



City of Pekin

**REGULAR ZONING BOARD OF APPEALS MEETING
WEDNESDAY, AUGUST 14, 2024
5:00 PM**

1. Pledge of Allegiance

2. Call to Order

3. Approve Agenda

4. Approval of Minutes

4.1. Minutes from the July 10, 2024 Zoning Board of Appeals Meeting

5. City Council Action Report

5.1. Receive and File City Council Action Report of July 22, 2024

6. New Business

6.1. **Case V 2024-13**

A variance request submitted by Ken & Kathy Steenrod for the property located at 823 Hamilton Street to allow for a second driveway.

6.2. **Case SU 2024-06** A Special Use request submitted by Mark Goddard for the operation of a Used Automobile Sales business at 1218 North 8th Street.

7. Any Other Business Before the Board

7.1. Sign Code Discussion

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, JULY 10, 2024 AT 5:00 PM
CHAIRMAN DON HILD PRESIDING**

Pledge of Allegiance

The Pledge of Alligance was led by Chairman Hild.

Call to Order

The regular meeting of the Pekin Zoning Board of Appeals was called to order and all members were physically present. 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	Chair	Present	5:00 PM
David Huskisson	Zoning Board of Appeals	Commissioner	Present	5:00 PM
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	5:05 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 Huskisson.

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

and Wilson

Approval of Minutes

4.1. Minutes from the June 12, 2024 Meeting

The Zoning Board of Appeals meeting minutes were approved from the meeting on June 12, 2024. A motion to approve was made by Commissioner Deverman and second by Huskisson with Commissioner Wilson abstaining.

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

City Council Action Report

5.1. City Council Action Report June 24, 2024

All zoning cases that were recommended for approval during the June 12, 2024, Zoning Board of Appeals meeting were approved at the regularly scheduled City Council meeting held on Monday June 24, 2024.

- Case RZ 2024-03 was Approved
- Case V 2024-10 was Approved
- Case V 2024-11 was Approved
- Case SPR 2024-02 was Approved
- Case A 2024-02 was Approved

New Business

6.1. Case RZ 2024-04 A rezoning request submitted by Richwoods Christian Church from R-3 One Family Residential District to OS-1 Office Service District for the property located at 2221 Parkway Dr.

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

Public Hearing Open 5:03pm Public Hearing Closed: 5:10pm
Mr. Steve Sangalli discussed the history of this property/zoning. Mr. Sangalli has concerns about the zoning not fitting the area. Mr. Sangalli does not feel this should be an "office" since all areas around this space are residential. Mr. Sangalli feels this is an example of spot zoning and if the buyer wants to buy office space, there are multiple offices for sale that are zoned for this.

Tom Butler, pastor of the church, said that he does not feel that OS-1 is out of line for this area. Mr. Butler stated that they are working with a purchaser at this time.

Motion to approve by Wilson second by Lanane.

Wilson stated that while there are residential areas, there is a significant distance between the business and residents. She does not see any issues with rezoning per the application. Lanane agrees as the facility is already set up for an office setting, and she does not see any issues with this.

Motion Approved 7-0

6.2. Case V 2024-12 A variance request submitted by Roxie Roach for the property located at 1316 South 18th Street to reduce the minimum building setbacks for an accessory building.

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

Public Input Open: 5:14pm Public Input Closed: 5:16pm

Roxie Roach, owner, states that the land is oddly shaped and there isn't any area for a shop. Mr. Roach stated that he was told that previously there was a garage in the same area) so he felt it was the appropriate place for the shed.

Motion to approve made by Commissioner Huskisson and second by Madden.

Hild asked how the shed ended up in the location, the owner stated he put it there. Mr. Roach said he moved from Arkansas, and he didn't know any better. Commissioner Hild asked if there were any other setbacks that he wasn't in compliance with and Nic said the shed does meet all other setbacks and the only distance in question is between the house and the shed.

