



**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**



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 Allegiance 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 feet 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.

City Council Action Report
Meeting Date
May 13, 2024 5:30 PM

All zoning cases that were recommended for approval during the May 8, 2024, Zoning Board of Appeals meeting were approved at the regularly scheduled City Council meeting held on Monday May 13, 2024.

- Case V 2024-09 was Approved



REQUEST FOR COUNCIL ACTION

Agenda Date: June 12, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Appointment of Vice Chairperson to the Zoning Board of Appeals

DESCRIPTION: The City Council recently passed an Ordinance that amended the City Code regarding Boards, Commissions and committees. With Mr. Bill Craig resigning from the Board of Appeals, a vacancy now exists in the Vice Chairperson's position and the current Chairperson, Mr. Don Hild shall appoint a new Vice Chairperson to serve in his absence.

Ordinance No. 4148-23/24-Amending the City Code, Chapter 2 Governance and Organizational Structure, Article 6 Boards, Commissions and Committees, Modifying the Provisions Governing Boards, Commissions and Committees.

DIVISION 10. – ZONING BOARD OF APPEALS Sec. 2-6-10-1– Board created; members; organization. (a) Board created; members. There is hereby established a Board of Appeals for the City which shall consist of not fewer than seven and not more than 13 members. The Mayor shall appoint a voting member as chairperson, with the consent of the City Council, for a term concurrent with that member's term of regular membership. The Chairperson shall appoint from the voting members a Vice Chairperson and a Secretary. The Secretary shall be responsible for recording the minutes of meetings of the Board.



REQUEST FOR COUNCIL ACTION

Agenda Date: June 12, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:

Case RZ 2024-03

A rezoning request was 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

DESCRIPTION: A rezoning request was 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. The Church is wishing to combine the parcels that are currently being used for onsite off-street parking. In the City's review of this parcel combination request, it was discovered that three of the parcels are currently zoned OS-1 Office Service and the rest are currently zoned R-4 One Family Residential. For the parcels to be combined, all zoning of said parcels shall be the same. The church would like for the three parcels zoned OS-1 to be rezoned to R-4. Use of the parcels zoned R-4 as onsite off-street parking is an allowed use as it is an ancillary use to the primary use of the property.

Action Requested:

- Recommend Rezoning of the three parcels to R-4 One Family residential

Staff Notes:

- Staff recommends Approval of this rezoning request



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

Type of Request (check one): ☐ A. Special Use (\$85) ☐ B. Residential Variance (\$85) ☐ C. Non-Residential Variance (\$85) ☒ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	04-10-03-234-006 04-10-03-234-004 Request Property Address or PIN: 04-10-03-234-005
	Current Zoning (if known): OS-7
	Proposed Zoning (if rezoning request): R-4
	Current Use: RELIGIOUS - CHURCH
	Proposed Use (if different):

Property Owner Name:	FIRST BAPTIST CHURCH OF PEKIN
Mailing Address:	700 SOUTH CAPITOL ST
Phone:	309-347-5965
Alternative Phone:	309-346-1106
E-Mail Address:	

Applicant Name (if different):	JAMES WOLF
Mailing Address:	2930 COURT ST
Phone:	309-346-1106
Alternative Phone:	309-642-1191
E-Mail Address:	jimwolfincianal@gmail.com



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

TO REZONE THE THREE PARCELS SO THAT THEY CAN BE
COMBINED WITH SEVEN OTHER PARCELS INTO ONE
PARCEL COMPRISING THE ENTIRE CITY BLOCK BOUNDED
BY CAPITOL, WASHINGTON, WINTER AND 4TH STREETS.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Owner Signature

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

James D. Wolf, TREASURER

Applicant Signature

5/14/2024

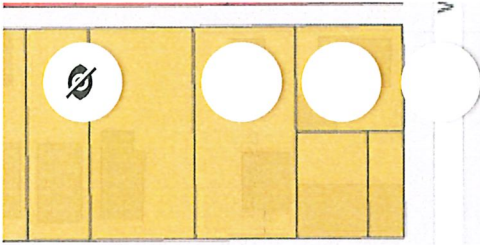
Date

Pekin

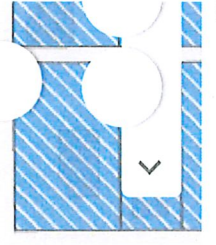
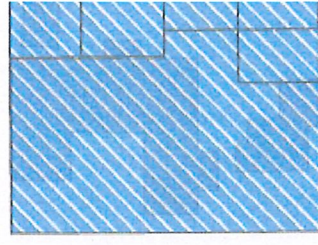
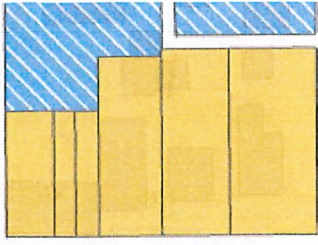
Zoning

Zoning Classifications for the City of

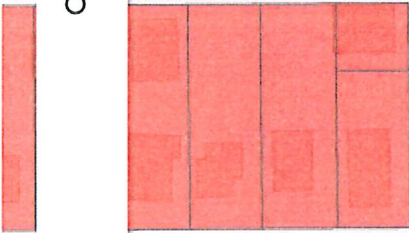
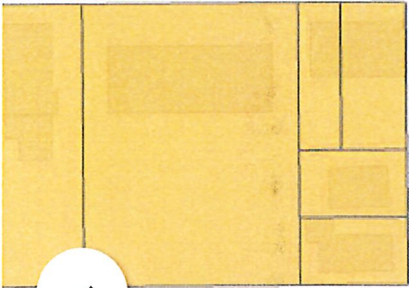
Find address or place



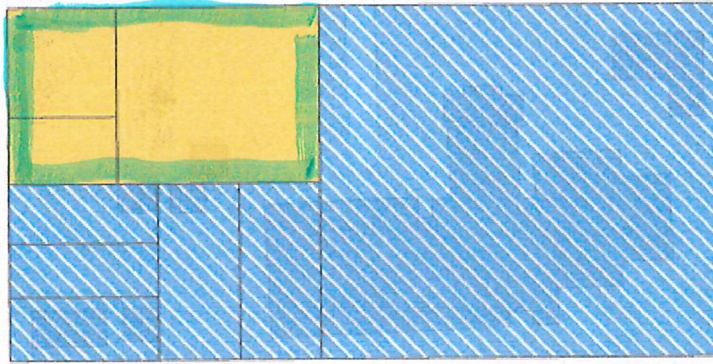
5 4th St



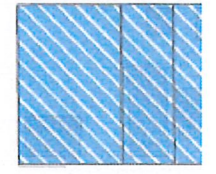
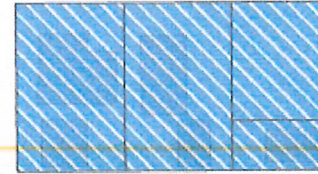
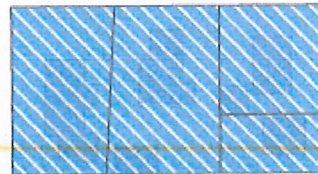
5 4th St



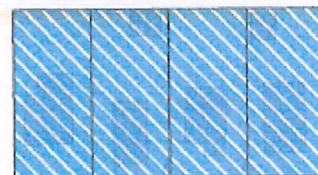
Capitol St



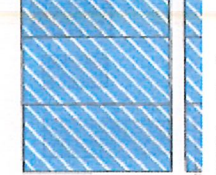
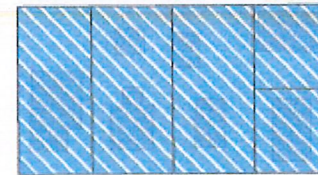
5 Capitol St



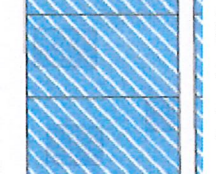
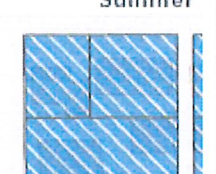
5 Capitol



Summer St

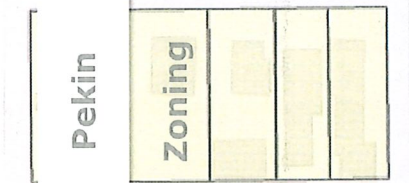


Summer

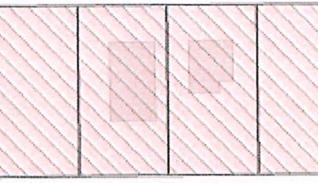


-89.643 40.563 Degrees

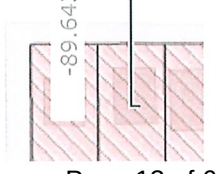
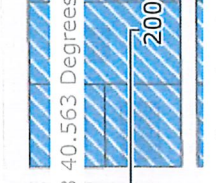
200ft



5 3rd St



5 3rd St



ter St



June 2, 2024

First Baptist Church of Pekin
700 S. Capitol St.
Pekin, IL 61554

Dear Mr. Wolf:

You have submitted an application for special use, variance or a zoning amendment for property located at 700 S. Capitol St. Before the Pekin City Council can make a final decision on your request, the Zoning Board of Appeals will first review your application and provide a recommendation to the Council.

Your application will be considered during the Board of Appeals meeting scheduled for June 12, 2024, at 5:00pm CST. This meeting is held in the Council Chambers in Pekin City Hall (2nd Floor), located at 111 S. Capitol Street in Pekin. While your attendance is not mandatory, you are strongly encouraged to attend to provide a verbal summary of your request and answer any questions that committee members or the public may have.

Under most circumstances, the City Council will review and make a determination on your application at the next regularly scheduled City Council meeting that follows the Board of Appeals meeting, unless a conditional approval or denial is recommended. In such instances, determination at the City Council will generally be delayed until the Board of Appeal's meeting minutes can be reviewed and approved during the subsequent Board of Appeal's meeting. Regardless, applicants should visit the City of Pekin's website at <http://www.ci.pekin.il.us> to determine the next meeting date and locate their item on the agenda. As before, attendance is not mandatory, but applicants are strongly encouraged to attend.

If you have questions about this or any other concern not addressed above, please contact us by phone at (309) 478-5370.

Sincerely,

Nic Maquet
Director of Building & Development



REQUEST FOR COUNCIL ACTION

Agenda Date: June 12, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:

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 NE1/4, with the following PIN 04-04-36-204-002, in Tazewell County, Illinois.

