



City of Pekin

**SPECIAL CITY COUNCIL MEETING
WEDNESDAY, SEPTEMBER 4, 2024
6:00 PM**

1. Pledge of Allegiance

2. Call to Order

3. Approve Agenda

4. Consent Agenda

- 4.1. Ordinance No. 4231-24/25 Approving a Special Use Request Submitted by Tazewell-Woodford Head Start for Property at 1010 El Camino Drive for Operation of a Nursery School (Case SU 2024-07)
- 4.2. Ordinance No. 4232-24/25 Approving a Variance Request Submitted by Tazewell-Woodford Head Start for Property at 1010 El Camino Drive to Reduce the Playground Requirements (Case V 2024-14)
- 4.3. Ordinance No. 4233-24/25 Approving a Special Use Request Submitted by Pastor Rick Hill on Behalf of Lighthouse Church of God for Property at 1010 El Camino Drive for Operation of a Church (Case SU 2024-08)

5. Public Input

6. New Business

7. Adjourn



REQUEST FOR COUNCIL ACTION

Agenda Date: September 4, 2024
To: Members of the City Council
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Ordinance No. 4231-24/25 Approving a Special Use Request Submitted by Tazewell-Woodford Head Start for Property at 1010 El Camino Drive for Operation of a Nursery School (Case SU 2024-07)

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.-Definitions

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(4)(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
Katherine Swise, City Attorney
John Dossey, City Manager
Sue McMillan, City Clerk

Approved - 8/30/2024
Approved - 9/3/2024
Approved - 9/3/2024
Final Approval - 9/3/2024

Ordinance No. 4231-24/25 Approving a Special Use Request Submitted by Tazewell-Woodford Head Start for Property at 1010 El Camino Drive for Operation of a Nursery School (Case SU 2024-07)

WHEREAS, Tazewell-Woodford Head Start ("Petitioner") is leasing a portion of the property located at 1010 El Camino Drive in the City of Pekin and identified as parcel 10-10-11-300-018 (the "Property"); and

WHEREAS, the Property is located in a R-2, One Family Residential zoning district; and

WHEREAS, the Petitioner has applied for a special use to allow operation of a nursery school on the Property; and

WHEREAS, after a hearing pursuant to duly published notice, the City of Pekin Zoning Board of Appeals has recommended approval of the requested special use.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The foregoing findings and recitals are found to be true and correct and are incorporated herein.

Section 2. The Special Use requested by the Petitioner to operate a nursery school on the Property pursuant to section 4-3-5-2-3(4)(b) of the Pekin City code is approved.

Section 3. This Ordinance is in addition to all other ordinances on the subject and shall be construed therewith, excepting as to that part in direct conflict with any other ordinance, and in the event of such conflict, the provisions hereof shall govern.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

RESULT:	(0 TO 0)
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	None

ADOPTED AND APPROVED at a Special meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

ATTEST: _____
Mayor

City Clerk



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

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>1010 El Camino Dr. Pekin, IL</u> Current Zoning (if known): <u>R-2</u> Proposed Zoning (if rezoning request): _____ Current Use: <u>Church</u> Proposed Use (if different): <u>Church and Pre School</u>
---	--

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

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

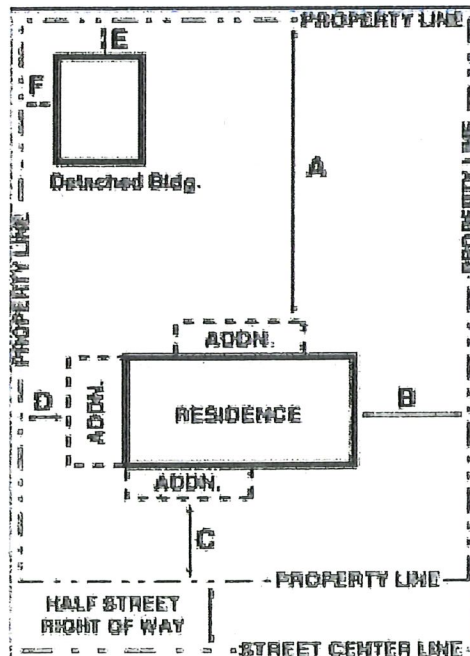
8-9-24



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?