Commissioner Huskisson asked if the owner needed a permit for a mobile shed, and he does but that will come after the variance is approved.

Motion approved 7-0

Any Other Business Before the Board

Informal Sign Code Discussion was held

Public Input

None.

Adjourn

Meeting adjourned at 6:05pm by Kelly and second by Joesting.

**REQUEST FOR COUNCIL ACTION**

Agenda Date: August 14, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Receive and File City Council Action Report of July 22, 2024

DESCRIPTION: Receive and File City Council Action Report of July 22, 2024

FINANCIAL IMPACT:

Requested Amount: **N/A**

Line Item:

Budgeted Amount:

Remaining Funds:

Notes:

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 8/10/2024

City Council Action Report
Meeting Date
July 22, 2024 5:30 PM

All zoning cases that were recommended for approval during the July 10, 2024, Zoning Board of Appeals meeting were approved at the regularly scheduled City Council meeting held on Monday July 22, 2024.

- Case RZ 2024-04 was Approved
- Case V 2024-12 was Approved



REQUEST FOR COUNCIL ACTION

Agenda Date: August 14, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:

Case V 2024-13

A variance request submitted by Ken & Kathy Steenrod for the property located at 823 Hamilton Street to allow for a second driveway.

DESCRIPTION: A variance request was submitted by Ken & Kathy Steenrod for the property located at 823 Hamilton Street to allow for a second driveway. Said property is zoned R-4 One Family Residential with a legal description, SEC 35 T25N R5W CAMPBELL, DURLEY & NEWHALLS ADDN LOT 1 BLK 1 SW 1/4 (COMBINED FROM -007 & -008), with the following PIN: 04-04-35-342-009, in Tazewell County, Illinois.

SUMMARY

The petitioners, Ken and Kathy Steenrod who reside at 823 Hamilton Street, are requesting a variance to install a second driveway on their property with access off of Willow Street. The property located at 823 Hamilton Street is a corner through lot. The petitioners would like to install a second driveway off of Willow St so that they can store their Motorhome in the rear of the property on an improved surface. This new driveway would not provide ingress or egress from a garage on the property.

Sec. 4-3-9-1 General Requirements

(2) Location

c. *Residential use.* Required residential off-street parking spaces shall consist of a parking strip, parking bay, driveway, garage or combination thereof and shall be located on the premises they are intended to serve, and subject to the provisions of Section 4-3-8-3 of this Chapter "accessory uses and buildings."

4. Only one driveway approach shall be permitted for any single-family residential lot, except that residential lots with alley access and through lots that have frontage on two parallel streets may have no more than two driveway approaches, provided that each such driveway approach and curb cut provides egress and ingress to a garage on such properties and no two driveway approaches shall be placed on the same street or alley.

STAFF NOTES

This is a unique lot and careful consideration should be taken with this variance request.

FINANCIAL IMPACT:

Requested Amount: **N/A**

Line Item:

Budgeted Amount:

Remaining Funds:

Notes:	
REVIEWED BY:	
Nic Maquet, Chief Building Official	Final Approval - 8/10/2024



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

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u> ☐ A. Special Use (\$125) ☒ B. Residential Variance (\$125) ☐ C. Non-Residential Variance (\$125) ☐ D. Map Amendment/Rezoning (\$125) ☐ E. Annexation (\$125)	Request Property Address or PIN: <u>04 - 04 - 35 - 342 - 0099</u> Current Zoning (if known): <u>R4</u> Proposed Zoning (if rezoning request): _____ Current Use: <u>See attached</u> Proposed Use (if different): <u>Additional Driveway</u>
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Property Owner Name:	<u>Ken & Kathy Steenrod</u>
Mailing Address:	<u>823 Hamilton St.</u>
Phone:	<u>309-370-8039</u>
Alternative Phone:	<u>309-682-2453</u>
E-Mail Address:	<u>Kenscustomgraphics@yahoo.com</u>

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



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

Please summarize your request and explain why it is necessary:

We would like a driveway off of Willow St. The driveway we currently have on the 9th St. side of our property only allows us 25ft. of driveway. The Willow St. entrance would allow us adequate room to park our motorhome behind the house at the rear of the 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.

