



## *City of Pekin*

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**REGULAR ZONING BOARD OF APPEALS MEETING  
WEDNESDAY, SEPTEMBER 4, 2024  
5:00 PM**

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**1. Pledge of Allegiance**

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**2. Call to Order**

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**3. Approve Agenda**

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**4. New Business**

- 4.1. **Case SU 2024-07** A Special Use request submitted by Tazewell-Woodford Head Start for the operation of a Nursery School at 1010 El Camino Drive.
- 4.2. **Case V 2024-14** A Variance request submitted by Tazewell-Woodford Head Start to reduce the playground requirements at 1010 El Camino Drive.
- 4.3. **Case SU 2024-08** A Special Use request submitted by Pastor Rick Hill on behalf of Lighthouse Church of God for the operation of a church at 1010 El Camino Drive.

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**5. Public Input**

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**6. Adjourn**



## REQUEST FOR COUNCIL ACTION

**Agenda Date:** September 4, 2024  
**To:** Members of the Zoning Board of Appeals  
**From:** Nic Maquet, Chief Building Official

**AGENDA ITEM:** **Case SU 2024-07** A Special Use request submitted by Tazewell-Woodford Head Start for the operation of a Nursery School at 1010 El Camino Drive.

**DESCRIPTION:** A Special Use request submitted by Tazewell-Woodford Head Start for the operation of a Nursery School at 1010 El Camino Drive. Said property is zoned R-2 One Family Residential with a legal description of SEC 11 T24N R5W SE 9.29 AC TRACT OF THE SE 1/4 (EXC NLY .71 AC TRACT 39.16 X 788.22) SW 1/4 9.29 AC with the following PIN: 10-10-11-300-018 in Tazewell County, Illinois.

### **SUMMARY**

The petitioner, Tazewell-Woodford Headstart, is requesting a special use permit to operate a nursery school at the property commonly known as 1010 El Camino Drive. The current zoning of the property is R-2 One Family Residential. The City code does allow nursery schools in the R-2 zoning district by first obtaining a special use permit and meeting the following requirements found within the city code.

### **Sec. 4-3-1-2.-Defintions**

Nursery school means a daytime facility which has as its main objective a development program for pre-school children and whose staff meets the educational requirements established by the State of Illinois.

### **Sec. 4-3-5-2-3(b) Special Uses**

- b. Nursery schools and day care centers (not including dormitories), provided that the following conditions are met:
1. For each child so cared for, there shall be provided and maintained a minimum of 150 square feet of outdoor play area. Such play space shall have a total minimum area of not less than 5,000 square feet and shall be fenced and screened from any adjoining lot in any residential district.
  2. The Zoning Board of Appeals shall hold a public hearing on the proposed facility. In addition to notification by newspaper publication, notification shall be given by the applicant by certified mail, return receipt requested, of the intended use and of the date and time of the hearing by the Zoning Board of Appeals to the following:
    - (i) The homes on each side of the lot or parcel in question.
    - (ii) The three nearest homes across the street from the lot or parcel in question.
    - (iii) The three nearest homes to the rear of the lot or parcel in question. Certified mail receipts shall be made available and filed with the Zoning Board of Appeals with a map showing the location of the parties notified with relationship to the parcel in question.
  3. Any special use permit authorized under this Subsection (4)b. shall be issued by the Zoning Administrator and must be renewed annually by the applicant. At any time the applicant ceases to use said use permit for the premises authorized, said special use permit shall lapse and become

void. The Zoning Administrator may provide further rules and regulations and/or fees to be charged to an applicant to obtain a permit.

**APPLICATION NOTES**

Tazewell-Woodford headstart has been in Pekin District 108 Preschool Family Education Center for over 20 years. Last year, the program was notified that our lease would be terminated as of the 2024-2025 school year to accommodate District 108 renovations. The program searched for a space for four classrooms and office space. Although classrooms could be located anywhere in Tazewell or Woodford County, the need is in Pekin. The program is always fully enrolled and 78 children and their families will be served. Lighthouse Church of God had space available and is willing to house the program. Tazewell-Woodford Headstart is requesting a Special Use permit to provide a preschool program in the Lighthouse Church of God building.

**STAFF NOTES**

Staff does recommend Approval. The Inspections Department along with the Fire Department, Illinois State Fire Marshall Office, Tazewell County Health Department and DCFS are all working to ensure all code issues are corrected and that the building will be up to code for this use of the building. Due to state requirements, the church will not have any functions during the hours that children are present in the building and ample parking space is provided on site for the proposed use.

**FINANCIAL IMPACT:**

N/A

**REVIEWED BY:**

Nic Maquet, Chief Building Official

Final Approval - 8/30/2024



Case U 2024-14  
Case SU 2024-07

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

## Board of Appeals Application for Consideration

|                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Type of Request (check one):</b><br><br><input checked="" type="checkbox"/> <b>A. Special Use (\$125)</b><br><br><input type="checkbox"/> <b>B. Residential Variance (\$125)</b><br><br><input checked="" type="checkbox"/> <b>C. Non-Residential Variance (\$125)</b><br><br><input type="checkbox"/> <b>D. Map Amendment/Rezoning (\$125)</b><br><br><input type="checkbox"/> <b>E. Annexation (\$125)</b> | <b>Request Property Address or PIN:</b><br><u>1010 El Camino Dr. Pekin, IL</u><br><br><b>Current Zoning (if known):</b><br><u>R-2</u><br><br><b>Proposed Zoning (if rezoning request):</b><br>_____<br><br><b>Current Use:</b><br><u>Church</u><br><br><b>Proposed Use (if different):</b><br><u>Church and Pre School</u> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                             |                                 |
|-----------------------------|---------------------------------|
| <b>Property Owner Name:</b> | <u>Lighthouse Church of God</u> |
| <b>Mailing Address:</b>     | <u>1010 El Camino Road</u>      |
| <b>Phone:</b>               | <u>309-353-5818</u>             |
| <b>Alternative Phone:</b>   | <u>618-610-6253</u>             |
| <b>E-Mail Address:</b>      | <u>leadpastor@lhkog.org</u>     |

|                                       |                                           |
|---------------------------------------|-------------------------------------------|
| <b>Applicant Name (if different):</b> | <u>Tazewell-Woodford Head Start</u>       |
| <b>Mailing Address:</b>               | <u>233 Leadley Avenue East Peoria, IL</u> |
| <b>Phone:</b>                         | <u>309-699-6843</u>                       |
| <b>Alternative Phone:</b>             | <u>309-253-2404</u>                       |
| <b>E-Mail Address:</b>                | <u>dashley@twhsp.org</u>                  |



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

Please summarize your request and explain why it is necessary:

Tazewell-Woodford Head Start has been in Pekin #108 Preschool Family Education Center for over 20 years. Last year, the program was notified that our lease would be terminated as of the 2024-2025 School Year to accommodate District renovations. The program searched for a space for four classrooms and office space. Although classrooms could be located anywhere in Tazewell or Woodford County, the need is in Pekin. The program is always fully enrolled, and 78 children and their families will be served. Lighthouse Church of God had space available and is willing to house the program. Tazewell-Woodford Head Start is requesting a Special Use Permit to provide a preschool program in the Lighthouse Church of God building.