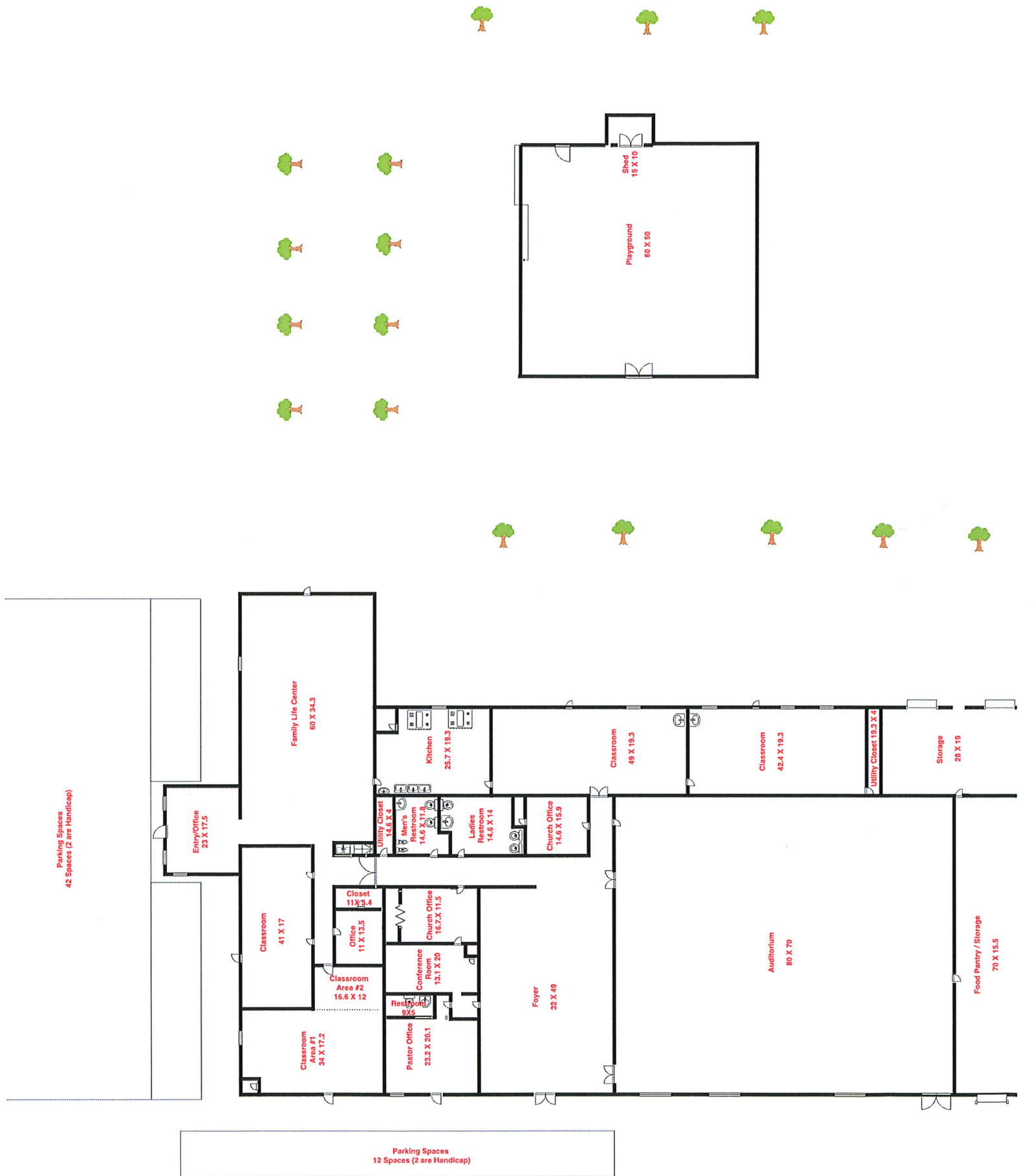
No

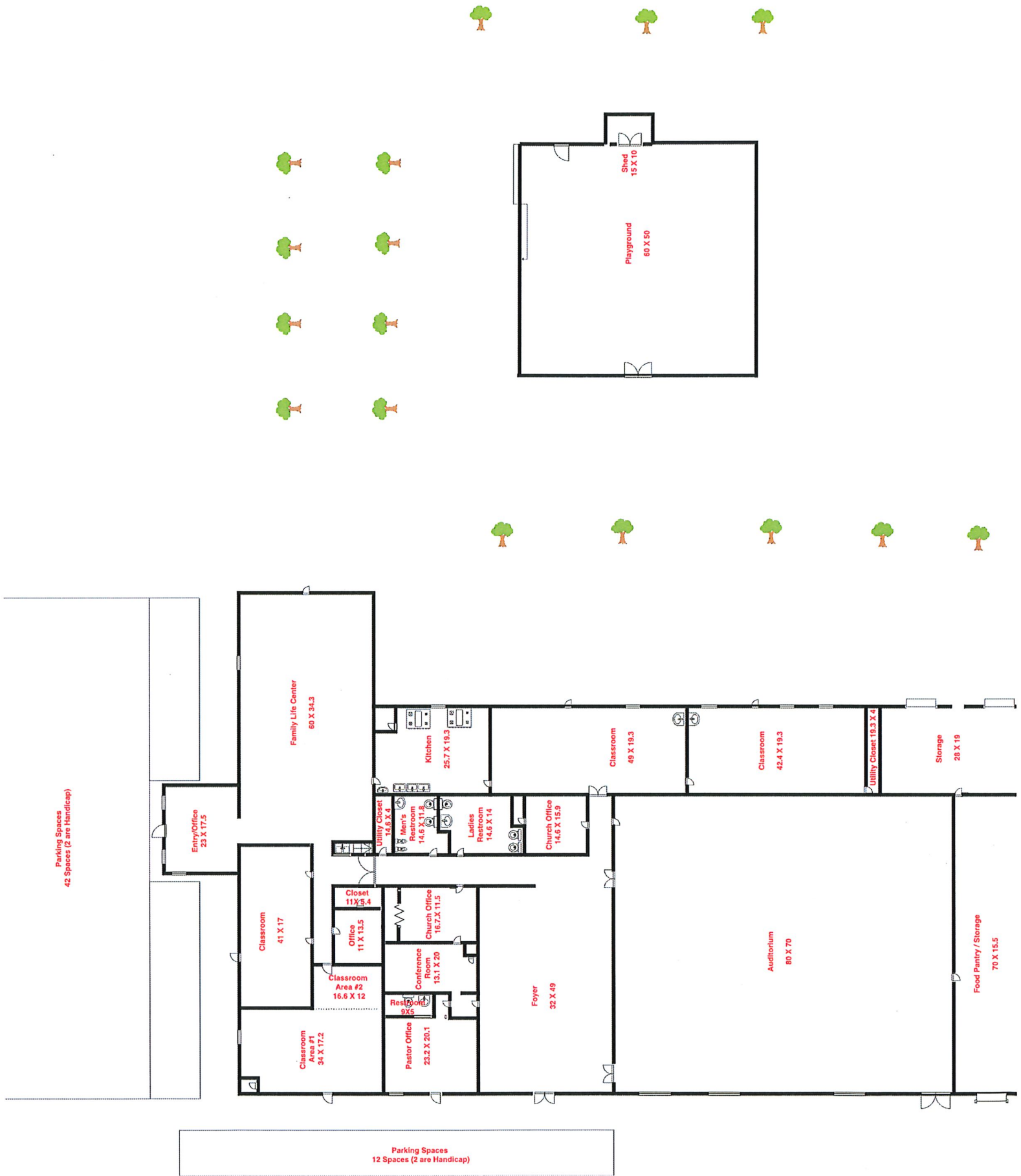
4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