Bennett A. Steenrod

Owner Signature

7-22-24

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

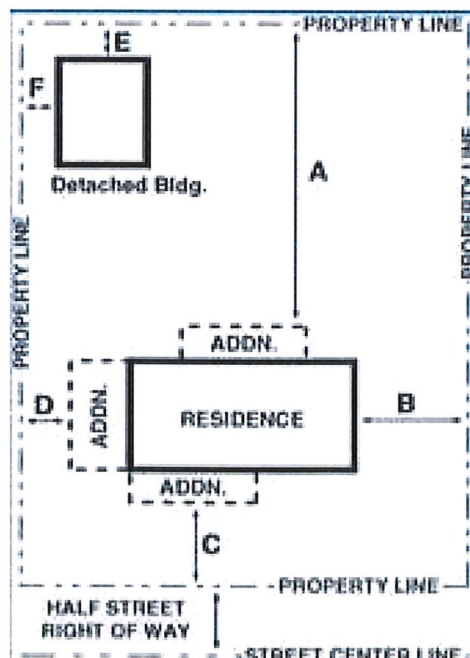
Date



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

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).

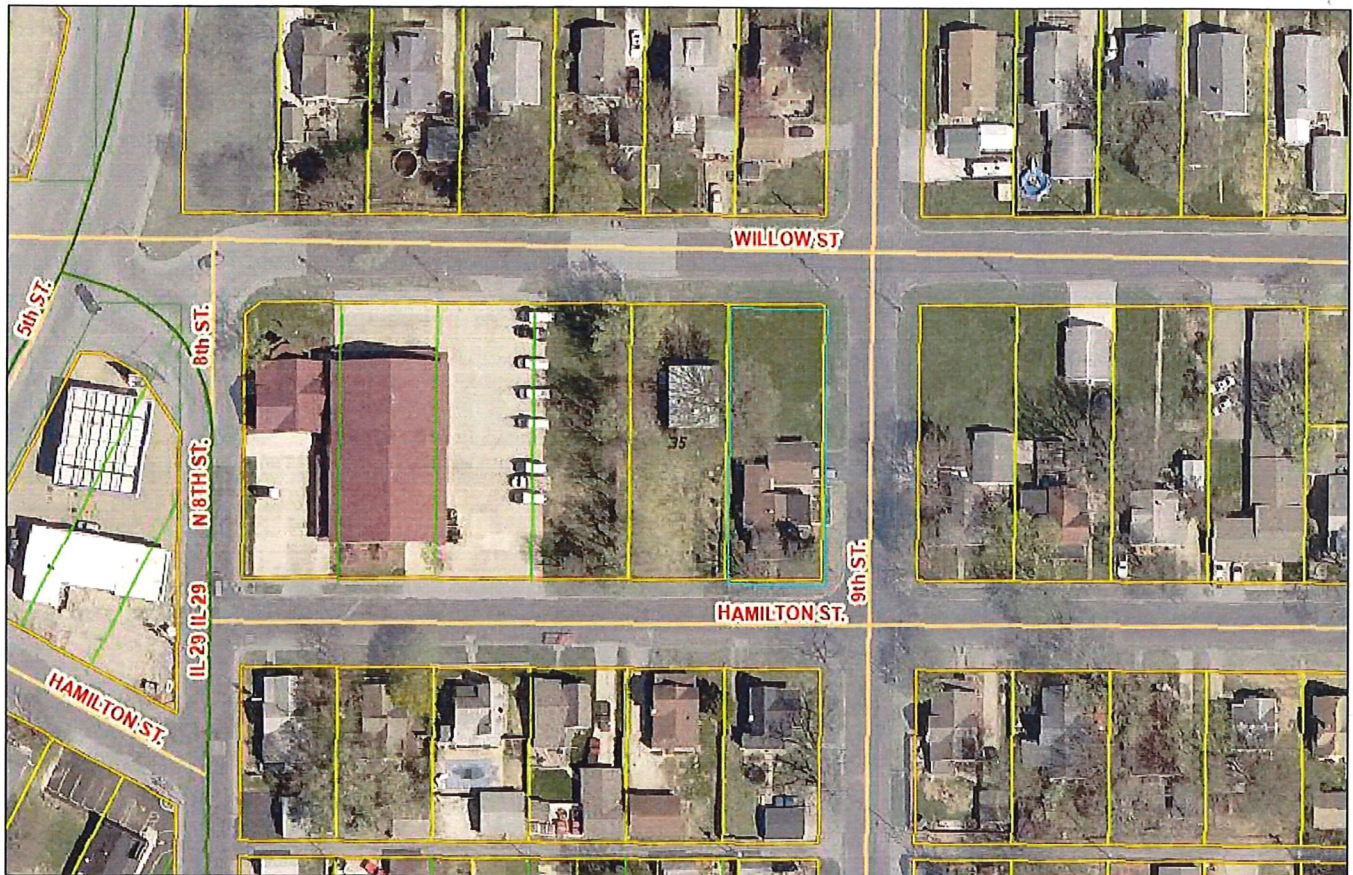




Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

- 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:
- 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.
Our current driveway is not long enough to park
our motorhome.
 - Is the variance needed due to special and unique circumstances not caused by the applicant's or owner's own actions?
The current driveway was pre-existing when we purchased
the property.
 - Should the request be approved, will the variance negatively impact adjoining properties in any way?
No.
 - Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?
Yes
 - Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?
Yes

