

Pekin Zoning Board of Appeals
July 10, 2019
5:00 PM
111 S. Capitol Street
City Council Chambers 2nd Floor

Pledge of Allegiance

- I. Roll Call
- II. Agenda Approval
- III. Minutes Approval for June 12, 2019 meeting
- IV. ZBA Correspondence
- V. Public Input on Agenda Items
- VI. Applications & Hearings
- VII. Any Other Business to Come Before the Board
- VIII. Adjourn

Application #1: Hearing #1: Consideration of an application for a variance of Section 9-10-7-2, (A), (3) of the City of Pekin Zoning Code to allow Dan Barnhill, representing The Salvation Army, Heartland Divisional Headquarters, owner, to increase the height of a fence in the front yard to six feet in height, in lieu of the allowed 4 foot, ornamental fence in the front yard, as stated in the current Zoning Code for a property in the B-3 (General Business District) located at 803 Kennedy Drive, with a Legal Description of Lot 3, Northlake Village, Sec 2, a part of the Southwest ¼ of Section 26 T25N R5W, in Tazewell County, Illinois, with the following P.I.N.# 04-04-26-308-015.

Application #2: Hearing #2: Consideration of an application for a variance of Section 9-9-1 of the City Code to allow applicants, Chad and Jen Hartley, owners, to decrease the required rear yard setback to allow the construction of a 16' - 10 1/16" by 28' addition to the rear of the existing, attached garage, as stated in the current Zoning Code for the R-4 (One-Family Residential District) located at 1006 Jefferson Street, with a Legal Description of: Sec 26 T25N R5W Suncrest 2nd Addn. Lot 24 Block 5 SW ¼ in Tazewell County, Illinois.

Any Other Business to Come Before the Board

Adjourn

John R. Lebegue, Secretary
Pekin Zoning Board of Appeals

MEMORANDUM

TO: Chairman John Kennedy and Members of the Pekin Zoning Board of Appeals
FROM: John R. Lebegue, Building Inspections / Development Director 
DATE: July 2, 2019
RE: Application for Variance to Increase the Height of a Fence in the Front Yard at 803 Kennedy Drive

SUMMARY AND BACKGROUND OF SUBJECT MATTER

Dan Barnhill, representing The Salvation Army, Heartland Divisional Headquarters, has submitted an application for a variance to increase the allowed height of a fence in the front yard from the allowed 4 foot in height ornamental type fence, to 6 foot in the height, to install a 6 foot, chain link fence, as stated in the current Zoning Code for a property in the B-3, General Business District, located at 803 Kennedy Drive.

PROPERTY INFORMATION

Relevant Zoning Code Sections:

Section 9-10-7-2, (A), (3): Fences Height and Location: Ornamental fences not exceeding 4 feet in height are permitted in both front yards.

Property Address: 803 Kennedy Drive

Current Zoning Classification: B-3, General Business District

Current Use: Vacant, formerly used as a used car sales facility

ANALYSIS AND DISCUSSION

Dan Barnhill, representing The Salvation Army, Heartland Divisional Headquarters, are seeking a variance to increase the allowed height of a fence in the front yard at the eastern half of the property at 803 Kennedy Dr., by installing 6 foot, chain link fence to fully enclose the existing paved area in that location. According to information provided by the applicant, the proposed fencing is being proposed to provide a secure enclosure for business vehicles stored on the property after business hours.



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City of Pekin- Zoning and Inspections Department

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

NON-RESIDENTIAL VARIANCE APPLICATION

Address of Requested Variance: 803 Kennedy Drive, Pekin, IL. 61554

Applicant Name: Dan Barnhill

Address: 401 NE Adams St Peoria, IL. 61603

Phone #: 309-655-7220 **Cell Phone #:** 309-657-4607 **E-Mail:** dan.barnhill@usc.

Property Interest of Applicant: TSA Maintenance Coordinator SalvationArmy.org

Owner Name: The Salvation Army, Heartland Divisional Headquarters

Address: 401 NE Adams St. Peoria, IL. 61603

Phone #: 309-655-7220 **Cell Phone #:** 309-657-4607 **E-Mail:** dan.barnhill@usc.
ext. 121 SalvationArmy.org

Property Information:

Lot Area: 1.81 Acres **Zoning District:** B-3

Previous Present Use: Car dealership
Repair Shop

Use of Adjacent Property & Zoning:

North: Storage Company

South: Kennedy Drive

East: Storage Company

West: Route 29

Property Identification Number: 04-04-26-308-015

Legal Description: (Attach Separate Page) Attached

Section from Zoning Code Variance is Being Requested: _____

Reason and Purpose for Request: (Lot Area, Width, Front/Rear/Side Yard Setback, Parking)

Fence in east side of parking lot



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Variance Standards and Findings (Attach Separate Page if Necessary)

1. The granting of the variance will be in harmony with the purpose and intent of the Zoning Code and will not alter the essential character of the locality.

