



**REGULAR ZONING BOARD OF APPEALS MEETING
WEDNESDAY, APRIL 10, 2024
5:00 PM**

1. Pledge of Allegiance

2. Call to Order

3. Approve Agenda

4. Approval of Minutes

- 4.1. Minutes from the March 13, 2024, Zoning Board of Appeals Meeting
-

5. City Council Action Report

- 5.1. City Council Action Report March 25, 2024
-

6. New Business

- 6.1. **Case V 2024-05** A variance request submitted by Andrew Mickle for the property located at 200 Cottage Grove Avenue to reduce the minimum setbacks for an accessory structure. Said property is zoned R-4 One Family Residential with a legal description, SEC 1 T24N R5W GIFFIN QUARELLO ADDITION #2 LOT 1 W 1/2 SE 1/4, with the following PIN 04-10-01-401-011, in Tazewell County, Illinois.
- 6.2. **Case V 2024-06** A variance request submitted by Kanieca Williams for the property located at 800 State Street to allow for two driveways on one parcel. Said property is zoned R-4 One Family Residential with a legal description, SEC 35 T25N R5W CAMPBELL DURLEY & NEWHALLS ADDN LOT 6 BLK 13 SW 1/4, with the following PIN 04-04-35-354-001, in Tazewell County, Illinois.
- 6.3. **Case V 2024-07** A variance request submitted by Raymond E. Whitaker and Kimberly D. Whitaker for the property located at 1709 Gingoteague Way to reduce property line setbacks. Said property is zoned R-1 One Family Residential with a legal description, SEC 11 T24N R5W GINGOTEAGUE SEC 3-FINAL PLAT LOT 43 SE 1/4, with the following PIN 10-10-11-413-018, in Tazewell County, Illinois.
- 6.4. **Case RZ 2024-03** A Rezoning request submitted by the City of Pekin from ED-1 Economic Development District to B-3 General Business District for the vacant property located at 121 South 2nd street with a legal description, SEC 34 T25N

R5W ORIGINAL TOWN ALL LOTS 6 THRU 17 & ADJ ALLEY BLK 2 SE 1/4, with the following PIN: 04-04-34-455-005, in Tazewell County, Illinois.

7. Any Other Business Before the Board

7.1. Sign Code Discussion

8. Public Input

9. Adjourn

**REQUEST FOR COUNCIL ACTION**

Agenda Date: April 10, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Minutes from the March 13, 2024, Zoning Board of Appeals Meeting

DESCRIPTION: Minutes from the March 13, 2024, Zoning Board of Appeals Meeting

FINANCIAL IMPACT:

REVIEWED BY:



City of Pekin

**PROCEEDINGS OF THE REGULAR MEETING
OF THE ZONING BOARD OF APPEALS OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON WEDNESDAY, MARCH 13, 2024 AT 5:00 PM
Chairman Don Hild Presiding**

Pledge of Allegiance

Pledge of Allegiance was led by Chairman Don Hild

Call to Order

The regular meeting of the Zoning Pekin Board of Appeals was called to order and all members were physically present except for Commissioner Dagit and Commissioner Joesting. A quorum was declared by Chairman Hild.

The regular meeting of the Pekin Zoning Board of Appeals was called to order and all members were physically present. A quorum was declared by Chairman Hild.

Attendee Name	Organization	Title	Status	Arrived
Bill Craig	Zoning Board of Appeals	Vice Chair	Present	5:00 PM
Daryl Dagit	Zoning Board of Appeals	Commissioner	Absent	-:--
Chris Deverman	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Donald Hild	Zoning Board of Appeals	Chair	Present	5:00 PM
David Huskisson	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Kim Joesting	Zoning Board of Appeals	Commissioner	Absent	-:--
Mary Lanane	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Kelly Madden	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Steve Thompson	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Amy Wilson	Zoning Board of Appeals	Commissioner	Present	5:00 PM

Approve Agenda

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Thompson
SECONDER:	Commissioner Deverman
AYES:	Commissioners Craig, Deverman, Hild, Huskisson, Lanane, Madden, Thompson and Wilson
ABSENT:	Commissioner Dagit and Commissioner Joesting

Approval of Minutes

4.1. February 14, 2024 Meeting Minutes

Motion was made to approve by Commssioner Lanane and second by Commissioner Wilson. Vice-chair obtained.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Lanane
SECONDER:	Commissioner Wilson
AYES:	Commissioners Deverman, Hild, Huskisson, Lanane, Madden, Thompson and Wilson

City Council Action Report

5.1. City Council Action Report February 26, 2024

Presented by Chairman Don Hild with no further discussion.

New Business

6.1. **Case SU 2024-04 A Special Use request submitted by Wagenbach Builders on behalf of E3 Collision LLC for the operation of an Autobody Repair business with short-term vehicle storage for wrecked vehicles at 215 3rd Street. Said property is currently zoned I-1 Light Industrial with a legal description, SEC 34 T25N R5W ORIGINAL TOWN LOTS 3-4-5-6-7-8-9-10-11-12 & 13 E OF RR (EXC HWY) BLK 35 SE ¼, with the following PIN 04-04-34-419-003 in Tazewell County, Illinois**

Motion made to approve made by Commissioner Kelly and second by Thompson.

Public Hearing Open at 5:05 PM

Andy Wagenbach was present but did not speak.

Public Hearing Closed at 5:05 PM

Chairman Hild asked what the fence requirement would be and Nic Maquet explained the requirement of a six-foot fence.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Kelly
SECONDER:	Commissioner Thompson
AYES:	Commissioners Craig, Deverman, Hild, Huskisson, Lanane, Madden, Thompson and Wilson
ABSENT:	Commissioner Dagit and Commissioner Joesting

6.2. Case SPR 2024-01

A Site Plan review request was submitted by Wagenbach Builders on behalf of E3 Collision LLC for the construction of an Autobody Repair business with short-term vehicle storage for wrecked vehicles at 215 3rd Street. Said property is currently zoned I-1 Light Industrial with a legal description, SEC 34 T25N R5W ORIGINAL TOWN LOTS 3-4-5-6-7-8-9-10-11-12 & 13 E OF RR (EXC HWY) BLK 35 SE ¼, with the following PIN 04-04-34-419-003 in Tazewell County, Illinois

Motion made to approve by Commissioner Craig and second by Thompson.

Public Hearing Open at 5:07 PM

Public Hearing Closed at 5:07 PM

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Craig
SECONDER:	Commissioner Thompson
AYES:	Commissioners Craig, Deverman, Hild, Huskisson, Lanane, Madden, Thompson and Wilson
ABSENT:	Commissioner Dagit and Joesting

6.3. Case SU 2024-05 A Special Use request submitted by Redeemed Auto Services, LLC for the operation of an Auto Repair business at 2410 North 8th Street. Said property is currently zoned B3-General Business with a legal description, SEC 23 T25N R5W PEKIN EDGEWATER PARK SEC 5 S 200 FT LOT 64 SW 1/4 with the following PIN 04-04-23-300-016 in Tazewell County, Illinois.

Motion made to approve by Commissioner Kelly and second by Huskisson.

Public Hearing Open at 5:09 PM

Rich XXXX owns Redeemed Auto Services. Rich has been in the business for 17 years, and he would like to offer services through the love of Jesus and at a fair price with complete transparency. He states they have a policy that the customers have 24 hours maximum for the vehicle to sit on site after the work has been completed.

Public Hearing Closed at 5:12 PM

Nic explained that staff has been to the property and they have done the preoccupancy inspection. Nic said that the items for correction have already been completed and if this passes with the council, Redeemed Auto Service will be ready to be open.

Craig asked if there is a dumpster on site and Rick said there is only a dumpster for cardboard, paper products and non-oily items, etc., but he is

working to get containers for oil to be disposed of. Nic also explained that the dumpster would need to have a screen placed around it. Rick said that would not be an issue.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Kelly
SECONDER:	Commissioner Huskisson
AYES:	Commissioners Craig, Deverman, Hild, Huskisson, Lanane, Madden, Thompson and Wilson
ABSENT:	Commissioner Dagit and Joesting

6.4. Case V 2024-04 A variance request submitted by Kelle Williams for the property located at 611 Margaret Street to allow for the installation of a 10 Foot x 30 Foot canvas mural wall sign. Said property is zoned OS-1 Office Service District with a legal description, SEC 35 T25N R5W ORIGINAL TOWN W 10' OF LOT 13 & ALL LOT 14 & E 17' OF LOT 15 BLK 95 SW 1/4, with the following PIN 04-04-35-333-010, in Tazewell County, Illinois.

Motion to approve made by Commissioner Thompson and second by Deverman.

Public Hearing Opened at 5:15 PM

Public Hearing Closed at 5:15 PM

Nic Maquet explained the history of the of the sign/mural. On April 27, 2022, the owner applied for a mural permit which was approved by the previous Economic Development Director. The permit was issued the same day without the opportunity for it to be reviewed (by Nic). In June of 2022 the sign code was changed and the permit was good for six months, but the sign was never put up. The owners called in May of 2023 and were told by Miss Martin (permit tech at the time) that they could install the sign. The sign was installed in October 2023 and the city began to receive complaints; citations were issued. The upstairs of this building used to be used as apartments. Nic said that the proposed use for the two rooms would be storage and the windows (upstairs) would be covered but staff is okay with that due to the rooms not being occupied. The plumbing would need to be removed (and rerouted) on the second level. Nic said he would require the mural to be the artwork that is in the attached picture and not changed or modified at any point down the road. Commissioner Kelly asked if this would be a fire hazard. Nic stated they are not concerned with any fire hazards due to the rooms being used as storage and there will not be people living in them. Huskisson asked if the property was for sale and it is. Nic noted that the property is in a TIF agreement. Kate did state the variance could be granted with conditions (regarding the windows/occupancy) but it would still violate the code (Life Safety). Commissioner Lanane asked what the reason was for the sign and Nic stated that it was to promote Pekin. Commissioner Deverman asked who

created the mural, and it was Luke Kinsler, Deverman states that one of the images is his. Kate read the verbiage for a “sign” and said this is not a sign, by definition, it is a mural. Commissioner Huskisson asked how the sign was attached and it is attached by steel lags. Commissioner Kelly has concerns with children getting into the rooms and if a fire were to take place, they would have no way out. However, this is not a house that is occupied for residential living. Kate states that if this is a mural a variance is not needed BUT murals are prohibited if this was residentially zoned. Commissioner Thompson proposed the question, IF we describe this a mural we wouldn’t need to do anything. Commissioner Wilson stated that if this is a mural, with the property being for sale, she wouldn’t want a hardship on someone else who might buy the property. Craig stated that he does not like the idea of blocking the window. Kelly stated the same, he could not vote to approve this knowing something could happen to children if they were to get to the rooms. Craig said he doesn’t have an issue with the mural rather the issue is the location of the sign, covering windows. Hild asked what we could do other than state that if the sign goes up, there is no occupancy allowed on the second level.

Kate states she does not see a variance required, there are no zoning issues.

Commissioner Thompson rescinded the motion (to approve) and Commissioner Kelly seconded.

Any Other Business To Come Before The Board

Off premise electronic billboards: Nic Maquet would consider modifying the ordinance rather quickly. Commissioner Huskisson suggested we discuss limiting the electronic billboards. Commissioner Wilson has concerns about limiting electronic billboards without any criteria. Nic also has concerns about multiple signs being placed on the same property, flashing strobe lights and the light intensity.

Discussion was also had regarding the property that the Center of Prevention of Abuse had purchased at 121 South 2nd Street. In 1994, the city rezoned said parcels as ED1 and the maps from 1993 and forward have them listed at B3. Staff has not been able to locate any ordinance that re zoned this property to B3. Nic also explained this affects numerous parcels and would like to have it reviewed and zoning amendments made

Public Input

No other public input.

Adjourn

The motion to adjourn was made by Commissioner Craig and seconded by Thompson. The meeting adjourned at 5:58 PM.

**REQUEST FOR COUNCIL ACTION**

Agenda Date: April 10, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: City Council Action Report March 25, 2024

DESCRIPTION:

City Council Action Report
Meeting Date
March 25, 2024 5:30 PM

All Zoning cases that were recommended for approval during the March 13, 2024, Zoning Board of Appeals meeting were approved at the regular scheduled City council meeting held on Monday March 25, 2024.

- Case SU 2024-04 was Approved.
- Case SU 2024-05 was Approved.
- Case SPR 2024-01 was Approved.

A 6 month Moratorium on Electronic Off-Premise Signs and Billboards was approved by Ordinance No. 4176-23/24 to allow for time to review and modify the sign code.



REQUEST FOR COUNCIL ACTION

Agenda Date: April 10, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case V 2024-05** A variance request submitted by Andrew Mickle for the property located at 200 Cottage Grove Avenue to reduce the minimum setbacks for an accessory structure. Said property is zoned R-4 One Family Residential with a legal description, SEC 1 T24N R5W GIFFIN QUARELLO ADDITION #2 LOT 1 W 1/2 SE 1/4, with the following PIN 04-10-01-401-011, in Tazewell County, Illinois.

DESCRIPTION: Case V 2024-05

A variance request submitted by Andrew Mickle for the property located at 200 Cottage Grove Avenue to reduce the minimum setbacks for an accessory structure. Said property is zoned R-4 One Family Residential with a legal description, SEC 1 T24N R5W GIFFIN QUARELLO ADDITION #2 LOT 1 W 1/2 SE 1/4, with the following PIN 04-10-01-401-011, in Tazewell County, Illinois.

SUMMARY

The petitioner, Andrew Mickle who resides at 200 Cottage Grove Avenue, is requesting a variance to install a small accessory structure in the form of a shed on the property. The property located at 200 Cottage Grove Avenue is a corner lot and does not have a location to install a shed and still meet the city code requirement that requires all accessory structures be placed a minimum of 10 feet from the primary structure. Therefore, the petitioner is requesting that a variance be granted to allow for an accessory structure to be placed within 4 feet from the primary structure. This request would change the minimum required separation from 10 feet to 4 feet which is 6 feet closer than the code currently allows.

STAFF NOTES

- The property is Zoned R-4 and will allow for an accessory structure to be placed no closer than 3ft to the side and rear property lines.
- Staff does believe that this is a true hardship and that the Zoning Board of Appeals should recommend approval to the city council.
- Staff will ensure that all other work is in compliance with all zoning and building codes.

FINANCIAL IMPACT:

REVIEWED BY:



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: <u>04-10-31-401-011</u>
	Current Zoning (if known): <u>R-4</u>
	Proposed Zoning (if rezoning request): <u>—</u>
	Current Use: <u>Single Family Residence</u>
	Proposed Use (if different): <u>—</u>

Property Owner Name:	Andrew Mickle
Mailing Address:	200 Cottage Grove Ave
Phone:	309-857-4516
Alternative Phone:	Wife - Melissa - 309-210-8375
E-Mail Address:	darkshogun10@aol.com

Applicant Name (if different):	Same as above
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:

My wife and I had a slab of concrete poured a few years ago. Now we can afford a shed, we only now know that it has to be 10 feet away from the house. With the shed's dimensions, that would put the shed inside of a tree and/or on my neighbors property, I would like to put my shed here, as there is no other place to put it since it is a corner lot.

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.

Andrew Smith

Owner Signature

3/15/24

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.

Andrew Smith

Applicant Signature

3/15/24

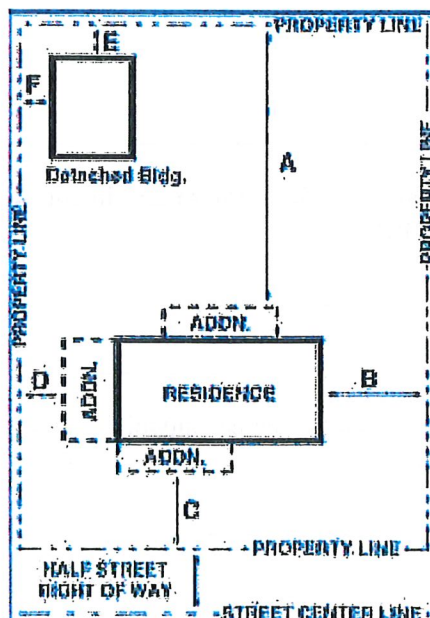
Date



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.

Putting shed at least 10 feet away from house.

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

We have a corner lot, a very small land, Not anywhere else we could put it.

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

No.

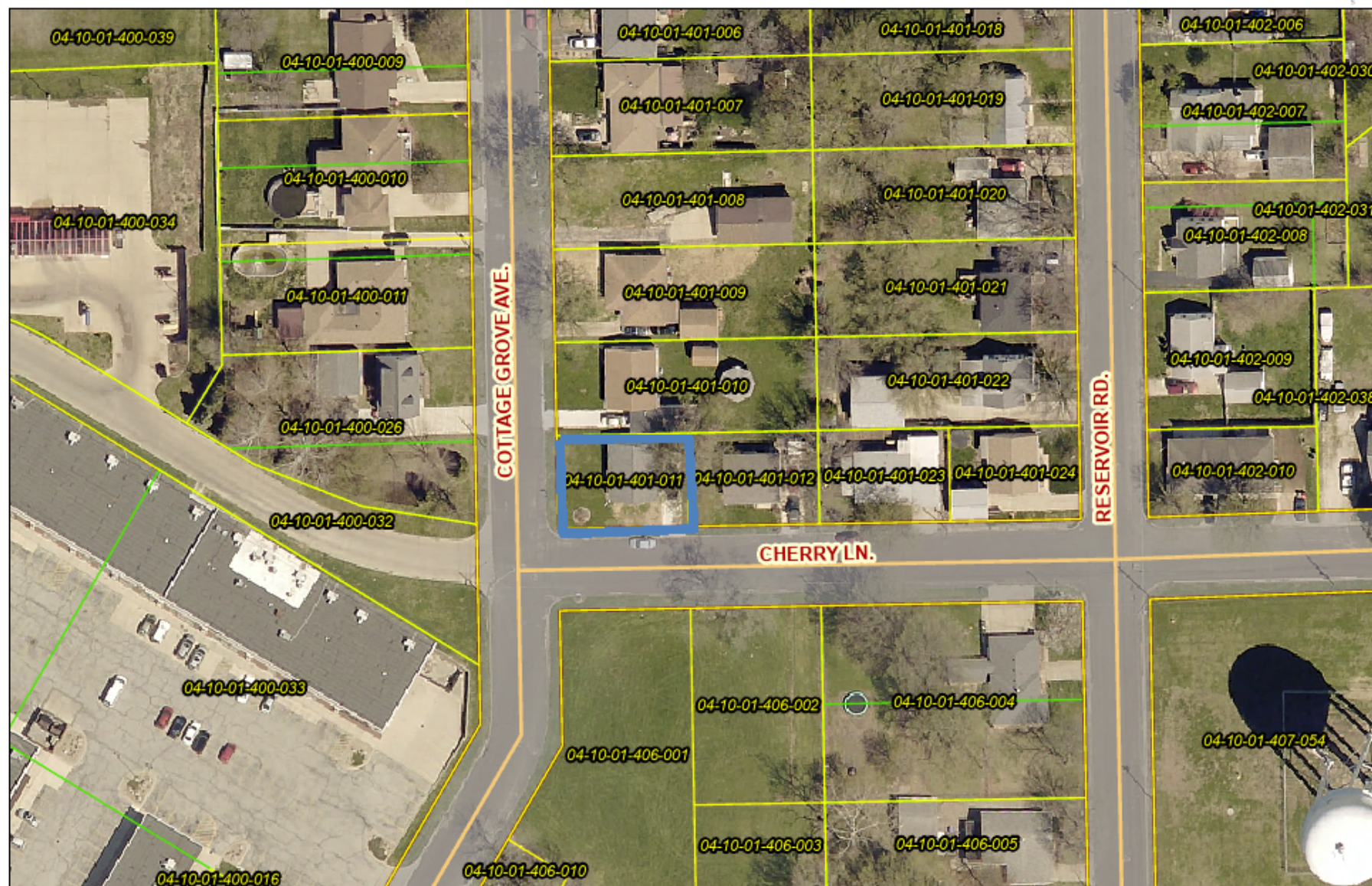
4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

Yes.

