

**Pekin ZBA 5:00pm
7/21/2021**

Roll Call

John Kennedy: Present
David Huskisson: Present
Mary Lanane: Present
Kim Joesting: Present
Chris Lang: Present

Agenda Approval

Motion by Kim Joesting. Second by David Huskisson.

John Kennedy: Yes
David Huskisson: Yes
Mary Lanane: Yes
Kim Joesting: Yes
Chris Lang: Yes

Minutes Approval:

Motion by Mary Lanane. Second by David Lang.

John Kennedy: Yes
David Huskisson: Yes
Mary Lanane: Yes
Kim Joesting: Yes
Chris Lang: Yes

Case V 2021-06

Mr. Christopher Curtis appeared and spoke on his own behalf to request a variance to build a deck 3' from the property line which is 22' closer than what is allowed in an R-4 Single Family Residential District. Mr. Curtis stated that he lived in an older home in a neighborhood that was built before current zoning regulations and that it would be impossible for him to build anything without getting a setback variance. He also indicated that many of the neighboring properties had structures that encroached into their front yard setback. There was no one who appeared to speak for or against the requested variance. Motion by Lanane to approve, seconded by Joesting. Motion carried 5-0.

Case V 2021-07

Pamela and Curtis Woolsey appeared and spoke on their own behalves to request a parking variance for property located at 1016 Court Street. They stated that according to City code the parking required for a building the size of the one located on their property was 85 spots. However, the nature of their business does not need that many parking spots so they were seeking a variance to reduce from 85 to 33 spots. Their onsite parking has only 9 spots so they indicated they would be signing a lease agreement with the owner of a lot located at 1022 Washington Street. The Woolsey's stated that they were agreeable to reducing their maximum occupancy to correspond to the number of parking spaces

they could secure. If they can secure 33 spaces then their maximum occupancy for the building would be 66 people total. Some concerns were expressed about people attending events at the building and crossing the street from the parking lot in the evenings and also about people using the street for parking. There was no one there to speak for or against the requested parking variance. Motion by Joesting to approve, seconded by Huskinson. Motion carried 5-0.

There were no public comments.

Motion to Adjourn:

Motion by Huskinson. Second by Lanane.

John Kennedy: Yes

David Huskisson: Yes

Mary Lanane: Yes

Kim Joesting: Yes

Chris Lang: Yes

Motion Passes.

Adjourned at 5:22pm.