Explain: Fence installed to secure property vehicles
after hours of business operations

2. The plight of the owner is due to special and unique circumstances and that the hardship was not self-created by the petitioning party.

Explain: _____

3. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by bulk, sign, or off-street and loading regulations of the zoning classification of the property in question.

Explain: _____

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.

[Signature]
Applicant Signature

6/17/19
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.

[Signature]
Owner Signature

6/17/19
Date



Start new

Distance

638 ft

X



3D

DATA & MARKET ANALYSIS

Subject Property Identification

<i>Property Type</i>	Automobile Repair/Retail
<i>Address</i>	803 Kennedy Drive, Pekin, Illinois 61554
<i>Owner</i>	BT Land Trust (Benjamin Leman and Timothy Leman)
<i>Use and Occupancy</i>	The subject is currently vacant but was formerly owner-occupied (d.b.a. Sam Leman Auto Stop) and used for automobile sales.
<i>Legal Description (brief)</i>	Lot 3, Northlake Village, Section 2, a part of the Southwest ¼ of Section 26, Township 25 North, Range 5 West of the Third Principal Meridian, Tazewell County, Illinois (Parcel No. 04-04-26-308-015)

Market History

The subject property has no recent market history. The owner intends to donate the property to the client.

Dates

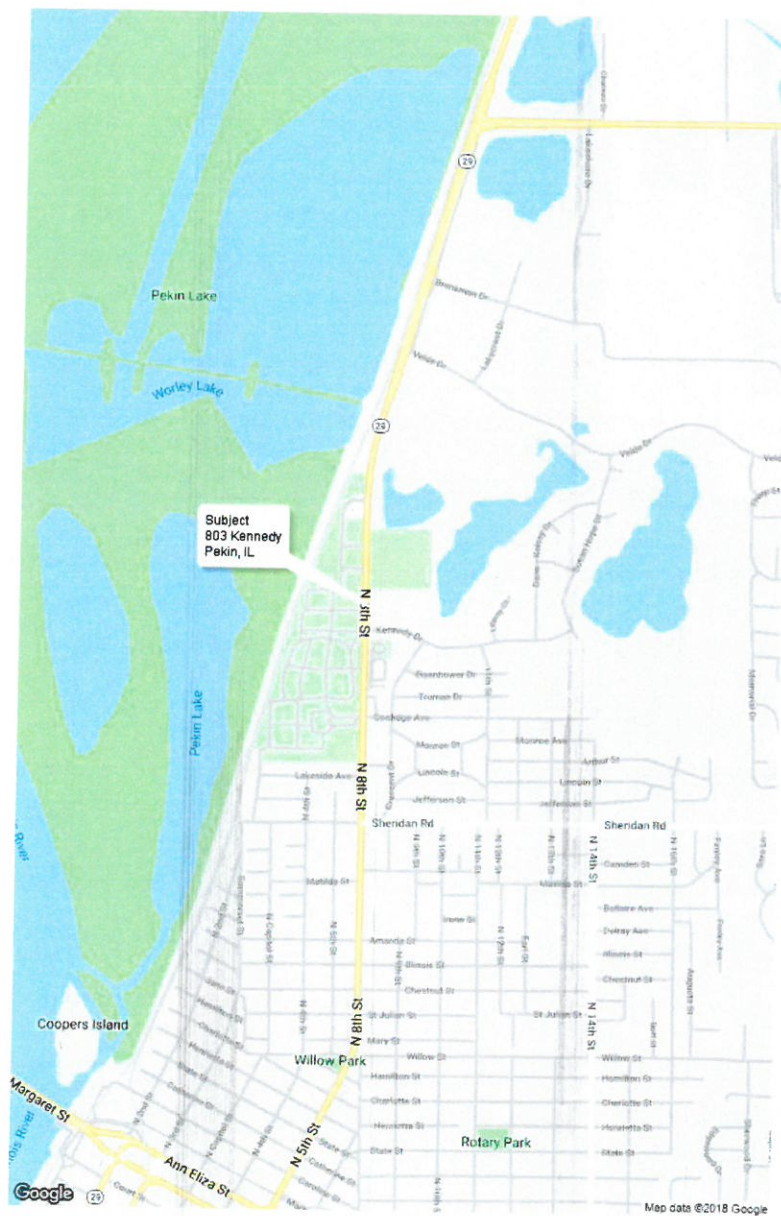
<i>Effective Date of the Appraisal</i>	October 4, 2018
<i>Date of Viewing</i>	October 4, 2018
<i>Date of Report</i>	October 15, 2018

Scope of the Appraisal

The scope of work applied in the development of this appraisal is summarized as follows. This is not a complete scope of work, however, and additional scope-of-work comments are provided throughout the report.