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

Yes.

Tazewell County GIS

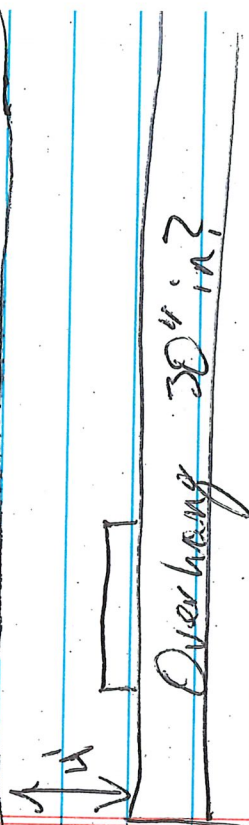
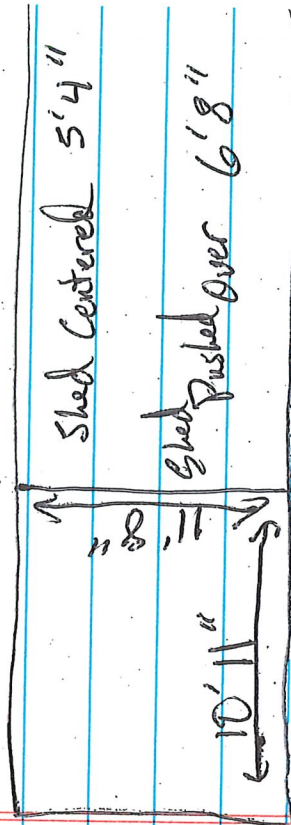
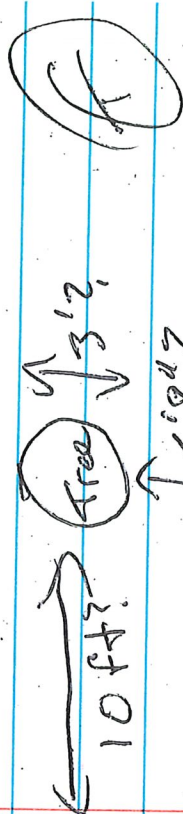


Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected 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.



1:1,318

0 0.01 0.03 0.05 mi



House

Property Line Unknown





REQUEST FOR COUNCIL ACTION

Agenda Date: April 10, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case V 2024-06** A variance request submitted by Kanieca Williams for the property located at 800 State Street to allow for two driveways on one parcel. Said property is zoned R-4 One Family Residential with a legal description, SEC 35 T25N R5W CAMPBELL DURLEY & NEWHALLS ADDN LOT 6 BLK 13 SW 1/4, with the following PIN 04-04-35-354-001, in Tazewell County, Illinois.

DESCRIPTION: Case V 2024-06

A variance request was submitted by Kanieca Williams for the property located at 800 State Street to allow for two driveways on one parcel. Said property is zoned R-4 One Family Residential with a legal description, SEC 35 T25N R5W CAMPBELL DURLEY & NEWHALLS ADDN LOT 6 BLK 13 SW 1/4, with the following PIN 04-04-35-354-001, in Tazewell County, Illinois.

SUMMARY

The petitioner, Kanieca Williams who resides at 800 State Street, is requesting a variance to keep the existing non-compliant parking strip that exists on her property and is accessed from State Street. The property located at 800 State Street is a corner lot and has an existing curb cut/approach and parking strip on the State Street side of the property. The property also had an existing curb cut/approach and gravel driveway off of 8th Street that had provided egress and ingress to the property's detached garage. The garage was in a dilapidated state and was falling down, and the decision was made to demolish the existing garage and build a new garage and then install a new code-compliant driveway up to the garage. The city code does allow for a single family residential corner lot to have two driveways provided that they provide egress and ingress to a garage on such property. The parking strip off of state street does not provide egress or ingress to a garage. The petitioner believes that the hardship is that there is no ample parking due to the property being a corner lot, and they have a need for extra parking for family or for them. The petitioner had recently purchased the home and is currently in the process of making numerous updates to the property and one of the reasons they had purchased the property was due to the extra parking that had been provided on the property. The granting of the variance would allow for the parking strip to stay and allow them to construct the new driveway that provides egress and ingress from the garage.

STAFF NOTES

- The property is Zoned R-4 one family Residential
- The Building Department Staff does recommend that a variance be granted
- Staff have recognized that some corner lots in the older neighborhoods are a problem for parking when winter weather prevents on-street parking and staff believes the existing parking strip and construction of a new driveway would have no negative affects on the property or surrounding properties.



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: <u>800 State St Pekin, IL 61554</u>
	Current Zoning (if known): <u>R4</u>
	Proposed Zoning (if rezoning request): _____
	Current Use: <u>Single Family Home</u>
	Proposed Use (if different): _____

Property Owner Name:	<u>Kamieca Williams</u>
Mailing Address:	<u>800 State St Pekin, IL 61554</u>
Phone:	<u>309-279-9554</u>
Alternative Phone:	<u>217-697-6819</u>
E-Mail Address:	<u>kamieca04@gmail.com</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:

We are replacing the old garage because one side was leaning and the driveway was gravel and grass grew over it. We want the garage facing Eighth Street because it will be in the ~~the~~ almost same spot as the old garage and we will be able to park both our vehicles in the garage. We bought the house with the front driveway and old garage and believe we should have both driveways for family or for us to have additional parking.

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.

Karen Williams

Owner Signature

03-19-2024

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

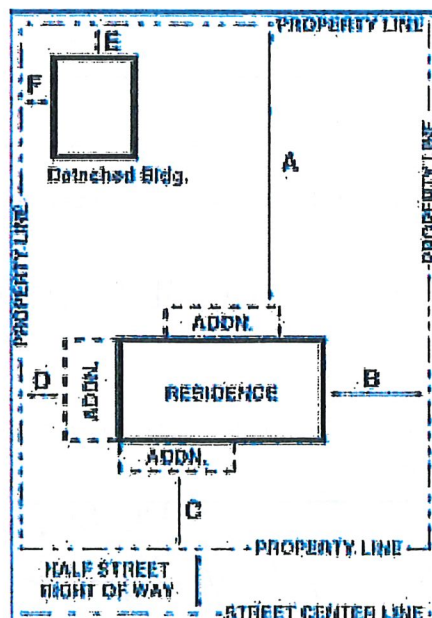
Date



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

The following attachments are required for consideration of your request:

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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.

This will allow us to have a garage to park in and protect our cars from storm damage. Concrete driveway will help us see any glass and nails on the driveway.

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

Yes, we bought the house with the "original" garage facing Eighth Street and should be allowed to help fix up the look of our property.

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?

yes, This will be of zone code and not negatively alter the property.

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

yes, the benefits of this garage and driveway is to have safe parking for me and my husbands. This will not negatively impact surrounding properties

Tazewell County GIS

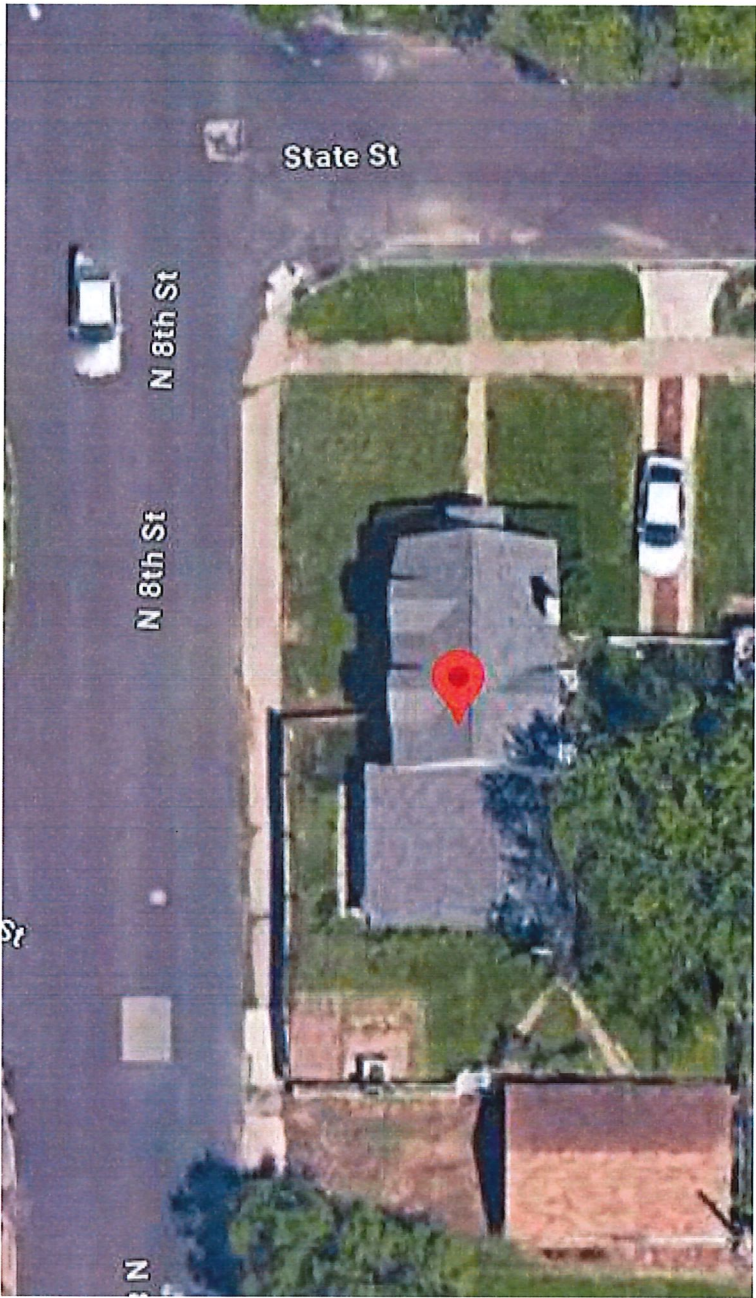


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REQUEST FOR COUNCIL ACTION

Agenda Date: April 10, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case V 2024-07** A variance request submitted by Raymond E. Whitaker and Kimberly D. Whitaker for the property located at 1709 Gingoteague Way to reduce property line setbacks. Said property is zoned R-1 One Family Residential with a legal description, SEC 11 T24N R5W GINGOTEAGUE SEC 3-FINAL PLAT LOT 43 SE 1/4, with the following PIN 10-10-11-413-018, in Tazewell County, Illinois.

DESCRIPTION: **Case V 2024-07**

A variance request submitted by Raymond E. Whitaker and Kimberly D. Whitaker for the property located at 1709 Gingoteague Way to reduce property line setbacks. Said property is zoned R-1 One Family Residential with a legal description, SEC 11 T24N R5W GINGOTEAGUE SEC 3-FINAL PLAT LOT 43 SE 1/4, with the following PIN 10-10-11-413-018, in Tazewell County, Illinois.

SUMMARY

The property is currently Zoned R-1 One Family Residential. The property is a corner lot. The current building setbacks per city code section 4-3-7-1 for R-1 corner lots is 30 feet for the front, 10 feet for the side and 30 feet for the rear. City Staff have located the approved subdivision plat and discovered that the subdivision has front yard building setbacks set at 25 feet. Due to this being a corner lot, the two street facing portions of the property shall have a 25-foot front building setback from the property lines and the rear building set back shall be 30 feet from the southern property line that abuts 2001 Remington Rd. and shall also have a 10-foot side building setback from the property line that abuts 1705 Gingoteague Way. The petitioners are requesting that the rear lot line building setback be reduced from 30 feet to 10 feet, which is 20 feet closer than is currently allowed by the city code.

STAFF NOTES

- City Staff believe that this is not a true hardship and the granting of the variance would be out of character with the current neighborhood's zoning regulations.
- City Staff believes that a properly sized house can be built on this lot and conform to the current city code requirements without a variance.
- A comparable corner lot exists down the road from this property at 1808 Gingoteague Way and the construction of this home was done in compliance with the city code for building setbacks. This property is also zoned R-1 One Family Residential
- The neighbor, Mr. Jeff Lugenbeal, who lives at 2001 Remington Rd. has filed an objection to this variance, and it is included in this packet.



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: <u>1709 GINGOTEAGUE WAY LOT 43</u> <u>TAX ID 10-10-11-413-018</u> Current Zoning (if known): <u>RESIDENTIAL</u> Proposed Zoning (if rezoning request): _____ Current Use: <u>EMPTY LOT</u> Proposed Use (if different): _____
---	---

Property Owner Name:	<u>RAYMOND E. WHITAKER & KIMBERLY D. WHITAKER</u>
Mailing Address:	<u>1507 REMINGTON RD</u>
Phone:	<u>309-241-8322 309-241-7531</u>
Alternative Phone:	
E-Mail Address:	<u>whitaker7322@gmail.com</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:

REQUESTING BOTH SIDE SETBACKS TO BE 10' AS IT IS A CORNER LOT
WITH LAKE REMINGTON IN BACK - HOUSE WILL FACE DIRECTLY TO LAKE
LIMITING TO TYPE OF HOUSE TO BUILD IF 30' SET BACK IS NECESSARY
ON SIDE

ALSO REQUESTING ADDRESS TO BE CHANGED TO REMINGTON RD DUE
TO BEING CORNER LOT

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.

Raymond E Whitaku

Owner Signature

3/19/2024

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.

Raymond E Whitaku

Applicant Signature

3/19/2024

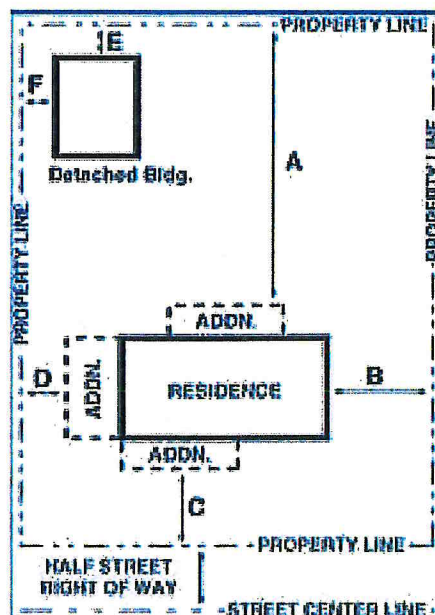
Date



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.

DUE TO TOPOGRAPHY AND UNIQUE SHAPE OF THIS CORNER LOT WE WANT

THE BACK SETBACK TO BE PARALLEL TO LAKE AND HOUSE - NEED BOTH SIDES TO HAVE
NORMAL 10' SETBACKS AS THERE IS NOTHING BUT LAKE BEHIND 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?

THIS VARIANCE WOULD ACTUALLY IMPROVE THE LOOK OF THE BLENDING WITH
THE NEIGHBORS, OTHERWISE THE HOUSE WOULD SET WELL IN FRONT OF NEIGHBORS

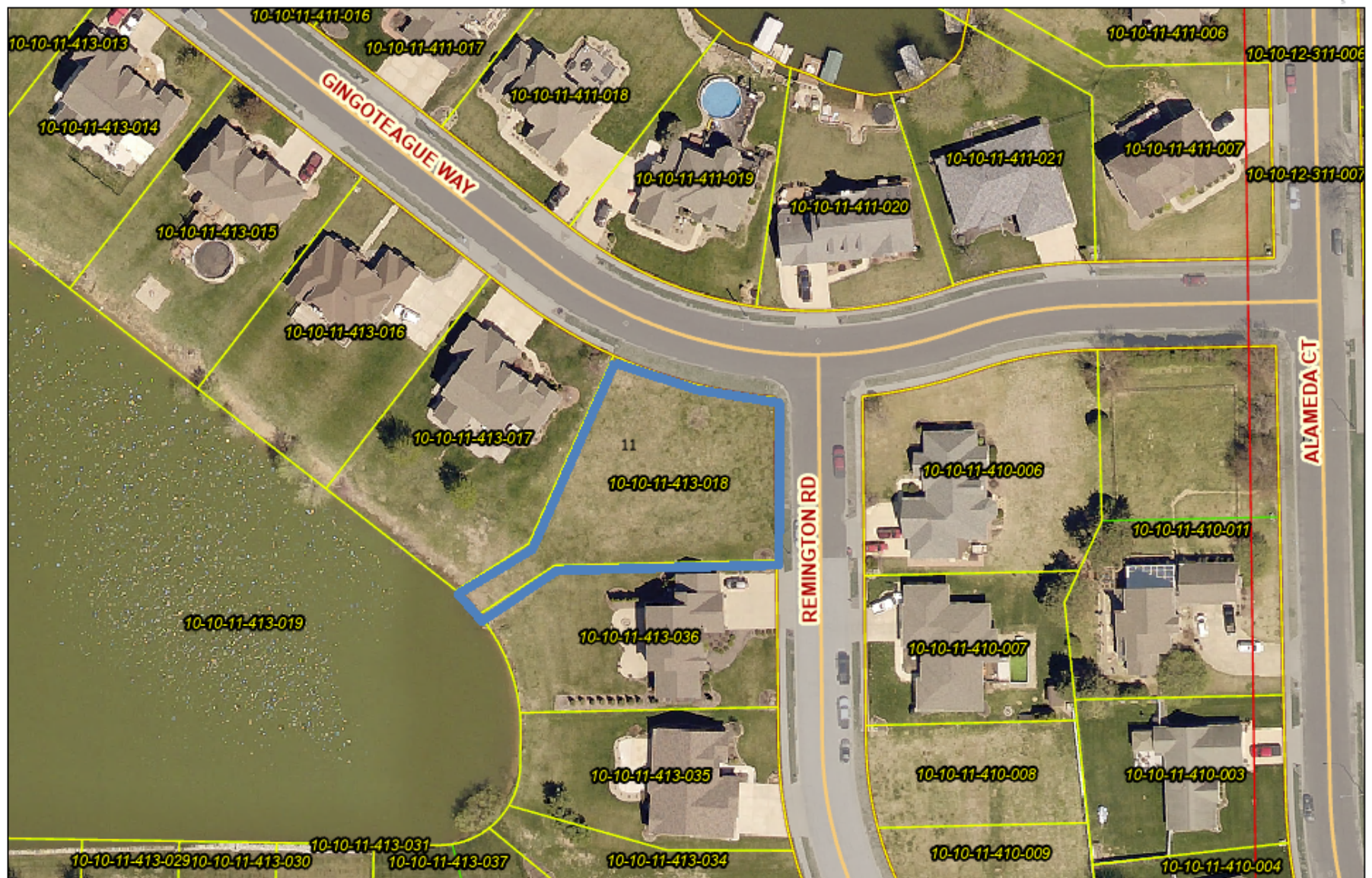
4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

