

Pekin Zoning Board of Appeals Meeting
111. S. Capitol Street
City Council Chambers 2nd Floor
January 11, 2023
5:00 PM

A rescheduled meeting of the Pekin Zoning Board of Appeals will be held at Pekin City Hall, 111 South Capitol Street, City of Pekin, Illinois, on the 11th day of January 2023, at 5:00 PM.

Pledge of Allegiance

- I. Roll Call
- II. Agenda Approval
- III. Minutes Approval from November 30, 2022
- IV. City Council Action Report
- V. Applications and Hearings
- VI. Other Items for Consideration and Recommendation
- VII. Informal Discussion
- VIII. Public Input
- IX. Adjourn

Case V 2023-01

A variance request by Drew Leman (McKinley Apartments LLC) to waive the obscuring wall requirement where the offstreet parking area at 100 Ironwood Dr abuts a residential district. Said property is zoned OS-1 Office Service District with a legal description of SEC 31 T25N R4W HICKORY HILLS ESTATES SEC 4 LOT 5 (EXC SW COR) NW 1/4 AAA 19 & 20, with the following PIN: 05-05-31-311-037, in Tazewell County, Illinois.

Case V 2023-02

A variance request submitted by Kristine Riley for accessory structure setbacks 417 Edgewood Dr. Said property is zoned R-4 One Family Residential District with a legal description of SEC 36 T25N R5W BRENTWOOD MANOR SUBD #2 LOT 53 SW 1/4, with the following PIN: 04-04-36-301-011, in Tazewell County, Illinois

Case RZ 2023-01

A rezoning request submitted by Virginia Soper from R-4 One Family Residential District to OS-1 Office Service District for the property located at 901 Broadway St. Said property is zoned R-4 One Family Residential District with a legal description of SEC 35 T25N R5W CAMPBELL DURLEY & NEWHALLS ADDN S 100' OF LOT 7 BLK 29 SW 1/4 with the following PIN: 04-04-35-370-005, in Tazewell County, Illinois.

Other Items for Consideration and Recommendation

Short-Term Rentals Ordinance

Informal Discussion

Public Input

Adjourn

Hannah Martin, Secretary, Pekin Board of Appeals

Pekin Zoning Board of Appeals
111 S. Capital Street
City Council Chambers 2nd Floor
November 30, 2022
5:00 PM

Present: Bill Craig, Chris Deverman, Donald Hild, David Huskisson, Kim Joesting, Kelly Madden, James Ruth and Steve Thompson.

The regular meeting of the Pekin Board of Appeals was called to order and quorum was declared. Staff present: Hannah Martin, Alina Kramer (Administrative Assistant) and Josh Harman (Legal Counsel).

The meeting was called to order at 5:00 PM. Motion by Commissioner Ruth to amend and approve the agenda, removing RZ 2022-08 second by Commissioner Deverman. Motion carried 7-0.

Motion by Commissioner Thompson to approve minutes for the October 12, 2022, seconded by Commissioner Huskisson. Motion carried 7 -0.

Case V 2022-13

A variance request by James E. Smith for setbacks at 1011 & 1013 N 2nd. Said property is currently zoned RM- 2 Multiple Family Residential District with a legal description of SEC 34 T25N R5W ORIGINAL TOWN LOTS 9 & 10 BLK 17 NE 1/4 with the following PIN: 04-014-34-221-003, in Tazewell County, Illinois.

Public Hearing open at 5:03 pm

Owner, James Smith states that he bought the two house(s) approximately 28 years ago and has recently made \$25k in updates with the want to make the property two separate properties. Smith plans to sell the houses at a low price to his family but can not do it fairly unless the property is separated.

Public hearing closed at 5:07 pm

Commissioner Hild asked if there were any issues with the variances from 28 years ago and there was not, the variances are due to the new setback requirements. Commissioner Hild also stated that the houses were built before we even knew what “zoning” was and that he feels so many variances seems excessive and will only cause delays in passing it down and or selling the property.

Motion made by Commissioner Kelly to approve the special use permit was seconded by Commissioner Deverman. Motion approved 7-0.

Case RZ 2022-08

A rezoning request submitted by Drew Leman (McKinley Apartments LLC) from OS-1 Office Service District to RM-2 Multiple Family Residential District for the property located at 100 Ironwood Dr. Said property is zoned OS-1 Office Service District with a legal description of SEC 31 T25N R4W HICKORY HILLS ESTATES SEC 4 LOT 5 (EXC SW COR) NW 1/4 AAA 19 & 20, with the following PIN: 05-05-31-311-037, in Tazewell County, Illinois.

