



City of Pekin

REGULAR ZONING BOARD OF APPEALS MEETING
WEDNESDAY, JANUARY 12, 2022
5:00 PM

1.	Pledge of Allegiance
2.	Roll Call
3.	Agenda Approval
4.	Minutes Approval
4.1.	December 8, 2021 Minutes
5.	City Council Action Report
6.	Applications and Hearings
6.1.	Case RZ 2022-01 A rezoning request by Jim Fletcher Jr. for property currently zoned B-3, General Business District, to R-4, One Family Residential District, located at 502 Hamilton Street with legal description of SEC 35 T25N R5W ORIGINAL TOWN LOT 2 BLK 82 SW 1/4 and P.I.N. #04-04-35-304-003, both in Tazewell County, Illinois.
6.2.	Ordinance Proposing Zoning Code Changes to Include the Creation of a B-4 Commercial District and Rezoning of Properties
7.	Informal
8.	Public Input
9.	Adjourn

Pekin Zoning Board of Appeals
111S. Capital Street
City Council Chambers 2nd Floor
December 8, 2021
5:00 PM

Present: Bill Craig, Chris Deverman, Daryl Dagit, Donald Hild, David Huskisson, Chris Lang, Mary Lanane, Kelly Madden, Steve Thompson, Kim Joesting, James Ruth, Amy Wilson.

The regular meeting of the Pekin Board of Appeals was called to order and a quorum was declared. Staff present: Matt Fick, Community Development Director, David Bess, Community Development Block Grant Program Manager, and Kathie Brown, Economic Development Program Support.

MOTION by Commissioner Thompson to approve the, 2021, modified agenda seconded by Commissioner Hild. Motion carried 12-0.

Minutes for November 22 meeting were all approved with all members present voting aye.

City Council Action Report – All recommendations submitted by the Zoning Board of Appeals were approved by City Council in October.

Case RZ 2021-05 Public Hearing Opened at 5:05 p.m.

A rezoning request by Anthony LaHood for properties currently zoned R-1, One-Family Residential District, to P-1 Vehicular Parking District, located at 1704 and 1706 Karo Street, both in Tazewell County, Illinois.

The petitioner was not present for the hearing. Representatives from the neighborhood spoke out and sent comments in advance of the hearing noting their objections to the rezoning request as the additional lighting and traffic along the narrow street were not deemed appropriate additional burdens for this residential neighborhood. Hearing closed at 5:15 p.m.

Commission members brought forth additional concerns regarding the current septic system on the property, fencing placement to the street so as not to hinder sight onto the street but block residential disruption, and the need for lighting to be shielded in some form from the residential neighborhood. While supporting business expansion is a priority for the commission, there does not seem to be appropriate controls that can be put in place to prevent these issues of lighting, noise, and traffic spilling into this residential neighborhood.

Commissioner Thompson made a motion to decline the request for rezoning the property for parking, motion seconded by Commissioner Wilson. Motion carried 12-0.

Proposed Zoning Code Changes to Create B-4 Commercial Zoning District Hearing Opened at 5:29 p.m.

Ordinance proposing zoning code changes to include the creation of a B-4 Commercial Zoning District as well as the rezoning of several properties to B-4 Commercial.

There are three commercial zoning districts in the city, the primary purpose is to create an investable environment – encouraging similar businesses to locate in close proximity to one another leveraging the strengths and unique needs of each business for positive economic impact. Creating more targeted zoning allows the commission to work on infrastructure in a manner that benefits multiple businesses and allows for intentional design of businesses in a manner that integrates well.

The zoning district would exclude those uses deemed as not compatible with commercial development i.e., adult bookstore, adult entertainment, gaming etc. The area would be intended to compliment hotel, restaurants, and retail currently existing in the district. Multifamily residential developments could occur but would require special use permits. Height restrictions may also be a limitation as R-1 & R-2 zoning allow for one- and two-story properties and R-3 zoning allows up to ten stories. One other unique aspect of this area is the location of a school, which is owned and run by a church. Recommendation was to remove Good Shepard School from the proposed district, to present a clear zoning district for the future.

Commissioner Thompson made a motion to table the creation of B-4 Commercial Zoning District, motion seconded by Commissioner Dagit. Motion carried 12-0

Next meeting will be January 12, 2022, at 5:00 p.m.

Adjourned 5:45 p.m.