YES

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

N/A ABSOLUTELY BEST FOR ALL

Tazewell County GIS



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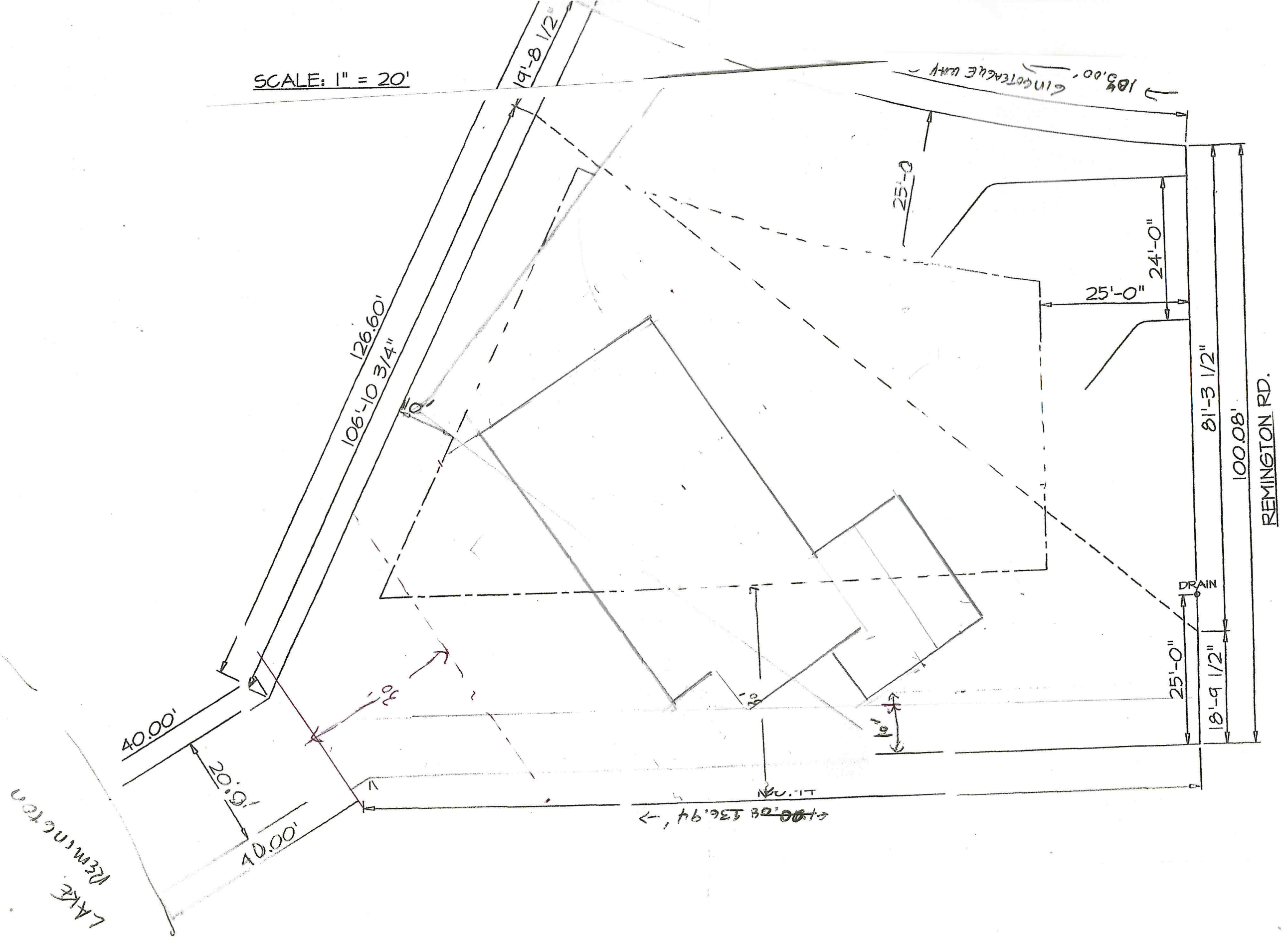
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Gingoteague Way

Remington Rd
2099

SCALE: 1" = 20'



April 4, 2024

To:

Pekin IL Zoning Board of Appeals
111 South Capitol Street
Pekin, IL 61554

From:

Jeff and Marresa Lugeanbeal
2001 Remington Road Phone: 309-530-7193
Pekin, IL 61554

Attention: Nic Maquette and the Pekin IL Zoning Board of Appeals

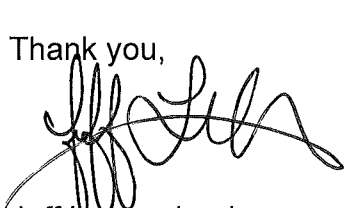
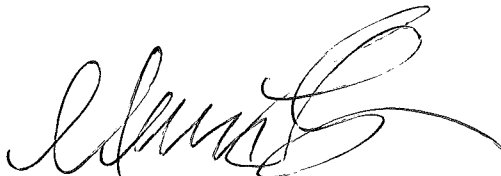
We are writing to express our strong opposition to granting a building setback variance for the purpose of fitting a large single family home on the empty lot adjacent to our home at 2001 Remington Road, Pekin, IL.

Allowing this Variance has the strong possibility of negatively impacting our home value at 2001 Remington road by allowing a home to be built closer to our residence than the city normally allows.

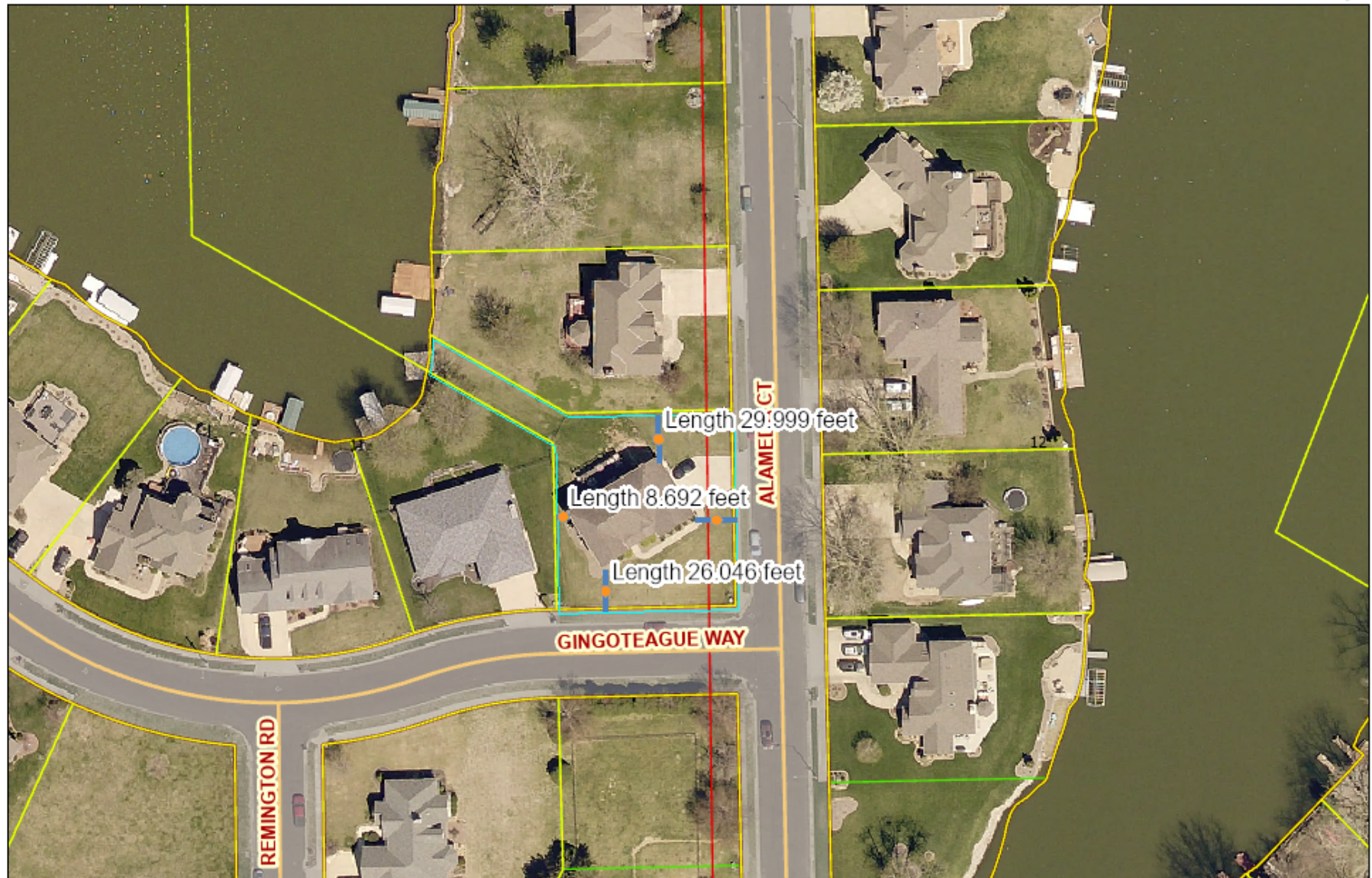
Allowing this variance has the strong possibility that the City of Pekin will be unable to have reasonable access to the storm drain that runs along the North side of 2001 Remington Road and the empty lot where the variance is being requested.

Allowing this variance will detract from the esthetics of the neighborhood. Each home in our neighborhood is evenly spaced and allowing this variance would be allowing one home in our neighborhood to be on top of ours. This is unacceptable.

Thank you,



Jeff Lugeanbeal
Marresa Lugeanbeal

Tazewell County GIS



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REQUEST FOR COUNCIL ACTION

Agenda Date: April 10, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case RZ 2024-03** A Rezoning request submitted by the City of Pekin from ED-1 Economic Development District to B-3 General Business District for the vacant property located at 121 South 2nd street with a legal description, SEC 34 T25N R5W ORIGINAL TOWN ALL LOTS 6 THRU 17 & ADJ ALLEY BLK 2 SE 1/4, with the following PIN: 04-04-34-455-005, in Tazewell County, Illinois.

DESCRIPTION: **Case RZ 2024-03**

A Rezoning request submitted by the City of Pekin from ED-1 Economic Development District to B-3 General Business District for the vacant property located at 121 South 2nd street with a legal description, SEC 34 T25N R5W ORIGINAL TOWN ALL LOTS 6 THRU 17 & ADJ ALLEY BLK 2 SE 1/4, with the following PIN: 04-04-34-455-005, in Tazewell County, Illinois.

SUMMARY

On March 7, 1994, the City Council passed Ordinance No.1568-A61 that changed the zoning for multiple properties throughout the City. The vacant property commonly known as 121 South 2nd Street with PIN # 04-04-34-455-005 and with a legal description of SEC 34 T25N R5W ORIGINAL TOWN ALL LOTS 6 THRU 17 & ADJ ALLEY BLK 2 SE 1/4 was zoned ED-1 which staff believes stood for Economic Development District 1. The zoning designation of ED-1 does not currently exist within the city code and staff has not been able to find an Ordinance that would have changed the zoning since it was changed on March 7, 1994. City Staff has conducted an extensive and in depth search of this property's records and the zoning maps that have been approved since 1994 and have found that all zoning maps since 1994 show the above-mentioned property as being zoned B-3 General Business. The City has recently entered into an agreement to sell this property to the Center of Prevention of Abuse and their intended use would be required to operate within the B-3 General Business District. Due to not finding an ordinance that affirms that this property is zoned B-3 staff does recommend that the Zoning Board of Appeals recommend to the City Council that this property be officially zoned B-3 General Business.

STAFF NOTES

- Staff Recommends Approval.

FINANCIAL IMPACT:

REVIEWED BY:



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ORDINANCE NO. 1568-A61***AN ORDINANCE AMENDING A PART AND PORTION
OF ORDINANCE NO. 1568 OF THE CITY OF
PEKIN, TAZEWELL COUNTY, ILLINOIS,
KNOWN AS THE ZONING ORDINANCE***

WHEREAS, a request, pursuant to Article XIX of the Zoning Ordinances of the City of Pekin, was submitted by the City of Pekin to amend the Zoning Ordinance of the City of Pekin; and

WHEREAS, pursuant to 65 ILCS 5/11-15.1-3, due public notice was given of a hearing on the said Petition to be held on February 23, 1994, at 6:30 P.M. in the City Council Chambers, City Hall, Pekin, Tazewell County, Illinois, by publication in the Pekin Daily Times on February 9, 1994, a newspaper in general circulation in the City of Pekin; and

WHEREAS, the Pekin Planning and Zoning Commission duly conducted said hearing, and the Pekin Planning and Zoning Commission recommends to this Council that the said Petition for Zoning be approved and that a zoning ordinance be adopted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS:

SECTION 1. That the City of Pekin, Illinois, Ordinance No. 1568 be and the same is hereby amended to rezone the following properties, to-wit:

Lots 1 through 8, Block 49, Original Town, now City of Pekin, and part of Market Street lying between 4th and 5th Streets, Tazewell County, Illinois

from I-1 to B-3;

All of Block 9 and 10, Original Town, now City of Pekin, and part of Market Street lying West of Second Street, Tazewell County, Illinois

from I-2 to B-3;

Lots 1 through 6 and 12 through 18, Block 11, and Lots 1 through 5 and Lot 16 in Block 12, Original Town, now City of Pekin, Tazewell County, Illinois

from I-1 to RM-2; and

Area bounded by Broadway Road on the South, Eighth Street on the East, Caroline Street on the North and the Illinois River on the West, Pekin, Tazewell County, Illinois more particularly described as follows:

Original Town, Block 101

Lot 1 90-04-04-35-326-001

Original Town, Resub of Block 102

Lot A 90-04-04-35-330-002
Lot B 90-04-04-35-330-001

Original Town, Block 103

Lots 1, 2, 3, 4, 5 and 6 90-04-04-35-334-001
Lots 7, 8, 9, 10, 11, 12, 13 90-04-04-35-334-002

Original Town, Block 104

Lots 1, 2, 3, 4, 5, 7, 15 and 16 90-04-04-35-338-001

Original Town, Block 93

Lots 1, 2, 3, 4, 5, 15 and 16 90-04-04-35-340-007

Original Town, Block 94

Lots 1 and 2 90-04-04-35-337-001
Lots 3, 4, West $\frac{1}{2}$ of Lot 12,
Lots 13, 14, 15 and 16 90-04-04-35-337-003
West $\frac{1}{2}$ of Lot 5 90-04-04-35-337-004
East $\frac{1}{2}$ of Lot 5 90-04-04-35-337-012
Lots 6, 7 and 8 90-04-04-35-337-005
East $\frac{1}{2}$ of Lot 12 90-04-04-35-337-008
Lot 11 and Part of Lot 10 90-04-04-35-337-009
Part of Lot 10 and Part of Lot 10 90-04-04-35-337-010
Part of Lot 9 90-04-04-35-337-011

Original Town, Block 95

Lot 1 90-04-04-35-333-001
Lot 2 90-04-04-35-333-002
Lot 3 90-04-04-35-333-003
Lot 4 90-04-04-35-333-004
Lot 5 90-04-04-35-333-005
Lots 6, 7, 8, 9 and 10 90-04-04-35-333-006
Part of Lot 11 90-04-04-35-333-013
Part of Lot 11, Part of Lot 12 90-04-04-35-333-012
Part of Lot 12, Part of Lot 13 90-04-04-35-333-011
Part of Lot 13, Lot 14,
East Part of Lot 15 90-04-04-35-333-010
West Part of Lot 15 90-04-04-35-333-009
North Part of Lot 16 90-04-04-35-333-007
South Part of Lot 16 90-04-04-35-333-008

Original Town, Block 96

Lot 1	90-04-04-35-329-001
Lot 2	90-04-04-35-329-002
Lot 3, West Part of Lot 4	90-04-04-35-329-003
East Part of Lot 4	90-04-04-35-329-004
Lot 5	90-04-04-35-329-005
Lot 6	90-04-04-35-329-006
Lot 7	90-04-04-35-329-007
South $\frac{1}{2}$ of Lot 8	90-04-04-35-329-009
North $\frac{1}{2}$ of Lot 8	90-04-04-35-329-008
Lot 9	90-04-04-35-329-017
Lot 10	90-04-04-35-329-016
Lot 11	90-04-04-35-329-015
Lot 12	90-04-04-35-329-014
Lot 13	90-04-04-35-329-013
Lot 14	90-04-04-35-329-012
Lot 15	90-04-04-35-329-011
Lot 16	90-04-04-35-329-010

Original Town, Block 97

Lot 1	90-04-04-35-324-001
Lot 2	90-04-04-35-324-002
West Part of Lot 3	90-04-04-35-324-003
East Part of Lot 3, West Part of Lot 4	90-04-04-35-324-004
East Part of Lot 4, Lot 5	90-04-04-35-324-005
Northwest part of Lot 6	90-04-04-35-324-006
Northeast Part Lot 6, North Part of Lot 7 and Northwest Part of Lot 8	90-04-04-35-324-007
Northeast part of Lot 8	90-04-04-35-324-008
North part of Lot 9	90-04-04-35-325-007
South Part of Lot 9	90-04-04-35-325-008
East Part of Lot 10	90-04-04-35-325-006
West Part of Lot 10, Southeast Part of Lot 11	90-04-04-35-325-005
South Part of Lot 12, Southwest Part of Lot 11	90-04-04-35-325-004
South Part of Lot 13, Southeast Part of Lot 14	90-04-04-35-325-003
Southwest Part of Lot 15, South South Part of Lot 16	90-04-04-35-325-001

Original Town, Block 87

Lots 1 and 2	90-04-04-35-323-001
Lot 3	90-04-04-35-323-002
Lot 4	90-04-04-35-323-003
Lot 5	90-04-04-35-323-004
Lot 6	90-04-04-35-323-005
West Part of Lot 7	90-04-04-35-323-006
Northeast Part of Lot 7, North $\frac{1}{2}$ of Lot 8	90-04-04-35-323-007

Southeast Part of Lot 7,
 South $\frac{1}{2}$ of Lot 8
 North Part Lot 9, North Part of Lot 10
 North Part of Lot 11, North Part of
 Lot 12, North Part of Lot 13, North
 Part Lot 14
 Lot 15
 Lot 16

90-04-04-35-323-008

90-04-04-35-323-011

90-04-04-35-323-010

90-04-04-35-323-009

Original Town, Block 88

Lot 1 and Lot 2
 Lot 3
 West Part of Lot 4
 East Part of Lot 4, West $\frac{1}{2}$ of Lot 5
 East $\frac{1}{2}$ of Lot 5, West $\frac{1}{2}$ of Lot 6
 East $\frac{1}{2}$ of Lot 6, West $\frac{1}{2}$ of Lot 7
 East $\frac{1}{2}$ of Lot 7, Lot 8
 Lot 9
 Lot 10
 Lot 11
 Lot 12
 Lot 13
 Lot 14
 Lots 15 and 16

90-04-04-35-328-001

90-04-04-35-328-002

90-04-04-35-328-003

90-04-04-35-328-004

90-04-04-35-328-005

90-04-04-35-328-006

90-04-04-35-328-007

90-04-04-35-328-014

90-04-04-35-328-013

90-04-04-35-328-012

90-04-04-35-328-011

90-04-04-35-328-010

90-04-04-35-328-009

90-04-04-35-328-008

Original Town, Block 89

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9,
 10, 11, 12 and 13
 Lots 14, 15 and 16