Tazewell County GIS

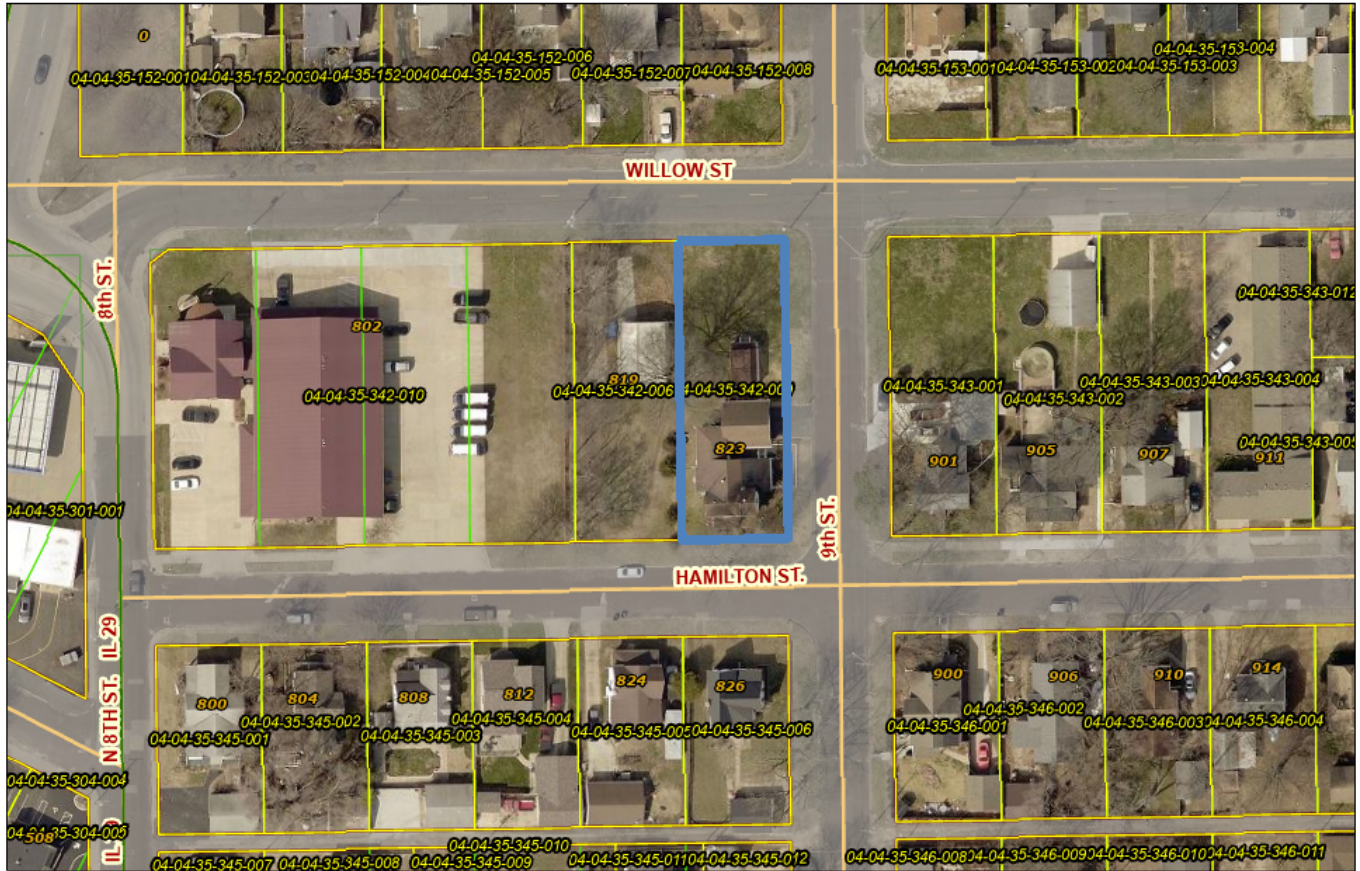


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Tazewell County GIS

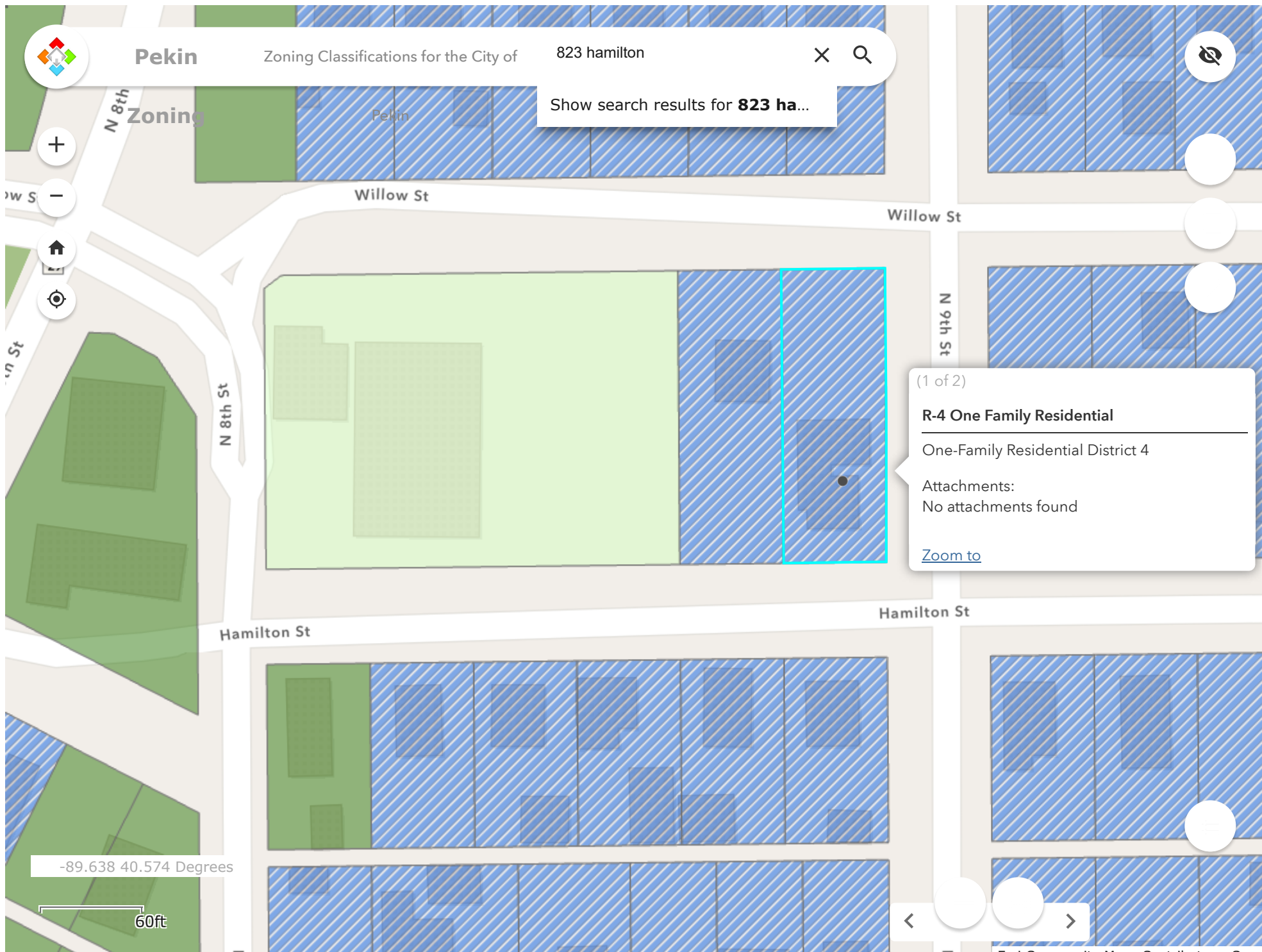


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REQUEST FOR COUNCIL ACTION

Agenda Date: August 14, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case SU 2024-06** A Special Use request submitted by Mark Goddard for the operation of a Used Automobile Sales business at 1218 North 8th Street.

DESCRIPTION: A Special Use request submitted by Mark Goddard for the operation of a Used Automobile Sales business with an outdoor sales area at 1218 North 8th Street. Said property is zoned B-3 General Business with a legal description of SEC 35 T25N R5W CUMMINGS