

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

Pekin Zoning Board of Appeals
111 S. Capital Street
City Council Chambers 2nd Floor
April 12, 2023 5:00 PM

I. Roll Call

Present: Bill Craig, Daryl Dagit, Chris Devermen, Donald Hild, Kim Joesting, Mary Lanane, Kelly Madden, James Ruth, Steve Thompson and Amy Wilson.

The regular meeting of the Pekin Board of Appeals was called to order and quorum was declared. Staff present: Hannah Martin, Nic Maquet (Chief Building Official), Jeff Gaster (Legal Counsel) and Alina Kramer (Administrative Assistant).

The meeting was called to order at 5:00 PM.

II. Agenda Approval

Motion to approve the agenda was made by Mary Lanane and seconded by Commissioner Deverman. Motion Carried 10-0.

III. Minutes Approval from March 8, 2023

Motion by Commissioner Lanane to approve the minutes from the March 8, 2022 meeting, and seconded by Commissioner Thompson. Motion carried 10-0.

IV. City Council Action Report

Hannah reported that following the March ZBA meeting, City Council had approved ZBA's recommendation for Case V 2023-03, without any modification. This included the note explaining the board's intent that their recommendation for approval is based on the fact that there was continuous ownership of the property in question and that the loss of a legal non-conforming use (gaming café in a B-2 zoning) was due to a third party, not the fault of the applicant.

V. Applications and Hearings

Case RZ 2022-07

A rezoning and variance request submitted by Valerie M Moehle (on behalf of First United Methodist Church) for the properties located at 408 Amanda St and 1307 N 5th St to change from R-4 to RT zoning and reduced front and rear setbacks in order to build a duplex. Said properties are zoned R-4 One Family Residential and with a legal description SEC 35 T25N R5W BAILEYS ADDN LOT 2 BLK 2 NW ¼ and SEC 35 T25N R5W BAILEYS ADDN LOT 1 BLK 2 NW 1/4, with the following respective PINs: 04-04-35-123-004 and 04-04- 35-123-005, in Tazewell County, Illinois.

Public Hearing opened at 5:04pm

Valerie Moehle on behalf of First United Methodist Church wanting to build a duplex as part of their transformative housing ministry. Valerie explained they bought the property that was originally occupied by trailers and within a short period of time the residents moved, and the ministry began planning with what they could do with the lots. Valerie explained that they did not think two single families would be sufficient for the lots and a duplex would be more beneficial. Valerie requested the

pin combo and it is pending with the county. They also provided the footprint of what they are planning to build. Valerie acknowledges that the setback is more than the surrounding area but less than what the city requires for some sides of the property. Ms. Moehle is confident that even with the remaining unknowns (underground surprises), they should be able to work within the requested setbacks.

Closed Public hearing at 5:07pm

Motion by Commissioner Madden, seconded by Commissioner Deverman.

Commissioner Thompson states he has no issues with the duplex being built. Commissioner Hild stated that as long as there is a setback that is reasonable, he sees no issues and it is a big improvement.

Commissioner Hild asked what street the front of the duplex would face and Valerie Moehle stated the plan is that the front will face 5th St with the retaining wall in the backyard. Hannah clarified that based on the most recent submitted drawing, the current variances outlined by staff in the case summary are based on the duplex facing Amanda St. She asked if everyone understands and is still on board. No one took issue with the change in orientation (Amanda St. to 5th St.).

Commissioner Deverman states he thinks it is a great improvement to the neighborhood. Commissioner Joesting asked Nick Maquet what the process would be with the sewer/water lines etc. Nick states there is one sewer line (that he is aware of) but it was capped. Commissioner Madden states that they (First United Methodist Church) did everything that was asked at the previous meeting in October and sees no reason to not allow it.

Approved 9-0, with Commissioner Ruth abstaining.

No further discussion.

VI. Other items for Consideration and Recommendation

Elections will be moved to May as the incoming mayor will need to appoint or reappoint members to ZBA after taking office. Also, Commissioner Craig has been holding his position as Chairman since 2007 and has served many terms. The code states the chairman can service no more than three consecutive years, so someone new will need to volunteer for the role.

VII. Informal Discussion

Follow-up on SU 2022-01

Commissioner Hild discussed the special use request submitted by Steve Reeves to allow for construction of two self-storage units on the property located at 141 South Veterans.

Hild states that the Zoning Board approved a “plan” and then an updated “plan” was approved by staff. Nic stated if the original plan that was presented to zoning would have been presented to staff, it would have been denied. The committee discussed how many access points were allowed, there are currently two access points at the site and Commissioner Hild believes there was only one access point approved. Nick did pull the “updated” plans and it showed two access points. Also, the owner had stated if he could not get the plan approved by zoning, he would have had to move his business elsewhere. Hild states that it has been almost a year and the business has not been moved. Nick states that at this point he only has one storage unit approved. Commissioner Wilson suggested the work should stop until the

actual plans are approved by the council. There was discussion about the permit process and why staff allowed the plan.

Motion by Commissioner Ruth Second by Commissioner Dagit and Commissioner Joesting all members approved. Motion carried 10-0

Attorney Gaster suggested we send a formal letter for Force to come back in regards to the curb cuts and the lack of hard service. Also, the zoning committee would like to discuss why a different plan was submitted (to staff).

Other Informal Discussion

Commissioner Joesting asked about the status of the “triangle” property off S 2nd St. After clarifying this referred to the request from last fall made by Jim Markum, (Case V 2022- XX) Hannah stated that he has been in touch with the city to figure out where the best placement of his driveway would be. Hannah also showed the property using Tazewell County GIS on the TV screens to highlight why there was confusion about driveway/access in the first place. According to the property lines and ROW areas on the map, what appears to be public roads still show up as property owned by the railroad and what the map outlines as public ROW appears to still be unpaved grassy areas (in particular spots adjacent to Mr. Markum’s property). The latest information she knows is that City Engineer Josie Esker had met with Mr. Markum on his property to discuss options that can work within these parameters.

Commissioner Ruth discussed parking at special need home and wanted to know if there is there any rule(s) in regard to the number of beds vs the number of parking spots (off street). Commissioner Craig recalled from years prior that he learned there may be limitations at the state level on what can be done by the city in this instance.

VIII. Public Input

No members of the public were in attendance and/or requested to speak.

IX. Adjourn

Meeting adjourned at 6:02pm



Nic Maquet
111 S. Capitol Street
Community Development
Pekin, Illinois 61554
Nmaquet@ci.pekin.il.us
(309) 478-5370

Zoning Board of Appeals Review Sheet May 10, 2023

Case V 2023-04

Variance requests 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.

SUMMARY

The applicant wishes to 36 ft x 48 ft build a pole barn in his back yard, widen his driveway, and extend it back to the proposed pole barn.

Note: All setbacks are based on the parcels as they presently exist, not the proposed combination of the two since it has not been fully completed yet by the Tazewell County. Staff has included variance information based on proposed and current zoning.

- Reduce side yard setback to 3 feet which is 7 feet closer than the required minimum of 10 foot listed for R-1 One Family Residential in section 4-3-7-1
- Increase allowed driveway curb cut from 30ft to 42ft which is 12ft wider than what is allowed for a property which has a residential lot frontage of 90 ft or greater. section 4-3-9-1.
- This property has a residential lot frontage of 100ft.

STAFF NOTES

Staff notes that there are similar properties in this area that have a pole barn in the rear yard with a driveway curb cut that exceeds 30 ft. Staff recommends approval of the variance request.



23PEK-Z00005

Rec'd 4/12/23

fund w/ check # 7120

[Signature]

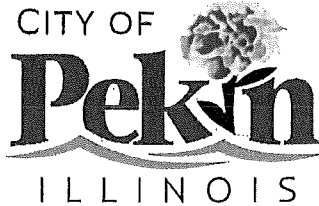
Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u> ☐ A. Special Use (\$85) ☒ B. Residential Variance (\$85) ☐ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	Request Property Address or PIN: _____ Current Zoning (if known): <u>R-1</u> _____ Proposed Zoning (if rezoning request): _____ Current Use: _____ Proposed Use (if different): _____
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Property Owner Name:	<u>DEAN SCHNEIDER</u>
Mailing Address:	<u>1813 PARKFIELD DR.</u>
Phone:	<u>309-303-1252</u>
Alternative Phone:	<u>309-210-8717</u>
E-Mail Address:	<u>dean.schneider@comcast.net</u>

Applicant Name (if different):	
Mailing Address:	
Phone:	
Alternative Phone:	
E-Mail Address:	



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

UTILITY CONFLICT ON SOUTH SIDE OF LOT.
SIDE LOT VARIANCE IS FOR GARAGE DOOR ACCESS
AND SO THE BUILDING DOES NOT BLOCK OUR BACK DRIVE.
PRIOR WAY ^{VEHICLE} WIDTH VARIANCE IS FOR VEHICLE
^{EASE} RASE ALONG SIDE OF THE HOUSE. 1837 HAS A
PRIOR OF 42⁺ FT. WITH A BARN 1801 HAS A 35⁺ FT
DRIVE. 509 BUCK HAVEN 34⁺ FT DRIVE. APPROX. 26 HOUSE
IN MY SUBDIVISION HAVE DRIVEWAYS WIDER THAN 30'

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

A handwritten signature in black ink, appearing to be "D. C. C.", written over a horizontal line.

Owner Signature

4-8-23

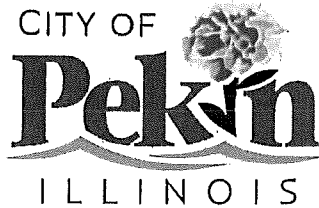
Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

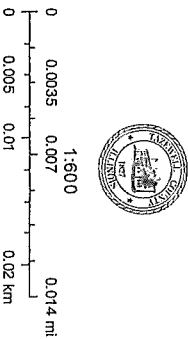
Applicant Signature

Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

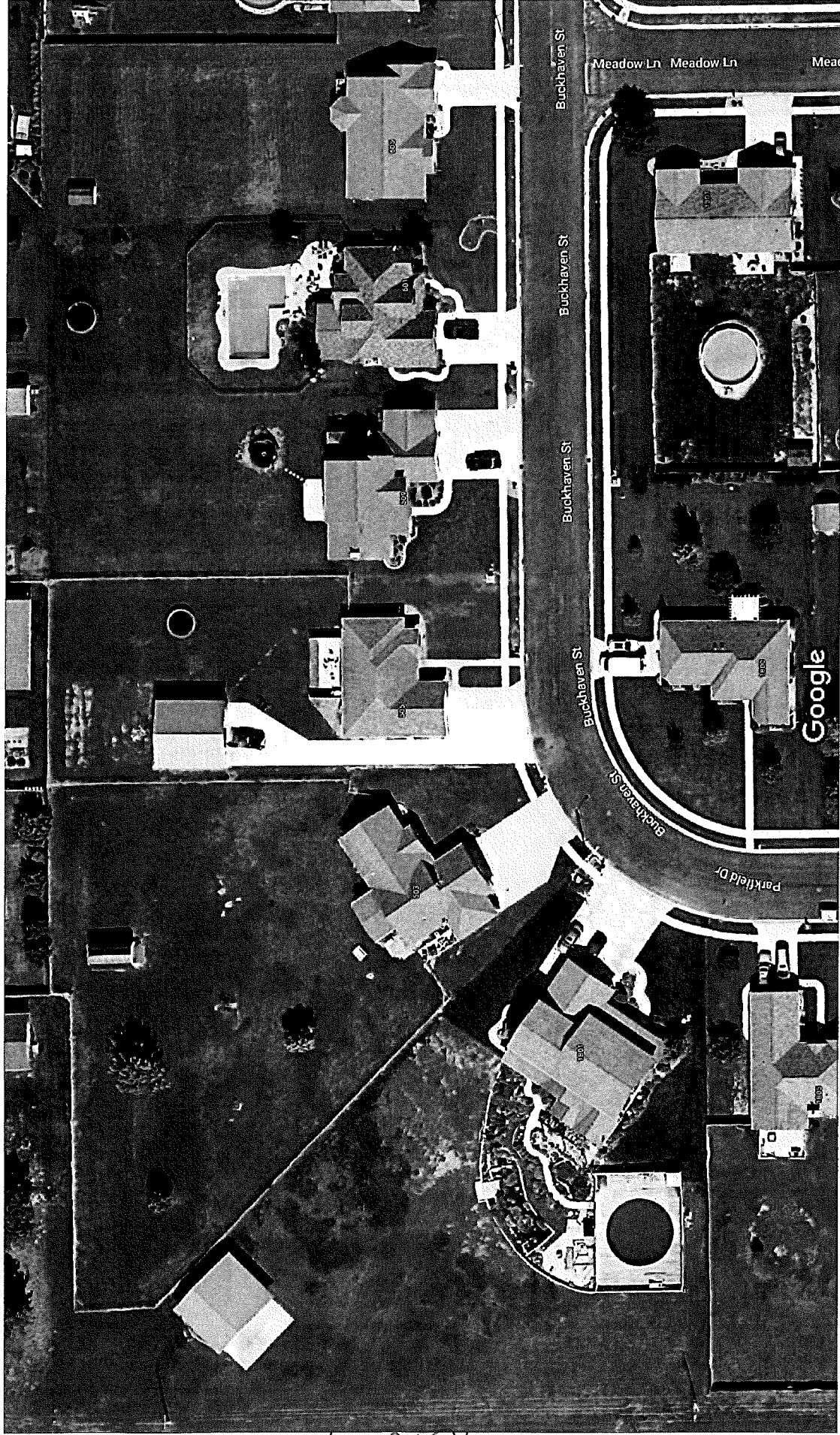
- II. Payment:** Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the "City of Pekin".
- III. Variance:** If requesting a variance, you must complete and attach this page to your application:
1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.
UTILITY CONFLICT ON THE SOUTH SIDE OF LOT.
SLOPE OF THE LOT.
 2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?
NO
 3. Should the request be approved, will the variance negatively impact adjoining properties in any way?
NO.
 4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?
NO
 5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?
NO



This information may be used for purposes other than those stated above. The user assumes all risk and liability when accessing any GIS web site and map records contained herein or for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data are collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute, and are not intended for any other use. The user agrees to indemnify and hold harmless the County as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk and no warranty is made by the County. The user acknowledges that the information is provided "as is" without any warranty resulting therefrom. Users of Tazewell County GIS assume all risk and liability when accessing any third-party site linked to this site. All data within GIS is subject to change.

Google Maps

905 BUCKHAVEN



Map data ©2023, Map data ©2023 20 ft

1810 PARKFIELD

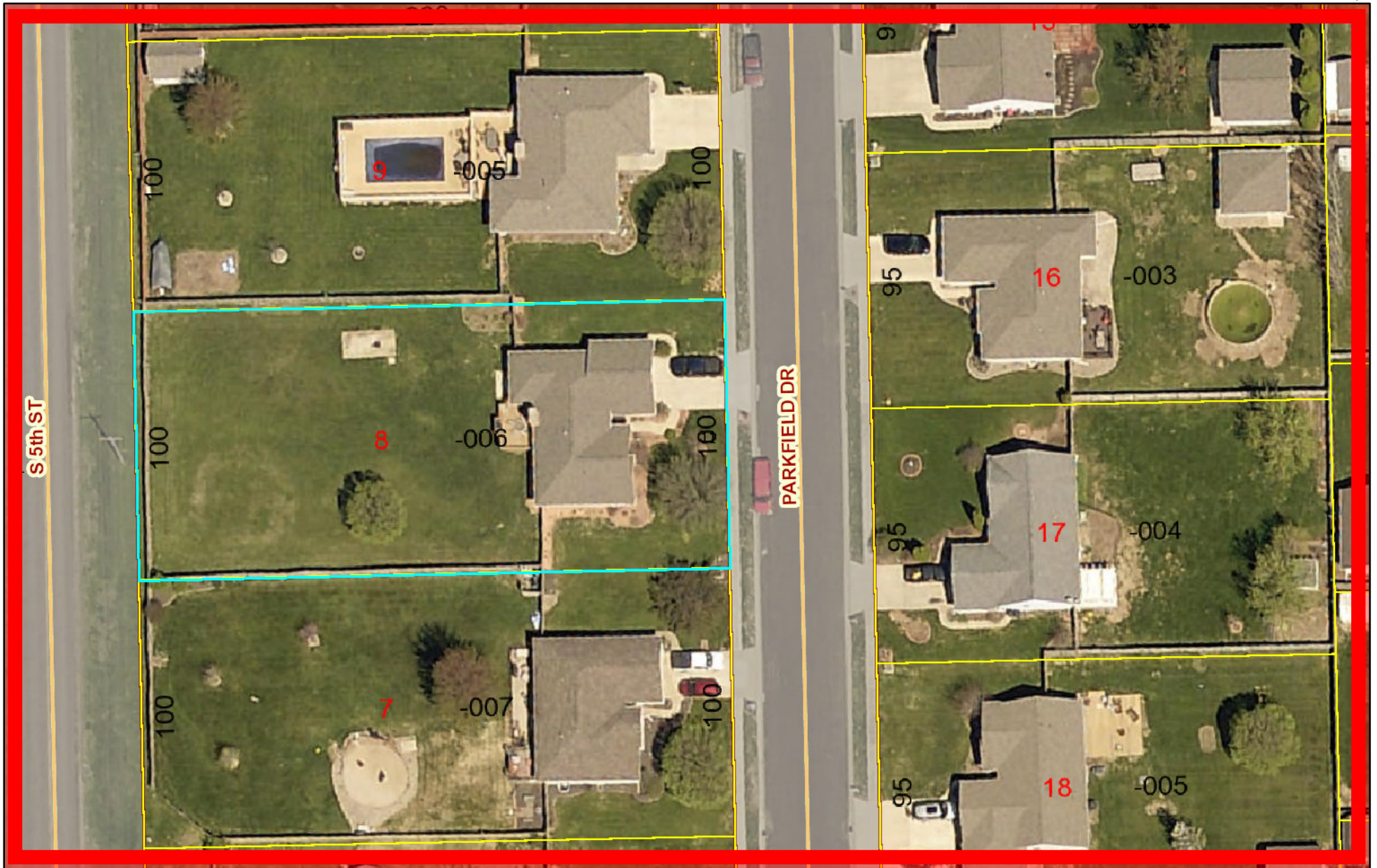
1833 PARKFIELD

Google Maps



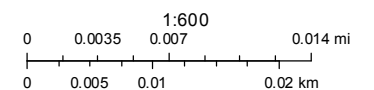
Map data ©2023, Map data ©2023 20 ft

Tazewell County GIS



- | | | | | | |
|--|-------|--|--------|--|---------|
| | I-155 | | IL 29 | | US 24 |
| | I-474 | | IL 98 | | Streets |
| | I-74 | | US 150 | | |

Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.