90-04-04-35-332-001

90-04-04-35-332-008

Original Town, Block 90

North $\frac{1}{2}$ of Lot 1, Lot 2
 South $\frac{1}{2}$ of Lot 1
 Lot 3
 Lot 4
 Lot 5
 Lot 6 and West Part of Lot 7
 East Part of Lot 7, West Part of Lot 8
 East Part of Lot 8
 Lots 9 and 10, East Part of Lot 11
 West Part of Lot 11
 East $\frac{1}{2}$ of Lot 12
 Part of Lot 12
 West Part of Lot 12,
 East Part of Lot 13
 West Part of Lot 13
 East Part of Lot 14
 West Part of Lot 14
 Lot 15
 Lot 16

90-04-04-35-336-001

90-04-04-35-336-002

90-04-04-35-336-003

90-04-04-35-336-004

90-04-04-35-336-009

90-04-04-35-336-006

90-04-04-35-336-007

90-04-04-35-336-008

90-04-04-35-336-018

90-04-04-35-336-017

90-04-04-35-336-016

90-04-04-35-336-015

90-04-04-35-336-014

90-04-04-35-336-013

90-04-04-35-336-012

90-04-04-35-336-011

90-04-04-35-336-010

90-04-04-35-336-009

Original Town, Block 91

BOOK 4098 PAGE 126

Lot 1	90-04-04-35-339-001
West Part of Lot 2	90-04-04-35-339-002
East Part of Lot 2	90-04-04-35-339-003
West Part of Lot 3	90-04-04-35-339-004
East Part of Lot 3	90-04-04-35-339-005
West Part of Lot 4	90-04-04-35-339-006
Part of Lot 4	90-04-04-35-339-007
East Part of Lot 4, West Part of Lot 5	90-04-04-35-339-008
East Part of Lot 5, West Part of Lot 6	90-04-04-35-339-009
East Part of Lot 6, Lots 7 and 8	90-04-04-35-339-018
Lots 9, 10, 11 and 12	90-04-04-35-339-015
Lot 13	90-04-04-35-339-014
Lot 14	90-04-04-35-339-013
Lots 15 and 16	90-04-04-35-339-012

Original Town, Block 75

West Part of Lot 1	90-04-04-35-322-001
East Part of Lot 1, West $\frac{1}{2}$ of Lot 2	90-04-04-35-322-002
East $\frac{1}{2}$ of Lot 2, West Part of Lot 3	90-04-04-35-322-003
East Part of Lot 3, West Part of Lot 4	90-04-04-35-322-004
East Part of Lot 4	90-04-04-35-322-005
Lot 5	90-04-04-35-322-006
Lot 6	90-04-04-35-322-007
Lots 7 and 8	90-04-04-35-322-008
Lots 9 and 10	90-04-04-35-322-013
Lot 11	90-04-04-35-322-012
Lot 12	90-04-04-35-322-011
Lot 13	90-04-04-35-322-010
Lots 14, 15 and 16	90-04-04-35-322-009

Original Town, Block 74

North Part of Lot 1,	
North Part of Lot 2	90-04-04-35-327-001
Part of Lot 1, Part of Lot 2	90-04-04-35-327-002
South Part of Lot 1,	
South Part of Lot 2	90-04-04-35-327-003
Lot 3	90-04-04-35-327-004
Lots 4, 5, 6, 7 and 8	90-04-04-35-327-011
Lots 9 and 10	90-04-04-35-327-010
Lot 11	90-04-04-35-327-013
Lot 12	90-04-04-35-327-008
Lots 13 and 14	90-04-04-35-327-012
Lot 15	90-04-04-35-327-007
Lot 16	90-04-04-35-327-006

Original Town, Block 73

Lots 1 and 2	90-04-04-34-430-001
Lots 3 and 4	90-04-04-35-331-001
Lots 5, 6, 7, 8, 9, 10, 11 and 12	90-04-04-35-331-012
Lot 13	90-04-04-35-331-007

Lot 14
Lot 15
Lot 16

90-04-04-34-430-004
90-04-04-34-430-003
90-04-04-34-430-002

Original Town, Block 72

Lots 1, 2 and 3
Original Town, Block 92

90-04-04-34-435-001

Lots 1, 2, 3, 4 and 5

90-04-04-35-341-001

Original Town, Block 69

Lots 1, 2, 3 and 4

90-04-04-34-450-001

Original Town, Block 70

North Part of Lot 1, Part Lot 2 and
West Part of Lot 3
South Part of Lot 1, Part of Lot 2
East Part of Lot 3, Lot 4
Lots 5 and 6, West Part of Lot 7
East Part of Lot 7, Lot 8
Lot 9, East Part of Lot 10
West Part of Lot 10, Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
North part of Lot 16
South Part of Lot 16

90-04-04-34-445-001
90-04-04-34-445-002
90-04-04-34-445-003
90-04-04-34-445-004
90-04-04-34-445-005
90-04-04-34-445-013
90-04-04-34-445-012
90-04-04-34-445-011
90-04-04-34-445-010
90-04-04-34-445-009
90-04-04-34-445-008
90-04-04-34-445-006
90-04-04-34-445-007

Original Town, Block 71

Lot 1
West $\frac{1}{2}$ of Lot 2
East $\frac{1}{2}$ of Lot 2
West Part of Lot 3
Part of Lot 3
East Part of Lot 3
Lot 4, West $\frac{1}{2}$ of Lot 5
Part of Lot 5
East Part of Lot 5, Lot 6 and
West Part of Lot 7
Part of Lot 7
Part of Lot 7
Part of Lot 7 and West Part of Lot 8
Part of Lot 8
East Part of Lot 8
Lot 9
Lot 10
East Part of Lot 11
West Part of Lot 11,
East Part of Lot 12

90-04-04-34-440-001
90-04-04-34-440-002
90-04-04-34-440-003
90-04-04-34-440-004
90-04-04-34-440-005
90-04-04-34-440-006
90-04-04-34-440-007
90-04-04-34-440-008

90-04-04-34-440-009
90-04-04-34-440-010
90-04-04-34-440-011
90-04-04-34-440-012
90-04-04-34-440-013
90-04-04-34-440-014
90-04-04-34-440-023
90-04-04-34-440-022
90-04-04-34-440-021

90-04-04-34-440-020

West Part of Lot 12, Lot 13
 East Part of Lot 14
 West Part of Lot 14
 East Part of Lot 15
 West Part of Lot 15, Lot 16

90-04-04-34-440-019
 90-04-04-34-440-018
 90-04-04-34-440-017
 90-04-04-34-440-016
 90-04-04-34-440-015

Original Town, Block 68

Lots 1, 2, 3 and 4

90-04-04-34-454-001

Original Town, Block 67

Lot 1
 Lot 2
 Lot 3
 Lot 4
 Lot 5
 Lots 6, 7 and 8
 Lots 9 and 10
 Lot 11
 East $\frac{1}{2}$ of Lot 12
 West $\frac{1}{2}$ of Lot 12, East Part of Lot 13
 West Part of Lot 13
 Lot 14, 15 and 16

90-04-04-34-449-001
 90-04-04-34-449-002
 90-04-04-34-449-003
 90-04-04-34-449-004
 90-04-04-34-449-005
 90-04-04-34-449-006
 90-04-04-34-449-012
 90-04-04-34-449-011
 90-04-04-34-449-010
 90-04-04-34-449-009
 90-04-04-34-449-008
 90-04-04-34-449-007

Original Town, Block 66

Lots 1, 2, 3 and West Part of Lot 4
 East Part of Lot 4, West part of Lot 5
 East Part of Lot 5
 Lot 6 and West Part of Lot 7
 East Part of Lot 7, West Part of Lot 8
 East Part of Lot 8
 Lots 9, 10, 11 and 12
 Lot 13, East part of Lot 14
 West Part of Lot 14, Lots 15 and 16

90-04-04-34-444-001
 90-04-04-34-444-002
 90-04-04-34-444-003
 90-04-04-34-444-004
 90-04-04-34-444-005
 90-04-04-34-444-006
 90-04-04-34-444-009
 90-04-04-34-444-008
 90-04-04-34-444-007

Original Town, Block 65

Courthouse Square

90-04-04-34-43 9-001

Original Town, Block 64

Lots 1, 2 and 3
 Lot 4
 Lot 5
 Lot 6, West Part of Lot 7
 East Part of Lot 7, Lot 8
 East $\frac{1}{2}$ of Lot 9
 West $\frac{1}{2}$ of Lot 9, East Part of Lot 10
 West Part of Lot 10, Lot 11,
 East Part of Lot 12
 West Part of Lot 12,
 East Part of Lot 13

90-04-04-34-434-001
 90-04-04-34-434-002
 90-04-04-34-434-003
 90-04-04-34-434-004
 90-04-04-34-434-005
 90-04-04-34-434-016
 90-04-04-34-434-015
 90-04-04-34-434-013
 90-04-04-34-434-012

West Part of Lot 13,
 East Part of Lot 14
 Part of Lot 14
 West Part of Lot 14
 East part of Lot 15
 West Part of Lot 15,
 East part of Lot 16
 West Part of Lot 16

90-04-04-34-434-011
 90-04-04-34-434-010
 90-04-04-34-434-009
 90-04-04-34-434-008

 90-04-04-34-434-007
 90-04-04-34-434-006

Original Town, Block 63

Lot 1
 Lot 2
 Lot 3
 Lots 4 and 5
 Lot 6
 Lot 7
 Lot 8
 Lots 9 and 10
 Lot 11
 East Part of Lot 12
 West Part of Lot 12, Lots 13,
 14, 15 and 16

90-04-04-34-429-001
 90-04-04-34-429-002
 90-04-04-34-429-003
 90-04-04-34-429-004
 90-04-04-34-429-006
 90-04-04-34-429-007
 90-04-04-34-429-008
 90-04-04-34-429-012
 90-04-04-34-429-011
 90-04-04-34-429-010

 90-04-04-34-429-009

Original Town, Block 62

Lots 1, 2, 3 and South $\frac{1}{2}$ of Lot 4
 North $\frac{1}{2}$ of Lot 4, Lots 5, 6, 7, and 8
 Lot 9, East Part of Lot 10
 West Part of Lot 10
 East Part of Lot 11
 West Part of Lot 11,
 East Part of Lot 12
 Part of Lot 12
 West Part of Lot 12,
 East Part of Lot 13
 West Part of Lot 13
 Lot 14
 Lot 15
 Lot 16

90-04-04-34-421-001
 90-04-04-34-421-002
 90-04-04-34-421-012
 90-04-04-34-421-011
 90-04-04-34-421-010

 90-04-04-34-421-009
 90-04-04-34-421-008

 90-04-04-34-421-007
 90-04-04-34-421-006
 90-04-04-34-421-005
 90-04-04-34-421-004
 90-04-04-34-421-003

Original Town, Block 61

Lots 1, 2 and West Part of Lot 3
 East Part of Lot 3
 Lot 4
 Lot 5
 South $\frac{1}{2}$ of Lot 9, South $\frac{1}{2}$ of Lot 10,
 Lots 11, 12 and 13, North $\frac{1}{2}$ of Lot
 14, North $\frac{1}{2}$ of Lot 15, North $\frac{1}{2}$ of
 Lot 16
 South $\frac{1}{2}$ of Lot 16, South $\frac{1}{2}$ of Lot 15,
 South $\frac{1}{2}$ of Lot 14

90-04-04-34-417-001
 90-04-04-34-417-003
 90-04-04-34-417-004
 90-04-04-34-417-005

 90-04-04-34-417-006
 90-04-04-34-417-007

Original Town, Block 50

West Part of Lot 1,	90-04-04-34-416-001
West Part of Lot 2	90-04-04-34-416-002
East Part of Lot 2	90-04-04-34-416-003
Lot 3	90-04-04-34-416-004
Lot 4	90-04-04-34-416-005
Lot 5	90-04-04-34-416-006
Lot 6	90-04-04-34-416-007
Lot 7	90-04-04-34-416-008
Lot 8	90-04-04-34-416-009
Lots 9, 10, 11, 12, 13, 14, 15, 16	

Original Town, Block 49

North Part of Lot 1,	90-04-04-34-420-001
Northwest Part of Lot 2	90-04-04-34-420-002
South Part of Lot 1,	90-04-04-34-420-003
Southwest Part of Lot 2	90-04-04-34-420-004
East $\frac{1}{2}$ of Lot 2, Lot 3, 4 and 5,	90-04-04-34-420-005
South $\frac{1}{2}$ of Lot 6, South $\frac{1}{2}$ of Lot 7,	90-04-04-34-420-006
South $\frac{1}{2}$ of Lot 8	90-04-04-34-420-007
North $\frac{1}{2}$ of Lot 6, North $\frac{1}{2}$ of Lot 7,	90-04-04-34-420-008
North $\frac{1}{2}$ of Lot 8	90-04-04-34-420-009
Lots 9, 10, 11, 12 and 13.	
Lots 14, 15 and 16	

Original Town, Block 48

Lots 1, 2, 3, 4 and 5, West $\frac{1}{2}$ of Lot 6	90-04-04-34-428-001
East $\frac{1}{2}$ of Lot 6, Lot 7	90-04-04-34-428-002
Lot 8	90-04-04-34-428-003
Lots 9, 10 and 11	90-04-04-34-428-004
Lots 12 and 13	90-04-04-34-428-005
Lots 14, 13 and East Part of Lot 16	90-04-04-34-428-006
West Part of Lot 16	90-04-04-34-428-007

Original Town, Block 47

Lot 1	90-04-04-34-433-001
Lots 2 and 3, West $\frac{1}{2}$ of Lot 4	90-04-04-34-433-002
East $\frac{1}{2}$ of Lot 4, Lots 5 and 6,	90-04-04-34-433-003
West Part of Lot 7	90-04-04-34-433-004
East Part of Lot 7, Lot 8	90-04-04-34-433-005
Lot 9, East Part of Lot 10	90-04-04-34-433-006
West Part of Lot 10, Lot 11,	90-04-04-34-433-007
East Part of Lot 12	90-04-04-34-433-008
Part of Lot 12	90-04-04-34-433-009
Part of Lot 12	90-04-04-34-433-010
West Part of Lot 12,	90-04-04-34-433-011
East Part of Lot 13	90-04-04-34-433-012
Part of Lot 13	90-04-04-34-433-013
West Part of Lot 13,	90-04-04-34-433-014
East part of Lot 14	90-04-04-34-433-015
Part of Lot 14	90-04-04-34-433-016

West Part of Lot 14,
 East Part of Lot 15
 West Part of Lot 15, Lot 16

90-04-04-34-433-008
 90-04-04-34-433-007

Original Town, Block 46

West ½ of Lot 1
 East Part of Lot 1
 West Part of Lot 2
 East Part of Lot 2, Lot 13
 West Part of Lot 4
 Part of Lot 4
 Part of Lot 4
 East Part of Lot 4,
 West ½ of Lot 5
 East ½ of Lot 5,
 West Part of Lot 6
 East Part of Lot 6
 West ½ of Lot 7
 East ½ of Lot 7
 Lot 9
 Lots 10, 11, and 12,
 East Part of Lot 13
 West Part of Lot 13
 Lots 14 and 15
 East ½ of Lot 16
 West part of Lot 16, Lots 17 and 18

90-04-04-34-438-001
 90-04-04-34-438-002
 90-04-04-34-438-003
 90-04-04-34-438-004
 90-04-04-34-438-007
 90-04-04-34-438-008
 90-04-04-34-438-009

90-04-04-34-438-010

90-04-04-34-438-011
 90-04-04-34-438-012
 90-04-04-34-438-016
 90-04-04-34-438-014
 90-04-04-34-438-015

90-04-04-34-438-020
 90-04-04-34-438-019
 90-04-04-34-438-018
 90-04-04-34-438-017
 90-04-04-34-438-016

Original Town, Block 45

West Part of Lot 1
 East Part of Lot 1, Lot 2
 Lots 3 and 4, West ½ of Lot 5
 East h of Lot 5, Lots 6, 7 and 8
 Lots 9, 10, 11 and 12
 Lot 13
 Lot 14
 Lots 15 and 16

90-04-04-34-438-001
 90-04-04-34-438-002
 90-04-04-34-438-003
 90-04-04-34-438-004
 90-04-04-34-438-008
 90-04-04-34-438-007
 90-04-04-34-438-006
 90-04-04-34-438-005

Original Town, Block 44

Lot 1, West Part of Lot 2
 East part of Lot 2, Lot 3
 Lot 4
 Lot 5
 Lot 6
 Lots 7 and 8
 Lot 10
 Lot 11
 Lot 12
 Lots 13, 14, 15 and 16

90-04-04-34-448-001
 90-04-04-34-448-002
 90-04-04-34-448-003
 90-04-04-34-448-004
 90-04-04-34-448-005
 90-04-04-34-448-006
 90-04-04-34-448-012
 90-04-04-34-448-011
 90-04-04-34-448-010
 90-04-04-34-448-007

Original Town, Block 43

BOOK 4098 PAGE 132

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11,
12, 13, 14, 15 and 16; also
fractional triangular block bounded
by Third, Broadway and Susannah
Streets

90-04-04-34-453-001

Original Town, Block 34

Lot 1, West $\frac{1}{2}$ of Lot 2
East $\frac{1}{2}$ of Lot 2
Lot 3
Lot 4
West Part of Lot 5
East Part of Lot 5, Lot 6
West Part of Lot 7
East Part of Lot 7, Lot 8
Lots 13, 14, 15 and 16
Lots 9, 10, 11 and 12

90-04-04-34-415-001
90-04-04-34-415-002
90-04-04-34-415-003
90-04-04-34-415-004
90-04-04-34-415-005
90-04-04-34-415-006
90-04-04-34-415-007
90-04-04-34-415-008
90-04-04-34-415-009
90-04-04-34-415-010

Original Town, Block 35

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,
11, 12 and 13
Lots 14, 15 and 16

90-04-04-34-419-002
90-04-04-34-419-001

Original Town, Block 36

Lots 1 and 2
Lot 3
West Part of Lot 4
East Part of Lot 4, West Part of Lot 5
East part of Lot 5, Lot 6
North $\frac{1}{2}$ of Lot 7, North $\frac{1}{2}$ of Lot 8
South $\frac{1}{2}$ of Lot 7, South $\frac{1}{2}$ of Lot 8,
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lots 15 and 16

90-04-04-34-427-001
90-04-04-34-427-002
90-04-04-34-427-003
90-04-04-34-427-004
90-04-04-34-427-005
90-04-04-34-427-006
90-04-04-34-427-007
90-04-04-34-427-012
90-04-04-34-427-011
90-04-04-34-427-014
90-04-04-34-427-013
90-04-04-34-427-009
90-04-04-34-427-008

Original Town, Block 37

Lots 1 and 2
Lot 3
Lot 4
West Part of Lot 5
East Part of Lot 5
Lots 6, 7, 8 and 9
East Part of Lot 10
West Part of Lot 10
East Part of Lot 11

90-04-04-34-432-001
90-04-04-34-432-002
90-04-04-34-432-003
90-04-04-34-432-004
90-04-04-34-432-005
90-04-04-34-432-006
90-04-04-34-432-017
90-04-04-34-432-016
90-04-04-34-432-015

