



**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**



City of Pekin

**PROCEEDINGS OF THE THE REGULAR SCHEDULED ZONING BOARD OF APPEALS
MEETING OF WEDNESDAY, JANUARY 10, 2024 HAS BEEN RESCHEDULED TO
MEETING
OF THE ZONING BOARD OF APPEALS OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON WEDNESDAY, JANUARY 17, 2024 AT 5:00 PM**

Pledge of Allegiance

Pledge of Allegiance led by Commissioner Hild

Call to Order

The regular meeting of the Zoning Pekin Board of Appeals was called to order and all members were physically present except..... A quorum was declared by Chairman Hild.

Attendee Name	Organization	Title	Status	Arrived
Bill Craig	Zoning Board of Appeals	Vice Chair	Absent	--: PM
Chris Deverman	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Donald Hild	Zoning Board of Appeals	Chair	Present	5:00 PM
David Huskisson	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Kim Joesting	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Mary Lanane	Zoning Board of Appeals	Commissioner	Absent	--: PM
Kelly Madden	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Steve Thompson	Zoning Board of Appeals	Commissioner	Absent	--: PM
Amy Wilson	Zoning Board of Appeals	Commissioner	Present	5:15 PM

Approve Agenda

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner
SECONDER:	Commissioner Kelly
AYES:	Commissioners Deverman, Hild, Huskisson, Joesting, Madden and Wilson
Absent:	Commissioner Craig, Lanane and Thompson

Agenda was amended and approved. Motion made by Commissioner XXXX and seconded

by Commissioner Kelly. Approved 6-0

Approval of Minutes

4.1. December 11, 2023 Zoning Board of Appeals Minutes

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Madden
SECONDER:	Commissioner Huskisson
AYES:	Commissioners Deverman, Hild, Huskisson, Joesting, Madden and Wilson
ABSENT:	Commissioner Craig, Lanane and Thompson

City Council Action Report

5.1. City Council Action Report

Presented by Chairman Hild with no further discussion.

Unfinished Business

6.1. Case SPR 2023-04

A site plan review has been submitted by La Fiesta to allow for the construction of a parking lot expansion and a proposed future building. Said property is zoned B-3 General Business with a legal description, SEC 7 T24N R4W WALTON SUBD LOT 4 SE 1/4 .80 AC, with the following PIN:11-11-07-400-035 Tazewell County, Illinois

Chairman Hild opened the public hearing at 5:18pm

Architect for LA Fiesta Ted Clark was available for questions. No questions were asked.

Chairman Hild closed the public hearing at 5:18pm

Commissioner Wilson noted that the tree root zones on the approach will impact the life of the tree(s) and the vegetation will eventually die. Wilson also asked about the striping for the dumpster/trash enclosure, Nic Maquet explained that the enclosure is not part of phase 1 (until there is an actual building) and staff would ensure all codes are met at the time of construction.. Amy suggested the trash enclosure could be shifted if the business would like to, and it would allow an extra parking space. Nic Maquet responded by stating that the location was set after discussions with city staff and the architect. Nic Maquet explained that the building and front parking lot would be a second phase, but this site plan approval would allow them to be constructed without the need to come back to the Zoning Board for approval.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Deverman
SECONDER:	Commissioner Madden
AYES:	Commissioners Deverman, Hild, Huskisson, Joesting, Madden and Wilson
ABSENT:	Commissioner Craig, Lanane and Thompson

New Business

7.1. Case V 2024-01

A variance request submitted by Theodore & Jennifer Percefull for the property located at 2104 Lafayette Ave. to allow for the addition to an existing garage. Said property is zoned R-3 One Family Residential and with a legal description, SEC 25 T25N R5W HOLIDAY HILLS SEC 8 LOT 294 SW 1/4, with the following PIN: 04-04-25-316-012, in Tazewell County, Illinois.

Chairman Hild opened the public hearing at 5:25pm

Theodore Percefull, owner, stated he would like to add on to his existing garage.

Chairman Hild closed the public hearing at 5:26pm

Motion made by Commissioner Deverman and second by Commissioner Huskisson.

Commissioner Huskisson asked for clarification for the variance, Nic Maquet referred to the code and the requirements. Commissioner Huskisson also asked if the siding would all match and Theodore stated that it would all match.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Deverman
SECONDER:	Commissioner Huskisson
AYES:	Commissioners Deverman, Hild, Huskisson, Joesting, Madden and Wilson
ABSENT:	Commissioner Craig, Lanane and Thompson

7.2. Case SU 2024-01

A Special Use request submitted by O'Rourke Enterprises, LLC for the operation of a Veterinary Clinic at 1327 Executive Ct. Said property is currently zoned B3-General Business with a legal description of SEC 11 T24N R5W GINGOTEAGUE SEC 4-FINAL PLAT LOT 7 SE 1/4 .82 AC with the following PIN: 10-10-11-412-003 in Tazewell County, Illinois.

Public hearing opened by Chairman Hild at 5:29pm

Public hearing closed by Chairman Hild at 5:29pm

Motion made by Commissioner Deverman and second by Commissioner Kelly

Commissioner Joesting asked if everything was inside as he has concerns of the dogs barking throughout the night. Nic explained that the plan is for everything to be inside. Commissioner Deverman asked if there was a fence to be installed and at this time, Nic said there are not plans for a fence.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Deverman
SECONDER:	Commissioner Hild
AYES:	Commissioners Deverman, Huskisson, Joesting, Madden and Wilson
ABSENT:	Commissioner Craig, Lanane and Thompson

7.3. Case RZ 2024-02

A Rezoning request submitted by the City of Pekin to AG-Agricultural for the property located at 3281 Edgewater Dr. Said property has a legal description of, SEC 20 T25N R4W W 1/2 OF NW 1/4 and SEC 17 T25N R4W W 1/2 OF SW 1/4, with the following PINs: 05-05-20-100-001, 05-05-17-300-001, in Tazewell County, Illinois.

Chairman Hild opened the public hearing at 5:32pm

Chairman Hild closed the public hearing at 5:32pm
Motion made by Commissioner Kelly and second by Commissioner Joesting

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Kelly
SECONDER:	Commissioner Joesting
AYES:	Commissioners Deverman, Hild, Huskisson, Joesting, Madden and Wilson
ABSENT:	Commissioner Craig, Lanane and Thompson

Any Other Business To Come Before The Board

No other business discussed.

Public Input

No public input was given.

Adjourn

Meeting adjourned by Chairman Hild at 5:40pm.

City Council Action Report
Meeting Date
MONDAY January 22, 2024 5:30 PM

The following zoning cases that were recommended for approval during the rescheduled meeting of the Zoning Board of Appeals that was held on January 17, 2024, were presented for approval at the regularly scheduled City Council meeting held on Monday January 22, 2024. The case results are below:

- Case SPR 2023-04 was Approved.
- Case SU 2024-01 was Approved.
- Case V 2024-01 was Approved.
- Case RZ 2024-02 was Approved.

**REQUEST FOR COUNCIL ACTION**

Agenda Date: February 14, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:**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.

DESCRIPTION: 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.

SUMMARY

On October 26, 2020, the City Council approved Ordinance No. 2915-20/21 approving a Special Use and street vacation. On November 8, 2021, the City Council approved Ordinance No. 3032-21/22 amending Ordinance No. 2915-20/21. Site plan approval is required prior to the application for building permits. City staff worked with the St Josephs engineers and designers to develop a site plan that would conform with and meet the intent of the city code.

PIN#'s:

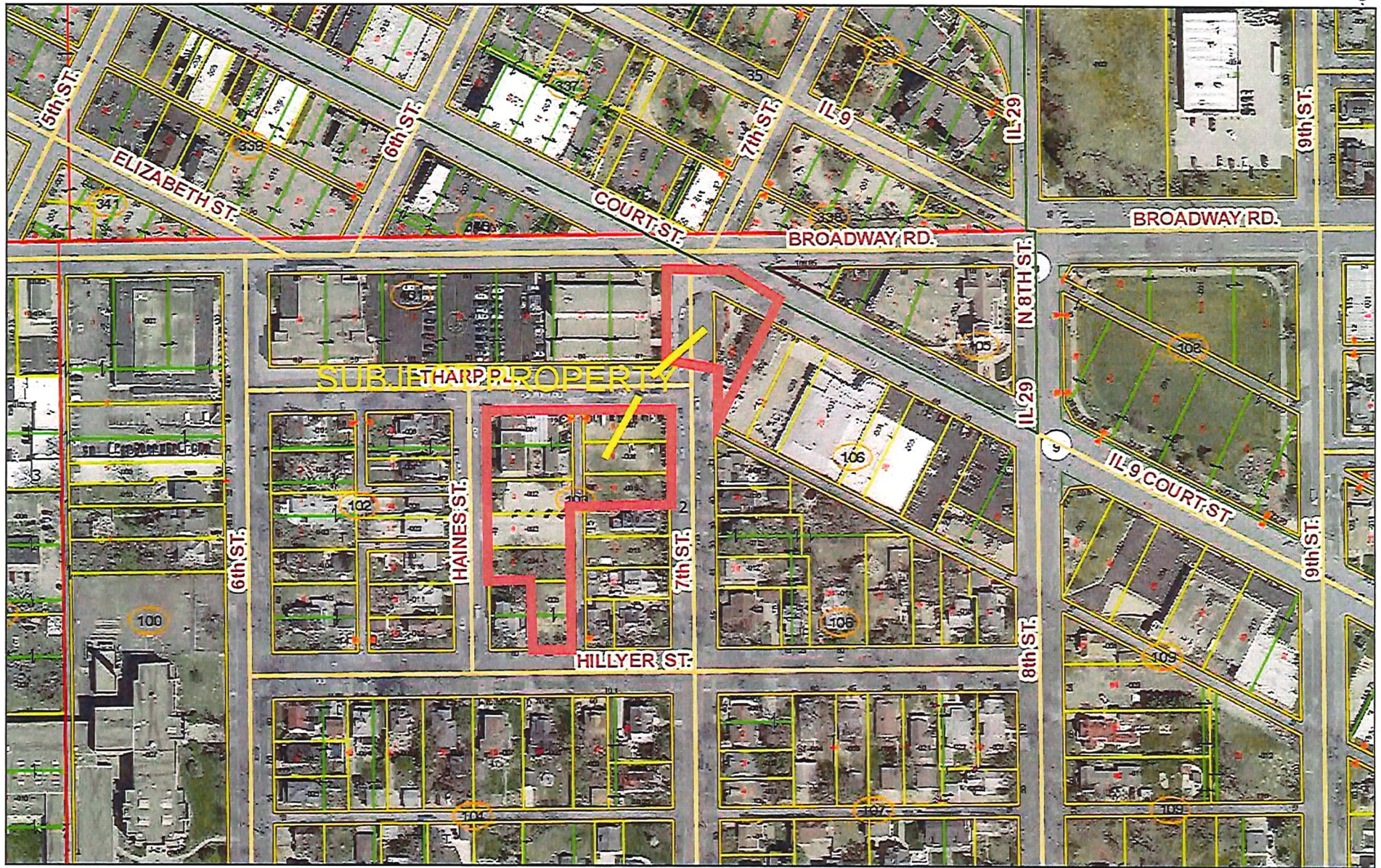
- 04-10-02-106-001 • 04-10-02-101-001
- 04-10-02-103-001 • 04-10-02-103-002
- 04-10-02-103-003 • 04-10-02-103-004
- 04-10-02-103-006 • 04-10-02-103-007
- 04-10-02-103-008 • 04-10-02-103-009

STAFF NOTES

- Staff believes this site plan is acceptable and recommends approval

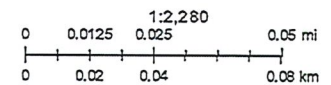
FINANCIAL IMPACT:**REVIEWED BY:**

ST. JOSEPH'S CATHOLIC CHURCH



- | | | |
|----------|----------|-----------|
| == I-155 | — IL 29 | — US 24 |
| == I-474 | — IL 98 | — Streets |
| == I-74 | — US 150 | |

Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.



Tazewell County, IL



Site Plan Review Application

Applicant Information:

Name: St. Joseph's Catholic Church - Fr. Michael Andrejek

Address: 303 S. 7th Street, Pekin, IL 61554

Telephone: (309) 347-6108 (Work) _____ (Home)

Other Applicants & Interested Parties:

Owner(s):

Name: St. Joseph's Catholic Church - Fr. Michael Andrejek

Address: 303 S. 7th Street, Pekin, IL 61554

Telephone: (309) 347-6108 (Work) _____ (Home)

Developer(s):

Name: CAD Construction, Inc. - Alex Brennenman

Address: 150 S. Baer Road, Tremont, IL 61568

Telephone: (309) 925-2092 (Work) _____ (Fax)

Engineer:

Name: Austin Engineering Company, Inc. - Samuel LaHood, P.E.

Address: 311 S.W. Water St. Suite 215, Peoria, IL 61602

Telephone: (309) 691-0224 (Work) _____ (Fax)

Surveyor:

Name: Austin Engineering Company, Inc. - Michael Cochran, P.L.S.

Address: 311 S.W. Water St. Suite 215, Peoria, IL 61602

Telephone: (309) 691-0224 (Work) _____ (Fax)

Agent / Attorney:

Name: Louis E. Miller

Address: 6 S. Fourth St., P.O. Box 669, Pekin, IL 61554

Telephone: (309) 346-2161 (Work) _____ (Fax)

Site Information:Site Address: 303 S. 7th Street, Pekin, IL 61554Property Identification Number (PIN): See AttachedLegal Description: See Attached

 Total Site Area (acres or square feet): 3.298 Acres**Land Use and Zoning:**

<u>Location</u>	<u>Current Zoning</u>	<u>Current Land Use</u>
Proposed Site	RM-3 , R-4 & B-3	Church, School & Convent
Adjacent North of Site	B-2	Pekin Community Bank
Adjacent South of Site	R-4	Residential Housing
Adjacent East of Site	R-4	Residential Housing
Adjacent West of Site	R-4	Residential Housing

<u>Location</u>	<u>Proposed Zoning</u>	<u>Proposed Land Use</u>
Proposed Site	RM-3 , R-4 & B-3	Church, School & Convent

Anticipated Construction Time: March 15th, 2024**Will Development be Staged:** No**Brief Description of Development / Project:**Proposed addition to East of the existing Church to Provide additional vestibule space, gathering space and office space.

 Ground Coverage:

	<u>Buildings</u>		<u>Pavement</u>	
Existing:	<u>5,356</u> s.f. <u>3.73</u> % of site		<u>24,917</u> s.f. <u>17.34</u> % of site	
Additional				
Proposed:	<u>9,912</u> s.f. <u>6.90</u> % of site		<u>30,773</u> s.f. <u>21.42</u> % of site	
Total				
Proposed:	<u>9,912</u> s.f. <u>6.90</u> % of site		<u>30,773</u> s.f. <u>21.42</u> % of site	

Gross Floor Area (GFA):

Existing:	<u>5,356</u> s.f. (to be demolished)
Additional	
Proposed:	<u>9,912</u> s.f.
Total	
Proposed:	<u>9,912</u> s.f.

Breakdown of Proposed Use(s) by GFA:

<u>USE</u>	<u>GFA</u>
Vestibule	2,370sf
Gathering Area	2,375sf
Office/Storage/Mechanical	4,519sf
kitchen	648sf

Describe in terms of any other units of measure the use of occupancy of the building(s) such as maximum seating capacity, number of employees, number of tables, etc.:
 There will be room for 160 seats in the gathering area of the addition.

Effect of the project on public services, such as electric, gas, water, sewer, streets, schools, fire, waste disposal and recreational facilities:
 Existing utilities will be supplied from connections made with the existing church, and there will be a slight increase in demand/usage due to the addition. The affect on streets, fire and recreational facilities will be negligible and St. Joseph's Church and school will benefit from the extra space

Parking and Traffic:

	<u>Parking Space(s)</u>	<u>Loading Space(s)</u>
Existing	21	1
Additional Proposed	50	1
Total Proposed	50	1

How many vehicles are used for business and parked on site: n/a

	<u>A.M. Peak</u>	<u>P.M. Peak</u>
Estimated Traffic Flow Within the Site:	n/a	n/a
Estimated Traffic Flow on Streets Adjacent to Site:	n/a	n/a

Utility Usage:

A separate service (electric, gas, water) is required for each business or living unit.

	<u>Existing</u>	<u>Proposed</u>	<u>Total</u>
<u>Electric</u>			
Number of Service(s)	1	2	2
Primary / Secondary			
Phase (1 or 3)	<u>SIZES AND CAPACITY TO BE DETERMINED</u>		
Voltage (120,208,240)	<u>AT TIME OF BUILDING PERMIT</u>		
Usage Monthly (Kilowatt Hours)			
<u>Gas</u>			
Number of Service(s)	1	1	1
Service Pressure (psi)	<u>SIZES AND CAPACITY TO BE DETERMINED</u>		
Usage Monthly (1,000 cf)	<u>AT TIME OF BUILDING PERMIT</u>		
<u>Water</u>			
Number of Service(s)	1	1	1
Service Size (3/4,1,2, etc.)			
Population Equivalent (1PE=100gal sewage per day)			
Domestic			
Process	<u>SIZES AND CAPACITY TO BE DETERMINED</u>		
Landscape	<u>AT TIME OF BUILDING PERMIT</u>		

Wastewater

Number of Service(s)	<u>1</u>	<u>1</u>	<u>1</u>
Population Equivalent (1PE=100gal sewage per day)			
Domestic	<u>20 PE</u>	<u>32 PE</u>	<u>32 PE</u>
Process	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

Describe or list products and their composition included in process wastewater: _____
Paper waste from restrooms and typical domestic waste. All food particles and cooking
oils/grease will be captured by a grease trap prior to accessing the sewer.

Site Work:

Amount of Grading: 1,168 CY cut 1,228 CY fill

Will the project require removal of soils from the site: x yes no

If Yes, how many cubic yards and where is soil being relocated: Approximately 200 CY
of topsoil will need to be removed from site to construct the southern parking lot

Erosion and Sediment Control Plan:

An erosion and sediment control plan conforming to Illinois Department of Transportation specifications, which are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Illinois Urban manual, must be shown. A Notice of Intent (NOI) must be filed with IEPA for land disturbing activities over 1 acre. This is a federal requirement. Be advised that the NOI and the EPA's acknowledgement letter must be posted in a conspicuous location at the job site or other location where public access is assured. The Storm Water Pollution Prevention Plan (SWPPP) must be kept on-site and available for inspection by City, State and/or Federal inspectors. Erosion and sediment control measures must be in place before excavation and grading can begin.

Applicant Notification:

The application shall be filled out completely so that there will be no ambiguity or uncertainty as to the applicant's intent in seeking approval of this application. Applicants are advised to review the City of Pekin Zoning Ordinances prior to filing an application and prior to appearing before the Zoning Board at the public hearing.

Certification:

Under penalty of perjury the undersigned hereby certifies that he/she has read and examined this application and that the proposed project is accurately represented in the statements made in this application.

Owner(s): Brian Anlysh Date: 12/1/23

Date: _____

Applicant: Brian Anlysh Date: 12/1/23

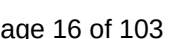
The signature of the property owner(s) is required for the application to be accepted.

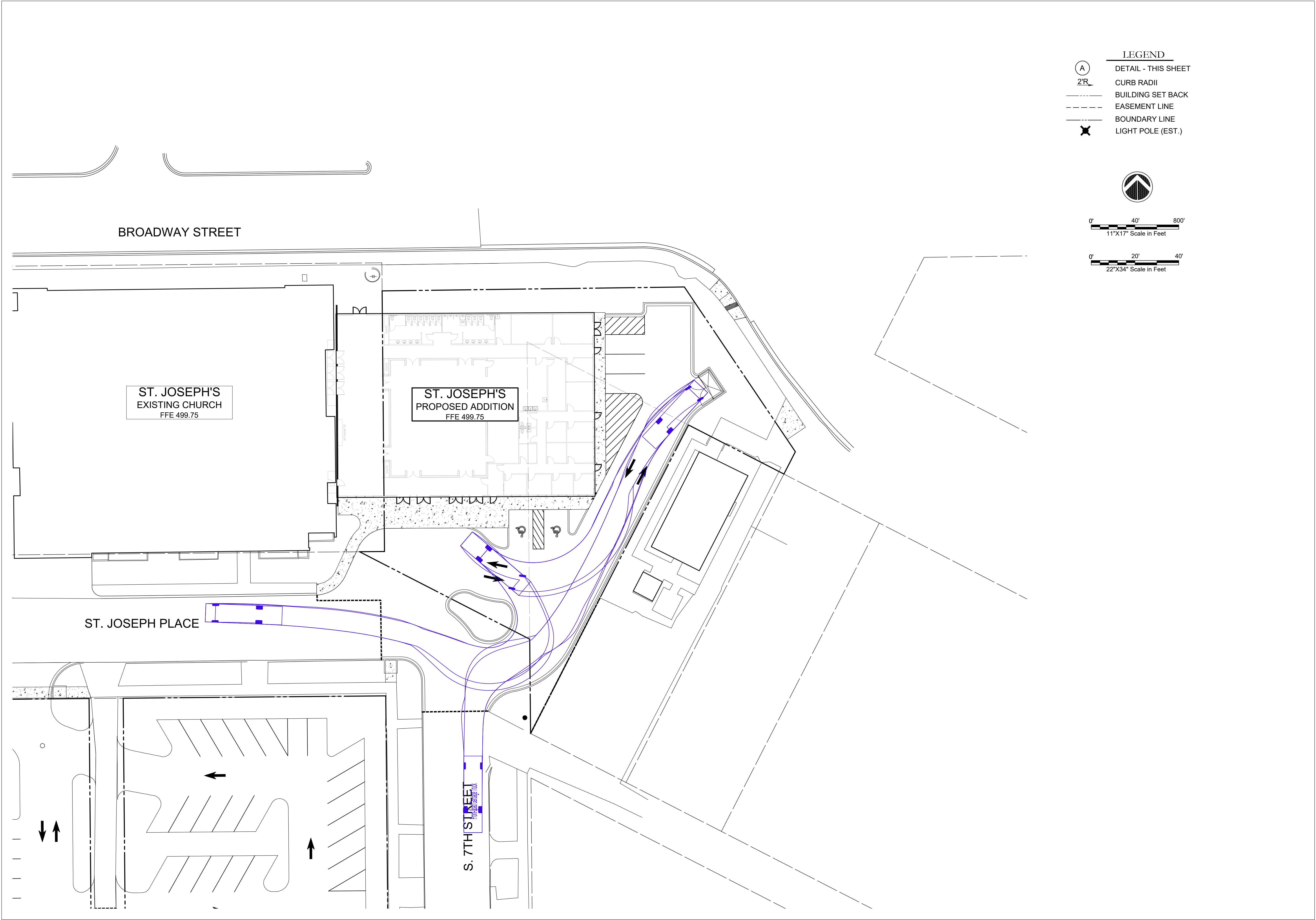
Pin #'s:

- 04-10-02-106-001
- 04-10-02-101-001
- 04-10-02-103-001
- 04-10-02-103-002
- 04-10-02-103-003
- 04-10-02-103-004
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- 04-10-02-103-007
- 04-10-02-103-008
- 04-10-02-103-009

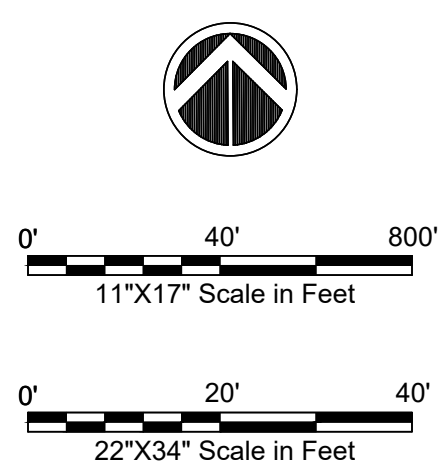
Legal Description:

LOTS SIXTEEN (16) THROUGH TWENTY-THREE (23) IN COLTS ADDITION; THE WEST HALF OF LOT TWENTY-FOUR (24) IN COLTS ADDITION; LOTS ONE (1) THROUGH FIVE (5) IN BLOCK TWO (2) OF THARP PLACE ADDITION; THE EAST HALF OF LOTS SIX (6) AND SEVEN (7) IN BLOCK TWO (2) IN THARP PLACE ADDITION; LOTS EIGHT (8) THROUGH TEN (10) IN BLOCK TWO (2) OF THARP PLACE ADDITION; A PART OF SEVENTH STREET LYING BETWEEN LOTS TWENTY-TWO (22) AND TWENTY-THREE (23) IN COLTS ADDITION; AND A PART OF COURT STREET LYING SOUTH OF BROADWAY ROAD, EAST OF 7TH STREET, AND NORTH OF LOT TWENTY-THREE (23) AND THE WEST HALF OF LOT TWENTY-FOUR (24) IN COLTS ADDITION; ALL BEING PART OF THE NORTHWEST QUARTER OF SECTION TWO (2), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE FIVE (5) WEST, OF THE THIRD PRINCIPAL MERIDIAN, CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS.





- LEGEND**
- Ⓐ DETAIL - THIS SHEET
 - 2'R CURB RADII
 - BUILDING SET BACK
 - - - - - EASEMENT LINE
 - BOUNDARY LINE
 - ✕ LIGHT POLE (EST.)



AUSTIN ENGINEERING, CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 184-001143



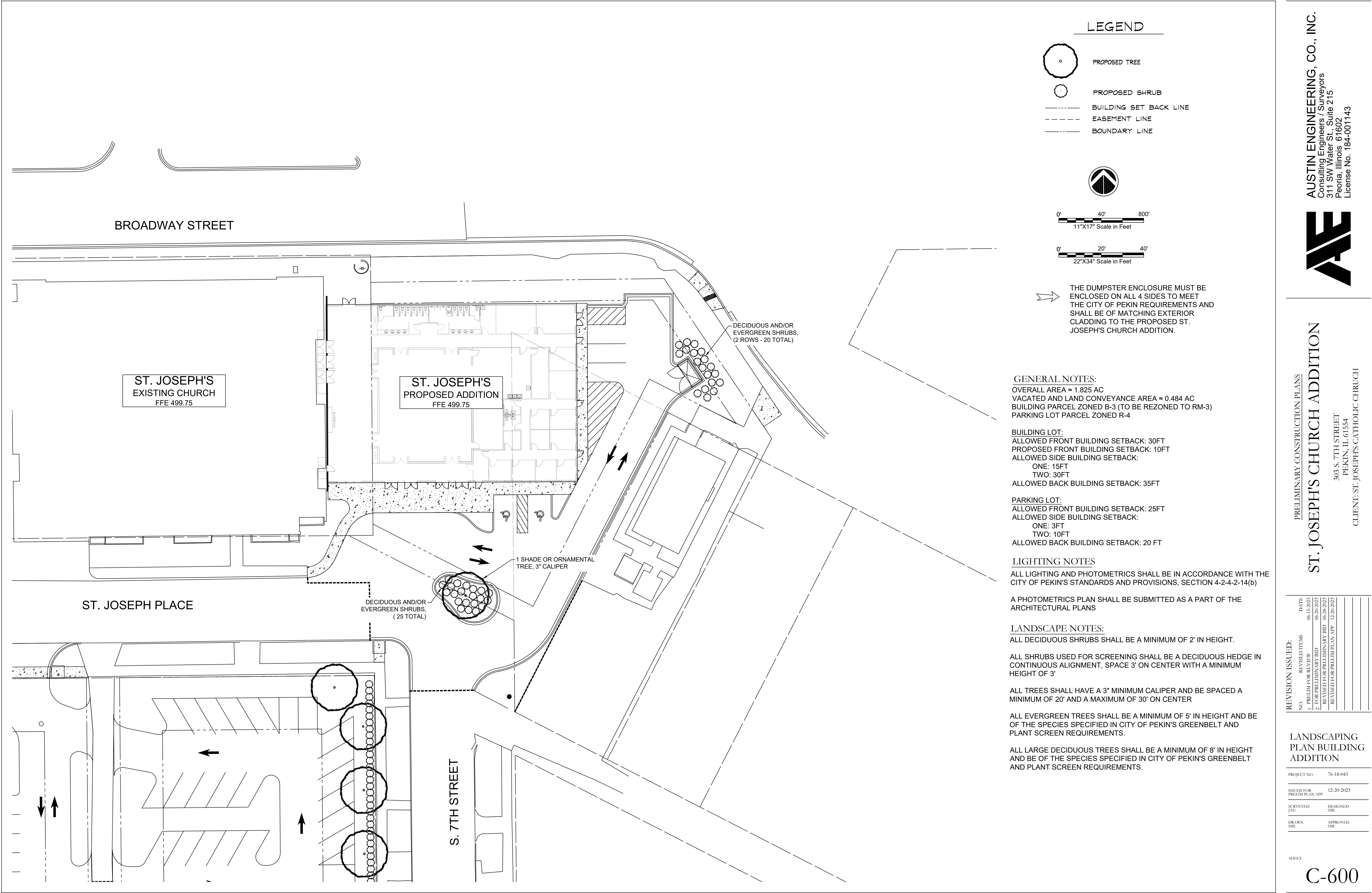
PRELIMINARY CONSTRUCTION PLANS
ST. JOSEPH'S CHURCH ADDITION
303 S. 7TH STREET
PEKIN, IL 61554
CLIENT: ST. JOSEPH'S CATHOLIC CHURCH

REVISION ISSUED:		DATE
NO.	REVISED ITEMS	
1.	PRELIM FOR REVIEW	06-15-2023
2.	FOR PRELIMINARY BID	06-20-2023
	REVISED FOR PRELIMINARY BID	06-28-2023
	REVISED FOR PRELIM PLAN DTP	12-20-2023

**GARBAGE TRUCK
TURNING EXHIBIT**

PROJECT NO.	76-18-043
ISSUED FOR PRELIM PLAN APP	12-20-2023
SURVEYED JAG	DESIGNED SML
DRAWN SML	APPROVED SML

SHEET
C-302



PRELIMINARY CONSTRUCTION PLANS

ST. JOSEPH'S CHURCH ADDITION

303 S. 7TH STREET
PEKIN, IL 61554
CLIENT: ST. JOSEPH'S CATHOLIC CHURCH

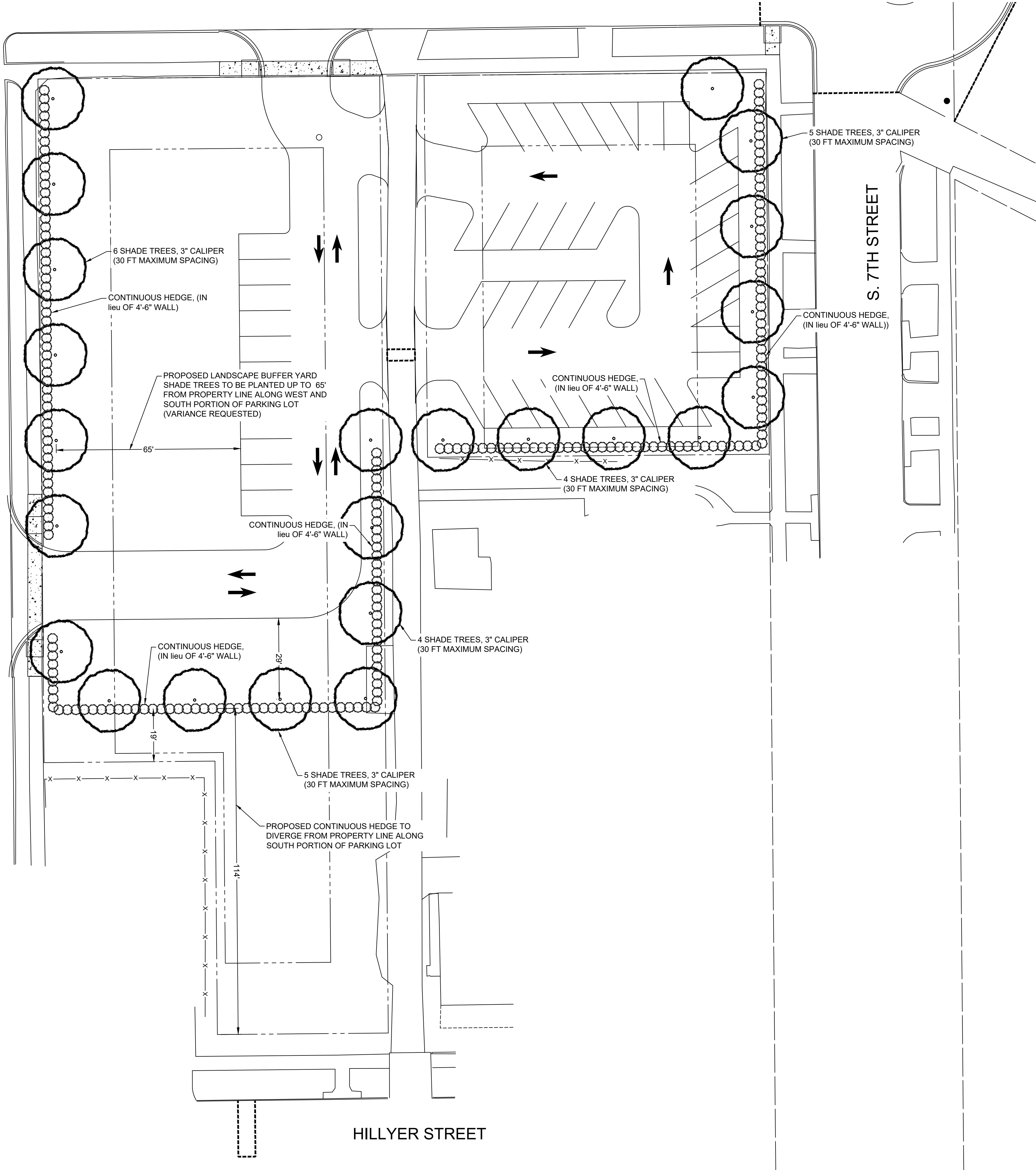
REVISION ISSUED:		DATE
NO.	REVISED ITEMS	
1.	PRELIM FOR REVIEW	06-15-2023
2.	FOR PRELIMINARY BID	06-20-2023
	REVISED FOR PRELIMINARY BID	06-28-2023
	REVISED FOR PRELIM PLAN RPT	12-20-2023

LANDSCAPING PLAN BUILDING ADDITION

PROJECT NO.	76-18-043
ISSUED FOR PRELIM PLAN APP	12-20-2023
SURVEYED JAG	DESIGNED SML
DRAWN SML	APPROVED SML

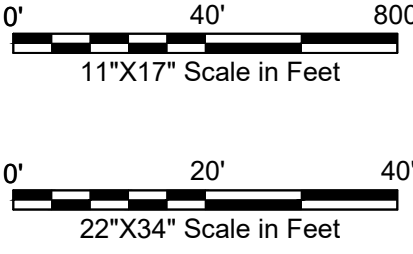
SHEET

C-600



LEGEND

- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED CONTINUOUS HEDGE
- BUILDING SET BACK LINE
- EASEMENT LINE
- BOUNDARY LINE



- VARIANCE IS REQUESTED FOR ALTERNATE COMPLIANCE WITH SECTION 4-3-8-7 "WALLS AND FENCES" TO ALLOW A CONTINUOUS HEDGE IN lieu OF A 4'-6" WALL ALONG THE PROPERTY LINE ABUTTING RESIDENTIAL DISTRICTS.
- VARIANCE IS REQUESTED FROM SECTION 4-3-8-7 "WALLS AND FENCES" TO ALLOW A CONTINUOUS HEDGE TO BE PLACED ALONG SOUTH SIDE OF THE PARKING LOT AS OPPOSED TO ALONG THE PROPERTY LINE
- VARIANCE IS REQUESTED FROM SECTION 4-3-8-6 "GREENBELTS AND SCREENS" TO ALLOW THE PARKING LOT LANDSCAPING TO BE PLANTED GREATER THAN 10' FROM THE PERIMETER OF THE PARKING LOT.

GENERAL NOTES:
OVERALL AREA ≈ 1.825 AC
VACATED AND LAND CONVEYANCE AREA ≈ 0.484 AC
BUILDING PARCEL ZONED B-3 (TO BE REZONED TO RM-3)
PARKING LOT PARCEL ZONED R-4

BUILDING LOT:
ALLOWED FRONT BUILDING SETBACK: 30FT
PROPOSED FRONT BUILDING SETBACK: 10FT
ALLOWED SIDE BUILDING SETBACK:
ONE: 15FT
TWO: 30FT
ALLOWED BACK BUILDING SETBACK: 35FT

PARKING LOT:
ALLOWED FRONT BUILDING SETBACK: 25FT
ALLOWED SIDE BUILDING SETBACK:
ONE: 3FT
TWO: 10FT
ALLOWED BACK BUILDING SETBACK: 20 FT

LIGHTING NOTES
ALL LIGHTING AND PHOTOMETRICS SHALL BE IN ACCORDANCE WITH THE CITY OF PEKIN'S STANDARDS AND PROVISIONS, SECTION 4-2-4-2-14(b)

A PHOTOMETRICS PLAN SHALL BE SUBMITTED AS A PART OF THE ARCHITECTURAL PLANS

LANDSCAPE NOTES:
ALL DECIDUOUS SHRUBS SHALL BE A MINIMUM OF 2' IN HEIGHT.

ALL SHRUBS USED FOR SCREENING SHALL BE A DECIDUOUS HEDGE IN CONTINUOUS ALIGNMENT, SPACE 3' ON CENTER WITH A MINIMUM HEIGHT OF 3'

ALL TREES SHALL HAVE A 3" MINIMUM CALIPER AND BE SPACED A MINIMUM OF 20' AND A MAXIMUM OF 30' ON CENTER

ALL EVERGREEN TREES SHALL BE A MINIMUM OF 5' IN HEIGHT AND BE OF THE SPECIES SPECIFIED IN CITY OF PEKIN'S GREENBELT AND PLANT SCREEN REQUIREMENTS.

ALL LARGE DECIDUOUS TREES SHALL BE A MINIMUM OF 8' IN HEIGHT AND BE OF THE SPECIES SPECIFIED IN CITY OF PEKIN'S GREENBELT AND PLANT SCREEN REQUIREMENTS.



PRELIMINARY CONSTRUCTION PLANS
ST. JOSEPH'S CHURCH ADDITION

303 S. 7TH STREET
PEKIN, IL 61554
CLIENT: ST. JOSEPH'S CATHOLIC CHURCH

REVISION ISSUED:		DATE
NO.	REVISED ITEMS	
1.	PRELIM FOR REVIEW	06-15-2023
2.	FOR PRELIMINARY BID	06-20-2023
	REVISED FOR PRELIMINARY BID	06-28-2023
	REVISED FOR PRELIM PLAN APP.	12-20-2023

LANDSCAPING
PLAN PARKING
LOT

PROJECT NO 76-18-043

ISSUED FOR PRELIM PLAN APP 12-20-2023

SURVEYED JAG DESIGNED SML

DRAWN SML APPROVED SML

SHEET

C-601

GENERAL:

1. (SITE CONDITIONS) - THE CONTRACTOR SHALL FIELD CHECK ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND ACTUAL FIELD CONDITIONS TO THE OWNER OR THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
2. (DETAILS) - ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO SIMILAR CONDITIONS ELSEWHERE.
3. (WARRANTY/REPLACEMENTS) - THE CONTRACTOR SHALL PROVIDE A ONE YEAR WRITTEN WARRANTY ON ALL PLANT MATERIAL. WARRANTY INCLUDES REPLACING ANY PLANT WHICH IS 25% OR MORE DEAD, DISEASED, OR DISFIGURED ONCE DURING THE WARRANTY PERIOD. PLANTS THAT ARE IDENTIFIED AS BEING REPLACED SHALL BE REMOVED IMMEDIATELY FROM THE JOB SITE BY THE CONTRACTOR. REPLACEMENT PLANTS SHALL BE INSTALLED AS SOON AS THEY ARE AVAILABLE, PROVIDED THE WEATHER AND SEASON ARE CORRECT FOR THE INSTALLATION PROCESS. UPON NOTICE TO REPLACE PLANT MATERIAL THE CONTRACTOR SHALL PROVIDE THE OWNER A SCHEDULE FOR THE REPLACEMENTS TO TAKE PLACE. SHOULD THE CONTRACTOR FAIL TO REMOVE AND REPLACE THE PLANT MATERIAL PER THAT SCHEDULE THE OWNER RESERVES THE RIGHT TO USE FUNDS BEING HELD TO OBTAIN THE SERVICES OF ANOTHER CONTRACTOR AND HAVE THE WORK COMPLETED.
4. (DISCREPANCIES) - IF THERE ARE DISCREPANCIES BETWEEN PLANT QUANTITIES ON THE PLANS AND THE PLANT SCHEDULE USE THE QUANTITIES FROM THE PLAN. ALL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR AND THE RESPECTIVE GOVERNING MUNICIPALITIES/INSPECTORS. THE CONTRACTOR IS RESPONSIBLE TO BUILD WHAT IS SHOWN ON THE PLANS IF THERE ARE ANY DISCREPANCIES IN THE LABELING.
5. (LAYOUT) - SCALE FROM THE DRAWING AND STAKE THE LOCATIONS OF ALL SPADE EDGING, SHADE TREES, AND EVERGREEN TREES AND RECEIVE OWNER/ARCHITECT APPROVAL PRIOR TO INSTALLATION. THE SAME PROCESS APPLIES FOR ALL RELATING PAYING MATERIALS.

PLANT MATERIAL:

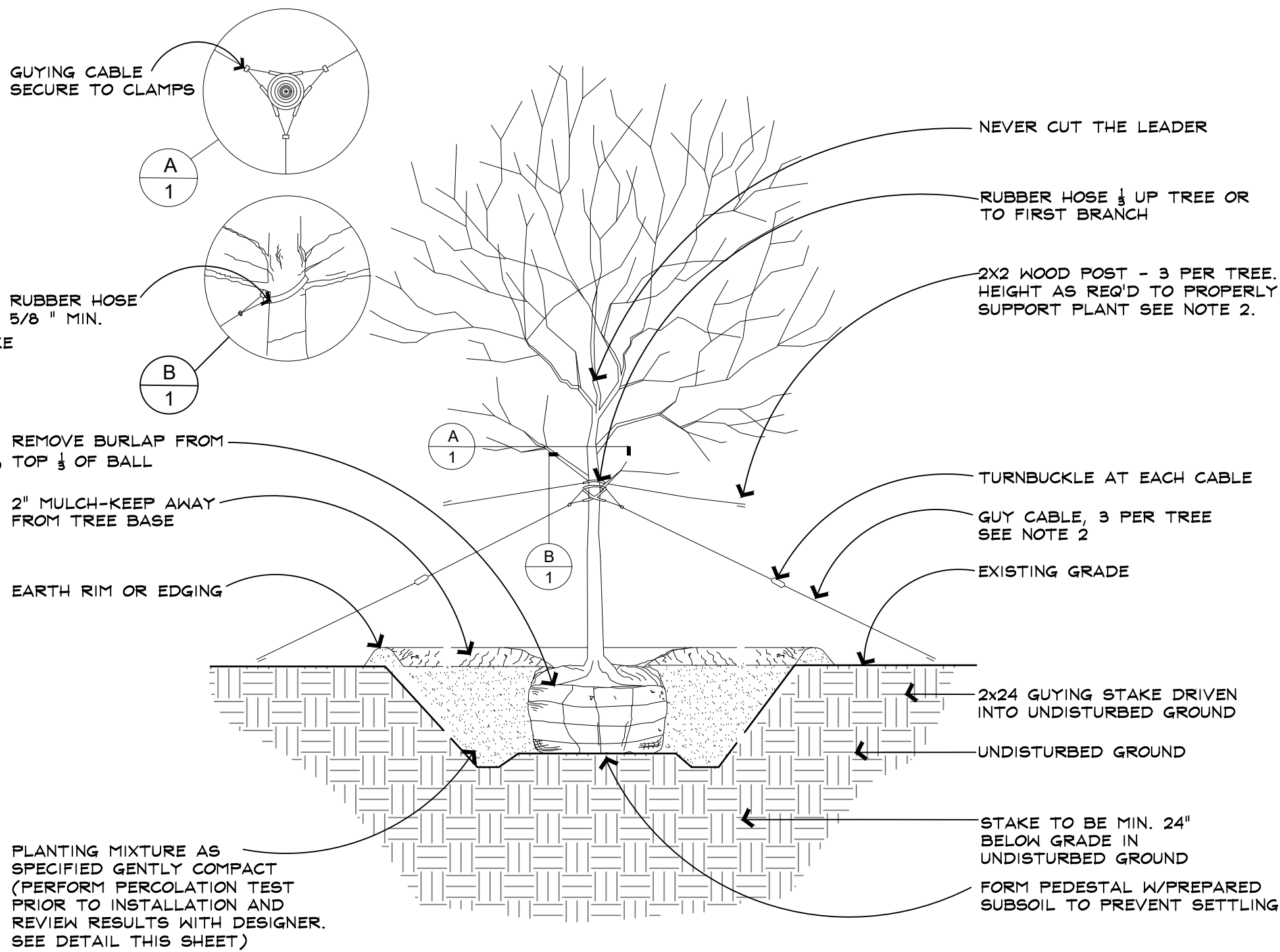
1. (SUBSTITUTIONS) - PLANT SUBSTITUTIONS WILL NOT BE ACCEPTABLE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER. E.G., (SIMILAR CULTIVARS) ARISTOCRAT PEAR SUBSTITUTED FOR A CHANTICLEER PEAR WILL NOT BE ALLOWED AND WILL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
2. (LAYOUT/SPACING) - PLANT SPACING WILL BE SCALED ON PLAN UNLESS NOTED OTHERWISE. SEE PLANT SCHEDULE FOR PLANT SIZE TO BE INSTALLED. ADJUST ALL PLANTINGS AS NECESSARY TO FIT FIELD AND REMOVE ALL MAJOR NECESSARY ADJUSTMENTS PRIOR TO FINAL INSTALLATION. I.E., A SHADE TREE PROPOSED TOO CLOSE TO EXISTING OR FUTURE OVERHEAD/UNDERGROUND UTILITY.
3. (BED FINISHING) - SPREAD PRE-EMERGENCE HERBICIDE AND TWO INCHES OF DOUBLE SHREDDED HARDWOOD MULCH (SUGGEST COMPOST MULCH FOR NEW INSTALLATION - FOLLOW UP WITH LEAF COMPOST MULCH) IN ALL PLANTING BEDS. UNLESS OTHERWISE NOTED.
4. (PLANTING MIX) - FOR BIDDING PURPOSES ONLY, PLANTING MIX FOR ALL TREE PITS SHALL BE FORMED BY THOROUGHLY MIXING PIT EXCAVATIONS AND COMPOST (PH OF 5.5 TO 7.0) AT A 3:1 RATIO AND PLACING INTO EXCAVATED PIT AS SHOWN IN LANDSCAPE DETAILS. (OWNER OPTION - PRIOR TO INSTALLATION OF AMENDED SOILS AND PLANTING MATERIAL CONTRACTOR IS TO PERFORM A PERCOLATION TEST AND REVIEW WITH ARCHITECT/CIVIL ENGINEER - SEE DETAIL THIS SHEET)
5. AMEND PERENNIAL PLANTING BEDS BY REMOVING 12" OF EXISTING SOIL AND ADDING PLANTING MIX IN PLANTING BEDS BY SPREADING 12" OF TOPSOIL AND 2" OF COMPOST AND ROTO-TILLING THOROUGHLY. NOTIFY DESIGNER IF HIGH CLAY CONTENT IS PRESENT AT THE TIME OF INSTALLATION. FINAL RATIOS OF COMPOST TO TOPSOIL WILL BE DETERMINED BY SOIL ANALYSIS REPORTS PER THE OWNERS CHOICE AND AT A COST TO THE OWNER. PROVIDE 4" OF TOPSOIL FOR ALL TURF AREAS EXCLUDING THE FUTURE BUILDING PAD/PAVED AREAS.
6. (PLANT QUALITY) - ALL PLANTS SHALL BE NORMAL HEALTH, HEIGHT, LEAF DENSITY, AND SPREAD AS DEFINED BY THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 LATEST AVAILABLE EDITION, OR THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES AND SHRUBS SHALL BE FROM REGISTERED NURSERY GROWERS IN ZONE 5 OR LOWER.
7. (EDGING) - ALL PLANT BEDS ABUTTING LAWN AREAS ARE TO BE SEPARATED BY SPADE CUT EDGING UNLESS OTHERWISE NOTED BY THE OWNER. SEE DETAIL THIS SHEET. USE CONSISTENT RADIUS AS SHOWN ON PLAN WHEN LAYING OUT PLANTING BED LINES, EDGING AND PATIO EDGES. TIE EDGING, PAVING AND BED LINES TOGETHER USING 90 DEGREE ANGLES - E.G. PERPENDICULAR TO EACH-OTHER - SEE PLAN
8. LANDSCAPE WALL HEIGHTS AND LOCATIONS ARE TO FOLLOW CIVIL ENGINEERS GRADING PLAN. NATURAL STONE WALLS SHALL BE CONSTRUCTED TO WITHSTAND SETTLING AND OVERTURNING. THE CONTRACTOR SHALL FOLLOW MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS IF USING PRECAST MANUFACTURED BLOCK WALL SYSTEMS. REFER TO STRUCTURAL ENGINEER DRAWINGS WHERE NECESSARY.
9. (PLANT SIZES) - THE SIZES INDICATED IN THE PLANT SCHEDULE ARE THE MINIMUM REQUIRED AT THE TIME OF PLANTING. REFER TO RESPECTIVE LANDSCAPE ZONING CODES IF NECESSARY. FAILURE TO COMPLY WILL RESULT IN MATERIAL REPLACEMENT AT THE EXPENSE OF THE CONTRACTOR.
10. (NATIVE PLANTING) - SPECIFICATIONS TO BE PROVIDED BY DESIGNER WHERE APPLICABLE.

JOB SITE:

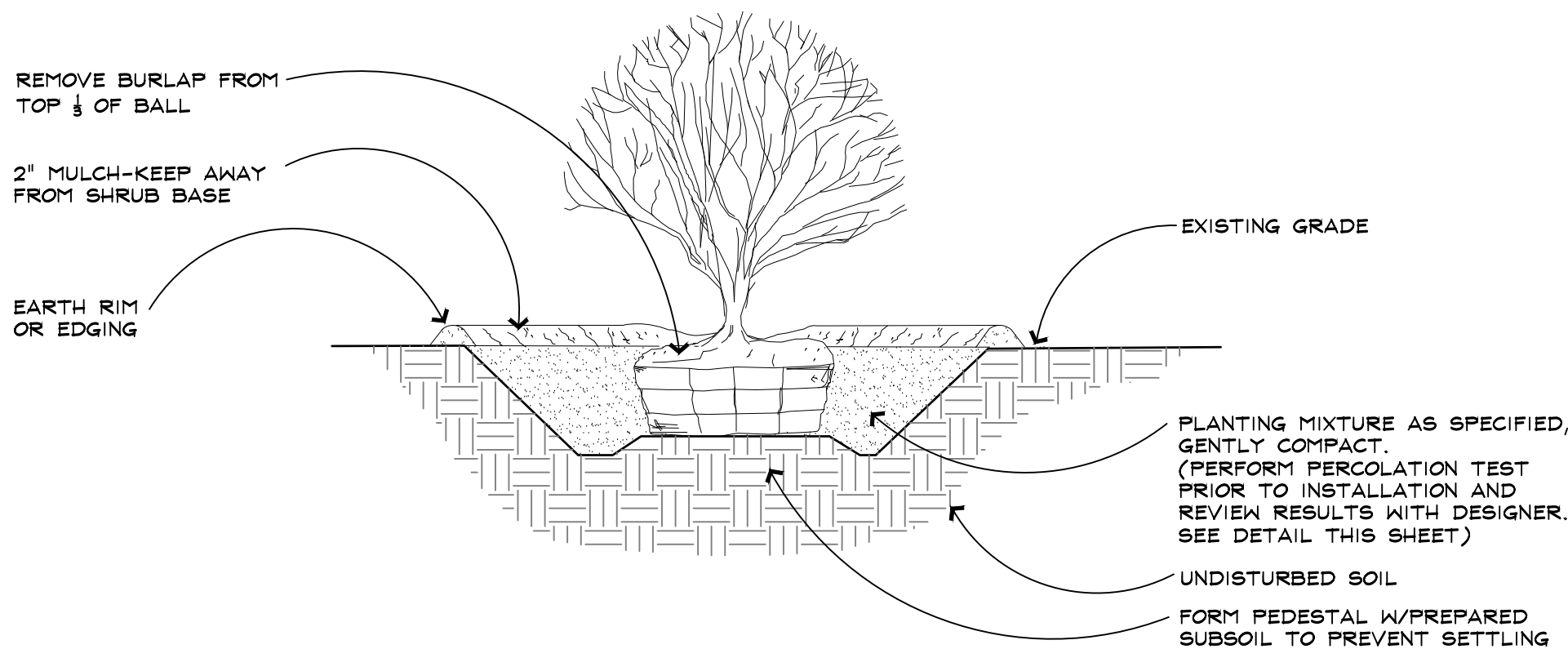
1. (SITE CONDITIONS) - THE CONTRACTOR SHALL FAMILIARIZE HIM OR HERSELF WITH THE SCOPE OF WORK E.G., SOIL TYPE, DOWNSPOUTS, LOCATION OF UTILITIES, AND SURFACE/GRADE AND WATER CONDITIONS BEFORE PROCEEDING WITH THE WORK.
2. (GRADING) - FINISH GRADES IN PLANTING BEDS ARE TO BE SMOOTH AND PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING PRIOR TO PLANT, SHREPPED HARDWOOD MULCH, AND LAWN INSTALLATION. SEE CIVIL ENGINEERING GRADING PLAN WHERE NECESSARY.
3. (CONSTRUCTION DAMAGE) - CONTRACTOR IS TO PREVENT DAMAGE TO CURBS AND PAVEMENTS ADJACENT TO CONSTRUCTION.
4. (SITE PREPARATION) - REMOVE ANY EXISTING LAWN AND OTHER DEBRIS MATERIAL HARMFUL TO PLANT GROWTH PRIOR TO FORMING PLANTING BEDS AND LAWN AREAS.
5. (TOP SOIL) - IN ALL AREAS LABELED AS LAWN (SEED OR SOD), SPREAD 4" OF TOPSOIL, FINISH GRADE, FERTILIZE (10-10-10 AT 5 LBS./1,000 S.F. FOR BIDDING PURPOSES ONLY), AND SOD OR SEED. FINAL FERTILIZER NUTRIENT QUANTITIES AND RATES WILL BE DETERMINED BY SOIL ANALYSIS REPORTS AT THE OWNERS OPTION AND AT THE OWNERS EXPENSE. GRADE ALL LAWN AREAS AS NECESSARY ENGINEER PROPER DRAINAGE AROUND STORM INLETS. REFER TO CIVIL ENGINEERING DRAWINGS WHERE NECESSARY.

MAINTENANCE/OTHER:

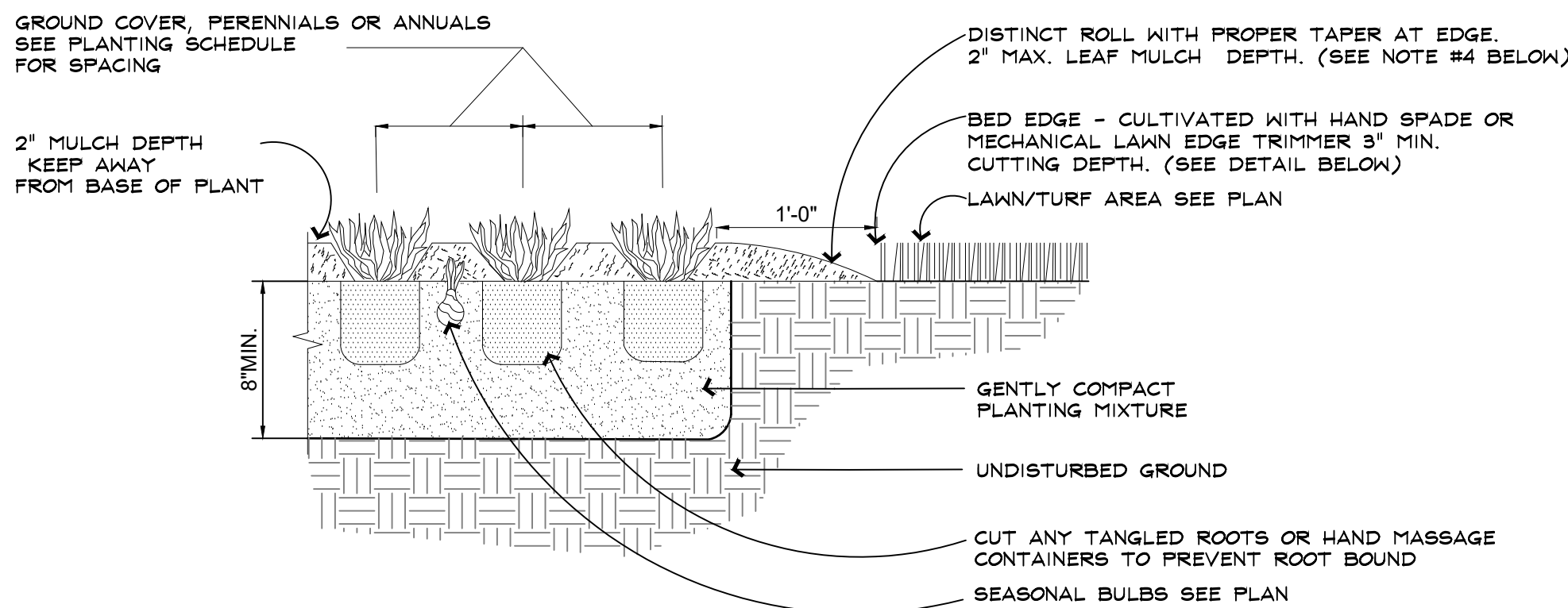
1. (PLANT MATERIAL) - MAINTAIN ALL PLANT MATERIAL PER SPECIFICATIONS. THIS INCLUDES THE 60 DAY MAINTENANCE PERIOD AFTER THE DATE OF SUBSTANTIAL COMPLETION. UPON RECEIVING SUBSTANTIAL COMPLETION OF THE WORK THE CONTRACTOR SHALL PREPARE A WRITTEN MAINTENANCE SCHEDULE FOR THE NEXT 60 DAYS AND REVIEW IT WITH THE OWNER. SHOULD THE CONTRACTOR FAIL TO PROVIDE THIS SCHEDULE OR PERFORM THE MAINTENANCE OF THE PLANT MATERIAL THE OWNER RESERVES THE RIGHT TO USE FUNDS BEING HELD TO OBTAIN THE SERVICES OF ANOTHER CONTRACTOR AND HAVE THE WORK COMPLETED. SAID 60 DAY MAINTENANCE PERIOD DOES NOT OPERATE DURING TIMES OF YEAR WHEN PLANT LIFE IS DORMANT THEREFORE NOT ESTABLISHING. IF MAINTENANCE PERIOD IS INTERRUPTED BY WINTER CONDITIONS, THE REMAINDER OF THE 60 DAYS SHALL RESUME THE FOLLOWING SPRING WHEN PLANTS AND LAWNS HAVE COME OUT OF DORMANCY.
2. (GENERAL LONG TERM MAINTENANCE STATEMENT) PLANT BED EDGES ARE TO BE MAINTAINED AND CULTIVATED WITH ANNUAL TRIMMING AND EDGING WITH THE PROPER LANDSCAPE MAINTENANCE EQUIPMENT AS TO NOT REMOVE ANY ONE PLANT SPECIES TO OVERTAKE ANY ADJACENT PLANT SPECIES WITHIN THE DESIGNATED PLANTING AREAS AS SHOWN ON THE PLAN, REMOVE ANY AND ALL NATIVE OR INVASIVE WEED OR TREES OCCURRING WITHIN THE DESIGNATED PLANTING AREAS SHOWN ON THE PLAN. THE SAME REQUIREMENTS APPLY TO THE MAINTENANCE OF ALL TURF AREAS.
3. PROPER TRIMMING, MULCHING AND FERTILIZATION OF ALL TREES, SHRUBS AND FLOWERS ARE TO FOLLOW THE AMERICAN ASSOCIATION OF NURSERYMEN. ANY QUESTIONS OR CONCERNS ARE TO BE DIRECTED TO THE OWNER OR LANDSCAPE ARCHITECT.
4. IRRIGATION IS STRONGLY SUGGESTED FOR LARGER SITES.
5. NOTIFY SNOW PLOW CONTRACTOR WHERE TO STOCK PILE SNOW ACCUMULATIONS AWAY FROM SIDEWALKS AND LANDSCAPE PLANTING BEDS, SHRUBS AND TREES. REFER.