Matt Fick, Secretary
Pekin Planning Commission

Attachment: December 8 2021 Board of Appeals Minutes (2885 : December 8, 2021 Minutes)



Matt Fick, Director of
Community Development
111 S. Capitol Street
Pekin, Illinois 61554
mfick@ci.pekin.il.us
(309) 478-5355

To: Board of Appeals Members
From: Matt Fick
Re: January Cases *mf*
Date: January 5, 2022

CASE RZ 2022-01

A rezoning request by Jim Fletcher Jr. for property currently zoned B-3, General Business District, to R-4, One Family Residential District, for property located at 502 Hamilton Street.

SUMMARY:

The petitioner is attempting to refinance his home and the lender cannot approve his application because of the B-3 zoning, which makes the existing home a “non-conforming” use and limits the ability to rebuild the structure if it were ever damaged or destroyed (the code actually states that if the replacement cost exceeds 60% of the home’s value, it cannot be rebuilt). In order to remove this condition the petitioner is asking for R-4 One Family Zoning, which exists west, east and south of his property. However, it is technically not contiguous to R-4 One Family Zoning so the question of spot-zoning needs to be asked. Spot-zoning occurs when a small parcel or parcels are rezoned to something that is not compatible with surrounding zoning and uses. In this case, the single house is 100+ years old and other single and multi-family properties exist directly to the west so spot zoning does not seem to apply. In fact, the City and Board of Appeals should consider reviewing some other areas in town where the underlying land use does not match the Commercial zoning, as this issue has been brought to the City on several other occasions.

RECOMMENDATION

Recommend approval of the R-4, One Family Residential District zoning request.

B-4 SPECIAL BUSINESS DISTRICT

Staff has been discussing different options to accomplish the intent and goals of the proposed B-4 Business District and will present them at the meeting on the January 12th.

Attachment: 502 Hamilton Attachments (2883 : Case RZ 2022-01)

Paid 12/8/21



Community. Opportunity. Home.

City of Pekin- Planning and Zoning Department

111 S. Capitol Street, Pekin, Illinois 61554 - (309) 478-5355

ZONING MAP AMENDMENT APPLICATION

Applicant Name: Jim Fletcher Jr. 309-696-8996
Address: 502 Hamilton St. Pekin, IL. 61554
Phone #: _____ **Cell Phone #:** 309-696-8996 **E-Mail:** pekin.downtownauto@gmail.com
Property Interest of Applicant: _____

Owner Name: Jim Fletcher Jr.
Address: #4 Realing Ct. Pekin, IL. 61554
Phone #: _____ **Cell Phone #:** 309-696-8996 **E-Mail:** pekin.downtownauto@gmail.com

Attorney / Representative: N/A
Address: _____
Phone #: _____ **Cell Phone #:** _____ **E-Mail:** _____

Property Information:

Address of Property: 502 Hamilton St. Pekin, IL. 61554

Lot Area: _____ **Zoning District:** _____ **Present Use:** Residential

Use of Adjacent Property & Zoning:

North: Hamilton Street **South:** Alley/Empty Lot

East: TADOC'S Donuts **West:** Residence

Property Identification Number: 04-04-35-304-003

Legal Description: (Attach Separate Page)

Sec 35 T 25N R 5W original TOWN LOT 2 BLK 82 SW 1/4

Attachment: 502 Hamilton Attachments (2883 : Case RZ 2022-01)



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REASON FOR REQUEST:

A Zoning Map Amendment for the above property is requested as follows: Please Re-zone
From B-3 TO residential for purpose of an
F.H.H. Loan

Explain how the Requested Zoning Classification Relates to the Comprehensive Plan: Re-zone
will not effect. The property has been a residence
for the past 100+ years.

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.

Applicant Signature

12-7-2021

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.

Applicant Signature

12-7-2021

Date



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111 S. Capitol Street, Pekin, Illinois 61554 -- (309) 478-5355

CHECKLIST OF REQUIRED ZONING MAP AMENDMENT ITEMS:

✓ ☒ One original, completed Zoning Map Amendment application form with all required signatures.

✓ ☒ Payment of \$85.00 non-refundable filing fee. Checks should be made payable to "City of Pekin".