This case has been pulled at the request of the applicant.

CASE RZ 2022-09

A rezoning request submitted by Claude Nattier (Alexander's Tax Service LLC) from R-4 One Family Residential District to OS-1 Office Service District at 1607 Charlotte Street. Said property is zoned R-4 One Family Residential District with a legal description of SEC 35 T25N R5W MILLERS ADD LOTS 8 & 9 W OF RR (ALSO LOT 3) BLK 4 SE 1/4, with the following PIN: 04-04-35-411-011, in Tazewell County, Illinois.

Public hearing open at 5:13 pm

Claude Nattier, owner of Alexander's Tax Service LLC gave the history of how the business was obtained and stated he was informed that they need an OS-1 zoning because there are employees working within the house. The owner states they did have a dead-end sign put up and it he feels it has helped with traffic. At this time the owner is requesting a rezoning of an OS-1 or a timeline allowing them to continue their services through the 2023 tax season.

Pauline (resident at 1603 Charlotte) has lived in her home for approximately 65 years and states the business being ran out of the house has caused issues with traffic and has concerns about another business coming in if the rezoning is allowed.

Nedra (resident at 1610 Hamilton) stated she is worried that if the rezoning is granted that it will decrease the value of her home and she also has concerns for a disabled child who lives in the neighborhood.

Ryan (resident at 1606 Charlotte) expressed concerns with the traffic flow being high on such a narrow road, it poses a risk and is not ideal. She also expressed concerns with the disabled child in the neighborhood.

Public hearing closed at 5:21pm

Commissioner Huskinson asked if this residence was signed up with the city to run the business and the owner states they were. Commissioner Craig stated the road is very narrow and is difficult to turn around which brings concern with the amount of traffic during tax season but did suggest allowing the extra time to get through the 2023 tax season. Commission Ruth agreed that allowing the business to run through 2023 tax season is reasonable and fair. Commissioner Craig stated that the trips add up (during tax season) rather quickly with paperwork being dropped off, meetings, etc. Commissioner Huskinson made a suggestion to do a special use so that no other business can move in and possibly use a PO box however due to technology, most communications are done via email or in person. Commissioner Deverman states an OS-1 would allow any business to move in and suggest denial of the OS-1 with a possible special use. After further discussion, the committee suggested looking into a special use with asking code enforcement to allow the business to run (without enforcements) until October 1, 2023.

Motion made by Commissioner Kelly and seconded by Commissioner Huskinson to deny rezoning to an OS-1 and suggest zoning to not be enforced until October 1, 2023. Motion approved 7-0

Case SU 2022-06

A special use request submitted by Carl Powell (St. Vincent De-Paul of Pekin) for drive-thru at 706 Court St. Said property is zoned B-3 General Business District with a legal description of SEC 02 T24N R5W COLTS ADDN W1/2 OF LOT 24 NW1/4 with the following PIN: 04-10-02-106-002, in Tazewell County, Illinois

Public hearing opened at 5:41 pm

Carl Powell (St.Vincent De-Paul of Pekin) states they would like to have a drive thru at their facility to allow easier access for those that they provide services for. He states they are currently open Monday, Wednesday, and Friday with an occasional Saturday. Rob whom is a parishioner at the church explained they have been sure to work closely with coding to be sure everything is done correctly and that he feels there is a big need for the drive thru window.

Public Hearing closed at 5:47 pm

Commissioner Huskinson asked where the actual entrance would be and that would be off of 7th Street (alleyway). Commissioner Ruth asked if the existing facility has a drive thru window and it does not. Ruth also asked if the food pantry is going to be tied into the parish center. Powell indicated that the parish center was slimmed down some and the building (food pantry) was given to them to provide food to those in need. Commissioner Craig explained that building is currently on a separate tax number. Commissioner Joesting asked if the alleyway is a two-way alleyway, it is. Commissioner Ruth also asked if the alleyway is paved and it is. Commissioner Joesting did ask if there were to be a funeral on a Monday, Wednesday, or Friday, where would they direct the traffic, Powell stated that they currently work together with the church, school and surrounding businesses with no issues.

Motion made by Commissioner Kelly and seconded by Commissioner Deverman. Motion approved 7-0.

CASE V 2022-14

A variance request submitted by Christopher Larkner for setbacks at 1906 St. Clair Dr. Said property is zoned R-2 One Family Residential District with a legal description of SEC 12 T24N R5W SUNSET HILLS EXT 12 LOT 291 SE 1/4, with the following PIN: 10-10-12-401-012, in Tazewell County, Illinois

Public hearing open at 6:00 pm

Christopher Larkner, owner, explained that he purchased the home with an existing pool and while putting up a fence he was advised that the pool violates code.