- A physical viewing of the subject site and the market area, including an interior and exterior viewing of any existing improvements;
- Collection of factual information relative to the subject property and the market area;

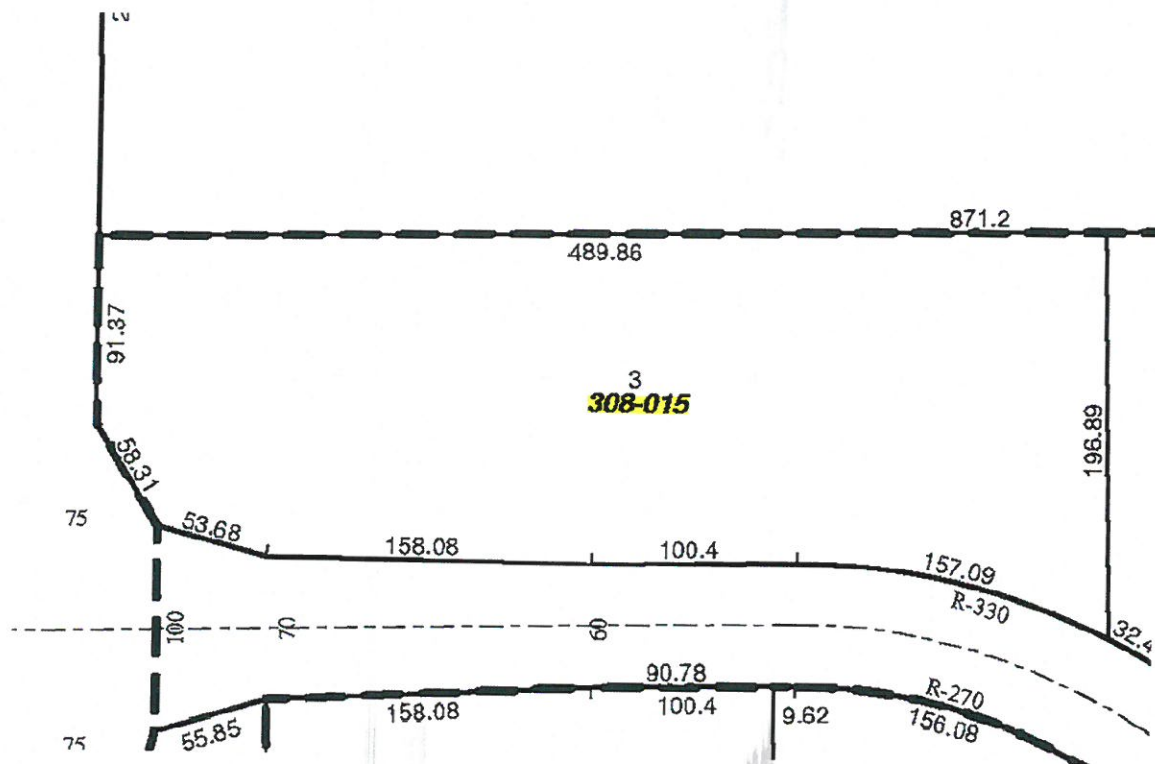
Location Map



Market Area Description

The area along Illinois Route 29 includes a mixture of uses but is predominantly commercial and industrial north of Kennedy Drive. The uses vary in age and size, but office/warehouse and automobile repair shops and dealerships are common.

Plat Map



Zoning

The subject site is zoned B-3, General Business. This district is intended for business types which are incompatible with the pedestrian movement in the Local Business District or the Central Business District. Permitted uses include retail, personal service, banks, for-profit schools, offices, restaurants/taverns, clinics, hotels/motels, and warehouses

Present use is assumed to comply with the local zoning ordinance only in a general sense; unless otherwise noted the subject property's compliance with details (such as set-backs, building codes, etc.) of local zoning and building ordinances has not been confirmed but is assumed.