Attachment: _____

Attachment: _____

FOR OFFICE USE ONLY:

Filing Fee: \$85.00 ✓

Date Filed: 12/08/2021

Publication Date: _____

Public Hearing Date: _____

City Council Action Date: _____

Approved: _____

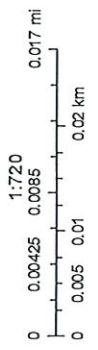
Denied: _____

Ordinance #: _____



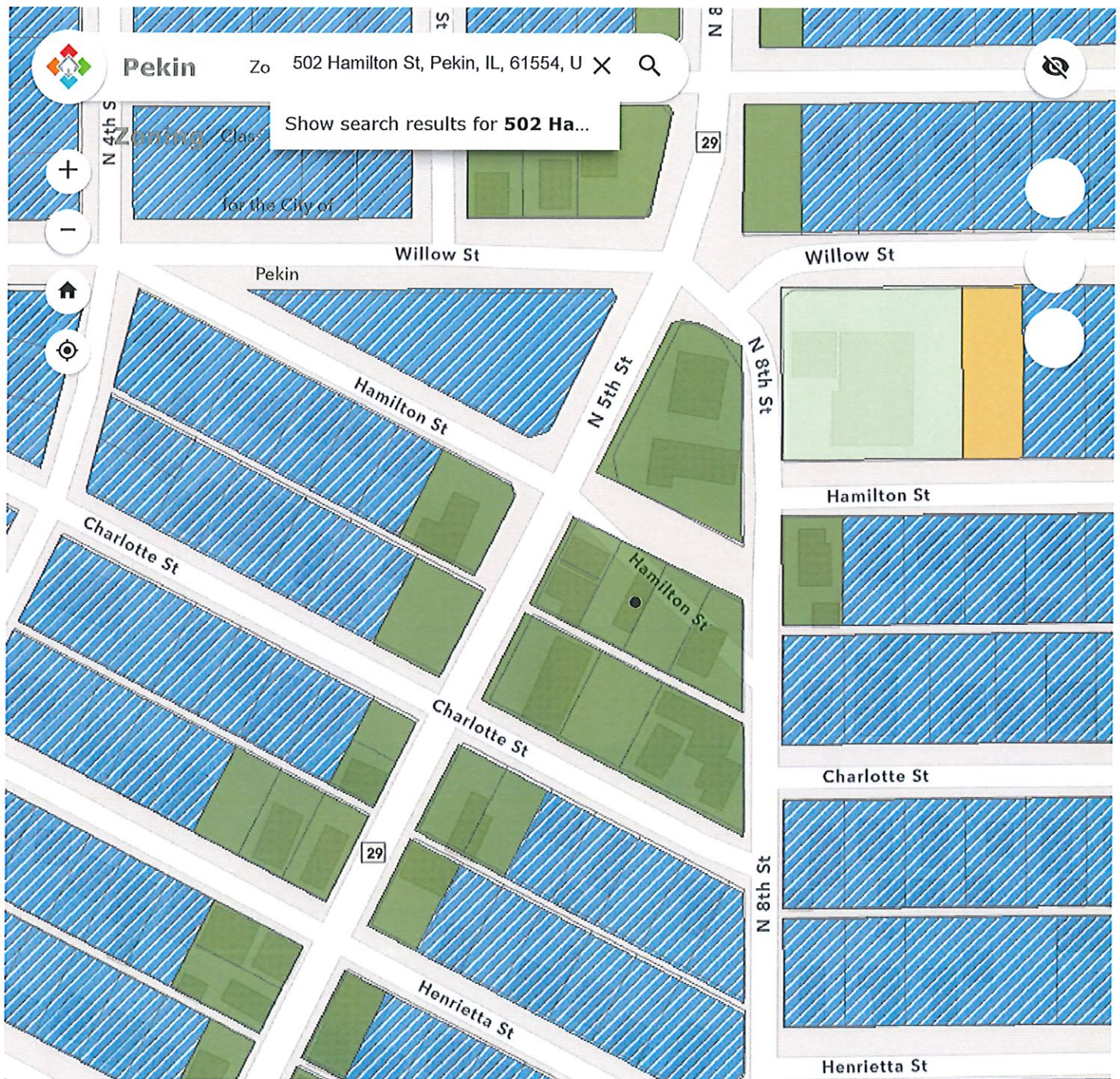
- I-155
- I-474
- I-74
- IL 29
- IL 98
- US 24
- Streets
- US 150

This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon as a signature for a site search. Any reliance on the information contained herein is at the user's own risk. The user assumes all liability for any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.



1/5/22, 3:31 PM

Pekin Zoning



Attachment: 502 Hamilton Attachments (2883 : Case RZ 2022-01)

-89.636 40.575 Degrees

200ft