Public hearing closed at 6:01pm

Commissioner Craig states that something done by the previous owner is not at the new owners fault and the pool should be allowed to stay as is with the understanding that if the pool is replaced that it is done under code.

Motion made by Commissioner Kelly and seconded by Commissioner Deverman. Motion approved 7-0.

Informal Discussion

The original Short Term Lease needs updates in regards to residency of the agent. After discussion, legal council will update the Short-Term Ordinance to indicate the agent's residence is within 30 miles and naming both the owner and agent response. Commissioner Craig also suggested that we research if a \$25 fee is reasonable to cover the cost of an inspection.



Hannah Martin
111 S. Capitol Street
Community Development
Pekin, Illinois 61554
hmmartin@ci.pekin.il.us
(309) 478-5348

Zoning Board of Appeals Review Sheet January 11, 2023

CASE V 2023-01

A variance request by Drew Leman (McKinley Apartments LLC) to waive the obscuring wall requirement where the offstreet parking area at 100 Ironwood Dr abuts a residential district. Said property is zoned OS-1 Office Service District with a legal description of SEC 31 T25N R4W HICKORY HILLS ESTATES SEC 4 LOT 5 (EXC SW COR) NW 1/4 AAA 19 & 20, with the following PIN: 05-05-31-311-037, in Tazewell County, Illinois.

SUMMARY

A 4'6" high obscuring wall is required to be provided and maintained on those sides abutting or adjacent to a residential district for the uses and use districts listed in city code Sec. 4-3-8-7(a)(1)a. This includes Off-street parking areas (other than P-1 Vehicular Parking Districts) and B-1, B-2, B-3, and OS-1 Districts. The off-street parking area at 100 Ironwood abuts a RM-2 Multiple Family Residential District for approximately 180 feet on the north side, and RE Residential Estate for approximately 35 feet also on the north side. To the west and east, the zoning is OS-1 Office Service District. Going south (across Broadway St.) the properties are outside city limits and zoned A-1 and R-1.

There is also some discretionary judgment granted in Sec. 4-3-8-7(a)(1)b. "...Upon review of the site plan, the Zoning Board of Appeals or the City staff may approve an alternate location for the wall or may waive the wall requirement if, in specific cases, it would not serve the purposes of screening the parking area effectively. ...". The wall requirement was not identified during the site plan review process by city staff. However, it was also not officially waived by staff or the Zoning Board of Appeals. Thus, the wall requirement can presently still be enforced.

STAFF NOTES

It is staff's opinion that interpreting the requirements of the code for this particular issue leads to construction of a wall that will not provide a significant benefit to the neighboring residential properties. Additionally, enforcing this wall requirement would not appear to be visually consistent with similar properties along Broadway St. (OS-1 zoned or otherwise having larger off-street parking areas) which abut residential districts or uses and have no fence or obscuring wall. Staff recommends approval of the 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)	Request Property Address or PIN: 05-05-31-311-037
	Current Zoning (if known): OS-1
	Proposed Zoning (if rezoning request): OS-1
	Current Use: 16 apartment units
	Proposed Use (if different): Same

Property Owner Name:	McKinley Apartments LLC
Mailing Address:	2807 Broadway Rd., Suite B, Pekin, IL 61554
Phone:	309-347-5984 x 3
Alternative Phone:	
E-Mail Address:	drew@lemanprops.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:

A fence between multifamily properties would serve no purpose and

not be an aesthetic improvement. Furthermore, none of the bordering businesses
that also border residential have fences.

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.

A handwritten signature in blue ink, appearing to be "Aldrich", is written over a horizontal line.

Owner Signature

11-23-22

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

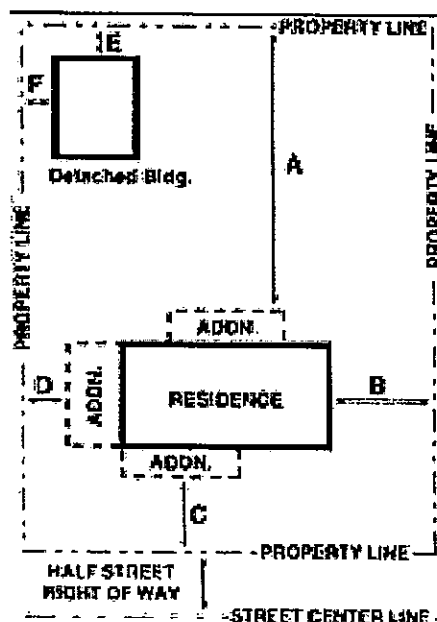
Date



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

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.

