

Pekin Zoning Board of Appeals Meeting
111. S. Capitol Street
City Council Chambers 2nd Floor
May 10, 2023
5:00 PM

A meeting of the Pekin Zoning Board of Appeals will be held at Pekin City Hall, 111 South Capitol Street, City of Pekin, Illinois, on the 10th day of May 2023, at 5:00 PM.

Pledge of Allegiance

- I. Roll Call
- II. Election of Chairperson and Vice-Chairperson
- III. Agenda Approval
- IV. Minutes Approval from April 12, 2023
- V. City Council Action Report
- VI. Applications and Hearings
- VII. Other Items for Consideration and Recommendation
- VIII. Informal Discussion
- IX. Public Input
- X. Adjourn

Case V 2023-04

A variance request submitted by Dean Schneider for the property located at 1813 Parkfield Dr to reduce side yard setbacks and increase curb cut width in order to build a pole barn with driveway. Said property is zoned R-1 One Family Residential and with a legal description SEC 11 T24N R5W DEERFIELD ESTATES SEC 1 LOT 8 NW 1/4, with the following PIN: 10-10-11-106-006, in Tazewell County, Illinois.

Case V 2022-08 (Tabled from September 2022)

A variance request submitted by Michael McGlasson to bring an awning out 20 feet to the east side of the house and 6 feet in front of the house and over an area where current window will be replaced by a door at 1521 Henrietta St. Said property is zoned R-4 One Family Residential and with a legal description SEC 35 T25N R5W MILLERS ADDN LOT 9 BLK 8 SE 1/4, with the following PIN: 04-04-35-416-013, in Tazewell County, Illinois.

Case V 2023-05

A variance request submitted by Baldovin Construction (Padmavati Patel) for the property located at 1303 N 8th to reduce parking requirements for a wine bar. Said property is zoned B-3 General Business District with a legal description SEC 35 T25N R5W BAILEYS ADDN LOTS 7 & 8 (EXC HWY) BLK 1 NW 1/4, with the following PIN: 04-04-35-124-007 in Tazewell County, Illinois.

Case SU 2023-01

A special use request submitted by Enviro-Safe (Randy & Julie Price) for the Construction of a 12,000 Sq Ft Gymnasium and Community center.at 320, 324, 326, 328 and 330 Court St. The second floor would also be used as residential living. Said property is zoned B-2 Central Business District with a legal description of SEC 34 T25N R5W ORIGINAL TOWN E2' OF 4 & W21' OF LOT 5 BLK 46 SE ¼, SEC 34 T25N R5W ORIGINAL TOWN E 29' LOT 5 & W 1/2 LOT 6 BLK 46 SE ¼, SEC 34 T25N R5W ORIGINAL TOWN E 1/2 OF LOT 6 BLK 46 SE ¼, SEC 34 T25N R5W ORIGINAL TOWN W 1/2 LOT 7 BLK 46 SE ¼, with the following PIN: 04-04-34-438-010, 04-04-34-438-011, 04-04-34-438-012, 04-04-34-438-013, 04-04-34-438-014 in Tazewell County, Illinois.

Case V 2023-06

A parking variance request submitted by Enviro-Safe (Randy & Julie Price) for the Construction of a 12,000 Sq Ft Gymnasium and Community center.at 320, 324, 326, 328 and 330 Court St. Said property is zoned B-2 Central Business District with a legal description of SEC 34 T25N R5W ORIGINAL TOWN E2' OF 4 & W21' OF LOT 5 BLK 46 SE ¼, SEC 34 T25N R5W ORIGINAL TOWN E 29' LOT 5 & W 1/2 LOT 6 BLK 46 SE ¼, SEC 34 T25N R5W ORIGINAL TOWN E 1/2 OF LOT 6 BLK 46 SE ¼, SEC 34 T25N R5W ORIGINAL TOWN W 1/2 LOT 7 BLK 46 SE ¼, with the following PIN: 04-04-34-438-010, 04-04-34-438-011, 04-04-34-438-012, 04-04-34-438-013, 04-04-34-438-014 in Tazewell County, Illinois.

Case SPR 2023-01

A site plan review submitted by Enviro-Safe (Randy & Julie Price) for the Construction of a 12,000 Sq Ft Gymnasium and Community center.at 320, 324, 326, 328 and 330 Court St. Said property is zoned B-2 Central Business District with a legal description of SEC 34 T25N R5W ORIGINAL TOWN E2' OF 4 & W21' OF LOT 5 BLK 46 SE ¼, SEC 34 T25N R5W ORIGINAL TOWN E 29' LOT 5 & W 1/2 LOT 6 BLK 46 SE ¼, SEC 34 T25N R5W ORIGINAL TOWN E 1/2 OF LOT 6 BLK 46 SE ¼, SEC 34 T25N R5W ORIGINAL TOWN W 1/2 LOT 7 BLK 46 SE ¼, with the following PIN: 04-04-34-438-010, 04-04-34-438-011, 04-04-34-438-012, 04-04-34-438-013, 04-04-34-438-014 in Tazewell County, Illinois

Case RZ 2023-02

A rezoning request submitted by the City of Pekin for the property located at 230 Court St to change from RM-4 to RM-3 zoning as the city no longer has RM-4 in the code. Said property is zoned RM-4 Multi Family Residential with a legal description SEC 34 T25N R5W ORIGINAL TOWN LOTS 1 THRU 16 BLK 38, LOTS 1 THRU 8 BLK 39, LOTS 1 THRU 8 BLK 40 (EXC ROW) & VAC ST SE 1/4, with the following PIN: 04-04-34-442-003, in Tazewell County, Illinois.

Other Items for Consideration and Recommendation

Informal Discussion:

Public Input

Adjourn

Nic Maquet, Secretary, Pekin Board of Appeals