Taxes and Assessments

Parcel Number	04-04-26-308-015
2017 Real Estate Taxes	\$10,720.74
Tax Rate	8.576580%
2018 Assessed Value	\$122,630
Indicated Full Value	\$367,890

Description of the Improvements

General Description

<i>Building Size</i>	Office	2,157 ± square feet
	Garage	1,913 ± square feet
	<i>Total</i>	<i>4,070 ± square feet</i>
<i>Number of Levels</i>	One	
<i>Basement</i>	None	
<i>Year Built</i>	1998	

Exterior Description

<i>Foundation</i>	Concrete slab
<i>Framing/Construction</i>	Steel and concrete block
<i>Exterior Walls</i>	Metal and concrete block
<i>Windows</i>	Aluminum, plate glass with insulated panes
<i>Roof</i>	Appears to be steel (but was not visible)

Interior Description

<i>Floors</i>	Concrete and carpet; polished concrete in open office area and restrooms
<i>Walls</i>	Drywall in finished area; insulated walls in garage
<i>Ceilings</i>	Suspended acoustical tile (9-ft. height) in finished areas; insulated ceiling in garage
<i>Plumbing</i>	2 half baths (toilet, sink, & floor drain in each); mop sink; drinking fountain; utility sink & spigots in garage
<i>Sprinkler System</i>	None
<i>Electrical</i>	Two 200-amp. panels
<i>HVAC</i>	Two gas, forced-air furnaces with central air-conditioning; suspended, gas heater in garage
<i>Other</i>	2 overhead doors with openers in garage; floor drains in garage; security system

Site Improvements

<i>Parking</i>	Asphalt parking for 112 ± vehicles
<i>Landscaping</i>	Typical
<i>Other</i>	Covered entry with metal roof; lighted sign

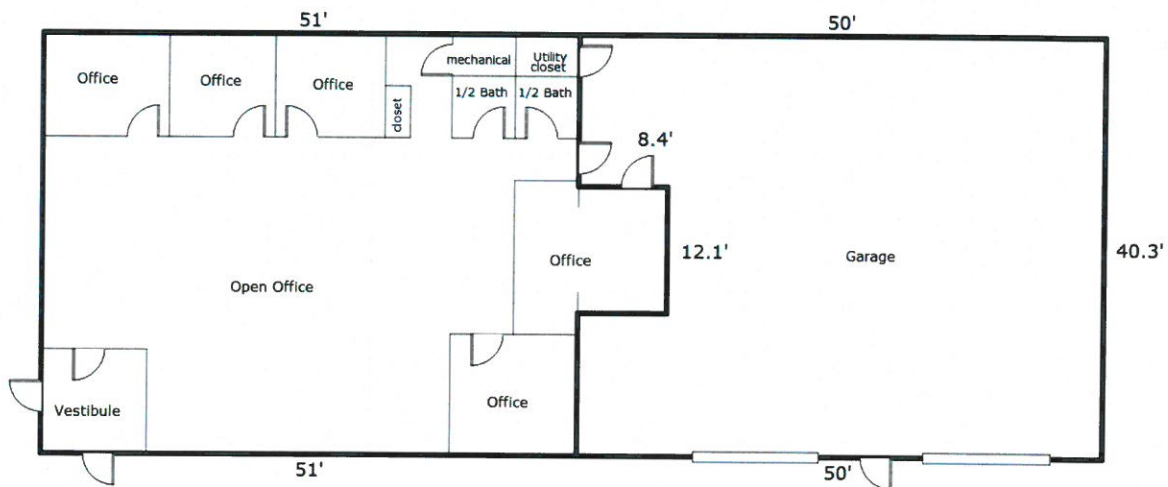
Condition and Comments

Building area is based on the appraiser's measurements and/or building plans, which are assumed to be accurate. Any possible errors could affect the appraised value. See the attached Limiting Conditions.

