



**REGULAR ZONING BOARD OF APPEALS MEETING
WEDNESDAY, FEBRUARY 14, 2024
5:00 PM**

1. Pledge of Allegiance

2. Call to Order

3. Approve Agenda

4. Approval of Minutes

- 4.1. The Zoning Board of Appeals meeting minutes from the rescheduled meeting that was held on January 17, 2024

5. City Council Action Report

- 5.1. January 22, 2024 City Council Action Report

6. Unfinished Business

6.1. **Case SPR 2023-03**

A site plan review has been submitted by St. Joseph's Church to allow for the construction of a building addition and parking lot at 303 S. 7th St. Said property is zoned RM-3 Residential Multi Family with a legal description, SEC 2 T24N R5W COLTS ADDN LOTS 16 THRU 22 NW 1/4, with the following PIN 04-10-02-101-001 in Tazewell County, Illinois.

7. New Business

7.1. **Case RZ 2024-01**

A Rezoning request submitted by St. Joseph's Church from B-3 General Business to RM-3-Multiple family Residential District for the vacant property located at 700 Court St. Said property is currently zoned B-3 General Business District with a legal description of SEC 2 T24N R5W COLTS ADDN LOT 23 NW 1/4, with the following PIN: 04-10-02-106-001, in Tazewell County, Illinois.

7.2. **Case RZ 2024-02**

A Rezoning request submitted by St. Joseph's Church from R-4 Single Family Residential to P-1 Vehicular Parking District for the following parcels 04-10-02-103-001, 04-10-02-103-002, 04-10-02-103-003, 04-10-02-103-004, 04-10-02-103-006, 04-10-02-103-007, 04-10-02-103-008, 04-10-02-103-009 with a legal description, SEC 2 T24N R5W THARP

PLACE ADDN LOTS 1 thru 5 NW 1/4 and SEC 2 T24N R5W THARP PLACE ADDN LOT 8 thru 10 NW ¼ and SEC 2 T24N R5W THARP PLACE ADDN PT OF LOTS 6 & LOT 7 BLK 2 NW 1/4 , in Tazewell County, Illinois.

7.3. **Case V 2024-02**

A variance request submitted by St. Joseph's Church for the property located at 303 S. 7th St. to reduce the minimum property line setbacks. Said property is zoned RM-3 Multiple Family Residential District and with a legal description, SEC 2 T24N R5W COLTS ADDN LOTS 16 THRU 22 NW 1/4, with the following PIN: 04-10-02-101-001, in Tazewell County, Illinois.

7.4. **Case V 2024-03**

A variance request submitted by St. Joseph's Church to seek alternative compliance for off street parking lot screening and landscape placement for the following parcels 04-10-02-103-001 , 04-10-02-103-002, 04-10-02-103-003, 04-10-02-103-004, 04-10-02-103-006, 04-10-02-103-007, 04-10-02-103-008, 04-10-02-103-009 with a legal description, SEC 2 T24N R5W THARP PLACE ADDN LOTS 1 thru 5 NW 1/4 and SEC 2 T24N R5W THARP PLACE ADDN LOT 8 thru 10 NW ¼ and SEC 2 T24N R5W THARP PLACE ADDN PT OF LOTS 6 & LOT 7 BLK 2 NW 1/4 , in Tazewell County, Illinois

7.5. **Case SU 2024-02**

A Special Use request submitted by Civic Digital Displays, LLC for the installation and use of a digital billboard at 1610 Broadway St. Said property is currently zoned B3-General Business with a legal description, SEC 2 T24N R5W TRACT OF LAND (100'X136') LYING IN N 1/2 OF E 1/2 IN NE 1/4 .34 AC with the following PIN: 04-10-02-220-023 in Tazewell County, Illinois.

7.6. **Case SU 2024-03**

A Special Use request submitted by Civic Digital Displays, LLC for the installation and use of a digital billboard at 3601 Court St. Said property is currently zoned B3-General Business with a legal description, SEC 7 T24N R4W PEKIN PLAZA EXT 3 LOT 14 SE 1/4 with the following PIN: 11-11-07-400-017 in Tazewell County, Illinois.

8. **Any Other Business To Come Before The Council**

9. **Public Input**

10. **Adjourn**