

Pekin Zoning Board of Appeals Meeting
111. S. Capitol Street
City Council Chambers 2nd Floor
July 12th, 2023
5:00 PM

A regularly scheduled meeting of the Pekin Zoning Board of Appeals will be held at Pekin City Hall, 111 South Capitol Street, City of Pekin, Illinois, on the 12th day of July 2023, at 5:00 PM.

Pledge of Allegiance

- I. Roll Call
- II. Agenda Approval
- III. Minutes Approval from May 10, 2023
- IV. City Council Action Report
- V. Applications and Hearings
- VI. Other Items for Consideration and Recommendation
- VII. Informal Discussion
- VIII. Public Input
- IX. Adjourn

Case V 2023-07

A variance request submitted by Andreia R. Foster for the property located at 1903 Alameda Ct to allow for an inground swimming pool to be built in the side yard. Said property is zoned R-1 One Family Residential and with a legal description, SEC 11 T24N R5W SAUSALITO BAY EST LOTS 18-A & 19-A NE 1/4 .39 AC, with the following PIN: 10-10-11-213-025, in Tazewell County, Illinois.

Case V 2023-08

A variance request submitted by Heather & Ryan Thomas to reduce the side and rear yard setbacks at 229 Koch St. Said property is zoned RM-2 Multiple Family Residential and with a legal description, SEC 3 T24N R5W ROSEDALE ADDN LOT 280 SW 1/4, with the following PIN: 04-10-03-322-013, in Tazewell County, Illinois.

Case V 2023-09

A variance request submitted by Phil & Diana Cousineau for the property located at 1915 ½ Willow St. to reduce the west side yard setback from 5ft to 4ft to allow for a room addition to be built onto the rear of the residence. Said property is zoned R-3 One Family Residential and with a legal description, SEC 36 T25N R5W EAST WILLOW ADDN W 35' OF LOT 7 NW 1/4, with the following PIN: 04-04-36-112-037, in Tazewell County, Illinois.

Case V 2023-10

A variance request submitted by Robert Morris to reduce the minimum required distance of 10ft that is required between the primary structure and the garage to approximately 2ft at 1405 Henry St. Said property is zoned R-4 One Family Residential and with a legal description, SEC 2 T24N R5W STUCKEYS ASSESSMENT PLAT LOT 22 (50' X 60') SE 1/4, with the following PIN: 04-10-02-431-018, in Tazewell County, Illinois.

Case V 2023-11

A variance request submitted by Gale Credit Union to reduce the minimum required property line setback of 10ft to a zero-property line setback on the northwest property line at 2990 Court St. Said property is zoned B-3 General Business and with a legal description, SEC 12 T24N R5W SUNSET HILLS EXT 10 LOT G OF LOT 1 NE 1/4, with the following PIN: 10-10-12-216-016, in Tazewell County, Illinois.

Case SU 2023-02

A Special Use request submitted by Gale Credit Union to allow for the construction and use of a drive-up bank teller at 2990 Court St. Said property is zoned B-3 General Business and with a legal description, SEC 12 T24N R5W SUNSET HILLS EXT 10 LOT G OF LOT 1 NE 1/4, with the following PIN: 10-10-12-216-016, in Tazewell County, Illinois.

Case SPR 2023-02

A site plan review has been submitted by Gale Credit Union to allow for the construction of a drive-up bank teller at 2990 Court St. Said property is zoned B-3 General Business and with a legal description, SEC 12 T24N R5W SUNSET HILLS EXT 10 LOT G OF LOT 1 NE 1/4, with the following PIN: 10-10-12-216-016, in Tazewell County, Illinois.

Subdivision and Vacation Plat Review

Subdivision and Vacation plat review for property located in the 100 block of Broadway St. ROW Property will be vacated to the adjoining property owner as shown in the plat of survey.

Other Items for Consideration and Recommendation

Informal Discussion:

Public Input

Adjourn

Nic Maquet, Secretary, Pekin Board of Appeals