City of Pekin

**PROCEEDINGS OF THE THE REGULAR SCHEDULED ZONING BOARD OF APPEALS MEETING OF WEDNESDAY, JANUARY 10, 2024 HAS BEEN RESCHEDULED TO MEETING**
**OF THE ZONING BOARD OF APPEALS OF THE CITY OF PEKIN, ILLINOIS, HELD IN THE COUNCIL CHAMBERS OF CITY HALL**
**111 S. CAPITOL ST**
**ON WEDNESDAY, JANUARY 17, 2024 AT 5:00 PM**

## Pledge of Allegiance

Pledge of Allegiance led by Commissioner Hild

## Call to Order

The regular meeting of the Zoning Pekin Board of Appeals was called to order and all members were physically present except..... A quorum was declared by Chairman Hild.

| Attendee Name | Organization | Title | Status | Arrived |
|---|---|---|---|---|
| Bill Craig | Zoning Board of Appeals | Vice Chair | Absent | -:-- PM |
| Chris Deverman | Zoning Board of Appeals | Commissioner | Present | 5:00 PM |
| Donald Hild | Zoning Board of Appeals | Chair | Present | 5:00 PM |
| David Huskisson | Zoning Board of Appeals | Commissioner | Present | 5:00 PM |
| Kim Joesting | Zoning Board of Appeals | Commissioner | Present | 5:00 PM |
| Mary Lanane | Zoning Board of Appeals | Commissioner | Absent | -:-- PM |
| Kelly Madden | Zoning Board of Appeals | Commissioner | Present | 5:00 PM |
| Steve Thompson | Zoning Board of Appeals | Commissioner | Absent | -:-- PM |
| Amy Wilson | Zoning Board of Appeals | Commissioner | Present | 5:15 PM |

## Approve Agenda

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| **RESULT:** | **PASSED (UNANIMOUS)** |
| **MOVER:** | Commissioner |

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| **SECONDER:** | Commissioner Kelly |
| **AYES:** | Commissioners Deverman, Hild, Huskisson, Joesting, Madden and Wilson |
| **Absent:** | Commissioner Craig, Lanane and Thompson |

Agenda was amended and approved. Motion made by Commissioner XXXX and seconded by Commissioner Kelly. Approved 6-0

**Approval of Minutes**

**4.1. December 11,2023 Zoning Board of Appeals Minutes**

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| **RESULT:** | **PASSED (UNANIMOUS)** |
| **MOVER:** | Commissioner Madden |
| **SECONDER:** | Commissioner Huskisson |
| **AYES:** | Commissioners Deverman, Hild, Huskisson, Joesting, Madden and Wilson |
| **ABSENT:** | Commissioner Craig, Lanane and Thompson |

**City Council Action Report**

**5.1. City Council Action Report**

Presented by Chairman Hild with no further discussion.

**Unfinished Business**

**6.1. <u>Case SPR 2023-04</u>**

**A site plan review has been submitted by La Fiesta to allow for the construction of a parking lot expansion and a proposed future building. Said property is zoned B-3 General Business with a legal description, SEC 7 T24N R4W WALTON SUBD LOT 4 SE 1/4 .80 AC, with the following PIN:11-11-07-400-035 Tazewell County, Illinois**

Chairman Hild opened the public hearing at 5:18pm

Architect for LA Fiesta Ted Clark was available for questions. No questions were asked.

Chairman Hild closed the public hearing at 5:18pm

Commissioner Wilson noted that the tree root zones on the approach will impact the life of the tree(s) and the vegetation will eventually die. Wilson also asked about the striping for the dumpster/trash enclosure, Nic Maquet explained that the enclosure is not part of phase 1 (until there is an actual building) and staff would ensure all codes are met at the time of construction.. Amy suggested the trash enclosure could be shifted if the business would like to, and it would allow an extra parking space. Nic Maquet responded by stating that the location was set after discussions with city staff and the architect. Nic Maquet explained that the building and front parking lot would be a second phase, but this site plan approval would allow them to be constructed without the need to come back to the Zoning Board for approval.