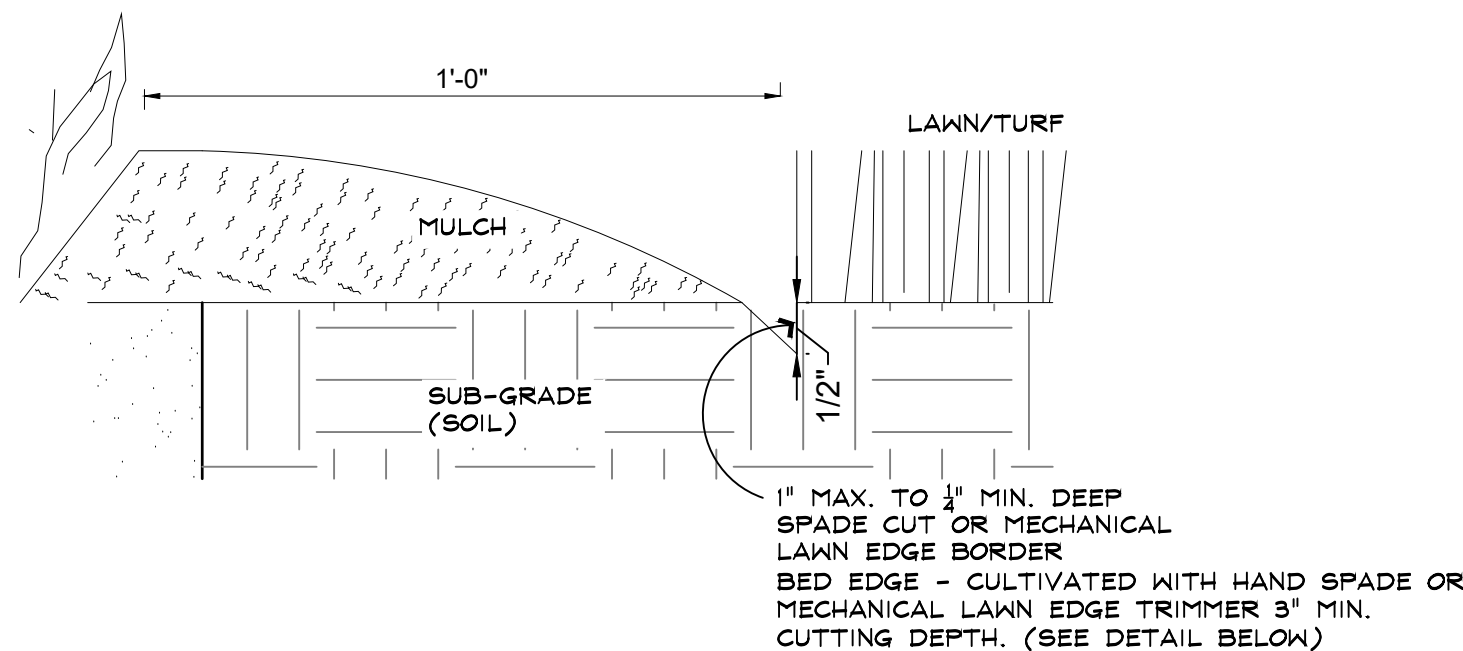
1.0 TREE PLANTING DETAIL
N.T.S.



2.0 SHRUB PLANTING DETAIL TYP.
N.T.S.



4.0 CULTIVATED BED EDGE DETAIL



REVISION ISSUED:		
NO.	REVISED ITEMS	DATE
1	PRELIM FOR REVIEW	06-15-2023
2	FOR PRELIMINARY BID	06-20-2023
	REVISED FOR PRELIMINARY BID	06-28-2023
	REVISED FOR PRELIM PLAN APP	12-20-2023

LANDSCAPING
DETAILS

PROJECT NO	76-18-043
ISSUED FOR PRELIM PLAN APP	12-20-2023
SURVEYED JAG	DESIGNED SML
DRAWN SML	APPROVED SML

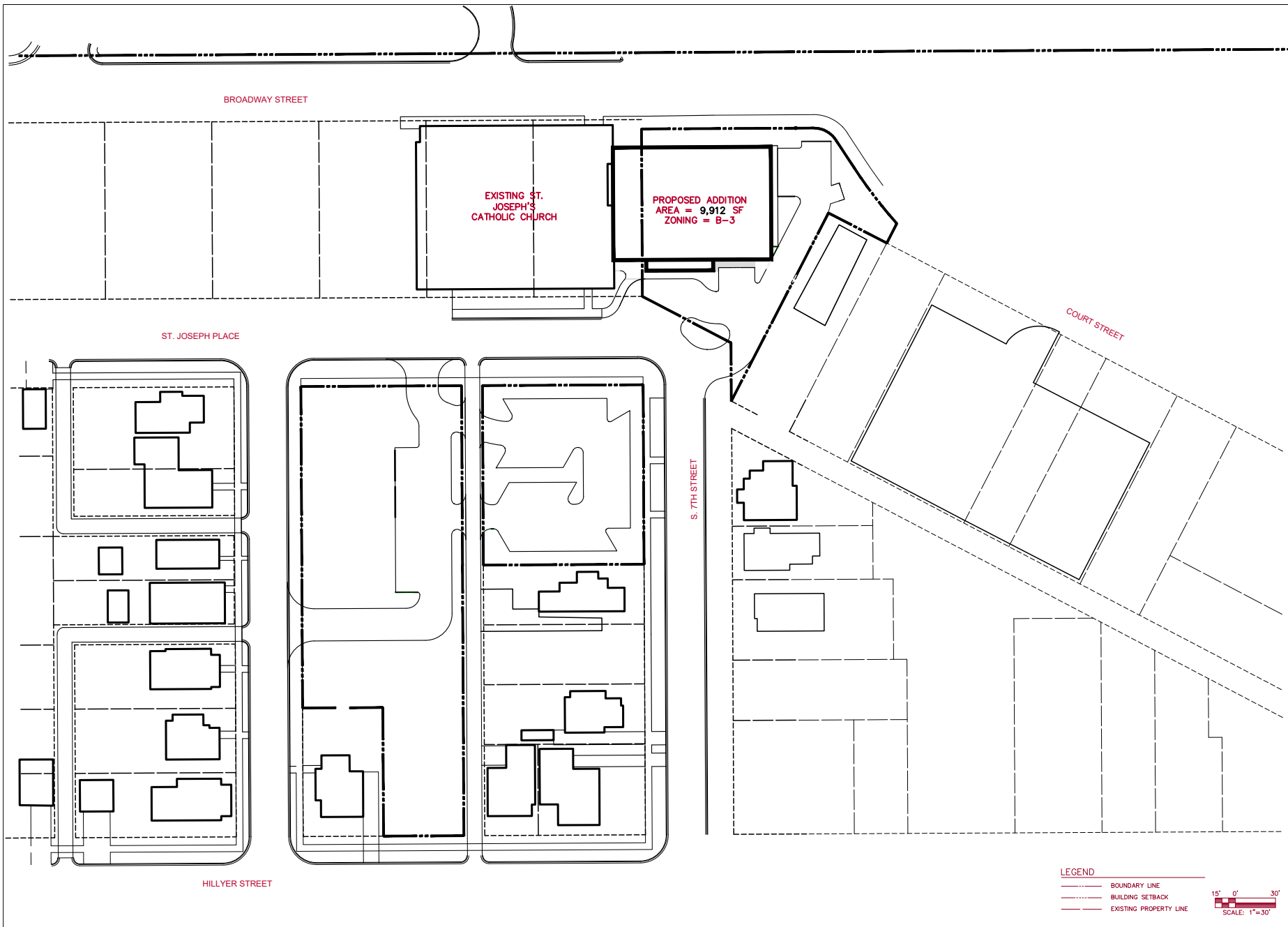
SHEET

C-602



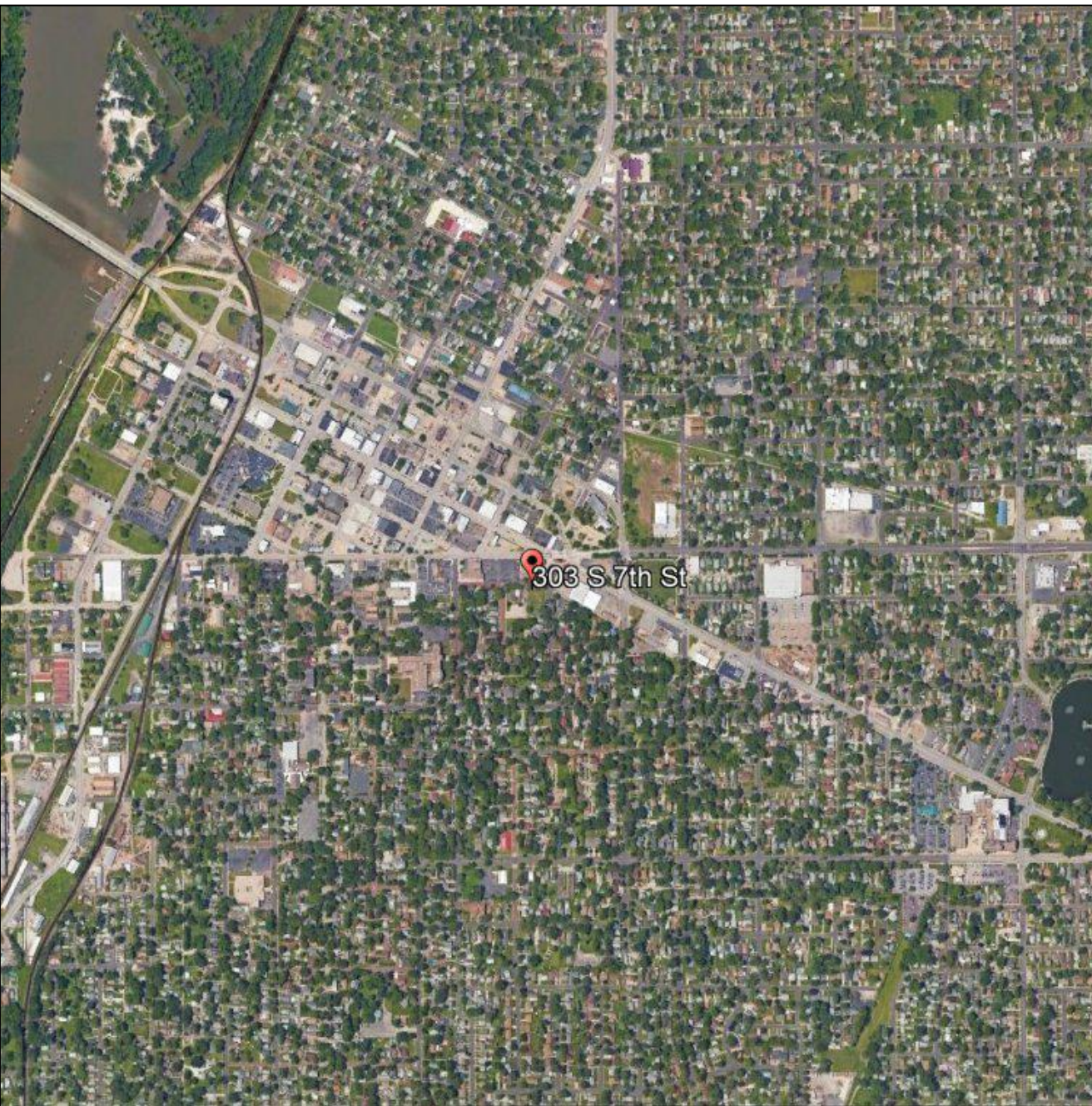
ST. JOSEPH CATHOLIC CHURCH - ADDITION

Pekin, Illinois



SITE PLAN

SCALE: 1" = 100'



SITE COMPLIANCE PLAN

NTS

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DRAWN BY: ZANDERF

PROJECT ADDRESS

303 S 7TH ST.
PEKIN, ILLINOIS 61554

CODE REFERENCE

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE TO THE STRUCTURAL PROVISIONS OF THE 2015 INTERNATIONAL BUILDING CODE.

SEISMIC DESIGN CRITERIA

Seismic Importance Factor - 1.0
Seismic Design Category - C
Site Class - D
Mapped Accelerations
SS - 0.306
S1 - 0.090
Spectral Response
SDS - 0.317
SD1 - 0.143

SNOW LOADS

Ground snow PSF..... 20
Snow exposure factor... 1.0
Thermal factor 1.1
Snow importance factor. 1.0
Flat roof snow PSF..... 61.6
Roof slope 36.87
Roof slope factor 1.0
Sloped roof snow PSF... 61.6

WIND DESIGN CRITERIA:

Basis (3) second gust
Basic wind speed: 115 MPH
Wind exposure: B
Internal Press Coeff: 0.18
C+C Pres roof/siding: 26.9 PSF

ROOF DESIGN LOADS:

Roof live load----- 20 PSF
Top chord dead load-- 7 PSF
Bottom chord live load-- 0 PSF
Bottom chord dead load-- 10 PSF

FLOOR DESIGN LOADS:

First floor live load-- 40 PSF
First floor dead load-- 15 PSF
Deck dead load-- 10 PSF
Deck live load-- 60PSF

FOUNDATION DESIGN CRITERIA:

ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF
MINIMUM FROST DEPTH: 40"

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St. Joseph Catholic Church

DEALER
H&D Quality

PROJECT
222-14-640



CREATED : 20.Sep.21
SAVED : 16.Jan.23

REVISIONS

ZF222661.DWG

Scale: 1/8" = 1'-0"

1

8

[illegible]

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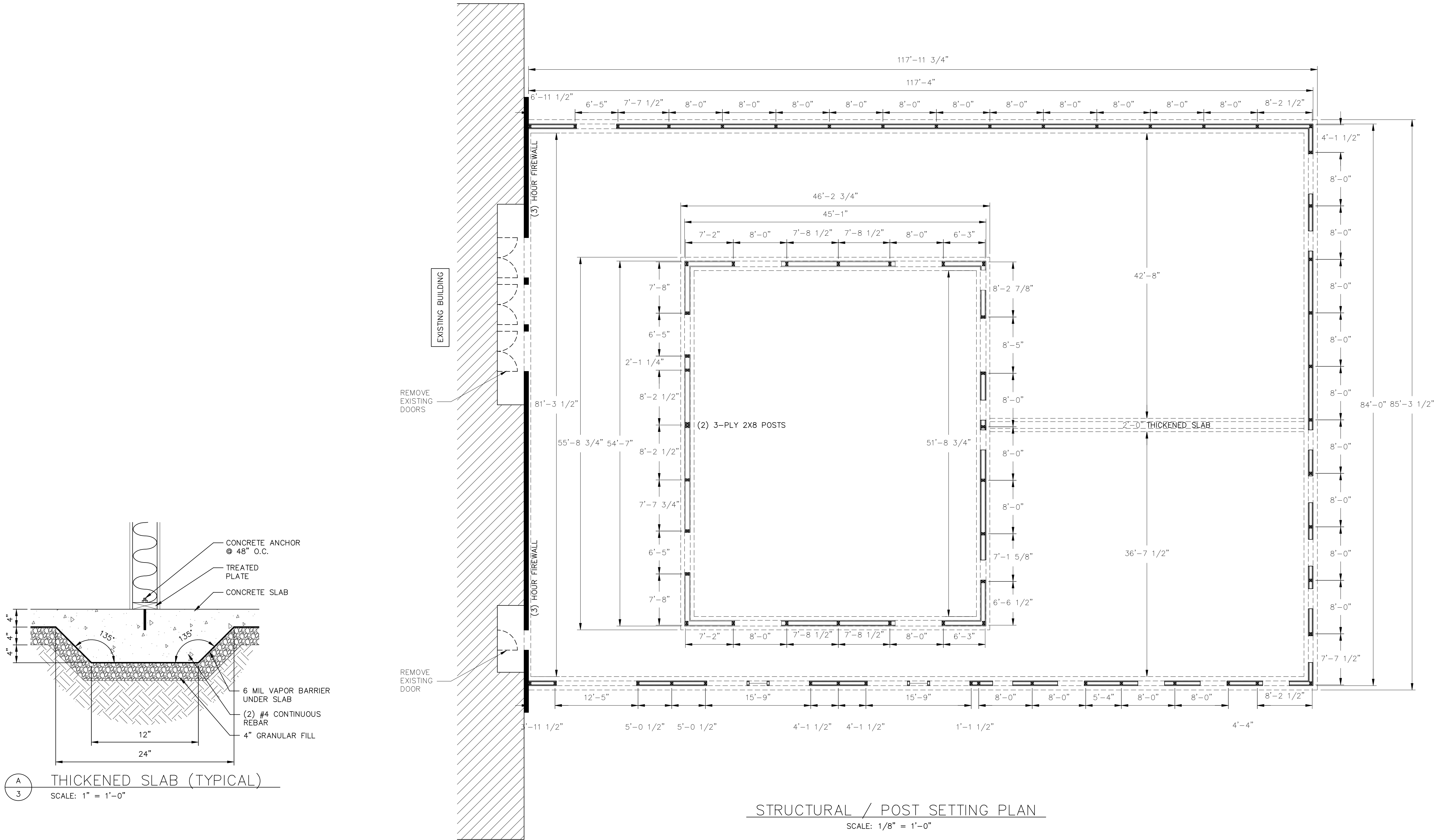
REVISIONS

ZF222661.DWG

Scale: 1/8" = 1'-0"

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8



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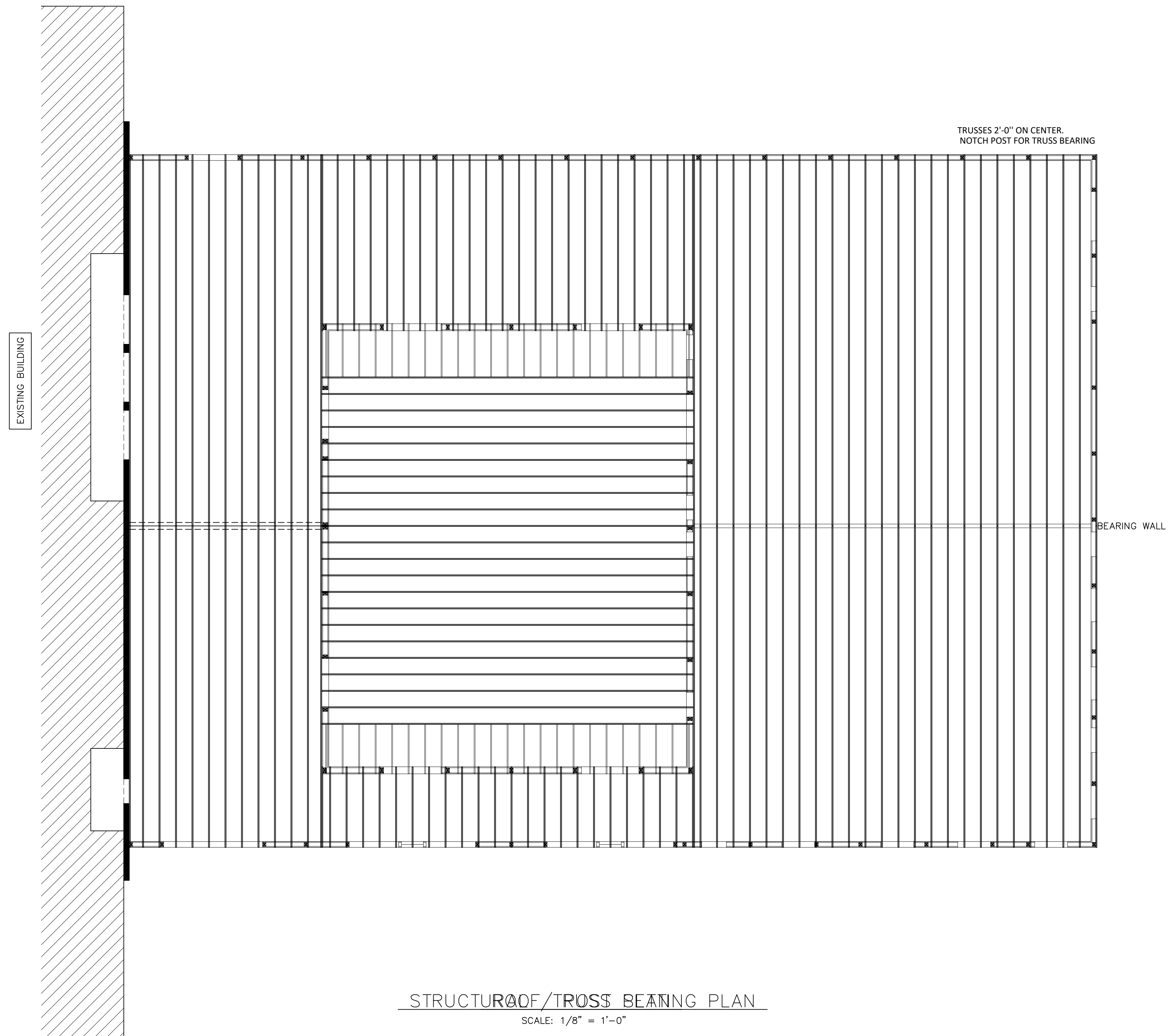
St. Joseph Catholic Church

PROJECT
222-14-640

— REVISIONS —

Scale: $1/8" = 1'-0"$

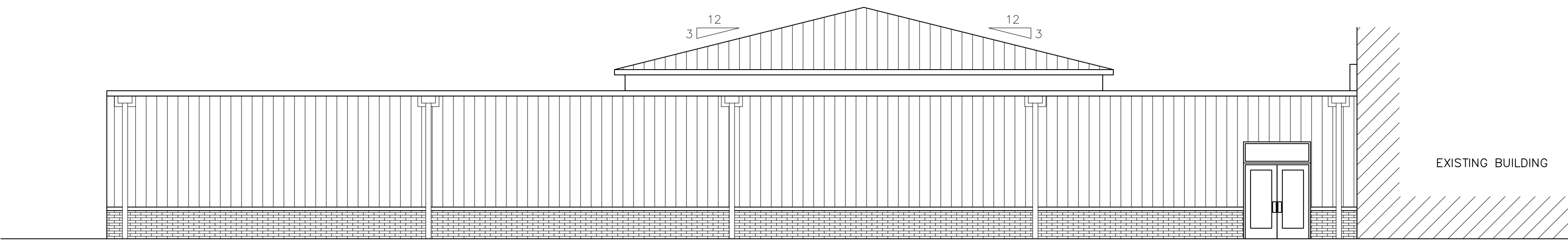
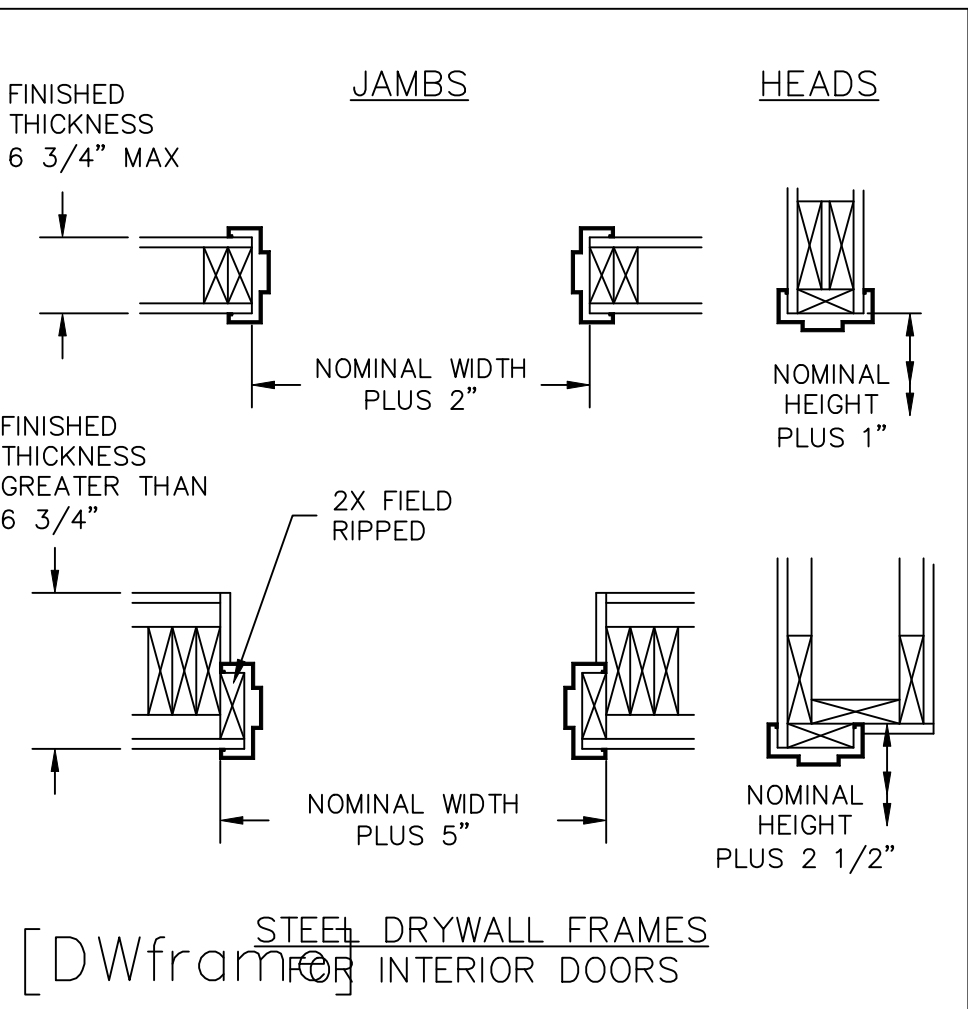
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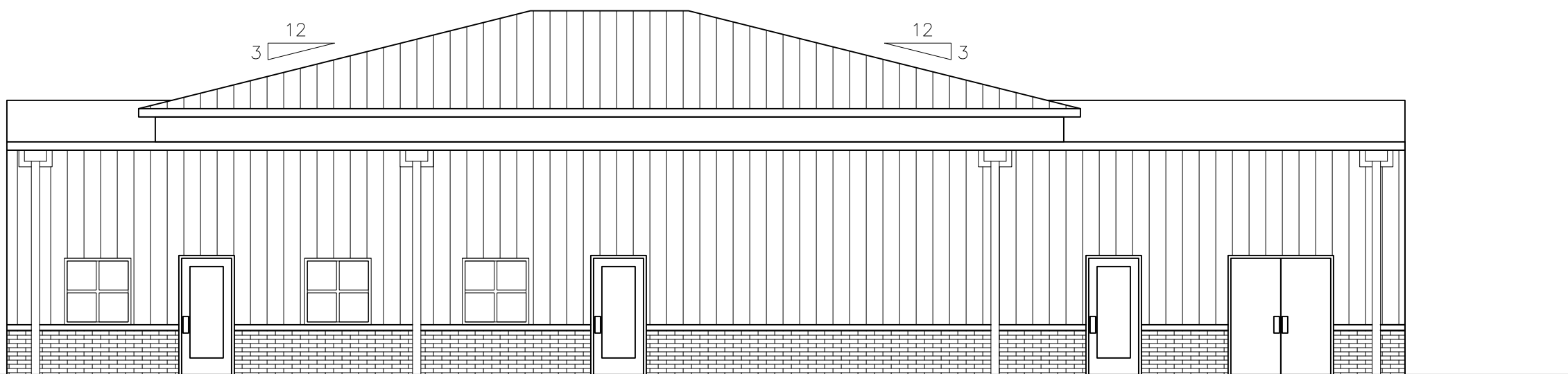
STRUCTURAL ROOF/TROSS BEAMING PLAN

SCALE: $1/8" = 1'-0"$

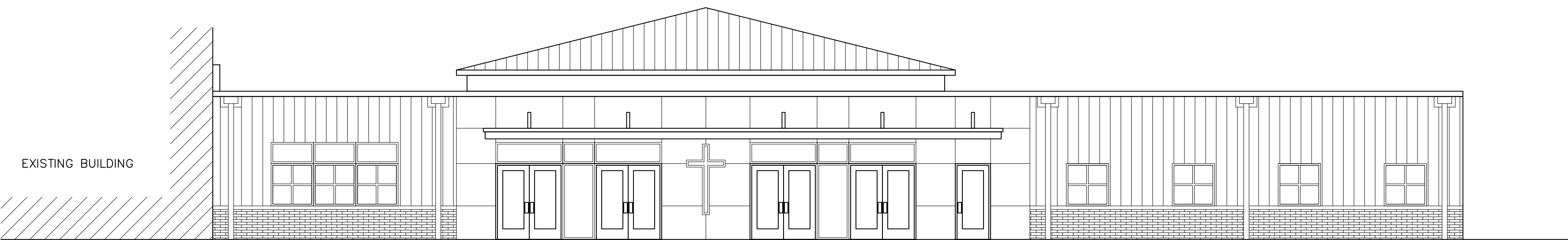
- SERVICE DOORS:
1. The rough opening (RO) of doors provided by Borkholder will be shown on the prints.
 2. The RO of doors NOT provided by Borkholder will NOT be shown on the prints. You must obtain the RO from the door supplier.
 3. The service door framing consists of a 2x6 header, 2x6 or 2x8 top boxing, and a 2 ply nail-laminated door post. A threshold framing package is optional.
 4. Install the framing as shown in figure 402-1. You must add blocking between the girts from scrap. (You should have at least the cut off from three girts figured to run through the door opening). When rigid insulation is installed under the siding, be sure to block out so that the face of the blocking matches the face of the insulation.
 5. You must be very careful to square the opening. Always measure from corner to corner in the same way you squared the building lay out.
 6. You must also be very careful that the opening is plumb. Check both directions, parallel and perpendicular to the wall.
 7. Mount all service doors so that the thresholds will set at the top of the floor slab.
 8. The optional threshold package consists of (2) treated 2x4's and (1) treated 2x6.
 9. Install the optional threshold package as shown in figure 402-2.
 10. Cut one treated 2x4 to fit between the door posts and the other so it can be nailed to the outside face of the posts. Then nail the 2x4's together, place them level at 1 1/2" below the top of slab and fasten.
 11. Cut the 2x6 to fit between the door posts, and secure to the 2x4's. With rigid insulation under the siding, be sure to move the nose of the 2x6 out so it matches the thickness of the insulation.
 12. Trim the opening out as shown on the prints. NEVER SPLICE THE TRIM ABOVE THE DOOR. If you do, rain water will drip where the trim is spliced.
 13. Be sure to install the trims at the top corner as shown in figure 402-3, and caulk so that the insulation is weather tight.
 14. Install the doors in accordance with the manufacturer's instructions.
- DOOR NOTES & SPECIFICATIONS:
1. Doors shall always readily open from the egress side without a key, or special knowledge or effort, except as noted in 2.
 2. Where the schedule indicates that locking devices are to be key operated from the egress side, the locking device shall be readily distinguishable as locked and a readily visible durable sign shall be posted on or adjacent to the egress side of the door stating THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. Letters shall be 1" high on a contrasting background.
 3. ACCESSIBLE shall mean complying with the American with Disabilities Act Accessibility Guidelines (ADAAG). SAFETY GLASS shall mean complying with Section 2406 of the I.B.C.
 4. Lever lock or latch sets shall be 'Falcon' sets by Ingersoll-Rand or approved equal.
 5. No hardware shall be mounted higher than 48". Thresholds shall be 1/2" high maximum.
 6. Door closers shall be adjusted so that from an open position of 90°, the time required to move the door to an open position of 12° shall be 5 seconds minimum. Except at fire doors, the required force for opening doors shall be 5 pounds.
 7. The interior door supplier shall provide a keying scheme as required for the owner to approve or modify.
 8. The bottom 12" of all doors shall have a smooth, uninterrupted surface to allow the door to be opened by a wheel chair foot rest without creating a trap or hazardous condition.



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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PROJECT

222-14-640

DEALER

H&D Quality



CREATED : 20.Sep.21

SAVED : 16.Jan.23

REVISIONS

ZF222661.DWG

Scale: 1/8" = 1'-0"

6

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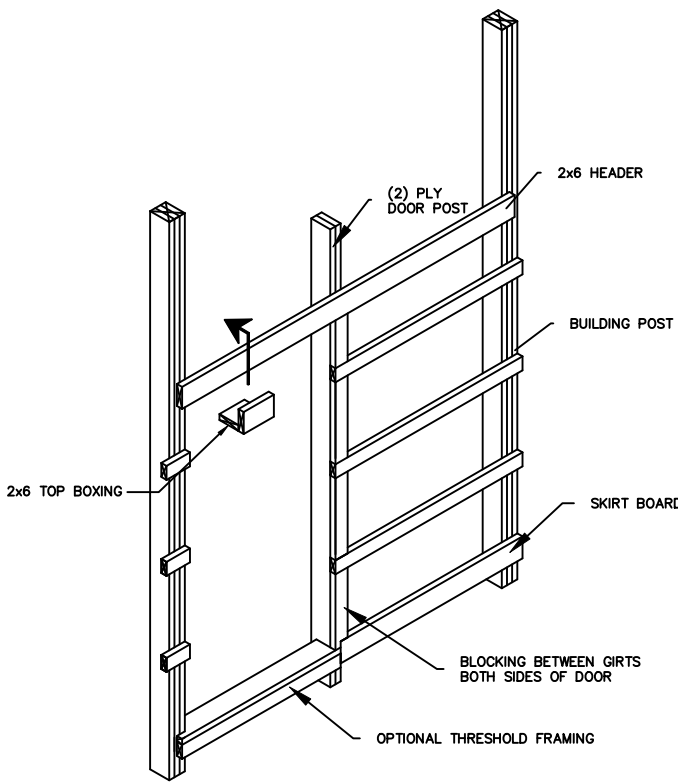


Figure 402-1

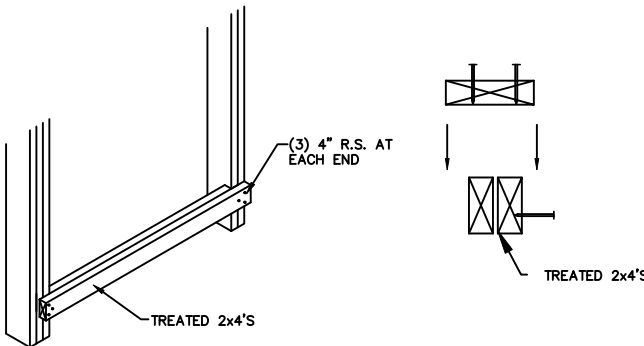
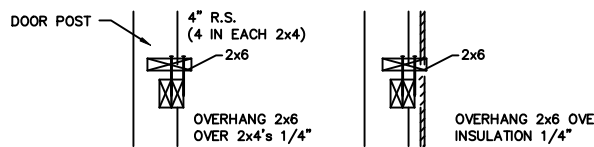


Figure 402-2

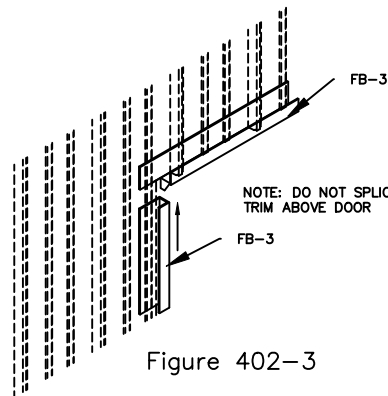
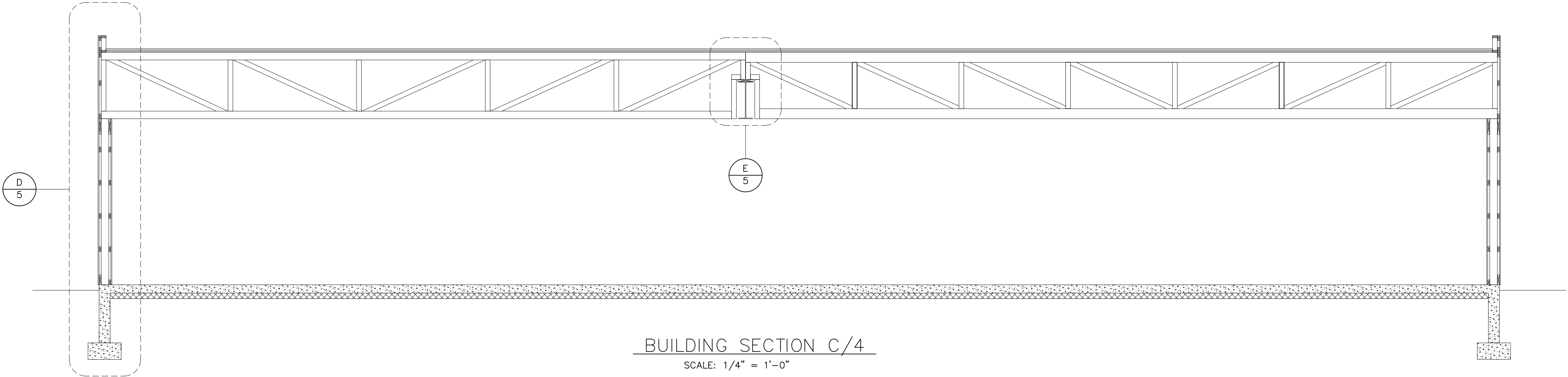
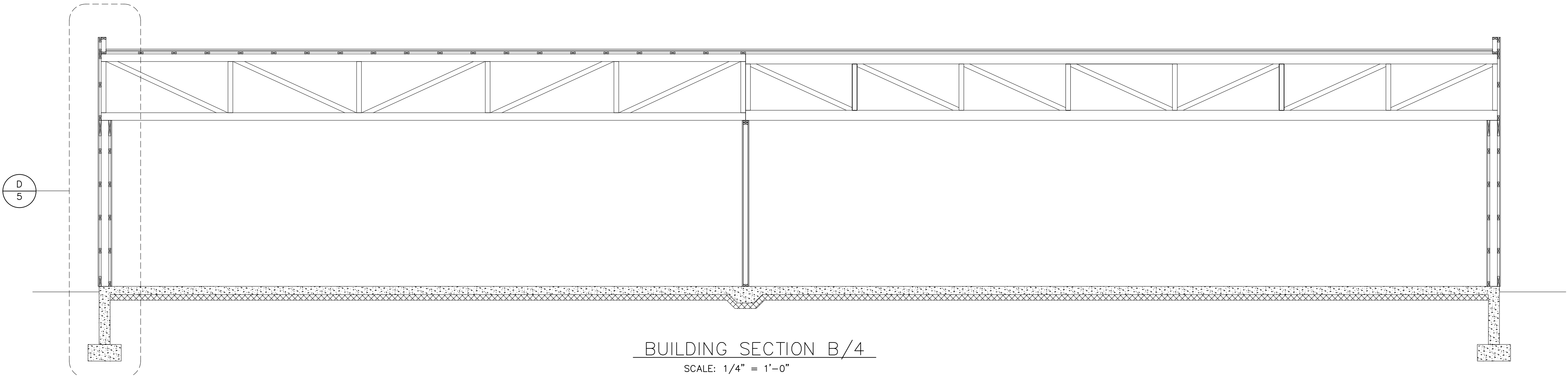
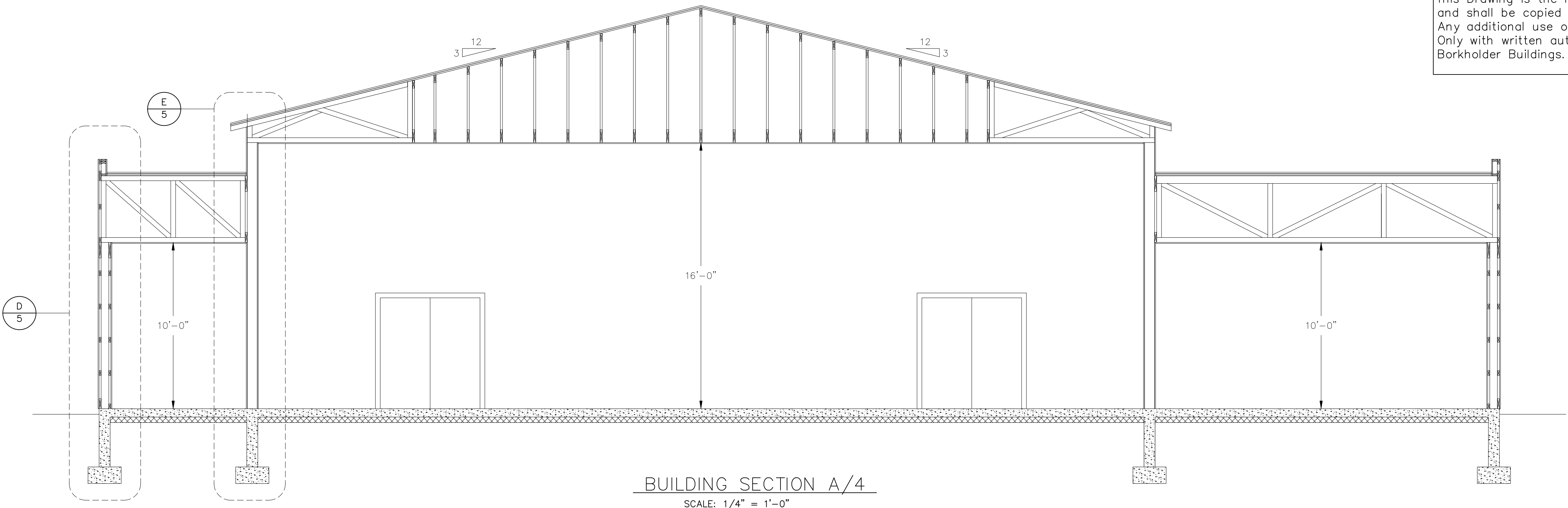


Figure 402-3



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PROJECT 222-14-640

CREATED : 20.Sep.21

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Scale: 1/8" = 1'-0"

7

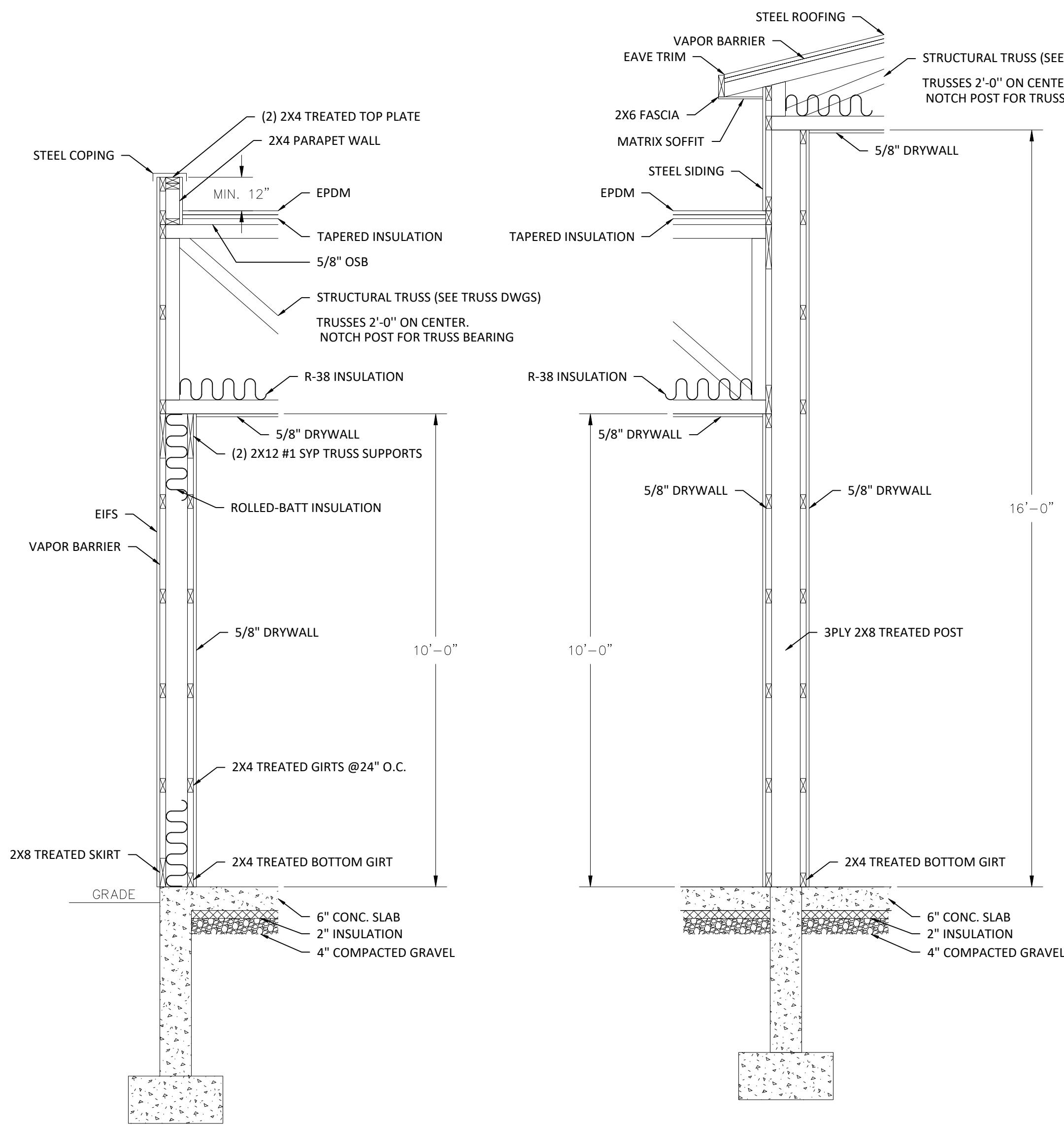
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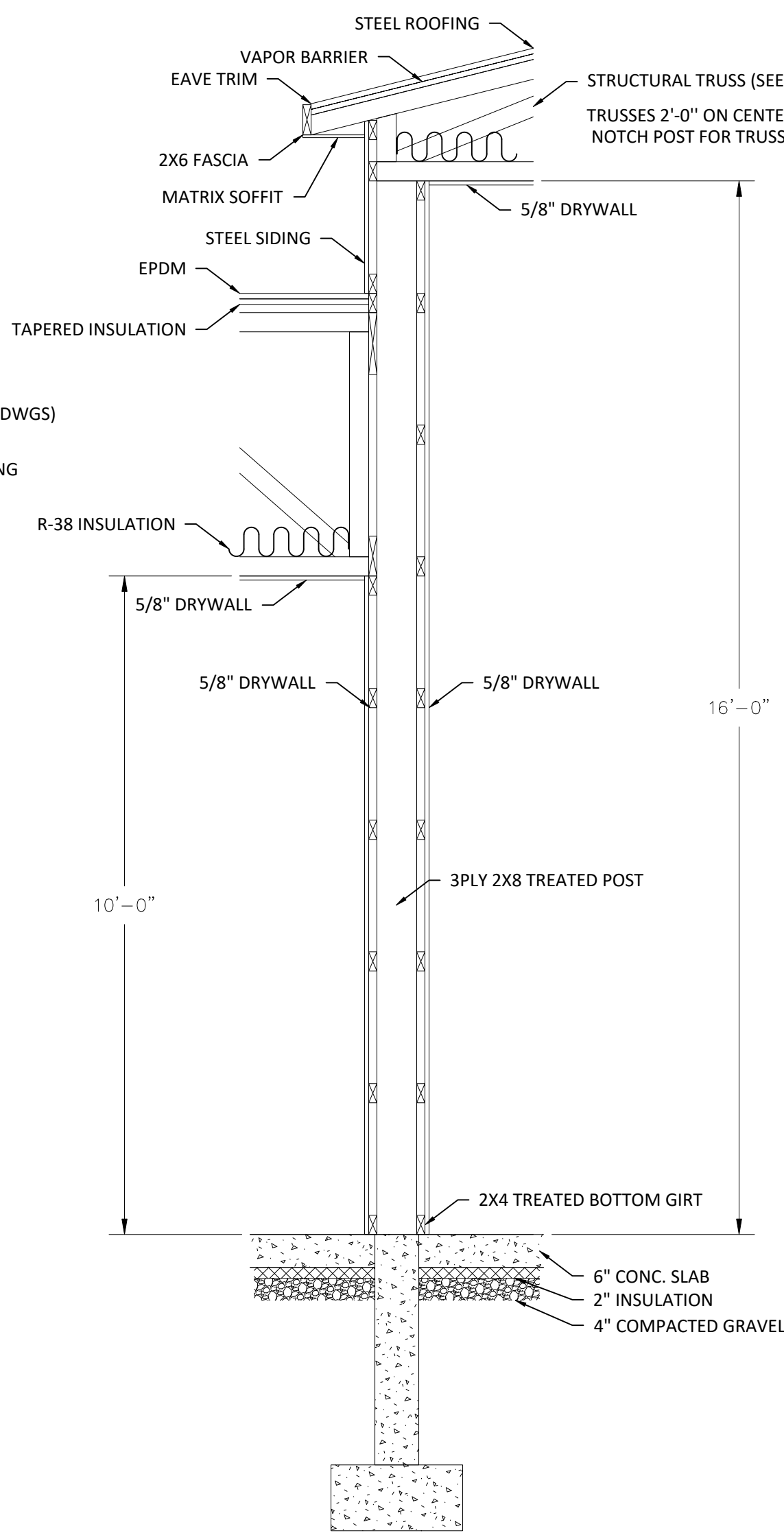
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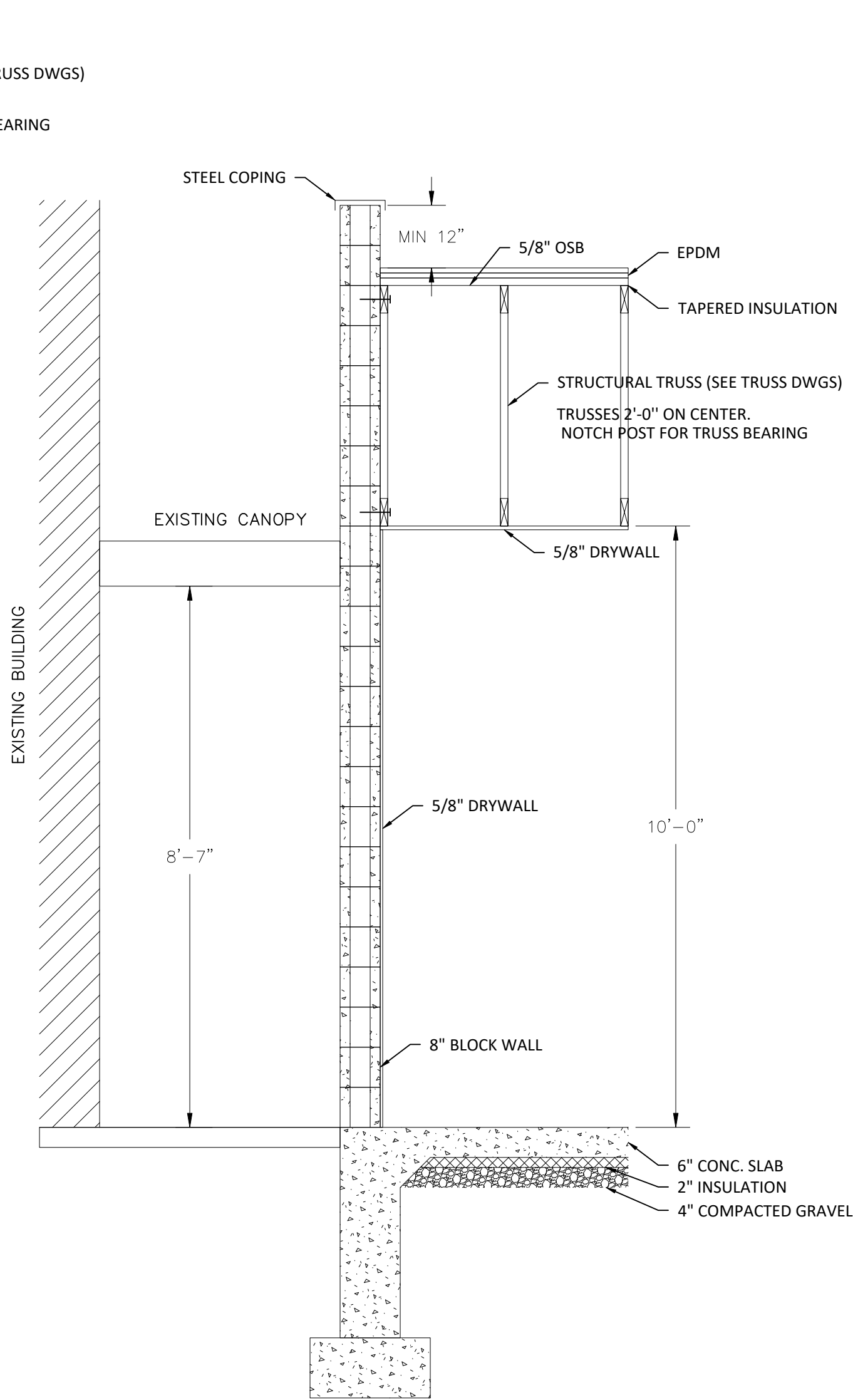
DRAWN BY: ZANDERF



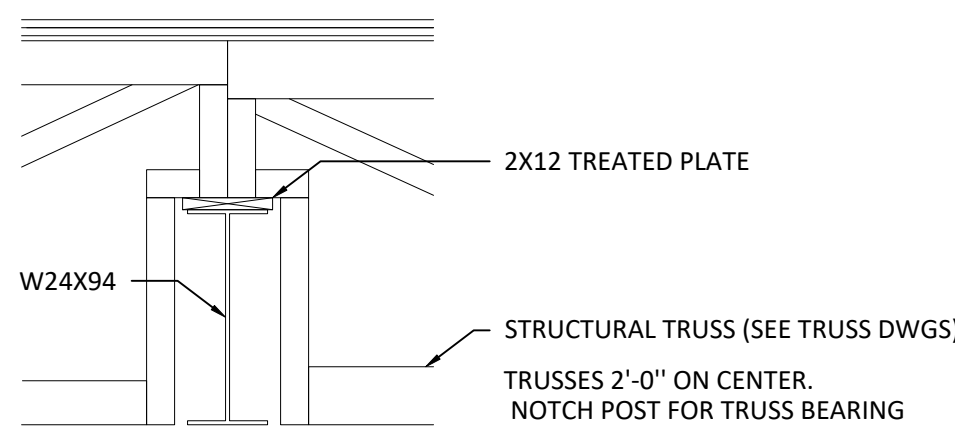
WALL SECTION D/5
SCALE: 1/2" = 1'-0"



WALL SECTION E/5
SCALE: 1/2" = 1'-0"



WALL SECTION F/5
SCALE: 1/2" = 1'-0"



WALL SECTION G/5
SCALE: 1/2" = 1'-0"

DO NOT USE
FOR
CONSTRUCTION

BORKHOLDER BUILDINGS
COPYRIGHT © 2023
A BUILDING DESIGNED ESPECIALLY FOR:

St. Joseph Catholic Church

DEALER
H&D Quality
PROJECT
222-14-640

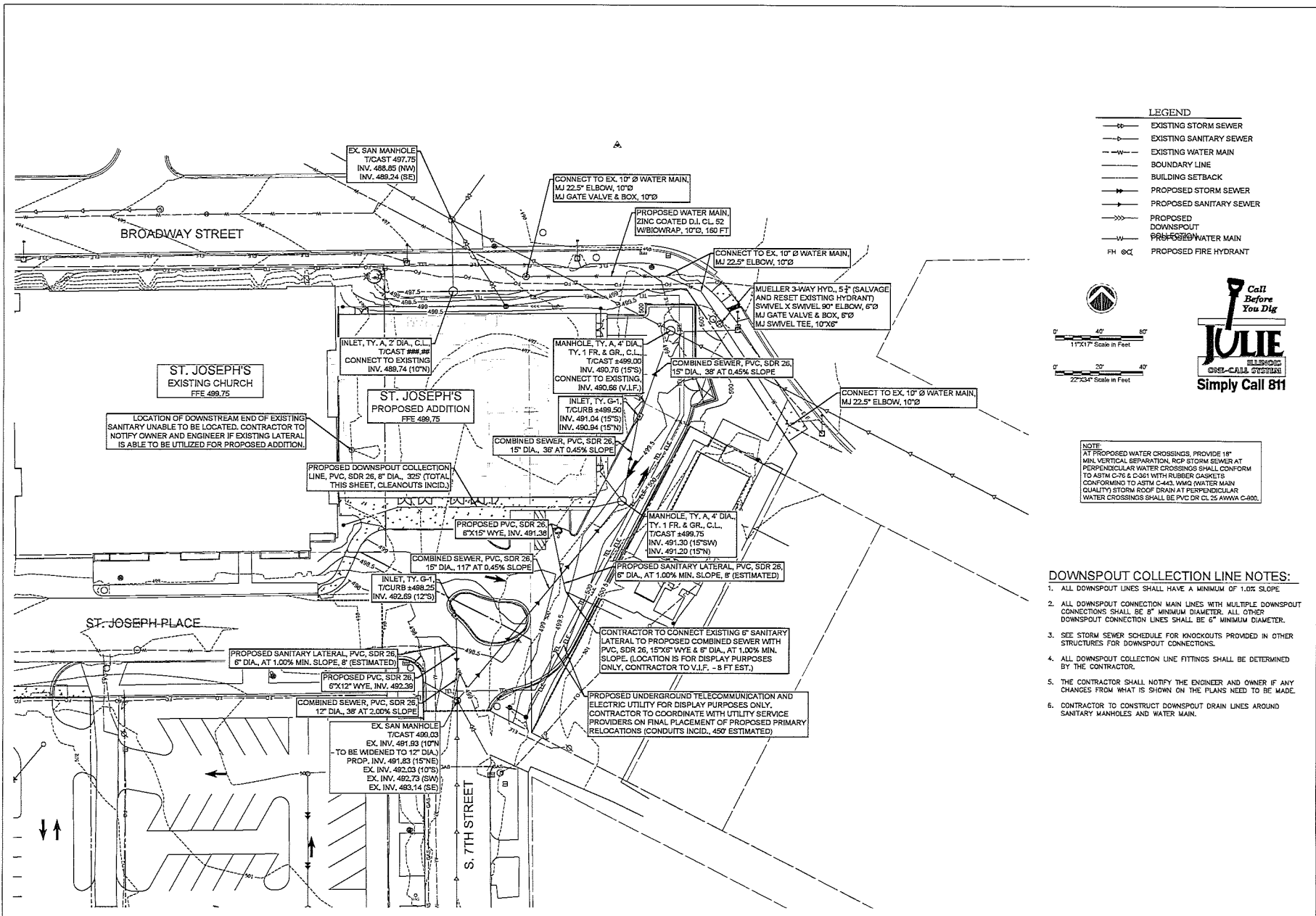


CREATED : 20.Sep.21
SAVED : 16.Jan.23

REVISIONS		

ZF222661.DWG
Scale: 1/8" = 1'-0"

8 8



AUSTIN ENGINEERING, CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 164-001143

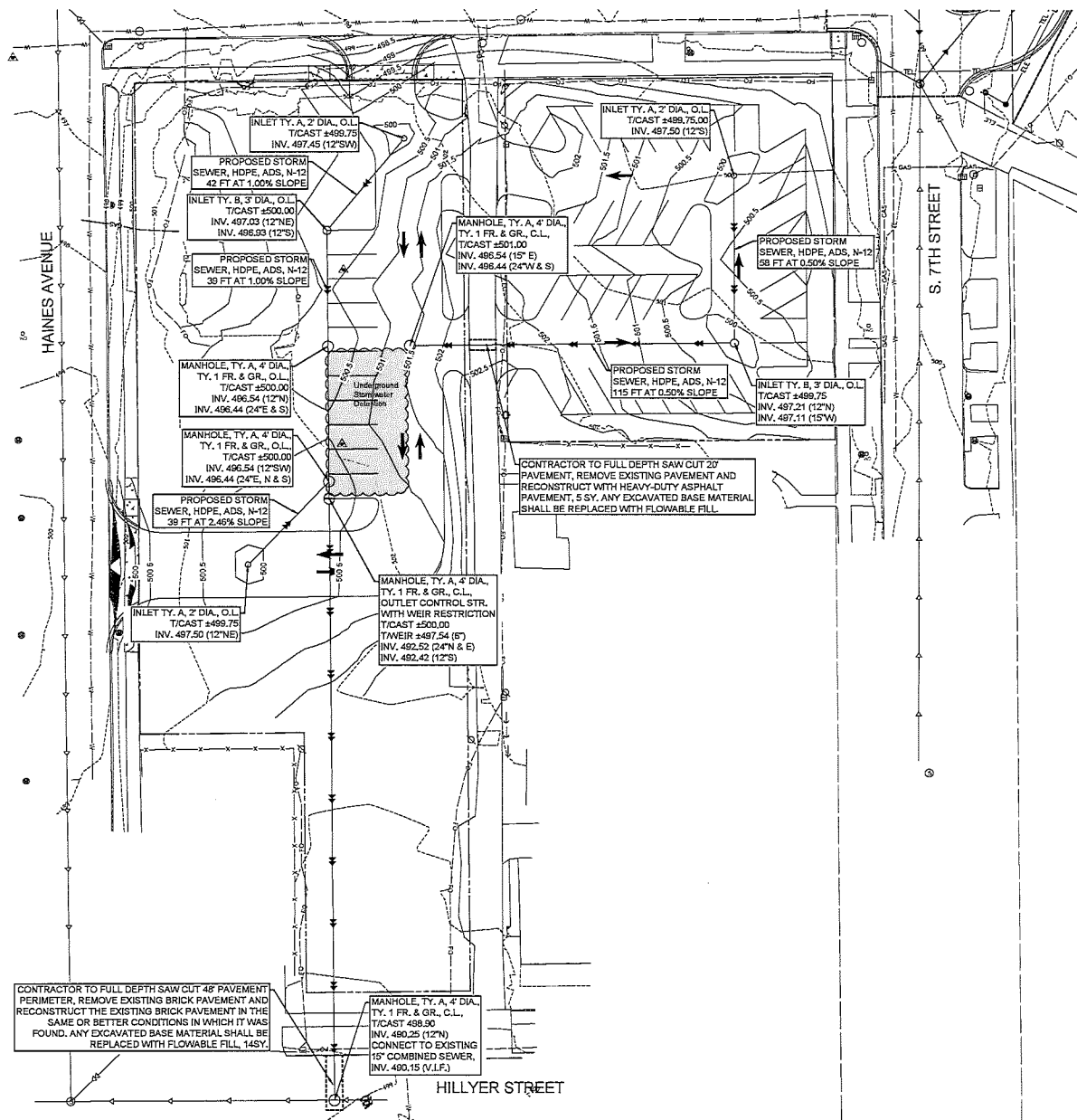


PRELIMINARY CONSTRUCTION PLANS
ST. JOSEPH'S CHURCH ADDITION
JAN 5, 2014
PEORIA, ILLINOIS
CLIENT: ST. JOSEPH'S CATHOLIC CHURCH

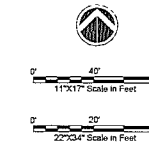
REVISION	ISSUED	DATE
1	DESIGNED	10-15-13
2	EXAMINED	10-15-13
3	APPROVED	10-15-13
4	REVISION	10-15-13
5	REVISION	10-15-13
6	REVISION	10-15-13

PROJECT	NO.	DATE
ST. JOSEPH'S CHURCH ADDITION	1	10-15-13
DESIGNED BY	DATE	10-15-13
EXAMINED BY	DATE	10-15-13
APPROVED BY	DATE	10-15-13
REVISION	DATE	10-15-13

9027
C-400



- LEGEND**
- EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATER MAIN
 - BOUNDARY LINE
 - BUILDING SETBACK
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED DOWNSPOUT
 - PROPOSED WATER MAIN
 - PROPOSED FIRE HYDRANT



AUSTIN ENGINEERING, CO., INC.
 Consulting Engineers / Surveyors
 111 SW 1st Street, Suite 215
 Peoria, Illinois 61602
 License No. 184-001143



ST. JOSEPH'S CHURCH ADDITION
 PRELIMINARY CONSTRUCTION PLANS
 303 S. 7TH STREET
 PEORIA, IL 61654
 CLIENT: ST. JOSEPH'S CATHOLIC CHURCH

REVISION ISSUED:

NO.	DATE	REVISION
1	10/11/10	ISSUED FOR PERMITS
2	10/11/10	ISSUED FOR PERMITS
3	10/11/10	ISSUED FOR PERMITS
4	10/11/10	ISSUED FOR PERMITS
5	10/11/10	ISSUED FOR PERMITS
6	10/11/10	ISSUED FOR PERMITS
7	10/11/10	ISSUED FOR PERMITS
8	10/11/10	ISSUED FOR PERMITS
9	10/11/10	ISSUED FOR PERMITS
10	10/11/10	ISSUED FOR PERMITS

SURVEY CONTROL & DEMOLITION

PROJECT NO.	DATE
10-11-10	10-11-10
10-11-10	10-11-10
10-11-10	10-11-10
10-11-10	10-11-10
10-11-10	10-11-10
10-11-10	10-11-10
10-11-10	10-11-10
10-11-10	10-11-10
10-11-10	10-11-10

DRY
C-401



REQUEST FOR COUNCIL ACTION

Agenda Date: November 8, 2021
To: Council Members
From: Kate Swise, City Attorney

AGENDA ITEM: Ordinance No. 3032-21/22 Amending an Ordinance Vacating a portion of 7th Street and Court Street

ACTION REQUESTED: Approve and Adopt the Ordinance.