**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

8-9-24

**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

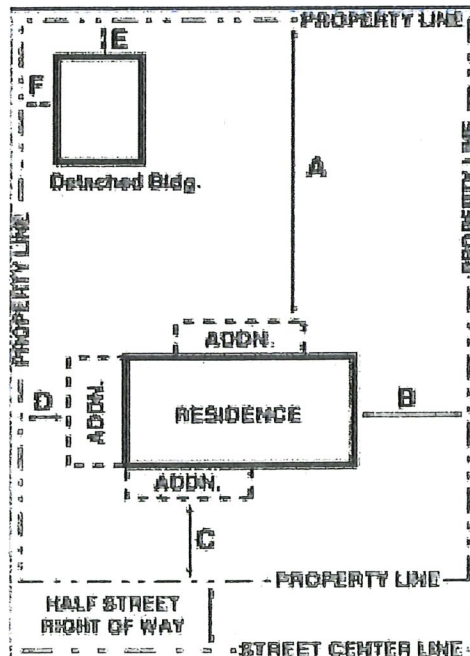
8-9-24



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:

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.

According to Pekin City Code, the fenced playground area required for 78 children being served would be 11,700 square feet. This large of an area would be very costly. A fence was installed at Lighthouse Church of God that is 3000 square feet.

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

N/A

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

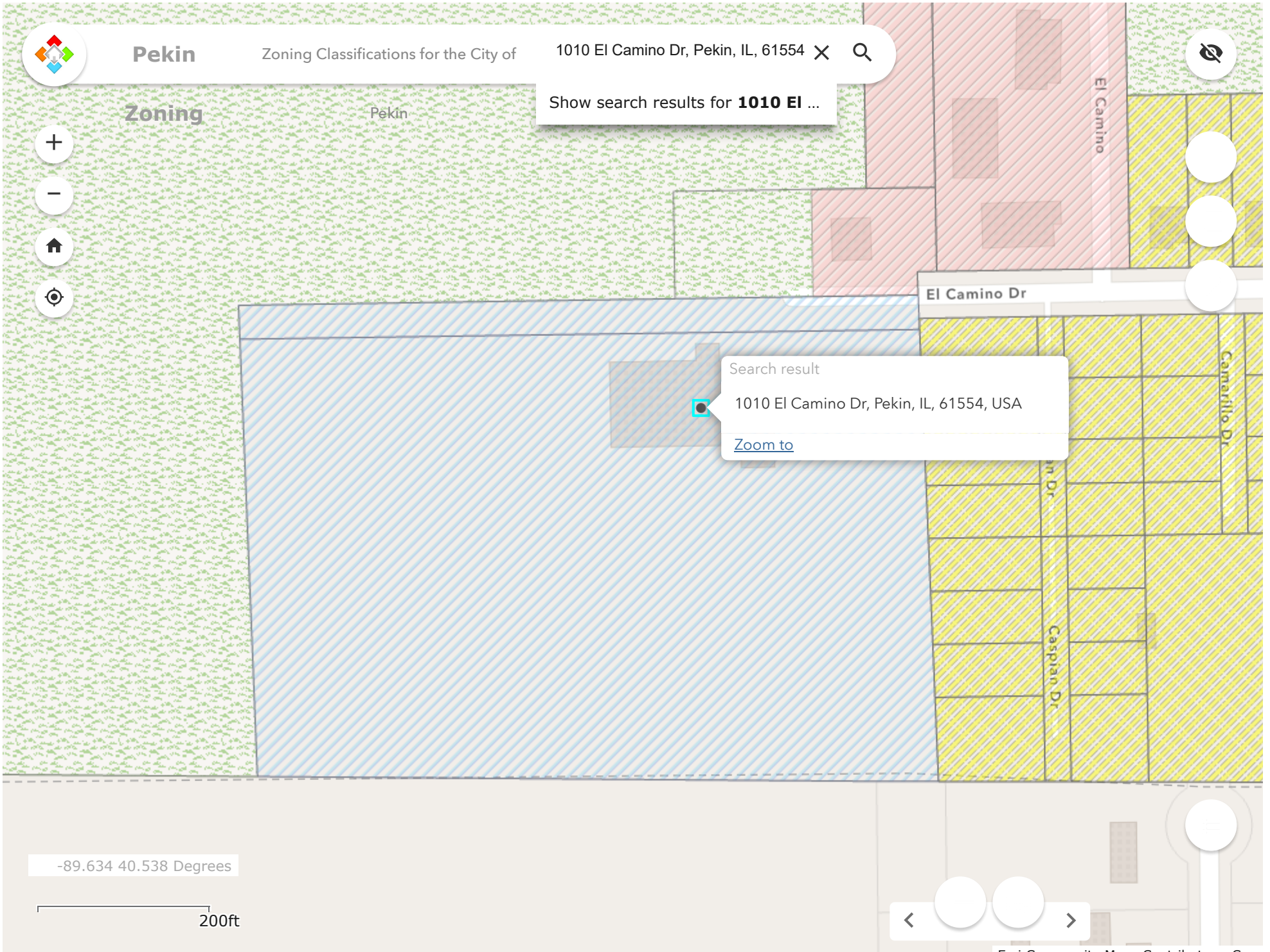
5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

