



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, APRIL 10, 2024 AT 5:00 PM
VICE CHAIRMAN BILL CRAIG PRESIDING**

Pledge of Allegiance

Pledge of Allegiance led by Vice Chairman Bill Craig

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 Chairman Hild, Commissioner Dagit, Commissioner Huskisson and Commissioner Thompson. A quorum was declared by Vice Chair Craig.

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Attendee Name	Organization	Title	Status	Arrived
Bill Craig	Zoning Board of Appeals	Vice Chair	Present	5:00 PM
Chris Deverman	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Donald Hild	Zoning Board of Appeals	Chair	Present	-:--
David Huskisson	Zoning Board of Appeals	Commissioner	Present	-:--
Kim Joesting	Zoning Board of Appeals	Commissioner	Present	5:00 PM
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	-:--
Amy Wilson	Zoning Board of Appeals	Commissioner	Present	5:00 PM

Approve Agenda

Motion to approve the agenda was made by Commissioner Joesting and second by Commissioner Madden

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

Approval of Minutes

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

The Zoning Board of Appeals meeting minutes were approved from the meeting on March 13, 2024.

Motion to approve made by Commissioner Lanane and second by Madden.

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

City Council Action Report

5.1. City Council Action Report March 25, 2024

City Council Action Report April 8, 2024.

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.

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

Public Input Open: 5:03 PM
Public Input closed: 5:04 PM

Motion made to approve by Commissioner Wilson and second by Madden. Commissioner Wilson asked if the shed was going to be at the end of the driveway and Nic Maquet confirmed that it is.

Approved 6-0

- 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.**

RESULT:	5 TO 1 (PASSED)
MOVER:	Commissioner Madden
SECONDER:	Commissioner Joesting
AYES:	Commissioners Craig, Deverman, Joesting, Lanane and Madden.
NAYS:	Commissioner Wilson
ABSENT:	Chairman Hild, Commissioners Dagit, Huskisson and Thompson

Public Input Open: 5:05 PM

Public Input Closed: 5:07 PM

Kanieca Williams, owner of the property, said they are putting up a new garage, and it used to have a gravel driveway, they would like it to be concrete.

Motion to approve made by Kelly and second by Joesting

Commissioner Joesting asked if the new driveway would be concrete and the owner confirmed that it will be. Commissioner Wilson mentioned if the garage door faces 8th street, it will need to be moved a bit to meet code, which the owners are planning to do. Wilson has concerns with the garage facing 8th street rather than State St., she would prefer to see the garage be off of State for safety purposes. Nic disagrees with this due to having older homes and city code does allow this style of parking. Commissioner Wilson asked if they would require two garage doors for a double slab and Nic confirmed that the garage would require two doors. The variance is required due to only have one garage door. Commissioner Lanae agreed that we need to be a bit more lenient due to the homes being older and limited space, especially on a corner lot. Lanane feels we are not giving too much given there is already an existing driveway.

- 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.**

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

Public Input Open: 5:15 PM

Raymond Whitaker explained that the corner lot is unique, and they are trying to face the lake down the lake rather than facing their neighbor's house. With the narrow lot, it is hard to build a house they feel would blend with the other houses. Another challenge is on the Remington side there is a city sewer which limits how far they can build. He would like a variance on the Remington side to allow a house that would fit in with the neighborhood. Mr. Whitaker would like 10-15 feet so they can build their house to face the lake. Mrs. Whitaker said they have the house staked out and if it was to be built that be build "sideways".

Public Input Closed: 5:20 PM

Motion to approve made by Commissioner Madden and second by Wilson
Motion retracted and a new motion was made by Commissioner Lanane to amend the original motion to allow a variance of 10 feet and the motion was second by Madden.

Commissioner Kelly asked if there was notification that was sent to any neighbors and there was an objection due to the lack of setback.

Commissioner Joesting asked what the objection was, the letter was read aloud. Mr. Whitaker said they are not trying to build closer to the neighbor but they are trying to center it by gaining some footage. Commissioner Lanane noted that on the neighbor's side (Lugenville) that its only his garage that the house would be closer to. Commissioner Wilson stated the setback is to be on the lot, not according to how the house is arranged. Mrs. Whitaker said that if they have to build a house that does not face the lake they would not build. There is a house that is on an adjacent lot that only has a 10-foot setback (to the south) which would be the same distance as the Whitakers and Lugenville. Commissioner Wilson has concerns with the house being built and it consuming more of the yard and having trouble selling it long term. Commissioner Wilson suggested a compromise such as 10 feet rather than 20 feet. The address change is not something they want to do today and Nic stated that staff would not recommend changing the address due to the address being set. Mrs. Whitaker said the reason for the request of the address change was due to them not wanting to to spell Gingoteague Way and said they did not need to do this.

Commissioner Lanane made a motion to amend the original motion to have a variance for 10 feet and second by Madden.

Approved 6-0

- 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.

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

Public Input Open: 5:45 PM

Public Input Closed: 5:45 PM

Motion to approve made by Commissioner Deverman and second by Commissioner Joesting

Nic explained that the property had been entering into an agreement with The Center of Prevention of Abuse and discovered that the property was zoned ED-1, which does not exist in our current code. March 7, 1994 the city passed an ordinance 1568-A61 that changed the zoning for multiple properties throughout the city making them ED1. Staff nor legal did not find anything that indicated the property was changed to B3. Our zoning maps prior to 1994 and since 1994 show the property as B3. Nic said we will see additional properties coming to the board with the same situation.

Motion approved 6-0

Any Other Business Before the Board

7.1. Sign Code Discussion

Informal discussion was had regarding potential changes to the sign code regarding Off Premise electronic message boards and billboards

Public Input

No Public Input was recieved

Adjourn

Motion to Adjourn was received from Bill Craig and seconded by Kell Madden. All members present voted in favor