DESCRIPTION: On October 26, 2020, the City Council approved Ordinance No. 2915-20/21, vacating a portion of 7th Street between St. Joseph Place and Broadway Road, and a portion of the Court Street right-of-way to the east of 7th Street and to the south of Broadway Road, as part of the St. Joseph's Church expansion project. Per the terms of the Ordinance, the vacation of those portions of 7th Street and Court Street set forth therein were conditioned on St. Joseph's Catholic Church acquiring fee title to a parcel of property owned by the City adjacent to the Vacated Property, as well as acquiring fee title to the property located at 706 Court Street, adjacent and to the east of the City parcel.

Recently, St. Joseph's Church has revised its planned expansion to reduce the size of the new church building, eliminating the need to expand onto 706 Court Street. Thus, St. Joseph's Church has requested a modification to Ordinance No. 2915-20/21 eliminating the requirement that the Church purchase 706 Court Street as a condition of the vacation of the relevant portions of 7th Street and Court Street. Representatives from St. Joseph's Church have indicated that St. Vincent de Paul, which currently operates a food pantry out of the existing Church building, intends to purchase the property at 706 Court Street for its food pantry, rather than continuing to house it within the Church building.

FINANCIAL IMPACT: None.

Requested Amount: \$0.00
 Line Item:
 Budgeted Amount:
 Remaining Funds:

IMPACT IF APPROVED: St. Joseph's Church will not be required to purchase 706 Court Street as a condition of the vacation of a portion of 7th Street and Court Street.

IMPACT IF DENIED: St. Joseph's Church will remain obligated to purchase 706 Court Street as a condition of the vacation of a portion of 7th Street and Court Street.

ALTERNATIVES:

RELATED TO THE 2019-2021 CITY COUNCIL GOALS:

5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.

Enhance Code Enforcement Services. The Council understands the importance of a strong Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.

Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a "Business-Friendly" Community.

Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and

	effectiveness
	Police & Fire Pension Obligation. To meet the 90% funding level by the year 2040 it is essential the City plan carefully and maintain financial discipline to meet its \$63 million dollar obligation.
	Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Mark A. Rothert

Mark A. Rothert, City Manager

11/5/2021

Date:

Ordinance No. 3032-21/22

Amending Ordinance No. 2915-20/21 Vacating a Portion of 7th Street and Court Street

WHEREAS, on October 26, 2020, the City Council approved Ordinance No. 2915-20/21, granting a petition submitted by St. Joseph's Catholic Church to vacate a portion of 7th Street between St. Joseph Place and Broadway and a portion of the Court Street right-of-way to the east of 7th Street and south of Broadway Road (the "Vacated Property") for the purposes of the constructing an addition to the existing church building; and

WHEREAS, Ordinance No. 2915-20/21 provided that the vacation of the Vacated Property, as more particularly defined therein, was conditional and would not take effect unless and until, among other things, St. Joseph's Catholic Church acquires fee title to the property located at 700 7th Street (the "City Property") and 706 Court Street (the "Carney Property"); and

WHEREAS, St. Joseph's Church has revised its plans for the Church expansion, such that it no longer desires to acquire the Carney Property for its expansion project, and has requested that the City modify Ordinance No. 2915-20/21 to eliminate the requirement that the Church acquire the Carney Property as a condition of the vacation approved therein; and

WHEREAS, the City Council finds that such modification is appropriate and that public interest will continue to be served by the vacation of the Vacated Property even if the Church does not acquire the Carney Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS:

Section 1. The above recitals are found to be true and correct and are incorporated herein.

Section 2. Section 3 of Ordinance No. 2915-20/21 is hereby repealed and replaced with the following:

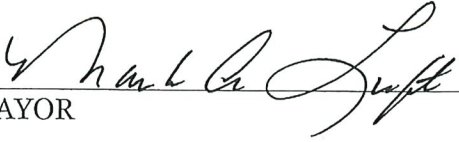
"Notwithstanding anything in this Ordinance to the contrary, the vacation of the Vacated Property as set forth herein is conditional and will not take effect unless and until (1) a building permit is issued for the construction of the St. Joseph's Catholic Church Addition depicted on the attached "Exhibit B", and (2) St. Joseph's Catholic Church acquires fee title to the City Property; and provided further that the vacation authorized by this Ordinance shall be **void** if the construction of the St. Joseph's Catholic Church Addition is not commenced within five (5) years of the date hereof."

Section 3. Except as provided herein, the remaining provisions of Ordinance No. 2915-20/21 remain in full force and effect.

Section 4. In the event Ordinance 2915-20/21 is recorded in the Office of the Tazewell County Recorder of Deeds pursuant to the provisions Section 7 thereof, this Ordinance shall be recorded in said office at the same time.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dave Nutter, Councilman
SECONDER:	Becky Cloyd, Councilwoman
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel, Luft

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this 8th day of November, 2021.


MAYOR

ATTEST:


CITY CLERK



111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2315

We, the undersigned property owners abutting the *(street or alley)* described as follows, hereby respectfully request that the City of Pekin consider vacating this *(street or alley)*. Said *(street or alley)* is described as follows: *(Provide a detailed description from which a sketch can be prepared)*.

Please see the attached legal description and plat of Vacated Street R.O.W.

The following is a true representation of the signatures of a least 50% or more of the property owners abutting this abutting this parcel who are in favor of the proposed (*street or alley*) vacation:

TAX ID NUMBER

St. Joseph's Catholic Church is the owner of all abutting properties of the area to be vacated
(Please see the accompanying Special Use Exhibit)

Telephone & Email:

LEGAL DESCRIPTION OF RIGHT OF WAY TO BE VACATED

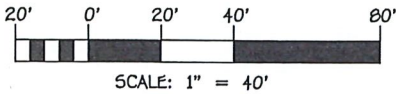
A PART OF 7TH STREET AND COURT STREET LYING ADJACENT TO AND BETWEEN LOTS TWENTY-TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24) IN COLT'S ADDITION TO THE CITY OF PEKIN, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00°-30'-58" EAST (BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM WEST, ZONE 1202), ALONG THE EAST LINE OF SAID LOT 22, 12.86 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING, THENCE NORTH 89°-15'-18" EAST, PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF BROADWAY STREET, 138.12 FEET; THENCE SOUTH 33°-57'-15" EAST, 90.80 FEET TO AN EXTENSION OF THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY HALF OF SAID LOT 24; THENCE SOUTH 27°-06'-33" WEST, ALONG SAID EXTENSION OF SAID SOUTHEASTERLY LINE, 11.47 FEET TO THE NORTHEAST CORNER OF THE NORTHWESTERLY HALF OF SAID LOT 24 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF COURT STREET; THENCE NORTH 62°-46'-42" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 132.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 23 AND THE EAST RIGHT OF WAY LINE OF 7TH STREET; THENCE SOUTH 00°-30'-58" EAST, ALONG THE WEST LINE OF SAID LOT 23 AND SAID EAST RIGHT OF WAY LINE OF 7TH STREET, 135.88 FEET; THENCE NORTH 62°-47'-38" WEST, 87.46 FEET TO THE NORTH RIGHT OF WAY LINE OF ST. JOSEPH'S PLACE (THARP PLACE); THENCE NORTH 89°-29'-02" EAST, 11.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22 AND THE WEST RIGHT OF WAY LINE OF 7TH STREET; THENCE NORTH 00°-30'-58" WEST, ALONG THE EAST LINE OF SAID LOT 22 AND THE WEST RIGHT OF WAY LINE OF 7TH STREET, 119.14 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.331 ACRE (14,421 SF), MORE OR LESS.

GENERAL NOTES:

RIGHT OF WAY VACATION AREA = 0.331 ACRE±
OR 14,421 SQ. FT.±

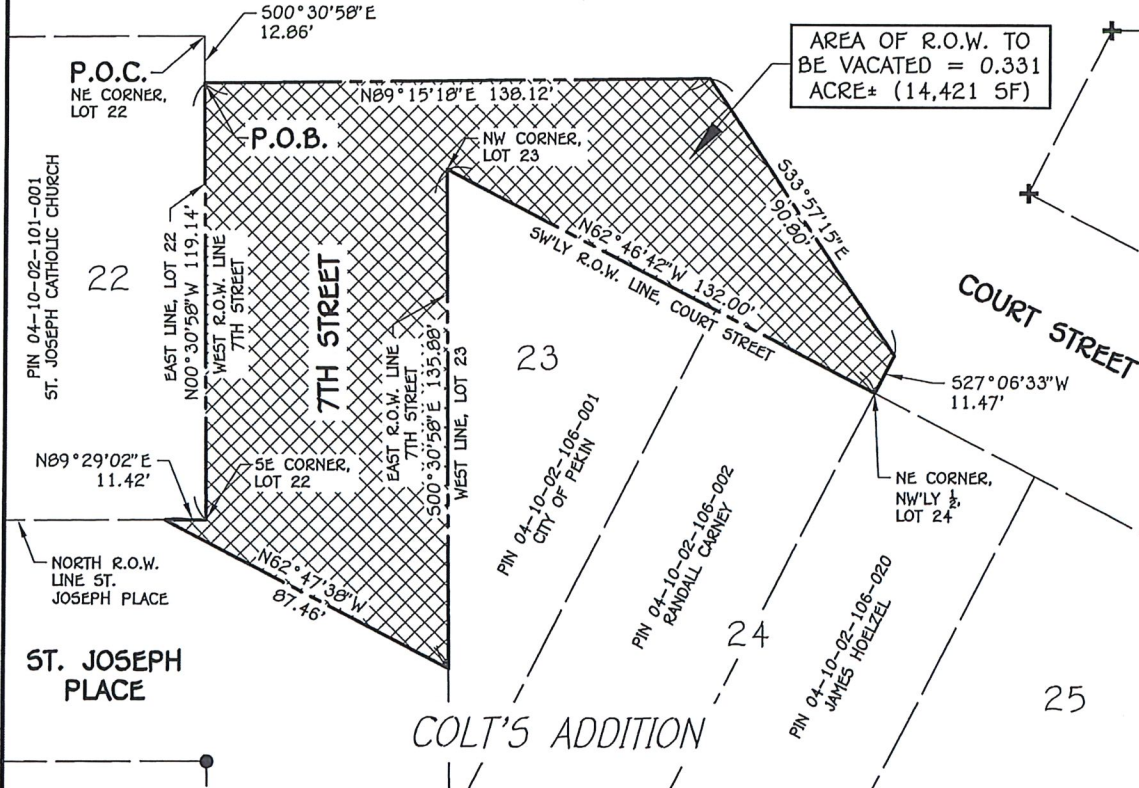
BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE
COORDINATE SYSTEM WEST, ZONE 1202.



LEGEND

- — — — — EXISTING PROPERTY LINE
- () PLAT OR DEED DIMENSION
- IRON MONUMENT FOUND
- PROPOSED RIGHT OF WAY VACATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

BROADWAY ROAD



LEGAL DESCRIPTION OF RIGHT OF WAY TO BE VACATED

A PART OF 7TH STREET AND COURT STREET LYING ADJACENT TO AND BETWEEN LOTS TWENTY-TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24) IN COLT'S ADDITION TO THE CITY OF PEKIN, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00°-30'-58" EAST (BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM WEST, ZONE 1202), ALONG THE EAST LINE OF SAID LOT 22, 12.86 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING, THENCE NORTH 09°-15'-18" EAST, PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF BROADWAY STREET, 138.12 FEET; THENCE SOUTH 33°-57'-15" EAST, 90.80 FEET TO AN EXTENSION OF THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY HALF OF SAID LOT 24; THENCE SOUTH 27°-06'-33" WEST, ALONG SAID EXTENSION OF SAID SOUTHEASTERLY LINE, 11.47 FEET TO THE NORTHEAST CORNER OF THE NORTHWESTERLY HALF OF SAID LOT 24 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF COURT STREET; THENCE NORTH 62°-46'-42" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 132.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 23 AND THE EAST RIGHT OF WAY LINE OF 7TH STREET; THENCE SOUTH 00°-30'-58" EAST, ALONG THE WEST LINE OF SAID LOT 23 AND SAID EAST RIGHT OF WAY LINE OF 7TH STREET, 135.88 FEET; THENCE NORTH 62°-47'-38" WEST, 87.46 FEET TO THE NORTH RIGHT OF WAY LINE OF ST. JOSEPH'S PLACE (THARP PLACE); THENCE NORTH 09°-29'-02" EAST, 11.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22 AND THE WEST RIGHT OF WAY LINE OF 7TH STREET; THENCE NORTH 00°-30'-58" WEST, ALONG THE EAST LINE OF SAID LOT 22 AND THE WEST RIGHT OF WAY LINE OF 7TH STREET, 119.14 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.331 ACRE (14,421 SF), MORE OR LESS.

BY:

MICHAEL P. COCHRAN
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3879
AUSTIN ENGINEERING COMPANY, INC. (309)691-0224
311 S.W. WATER STREET, STE. 215, PEORIA IL 61602
mcochran@austinengineeringcompany.com



EXHIBIT "A"

ST. JOSEPH'S CATHOLIC
CHURCH



AUSTIN ENGINEERING, CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 184-001143

RIGHT OF WAY VACATION PLAT

SURVEYED JAG

DRAWN MPC

APPROVED MPC

DATE 09-24-20

SCALE 1" = 40'

BOOK

PROJECT NUMBER 76-18-043

SHEET NO. 1 OF 1



REQUEST FOR COUNCIL ACTION

Agenda Date: October 26, 2020
To: Council Members
From: Matt Fick,

AGENDA ITEM: Ordinance No. 2915-20/21 Approving A Special Use and Street Vacation for St. Joseph's Church

ACTION REQUESTED: Approve and Adopt the Ordinance.

DESCRIPTION:

Mr. Bill Fleming spoke on behalf of the petitioner, St. Joseph's Catholic Church, at the August 12, 2020 Planning Commission meeting and explained the history of their project and Special Use request. The request to expand the Church at 303 S. 7th Street was brought before the Commission on June 12, 2019 but was tabled due to the fact that several of the residents expressed concerns over the design, traffic, parking, storm water and light pollution. Mr. Fleming stated that the Church heard these concerns and went back to their architect and engineer and came up with the proposed plan being presented today. The plan eliminates the Church building across the street and calls for them to build on to their existing facility. The property across the street would be dedicated solely to parking and storm water detention contained underground.

Discussions were held by the Planning Commission over the new layout and the Petitioner was complimented on their efforts to work with the surrounding property owners to reach a compromise. It was mentioned that a portion of 7th Street would need to be vacated in order to allow for the addition and the Petitioner acknowledged this, stating they would be back at a future date to request this vacation if their special use was approved. The Commission agreed that the new layout was the least impactful option for the expansion and that it would be necessary during site plan review to ensure that adequate screening was put in place to ensure the headlights of automobiles parking in the new lot did not shine directly into the surrounding property owner's windows. The Planning Commission voted unanimously to approve the Special Use but the Petitioner requested that it be held to go before Council at the same time as the 7th Street vacation request.

At the October 14, 2020 Planning Commission meeting St. Joseph's Catholic Church, represented by Mr. Bill Craig, again presented the site plan and requested vacation of a portion of 7th Street. Mr. Craig explained that in addition to the street vacation St. Joseph's would need to obtain two additional parcels to the east of 7th Street to accommodate the addition. One parcel is owned by the City of Pekin and the other by Mr. Randall Carney. The ordinance approving the partial vacation of 7th Street states that approval is contingent upon a building permit being issued for the construction of the St. Joseph's Catholic Church addition and the acquisition of the City property and the Carney property. It further states that the partial vacation of 7th Street shall be void if the addition has not commenced within five (5) years of the date of vacation approval by the Council. There was no one present to speak for or against the requested Vacation and the Planning Commission voted unanimously to recommend approval for both.

It should be noted that the sale of City-owned property and site plan approval are still required and will be handled separately from these requests. St. Joseph's Catholic Church is seeking Special Use and 7th Street vacation approvals now to provide assurance that their expansion can take place and commence on a campaign to raise capital.

FINANCIAL IMPACT:

Requested Amount: NA
Line Item: NA
Budgeted Amount: NA
Remaining Funds: NA

IMPACT IF APPROVED: The St. Joseph Catholic Church would be allowed to attach an addition to the east side of the existing Church at 303 S. 7th Street and create parking across the street on property located south of Joseph Place and east of Hanes Avenue.

IMPACT IF DENIED: The St. Joseph Catholic Church would not have the ability to construct the proposed addition onto the east side of the existing St. Joseph Catholic Church at 303 S. 7th Street facility as proposed, and would not be able to create the new parking lot.

ALTERNATIVES:

RELATED TO THE 2019-2021 CITY COUNCIL GOALS:

	5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.
	Enhance Code Enforcement Services. The Council understands the importance of a strong Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.
	Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a "Business-Friendly" Community.
	Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and effectiveness
	Police & Fire Pension Obligation. To meet the 90% funding level by the year 2040 it is essential the City plan carefully and maintain financial discipline to meet its \$63 million dollar obligation.
	Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Mark A. Rothert

Mark A. Rothert, City Manager

10/23/2020

Date:

ORDINANCE NO. 2915-20/21

AN ORDINANCE APPROVING A SPECIAL USE AND VACATING A PORTION OF
7TH STREET AND COURT STREET IN PEKIN, ILLINOIS

WHEREAS, the City of Pekin is a home rule municipality as described in Section 6(a), Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, the City of Pekin, as a home rule municipality, may exercise power and perform any function pertaining to its government and affairs, including, but not limited to, the power to legislate for the protection of the public health, safety, and welfare; and

WHEREAS, St. Joseph's Catholic Church submitted a petition to the City requesting (a) a special use permit for the expansion of the existing use as a church within an R-4 & RM-3 zoning district for the property located at 303 S. 7th Street, and (b) the vacation of a portion of 7th Street between St. Joseph Place and Broadway Road, and a portion of the Court Street right-of-way to the east of 7th Street and to the south of Broadway Road; and

WHEREAS, St. Joseph's Catholic Church owns the property located at 303 S. 7th Street, Pekin, Illinois with property identification number of 04-10-02-101-001 ("Church Property"); and

WHEREAS, the City of Pekin owns the property located at 700 7th Street with the property identification number of 04-10-02-106-001 (the "City Property"), which is adjacent and to the east of 7th Street and adjacent and to the south of Court Street; and

WHEREAS, Randall V. Carney owns the property located at 706 Court Street with the property identification number of 04-10-02-106-002 (the "Carney Property"), which is adjacent and to the south of Court Street; and

WHEREAS, St. Joseph's Catholic Church has entered into an Option Agreement with Randall V. Carney for the purchase of the Carney Property; and

WHEREAS, after due notice given in the Pekin Daily Times, a public hearing was held before the City of Pekin Planning Commission on October 14, 2020, for the purpose of considering the request for special use and the vacation of a portion of 7th Street between St. Joseph Place and Broadway Road, and a portion of the Court Street right-of-way to the east of 7th Street and to the south of Broadway Road, more particularly described on Exhibit A attached hereto; and

WHEREAS, upon conclusion of the public hearing, the City of Pekin Planning Commission recommended approval of the special use and the vacation of that portion of 7th Street and the Court Street right-of-way; and

WHEREAS, the public interest will be served by vacating: (i) portion of 7th Street between St. Joseph Place and Broadway Road; and (ii) that portion of the Court Street right-of-way to the east of 7th Street and to the south of Broadway Road, all as described on the Right of Way Vacation Plat attached hereto as "Exhibit A" (collectively, the "Vacated Property").

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The findings and recitations set forth above are adopted and found to be true and correct.

Section 2. That portion of 7th Street between St. Joseph Place and Broadway Road and that portion of the Court Street right-of-way to the east of 7th Street and to the south of Broadway Road legally described and depicted on the attached "Exhibit A" and described above as the Vacated Property shall be and the same is hereby vacated as provided under the terms of Article 11, Division 91 of the Illinois Municipal Code. Title to the Vacated Property shall vest in St. Joseph's Catholic Church.

Section 3. Notwithstanding anything in this Ordinance to the contrary, the vacation of the Vacated Property as set forth herein is conditional and will not take effect unless and until (1) a building permit is issued for the construction of the St. Joseph's Catholic Church Addition depicted on the attached "Exhibit B", and (2) St. Joseph's Catholic Church acquires fee title to the Carney Property and the City Property; and provided further that the vacation authorized by this Ordinance shall be **void** if the construction of the St. Joseph's Catholic Church Addition is not commenced within five (5) years of the date hereof.

Section 4. The Mayor and the City Clerk of the City of Pekin are hereby authorized and instructed to execute all documents necessary to effectuate the provisions of this Ordinance.

Section 5. This Ordinance is in addition to all other ordinances on the subject and shall be construed therewith excepting as to that part in direct conflict with any other ordinance, and in the event of such conflict, the provisions hereof shall govern.

Section 6. This Ordinance shall be in full force and effect from and after its passage by a vote of at least three-fourths (3/4) of the City Council holding office and upon compliance with the conditions set forth in Section 3 of this Ordinance.

Section 7. Upon compliance with the conditions set forth in Section 3 of this Ordinance, the City Clerk is hereby authorized and directed to record this Ordinance in the Office of the Tazewell County Recorder of Deeds. The recording of this Ordinance in the Office of the Recorder of Deeds shall be deemed to be conclusive evidence of satisfaction of the conditions in Section 3.

Section 8. A special use is hereby authorized for the expansion of the church use onto the Vacated Property, the Carney Property, and the City Property, upon acquisition of the same by St. Joseph's Church.

PASSED AND APPROVED at the regular meeting of the City Council of the City of Pekin, this 26th day of October, 2020, and upon roll call the vote was as follows:

CERTIFICATE

I, SUE E. MCMILLAN, CITY CLERK IN AND FOR THE CITY OF PEKIN, IN THE COUNTIES OF TAZEWELL AND PEORIA, IN THE STATE OF ILLINOIS, AND KEEPER OF THE RECORDS AND FILES THEREOF, AS PROVIDED BY STATUTE, DO HEREBY CERTIFY THE ATTACHED TO BE A TRUE, PERFECT AND COMPLETE COPY OF ORDINANCE NO. 2915-20/21 ADOPTED BY THE CITY COUNCIL OF THE CITY OF PEKIN AT ITS COUNCIL MEETING HELD ON October 26, 2020.

GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF October, 2020

(SEAL)



SUE E. MCMILLAN
CITY CLERK



ILLINOIS
Community, Opportunity, Home.

City of Pekin- Zoning and Inspections Department

111 S. Capitol Street, Pekin, Illinois 61554 -- (309) 477-2315

SPECIAL USE APPLICATION

Address of Requested Special Use: 303 S. 7th Street, Pekin, IL 61554

Applicant Name: AECI - Sam LaHood

Address: 311 S.W. Water Street, Peoria, IL 61602

Phone #: (309) 691-0224

E-Mail: slahood@austineengineeringcompany.com

Owner Name: St. Joseph's Catholic Church - Fr. Michael Andrejek

Address: 303 S. 7th Street, Pekin, IL 61554

Phone #: (309) 347-6108

Cell Phone #: _____

E-Mail: _____

pastor@stjosephpekin.org

Attorney / Representative: AECI - Devin Birch, P.E.

Address: 311 S.W. Water Street, Peoria, IL 61602

Phone #: (309) 691-0224

E-Mail: dbirch@austineengineeringcompany.com

Property Information:

Lot Area: 3.298 AC Zoning District: RM-3 & R-4 Present Use: _____

Use of Adjacent Property & Zoning:

North: B-2, Pekin Community Bank

South: R-4, Residential Housing

East: R-4, Residential Housing

West: R-4, Residential Housing

Property Identification Number: 04-10-02-101-001, -103-001 through -103-004, -103-006 through -103-009

Legal Description: (Attach Separate Page)



City of Pekin- Zoning and Inspections Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2315

Brief Summary and Reason for Request:

- 1.) The proposed Special use is consistent with the intent of the Comprehensive Plan.

St. Joseph's Catholic Church provides quality recreational opportunities for the citizens of Pekin, IL. The proposed addition will improve upon the quality of events with the addition of its youth center, St. Vincent DePaul center, gathering area, chapel, café, kitchen, and office space.

- 2.) The establishment, Maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Existing public Sidewalk along S. 7th Street will be removed and replaced at the expense of the developer. The proposed St. Joseph's Church Addition houses an improved St. Vincent DePaul center which will be better able to serve the needs of the poor.

- 3.) The Special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted nor substantially diminish property values within the neighborhood.

The St. Joseph's Catholic Church Addition would replace a depreciated convent and parking lot with a new parking lot. The addition would then be constructed on the existing cul-de-sac, thus raising the value of the property and indirectly increasing the value of the neighborhood.

- 4.) The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The current land where the proposed addition is to be constructed is an existing convent, parking, and vacant lot as well as a vacated cul-de-sac. These existing features act as a functional campus area for large church events and gatherings. The Proposed St. Joseph's Catholic Church Addition plans to create a more functional campus area in the same location.

- 5.) Adequate utilities, access roads, drainage or necessary facilities have been or will be provided.

The St. Joseph's Church Addition will conform to all of the City of Pekin's Current codes and ordinances and all private and public utility improvements will be approved by both the City of Pekin and the utility company prior to construction.

- 6.) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The proposed ingress and egress improvements will be in accordance with, or surpass, the City of Pekin's minimum standards.

- 7.) The Special Use is necessary for public convenience at this location.

St. Joseph's Catholic Church Addition is designed to meet the needs of its parish in both the present and the future. St. Joseph's Catholic Church is a part of Pekin's local parish community and, given its not-for-profit nature, the project will be funded by voluntary donations from the parish community. The approval of this Special Use will allow the parish organizers to begin fundraising using the attached plans, and the funds provided will be indicative of the public's interest, convenience, and enthusiasm.



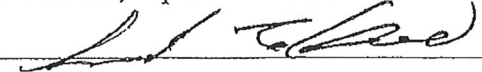
ILLINOIS
Community. Opportunity. Home.

City of Pekin- Zoning and Inspections Department

111 S. Capitol Street, Pekin, Illinois 61554 -- (309) 477-2315

CERTIFICATION BY THE APPLICANT

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.



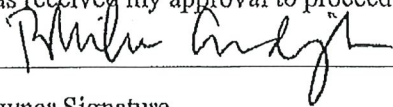
Applicant Signature

07-21-2020

Date

CERTIFICATION BY PROPERTY OWNER

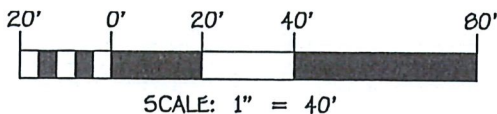
I certify that I am the owner of the property, which is the subject of this request. The applicant has received my approval to proceed with this request.



Owner Signature

7-21-2020

Date



PROPOSED RIGHT OF WAY VACATION

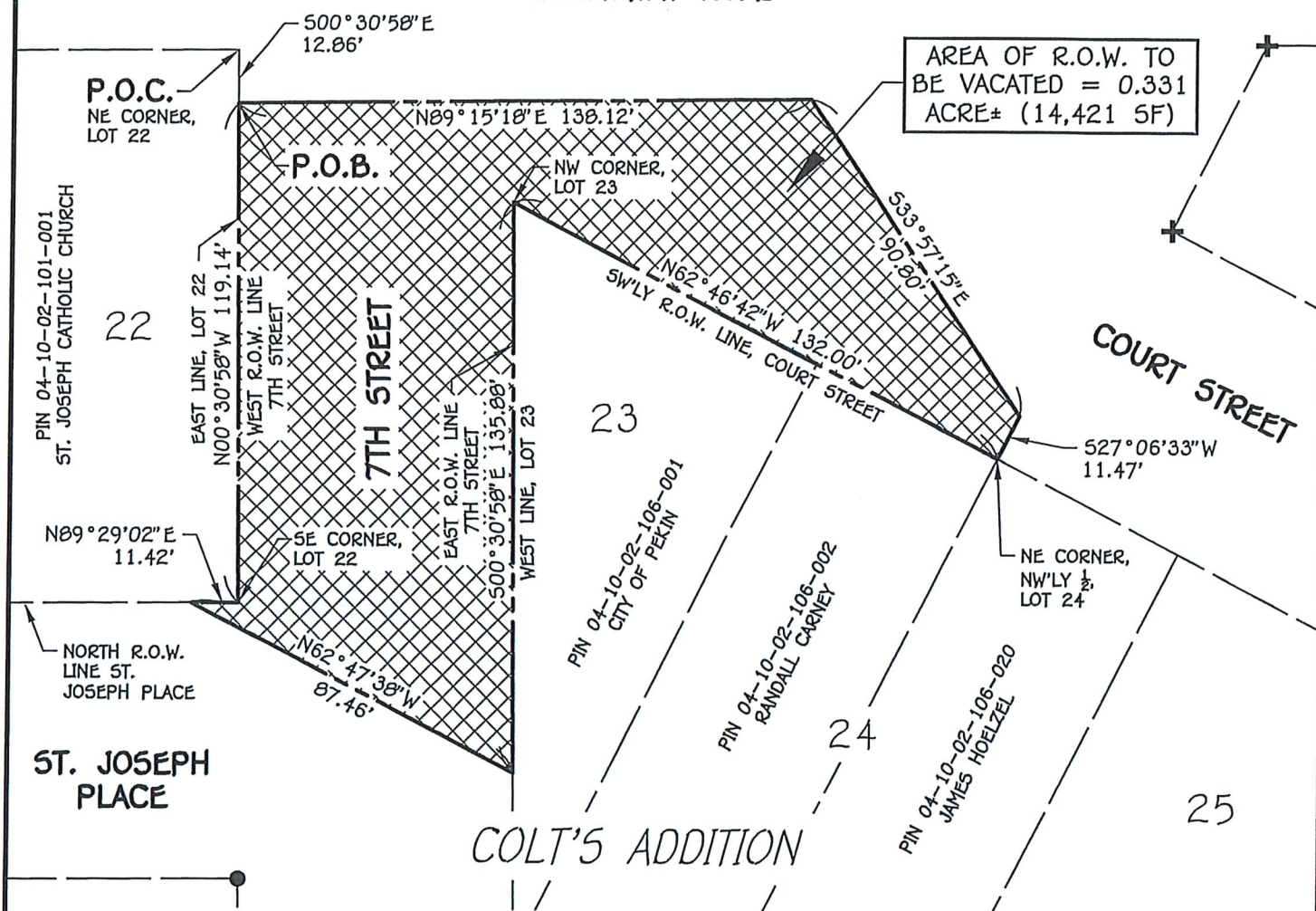
P.O.C.

POINT OF COMMENCEMENT

P.O.B.

POINT OF BEGINNING

BROADWAY ROAD



LEGAL DESCRIPTION OF RIGHT OF WAY TO BE VACATED

A PART OF 7TH STREET AND COURT STREET LYING ADJACENT TO AND BETWEEN LOTS TWENTY-TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24) IN COLT'S ADDITION TO THE CITY OF PEKIN, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00°-30'-58" EAST (BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM WEST, ZONE 1202), ALONG THE EAST LINE OF SAID LOT 22, 12.86 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING, THENCE NORTH 89°-15'-18" EAST, PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF BROADWAY STREET, 138.12 FEET; THENCE SOUTH 33°-57'-15" EAST, 90.80 FEET TO AN EXTENSION OF THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY HALF OF SAID LOT 24; THENCE SOUTH 27°-06'-33" WEST, ALONG SAID EXTENSION OF SAID SOUTHEASTERLY LINE, 11.47 FEET TO THE NORTHEAST CORNER OF THE NORTHWESTERLY HALF OF SAID LOT 24 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF COURT STREET; THENCE NORTH 62°-46'-42" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 132.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 23 AND THE EAST RIGHT OF WAY LINE OF 7TH STREET; THENCE SOUTH 00°-30'-58" EAST, ALONG THE WEST LINE OF SAID LOT 23 AND SAID EAST RIGHT OF WAY LINE OF 7TH STREET, 135.88 FEET; THENCE NORTH 62°-47'-38" WEST, 87.46 FEET TO THE NORTH RIGHT OF WAY LINE OF ST. JOSEPH'S PLACE (THARP PLACE); THENCE NORTH 89°-29'-02" EAST, 11.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22 AND THE WEST RIGHT OF WAY LINE OF 7TH STREET; THENCE NORTH 00°-30'-58" WEST, ALONG THE EAST LINE OF SAID LOT 22 AND THE WEST RIGHT OF WAY LINE OF 7TH STREET, 119.14 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.331 ACRE (14,421 SF), MORE OR LESS.

BY:

Michael P. Cochran

MICHAEL P. COCHRAN
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3879
AUSTIN ENGINEERING COMPANY, INC. (309)691-0224
311 S.W. WATER STREET, STE. 215, PEORIA IL 61602
mcochran@austinengineeringcompany.com



LICENSE EXPIRES 11/30/2020

EXHIBIT "A"



REQUEST FOR COUNCIL ACTION

Agenda Date: February 14, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:

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 ¼, with the following PIN: 04-10-02-106-001, in Tazewell County, Illinois.

DESCRIPTION: 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 with a legal description, SEC 2 T24N R5W COLTS ADDN LOT 23 NW ¼, with the following PIN: 04-10-02-106-001, in Tazewell County, Illinois.

SUMMARY

The request to rezone from B-3 General Business to RM-3 Multiple Family is motivated by multiple considerations. Approximately half of the area designated for the proposed St. Joseph's Church Addition is poised to be zoned B-3 once the approved vacation of the cul-de-sac is officially recorded. This vacated area, situated on a single parcel, will feature two zoning districts, potentially leading to confusion about applicable zoning constraints. By rezoning PIN: 04-10-02-106-001 (see the attached rezoning plat) to RM-3 it will then match the zoning of the existing Church. The objective is to establish uniformity in zoning, ensuring that the entire area designated for the proposed addition is zoned RM-3 once the vacation is recorded. With the parish having raised over \$3,000,000, plans are underway to commence construction in the Spring of 2024, the rezoning is deemed necessary in order to clearly define the regulatory framework, providing a coherent and consistent zoning district for the addition. This not only mitigates potential confusion arising from dual zoning districts on a single parcel but provides a more straightforward framework of compliance with the City's zoning regulations.

The request to rezone is contingent on the request to reduce the minimum front building setback of the proposed addition building area from 30' to 10' which would allow St. Joseph's Catholic Church to construct the proposed addition in substantial conformance with the previously approved special use. This application is in harmony with the purpose and intent of the Zoning Code and will maintain the integrity of the locality.

by establishing continuity with the recommendations of the current city staff with the recommendations made by the City Staff in 2019 and 2020 when the special use was approved.

STAFF NOTES

Staff recommends approval to rezone this parcel

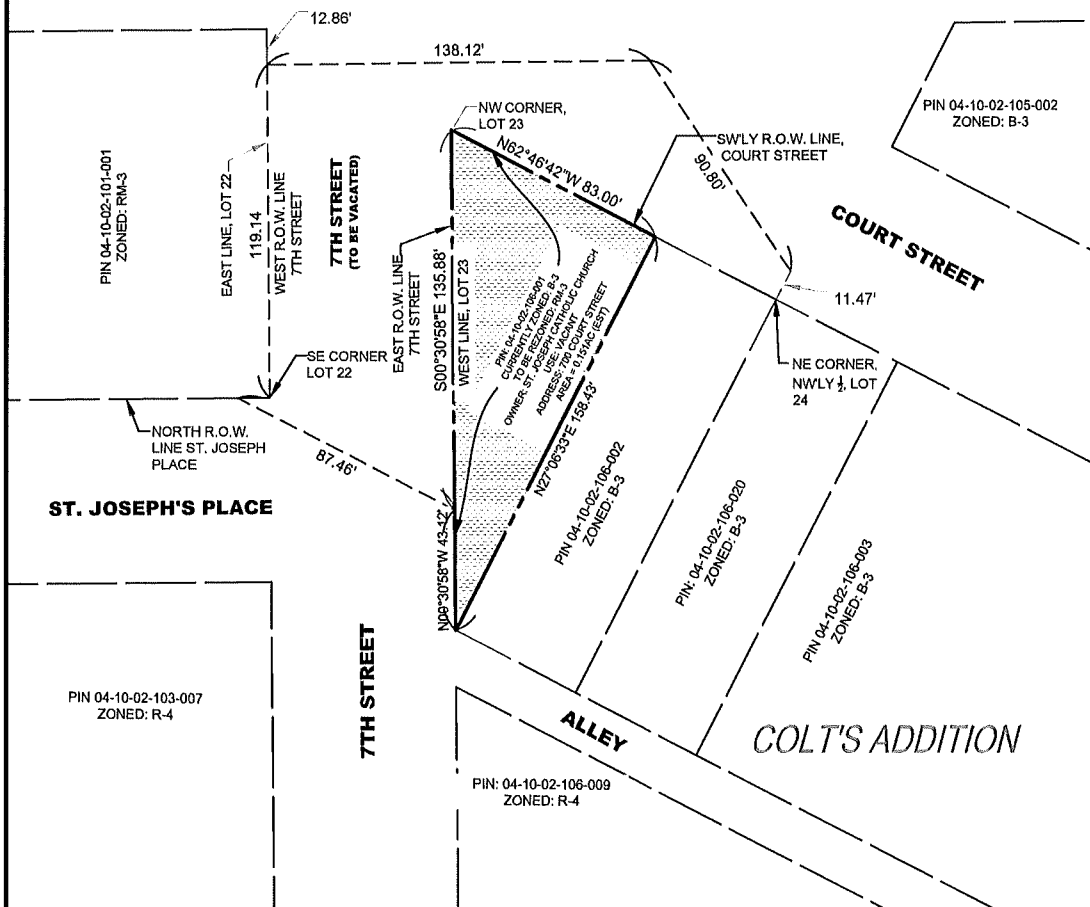
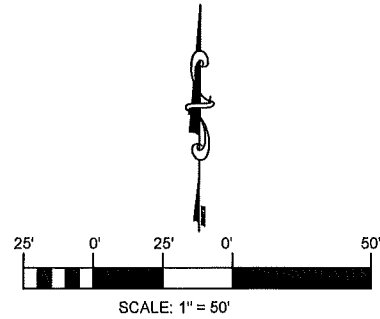
LEGEND

- EXISTING PROPERTY LINE
- - - RIGHT-OF-WAY TO BE VACATED
- PROPOSED PROPERTY REZONING

GENERAL NOTES:

AREA OF PARCEL TO BE RE-ZONED = 0.151ACRE±

BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM WEST, ZONE 1202.



LEGAL DESCRIPTION OF PARCEL TO BE REZONED:

LOT 23 IN ELISHA COLT'S ADDITION TO THE CITY OF PEKIN; SITUATED IN THE COUNTY OF TAZEWELL, IN THE STATE OF ILLINOIS.

ST. JOSEPH'S CATHOLIC
CHURCH



AUSTIN ENGINEERING, CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 184-001143

REZONING PLAT		SURVEYED	JAG	DRAWN	HSU	APPROVED	MPC
DATE	12-20-23	SCALE	1" = 50'	BOOK	PROJECT NUMBER	76-18-043	SHEET NO. 1 OF 1



REQUEST FOR COUNCIL ACTION

Agenda Date: February 14, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:

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

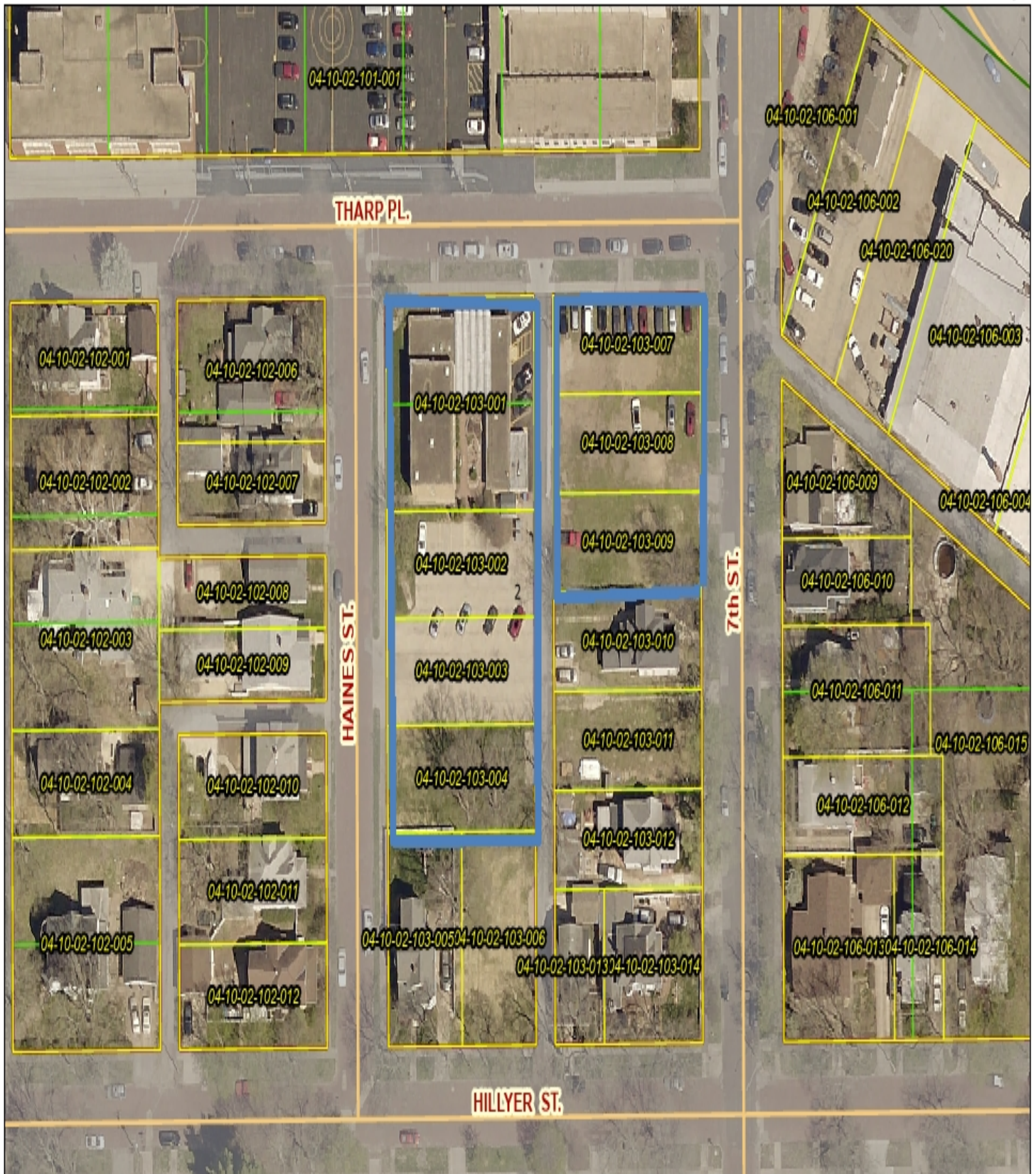
DESCRIPTION: A Rezoning request submitted by St. Joseph's Church from R-4 Single Family Residential to P-1 Vehicular Parking District for the following parcels 04-10-02-103-001, 04-10-02-103-002, 04-10-02-103-003, 04-10-02-103-004, 04-10-02-103-006, 04-10-02-103-007, 04-10-02-103-008, 04-10-02-103-009 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 1/4 and SEC 2 T24N R5W THARP PLACE ADDN PT OF LOTS 6 & LOT 7 BLK 2 NW 1/4, in Tazewell County, Illinois.

SUMMARY

The request to rezone from R-4 Single Family to P-1 Vehicular Parking is motivated by the Church developing without having had an adequate amount of dedicated off-street parking spaces onsite. The P-1 Vehicular Parking Districts are intended to permit the establishment of areas to be used solely for off-street parking of private passenger vehicles as a use incidental to a principal use. These districts will generally be provided to serve a use district which has developed without adequate off-street parking facilities. The objective is to establish zoning compliance and to alleviate any future zoning issues. This request is in harmony with the purpose and intent of the Zoning Code and is in line with the recommendations of the current city staff and the recommendations made by the City Staff in 2019 and 2020 when the special use was approved. The Following parcels should be considered for rezoning to P-1 Vehicular Parking District: 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 and 04-10-02-103-009 (see the attached GIS map). Landscaping and screening will be provided as shown on the site plan.

STAFF NOTES

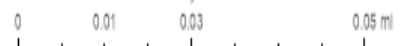
Staff recommends that these parcels be rezoned to P-1 Vehicular Parking District



Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.



1:1,318





Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u> ☐ A. Special Use (\$85) ☐ B. Residential Variance (\$85) ☒ C. Non-Residential Variance (\$85) ☒ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	Request Property Address or PIN: See Enclosed List of Pin #'s Current Zoning (if known): R-4 Proposed Zoning (if rezoning request): P-1 Current Use: Convent (To Be Demolished) Proposed Use (if different): Parking Lot
--	---

Property Owner Name:	St. Joseph's Catholic Church - Fr. Andrejek
Mailing Address:	303 S. 7th Street, Pekin, IL 61554
Phone:	(309) 347-6108
Alternative Phone:	
E-Mail Address:	frandrejek@gmail.com

Applicant Name (if different):	
Mailing Address:	
Phone:	Same as above
Alternative Phone:	
E-Mail Address:	



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:
This variance request seeks an alternative compliance with section 4-3-8-7 "Walls and Fences," proposing a continuous hedge in lieu of a 4'-6" wall along the property line adjacent to a residential area. The objective is to closely align with the 2020 approved special use, improve the site's aesthetic appeal, and enhance pedestrian mobility considering that St. Joseph's Catholic Church situated across the street from the parking lot. Furthermore, we request a variance to place the continuous hedge near the perimeter of the south side of the proposed parking lot, deviating from the otherwise required 260 feet of continuous hedge around property line perimeter leading to Hillyer St. This adjustment aligns with the zoning code's intent as the proposed location will provide enhanced screening for neighboring residences. Please see the enclosed landscaping plans and details.

Additionally, a variance is sought from section 4-3-8-6, which stipulates parking lot landscaping be planted within 10 feet of the parking lot perimeter. The proposed parking lot designates reserved green space on the west side between the proposed parking lot and Haines Avenue for potential future parking for St. Joseph's Catholic Church. Imposing the requirement for shade trees within 10 feet would put these trees in danger of being removed if future additional parking is needed. Furthermore, the proposed underground detention basin along the perimeter raises concerns about potential damage to the basin fabric by tree root systems, possibly compromising stormwater detention capabilities. Please see the enclosed landscaping plans and details.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Brian Andryk

Owner Signature

12/20/23

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Brian Andryk

Applicant Signature

12/20/23

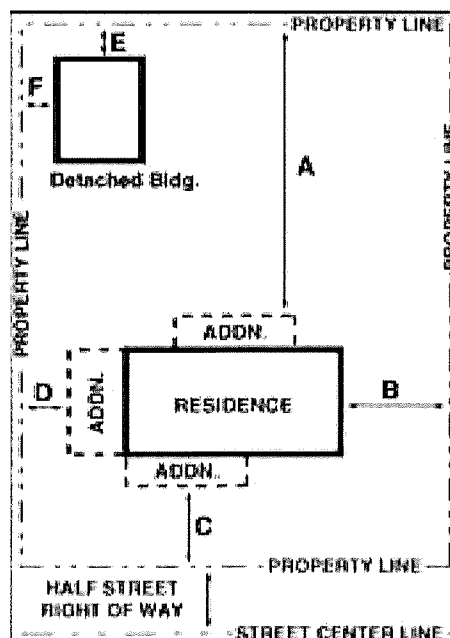
Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

The following attachments are required for consideration of your request:

- I. Site Plan:** An electronic copy (preferred) or two physical copies of a site plan for the proposal showing:
1. A scale of not less than one inch equals fifty feet (1" = 50') if the subject property is less than three (3) acres and one inch equals one hundred feet (1" = 100') if three (3) acres or more. Date, north point and scale.
 2. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties. The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property. The location of all existing and proposed drives and parking areas. The location and right-of-way widths of all abutting streets and alleys.
 3. Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by the Development Review Committee and consideration by the Plan Commission.
 4. The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan (commercial projects only).





Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the “City of Pekin”.

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

The hardship that this variance request is intended to relieve is the need to deviate from the previously approved special use. This plan was used to fund raise over \$3,000,000 and was approved depicting a continuous hedge around the parking lot. The requirement of a 4'-6" wall along the property line adjacent to a residential area, as specified in section 4-3-8-7 would additionally require St. Joseph's to construct a wall along the perimeter of the property line as opposed to the parking lot. This adds to the hardship place on St. Joseph's as there would be an additional 260 linear ft of unnecessary continuous hedge near Hillyer Street.

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

Yes, the variance is needed due to special and unique circumstances not caused by the applicant's or owner's own actions. The request is driven by a desire to align with the approved special use, enhance aesthetics, and improve site functionality, factors that are not self-imposed as instructions and project requirements provided from previous staff members were followed at the time of the special use approval.

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

No, the approval of the variance is not anticipated to negatively impact adjoining properties. On the contrary, the proposed changes, such as the continuous hedge and its adjusted location, are intended to provide enhanced screening for neighboring residences, contributing positively to the surrounding environment.

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

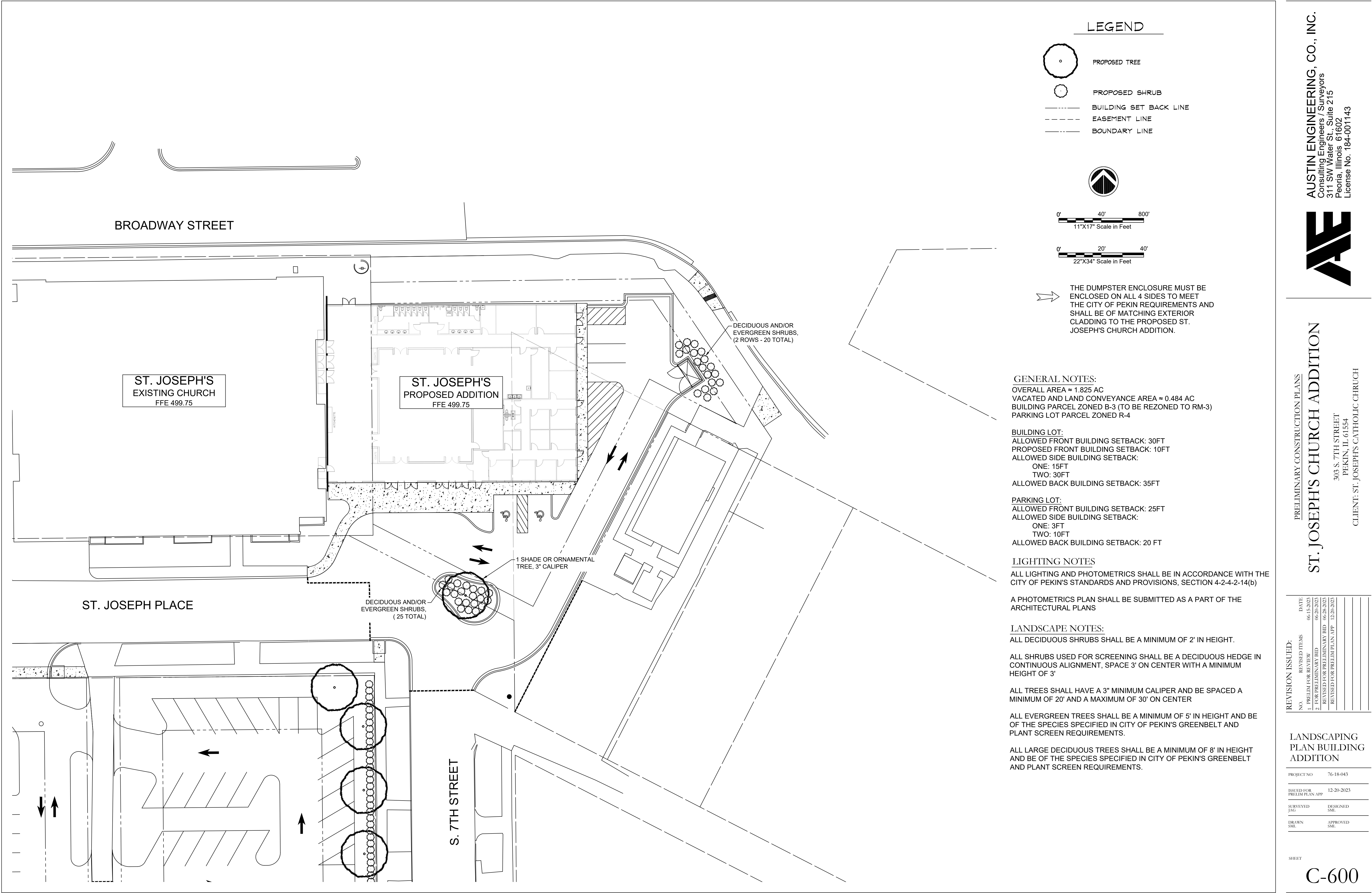
Yes, the variance will be consistent with the purpose and intent of the Zoning Code, aiming to align with the approved special use, enhance aesthetics, and improve site functionality without altering the essential character of the locality.

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

Yes, the benefits of granting the variance, including alignment with the approved special use, enhanced aesthetics, and improved site functionality. The proposed changes, such as the continuous hedge and its adjusted location, are designed to contribute positively to the overall environment above what benefits there would otherwise be if the variance were not granted

Pin #'s:

- 04-10-02-103-001
- 04-10-02-103-002
- 04-10-02-103-003
- 04-10-02-103-004
- 04-10-02-103-007
- 04-10-02-103-008
- 04-10-02-103-009



PRELIMINARY CONSTRUCTION PLANS

ST. JOSEPH'S CHURCH ADDITION

303 S. 7TH STREET
PEKIN, IL 61554
CLIENT: ST. JOSEPH'S CATHOLIC CHURCH

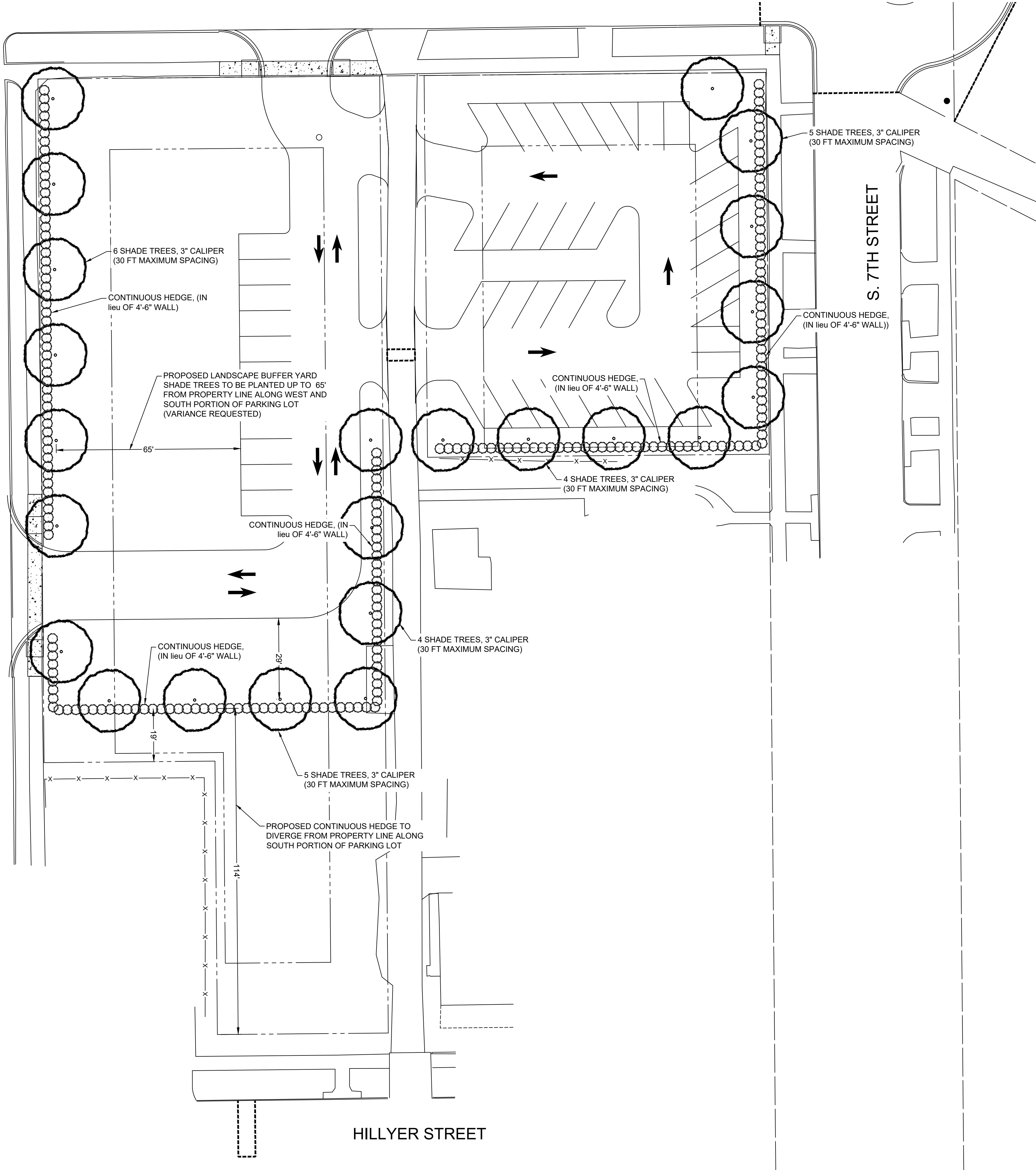
REVISION ISSUED:		DATE
NO.	REVISED ITEMS	
1.	PRELIM FOR REVIEW	06-15-2023
2.	FOR PRELIMINARY BID	06-20-2023
	REVISED FOR PRELIMINARY BID	06-28-2023
	REVISED FOR PRELIM PLAN DPT	12-20-2023

LANDSCAPING PLAN BUILDING ADDITION

PROJECT NO.	76-18-043
ISSUED FOR PRELIM PLAN APP	12-20-2023
SURVEYED JAG	DESIGNED SML
DRAWN SML	APPROVED SML

SHEET

C-600



LEGEND

- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED CONTINUOUS HEDGE
- BUILDING SET BACK LINE
- EASEMENT LINE
- BOUNDARY LINE



- VARIANCE IS REQUESTED FOR ALTERNATE COMPLIANCE WITH SECTION 4-3-8-7 "WALLS AND FENCES" TO ALLOW A CONTINUOUS HEDGE IN lieu OF A 4'-6" WALL ALONG THE PROPERTY LINE ABUTTING RESIDENTIAL DISTRICTS.
- VARIANCE IS REQUESTED FROM SECTION 4-3-8-7 "WALLS AND FENCES" TO ALLOW A CONTINUOUS HEDGE TO BE PLACED ALONG SOUTH SIDE OF THE PARKING LOT AS OPPOSED TO ALONG THE PROPERTY LINE
- VARIANCE IS REQUESTED FROM SECTION 4-3-8-6 "GREENBELTS AND SCREENS" TO ALLOW THE PARKING LOT LANDSCAPING TO BE PLANTED GREATER THAN 10' FROM THE PERIMETER OF THE PARKING LOT.

GENERAL NOTES:
OVERALL AREA ≈ 1.825 AC
VACATED AND LAND CONVEYANCE AREA ≈ 0.484 AC
BUILDING PARCEL ZONED B-3 (TO BE REZONED TO RM-3)
PARKING LOT PARCEL ZONED R-4

BUILDING LOT:
ALLOWED FRONT BUILDING SETBACK: 30FT
PROPOSED FRONT BUILDING SETBACK: 10FT
ALLOWED SIDE BUILDING SETBACK:
ONE: 15FT
TWO: 30FT
ALLOWED BACK BUILDING SETBACK: 35FT

PARKING LOT:
ALLOWED FRONT BUILDING SETBACK: 25FT
ALLOWED SIDE BUILDING SETBACK:
ONE: 3FT
TWO: 10FT
ALLOWED BACK BUILDING SETBACK: 20 FT

LIGHTING NOTES
ALL LIGHTING AND PHOTOMETRICS SHALL BE IN ACCORDANCE WITH THE CITY OF PEKIN'S STANDARDS AND PROVISIONS, SECTION 4-2-4-2-14(b)

A PHOTOMETRICS PLAN SHALL BE SUBMITTED AS A PART OF THE ARCHITECTURAL PLANS

LANDSCAPE NOTES:
ALL DECIDUOUS SHRUBS SHALL BE A MINIMUM OF 2' IN HEIGHT.

ALL SHRUBS USED FOR SCREENING SHALL BE A DECIDUOUS HEDGE IN CONTINUOUS ALIGNMENT, SPACE 3' ON CENTER WITH A MINIMUM HEIGHT OF 3'

ALL TREES SHALL HAVE A 3" MINIMUM CALIPER AND BE SPACED A MINIMUM OF 20' AND A MAXIMUM OF 30' ON CENTER

ALL EVERGREEN TREES SHALL BE A MINIMUM OF 5' IN HEIGHT AND BE OF THE SPECIES SPECIFIED IN CITY OF PEKIN'S GREENBELT AND PLANT SCREEN REQUIREMENTS.