The hardship is the unattractive end product that would result from putting up a fence.

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

Yes, This site was approved by the city without a fence.

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

No. The adjoining properties will have the view of a beautiful building instead of a 4 1/2 foot fence.

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

The variance would keep the look of the entire neighborhood consistent.

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

Yes.



LEMAN PROPERTY MANAGEMENT CO.

2807 BROADWAY, SUITE B PEKIN, IL 61554 309-347-5984 FAX 309-347-5988

January 6, 2023

Dear Zoning Board of Appeals Member,

I am scheduled to appear before your committee on Wednesday, January 11th to request a non-residential variance for the new apartment complex we have recently constructed at 100 Ironwood Drive. In advance of this meeting I would like to provide you with a brief history of this development; a summary of our encounters with a neighbor; and, lastly, an invitation.

This development is the culmination of countless conversations and planning sessions, along with analysis of our different apartment projects throughout the area. For many years we have consistently received feedback from local businesses and school districts of the need for newly constructed, upscale apartments. We are very proud of how this development--The McKinley--turned out. The property opened up on December 1st, and a majority of the leases signed during the first month were from out-of-town residents attracted by the high end finishes throughout the buildings. This complex may be our nicest addition yet to our Platinum Collection, the high end complexes in our portfolio.

While the feedback we have received has been almost unanimous in support, we have struggled with one neighbor located at 201 Dogwood Lane. This neighbor borders roughly twenty feet at the northeast edge of our property. The neighbor first complained to us during the construction period when the dumpster pad was poured. He requested a meeting, and we walked the property with him. We put up a fully enclosed fence around the dumpster, and then added 18 arborvitae trees around the dumpster to fully screen this area. However, he claimed he would only be "pacified" if we further agreed to plant 7 additional arborvitae trees in *his* yard, acting as an additional screen. When we respectfully declined, he informed us that he would pursue further action with the City. Since that time he has filed complaints about our detention pond; exterior lighting; dumpster gate; and signage. It has become apparent that he is retaliating, whether in response to us declining to landscape his yard, or simply our decision to develop a formerly vacant land tract that perhaps he had grown accustomed to.

I would like to extend an invitation to you to come visit the property. I will be happy to show you around, as we are very pleased with the finished product. The lot is zoned OS-1, although I do believe a multifamily zoning would be more appropriate. It is adjacent to a multifamily duplex, and we believe a multifamily apartment building adjacent to a multifamily duplex would not require a fence. Any such fence would detract from the aesthetics of the development, and would serve no readily identifiable purpose. In fact, the adjacent homeowner association restricts fences. No other businesses along Broadway have fences between the lots bordering Broadway and Hickory Hills.

Thank you for your time in reviewing this matter.

Respectfully,

Drew Leman

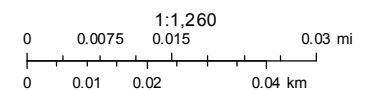
CEO

Tazewell County GIS



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

Tazewell County GIS parcel and map records contained herein are for property tax purposes only. 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 substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or 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.





Hannah Martin
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Zoning Board of Appeals Review Sheet January 11, 2023

CASE RZ 2023-01

A rezoning request submitted by Virginia Soper from R-4 One Family Residential District to OS-1 Office Service District for the property located at 901 Broadway St. Said property is zoned R-4 One Family Residential District with a legal description of SEC 35 T25N R5W CAMPBELL DURLEY & NEWHALLS ADDN S 100' OF LOT 7 BLK 29 SW 1/4 with the following PIN: 04-04-35-370-005, in Tazewell County, Illinois.

SUMMARY

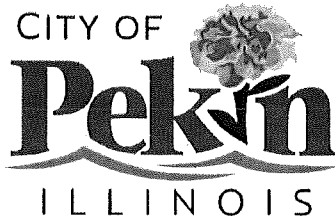
Applicant wishes to rezone the property so that similar businesses as have occupied the property for the past 50 years can lawfully operate in this location. The property is currently for sale and zoned as R-4, however there is no functioning kitchen or full bathrooms in the residential structure.

STAFF NOTES

This case is connected to a November 30th hearing – the rezoning request at 1607 Charlotte St. on behalf of Alexander's Tax Service. Because council denied the request (as recommended by ZBA), the business is in the process of relocating with a January 30th deadline. Alexanders Tax Service is interested in moving to this location, despite the similar issue of wishing to operate in a location currently zoned as R-4 Residential.

