

**Pekin ZBA 5:00pm
05/12/2021**

5:00pm – Quorum is present. Chairman Mary Lanane leads pledge.

Roll Call

John Kennedy: Absent
David Huskisson: Present
Mary Lanane: Present
Kim Joesting: Present
Chris Lang: Present

Agenda Approval

Motion by Kim Joesting. Second by David Huskison.

David Huskisson: Yes
Mary Lanane: Yes
Kim Joesting: Yes
Chris Lang: Yes

Minutes Approval:

Motion by Mary Lanane. Second by David Huskison.

David Huskisson: Yes
Mary Lanane: Yes
Kim Joesting: Yes
Chris Lang: Yes

**Variance Request Case V-2021-03
(Penny Plowman)**

Community Development Director Fick spoke on behalf of Penny Plowman and described the request to allow for the installation of a parking pad in the required front yard for property located in an R-4 Single Family Residential district. The pad would cause the property to exceed the maximum 50% lot coverage ratio, therefore requiring a 2.5% variance for the excess. It was explained that Mrs. Plowman had a vehicle that extended over the pedestrian sidewalk, causing citizens to walk into the street to get around it. She felt having the ability to pour the additional pad would allow her to keep her vehicle entirely on her own property.

Zoning Board members commented that due to the presence of the school nearby there were a lot of cars and foot traffic in the area so having the vehicle extend into the public right of way did indeed create a safety concern.

There was no one from the public who spoke for or against the requested variance.

Motion by Kim Joesting to approve the request, seconded by Chris Lane, motion carried 4-0.

**Variance Request Case V-2021-04
(Rachel Knight)**

Ms. Rachel Knight appeared on her own behalf and explained her request to allow for a 6 ft. non-ornamental fence to be located in a front yard in an R-4 Single Family Residential district on property

located at 1522 S 4th Street. Ms. Knight stated that in order for the requested fence to be in line with the house, which would allow it to be 6' in height, she would need to have a portion of her patio removed. She added that the fence helps cut down the wind from the open field across the street and provided privacy from an adjacent neighbor.

Member Huskisson asked if the new fence would line up with an existing fence in the rear of the yard and Ms. Knight responded yes. Member Joesting asked if there would be the two fences and Ms. Knight responded yes.

There was no one from the public who spoke for or against the requested variance.

Motion by Huskisson to approve, seconded by Joesting, motion carried 4-0.

Variance Request Case V-2021-04
(William Hurley)

Mr. William Hurley appeared on his own behalf to explain his request for a variance to allow for an attached deck to be constructed 13 ft. from the front property line which is 12 closer than what is allowed in the R-4 Single Family Residential district on property located at 2004 Lighter Street. Mr. Hurley explained that his old deck had deteriorated to the point it was a hazard and that he began to replace it when he was notified by a City inspector that he needed a permit and possibly a variance. Upon learning this he contacted the City and began the process of getting a variance so his deck can remain. He stated that if the City did not approve the variance he understood he would have to remove it.

Member discussed the safety issue and the fact that the deck was an improvement to the area. They also agreed that meeting setbacks in the older parts of town with smaller lots was nearly impossible, thus creating the need for the variance.

There was no one from the public who spoke for or against the requested variance.

Motion by Joesting to approve, seconded by Huskisson, motion carried 4-0.

There were no public comments.

Motion to Adjourn:

Motion by Joesting. Second by Huskisson.

David Huskisson: Yes

Mary Lanane: Yes

Kim Joesting: Yes

Chris Lang: Yes

Motion Passes.

Adjourned at 5:30pm.