DESCRIPTION: 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. City Inspections staff were notified that a fence had been built at 32 Rainbow Dr without permits and inspections. After an inspector went out to investigate the complaint, it was found that a fence had been built to a height of 8 feet above grade. A stop work order has been placed, but the work has already been completed. City staff cannot issue a fence permit for an 8-foot tall fence in a residential neighborhood unless a variance is granted. Attached in this packet is a letter from the property stating the reasons as to why they want an 8-foot tall fence. Most of the reasons stated are complaints regarding the neighbors' property. These issues can and will be addressed through Code Enforcement. City Code **section 4-3-8-7(b)(1)(a)** states Fences on all lots of record in all districts which enclose property and/or are within a required side or rear yard shall not exceed **six feet** in height, measured from the surface of the ground, and shall not extend toward the front of the house or the required minimum front yard, whichever is greater. On corner lots, fences shall not extend toward the front or side yard facing the street nearer than the required minimum front yard setback on both the front and side yard. Exposed horizontal and vertical structural members of a fence shall be located on the inside of the property that they are intended to fence.

Action Requested:

- **Recommend or Deny Variance application**

Staff Notes:

- **Staff does not recommend this variance**
- **If a variance is not granted, the owner will need to remove the 8 ft tall fence or the extra 2-foot section on top.**
- **The owner still needs to have their contractor apply for a permit for the fence install**

Case
✓ 2024-10



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

Type of Request (check one): ☐ A. Special Use (\$85) ☒ B. Residential Variance (\$85) ☐ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	Request Property Address or PIN: <u>32 Rainbow Dr.</u> Current Zoning (if known): <u>R-2</u> Proposed Zoning (if rezoning request): _____ Current Use: _____ Proposed Use (if different): _____
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Property Owner Name:	Raymond & Gloria Long
Mailing Address:	32 Rainbow Dr.
Phone:	(309) 781-8454
Alternative Phone:	(309) 648-8342
E-Mail Address:	RGLONG@Grics.Net

Applicant Name (if different):	
Mailing Address:	
Phone:	
Alternative Phone:	
E-Mail Address:	



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

See documents Enclosed to reasons
for variance request.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Raymond V. Long

Owner Signature

5-13-2024

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Applicant Signature

Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the “City of Pekin”.

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

Variance will improve neighborhood and improve
Aesthetics will greatly improve

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

Neighbors yards are not maintained

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

No, will not negatively impact but improve adjoining
property

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

will not in the least with altering character of
locality

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

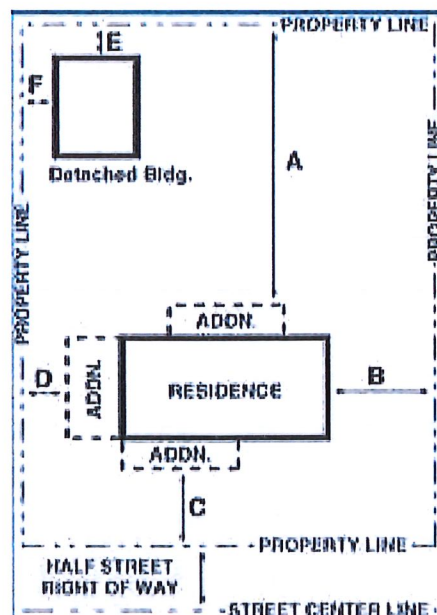
Variance to 8ft will also improve surrounding property
as 33 Rainbow Drive actually paid toward fence purchases
Please see enclosed pictures



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

The following attachments are required for consideration of your request:

- I. **Site Plan:** An electronic copy (preferred) or two physical copies of a site plan for the proposal showing:
1. A scale of not less than one inch equals fifty feet (1" = 50') if the subject property is less than three (3) acres and one inch equals one hundred feet (1" = 100') if three (3) acres or more. Date, north point and scale.
 2. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties. The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property. The location of all existing and proposed drives and parking areas. The location and right-of-way widths of all abutting streets and alleys.
 3. Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by the Development Review Committee and consideration by the Plan Commission.
 4. The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan (commercial projects only).



Raymond & Gloria LONG

32 Rainbow Drive

Pekin, IL. 61554

We are requesting a variance, from a 6 foot maximum height, to be extended to an 8 foot maximum height, for a privacy vinyl fence, which measures 46 linear feet in length. The reasons for this request are as follows.

Number one (1) reason for request is that adjoining property of 33 Rainbow Drive has many Arbor Vitae trees, which extend at least 25 feet high, on our property line area. These Arbor Vitae trees in windy conditions, can lean over onto our property causing damage to our plants and landscaping. The additional 2 ft. height would help to mitigate damage to plants and landscape on our property.

Number two (2) reason for request is 33 Rainbow Drive backyard is not properly maintained and represents an eyesore view when fence is of a lower height. ~~Property to be removed.~~

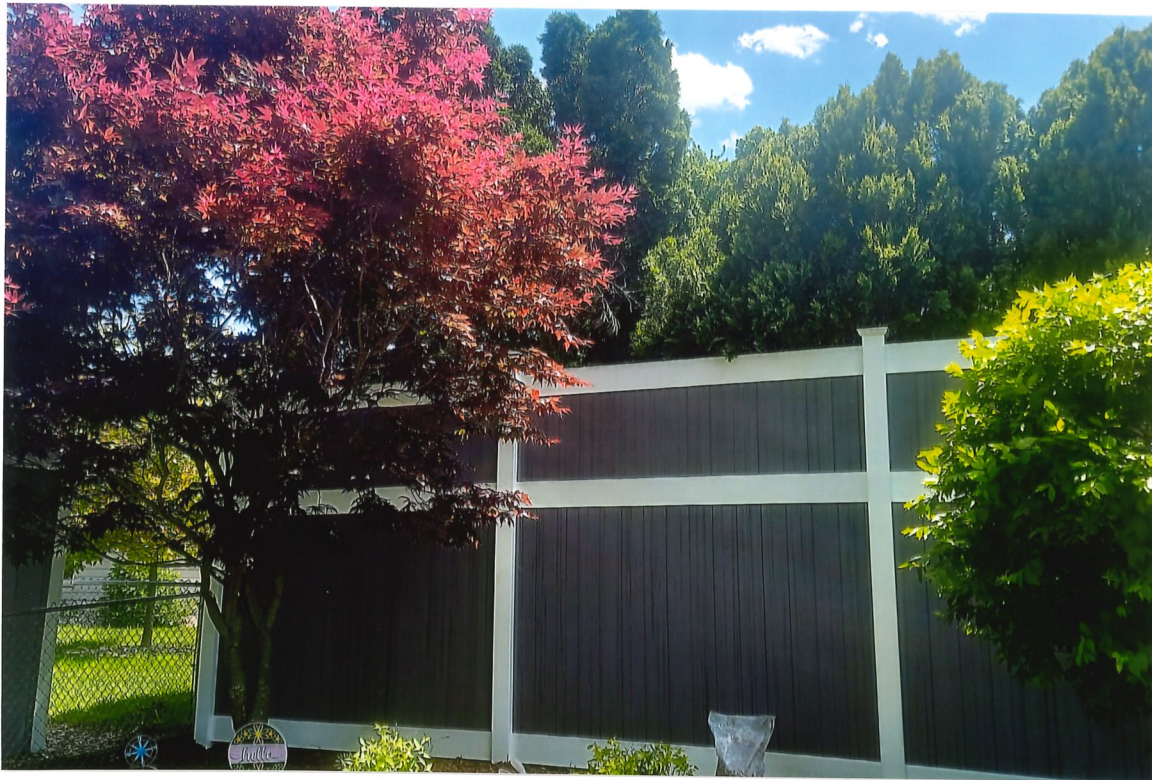
Number three (3) reason for variance request, is that both 33 and 36 Rainbow Drive are not maintaining their back yards, which we believe has lead to a Raccoon infestation. We have witnessed Raccoons climbing on property 4 foot high Chainlink fence and then jumping over a 6 foot high wooden fence on our property. An extra 2 foot would hopefully keep Raccoons from traveling through our backyard to 33 and 36 Rainbow Dr. properties

Current 8 ft
Height.



View of 32 Rainbow Drive

Back yard. Request of Variance
is from view of lower bush on right
to the left and last panel. This
represents 5 fence panels. Note height
of Arbor Vitae in back of panels



Note Chain link fence 4 ft height, 18 fence height is 6 ft, Raccoons jump over going from and too 33 Rainbow Drive backyard. Also Note height of Arborvitae trees.



Backyard of 33 Rainbow Drive looking
toward the backside of our 32 Rainbow Drive
property.

Page 4



↑
View of 33 Rainbow Drive backyard
and 32 Rainbow Drive 8ft high fence.



Page 5 ↑ 36 Rainbow Drive Backyard



June 2, 2024

Raymond & Gloria Long
32 Rainbow Dr.
Pekin, IL 61554

Dear Mr. & Mrs. Long,

You have submitted an application for special use, variance or a zoning amendment for property located at 32 Rainbow Dr. Before the Pekin City Council can make a final decision on your request, the Zoning Board of Appeals will first review your application and provide a recommendation to the Council.

Your application will be considered during the Board of Appeals meeting scheduled for June 12, 2024, at 5:00pm CST. This meeting is held in the Council Chambers in Pekin City Hall (2nd Floor), located at 111 S. Capitol Street in Pekin. While your attendance is not mandatory, you are strongly encouraged to attend to provide a verbal summary of your request and answer any questions that committee members or the public may have.

Under most circumstances, the City Council will review and make a determination on your application at the next regularly scheduled City Council meeting that follows the Board of Appeals meeting, unless a conditional approval or denial is recommended. In such instances, determination at the City Council will generally be delayed until the Board of Appeal's meeting minutes can be reviewed and approved during the subsequent Board of Appeal's meeting. Regardless, applicants should visit the City of Pekin's website at <http://www.ci.pekin.il.us> to determine the next meeting date and locate their item on the agenda. As before, attendance is not mandatory, but applicants are strongly encouraged to attend.

If you have questions about this or any other concern not addressed above, please contact us by phone at (309) 478-5370.

Sincerely,

Nic Maquet
Director of Building & Development



REQUEST FOR COUNCIL ACTION

Agenda Date: June 12, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:

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.

DESCRIPTION: A variance request was 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. Mr. Hornecker wishes to construct and maintain 17 high-end duplex buildings. The property is roughly five acres and is currently zoned RM-1 Multiple Family Residential. In the RM-1 district, the City Code allows for 9 units per acre. City Code **section 4-3-7-1(b)(e)(m)** requires all buildings to be 30 feet apart. The current building to building setback requirements in the RM-1 District do not allow for full use of the allowed density for a duplex development. Even at the proposed lessor setbacks, the site plan only gets to 6.8 units per acre compared to the 9 units per acre allowed by the zoning code. Perhaps a differently shaped parcel would allow full use, but it is not feasible on this parcel. This variance will not negatively impact any surrounding properties furthermore this variance will be consistent with the intent of the zoning code and it will not alter the essential character of the area.

