

Pekin Zoning Board of Appeals Meeting
111. S. Capitol Street
City Council Chambers 2nd Floor
August 10, 2022
5:00 PM

A regular Meeting of the Pekin Board of Appeals will be held at Pekin City Hall, 111 South Capitol Street, City of Pekin, Illinois, on the 10th day of August 2022, at 5:00 PM.

Pledge of Allegiance

- I. Roll Call
- II. Agenda Approval
- III. Minutes Approval from July 13, 2022
- IV. City Council Action Report
- V. Applications and Hearings
- VI. Informal
- VII. Public Input
- VIII. Adjourn

Case SU 2022-03 (Tabled During July Meeting)

A special use request submitted by Mitch O'Shaughnessy to utilize property located at 801 S. 2nd Street to display and sell used automobiles. Said property is zoned I-2 General Industrial District with a legal description of SEC 3 T24N R5W PT SW 1/4 & TRACT ADJ LOT 12 NE 1/4 .36 AC, with the following PIN: 04-10-03-212-002, in Tazewell County, Illinois.

Case V 2022-06

A variance request submitted by Shane Hawkins for properties located at 706 and 708 S. 7th Street to combine parcels and utilize the structure currently known as 706 S. 7th Street as an attached accessory structure to the principal residence for use as a private garage. Said properties are zoned R-4 One Family Residential and with a legal description of SEC 02 T24N R5W KINGS ADDN S37' OF N 194' W OF LOT 2 NW 1/4, with the following PINs: 04-10-02-123-009 and 04-10-02-123-010, in Tazewell County, Illinois.

CASE RZ 2022-04

A rezoning request submitted by Richard Curto for property located at lot 215 on Velde Drive to amend zoning to R-2 One Family Residential. Said property is currently zoned "Water or Rail-Roads" with a legal description of SEC 25 T25N R5W MARIGOLD EST PHASE 12 LOT 215 NW 1/4, with the following PIN: 04-04-25-104-056, in Tazewell County, Illinois.

Case SPR 2022-01

A site plan review request submitted by Jeff Hornecker to utilize property located at the southern corner of Velde Drive and N. Parkway Drive for multiple two-unit multifamily dwellings. Said property is zoned RM-1 Multiple Family Residential with a legal description of SEC 25 T25N R5W PT E 1/2 SE 1/4 OF NW 1/4, with the following PIN: 04-04-25-100-013, in Tazewell County, Illinois.

Case RZ 2022-05

A rezoning request by the City of Pekin for property located on 14th Street to amend zoning to OS-1 Office Service District. Said property is currently zoned R-4 One Family Residential with a legal description of Lots 1 through 5 of Firehouse Subdivision Final Plat, situated in the City of Pekin. This request includes the following PINs: 04-04-35-223-046, 04-04-35-223-047, 04-04-35-223-048, 04-04-35-223-049, and 04-04-35-223-050, in Tazewell County, Illinois.

Case RZ 2022-06

A special use request by Trajectory Energy Partners to utilize property located at 300 and 310 Hanna Drive to establish a commercial solar farm. Said property is currently zoned I-1 Light Industrial District with a legal description of SEC 10 T24N R5W RIVERWAY BUSINESS PARK 3RD ADD FINAL PLAT LOT 1 N 1/2 SE 1/4 15 AC, with the following PIN: 10-10-10-400-006, in Tazewell County, Illinois.

Other Items for Consideration and Recommendation

Short-Term Rentals Ordinance

Informal Discussion

Public Input

Adjourn

David Bess, Secretary, Pekin Board of Appeals