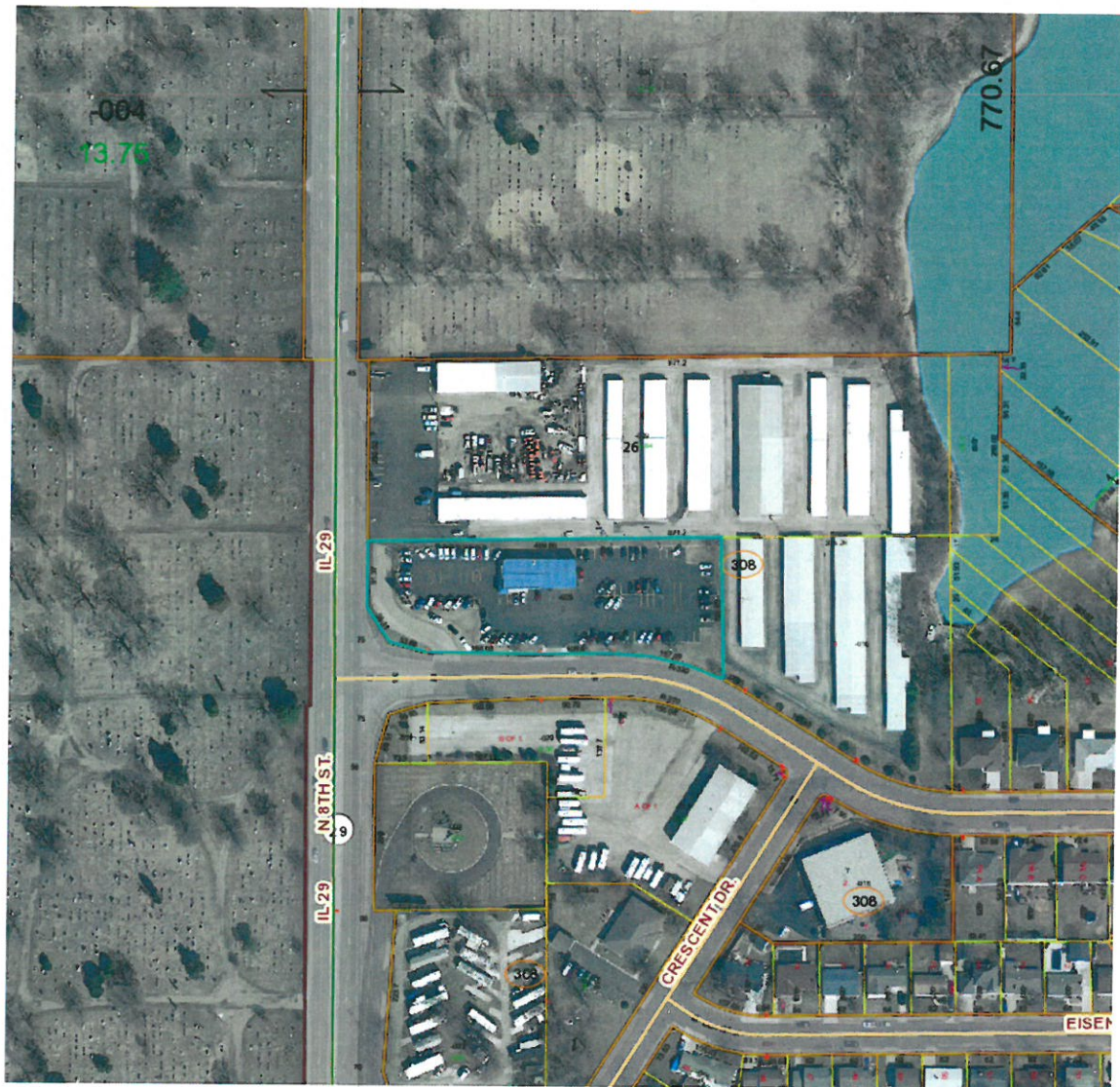
A paved driveway is present on the west side of the site and occupies approximately 7,700 square feet of the site. The driveway is only for access to the adjacent property to the north and does not have an entrance into the subject's parking lot. Consequently, this area of the site has limited utility to the subject's improvements.

No significant replacements appear to have been made since the improvements were constructed. The carpet needs replacement, but the building is in average condition overall.

Building Sketch



Aerial Map





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

Current Resident/Owner,

Notice is hereby given that a **PUBLIC HEARING** will be held for the consideration of a petition for a variance of Section 9-10-7-2, (A), (3) of the City of Pekin Zoning Code to allow Dan Barnhill, representing The Salvation Army, Heartland Divisional Headquarters, owner, to increase the height of a fence in the front yard to six feet in height, in lieu of the allowed 4 foot, ornamental fence in the front yard, as stated in the current Zoning Code for a property in the B-3 (General Business District) located at 803 Kennedy Drive, with a Legal Description of Lot 3, Northlake Village, Sec 2, a part of the Southwest 1/4 of Section 26 T25N R5W, in Tazewell County, Illinois, with the following P.I.N.# 04-04-26-308-015.

Said review of the above petition to be held at a regular Meeting of the **Pekin Zoning Board of Appeals**, 111 South Capitol Street, City Hall, City of Pekin, Illinois, on the **10th day of July, 2019**, at the hour of **5:00 P.M.**

All persons having an interest there in may appear to be heard.

John R. Lebegue
Building Inspections / Development Director
City of Pekin

John R. Lebegue
Building Inspections / Development Director
jrlebegue@ci.pekin.il.us
Office: (309) 478-5370

TO Pekin Daily Times: Please publish one time on the 22nd day of June, 2019.