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| **RESULT:** | **PASSED (UNANIMOUS)** |
| **MOVER:** | Commissioner Deverman |
| **SECONDER:** | Commissioner Madden |
| **AYES:** | Commissioners Deverman, Hild, Huskisson, Joesting, Madden and Wilson |
| **ABSENT:** | Commissioner Craig, Lanane and Thompson |

**New Business**

**7.1. Case V 2024-01**

**A variance request submitted by Theodore & Jennifer Percefull for the property located at 2104 Lafayette Ave. to allow for the addition to an existing garage. Said property is zoned R-3 One Family Residential and with a legal description, SEC 25 T25N R5W HOLIDAY HILLS SEC 8 LOT 294 SW 1/4, with the following PIN: 04-04-25-316-012, in Tazewell County, Illinois.**

Chairman Hild opened the public hearing at 5:25pm
Theodore Percefull, owner, stated he would like to add on to his existing garage.
Chairman Hild closed the public hearing at 5:26pm
Motion made by Commissioner Deverman and second by Commissioner Huskisson.
Commissioner Huskisson asked for clarification for the variance, Nic Maquet referred to the code and the requirements. Commissioner Huskisson also asked if the siding would all match and Theodore stated that it would all match.

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| **RESULT:** | **PASSED (UNANIMOUS)** |
| **MOVER:** | Commissioner Deverman |
| **SECONDER:** | Commissioner Huskisson |
| **AYES:** | Commissioners Deverman, Hild, Huskisson, Joesting, Madden and Wilson |
| **ABSENT:** | Commissioner Craig, Lanane and Thompson |

**7.2. Case SU 2024-01**

**A Special Use request submitted by O'Rourke Enterprises, LLC for the operation of a Veterinary Clinic at 1327 Executive Ct. Said property is currently zoned B3-General Business with a legal description of SEC 11 T24N R5W GINGOTEAGUE SEC 4-FINAL PLAT LOT 7 SE 1/4 .82 AC with the following PIN: 10-10-11-412-003 in Tazewell County, Illinois.**

Public hearing opened by Chairman Hild at 5:29pm
Public hearing closed by Chairman Hild at 5:29pm
Motion made by Commissioner Deverman and second by Commissioner

Kelly
Commissioner Joesting asked if everything was inside as he has concerns of the dogs barking throughout the night. Nic explained that the plan is for everything to be inside. Commissioner Deverman asked if there was a fence to be installed and at this time, Nic said there are not plans for a fence.

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| **RESULT:** | **PASSED (UNANIMOUS)** |
| **MOVER:** | Commissioner Deverman |
| **SECONDER:** | Commissioner Hild |
| **AYES:** | Commissioners Deverman, Huskisson, Joesting, Madden and Wilson |
| **ABSENT:** | Commissioner Craig, Lanane and Thompson |

**7.3. Case RZ 2024-02**

**A Rezoning request submitted by the City of Pekin to AG-Agricultural for the property located at 3281 Edgewater Dr. Said property has a legal description of, SEC 20 T25N R4W W 1/2 OF NW ¼ and SEC 17 T25N R4W W 1/2 OF SW ¼, with the following PINs: 05-05-20-100-001, 05-05-17-300-001, in Tazewell County, Illinois.**

Chairman Hild opened the public hearing at 5:32pm
Chairman Hild closed the public hearing at 5:32pm
Motion made by Commissioner Kelly and second by Commissioner Joesting

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| **RESULT:** | **PASSED (UNANIMOUS)** |
| **MOVER:** | Commissioner Kelly |
| **SECONDER:** | Commissioner Joesting |
| **AYES:** | Commissioners Deverman, Hild, Huskisson, Joesting, Madden and Wilson |
| **ABSENT:** | Commissioner Craig, Lanane and Thompson |

**Any Other Business To Come Before The Board**

No other business discussed.

**Public Input**

No public input was given.

**Adjourn**

Meeting adjourned by Chairman Hild at 5:40pm.