ADDN EXT 1 ALL OF LOTS 1 & 2 (EXC HWY) NW1/4 with the following PIN: 04-04-35-132-001 in Tazewell County, Illinois.

SUMMARY

The petitioner, Mark Goddard is requesting a special use permit to operate a used car business with an outdoor sales lot at the property commonly known as 1218 North 8th Street. The current zoning of the property is B-3 General Business. The City code does allow used car businesses with an outdoor sales lot in the B-3 district by first obtaining a special use permit and meeting the following requirements found within the city code.

Sec. 4-3-6-5-3 Special Uses

(1) Outdoor sales space for exclusive sale of new or used automobiles, house trailers or rental of trailers and/or automobiles, all subject to the following:

- a. The lot or area shall be provided with a permanent, durable and dustless surface and shall be graded and drained as to dispose of all surface water accumulated within the area.
- b. Access to the outdoor sales area shall be at least 25 feet from the intersection of any two streets.
- c. No major repair or major refinishing shall be done on the lot.
- d. All lighting shall be shielded from adjacent residential districts.

Sec. 4-3-8-7 Walls and Fences

(a) *Walls.*

(1) Required walls.

a. For those use districts and uses listed below, there shall be provided and maintained, on those sides abutting or adjacent to a residential district, an obscuring wall as required below (except otherwise required in Subsection (a)(1)d. of this Section).

