



City of Pekin

**PROCEEDINGS OF THE REGULAR 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, FEBRUARY 14, 2024 AT 5:00 PM**

Pledge of Allegiance

Pledge of Allegiance led by Chairman Donald 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 for Commissioner Craig and Commissioner Dagit. A quorum was declared by Chairman Hild.

Attendee Name	Organization	Title	Status	Arrived
Bill Craig	Zoning Board of Appeals	Vice Chair	Absent	-:--
Daryl Dagit	Zoning Board of Appeals	Commissioner	Absent	-:--
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	Present	5:00 PM
Kelly Madden	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Steve Thompson	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Amy Wilson	Zoning Board of Appeals	Commissioner	Present	5:04 PM

Approve Agenda

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

Approval of Minutes

4.1. The Zoning Board of Appeals meeting minutes from the rescheduled meeting that was held on January 17, 2024

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

City Council Action Report

5.1. January 22, 2024 City Council Action Report

Presented by Nic Maquet with no further discussion.

Unfinished Business

6.1. Case SPR 2023-03

A site plan review has been submitted by St. Joseph's Church to allow for the construction of a building addition and parking lot at 303 S. 7th St. Said property is zoned RM-3 Residential Multi Family with a legal description, SEC 2 T24N R5W COLTS ADDN LOTS 16 THRU 22 NW 1/4, with the following PIN 04-10-02-101-001 in Tazewell County, Illinois.

Motion made by Commissioner Wilson and second by Mary Lanane to table SPR 2023-03 until after case 7.4.

Motion made to bring the case back for discussion by Commissioner Thompson second by Kelly.

No further discussion as this case was discussed in combination of 7.1, 7.2, 7.3 and 7.4.

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

ABSENT: Commissioners Craig and Dagit
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New Business

7.1. Case RZ 2024-01

A Rezoning request submitted by St. Joseph's Church from B-3 General Business to RM-3-Multiple family Residential District for the vacant property located at 700 Court St. Said property is currently zoned B-3 General Business District with a legal description of SEC 2 T24N R5W COLTS ADDN LOT 23 NW ¼, with the following PIN: 04-10-02-106-001, in Tazewell County, Illinois.

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

Chairman Hild combined public input and discussion on cases RZ 2024-01, RZ 2024-02, V 2024-02 and Case V 2024-03 as they all pertain to St. Joseph's church.

Public hearing opened at 5:07 pm.

Lou Miller, attorney, explained they met with staff to review the zoning in regard to the revised site plan for two zones (when the addition is made). Lou discussed the issues with the dumpster(s) and indicated they removed two parking spots to add some additional screening. Also, Mr. Miller made discussion in regard to the variances and the setbacks along with mentioning the changes made on Seventh Street.

Public hearing closed at 5:12 pm.

Motion to approve made by Commissioner Thompson Second by Huskisson

Commissioner Wilson asked about the hedges, she has concerns with the coverage from the headlights. Commissioner Wilson explained that the church is going from a solid masonry wall to a hedge. Wilson said it would be sufficient that we require the shrubbery be an evergreen and a height of at least 30 inches, allowing the headlights to be screened year-round.

Commissioner Wilson also suggested to review the spacing between the trees. Amy also expressed the desire for more more beatification at the intersection of Broadway St and Court St. Amy also has concerns with a solid waste truck making a turn and stated it is tight. Josie explained that it would be up to the church to handle if a solid waste truck were to damage property that we only require St. Joseph to meet code requirements.

Commissioner Lanane asked Nic if we had addressed any consequences to allowing this and Nic said they have. Kate stated that it has been recommended by staff and legal counsel to make everything RM-3, it would

make this “cleaner” and avoid the two different zones.

7.2. Case RZ 2024-02

A Rezoning request submitted by St. Joseph’s Church from R-4 Single Family Residential to P-1 Vehicular Parking District for the following parcels 04-10-02-103-001, 04-10-02-103-002, 04-10-02-103-003, 04-10-02-103-004, 04-10-02-103-006, 04-10-02-103-007, 04-10-02-103-008, 04-10-02-103-009 with a legal description, SEC 2 T24N R5W THARP PLACE ADDN LOTS 1 thru 5 NW 1/4 and SEC 2 T24N R5W THARP PLACE ADDN LOT 8 thru 10 NW ¼ and SEC 2 T24N R5W THARP PLACE ADDN PT OF LOTS 6 & LOT 7 BLK 2 NW 1/4 , in Tazewell County, Illinois.

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

Public Input Open at 5:07 pm Public Input Closed at 5:12 pm

Discussion was combined with 7.1, 7.2, 7.3 and 7.4.

Commissioner Hild asked where the water retention would be located. Nic pulled the site plan (page 30 in the packet) and explained the location.

Commissioner Hild also asked why there was less parking and the engineer from Austin Engineering explained that they reduced the original size of the building so the required parking was less.

7.3. Case V 2024-02

A variance request submitted by St. Joseph’s Church for the property located at 303 S. 7th St. to reduce the minimum property line setbacks. Said property is zoned RM-3 Multiple Family Residential District and with a legal description, SEC 2 T24N R5W COLTS ADDN LOTS 16 THRU 22 NW 1/4, with the following PIN: 04-10-02-101-001, in Tazewell County, Illinois.