Yes

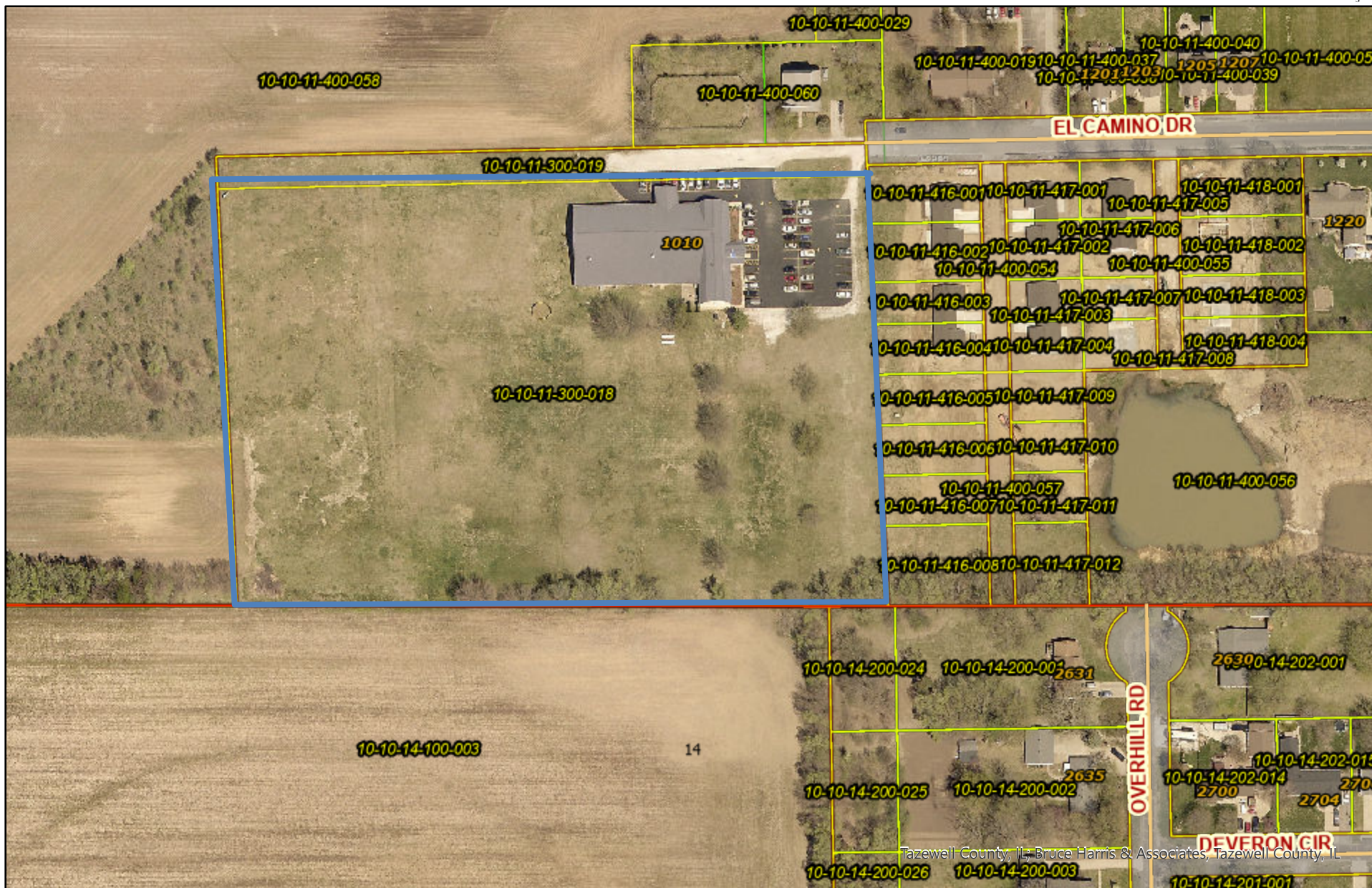




This fencing was installed to accommodate Illinois Department of Children and Family Services Licensing Standards for Day Care Centers Section 407.390. This states that there shall be a minimum of 75 square feet of safe outdoor area for 25 percent of the capacity. All 78 children will not be outside at the same time. A variance is being requested to allow for the square footage required by DCFS.



# Tazewell County GIS



- Streets
- Lots
- Sections
- ROW
- OwnershipParcels
- Blocks

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.

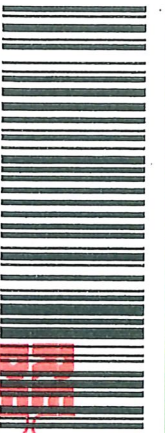


1:2,000

0 0.02 0.04 0.08 mi



City of Pekin  
Inspection and Zoning  
111 S. Capitol St.  
Pekin, IL 61554



7012 2920 0002 5038 4088



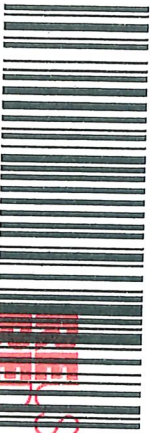
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08/13/2024  
US POSTAGE \$005.54  
FIRST-CLASS MAIL  
ZIP 61554  
041M11456124

Norman Properties  
1100 Caspian Dr.  
Pekin, IL 61554

CERTIFIED MAIL™



City of Pekin  
Inspection and Zoning  
111 S. Capitol St.  
Pekin, IL 61554



7012 2920 0002 5038 4095



NEOPOST  
08/13/2024  
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FIRST-CLASS MAIL  
ZIP 61554  
041M11456124

Norman Properties  
1100 Caspian Dr.  
Pekin, IL 61554



City of Pekin  
Inspection and Zoning  
111 S. Capitol St.  
Pekin, IL 61554

CERTIFIED MAIL™



7012 2920 0002 5038 8920



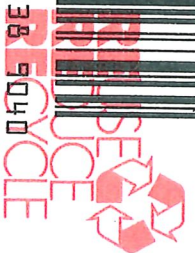
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NEOPOST  
08/13/2024  
US POSTAGE \$005.54<sup>0</sup>

FIRST-CLASS MAIL

Hornecker Properties  
1108 Caspian Dr.  
Pekin, IL 61554

CERTIFIED MAIL™



7012 2920 0002 5038 9040



ZIP 61554  
041M11456124

NEOPOST  
08/13/2024  
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FIRST-CLASS MAIL



City of Pekin  
Inspection and Zoning  
111 S. Capitol St.  
Pekin, IL 61554

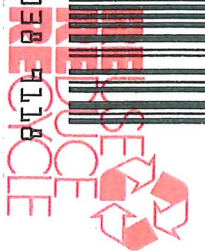
Hornecker Properties  
1110 Caspian Dr.  
Pekin, IL 61554



City of Pekin  
Inspection and Zoning  
111 S. Capitol St.  
Pekin, IL 61554



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08/13/2024  
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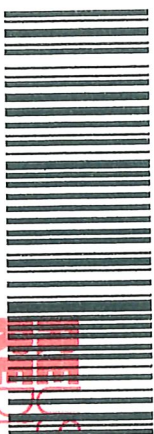


ZIP 61554  
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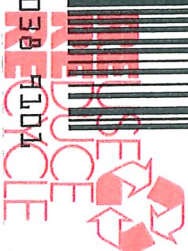
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7012 2920 0002 5038 4104