LEGAL NOTICE for PUBLIC HEARING

Notice is hereby given that a **PUBLIC HEARING** will be held on a petition for a variance of Section 9-10-7-2, (A), (3) of the City of Pekin Zoning Code to allow Dan Barnhill, representing The Salvation Army, Heartland Divisional Headquarters, owner, to increase the height of a fence in the front yard to six feet in height, in lieu of the allowed 4 foot, ornamental fence in the front yard, as stated in the current Zoning Code for a property in the B-3 (General Business District) located at 803 Kennedy Drive, with a Legal Description of Lot 3, Northlake Village, Sec 2, a part of the Southwest $\frac{1}{4}$ of Section 26 T25N R5W, in Tazewell County, Illinois, with the following P.I.N.# 04-04-26-308-015.

Said **Public Hearing** of the above petition to be held at a regular Meeting of the **Zoning Board of Appeals**, 111 South Capitol Street, City Hall, City of Pekin, Illinois, on the 10th day of **July, 2019**, at the hour of **5:00 P.M.**

All persons having an interest there in may appear to be heard.

Dated this 20th day of **June, 2019**.

John R. Lebegue, Secretary
Zoning Board of Appeals

MEMORANDUM

TO: Chairman John Kennedy and Members of the Pekin Zoning Board of Appeals

FROM: John R. Lebegue, Building Inspections / Development Director

DATE: July 2, 2019

RE: Application for Variance to Reduce the Required Rear Yard Setback by 10 Feet from the Required 20 Feet to the Proposed 10 Feet to Construct a 16'- 10 1/16" by 28' Addition to the Rear of the Existing Attached Garage at 1006 Jefferson Street.

SUMMARY AND BACKGROUND OF SUBJECT MATTER

Chad and Jen Hartley, owners, have submitted an application for a variance to reduce the required rear yard setback by 10 feet, from the required 20 feet to the proposed 10 feet to construct a 16'- 10 1/16" by 28' addition to the rear of the existing attached garage at the property located at 1006 Jefferson Street.

PROPERTY INFORMATION

Relevant Zoning Code Sections: Section 9-9-1: Height, Bulk, Density and Area Regulations

Property Address: 1006 Jefferson Street

Current Zoning Classification: R-4, One Family Residential District

Current Use: Single Family Residence

Required Rear Yard Setback: 20 Feet

ANALYSIS AND DISCUSSION

There currently exists an attached, one-car garage at the southwest corner of the home at 1006 Jefferson Street. The proposed addition to the rear of the existing, attached garage would provide the applicants an additional enclosed parking space.



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

RESIDENTIAL VARIANCE APPLICATION

Address of Requested Variance: 1006 Jefferson St.

Applicant Name: Chad & Jen Hartley

Address: 1006 Jefferson St

Phone #: 309-613-9044 Cell Phone #: 309-203-0136 E-Mail: Chentley@AltosFarm.com

Property Interest of Applicant: Garage

Owner Name: Chad & Jennifer Hartley

Address: 1006 Jefferson St

Phone #: 612-904444 Cell Phone #: 208-0136 E-Mail: Chentley@AltosFarm.com

Property Information:

Lot Area: 6,600 Zoning District: R-4 Present Use: Single family home

Use of Adjacent Property & Zoning:

North: R-4 South: R-4

East: R-4 West: R-4

Property Identification Number: 04-04-26-318-010

Legal Description: (Attach Separate Page)

Section from Zoning Code Variance is Being Requested: 9-9-1

Reason and Purpose for Request: (Lot Area, Width, Front/Rear/Side Yard Setback, Parking)

Build attached garage extension



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

Variance Standards and Findings (Attach Separate Page if Necessary)

1. The granting of the variance will be in harmony with the purpose and intent of the Zoning Code and will not alter the essential character of the locality.

Explain: _____

2. The plight of the owner is due to special and unique circumstances and that the hardship was not self-created by the petitioning party.

Explain: _____

3. That after balancing the interest of the surrounding property owners, the benefits of granting the variance outweigh the depreciation of the neighboring properties, if any.

