

**Pekin Zoning Board of Appeals
City Council Chambers
111 S. Capitol Street, 2nd Level
May 9, 2018
5:00pm**

Present:

John Kennedy, Chair
Mary Lanane
Charity Gullett

Kim Joesting

Staff Present: Attorney Scott Kriegsman, John Lebegue, Building
Inspections/Development Director

John Kennedy, Chair led the pledge of allegiance.

John Kennedy, Chair called the regular meeting of the Zoning Board of
Appeals to order.

Roll call was taken and a quorum declared.

John Kennedy, Chair asked for approval of the Agenda.

MOTION by Kim Joesting, seconded by Mary Lanane to approve the Agenda as
presented. On roll call vote, All present voted **AYE**. **MOTION APPROVED**.

John Kennedy, Chair asked for approval of the April 11, 2018 Minutes.

MOTION by Charity Gullett, seconded by Mary Lanane, to approve the Minutes
of April 11, 2018 as presented. On roll call vote, All present voted **AYE**.
MOTION APPROVED.

Application #1:

Hearing #1: Open: 5:03pm Closed: 5:05pm

Hearing #1:

To allow applicant, Corey O'Donnell, on behalf of owner Mike Flier, to
decrease the required 35 foot rear yard setback by 16 feet to allow the
construction of roof structure over an existing patio, as stated in the
current Zoning Code for a R-3(One-Family Residential District) located at
2108 Easter Avenue, with a Legal Description of SEC 25 T25N R5W Final Plat
of Holiday Hills Sec 10 Lot 442 SW ¼, with the following P.I.N.# 04-04-25-
320-010 in Tazewell County, Illinois.

Discussion: Chairman John Kennedy asked if anyone had any questions or
wished to speak concerning the matter. Charity Gullett asked the applicant
why they were seeking the variance. Mike Flier, owner, stated that they
were seeking the variance to reduce the required rear yard setback to

install a more permanent roof structure over the existing patio to make better use of the patio and to provide shade and shelter when using the patio.

Mary Lanane asked if the City received any letters or calls concerning the variance request.

John R. Lebegue, Building Inspections / Development Director answered that no letters or calls were received regarding the variance request.

Chairman John Kennedy then called for a vote on the variance request. On roll call vote, Ayes: Chairman John Kennedy, Charity Gullett, Mary Lanane and Kim Joesting. **VARIANCE REQUEST APPROVED.**

Application #2:

Hearing #2: Open: 5:05 pm Closed: 5:18 pm

Hearing #2:

To allow applicant, Monical Pizza Corporation to decrease the required 10 foot rear yard setback to allow the construction of additions to the rear and south side of the existing building, as stated in the current Zoning Code for a B-3(General Business District)located at 111 South Parkway Drive, with a Legal Description of SEC 1 T24N R5W Broadway Commercial Park Lot 2 (Exc. SW Corner) & East 10 Feet of even width of NE part of Lot 5 NW ¼, with the following P.I.N.# 04-10-01-100-024 in Tazewell County, Illinois.

Discussion: Chairman John Kennedy asked if anyone had any questions or wished to speak concerning the matter.

Applicant, Chip Rorem, representing Monical Pizza Corporation came forward and explained that variations to reduce the required rear yard setback are being sought to enlarge the dining area to increase seating and to move the cooler / dough room to enlarge the kitchen of the restaurant. Mr. Rorem further explained that the reason for the variance request at the rear of the building was to extend the building by 7 feet and to reconstruct the ramp with a 4-foot wide ramp that would extend to the rear property line. The ramp is being replaced due to the construction of the proposed addition, but also to improve exiting from the restaurant.

Kim Joesting then asked what is the setback of the existing walk at the rear of the restaurant.

Mr. Rorem answered by stating that the existing walk at the rear of the building is .4 feet from the property line and that a block retaining wall is constructed on the property line in that area.

Chairman John Kennedy then asked if there was anyone else that wished to speak regarding this matter.

Nick Filarski, the owner of 2100 Broadway Road, which is directly to the west of the Monical's Restaurant, came forward and stated that the applicant had not contacted him prior to this meeting and provide him any information as to the nature of the improvements that are being proposed directly adjacent to his property. Mr. Filarski further stated that he did not necessarily object to the requested variance and the proposed improvements, but had not had the opportunity to review the plans or speak with the applicant.

Kim Joesting stated that the matter should be tabled until the next meeting to allow the applicant and Mr. Filarski to meet to discuss the matter so he could fully review the plans.

Chairman John Kennedy then called for a motion to table the matter.

MOTION by Kim Joesting, seconded by Mary Lanane, to table the matter to the June 13, 2018 meeting. On roll call vote, Ayes: Chairman John Kennedy, Charity Gullett, Mary Lanane and Kim Joesting. **MOTION APPROVED.**

PUBLIC INPUT: No public input at this time.

John Kennedy, Chair asked for a motion to adjourn.

MOTION by Kim Joesting, seconded by Mary Lanane to **ADJOURN** the meeting. Meeting Adjourned at 5:19pm.

Zoning Board of Appeals
John R. Lebegue, Secretary