



City of Pekin

REGULAR ZONING BOARD OF APPEALS MEETING WEDNESDAY, JUNE 12, 2024 5:00 PM

1. Pledge of Allegiance

2. Call to Order

3. Approve Agenda

4. Approval of Minutes

4.1. Minutes from the May 8, 2024 Meeting

5. City Council Action Report

5.1. City Council Action Report From the May 13, 2024 City Council Meeting

6. New Business

6.1. Appointment of Vice Chairperson to the Zoning Board of Appeals

6.2. **Case RZ 2024-03**

A rezoning request submitted by First Baptist Church from OS-1 Office Service District to R4-One Family Residential District for the properties located at 700 S. Capitol St. Said properties are currently zoned OS-1 Office Service District with a legal description, SEC 3 T24N R5W LEONARD ADDN E 81' OF N 81' LOT 3 NE ¼, SEC 3 T24N R5W LEONARD ADDN W 50' OF N 81' E 1/2 LOT 3 NE ¼, S 3 T24N R5W LEONARD ADDN S 150' OF E 1/2 LOT 3 NE ¼, with the following PINs: 04-10-03-234-009, 04-10-03-234-004 and 04-10-03-234-005, in Tazewell County, Illinois

6.3. **Case V 2024-10**

A variance request submitted by Raymond & Gloria Long for the property located at 32 Rainbow Drive to allow for a fence to be built 8 Feet tall. Said property is zoned R-2 One Family Residential with a legal description, SEC 36 T25N R5W SHERIDAN HILLS LOT 6 NE ¼, with the following PIN 04-04-36-204-002, in Tazewell County, Illinois.

6.4. **Case V 2024-11**

A variance request submitted by Hornecker Properties, LLC for the vacant property located at the corner of Velde Drive and Parkway Drive to reduce the minimum building to building setbacks from 30 feet to 16 feet. Said property is currently zoned RM-1 Multi-Family Residential and has a legal description, SEC 25 T25N R5W PT E 1/2 SE 1/4 OF NW 1/4, with the following PIN 04-04-25-100-013, in Tazewell County, Illinois.

6.5. **Case SPR 2024-02**

A site plan review request submitted by Hornecker Properties, LLC for the vacant property located at the corner of Velde Drive and Parkway Drive to build 17 duplex buildings. Said property is currently zoned RM-1 Multi-Family Residential and has a legal description, SEC 25 T25N R5W PT E 1/2 SE 1/4 OF NW 1/4, with the following PIN 04-04-25-100-013, in Tazewell County, Illinois.

6.6. **Case A 2024-02**

An annexation petition was submitted by Jeff E. & Elizabeth A. Todd for the property located at 13584 Manito Road and has a legal description, SEC 9 T24N R5W PT OF SE 1/4 (120 X 150 SW CORNER) SE 1/4 0.43 AC, with the following PIN 10-10-09-400-004, in Tazewell County, Illinois.

7. **Any Other Business Before the Board**

8. **Public Input**

9. **Adjourn**