Yes

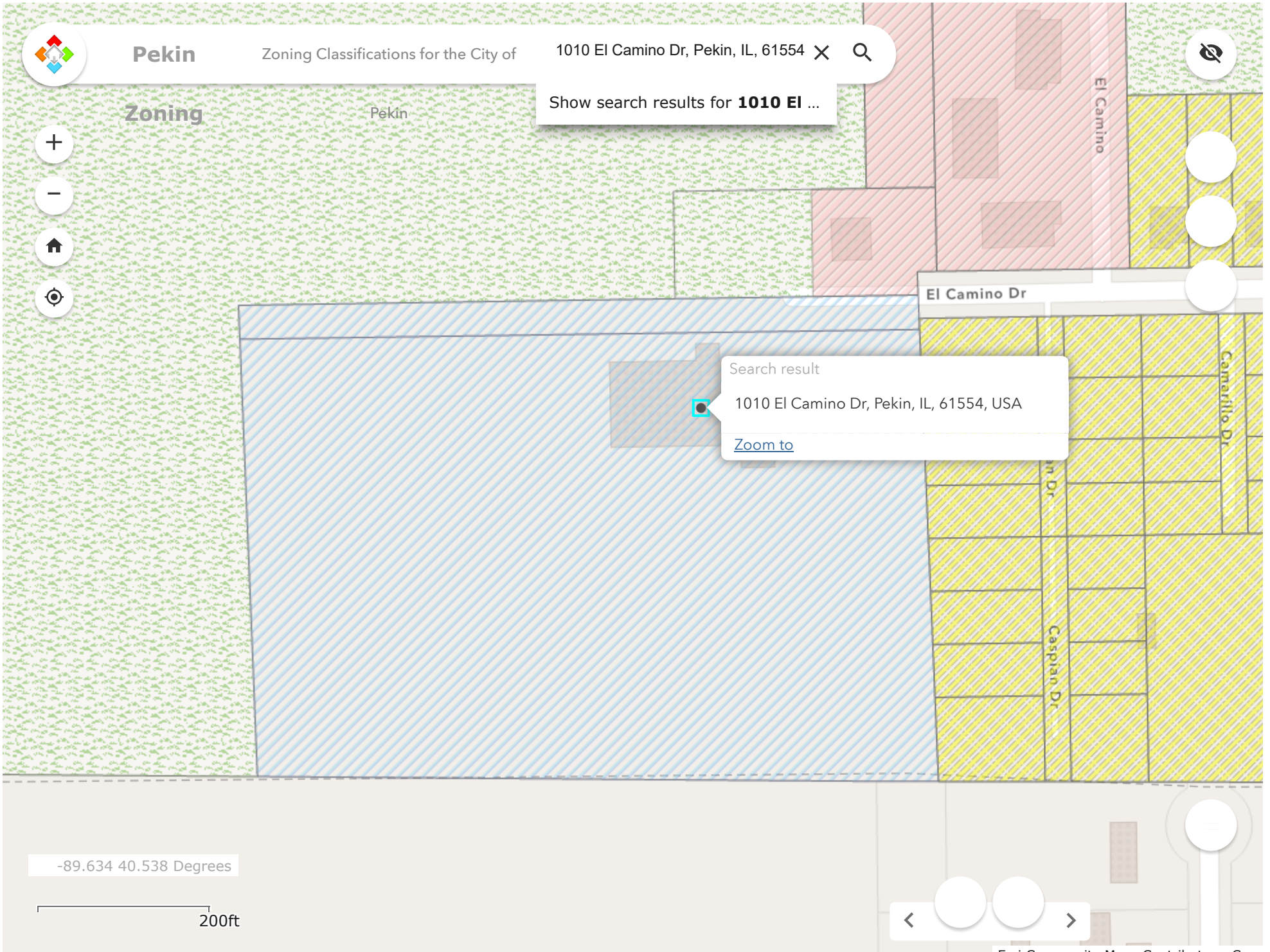
5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

Yes

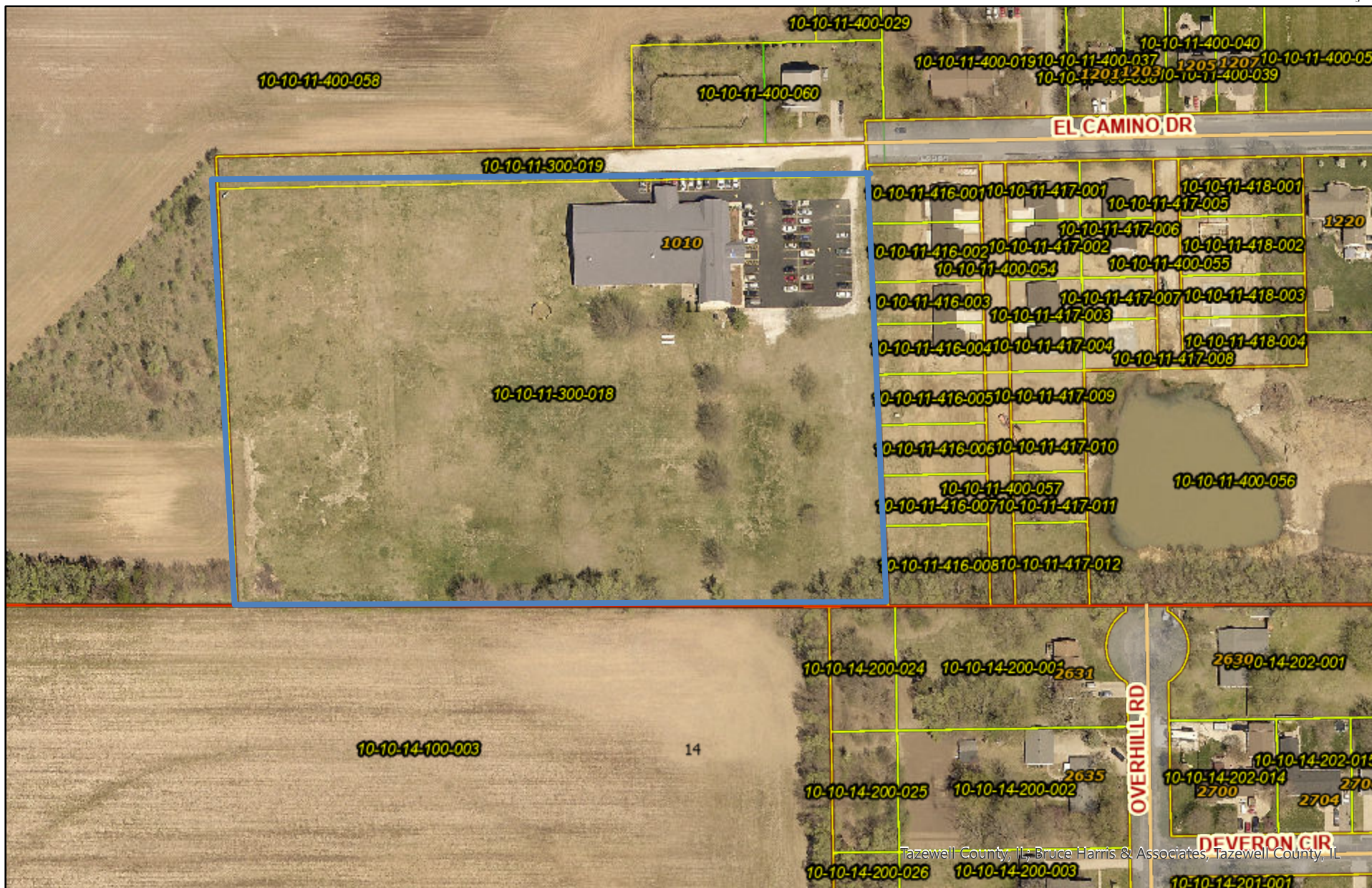




This fencing was installed to accommodate Illinois Department of Children and Family Services Licensing Standards for Day Care Centers Section 407.390. This states that there shall be a minimum of 75 square feet of safe outdoor area for 25 percent of the capacity. All 78 children will not be outside 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



REQUEST FOR COUNCIL ACTION

Agenda Date: September 4, 2024
To: Members of the City Council
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Ordinance No. 4232-24/25 Approving a Variance Request Submitted by Tazewell-Woodford Head Start for Property at 1010 El Camino Drive to Reduce the Playground Requirements (Case V 2024-14)

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.