West Part of Lot 11	90-04-04-34-432-014
East Part of Lot 12	90-04-04-34-432-013
Part of Lot 12	90-04-04-34-432-012
West Part of Lot 12,	
East part of Lot 13	90-04-04-34-432-011
West Part of Lot 13,	
East Part of Lot 14	90-04-04-34-432-010
West Part of Lot 14	90-04-04-34-432-009
Lot 15, East Part of Lot 16	90-04-04-34-432-008
West Part of Lot 16	90-04-04-34-432-007

Original Town, Block 38

Lots 1, 2, 3, 4, 5, 6, 8, 9, 10 and	
11, East Part of Lot 12, Lots 1, 2	
and 3 of a resub of Lot 7	90-04-04-34-437-001
West Part of Lot 12, Lots 13, 14,	
15 and 16	90-04-04-34-437-018

Original Town, Block 42

Lots 1, 2, 3, 4, 5, 6, 7, 8 and	90-04-04-34-456-014
Lots 10 and 11	90-04-04-34-456-012
Lot 12	90-04-04-34-456-011
Lot 13	90-04-04-34-456-010
Lot 14	90-04-04-34-456-009
North Part of Lot 15,	
North Part of Lot 16	90-04-04-34-456-006
South Part of Lot 15	90-04-04-34-456-008
South Part of Lot 16	90-04-04-34-456-007

Lots 1, 2 and 3 of fractional	
triangular block bounded by Second,	
Cynthiana and Broadway Streets	90-04-04-34-460-001

Original Town, Block 41

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11,	
12, 13, 14, 15 and 16	90-04-04-34-452-001
Lot 1	90-04-04-34-452-011

Original Town, Block 40

Lots 1, 2, 3, 4, 5, 6, 7 and 8	90-04-04-34-447-001
Lot 9	90-04-04-34-447-013
Lot 10	90-04-04-34-447-012
East Part of Lot 11	90-04-04-34-447-011
West Part of Lot 11,	
East Part of Lot 12	90-04-04-34-447-010
West Part of Lot 12	90-04-04-34-447-009
Lot 13	90-04-04-34-447-008
Lot 14	90-04-04-34-447-007
Lot 15	90-04-04-34-447-006
Lot 16	90-04-04-34-447-005

Original Town, Block 39

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,
11, 12, 13, 14, 15 and 16

90-04-04-34-442-001

Original Town, Block 1

Lots 3 and 4
Lots 5, 6, 7, 8, 9, 10, 11, 12 and 13
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
Lot 1
Lot 2

90-04-04-34-459-001
90-04-04-34-459-002
90-04-04-34-459-009
90-04-04-34-459-008
90-04-04-34-459-007
90-04-04-34-459-006
90-04-04-34-459-005
90-04-04-34-459-004
90-04-04-34-459-003

Original Town, Block 2

Lot 3
Lot 4
West $\frac{1}{2}$ of Lot 5
East $\frac{1}{2}$ of Lot 5
Lots 6, 7, 8, 9, 10, 11, 12, 13,
14 and 15
Lot 16
Lot 17
Lot 18
Lots 1 and 2

90-04-04-34-455-002
90-04-04-34-455-001
90-04-04-34-455-003
90-04-04-34-455-004
90-04-04-34-455-005
90-04-04-34-455-009
90-04-04-34-455-008
90-04-04-34-455-007
90-04-04-34-455-006

Original Town, Block 3

Lots 3, 4 and 5
Lot 6
Lot 7
Lots 8, 9, 10, 11, 12, 13, 14 and 15
Lot 16
Lot 17
East Part of Lot 18
Lots 1 and 2, West Part of Lot 18

90-04-04-34-451-001
90-04-04-34-451-002
90-04-04-34-451-003
90-04-04-34-451-008
90-04-04-34-451-007
90-04-04-34-451-006
90-04-04-34-451-005
90-04-04-34-451-004

Lots 1 and 2 of fractional triangular
block bounded by Front, Sara Ann and
Broadway Streets

90-04-04-34-458-001

Original Town, Block 4

South Part of Lot 1,
South Part of Lot 18
North Part of Lot 1, Lots 2, 3, 4 and
5, North Part of Lot 18
Lot 6
Lot 7

90-04-04-34-446-007
90-04-04-34-446-001
90-04-04-34-446-002
90-04-04-34-446-003

West Part of Lot 8
 East Part of Lot 8, Lots 9 and 10
 Lot 11
 Lots 12, 13 and 14
 Lot 15
 Lot 16
 Lot 17

90-04-04-34-446-004
 90-04-04-34-446-005
 90-04-04-34-446-006
 90-04-04-34-446-011
 90-04-04-34-446-010
 90-04-04-34-446-009
 90-04-04-34-446-008

Original Town, Block 5

Lots 3 and 4
 Lot 5
 Lot 6
 Lot 7
 Lot 8
 Lot 9
 Lot 10
 North Part of Lot 11
 South Part of Lot 11
 Lot 12
 Lot 13
 Lot 14
 Lot 15
 Lot 16
 Lot 17, East $\frac{1}{2}$ of Lot 18
 West $\frac{1}{2}$ of Lot 18, Lots 1 and 2

90-04-04-34-441-001
 90-04-04-34-441-002
 90-04-04-34-441-003
 90-04-04-34-441-004
 90-04-04-34-441-005
 90-04-04-34-441-006
 90-04-04-34-441-007
 90-04-04-34-441-008
 90-04-04-34-441-009
 90-04-04-34-441-016
 90-04-04-34-441-015
 90-04-04-34-441-014
 90-04-04-34-441-013
 90-04-04-34-441-012
 90-04-04-34-441-011
 90-04-04-34-441-010

Original Town, Block 6

Lots A, B, C, D, E, F, G, H and I of
 resub of Lots 3-9
 Lots 10, 11, 12, 13, 14 and 15,
 East Part of Lot 16
 West Part of Lot 16, Lots 17, 18,
 1 and 2

90-04-04-34-436-001
 90-04-04-34-436-010
 90-04-04-34-436-013

Original Town, Block 7

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,
 11, 12, 13, 14, 15, 16, 17 and 18

90-04-04-34-431-001

Original Town, Block 8

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,
 11, 12, 13, 14, 15, 16, 17 and 18

90-04-04-34-426-001

Original Town, Block 9

Part of Lot 12, Part of Lot 13, Part
 of Lot 14, Part of Lot 15, Part of
 Lot 16, Part of Lot 17
 Part of Lot 12, Part of Lot 13, Part
 of Lot 14, Part of Lot 15
 Part of Lot 1, Part of Lot 2, Part of
 Lot 9, Part of Lot 16, Part of Lot

90-04-04-34-418-002

90-04-04-34-418-001

17, Part of Lot 18
 Part of Lot 10, Part of Lot 11,
 Part of Lot 9

90-04-04-34-418-004

90-04-04-34-418-003

Original Town, Block 10

Part of Lot 9, Lot 10 and 11
 Part of Lot 12, Part of Lot 13
 Lot 13
 Lot 14
 Part of Lot 9, Part of Lot 8,
 Lots 5, 6 and 7, Part of Lot 3,
 Part of Lot 4
 Lot 15
 Lot 16
 Lot 17
 Lot 18
 Part of Lot 1
 Part of Lot 2

90-04-04-34-414-001

90-04-04-34-414-002

90-04-04-34-413-009

90-04-04-34-413-008

90-04-04-34-413-001

90-04-04-34-413-007

90-04-04-34-413-006

90-04-04-34-413-005

90-04-04-34-413-004

90-04-04-34-413-003

90-04-04-34-413-002

Together with all streets and abandoned streets and alleys with in
 the above set forth boundaries, and all Railroad property and
 abandoned or sold Railroad property within the above described
 Blocks and/or lots.

to ED-1.

The boundaries of said zoned real properties are set forth on a true and correct copy of the Plats of Survey of said properties attached hereto and marked as Exhibit A.

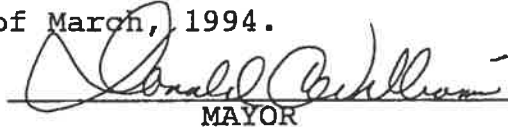
SECTION 2. That the official zoning map of the City of Pekin, Illinois, be and the same is hereby ordered amended to reflect the foregoing classifications.

SECTION 3. That the Clerk of the City of Pekin, Illinois, be and he is hereby authorized and directed to record a true and correct copy of this Ordinance.

PASSED in due form by the City Council of the City of Pekin, Illinois, at its meeting held on the 7th day of March, 1994.


MAYOR

APPROVED this 8th day of March, 1994.


MAYOR

ATTEST:


CITY CLERK

PEKIN, IL

(Downtown Area)



TIF 1



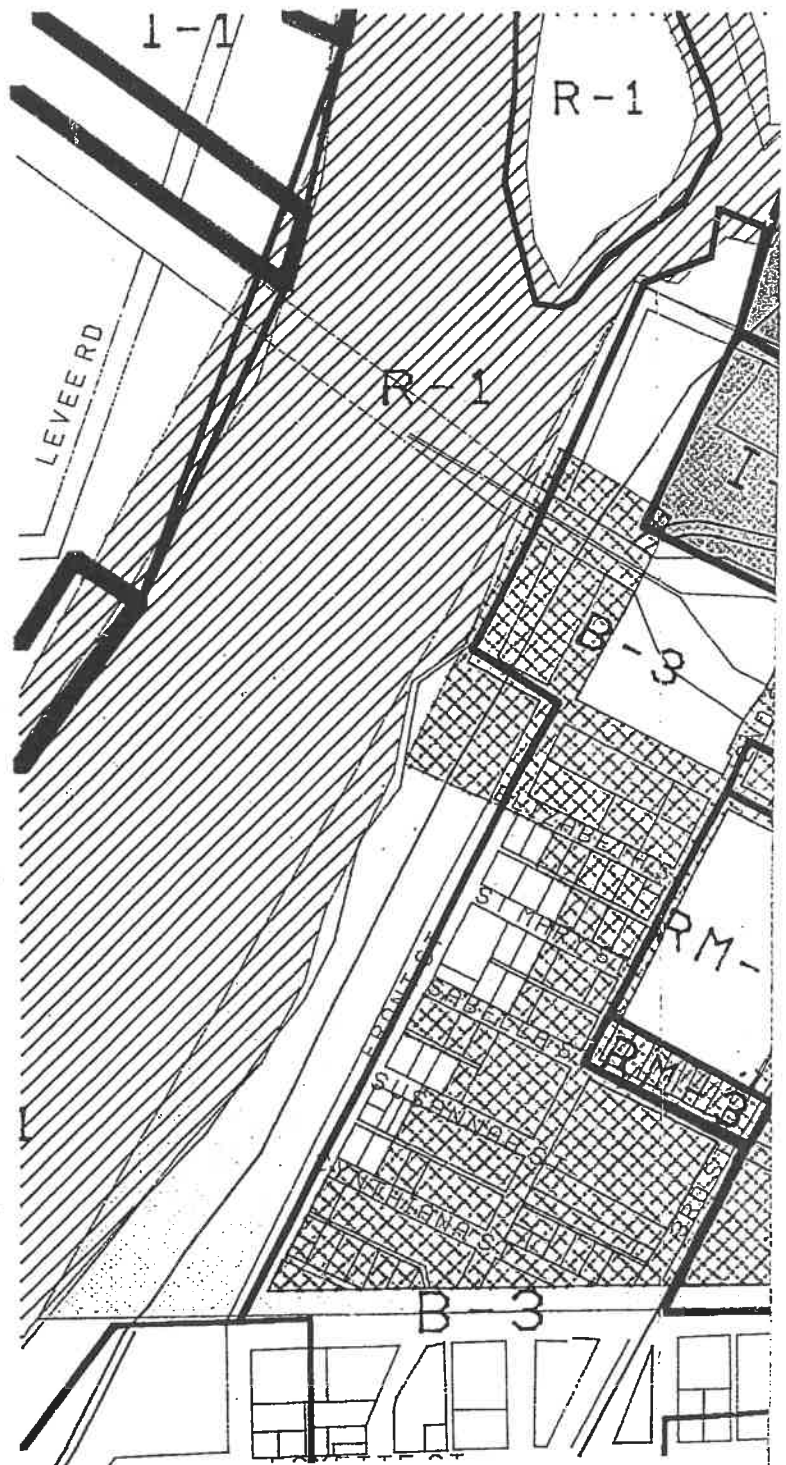
Proposed Ed-1



Proposed B-3



Proposed RM-2



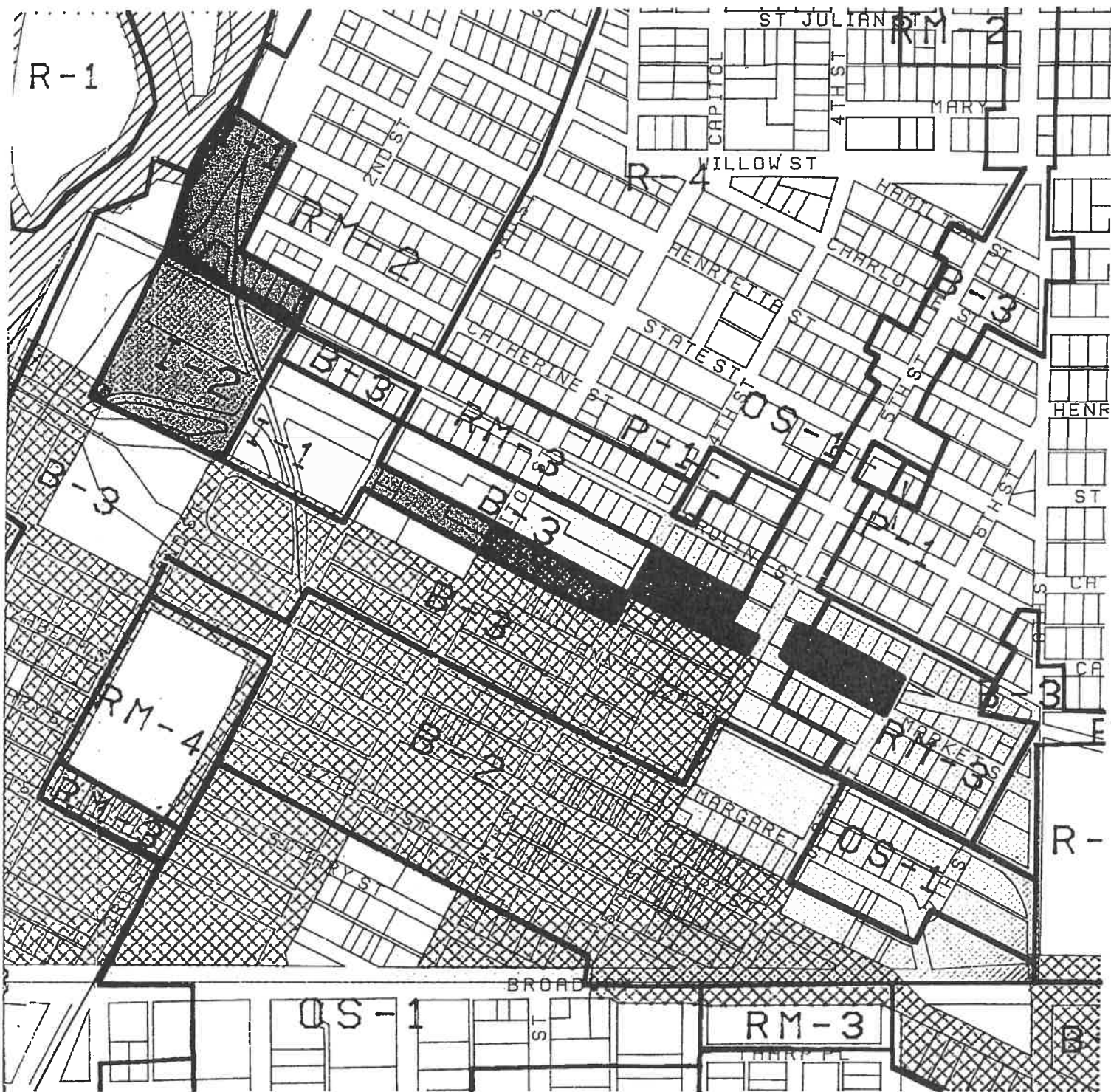


EXHIBIT "A"

CERTIFICATE

I, JAMES F. KAUTZ, CITY CLERK IN AND FOR THE CITY OF PEKIN,
IN THE COUNTIES OF TAZEWELL AND PEORIA, IN THE STATE OF ILLINOIS,
AND KEEPER OF THE RECORDS AND FILES THEREOF, AS PROVIDED BY
STATUTE, DO HEREBY CERTIFY THE FOREGOING TO BE A TRUE, PERFECT
AND COMPLETE COPY OF AN ORDINANCE PASSED BY THE CITY COUNCIL OF
THE CITY OF PEKIN AT ITS COUNCIL MEETING HELD ON MARCH 7, 1994.



James F. Kautz
JAMES F. KAUTZ, CITY CLERK

CERTIF.ORD/MD2

Sec. 4-3-8-8. Signs.

- (a) *Purpose.* The purpose of this Title is to establish a comprehensive system of sign controls regarding the construction, installation, and maintenance of signs that will:
- (1) Promote and protect the health, safety, and welfare of the City of Pekin by ensuring the compatibility of signs with surrounding structures and land uses.
 - (2) Create a more attractive business and economic climate by enhancing and protecting the orderly and effective display of signs and discourage sign clutter.
 - (3) Protect the public from hazardous conditions that result from the indiscriminate use and placement of signs, structurally unsafe signs, signs that obscure the vision of pedestrians or motorists, and signs that compete or conflict with necessary traffic signals, government signs, and warning signs.

(Prior Code, § 9-10-8; Ord. No. 2392-OA, 10-25-2004; Ord. No. 2501-OA-06/07, 11-17-2006; Ord. No. 2575-OA, 11-24-2008; Ord. No. 2590-OA-09/10, 7-27-2009; Ord. No. 2628-OA-10/11, 5-24-2010; Ord. No. 2636-OA-10/11, 2-28-2011; Ord. No. 2916-20-21 , § 2, 10-26-2020; Ord. No. 2925-20-21 , § 2, 11-23-2020; Ord. No. 4002-22-23 , § 2, 7-25-2022)

Sec. 4-3-8-8-1. Definitions.

As used in this Title, the following terms shall have the following definitions:

A-frame or sandwich board. A temporary sign not permanently attached to the ground which is hinged at the top forming the letter A. Two-sided and usually displayed on the sidewalk or ground.

Air dancer tube. An inflatable moving advertising product comprising a long fabric tube (with two or more outlets), which is attached to and powered by an electrical fan. As the electrical fan blows air through the fabric tube, this causes the tube to move about in a dynamic dancing or flailing motion.

Animated. A sign or display that uses movement or the appearance of movement through the use of patterns of lights, changes in color or light intensity, computerized special effects, video displays or through any other method, except for the scrolling of a static message or scene onto or off a signboard in one direction per message.

Attention getting devices. Are pennants, streamers or inflatable characters or symbols.

Awning sign. A sign with copy painted or affixed flat to the surface of an awning which does not extend vertically or horizontally past the limits of the awning.

Balloon sign. An inflated sign that's attached to the ground or some other anchor and is not a free-floating conveyance.

Banner (wall mounted). A temporary sign printed upon flexible material mounted with or without rigid frames on a building or the ground.

Blade sign. A pedestrian oriented sign, adjacent to a pedestrian walkway or sidewalk, attached to a building wall, with the exposed face of the sign perpendicular to the building.

Canopy. A roofed structure constructed of permanent materials that is supported by columns and may be freestanding or attached to a building.