ALL LARGE DECIDUOUS TREES SHALL BE A MINIMUM OF 8' IN HEIGHT AND BE OF THE SPECIES SPECIFIED IN CITY OF PEKIN'S GREENBELT AND PLANT SCREEN REQUIREMENTS.



PRELIMINARY CONSTRUCTION PLANS
ST. JOSEPH'S CHURCH ADDITION

303 S. 7TH STREET
PEKIN, IL 61554
CLIENT: ST. JOSEPH'S CATHOLIC CHURCH

REVISION ISSUED:		DATE
NO.	REVISION ITEMS	
1.	PRELIM FOR REVIEW	06-15-2023
2.	FOR PRELIMINARY BID	06-20-2023
	REVISED FOR PRELIMINARY BID	06-28-2023
	REVISED FOR PRELIM PLAN APP	12-20-2023

LANDSCAPING
PLAN PARKING
LOT

PROJECT NO	76-18-043
ISSUED FOR PRELIM PLAN APP	12-20-2023
SURVEYED JAG	DESIGNED SML
DRAWN SML	APPROVED SML

SHEET

LANDSCAPE NOTES:

GENERAL:

1. (SITE CONDITIONS) - THE CONTRACTOR SHALL FIELD CHECK ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND ACTUAL FIELD CONDITIONS TO THE OWNER OR THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
2. (DETAILS) - ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO SIMILAR CONDITIONS ELSEWHERE.
3. (WARRANTY/REPLACEMENTS) - THE CONTRACTOR SHALL PROVIDE A ONE YEAR WRITTEN WARRANTY ON ALL PLANT MATERIAL. WARRANTY INCLUDES REPLACING ANY PLANT WHICH IS 25% OR MORE DEAD, DISEASED, OR DISFIGURED DURING THE WARRANTY PERIOD. PLANTS THAT ARE IDENTIFIED AS BEING REPLACED SHALL BE REMOVED IMMEDIATELY FROM THE JOB SITE BY THE CONTRACTOR. REPLACEMENT PLANTS SHALL BE INSTALLED AS SOON AS THEY ARE AVAILABLE, PROVIDED THE WEATHER AND SEASON ARE CORRECT FOR THE INSTALLATION PROCESS. UPON NOTICE TO REPLACE PLANT MATERIAL THE CONTRACTOR SHALL PROVIDE THE OWNER A SCHEDULE FOR THE REPLACEMENTS TO TAKE PLACE. SHOULD THE CONTRACTOR FAIL TO REMOVE AND REPLACE THE PLANT MATERIAL PER THAT SCHEDULE THE OWNER RESERVES THE RIGHT TO USE FUNDS BEING HELD TO OBTAIN THE SERVICES OF ANOTHER CONTRACTOR AND HAVE THE WORK COMPLETED.
4. (DISCREPANCIES) - IF THERE ARE DISCREPANCIES BETWEEN PLANT QUANTITIES ON THE PLANS AND THE PLANT SCHEDULE USE THE QUANTITIES FROM THE PLAN. ALL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR AND ALL RESPECTIVE GOVERNING MUNICIPALITIES/INSPECTORS. THE CONTRACTOR IS RESPONSIBLE TO BUILD WHAT IS SHOWN ON THE PLANS IF THERE ARE ANY DISCREPANCIES IN THE LABELING.
5. (LAYOUT) - SCALE FROM THE DRAWING AND STAKE THE LOCATIONS OF ALL SPADE EDGING, SHADE TREES, AND EVERGREEN TREES AND RECEIVE OWNER/ARCHITECT APPROVAL PRIOR TO INSTALLATION. THE SAME PROCESS APPLIES FOR ALL RELATING PAVING MATERIALS.

PLANT MATERIAL:

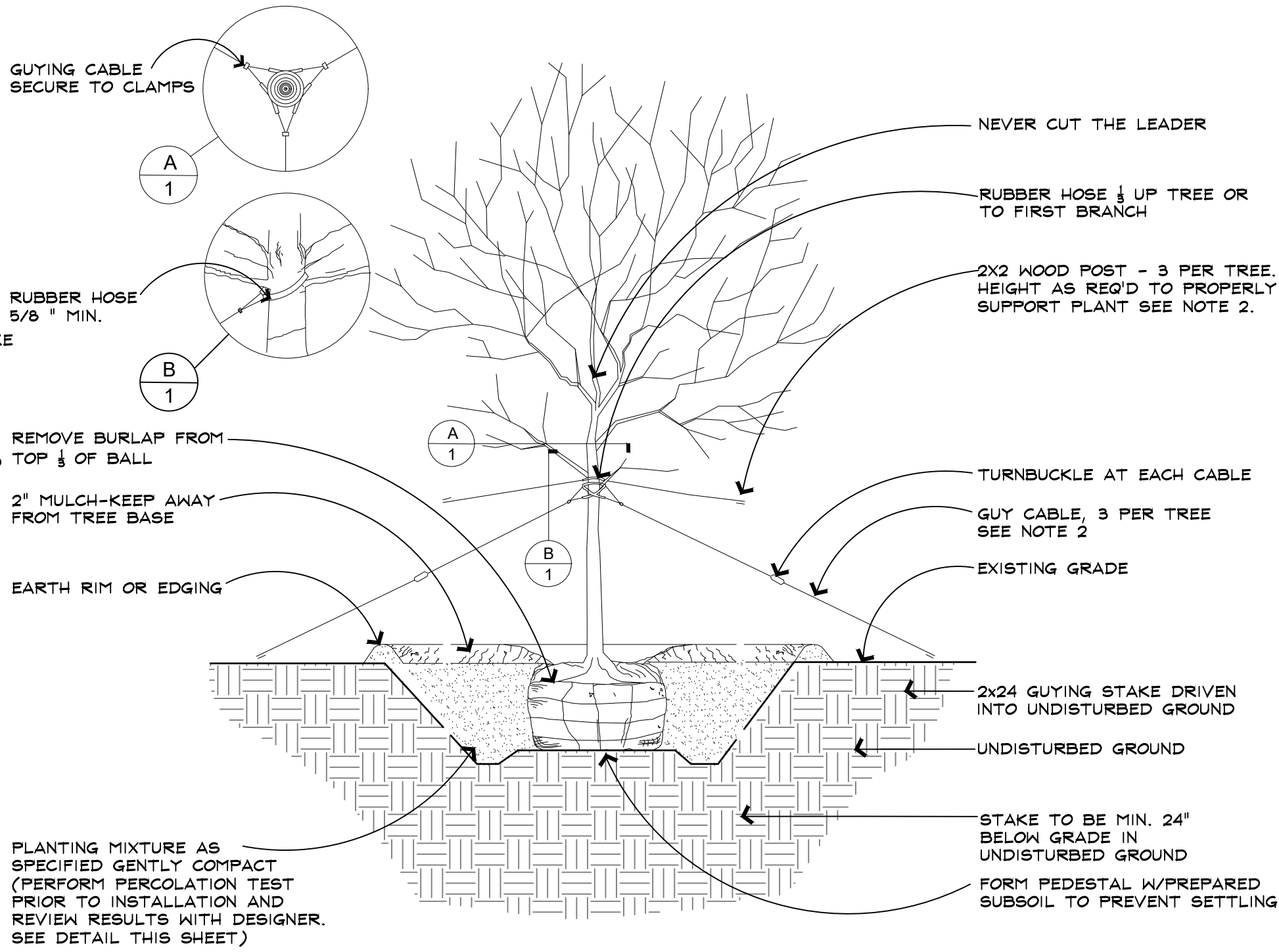
1. (SUBSTITUTIONS) - PLANT SUBSTITUTIONS WILL NOT BE ACCEPTABLE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER. E.G., (SIMILAR CULTIVARS) ARISTOCRAT PEAR SUBSTITUTED FOR A CHANTICLEER PEAR WILL NOT BE ALLOWED AND WILL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
2. (LAYOUT/SPACING) - PLANT SPACING WILL BE SCALED ON PLAN UNLESS NOTED OTHERWISE. SEE PLANT SCHEDULE FOR PLANT SIZE TO BE INSTALLED. ADJUST ALL PLANTINGS AS NECESSARY IN THE FIELD AND REPORT ANY MAJOR NECESSARY ADJUSTMENTS PRIOR TO FINAL INSTALLATION. I.E., A SHADE TREE PROPOSED TOO CLOSE TO EXISTING OR FUTURE OVERHEAD/UNDERGROUND UTILITY.
3. (BED FINISHING) - SPREAD PRE-EMERGENCE HERBICIDE AND TWO INCHES OF DOUBLE SHREDDED HARDWOOD MULCH (SUGGEST COMPOST MULCH FOR NEW INSTALLATION - FOLLOW UP WITH LEAF COMPOST MULCH) IN ALL PLANTING BEDS. UNLESS OTHERWISE NOTED.
4. (PLANTING MIX) - FOR BIDDING PURPOSES ONLY, PLANTING MIX FOR ALL TREE PITS SHALL BE FORMED BY THOROUGHLY MIXING PIT EXCAVATIONS AND COMPOST (pH OF 5.5 TO 7.0) AT A 3:1 RATIO AND PLACING INTO EXCAVATED PIT AS SHOWN IN LANDSCAPE DETAILS. (OWNER OPTION - PRIOR TO INSTALLATION OF AMENDED SOILS AND PLANTING MATERIAL CONTRACTOR IS TO PERFORM A PERCOLATION TEST AND REVIEW WITH ARCHITECT/CIVIL ENGINEER - SEE DETAIL THIS SHEET)
5. AMEND PERENNIAL PLANTING BEDS BY REMOVING 12" OF EXISTING SOIL AND ADDING PLANTING MIX IN PLANTING BEDS BY SPREADING 12" OF TOPSOIL AND 2" OF COMPOST AND ROTO-TILLING THOROUGHLY. NOTIFY DESIGNER IF HIGH CLAY CONTENT IS PRESENT AT THE TIME OF INSTALLATION. FINAL RATIOS OF COMPOST TO TOPSOIL WILL BE DETERMINED BY SOIL ANALYSIS REPORTS PER THE OWNERS CHOICE AND AT A COST TO THE OWNER. PROVIDE 4" OF TOPSOIL FOR ALL TURF AREAS EXCLUDING THE FUTURE BUILDING PAD/PAVED AREAS.
6. (PLANT QUALITY) - ALL PLANTS SHALL BE NORMAL HEALTH, HEIGHT, LEAF DENSITY, AND SPREAD AS DEFINED BY THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 LATEST AVAILABLE EDITION, OR THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES AND SHRUBS SHALL BE FROM REGISTERED NURSERY GROWERS IN ZONE 5 OR LOWER.
7. (EDGING) - ALL PLANT BEDS ABUTTING LAWN AREAS ARE TO BE SEPARATED BY SPADE CUT EDGING UNLESS OTHERWISE NOTED BY THE OWNER. SEE DETAIL THIS SHEET. USE CONSISTENT RADIUS AS SHOWN ON PLAN WHEN LAYING OUT PLANTING BED LINES, EDGING AND PATIO EDGES. TIE EDGING, PAVING AND BED LINES TOGETHER USING 90 DEGREE ANGLES - E.G. PERPENDICULAR TO EACH-OTHER - SEE PLAN
8. LANDSCAPE WALL HEIGHTS AND LOCATIONS ARE TO FOLLOW CIVIL ENGINEERS GRADING PLAN. NATURAL STONE WALLS SHALL BE CONSTRUCTED TO WITHSTAND SETTLING. THE CONTRACTOR SHALL FOLLOW THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS IF USING PRECAST MANUFACTURED BLOCK WALL SYSTEMS. REFER TO STRUCTURAL ENGINEER DRAWINGS WHERE NECESSARY.
9. (PLANT SIZES) - THE SIZES INDICATED IN THE PLANT SCHEDULE ARE THE MINIMUM REQUIRED AT THE TIME OF PLANTING. REFER TO RESPECTIVE LANDSCAPE ZONING CODES IF NECESSARY. FAILURE TO COMPLY WILL RESULT IN MATERIAL REPLACEMENT AT THE EXPENSE OF THE CONTRACTOR.
10. (NATIVE PLANTING) - SPECIFICATIONS TO BE PROVIDED BY DESIGNER WHERE APPLICABLE.

JOB SITE:

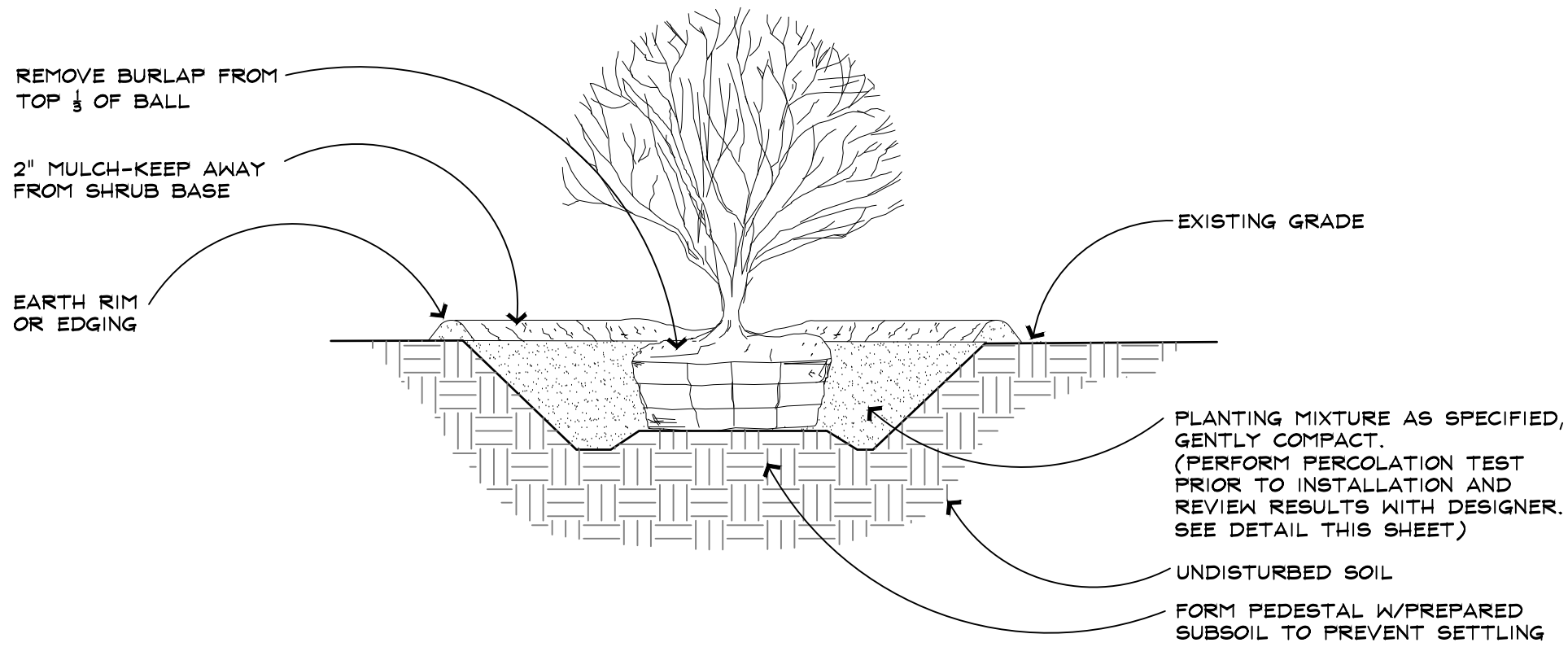
1. (SITE CONDITIONS) - THE CONTRACTOR SHALL FAMILIARIZE HIM OR HERSELF WITH THE SCOPE OF WORK E.G., SOIL TYPE, DOWNSPOUTS, LOCATION OF UTILITIES, AND SURFACE/GRADE AND WATER CONDITIONS BEFORE PROCEEDING WITH THE WORK.
2. (GRADING) - FINISH GRADES IN PLANTING BEDS ARE TO BE SMOOTH AND PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING PRIOR TO PLANT. SHREDDED HARDWOOD MULCH, AND LAWN INSTALLATION. SEE CIVIL ENGINEERING GRADING PLAN WHERE NECESSARY.
3. (CONSTRUCTION DAMAGE) - CONTRACTOR IS TO PREVENT DAMAGE TO CURBS AND PAVEMENTS ADJACENT TO CONSTRUCTION.
4. (SITE PREPARATION) - REMOVE ANY EXISTING LAWN AND OTHER DEBRIS MATERIAL HARMFUL TO PLANT GROWTH PRIOR TO FORMING PLANTING BEDS AND LAWN AREAS.
5. (TOP SOIL) - IN ALL AREAS LABELED AS LAWN (SEED OR SOD), SPREAD 4" OF TOPSOIL, FINISH GRADE, FERTILIZE (10-10-10 AT 5 LBS/1,000 S.F. FOR BIDDING PURPOSES ONLY), AND SOD OR SEED. FINAL FERTILIZER NUTRIENT QUANTITIES AND RATES WILL BE DETERMINED BY SOIL ANALYSIS REPORTS AT THE OWNERS OPTION AND AT THE OWNERS EXPENSE. GRADE ALL LAWN AREAS AS NECESSARY ENGINEER PROPER DRAINAGE AROUND STORM INLETS. REFER TO CIVIL ENGINEERING DRAWINGS WHERE NECESSARY.
6. (SOD/SEED) - RESTORE ANY DISTURBED PARKWAY WITH 4" TOPSOIL AND IDOT CLASS 2 SEED MIX. ALL SOD/SEED MIX TO BE LOCALLY GROWN FESCUE BLEND PURCHASED FROM A LOCAL GROWER. SOD/SEED IS TO BE OF EXPECTED HARDINESS, COLOR, DISEASE RESISTANCE AND SALT TOLERANCE GIVEN SITE CONDITIONS. LAWN TO MEET ADJACENT SIDEWALK WITH THATCH LAYER BEING 1/4" BELOW THE FINISH SIDEWALK ELEVATION. REFER TO CIVIL ENGINEERING OR GRADING DRAWINGS FOR ADDITIONAL INFORMATION. SUGGESTED GROWER/SUPPLIER - IDEAL TURF - 309-697-6691

MAINTENANCE/OTHER:

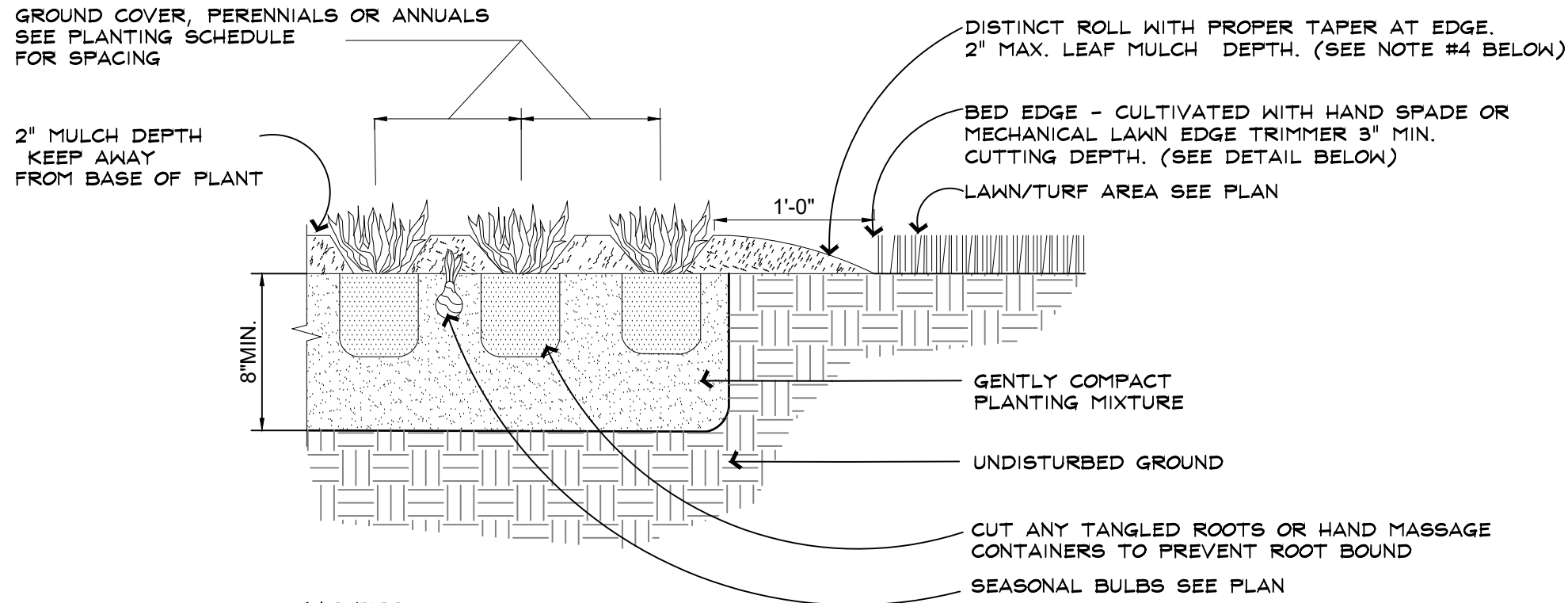
1. (PLANT MATERIAL) - MAINTAIN ALL PLANT MATERIAL PER SPECIFICATIONS. THIS INCLUDES THE 60 DAY MAINTENANCE PERIOD AFTER THE DATE OF SUBSTANTIAL COMPLETION. UPON RECEIVING SUBSTANTIAL COMPLETION OF THE WORK THE CONTRACTOR SHALL PREPARE A WRITTEN MAINTENANCE SCHEDULE FOR THE NEXT 60 DAYS AND REVIEW IT WITH THE OWNER. SHOULD THE CONTRACTOR FAIL TO PROVIDE THIS SCHEDULE OR PERFORM THE MAINTENANCE OF THE PLANT MATERIAL THE OWNER RESERVES THE RIGHT TO USE FUNDS BEING HELD TO OBTAIN THE SERVICES OF ANOTHER CONTRACTOR AND HAVE THE WORK COMPLETED. SAID 60 DAY MAINTENANCE PERIOD DOES NOT OPERATE DURING TIMES OF YEAR WHEN PLANT LIFE IS DORMANT. THEREFORE NOT ESTABLISHING. IF MAINTENANCE PERIOD IS INTERRUPTED BY WINTER CONDITIONS, THE REMAINDER OF THE 60 DAYS SHALL RESUME THE FOLLOWING SPRING WHEN PLANTS AND LAWNS HAVE COME OUT OF DORMANCY.
2. (GENERAL LONG TERM MAINTENANCE STATEMENT) PLANT BED EDGES ARE TO BE MAINTAINED AND CULTIVATED WITH MANUAL TRIMMING AND EDGING WITH THE PROPER LANDSCAPE MAINTENANCE EQUIPMENT AS TO NOT ALLOW ANY ONE PLANT SPECIES TO OVERTAKE ANY ADJACENT PLANT SPECIES WITHIN THE DESIGNATED PLANTING AREAS AS SHOWN ON THE PLAN. REMOVE ANY AND ALL NATIVE OR INVASIVE WEED OR TREES OCCURRING WITHIN THE DESIGNED PLANTING AREAS SHOWN ON THE PLAN. THE SAME REQUIREMENTS APPLY TO THE MAINTENANCE OF ALL TURF AREAS.
3. PROPER TRIMMING, MULCHING AND FERTILIZATION OF ALL TREES, SHRUBS AND FLOWERS ARE TO FOLLOW THE AMERICAN ASSOCIATION OF NURSERYMEN. ANY QUESTIONS OR CONCERNS ARE TO BE DIRECTED TO THE OWNER OR LANDSCAPE ARCHITECT.
4. IRRIGATION IS STRONGLY SUGGESTED FOR LARGER SITES.
5. NOTIFY SNOW PLOW CONTRACTOR WHERE TO STOCK PILE SNOW ACCUMULATIONS AWAY FROM SIDEWALKS AND LANDSCAPE PLANTING BEDS, SHRUBS AND TREES. REFER.