Sec. 4-3-1-2.-Definitions

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.

APPLICATION NOTES

The existing fencing was installed to accommodate Illinois Department of Children and Family Services licensing standards for day care centers (89 ILADC 407.390). This states that there shall be a minimum of 75 square feet of safe outdoor area for every child using the play area at any one time, or at least 25 percent of the licensed capacity. All 78 children currently enrolled in the Head Start program 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

REVIEWED BY:

Nic Maquet, Chief Building Official
Katherine Swise, City Attorney
John Dossey, City Manager
Sue McMillan, City Clerk

Approved - 8/30/2024
Approved - 9/3/2024
Approved - 9/3/2024
Final Approval - 9/3/2024

Ordinance No. 4232-24/25 Approving a Variance Request Submitted by Tazewell-Woodford Head Start for Property at 1010 El Camino Drive to Reduce the Playground Requirements (Case V 2024-14)

WHEREAS, Tazewell-Woodford Head Start ("Petitioner") operates a nursery school on the property located at 1010 El Camino Drive in the City of Pekin and identified as parcel 10-10-11-300-018 (the "Property"); and

WHEREAS, Section 4-3-5-2-3(4)(b)(1) of the Pekin City Code requires that nursery schools to have 150 square feet of playground space per child cared for, with a minimum area of 5,000 square feet; and

WHEREAS, the Petitioner designed the playground on the Property in accordance with standards for day care centers established by the Department of Children and Family Services ("DCFS"), which require only 75 square feet of outdoor play area for each child using the play area at one time, with a minimum area that accommodates at least 25% of the licensed capacity of the facility; and

WHEREAS, Petitioner has applied to the City for a variance to the provisions of section 4-3-5-2-3(4)(b)(1) of the Pekin City Code to reduce the outdoor play area requirements to correspond to the standards established by DCFS; and

WHEREAS, after a hearing pursuant to duly published notice, the City of Pekin Zoning Board of Appeals has recommended approval of the requested variance; and

WHEREAS, the City Council of the City of Pekin finds that the Petition meets the standards for variance set forth in section 4-3-2-1-2 of the City Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The foregoing findings and recitals are found to be true and correct and are incorporated herein.

Section 2. The variance requested by Petitioner to modify the requirements of section 4-3-5-2-3(4)(b)(1) of the Pekin City Code to correspond to the standards established by DCFS for outdoor play areas at a day care center, as may be amended from time to time, is approved.

Section 3. The variance shall be in effect as of the effective date of this Ordinance.

Section 4. This Ordinance is in addition to all other ordinances on the subject and shall be construed therewith, excepting as to that part in direct conflict with any other ordinance, and in the event of such conflict, the provisions hereof shall govern.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

RESULT:	(0 TO 0)
MOVER:	None

SECONDER: None

AYES: None

NAYS: None

ABSTAIN: None

ABSENT: None

ADOPTED AND APPROVED at a Special meeting of the City Council of the City of Pekin this _____
day of _____, 20____.

Mayor

ATTEST:

City Clerk



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

<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>1010 El Camino Dr. Pekin, IL</u> Current Zoning (if known): <u>R-2</u> Proposed Zoning (if rezoning request): _____ Current Use: <u>Church</u> Proposed Use (if different): <u>Church and Pre School</u>
---	---

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

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

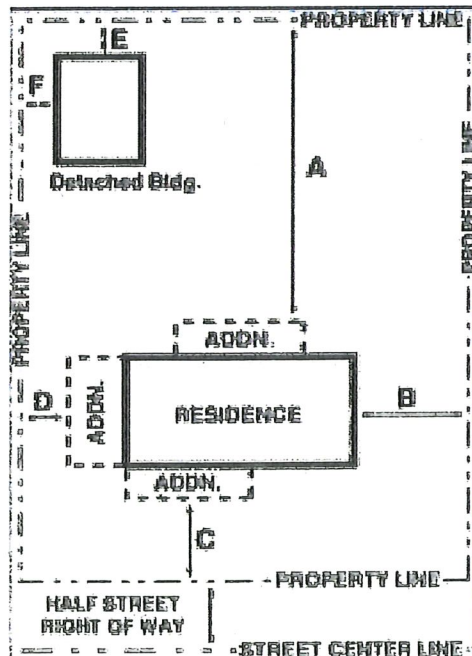
8-9-24



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?

