



City of Pekin

**CITY COUNCIL MEETING
TUESDAY, NOVEMBER 9, 2021
6:30 PM**

1.	Pledge of Allegiance
2.	Call to Order
3.	Approve Agenda
4.	Public Input
5.	New Business
5.1.	Ordinance No. 3034-21/22 Amending Chapter 4, Article 3, Division 5, Section 2-3 of the Code of the City of Pekin For Use of Historic Homes in Residential District for Special Events and Gatherings ACTION REQUESTED: Approve and Adopt the Ordinance.
5.2.	Ordinance No. 3035-21/22 Special Use Request Crossroad Properties, LLC for Establishment of an Event Venue in R-4 at 420 Walnut Street and 1111 5th Street ACTION REQUESTED: Approve and Adopt the Ordinance.
5.3.	Ordinance No. 3036-21/22 Rezoning Properties R-1 One-Family Residential District to P-1 Vehicular Parking District located at 1704 and 1706 Karo Street PIN 10-10-09-205-004 and 1010-09-205-005 ACTION REQUESTED: Approve and Adopt the Ordinance.
6.	Any Other Business To Come Before The Council
7.	Adjourn



REQUEST FOR COUNCIL ACTION

Agenda Date: November 9, 2021
To: Council Members
From: Kate Swise, City Attorney

AGENDA ITEM: Ordinance No. 3034-21/22 Amending the Zoning Code for Use of Historic Homes in Residential District

ACTION REQUESTED: Approve and Adopt the Ordinance.

DESCRIPTION: This ordinance would amend the City Zoning Code to allow a special use for special event and gathering venues in historic homes located in residential districts within the City. As a special use, a property owner would have to submit a petition and have a public hearing before the Zoning Board of Appeals, with final approval by the Council prior to operating such a venue in a residential district. This special use will apply to historic homes only, defined as being constructed prior to 1920, and will require a minimum lot size, off street parking in accordance with existing Code requirements, limitations on use of sound amplifiers for outdoor events, among other conditions.

FINANCIAL IMPACT:

Requested Amount:
 Line Item:
 Budgeted Amount:
 Remaining Funds:

IMPACT IF APPROVED:

IMPACT IF DENIED:

ALTERNATIVES:

RELATED TO THE 2019-2021 CITY COUNCIL GOALS:

5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.

Enhance Code Enforcement Services. The Council understands the importance of a strong Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.

Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a “Business-Friendly” Community.

Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and effectiveness

Police & Fire Pension Obligation. To meet the 90% funding level by the year 2040 it is essential the City plan carefully and maintain financial discipline to meet its \$63 million dollar obligation.

Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES**Finance Department** (Certification of Availability of Funds):

Date:

City Manager:**Mark A. Rothert**

Mark A. Rothert, City Manager

11/6/2021

Date:

Ordinance No. 3034-21/22 Amending Chapter 4, Article 3, Division 5, Section 2-3 of the Code of the City of Pekin For Use of Historic Homes in Residential District for Special Events and Gatherings

5.1

WHEREAS, the City of Pekin is a home rule municipality as described in Section 6(a), Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, the City of Pekin, as a home rule municipality, may exercise power and perform any function pertaining to its government and affairs, including, but not limited to, the power to legislate for the protection of the public health, safety, and welfare; and

WHEREAS, the City Council desires to make certain amendments to the Zoning Code to allow for the use of historic homes in residential district for special events and gatherings; and

WHEREAS, the City Council finds it is in the best interests of the City, its residents and businesses to adopt the amendments set forth herein.

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

Section 1. The findings and recitations set forth above are adopted and found to be true and correct.

Section 2. Chapter 4, Article 3, Division 5, Section 2-3 is amended by the addition of a new subsection (16) as follows:

(16) *Special event venues.* Historic homes and buildings may be used to host special events and gatherings, such as weddings, parties, artistic performances, and similar events, subject to the following conditions:

- a. Historic homes and buildings shall mean only those constructed prior to 1920.
- b. A minimum lot size of one acre is required.
- c. All yard setback requirements for residences in the district in which such use is located shall be complied with.
- d. Off-street parking as required in Division 9 of this Article shall be provided.
- e. A site plan showing the lot lines, location of all improvements, parking, lighting and any signage shall be submitted to the Zoning Board of Appeals for approval.
- f. Establishments which serve food shall comply with the public health requirements and food service requirements of the Tazewell County Health Department.
- g. Homes and buildings used for special events and gatherings pursuant to this subsection shall comply with all state and local building and life safety codes.
- h. No sound amplification device or equipment shall be used outdoors between the hours of 9:00pm and 8:00am.
- i. No retail sales shall be permitted.