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

Public Input Open at 5:07 pm and closed at 5:12 pm

No further discussion other than the discussion combined with 7.1, 7.2, 7.3 and 7.4

7.4. Case V 2024-03

A variance request submitted by St. Joseph’s Church to seek alternative compliance for off street parking lot screening and landscape placement

for the following parcels 04-10-02-103-001 , 04-10-02-103-002, 04-10-02-103-003, 04-10-02-103-004, 04-10-02-103-006, 04-10-02-103-007, 04-10-02-103-008, 04-10-02-103-009 with a legal description, SEC 2 T24N R5W THARP PLACE ADDN LOTS 1 thru 5 NW 1/4 and SEC 2 T24N R5W THARP PLACE ADDN LOT 8 thru 10 NW 1/4 and SEC 2 T24N R5W THARP PLACE ADDN PT OF LOTS 6 & LOT 7 BLK 2 NW 1/4 , in Tazewell County, Illinois

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

Public input open at 5:07 pm and closed at 5:12 pm

Public Input and Discussion combined with 7.1, 7.2, 7.3 and 7.4.

Original Motion to approve made by commissioner Thompson and second by Kelly.

Commissioner Thompson amended the motion to be approved with the condition that the shrub is at least 30 inches in height and the shrub is an evergreen. Approved by Thompson and second by Huskisson.

Motion to approve as amended made by Kelly and second by Huskisson.

7.5. Case SU 2024-02

A Special Use request submitted by Civic Digital Displays, LLC for the installation and use of a digital billboard at 1610 Broadway St. Said property is currently zoned B3-General Business with a legal description, SEC 2 T24N R5W TRACT OF LAND (100'X136') LYING IN N 1/2 OF E 1/2 IN NE 1/4 .34 AC with the following PIN: 04-10-02-220-023 in Tazewell County, Illinois.

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

Public input Open at 5:35 pm Public Input Closed at 5:42 pm.

Jeff Gabelhousen explained that he met with staff to discuss wanting signs that are digital and interactive. They are looking to work with small businesses , giving them the opportunity to have digital signs and affordable. The message board would flip every 10 seconds with 8 messages on each side. Brad with Civic Digital spoke in regards to businesses not having the “newspaper” to rely on. Brad said they would like to focus in on the small businesses having a way to advertise that would be affordable. Civic Digital would also like to work with the Chamber of Commerce to help advertise for our community.

Motion to approve by Thompson and second by Kelly.

Commissioner Huskisson has concerns with the sign having motion since the city does not allow this, Jeff with Civic Digital explained it is a hard flip and there is not a video component to the screen. Commissioner Wilson mentioned that the High School is in violation of the code daily, Nic explained that complaint driven and is controlled by code enforcement.

Commissioner Deverman asked about the shape of the sign and it does have a V shape but it does not hang into the right of way (or road). Cody with Civic Digital also explained that the sign would allow for some personalization.

Josie asked if this a closed system to keep “hackers” out and Brad with Civic Digital said it is a closed system. Huskisson asked if they had any plans for the building on Broadway and they do have contract agreement to purchase the property. Nic reviewed the code and stated that Civic Digital would (also) need a variance IF they are going to advertise for other businesses other than the business that the sign is in front of. Commissioner Lanane asked, if we approve it as a special use for off premises why would that be an issue and require variance. Wilson suggested amended the SU to allow the sign to direct attention to a specific business, product, service, entertainment event or activity, or other commercial activity that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located.

Motion made by Commissioner Wilson and second by Kelly to amend the SU to allow the sign to direct attention to a specific business, product, service, entertainment event or activity, or other commercial activity that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located.

Motion made to approve the amended SU all approved.

Formal vote on original SU as amended, all approved.

7.6. Case SU 2024-03

A Special Use request submitted by Civic Digital Displays, LLC for the installation and use of a digital billboard at 3601 Court St. Said property is currently zoned B3-General Business with a legal description, SEC 7 T24N R4W PEKIN PLAZA EXT 3 LOT 14 SE 1/4 with the following PIN: 11-11-07-400-017 in Tazewell County, Illinois.

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

Public Input Open at 6:15 pm and closed at 6:17 pm

Jeff Gabelhausen states that the rendering indicates there are three faces and in the narrative it was listed as two faces. The sign will be three faces in a triangular shape. Commissioner Kelly asked if they have plans for when the next generation of signs come out and Jeff stated that the faces will last approximately 11-12 years and the technology will be constantly updated.

Motion to approve SU made by Commissioner Wilson and second by Kelly to approve SU off premises sign to allow and to amend the SU to allow the sign to direct attention to a specific business, product, service, entertainment event or activity, or other commercial activity that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located.

Nic has concerns with the sign and the proximity to the traffic signals, Wilson agreed. Jeff stated that they do not know the exact location but they do not want it to be blocked by the signal lights. Jeff said he would be comfortable with this being passed based on the condition of staff approval, Josie did ask that they provide staff with a rendering plan. Jeff said they could provide that. Wilson also stated that the masonry wrap could possibly be smaller and Jeff agreed that they could make the masonry wrap tighter. Commissioner Joesting asked how tall this sign would be and Jeff stated it is to be 17 feet.

Any Other Business To Come Before The Council

No other business discussed.

Public Input

No public input was given.

Adjourn

Meeting adjourned by Chairman Hild at 6:35 pm.