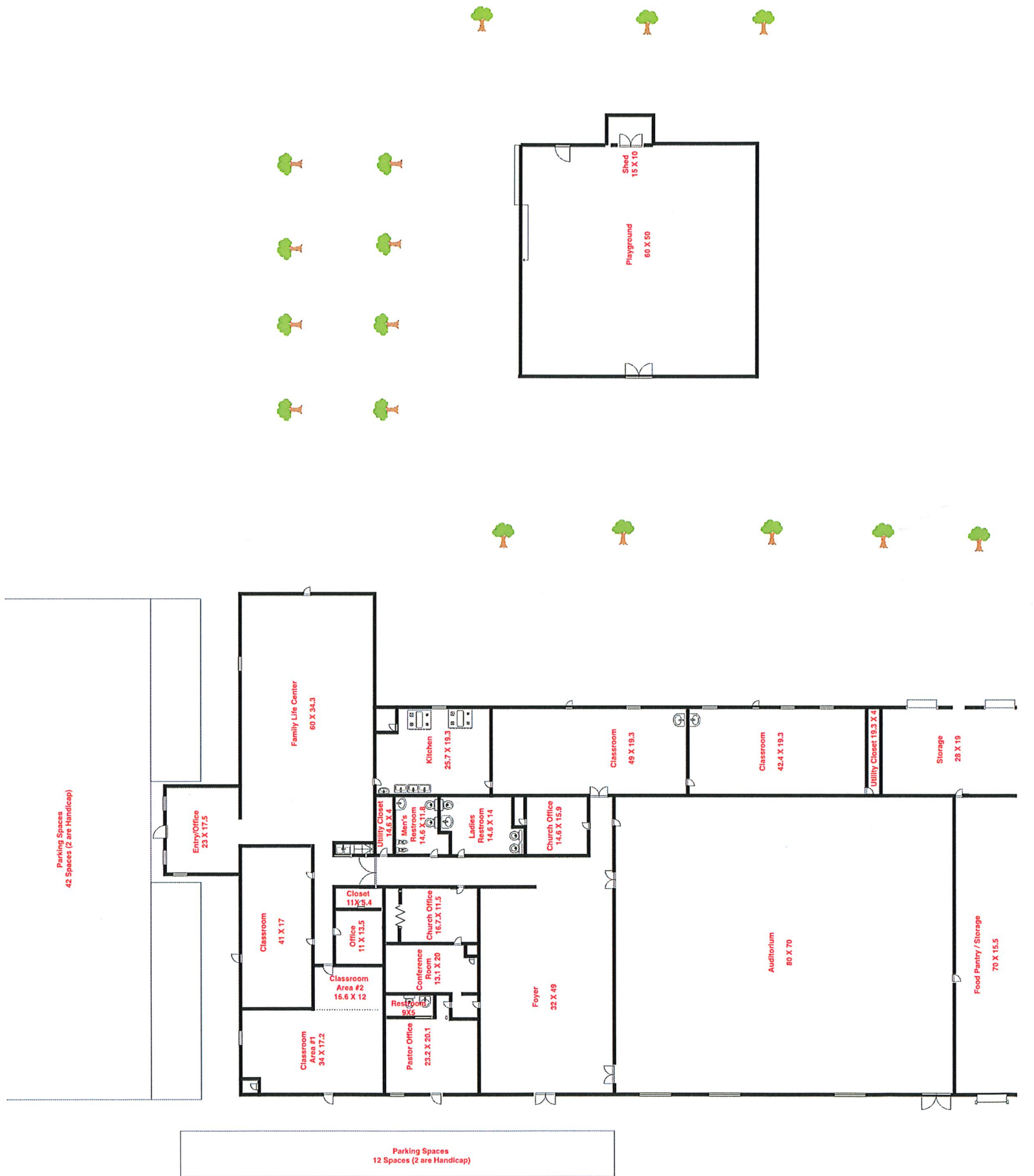
No

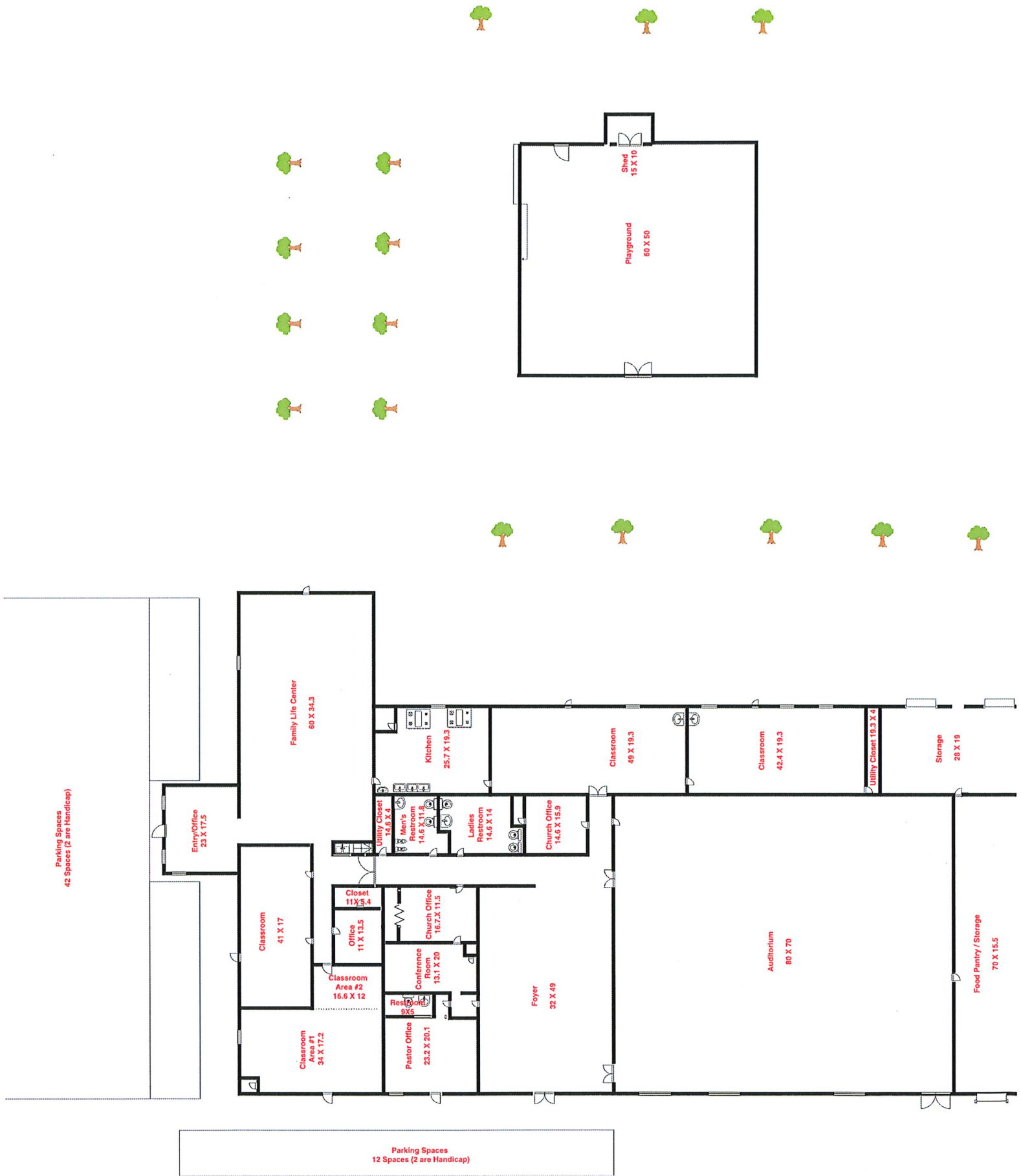
4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