NEOPOST  
08/13/2024  
US POSTAGE \$005.54<sup>0</sup>



ZIP 61554  
041M11456124

Hornacker Properties  
1104 Caspian Dr.  
Pekin, IL 61554

Hornacker Properties  
1104 Caspian Dr.  
Pekin, IL 61554



City of Pekin  
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7012 2920 0002 5038 9057



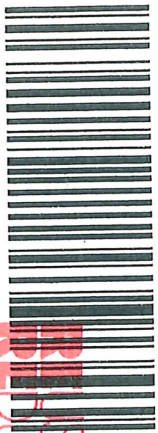
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ZIP 61554  
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Hornecker Properties  
1128 Caspian Dr.  
Pekin, IL 61554

CERTIFIED MAIL™



City of Pekin  
Inspection and Zoning  
111 S. Capitol St.  
Pekin, IL 61554



7012 2920 0002 5038 9071



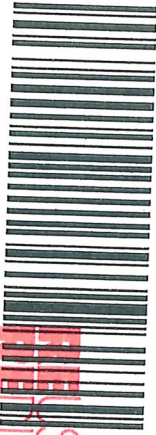
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08/13/2024  
US POSTAGE \$005.54  
ZIP 61554  
041M11456124

Jerry Herbstreich  
1922 Duail Hollow Rd.  
Pekin, IL 61554



City of Pekin  
Inspection and Zoning  
111 S. Capitol St.  
Pekin, IL 61554

CERTIFIED MAIL™



7012 2920 0002 5038 9054



NEOPOST

08/13/2024

US POSTAGE

\$005.54

FIRST-CLASS MAIL



ZIP 61554  
041M11456124

*Donner Properties  
1114 Caspian Dr.  
Pekin, IL 61554*



## REQUEST FOR COUNCIL ACTION

**Agenda Date:** September 4, 2024  
**To:** Members of the Zoning Board of Appeals  
**From:** Nic Maquet, Chief Building Official

**AGENDA ITEM:** **Case V 2024-14** A Variance request submitted by Tazewell-Woodford Head Start to reduce the playground requirements at 1010 El Camino Drive.

**DESCRIPTION:** A Variance request submitted by Tazewell-Woodford Head Start to reduce the playground requirements at 1010 El Camino Drive. Said property is zoned R-2 One Family Residential with a legal description of SEC 11 T24N R5W SE 9.29 AC TRACT OF THE SE 1/4 (EXC NLY .71 AC TRACT 39.16 X 788.22) SW 1/4 9.29 AC with the following PIN: 10-10-11-300-018 in Tazewell County, Illinois.

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Nursery school means a daytime facility which has as its main objective a development program for pre-school children and whose staff meets the educational requirements established by the State of Illinois.

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- b. Nursery schools and day care centers (not including dormitories), provided that the following conditions are met:
1. For each child so cared for, there shall be provided and maintained a minimum of 150 square feet of outdoor play area. Such play space shall have a total minimum area of not less than 5,000 square feet and shall be fenced and screened from any adjoining lot in any residential district.

### **APPLICATION NOTES**

The existing fencing was installed to accommodate Illinois Department of Children and Family Services licensing standards for day care centers section 407.390. This states that there shall be a minimum of 75 square feet of safe outdoor area for 25 percent of the capacity. All 78 children will not be outside at the same time. A variance is being requested to allow for the square footage required by DCFS.

### **STAFF NOTES**

The City code would require a play area of not less than 5,000 square feet and would require that a play area of 11,700 square feet be installed for the 78 children that are enrolled in this program. The current DCFS approved play area onsite is 3,000 square feet and is 8,700 square feet smaller than required by the city code. City staff does recommend that a variance be granted based off information obtained from DCFS regarding state requirements for outdoor play areas.

**FINANCIAL IMPACT:**  
**N/A**

|                                     |                            |
|-------------------------------------|----------------------------|
| <b>REVIEWED BY:</b>                 |                            |
| Nic Maquet, Chief Building Official | Final Approval - 8/30/2024 |



Case U 2024-14  
Case SU 2024-07

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

## Board of Appeals Application for Consideration

|                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b><u>Type of Request (check one):</u></b></p> <p><input checked="" type="checkbox"/> <b>A. Special Use (\$125)</b></p> <p><input type="checkbox"/> <b>B. Residential Variance (\$125)</b></p> <p><input checked="" type="checkbox"/> <b>C. Non-Residential Variance (\$125)</b></p> <p><input type="checkbox"/> <b>D. Map Amendment/Rezoning (\$125)</b></p> <p><input type="checkbox"/> <b>E. Annexation (\$125)</b></p> | <p>Request Property Address or PIN:<br/><u>1010 El Camino Dr. Pekin, IL</u></p> <p>Current Zoning (if known):<br/><u>R-2</u></p> <p>Proposed Zoning (if rezoning request):<br/>_____</p> <p>Current Use:<br/><u>Church</u></p> <p>Proposed Use (if different):<br/><u>Church and Pre School</u></p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                             |                                 |
|-----------------------------|---------------------------------|
| <b>Property Owner Name:</b> | <u>Lighthouse Church of God</u> |
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| <b>E-Mail Address:</b>      | <u>leadpastor@lhkog.org</u>     |

|                                       |                                           |
|---------------------------------------|-------------------------------------------|
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| <b>Mailing Address:</b>               | <u>233 Leadley Avenue East Peoria, IL</u> |
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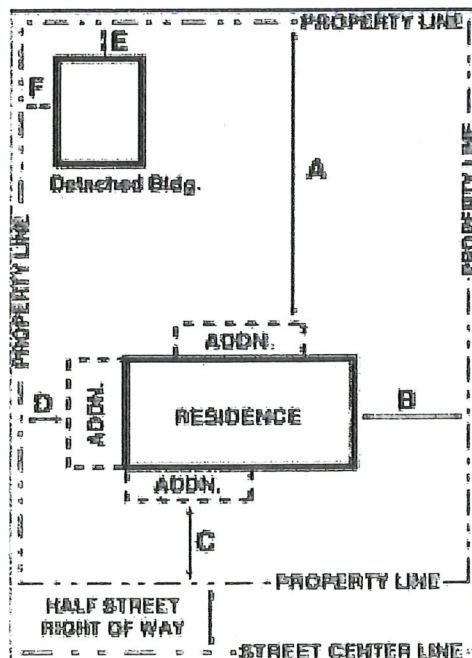
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Planning and Zoning Department  
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N/A