Explain: _____

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

6-12-19

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

6-12-19

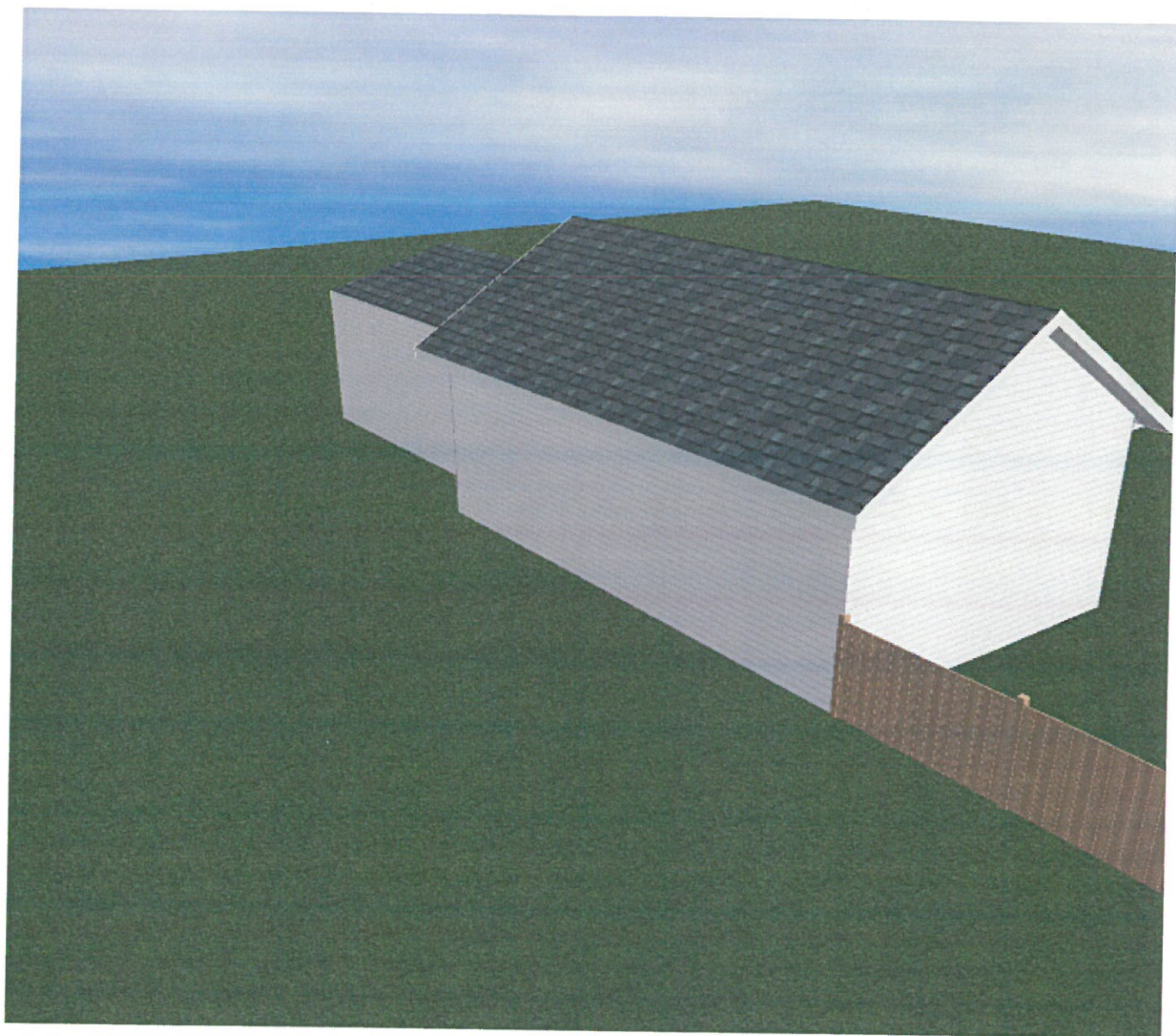
Date

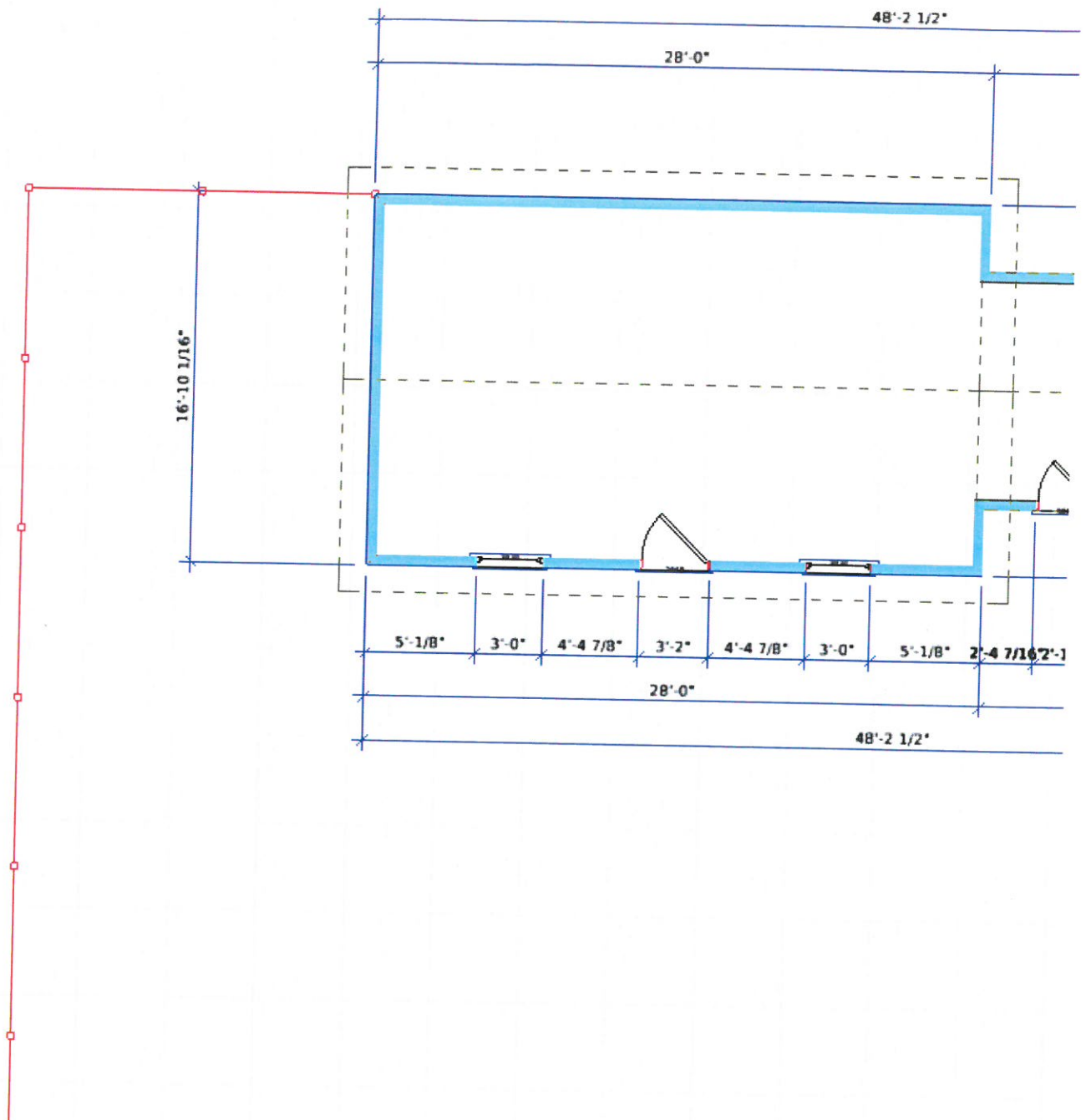
Residential Variance Application

Hi,

I would like to write you to seek a variance to extend our attached garage back 28' from the back of our current attached structure. I have attached a couple examples of 2 of our 3 neighbors that currently have garages that are to the edge of their property lines (See google Maps Document highlighted #1 and #2. We have talked to all neighbors around us and they have no issue with us completing this project. I have attached the proposed blueprints for your review. This would be a great addition to our home of 27 years and I am hopeful you will grant this variance. Thanks for the consideration.







Google Maps 1006 Jefferson St



1006 Jefferson St

Pekin, IL 61554



Directions



Save



Nearby



Send to your
phone



Share

Photos



TO Pekin Daily Times: Please publish one time on the 22nd day of June, 2019.

LEGAL NOTICE for PUBLIC HEARING

Notice is hereby given that a **PUBLIC HEARING** will be held on a petition for a variance of Section 9-9-1 of the City Code to allow applicants, Chad and Jen Hartley, owners, to decrease the required rear yard setback to allow the construction of a 16' - 10 1/16" by 28' addition to the rear of the existing, attached garage, as stated in the current Zoning Code for the R-4 (One-Family Residential District) located at 1006 Jefferson Street, with a Legal Description of: Sec 26 T25N R5W Suncrest 2nd Addn. Lot 24 Block 5 SW ¼ in Tazewell County, Illinois.

Said **Public Hearing** of the above petition to be held at a regular Meeting of the **Zoning Board of Appeals**, 111 South Capitol Street, City Hall, City of Pekin, Illinois, on the 10th day of **July, 2019**, at the hour of **5:00 P.M.**

All persons having an interest there in may appear to be heard.

Dated this 20th day of **June, 2019**.

John R. Lebegue, Secretary
Zoning Board of Appeals



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John R. Lebegue
Building Inspections / Development Director
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jrlebegue@ci.pekin.il.us
Office: (309) 478-5370