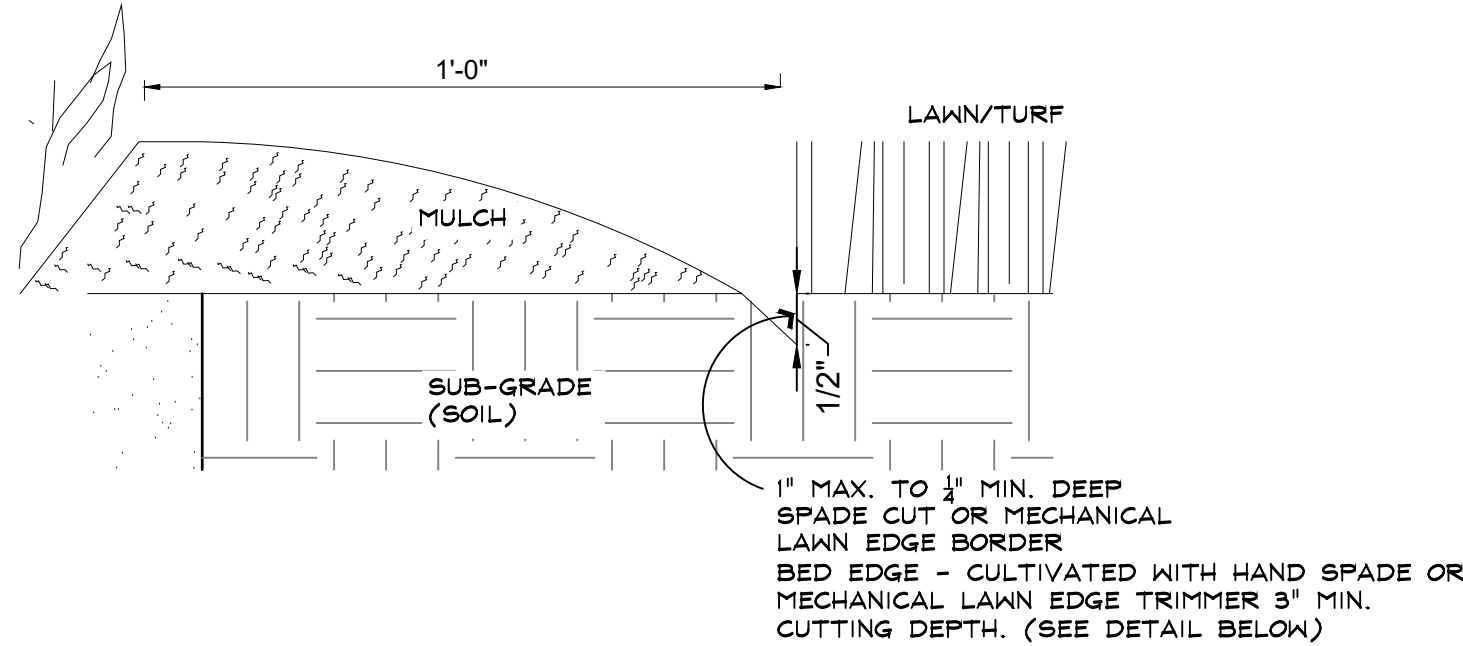
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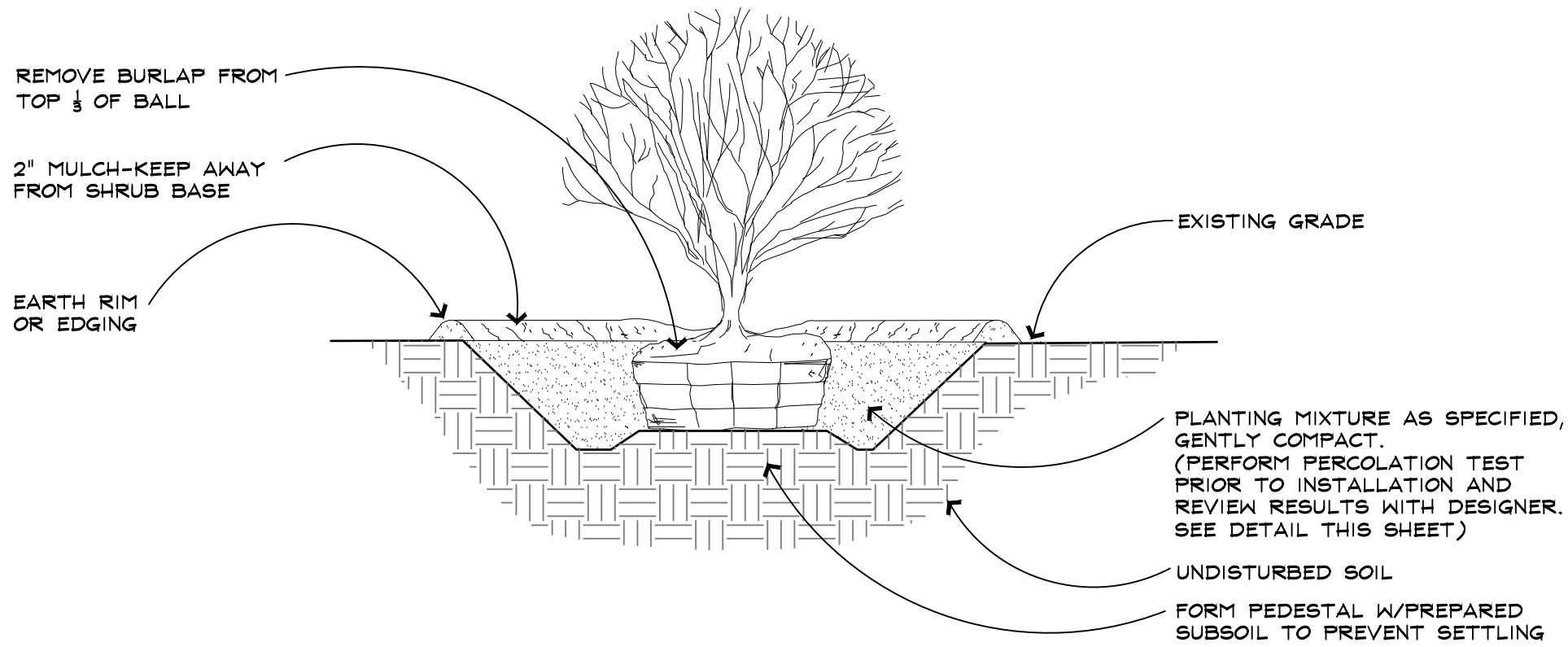
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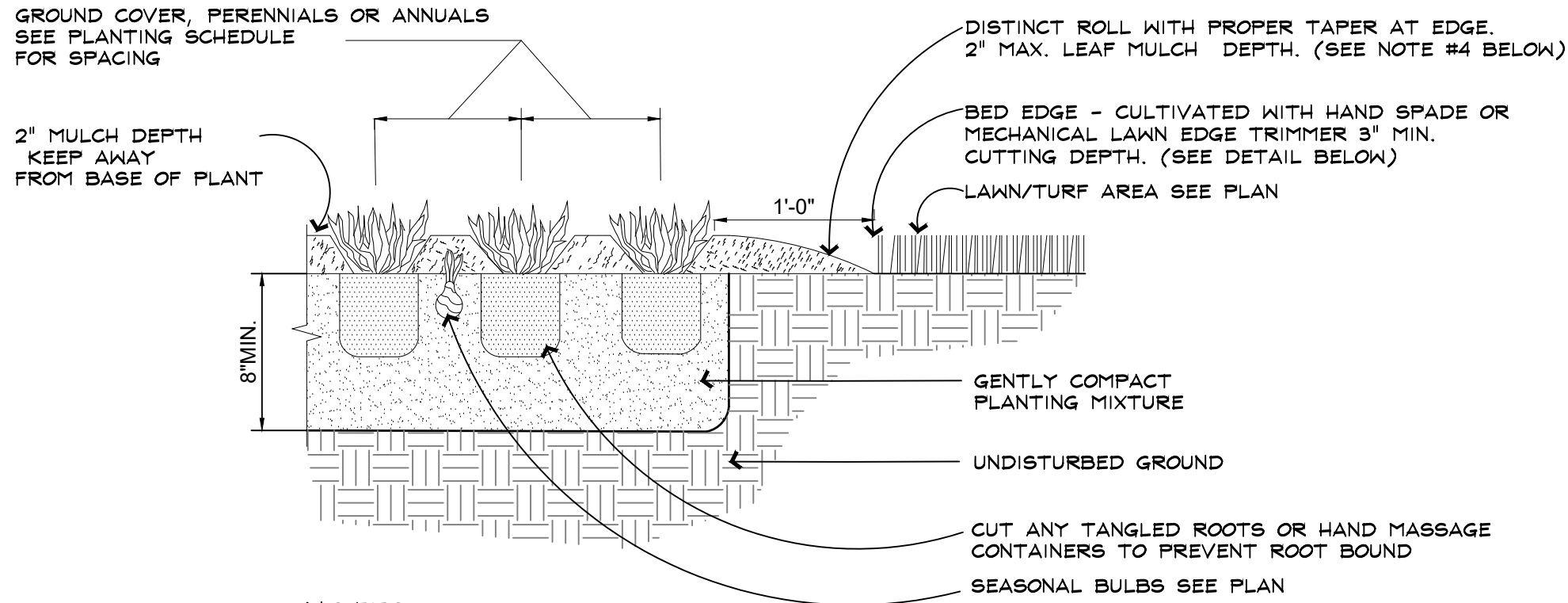
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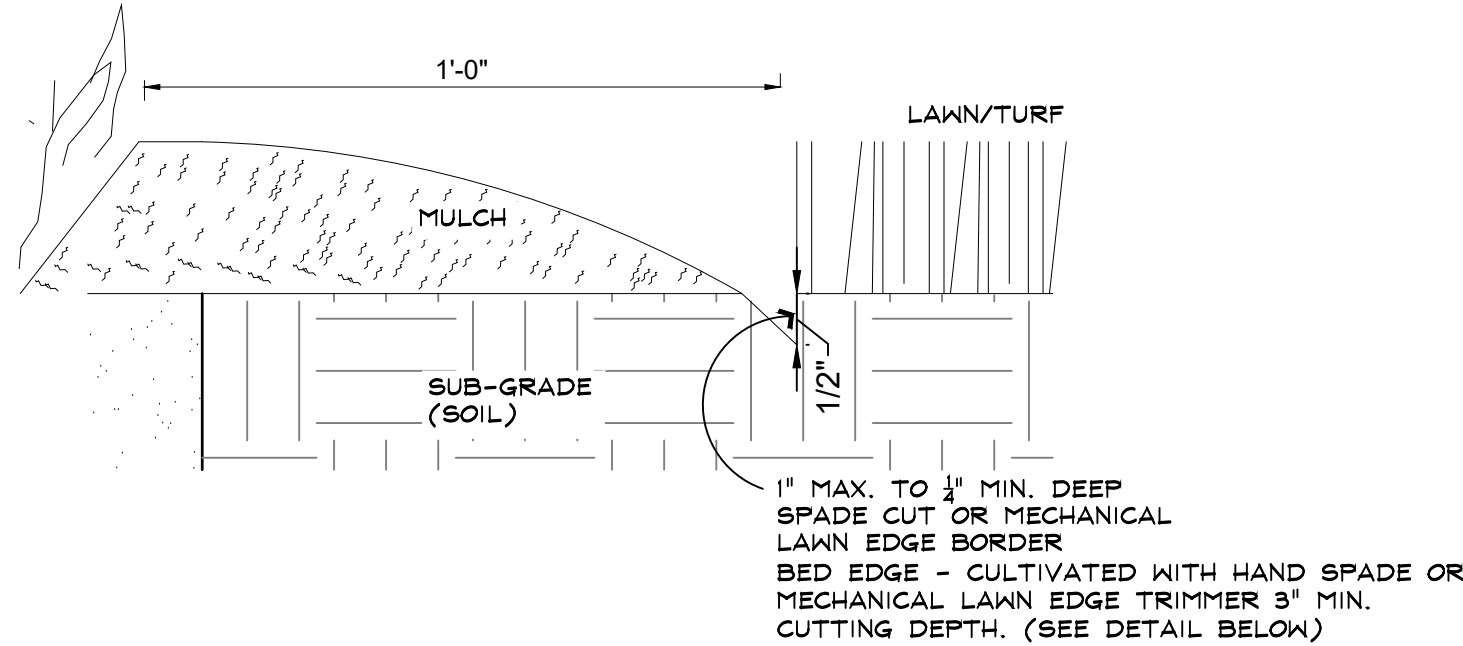
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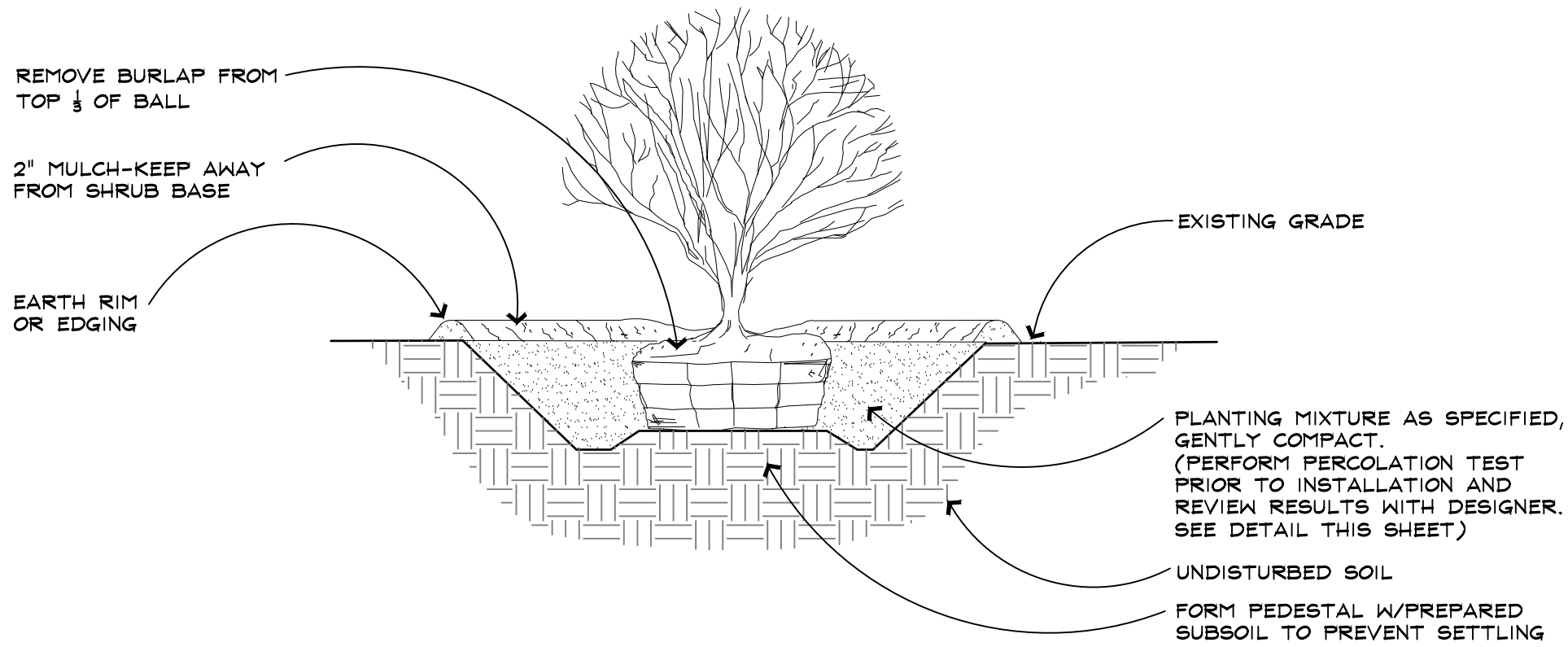
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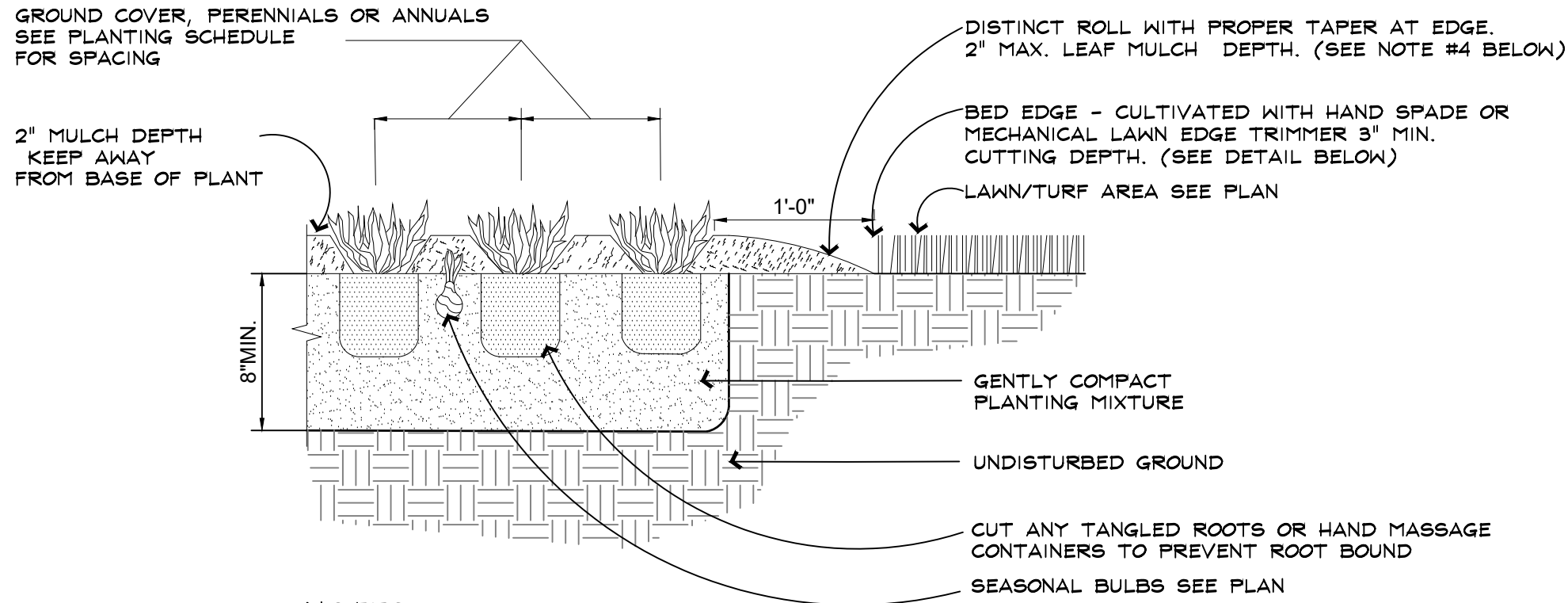
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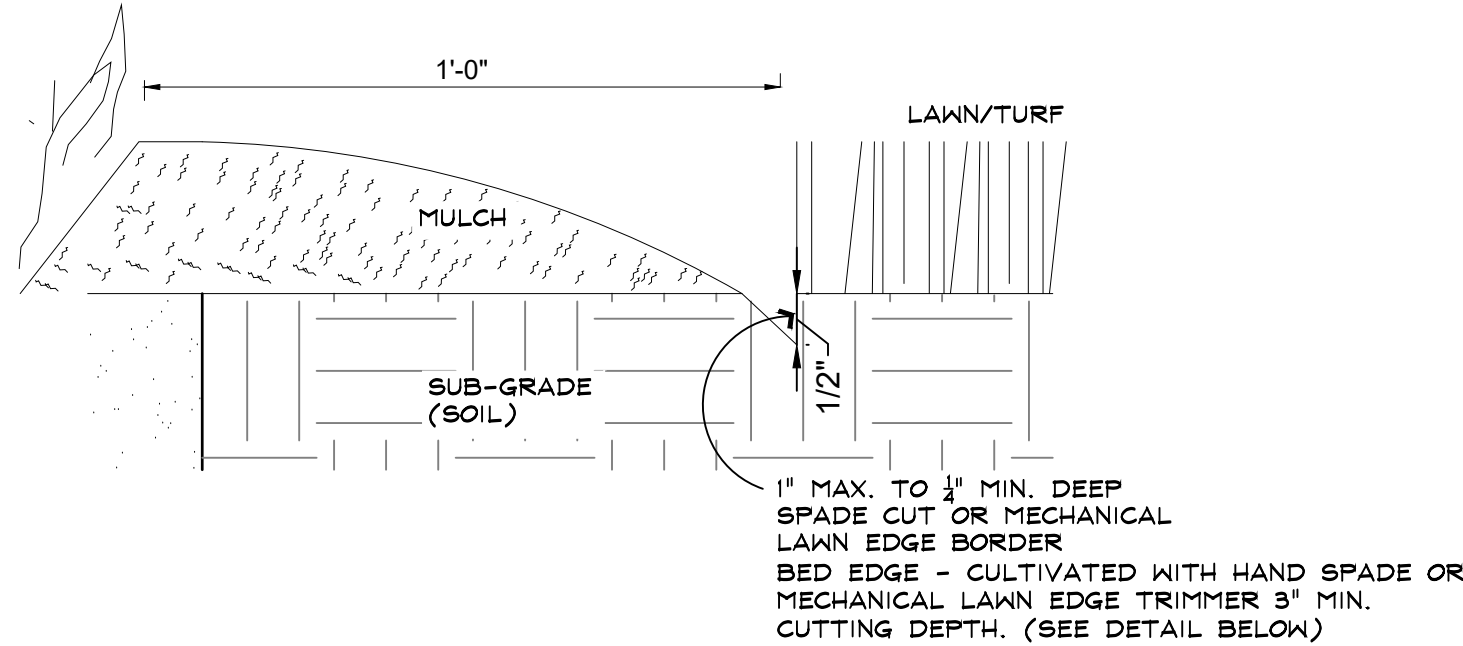
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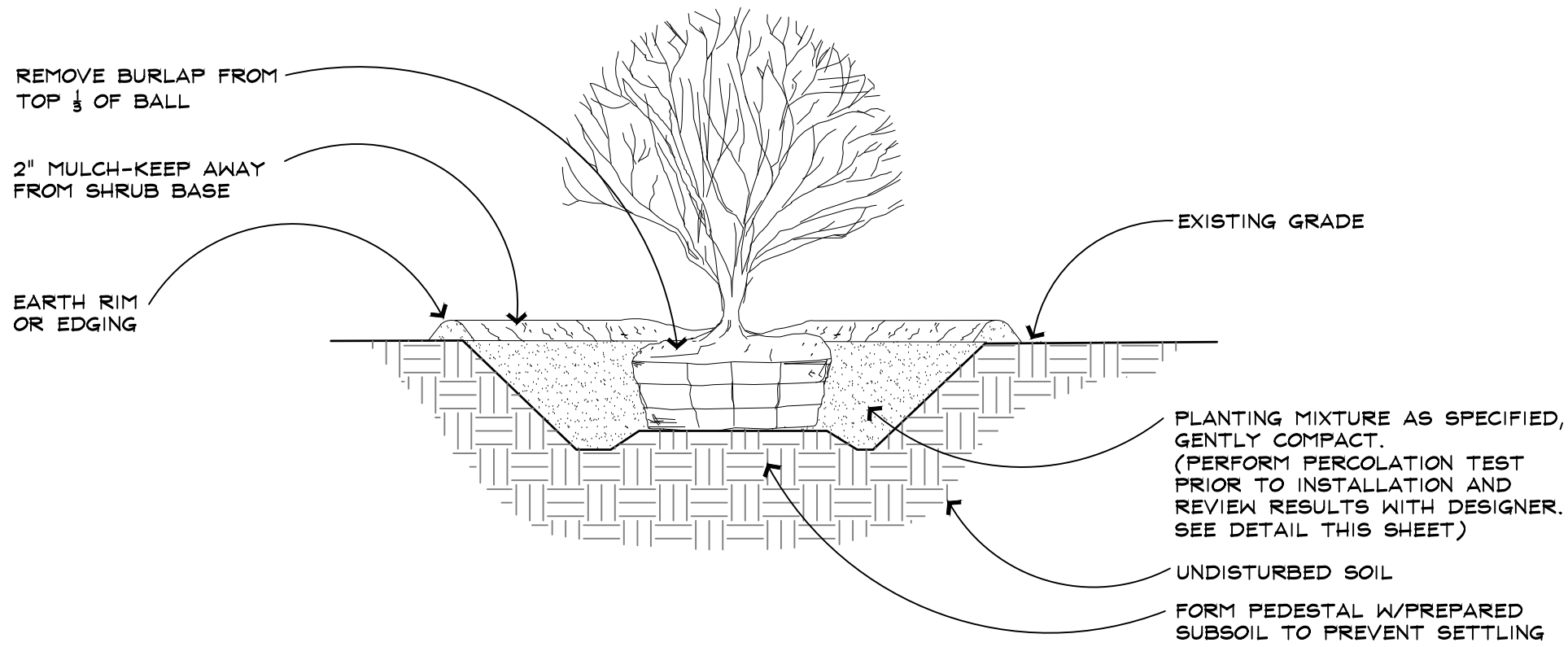
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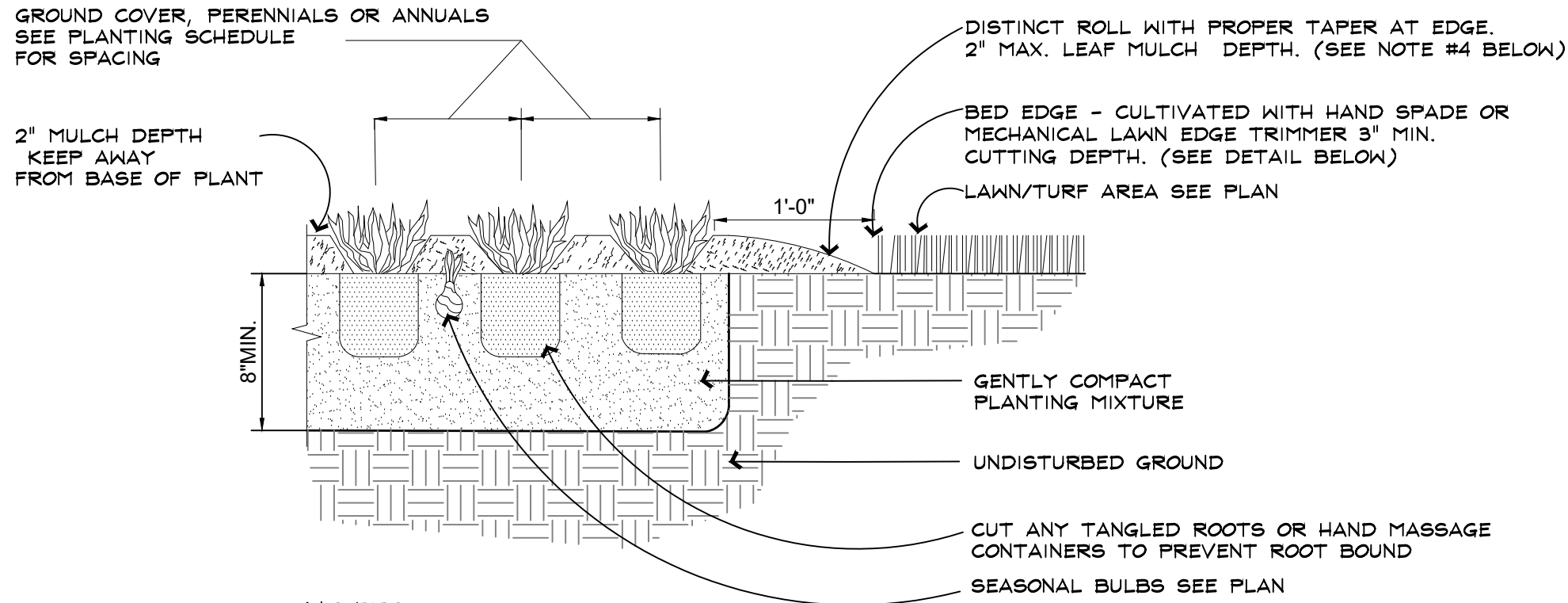
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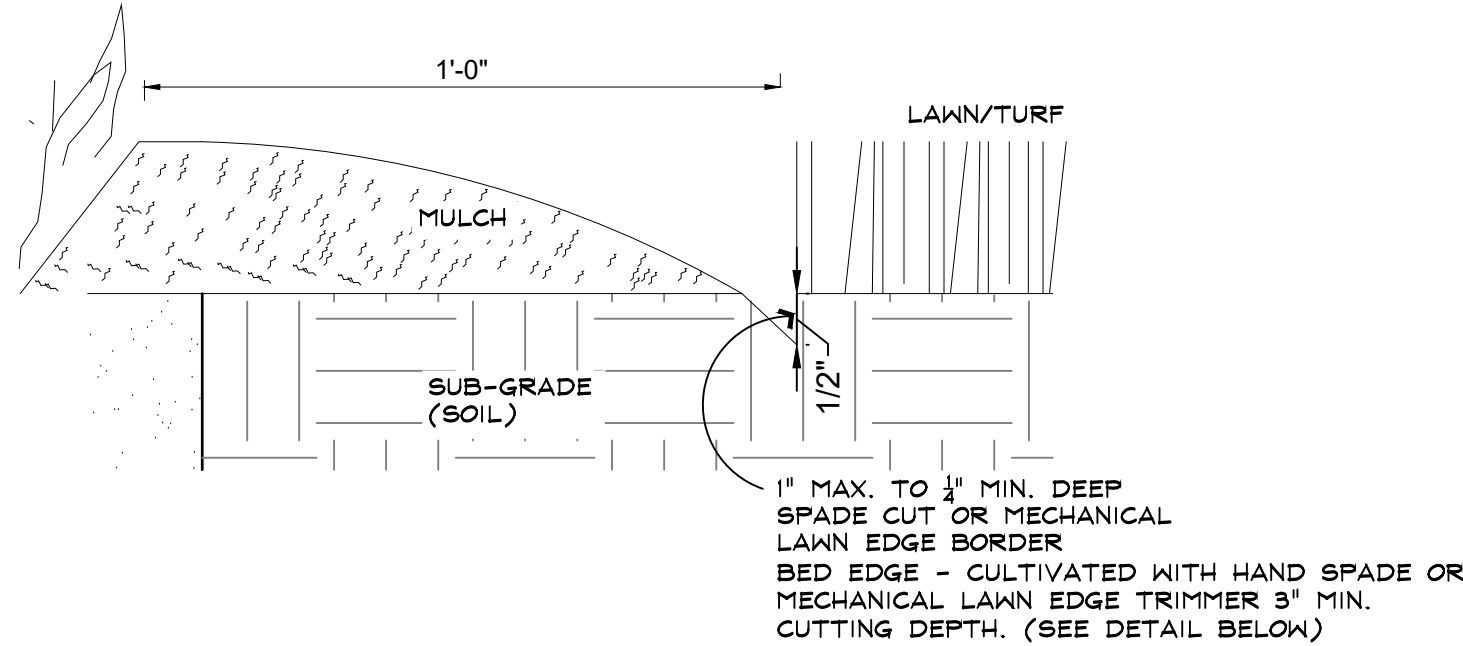
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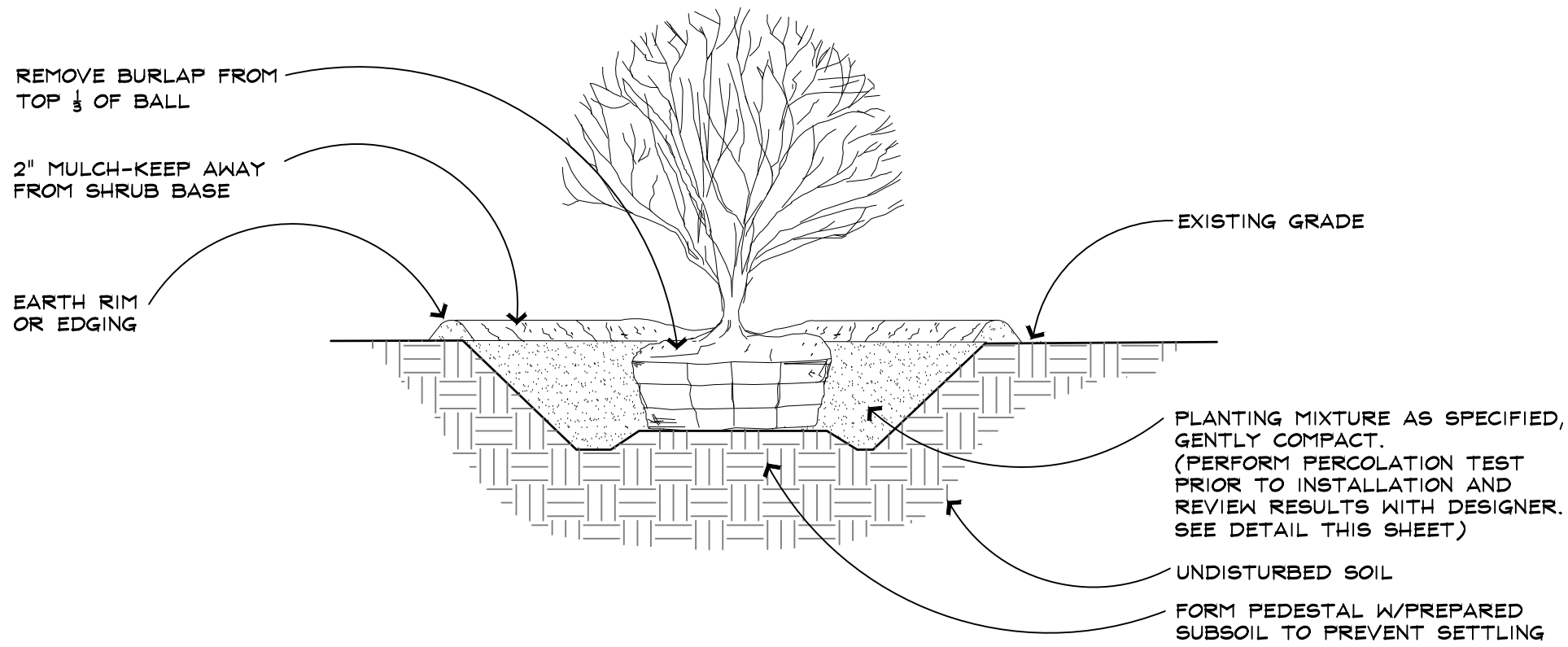
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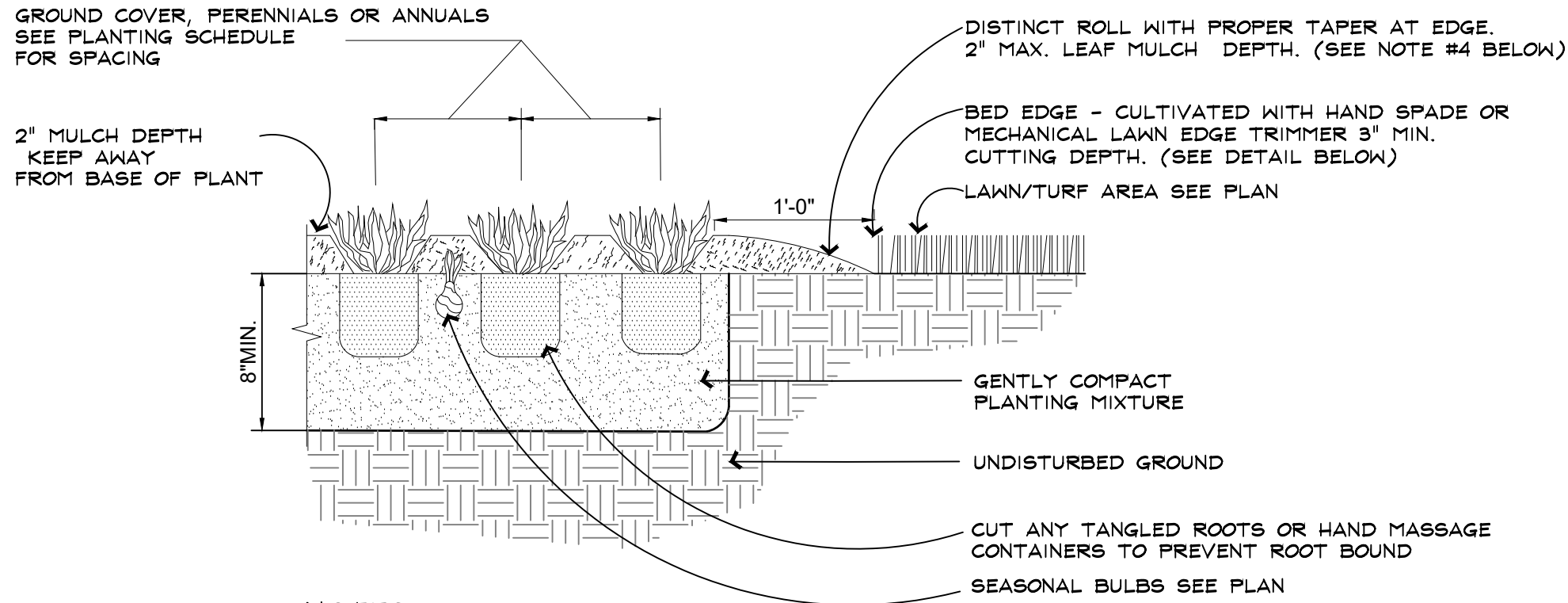
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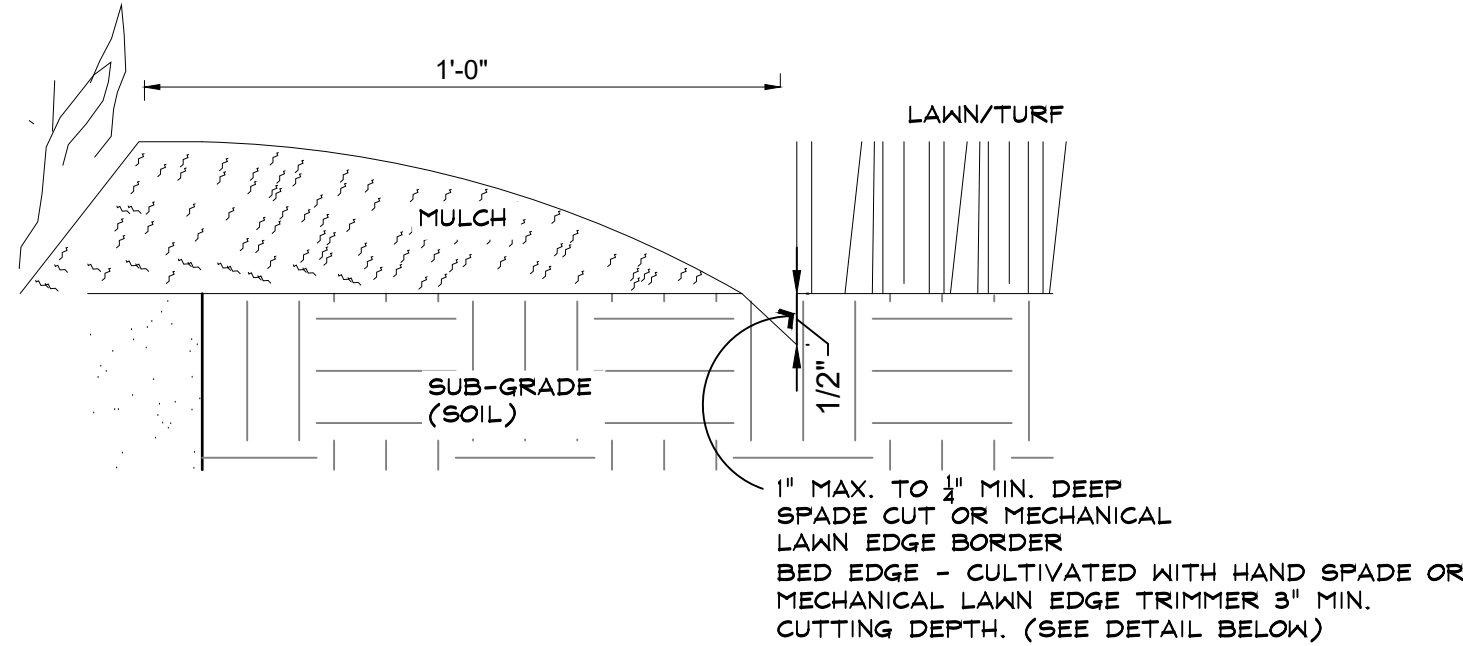
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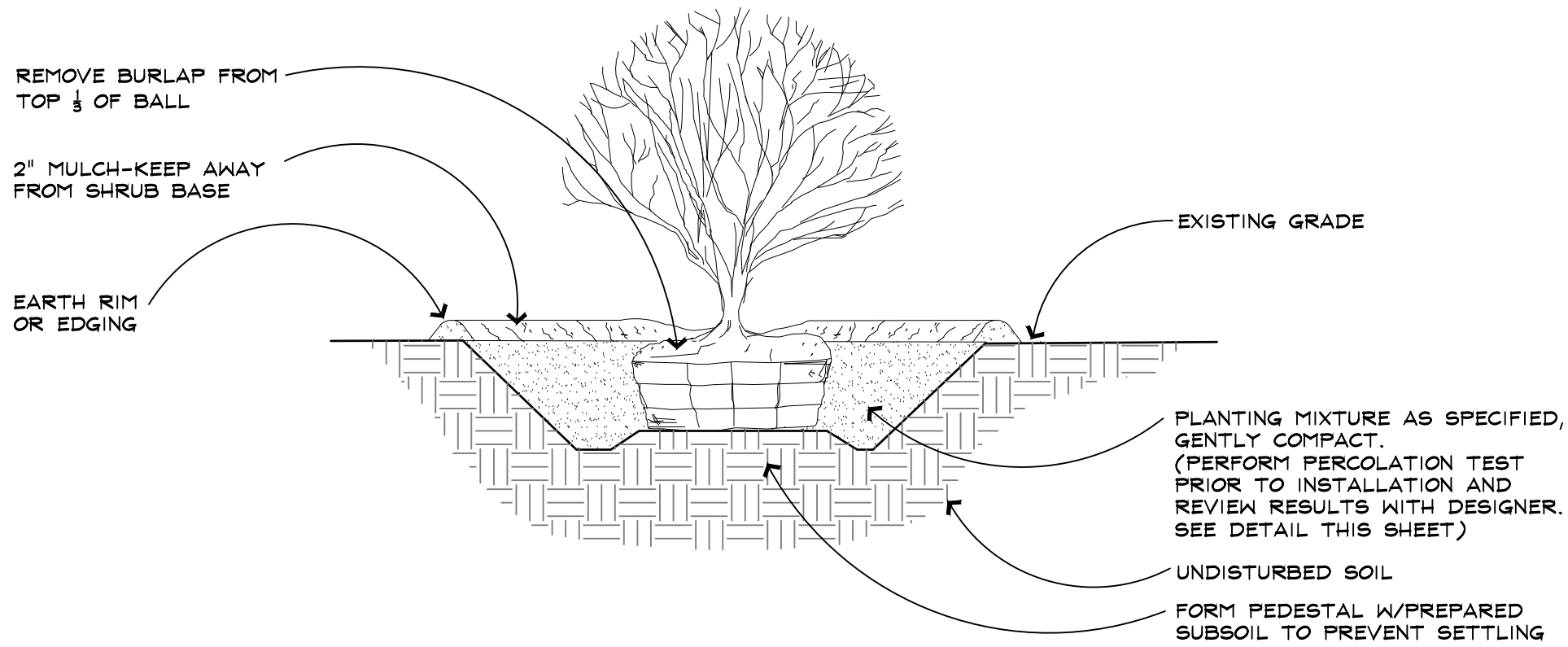
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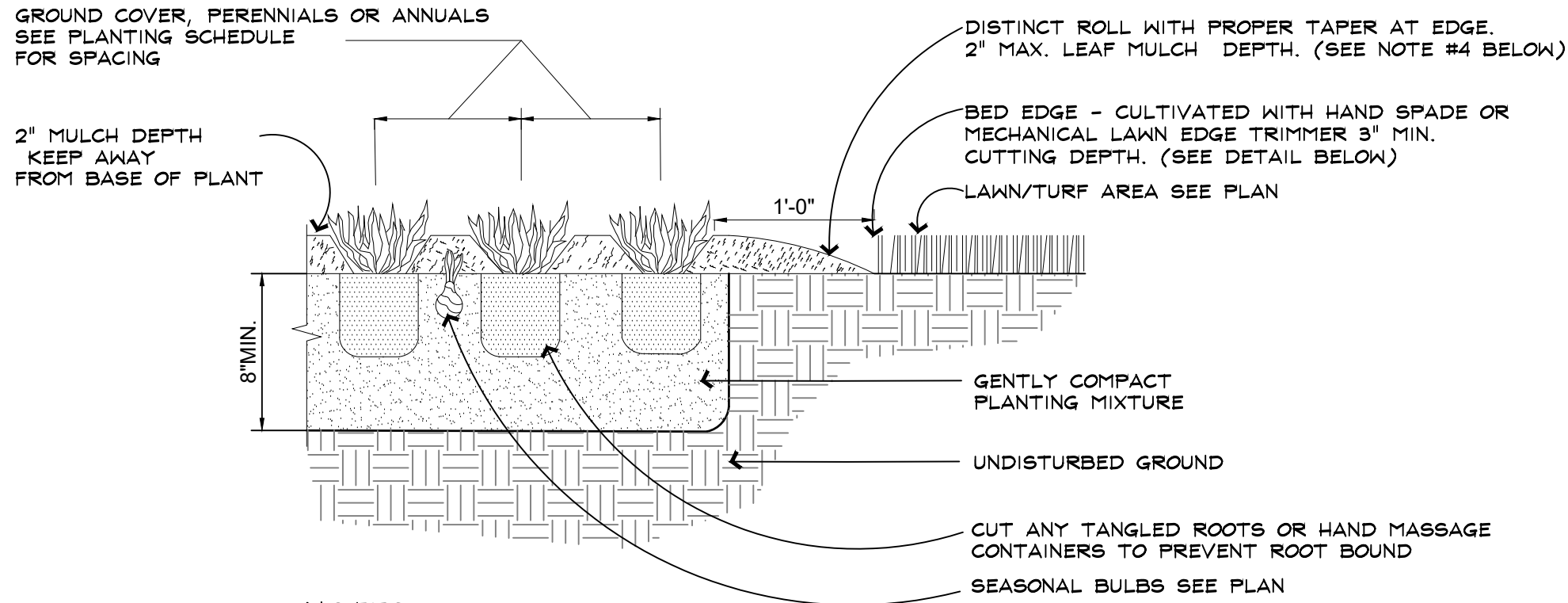
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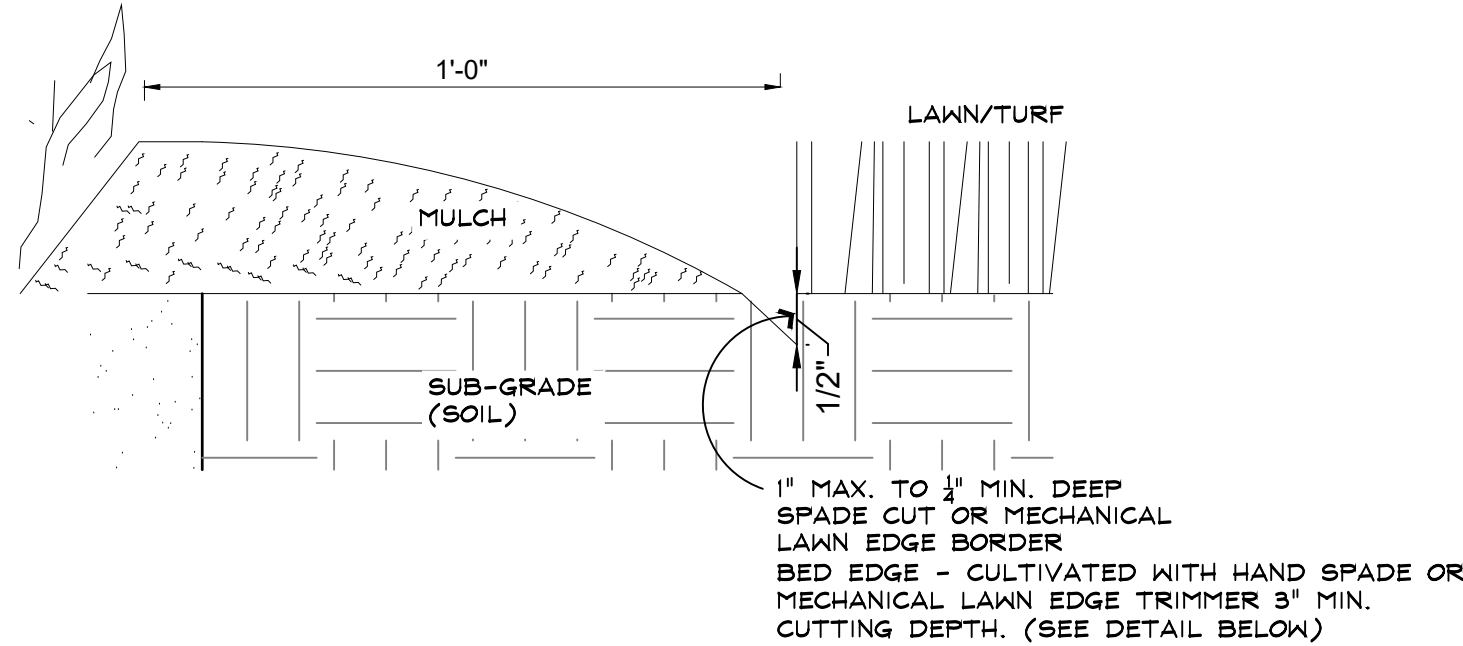
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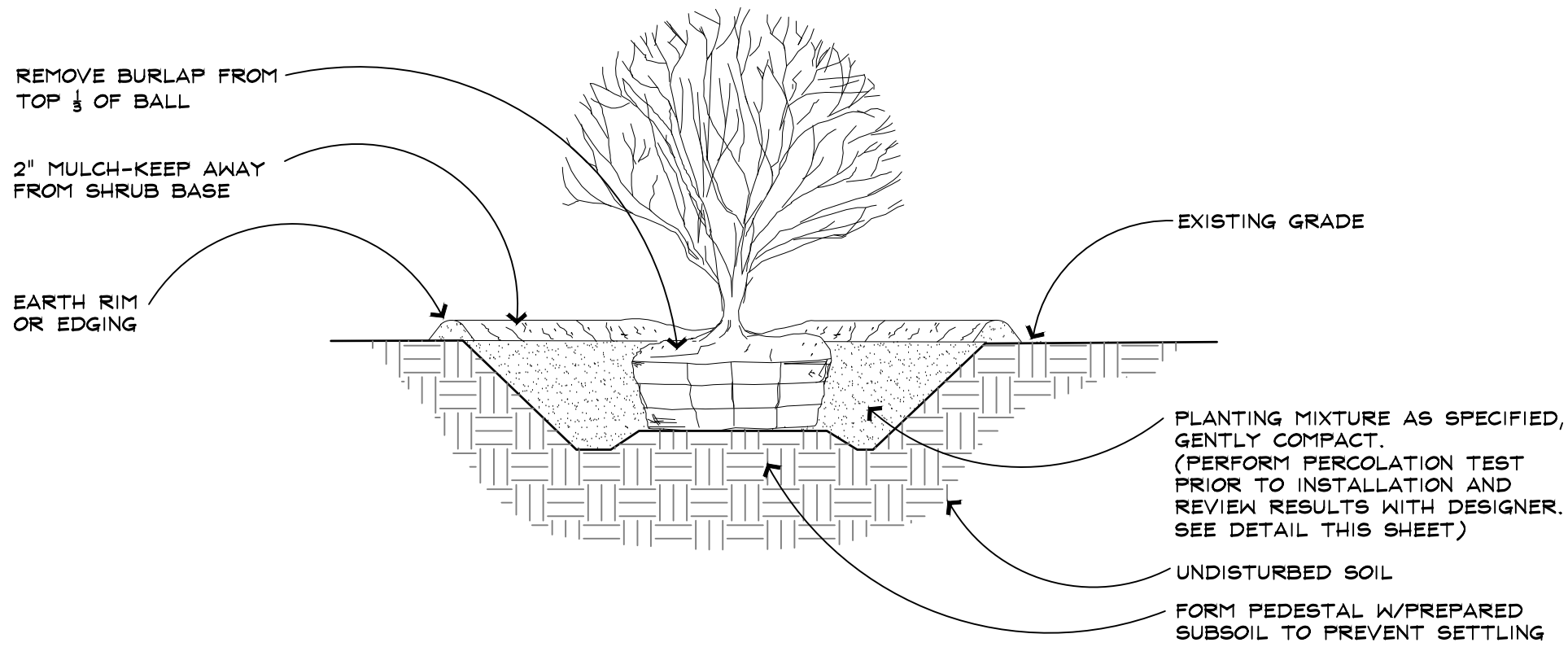
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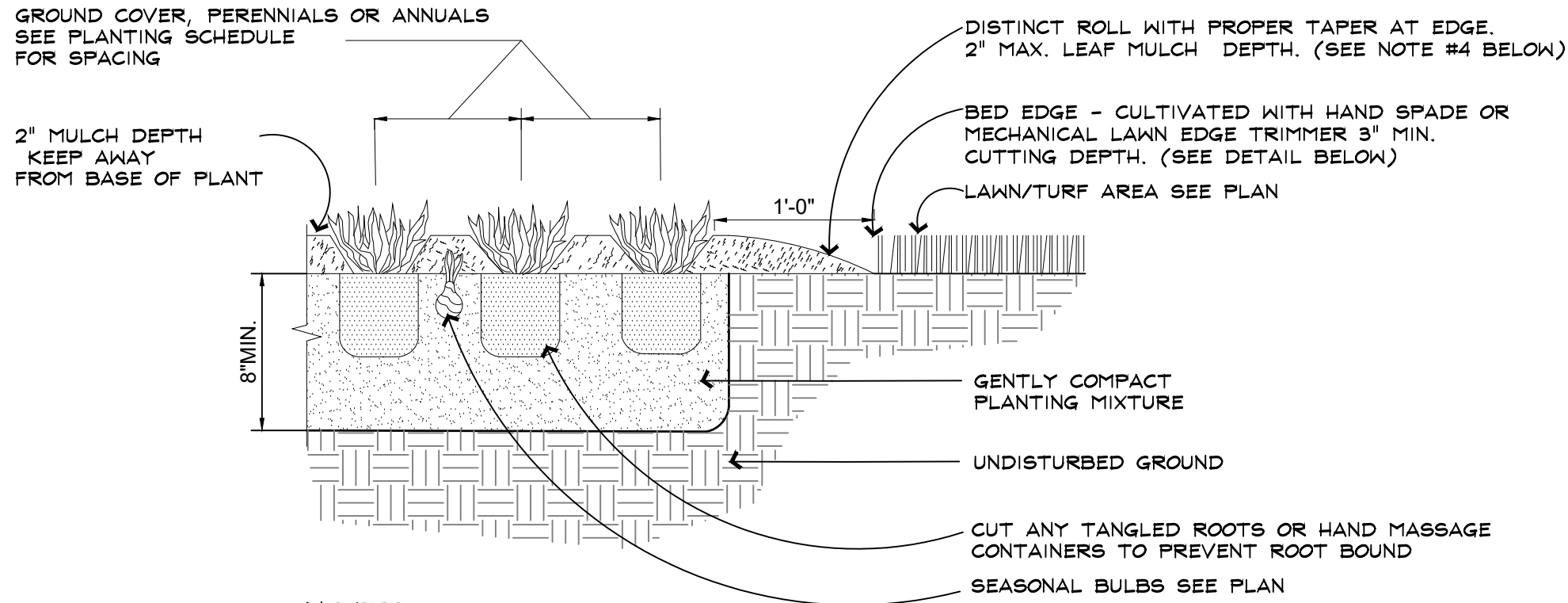
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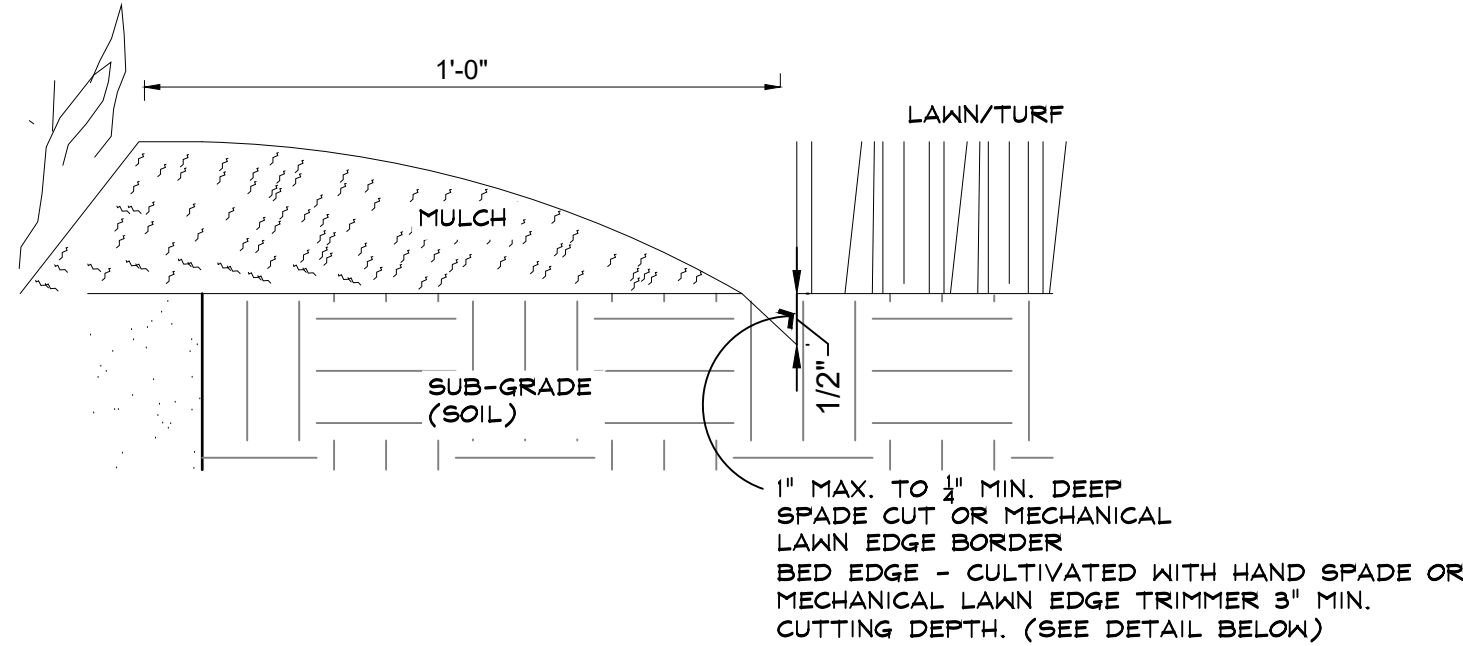
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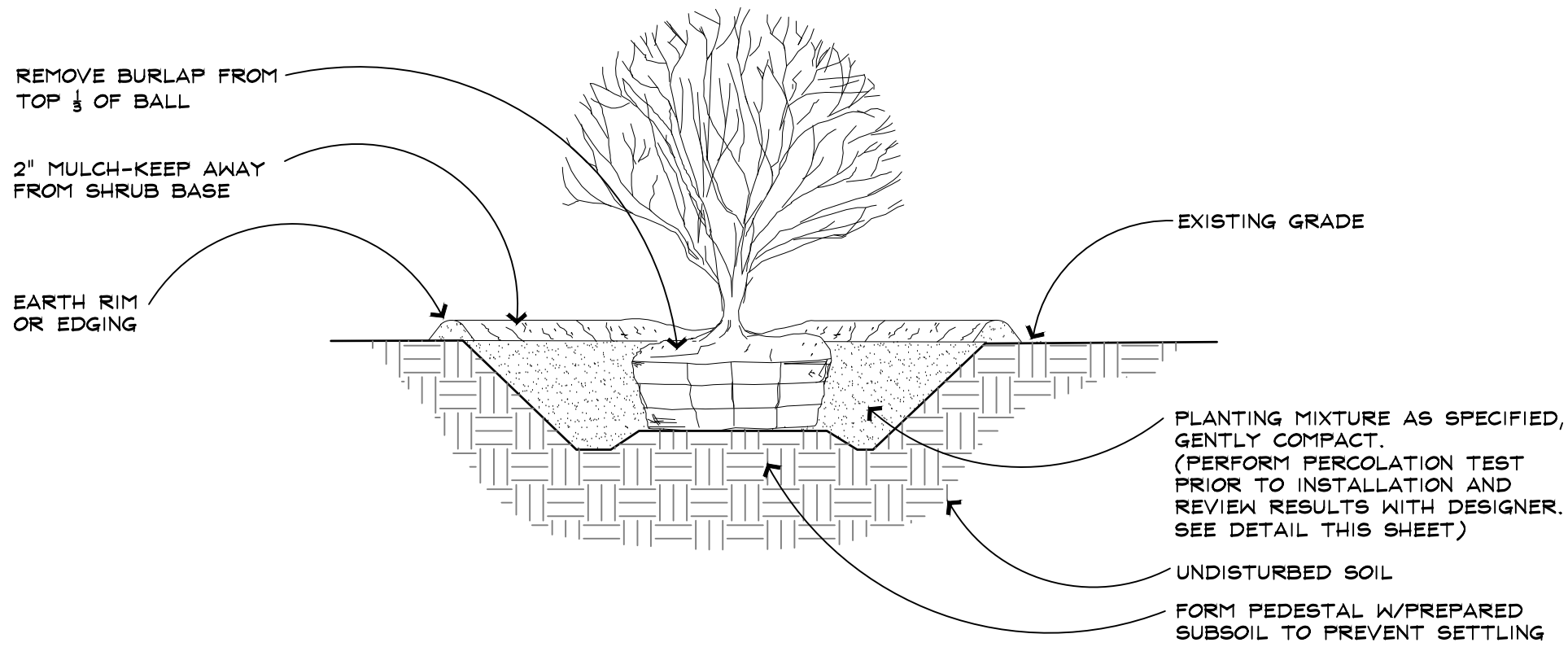
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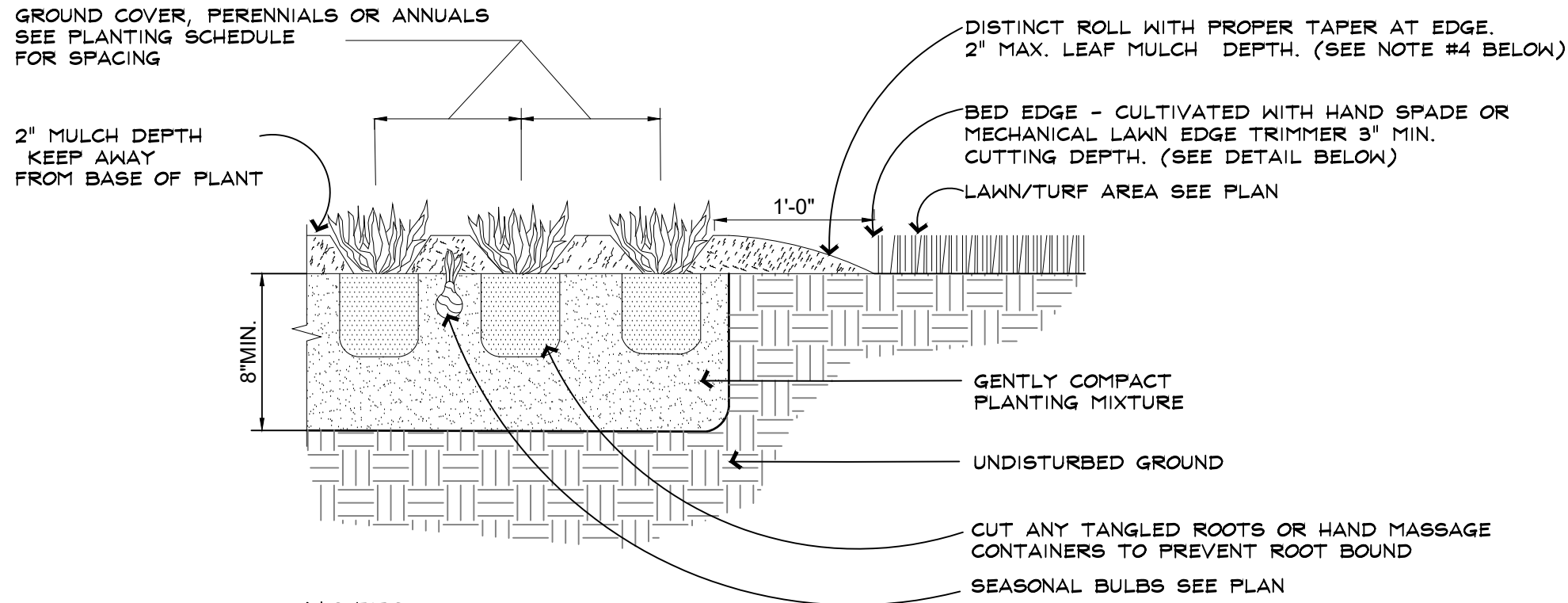
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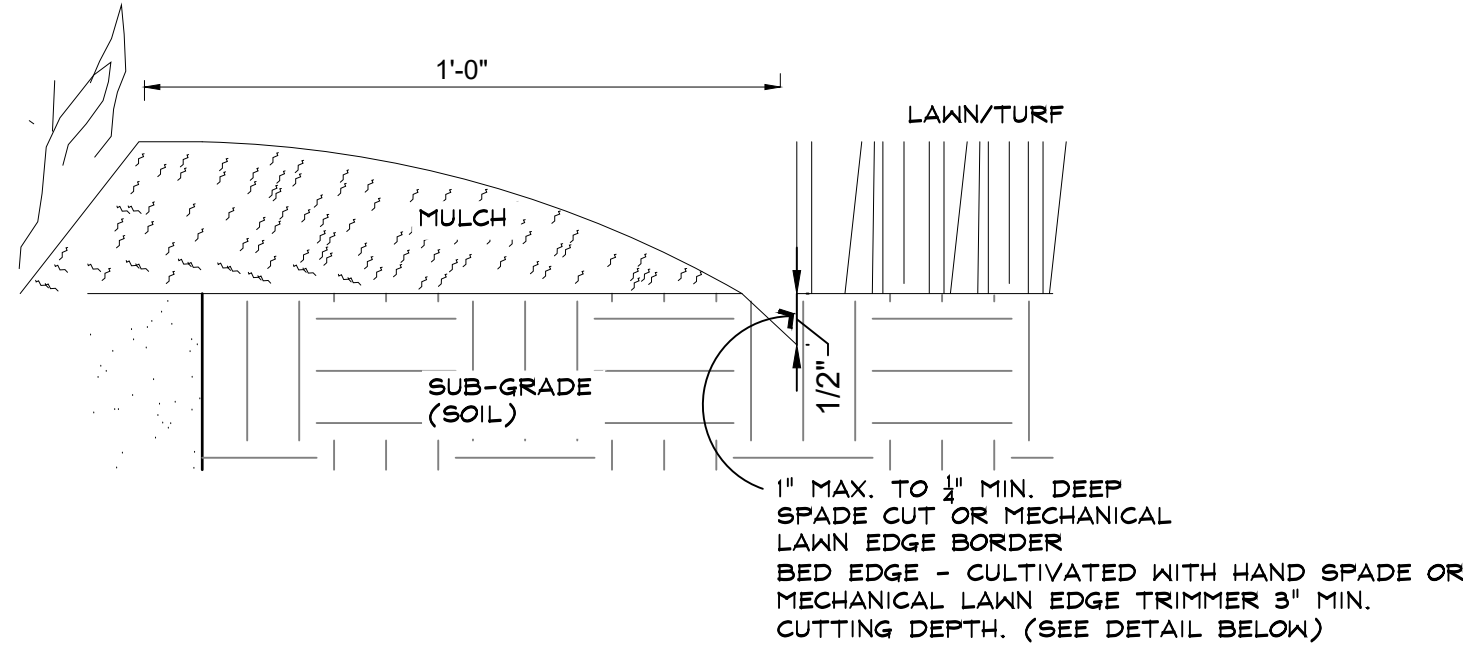
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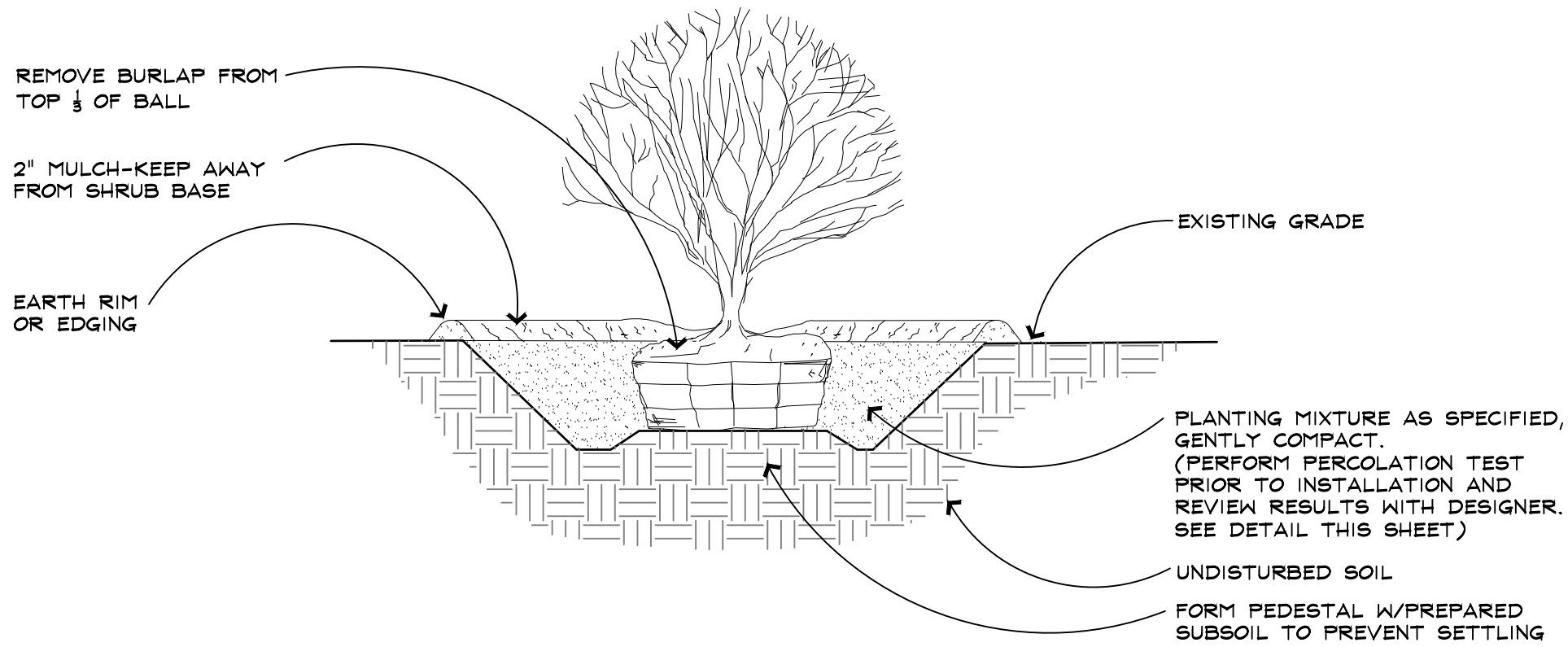
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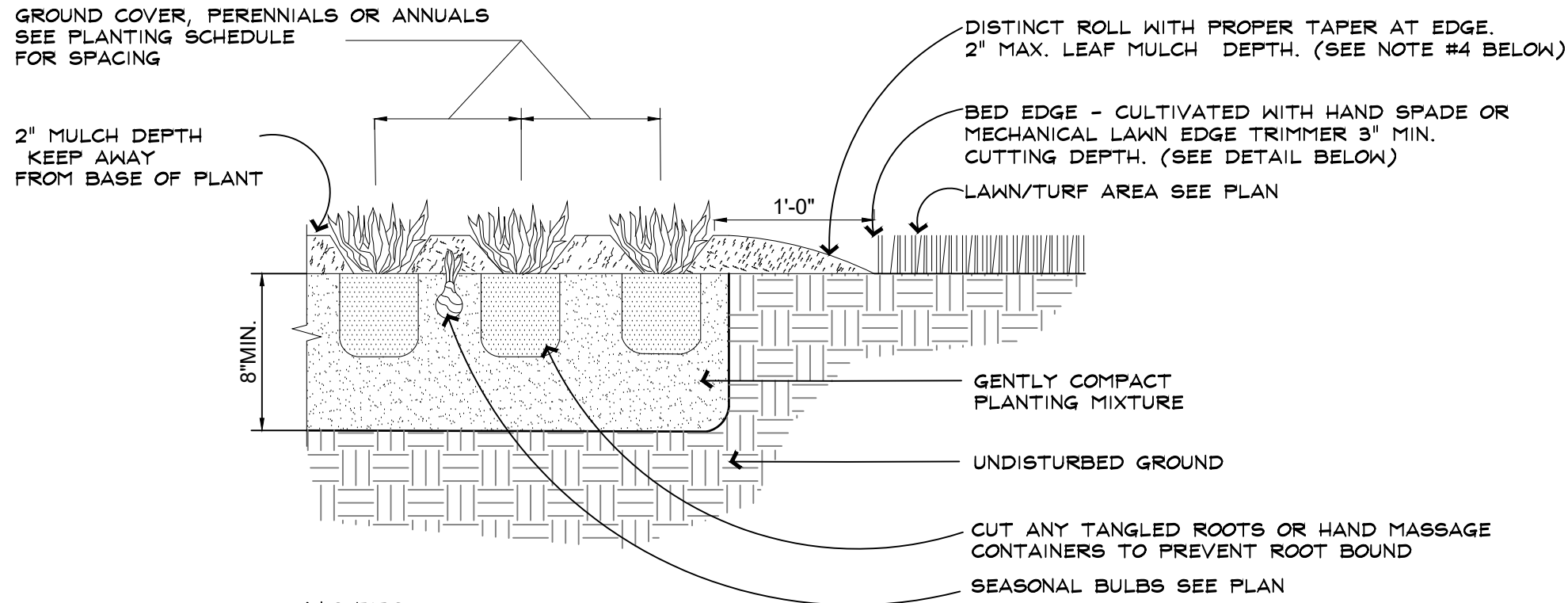
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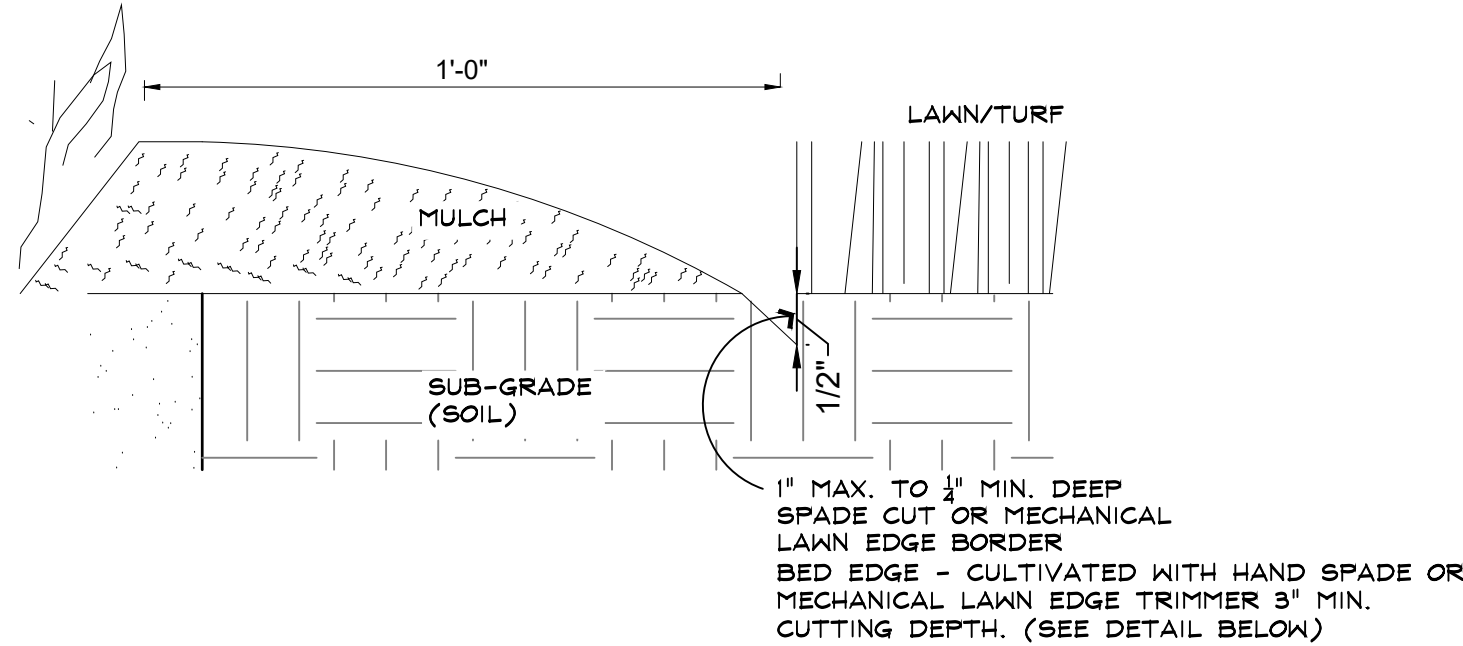
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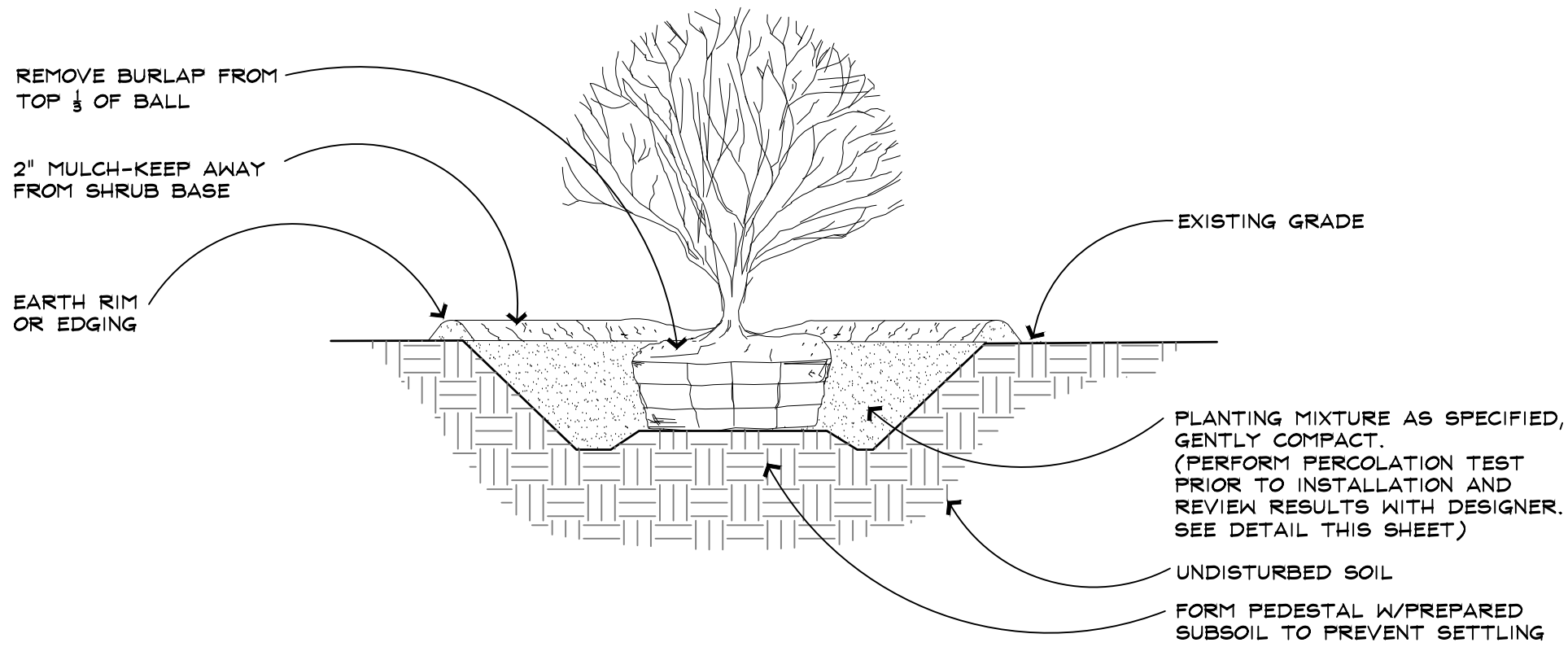
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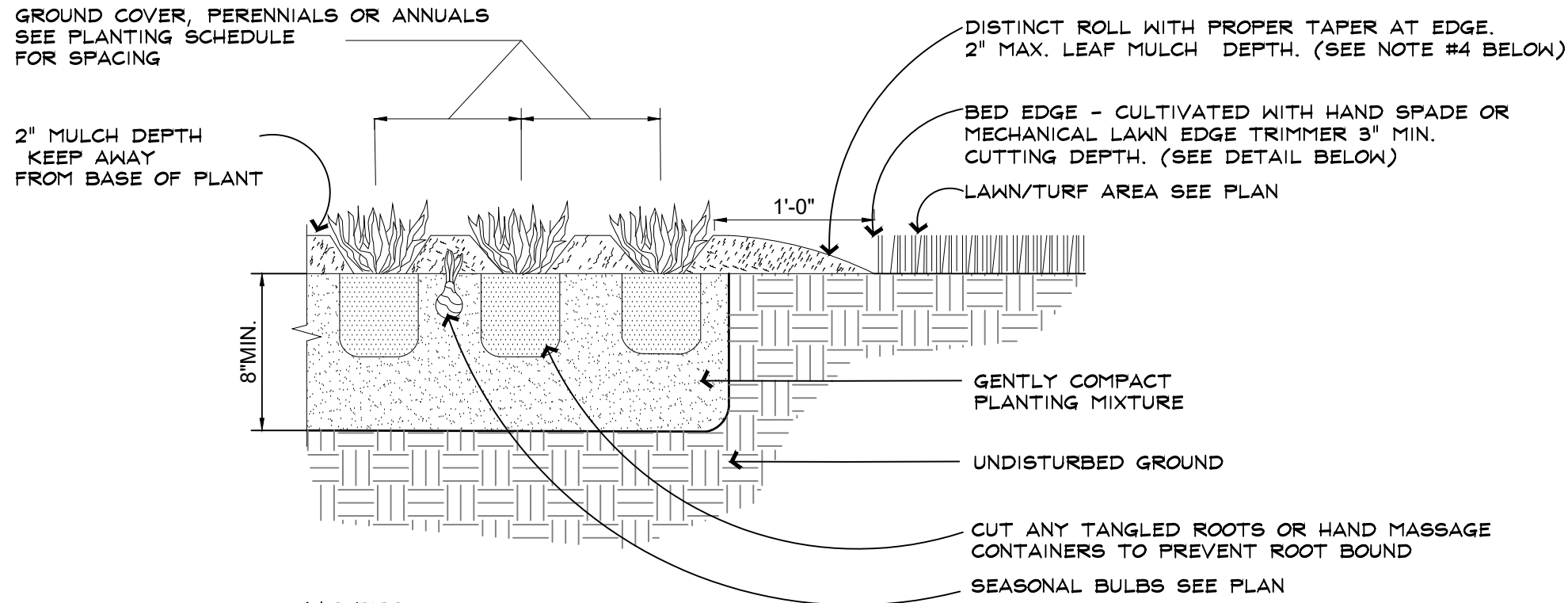
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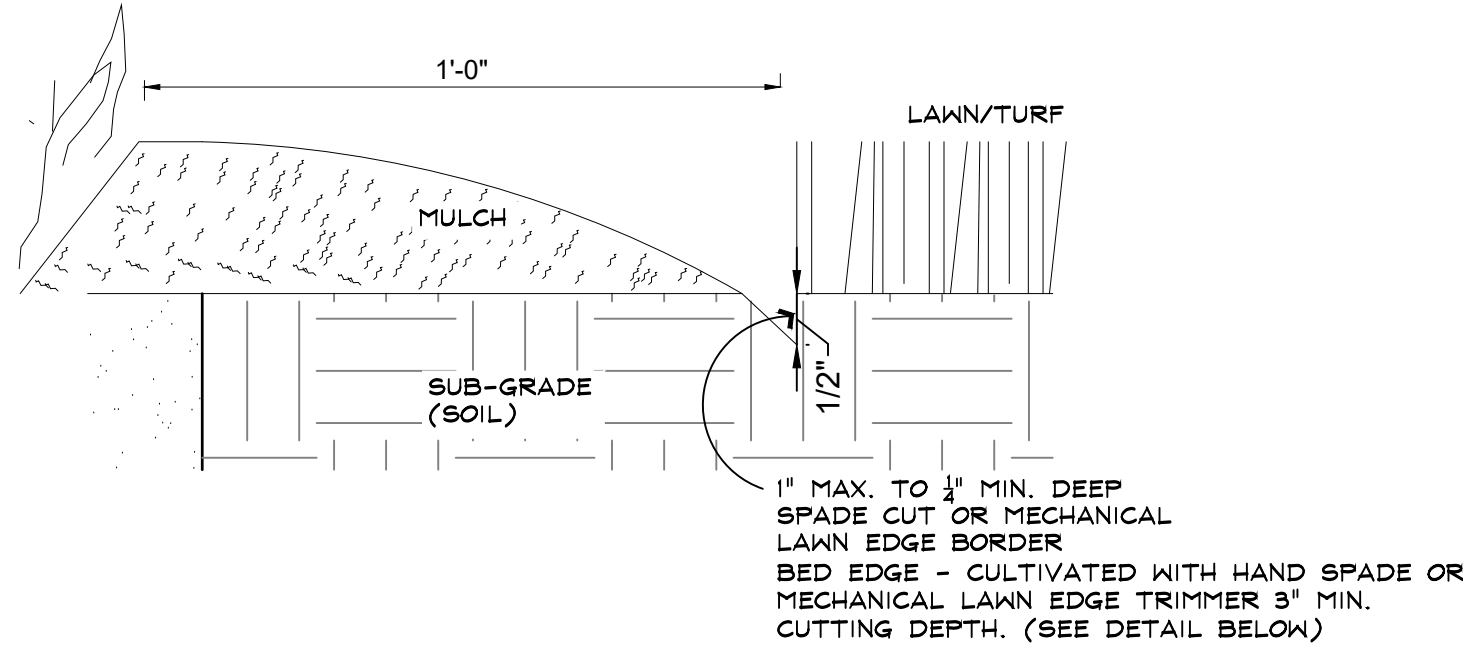
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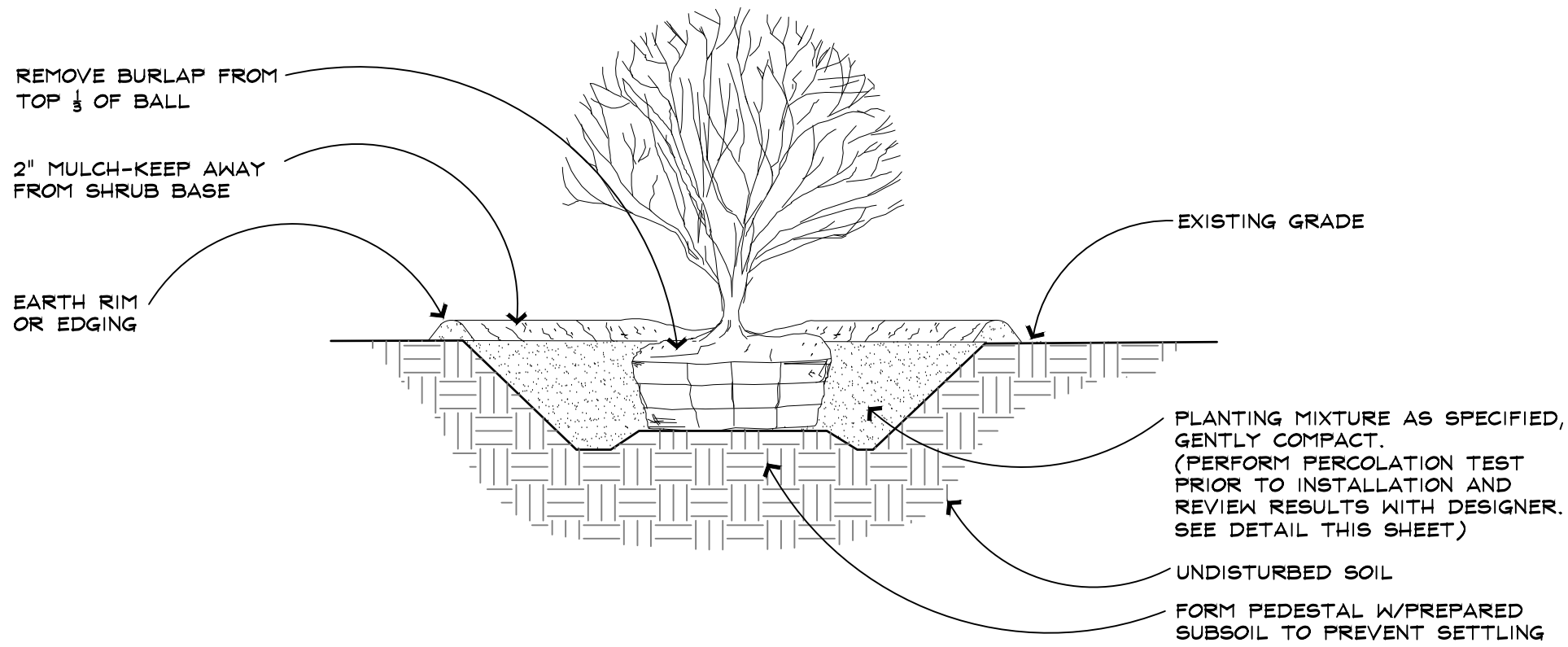
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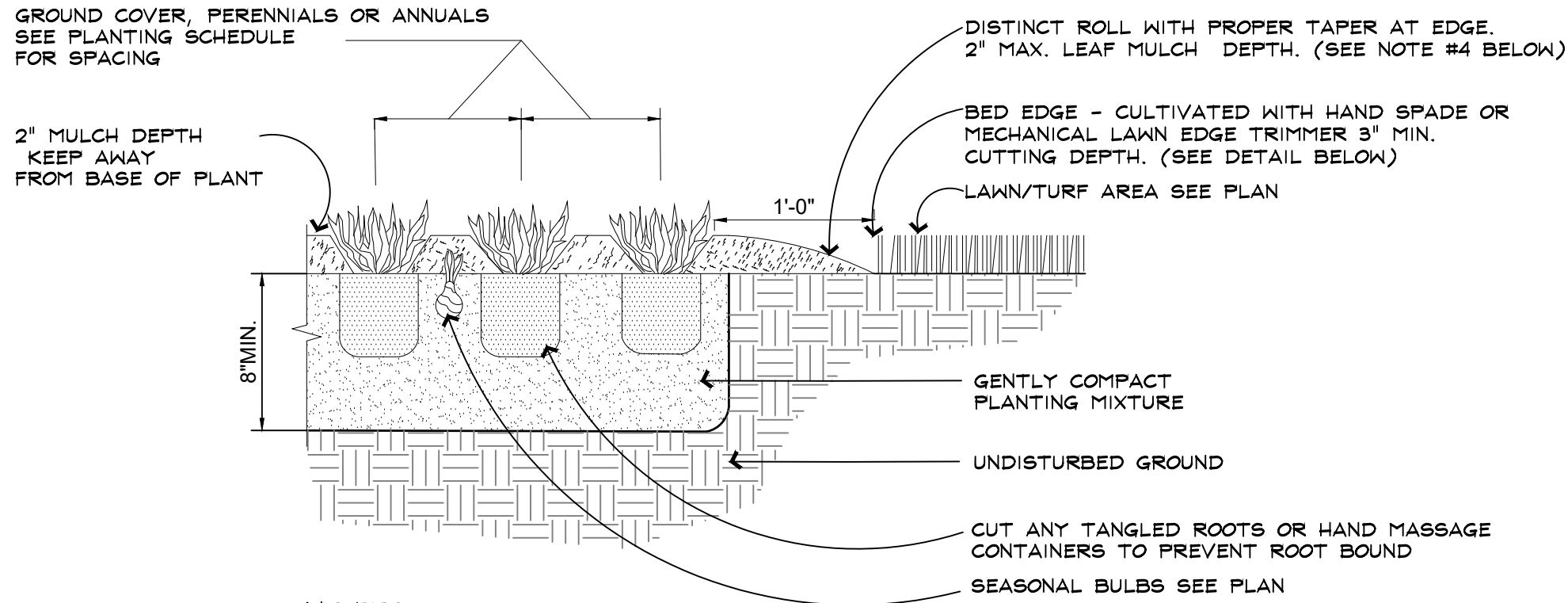
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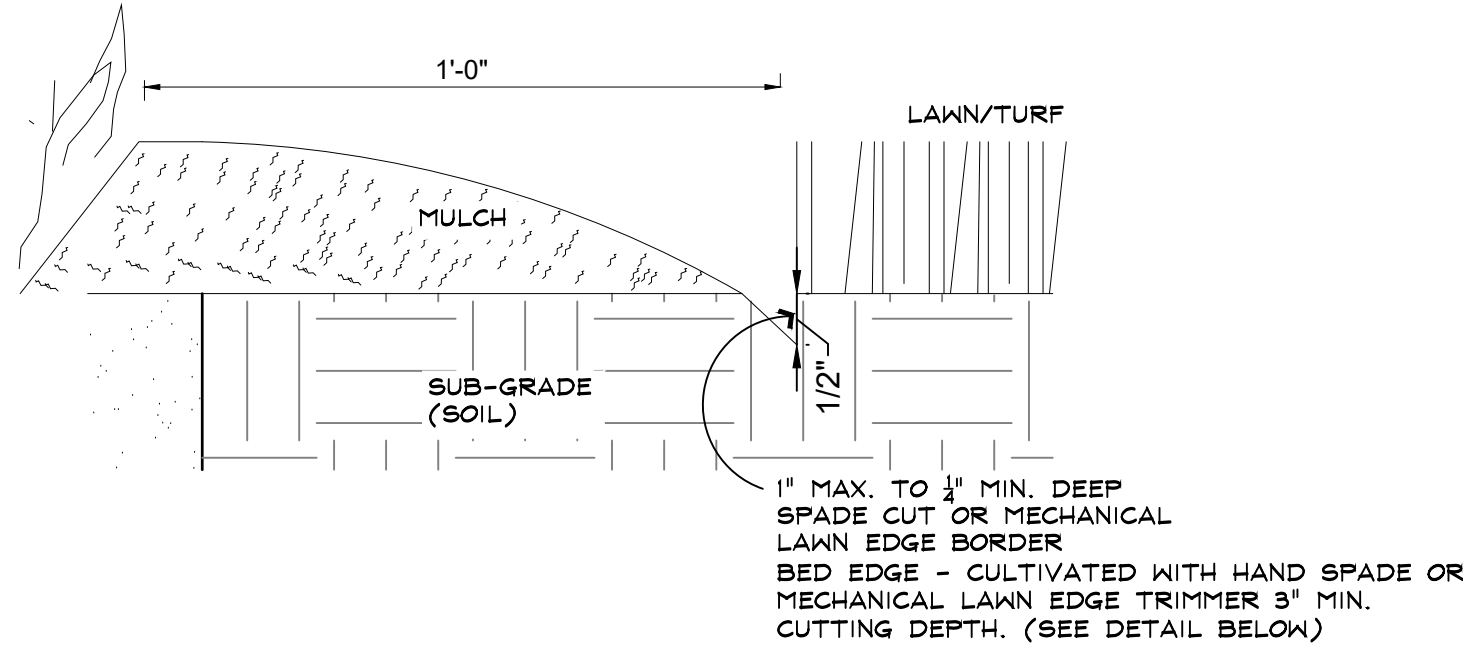
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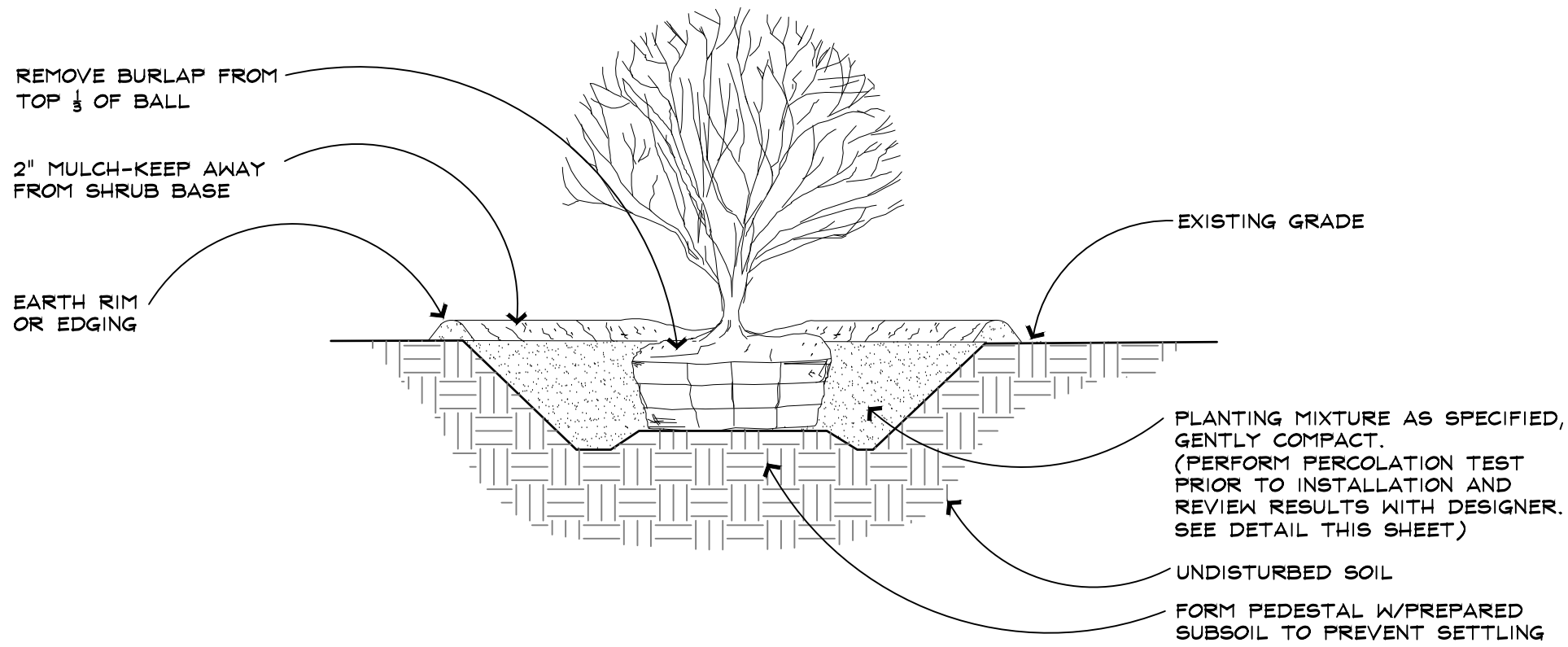
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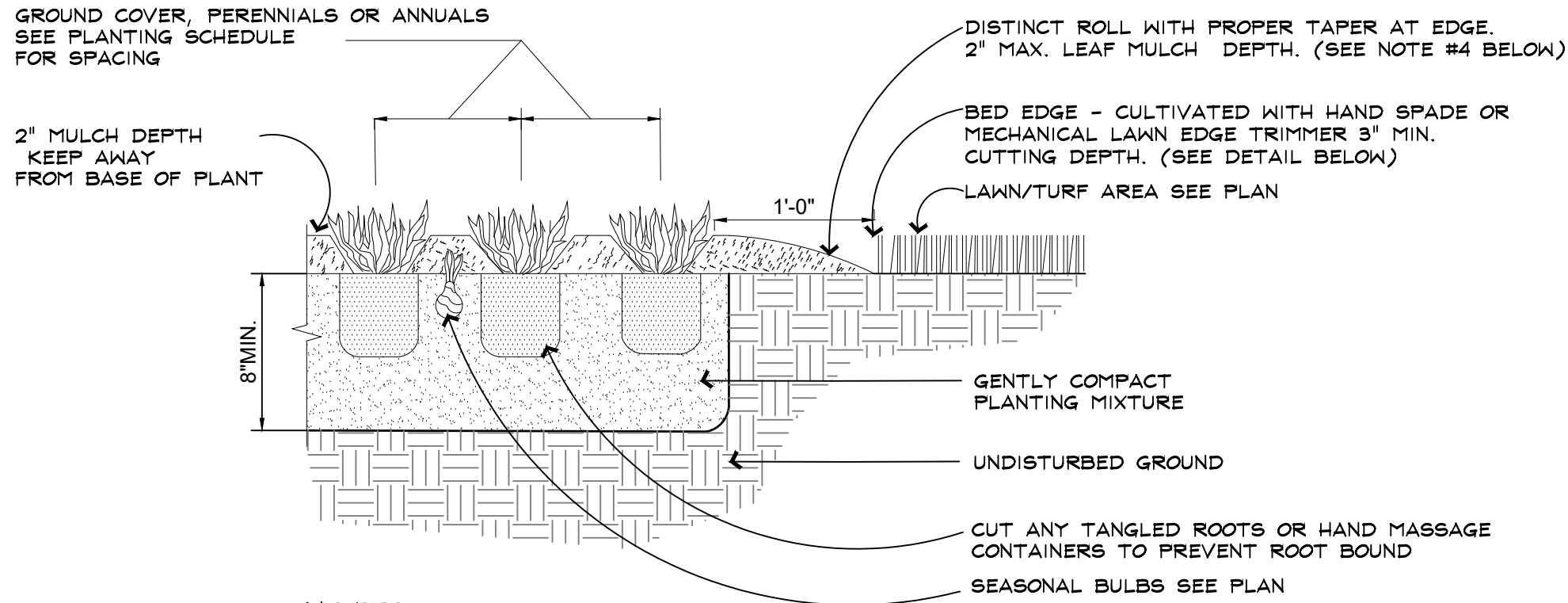
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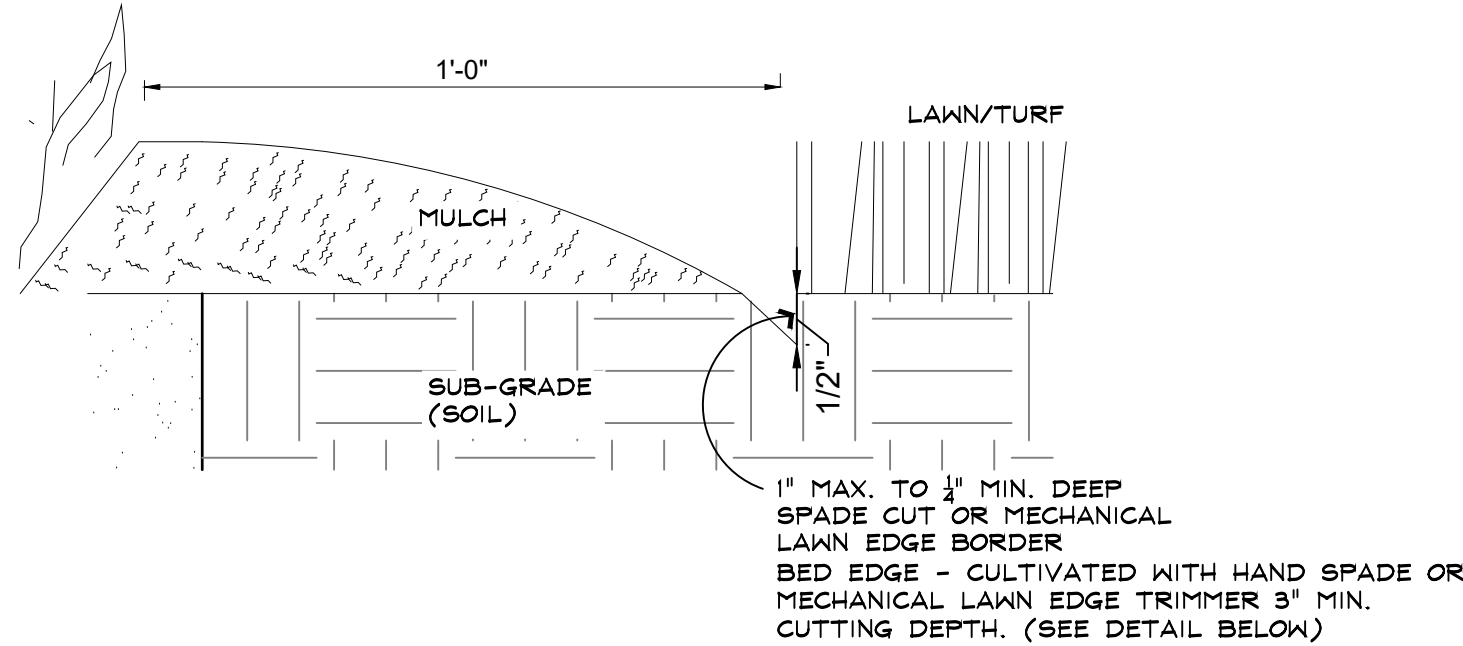
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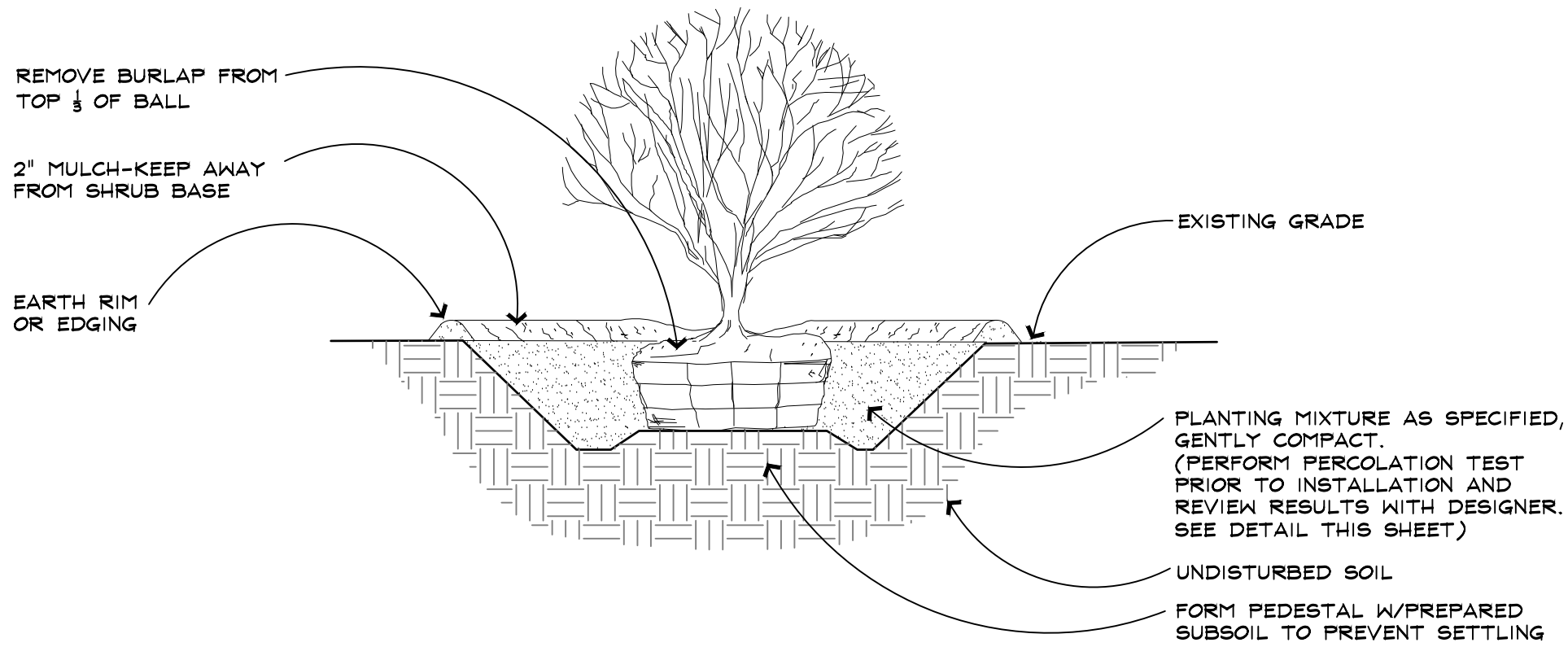
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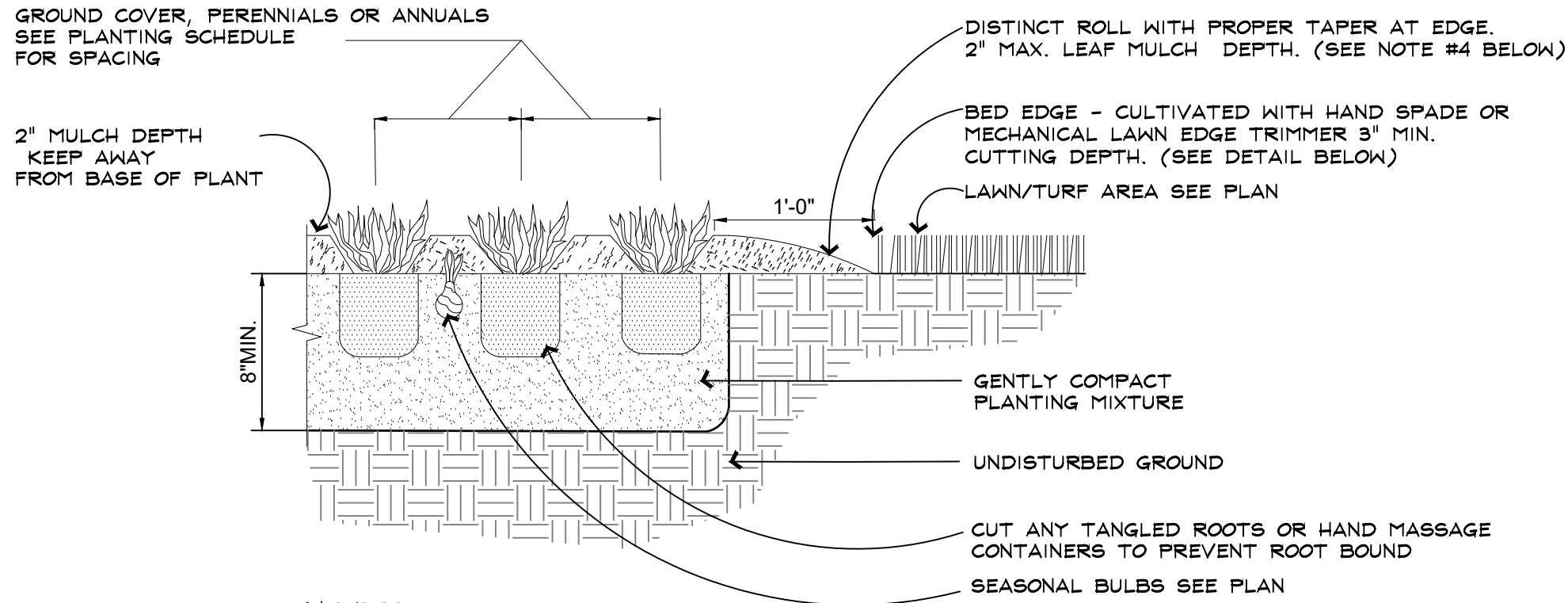
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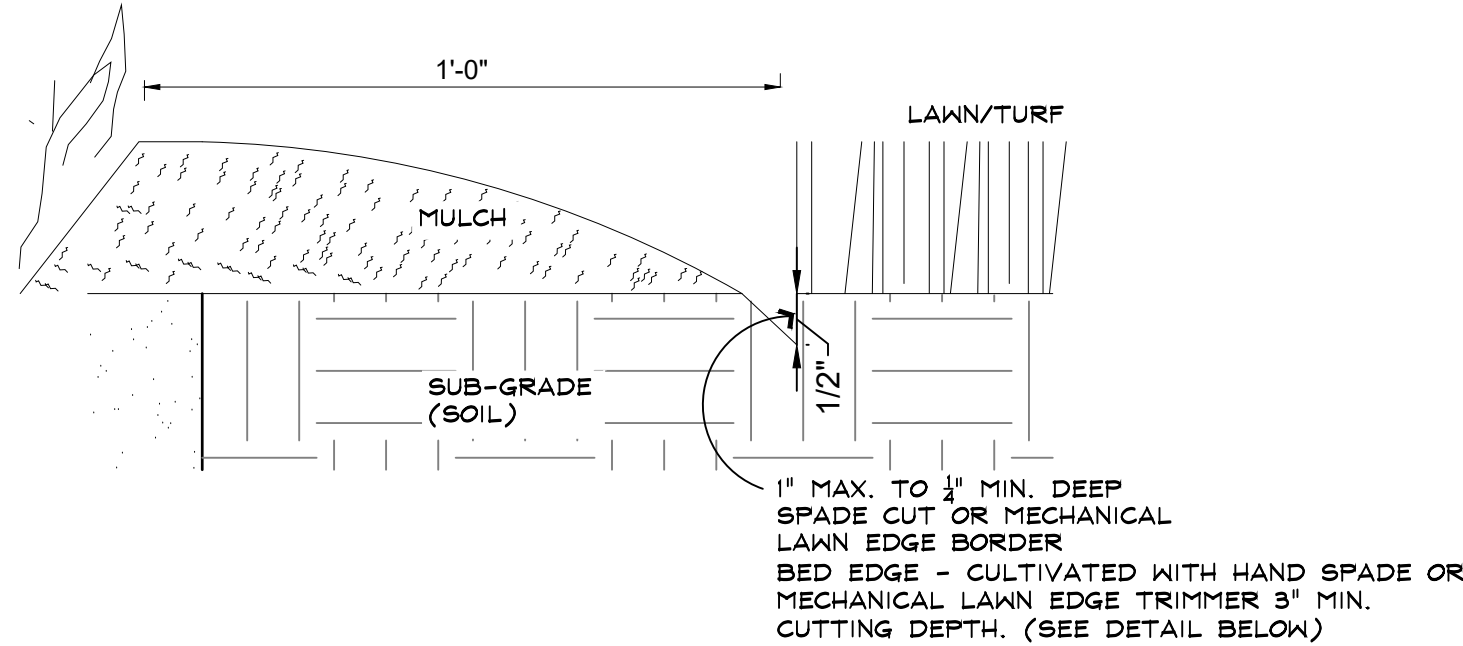
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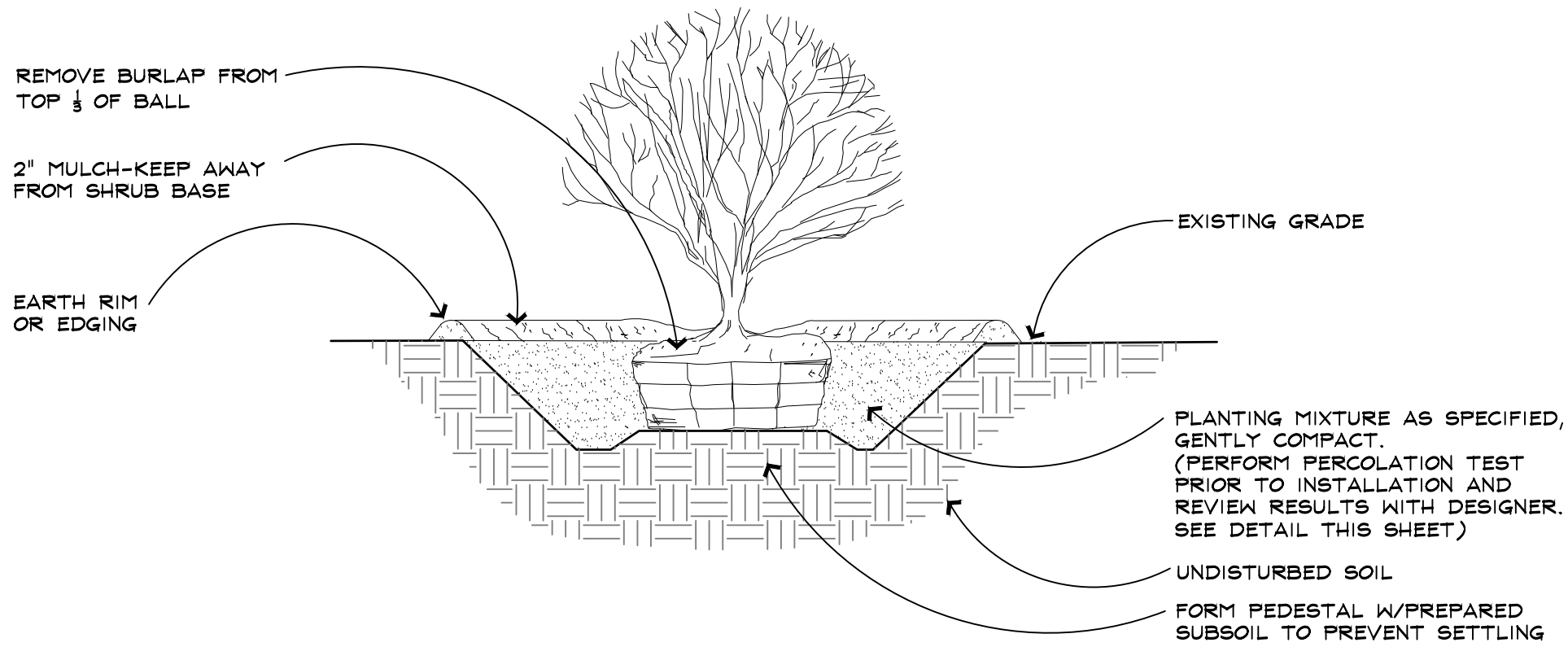
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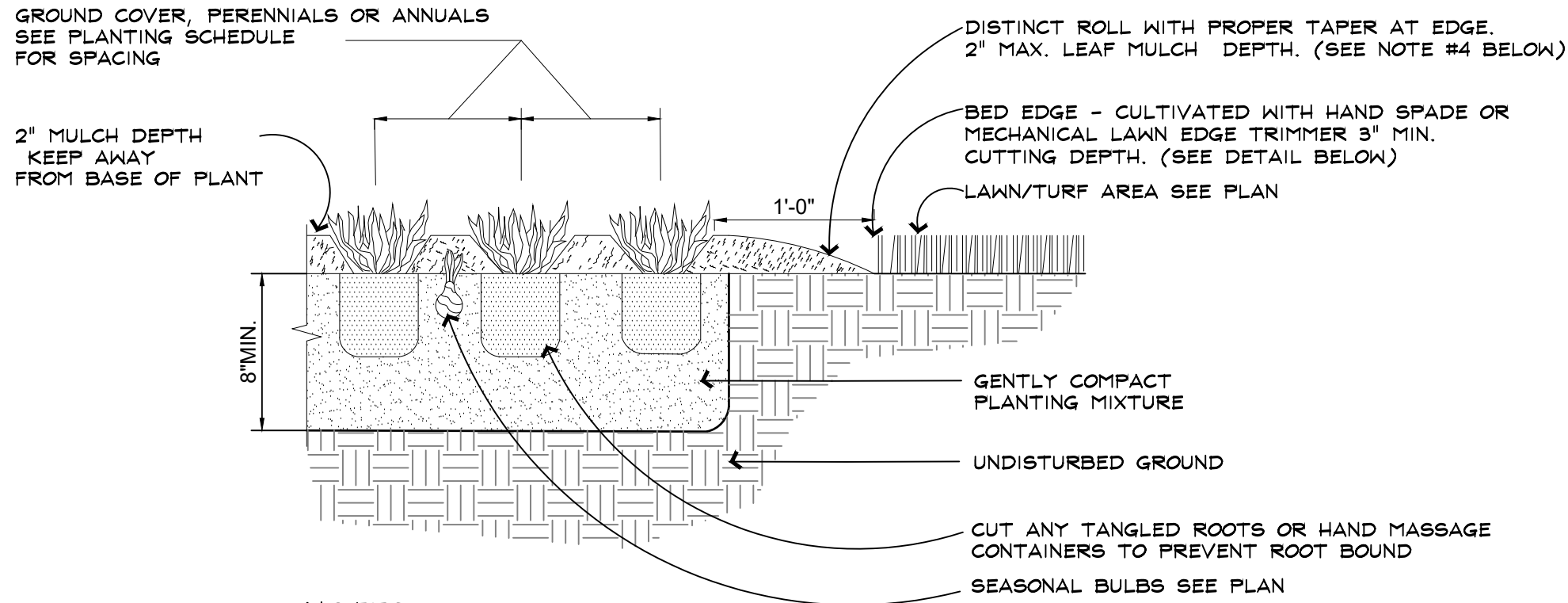
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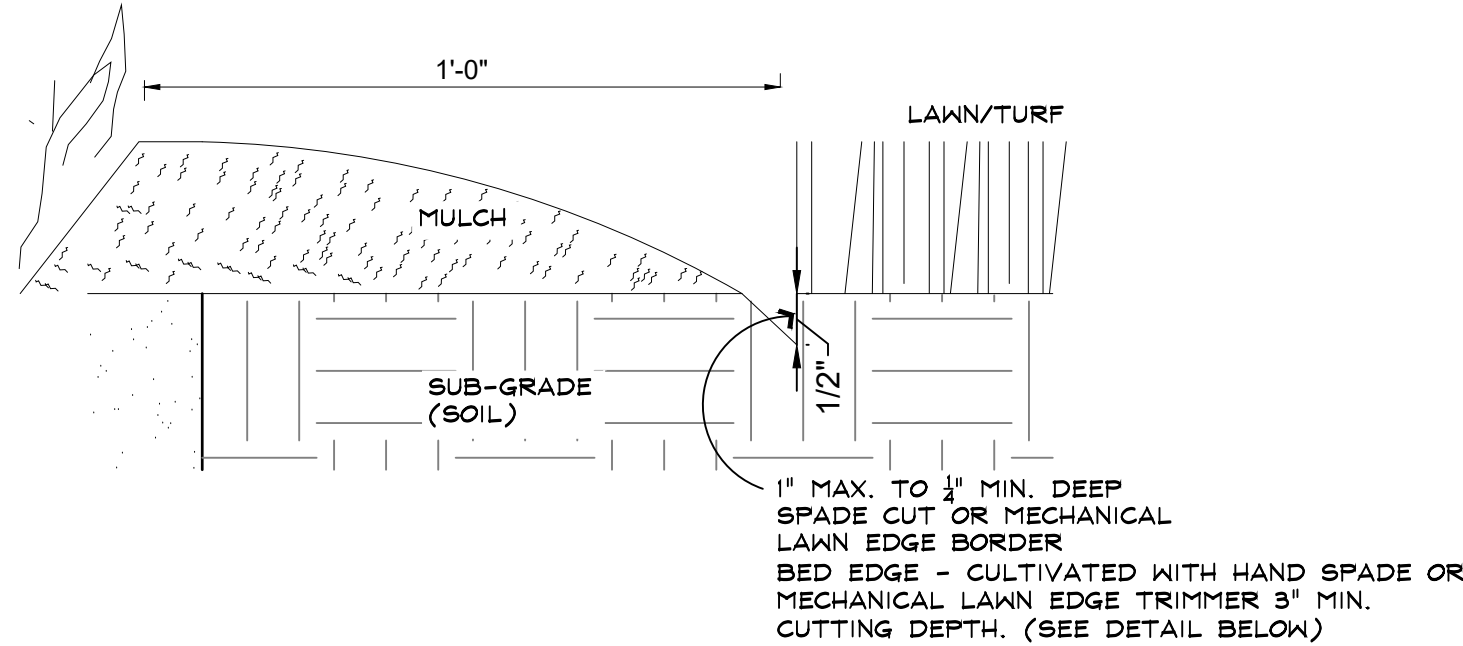
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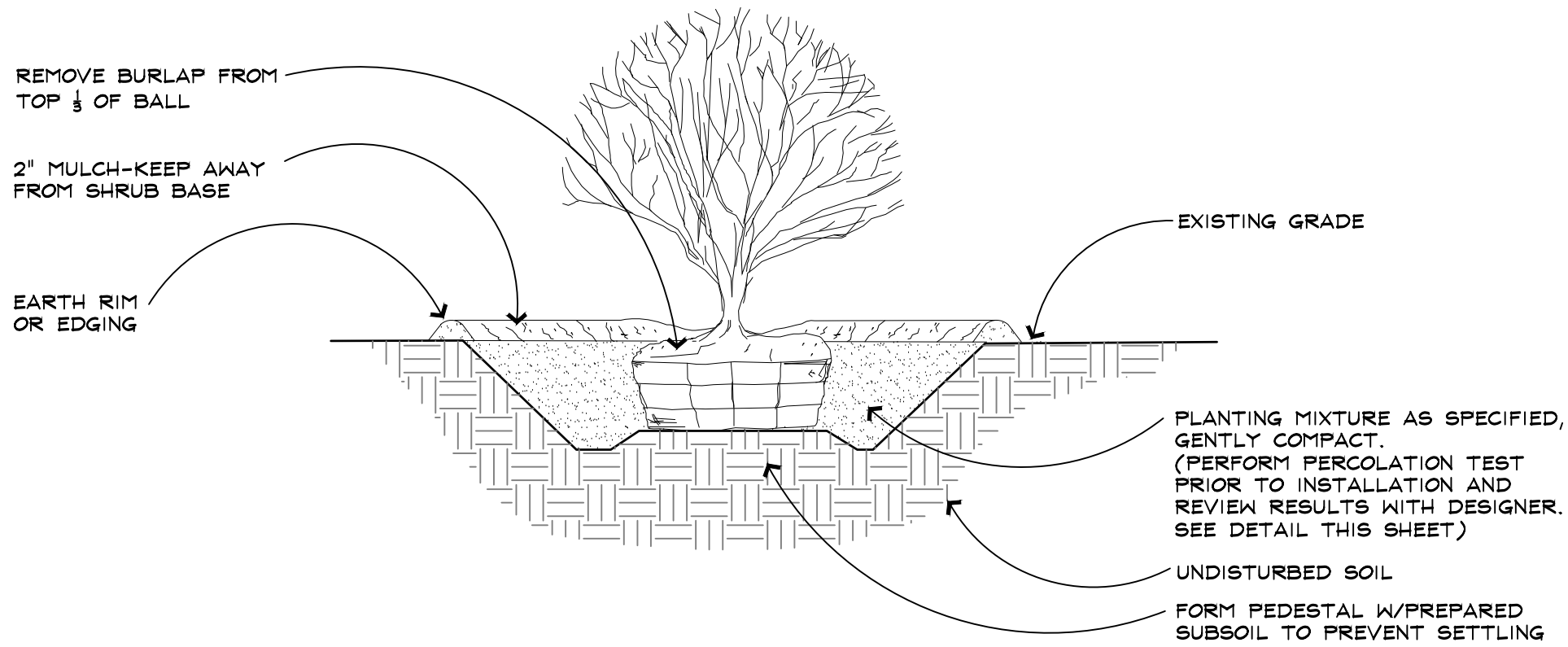
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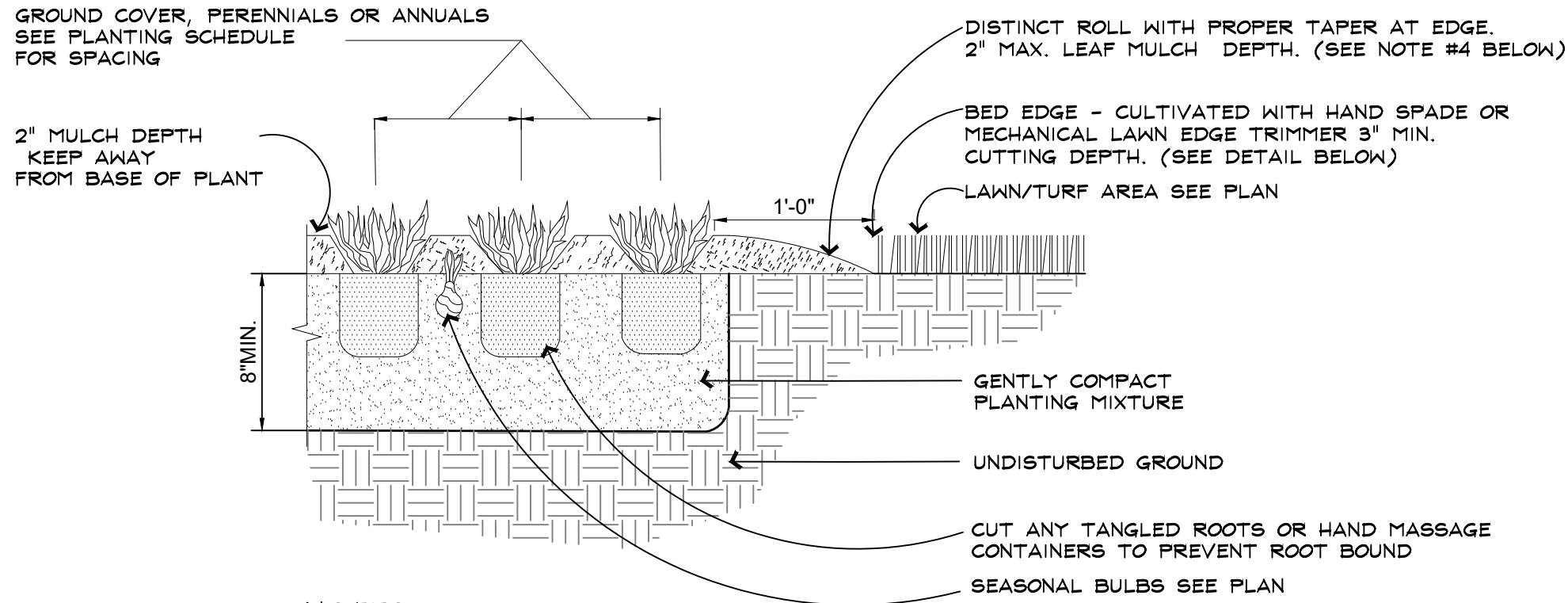
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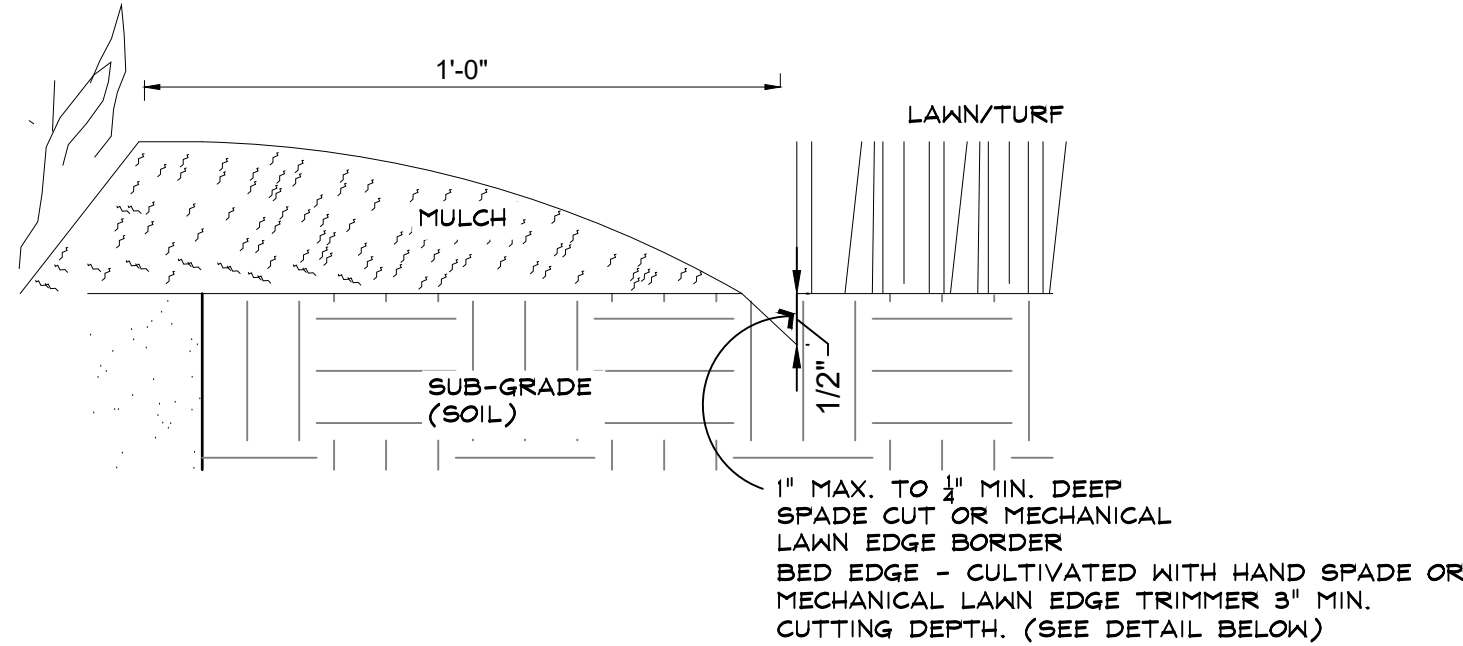
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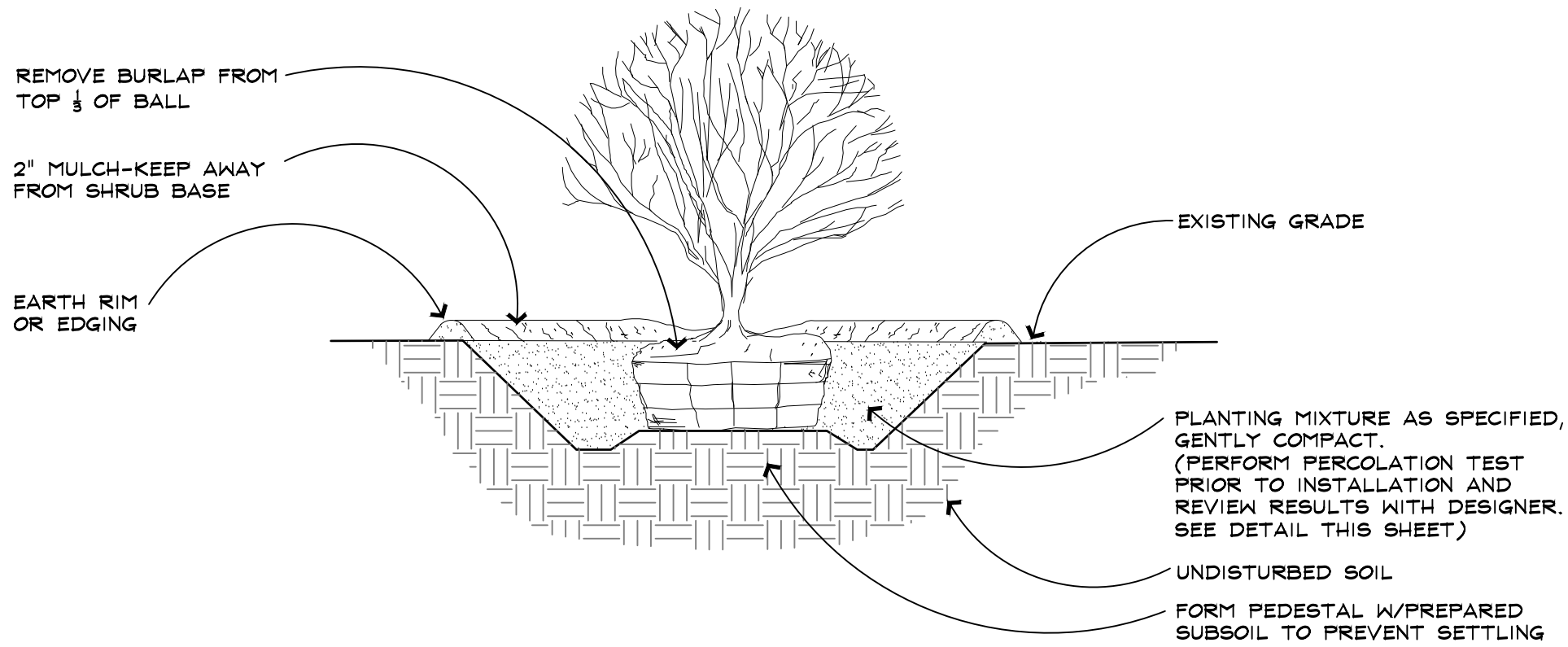
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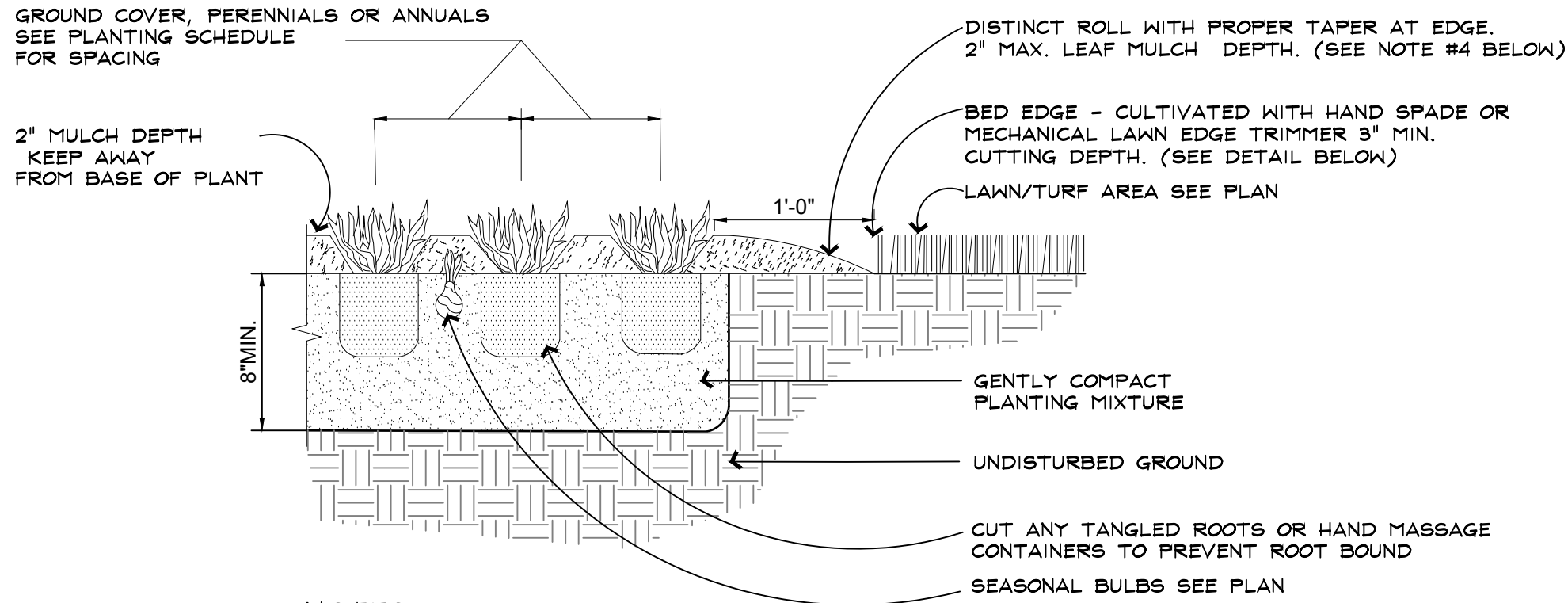
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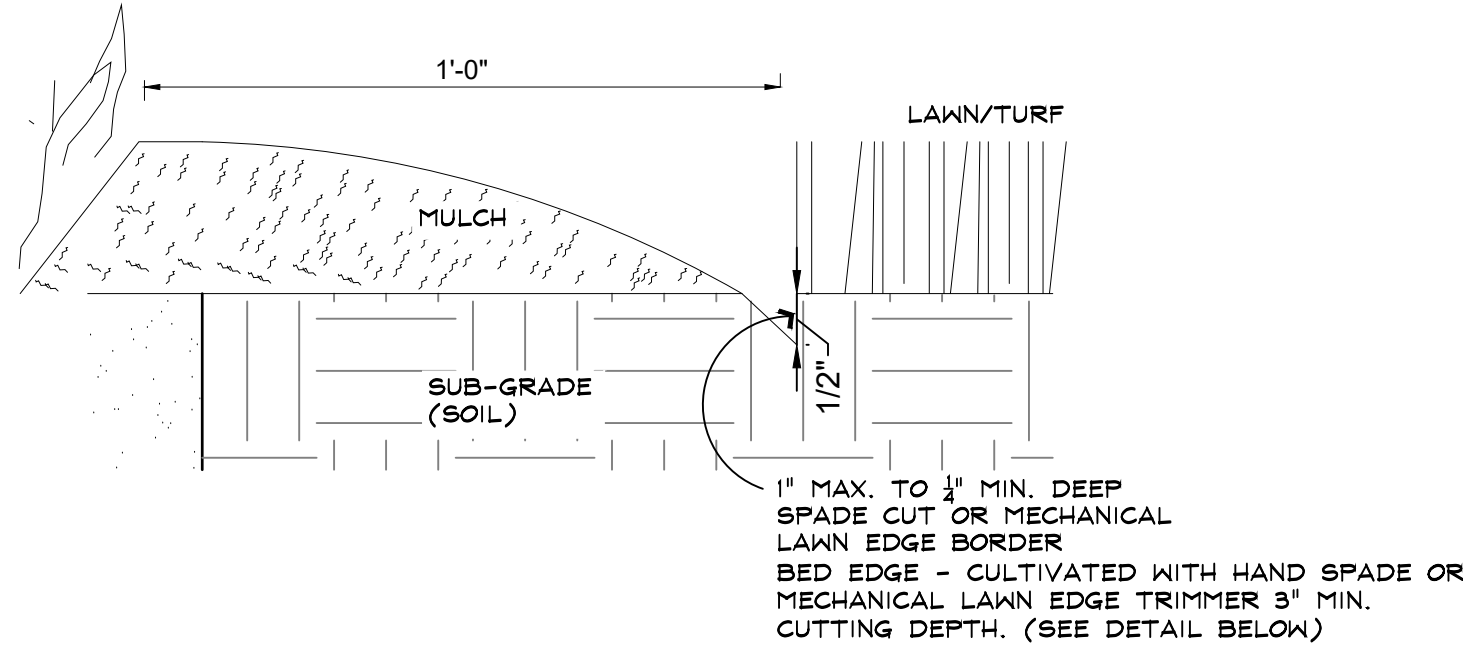
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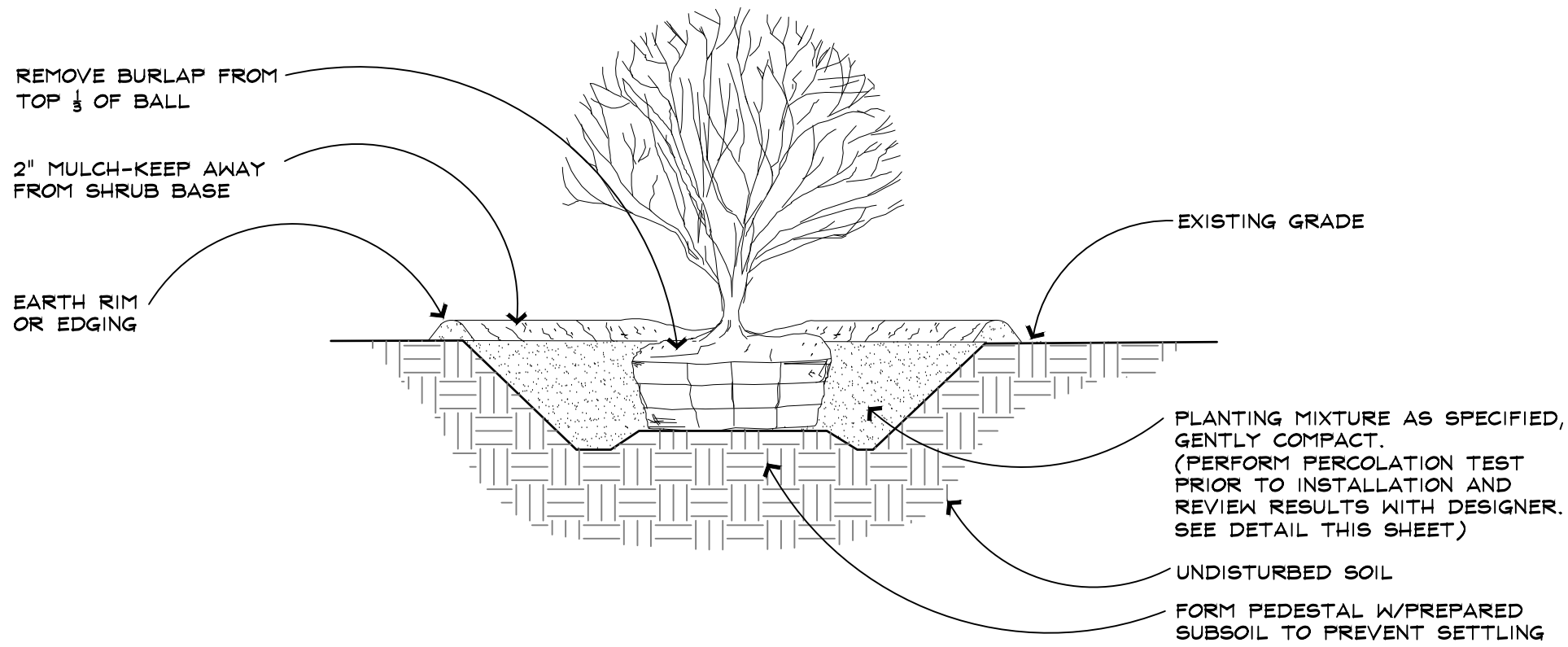
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N.T.S.



