

**Pekin Zoning Board of Appeals
City Council Chambers
111 S. Capitol Street, 2nd Level
March 13, 2019
5:00pm**

Present:

John Kennedy, Chair
Talena Michels
Charity Gullett

Kim Joesting
Chris Lang
Mary Lanane

Staff Present: John Lebegue, Building Inspections/Development Director,
Attorney, Rob McCoy.

John Kennedy, Chair led the pledge of allegiance.

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

Roll call was taken and a quorum declared.

John Kennedy, Chair asked for approval of the Agenda.

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

John Kennedy, Chair asked for approval of the February 13, 2019 Minutes.

MOTION by Mary Lanane, seconded by Chris Lang, to approve the Minutes of February 13, 2019 as presented. On roll call vote, all present voted **AYE**. **MOTION APPROVED**.

Application #1:

Hearing #1: Open: 5:03 pm Closed: 5:11 pm

Hearing #1: To allow owners, Fran and Walt Fink, to decrease the required side yard setback of 3 feet to allow construction of an open carport addition on the south side of the existing, home, as stated in the current Zoning Code for R-4 (One Family Residential District) located at 1225 Bacon Street, with a Legal Description of SEC 3 T24N R5W Greenvew Subd. Lot 7 Blk. 2 SE ¼ in Tazewell County Illinois, with PIN# 04-10-03-413-018.

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

Kim Joesting asked the applicant to explain the nature of the variance request and why they were seeking the variance.

Applicant, Fran Fink explained that the carport was being proposed to provide a more permanent shelter from the weather than was currently being provided by a portable canvas structure.

Kim Joesting asked the applicant how far the proposed carport would extend and if the support posts would be on the property.

Mrs. Fink stated that the proposed carport would extend to the edge of the existing driveway, with a 6-inch overhang and that the support posts would be on the property.

Charity Gullett asked the applicant, since the carport would be open, how successful the open carport would be in keeping out the inclement weather. Charity Gullett asked the applicant if it would not make more sense to rebuild the garage than to build an open carport.

Mrs. Fink answered by stating that the proposed carport would provide shelter closer to the entry of the home and that they could not afford to demolish and rebuild the garage at this time.

Talena Michels asked if the existing garage was located on the property line.

John Lebegue, Building Inspections/Development Director, stated that the existing, detached garage is located on the south, side property line.

Kim Joesting asked the applicant if the carport would be constructed on the existing driveway or would the driveway be replaced as well.

Mrs. Fink stated the carport would be installed on the existing driveway and that the driveway would not be replaced.

Charity Gullett stated that she had concerns as to the narrowness of the area where the carport would be installed and that a future neighboring property owner would object to the location of the carport.

Talena Michels asked the applicant if the previous, portable carport was about the same size and in the same location as the proposed carport.

Mrs. Fink stated that the portable carport was the same size but was located more toward the garage.

Charity Gullett asked the applicant if anyone with a disability resided in the home.

Mrs. Fink stated that her husband is disabled and that the proposed carport would help provide shelter while getting her husband from the car.

Motion by Charity Gullett, seconded by Mary Lanane, to approve a variance to reduce the required side yard setback by 3 feet from the required 3 feet to 0 feet to allow construction of an open carport. On roll call vote, all present voted **AYE. VARIANCE REQUEST APPROVED.**

Application #2:

Hearing #2: Open: 5:13 pm Close: 5:23 pm

Hearing #2: To allow applicant, Austin Engineering Co., Inc., on behalf of owner, St. Joseph Catholic Church, to decrease the required front and side yard setbacks to allow the construction of an addition to the south side of the existing church building, as stated in the current Zoning Code for the R-4(One-Family Residential District) located at 303 S. 7th Street, with a Legal Description of: All that part of Lots 16 through 22 of Colts Addition to the City of Pekin, Illinois, all that part of Lots 1 through 5, Lots 8 through 10 of Tharp Place Addition to the City of Pekin, Illinois, part of Lots 6 and 7 of Tharp Place Addition to the City of Pekin, Illinois and Block 2 in Tharp Place Addition to the City of Pekin, Illinois and all that part of the alley lying adjacent to and immediately west of Lots 8 through 10 in said Block 2 of Tharp Place Addition in Tazewell County, Illinois.

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

Kim Joesting asked the applicant to provide information as to the concept being proposed and the nature of the variance request.

Before the applicant could step forward and provide information as to the variance request, Bruce McCoige of 401 Haines Avenue appeared before the members of the Zoning Board of Appeals and asked that consideration of the variance request be continued to give the neighborhood more time to review the scope of the project. Mr. McCoige further stated that the neighborhood did not receive any information from the church concerning the project and given the major impact the project would have on the neighborhood, consideration of the variance request should be delayed.

Charity Gullett stated that she understood the concerns of the neighborhood but felt that the applicant should be allowed to present the case so that everyone has a better understanding as to the nature of the project.

Burt Dancey, attorney, appeared before the members of the Zoning Board of Appeals and stated that the legal notice that was published in the Pekin Daily Times was not proper and that the public hearing should not go forward until a proper legal notice is published.

Attorney, Rob McCoy stated that the legal notice should be worded differently but that the legal notice that was published does clearly convey the nature of the variance request that is before the Zoning Board of Appeals.

Bill Fleming, representing the St. Joseph Catholic Church, appeared before the members of the Zoning Board of Appeals and requested that consideration of the variance request be pulled off the agenda so that the church can hold a neighborhood public meeting at the Parish Center to inform neighborhood residents the scope of the proposed improvements.

Motion by Charity Gullett, seconded by Chris Lang, to table consideration of the variance request for the property at 303 S. 7th Street to the meeting of April 10, 2019.

On roll call vote, all present voted AYE. **MOTION APPROVED.**

PUBLIC INPUT: No public input at this time.

John Kennedy, Chair asked for a motion to adjourn.

MOTION by Mary Lanane, seconded by Chris Lang to **ADJOURN** the meeting. All present voted AYE. **MOTION APPROVED.**

Meeting Adjourned at 5:25 p.m.

Zoning Board of Appeals
John R. Lebegue, Secretary