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

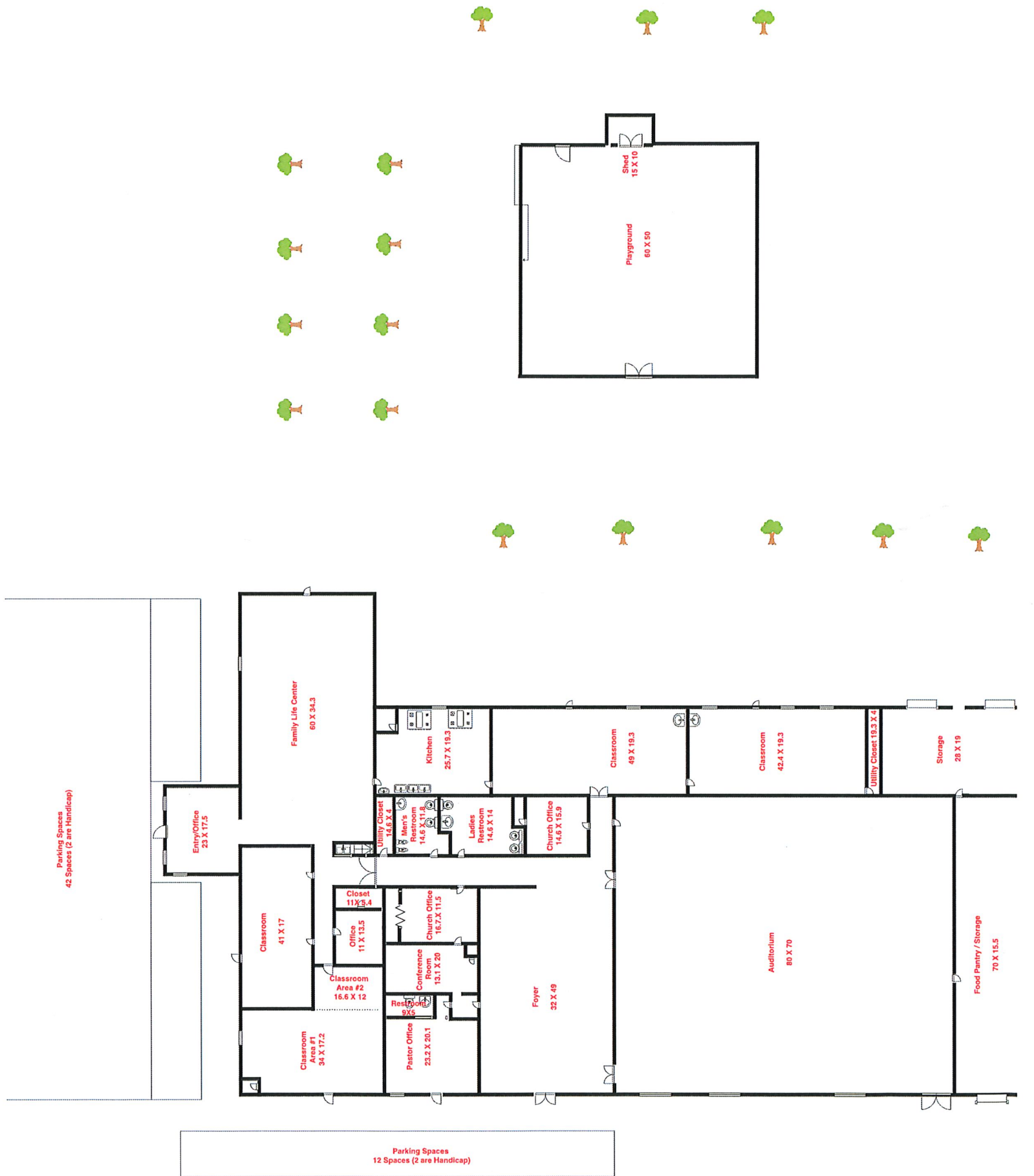
No

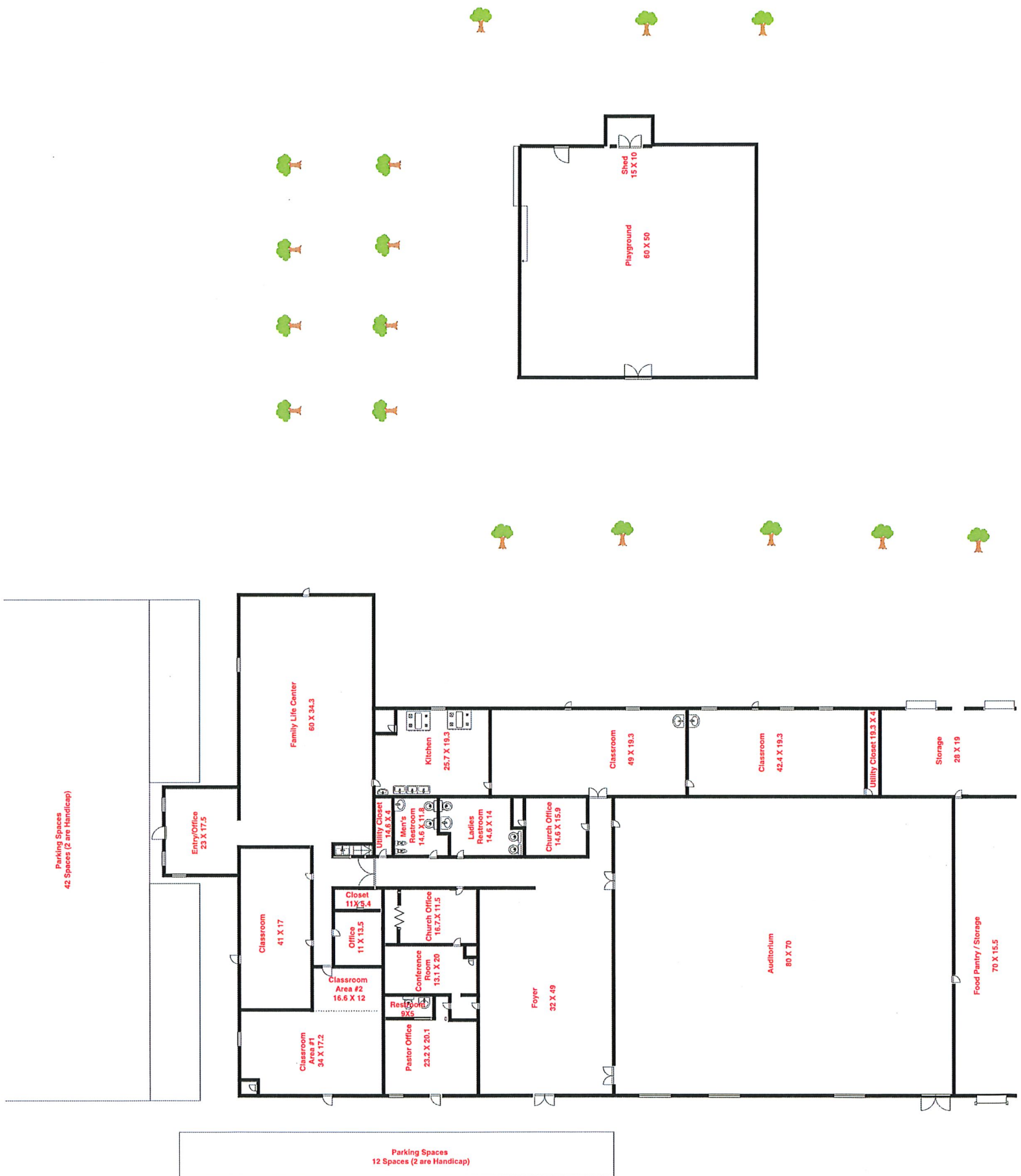
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Yes