Section 5. This Ordinance is in addition to all other ordinances on the subject and shall be codified 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 6. This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

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

MAYOR

ATTEST:

CITY CLERK



REQUEST FOR COUNCIL ACTION

Agenda Date: November 9, 2021
To: Council Members
From: Sue McMillan, City Clerk

AGENDA ITEM: Ordinance No, 3035-21/22 Special Use Request for Crossroads Properties Event Venue

ACTION REQUESTED: Approve and Adopt the Ordinance.

DESCRIPTION:

The property at 420 Walnut Street was purchased by Bonnie Harken in 2012. Until that time the property had been used as a funeral home, a use allowed by special use. Because the property's use as a funeral home predated zoning, that use is considered "grandfathered" and no special use is required.

According to Ms. Harken, she was given a letter by a City inspector when she bought the property indicating it had been granted a special use to be used as an event center, which she has operated over the past 9 years. She contacted the City asking for a letter stating the property had been granted a special use to be used as an event center because a prospective buyer was interested in running the same type of business but wanted to see said approval in writing. The City, however, has no records of that ever being done and the code does not currently have a special use category for event venues so it is highly unlikely anything "official" was ever done to grant this permission.

Given the unique size and character of this home, and given the fact that multiple events have indeed been held at this property for a number of years, the City is willing to consider the creation of a special use category for event venues at historic homes in an R-4 single-family residential district that must meet a number of conditions, subject to the following:

1. Historic homes and buildings shall mean only those constructed prior to 1920.
2. A minimum lot size of one acre is required.
3. All yard setback requirements for residences in the district in which such use is located shall be complied with.
4. Off-street parking as required in Division 9 of this Article shall be provided.
5. A site plan showing the lot lines, location of all improvements, parking, lighting and any signage shall be submitted to the Zoning Board of Appeals for approval.
6. Establishments which serve food shall comply with the public health requirements and food service requirements of the Tazewell County Health Department.
7. Homes and buildings used for special events and gatherings pursuant to this subsection shall comply with all state and local building and life safety codes.
8. No sound amplification device or equipment shall be used outdoors between the hours of 9:00pm and 8:00am.
9. No retail sales shall be permitted.

The Zoning Board of Appeals will be providing a recommendation on both the approval of a special use category for event venues, as well as, a special use request by Ms. Harken to continue operating her business. These requests will be considered at the ZBA meeting at 5pm on 11/9/21, before the special City Council meeting that night at 6:30pm. Staff will provide to the City Council an update of the ZBA's recommendations that night.

Assuming there is little to no negative input from the surrounding property owners, and that the petitioner is agreeable to conditions imposed upon the use, staff is recommending approval of the special use, contingent upon satisfactory building and life/safety inspections that result in a certificate of occupancy for the requester.

FINANCIAL IMPACT: N/A

Requested Amount:

Line Item:

Budgeted Amount:

Remaining Funds:

IMPACT IF APPROVED: Special Use is approved

IMPACT IF DENIED: Special Use is not approved

ALTERNATIVES: N/A

RELATED TO THE 2019-2021 CITY COUNCIL GOALS:

5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.

Enhance Code Enforcement Services. The Council understands the importance of a strong Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.

Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a "Business-Friendly" Community.

Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and effectiveness

Police & Fire Pension Obligation. To meet the 90% funding level by the year 2040 it is essential the City plan carefully and maintain financial discipline to meet its \$63 million dollar obligation.

Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Mark A. Rothert

Mark A. Rothert, City Manager

11/6/2021

Date:

WHEREAS, Crossroad Properties, LLC (“Petitioner”) owns the property located at 420 Walnut Street and 1111 5th Street, located in the City of Pekin (the “Property”); and

WHEREAS, the Property is located in an R-4 zoning district; and

WHEREAS, Petitioner has applied to the City for a Special Use to allow the operation of a special event venue. A copy of Petitioners’ Petition for Special Use is attached hereto as Exhibit A; 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:

Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.

Section 2. The Special Use requested by Petitioner to allow the operation of a special event venue on the Property, pursuant to Section 4-3-5-2-3(16) of the City Code, is approved, contingent upon a satisfactory inspection by city code officials and the issuance of a certificate of occupancy.

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.

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

MAYOR

ATTEST:

CITY CLERK

Matt Fick, Director of
Community Development
111 S. Capitol Street
Pekin, Illinois 61554
mfick@ci.pekin.il.us
(309) 478-5355

To: Board of Appeals Members

From: Matt Fick 

Re: November Cases

Date: November 4, 2021

CASE SU 2021-15

A special use application by Crossroad Properties, LLC, for the establishment of an Event Venue in an R-4 One Family Residential Zoning District at 420 Walnut Street and 1111 5th Street.

