



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, JUNE 12, 2024 AT 5:00 PM
CHAIRMAN DON HILD PRESIDING**

Pledge of Allegiance

The Pledge of Allegiance 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 except for Commissioner Wilson. 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 Lanane and seconded by Deverman.

RESULT: PASSED (UNANIMOUS) MOVER: Commissioner Lanane SECONDER: Commissioner Deverman
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AYES:	Commissioners Deverman, Hild, Huskisson, Joesting, Lanane and Madden.
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Approval of Minutes

4.1. Minutes from the May 8, 2024 Meeting

The Zoning Board of Appeals meeting minutes were approved from the meeting on May 8, 2024. A motion to approve was made by Commissioner Deverman and second by Commissioner Kelly.

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

City Council Action Report

5.1. City Council Action Report From the May 13, 2024 City Council Meeting

Cases presented to council were approved.

New Business

6.1. Appointment of Vice Chairperson to the Zoning Board of Appeals

Chairperson Hild, nominated Commissioner Lanane for vicechair. Motion to approve was made by Commissioner Kelly and second by Deverman.

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

6.2. Case RZ 2024-03

A rezoning request was submitted by First Baptist Church from OS-1 Office Service District to R4-One Family Residential District for the properties located at 700 S. Capitol St. Said properties are currently zoned OS-1 Office Service District with a legal description, SEC 3 T24N R5W LEONARD ADDN E 81' OF N 81' LOT 3 NE ¼, SEC 3 T24N R5W LEONARD ADDN W 50' OF N 81' E 1/2 LOT 3 NE ¼, S 3 T24N R5W LEONARD ADDN S 150' OF E 1/2 LOT 3 NE ¼, with the following PINs: 04-10-03-234-009, 04-10-03-234-004 and 04-10-03-234-005, in Tazewell County, Illinois

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Deverman
SECONDER:	Commissioner Huskisson

AYES:	Commissioners Deverman, Hild, Huskisson, Joesting, Lanane and Madden.
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Public Input Open: 5:05 pm Public Input Closed: 5:05 pm

Motion made to approve by Commissioner Deverman and second by Huskisson

6.3. Case V 2024-10

A variance request submitted by Raymond & Gloria Long for the property located at 32 Rainbow Drive to allow for a fence to be built 8 Feet tall. Said property is zoned R-2 One Family Residential with a legal description, SEC 36 T25N R5W SHERIDAN HILLS LOT 6 NE1/4, with the following PIN 04-04-36-204-002, in Tazewell County, Illinois.

Motion to open a discussion by Commissioner Joesting and second by Lanane.

Public Input Open: 5:07pm Public Input Closed: 5:10pm

Raymond Long, owner, states that he has lived at this address for approximately 50 years. Mr. Long stated that the neighbors at 33 Rainbow Dr. have an elevation that is approximately 21 inches higher than theirs, which he feels averages out the height of the fence.

Commissioner Huskisson stated that he did notice the elevation of the property, which he feels allows the fence to blend and not look out of place.

Chairperson Hild asked if there were any logged complaints on 33 or 36 Rainbow Dr. and at this time there were zero logged complaints.

Commissioner Joesting asked Raymond if he put the fence in himself and they did not. They had a company install it. Raymond stated that the company told him that they (the company) would take care of the permit/variance/etc. Raymond states that the sales person whom told them they had taken care of all the paperwork, is no longer with the company. At this time, the owner has the fence reduced to 6 feet on one portion of the fence. Lanane states that, based on the slope, she would consider this, and she also feels the company was misleading.

Commissioner Deverman asked if the variance was for the entire fence or for the remaining panels. The variance is to leave the fence as is and not put the two feet back on (the panels previously removed). Commissioner Lanane asked if a permit had yet to be pulled and Nic confirmed there had not. Nic explained he would still need to do inspections on the posts, etc.

The owner stated that the fence is not set in concrete and Nic has concerns about the fence being 8 feet high, the wind might hinder the stability of the fence. Nic stated that based on how the property is at this time, he can not issue a permit with the fence being 8 foot high. The code requires the post to be in the ground at least 1/3 of the height of the fence. Mr. Long asked Nic if

the post was required to be in cement and Nic stated it could be in the ground.

Lanane suggested we look at this as if there wasn't a fence, would we approve an 8-foot fence? Commissioner Huskisson asked if we could table this to allow inspection to complete their process and the attorney states that we can table it if they do not deny it.

Commissioner Huskisson made a motion to approve the variance based on 46 feet of 8 feet fence on the southeast property, moving east to west for the existing fence to stay. Second by Deverman. Motion carried 4-2. Lanane and Joesting no.

6.4. Case V 2024-11

A variance request submitted by Hornecker Properties, LLC for the vacant property located at the corner of Velde Drive and Parkway Drive to reduce the minimum building to building setbacks from 30 feet to 16 feet. Said property is currently zoned RM-1 Multi-Family Residential and has a legal description, SEC 25 T25N R5W PT E 1/2 SE 1/4 OF NW 1/4, with the following PIN 04-04-25-100-013, in Tazewell County, Illinois.

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

Motion to discuss variance and site plan made by Chairperson Hild. All were in favor.

Public Input Open: 5: 42pm Public Input closed: 5:43pm

Jeff Hornecker asked for a variance for the buildings to be 16 feet apart rather than 30 feet.

Nic explained that there are some changes to the site plan, which includes 6 new buildings. The original site plan referenced 30 feet apart between buildings and Jeff is now proposing that the buildings would be 16 feet apart. Nic explained it is zoned an RM1 which allows 9 units per acre and the plan is 5 acres, and it is 6.8 units per acre, which is well within the 9 units per acre allowance. Commissioner Deverman asked about the size of the road, but the roads are private and they (Jeff) will maintain those roads. Commissioner Lanane asked if the units are for sale or if they are rentals, and the units are rentals. Nic also said that the fire dept had approved this plan as well.

6.5. Case SPR 2024-02

A site plan review request submitted by Hornecker Properties, LLC for the vacant property located at the corner of Velde Drive and Parkway Drive to build 17 duplex buildings. Said property is currently zoned RM-1 Multi-Family Residential and has a legal description, SEC 25 T25N R5W PT E 1/2 SE 1/4 OF NW 1/4, with the following PIN 04-04-25-100-013, in Tazewell County, Illinois.

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

6.6. Case A 2024-02

An annexation petition was submitted by Jeff E. & Elizabeth A. Todd for the property located at 13584 Manito Road and has a legal description, SEC 9 T24N R5W PT OF SE 1/4 (120 X 150 SW CORNER) SE 1/4 0.43 AC, with the following PIN 10-10-09-400-004, in Tazewell County, Illinois.

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

Public Hearing Open at 5:51pm Public Hearing Closed: 5:53pm

Jeff Todd asked to be annexed into Pekin. Jeff said that he had attempted to sell the property and had failed to do so. Jeff is looking to have the property zoned as I-2 so that he can build a video gaming lounge.

Any Other Business Before the Board

None

Public Input

None

Adjourn

Meeting adjourned 6:00pm Motion to adjourn by Kelly and second by Joesting.