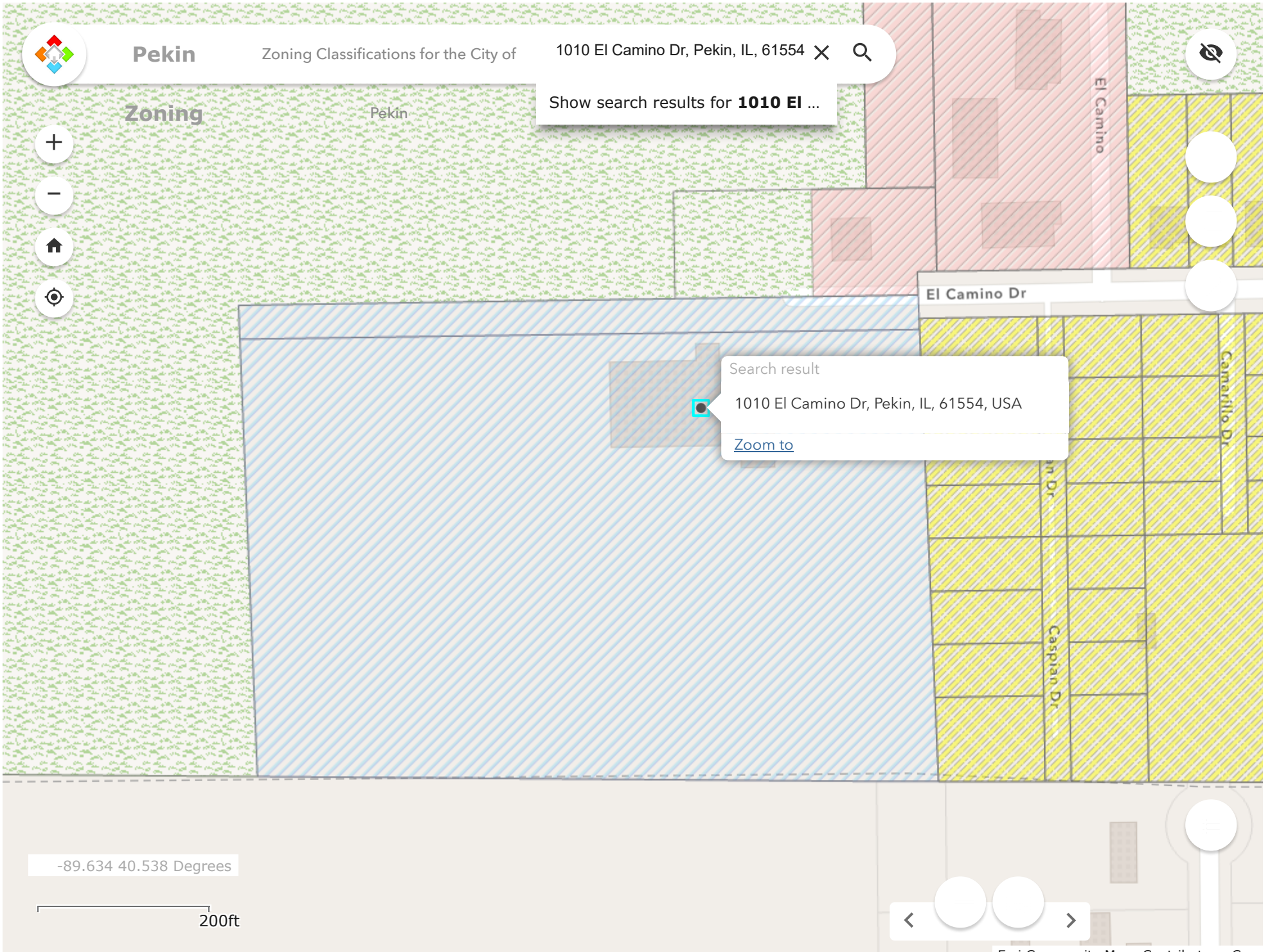
5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

Yes





This fencing was installed to accommodate Illinois Department of Children and Family Services Licensing Standards for Day Care Centers Section 407.390. This states that there shall be a minimum of 75 square feet of safe outdoor area for 25 percent of the capacity. All 78 children will not be outside at the same time. A variance is being requested to allow for the square footage required by DCFS.





## REQUEST FOR COUNCIL ACTION

**Agenda Date:** September 4, 2024  
**To:** Members of the Zoning Board of Appeals  
**From:** Nic Maquet, Chief Building Official

**AGENDA ITEM:** **Case SU 2024-08** A Special Use request submitted by Pastor Rick Hill on behalf of Lighthouse Church of God for the operation of a church at 1010 El Camino Drive.

**DESCRIPTION:** A Special Use request was submitted by Pastor Rick Hill on behalf of Lighthouse Church of God for the operation of a church at 1010 El Camino Drive. Said property is zoned R-2 One Family Residential with a legal description of SEC 11 T24N R5W SE 9.29 AC TRACT OF THE SE 1/4 (EXC NLY .71 AC TRACT 39.16 X 788.22) SW 1/4 9.29 AC with the following PIN: 10-10-11-300-018 in Tazewell County, Illinois.

### **SUMMARY**

The petitioner, Pastor Rick Hill on behalf of Lighthouse Church of God is requesting a special use permit to operate a church at the property commonly known as 1010 El Camino Drive. The current zoning of the property is R-2 One Family Residential. The City code does allow churches in the R-2 zoning district by first obtaining a special use permit and meeting the following requirements found within the city code.

### **Sec. 4-3-5-2-3(1) Special Uses**

Churches.

Churches and other facilities normally incidental thereto subject to the following conditions:

- a. Buildings of greater than the maximum height allowed in Section 4-3-7-1 may be allowed, provided that front, side and rear yards are increased above the minimum required yards by one foot of building height that exceeds the maximum height allowed.
- b. All access to the site shall be in accordance with Section 4-3-8-13.