Action Requested:

- Recommend a variance to reduce the building to building setbacks from 30 feet to 16 feet

Staff Notes:

- Staff recommends this variance request



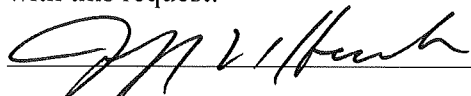
Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Please summarize your request and explain why it is necessary:

would like to reduce minimum distance
between buildings from 30' to 16'

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.


Owner Signature

5-11-2024
Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Applicant Signature

Date



Planning and Zoning Department

111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the “City of Pekin”.

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

The current building to building setback requirements in the RM-1 District do not allow for full use of the allowed density for a duplex development. Even at the proposed lessor setbacks, the site plan only gets to 6.8 units/acre compared to the 9 units/acre allowed by the zoning code. Perhaps a differently shaped parcel would allow full use, but it is not feasible on this parcel

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

No

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

No

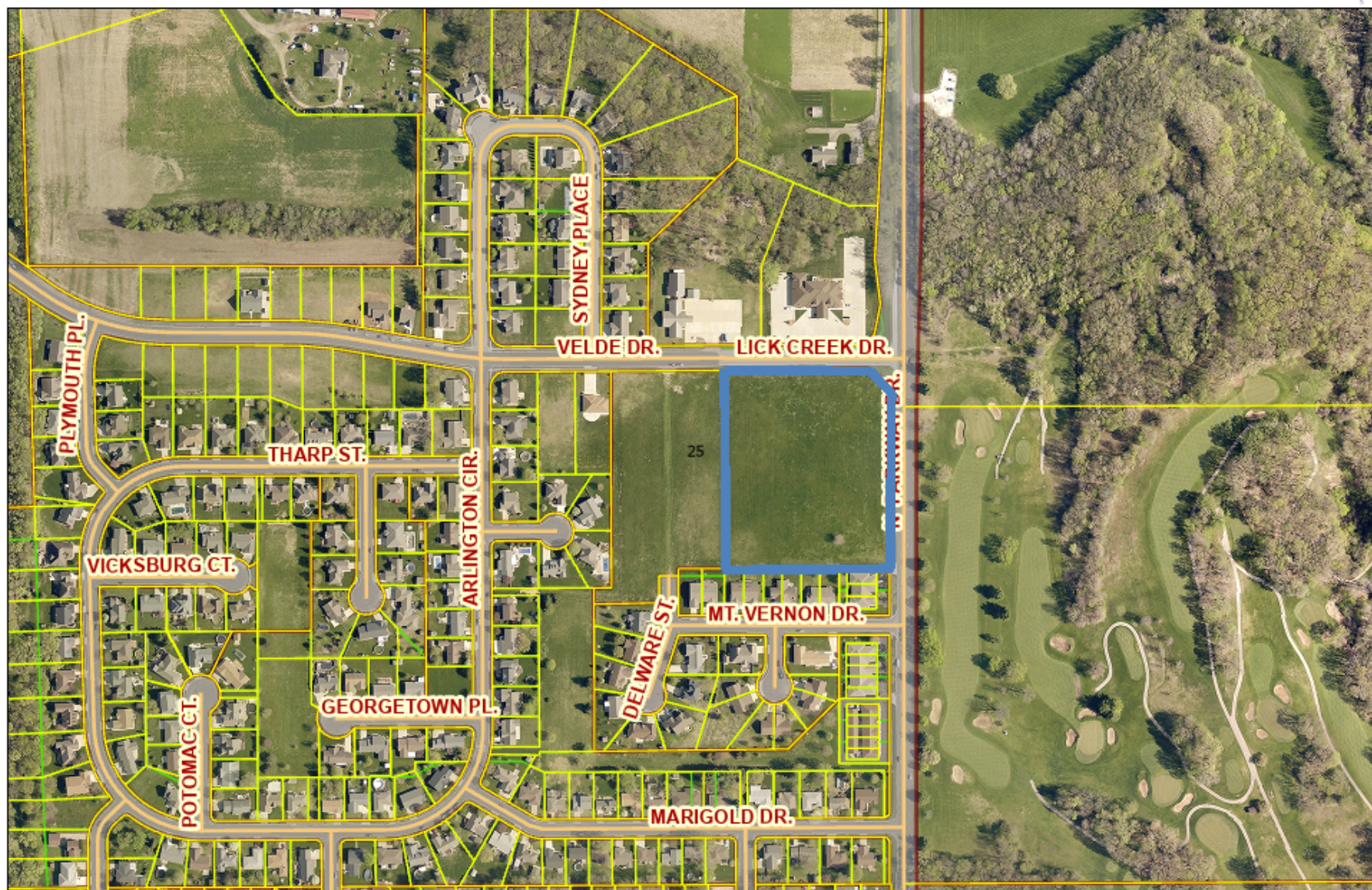
4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

Yes

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

No

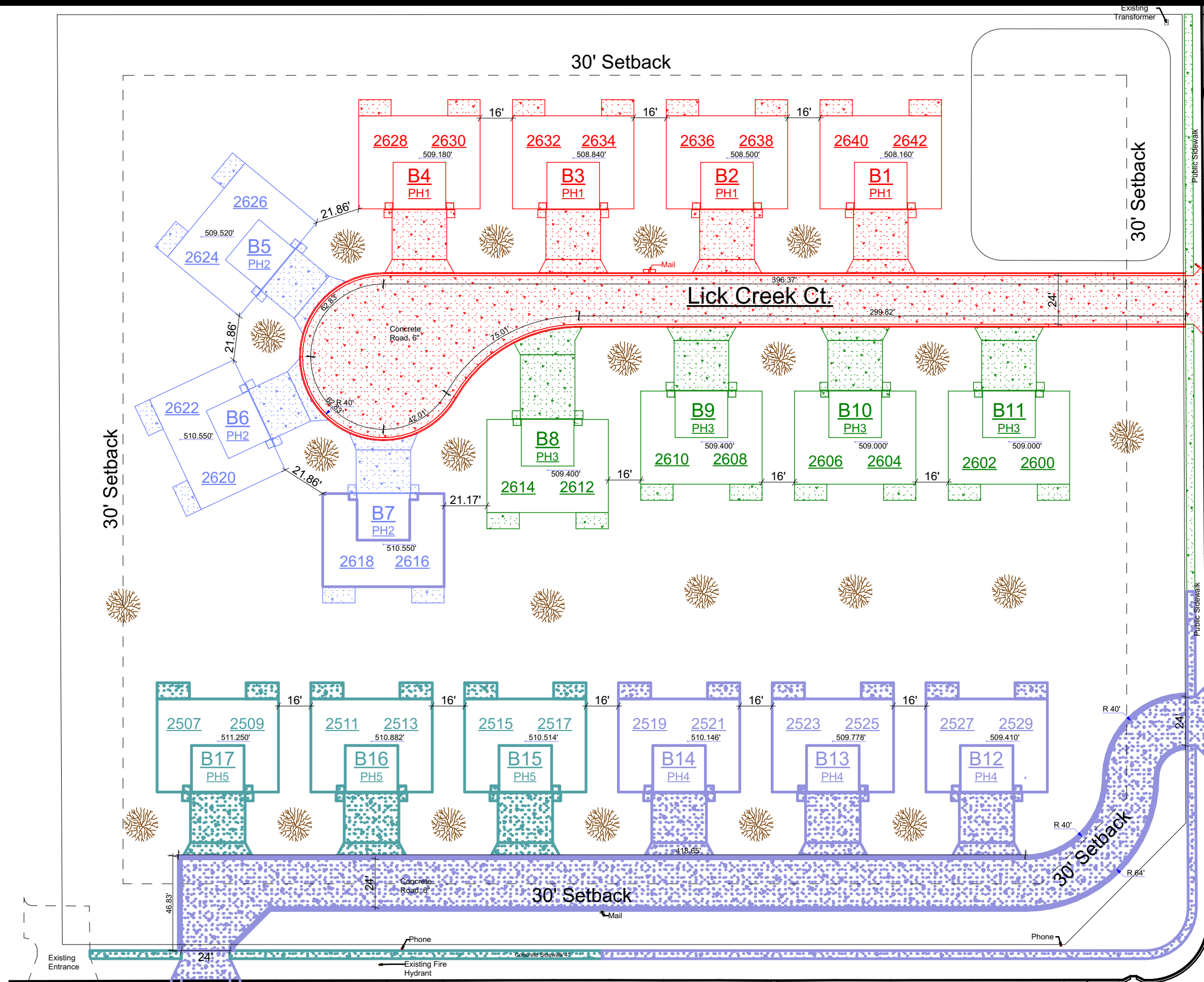
Tazewell County GIS



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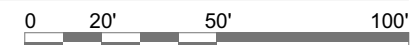


N. Parkway Dr.

1

Site Plan

SCALE: 1" = 50'



Velde Dr.

GENERAL CONTRACTOR:

Hornecker Construction, Inc.
42 Oakhill Ct.
Pekin, IL 61554
jeff.horn@outlook.com
309-696-3349

PROJECT:

Multi Units
Parkway Dr. Duplexes
N. Parkway/Velde Dr.
Pekin, IL 61554

OWNER:

Hornecker Properties, LLC.
42 Oakhill Ct.
Pekin, IL 61554

MODEL FILE:

2024-05-14_New_Phase_Drawi

DRAWN BY:

Jeffrey L. Hornecker

Site Plan

A-103



June 2, 2024

Hornecker Properties LLC
42 Oakhill Ct.
Pekin, IL 61554

Dear Mr. Hornecker,

You have submitted an application for special use, variance or a zoning amendment for the property located at the corner of Velde Dr. and Parkway Dr. Before the Pekin City Council can make a final decision on your request, the Zoning Board of Appeals will first review your application and provide a recommendation to the Council.

Your application will be considered during the Board of Appeals meeting scheduled for June 12, 2024, at 5:00pm CST. This meeting is held in the Council Chambers in Pekin City Hall (2nd Floor), located at 111 S. Capitol Street in Pekin. While your attendance is not mandatory, you are strongly encouraged to attend to provide a verbal summary of your request and answer any questions that committee members or the public may have.