SUMMARY: 420 Walnut Street was purchased by Bonnie Harken in 2012. Until that time the property had been used as a funeral home, a use allowed by special use but because it's establishment predated zoning it was considered grandfathered and no special use required. According to Ms. Harken, she was given a letter by a City inspector when she bought the property indicating it had been granted a special use to be used as an event center, which she has done over the past 9 years. She contacted the City asking for a letter stating the property had a been granted a special use to be used as an event center because a prospective buyer was interested in doing the same but wanted to see said approval in writing. The City has no records of that ever being done and the code does not currently have a special use category for event venues so it is highly unlikely anything "official" was ever done to grant this permission. Given the unique size and character of this home, and given the fact that multiple events have indeed been held at this property for a number of years the City is willing to create a special use category for event venues in an R-4 single-family residential district that must meet a number of conditions. As of this writing, the City attorney is working on that ordinance and it will be discussed at the meeting and voted on prior to Ms. Harken's case. It is anticipated conditions will include the age of the home, the size of the lot, the availability of on-site parking and a limitation on the number of occupants allowed in the house and hours of operation.

RECOMMENDATION: It is highly unlikely this scenario will present itself again given the strict parameters of the proposed ordinance. Assuming there is little to no negative input from the surrounding property, and that the petitioner is agreeable to whatever conditions are imposed upon the use, Staff is recommending approval.



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City of Pekin- Zoning and Inspections Department

111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2315

Brief Summary and Reason for Request:

1. In 2012, I purchased this historic home built in 1862 which sits on 2.1 acres to use as a life healing and events center.
2. It had been used for gatherings/business as a funeral home since 1939 under a grandfathered special use variance.
3. When I made an offer to purchase the property in 2010, the offer was subject to zoning and other city requirements.
4. The City of Pekin Fire Chief and Assistant Fire Chief came and inspected the building and it passed without needing additional work. Likewise, the City of Pekin Zoning inspector gave me a letter stating that the property was grandfathered in with a special variance because it predated zoning.
5. I received a 504 loan through SBA and Chase Bank which does not allow the purchase of real estate as an investment but only if it is used for business. SBA/Chase Bank would not have closed the loan unless the real estate could be used as a business.
6. County Tax records indicated then and now that the property is zoned Improved Commercial OO6O.
7. The purchase officially closed in March 2012.
8. I listed the property for sale this year. I received a contract for purchase which I accepted.
9. When the buyer's attorney contacted the city, he was told it was zoned R4 single family residential without a special use variance. Buyer did not complete the purchase.
10. I was told by city zoning that there is no record of that letter being issued/filed with the city. Unfortunately, I cannot find my copy of that letter since it was over a decade ago.
11. Now I am informed that it now needs to be officially zoned as such to avoid confusion about zoning and usage in the future.

No Special Use shall be recommended for approval by the Plan Commission unless there is a concurring vote of a majority of all members regarding findings of fact. Clearly explain how the requested Special Use meets each of the following findings of fact standards:

- 1.) The proposed Special use is consistent with the intent of the Comprehensive Plan.
- 2.) The establishment, Maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.



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City of Pekin- Zoning and Inspections Department

111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2315

SPECIAL USE APPLICATION

Address of Requested Special Use: 420 Walnut St; 1111 S 5th St, Pekin, IL

Applicant Name: Bonnie J Harken, Partner, Crossroads Properties LLC

Address: 1103 S 5th St, Pekin IL 61554

Phone #: 309.353.3614 Cell Phone #: 309.202.0111 E-Mail: harkenbonnie@gmail.com

Owner Name: Crossroads Properties LLC

Address: 420 Walnut St, Pekin IL 61554

Phone #: 800.348.0937 Cell Phone #: 309.202.0111 E-Mail: harkenbonnie@gmail.com

Attorney / Representative: _____

Address: _____

Phone #: _____ Cell Phone #: _____

Phone #: _____ Cell Phone #: _____ E-Mail: _____

Property Information:

Lot Area: 2.1 acres Zoning District: _____ Present Use: Gatherings/Events Center

Use of Adjacent Property & Zoning:

North: Walnut Street South: homes R4

East: homes R4 West: homes R4

Property Identification Number: 04-10-03-410-026 and 04-10-03-410-016

Legal Description: SEC 3 T24N R5W CHESTNUT ADDN PT OF LOT 1 SE1/4 1.65 AC and SEC 03 T24N R5W CHESTNUT ADDN PT NE1/4 S1/2 OF LOT 1 90'X75' SE ¼

Attachment: SU 2021-15 (2838 : Ordinance No, 3035-21/22 Special Use Request for Crossroads Properties Event Venue)



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City of Pekin- Zoning and Inspections Department

111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2315

- 3.) The Special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted nor substantially diminish property values within the neighborhood.
- 4.) The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- 5.) Adequate utilities, access roads, drainage or necessary facilities have been or will be provided.
- 6.) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 7.) The Special Use is necessary for public convenience at this location.

CERTIFICATION BY THE APPLICANT

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.



