

Pekin ZBA 5:00pm

12/9/2020

5:00pm – Quorum is present. John Kennedy leads pledge.

Roll Call

David Huskinson: Absent
John Kennedy (Chair): Present
Michael Thompson: Absent
Mary Lanane: Present
Kim Joesting: Present
Chris Lang: Present

Agenda Approval

David Huskinson: Absent
John Kennedy (Chair): Yes
Michael Thompson: Yes
Mary Lanane: Yes
Kim Joesting: Yes
Chris Lang: Yes

Approval of Minutes

David Huskinson: Absent
John Kennedy (Chair): Yes
Michael Thompson: Yes
Mary Lanane: Yes
Kim Joesting: Yes
Chris Lang: Yes

Case V 2020-09 (Greg Maloney)

John Kennedy presented summary of first request, a side yard setback variance to allow for the construction of an attached carport.

John Kennedy provided opportunity for requestor to make statements. Requestor stated that his plans were approved and he had started construction when a City inspector informed him that he needed a variance. He stated that he needed the variance because in order to meet setback requirements he would have to tear out a portion of his concrete driveway to install the support posts.

Kim Joesting asked if the petitioner intended to install a guttering system. Petitioner indicated that he did intent to install gutters to eliminate the potential for rain and snow to go onto his neighbor's property. He stated that he had spoken to his neighbor and he did not have any concerns over his variance request.

There was no one from the public who requested to speak.

Motion by Lanane to approve, seconded by Lang with a stated hardship being an unusual lot shape.

David Huskinson: Absent
John Kennedy (Chair): Yes
Michael Thompson: Yes
Mary Lanane: Yes
Kim Joesting: Yes
Chris Lang: Yes

Case V 2020-10 (City of Pekin)

John Kennedy presented summary of the request, which was a lot size variance for property located in a B-3 zoning district.

John Kennedy provided opportunity for the requestor to make statements. Matt Fick, Planning and Zoning Director, stated that the plat was being drawn up at the request of the City to resolve a property line encroachment issue created when SEICO Securities, which is located on adjacent property, constructed a storage building that was 5 feet over the property line so the new plat is drawn in such a way that their building is contained entirely on their property. In addition, a portion of the remaining lot was being subdivided so it can be sold to another user. The lot being created is less than the minimum lot size in a B-3 district, which is 8,500 square feet, which is why the variance is being requested.

Board member Thompson inquired how far off in size the newly created lot was and Mr. Fick responded it was only going to be about 4,000 square feet so about half the size required. He further noted that if this property was zoned B-2, like much of the downtown, there would be no minimum lot size requirement.

Board member Joesting asked if the lot would be paved or improved. Mr. Fick stated he was not sure but if any of it were to be used for parking that would be required.

Motion by Joesting to approve, seconded by Thompson.

David Huskinson: Absent
John Kennedy (Chair): Yes
Michael Thompson: Yes
Mary Lanane: Yes
Kim Joesting: Yes
Chris Lang: Yes

There was no further business and the meeting was adjourned at 5:23 pm.