Under most circumstances, the City Council will review and make a determination on your application at the next regularly scheduled City Council meeting that follows the Board of Appeals meeting, unless a conditional approval or denial is recommended. In such instances, determination at the City Council will generally be delayed until the Board of Appeal's meeting minutes can be reviewed and approved during the subsequent Board of Appeal's meeting. Regardless, applicants should visit the City of Pekin's website at <http://www.ci.pekin.il.us> to determine the next meeting date and locate their item on the agenda. As before, attendance is not mandatory, but applicants are strongly encouraged to attend.

If you have questions about this or any other concern not addressed above, please contact us by phone at (309) 478-5370.

Sincerely,

Nic Maquet
Director of Building & Development



REQUEST FOR COUNCIL ACTION

Agenda Date: June 12, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

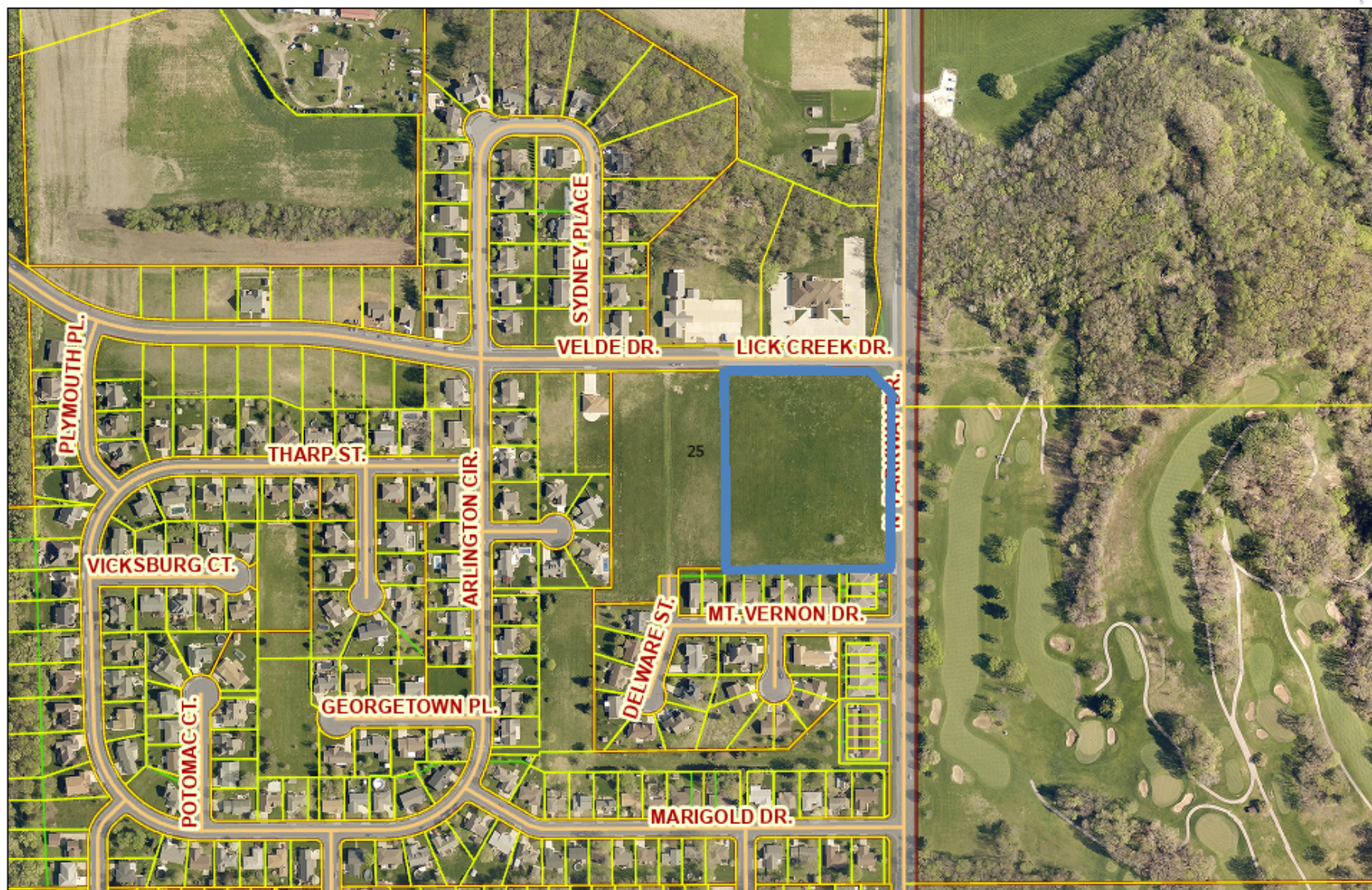
AGENDA ITEM:

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.

DESCRIPTION: A site plan review request submitted by Hornecker Properties LLC. to utilize vacant property located at the southern corner of Velde Drive and N. Parkway Drive for multiple two-unit multifamily dwellings. Said property is roughly 5 acres in size and zoned RM-1 Multiple Family Residential with a legal description of 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. This is a review of a multiple dwelling site plan per review requirements in city code section 4-3-5-5-4(a). The site plan includes 17 buildings (duplexes) with building to building distance setbacks reduced from 30 feet to 16 feet. The site plan includes storm water retention as well as ample green space with trees. The proposed roads and cul-de-sac will all be private and maintained by Hornecker Properties LLC. The Fire Department has reviewed the site plans and has approved the design of the roads and cul-de-sac. Each duplex unit will have garbage totters rather than large dumpsters on the property.

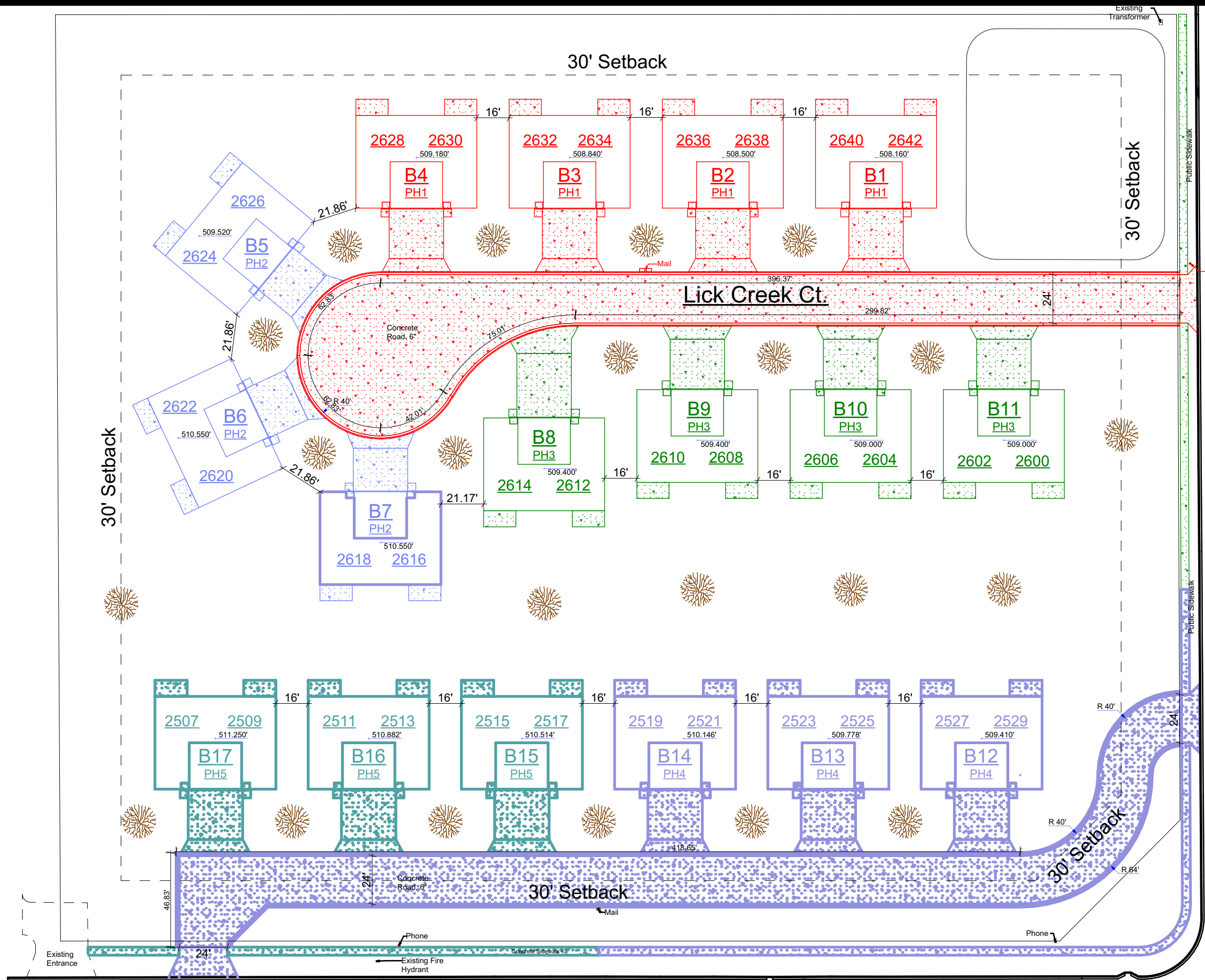
Tazewell County GIS



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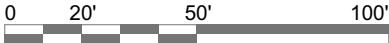


N. Parkway Dr.

1

Site Plan

SCALE: 1" = 50'



Velde Dr.

