

Pekin Zoning Board of Appeals
111 S. Capital Street
City Council Chambers 2nd Floor
May 11, 2022
5:00 PM

Present: Bill Craig, Daryl Dagit, Chris Deverman, Donald Hild, David Huskisson, Kelly Madden, James Ruth, Steve Thompson, Amy Wilson.

The regular meeting of the Pekin Board of Appeals was called to order and quorum was declared. Staff present: David Bess (Community Development Director), Matt Fick (Economic Development Director), Jeffrey Gaster (Legal Counsel), Alina Kramer (Administrative Assistant). No members of the public were present.

Motion by Commissioner Dagit to approve the May 11, 2022 agenda, second by Commissioner Wilson. Motion carried 9-0.

Motion by Commissioner Dagit to approve minutes for the April 13, 2022, second by Commissioner Madden. Motion carried 9-0.

David Bess communicated that the City Council approved all of the board's recommendations from last month's meeting.

Case SU 2021-12

A revised special use request by VP Racing Fuel for a drive through establishment in a B-3 General Commercial District at 900 N 5th Street. This special use was previously approved but a revised version of the site plan is being submitted by the applicant for review.

Commissioner Wilson observed that the original plan included safety bollards by not allowing anyone to turn left to prevent anyone from clipping the building or pedestrians. Wilson further stated that the revised plan was likely safer by reducing the number of bollards. Discussion was had if applicants were required to pay an additional filing fee and staff indicated the applicant did pay additional \$85 filing fee for the revision to cover administrative costs. The committee further discussed the safety of the revised plan.

Motion to approve, motion carried 9-0.

Case V 2022-05

A variance request submitted by Jacob and Megan Sheffler to allow for the use of white rock instead of concrete materials for an access drive beyond concrete apron from public thoroughway to existing structure on property located at 2423 Tazewell Road. Said property being zoned R-4 Single Family Residential with a legal description of SEC 1 T24N R5W Bluff's Addn #1 Lot 23 NE ¼, with the following P.I.N. 04-10-01-205-013, in Tazewell County, Illinois.

The board discussed whether the structure that the proposed rock roadway leads to was permitted and whether the need for a hard surface was discussed during the permitting process. Staff indicates the

structure was permitted but no information was available as to whether the proposed roadway was discussed at that time. Discussion was held about the location and character of the property as a largely rural area, the degree to which the property's fencing would obscure the view of any rocky area, and how it is likely that no rock would be visible from the public roadway. Commissioner Ruth brought up concerns regarding the precedent that is set by approving this request. Commissioner Madden noted that requests for rocky roadways can be considered on a case-by-case basis rather than a blanket approval since each situation is different.

Motion to approve by Commissioner Thompson, second by Commissioner Wilson. Motion Carried 9-0.

Discussion Regarding Proposed Sign Ordinance

Commissioner Wilson discussed changes to language regarding structural canopy signs and ground signs. Additionally, Wilson suggested adding language for vision triangles as well as whether to allow for the use of foam board for permanent signage. Commissioner Deverman indicated that the use of foam board is very common. Committee agreed to leave foam board in the ordinance as written.

Commissioner Wilson also discussed ground sign landscaping and suggested adding language that limits plant height to 30 inches to prevent visibility issues. Further, Wilson recommended modifying wording to ensure clear indication that shrubs around the entire perimeter of a sign base are required along with adding that the owner is responsible for replacement of dead or damaged plants. Commissioner Wilson also identified inconsistencies in the language regarding canopy, awning, and sign height and clearance requirements and recommended consistency between sections dealing in height requirements.

Jeff Gaster provided a summary of some of the changes between the draft sign ordinance between this and last meeting. As part of this summary, Gaster advised that he made additional language changes to reduce some of the sign restrictions specific to residential areas to ensure the ordinance allows for the protection of freedom of speech.

Meeting adjourned.