Hannah Martin
111 S. Capitol Street
Community Development
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hmmartin@ci.pekin.il.us
(309) 478-5348

Zoning Board of Appeals Review Sheet September 14, 2022

Case V 2022-08

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. Said property is zoned R-4 One-Family Residential with a legal description of 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.

SUMMARY

The following have been identified as necessary variances to facilitate the project as submitted by the applicant:

- Front yard setback does not meet requirements for R-4 listed in 4-3-7-1. Current structure is less than 6 feet from the property line so the proposed 6 feet awning would extend into Henrietta Street's Right-of-Way.
- Sideyard setback also does not meet requirements for R-4 in 4-3-7-1. However, this setback has received an approved variance for the same proposed width in 2017 for this property.

Additional codes related to awnings or permanent canopies:

- City code 5-4-6-5 allows for permanent canopies with permit and proof of liability insurance.

STAFF NOTES

City staff recommends denying a variance for the portion of proposed awning structure at the front of the house which would extend in the Henrietta Street Right-Of-Way (ROW). It is estimated that the current building is 3-4 feet behind the front property line, so a 6 ft wide awning would place a permanent structure in the ROW. This is not a desirable precedent to set or uphold as the city could incur additional costs of repairing or replacing this structure in the future should any work need to occur in this area of the ROW.



13474

Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

RECEIVED

AUG 08 2022

Board of Appeals Application for Consideration

Type of Request (check one): ☐ A. Special Use (\$85) ☒ B. Residential Variance (\$85) ☐ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	Request Property Address or PIN: <u>1521 HENRIETTA</u> Current Zoning (if known): <u>R-4</u> Proposed Zoning (if rezoning request): _____ Current Use: <u>HOME</u> Proposed Use (if different): _____
--	--

Property Owner Name:	MICHAEL MEGGLASSON
Mailing Address:	1521 HENRIETTA
Phone:	309-267-0473
Alternative Phone:	NONE
E-Mail Address:	MOTORRACEFAN58@GMAIL.COM

Applicant Name (if different):	
Mailing Address:	
Phone:	
Alternative Phone:	
E-Mail Address:	



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

BRING AWWNING OUT 20' (6' IN FRONT OF HOUSE
AND OVER WINDOW REPLACED WITH DOOR)

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Michael J McShannon

Owner Signature

8-8-22

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Applicant Signature

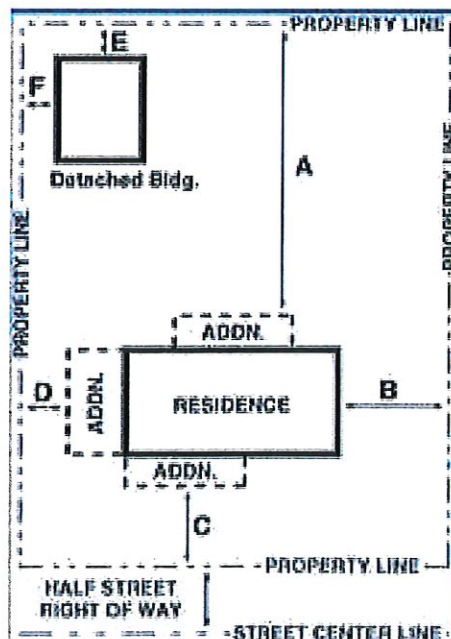
Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

The following attachments are required for consideration of your request:

- I. **Site Plan:** An electronic copy (preferred) or two physical copies of a site plan for the proposal showing:
1. A scale of not less than one inch equals fifty feet (1" = 50') if the subject property is less than three (3) acres and one inch equals one hundred feet (1" = 100') if three (3) acres or more. Date, north point and scale.
 2. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties. The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property. The location of all existing and proposed drives and parking areas. The location and right-of-way widths of all abutting streets and alleys.
 3. Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by the Development Review Committee and consideration by the Plan Commission.
 4. The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan (commercial projects only).





Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the “City of Pekin”.

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

FRONT YARD SETBACK

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

YES , PLACEMENT OF INTRAMURAL DOOR

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

NO

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

NO

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

NO



Mike McGlasson

309-267-0443

521 Hennepin LVM 8/5/22





REQUEST FOR COUNCIL ACTION

To: Council Members

Date: July 18, 2017

From: John Lebegue, Building & Inspections

John Lebegue, Building & Inspections

AGENDA ITEM: Building Department Report - June 2017

AGENDA DATE REQUESTED: July 24, 2017

ACTION REQUESTED: Receive and File June 2017 Building Department Report

DESCRIPTION: June 2017 Building Department Report

FINANCIAL IMPACT: <Insert Financial Impact>

NEIGHBORHOOD CONCERNS: <Insert Concerns>

IMPACT IF APPROVED: <Insert the impact if approved>>

IMPACT IF DENIED: <Insert the impact if denied>

ALTERNATIVES: <Insert Alternatives>

RELATED TO EFFICIENCY STUDY: <Efficiency Study>

RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS: [check no more than 2 boxes. Copy this check mark √ and paste it to the left of the relevant theme.]

	A Prosperous Community. To promote and sustain a balanced economy that supports expansion and retention of family-wage jobs.
	A Safe Community. To protect community life and property by providing effective, principled police and fire services.
	A Strong Foundation. To improve and maintain existing infrastructure and leverage opportunities for new infrastructure.
	A High Quality of Life. To support or provide services that improve the quality of life for Pekin's residents.
	An Effective Government. To deliver effectively the services that Pekin's residents want, need, and are willing to support.

REQUIRED SIGNATURES**Department Directors and City Staff:**

Date:

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Date:

Discussion: After Chairman John Kennedy asked if anyone had any questions or wished to speak concerning the matter, applicant, Kelly Suprunowski came forward and addressed the members of the Zoning Board of Appeals. Mr. Suprunowski explained that given the coverage of the lot and the fact that there was virtually no rear yard, the only location to place a swimming pool was in the current location. Mr. Suprunowski further stated that the fence by the pool did not entirely enclose the yard and was there to shield and screen the pool. Mr. Suprunowski concluded by stating that he had received nothing but good feedback from neighbors.

Chairman John Kennedy then asked if the City had received any calls in regard to the variation applications. Building Inspections / Development Director John Lebeque answered by stating that the City received no calls or feedback in regard to the variation requests.

Chairman John Kennedy then called for a vote on the variation requests. On roll call vote, all present voted **AYE. VARIATION REQUESTS APPROVED.**

Application #2:

Hearing #2: Open: 5:12 pm Closed: 5:17 pm

Hearing #2:

To allow Marc Scheiner to increase the height of a fence in the front yard to 5 foot 8 inches in height, in lieu of the allowed 4 foot ornamental fence in the front yard, as stated in the current Zoning Code for R-4 (One Family Residential District) located at 120 N. 18th Street, with a Legal Description of SEC36 T25N R5W Raymond Wrhels Subd Lot 6 (Exc. S 10') SW ¼, in Tazewell County, Illinois, located at 120 N. 18th Street.

Discussion: After Chairman John Kennedy asked if anyone had any questions or wished to speak concerning the matter, applicant, Marc Scheiner addressed the members of the Zoning Board of Appeals in regard to the variation request. Mr. Schiener explained that he raised the fence in height to keep his dogs from jumping over the 4-foot fence, as when the dogs had escaped the yard he had to pay substantial fines. Mr. Scheiner further stated that since the fence remained an open picket type fence that it would be ok to increase the height of the fence.

Mary Lanane then stated that the fence in question is located in the main portion of the front yard of the property.

Chairman John Kennedy then asked if the City had received any calls in regard to the variation application. Building Inspections / Development Director, John Lebeque answered by stating that the City received no calls or feedback in regard to the variation request to increase the height of a fence in the front yard.

Chairman John Kennedy then called for a vote on the variation request. On roll call vote, Nays: Kim Joesting, Mary Lanane Ayes: Chairman John Kennedy, Wayne Altpeter. **VARIATION REQUEST DENIED.**

Application #3:

Hearing #3: Open: 5:18 pm Closed: 5:24 pm

Hearing #3:

To allow Michael McGlasson to reduce the required interior, side yard setback of 5 feet to 3 feet to allow construction of an attached garage and open carport, as stated in the current Zoning Code for R-4 (One Family Residential District) located at 1521 Henrietta Street, with a Legal Description of SEC 35 T25N R5W Miller's Addn Lot 9 Blk 8 SE ¼, in Tazewell County, Illinois, located at 1521 Henrietta Street.

Discussion: After Chairman John Kennedy asked if anyone had any questions or wished to speak concerning the matter, applicant, Michael McGlasson addressed the members of the Zoning Board of Appeals in regard to the variation request. Mr. McGlasson stated that he was seeking the variation to reduce the required 5-foot side yard setback by 2 feet in order to locate the new attached garage with the same 3-foot side yard setback that the existing detached garage possessed. Mr. McGlasson further explained that if the proposed garage conformed to the required 5-foot side yard setback that the west wall of the proposed garage would block the rear door of the home, and due to the internal configuration of the home, moving the entry door would not be feasible.

Mary Lanane and Wayne Altpeter then asked for clarification that it was only the east, side yard setback that was the subject of the variation request. Building Inspections / Development Director, John Lebegue answered by stating that the variation would only pertain the east side yard setback and that the proposed garage conformed to all other required yard setbacks.

Chairman John Kennedy then called for a vote on the variation request. On roll call vote, Nays: Mary Lanane Ayes: Chairman John Kennedy, Wayne Altpeter, Kim Joesting. **VARIATION REQUEST APPROVED.**

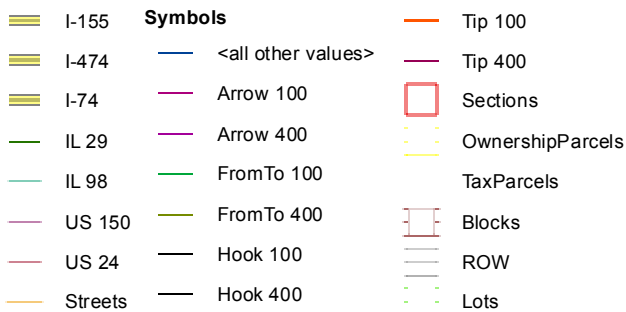
PUBLIC INPUT:

No public input at this time.

John Kennedy, Chair asked for a motion to adjourn.

MOTION by Wayne Altpeter, seconded by Kim Joesting to **ADJOURN** the meeting. Meeting Adjourned at 5:25pm.

Zoning Board of Appeals
John R. Lebegue, Secretary



1:540

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0 0.005 0.01 0.02 km





August 9, 2022

Michael McGlasson
1521 Henrietta
Pekin, IL 61554

Dear Michael McGlasson:

You have submitted an application for special use, variance or a zoning amendment for property located at 1521 Henrietta. Before the Pekin City Council can make a final decision on your request, the Zoning Board of Appeals will first review your application and provide a recommendation to the Council.

Your application will be considered during the Board of Appeals meeting scheduled for September 14th, 2022 at 5:00pm CST. This meeting is held in the Council Chambers in Pekin City Hall (2nd Floor), located at 111 S. Capitol Street in Pekin. While your attendance is not mandatory, you are strongly encouraged to attend to provide a verbal summary of your request and answer any questions that committee members or the public may have.

Under most circumstances, the City Council will review and make a determination on your application at the next regularly scheduled City Council meeting that follows the Board of Appeals meeting, unless a conditional approval or denial is recommended. In such instances, determination at the City Council will generally be delayed until the Board of Appeal's meeting minutes can be reviewed and approved during the subsequent Board of Appeal's meeting. Regardless, applicants should visit the City of Pekin's website at <http://www.ci.pekin.il.us> to determine the next meeting date and locate their item on the agenda. As before, attendance is not mandatory but applicants are strongly encouraged to attend.

If you have questions about this or any other concern not addressed above, please contact us by phone at (309) 477-2300.

Sincerely,

David Bess
Secretary, Board of Appeals



Nic Maquet
111 S. Capitol Street
Community Development
Pekin, Illinois 61554
Nmaquet@ci.pekin.il.us
(309) 478-5370

Zoning Board of Appeals Review Sheet May 10, 2023

Case V 2023-05

Variance request submitted by Baldovin Construction (on behalf of Padmavati Patel) for the property located at 1303 N 8th St to reduce parking requirements for a wine bar. Said properties are 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.

SUMMARY

A parking variance is being requested for the new proposed use of the property located at 1303 N. 8th St. The owner wishes to convert the existing gas station into a wine bar and does not have the required space to create the minimum number of parking spaces that is required by the city code.

- **Sec. 4-3-9-4-Schedule of Parking Requirements** states that Establishments for sale and consumption on the premises or beverages, food, or refreshments requires 1 for each 100 square feet of useable floor space or 1 for each 2 persons allowed within the maximum occupancy load as established by local, County or State Fire, Building or Health Codes.
- Staff have reviewed their submitted plans and have determined that they will be required to have 16 parking spaces.
- The existing property can only fit 12 compliant parking spaces.
- The project will revitalize the area and make use of an abandoned lot.

STAFF NOTES

Staff is recommending approval.



Received 4/19/23

Zoning application

23PEK-20006

Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

for info on the #1566

Board of Appeals Application for Consideration

Type of Request (check one): ☐ A. Special Use (\$85) ☐ B. Residential Variance (\$85) ☒ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	Request Property Address or PIN: 1303 N 8TH ST 04-04-35-124-007 1311 N 8TH ST 04-04-35-124-003 Current Zoning (if known): B-3 Proposed Zoning (if rezoning request): B-3 Current Use: M- MERCANTILE (GAS STATION) Proposed Use (if different): ASSEMBLY GROUP A-2 (BAR/RESTAURANT)
--	--

Property Owner Name:	Padmarati Patel
Mailing Address:	11414. N Casey Ct, Dunlap, IL 61525
Phone:	309-339-4430
Alternative Phone:	309-222-6389
E-Mail Address:	navin.dedra@gmail.com

Applicant Name (if different):	HALEY CHIPMAN, BALDOVIN CONSTRUCTION
Mailing Address:	810 SW ADAMS PEORIA, IL 61602
Phone:	309-219-2797
Alternative Phone:	309-437-0201
E-Mail Address:	HALEY@BALDOVINCONSTRUCTION.COM



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

We would like to apply for a parking variance. The lot will be changing use, and the lot size prohibits
us from meeting the required number of parking spaces. The lot was previously a gas station which
has lower parking requirements than the new wine bar would require. The owner/ project could not
sustain the financial burden to add additional parking.

The owner plans to add a liquor store on the adjacent lot (1311 N 8th St.) in the future and could
share parking between the two businesses. If necessary we would prefer to secure parking variance
for the liquor store at the same time.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Pedro Patel

Owner Signature

04/18/2023

Date

CERTIFICATION BY THE APPLICANT *(if different)*

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

HALEY CHIPMAN

Applicant Signature

04-18-2023

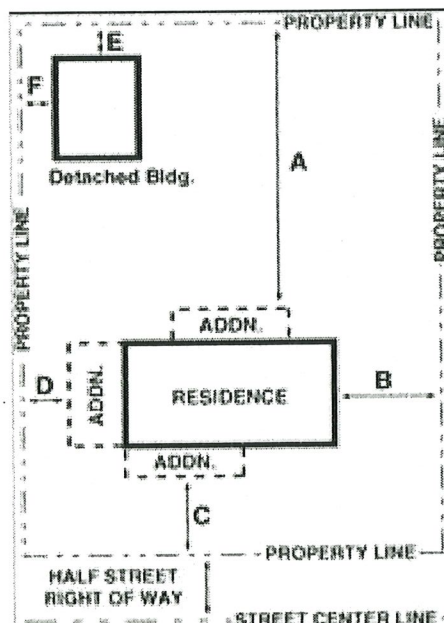
Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

The following attachments are required for consideration of your request:

- I. Site Plan:** An electronic copy (preferred) or two physical copies of a site plan for the proposal showing:
1. A scale of not less than one inch equals fifty feet (1" = 50') if the subject property is less than three (3) acres and one inch equals one hundred feet (1" = 100') if three (3) acres or more. Date, north point and scale.
 2. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties. The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property. The location of all existing and proposed drives and parking areas. The location and right-of-way widths of all abutting streets and alleys.
 3. Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by the Development Review Committee and consideration by the Plan Commission.
 4. The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan (commercial projects only).





Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the "City of Pekin".

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

The lot is not large enough to allow us to meet the parking requirement. The requirement is
16, (higher if client chooses to proceed with patio space), while the lot can only hold 12.

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

Yes. We are restricted to the lot size.

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

No, we do not believe this will negatively impact any adjoining properties.

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

Yes.

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

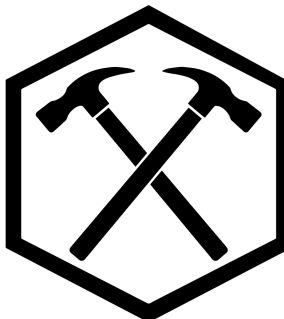
Yes, this project revitalize the area and make use of a currently abandoned lot.



BALDOVIN
CONSTRUCTION CO
COMMERCIAL | RESIDENTIAL | DESIGN | BUILD

WINE BAR & GAMING LOUNGE

1303 N 8TH STREET
PEKIN, IL 61554



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SHEET INDEX	
G0.0	COVER SHEET
G0.1	ADA REQUIREMENTS
G1.1	CODE PLAN & NOTES
C1.0	CIVIL
C1.1	CIVIL
AD1.0	EXISTING PLAN/ PROPOSED OVERALAY
AD1.1	DEMOLITION PLAN
A1.0	PROPOSED FLOOR PLAN
A1.1	FRAMING PLAN
A2.0	FINISH PLAN
A2.1	REFLECTED CEILING PLAN
A4.0	ELEVATIONS
A9.0	PERSPECTIVE DRAWINGS
M1.1	MECHANICAL PLAN - HYAC
E1.1	ELECTRICAL PLAN
P1.1	PLUMBING PLAN
ED1.1	ELECTRICAL DEMO PLAN

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810 SW ADAMS ST. PEORIA, IL 61602
309.437.0201

DATE	REVISED BY	REVISION HISTORY

WINE BAR & GAMING LOUNGE

1303 N 8th STREET
PEKIN, IL 61554
NAVIN DODIA

COVER SHEET

APPROVED BY:

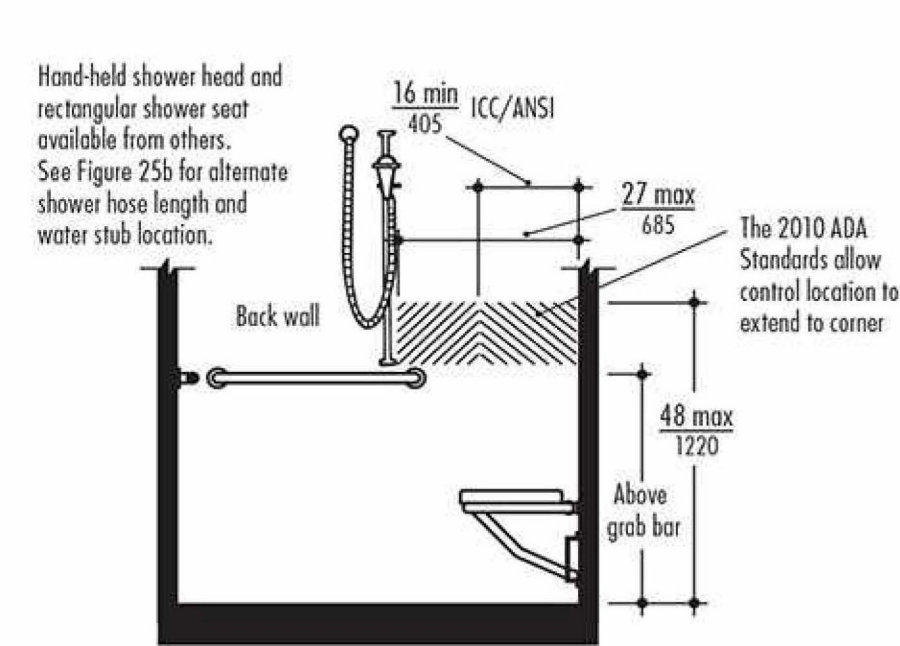
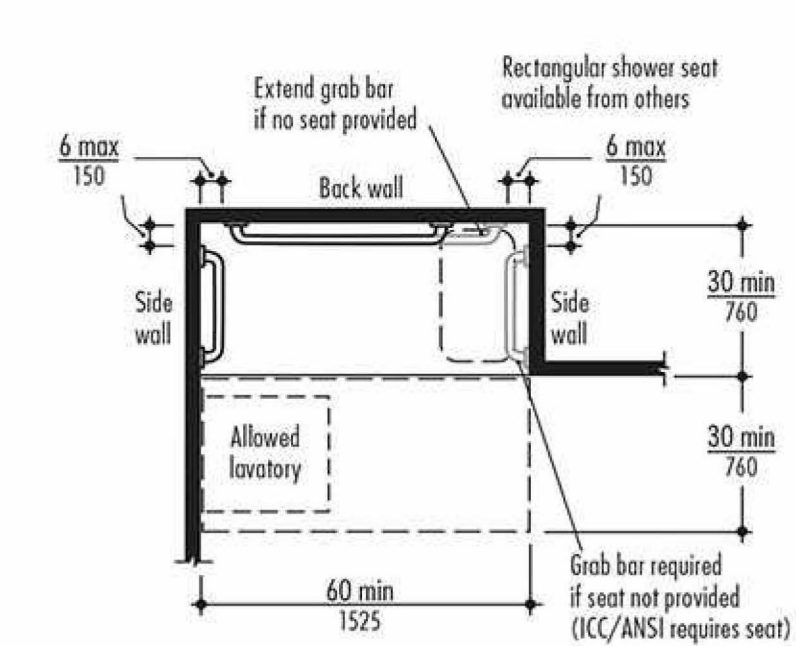
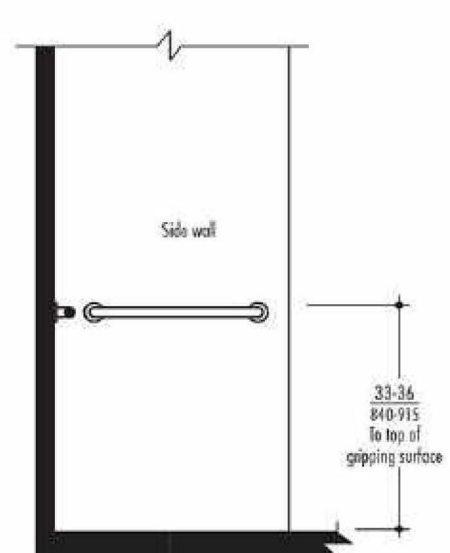
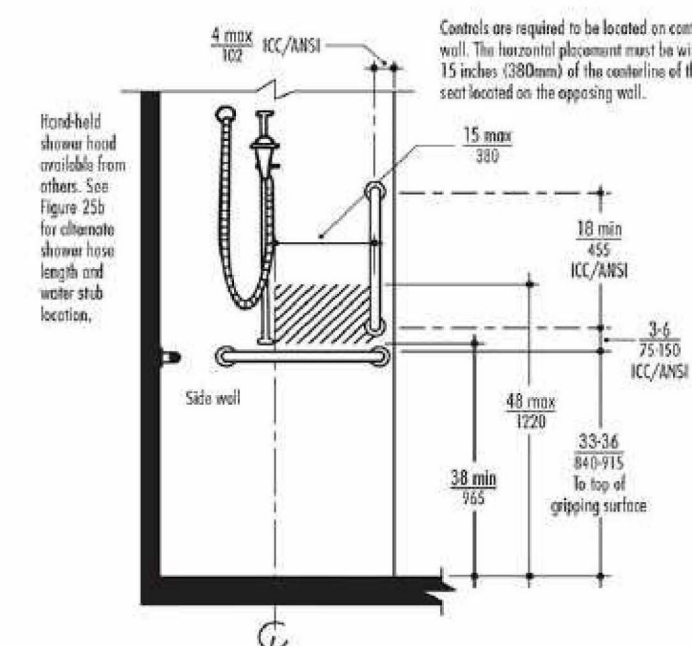
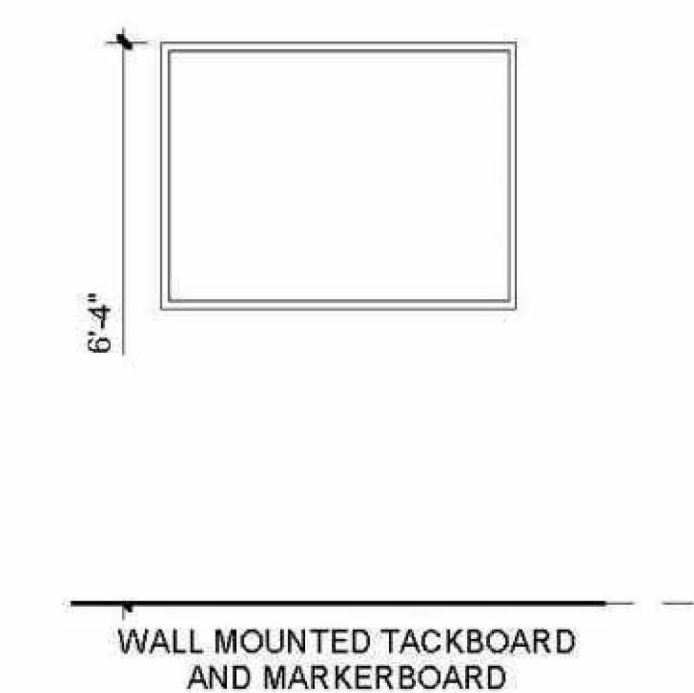
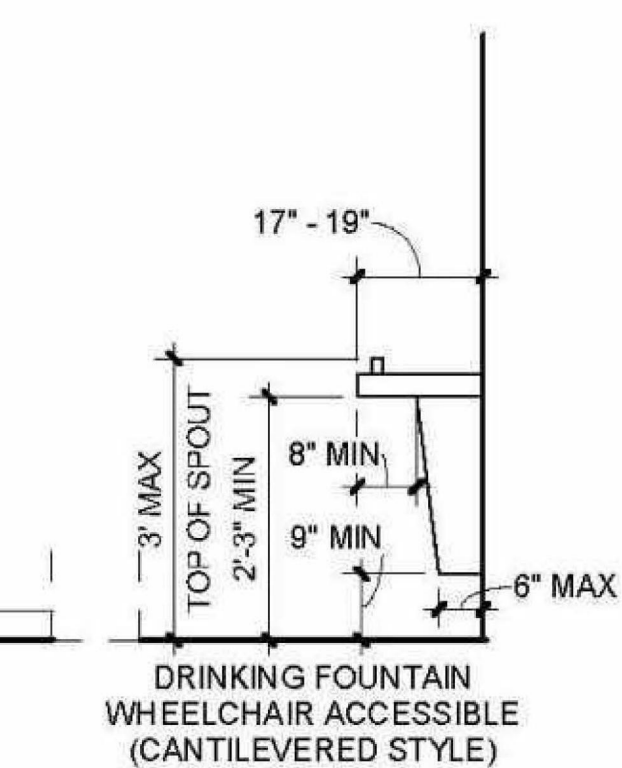
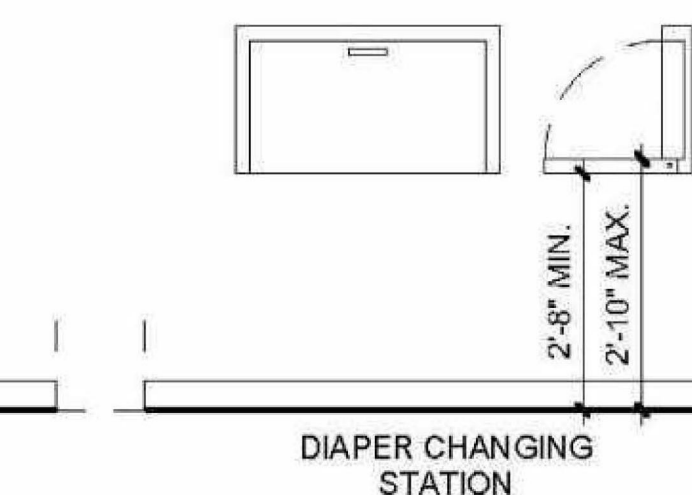
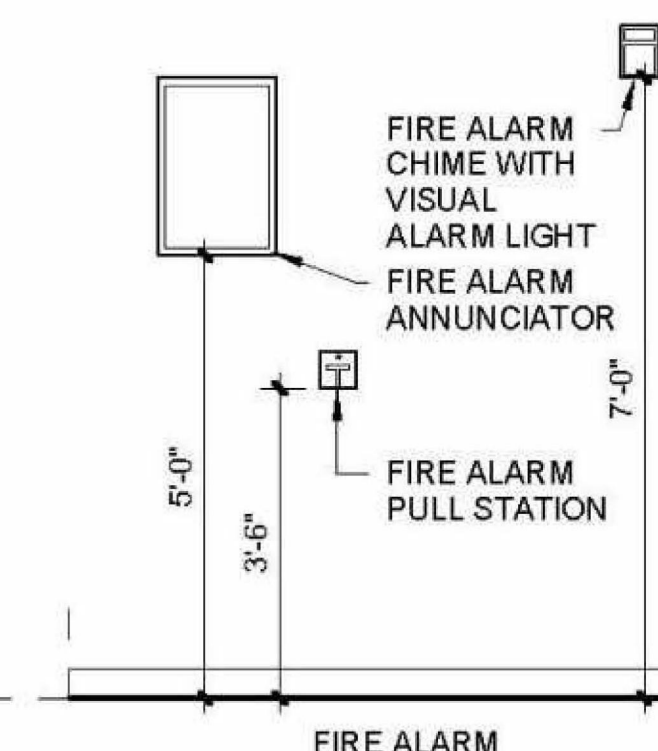
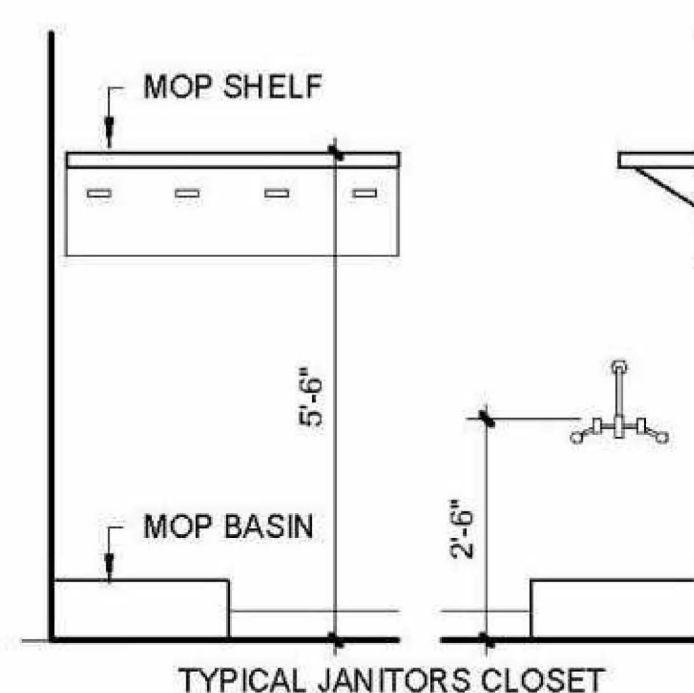
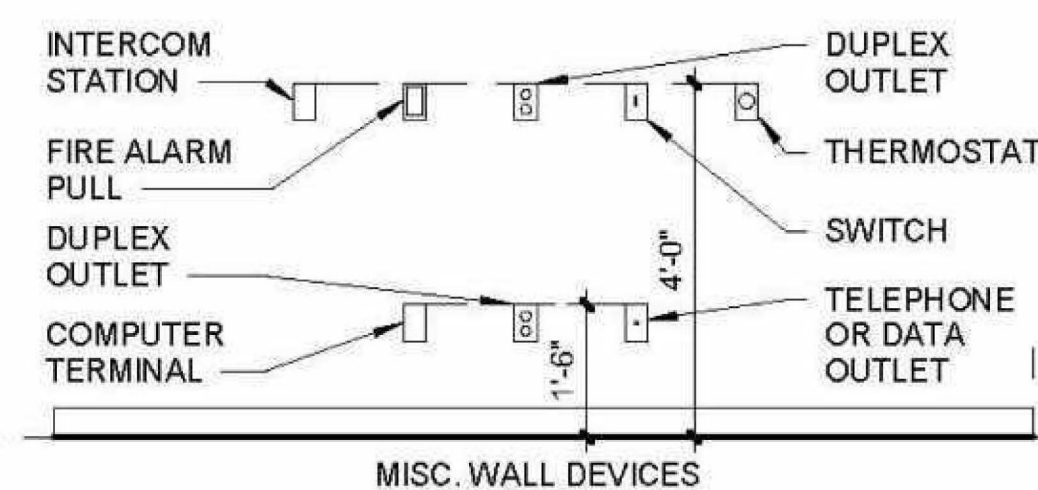
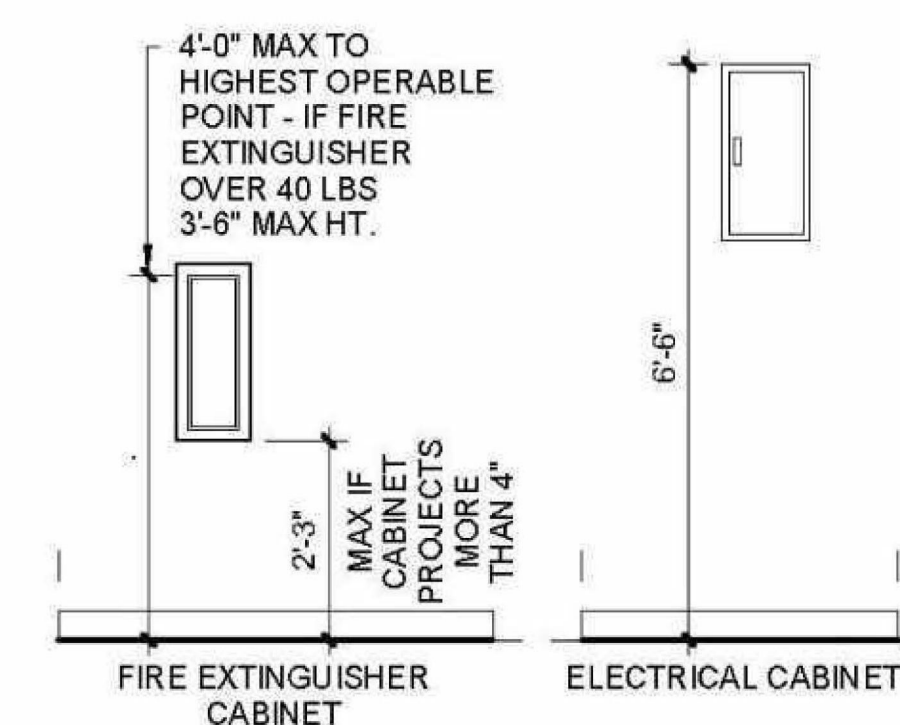
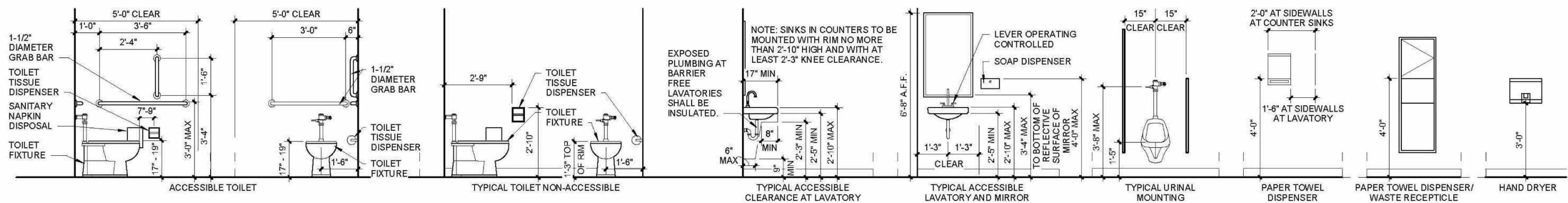
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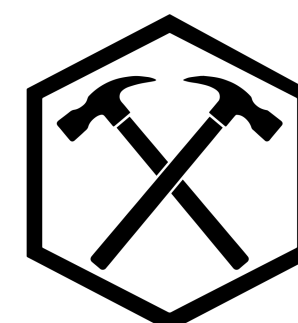
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NOTE:

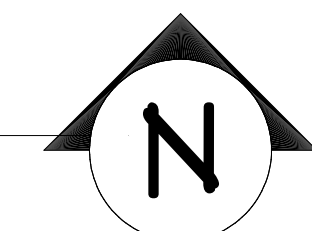
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1 GENERAL ADA GUIDELINES
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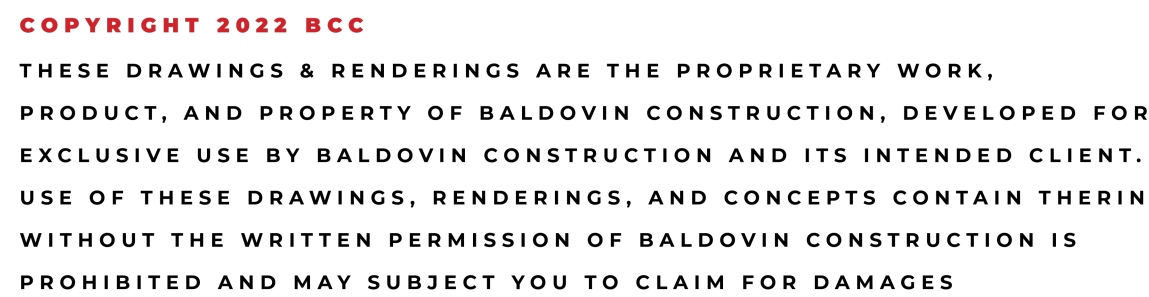
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WINE BAR & GAMING LOUNGE
1303 N 8th STREET
PEKIN, IL 61554
NAVIN DODIA

ADA REQUIREMENTS

APPROVED BY:
DRAWN BY:
DATE:
4/18/2023
SCALE:
1 in = 1 in
SHEET: 2 of 23

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WINE BAR & GAMING LOUNGE
1303 N 8th STREET
PEKIN, IL 61554
NAVIN DODIA

CODE PLAN & NOTES

APPROVED BY:

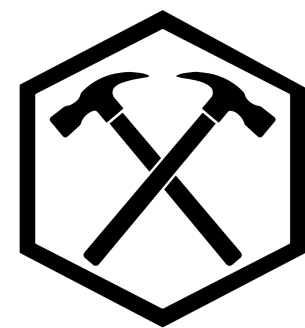
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SHEET: 3 of 23

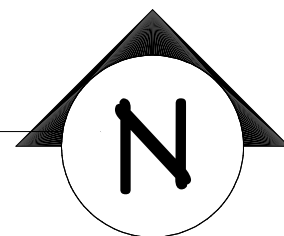
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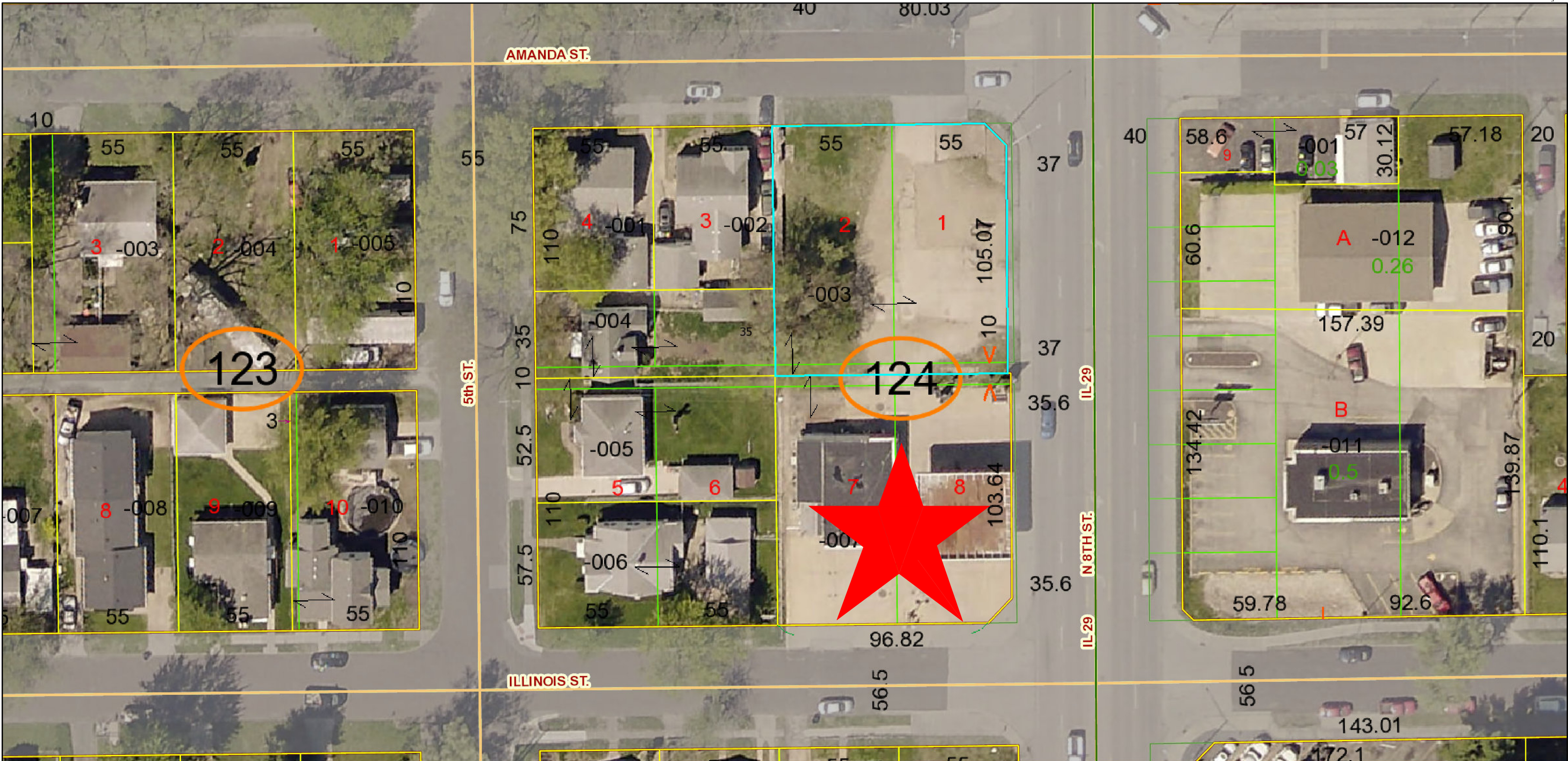
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1

SITE PLAN
SCALE: NOT TO SCALE



Tazewell County GIS - 1303 / 1311 8th ST



- I-155
- I-474
- I-74
- IL 29
- IL 98
- US 150
- US 24
- Streets
- <all other values>
- Arrow 100
- Arrow 400
- FromTo 100
- FromTo 400
- Hook 100
- Hook 400
- Tip 100
- Tip 400
- Sections
- OwnershipParcels
- TaxParcels
- Blocks
- ROW
- Lots

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1:540
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0 0.0075 0.015 0.03 km
Tazewell County, IL

BALDOVIN CONSTRUCTION
Tazewell County, IL



DATE	REVISED BY	REVISION HISTORY	DESCRIPTION

WINE BAR & GAMING LOUNGE
1303 N 8TH STREET
PEKIN, IL 61554
NAVIN DODIA

CIVIL

APPROVED BY:

DRAWN BY:

DATE:

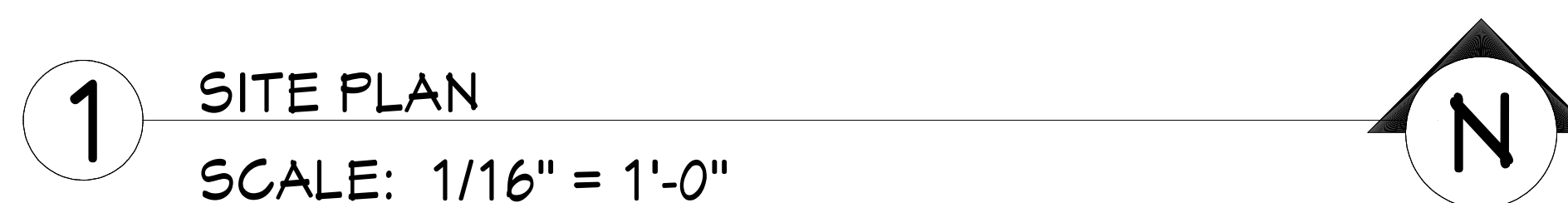
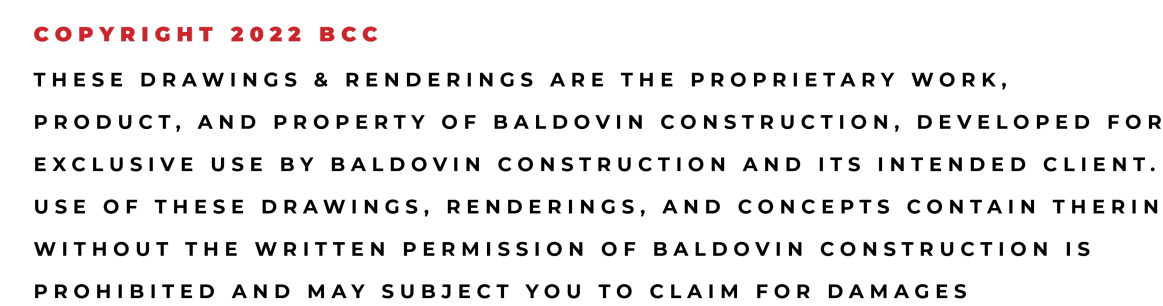
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SHEET: 4 of 23

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WINE BAR & GAMING LOUNGE
1303 N 8th STREET
PEKIN, IL 61554
NAVIN DODIA