GENERAL CONTRACTOR:

Hornecker Construction, Inc.
42 Oakhill Ct.
Pekin, IL 61554
jeff.horn@outlook.com
309-696-3349

PROJECT:

Multi Units
Parkway Dr. Duplexes
N. Parkway/Velde Dr.
Pekin, IL 61554

OWNER:

Hornecker Properties, LLC.
42 Oakhill Ct.
Pekin, IL 61554

MODEL FILE:

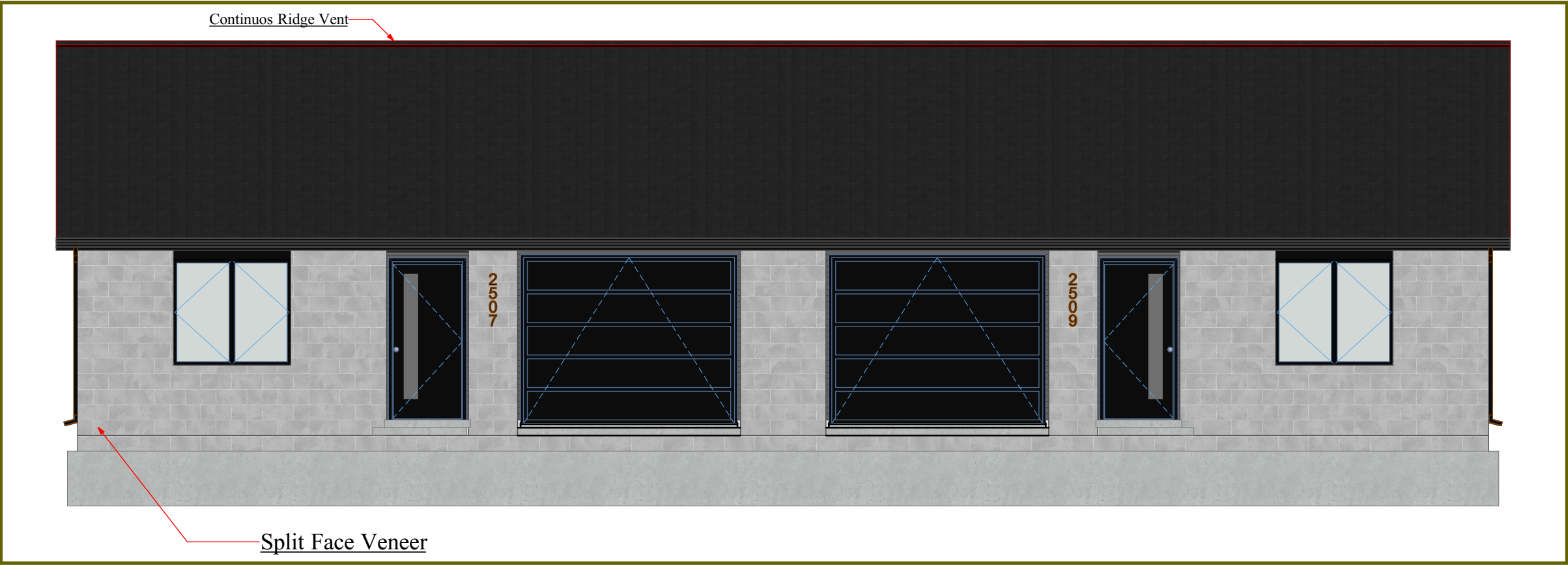
2024-05-14_New_Phase_Drawi

DRAWN BY:

Jeffrey L. Hornecker

Site Plan

A-103



1
A-201

Front Elevation
SCALE: 3/16" = 1'-0"

GENERAL CONTRACTOR:

Hornecker Construction, Inc.
42 Oakhill Ct.
Pekin, IL 61554
jeff.horn@outlook.com
309-696-3349

PROJECT:

Multi Units
Parkway Dr. Duplexes
N. Parkway/Velde Dr.
Pekin, IL 61554

OWNER:

Hornecker Properties, LLC.
42 Oakhill Ct.
Pekin, IL 61554

MODEL FILE:

2024-05-14_New_Phase_Drawi

DRAWN BY:

Jeffrey L. Hornecker

Front Elevation

A-201



1
A-202

Rear Elevation
SCALE: 3/16" = 1'-0"

GENERAL CONTRACTOR:
Hornecker Construction, Inc.
42 Oakhill Ct.
Pekin, IL 61554
jeff.horn@outlook.com
309-696-3349

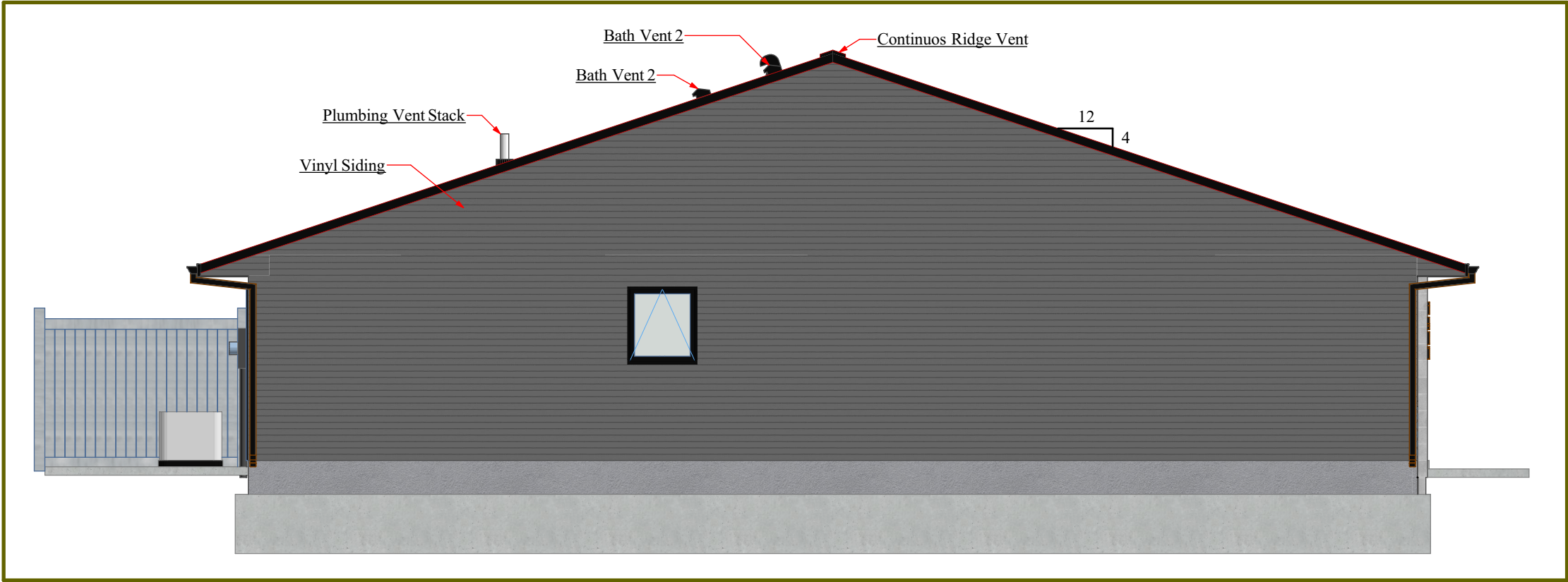
PROJECT:
Multi Units
Parkway Dr. Duplexes
N. Parkway/Velde Dr.
Pekin, IL 61554

OWNER:
Hornecker Properties, LLC.
42 Oakhill Ct.
Pekin, IL 61554

MODEL FILE:
2024-05-14_New_Phase_Drawi

DRAWN BY:
Jeffrey L. Hornecker

Rear Elevation
A-202



1
A-203

Left Elevation
SCALE: 3/16" = 1'-0"

GENERAL CONTRACTOR:
Hornecker Construction, Inc.
42 Oakhill Ct.
Pekin, IL 61554
jeff.horn@outlook.com
309-696-3349

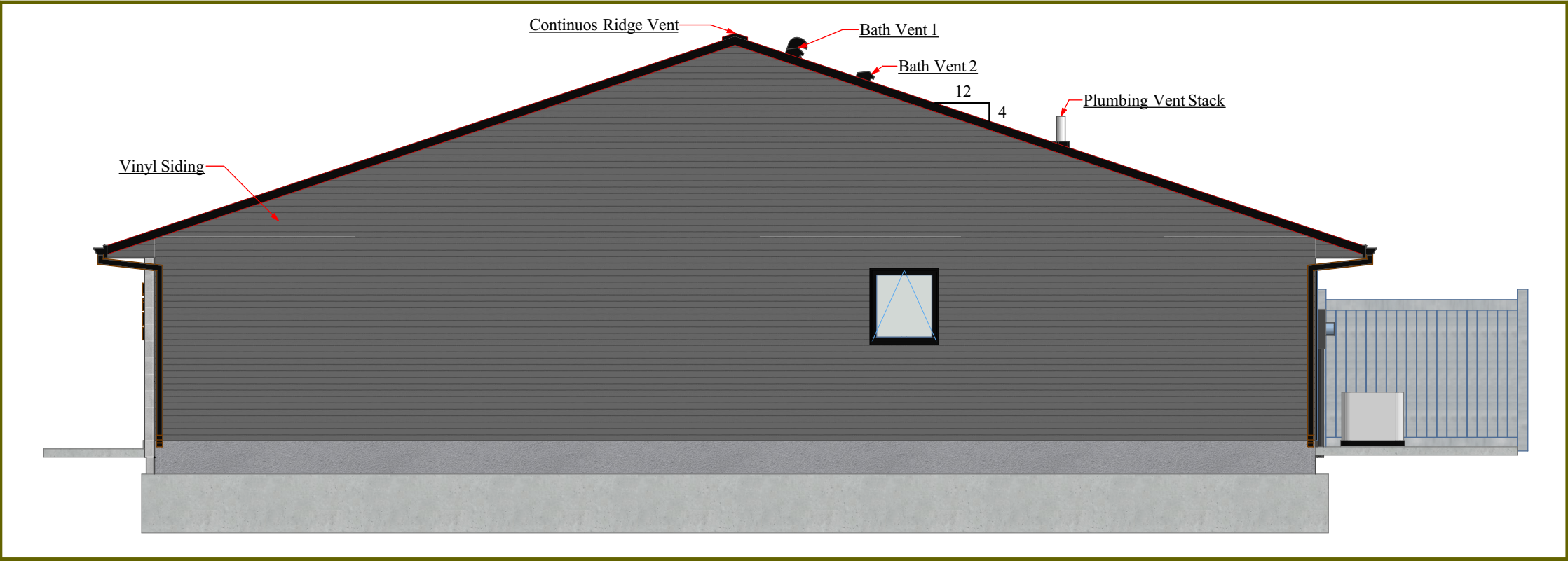
PROJECT:
Multi Units
Parkway Dr. Duplexes
N. Parkway/Velde Dr.
Pekin, IL 61554

OWNER:
Hornecker Properties, LLC.
42 Oakhill Ct.
Pekin, IL 61554

MODEL FILE:
2024-05-14_New_Phase_Drawi

DRAWN BY:
Jeffrey L. Hornecker

Left Elevation
A-203



1
A-204

Right Elevation
SCALE: 3/16" = 1'-0"

GENERAL CONTRACTOR:

Hornecker Construction, Inc.
42 Oakhill Ct.
Pekin, IL 61554
jeff.horn@outlook.com
309-696-3349

PROJECT:

Multi Units
Parkway Dr. Duplexes
N. Parkway/Velde Dr.
Pekin, IL 61554

OWNER:

Hornecker Properties, LLC.
42 Oakhill Ct.
Pekin, IL 61554

MODEL FILE:

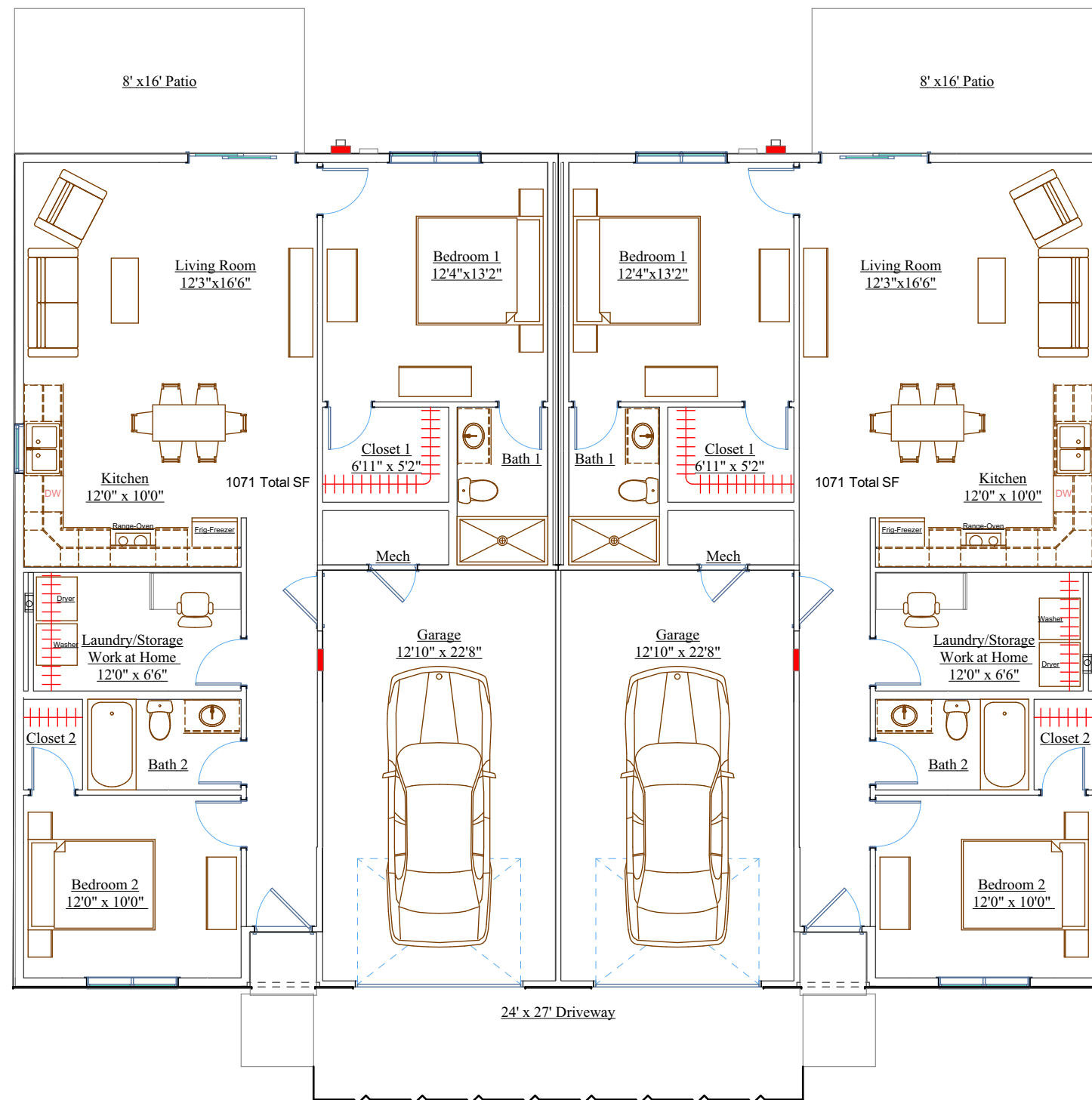
2024-05-14_New_Phase_Drawi

DRAWN BY:

Jeffrey L. Hornecker

Right Elevation

A-204



1

SCALE: 1/8" = 1'-0"

GENERAL CONTRACTOR:

Hornecker Construction, Inc.
42 Oakhill Ct.
Pekin, IL 61554
jeff.horn@outlook.com
309-696-3349

PROJECT:

Multi Units
Parkway Dr. Duplexes
N. Parkway/Velde Dr.
Pekin, IL 61554

OWNER:

Hornecker Properties, LLC.
42 Oakhill Ct.
Pekin, IL 61554

MODEL FILE:

2024-05-14_New_Phase_Drawi

DRAWN BY:

Jeffrey L. Hornecker

Floor Plan Presentation

P2



REQUEST FOR COUNCIL ACTION

Agenda Date: June 12, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:

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.

DESCRIPTION: An annexation petition was submitted by Jeff E. & Elizabeth A. Todd for the property located at 13584 Manito Road. Mr. & Mrs. Todd wish to have this property annexed into the City with the zoning of I-2 General Industrial. The property is currently Zoned I-2 Heavy Industrial by Tazewell County. The property is contiguous and surrounded by property that is already annexed to the City and is zoned as I-2 General Industrial. The property is currently improved with one commercial building and a small accessory building. Mr. & Mrs. Todd wish to turn the existing commercial building into a Video Gaming Parlor, which is a permitted use in the I-1 Light Industrial District under City Code **section 4-3-6-6-2(26)** and then it is a permitted use in the I-2 General Industrial District under City Code **section 4-3-6-7-2(1)**. Cincinnati Fire Protection District, Cincinnati Township and the Cincinnati Road Commissioner have all been notified of the pending annexation. The City does not have sewer services within reach and the property will continue to use a septic system. If at any point city sewer becomes available to the property, the owners shall connect to the City sewer system.

Action Requested:

- **Recommend the Annexation and Requested Zoning**

Staff Recommends Approval

PETITION FOR ANNEXATION

Jeff E. & Elizabeth A. Todd, (the "Petitioners") hereby petition and request the City of Pekin, Illinois, to annex the following described territory, as depicted on Exhibit A, attached hereto and incorporate by reference, to the City of Pekin, to-wit:

SEC 9 T24N R5W PT OF SE 1/4 (120 X 150 SW CORNER) SE 1/4 0.43 AC

PIN: 10-10-09-400-004

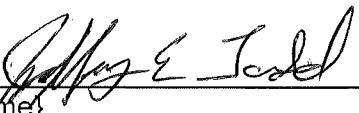
(hereinafter the "Territory"). In support of this petition, the Petitioner(s) certify as follows:

1. The Territory is not presently within the corporate limits of any municipality.
2. The Territory is contiguous to the City of Pekin, Illinois.
3. The Petitioner(s) is/are the sole owner(s) of record of all land within the Territory.
4. The Petitioner(s) is/are the sole elector(s) residing within the Territory.

The Petitioner(s) request(s) that the corporate authorities of the City of Pekin consider the question of the annexation of the Territory, adopt an Ordinance annexing the Territory to said City and record a copy of the Ordinance together with an accurate map of the Territory with the Recorder of Deeds and the County Clerk of Tazewell County, Illinois.

The Petitioners acknowledge that the Territory will upon annexation be subject to all City Codes and Ordinances and understands that they are assumed to have knowledge of all relevant provisions of City Codes and Ordinances.

PETITIONERS:


[Name]

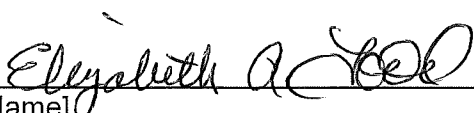
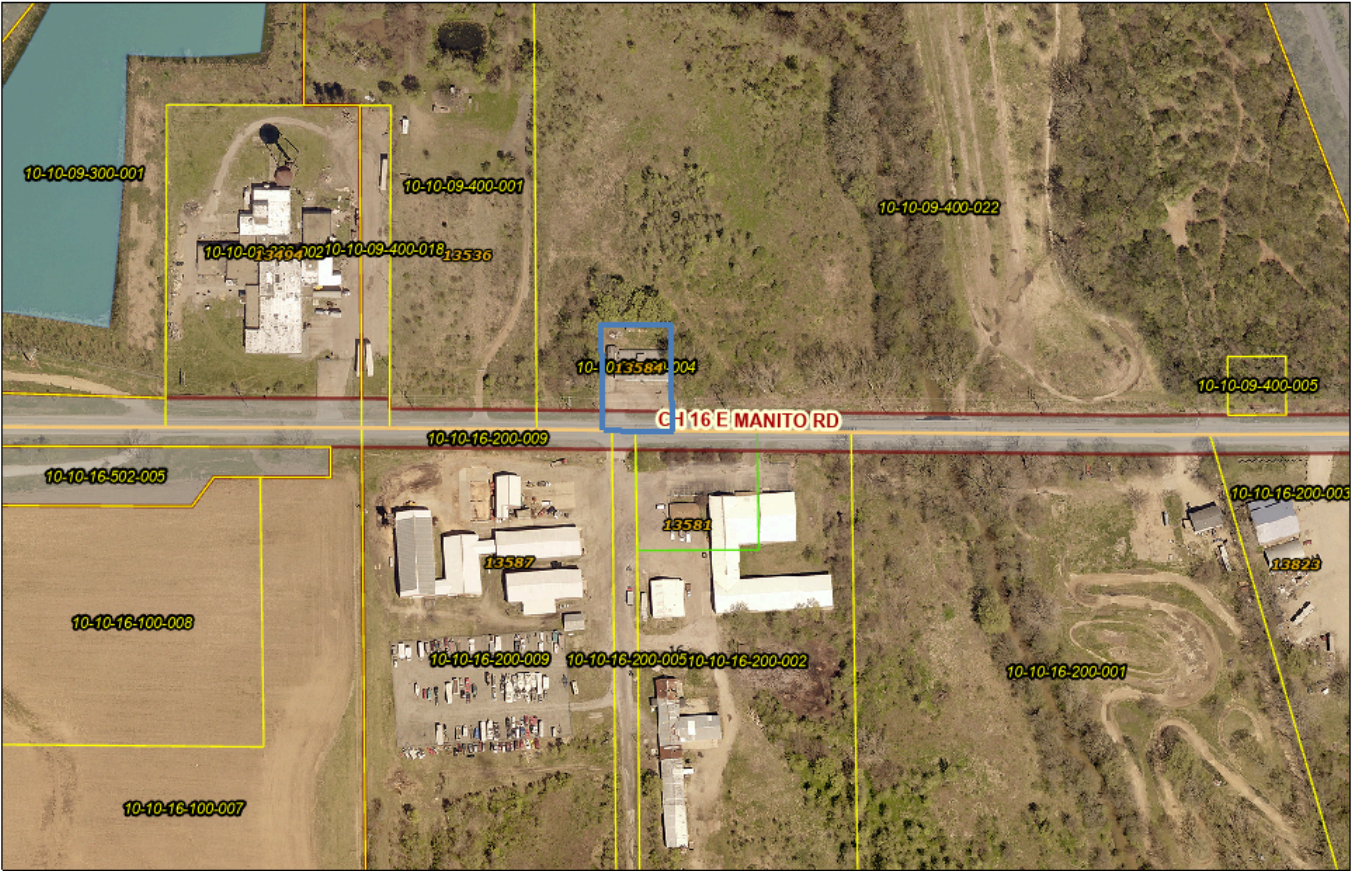