### **APPLICATION NOTES**

We are allowing Headstart to utilize our classrooms for their program. It was brought to our attention during an inspection by the City inspector that our church needed to apply for a special use permit based on the use of our facility. This church congregation has used this location since we purchased the property in 2000. We were not aware of the zoning/permit requirements for established churches. We have a total of 54 parking spaces on pavement with 4 ADA parking spaces. We also have a gravel parking area for 10 vehicles.

### **STAFF NOTES**

During the special use permit application review for Tazewell-Woodford Headstart, staff discovered that the existing church located at 1010 El Camino Drive did not have a special use permit to operate at this location. The church does not predate the city's zoning requirements that all churches in residential districts obtain a special use permit and has only been in this location since they purchased the property in the year 2000. Due to state requirements, the church will not be able to operate any functions during the hours of the day that Headstart will have children present, so no

overlap will occur and ample parking will be provided. Staff is working with the church to address code violations found within the building. City staff does recommend Approval.

**FINANCIAL IMPACT:**

N/A

**REVIEWED BY:**

Nic Maquet, Chief Building Official

Final Approval - 8/30/2024



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

## Board of Appeals Application for Consideration

|                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Type of Request (check one):</b></p> <p><input checked="" type="checkbox"/> <b>A. Special Use (\$125)</b></p> <p><input type="checkbox"/> <b>B. Residential Variance (\$125)</b></p> <p><input type="checkbox"/> <b>C. Non-Residential Variance (\$125)</b></p> <p><input type="checkbox"/> <b>D. Map Amendment/Rezoning (\$125)</b></p> <p><input type="checkbox"/> <b>E. Annexation (\$125)</b></p> | <p>Request Property Address or PIN:<br/><u>1010 EL CAMINO DR.</u></p> <p>Current Zoning (if known):<br/><u>R2 - ONE FAMILY RESIDENTIAL</u></p> <p>Proposed Zoning (if rezoning request):<br/>_____</p> <p>Current Use:<br/><u>CHURCH</u></p> <p>Proposed Use (if different):<br/><u>CHURCH + HERO START PROGRAM</u></p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                             |                                       |
|-----------------------------|---------------------------------------|
| <b>Property Owner Name:</b> | <u>Pekin Lighthouse Church of God</u> |
| Mailing Address:            | <u>1010 EL CAMINO DR. PEKIN</u>       |
| Phone:                      | <u>309 353- 5818</u>                  |
| Alternative Phone:          | <u>618 610 6253</u>                   |
| E-Mail Address:             | <u>leadpastor @ LHCOG. org</u>        |

|                                       |                               |
|---------------------------------------|-------------------------------|
| <b>Applicant Name (if different):</b> | <u>Pastor Rick Hill</u>       |
| Mailing Address:                      | <u>1100 CARLHEDT PEKIN</u>    |
| Phone:                                | <u>618 610 6253</u>           |
| Alternative Phone:                    | <u>618 610 6254</u>           |
| E-Mail Address:                       | <u>RICKRHILL @ GMAIL. com</u> |



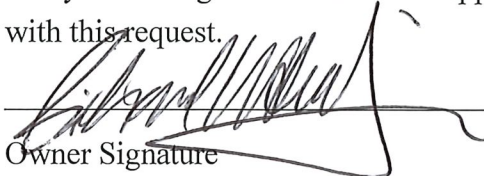
Planning and Zoning Department  
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Please summarize your request and explain why it is necessary:

We are allowing HEAD START to utilize our class room space for their program. It was brought to our attention during an inspection by the city inspector that our church needed to apply for special use permit based on the use of our facility. This church congregation HAS USED this location SINCE WE PURCHASED THE PROPERTY IN 2000. We were NOT AWARE OF zoning/permit requirements for ESTABLISHED churches. We have a total of 54 parking spaces on pavement with 4 ADA parking spaces. We also have a gravel parking area for 10 vehicles.

**CERTIFICATION BY PROPERTY OWNER**

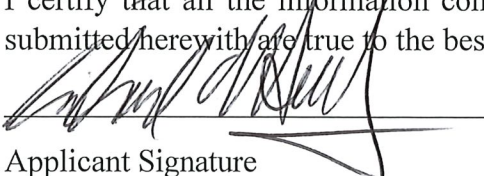
I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that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

  
Owner Signature

8-8-24  
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

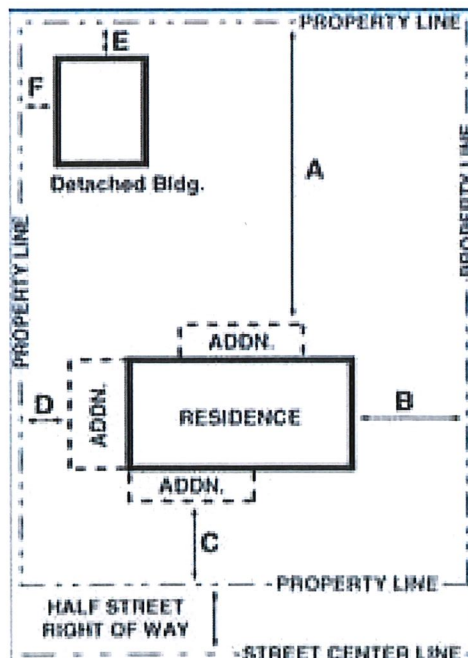
8-8-24  
Date



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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).





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**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.

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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?

