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, AUGUST 14, 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	5:00 PM
Amy Wilson	Zoning Board of Appeals	Commissioner	Absent	-:-- PM

Approve Agenda

A motion to approve the agenda was made by Commissioner Madden and seconded by Huskisson

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

	Madden.
ABSENT:	Commissioner Wilson

Approval of Minutes

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

The Zoning Board of Appeals meeting minutes were approved from the meeting on July 10, 2024. A motion to approve was made by Commissioner Joesting and seconded by Madden.

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

City Council Action Report

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

All zoning cases that were recommeded for approval were approved by council.

New Business

6.1. <u>Case V 2024-13</u>

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

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

Public Hearing Open 5: 05pm   Public Hearing Closed: 5:06pm
Ken Steenrod, property owner, was present but did not have input.
Motion to approve by Lanane Second by Joesting
Commissioner Joesting asked the owner, Mr. Steenrod, where the entry to the driveway would be and Mr . Steenrod said it would be off of Willow St. Hild asked how the situation arose and Mrs. Steenrod said that their current driveway is two (2) deep, but it is not long enough to fit the motorhome. The house faces Hamilton so the driveway is technically in the rear of the house. Commissioner Joesting asked if it was going to be concrete or rock and the owner did say that it would be concrete. Commissioner Lanane made a motion to approve with a 25-foot setback with the hardship being the depth of the lot.

Motion approved 7-0

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

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

Public Input Open at 5:17pm Public Input Closed at 5:19pm

Mark Goddard, owner, would like to lease the property. Mark did pass around a copy of the lease for the members to review.

Chairman Hild asked if the owner plans to lease it to open it or to lease it himself. The owner plans to lease the office (himself) and then lease out the building across the street. Huskisson asked for clarification on the use of the property and the owner stated he is wanting to empty the building in hopes of leasing it out to another business. Huskisson also noted that there is a fencing requirement but with the large retaining “wall” that exist, a fence would serve no purpose. Nic explained we would need to waive the requirement for a wall/fence. An enclosure for the dumpster would need to be provided (if the owner gets one). Nic did explain that there would be an inspection required on the building prior to the city issuing a certificate of occupancy.

Motion to amend the SU of the first motion to waive the wall requirement. Motion was made by Madden and second by Huskisson.

Vote on the amendment 6-0 with Joesting abstained

Motion to approve SU with the wall requirement waived. Motion made by Huskisson and second by Commissioner Deverman. Motion approved 6-0 with Joesting abstained

Any Other Business Before the Board

7.1. **Sign Code Discussion**

Public Input

Adjourn

Motion to adjourn by Joesting at 6:02pm