

**Pekin Zoning Board of Appeals
City Council Chambers
111 S. Capitol Street, 2nd Level
July 12,
5:00pm**

Present:

John Kennedy, Chair
Mary Lanane
Kim Joesting
Wayne Altpeter

Absent:

Chris Lang
Brandon Dentino
Greg Henderson

Staff Present: Attorney Sue Bosich, John Lebeque, Building Inspections/Development Director, Mark Rothert, Administrative Services Director

John Kennedy, Chair led the pledge of allegiance.

John Kennedy, Chair called the regular meeting of the Zoning Board of Appeals to order.

Roll call was taken and a quorum declared.

John Kennedy, Chair asked for approval of the Agenda.

MOTION by Kim Joesting, seconded by Mary Lanane to approve the Agenda as presented. On roll call vote, All present voted **AYE**. **MOTION APPROVED**.

John Kennedy, Chair asked for approval of the December 14, 2016 Minutes.

MOTION by Mary Lanane, seconded by Wayne Altpeter to approve the Minutes of December 14, 2016 as presented. On roll call vote, All present voted **AYE**. **MOTION APPROVED**.

Application #1:

Hearing #1: Open: 5:04pm Closed: 5:10pm

Hearing #1:

To allow Chad and Kelly Suprunowski, owners, a variance to decrease the required setback of 35 feet from any front lot line for a swimming pool to permit the installation of an above-ground swimming pool in the front yard facing N. 6th Street, which is currently not allowed as stated in Section 9-4A-2, (A), (3) of the current Zoning Code for R-4 (Single Family Residential), and a variance to allow the installation of a 6 foot, solid fence in the front yard in lieu of the allowed 4 foot, ornamental fence, which is currently not allowed as stated in Section 9-10-7-2, (A), (3) of the current Zoning Code for R-4 (Single Family Residential) with a PIN# 04-04-35-319-008 and Legal Description as Sec 35 T25N R5W Original Town, Lot 8 SW ¼, located at 528 Catherine Street.

Discussion: After Chairman John Kennedy asked if anyone had any questions or wished to speak concerning the matter, applicant, Kelly Suprunowski came forward and addressed the members of the Zoning Board of Appeals. Mr. Suprunowski explained that given the coverage of the lot and the fact that there was virtually no rear yard, the only location to place a swimming pool was in the current location. Mr. Suprunowski further stated that the fence by the pool did not entirely enclose the yard and was there to shield and screen the pool. Mr. Suprunowski concluded by stating that he had received nothing but good feedback from neighbors.

Chairman John Kennedy then asked if the City had received any calls in regard to the variation applications. Building Inspections / Development Director John Lebegue answered by stating that the City received no calls or feedback in regard to the variation requests.

Chairman John Kennedy then called for a vote on the variation requests. On roll call vote, all present voted **AYE. VARIATION REQUESTS APPROVED.**

Application #2:

Hearing #2: Open: 5:12 pm Closed: 5:17 pm

Hearing #2:

To allow Marc Scheiner to increase the height of a fence in the front yard to 5 foot 8 inches in height, in lieu of the allowed 4 foot ornamental fence in the front yard, as stated in the current Zoning Code for R-4(One Family Residential District) located at 120 N. 18th Street, with a Legal Description of SEC36 T25N R5W Raymond Wrhels Subd Lot 6 (Exc. S 10') SW $\frac{1}{4}$, in Tazewell County, Illinois, located at 120 N. 18th Street.

Discussion: After Chairman John Kennedy asked if anyone had any questions or wished to speak concerning the matter, applicant, Marc Scheiner addressed the members of the Zoning Board of Appeals in regard to the variation request. Mr. Schiener explained that he raised the fence in height to keep his dogs from jumping over the 4-foot fence, as when the dogs had escaped the yard he had to pay substantial fines. Mr. Scheiner further stated that since the fence remained an open picket type fence that it would be ok to increase the height of the fence.

Mary Lanane then stated that the fence in question is located in the main portion of the front yard of the property.

Chairman John Kennedy then asked if the City had received any calls in regard to the variation application. Building Inspections / Development Director, John Lebegue answered by stating that the City received no calls or feedback in regard to the variation request to increase the height of a fence in the front yard.

Chairman John Kennedy then called for a vote on the variation request. On roll call vote, Nays: Kim Joesting, Mary Lanane Ayes: Chairman John Kennedy, Wayne Altpeter. **VARIATION REQUEST DENIED.**

Application #3:

Hearing #3: Open: 5:18 pm Closed: 5:24 pm

Hearing #3:

To allow Michael McGlasson to reduce the required interior, side yard setback of 5 feet to 3 feet to allow construction of an attached garage and open carport, as stated in the current Zoning Code for R-4 (One Family Residential District) located at 1521 Henrietta Street, with a Legal Description of SEC 35 T25N R5W Miller's Addn Lot 9 Blk 8 SE ¼, in Tazewell County, Illinois, located at 1521 Henrietta Street.

Discussion: After Chairman John Kennedy asked if anyone had any questions or wished to speak concerning the matter, applicant, Michael McGlasson addressed the members of the Zoning Board of Appeals in regard to the variation request. Mr. McGlasson stated that he was seeking the variation to reduce the required 5-foot side yard setback by 2 feet in order to locate the new attached garage with the same 3-foot side yard setback that the existing detached garage possessed. Mr. McGlasson further explained that if the proposed garage conformed to the required 5-foot side yard setback that the west wall of the proposed garage would block the rear door of the home, and due to the internal configuration of the home, moving the entry door would not be feasible.

Mary Lanane and Wayne Altpeter then asked for clarification that it was only the east, side yard setback that was the subject of the variation request. Building Inspections / Development Director, John Lebeque answered by stating that the variation would only pertain the east side yard setback and that the proposed garage conformed to all other required yard setbacks.

Chairman John Kennedy then called for a vote on the variation request. On roll call vote, Nays: Mary Lanane Ayes: Chairman John Kennedy, Wayne Altpeter, Kim Joesting. **VARIATION REQUEST APPROVED.**

PUBLIC INPUT:

No public input at this time.

John Kennedy, Chair asked for a motion to adjourn.

MOTION by Wayne Altpeter, seconded by Kim Joesting to **ADJOURN** the meeting. Meeting Adjourned at 5:25pm.

Zoning Board of Appeals
John R. Lebeque, Secretary