Although it is a similar case, physical characteristics of the property are more favorable for business occupation. The property is located at the corner of N 9th St. & Broadway St., across the street from both Dollar General (zoned B-3) and Benson's Appliance (zoned R-4). It also neighbors single-family homes to the north and east.

Staff recommends approval based on the long-established non-residential uses of the property, the neighboring business uses, and the location along a well-traveled corridor.



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

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u> ☐ 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: 04-04-35-370-005
	Current Zoning (if known): business (but R-4 city map)
	Proposed Zoning (if rezoning request): OS-1
	Current Use: PEKIN TROPHY HOUSE (business)
	Proposed Use (if different): tax office &/or residential use

Property Owner Name:	TROY EVANS (deceased) VIRGINIA SOPER (mother)
Mailing Address:	1215 S Capitol, Pekin, Ill
Phone:	309-642-1708
Alternative Phone:	
E-Mail Address:	ATSPEKIN@GMAIL.COM

Applicant Name (if different):	Virginia Soper
Mailing Address:	1215 S Capitol, Pekin, Illinois
Phone:	309-642-1708
Alternative Phone:	
E-Mail Address:	ATSPEKIN@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:

The city zoning map shows this property as R-4. The property was purchased by Troy Evans and approved for his use as Pekin Trophy House. Prior it was a counsellor office and prior an attorney office who served as assistant Pekin city attorney thru 4 mayors. It has not been residential in known history. Property has no kitchen, no closets, no full bathrooms, and 2 half baths serving office function. If there is recorded history this property is grandfathered as business zoning the map needs clarification that future usage would be legal under office zoning. OS-1 zoning would give clarity to either business office use &/or single family use for any future occupant consistent with history. Clarity is needed as 901 Broadway and the Benson property (10 S 9th St) show R-4 zoning on city zoning map??

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.

Troy Evans by Virginia S Soper
Troy Evans by Virginia Soper

Owner Signature

12-21-22

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.

Virginia S Soper
VIRGINIA SOPER

Applicant Signature

12-21-22

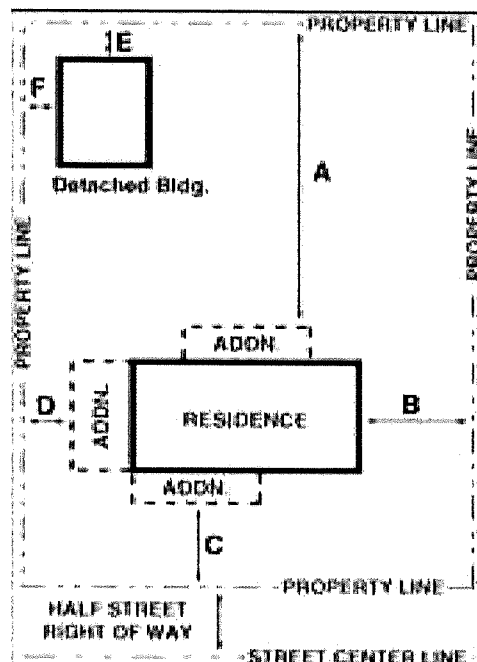
Date



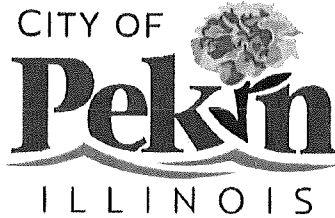
Planning and Zoning Department
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 2. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties. The location of all existing and proposed structures on the subject property and all structures 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).



There are NO CHANGES proposed to the existing structure.



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

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If this property is zoned R-4, it is unable to be used as history as been as a business occupancy.

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

Troy Evans purchased this property with city approval for use as a commercial business location.

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

No negative impact is construed as the history has been business use for over 5 decades.

