

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

Present:

Chair John Kennedy
Talena Michels
Charity Gullett

Chris Lang
Mary Lanane
Kim Joesting

Staff Present: John Lebegue, Building Inspections/Development Director,
City Attorney, Kate Swise.

Chair John Kennedy led the pledge of allegiance.

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

Roll call was taken and a quorum declared.

Chair John Kennedy asked for approval of the Agenda.

MOTION by Chris Lang, seconded by Talena Michels to approve the Agenda as presented. On roll call vote, All present voted **AYE**. **MOTION APPROVED**.

Chair John Kennedy asked if anyone from the public had any comments on the agenda items.

No comments from the public were made for the variance requests for the properties at 803 Kennedy Drive and 1006 Jefferson Street.

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.

Charity Gullett asked the applicant to provide a summary of the variance request.

Dan Barnhill, representing the Salvation Army, appeared before the members of the Zoning Board of Appeals and explained that the Salvation Army was moving its executive services department from Peoria to the former Sam Lemar car dealership at 803 Kennedy Drive. Mr. Barnhill further stated that the request to install 6-foot chain link fence in a portion of the front yard area at the east of the property was to provide better security for equipment parked at the property.

Chair John Kennedy asked if anyone had any question of comments regarding this application.

Kim Joesting asked the applicant where the executive services department was located in Peoria.

Mr. Barnhill answered by stating that the department was previously located in downtown Peoria.

Mary Lanane asked the applicant what type of equipment would be parked and stored in the fenced area.

Mr. Barnhill stated that vans and some trailers would be parked in the fenced area.

Chair John Kennedy asked for a motion on the variance request.

MOTION by Kim Joesting, seconded by Mary Lanane, to approve a variance 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 at 803 Kennedy Drive. On roll call vote, all present voted AYE.
MOTION APPROVED.

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.

Charity Gullett asked the applicant why they were making the variance request.

Jennifer Hartley, owner, appeared before the members of the Zoning Board of Appeals and explained that they were seeking the variance to reduce the required rear yard setback so that they could extend the existing garage to provide more space for the parking of cars. Mrs. Hartley further stated that the addition to the garage would allow them to double stack park their cars and they would not have to look for another home.

Chair John Kennedy asked if anyone had any question of comments regarding this application.

Charity Gullett asked if she would have the ability to see where the extension to the garage would be built, as she could not see the impact the proposed addition would have from the street. Ms. Gullett asked if, as a member of the Zoning Board of Appeals, that she could personally inspect the property that is the subject of a variance to have a better understanding of the variance request.

Kate Swise, City Attorney asked what information was needed that could not be viewed from the street and the variance application documents.

Charity Gullett stated that if a variance deals with something in a back yard it would at times be impossible to see the area that is subject of the variance request from the street.

Mrs. Hartley stated that she had photos and a video of the rear yard of the property at 1006 Jefferson Street and she showed the photos and the video to Charity and explained that the only part of the addition that would be visible would be the roofline of the garage addition.

Chair John Kennedy asked if the City was contacted by any of the neighbors.

John Lebegue, Building Inspections/Development Director stated that the City was not contacted by any of the neighbors.

Charity Gullett asked what the side and rear yard setbacks would be for the addition to the garage.

Jennifer Hartley stated that the rear yard setback would be 10 feet and the side yard would be 5 feet.

Chair John Kennedy asked for a motion on the variance request.

MOTION by Kim Joesting, seconded by Chris Lang, to approve a variance to reduce the rear yard setback from the required 20 feet to 10 feet to allow the construction of an addition onto the rear of an existing garage at 1006 Jefferson Street. On roll call vote, all present voted AYE.

Chair John Kennedy asked for a motion to adjourn.

MOTION by Mary Lanane, seconded by Kim Joesting to **ADJOURN** the meeting. All present voted AYE. **MOTION APPROVED.**

Meeting Adjourned at 5:20 p.m.

Zoning Board of Appeals
John R. Lebegue, Secretary