Yes

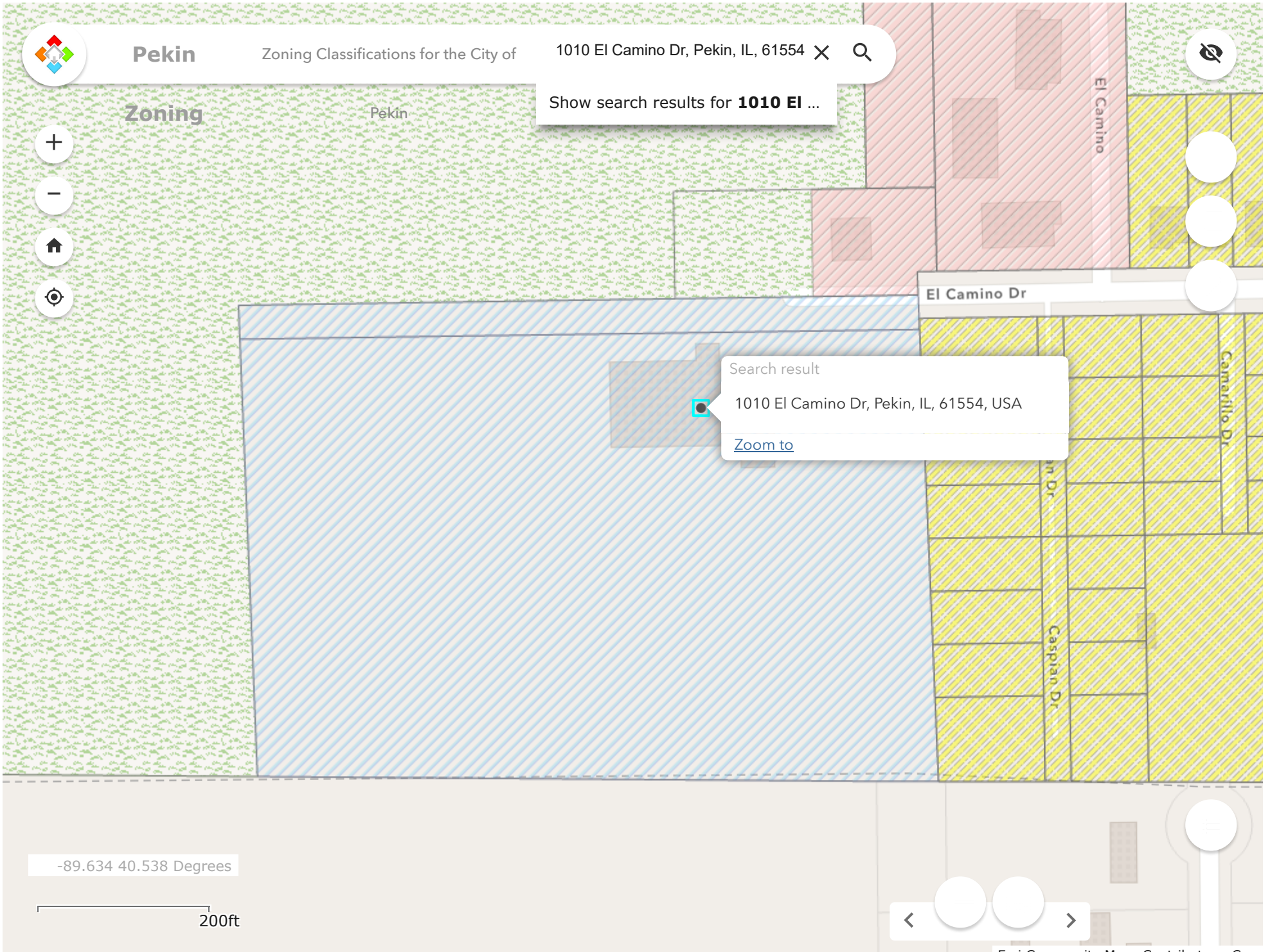
5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