Changeable message board signs (manually). A sign designed where a portion of the sign allows for a message to be changed manually. A changeable message board does not include electronic message signs.

Decorative base. A base of a ground sign that is constructed out of, or affixed or adorned with, limestone, sandstone, granite, stone, or other similar material customarily used in landscaping.

Directional signs. Signs required for the purpose of orientation, when established by the City, County, State or Federal government, shall be permitted in all districts.

Electronic message signs. A sign designed where a portion of the sign area uses changing light emitting diodes (LEDs), fiber optics, light bulbs or other illumination devices within the electronic display panel to form a message in text and/or image from where the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes. Time/temperature signs are not considered electronic message signs. Flashing signs, animated signs, and video display signs are not considered electronic message signs.

Flags. A symbol or emblem of a country, state, municipality or of fraternal, religious or civic organizations. Usually made of cloth, typically rectangular in shape attachable on one edge to a pole or rope.

Flashing sign. A sign with an intermittent or sequential flashing light source used primarily to attract attention. Flashing signs do not include electronic message signs.

Ground sign. A sign that is placed on or supported by the ground, independent of the principal structure on the lot, designed with a monument base that is an integral part of the sign structure.

Informational sign. Signs containing information about public places of historic, cultural, scientific, educational, or religious sites, and areas of natural scenic beauty or naturally suited for outdoor recreation, considered to be in the interest of the traveling public.

Light pole banner. Banners mounted on poles perpendicular to the light post.

Marquee. A canopy projecting over the entrance of a theater, hotel or arena that may display attractions and principal performers.

Menu board signs. A permanently mounted structure displaying the bill of fare for a drive in or drive thru business.

Monument sign. See ground sign.

Moving sign. A sign where the entire sign structure or a portion of which rotates, moves, elevates, or in any way alters position or geometry. A tri-vision sign where triangular prisms rotate inside a frame to show a new message and/or information are considered moving signs. Moving signs do not include clocks or barber poles.

Multi-tenant sign. A commercial development under unified control consisting of two or more separate commercial establishments sharing a common building, or which are in separate buildings that share a common access/entranceway or parking area.

Neon sign. A source of light for externally lit street signs supplied by a neon tube that is bent to form letters, symbols, or other shapes.

Off-premises sign. A sign advertising a business, person, activity, goods, products, or services not located on the site where the sign is installed, or that directs persons to any location not on that site.

On-premises sign. A sign advertising a business, person, activity, goods, products, or services located on the site where the sign is installed, or that directs persons to any location not on that site.

Pennant. Any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

Permanent sign. A sign permanently attached to the ground, wall or building that is intended to be displayed for an indefinite period of time.

Pole. A freestanding sign with visible support structure.

Portable reader. A sign whose principal supporting structure is intended, by design and construction, to rest upon the ground for support and may be easily moved or relocated for reuse. Portable reader-board signs include, but are not limited to, signs mounted upon a trailer, wheeled carrier, or other non-motorized mobile structure, with wheels or with wheels removed. Portable reader-board signs do not include A-frame signs.

Portable sign. Any sign that is not permanently anchored to a building, structure or permanently anchored in the ground and set in concrete to withstand 70-mile-an-hour winds.

Pylon. A type of ground sign that is affixed, attached, or erected on one or more poles, uprights, or braces from the ground and not supported by a building or a base structure.

Real estate sign. Signs used for advertising land or buildings for rent, lease and/or sale. Real estate signs shall be permitted only when located on the land or building intended to be rented, leased and/or sold.

Roof sign. A sign that is erected on the roof structure or parapet of any building with the principal support attached to the roof structure.

Sail/feather sign. An outdoor banner mounted to a pole used for attracting attention.

Searchlight. An attention-getting device where high intensity light is reflected upward in a focused beam and can turn in any direction to attract attention to a location. Also known as skybeams or sky spotlights.

Security sign. Signs that notify visitors of security measures which may include signs such as No trespassing, private property, video monitored, etc.

Suspended sign. A sign suspended from the underside of the horizontal plane surface of an awning, canopy, cantilever, marquee, arcade or gallery. Under-awning signs are distinct from blade signs, which are attached to the structure.

Temporary sign. A sign not permanently attached to the ground, wall or building that is intended to be displayed for a limited period of time.

Video display. A sign, or portion of a sign, that displays an electronic video, whether prerecorded or streaming.

Vision triangle. A triangular area determined by a diagonal line connecting two points measured along the property lines of abutting streets 25 feet equidistant from the intersection of those property lines, so as to obstruct or obscure the vision of drivers of motor vehicles on either or both streets.

Wall sign. A sign that is attached directly to an exterior wall of a building and dependent upon a building for support and projects 18 inches or less from the wall of a structure with the exposed face of the sign in a plane substantially parallel to the face of the wall. Window signs are not considered wall signs.

Window sign. A sign that is attached to, placed upon, or printed on the interior or exterior of a window or door of a building, or displayed on the interior within two feet of a window intended for viewing from the exterior of such a building. A window sign may be either permanent or temporary. Shadowbox design within display windows, where the window display is designed with a background enclosure against which signs are mounted that blocks view into the establishment, is considered a window sign and the entire area of the shadowbox is subject to the maximum sign area limitation.

(Ord. No. 4002-22-23 , § 2, 7-25-2022)

Sec. 4-3-8-8-2. General provisions.

- (a) *Conformance.* All signs shall be approved by the Building Official and shall conform to all applicable Code and Ordinances of the City of Pekin.

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- (b) *Sign permit.* No sign, unless specifically identified as exempt by this chapter may be erected, constructed, altered, or relocated without first applying for and receiving a permit.
- (1) Unless activity related to the erection, construction, alteration, or relocation of a sign has already commenced, all permits for the erection, construction, alteration, or relocation of any sign shall automatically expire on the 181st day after said permit was granted.
- (c) *Variances.* No sign may be erected, constructed, altered, or relocated that does not comply with the regulations of this Title unless a modification or variance is applied for and approved in accordance with this Section.
- (1) *Authority.* A sign variance may be authorized after a review by and recommendation from the Zoning Board of Appeals is forwarded to the City Council, who will make a final decision on an application. However, certain administrative modifications may be approved by the City Manager or his/her designee.
- (2) A sign variance may only be approved by the City Council. An administrative modification may be approved by the City Manager or his/her designee. Applications eligible for an administrative modification are defined in this Section.
- (3) Administrative modifications that may be approved by the City Manager or his/her designee are limited to the following:
- a. A modification to the maximum sign area or maximum sign height of no more than ten percent.
- b. Modifications or additions to the permitted sign materials.
- c. Modifications to the required sign landscape area and landscape materials.
- d. All other requests that are not administrative modifications are sign variances, where the Zoning Board of Appeals makes a recommendation, and the City Council makes a final decision.
- (4) *Process.* All applications for an administrative modification or sign variance must be filed with the Building Official as part of a complete sign permit application. Once it is determined that the application is complete, the Building Official will forward a copy of the application to the Zoning Administrator.
- (5) *Administrative modification.* The City Manager will approve, approve with conditions, or deny the requested administrative modification. The City Manager's decision must be based on evaluation of the application pursuant to the approval standards listed above.
- (6) The City Manager may also, at his/her discretion, determine that, because of its nature, a proposed administrative modification application, even if it meets the criteria of subsection (b) of this Section, must be resubmitted in accordance with the procedures for a sign variance with no additional fee.
- (7) If the City Manager denies the application for an administrative modification, the applicant may appeal the decision to the Zoning Board of Appeals, by resubmitting the application as a sign variance. For applications for administrative modification that sought relief enumerated in Section (c)(1), (2), and/or (3) above, no new fees for the sign variance are required. Appeals must be filed within 30 days of receipt of the City Manager's decision. In the event an application for administrative modification is denied because it sought relief that the City Manager is not authorized to grant, such denial is not appealable, but the applicant may, upon paying the requisite application fee, assert the same subject matter in a variance application.
- (8) *Sign variance.* Upon receipt of a completed variance application, the Zoning Board of Appeals will review the application and forward its recommendation to the City Council.

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- a. The Zoning Board of Appeals recommendation and the City Council's decision must be based on an evaluation of the application pursuant to the approval standards of subsection (d) of this Section.
 - b. The Zoning Board of Appeals may recommend, and the City Council may impose additional conditions and restrictions upon the location and construction of the sign as necessary to protect the public health, safety, and welfare.
 - c. The City Council will consider the sign variance after receipt of the Zoning Board of Appeals recommendation. The City Council will approve, approve with conditions, or deny the sign variance.
- (9) *Approval standards.* Approval of an administrative modification or sign variance must be based on the evaluation of the request pursuant to the following approval standards:
- a. The proposed sign is compatible with the character of the surrounding area.
 - b. The proposed sign is not detrimental to the development of the surrounding area.
 - c. The proposed sign is not detrimental to the public health, safety, or welfare.
- (10) *Expiration.* The sign variance or administrative modification is considered part of the sign permit and is subject to the expiration provisions for the sign permit. A sign variance or administrative modification is issued for the specific sign on the specific site indicated on the sign permit. Once such sign is removed or replaced, the sign variance or administrative modification is null and void.
- (d) *Sign surface area calculation.*
- (1) The area within a frame and including the frame itself shall be used to calculate the square footage of the sign.
 - (2) Should letters or graphics be mounted directly on a wall or fascia or in any such way as to be without a frame, the dimensions, the dimensions for calculating the square footage shall be the area contained within the periphery formed around such letters or graphics bounded by straight lines connecting the outermost points the sign.
 - (3) Only one side of a double-faced sign shall be used in calculating the total sign area, provided the information on both sides of the sign are exactly the same.

(Ord. No. 4002-22-23 , § 2, 7-25-2022)

Sec. 4-3-8-8-3. General sign standards.

All signs constructed, erected, modified, or altered must comply with the following standards:

- (1) *Prohibited installations.*
 - a. No sign may be erected in a location that violates the Building Code, Fire Code and other applicable City codes or ordinances.
 - b. Only signs that have been placed by or authorized by Federal, State, or the City may be installed on public property. Any sign installed on public property including rights-of-way without prior authorization may be removed by the City without notice.
 - c. No permanent sign may be erected on private property without the consent of the property owner or his/her authorized agent. When a sign permit applicant proposes to install a sign on property not owned by the applicant, written permission from the property owner or his/her authorized agent must be submitted as part of the sign permit application.

(2) *Construction standards.*

- a. Supports and braces must be designed as an integral part of the overall sign and obscured from public view to the extent technically feasible.
- b. All signs attached to a building must be installed and maintained so that wall penetrations are watertight, and the structure does not exceed allowable stresses of supporting materials. To the greatest extent feasible, such penetrations should be located at joints of masonry units, or at locations of structural members of wood or other like constructed façades.
- c. All signs must be designed and constructed in compliance with the Building Code, Electrical Code, and all other applicable codes and ordinances.
- d. All permanent signs must be constructed of rigid, weather-proof materials, as determined by the Building Official.
- e. Glass comprising any part of a sign must be safety glass.
- f. All letters, figures, characters, or representations in cut-out or irregular form, maintained in conjunction with, attached to, or superimposed upon any sign must be safely and securely built into or attached to the sign structure.
- g. Audio components are prohibited on any sign, with the exception of menu boards. For menu boards, the audio component is limited to communication between the customer and service window.
- h. Electrical wiring:
 - 1. All electrical fixtures, devices, circuits, conduits, raceways, or similar features must be installed and maintained in compliance with the current Electrical Code as adopted by the City.
 - 2. Conduits and other components of a sign illumination system must be designed as an integral part of the overall sign structure and obscured from public view to the extent technically feasible.

(3) *Required maintenance.*

- a. All signs must be kept in a safe and well-maintained condition and appearance and must be repainted or otherwise maintained by the property owner or business owner to prevent corrosion or deterioration caused by the weather, age, or any other condition.
- b. All signs must be maintained to prevent any kind of safety hazard, including faulty or deteriorated sign structures, a fire hazard, or an electrical shock hazard.
- c. All unused sign hardware or wiring must be removed. The Building Official will serve written notice to the permit holder and property owner that unused sign hardware or wiring must be removed within 30 days of written notice for permanent signs or 24 hours for temporary signs. If the unused sign hardware or wiring is not removed within the required time period, the Building Official may enforce this order through permitted enforcement procedures.
- d. If a sign is maintained in an unsafe or unsecured condition, it must be removed, or the condition corrected. The Building Official will serve written notice to the permit holder and property owner that the sign must be removed, or the condition corrected within 30 days of written notice for permanent signs or 24 hours for temporary signs. If the sign is not removed or the condition is not corrected within the required time period, the Building Official may enforce this order through permitted enforcement procedures.

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- e. The City may remove any sign that is an immediate public peril to persons or property summarily and without notice.

(4) *Illumination standards.*

- a. Any sign illumination, including gooseneck reflectors, external illumination, and internal illumination, must be designed, located, shielded, and directed to prevent the casting of glare or direct light upon roadways and surrounding properties, and prevent the distraction of motor vehicle operators or pedestrians in the public right-of-way.
- b. The sign face of internally illuminated signs must function as a filter to diffuse illumination. The sign face must cover all internal illumination components so that no exposed bulbs are visible.
- c. All external illumination of a sign must concentrate the illumination upon the printed area of the sign face.
- d. No sign illumination may be combined with reflective materials, such as mirrors, polished metal, or highly glazed tiles, which would increase glare.
- e. The use of neon or LED lighting as a sign accent is permitted only in the business, office, and industrial districts. When lit, lighting must be continuously illuminated. Flashing neon or LED lighting is prohibited.
- f. For all signs with the exception of electronic message signs, the maximum allowable foot-candle at the lot line is one foot-candle unless such signs are allowed to extend over the lot line, where the maximum of one foot-candle is measured at the back of curb or edge of pavement.
- g. For electronic message signs, the maximum brightness is limited to 5,000 nits when measured from the sign's face at its maximum brightness, during daylight hours, and 500 nits when measured from the sign's face at its maximum brightness between dusk and dawn, i.e., the time of day between sunrise and sunset. The sign must have an ambient light meter and automatic or manual dimmer control that produces a distinct illumination change from a higher allowed illumination level to a lower allowed level for the time period between one-half hour before sunset and one-half hour after sunrise.

(Ord. No. 4002-22-23 , § 2, 7-25-2022)

Sec. 4-3-8-8-4. Painted signs.

- (a) Painted signs shall be permitted on walls or other structures, provided that the sign complies with the requirements for painted murals set forth in Section 4-3-8-8-15.
- (b) After 20 continuous years of a display, the owner of a painted sign may file an Application for Historical Status with the Tourism Committee. The fee for such application shall be \$25.00. If after due inquiry the Tourism Committee determines that the painted sign has been continuously displayed for 20 years, the Tourism Committee shall recommend that the Council issue a written Certificate of Historical Status to the owner of the sign. Upon issuance of the Certificate of Historical Status, the owner of the sign shall be relieved of all maintenance obligations under subsection (a) above and Section 4-3-8-8-3(3)a.

(Ord. No. 4002-22-23 , § 2, 7-25-2022)

Sec. 4-3-8-8-5. Prohibited signs.

The following signs shall be prohibited within the City:

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- (1) Wall signs projecting above any roofline of a building or structure.
 - (2) Signs painted on any wall other than those permitted by Section 4-3-8-4.
 - (3) Signs using bare bulb lighting.
 - (4) Signs using illuminated intermittent lighting or flashing effects.
 - (5) Rotating or revolving signs.
 - (6) Reflecting signs that cause glare and visibility problems to adjoining properties or vehicular traffic.
 - (7) Signs or banners placed across any public right-of-way, except by permission of the City Council.
 - (8) Displays upon any sign or any other advertising structure of any obscene material. For purposes of this subsection, "obscene" means speech which (1) under community standards, appeals to the prurient interest; (2) taken as a whole, is a patently offensive depiction or description of sexual conduct; and (3) lacks serious literary, artistic, political, or scientific value.
 - (9) Any sign unlawfully installed, erected or maintained.
 - (10) Business signs on trees or utility poles, whether public or private.
 - (11) Signs erected or placed in the public right-of-way. The City may remove such signs, and the cost incurred shall be recoverable from the owner of the sign. A \$10.00 per sign fee, to cover the resources of the City involved in the removal of the sign, shall be recoverable for each sign, from the owner of the sign. Any sign not claimed within 30 days shall be destroyed.
 - (12) Roof signs.
 - (13) Strobe lights, moving or fixed spotlights, floodlights/searchlights.
 - (14) Obsolete copy and obsolete signs. For any sign that becomes obsolete after the effective date of this Title, all obsolete copy must be removed within 30 days of the discontinuance of the activity that is the subject of such copy. Compliance with the requirement to remove obsolete copy is not satisfied by reversing (i.e., turning such copy so that it faces inward), rotating, altering, covering, or otherwise hiding or obfuscating such copy. In the case of obsolete copy upon panels within a sign frame, such panels must be removed and replaced with a blank panel or panel with lawfully approved copy. No sign frame may remain unfilled or allow any internal part or element of the sign structure to be visible.
 - (15) Signs shall not make use of the words STOP, LOOK, DETOUR, DANGER, CAUTION, WARNING, or any other word, phrase, symbol, or character in a manner that misleads, interferes with, or confuses traffic.
 - (16) Video display signs.
 - (17) Vehicle signs on unlicensed, uninsured or inoperable vehicles that are placed on the vehicle for the primary purpose of attracting attention to an occupant's presence within a building at which the vehicle is being parked. This does not include signs painted on or applied to vehicles, trucks or busses that are being operated and stored in the normal course of business, such as signs located on delivery trucks, moving vans and rental trucks, provided that the primary purpose of such vehicles is not the display of such sign and that they are parked or stored in areas related to their use as vehicles and all such vehicles are in operable condition. Vehicles displaying a for sale sign are exempt from this provision.

(Ord. No. 4002-22-23 , § 2, 7-25-2022)

Sec. 4-3-8-6. Exempt signs.