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

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

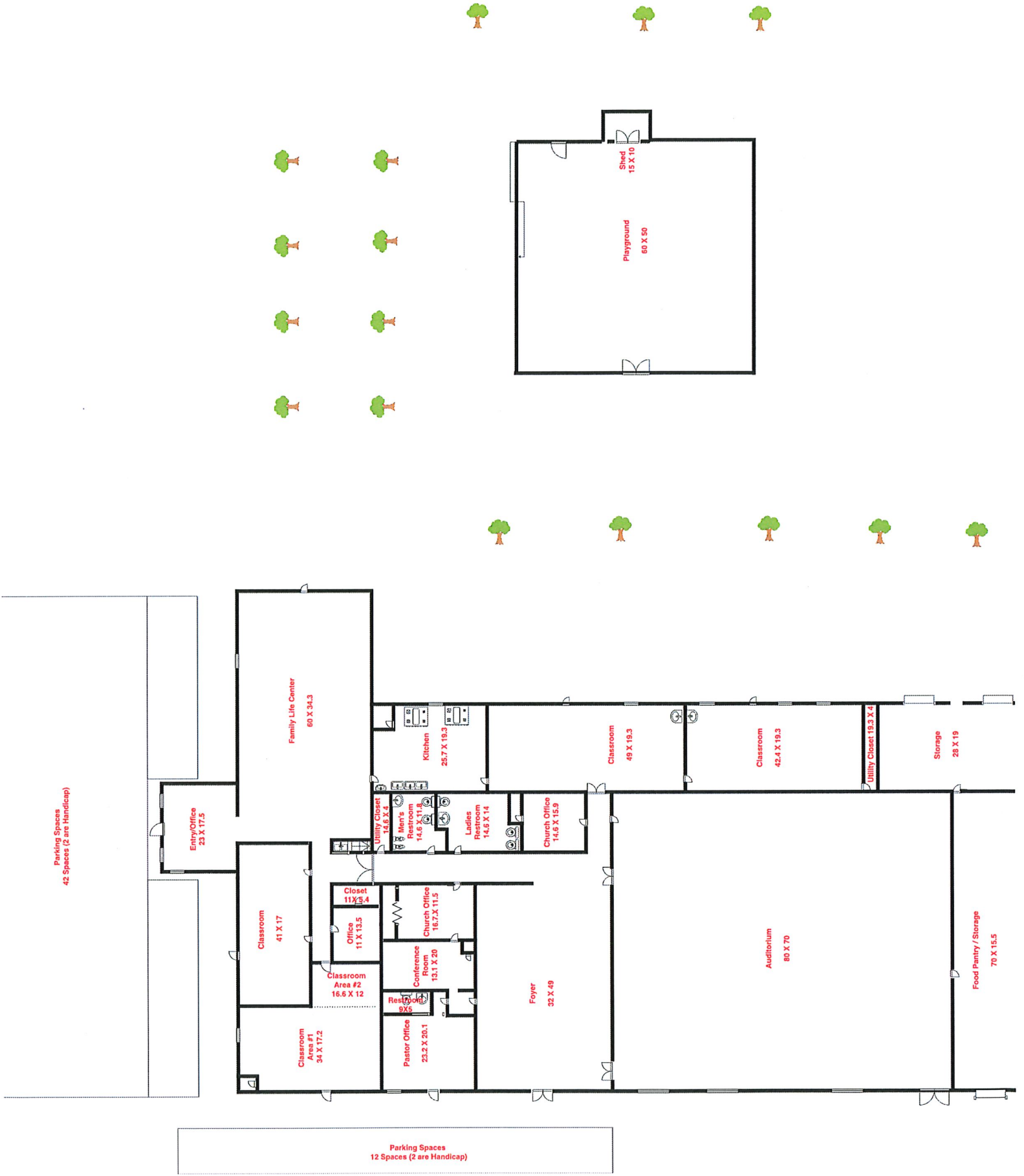
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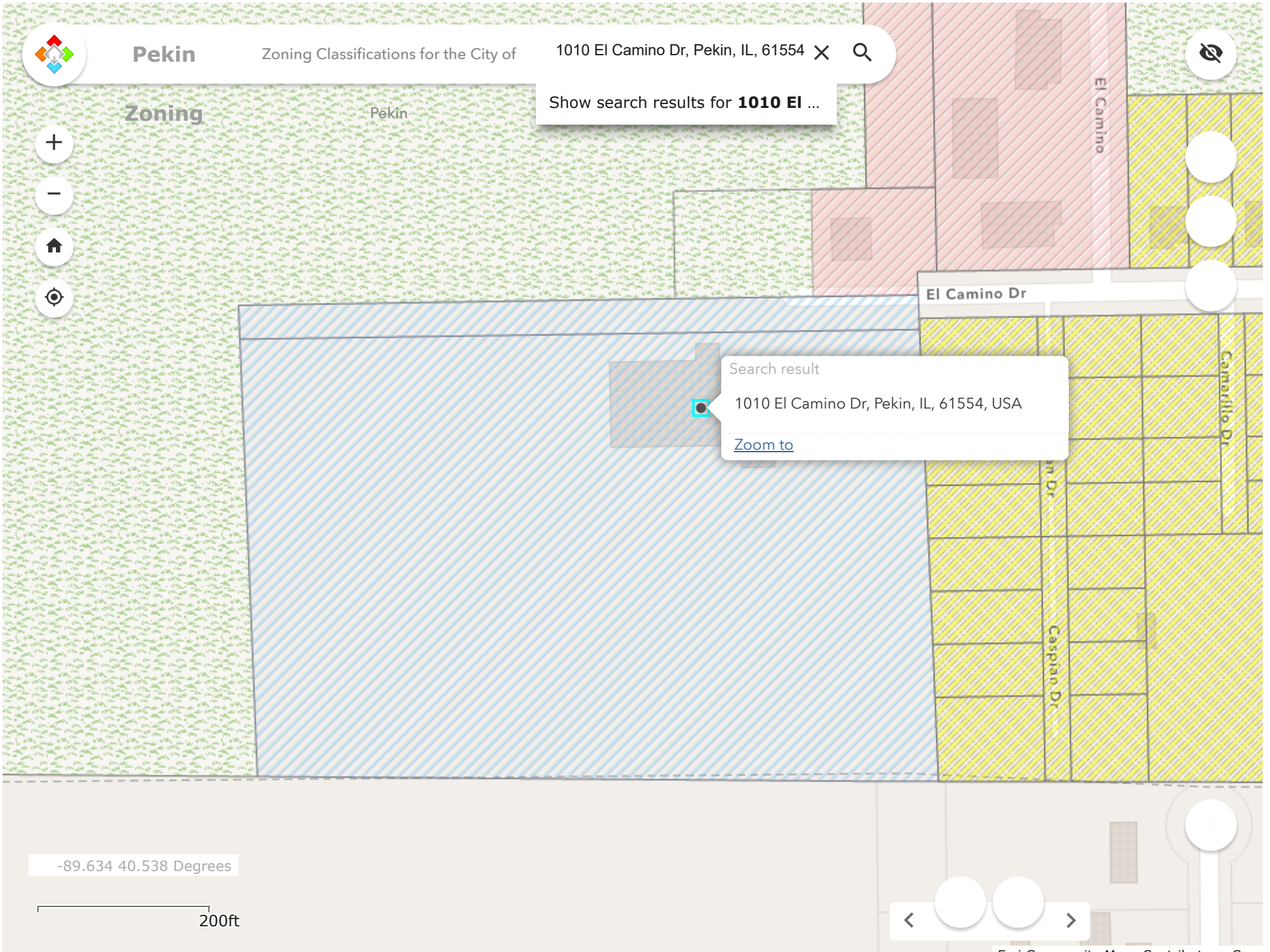
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5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

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# Tazewell County GIS



- Streets
- Lots
- Sections
- ROW
- OwnershipParcels
- Blocks

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.



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