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

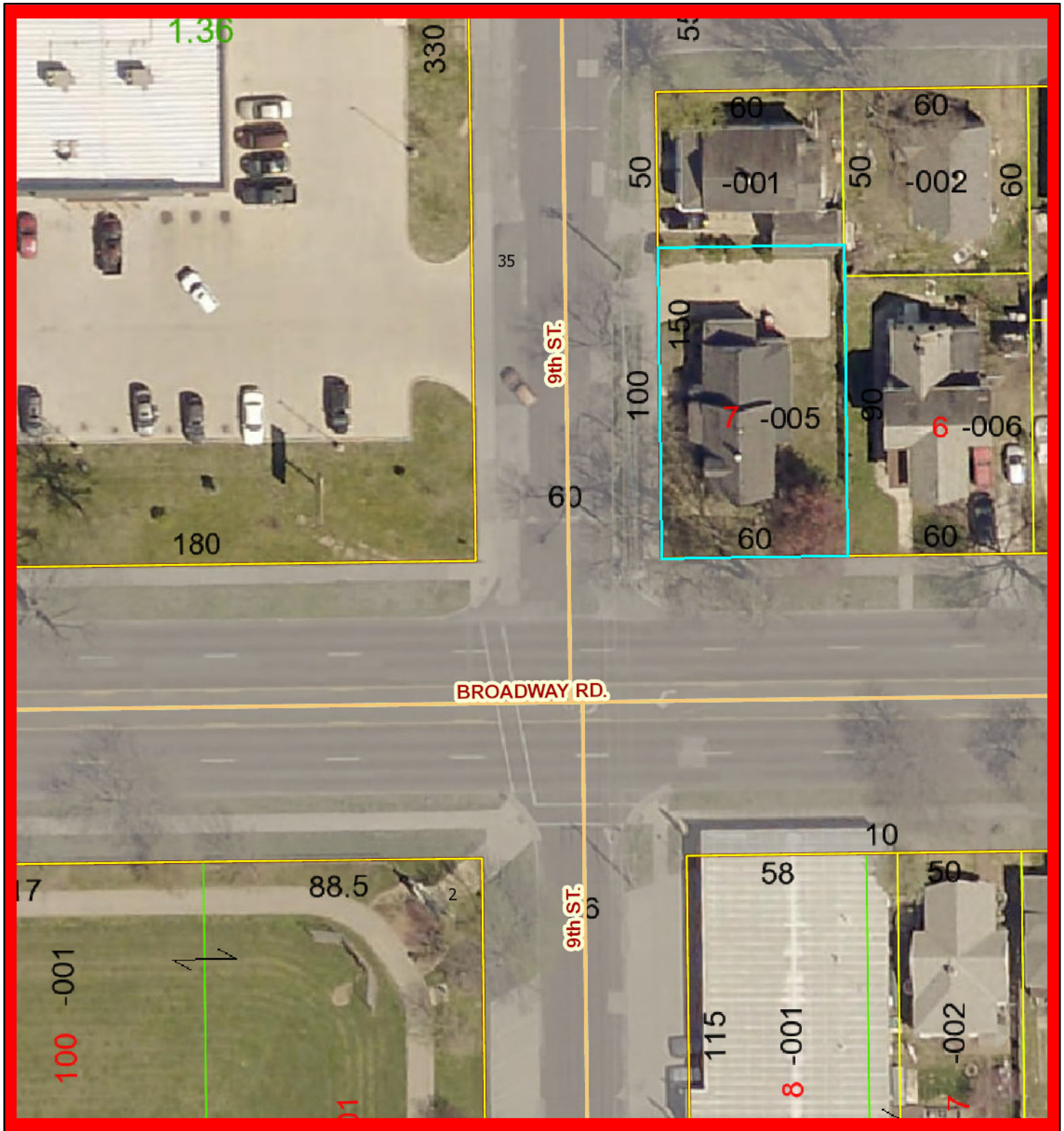
This property is in the Enterprise Zone as well as BDD zone according to internal communications with city.

The character of this and the Benson Appliance property have been accepted business locations for decades.

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

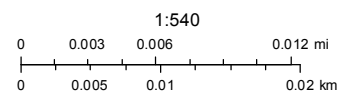
Proper rezoning to OS-1 on this corner lot would not seem to negatively impact surrounding properties as the history has not been a problem in 5 decades of business use and would be appropriate for accepted historical use

Tazewell County GIS



	I-155	Symbols		Tip 100		
	I-474			<all other values>		Tip 400
	I-74			Arrow 100		Sections
	IL 29			Arrow 400		OwnershipParcels
	IL 98			FromTo 100		TaxParcels
	US 150			FromTo 400		Blocks
	US 24			Hook 100		ROW
	Streets			Hook 400		Lots
						

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Hannah Martin
111 S. Capitol Street
Community Development
Pekin, Illinois 61554
hmmartin@ci.pekin.il.us
(309) 478-5348

Zoning Board of Appeals Review Sheet January 11, 2023

Case V 2023-02

A variance request submitted by Kristine Riley for accessory structure setbacks 417 Edgewood Dr. Said property is zoned R-4 One Family Residential District with a legal description of SEC 36 T25N R5W BRENTWOOD MANOR SUBD #2 LOT 53 SW 1/4, with the following PIN: 04-04-36-301-011, in Tazewell County, Illinois

SUMMARY

Applicant wishes to build a 16'x14' addition onto the back of their attached garage to increase storage capacity.