B-1, B-2, B-3, and OS-1 Districts	4' 6" high wall
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b. Required walls shall be located on the lot line except where underground utilities interfere, except in instances where this Article requires conformance with front yard setback lines in abutting residential districts. 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.

STAFF NOTES

The parking lot is currently an impervious surface comprised of asphalt material. Access to the outdoor sales area can be configured to meet the code requirement of 25 feet from the intersection of the two streets. Currently, no fence or wall is installed between the commercially zoned property and the adjacent residential property located at 804 Illinois Street and the code would require a 4ft 6 inch wall to be built, or the zoning board can waive this requirement. City staff believe the layout of the existing lot and structures in combination with the adjacent rise in grade elevation between the two properties provides for adequate screening between the properties and the requirement of the wall would not serve the purposes of screening the parking area effectively. A dumpster enclosure is required to be installed by City code on this property and currently the dumpster is not enclosed.

FINANCIAL IMPACT:Requested Amount: **N/A**

Line Item:

Budgeted Amount:

Remaining Funds:

Notes:

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 8/10/2024

SO 2024-06



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

Board of Appeals Application for Consideration

Type of Request (check one): ☒ A. Special Use (\$125) ☐ B. Residential Variance (\$125) ☐ C. Non-Residential Variance (\$125) ☐ D. Map Amendment/Rezoning (\$125) ☐ E. Annexation (\$125)	Request Property Address or PIN: <u>1218 N. 8TH St. Pekin IL 61554</u>
	Current Zoning (if known): <u>B-3</u>
	Proposed Zoning (if rezoning request): <u>Special Use</u>
	Current Use: <u>Storage</u>
	Proposed Use (if different): <u>Car sales</u>

Property Owner Name:	<u>Goddard Group, LLC</u>
Mailing Address:	<u>1201 N. 8TH St.</u>
Phone:	<u>309-267-4983</u>
Alternative Phone:	
E-Mail Address:	<u>goddard auto sales@gmail.com</u>

Applicant Name (if different):	<u>Mark Goddard</u>
Mailing Address:	<u>211 N. Parkway Dr Pekin</u>
Phone:	<u>309-267-4983</u>
Alternative Phone:	
E-Mail Address:	



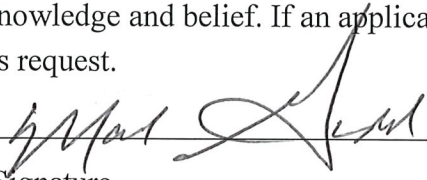
Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Please summarize your request and explain why it is necessary:

Used Car Sales

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

6-21-24
Date

CERTIFICATION BY THE APPLICANT (if different)