[Name]

Exhibit A

13584 MANITO RD ANNEXATION PLAT

Tazewell County GIS

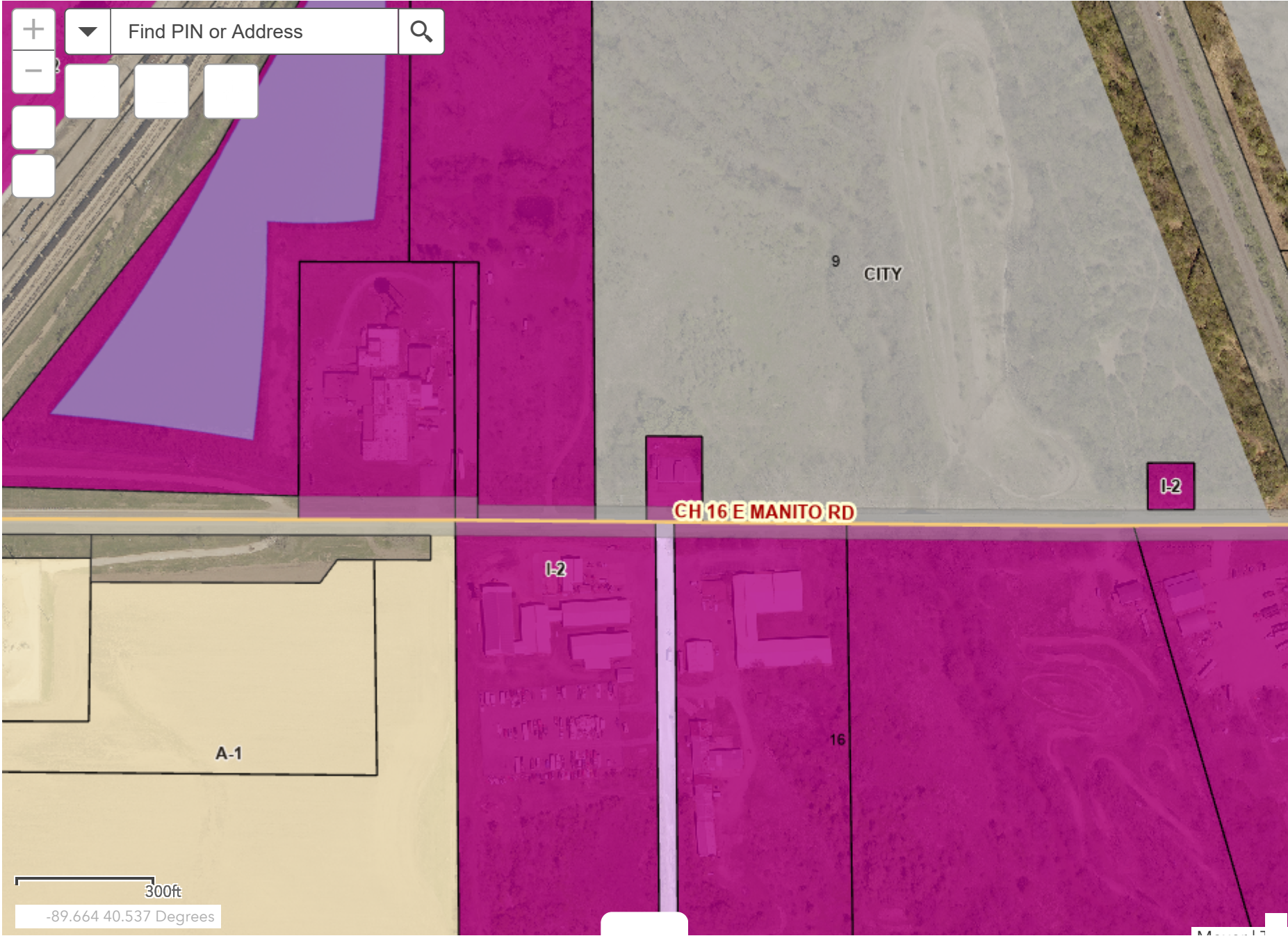


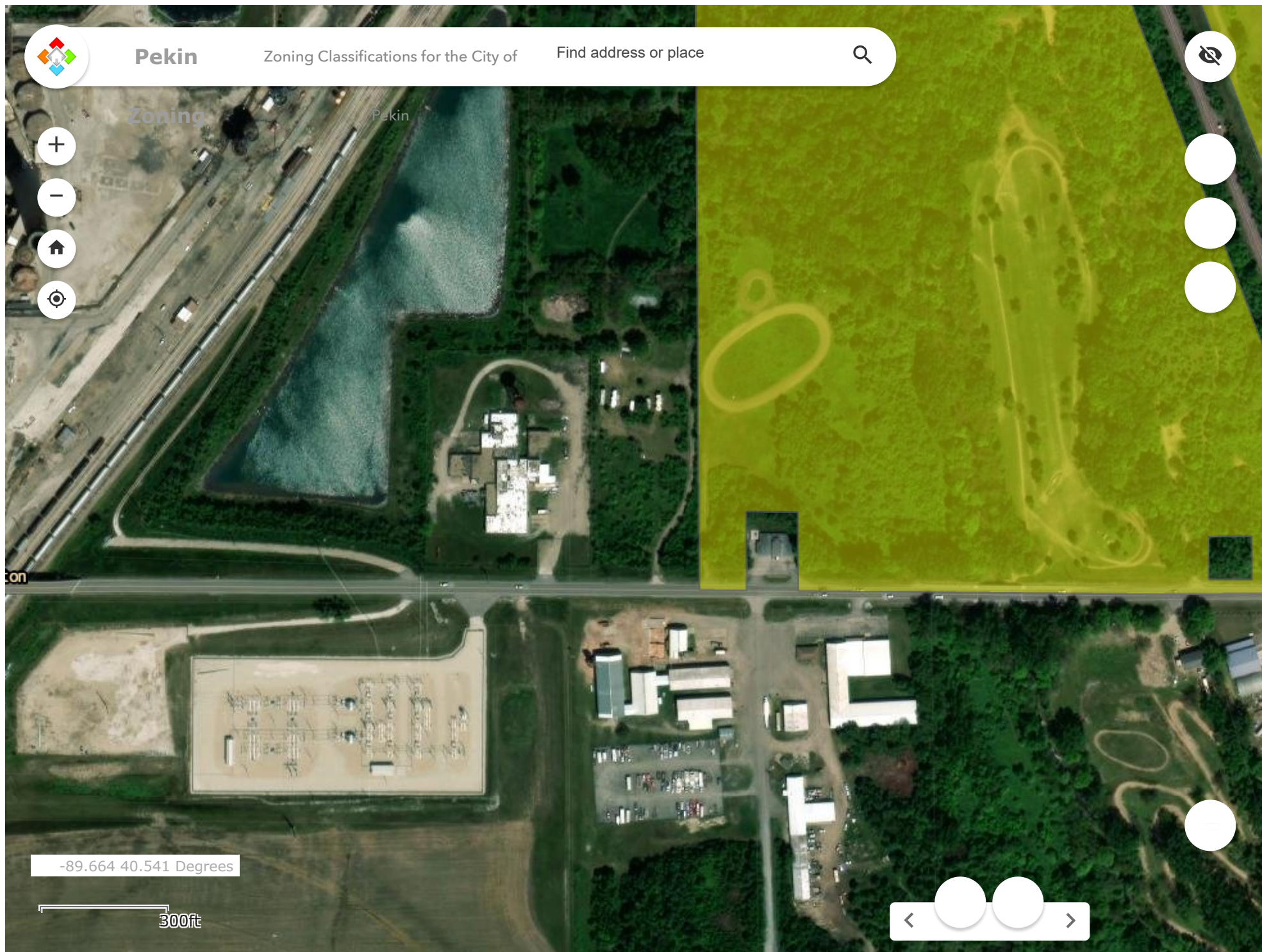
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0 0.04 0.07 0.15 mi







ILLINOIS
Community. Opportunity. Home.

City of Pekin- Zoning and Inspections Department

111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2315

ANNEXATION APPLICATION

Applicant Name: Jeff E Todd + Elizabeth A Todd

Address: 734 Park Ave Pekin IL 61554

Phone #: _____ Cell Phone #: 309-202-1962 E-Mail: toddje-64@yahoo.com

Property Interest of Applicant: 13584 E Manito Rd Pekin IL 61554
PIN # 10-10-09-400-004

Owner Name: Jeff + Liz Todd

Address: 734 Park Ave

Phone #: _____ Cell Phone #: 309-202-1962 E-Mail: toddje-64@yahoo.com

Attorney / Representative: _____

Address: _____

Phone #: _____ Cell Phone #: _____ E-Mail: _____

Property Information:

Address of Property: 13584 E Manito Rd, Pekin IL 61554

Lot Area: .43 Acres Existing County Zoning: I-2 Adjacent City Zoning: I-2

Present Use: Storage Proposed Land Use: Video Gaming Lounge

Use of Adjacent Property & Zoning:

North: Vacant-Industrial

South: Industrial

East: Vacant-Industrial

West: Vacant-Industrial

Property Identification Number: 10-10-09-400-004

Legal Description: (Attach Separate Page)



ILLINOIS
Community. Opportunity. Home.

City of Pekin- Zoning and Inspections Department

111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2315

REASON FOR REQUEST:

Video Gaming Lounge

Required Attachments (Additional Information May be Requested)

1. Payment of \$85.00 non-refundable filing fee. Checks should be made payable to “City of Pekin”.
2. One Mylar Copy of Annexation Plat
3. Annexation Petition
4. Annexation Agreement (if any)

CERTIFICATION BY THE APPLICANT

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

[Signature]

Applicant Signature

5/17/24

Date

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. The applicant has received my approval to proceed with this request.

