

Pekin Zoning Board of Appeals Meeting
111. S. Capitol Street
City Council Chambers 2nd Floor
April 13, 2022
5:00 PM

A regular Meeting of the Pekin Board of Appeals will be held at Pekin City Hall, 111 South Capitol Street, City of Pekin, Illinois, on the 13th day of April 2022, at 5:00PM.

Pledge of Allegiance

- I. Roll Call
- II. Agenda Approval
- III. Minutes Approval from March 9, 2022
- IV. City Council Action Report
- V. Applications and Hearings
- VI. Informal
- VII. Public Input
- VIII. Adjourn

CASE FPR 2022-01

Plat review for part of lots 14, 15, and 16, and part of the vacated alley in block 6 of the original town (now City) of Pekin being in part of the southeast quarter of Section 34, Township 25 North, Range 5 West of the Third Principal Meridian, Tazewell County, Illinois with P.I.N 04-04-34-436-010. Additionally, 0.015 acre tract located at part of lot 14 and part of the vacated alley in block 6 of the original town, (now City) of Pekin being in part of the Southeast quarter of Section 34, Township 25 North, Range 5 West of the Third Principal Meridian, Tazewell County, Illinois will be combined into P.I.N. 04-04-34-436-014.

CASE SU 2022-02

Special use request by Richard Burton to allow for automotive repair to facilitate the acquisition of a State of Illinois rebuilder license at 1006 S. 2nd Street, zoned I-1 Light Industrial, with a legal description of SEC 3 T24N R5W TAAKS ADDN LOTS 29 THRU 35 SW 1/4 with the following P.I.N #04-10-03-303-001 in Tazewell County, Illinois.

CASE V 2022-03

Variance request by Nova Group Inc. to allow an existing storage shed in violation of front yard setback and detached accessory structure and principal structure distancing requirements located at 111 N. Capitol Street, zoned B-3 General Business, with a legal description of SEC 34 T25N R5W ORIGINAL TOWN E 27' LOT 6, ALL LOT 7 THRU 11 & ADJ VAC ALLEY BLK 48 SE ¼ with the following P.I.N. #04-04-34-428-008 in Tazewell County, Illinois.

CASE V 2022-04

Variance request by Daniel & Brigitte Sullivan to expand a residential driveway in excess of the 30' permitted by the City's Code for properties with 90' or more of frontage at 2812 Black Oak Street, zoned R-E Residential Estate, with a legal description of SEC 31 T25N R4W HICKORY HILLS ESTATES SEC 2 - FINAL PLAT LOT 14 SE ¼ with the following P.I.N. #05-05-31-411-010 in Tazewell County, Illinois.

CASE V 2022-05

Variance request by Nathan Noyes to construct a ground mounted solar array in violation of the 35' setback requirement at 500 Deerfield Drive, zoned R-1 Residential, with a legal description of SEC 11 T24N R5W DEERFIELD ESTATES SEC 2 LOT 48 NW 1/4 .51 AC with P.I.N. #10-10-11-106-014 in Tazewell County, Illinois.

Informal Discussion

- Updated Sign Ordinance
- Food Pantries in Residential Zoning Districts

Public Input

Adjourn

Matt Fick, Secretary
Pekin Board of Appeals