CIVIL

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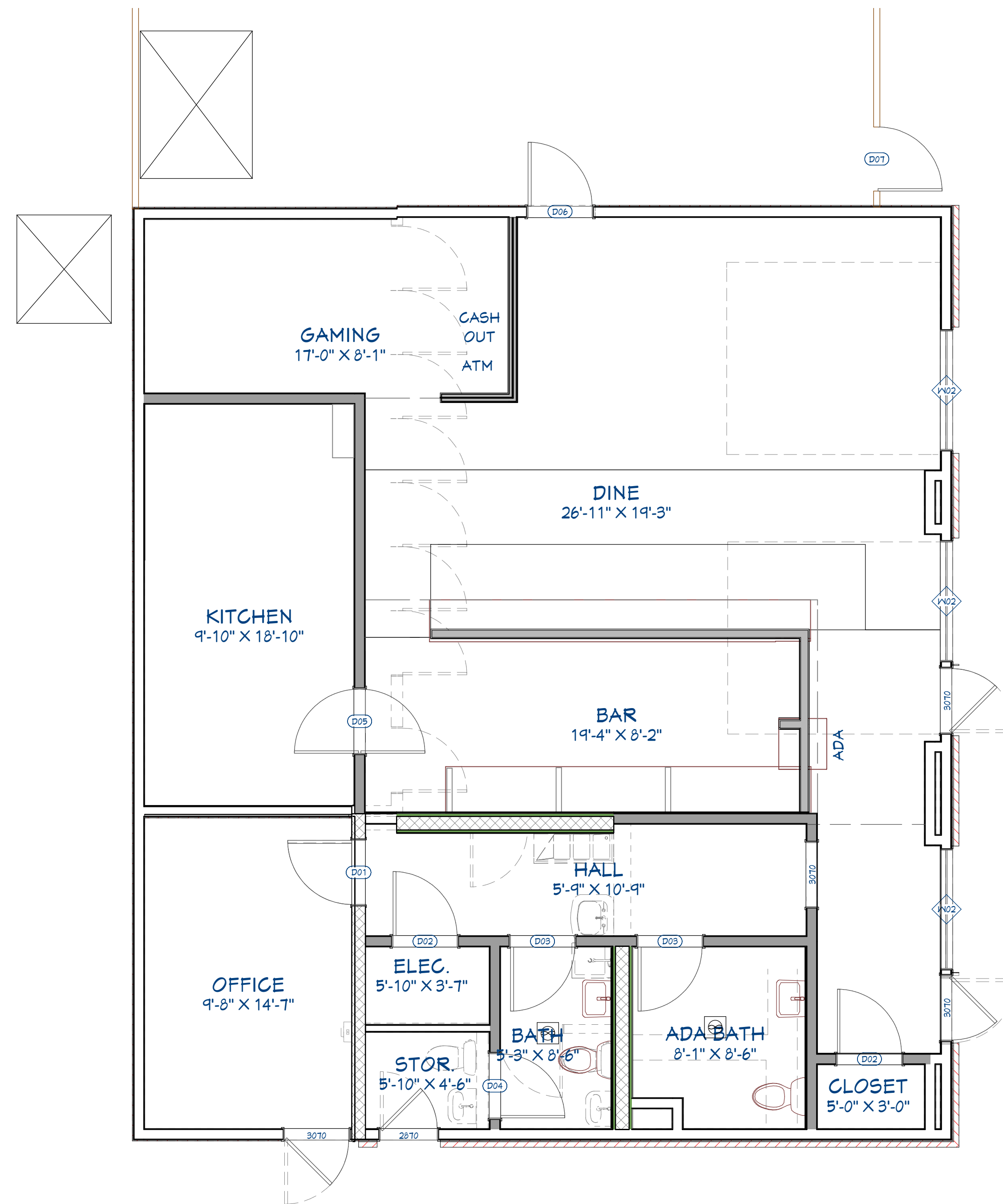
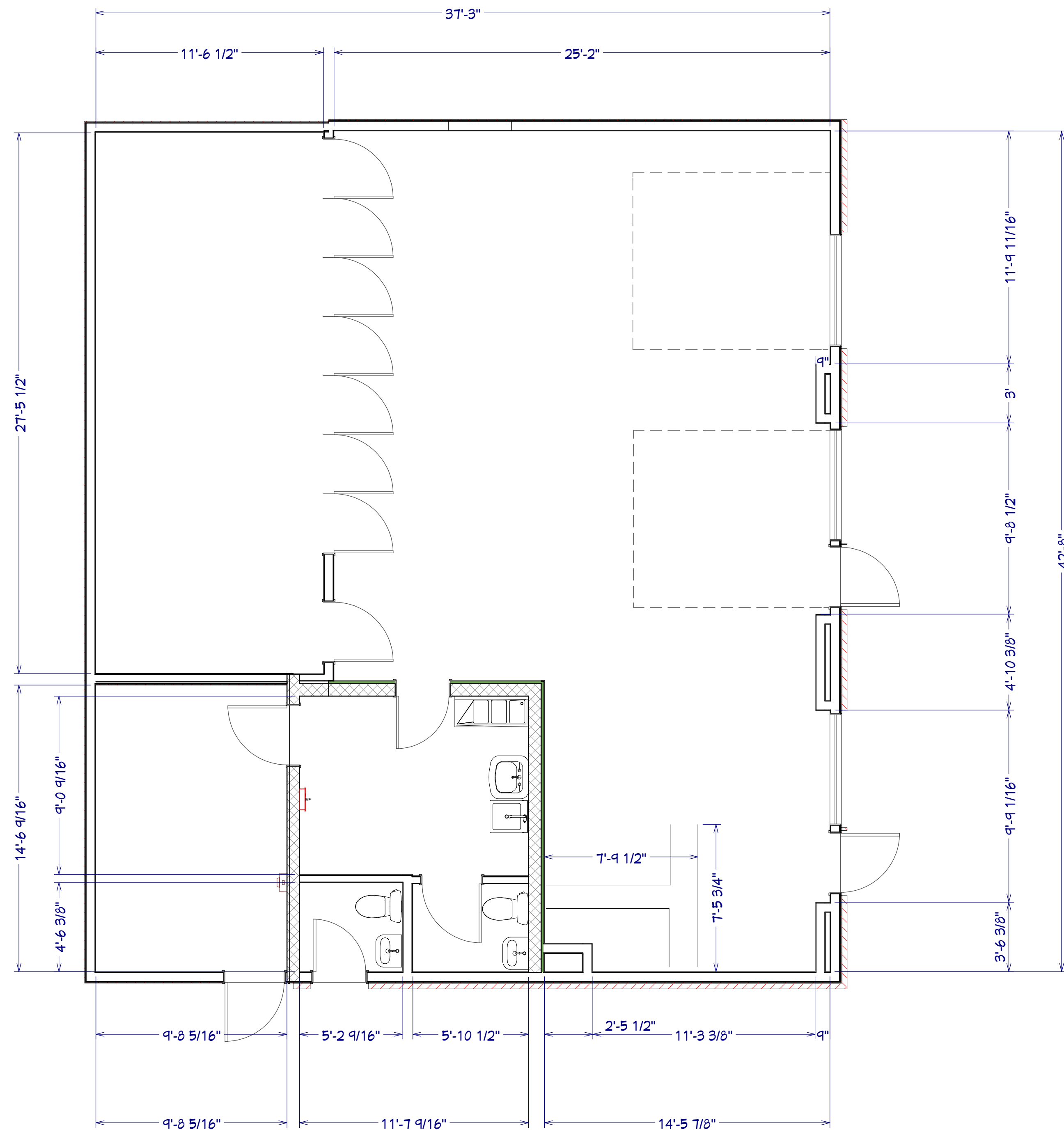
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SHEET: 5 of 23

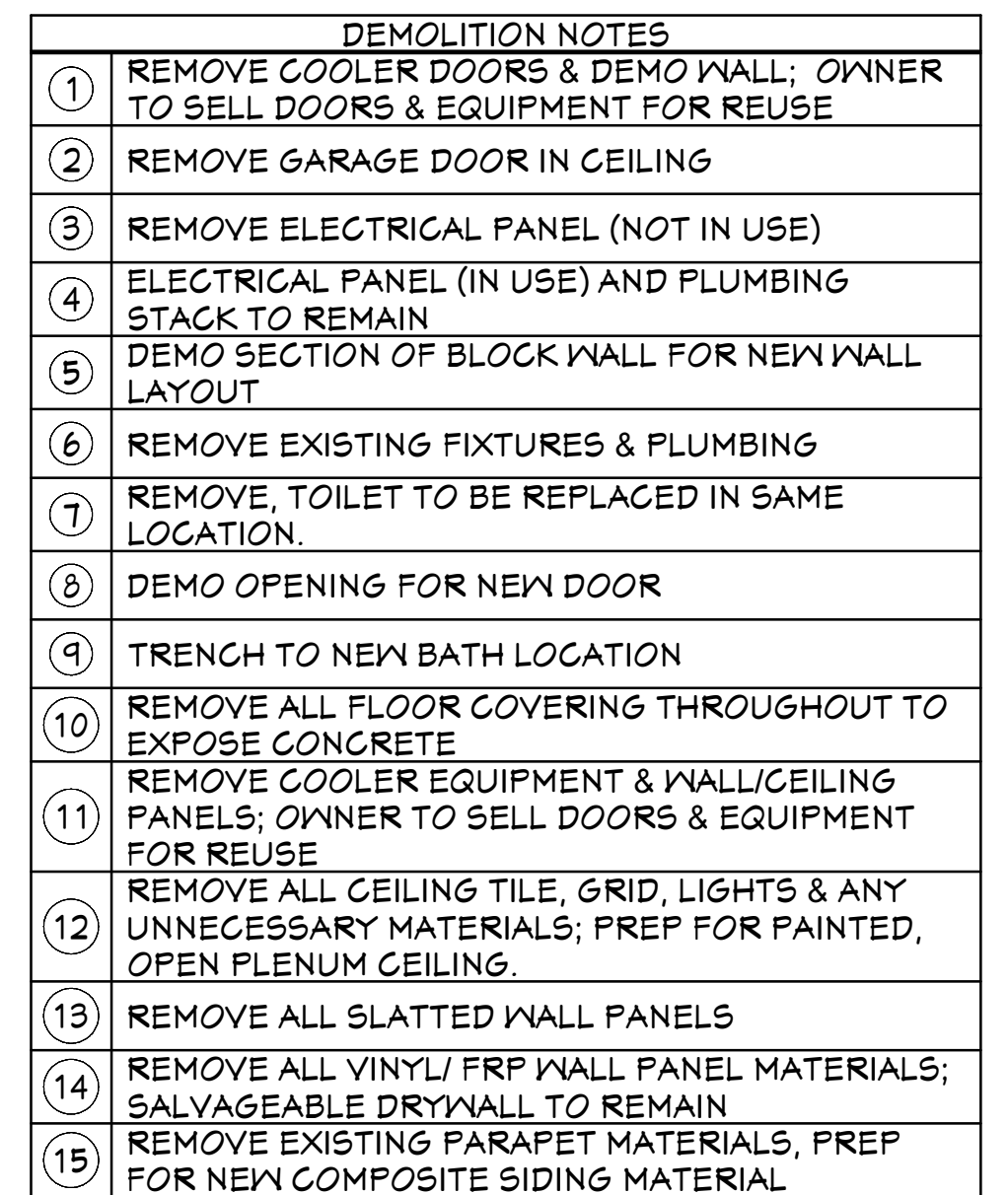
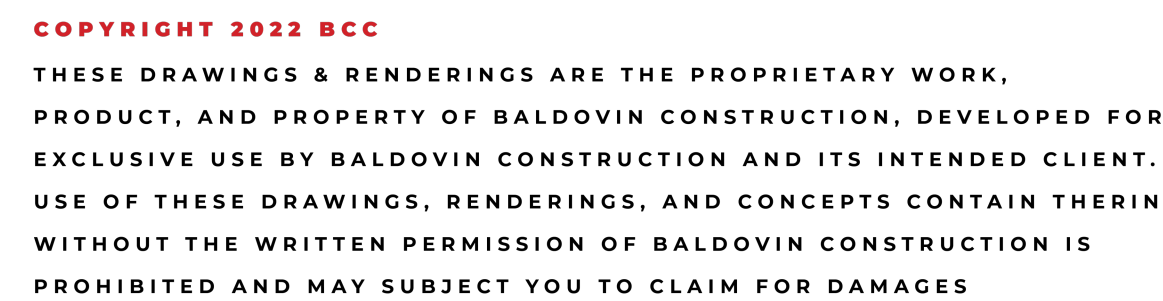
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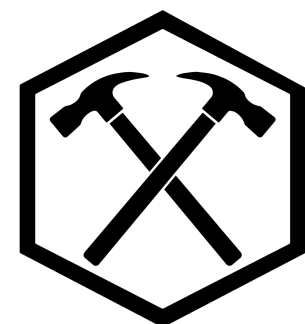
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WINE BAR & GAMING LOUNGE
1303 N 8th STREET
PEKIN, IL 61554
NAVIN DODIA

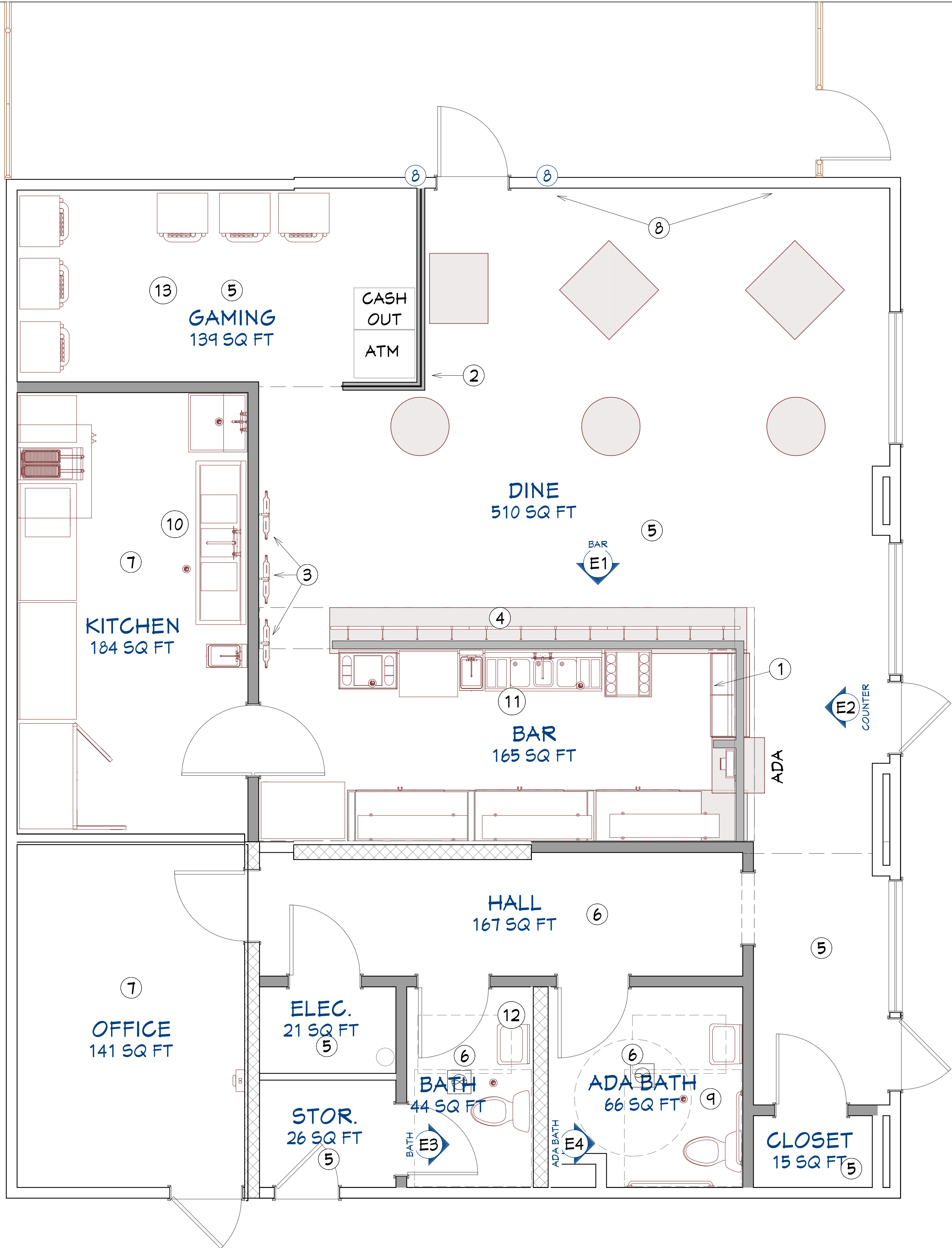
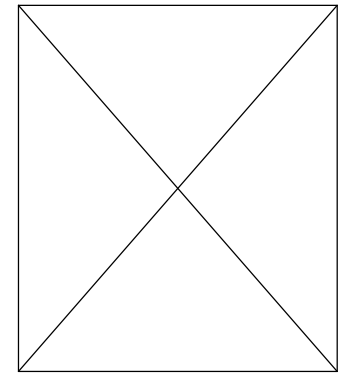
DEMOLITION PLAN

APPROVED BY:
DRAWN BY:
DATE:
4/18/2023
SCALE:
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SHEET: 7 of 23

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PLAN KEYNOTES	
1	BUILT-IN REFRIGERATED DISPLAY CASE
2	48"H WALL W/ DECORATIVE ACCENT PANEL 48"H ABOVE
3	INSTALL DECORATIVE WINE RACKS
4	INSTALL BAR FOOTRAIL
5	12-FT OPEN PLENUM CEILING'S THROUGHOUT MAIN DINING SPACE & GAMING AREA.
6	DRYWALL CEILING @ 9-FT HIGH; DETERMINED BY MECHANICALS ABOVE.
7	SLOPED CEILING
8	ACCENT WALL TBD
9	ALL NEW PLUMBING TO NEW ADA BATH
10	ALL NEW PLUMBING AT KITCHEN
11	ALL NEW PLUMBING AT BAR
12	RELOCATE SINK IN EXISTING BATH, TOILET REMAINS IN SAME LOCATION, REPLACE ONLY.
13	ACCEL ENTERTAINMENT, DOUG LARSON CONTACT FOR GAMING

DATE	REVISED BY	REVISION HISTORY

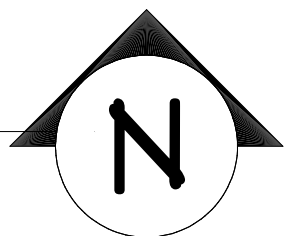
WINE BAR & GAMING LOUNGE
1303 N 8th STREET
PEKIN, IL 61554
NAVIN DODIA

PROPOSED FLOOR PLAN

APPROVED BY:
DRAWN BY:
DATE: 4/18/2023
SCALE: 1 in = 1 in
SHEET: 8 of 23

A1.0

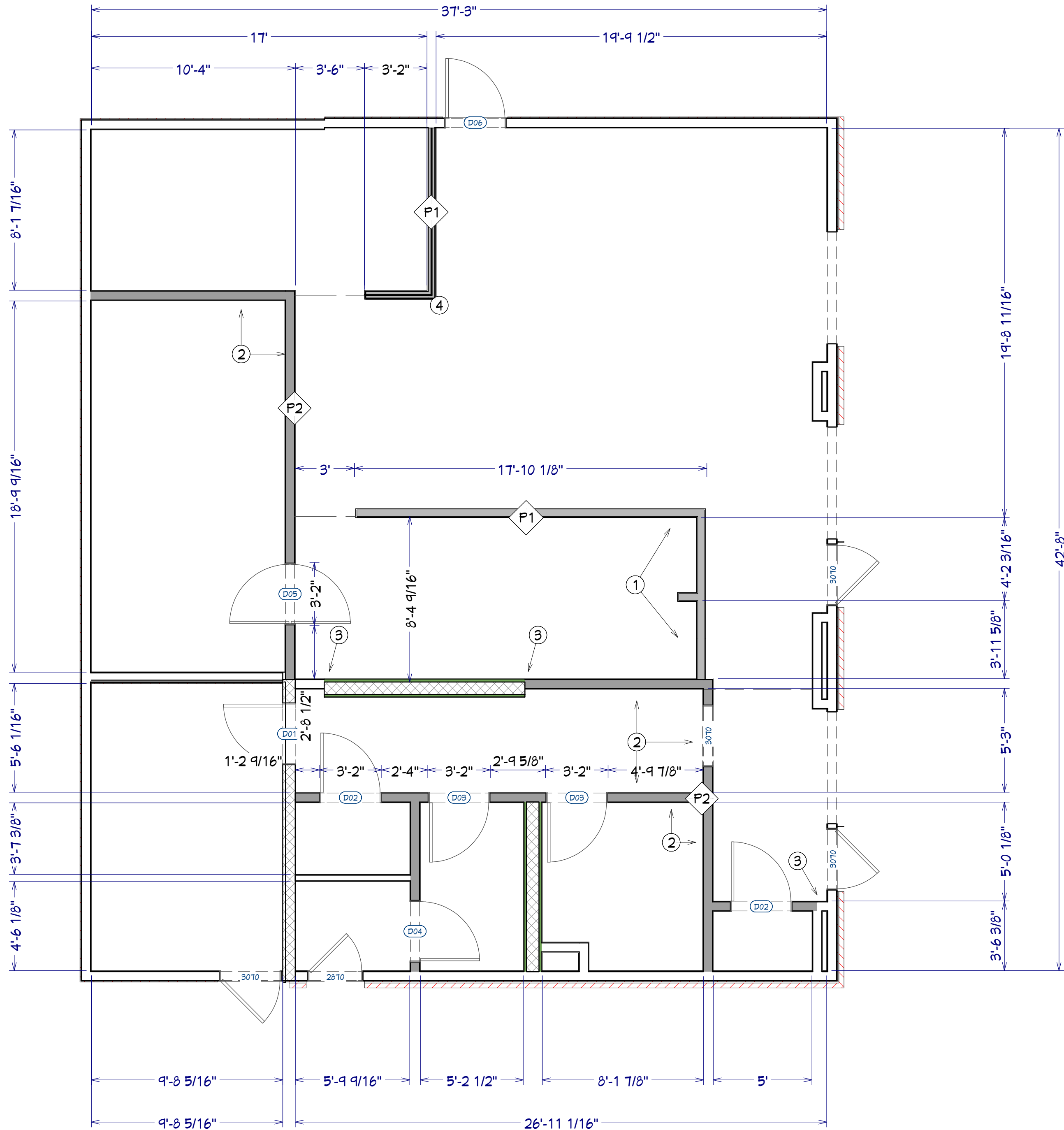
1 PROPOSED FLOOR PLAN
SCALE: 3/8" = 1'-0"



