



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, MAY 8, 2024 AT 5:00 PM
CHAIRMAN DON HILD PRESIDING**

Pledge of Allegiance

The Pledge of Alligance was led by Chairman Hild.

Call to Order

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

Attendee Name	Organization	Title	Status	Arrived
Chris Deverman	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Donald Hild	Zoning Board of Appeals	Chairman	Present	5:00 PM
David Huskisson	Zoning Board of Appeals	Commissioner	Absent	-:--
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
Amy Wilson	Zoning Board of Appeals	Commissioner	Present	5:00 PM

Approve Agenda

A motion to approve the agenda was made by Commissioner Lanane and seconded by Madden.

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

Approval of Minutes

4.1. Minutes from the April 10, 2024 Meeting

The Zoning Board of Appeals meeting minutes were approved from the meeting on April 10, 2024. A motion to approve was made by Commissioner Deverman and second by Commissioner Kelly. Chairman Hild abstained.

RESULT:	PASSED
MOVER:	Commissioner Deverman
SECONDER:	Commissioner Madden
AYES:	Commissioners , Deverman, Joesting, Lanane, Madden and Wilson
OBSTAINED:	Chairman Hild

City Council Action Report

5.1. April City Council Action Report

All cases presented to council were approved.

New Business

6.1. Case V 2024-08

A variance request submitted by Doug and Stephanie Cobb for the property located at 804 Amanda Street to allow for a fence to be installed in the front yard. Said property is zoned R-4 One Family Residential with a legal description, SEC 35 T25N R5W CUMMINGS ADDN EXT 1 A SUBD OF LOTS A-B OF LOTS 41-56 W53.5FT OF LOTS 41 AND 42 NW 1/4, with the following PIN 04-04-35-125-004, in Tazewell County, Illinois.

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

Public Input Open: 5: 04 pm

Public Input Closed: 5:05 pm

Doug Cobb explained that they want to put a picket fence in to keep their animals in the yard but if the follows the ordinance, then it would require him cut down the middle of his yard. Doug did say that the sidewalk is not included in the fencing.

Motion to approve made by Commissioner Wilson Second by Madden

Commissioner Madden asked if this alley had been vacated and it has not. Chairman Hild asked if the city has any plans for this alley, Nic stated there aren't any plans for the alley at this time. Nic explained that the code requires a 15-foot setback (alley or driveway) and a corner lot on the street would require a 25-foot setback. Nic said for visibility purposes, they could do a visibility triangle but at this time Mr. Cobb is the only person who is currently using the alley way. If the alley were vacated, Commissioner Deverman stated that Mr. Cobb would lose half of the alleyway, potentially losing half of the entrance to the garage. Chairman Hild and Commissioner Wilson discussed if they could move it 15 feet from the intersection of the alley and then it wouldn't cut too much off. The height of the fence was originally four feet in height (the owner is willing to go 30 inches) OR Wilson did suggest they could use a forty-inch fence and drop the corners down (decorative) to 30 inches. Chairman Hild also stated they could do a 30-inch fence all the way around without any variance.

A fifteen foot setback with a 30-inch fence and this will not require a variance. Mr. Cobb withdrew his request for a variance. Motion is mute.

6.2. Case V 2024-09

A variance request submitted by Benjamin and Manda Brown for the property located at 1435 California Road to Construct a 36-foot driveway approach. Said property has a legal description of SEC 32 T25N R4W COUNTRY CLUB ESTATES #6 LOT 97 NW ¼, with the following PIN 05-05-32-102-015, in Tazewell County, Illinois.

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

Public Input Open: 5:26pm Public Input Closed: 5:26pm

Manda Brown, owner, explained that they own a county property but 20 feet of the yard is shared with the city. Manda wants the driveway to be 36-feet.

Motion to approve by Commissioner Deverman second by Commissioner Lanane.

Any Other Business Before the Board

7.1. Sign Code Discussion

Commissioner Wilson states that the committee needs to discuss the overall sign area, the structure support, landscaping, setbacks and visibility. Wilson stated that if we require 150 feet from a residential neighborhood then it does eliminate a lot of locations and consider signs only be allowed in commercial/industrial areas. Commissioner Deverman also suggested a cheat sheet that would make it easier for the applicant as well as staff. Kate Swise discussed the mural vs sign code, she advised that the committee

needs to work on cleaning this section up.

Nic said that the code states that the chairman appoints the vice chair and asked Kate how to proceed, Kate explained that the mayor appoints the chair and the chair appoints the vice chair from among the current members.

Commissioner Madden and Deverman will be reappointed at the next council meeting.

Public Input

Adjourn

Motion to adjourn by Commissioner Wilson seconded by Madden.