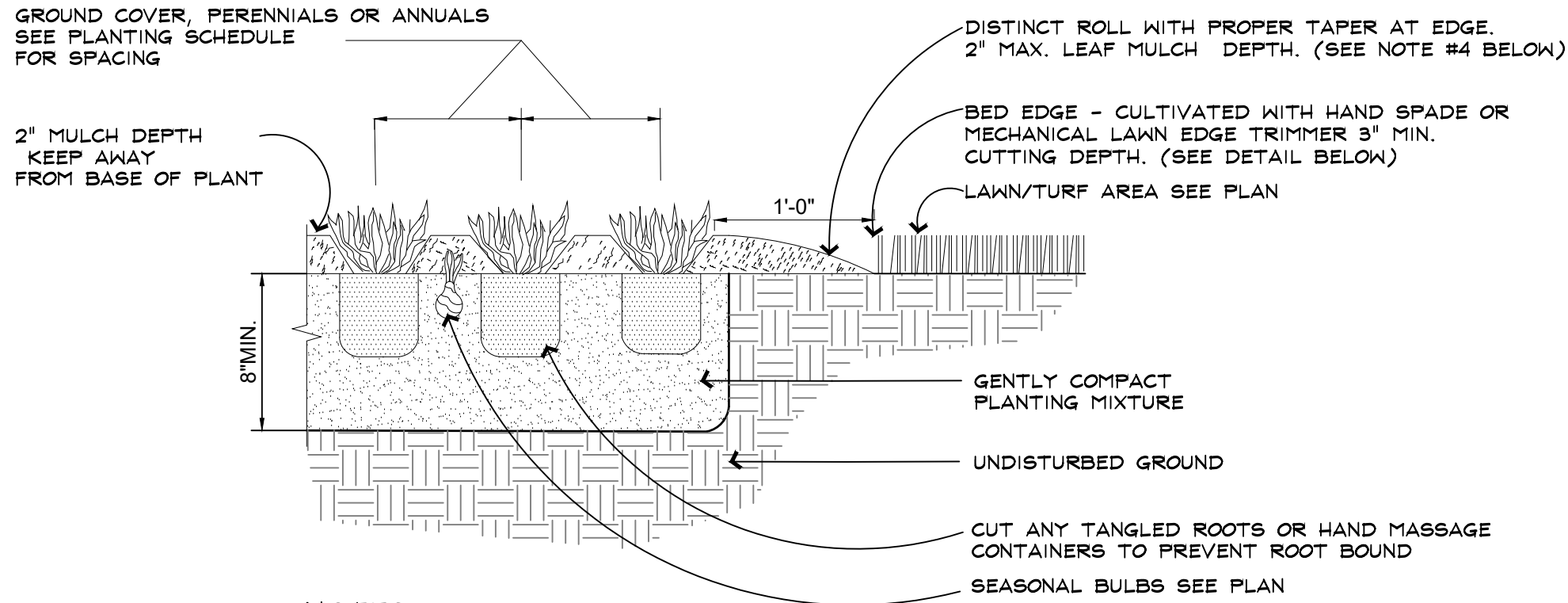
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N.T.S.



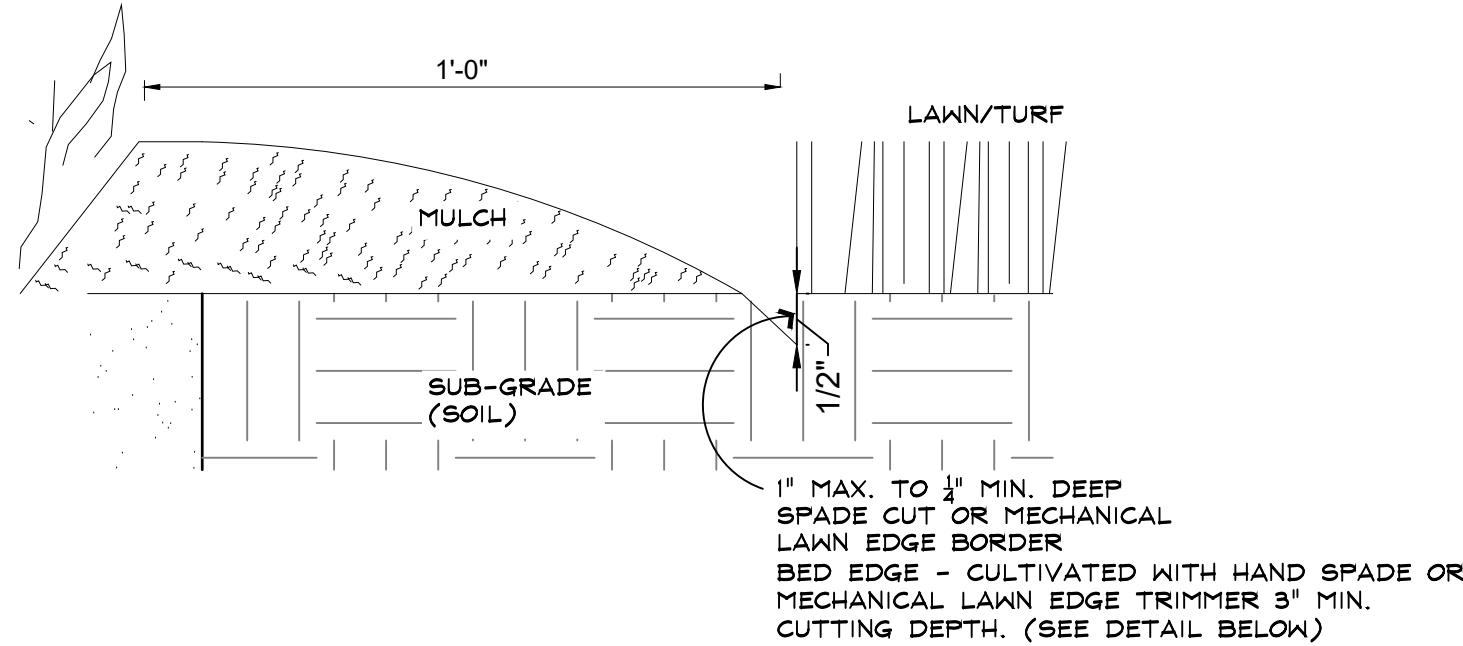
1.0 TREE PLANTING DETAIL
N.T.S.



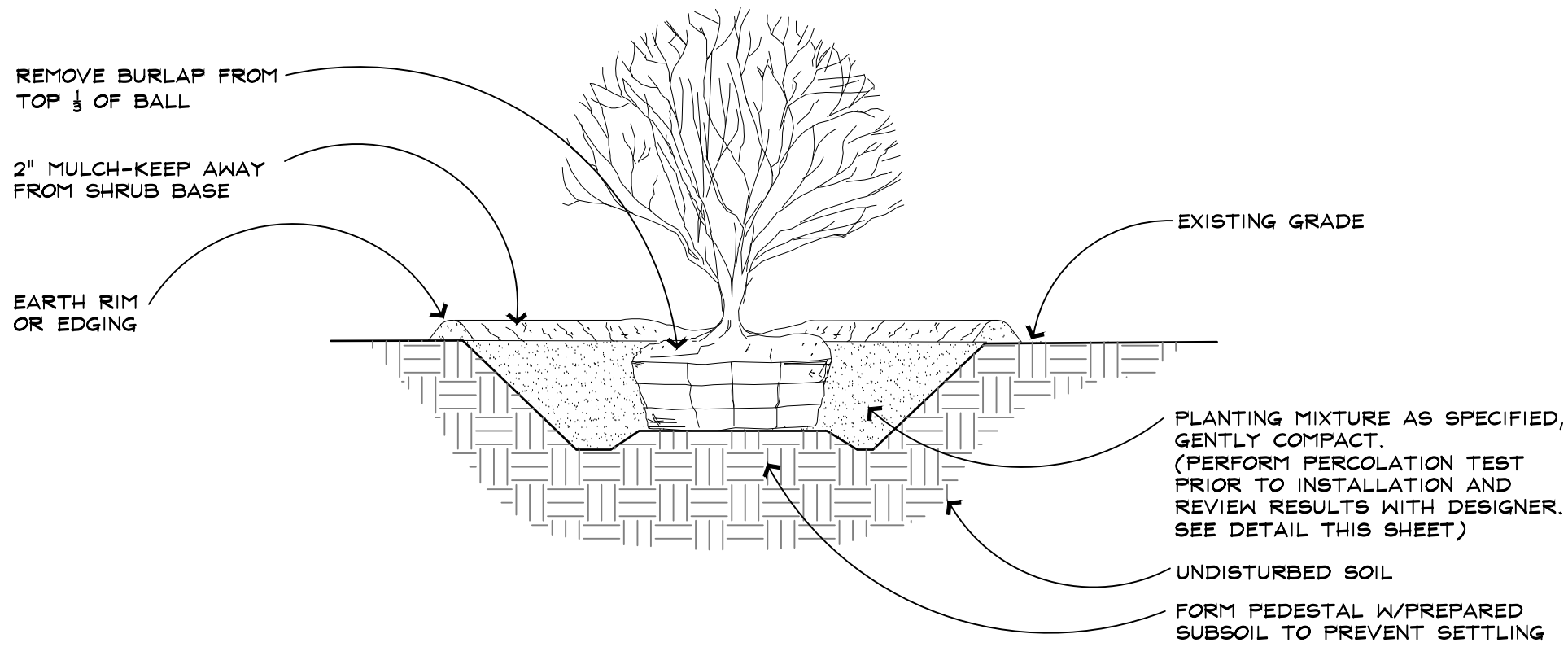
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N.T.S.



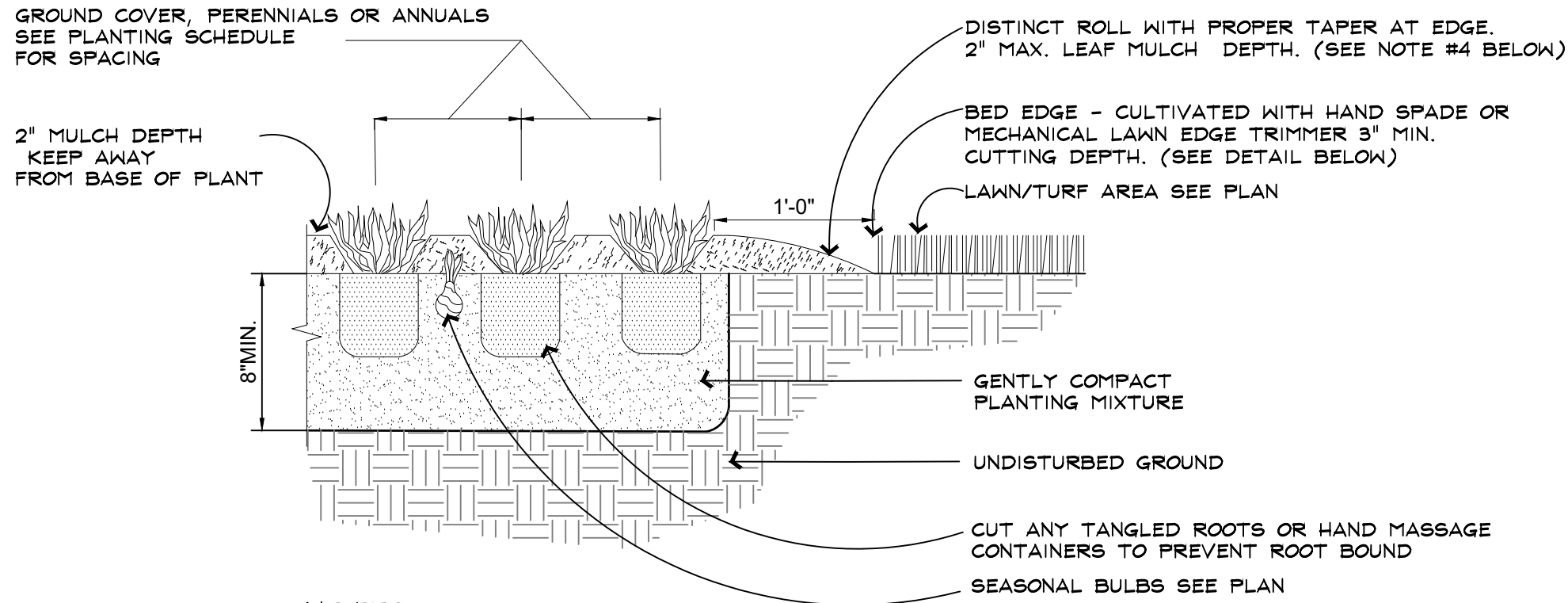
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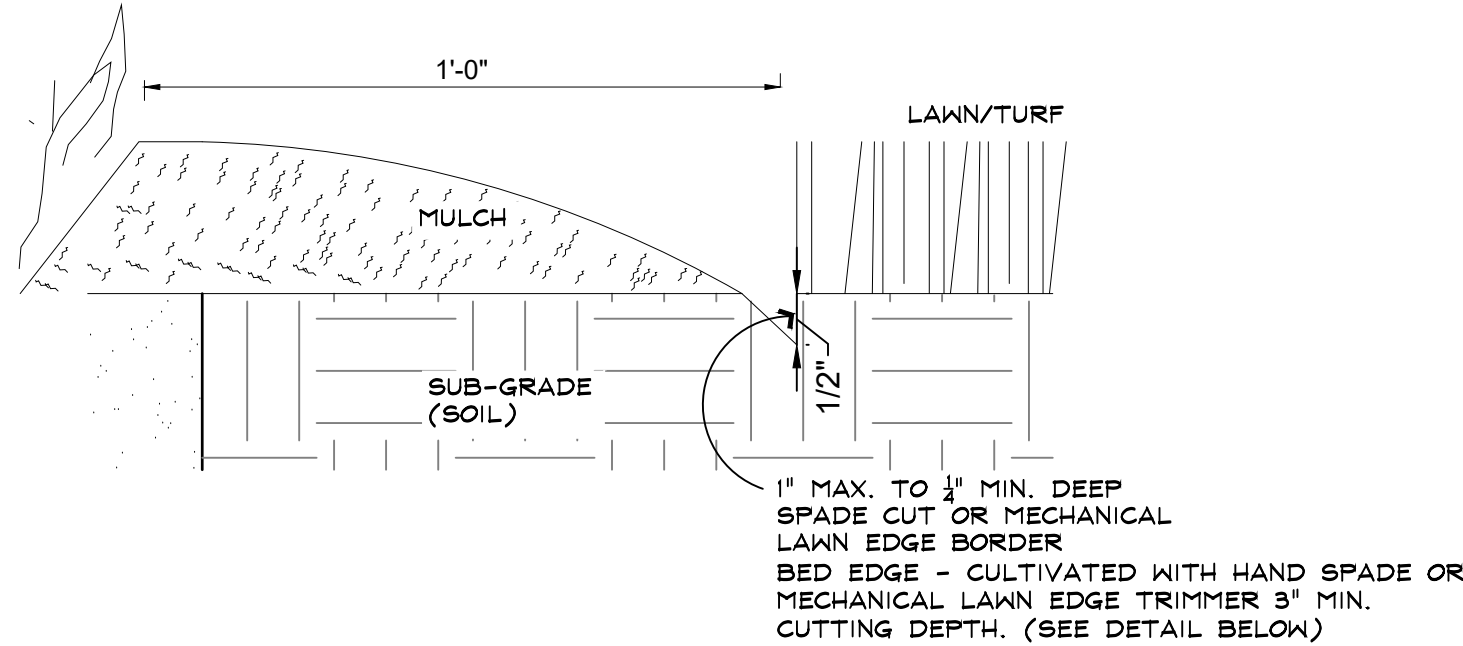
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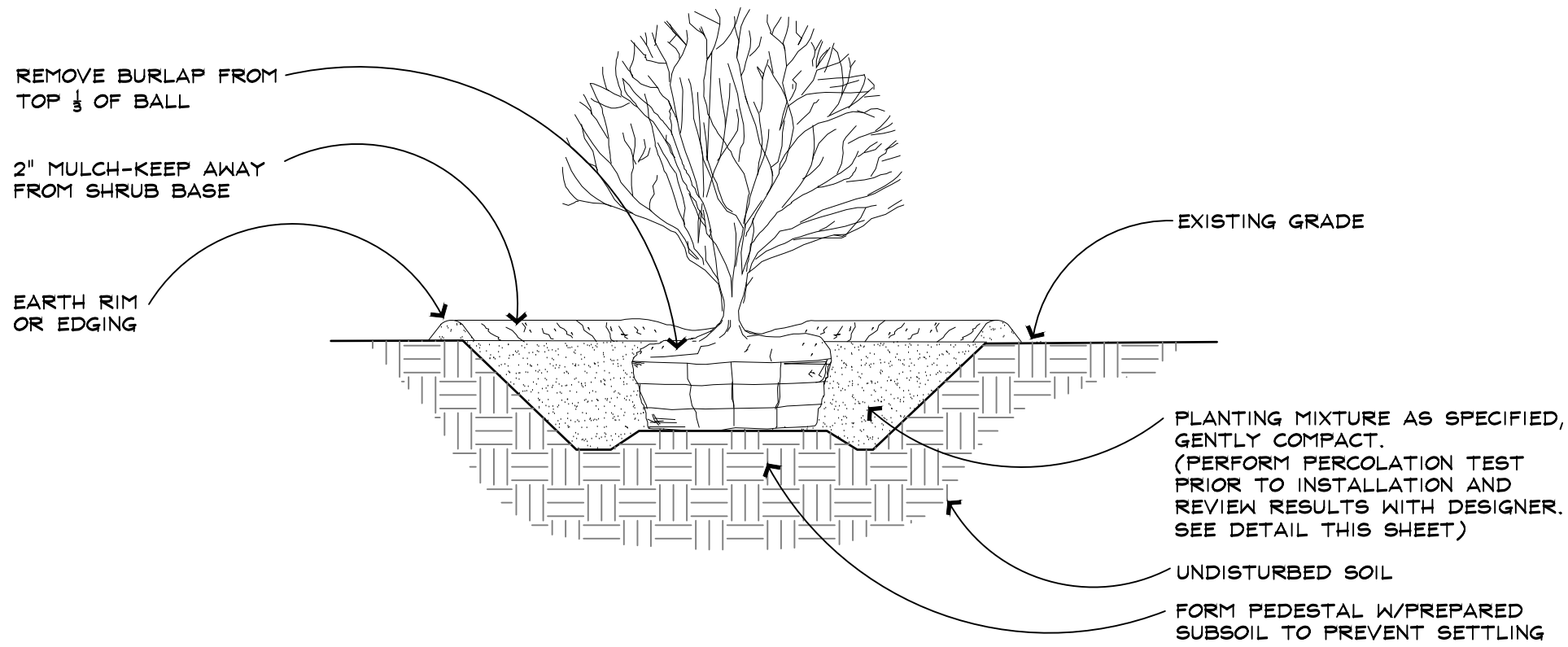
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N.T.S.