Yes

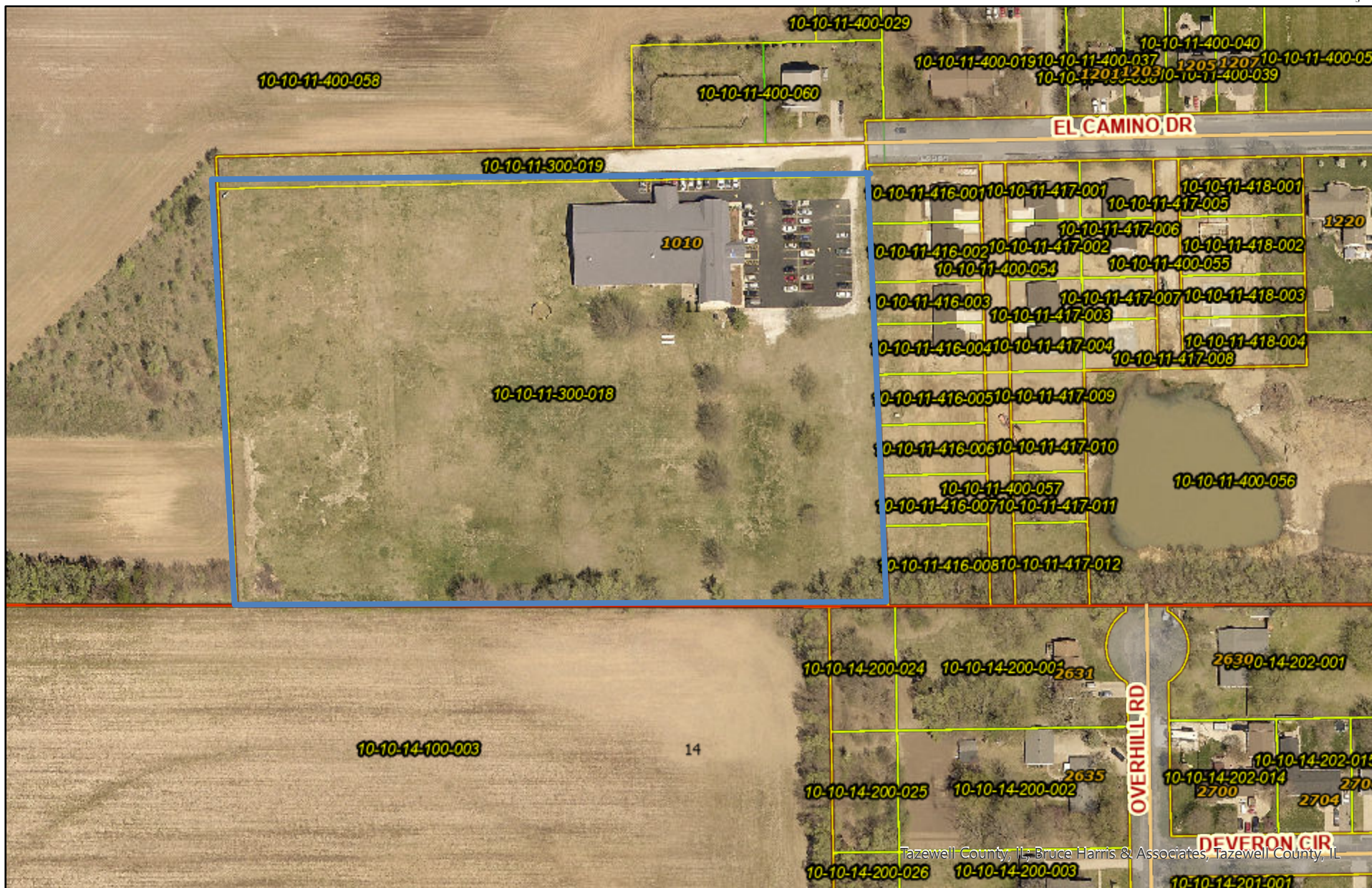




This fencing was installed to accommodate Illinois Department of Children and Family Services Licensing Standards for Day Care Centers Section 407.390. This states that there shall be a minimum of 75 square feet of safe outdoor area for 25 percent of the capacity. All 78 children will not be outside 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



REQUEST FOR COUNCIL ACTION

Agenda Date: September 4, 2024
To: Members of the City Council
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Ordinance No. 4233-24/25 Approving a Special Use Request Submitted by Pastor Rick Hill on Behalf of Lighthouse Church of God for Property at 1010 El Camino Drive for Operation of a Church (Case SU 2024-08)

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
Katherine Swise, City Attorney
John Dossey, City Manager
Sue McMillan, City Clerk

Approved - 8/30/2024
Approved - 9/3/2024
Approved - 9/3/2024
Final Approval - 9/3/2024

Ordinance No. 4233-24/25 Approving a Special Use Request Submitted by Pastor Rick Hill on Behalf of Lighthouse Church of God for Property at 1010 El Camino Drive for Operation of a Church (Case SU 2024-08)

WHEREAS, Pekin Lighthouse Church of God ("Petitioner") owns the property located at 1010 El Camino Drive in the City of Pekin with the parcel number 10-10-11-300-018 (the "Property"); and

WHEREAS, the Property is located in a R-2, One Family Residential zoning district; and

WHEREAS, the Petitioner has applied for a special use to allow the operation of a church on the Property; and

WHEREAS, after a hearing pursuant to duly published notice, the City of Pekin Zoning Board of Appeals has recommended approval of the requested special use.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The foregoing findings and recitals are found to be true and correct and are incorporated herein.

Section 2. The Special Use requested by Petitioner to operate a church on the Property pursuant to section 4-3-5-2-3(1) of the Pekin City Code is approved.

Section 3. This Ordinance is in addition to all other ordinances on the subject and shall be construed therewith, excepting as to that part in direct conflict with any other ordinance, and in the event of such conflict, the provisions hereof shall govern.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

RESULT:	(0 TO 0)
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None
ABSENT:	None

ADOPTED AND APPROVED at a Special meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

Mayor

ATTEST:

City Clerk



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>1010 EL CAMINO DR.</u> Current Zoning (if known): <u>R2 - ONE FAMILY RESIDENTIAL</u> Proposed Zoning (if rezoning request): _____ Current Use: <u>CHURCH</u> Proposed Use (if different): <u>CHURCH + HERO START PROGRAM</u>
---	---

Property Owner Name:	<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>

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



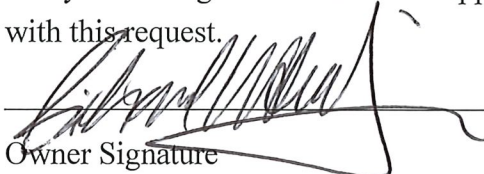
Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

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

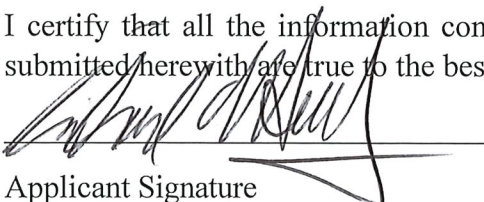
I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that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

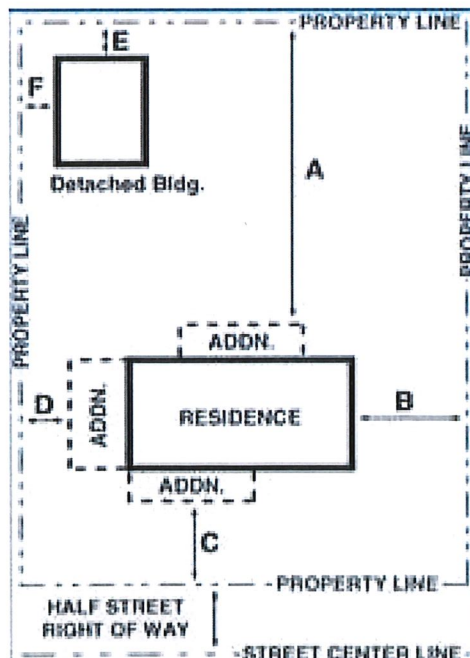
8-8-24
Date



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:

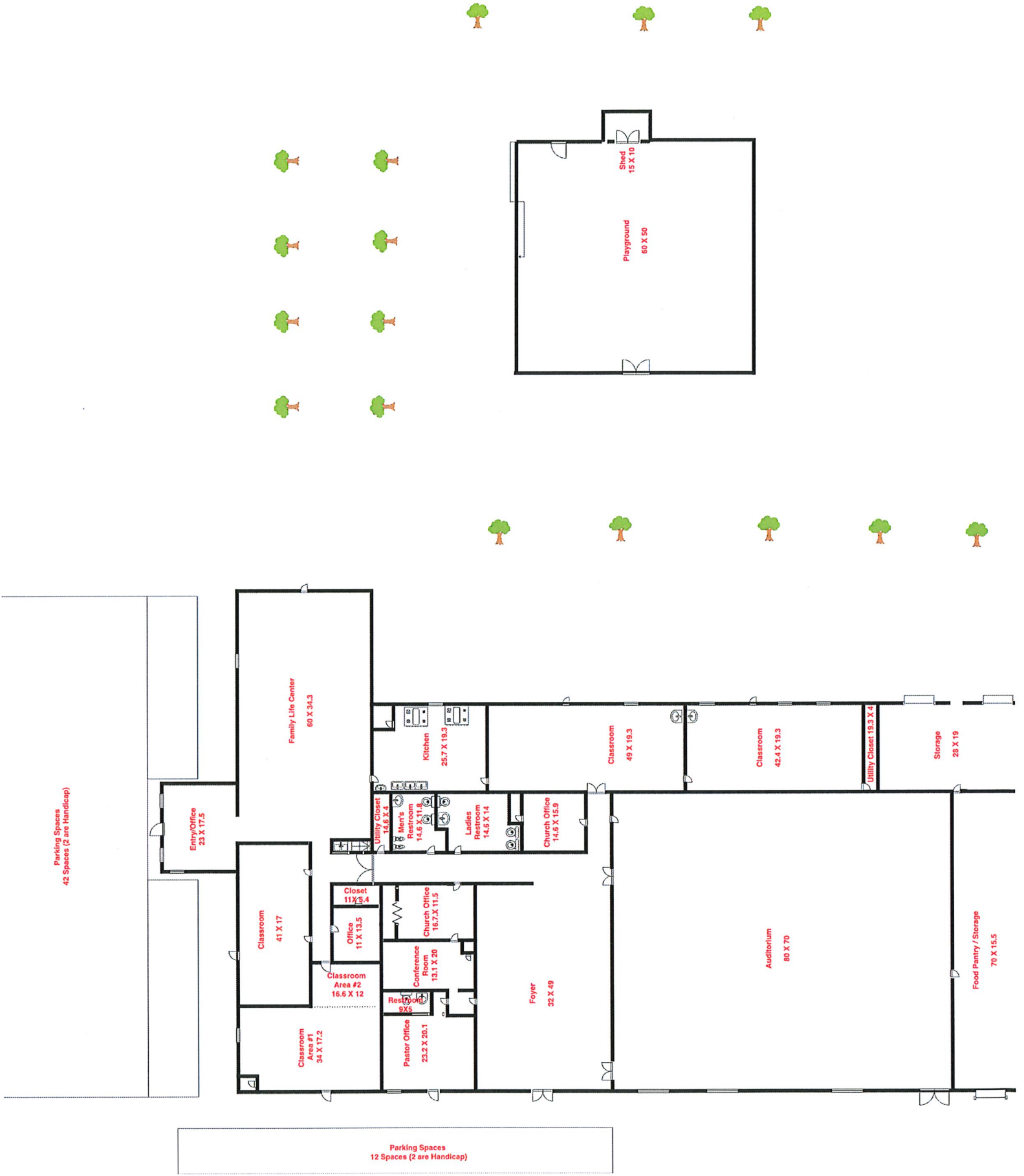
1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent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

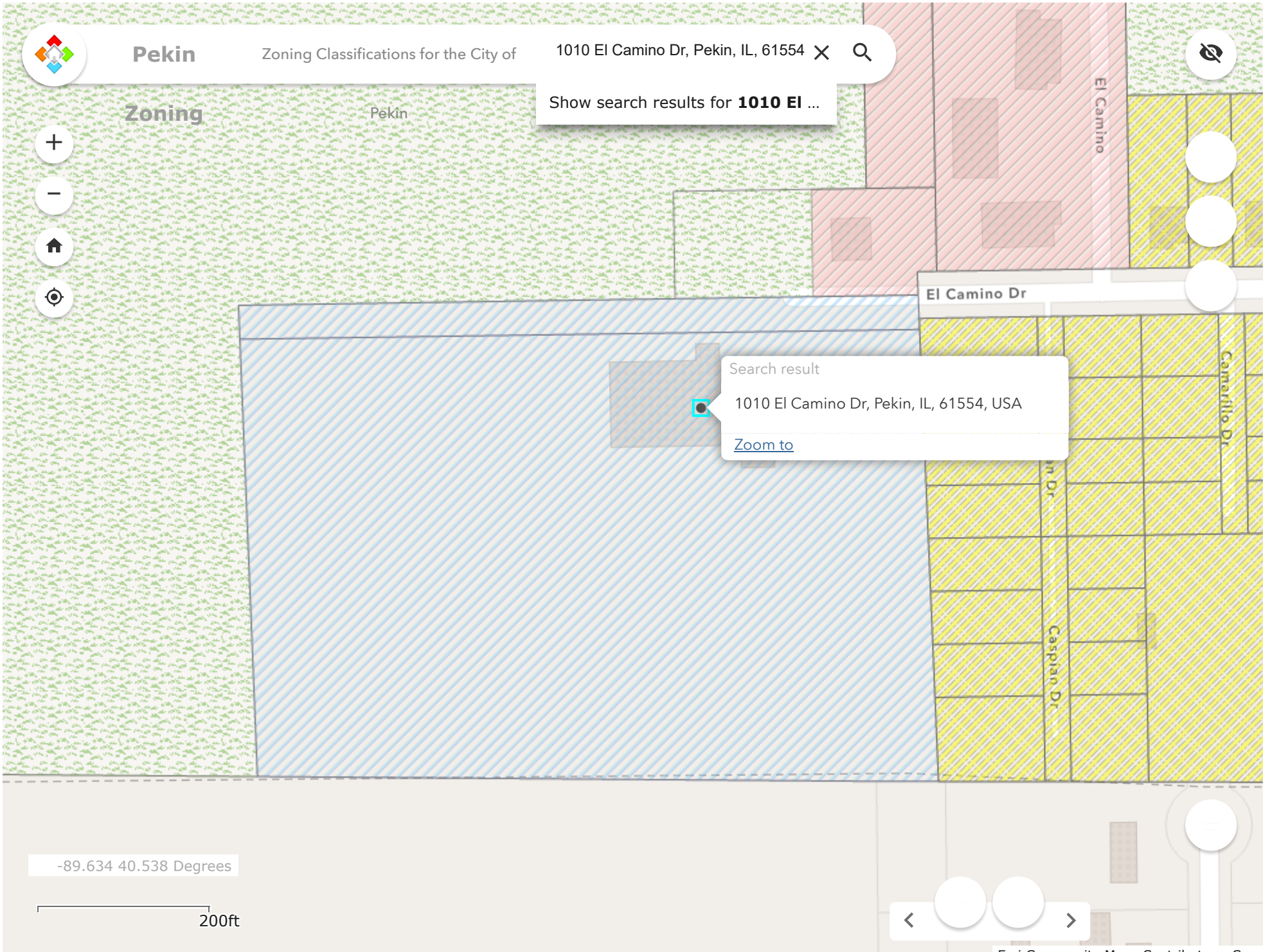
2. Is the variance needed due to special and unique circumstances not caused by the applicant’s or owner’s own actions?

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



- 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