Notwithstanding the provisions of this Division, the following signs shall not require a permit:

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- (1) Bulletin boards not over 20 square feet in area for religious institutions, when the same are located on the premises of said institutions; provided, however, if said signs are electrically illuminated, an electrical permit must be obtained.
 - (2) Memorial signs or tablets, names of buildings and date of erection, when cut into any masonry surface or when constructed of bronze or aluminum.
 - (3) Traffic or other municipal signs, legal notices, danger and such temporary emergency or non-advertising signs as may be approved by the City.
 - (4) Signs advertising the rental, sale or lease of the property upon which it is located.
 - (5) A-frame or sandwich board signs are permitted in the business districts, subject to the following:
 - a. One A-frame sign is permitted per establishment, including one for each tenant in a multi-tenant development. A minimum 15-foot separation is required between all A-frame signs.
 - b. An A-frame sign must be placed within 15 feet of the primary entrance of the business and must not interfere with pedestrian traffic or violate standards of accessibility as required by the ADA or other accessibility codes.
 - c. A-frame signs are limited to six square feet in area per side and three feet in height.
 - d. The placement of A-frame signs outdoors is limited to business hours only. A-frame signs must be stored indoors at all other times.
 - e. A-frame signs must not be used outdoors when high winds, heavy rain, or snow conditions exist.
 - f. Illumination of A-frame signs is prohibited. No A-frame sign may have any type of electronic component.
 - (6) *Construction activity sign.* On a lot where active construction is taking place, one temporary sign is permitted in conjunction with such construction and may identify the proposed use for the property and the contractors involved in the construction subject to the following:
 - a. Construction activity signs are permitted in all zoning districts on all sites with active construction projects.
 - b. Construction activity signs may be installed only after approval of a building permit for such activity and shall be removed as follows:
 1. Signs for additions, alterations, or repairs to existing structures the sign shall be removed after 90 days or when the permit expires, whichever occurs first.
 2. Signs for new construction the signs shall be removed prior to the final inspections or when the permit expires, whichever occurs first.
 - c. Construction activity signs may be either freestanding signs, wall mounted signs or installed on accessory structures such as fences and are subject to the following:
 1. Signs are limited to 16 square feet in area for construction sites for individual single-family or two-family dwellings and for any site of less than one acre in lot area. Construction activity signs are limited to 32 square feet in area for all other construction sites.
 2. Freestanding construction activity signs are limited to seven feet in height and must be located not less than five feet from any lot line.
 - d. Construction activity signs shall not be illuminated.
 - (7) *Real estate activity sign.* When a structure or lot is offered for sale, lease, or rent, such lot is permitted an additional temporary sign as follows:

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- a. Real estate activity signs are permitted in all districts. Real estate signs must be located on the site of the property for sale, lease, or rent.
 - b. Real estate signs are limited to one per street frontage.
 - c. Real estate activity signs may be constructed as either freestanding, wall, or window signs.
 - d. Real estate activity signs are limited to 12 square feet in area in residential districts and 32 square feet in all other districts.
 - e. Freestanding signs are limited to five feet in height and must be located within five feet from any lot line.
 - f. Real estate activity signs may not be illuminated.
 - g. Real estate activity signs must be removed within five days of final closing, lease, or rental. If such real estate signs are used in conjunction with a promotional event related to the sale, lease or rent, such signs may be installed 48 hours prior to the event and must be removed within 24 hours of the end of the event.
- (8) *Window sign.* Window signs are permitted in all districts, except that signs containing illumination of any kind, including but not limited to LED lighting, shall not be permitted in residential zones.
- a. All window signs, whether temporary or permanent, are limited to no more than 30 percent of the surface of each window area. Window area is counted as a continuous surface until divided by an architectural or structural element. Mullions are not considered an element that divides window area.
 - b. Up to five percent of window area may be illuminated, including any neon or LED sign, but this area is included in the maximum total area of 30 percent. Flashing or animation is prohibited.
- (9) *Signs in residential zones.* Flags and temporary signs shall be permitted, subject to the following limitations:
- a. Flags and temporary signs shall be permitted in residential zones so long as the flag or temporary sign does not exceed 12 square feet in area.

(Ord. No. 4002-22-23 , § 3, 7-25-2022)

Sec. 4-3-8-8-7. Sign permit required—Permanent and temporary signs.

- (a) *Air dancer tubes.* Air dancer tubes shall be allowed with a permit, subject to the following restrictions:
- (1) No business or establishment shall be granted a permit for more than one air dancer tube at any given time.
 - (2) Air dancer tubes may not be installed in a manner that intrudes or encroaches upon any public right-of-way.
 - (3) Air dancer tubes must be set back from all adjacent or adjoining streets or roadways in a distance equal to the air dancer tube's height.
- (b) *Attention-getting device.* Attention-getting devices are permitted for non-residential uses in non-residential districts.
- (1) Each establishment may have one freestanding and one wall-mounted attention-getting device installed or mounted simultaneously.
 - (2) Attention-getting devices are limited to the following display periods:

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(Supp. No. 5, Update 4)

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- a. When the attention-getting device advertises an event that has a specific start and end time: a total display period of 30 days prior to the start of the event, the time period of the event, and three days following the end of the event.
 - b. All other attention-getting device advertisements (non-time specific): 30 days.
 - (3) A maximum of four display periods per year is permitted with a minimum of 30 days between displays.
 - (4) Attention-getting devices for multi-tenant sites are subject to the following rules:
 - a. The display period and separation period apply to each establishment individually rather than the site as a whole.
 - b. For multi-tenant sites, the property owner(s) and/or tenants must coordinate display of attention-getting devices among tenants.
 - (5) Freestanding attention-getting devices are subject to the following:
 - a. One freestanding attention-getting device is allowed for every 15 feet of street frontage. There must be a 15-foot separation between freestanding attention-getting devices.
 - b. Freestanding attention-getting devices are limited to a maximum of 15 feet and 32 square feet in area.
 - c. Freestanding attention-getting devices must be located a minimum of five feet from a lot line, as measured from the outermost portion of the sign. No part of a freestanding attention-getting device may extend over the lot line.
 - (6) Wall mounted attention-getting devices are limited to 32 square feet.
 - (c) *Awning sign.* Awning signs are permitted for multi-family dwellings and non-residential uses in any district.
 - (1) Awning signs must maintain a minimum vertical clearance of eight feet.
 - (2) Awning signs may encroach into the public right-of-way but must be located at least two feet from the curb line.
 - (3) Awning signs must be made of a durable, weather-resistant material such as canvas, canvas-like material, nylon, vinyl-coated fabric, or permanent building material such as metal.
 - (4) Sign copy on any awning sign surface is limited to 25 percent of each surface area. A valance is considered a separate surface area.
 - (5) Solid awnings are permitted lettering attached to and located above the top of the awning to a maximum height of 24 inches.
 - (6) Awning signs may be externally illuminated, and lighting must be focused on the printed area.
 - (7) Back-lit awnings are prohibited.
 - (d) *Blade sign (projecting signs).* Blade signs are permitted for non-residential use districts.
 - (1) One blade sign is permitted per establishment with frontage on a street. For a corner lot, one blade sign is permitted for each street frontage.
 - (2) Blade signs may encroach into the public right-of-way but must be located at least two feet from the curb line.
 - (3) Blade signs must maintain a minimum vertical clearance of seven feet six inches. No blade sign affixed to a building may project higher than the building height, including the sign support structure.

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- (4) Blade signs must be constructed of wood or simulated wood, metal, durable, weather-resistant material like canvas, canvas-like material, nylon or vinyl-coated fabric, plastic, or high-density urethane (HDU) foam board or similar durable foam construction. Blade signs constructed of canvas or similar material must be mounted so that they are held taut between support posts.
 - (5) Blade signs may be internally or externally illuminated. If externally illuminated, all lighting must be directed onto the sign face from above.
 - (e) *Banners.* Banner shall be permitted in all non-residential zones, provided that they are not displayed for more than 30 days.
 - (f) *Canopy sign.* Canopy signs are divided into the following types: non-structural and structural.
 - (1) *Non-structural canopy signs.* Non-structural canopy signs are permitted multifamily dwellings and non-residential uses in all districts.
 - a. Non-structural canopy signs must maintain a minimum vertical clearance of seven feet six inches.
 - b. Non-structural canopy signs may encroach into the public right-of-way but must be located at least two feet from the curb line. Support posts must maintain a minimum separation of five feet between posts and five feet between the posts and any building wall.
 - c. Non-structural canopy signs must be made of a durable, weather-resistant material such as canvas, canvas-like material, nylon, or vinyl-coated fabric.
 - d. Sign copy on any canopy sign surface is limited to 25 percent of each surface area.
 - e. Non-structural canopy signs may be externally illuminated, and lighting must be focused on the printed area.
 - f. Back-lit canopies are prohibited.
 - (2) *Structural canopy signs.* Structural canopy signs are permitted as follows:
 - a. Freestanding structural canopy signs are prohibited.
 - b. In residential zones, structural canopy signs attached to the principal structure shall be permitted, but only for structures that constitute a "multi-family dwelling," as defined in Section 4-3-1-2 of the Pekin City Code.
 - c. In non-residential zones, structural canopy signs attached to the structure shall be permitted, provided that the structure is not used for residential purposes.
 - d. Freestanding structural canopy signs are permitted for non-residential uses. Structural canopy signs attached to the principal structure may encroach into the public right-of-way but must be located at least two feet from the curb line. Support posts must maintain a minimum separation of five feet between posts and five feet between the posts and any building wall, provided the designated PAR is not obstructed.
 - e. Freestanding structural canopy signs are subject to the setback requirements of the district where they are located or ten feet from any lot line, whichever is greater. Freestanding structural canopy signs are limited to a maximum height of 25 feet.
 - f. All structural canopy signs attached to a building must maintain a minimum vertical clearance of seven feet six inches. Freestanding structural canopy signs must maintain a minimum vertical clearance of 15 feet.
 - g. For structural canopies attached to a building, sign copy is limited to 25 percent of each surface area. Such signs are permitted lettering attached to and located above the top of a structural canopy to a maximum height of 24 inches.

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- h. For freestanding structural canopies, sign copy is limited to a maximum of 25 percent of the area of each façade. No sign may be mounted above the top of the roof of the structural canopy, but a sign mounted on the structural canopy façade may extend a maximum of 12 inches above the roofline.
 - i. Structural canopy signs must be made of permanent building material, such as metal, brick, stucco, or concrete.
 - j. Structural canopy signs may be internally or externally. If externally illuminated, the lighting must be focused on the sign. In addition, freestanding structural canopies for gas stations are permitted an illuminated band along each façade of the canopy. The illuminated band is limited to 20 percent of the overall height of the façade of the canopy.
- (g) *Electronic message sign.*
- (1) Motor vehicle service stations in any district are permitted an electronic message sign to display copy graphic that is required to be displayed by law, such as fuel prices. The total sign area of the electronic message signs cannot exceed that permitted by this Section.
 - (2) Electronic message signs are permitted as part of a ground sign—standard, ground sign—multi-tenant retail center, wall sign, or marquee sign and are subject to the requirements for those sign types within that district.
 - (3) Electronic message signs must be a minimum of 25 feet from the lot line of any residential district. This is measured from sign face to the residential lot line, including any public right-of-way.
 - (4) Electronic message signs must be integrated into the larger sign structure. The electronic component is limited to a maximum of 70 percent of the total area of a sign.
 - (5) Only one electronic message sign per lot is permitted. For the purposes of this regulation, a multi-tenant development where the development as a whole is comprised of separate lots of record, the entire development, including out lot parcels and inline development, is considered one lot.
 - (6) Each message or image displayed on an electronic message sign must be static for a minimum of four seconds. Multi-color messages and static images are permitted. Unless the content or message is scrolling, transitions between content and messages must be instantaneous.
 - (7) Electronic message signs cannot operate as a commercial off-premises sign, that is to direct attention to a specific business, product, service, entertainment event or activity, or other commercial activity that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located.
- (h) *Ground sign.*

Ground sign types. Ground signs are regulated as the following types in this Title:

- (1) Ground signs—Standard are permitted for multi-family dwellings and non-residential uses in any district.
- (2) Ground signs—Multi-tenant retail center are permitted for multi-tenant retail centers in any district.
- (3) Ground signs—Residential subdivision are permitted for residential subdivisions in any district.
- (4) General ground sign regulations. The following regulations apply to all ground signs:
 - a. When the ground sign is designed with the base of the ground sign structure installed at grade, the monument base must be designed as an integral part of the sign structure. The width of the top of the sign face must be a minimum of 70 percent and a maximum of 130 percent of the width of the base.

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- b. In order to create flexibility for ground signs installed where the ground is not level, structural (non-decorative) posts may extend out of the ground but are limited to a maximum of six inches above the adjacent ground where they are installed.
 - c. A ground sign may be designed with decorative posts that are part of the overall sign structure and sign design, and such decorative posts may extend out of the ground for a maximum of two feet above the adjacent ground where they are installed, provided that if the ground sign is located on a street corner or intersection, such sign may not be situated in a manner that obstructs the vision triangle.
 - d. Ground signs must be set back five feet from any lot line. No sign may project into, over, or otherwise encroach on a public right-of-way.
 - e. Ground signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.
 - f. Ground signs must be constructed of brick, wood or simulated wood, stone, concrete, metal, plastic, or high-density urethane (HDU) foam board or similar durable foam construction. The base on which a ground sign is principally supported should typically be constructed of masonry material.
 - g. Ground signs—standard: Ground signs—standard are subject to the following limitations on sign area, sign height, and sign number:
 - 1. One ground sign—standard is permitted per street frontage. When a lot has over 150 feet of street frontage, an additional ground sign is permitted for each additional access point to the lot along that frontage.
 - 2. Ground sign—standard height and area are limited to the maximums indicated in other sections of this Code [and] "Ground signs—standard," of this Section.
 - 3. Any business or office district with frontage along Court St. and Veterans Dr. is permitted a ground sign that meets the standards of the B-3 District, as shown in other sections of this Code of this Section.
 - h. Ground signs—multi-tenant retail center: Ground signs—multi-tenant retail center are subject to the following sign area, sign height, and sign number permissions:
 - 1. One ground sign—multi-tenant retail center is permitted per street frontage of a lot. An additional ground sign is permitted for each additional access point to the lot, however a minimum separation of 50 feet is required between ground signs. For the purposes of this regulation, a multi-tenant development where the development as a whole is comprised of separate lots of record, the entire development, including out lot parcels and inline development, is considered one lot.
 - i. Ground signs—multi-tenant retail center permissions are as follows:
 - 1. Maximum sign area of 120 square feet of area per sign.
 - 2. Maximum sign height of 12 feet.
 - j. Ground signs—residential subdivision: Ground signs—residential subdivision are subject to the following sign area, sign height, and sign number permissions.
 - 1. One ground sign—residential subdivision is permitted for each access point to the development. A minimum separation of 50 feet is required between ground signs.
 - 2. Ground signs—residential subdivision are permitted a maximum sign area of 120 square feet per sign and a maximum sign height of eight feet per sign.

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- k. Ground sign landscaping: All ground signs must be landscaped at the base of the sign in accordance with the following:
1. Landscape must extend a minimum of two feet from the sign base on all sides with small shrubs a minimum of 18 inches in height at planting in a single row around the perimeter of the sign base. The remainder of the required landscape area must be planted with trees, perennials, or other live groundcover. If such sign is located within a vision triangle, the maximum height at maturity for any planting shall not exceed 30 inches.
 2. If a ground monument sign is designed with a decorative base and such decorative base extends to the ground, the single row of shrubs around the entire perimeter of the sign base is not required. Landscape must extend a minimum of two feet from the sign base around a minimum of 50 percent of the perimeter of the sign base, and must be planted with shrubs, trees, perennials, or other live groundcover.
 3. Landscape is required on a site, ground sign landscape is included in the total amount of landscape required on a site. Where a sign is installed in any landscape area of a site, the specific landscape requirements of this Section do not apply, and the sign landscape must be integrated into the overall site landscape plan. Sign landscape must be shown on the landscape plan.
 4. All landscape must be maintained in good condition, and free and clear of rubbish and weeds.
 5. The owner of any ground sign landscaping shall maintain compliance with these provisions, including replacing any dead plantings.
- (i) Marquee: Marquees are permitted for commercial uses in B-2 District.
- (1) Marquees must be supported solely by the building to which they are attached. No exterior columns or posts are permitted as supports.
 - (2) The roof of a marquee may not be used for any purpose other than to form and constitute a roof and must be constructed of noncombustible material.
 - (3) Water from the roofs of a marquee may not drain, drip, or flow onto the surface of a public right-of-way. Sufficient downspouts, drains, and gutters must be installed as part of each marquee to prevent water from the roof of the marquee from flowing onto the surface of a public right-of-way.
 - (4) Marquees must be erected over a building entrance and are limited to the width of the building entrance plus an additional five feet on each side of the entrance doors covered by the marquee.
 - (5) All marquees must maintain a minimum vertical clearance of eight feet, and the roof of the marquee structure must be erected below the second-floor windowsill and must not conceal any significant architectural features or ornamentation of the building.
 - (6) Marquees may encroach into the public right-of-way but must be located at least two feet from the curb line.
 - (7) Marquees are permitted lettering attached to and located above the roof of a marquee to a maximum height of 48 inches.
 - (8) Marquees are permitted an electronic message component if the district allows electronic message signs. Marquees are also permitted a changeable message board as part of the marquee structure. However, the marquee may only have either a changeable message board sign or an electronic message sign.
 - (9) Marquees may be internally illuminated.

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- (10) Marquees bare-bulb illumination outlining is prohibited.
- (j) *Menu board.* Menu boards are permitted for all drive-through facilities in any district.
- (1) Menu boards are limited to a maximum of two per drive-through lane.
 - (2) Menu boards are limited to 75 square feet in sign area and eight feet in height. The menu board may be designed as separate freestanding signs grouped together and may include the use of preview boards designed as separate freestanding signs installed a distance earlier in the drive-through lane, however the total area of all signs must not exceed 75 square feet.
 - (3) Menu boards are permitted an additional ten square feet of sign area for temporary signs attached to the top or sides of the menu board.
 - (4) Menu boards must be located a minimum of 15 feet from any residential district lot line. This is measured from sign face to lot line, including any public right-of-way.
 - (5) Menu boards may be internally illuminated and also contain an electronic screen for interaction with each customer.
- (k) *Suspended signs.* The following standards apply to signs suspended or mounted under awnings, canopies, galleries, or arcades.
- (1) Suspended signs must be attached to the underside of an awning, canopy, gallery, or arcade. Suspended signs must not project beyond the awning, canopy, gallery, or arcade.
 - (2) Suspended signs must maintain a minimum vertical clearance of seven feet six inches.
 - (3) A maximum of one suspended sign is permitted per business establishment with frontage where the awning, canopy, gallery, or arcade is located.
 - (4) Suspended signs are limited to a maximum of six square feet in area.
 - (5) Suspended signs must be securely fixed to the awning with metal supports.
 - (6) Suspended signs must be made of wood, metal, plastic, or high-density urethane (HDU) foam board or similar durable foam construction.
- (l) *Wall sign.* Wall signs are permitted for all non-residential uses in any district.
- (1) Wall signs are permitted on all façades of a structure. On a site consisting of multiple structures, each structure is permitted wall signs per the regulations of this Section. The square footage from different structures cannot be combined to create a larger sign on any one structure.
 - (2) The maximum size of a wall sign is established at one and one-half square feet per linear foot of building wall where the wall sign will be mounted or 40 square feet, whichever is greater. The square footage from different façades cannot be combined to create a larger sign on any one façade.
 - (3) In a multi-tenant structure, each tenant is permitted a wall sign of one and one-half square feet per linear foot of business frontage or 40 square feet, whichever is greater, for each tenant. The square footage from different tenants cannot be combined to create a larger sign than allowed by this Section.
 - (4) The number of individual wall signs on a façade is not limited, however the cumulative sign area of all signs on that façade cannot exceed the maximum allowable sign area.
 - (5) Wall signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.
 - (6) Wall signs must be safely and securely attached to the building wall. Wall signs must project less than 18 inches from the building wall. Wall signs may encroach into the public right-of-way no more than 18 inches.

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- (7) No wall sign affixed to a building, including sign support structure, may project beyond the ends or top of the wall or higher than the roofline of the structure to which it is attached.
 - (8) Wall signs must be constructed of wood or simulated wood, metal, durable, weather resistant material like canvas, canvas-like material, nylon or vinyl-coated fabric, plastic, or high-density urethane (HDU) foam board or similar durable foam construction. Wall signs constructed of material must be mounted so that they are held taut against the wall. Painted wall signs are prohibited.
 - (9) Wall signs are permitted on architectural appurtenances, such as chimneys or penthouses, which are part of the structure. Wall signs must not cover any window, windowsill, transom sill, or significant architectural feature of the structure.