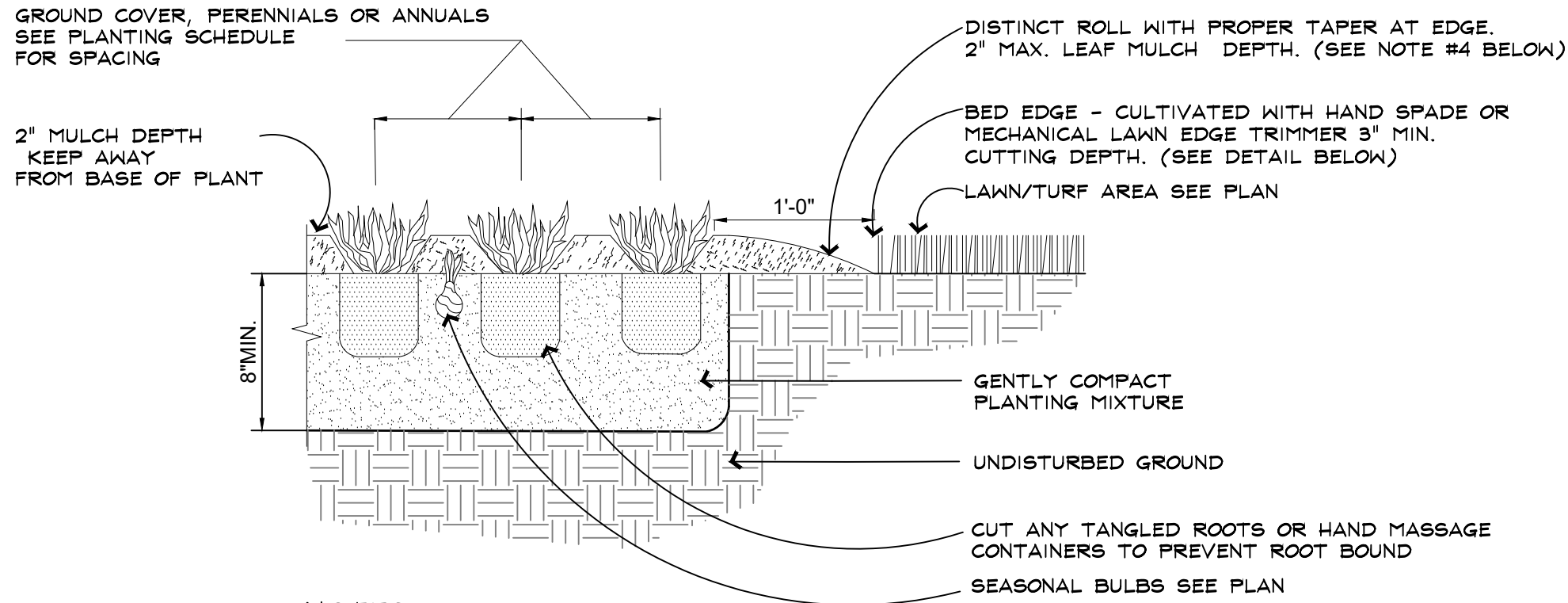
4.0 CULTIVATED BED EDGE DETAIL
N.T.S.



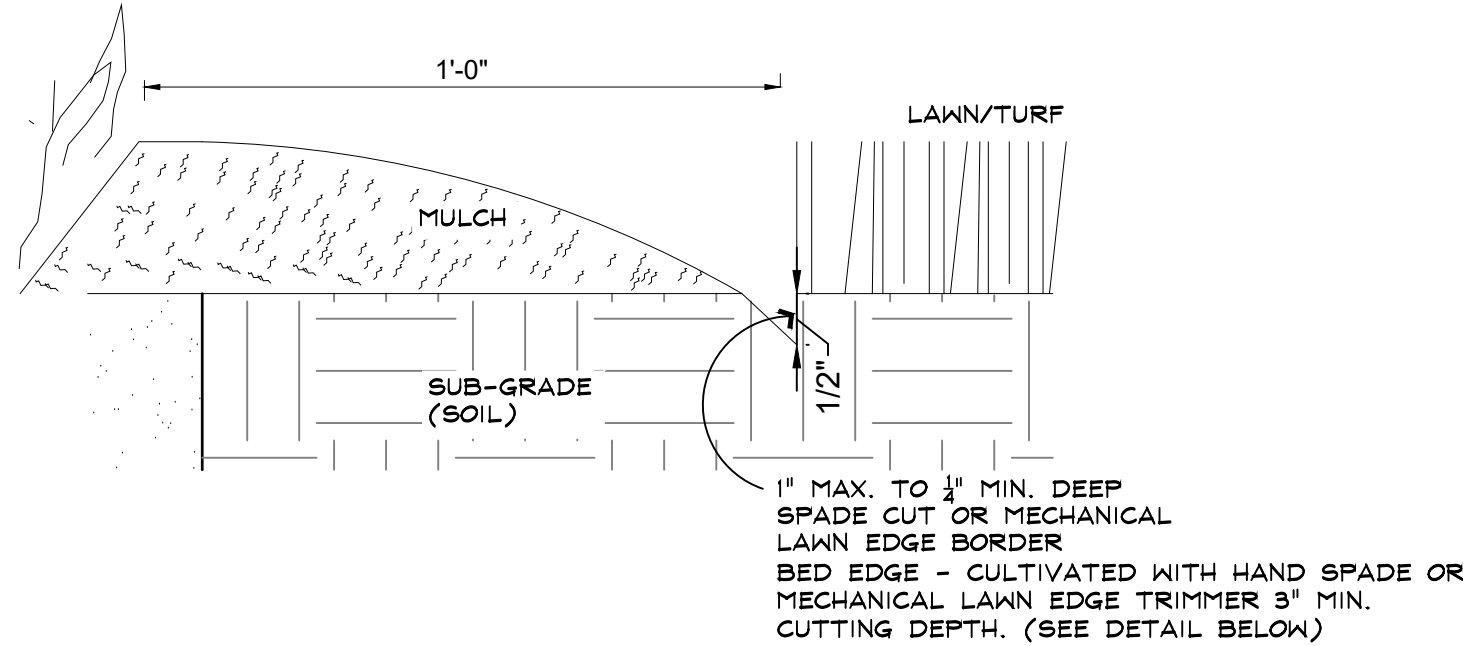
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N.T.S.



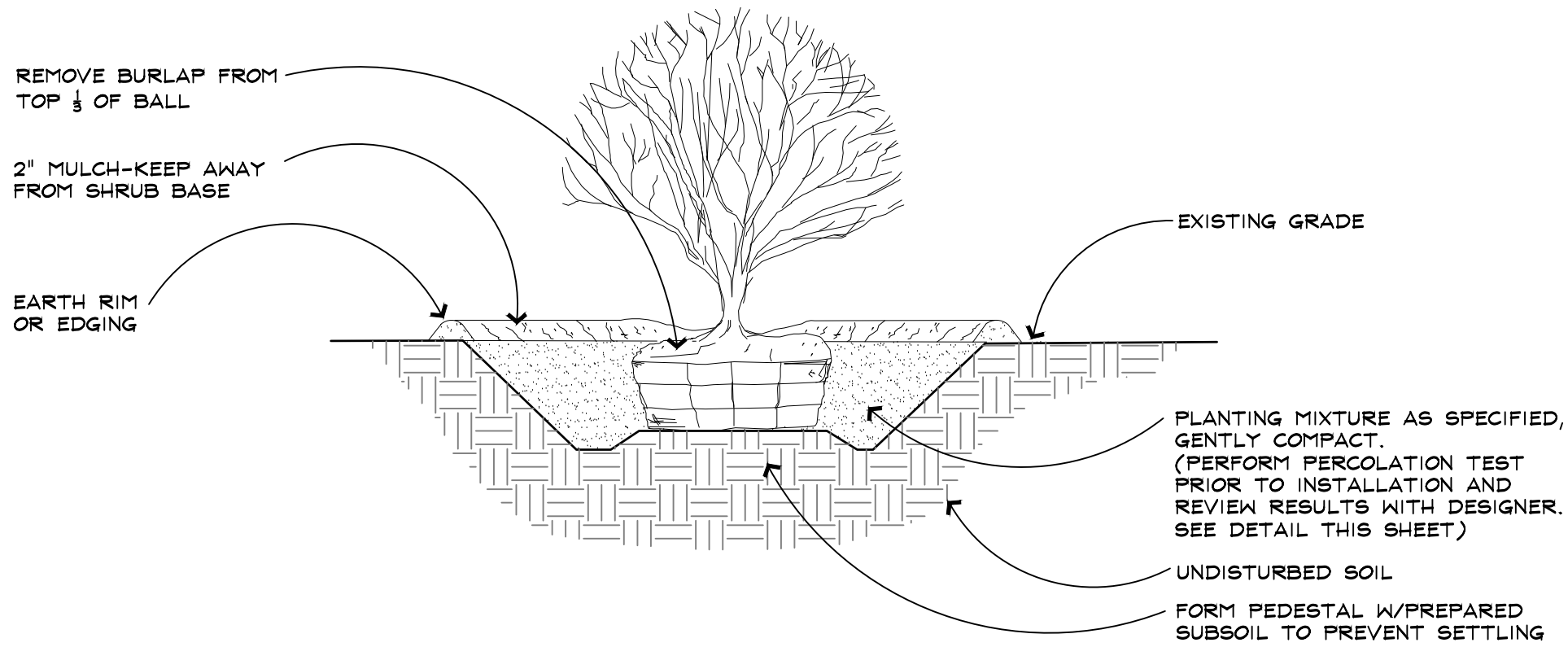
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N.T.S.



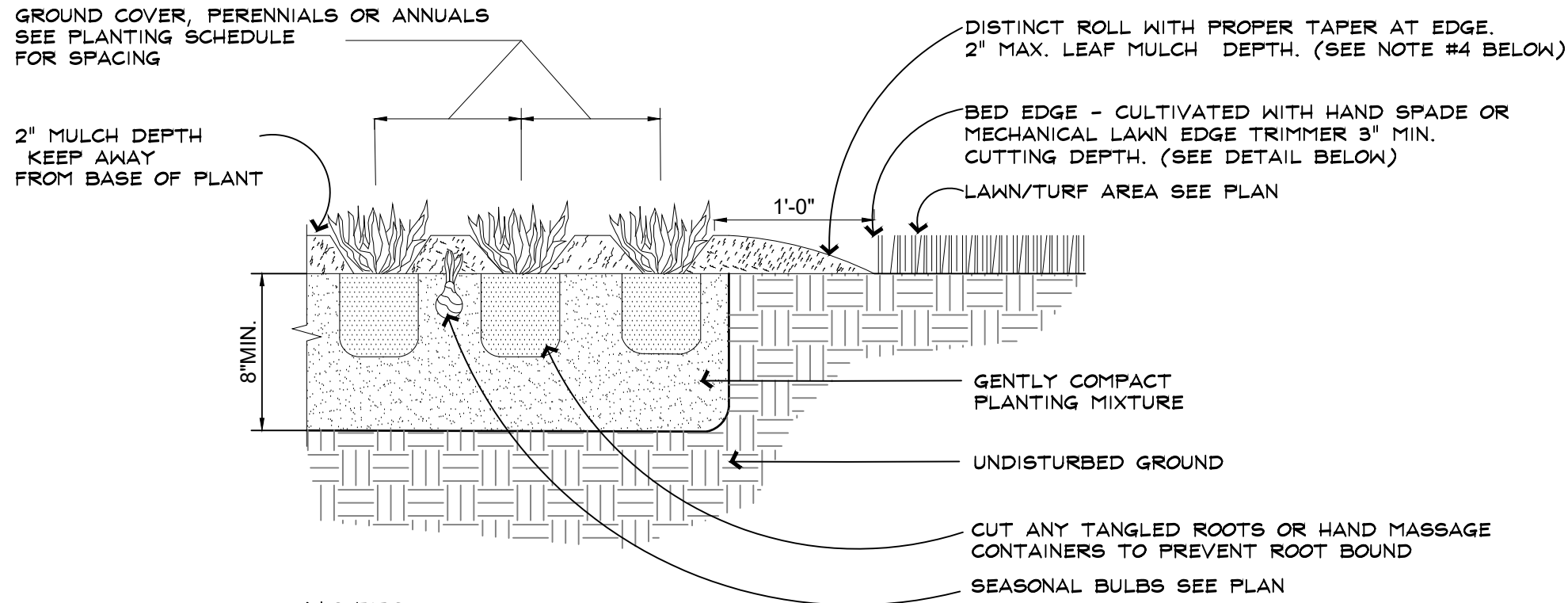
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N.T.S.



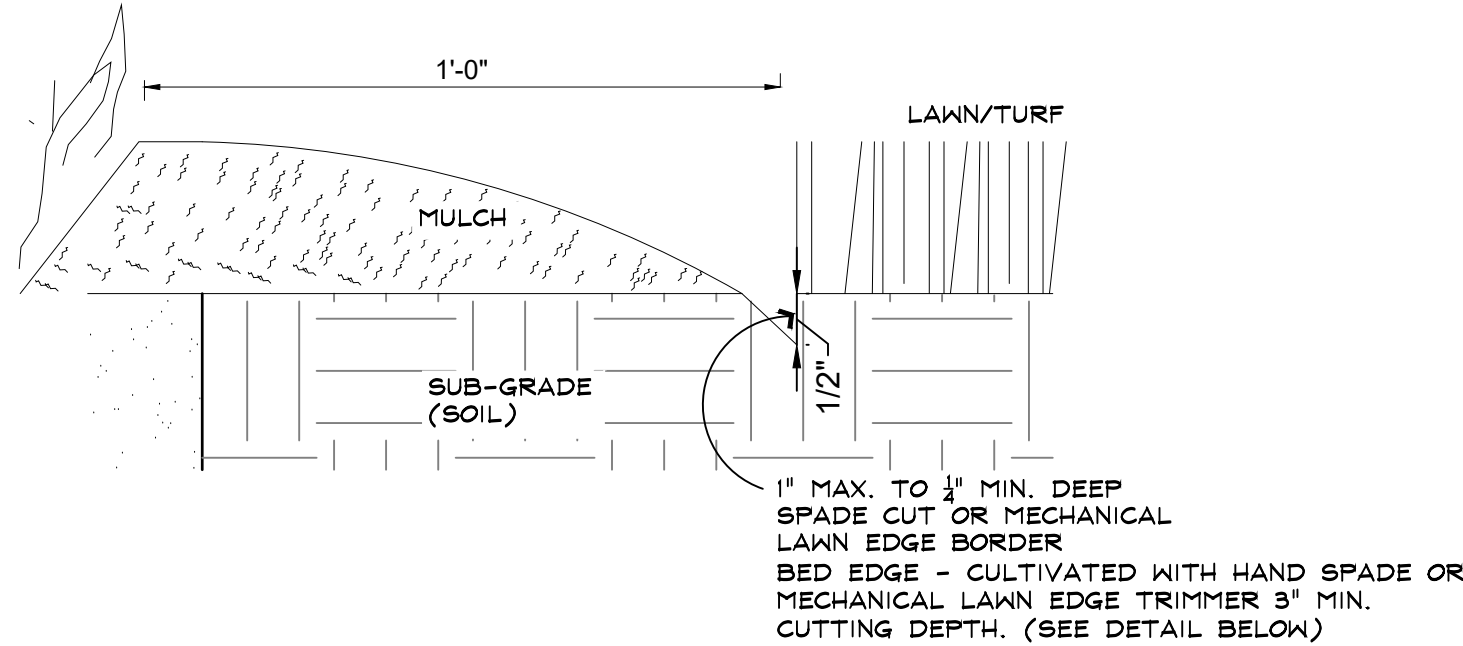
1.0 TREE PLANTING DETAIL
N.T.S.



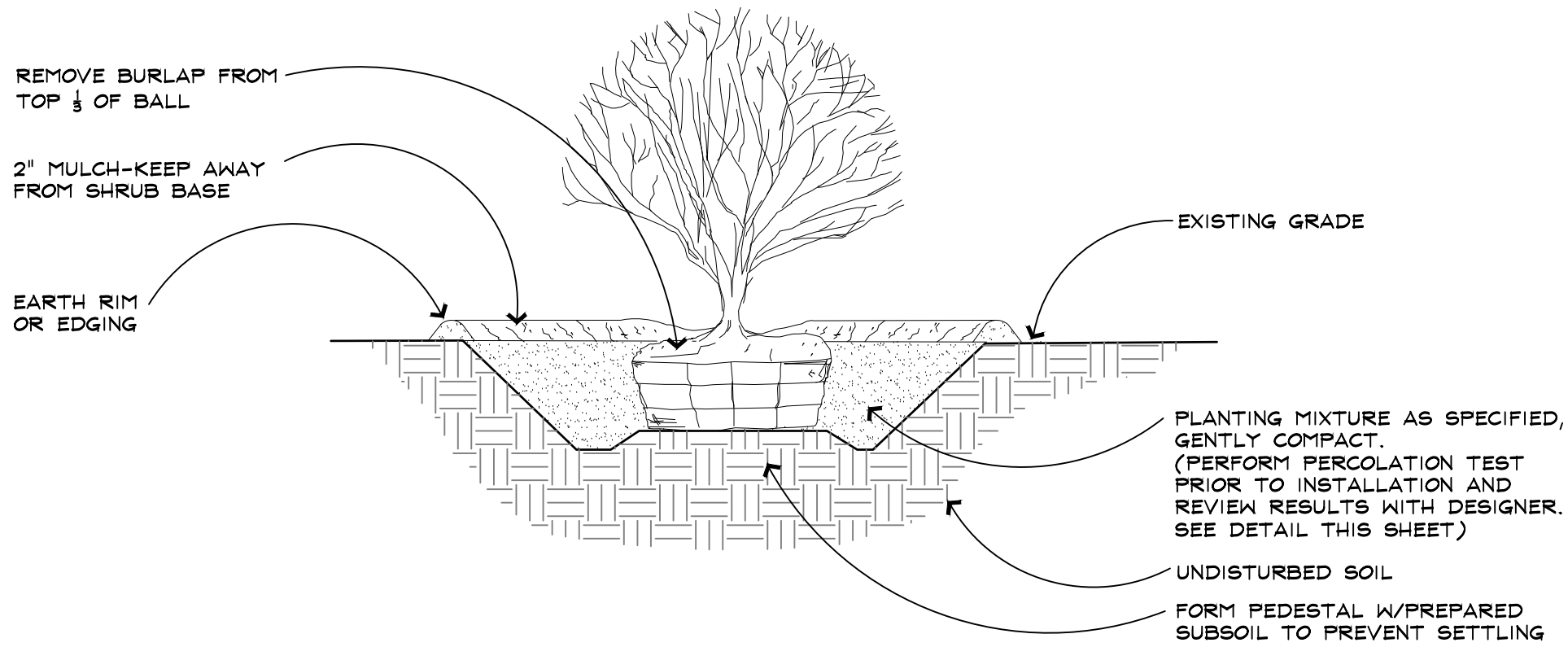
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N.T.S.



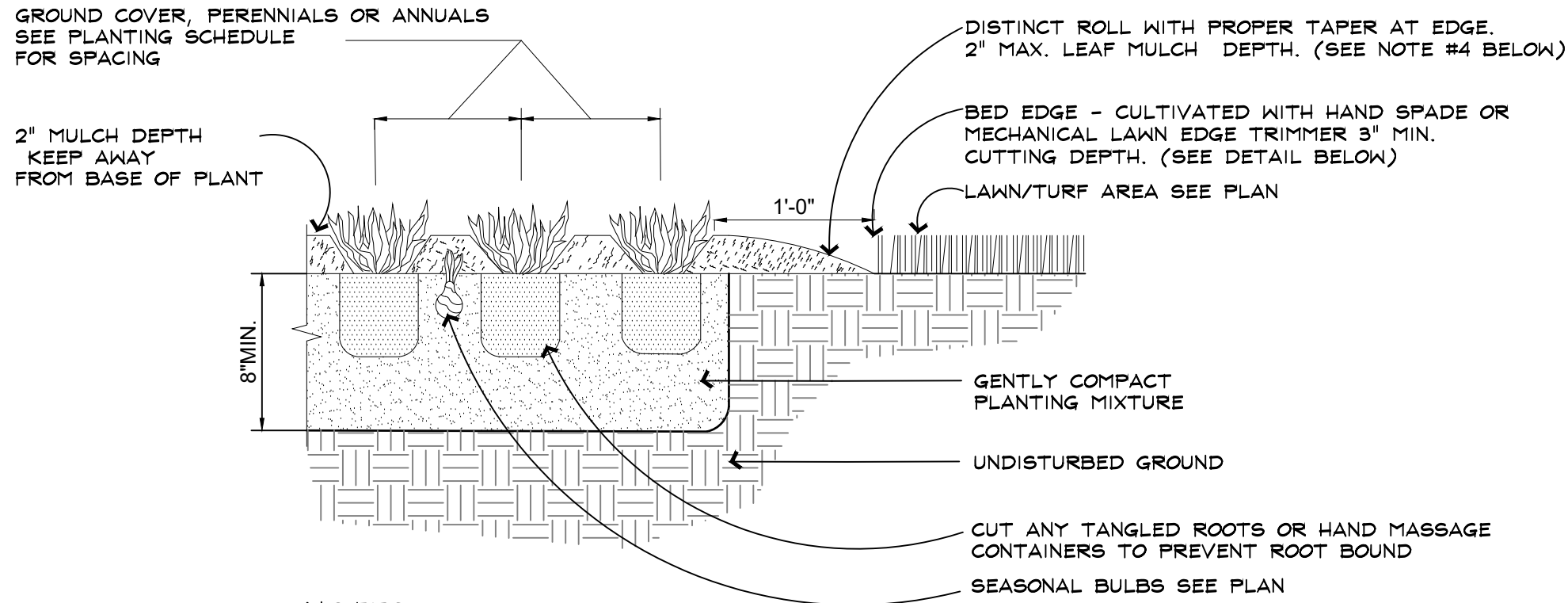
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N.T.S.



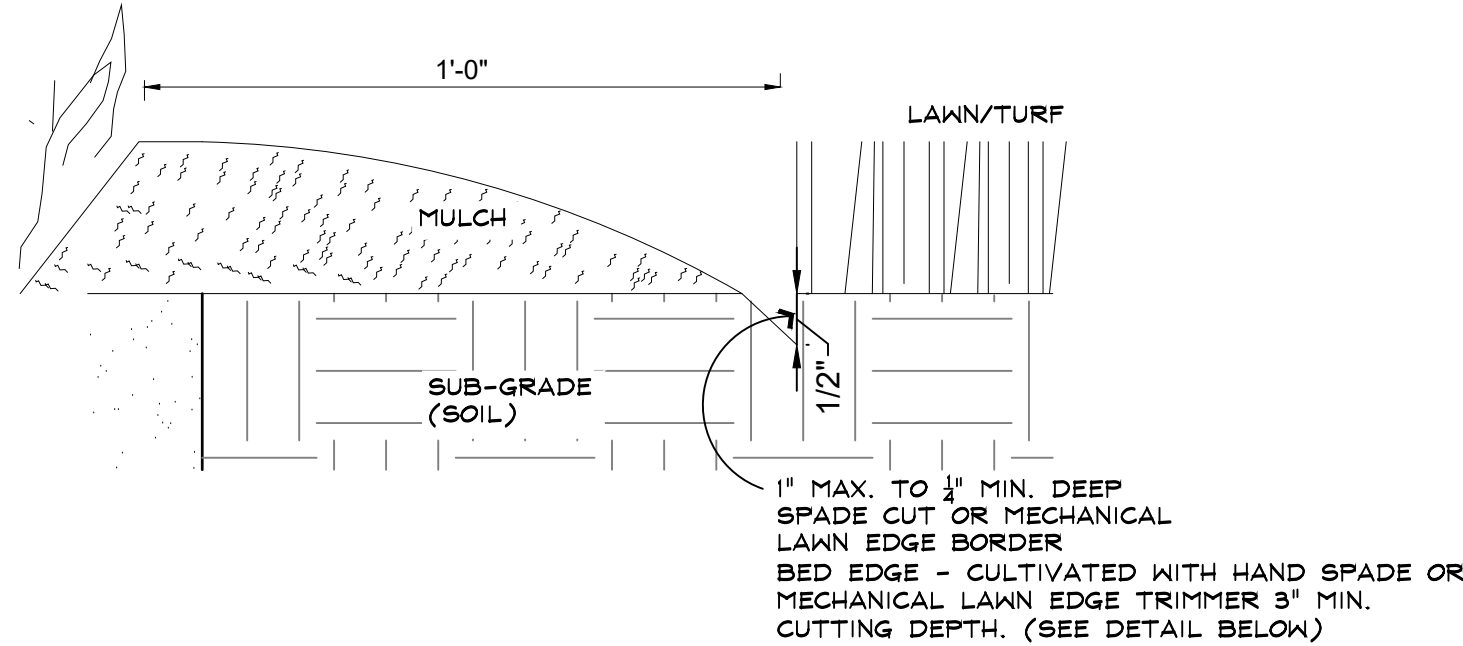
1.0 TREE PLANTING DETAIL
N.T.S.



2.0 SHRUB PLANTING DETAIL TYP.
N.T.S.



4.0 CULTIVATED BED EDGE DETAIL
N.T.S.



1.0 TREE PLANTING DETAIL
N.T.S.



REQUEST FOR COUNCIL ACTION

Agenda Date: February 14, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:

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.

DESCRIPTION: 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.

SUMMARY

Approximately half of the parcels are currently zoned B-3, and the intention is to rezone them to RM-3 to match the zoning of the existing Church, representing a more restrictive use. The proposed addition can only fit in a location currently beyond the Front Building Setback in the RM-3 zoning district, necessitating an approved variance if the rezoning is approved. The request for front building setback variance is necessitated by the proposed rezoning from B-3 to RM-3 which will create a unified zoning district in which the zoning regulations are clearly defined. This request is meant to establish a more straightforward framework of compliance with the City's zoning regulations while maintaining substantial conformance with the special use that was approved in 2020. This application is in harmony with the purpose and intent of the Zoning Code.

Action Requested

- Reduce minimum front yard setbacks from 30 feet to 10 feet for the following parcels: 04-10-02-106-001 and 04-10-02-101-001

STAFF NOTES

Staff recommends approval of the request.



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u> ☐ A. Special Use (\$85) ☐ B. Residential Variance (\$85) ☒ C. Non-Residential Variance (\$85) ☒ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	Request Property Address or PIN: <u>See Enclosed Pin #'s and Legal Description</u> Current Zoning (if known): <u>B-3</u> Proposed Zoning (if rezoning request): <u>RM-3</u> Current Use: <u>Vacant lot</u> Proposed Use (if different): <u>Church</u>
--	--

Property Owner Name:	St. Joseph's Catholic Church - Fr. Andrejek
Mailing Address:	303 S. 7th Street, Pekin, IL 61554
Phone:	(309) 347-6108
Alternative Phone:	
E-Mail Address:	frandrejek@gmail.com

Applicant Name (if different):	
Mailing Address:	
Phone:	Same as above
Alternative Phone:	
E-Mail Address:	



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

The request to rezone from B-3 to RM-3 is motivated by multiple considerations. Approximately half of the area designated for the proposed St. Joseph's Church Addition is poised to be zoned B-3 once the approved vacation of the cul-de-sac is officially recorded. This vacated area, situated on a single parcel, will feature two zoning districts, potentially leading to confusion about applicable zoning constraints. By rezoning PIN: 04-10-02-106-001 (see the attached rezoning plat) to RM-3 it will then match the zoning of the existing Church. The objective is to establish uniformity in zoning, ensuring that the entire area designated for the proposed addition is zoned RM-3 once the vacation is recorded. With the parish having raised over \$3,000,000, plans are underway to commence construction in the Spring of 2024, the rezoning is deemed necessary in order to clearly define the regulatory framework, providing a coherent and consistent zoning district for the addition. This not only mitigates potential confusion arising from dual zoning districts on a single parcel but provides a more straightforward framework of compliance with the City's zoning regulations.

The request to rezone is contingent on the request to reduce the minimum front building setback of the proposed addition building area from 30' to 10' which would allow St. Joseph's Catholic Church to construct the proposed addition in substantial conformance with the previously approved special use. See the enclosed legal description and pin numbers for parcels affected by this variance request and the enclosed site plan.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Brian Andryk

Owner Signature

12/20/23

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Brian Andryk

Applicant Signature

12/20/23

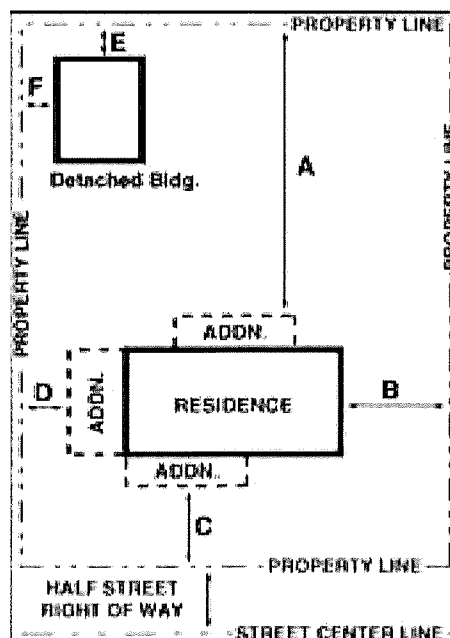
Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

The following attachments are required for consideration of your request:

- I. Site Plan:** An electronic copy (preferred) or two physical copies of a site plan for the proposal showing:
1. A scale of not less than one inch equals fifty feet (1" = 50') if the subject property is less than three (3) acres and one inch equals one hundred feet (1" = 100') if three (3) acres or more. Date, north point and scale.
 2. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties. The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property. The location of all existing and proposed drives and parking areas. The location and right-of-way widths of all abutting streets and alleys.
 3. Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by the Development Review Committee and consideration by the Plan Commission.
 4. The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan (commercial projects only).





Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the “City of Pekin”.

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

Approximately half of the parcels are currently zoned B-3, and the intention is to rezone them to RM-3 to match the zoning of the existing Church, representing a more restrictive use. The proposed addition can only fit in a location currently beyond the Front Building Setback in the RM-3 zoning, necessitating an approved variance if the rezoning is approved.

2. Is the variance needed due to special and unique circumstances not caused by the applicant’s or owner’s own actions?

Over \$3,000,000 has been raised by the parish and we believe that this hardship was not self-created as we followed the recommendations and project constraints set by previous City Staff members when the special use was approved in 2020, in which the proposed site plan is in substantial conformance with. The request for front building setback variance is necessitated by the proposed rezoning from B-3 to RM-3 which will create a unified zoning district in which the zoning regulations are clearly defined.

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

No, this request is meant to establish a more straightforward framework of compliance with the City’s zoning regulations while maintaining substantial conformance with the special use that was approved in 2020.

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

This application is in harmony with the purpose and intent of the Zoning Code and will maintain the integrity of the locality by establishing continuity with the recommendations of the current city staff with the recommendations made by the City Staff in 2019 and 2020 when the special use was approved.

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

Given the City’s prior actions, which include selling the triangular parcel to the church, approving the special use plan, and approving the vacation of ROW where the proposed addition is located, we anticipate no adverse effects on surrounding properties by the approval of this variance. Both St. Joseph’s Catholic Church and the City stand to benefit further as the granting of this variance, contingent on the rezoning, will avoid any costly delays in construction and establish a clearly defined conformance to the City’s zoning regulations.

Pin #'s:

- 04-10-02-106-001
- 04-10-02-101-001

Legal Description of ROW to be Vacated:

A PART OF 7TH STREET AND COURT STREET LYING ADJACENT TO AND BETWEEN LOTS TWENTY-TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24) IN COLT'S ADDITION TO THE CITY OF PEKIN, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 00°-30'-58" EAST (BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM WEST, ZONE 1202), ALONG THE EAST LINE OF SAID LOT 22, 12.86 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING, THENCE NORTH 89°-15'-18" EAST, PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF BROADWAY STREET, 138.12 FEET; THENCE SOUTH 33°-57'-15" EAST, 90.80 FEET TO AN EXTENSION OF THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY HALF OF SAID LOT 24; THENCE SOUTH 27°-06'-33" WEST, ALONG SAID EXTENSION OF SAID SOUTHEASTERLY LINE, 11.47 FEET TO THE NORTHEAST CORNER OF THE NORTHWESTERLY HALF OF SAID LOT 24 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF COURT STREET; THENCE NORTH 62°-46'-42" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 132.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 23 AND THE EAST RIGHT OF WAY LINE OF 7TH STREET; THENCE SOUTH 00°-30'-58" EAST, ALONG THE WEST LINE OF SAID LOT 23 AND SAID EAST RIGHT OF WAY LINE OF 7TH STREET, 135.88 FEET; THENCE NORTH 62°-47'-38" WEST, 87.46 FEET TO THE NORTH RIGHT OF WAY LINE OF ST. JOSEPH'S PLACE (THARP PLACE); THENCE NORTH 89°-29'-02" EAST, 11.42 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22 AND THE WEST RIGHT OF WAY LINE OF 7TH STREET; THENCE NORTH 00°-30'-58" WEST, ALONG THE EAST LINE OF SAID LOT 22 AND THE WEST RIGHT OF WAY LINE OF 7TH STREET, 119.14 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.331 ACRE (14,421 SF), MORE OR LESS.

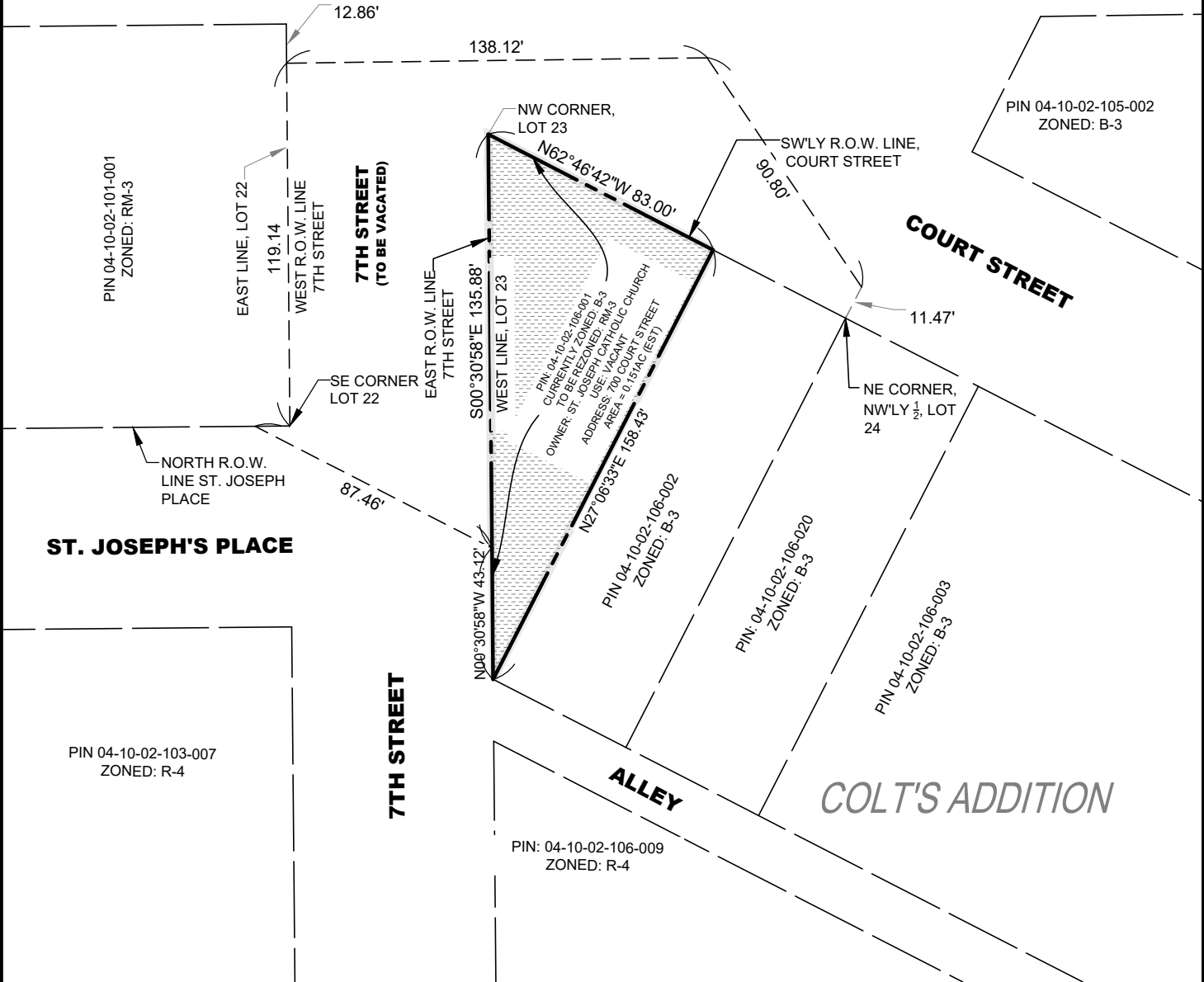
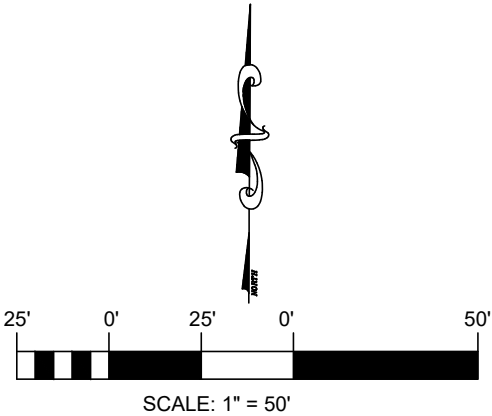
LEGEND

- EXISTING PROPERTY LINE
- RIGHT-OF-WAY TO BE VACATED
- PROPOSED PROPERTY REZONING

GENERAL NOTES:

AREA OF PARCEL TO BE RE-ZONED = 0.151ACRE±

BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM WEST, ZONE 1202.



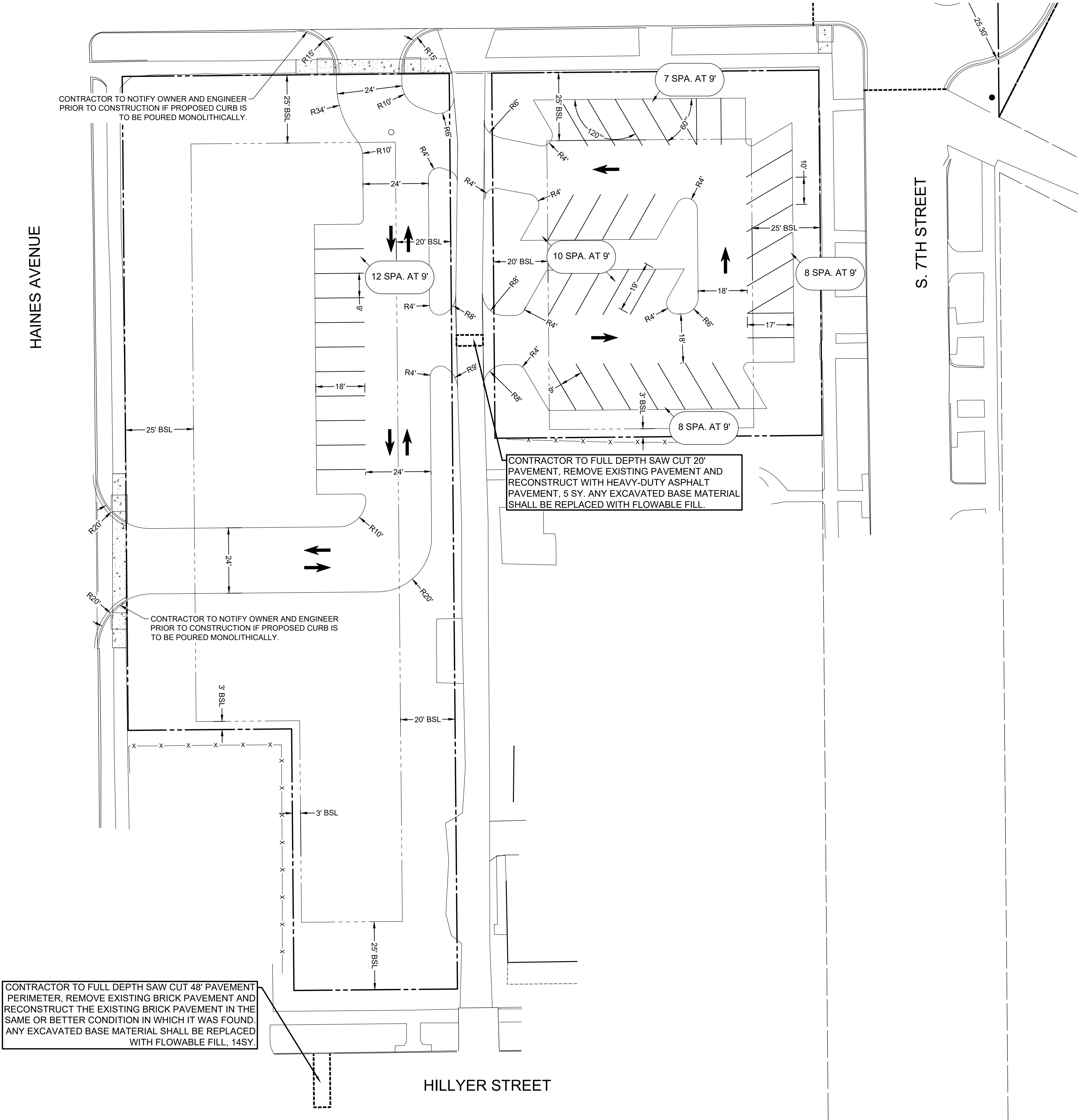
LEGAL DESCRIPTION OF PARCEL TO BE REZONED:

LOT 23 IN ELISHA COLT'S ADDITION TO THE CITY OF PEKIN; SITUATED IN THE COUNTY OF TAZEWELL, IN THE STATE OF ILLINOIS.

ST. JOSEPH'S CATHOLIC CHURCH		AUSTIN ENGINEERING, CO., INC. Consulting Engineers / Surveyors 311 SW Water St., Suite 215 Peoria, Illinois 61602 License No. 184-001143	
REZONING PLAT		SURVEYED JAG	DRAWN HSU
DATE 12-20-23	SCALE 1" = 50'	BOOK	APPROVED MPC
		PROJECT NUMBER 76-18-043	SHEET NO. 1 OF 1



Page 67 of 103



LEGEND

(A) DETAIL - THIS SHEET

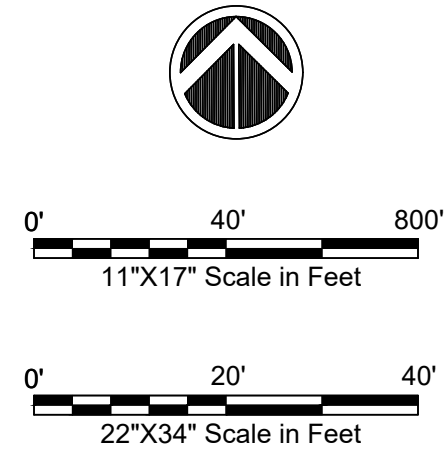
2R CURB RADII

--- BUILDING SET BACK

--- EASEMENT LINE

--- BOUNDARY LINE

✕ LIGHT POLE (EST.)



- ➡ THE DUMPSTER ENCLOSURE MUST BE ENCLOSED ON ALL 4 SIDES TO MEET THE CITY OF PEKIN REQUIREMENTS AND SHALL BE OF MATCHING EXTERIOR CLADDING TO THE PROPOSED ST. JOSEPH'S CHURCH ADDITION.
- ➡ ALL RADII MEASURED TO FACE OF CURB
- ➡ CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IF CURB AND GUTTER IS TO BE POURED MONOLITHICALLY

GENERAL NOTES:
OVERALL AREA ≈ 1.825 AC
VACATED AND LAND CONVEYANCE AREA ≈ 0.484 AC
BUILDING PARCEL ZONED B-3 (TO BE REZONED TO RM-3)
PARKING LOT PARCEL ZONED R-4

BUILDING LOT:
ALLOWED FRONT BUILDING SETBACK: 30FT
PROPOSED FRONT BUILDING SETBACK: 10FT
ALLOWED SIDE BUILDING SETBACK:
ONE: 15FT
TWO: 30FT
ALLOWED BACK BUILDING SETBACK: 35FT

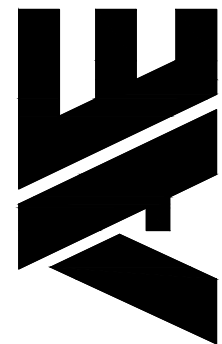
PARKING LOT:
ALLOWED FRONT BUILDING SETBACK: 25FT
ALLOWED SIDE BUILDING SETBACK:
ONE: 3FT
TWO: 10FT
ALLOWED BACK BUILDING SETBACK: 20 FT

SITE PARKING:
DINING HALL 160 SEATS AT 1 SPA/4 SEATS = 40 SPACES

40 SPACES REQUIRED (2 ACCESSIBLE)

49 SPACES SHOWN (2 ACCESSIBLE)

AUSTIN ENGINEERING, CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 184-001143



PRELIMINARY CONSTRUCTION PLANS

ST. JOSEPH'S CHURCH ADDITION

303 S. 7TH STREET
PEKIN, IL 61554
CLIENT: ST. JOSEPH'S CATHOLIC CHURCH

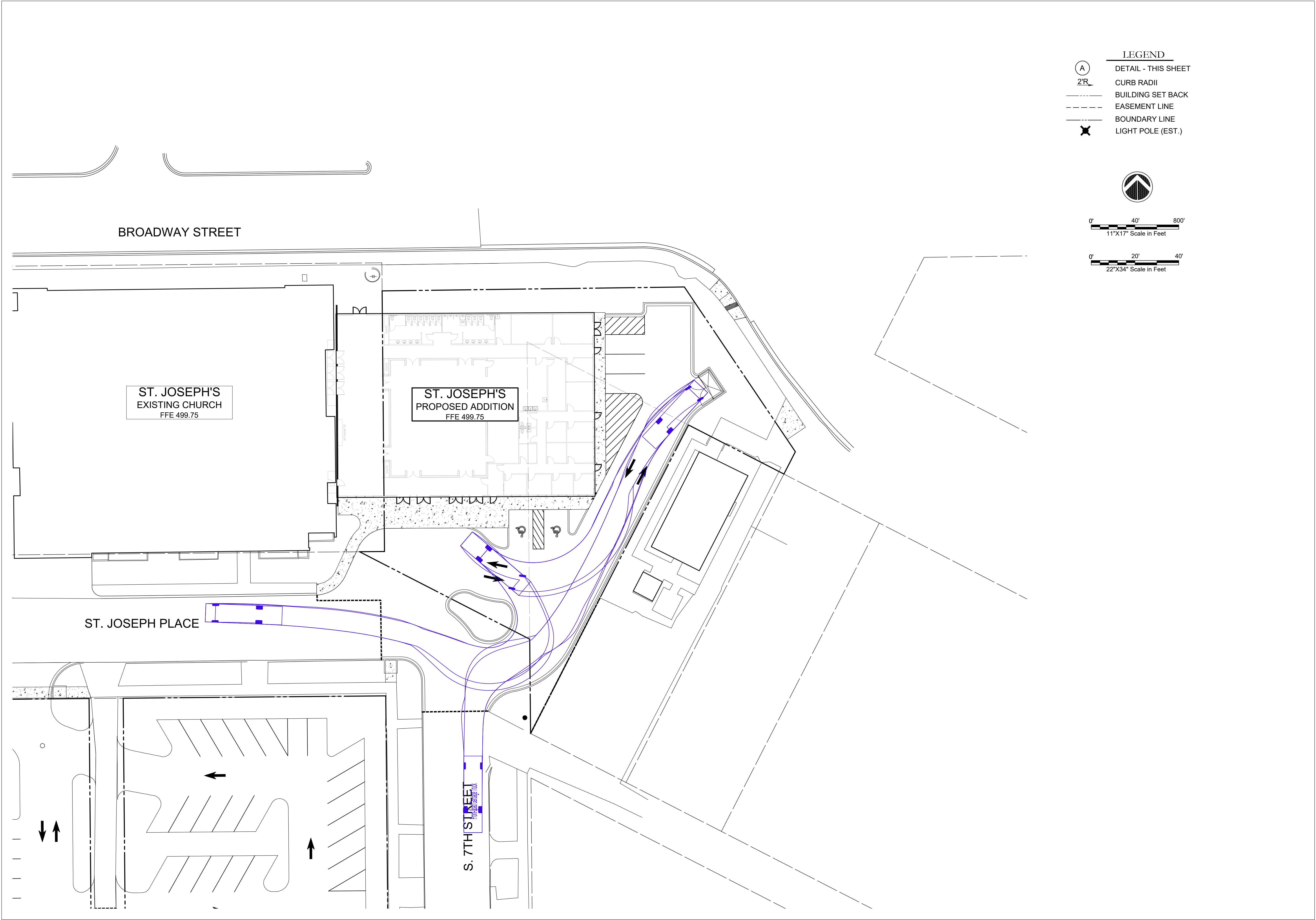
REVISION ISSUED:		DATE
NO.	REVISED ITEMS	
1.	PRELIM FOR REVIEW	06-15-2023
2.	FOR PRELIMINARY BID	06-20-2023
	REVISED FOR PRELIMINARY BID	06-28-2023
	REVISED FOR PRELIM PLAN DTP	12-20-2023

**SITE PLAN
PARKING LOT**

PROJECT NO. 76-18-043	
ISSUED FOR PRELIM PLAN APP 12-20-2023	
SURVEYED JAG	DESIGNED SML
DRAWN SML	APPROVED SML

SHEET

C-301



REVISION ISSUED:		DATE
NO.	REVISED ITEMS	
1.	PRELIM FOR REVIEW	06-15-2023
2.	FOR PRELIMINARY BID	06-20-2023
	REVISED FOR PRELIMINARY BID	06-28-2023
	REVISED FOR PRELIM PLAN DTP	12-20-2023

GARBAGE TRUCK
TURNING EXHIBIT

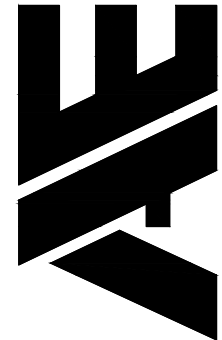
PROJECT NO.	76-18-043
ISSUED FOR PRELIM PLAN APP	12-20-2023
SURVEYED JAG	DESIGNED SML
DRAWN SML	APPROVED SML

SHEET

C-302

PRELIMINARY CONSTRUCTION PLANS
ST. JOSEPH'S CHURCH ADDITION

303 S. 7TH STREET
PEKIN, IL 61554
CLIENT: ST. JOSEPH'S CATHOLIC CHURCH



AUSTIN ENGINEERING, CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 184-001143



REQUEST FOR COUNCIL ACTION

Agenda Date: February 14, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:

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

DESCRIPTION: 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 1/4 and SEC 2 T24N R5W THARP PLACE ADDN PT OF LOTS 6 & LOT 7 BLK 2 NW 1/4 , in Tazewell County, Illinois

SUMMARY

This variance request is intended to relieve the need to deviate from the previously approved special use. This plan originally submitted to the City was used to fundraise over \$3,000,000 and was approved, depicting a continuous hedge around the parking lot. The requirement of a 4'-6" wall along the property line adjacent to a residential area, as specified in section 4-3-8-7 would additionally require St. Joseph's to construct a wall along the perimeter of the property line as opposed to the parking lot. This variance would also allow parking lot landscaping to be planted greater than 10 feet from the perimeter of the parking lot.

Action Requested

- Provide a variance from code section 4-3-8-7 which would allow for alternate compliance from requiring a 4' 6" wall surrounding the parking lot by means of allowing a continuous hedge and trees to be planted along the parking lot as drawn on the site plan. Furthermore, this variance seeks alternate compliance from code section 4-3-8-6 that would allow parking lot landscaping to be planted greater than 10 feet from the perimeter of the parking lot as drawn on the Site plan..

STAFF NOTES

Staff recommends approval of the request.



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u> ☐ A. Special Use (\$85) ☐ B. Residential Variance (\$85) ☒ C. Non-Residential Variance (\$85) ☒ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	Request Property Address or PIN: See Enclosed List of Pin #'s Current Zoning (if known): R-4 Proposed Zoning (if rezoning request): P-1 Current Use: Convent (To Be Demolished) Proposed Use (if different): Parking Lot
---	---

Property Owner Name:	St. Joseph's Catholic Church - Fr. Andrejek
Mailing Address:	303 S. 7th Street, Pekin, IL 61554
Phone:	(309) 347-6108
Alternative Phone:	
E-Mail Address:	frandrejek@gmail.com

Applicant Name (if different):	
Mailing Address:	
Phone:	Same as above
Alternative Phone:	
E-Mail Address:	



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:
This variance request seeks an alternative compliance with section 4-3-8-7 "Walls and Fences," proposing a continuous hedge in lieu of a 4'-6" wall along the property line adjacent to a residential area. The objective is to closely align with the 2020 approved special use, improve the site's aesthetic appeal, and enhance pedestrian mobility considering that St. Joseph's Catholic Church situated across the street from the parking lot. Furthermore, we request a variance to place the continuous hedge near the perimeter of the south side of the proposed parking lot, deviating from the otherwise required 260 feet of continuous hedge around property line perimeter leading to Hillyer St. This adjustment aligns with the zoning code's intent as the proposed location will provide enhanced screening for neighboring residences. Please see the enclosed landscaping plans and details.

Additionally, a variance is sought from section 4-3-8-6, which stipulates parking lot landscaping be planted within 10 feet of the parking lot perimeter. The proposed parking lot designates reserved green space on the west side between the proposed parking lot and Haines Avenue for potential future parking for St. Joseph's Catholic Church. Imposing the requirement for shade trees within 10 feet would put these trees in danger of being removed if future additional parking is needed. Furthermore, the proposed underground detention basin along the perimeter raises concerns about potential damage to the basin fabric by tree root systems, possibly compromising stormwater detention capabilities. Please see the enclosed landscaping plans and details.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Brian Andryk

Owner Signature

12/20/23

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Brian Andryk

Applicant Signature

12/20/23

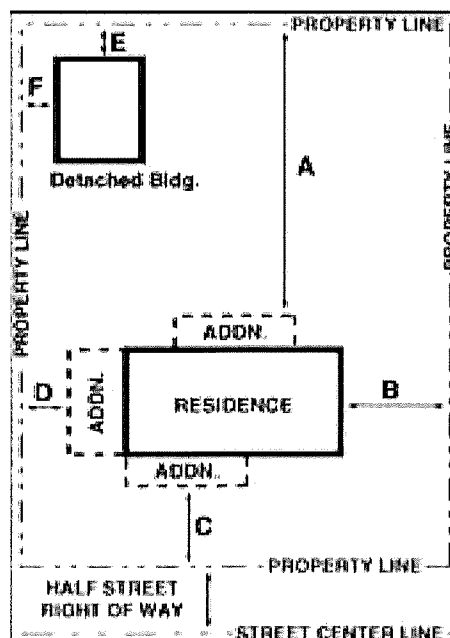
Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

The following attachments are required for consideration of your request:

- I. Site Plan:** An electronic copy (preferred) or two physical copies of a site plan for the proposal showing:
1. A scale of not less than one inch equals fifty feet (1" = 50') if the subject property is less than three (3) acres and one inch equals one hundred feet (1" = 100') if three (3) acres or more. Date, north point and scale.
 2. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties. The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property. The location of all existing and proposed drives and parking areas. The location and right-of-way widths of all abutting streets and alleys.
 3. Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by the Development Review Committee and consideration by the Plan Commission.
 4. The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan (commercial projects only).





Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the “City of Pekin”.

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

The hardship that this variance request is intended to relieve is the need to deviate from the previously approved special use. This plan was used to fund raise over \$3,000,000 and was approved depicting a continuous hedge around the parking lot. The requirement of a 4'-6" wall along the property line adjacent to a residential area, as specified in section 4-3-8-7 would additionally require St. Joseph's to construct a wall along the perimeter of the property line as opposed to the parking lot. This adds to the hardship place on St. Joseph's as there would be an additional 260 linear ft of unnecessary continuous hedge near Hillyer Street.

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

Yes, the variance is needed due to special and unique circumstances not caused by the applicant's or owner's own actions. The request is driven by a desire to align with the approved special use, enhance aesthetics, and improve site functionality, factors that are not self-imposed as instructions and project requirements provided from previous staff members were followed at the time of the special use approval.

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

No, the approval of the variance is not anticipated to negatively impact adjoining properties. On the contrary, the proposed changes, such as the continuous hedge and its adjusted location, are intended to provide enhanced screening for neighboring residences, contributing positively to the surrounding environment.

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

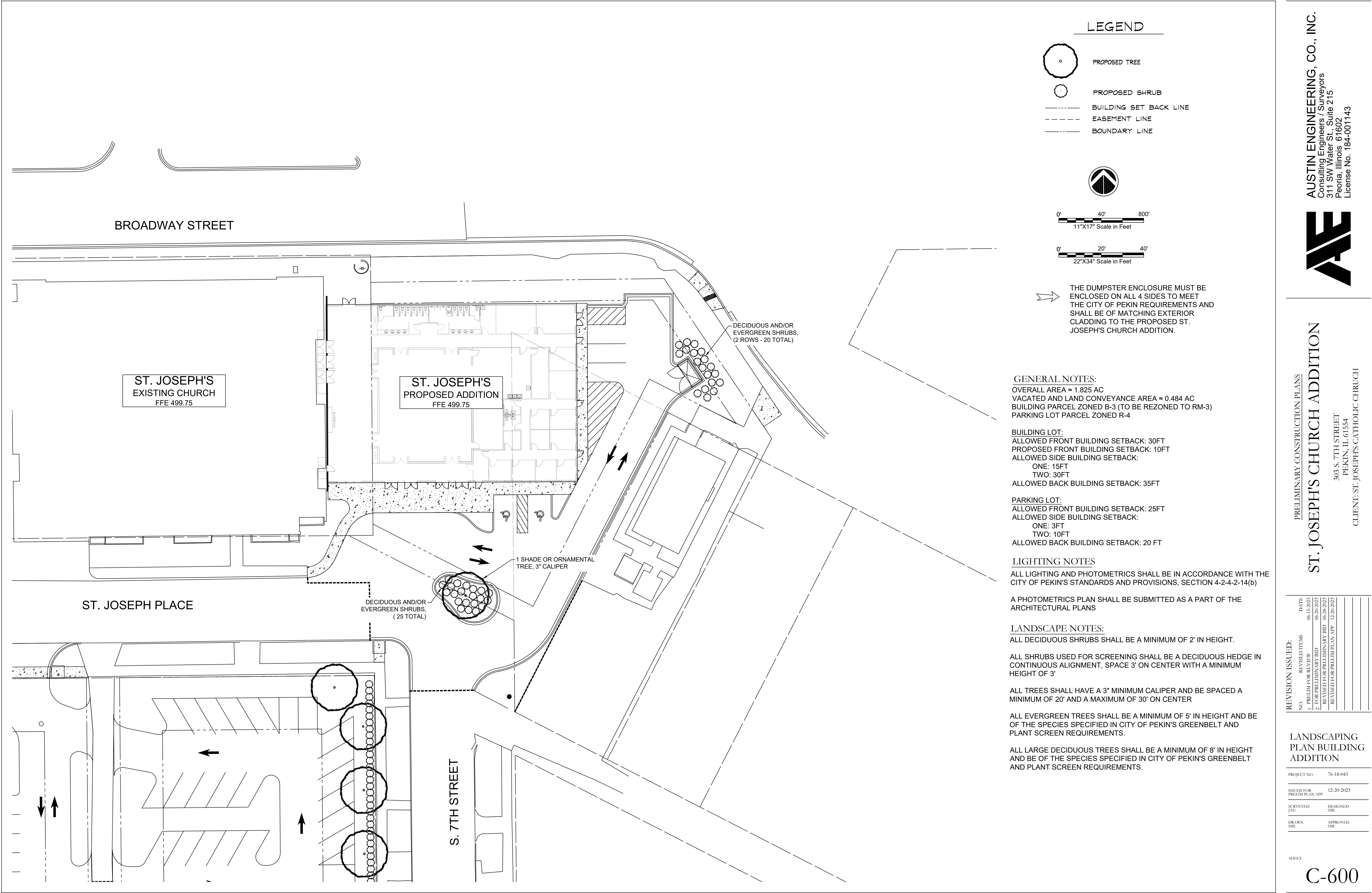
Yes, the variance will be consistent with the purpose and intent of the Zoning Code, aiming to align with the approved special use, enhance aesthetics, and improve site functionality without altering the essential character of the locality.