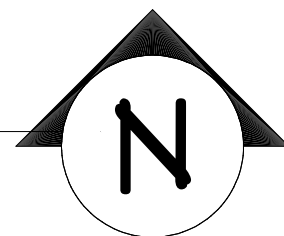


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DOOR SCHEDULE									
NUMBER	LABEL	SIZE	WIDTH	HEIGHT	R/O	TYPE	FRAME	DESCRIPTION	HARDWARE
D01	3070	3070 R IN	36"	84"	38"X36 1/2"	HINGED	HOLLOW METAL	SOLID CORE TWO-PANEL	KEYED ENTRY LEVER SET
D02	3070	3070 L IN	36"	84"	38"X36 1/2"	HINGED	HOLLOW METAL	SOLID CORE TWO-PANEL	STOREROOM LEVER SET
D03	3070	3070 R IN	36"	84"	38"X36 1/2"	HINGED	HOLLOW METAL	SOLID CORE TWO-PANEL	PRIVACY LEVER SET
D04	3070	3070 R IN	36"	84"	38"X36 1/2"	HINGED	HOLLOW METAL	SOLID CORE TWO-PANEL	STOREROOM LEVER SET
D05	3070	3070 L IN	36"	84"	38"X36 1/2"	HINGED	HOLLOW METAL	DOUBLE ACTION SERVICE DOOR W/ LITE	PUSH PLATE BOTH SIDES
D06	3070	3070 L EX	36"	84"	38"X37"	HINGED	HOLLOW METAL	BLACK STOREFRONT DOOR	INTERIOR BAR, EXTERIOR PULL HANDLE
D07	3030	3030 R IN	36"	36"	38"X38 1/2"	HINGED		FENCE GATE	PANIC HARDWARE
D08	10060	10060 L/R IN	120"	72"	122"X74 1/2"	DOUBLE HINGED		DUMPSTER GATE	
									COMMENTS
									*VERIFY EXISTING OPENING SIZE
									VERIFY JAMB THICKNESS
									TBD
									TBD



1 FRAMING PLAN
SCALE: 1/4" = 1'-0"

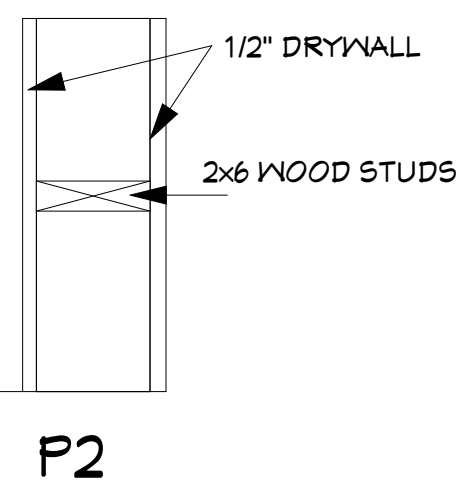
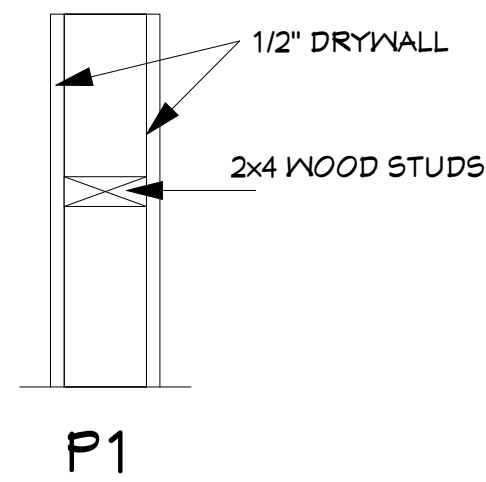


2 PARTITION TYPES
SCALE: 1" = 1'-0"

FRAMING KEYNOTES	
①	PARTIAL HEIGHT WALLS AT BAR, SEE ELEVATIONS AND CASEWORK DRAWINGS FOR CHANGE IN HEIGHT.
②	BUILD WALLS TO DECK
③	ALIGN FINISH FACES @ BAR
④	SOLID WALL TO 48" AFF, 48"H SCREEN ABOVE

WALL LEGEND	
	INTERIOR 4-IN. WALL, EXISTING
	INTERIOR 4-IN. WALL, NEW
	INTERIOR 6-IN. WALL, EXISTING
	INTERIOR 6-IN. WALL, NEW
	48"H PONY WALL WITH 48"H WOOD SCREEN ABOVE, NEW
	EXTERIOR 6-IN. SIDING WALL, EXISTING
	EXTERIOR 6-IN. SIDING WALL W/ BRICK MAINSCOT, EXISTING
	8" CMU (BLOCK) STEM WALL, EXISTING
	8" CMU (BLOCK) STEM WALL, EXISTING, ADD DRYWALL BOTH SIDES
	ROOM DIVIDER
	DECK RAILING/FENCE

	EXISTING DOOR
	NEW DOOR

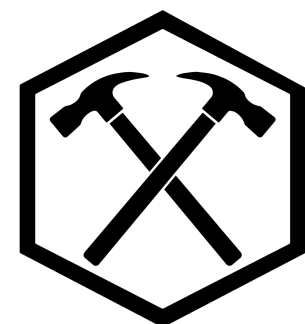


DATE	REVISED BY	DESCRIPTION

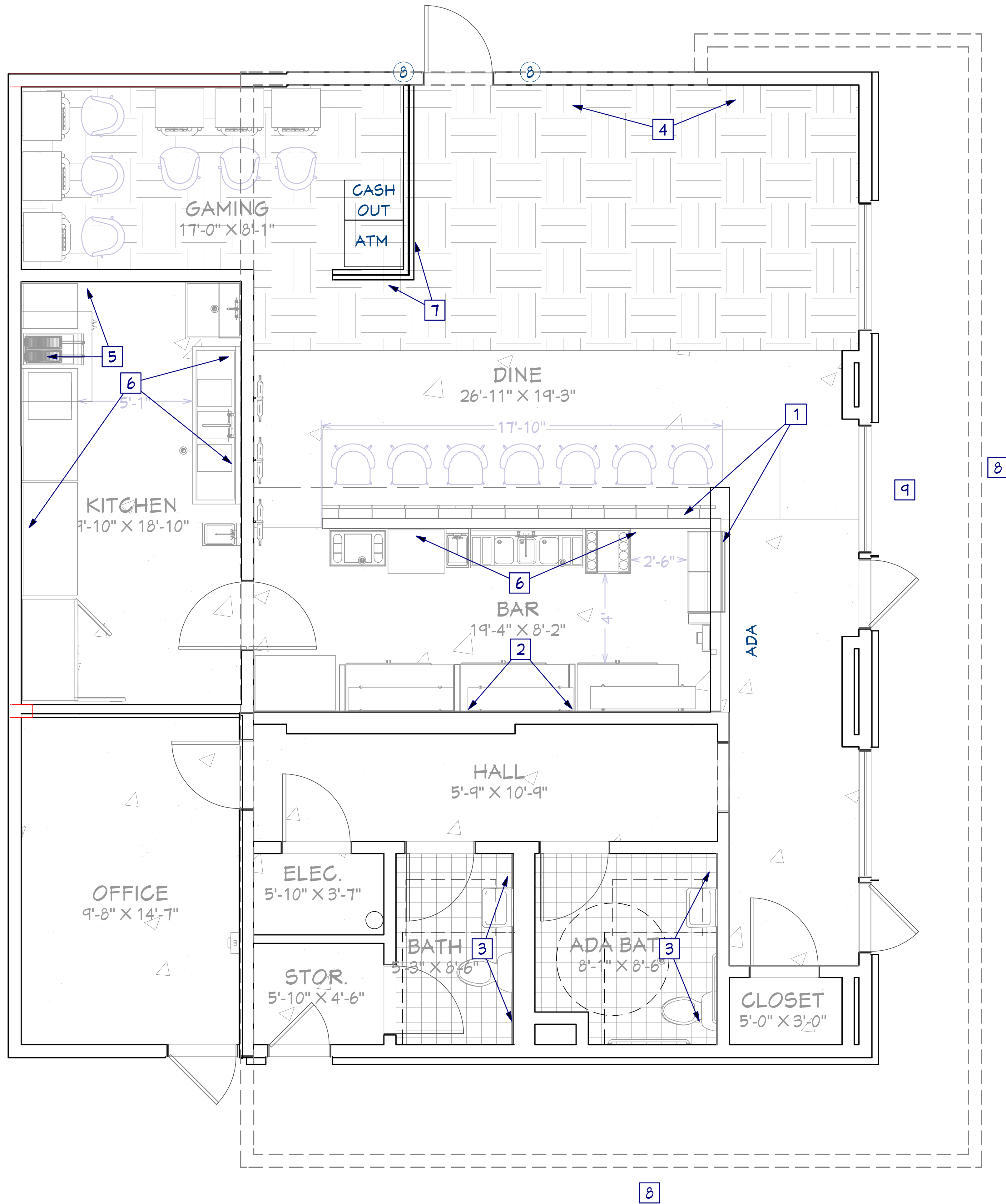
WINE BAR & GAMING LOUNGE
1303 N 8th STREET
PEKIN, IL 61554
NAVIN DODIA

FRAMING PLAN

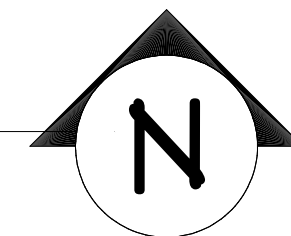
APPROVED BY:
DRAWN BY:
DATE:
4/18/2023
SCALE:
1 in = 1 in
SHEET: 9 of 23



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1 FINISH PLAN
SCALE: 3/8" = 1'-0"



FINISH KEYNOTES	
1	TILE BAR FACE
2	TILE BACKSPLASH
3	TILE ACCENT WALL
4	ACCENT WALL TBD
5	STAINLESS STEEL WALL PANELS @ HOOD, FRYER
6	WALLS FINISHED IN FRP PANELS
7	PAINT SCREEN
8	PARAPET WALL REFACED WITH COMPOSITE WOOD CLADDING
9	PAINT EXTERIOR