(Ord. No. 4002-22-23 , § 2, 7-25-2022)

Sec. 4-3-8-8. Nonconforming signs.

- (a) Nonconforming signs in existence at the time of this section may be continued until replacement or repair of any portion of the sign would exceed 50 percent of the replacement cost.
- (b) All temporary nonconforming signs must be removed or brought into conformance within 30 days of the effective date of this ordinance [from which this Section derived].
- (c) The sign face of an existing nonconforming permanent sign may be replaced, but the structure cannot be altered to accommodate such change. A change in sign face requires a permit.
- (d) No nonconforming sign and sign structure may be relocated, in whole or part, to any other location on the same or other lot, unless the entire sign and sign structure conforms to all regulations applicable to the lot where the sign is relocated.
- (e) No nonconforming sign may be altered or enlarged in any way that increases the nonconformity of the sign or sign structure.

(Ord. No. 4002-22-23 , § 2, 7-25-2022)

Sec. 4-3-8-9. Permitted signs.

- (a) *Directional signs.* All directional signs required for the purpose of orientation, when established by the City, County, State or Federal Government, shall be permitted in all districts.
- (b) *On-premises signs.* On-premises signs shall be permitted in any use district. On-premises signs must comply with all other applicable rules and regulations set forth in this Code. By way of example, an on-premises sign located on a lot zoned residential must comply with the requirements for signs in residential zones, including the restriction that such signs be no more than 12 square feet in area.
- (c) *Real estate signs.* Signs used for advertising land or buildings for rent, lease or sale shall be permitted when located on the land or building intended to be rented, leased or sold.
- (d) *Nonconforming signs.* Nonconforming signs in existence may be continued until replacement or repair of the sign would exceed 50 percent of the replacement cost.

(Ord. No. 4002-22-23 , § 2, 7-25-2022)

Sec. 4-3-8-8-10. Removal of signs.

Any sign including the sign structure, retractable canopy or awning, which advertises a business no longer being conducted or a product no longer being sold from the premises to which the sign relates is considered obsolete and shall be removed within 30 days from last day of business. Signs left in good repair which remove all aspects of a former business and present a solid color blank slate are not considered obsolete.

(Ord. No. 4002-22-23 , § 2, 7-25-2022)

Sec. 4-3-8-8-11. Revocation of sign permit.

All rights and privileges accrued under the provisions of this Article or any amendment hereto are mere licenses and may be revoked upon the violation of any of the conditions contained herein. If the work authorized under an erection permit has not been completed within 180 days after the date of issuance, said permit shall become null and void.

(Ord. No. 4002-22-23 , § 2, 7-25-2022)

Sec. 4-3-8-8-12. Permanent signage allowed.

- (a) The maximum size of a sign shall be determined by location of the structure and structure frontage. In general, the maximum size for one sign shall be determined by the following: two square feet of sign per one linear foot of building frontage or 120 square feet whichever is larger.

Example: Building front covers 150 feet; therefore, the largest sign allowed would be 300 square feet. A building that has only 50 feet would be allowed a sign of 120 square feet.

- (b) A facility shall not have more sign coverage that exceeds the total of more than three square feet per one linear foot of building frontage for buildings having frontage of 100 linear feet or larger. Buildings less than 100 linear feet shall have a maximum of 120 square feet.

Example: Building front covers 150 feet; therefore, the cumulative total of signage allowed would be 450 square feet. A building that has only 35 feet would still be allowed only a total of 120 square feet.

- (c) Building location determinations. Buildings on corner lots or in large complexes where access to the structure or business is available on more than one side shall be considered to have more than one building front for purposes of calculating the amount of signage allowed. Calculations for signage will be determined by counting each side as a separate frontage.
- (d) Off-premises signs shall be permitted, but only in commercial and industrial zones and only by special use. Off-premises signs shall be permitted in Planned Unit Developments (PUD) by special use only.
- (e) Signs, awnings, or canopies, only within a B-2 and B-3 Business District; provided, further, that the bottoms of signs and valances of any awnings or canopies are no less than eight feet above immediate grade and project no closer than two feet from the nearest curb or pavement edge.
- (f) No sign, otherwise permitted, shall project above or beyond the maximum height of 50 feet above the ground level; except that, for a planned commercial or shopping center development involving five acres or more under one ownership, the Board of Appeals may modify the height limitation. The Board shall, however, respect all yards and setbacks in modifying height requirements.
- (g) Gas stations with canopies covering the pumps shall be allowed only one canopy mounted sign per side.

(Ord. No. 4002-22-23 , § 2, 7-25-2022)

Sec. 4-3-8-8-13. Signs in or abutting a residential district.

- (a) The light intensity or brightness from any illuminated sign located in a district abutting a residential district shall not disrupt the reasonable peaceful enjoyment of surrounding properties. Illuminated signs visible to adjacent residential properties shall be turned off and not operated between the hours of 11:00 p.m. and 7:00 a.m.
- (b) Off-premises signs shall not be permitted in any residential district unless the sign (1) qualifies as a "temporary sign"; (2) does not exceed 12 square feet in area; and (3) the business, person, activity, goods, products, or services to which the sign pertains is located on a lot zoned residential. Off-premises signs in residential zones may be placed (1) in the public right-of-way with the permission of the owner of the property abutting such right-of-way and (2) on private property with the permission of the property owner. All off-premises signs placed in a residential zone must be removed by the person or entity responsible for placement of the sign within 24 hours after the business, person, activity, goods, products, or services so-advertised cease to be offered at the location stated on the sign.

(Ord. No. 4002-22-23 , § 2, 7-25-2022)

Sec. 4-3-8-8-14. Portable signs.

- (a) No portable sign shall be displayed without first obtaining a permit.
 - (1) Portable signs shall be licensed as temporary signs for periods not to exceed 21 days. Each property is limited to six portable sign permits within a calendar year. The effective date of a permit must be at least 30 days after expiration of the most recent prior permit.
 - (2) Portable signs shall not exceed 32 square feet in area per side.
 - (3) Portable signs shall not obstruct parking places or automobile or pedestrian travel lanes.
 - (4) Portable signs shall not be located so as to obstruct traffic vision.
 - (5) Any lighting of a portable sign shall be of a type that cannot be confused with traffic controls and will not cause vehicle drivers to be distracted.
 - (6) Any electrical connections shall be in accordance with all City codes and shall not be exposed in any way which will constitute a safety hazard.
 - (7) Fees. The fee for each portable sign permit shall be \$20.00. The fee will be waived if the portable sign is to be used for noncommercial, nonprofit use.
 - (8) Seasonal businesses. A seasonal business may obtain a permit for a portable sign for a fee of \$30.00 dollars per month, with a limit of four permits per calendar year.
 - (9) Portable sign into a permanent sign. A portable sign on a frame with wheels may be turned into a permanent sign if the following conditions are met:
 - a. The wheels and frame are removed.
 - b. The sign shall be placed in a permanent concrete base to withstand 70 mph winds, and cannot be moved.
 - c. Connections to an energy source for lighting shall be in accordance with all City and National codes.

(Ord. No. 4002-22-23 , § 2, 7-25-2022)

Sec. 4-3-8-8-15. Murals.

- (a) *Purpose.* The purpose is to permit and encourage art murals on a content-neutral basis on certain terms and conditions. It is not the intent of this Section to deny or restrict material protected by the First Amendment. Art murals comprise a unique medium of expression which serves the public interest. Art murals have purposes distinct from signs and confer different benefits. Such purposes and benefits include improved aesthetics; avenues for artistic expression; public access to original works of art; community participation in the creation of original works of art; community building through the presence of and identification with original works of art; and a reduction in the incidence of graffiti and other crime. Murals can increase community identity and foster a sense of place and enclosure if they are located at heights and scales visible to pedestrians, are retained for longer periods of time and include a neighborhood process for discussion. This Section also allows murals on historic property in a way that will not diminish the historic or character-defining features of the property.
- (b) *Permitted murals.* Art murals that meet all of the following criteria are permitted in all non-residential zoning districts and on structures with legal non-residential used in residential zoning districts, upon satisfaction of the applicable permit requirements.
- (c) *Prohibited murals.* The following are prohibited:
 - (1) Murals on structures with solely a single-family or multiple family residential use and associated accessory structures in residential zoning districts.
 - (2) Murals which would result in a property becoming out of compliance with the provisions of this Code or land use conditions of approval for the development on which the mural is to be located.
 - (3) Murals of any material characterized as obscene as defined in Section 4-3-8-8-5(8).
- (d) *Administrative review process.* Art murals are subject to application and approval by the Building Official. If an application is denied by the Building Official, the applicant may seek approval from the Zoning Board of Appeals upon submittal of an application pursuant to Division 2 of this Article and the following:
 - (1) Building elevation drawn to scale, and one eighth and one-half-inch by 11-inch reduction suitable for photocopying, that identifies:
 - a. The façade on which the mural is proposed;
 - b. The location of existing and proposed murals;
 - c. The mural dimensions; and
 - d. The height of the mural above grade.
 - (2) Site plan drawn to scale, and one eighth and one-half-inch by 11-inch reduction suitable for photocopying, that identifies:
 - a. Property lines.
 - b. Building location and façade on which the mural will be located.
 - c. Names of streets that abut site.
 - d. North arrow.
 - (3) Written description of the type of mural (painted, mosaic, etc.) and details showing how the mural is to be affixed to the wall.
 - (4) Written consent from the building owner.
- (e) *Design requirements, mural size and materials.*

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- (1) No part of the mural shall exceed 30 feet in height or higher than the floor level of the third floor, measured from grade, for projects on buildings greater than two stories, whichever is more restrictive. Any mural exceeding the permitted height shall be subject to the special use review process pursuant to this Section.
 - (2) No part of the mural shall extend more than six inches from the plane of the wall upon which it is tiled or painted or to which it is affixed.
 - (f) *Expiration.* If the mural is not completed within six months of issuance of a mural permit, the permit is void, and no further work on the mural may be done at the premises until a new permit has been secured.
 - (g) *Maintenance.* Building owners are responsible for ensuring that a permitted mural is maintained in good condition and is repaired in the case of vandalism or accidental destruction. Moralists and building owners are encouraged to consider protective clear top coatings, cleanable surfaces, and/or other measures that will discourage vandalism or facilitate easier and cheaper repair permitted of the mural if needed.
 - (h) *Alterations.* Alterations to the mural area may be allowed but must be approved by obtaining new permit through the process described in this Section.
 - (i) *Pre-existing murals.* Any displays constituting murals under this Section currently in existence at the time of approval of the ordinance from which this Section is derived shall be deemed to be allowed under this Section. Any material alterations, other than routine maintenance, to such a mural would be subject to the provisions herein.

(Ord. No. 4002-22-23 , § 2, 7-25-2022)

Sec. 4-3-8-8-16. Regulations for electronic multiple message signs and exterior lighting.

These regulations offer specific construction and operation regulations for the safe and appropriate use of electronic multiple message signs, which include any flashing or running lights creating an illusion of movement, but are not limited to electronic message boards, reader boards and billboard displays.

- (1) All outdoor lighting in all use districts used to light the general area of a specific site shall be shielded to reduce glare and shall be so arranged as to reflect lights away from all adjacent residential districts or adjacent residences.
- (2) All outdoor lighting in all use districts shall be directed toward and confined to the ground areas of lawns or parking lots. String lights used in connection with business premises for commercial purposes must be installed and maintained in compliance to the most current adopted building and electrical codes.
- (3) All lighting in nonresidential districts used for the external illumination of buildings, so as to feature said buildings, shall be placed and shielded so as not to interfere with the vision of persons on adjacent highways or adjacent property.
- (4) Illumination of signs shall be directed or shaded downward so as not to interfere with the vision of persons on the adjacent highways or adjacent property.
- (5) The following regulations shall apply to all zoning districts unless otherwise specified:
 - a. Electronic multiple message signs shall be permitted to change their message no more than once per every ten seconds.
 - b. Unless the content or message is scrolling, transitions between content and messages must be instantaneous.

- c. Automatic dimming must be maintained by light sensing devices or a scheduled dimming timer that automatically dims the intensity of the light emitted by the sign during ambient low light and nighttime hours not to exceed 500 nits of intensity and during daytime hours not to exceed 5,000 nits of intensity.
- d. Multiple message signs must contain a default design that will freeze the message in one position if a malfunction occurs.
- e. Spacing between signs shall not be closer than 1,000 feet in all industrial zoning districts.
- f. Location of multiple message signs must not be adjacent to official traffic control signs that could confuse the motoring public.
- g. Maintenance of multiple message signs shall include replacement of bulbs, LEDs, pixels and shall be in working and properly illuminating condition at all times.

(Ord. No. 4002-22-23 , § 2, 7-25-2022)

Sec. 4-3-8-17. Permit fee schedule.

Where a permit is required pursuant to this Section 4-3-8-8, the following application fees shall apply:

On premises signs (one time)	\$30.00
Off premises signs less than 200 ft ² (annual)	\$150.00
Off premises signs 200 ft ² or greater (annual)	\$250.00
Off premises electronic multiple message signs (annual)	\$500.00

(Ord. No. 4002-22-23 , § 2, 7-25-2022)

Sec. 4-3-8-9. Murals.

- (a) *Purpose.* The purpose is to permit and encourage art murals on a content-neutral basis on certain terms and conditions. It is not the intent of this Section to deny or restrict material protected by the First Amendment. Art murals comprise a unique medium of expression which serves the public interest. Art murals have purposes distinct from signs and confer different benefits. Such purposes and benefits include improved aesthetics; avenues for original artistic expression; public access to original works of art; community participation in the creation of original works of art; community building through the presence of and identification with original works of art; and a reduction in the incidence of graffiti and other crime. Murals can increase community identity and foster a sense of place and enclosure if they are located at heights and scales visible to pedestrians, are retained for longer periods of time and include a neighborhood process for discussion. This Section also allows murals on historic property in a way that will not diminish the historic or character-defining features of the property.
- (b) *Permitted murals.* Art murals that meet all of the following criteria are permitted in all nonresidential zoning districts and on structures with legal nonresidential uses in residential zoning districts, upon satisfaction of the applicable permit requirements.
- (c) *Prohibited murals.* The following are prohibited:
 - (1) Murals on structures with solely a single-family or multiple family residential use and associated accessory structures in residential zoning districts.

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- (2) Murals which would result in a property becoming out of compliance with the provisions of this Code or land use conditions of approval for the development on which the mural is to be located.
 - (3) Murals of any material characterized as obscenity, as defined by Section 6-8-3.
- (d) *Administrative review process.* Art murals are subject to application and approval by the City of Pekin Zoning Administrator. If an application is denied by the City of Pekin Zoning Administrator, the applicant may seek approval from the City of Pekin Zoning Board of Appeals upon submittal of an application pursuant to Division 2 of this Article and the following:
- (1) Building elevation drawn to scale, and one 8½-inch by 11-inch reduction suitable for photocopying, that identifies:
 - a. The facade on which the mural is proposed;
 - b. The location of existing and proposed murals;
 - c. The mural dimensions;
 - d. The height of the mural above grade.
 - (2) Site plan drawn to scale, and one 8½-inch by 11-inch reduction suitable for photocopying, that identifies:
 - a. Property lines;
 - b. Building location and facade on which the mural will be located;
 - c. Names of streets that abut site;
 - d. North arrow.
 - (3) Written description of the type of mural (painted, mosaic, etc.) and details showing how the mural is affixed to the wall surface.
 - (4) Written consent from the building owner.
 - (5) No fee is required for approval of a mural.
- (e) *Design requirements; mural size and materials.*
- (1) No part of the mural shall exceed 30 feet in height or higher than the floor level of the third floor, measured from grade, for projects on buildings greater than two stories, whichever is more restrictive. Any mural exceeding the permitted height shall be subject to the special use review process pursuant to this Section.
 - (2) The mural shall not extend more than six inches from the plane of the wall upon which it is tiled or painted or to which it is affixed.
- (f) *Expiration, maintenance, alterations, and removal of mural.*
- (1) *Expiration.* If the mural is not completed within six months of issuance of a mural permit, the permit is void, and no further work on the mural may be done at the premises until a new permit has been secured.
 - (2) *Maintenance.* Building owners are responsible for ensuring that a permitted mural is maintained in good condition and is repaired in the case of vandalism or accidental destruction. Muralists and building owners are encouraged to consider protective clear top coatings, cleanable surfaces, and/or other measures that will discourage vandalism or facilitate easier and cheaper repair of the mural if needed.

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- (3) *Alterations.* Alterations to the mural area may be allowed, but must be approved by obtaining new permit through the process described in this Section.
 - (4) *Grandfather clause.* Any displays constituting murals under this Section currently in existence at the time of approval of the ordinance from which this Section is derived shall be deemed to be allowed under this Section. Any material alterations, other than routine maintenance, to such a mural would be subject to the provisions herein.

(Prior Code, § 9-10-8-2; Ord. No. 2742-OA-15/16, 4-25-2016; Ord. No. 3001-21-22 , § 5, 7-26-2021)

Sec. 4-3-8-10. Regulations for electronic multiple message signs and exterior lighting.

These regulations offer specific construction and operation regulations for the safe and appropriate use of electronic multiple message signs, which include any flashing or running lights creating an illusion of movement, but are not limited to electronic message boards, reader boards and billboard displays.

- (1) All outdoor lighting in all use districts used to light the general area of a specific site shall be shielded to reduce glare and shall be so arranged as to reflect lights away from all adjacent residential districts or adjacent residences.
- (2) All outdoor lighting in all use districts shall be directed toward and confined to the ground areas of lawns or parking lots.
 - a. String lights used in connection with business premises for commercial purposes, must be installed and maintained in compliance to the most current adopted building and electrical codes.
- (3) All lighting in nonresidential districts used for the external illumination of buildings, so as to feature said buildings, shall be placed and shielded so as not to interfere with the vision of persons on adjacent highways or adjacent property.
- (4) Illumination of signs shall be directed or shaded downward so as not to interfere with the vision of persons on the adjacent highways or adjacent property.
- (5) No sign shall be so illuminated that it interferes with the effectiveness of or obscures an official traffic sign, device, or signal.
- (6) *Regulations.* These regulations shall apply to all zoning districts unless otherwise specified.
 - a. Length of display or dwell time for electronic multiple message signs shall be permitted to change their message no more than once per every ten seconds.
 - b. Transitions between content and messages shall not be more than three seconds between displayed messages.
 - c. Automatic dimming must be maintained by light sensing devices or a scheduled dimming timer that automatically dims the intensity of the light emitted by the sign during ambient low-light and nighttime hours not to exceed 500 nits of intensity and during daytime hours not to exceed 5,000 nits of intensity.
 - d. Multiple message signs must contain a default design that will freeze the message in one position if a malfunction occurs.
 - e. Spacing between signs shall not be closer than 1,000 feet in all industrial zoning districts.
 - f. Location of multiple message signs must not be adjacent to official traffic control signs that could confuse the motoring public.

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- g. Maintenance of multiple message signs shall include replacement of bulbs, LEDs, pixels and shall be in working and properly illuminating condition at all times.
 - h. An electrical permit is required for all signs utilizing electrical power.

(Prior Code, § 9-10-9; Ord. No. 2590-OA-09/10, 7-27-2009; Ord. No. 2618-OA-10/11, 5-24-2010; Ord. No. 2916-20-21 , § 3, 10-26-2020)