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

Yes, the benefits of granting the variance, including alignment with the approved special use, enhanced aesthetics, and improved site functionality. The proposed changes, such as the continuous hedge and its adjusted location, are designed to contribute positively to the overall environment above what benefits there would otherwise be if the variance were not granted

Pin #'s:

- 04-10-02-103-001
- 04-10-02-103-002
- 04-10-02-103-003
- 04-10-02-103-004
- 04-10-02-103-007
- 04-10-02-103-008
- 04-10-02-103-009



PRELIMINARY CONSTRUCTION PLANS

ST. JOSEPH'S CHURCH ADDITION

303 S. 7TH STREET
PEKIN, IL 61554
CLIENT: ST. JOSEPH'S CATHOLIC CHURCH

REVISION ISSUED:		DATE
NO.	REVISED ITEMS	
1.	PRELIM FOR REVIEW	06-15-2023
2.	FOR PRELIMINARY BID	06-20-2023
	REVISED FOR PRELIMINARY BID	06-28-2023
	REVISED FOR PRELIM PLAN APP	12-20-2023

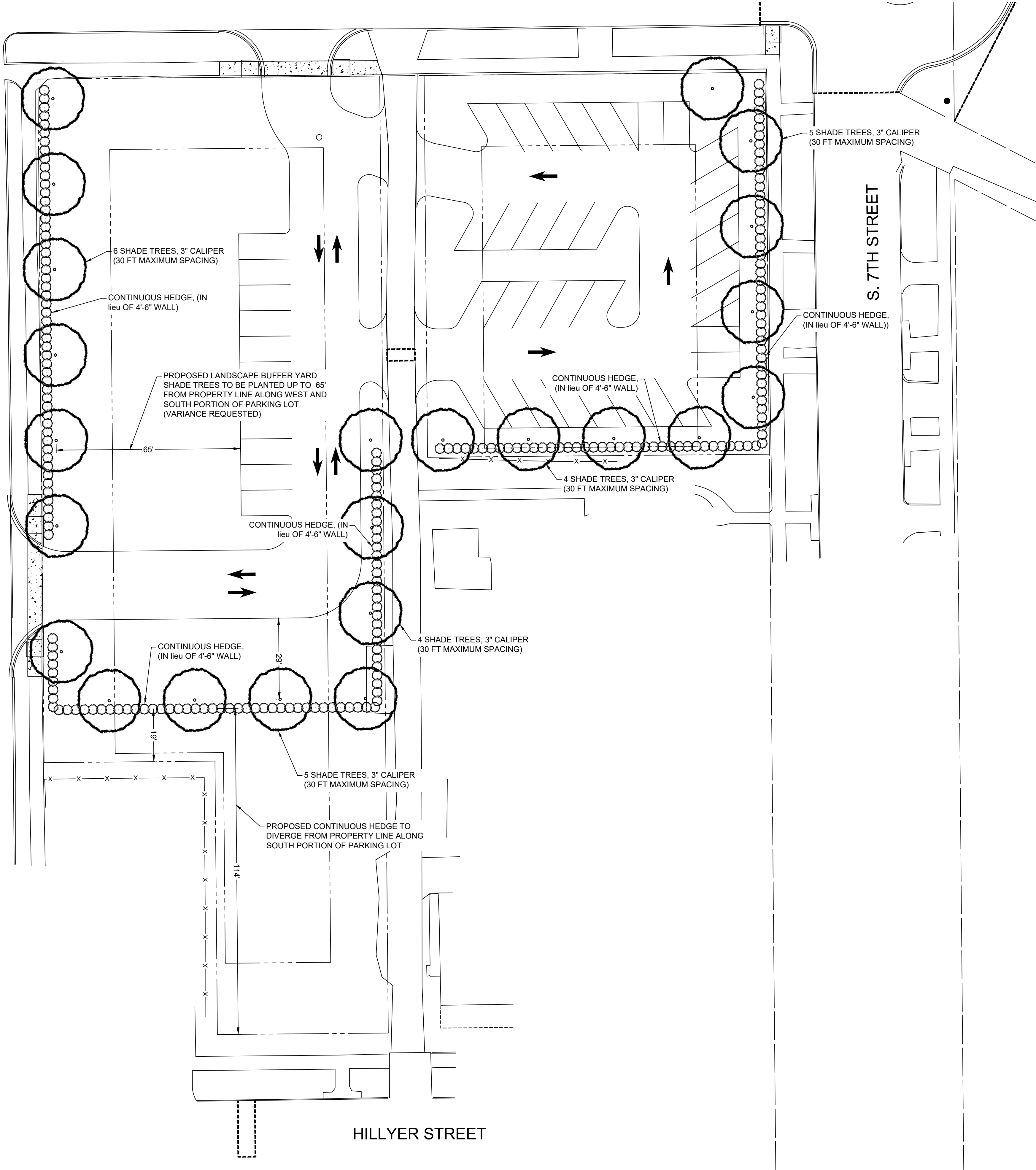
LANDSCAPING PLAN BUILDING ADDITION

PROJECT NO.	76-18-043
ISSUED FOR PRELIM PLAN APP	12-20-2023
SURVEYED JAG	DESIGNED SML
DRAWN SML	APPROVED SML

SHEET

C-600

HAINES AVENUE



LEGEND

- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED CONTINUOUS HEDGE
- BUILDING SET BACK LINE
- EASEMENT LINE
- BOUNDARY LINE



0' 40' 800'
11"X17" Scale in Feet

0' 20' 40'
22"X34" Scale in Feet

- VARIANCE IS REQUESTED FOR ALTERNATE COMPLIANCE WITH SECTION 4-3-8-7 "WALLS AND FENCES" TO ALLOW A CONTINUOUS HEDGE IN lieu OF A 4'-6" WALL ALONG THE PROPERTY LINE ABUTTING RESIDENTIAL DISTRICTS.
- VARIANCE IS REQUESTED FROM SECTION 4-3-8-7 "WALLS AND FENCES" TO ALLOW A CONTINUOUS HEDGE TO BE PLACED ALONG SOUTH SIDE OF THE PARKING LOT AS OPPOSED TO ALONG THE PROPERTY LINE
- VARIANCE IS REQUESTED FROM SECTION 4-3-8-6 "GREENBELTS AND SCREENS" TO ALLOW THE PARKING LOT LANDSCAPING TO BE PLANTED GREATER THAN 10' FROM THE PERIMETER OF THE PARKING LOT.

GENERAL NOTES:
OVERALL AREA ≈ 1.825 AC
VACATED AND LAND CONVEYANCE AREA ≈ 0.484 AC
BUILDING PARCEL ZONED B-3 (TO BE REZONED TO RM-3)
PARKING LOT PARCEL ZONED R-4

BUILDING LOT:
ALLOWED FRONT BUILDING SETBACK: 30FT
PROPOSED FRONT BUILDING SETBACK: 10FT
ALLOWED SIDE BUILDING SETBACK:
ONE: 15FT
TWO: 30FT
ALLOWED BACK BUILDING SETBACK: 35FT

PARKING LOT:
ALLOWED FRONT BUILDING SETBACK: 25FT
ALLOWED SIDE BUILDING SETBACK:
ONE: 3FT
TWO: 10FT
ALLOWED BACK BUILDING SETBACK: 20 FT

LIGHTING NOTES
ALL LIGHTING AND PHOTOMETRICS SHALL BE IN ACCORDANCE WITH THE CITY OF PEKIN'S STANDARDS AND PROVISIONS, SECTION 4-2-4-2-14(b)

A PHOTOMETRICS PLAN SHALL BE SUBMITTED AS A PART OF THE ARCHITECTURAL PLANS

LANDSCAPE NOTES:
ALL DECIDUOUS SHRUBS SHALL BE A MINIMUM OF 2' IN HEIGHT.

ALL SHRUBS USED FOR SCREENING SHALL BE A DECIDUOUS HEDGE IN CONTINUOUS ALIGNMENT, SPACE 3' ON CENTER WITH A MINIMUM HEIGHT OF 3'

ALL TREES SHALL HAVE A 3" MINIMUM CALIPER AND BE SPACED A MINIMUM OF 20' AND A MAXIMUM OF 30' ON CENTER

ALL EVERGREEN TREES SHALL BE A MINIMUM OF 5' IN HEIGHT AND BE OF THE SPECIES SPECIFIED IN CITY OF PEKIN'S GREENBELT AND PLANT SCREEN REQUIREMENTS.

ALL LARGE DECIDUOUS TREES SHALL BE A MINIMUM OF 8' IN HEIGHT AND BE OF THE SPECIES SPECIFIED IN CITY OF PEKIN'S GREENBELT AND PLANT SCREEN REQUIREMENTS.

AUSTIN ENGINEERING, CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 184-001143



PRELIMINARY CONSTRUCTION PLANS
ST. JOSEPH'S CHURCH ADDITION

303 S. 7TH STREET
PEKIN, IL 61554
CLIENT: ST. JOSEPH'S CATHOLIC CHURCH

REVISION ISSUED:		DATE
NO.	REVISION ITEMS	
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	REVISED FOR PRELIM PLAN APP.	12-20-2023

LANDSCAPING
PLAN PARKING
LOT

PROJECT NO	76-18-043
ISSUED FOR PRELIM PLAN APP	12-20-2023
SURVEYED JAG	DESIGNED SML
DRAWN SML	APPROVED SML

SHEET

C-601

LANDSCAPE NOTES:

GENERAL:

1. (SITE CONDITIONS) - THE CONTRACTOR SHALL FIELD CHECK ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND ACTUAL FIELD CONDITIONS TO THE OWNER OR THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
2. (DETAILS) - ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO SIMILAR CONDITIONS ELSEWHERE.
3. (WARRANTY/REPLACEMENTS) - THE CONTRACTOR SHALL PROVIDE A ONE YEAR WRITTEN WARRANTY ON ALL PLANT MATERIAL. WARRANTY INCLUDES REPLACING ANY PLANT WHICH IS 25% OR MORE DEAD, DISEASED, OR DISFIGURED DURING THE WARRANTY PERIOD. PLANTS THAT ARE IDENTIFIED AS BEING REPLACED SHALL BE REMOVED IMMEDIATELY FROM THE JOB SITE BY THE CONTRACTOR. REPLACEMENT PLANTS SHALL BE INSTALLED AS SOON AS THEY ARE AVAILABLE, PROVIDED THE WEATHER AND SEASON ARE CORRECT FOR THE INSTALLATION PROCESS. UPON NOTICE TO REPLACE PLANT MATERIAL THE CONTRACTOR SHALL PROVIDE THE OWNER A SCHEDULE FOR THE REPLACEMENTS TO TAKE PLACE. SHOULD THE CONTRACTOR FAIL TO REMOVE AND REPLACE THE PLANT MATERIAL PER THAT SCHEDULE THE OWNER RESERVES THE RIGHT TO USE FUNDS BEING HELD TO OBTAIN THE SERVICES OF ANOTHER CONTRACTOR AND HAVE THE WORK COMPLETED.
4. (DISCREPANCIES) - IF THERE ARE DISCREPANCIES BETWEEN PLANT QUANTITIES ON THE PLANS AND THE PLANT SCHEDULE USE THE QUANTITIES FROM THE PLAN. ALL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR AND ALL RESPECTIVE GOVERNING MUNICIPALITIES/INSPECTORS. THE CONTRACTOR IS RESPONSIBLE TO BUILD WHAT IS SHOWN ON THE PLANS IF THERE ARE ANY DISCREPANCIES IN THE LABELING.
5. (LAYOUT) - SCALE FROM THE DRAWING AND STAKE THE LOCATIONS OF ALL SPADE EDGING, SHADE TREES, AND EVERGREEN TREES AND RECEIVE OWNER/ARCHITECT APPROVAL PRIOR TO INSTALLATION. THE SAME PROCESS APPLIES FOR ALL RELATING PAVING MATERIALS.

PLANT MATERIAL:

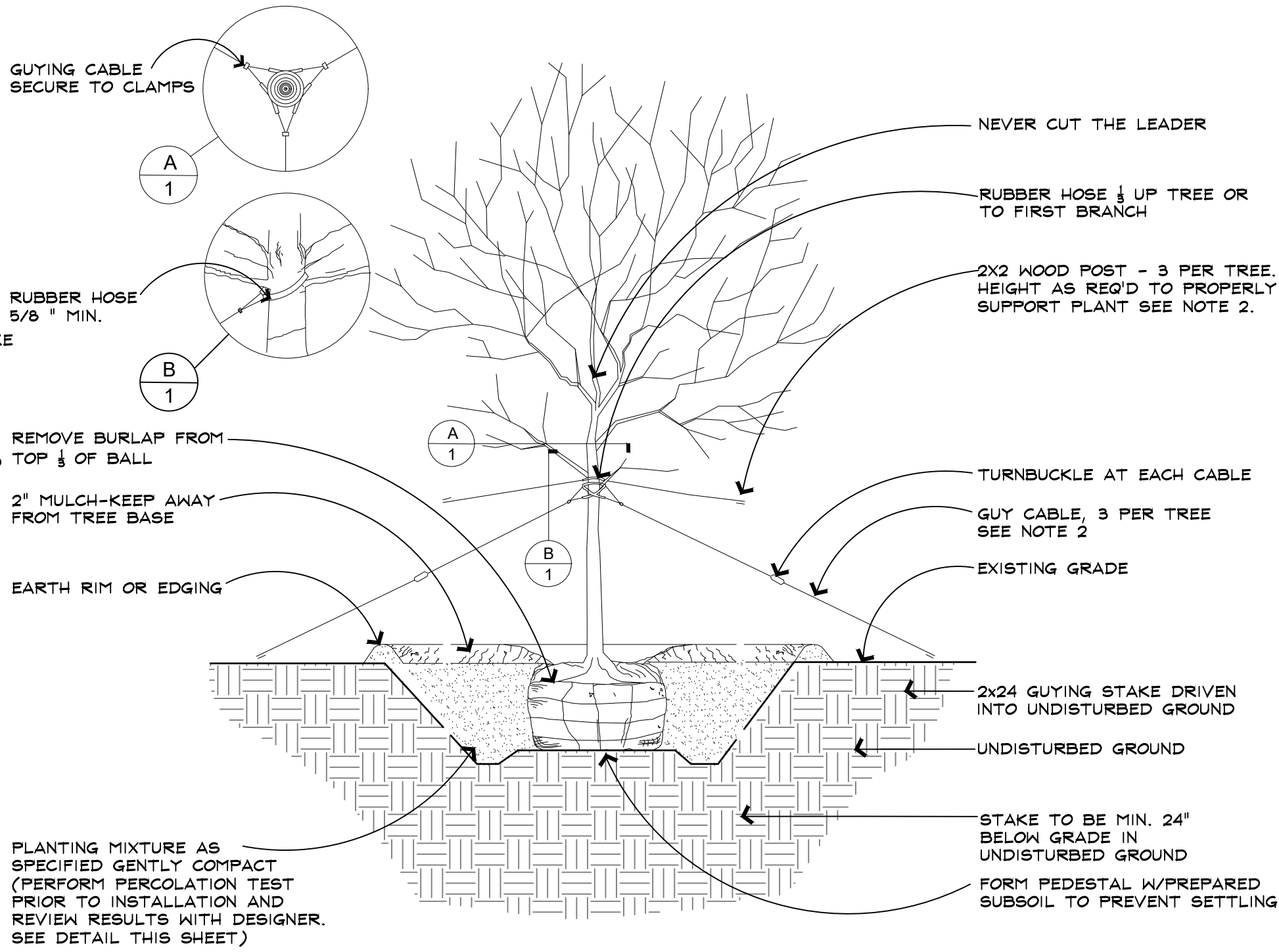
1. (SUBSTITUTIONS) - PLANT SUBSTITUTIONS WILL NOT BE ACCEPTABLE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER. E.G., (SIMILAR CULTIVARS) ARISTOCRAT PEAR SUBSTITUTED FOR A CHANTICLEER PEAR WILL NOT BE ALLOWED AND WILL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
2. (LAYOUT/SPACING) - PLANT SPACING WILL BE SCALED ON PLAN UNLESS NOTED OTHERWISE. SEE PLANT SCHEDULE FOR PLANT SIZE TO BE INSTALLED. ADJUST ALL PLANTINGS AS NECESSARY IN THE FIELD AND REPORT ANY MAJOR NECESSARY ADJUSTMENTS PRIOR TO FINAL INSTALLATION. I.E., A SHADE TREE PROPOSED TOO CLOSE TO EXISTING OR FUTURE OVERHEAD/UNDERGROUND UTILITY.
3. (BED FINISHING) - SPREAD PRE-EMERGENCE HERBICIDE AND TWO INCHES OF DOUBLE SHREDDED HARDWOOD MULCH (SUGGEST COMPOST MULCH FOR NEW INSTALLATION - FOLLOW UP WITH LEAF COMPOST MULCH) IN ALL PLANTING BEDS. UNLESS OTHERWISE NOTED.
4. (PLANTING MIX) - FOR BIDDING PURPOSES ONLY, PLANTING MIX FOR ALL TREE PITS SHALL BE FORMED BY THOROUGHLY MIXING PIT EXCAVATIONS AND COMPOST (PH OF 5.5 TO 7.0) AT A 3:1 RATIO AND PLACING INTO EXCAVATED PIT AS SHOWN IN LANDSCAPE DETAILS. (OWNER OPTION - PRIOR TO INSTALLATION OF AMENDED SOILS AND PLANTING MATERIAL CONTRACTOR IS TO PERFORM A PERCOLATION TEST AND REVIEW WITH ARCHITECT/CIVIL ENGINEER - SEE DETAIL THIS SHEET)
5. AMEND PERENNIAL PLANTING BEDS BY REMOVING 12" OF EXISTING SOIL AND ADDING PLANTING MIX IN PLANTING BEDS BY SPREADING 12" OF TOPSOIL AND 2" OF COMPOST AND ROTO-TILLING THOROUGHLY. NOTIFY DESIGNER IF HIGH CLAY CONTENT IS PRESENT AT THE TIME OF INSTALLATION. FINAL RATIOS OF COMPOST TO TOPSOIL WILL BE DETERMINED BY SOIL ANALYSIS REPORTS PER THE OWNERS CHOICE AND AT A COST TO THE OWNER. PROVIDE 4" OF TOPSOIL FOR ALL TURF AREAS EXCLUDING THE FUTURE BUILDING PAD/PAVED AREAS.
6. (PLANT QUALITY) - ALL PLANTS SHALL BE NORMAL HEALTH, HEIGHT, LEAF DENSITY, AND SPREAD AS DEFINED BY THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 LATEST AVAILABLE EDITION, OR THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES AND SHRUBS SHALL BE FROM REGISTERED NURSERY GROWERS IN ZONE 5 OR LOWER.
7. (EDGING) - ALL PLANT BEDS ABUTTING LAWN AREAS ARE TO BE SEPARATED BY SPADE CUT EDGING UNLESS OTHERWISE NOTED BY THE OWNER. SEE DETAIL THIS SHEET. USE CONSISTENT RADIUS AS SHOWN ON PLAN WHEN LAYING OUT PLANTING BED LINES, EDGING AND PATIO EDGES. TIE EDGING, PAVING AND BED LINES TOGETHER USING 90 DEGREE ANGLES - E.G. PERPENDICULAR TO EACH-OTHER - SEE PLAN
8. LANDSCAPE WALL HEIGHTS AND LOCATIONS ARE TO FOLLOW CIVIL ENGINEERS GRADING PLAN. NATURAL STONE WALLS SHALL BE CONSTRUCTED TO WITHSTAND SETTLING. THE CONTRACTOR SHALL FOLLOW THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS IF USING PRECAST MANUFACTURED BLOCK WALL SYSTEMS. REFER TO STRUCTURAL ENGINEER DRAWINGS WHERE NECESSARY.
9. (PLANT SIZES) - THE SIZES INDICATED IN THE PLANT SCHEDULE ARE THE MINIMUM REQUIRED AT THE TIME OF PLANTING. REFER TO RESPECTIVE LANDSCAPE ZONING CODES IF NECESSARY. FAILURE TO COMPLY WILL RESULT IN MATERIAL REPLACEMENT AT THE EXPENSE OF THE CONTRACTOR.
10. (NATIVE PLANTING) - SPECIFICATIONS TO BE PROVIDED BY DESIGNER WHERE APPLICABLE.

JOB SITE:

1. (SITE CONDITIONS) - THE CONTRACTOR SHALL FAMILIARIZE HIM OR HERSELF WITH THE SCOPE OF WORK E.G., SOIL TYPE, DOWNSPOUTS, LOCATION OF UTILITIES, AND SURFACE/GRADE AND WATER CONDITIONS BEFORE PROCEEDING WITH THE WORK.
2. (GRADING) - FINISH GRADES IN PLANTING BEDS ARE TO BE SMOOTH AND PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING PRIOR TO PLANT. SHREDDED HARDWOOD MULCH, AND LAWN INSTALLATION. SEE CIVIL ENGINEERING GRADING PLAN WHERE NECESSARY.
3. (CONSTRUCTION DAMAGE) - CONTRACTOR IS TO PREVENT DAMAGE TO CURBS AND PAVEMENTS ADJACENT TO CONSTRUCTION.
4. (SITE PREPARATION) - REMOVE ANY EXISTING LAWN AND OTHER DEBRIS MATERIAL HARMFUL TO PLANT GROWTH PRIOR TO FORMING PLANTING BEDS AND LAWN AREAS.
5. (TOP SOIL) - IN ALL AREAS LABELED AS LAWN (SEED OR SOD), SPREAD 4" OF TOPSOIL, FINISH GRADE, FERTILIZE (10-10-10 AT 5 LBS/1,000 S.F. FOR BIDDING PURPOSES ONLY), AND SOD OR SEED. FINAL FERTILIZER NUTRIENT QUANTITIES AND RATES WILL BE DETERMINED BY SOIL ANALYSIS REPORTS AT THE OWNERS OPTION AND AT THE OWNERS EXPENSE. GRADE ALL LAWN AREAS AS NECESSARY ENGINEER PROPER DRAINAGE AROUND STORM INLETS. REFER TO CIVIL ENGINEERING DRAWINGS WHERE NECESSARY.
6. (SOD/SEED) - RESTORE ANY DISTURBED PARKWAY WITH 4" TOPSOIL AND IDOT CLASS 2 SEED MIX. ALL SOD/SEED MIX TO BE LOCALLY GROWN FESCUE BLEND PURCHASED FROM A LOCAL GROWER. SOD/SEED IS TO BE OF EXPECTED HARDINESS, COLOR, DISEASE RESISTANCE AND SALT TOLERANCE GIVEN SITE CONDITIONS. LAWN TO MEET ADJACENT SIDEWALK WITH THATCH LAYER BEING 1/4" BELOW THE FINISH SIDEWALK ELEVATION. REFER TO CIVIL ENGINEERING OR GRADING DRAWINGS FOR ADDITIONAL INFORMATION. SUGGESTED GROWER/SUPPLIER - IDEAL TURF - 309-697-6691

MAINTENANCE/OTHER:

1. (PLANT MATERIAL) - MAINTAIN ALL PLANT MATERIAL PER SPECIFICATIONS. THIS INCLUDES THE 60 DAY MAINTENANCE PERIOD AFTER THE DATE OF SUBSTANTIAL COMPLETION. UPON RECEIVING SUBSTANTIAL COMPLETION OF THE WORK THE CONTRACTOR SHALL PREPARE A MAINTENANCE SCHEDULE FOR THE NEXT 60 DAYS AND REVIEW IT WITH THE OWNER. SHOULD THE CONTRACTOR FAIL TO PROVIDE THIS SCHEDULE OR PERFORM THE MAINTENANCE OF THE PLANT MATERIAL THE OWNER RESERVES THE RIGHT TO USE FUNDS BEING HELD TO OBTAIN THE SERVICES OF ANOTHER CONTRACTOR AND HAVE THE WORK COMPLETED. SAID 60 DAY MAINTENANCE PERIOD DOES NOT OPERATE DURING TIMES OF YEAR WHEN PLANT LIFE IS DORMANT. THEREFORE NOT ESTABLISHING. IF MAINTENANCE PERIOD IS INTERRUPTED BY WINTER CONDITIONS, THE REMAINDER OF THE 60 DAYS SHALL RESUME THE FOLLOWING SPRING WHEN PLANTS AND LAWNS HAVE COME OUT OF DORMANCY.
2. (GENERAL LONG TERM MAINTENANCE STATEMENT) PLANT BED EDGES ARE TO BE MAINTAINED AND CULTIVATED WITH MANUAL TRIMMING AND EDGING WITH THE PROPER LANDSCAPE MAINTENANCE EQUIPMENT AS TO NOT ALLOW ANY ONE PLANT SPECIES TO OVERTAKE ANY ADJACENT PLANT SPECIES WITHIN THE DESIGNATED PLANTING AREAS AS SHOWN ON THE PLAN. REMOVE ANY AND ALL NATIVE OR INVASIVE WEED OR TREES OCCURRING WITHIN THE DESIGNED PLANTING AREAS SHOWN ON THE PLAN. THE SAME REQUIREMENTS APPLY TO THE MAINTENANCE OF ALL TURF AREAS.
3. PROPER TRIMMING, MULCHING AND FERTILIZATION OF ALL TREES, SHRUBS AND FLOWERS ARE TO FOLLOW THE AMERICAN ASSOCIATION OF NURSERYMEN. ANY QUESTIONS OR CONCERNS ARE TO BE DIRECTED TO THE OWNER OR LANDSCAPE ARCHITECT.
4. IRRIGATION IS STRONGLY SUGGESTED FOR LARGER SITES.
5. NOTIFY SNOW PLOW CONTRACTOR WHERE TO STOCK PILE SNOW ACCUMULATIONS AWAY FROM SIDEWALKS AND LANDSCAPE PLANTING BEDS, SHRUBS AND TREES. REFER.

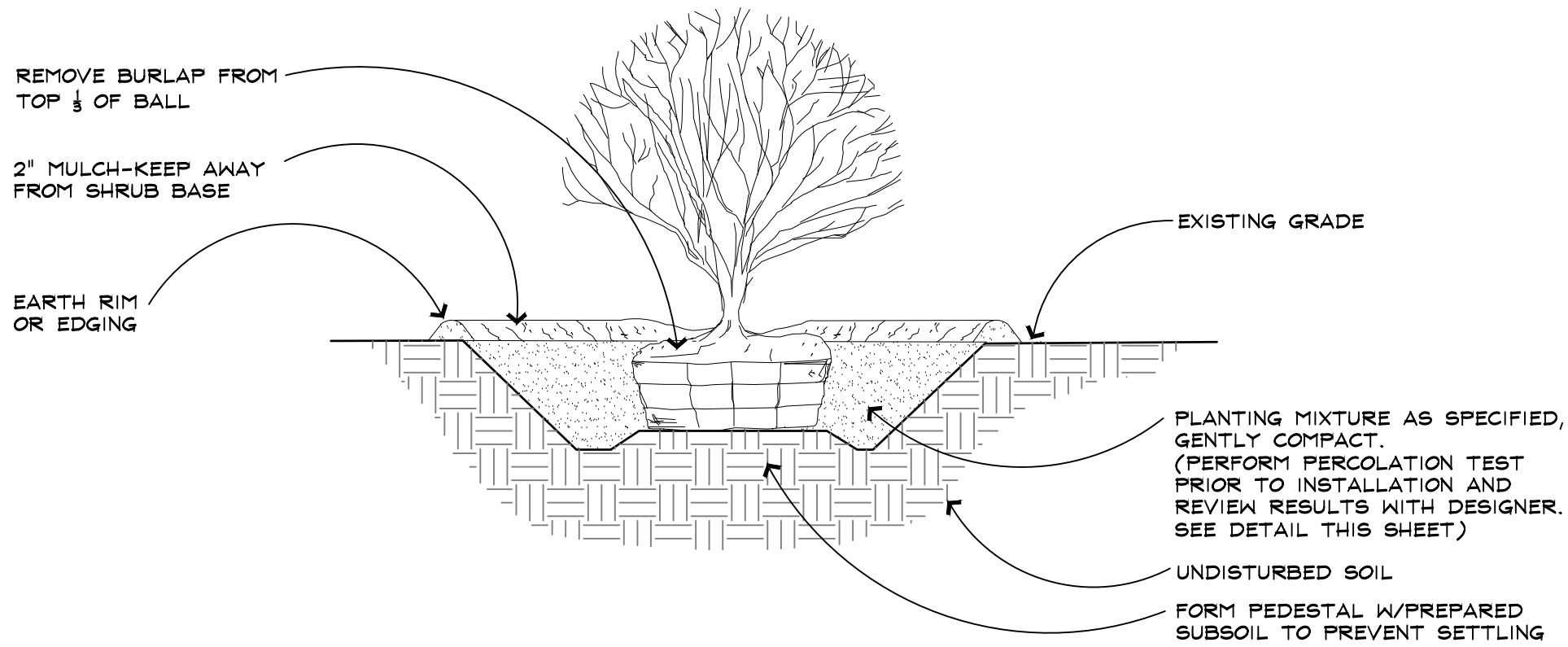


NOTES:

1. TREE SHALL BE PLANTED SO ROOT FLARE IS 2" ABOVE ADJACENT FINISH GRADE.
2. CONTRACTOR RESPONSIBLE FOR TREE SETTLING - SOAKING OF ROOT BALL/PIT PRIOR TO BACKFILLING IS ENCOURAGED.
3. DIG HOLE 2-3 TIMES THE WIDTH OF THE RESPECTIVE ROOT BALL.
4. STAKE TREES UNDER 2" CAL. GUY WIRE TEES 2" AND OVER.
5. PERFORM STAKING OR GUYING FOR TREES ONLY IF KEEPING TREE PLUMB IS AN PROBLEM.

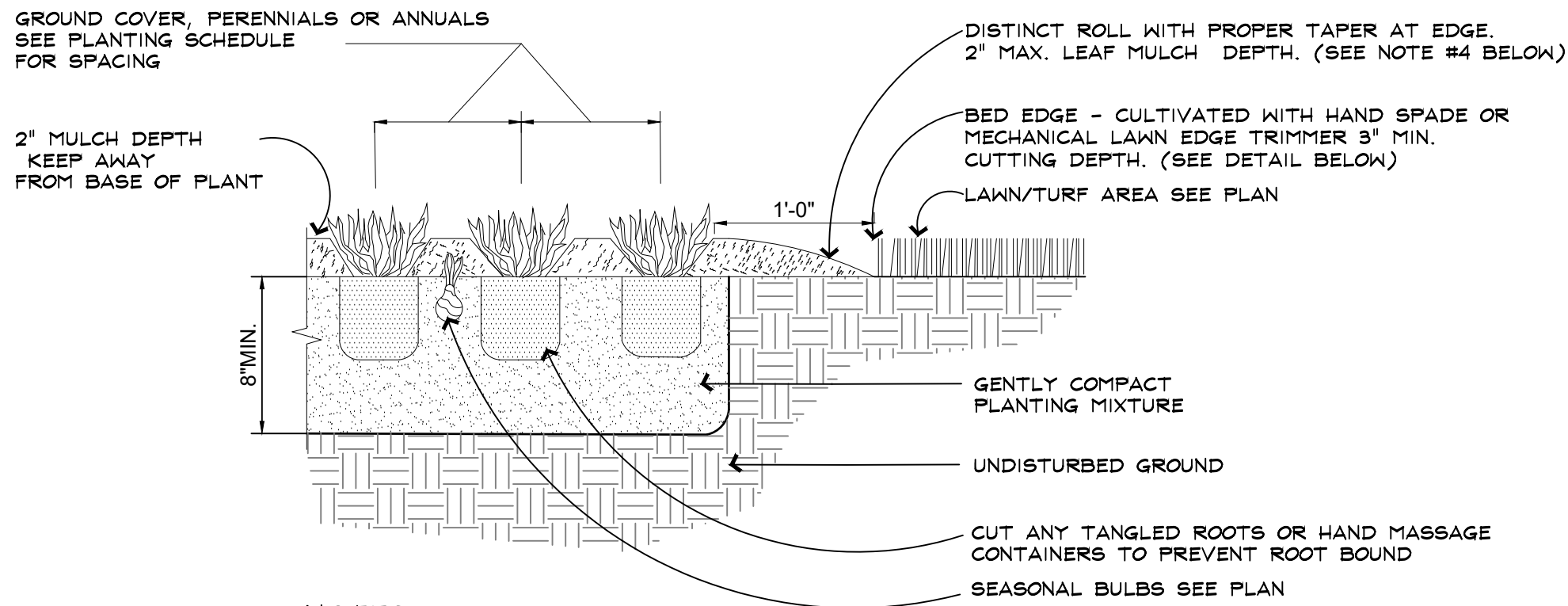
1.0 TREE PLANTING DETAIL

N.T.S.



2.0 SHRUB PLANTING DETAIL TYP.

N.T.S.

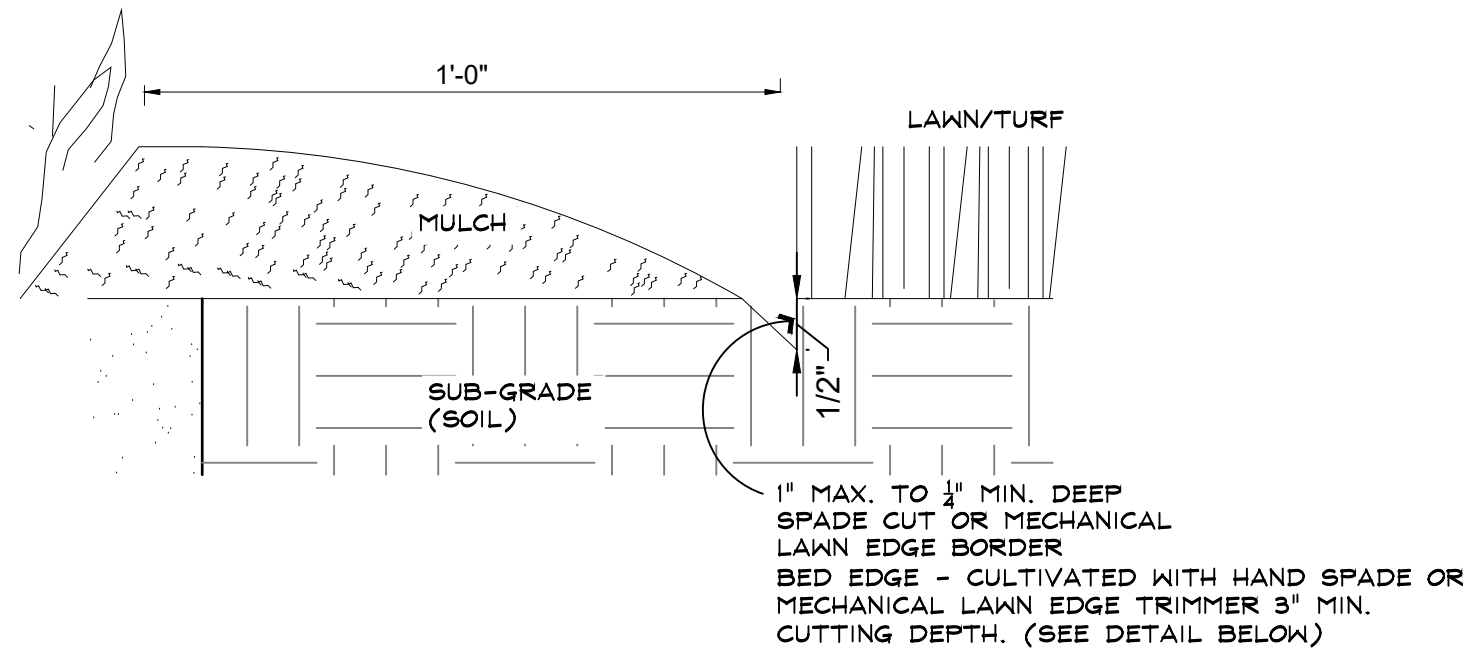


NOTES:

1. DO NOT PLANT WITHIN ONE FOOT OF BED EDGE.
2. ADD 2" MAXIMUM DEPTH OF HARDWOOD/COMPOST MULCH.
3. NOTE DISTINCT ROLL WITH PROPER TAPER AT BED EDGE.
4. COMPOST MULCH TO BE AT THE SAME HEIGHT AS LAWN TURF.
5. WHERE PERENNIAL AND GROUNDCOVER BEDS MEET HARDCAPE AREA, HOLD COMPOST MULCH OR SOIL LEVEL DOWN 1.5" TO PREVENT WASHOUT.
6. UNLESS OTHERWISE NOTED ON THE PLANTING SCHEDULE ADD PERENNIAL PLANTS AT A RATE OF 1 PER 1.5 SQ.FT.
7. UNLESS OTHERWISE NOTED ON THE PLANTING SCHEDULE ADD GROUNDCOVER PLUGS AT 1 PER 10 SQUARE INCHES FOR COLORATUS.
8. UNLESS OTHERWISE NOTED ON THE PLANTING SCHEDULE ADD GROUNDCOVER PLUGS AT 3 PER ONE SQ.FT. FOR PACHYSANDRA.
9. DO NOT PLANT TOO DEEP TO ACCOMMODATE BED SETTLING.

4.0 CULTIVATED BED EDGE DETAIL

N.T.S.



PRELIMINARY CONSTRUCTION PLANS

ST. JOSEPH'S CHURCH ADDITION

303 S. 7TH STREET
PEKIN, IL 61554

CLIENT: ST. JOSEPH'S CATHOLIC CHURCH

REVISION ISSUED:

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LANDSCAPING DETAILS

PROJECT NO.	76-18-043
ISSUED FOR PRELIM PLAN APP.	12-20-2023
SURVEYED JAG	DESIGNED SML
DRAWN SML	APPROVED SML

SHEET

C-602



REQUEST FOR COUNCIL ACTION

Agenda Date: February 14, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:

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.

DESCRIPTION: 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.

SUMMARY

The applicant has a contract for the carwash which has been closed for approximately 4 years. The applicant has a purchase contract for the property and would like to place a stone veneer wrapped "Architectoral" digital billboard with two 9" x 18' faces in the corner of the parking lot. This will help to facilitate a reuse of the existing car wash building. The City Code does require a special use for installation and use as an off-premise electronic multiple message sign. Total height of the sign will be 27 Feet.

Code Section 4-3-8-8-16 Regulations for electronic multiple message signs and exterior lighting

(5) The following regulations shall apply to all zoning districts unless otherwise specified:

- a. Electronic multiple message signs shall be permitted to change their message no more than once per every ten seconds.
- b. Unless the content or message is scrolling, transitions between content and messages must be instantaneous.
- c. Automatic dimming must be maintained by light sensing devices or a scheduled dimming timer that automatically dims the intensity of the light emitted by the sign during ambient low light and nighttime hours not to exceed 500 nits of intensity and during daytime hours not to exceed 5,000 nits of intensity.
- d. Multiple message signs must contain a default design that will freeze the message in one position if a malfunction occurs.
- e. Spacing between signs shall not be closer than 1,000 feet in all industrial zoning districts.
- f. Location of multiple message signs must not be adjacent to official traffic control signs that could confuse the motoring public.
- g. Maintenance of multiple message signs shall include replacement of bulbs, LEDs, pixels and shall be in working and properly illuminating condition at all times.

Action Requested

- Provide a Special use for an Off Premise Electronic Multiple Message sign

STAFF NOTES

- Staff recommends a Special Use be granted and require the Sign to be set to the City Codes requirements as listed above.



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u> ☒ A. Special Use (\$85) ☐ B. Residential Variance (\$85) ☐ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	Request Property Address or PIN: <u>1610 Broadway St 04-10-02-220-023</u> Current Zoning (if known): <u>B-3 General Business</u> Proposed Zoning (if rezoning request): _____ Current Use: <u>Closed Self Service Car Wash</u> Proposed Use (if different): <u>Add off premise, architectural, digital billboard</u>
---	---

Property Owner Name:	RJI Family Limited Partnership
Mailing Address:	16700 George Bush Ct, Huntley IL 60142
Phone:	
Alternative Phone:	
E-Mail Address:	

Applicant Name (if different):	Civic Digital Displays, LLC
Mailing Address:	1200 E Washington St, East Peoria, IL 61611
Phone:	309 265 8412
Alternative Phone:	
E-Mail Address:	cody@LaHoodRealEstate.com



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

The applicant has a purchase contract for the car wash which has been closed for approximately 4 years.

The applicant has a purchase contract for the property and would like to place a stone veneer wrapped
"architectural" digital billboard with two 9'x18' * faces in the corner of the parking lot. The bottom of the sign
will be at approximately 17' off the ground, still allowing full use of the parking lot. This will help to facilitate
a reuse of the existing car wash building. The ordinance requires a Special Use.

*Final face size subject to site engineering, not to exceed 300 sq.ft.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

[Signature]

Owner Signature - Purchase Contract Holder

1/23/2024

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

[Signature]

Applicant Signature

1/23/2024

Date

Site Plan

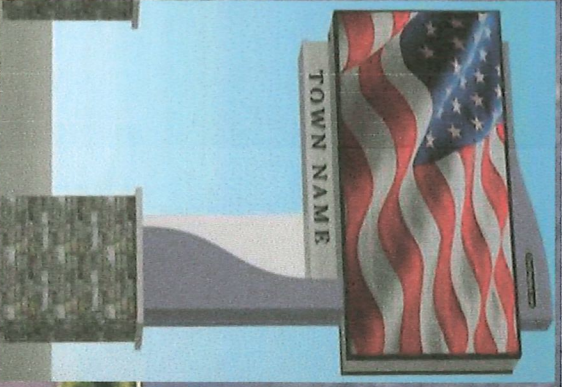
Pekin Zoning Board of Appeals
1610 Broadway, Pekin
Civic Digital Displays, LLC

Digital Message Board

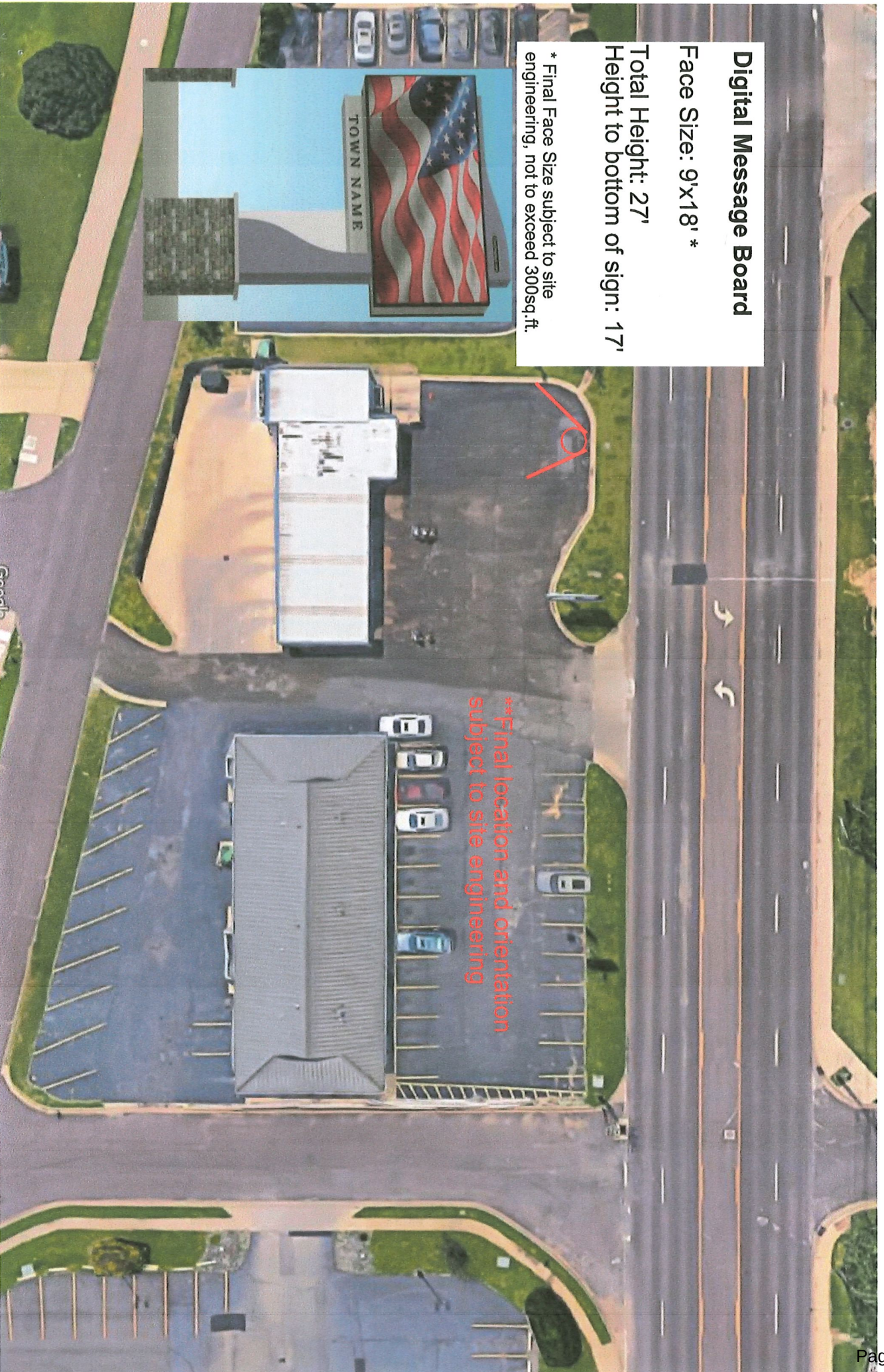
Face Size: 9'x18' *

Total Height: 27'
Height to bottom of sign: 17'

* Final Face Size subject to site engineering, not to exceed 300sq.ft.



****Final location and orientation
subject to site engineering**



1/16/2024

LIGHTING STUDY

Watchfire Signs has been manufacturing outdoor electric signs since 1932 and LED signs since 1996. Currently, we have more than 60,000 LED signs in operation worldwide.

History of Optical Measurements and Calculations

Outdoor signs using incandescent light bulbs commonly measured illuminance using meters that report brightness in foot-candles. This unit is the standard measurement partly because a light bulb is a source of light that illuminates equally in all directions. LED signs are measured with the same meter even though its light does not illuminate equally in all directions. LED signs are designed to be highly directional, which is an advantage. LEDs allow light to be directed toward an intended audience, rather than dispersed in a wider arc out from the face of the sign.

In the LED industry luminance, or the intensity of visible light, is measured by nits, where one candela per square meter is equal to one nit. However, luminance meters are expensive, difficult to use in the field, and are not ideal for lighting studies commonly used for meeting local permitting requirements. As a result, LED signs are often evaluated using foot-candle measurements.

A foot-candle is the amount of light produced by a single candle when measured from one foot away. For reference, a 100-watt light bulb produces 137 foot-candles from 1 foot away, .0548 foot-candles from 50 feet away, and .0137 foot-candles from 100 feet away.

Watchfire Signs is Compliant with National Lighting Requirements

Watchfire Signs has adopted brightness standards endorsed by both the International Sign Association (ISA) and Outdoor Advertising Association of America (OAAA). These standards were the result of detailed analysis and recommendations for lighting control completed by Dr. Ian Lewin of Lighting Sciences Inc. The studies are based on accepted practices by the Illuminating Engineering Society of North America (IESNA) for evaluating and controlling "light trespass". Watchfire Signs' products meet the requirements set forth by both associations, based on these studies and recommendations, which results in lighting impact of no more than 0.3 foot-candles above existing ambient light levels. Total foot-candles are dependent on size and distance and can be adjusted as needed. Please see below for the site-specific lighting study and Exhibit A for details surrounding the OAAA lighting standards and practices

Automatic Brightness Adjustment:

Watchfire's billboard displays are set to have a maximum daytime brightness level of 7,500 nits and a maximum nighttime brightness level of 300 nits. All Watchfire signs automatically adjust brightness levels using a primary 100-step hardware photocell, with a software photocell backup. The hardware photocell will automatically adjust the sign's brightness relative to changes in ambient light levels. If the software photocell is used, the sign will automatically adjust brightness based on the longitude and latitude location of the sign. The sign is appropriately dimmed or brightened based around daily sunrise and sunset. For both options, a sign operator can manually decrease the brightness from standard

Night Skies:

All Watchfire signs are designed with night skies in mind. To achieve the best image quality and power efficiency, we are interested in having light reach only the audience. We have implemented technology into our products that prevent them from being brightened in the field after installation and allow for downward adjustment when the impact is too great for a specific area or application. Watchfire has developed specially designed louver panels that not only protect the LEDs from damage but limit the vertical impact of the light output. This technology, coupled with the automated brightness adjustments, limits impact to vertical ambient lighting.

Title 24 Compliance:

Watchfire displays was the first in the industry to meet the requirements for UL Greenleaf certifications set forth by Title 24 of the California Code of Regulations. A copy of the Certificate of Conformance is available upon request

Redundancy:

All Watchfire displays have intelligent control with Automated Diagnostics down to individual LED level. In the unlikely event that a lighting control fails, or a sign malfunction, the operator and Watchfire are immediately notified. If necessary, there are protocols in place to have the sign go dark along with hardware installed in each display to allow for remote power control.

Equipment used by Watchfire Signs to Measure Luminance

Foot-candles/Lux - Minolta Illuminance Meter T-10

Nits/candela/sq. m – Minolta Luminance Meter LS-100

Sign Calibration – Minolta CS-1000 Spectra radiometer

The proceeding study uses actual lab measurements made on modules using an illuminance meter. These measurements and extrapolations were then scaled up to the size of the billboard and distance corrections were made using the inverse square law.

SIGN LIGHTING STUDY

Billboard Details

Size:9'x18'

Location: 1610 Broadway Street, Pekin, IL

The table below represents a large LED billboard, demonstrating the increase in illuminance from the billboard during normal night operation. Smaller billboards would have less effect than shown below. The values are within the standards of both the ISA and OAAA and indicate that the ambient light broadcast into the surrounding area has minimal effect.

Foot-candles at night under normal operation					
Horizontal Viewing Angle					
Viewing Distance (ft)	0°	20°	40°	60°	70°
100	0.15	0.14	0.12	0.08	0.05
200	0.04	0.04	0.03	0.02	0.01
300	0.02	0.02	0.01	0.01	0.01
400	0.01	0.01	0.01	0.01	0.00
500	0.01	0.01	0.00	0.00	0.00

Example Broadcast of Light at Distances and Angles





Conclusion

In conclusion, given the above comparison and measurements, the area will see an almost undetectable difference in ambient light after the installation of the digital LED billboard.

Keri Fox

Account Manager • Outdoor Advertising

Phone 217-260-5167

Email Keri.Fox@watchfire.com

Michael Mallon

Territory Manager - Midwest

Watchfire Digital Outdoor

cell 630-204-8926

email mike.mallon@watchfiresigns.com

Exhibit A: OAAA Lighting Standards

Brightness Criteria

A. OAAA Guidelines: The OAAA recommended brightness criteria for digital billboards is as follows:

- Light produced by a digital billboard should not exceed 0.3 Footcandles over ambient light levels.
- Measurement should be taken utilizing a Footcandle meter from the following distances perpendicular to the face of the digital billboard):
 - o Posters: 150 feet
 - o 10'6x36 Bulletins: 200 feet
 - o 14x48 Bulletins: 250 feet
 - o 20x60 Bulletins: 350 feet

The measurement distances are based on the average minimum viewing distances for each type of billboard.
- Digital billboards must have automatic dimming capability.

B. Basis for the Guidelines. These guidelines are based on recommendations by lighting expert Dr. Ian Lewin, Lighting Sciences Inc. (Scottsdale, AZ), in a March, 2008 report to the OAAA. Dr. Lewin developed brightness criteria to meet the following general guidelines:

- Appropriately Legible Copy. Digital advertising copy is appropriately legible and not overly bright.
- Simplicity. Provide a guideline that can be easily implemented and enforced. Measurement of the ambient light level of the sign on and off is conducted by a footcandle meter. If the difference in measurements is less than 0.3 footcandles, the digital billboard is in compliance.
- Established Guidelines. The criteria are based on established scientific methodology and established industry standards from the Illuminating Engineering Society of North America (IESNA) publication TM- 11-00 "light trespass" theory which is an accepted standard in the lighting industry.
- Flexibility. Ensure proper brightness levels in a variety of lighting environments.

C. Additional Issues/Clarification

- Automatic Dimming Capability. A digital billboard must be able to automatically adjust as ambient light levels change. An automatic light sensing device (such as photocell or similar technology) should be utilized for adjusting the digital billboard's brightness. Sunset-sunrise tables and manual methods of controlling brightness are not acceptable as a primary means of controlling brightness.
- Brightness Measurement Methodology. The brightness standard requires the use of a Footcandle meter (also known as a "Lux meter"; ~\$100-1000). A Footcandle meter measures the amount of light arriving at the meter (illuminance), as opposed to an absolute measurement of the amount of light emanating from a light source or light sources (luminance). A Footcandle is a measure of lumens (light rays) that fall on one square foot area; Lux is the metric equivalent of a Footcandle. In contrast, a Candela Meter / NIT Gun (~\$3,000) measures the amount of light emanating from a specific light source (luminance). A NIT gun measures candelas (a measure of luminance or brightness) per meter squared (also known as "NITS"), which is a measure of the brightness emanating from a specific light source. It excludes ambient light (which may include light from many sources) from the measurement. Standard NIT levels and/or utilization of a NIT gun are not a part of the OAAA recommended brightness guideline.

OAAA Washington, DC Headquarters | 1850 M Street, N.W., Suite 1040 | Washington, D.C. 20036 Phone: (202) 833-5566 | Fax: (202) 833-1523

www.oaaa.org



DIGITAL DISPLAYS

Community Branding, Business Support, Retention and Recruitment

Mission: To Promote Community Pride, Goodwill and enhance the opportunities for Small Businesses to Succeed, accomplished through:

- Enhancing Retail, Visitor and Business Growth
- Enhancing Messaging between the Municipality and the Community
- Enhancing Aesthetics of key intersections and areas
- Providing a no cost means of emergency messaging, event promotions and community “championing”
- Helping Small Businesses succeed

Who Civic Digital Display (CDD) is and How We Work

- With over 50 years of combined out of home (billboard) advertising, commercial development/brokerage, small business ownership and public service experience, our CDD’s Ownership and Management Team all reside in Central Illinois and have extensive understanding and involvement in our local communities and neighborhoods.
- We only deal with digital advertising – no static displays
- We only install architecturally upgraded structures which ADD TO the character and beauty of the surroundings.
- We utilize only cutting edge technology in our user friendly programming technology and digital faces which minimize light “bleed” or adverse effects on adjacent properties or the motoring public.
- Our approach allows for tailored advertising packages for all businesses, with creative options for all budgets.

Who Pays for What

- Civic Digital Displays LLC pays all costs of permitting, installation and site work. CDD works with property owners (or in some cases CDD becomes the property owner) through land leases, easements or acquisitions. Annual Rent (lease payment paid) is negotiated between the land owner and CDD and takes multiple issues into consideration.
- CDD frequently identifies sites which are municipally owned. This offers even greater community benefit by creating a new recurring revenue source without increasing any taxes.

What is the Municipality or Property Owner’s Risk or Cost?

- Basically none.



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REQUEST FOR COUNCIL ACTION

Agenda Date: February 14, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:

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.

DESCRIPTION: 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.

SUMMARY

The applicant has a lease to place a digital billboard on the Sonic Drive-in property. The applicant would like to place a stone wrapped "architectural" digital billboard with two 10' x 30' faces in the corner of the parking lot. The bottom of the sign will be at approximately 17 feet off the ground, still allowing full use of the parking lot.

Code Section 4-3-8-8-16 Regulations for electronic multiple message signs and exterior lighting

(5) The following regulations shall apply to all zoning districts unless otherwise specified:

- a. Electronic multiple message signs shall be permitted to change their message no more than once per every ten seconds.
- b. Unless the content or message is scrolling, transitions between content and messages must be instantaneous.
- c. Automatic dimming must be maintained by light sensing devices or a scheduled dimming timer that automatically dims the intensity of the light emitted by the sign during ambient low light and nighttime hours not to exceed 500 nits of intensity and during daytime hours not to exceed 5,000 nits of intensity.
- d. Multiple message signs must contain a default design that will freeze the message in one position if a malfunction occurs.
- e. Spacing between signs shall not be closer than 1,000 feet in all industrial zoning districts.
- f. Location of multiple message signs must not be adjacent to official traffic control signs that could confuse the motoring public.
- g. Maintenance of multiple message signs shall include replacement of bulbs, LEDs, pixels and shall be in working and properly illuminating condition at all times.

Action Requested

- Provide a Special use for an Off Premise Electronic Multiple Message sign

STAFF NOTES

- Staff recommends that the Zoning Board of Appeals take in account the traffic lights and busy intersection that this sign would be located near



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u> ☒ A. Special Use (\$85) ☐ B. Residential Variance (\$85) ☐ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	Request Property Address or PIN: 3601 Court St 11-11-07-400-017 Current Zoning (if known): B-3 General Business Proposed Zoning (if rezoning request): _____ Current Use: Sonic Drive In Proposed Use (if different): Add off premise, architectural, digital billboard
---	---

Property Owner Name:	KOURI LOUIS P & DELORES TRUST LOUIS P & DELORES TRUSTEES
Mailing Address:	2929 Court St, Pekin IL 61554
Phone:	
Alternative Phone:	
E-Mail Address:	

Applicant Name (if different):	Civic Digital Displays, LLC
Mailing Address:	1200 E Washington St, East Peoria, IL 61611
Phone:	309 265 8412
Alternative Phone:	
E-Mail Address:	cody@LaHoodRealEstate.com



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

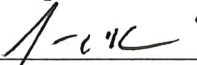
Please summarize your request and explain why it is necessary:

The applicant has a lease to place a digital billboard on the Sonic Drive In property. The applicant would
like to place a stone wrapped "architectural" digital billboard with two 10'x30' * faces in the corner of the
parking lot. The bottom of the sign will be at approximately 17' off the ground, still allowing full use of the
parking lot. The ordinance requires a Special Use.

*Final digital face size subject to site engineering, not to exceed 300 sq.ft.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.



Owner Signature

1-23-2024

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.



Applicant Signature

1/23/2024

Date

Site Plan

Pekin Zoning Board of Appeals

3601 Court St

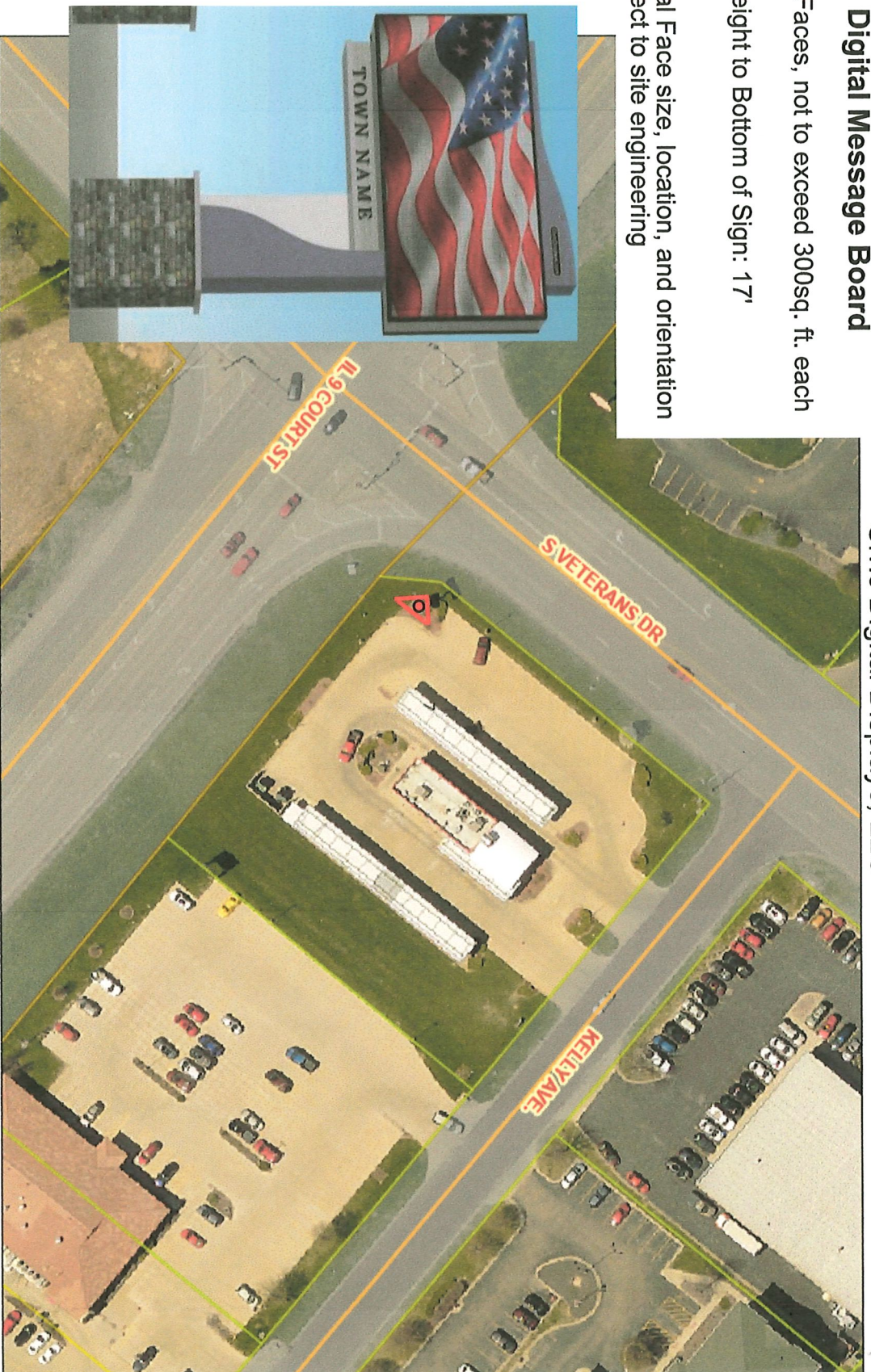
Civic Digital Displays, LLC

Digital Message Board

3 Faces, not to exceed 300sq. ft. each

Height to Bottom of Sign: 17'

*Final Face size, location, and orientation subject to site engineering



Tazewell County GIS users and other persons concerned herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accessed and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any data resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third party data linked to this site. All data is subject to change.



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DIGITAL DISPLAYS

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