FINISH LEGEND	
	TL-1 2X5 PORCELAIN
	TL-2 8X8 PORCELAIN
	EPOXY/SEALED CONCRETE
	CARPET TILE

DATE	REVISED BY	DESCRIPTION

WINE BAR & GAMING LOUNGE
1303 N 8th STREET
PEKIN, IL 61554
NAVIN DODIA

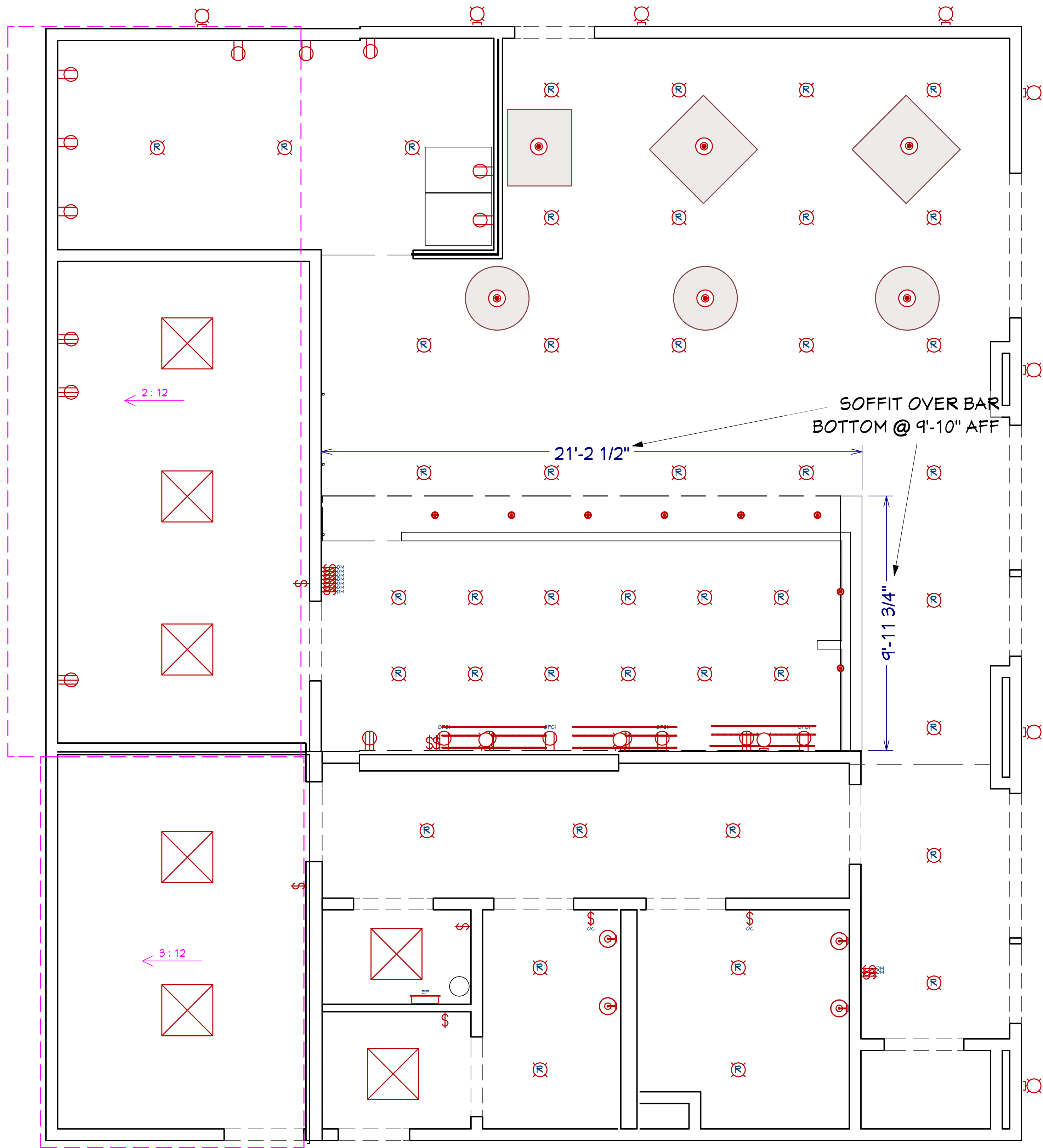
FINISH PLAN

APPROVED BY:
DRAWN BY:
DATE:
4/18/2023
SCALE:
1 in = 1 in
SHEET: 10 of 23

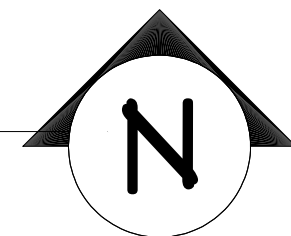
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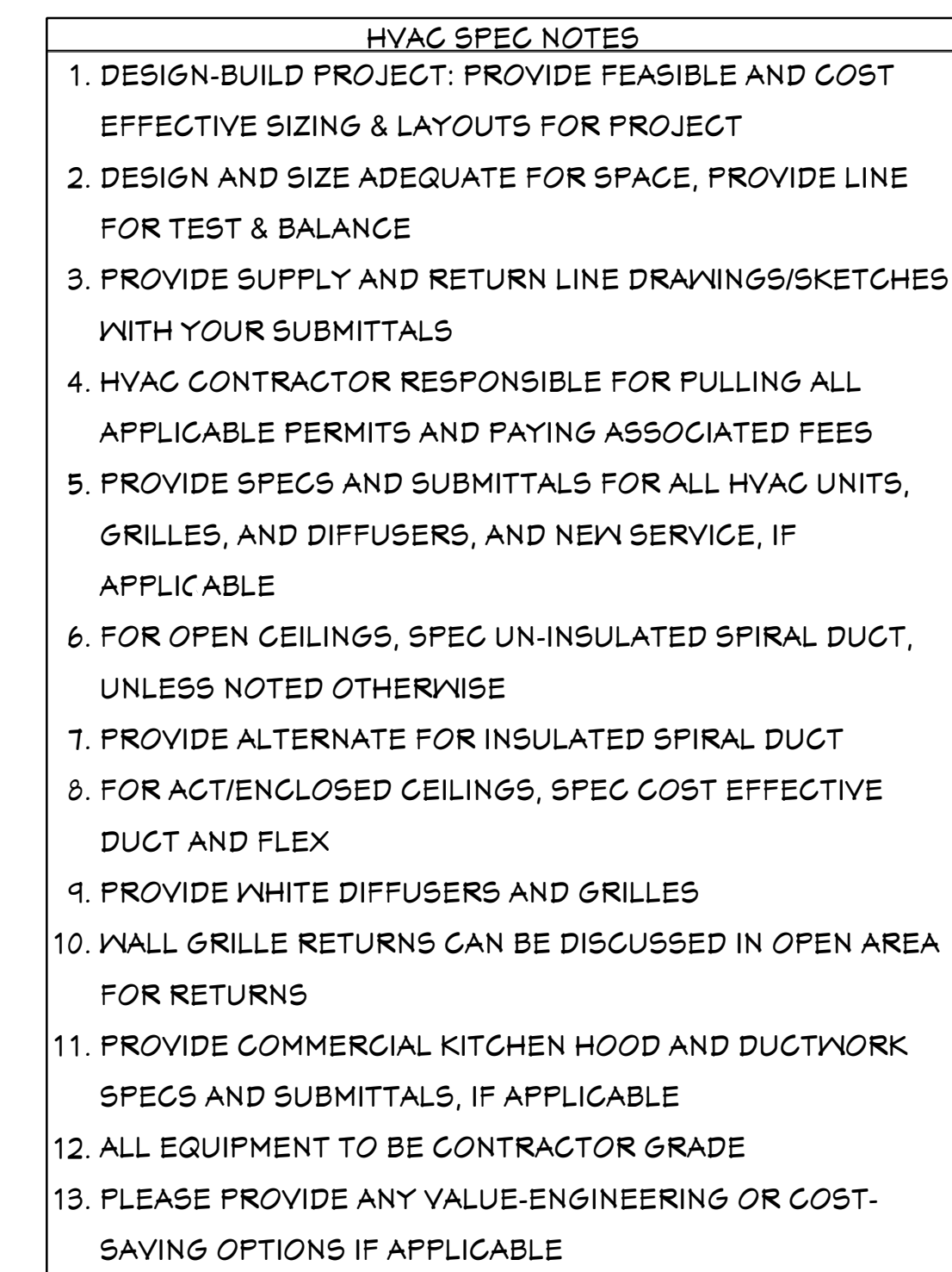
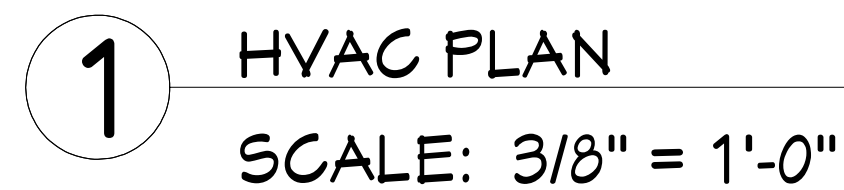
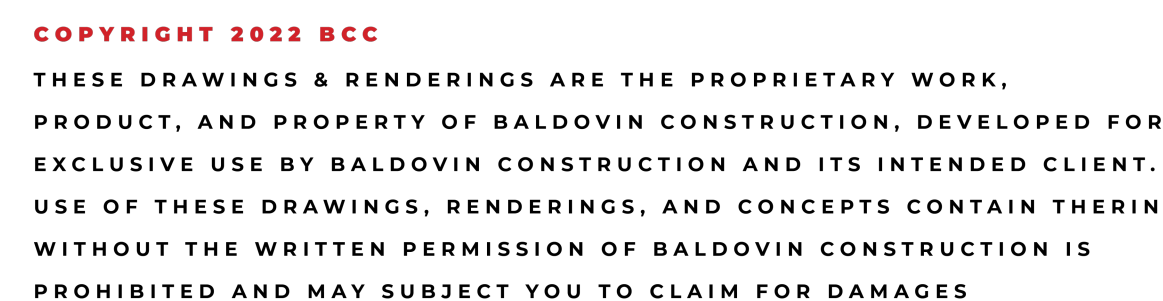
1 REFLECTED CEILING PLAN
SCALE: 3/8" = 1'-0"



DATE	REVISED BY	REVISION HISTORY

WINE BAR & GAMING LOUNGE
1303 N 8th STREET
PEKIN, IL 61554
NAVIN DODIA

REFLECTED CEILING PLAN
APPROVED BY:
DRAWN BY:
DATE: 4/18/2023
SCALE: 1 in = 1 in
SHEET: 11 of 23



HVAC NOTES	
①	1 TRANE GROUND-MOUNTED PACKAGE UNIT WITH GAS HEAT AND ECONOMIZER: 5 TON/ 115K BTU/ 14 SEER/ 206/ 230 VOLT/ 1PH
②	THROUGH THE WALL RETURN WITH FILTER GRILL
③	EXPOSED SPIRAL PIPE SUPPLY WITH SURFACE MOUNTED REGISTERS
④	EXHAUST DUCTING FOR BATH FAN
⑤	KITCHEN HOOD & ANSUL SYSTEM TBD, PENDING FINAL EQUIPMENT SELECTION

BALDOVIN
CONSTRUCTION CO
COMMERCIAL | RESIDENTIAL | DESIGN | BUILD
309 SW ADAMS ST., PEORIA, IL 61602
309.437.0201

[illegible]

WINE BAR & GAMING LOUNGE
1303 N 8th STREET
PEKIN, IL 61554
NAVIN DODIA

MECHANICAL PLAN - HVAC

APPROVED BY:

DRAWN BY:

DATE:

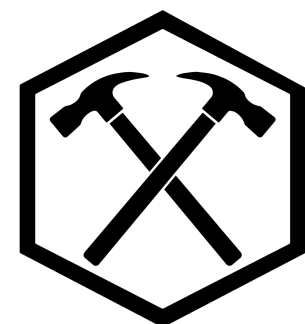
SCALE:

1 in = 1 in

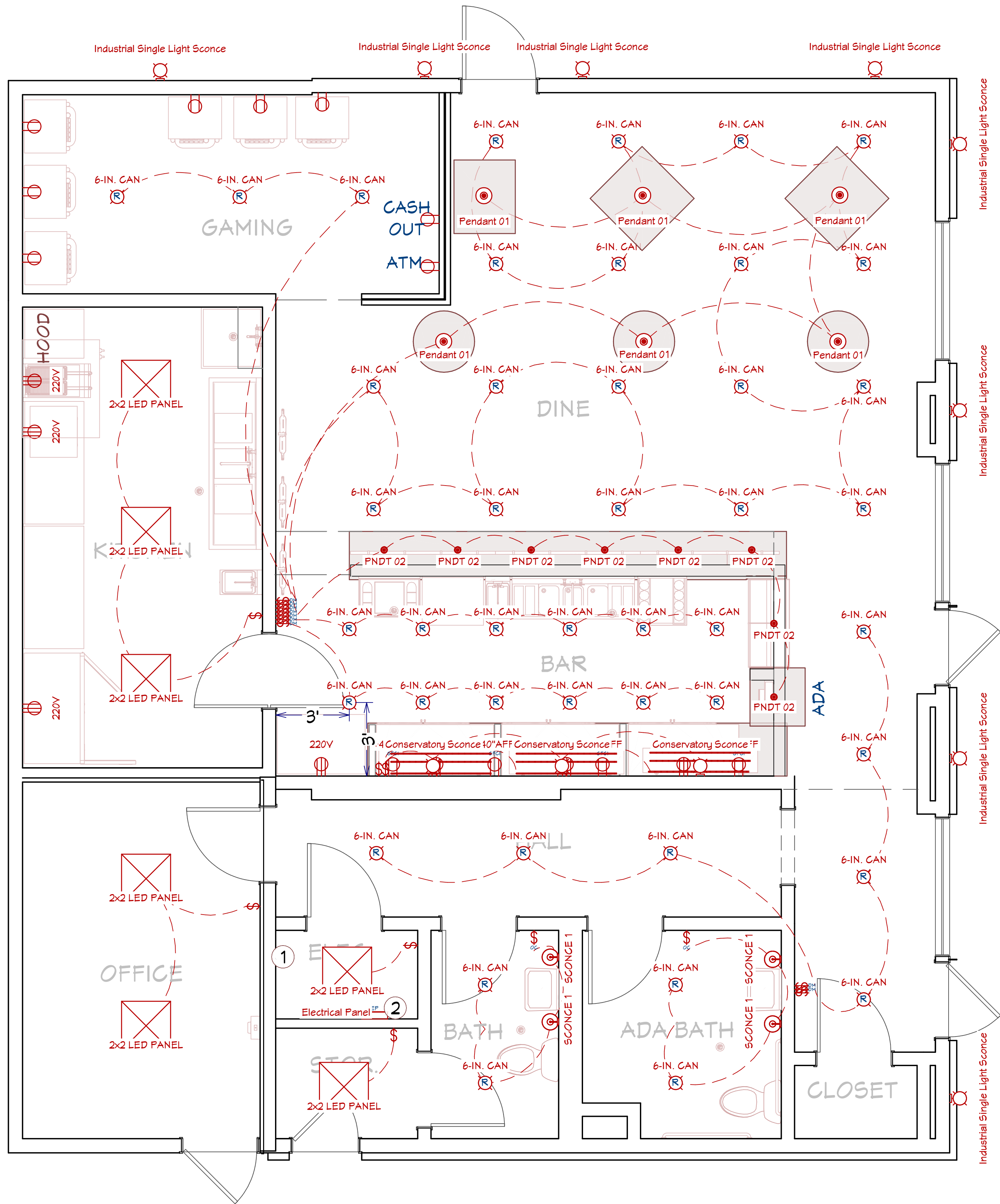
SHEET: 14 of 23

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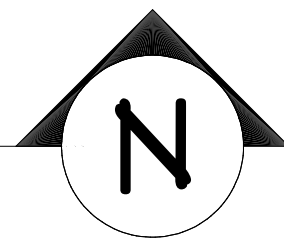
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1 ELECTRICAL PLAN
SCALE: 3/8" = 1'-0"



ELECTRICAL SPEC NOTES

- DESIGN-BUILD PROJECT: PROVIDE FEASIBLE AND COST EFFECTIVE SIZING & LAYOUTS FOR PROJECT
- PROVIDE SERVICE, POWER, LIGHTING, AND PANEL LINE DRAWINGS/SKETCHES WITH YOUR SUBMITTALS
- PROVIDE SPECS AND SUBMITTALS FOR SERVICE, IF APPLICABLE, ALL PANELS, LIGHTING, AND MATERIALS
- PROVIDE ADEQUATE LIGHTING THROUGHOUT AND SPECIFY QTY OF LIGHTS (SCHEDULE WALK-THROUGH WITH CLIENT TO DETERMINE FINAL LOCATIONS)
- PROVIDE ADEQUATE SWITCHES AND OUTLETS TO CODE, SPECIFY QUANTITIES (SCHEDULE WALK-THROUGH WITH CLIENT TO DETERMINE FINAL LOCATIONS)
- LOCATIONS SHOWN ON PRINT ARE FOR DESIGN INTENT ONLY, NOT CONSTRUCTION
- LIGHTING SHOULD BE COST EFFECTIVE, CONTRACTOR GRADE
- MC (OR COMPARABLE ALTERNATE) TO BE USED FOR ALL SUPPLY, UNLESS NOTED OTHERWISE OR CALLED OUT BY ELECTRICAL CONTRACTOR
- PROVIDE HALO-HT WITH LED SEALED TRIMS FOR ALL CAN LIGHTS
- PROVIDE LITHONIA LED LAY-IN LIGHTS WHERE APPLICABLE
- PROVIDE WHITE RECEPTACLES, SWITCHES, AND PLATES
- PROVIDE POWER FOR SIGNAGE WHERE NOTED
- PLEASE PROVIDE ANY VALUE-ENGINEERING OR COST-SAVING OPTIONS IF APPLICABLE

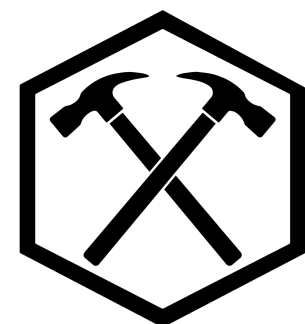
ELECTRICAL FIXTURE SCHEDULE

PLAN SYMBOL	QTY	DESCRIPTION
	1	ELECTRICAL PANEL - SURFACE MOUNTED
	44	RECESSED DOWN LIGHT 6
	9	SINGLE POLE SLIDING DIMMER
	8	PENDANT 02
	6	PENDANT 01
	2	EXHAUST
	7	2X2 LED LAY IN LIGHT [24X24D]
	4	LANGUEDOC+SCONCE+ RH+MODERN
	7	SINGLE POLE
	2	OCCUPANCY SENSOR
	7	220V
	4	GFCI
	8	DUPLEX
	9	ROPE LIGHT
	3	CONSERVATORY SCONCE
	8	INDUSTRIAL SINGLE LIGHT SCONCE

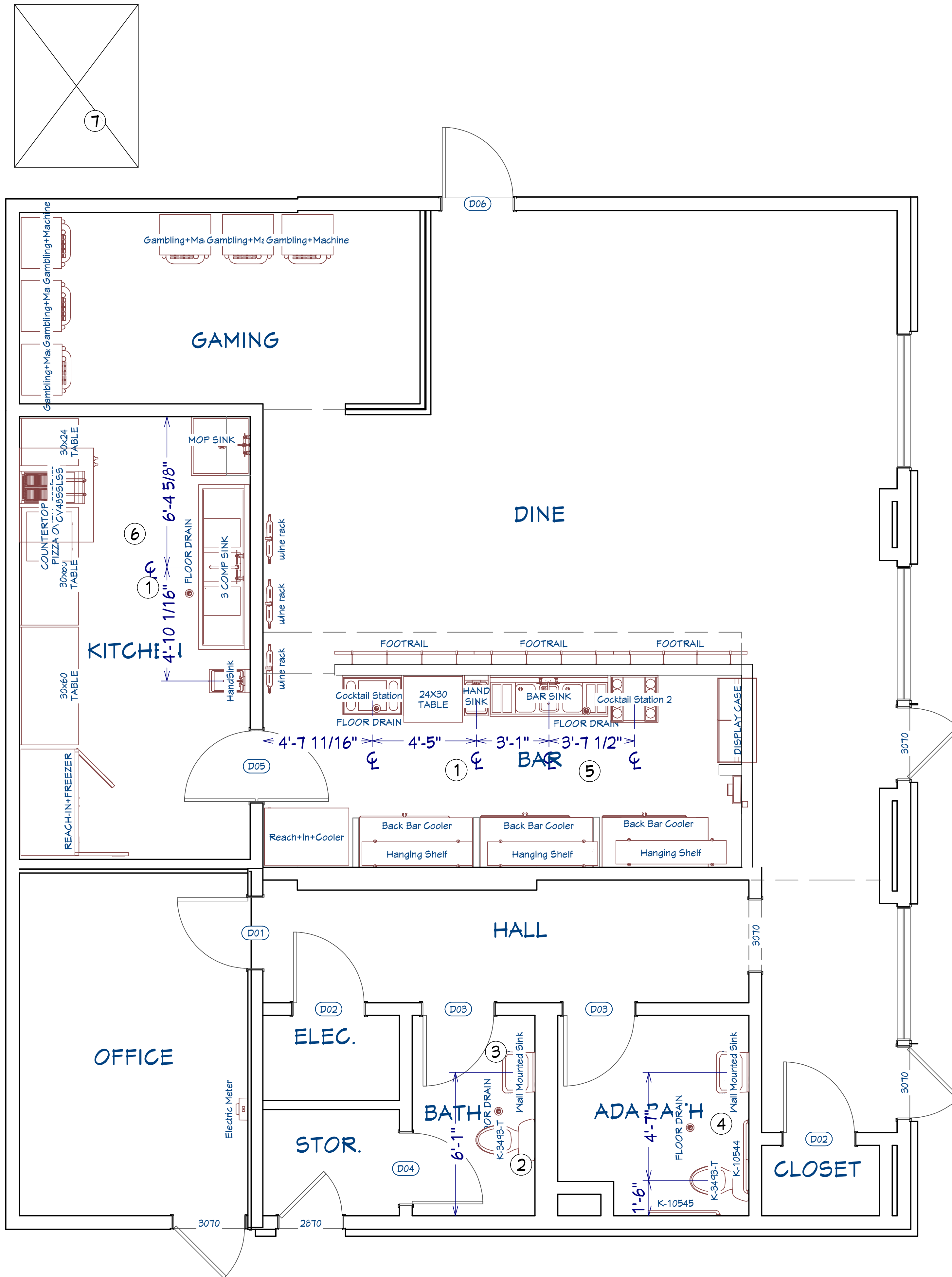
ELECTRICAL NOTES

- REMOVE EXISTING ELECTRICAL PANEL NOT IN USE
- PROVIDE UPDATED PANEL SCHEDULE

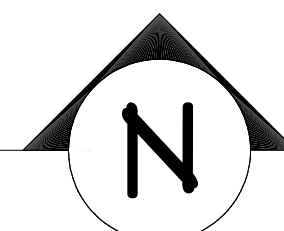
DATE	REVISED BY	DESCRIPTION



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1 PLUMBING PLAN
SCALE: 3/8" = 1'-0"