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Applicant Signature

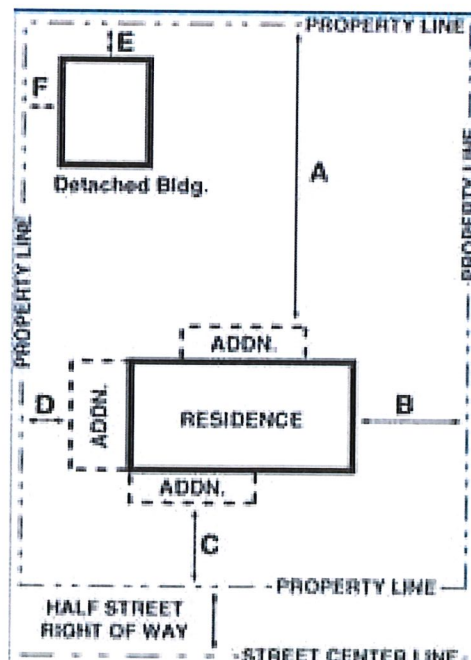
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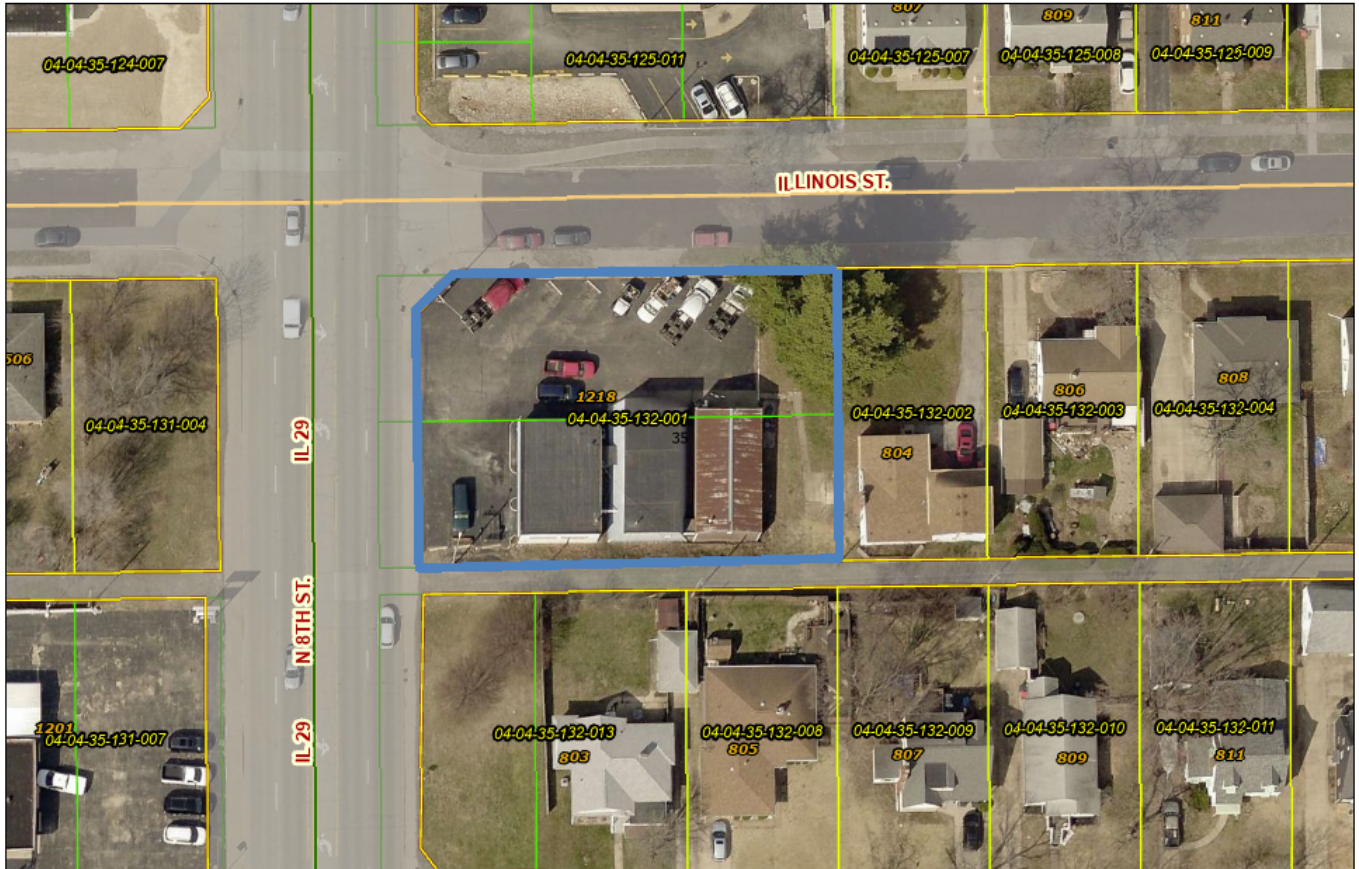
2. Is the variance needed due to special and unique circumstances not caused by the applicant’s or owner’s own actions?

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

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

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

Tazewell County GIS



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