[Signature]

Applicant Signature

5/17/24

Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

Type of Request (check one): ☐ A. Special Use (\$85) ☐ B. Residential Variance (\$85) ☐ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$75) ☒ E. Annexation (\$85)	Request Property Address or PIN: <u>10-10-09-400-004</u> <u>13584 E Manito Rd, Pekin IL 61554</u>
	Current Zoning (if known): <u>I-2</u>
	Proposed Zoning (if rezoning request): <u>I-2</u>
	Current Use: <u>Mix Storage</u>
	Proposed Use (if different): <u>Video Gaming Lounge</u>

Property Owner Name:	Jeff E Todd + Elizabeth A Todd
Mailing Address:	734 Park Ave Pekin IL 61554
Phone:	309-202-1962
Alternative Phone:	
E-Mail Address:	toddje_64@yahoo.com

Applicant Name (if different):	
Mailing Address:	
Phone:	
Alternative Phone:	
E-Mail Address:	



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

My request is to annex into Pekin. I own the property and building on 13584 E. Manito Rd. Pekin Il. 61554. I have owned this property for many years. I am using it for storage as I have been unsuccessful in selling it and have been paying insurance and taxes on it yearly. I would like to open a Video Mailing Lounge to at least make an income for my family and to help pay taxes + insurance on property.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Jeff E. Todd & Elizabeth A. Todd (Sig)

Owner Signature

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Jeff E. Todd & Elizabeth A. Todd (Sig)

Applicant Signature

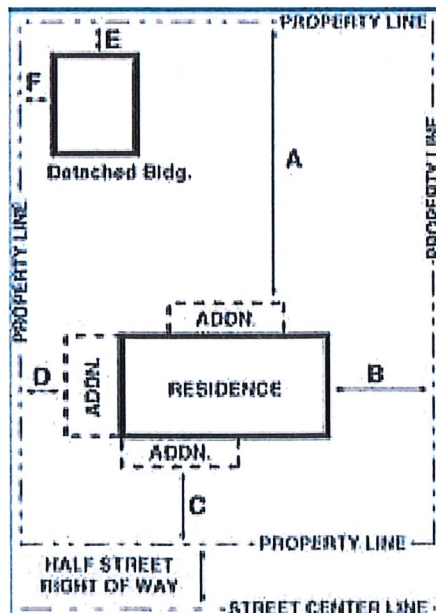
Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

The following attachments are required for consideration of your request:

- I. **Site Plan:** An electronic copy (preferred) or two physical copies of a site plan for the proposal showing:
1. A scale of not less than one inch equals fifty feet (1" = 50') if the subject property is less than three (3) acres and one inch equals one hundred feet (1" = 100') if three (3) acres or more. Date, north point and scale.
 2. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties. The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property. The location of all existing and proposed drives and parking areas. The location and right-of-way widths of all abutting streets and alleys.
 3. Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by the Development Review Committee and consideration by the Plan Commission.
 4. The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan (commercial projects only).





Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

II. **Payment:** Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the “City of Pekin”.

III. **Variance:** If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

*Zoning at this time is Tazewell County. Per conversation with
Melissa Kreiter, Tazewell Co. probably would not allow due to zoning at present.*

2. Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?

*Yes due to zoning (I-2) and being considered
Tazewell County.*

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

NO will not impact.

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

NO will not alter...

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

*Will not negatively impact any of the surrounding
properties.*

**ANNEXATION NOTICE -
Tazewell County**

THIS DOCUMENT PREPARED BY
AFTER RECORDING MAIL TO

Katherine L. Swise
Miller, Hall & Triggs, LLC
416 Main Street, Suite 1125
Peoria, Illinois 61602

**NOTICE OF PROPOSED ANNEXATION OF TERRITORY
PRESENTLY LOCATED WITHIN THE CINCINNATI FIRE PROTECTION
DISTRICT TO THE CITY OF PEKIN**

TO: Keith Richardson President Jeff Kraus Treasurer Nicole Roepenack Secretary
11595 Skyaire Drive 2711 Overhill Drive 2709 Deveron Circle
Green Valley, IL 62534 Pekin, IL 61554 Pekin, IL 61554

Cincinnati Fire Protection District
Fire Station
14065 Chester Road
Pekin, IL 61554

being all of the Trustees of the Cincinnati Fire Protection District, Tazewell, Illinois.

YOU AND EACH OF YOU are hereby notified that the City of Pekin, County of Tazewell, a municipality which provides fire protection services, is about to annex the territory hereinafter described pursuant to the provisions of Article 7, Division 1 of the Illinois Municipal Code (65 ILCS 5/7-1-1, *et seq.*) and that such annexation will take place not less than ten (10) days after the service of this Notice upon you. Said real estate proposed to be annexed is described as follows:

Beginning at the Southwest corner of the Southeast Quarter of Section 9, Township 24 North, Range 5 West of the Third Principal Meridian, and running thence North 23 feet, thence East 530 feet, thence North 150 feet, thence West 120 feet, thence South 150 feet, thence West 410 feet, thence South 23 feet to the place of beginning; being a part of the Southeast Quarter of Section 9, Township 24 North, Range 5 West of the Third Principal Meridian; situate, lying and being in the County of Tazewell and State of Illinois.

PINs: 10-10-09-400-004

The aforementioned Territory is contiguous to the City of Pekin and a written petition for annexation has been signed by the owners of record of all land within such territory. Pursuant to 65 ILCS 5/7-1-8, the City Council of the City of Pekin proposes to consider and take action on an ordinance annexing such Territory at a regular meeting of the Council on Monday, June 24, 2024, at 5:30pm at City Hall, 111 S. Capitol Street, Pekin, Illinois.

CITY OF PEKIN

By Sue McMillan
Sue McMillan, City Clerk

AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
) SS
COUNTY OF TAZEWELL)

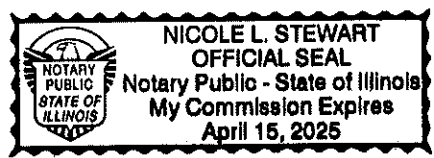
The undersigned, being first duly sworn deposes and says on oath that as City Clerk for the City of Pekin, she did cause the foregoing Notice to be served upon the Trustees of the Cincinnati Fire Protection District, and each of them by mailing true and correct copies of the same by certified mail to the said Trustees at the addresses set forth beside their names on May 31, 2024, by depositing the same in the United States Mail at Peoria, Illinois, with all postage prepaid.

Sue McMillan
Sue McMillan

Subscribed and sworn to before me this

31st day of May, 2024.

Nicole L. Stewart
Notary Public



**NOTICE OF PROPOSED ANNEXATION OF TERRITORY
TO THE CITY OF PEKIN**

**TO: Bill Severns
Cincinnati Township Clerk
206 E. Main Street
PO Box 507
South Pekin, IL 61564**

**Larry Mayberry
Cincinnati Township Supervisor
206 E. Main Street
PO Box 507
South Pekin, IL 61564**

**Ronald Hawkins, Jr.
Cincinnati Township Road Commissioner
206 E. Main Street
PO Box 507
South Pekin, IL 61564**

**Rick Simpson
Cincinnati Township Assessor
206 E. Main Street
PO Box 507
South Pekin, IL 61564**

**Township Trustee Donna Hall 115 Apple Road, Pekin, IL 61554
Township Trustee Joe Weghorst, 11635 Fuelberth Rd., Pekin, IL 61554
Township Trustee Robert Lutz, 1515 Glendale Ave., Pekin, IL 61554
Township Trustee Marsha Hoelzel, 506 Harbberts, PO Box 397, South Pekin, IL 61564**

YOU AND EACH OF YOU are hereby notified that the City of Pekin, County of Tazewell, is about to annex the territory hereinafter described pursuant to the provisions of Article 7, Division 1 of the Illinois Municipal Code (65 ILCS 5/7-1-1, et seq.).

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PINs: 10-10-09-400-004

The aforementioned Territory is contiguous to the City of Pekin and a written petition for annexation has been signed by the owners of record of all land within such territory. Pursuant to 65 ILCS 5/7-1-8, the City Council of the City of Pekin proposes to consider and take action on an ordinance annexing such Territory at a regular meeting of the Council on Monday, June 24, 2024, at 5:30pm at City Hall, 111 S. Capitol Street, Pekin, Illinois.

Dated this 31st day of May, 2024

CITY OF PEKIN

By: Sue^W McMillan
Sue McMillan, City Clerk

AFFIDAVIT OF SERVICE

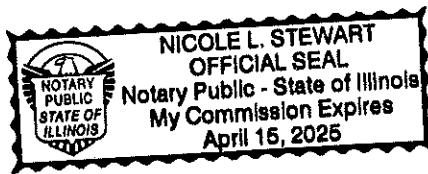
STATE OF ILLINOIS)
) SS
COUNTY OF TAZEWELL)

The undersigned, being first duly sworn deposes and says on oath that as City Clerk for the City of Pekin she did cause the foregoing Notice to be served upon the Cincinnati Township Road Commissioner, the Cincinnati Township Board of Trustees, the Cincinnati Township Supervisor, the Cincinnati Township Clerk and the Cincinnati Township Assessor, by mailing true and correct copies of the same by certified and regular mail to the addresses set forth on this notice on May 31, 2024, by depositing the same in the United States Mail at Pekin, Illinois, with all postage prepaid.

Sue^W McMillan
Sue McMillan, City Clerk

Subscribed and sworn to before me this 31st day of May, 2024.

Nicole L. Stewart
Notary Public





June 2, 2024

Jeff E. & Elizabeth A. Todd
734 Park Ave.
Pekin, IL 61554

Dear Mr. & Mrs. Todd,

You have submitted an application for special use, variance or a zoning amendment for property located at 13584 E. Manito Rd. Before the Pekin City Council can make a final decision on your request, the Zoning Board of Appeals will first review your application and provide a recommendation to the Council.

Your application will be considered during the Board of Appeals meeting scheduled for June 12, 2024, at 5:00pm CST. This meeting is held in the Council Chambers in Pekin City Hall (2nd Floor), located at 111 S. Capitol Street in Pekin. While your attendance is not mandatory, you are strongly encouraged to attend to provide a verbal summary of your request and answer any questions that committee members or the public may have.

Under most circumstances, the City Council will review and make a determination on your application at the next regularly scheduled City Council meeting that follows the Board of Appeals meeting, unless a conditional approval or denial is recommended. In such instances, determination at the City Council will generally be delayed until the Board of Appeal's meeting minutes can be reviewed and approved during the subsequent Board of Appeal's meeting. Regardless, applicants should visit the City of Pekin's website at <http://www.ci.pekin.il.us> to determine the next meeting date and locate their item on the agenda. As before, attendance is not mandatory, but applicants are strongly encouraged to attend.

If you have questions about this or any other concern not addressed above, please contact us by phone at (309) 478-5370.

Sincerely,

Nic Maquet
Director of Building & Development