PLUMBING SPEC NOTES

1. DESIGN BUILD PROJECT - PROVIDE ADEQUATE SIZING AND LAYOUT
2. PROVIDE SUPPLY AND WASTE LINE DRAWINGS/SKETCHES WITH YOUR SUBMITTALS
3. PROVIDE SPECS AND SUBMITTALS FOR ALL SINK, TOILET, AND TRIM OUT MATERIALS
4. PEX TO BE USED FOR ALL SUPPLY UNLESS NOTED OTHERWISE
5. BRADFORD WHITE POWER VENT WATER HEATER / PROVIDE ALTERNATE FOR RECIRCULATION PUMP
6. WALL HUNG SINKS, UNLESS NOTED OTHERWISE
7. DELTA TRINSIC FAUCET TRIMS / CONTRACTOR GRADE, UNLESS NOTED OTHERWISE
8. GERBER TOILETS - PROVIDE OPTIONS FOR FLUSH VALVES & TANK POWER FLUSH
9. PROVIDE ZURN FROST-PROOF SILLCOCK
10. PROVIDE SIZING AND SPECS FOR GREASE INTERCEPTOR, IF APPLICABLE
11. PLEASE PROVIDE ANY VALUE-ENGINEERING OR COST-SAVING OPTIONS

PLUMBING NOTES

- | NO. | REVISION HISTORY |
|-----|--|
| 1 | VERIFY PLUMBING CENTERLINES AGAINST FINAL EQUIPMENT SELECTIONS PRIOR TO ROUGH-IN |
| 2 | TOILET TO REMAIN IN EXISTING LOCATION |
| 3 | SINK RELOCATED |
| 4 | TRENCH & ROUGH IN FOR NEW FIXTURES |
| 5 | TRENCH FOR ALL NEW PLUMBING AT BAR |
| 6 | TRENCH FOR ALL NEW PLUMBING AT KITCHEN |
| 7 | NEW GREASE INTERCEPTOR |



Nic Maquet
111 S. Capitol Street
Community Development
Pekin, Illinois 61554
Nmaquet@ci.pekin.il.us
(309) 478-5370

Zoning Board of Appeals Review Sheet May 10, 2023

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 with second floor residential living 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.

SUMMARY

The applicant wishes to construct a fully sprinkled 12,000 Sq ft gymnasium and community center with second floor residential living. A gymnasium and community center is not currently listed in the zoning code under a B-2. Upper floor residential living is allowed within the B2 district for the sole use of the property owner. The parcels are in the process of being combined with Tazewell County.

- Property is Currently zoned B-2
- Allowable Lot Coverage is 100%
- No minimum setbacks are required from the property lines.
- **Sec. 4-3-6-4-2. Principal uses permitted (11)** The uses allowed and as controlled in RM-2 Districts may be permitted on those floors above the first story solely for the owner of the property or the business therein, in accordance with the dwelling unit density requirements of the RM-2 District. All height, setback, floor area ratio, and percent of lot coverage requirements shall comply with the requirements of the B-2 District. In determining dwelling unit density, the parcel area, including that area to be occupied by the principal use, may be computed.
- The applicant has applied for parcel combination from Tazewell County
- The owner would utilize the current downtown public parking lot and on street parking as needed.
- The building will include a fire suppression system.

STAFF NOTES

Staff notes that this specific type of use is not listed within the City Code under a B-2 or B-3. Staff is recommending careful consideration of this request.



received
4-19-2023

f.m.

Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

Type of Request (check one): ☐ A. Special Use (\$85) ☐ B. Residential Variance (\$85) ☒ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	Request Property Address or PIN:	PINS: 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
	Current Zoning (if known): B2	
	Proposed Zoning (if rezoning request): SPECIAL USE B2 RECREATIONAL	
	Current Use: VACANT LOT	
	Proposed Use (if different): Build a gymnasium/youth center	

Property Owner Name:	ENVIROSAFE (RANDY AND JULIE PRICE)
Mailing Address:	400 HANNA DRIVE PEKIN IL 61554
Phone:	309-346-1110
Alternative Phone:	309-258-0870
E-Mail Address:	envirosafe2000@hotmail.com

Applicant Name (if different):	
Mailing Address:	
Phone:	
Alternative Phone:	
E-Mail Address:	



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

1. Variance for Parking: In the games that we support there would not be more than 50 parking spaces that would be needed. Bus parking would located at 306 Court St. Extra parking would only be needed if there were future events that include concerts and/or special events

2. Storm Water Variance: Storm water will be diverted and connected to the combined sewer located on Court Street.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Bandy Price
Owner Signature

4-19-23
Date

CERTIFICATION BY THE APPLICANT (If different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Applicant Signature

Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the "City of Pekin".

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

Parking is needed to remain in compliance with city code. Additionally, underground tanks would be cost prohibitive and more efficient to be tied into the existing city infrastructure.

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

New Construction

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

No. It should benefit and add value to the adjoining properties

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

Yes.

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

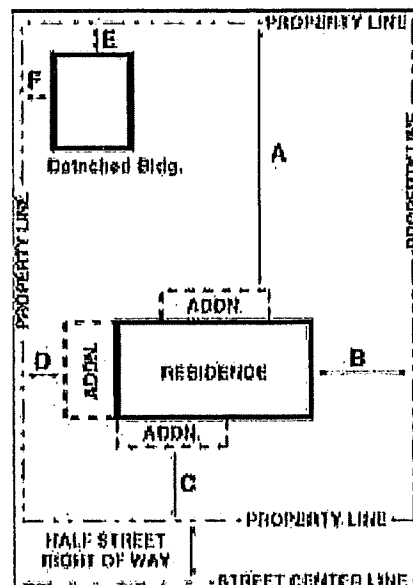
Yes.



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

The following attachments are required for consideration of your request:

- I. **Site Plan:** An electronic copy (preferred) or two physical copies of a site plan for the proposal showing:
1. A scale of not less than one inch equals fifty feet (1" = 50') if the subject property is less than three (3) acres and one inch equals one hundred feet (1" = 100') if three (3) acres or more. Date, north point and scale.
 2. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties. The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property. The location of all existing and proposed drives and parking areas. The location and right-of-way widths of all abutting streets and alleys.
 3. Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by the Development Review Committee and consideration by the Plan Commission.
 4. The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan (commercial projects only).



See
exhibit A
Attached



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

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Request #1: Present property does not currently have any parking.

Request #2: Due to lack of access for water drainage we need to use the combined sewer. It is cost prohibitive to use a tank system.

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

Explained above

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

No. All other adjoining properties share city parking lots. Additionally, all storm water is tied into the combined sewer.

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

Yes.

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

No.

Exhibit A

Alley

14 ft

145 ft



40 ft



3 ft

bein

5 ft

306

Cont

Sidewalk



received
4-19-2023

Spencer

Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u> ☒ A. Special Use (\$85) ☐ B. Residential Variance (\$85) ☐ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	PINS: 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
	Request Property Address or PIN: _____
	Current Zoning (if known): B2 _____
	Proposed Zoning (if rezoning request): SPECIAL USE B2 RECREATIONAL _____
	Current Use: VACANT LOT _____
	Proposed Use (if different): Residential Upper story living _____

Property Owner Name:	ENVIROSAFE (RANDY AND JULIE PRICE)
Mailing Address:	400 HANNA DRIVE PEKIN IL 61554
Phone:	309-346-1110
Alternative Phone:	309-258-0870
E-Mail Address:	envirosafe2000@hotmail.com

Applicant Name (if different):	
Mailing Address:	
Phone:	
Alternative Phone:	
E-Mail Address:	



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

1. Special use for B2 zoning: to be used as a recreational facility
2. New facility and proposed use to include upper story living. Building will have a fully functioning sprinkler system to remain in code compliance.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Randy Price
Owner Signature

4-19-23
Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Applicant Signature

Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the "City of Pekin".

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

N/A

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

Explained above

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

No. All other adjoining properties share city parking lots. Additionally, all storm water is tied into the combined sewer.

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

Yes.

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

No.



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Zoning Board of Appeals Review Sheet May 10, 2023

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 with second floor residential living 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.

SUMMARY

The applicant wishes to construct a 12,000 Sq ft gymnasium and community center with second floor residential living. The city code requires all new construction to provide parking based on the use of the property. The owner is requesting that a variance be granted that would remove the requirements of providing onsite parking for all uses within the structure.

Section 4-3-9-1 (5)(c) The requirements of Section 4-3-9-3 may be reduced by one-half the minimum required spaces for those uses within the B-2 Central Business District. For those buildings existing within the B-2 District, no additional parking space need be provided when remodeling or rebuilding of structures is proposed, provided the floor area of existing structures on such site is not increased in the remodeling or rebuilding undertaken. Where floor area is increased, when modifying structures into loft apartments on the stories above the first-floor parking spaces shall be provided for such increased floor area in accord with the provisions of this Article.

Sec. 4-3-9-4-Schedule of Parking Requirements

Staff notes that this use is not specified in the parking schedule but believes the use would closely match the requirements for a sport arena.

Stadium, sports arena, or similar place of outdoor assembly requires 1 for each 3 seats or 6 feet of benches.

- Property is Currently zoned B-2
- The applicant has applied for parcel combination from Tazewell County
- The owner states that he believes he would only require 50 parking spaces.
- The owner states that bus parking would be located at 306 Court St.
- The city code requires each upper floor residential unit to have 1.5 parking spaces per unit.



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- The owner wishes to utilize the current downtown public parking lot located between Court St and Margaret St and the current public on street parking as needed.

STAFF NOTES

Staff have not seen a complete floor plan to determine occupancy requirements.



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Zoning Board of Appeals Review Sheet May 10, 2023

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 with second floor residential living 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.

SUMMARY

The applicant wishes to construct a fully sprinkled 12,000 Sq ft gymnasium and community center with second floor residential living. A gymnasium and community center is not currently a specified use within the zoning code under a B-2. The parcels are currently in the process of being combined by Tazewell County.

- Property is Currently zoned B-2
- Allowable Lot Coverage is 100%
- No minimum setbacks are required from the property lines.
- The applicant wishes to discharge all storm water into the city's existing combination sewer.
- The applicant has applied for parcel combination from Tazewell County
- The owner would utilize the current downtown public parking lot on Margaret st and the current public on street parking as needed.
- The owner has stated that bus parking would be located at 306 Court St.
- The building will include a fire suppression system.

STAFF NOTES

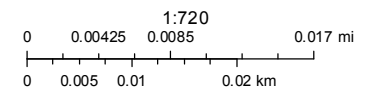
Staff have not been given an engineered site plan at this time.

Tazewell County GIS



Site Address	I-474	IL 98	Streets
TaxParcels	I-74	US 150	
I-155	IL 29	US 24	

Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.

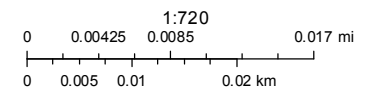


Tazewell County GIS



Site Address	I-474	IL 98	Streets
TaxParcels	I-74	US 150	
I-155	IL 29	US 24	

Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.





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Zoning Board of Appeals Review Sheet May 10, 2023

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.

SUMMARY

The City of Pekin wishes to change the zoning designation for the property known as 230 Court St. It is currently listed as RM-4. This zoning designation does not exist within the city's current zoning code. Staff feels that it is appropriate to rezone this property as RM-3.

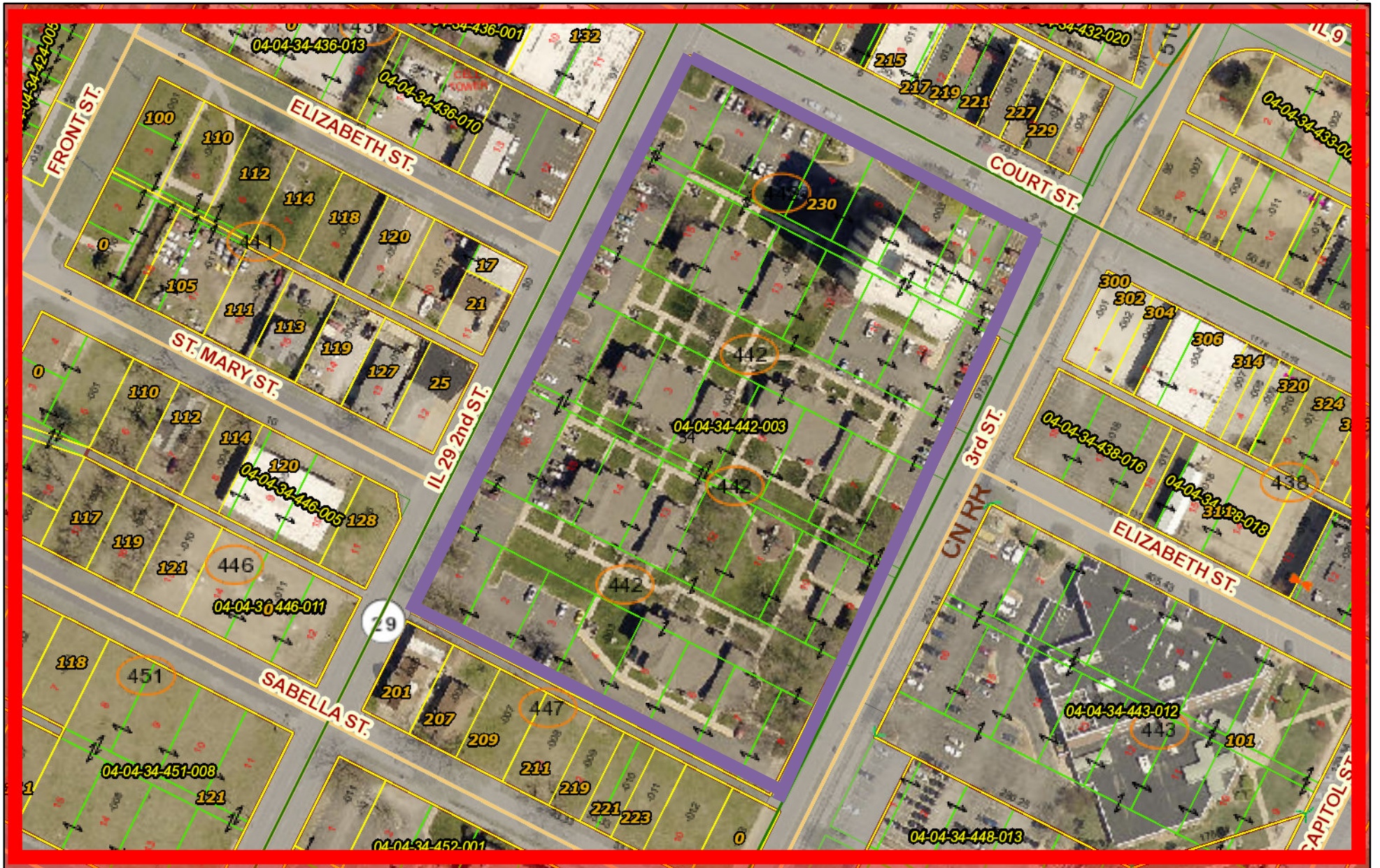
- Property is Currently zoned RM-4
- The building is approximately 135 ft tall.
- RM-3 Allows for 10 Stories or 120 Feet tall.

STAFF NOTES

Staff is recommending approval.

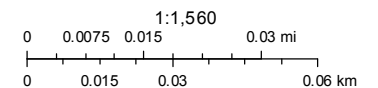


Tazewell County GIS



Site Address	I-474	IL 98	Streets
TaxParcels	I-74	US 150	
I-155	IL 29	US 24	

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Woith Ricky J Trustee OR CURRENT RESIDENT
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Lawrence Property Holdings Llc OR CURRENT
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J & B Rentals Llc % Brent Glassey OR CURRENT
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Curto Charles S & Kristi L OR CURRENT RESIDENT
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Morgan James C & Janice A Co-trustees OR
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Juergens Bradley A OR CURRENT RESIDENT
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Schmidgall Gregg E & Susan J OR CURRENT
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1019 Edgewater Dr
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353 Court Llc Series 221 OR CURRENT RESIDENT
P O Box 333
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Pekin Union Mission Society
203 Court St
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Marquardt Todd S OR CURRENT RESIDENT
17 S 2nd St
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Court Place Assoc Llc
% Pacific Management Inc 20 S Clark St Ste 1600
CHICAGO IL 60603



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Spwt Llc OR CURRENT RESIDENT
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4214 Rome West Rd
CHILLICOTHE IL 61523