- Reduce rear yard (east side) setback for primary structure to 4 feet which is 16 feet closer than the required minimum of 20 feet listed for R-4 One-Family Residential in 4-3-7-1(a).

STAFF NOTES

The three parcels immediately to the east (419, 421, and 423 Edgewood Dr.) all have garages (2 detached, 1 attached) or accessory structures with similar setbacks to that which the applicant is requesting. Staff recommends approval of the request.



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

Board of Appeals Application for Consideration

22 PER. 20021

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: _____ Current Zoning (if known): R-4 _____ Proposed Zoning (if rezoning request): _____ Current Use: _____ Proposed Use (if different): _____
--	--

Property Owner Name:	Kristine Riley
Mailing Address:	417 Edgewood Dr.
Phone:	309 202 1516
Alternative Phone:	
E-Mail Address:	Kristiniley83@gmail.com

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

pd - Brian Vandenberg
12/20/21
cand



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

Please summarize your request and explain why it is necessary:

We need an addition to our existing garage for additional storage space.

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.

AK Riley
Owner Signature

12/7/22
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

checked by
12/15/22
[Signature]



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.

no

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)?

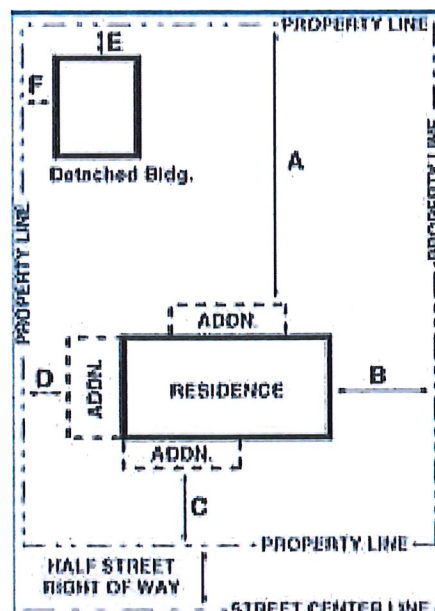
Yes

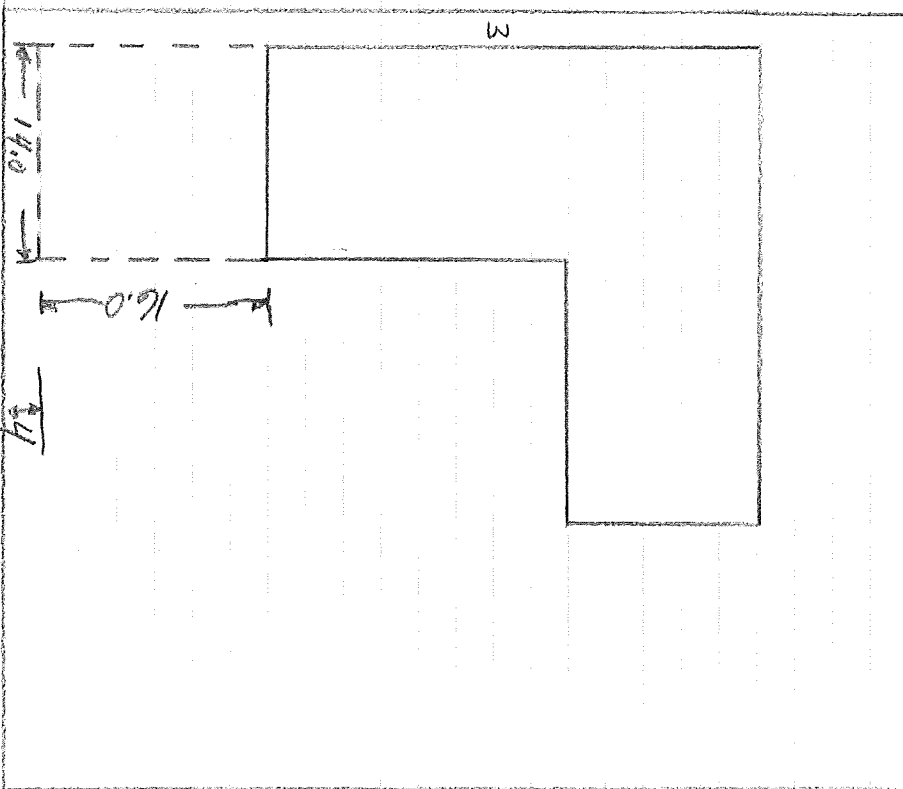


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The following attachments are required for consideration of your request:

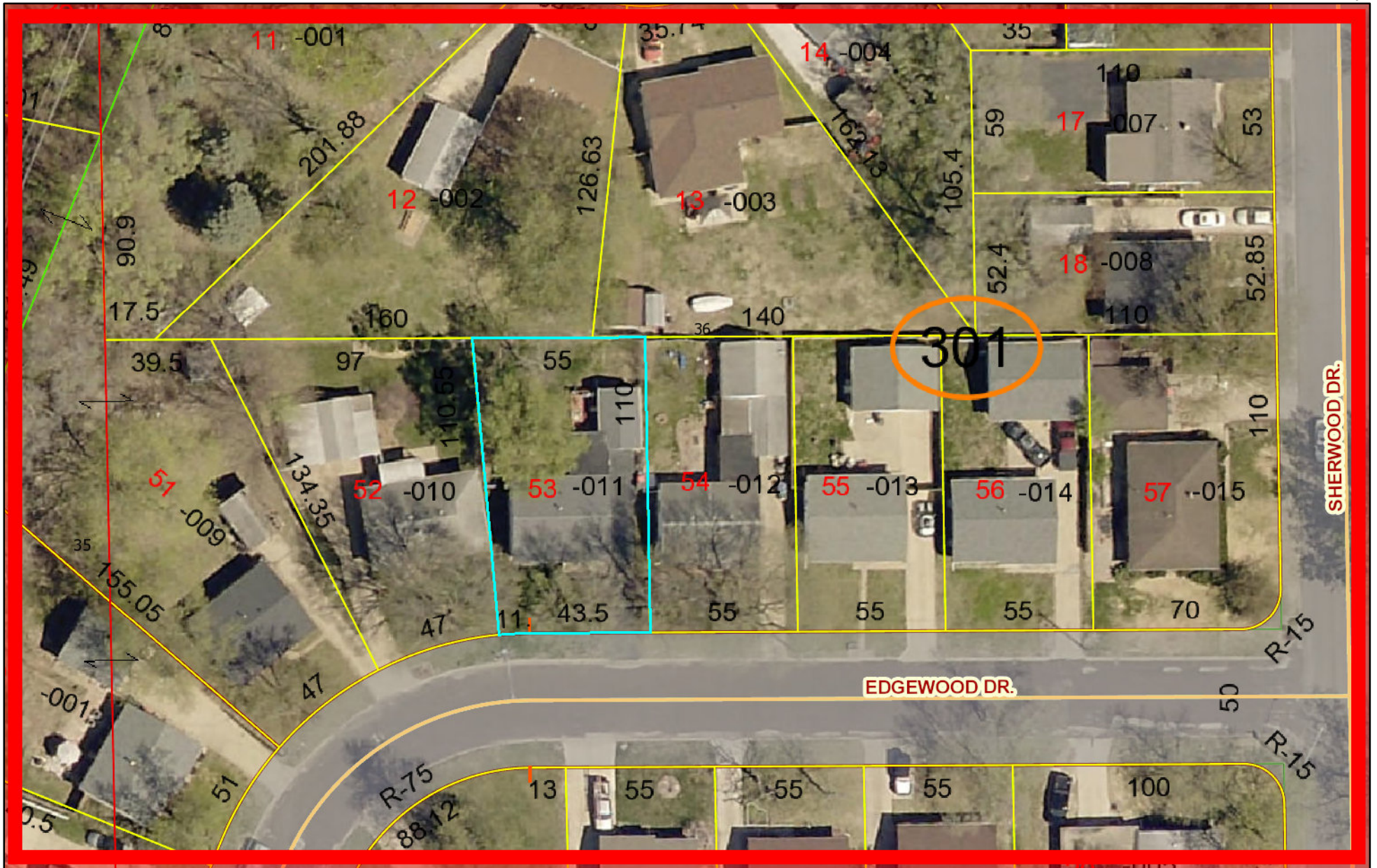
- I. **Site Plan:** An electronic copy (preferred) or two physical copies of a site plan for the proposal showing:
1. A scale of not less than one inch equals fifty feet ($1" = 50'$) if the subject property is less than three (3) acres and one inch equals one hundred feet ($1" = 100'$) if three (3) acres 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).







Tazewell County GIS



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

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