22 Oct 2021

Applicant Signature

Date

CERTIFICATION BY PROPERTY OWNER

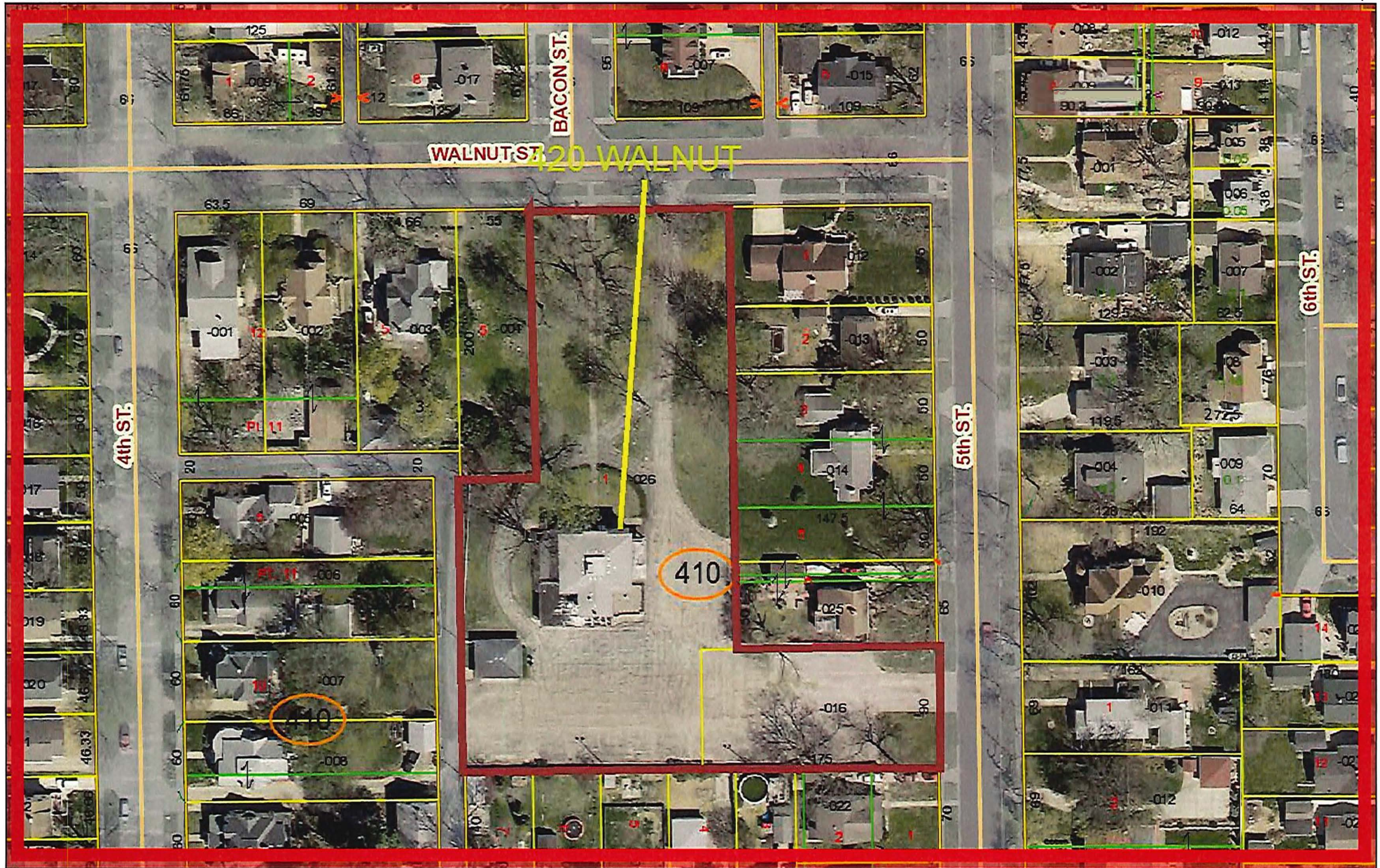
I certify that I am the owner of the property, which is the subject of this request. The applicant has received my approval to proceed with this request.



22 Oct 2021

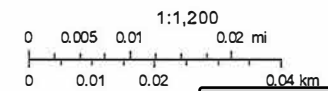
Owner Signature (Partner, Crossroads Properties LLC)

Date



- | | | |
|---------|----------|-----------|
| — I-155 | — IL 29 | — US 24 |
| — I-474 | — IL 98 | — Streets |
| — I-74 | — US 150 | |

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.





Front Elevation – 420 Walnut St, Pekin, IL – North Elevation



420 Walnut St – South (back) Elevation with Detached Garage and Parking Lot



420 Walnut St – East Side Elevation and additional parking

SOUTH

5.2.a

Charles ST

a
l
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e
y

4th
ST

WEST

EAST

5th
ST

WALNUT STREET

NORTH



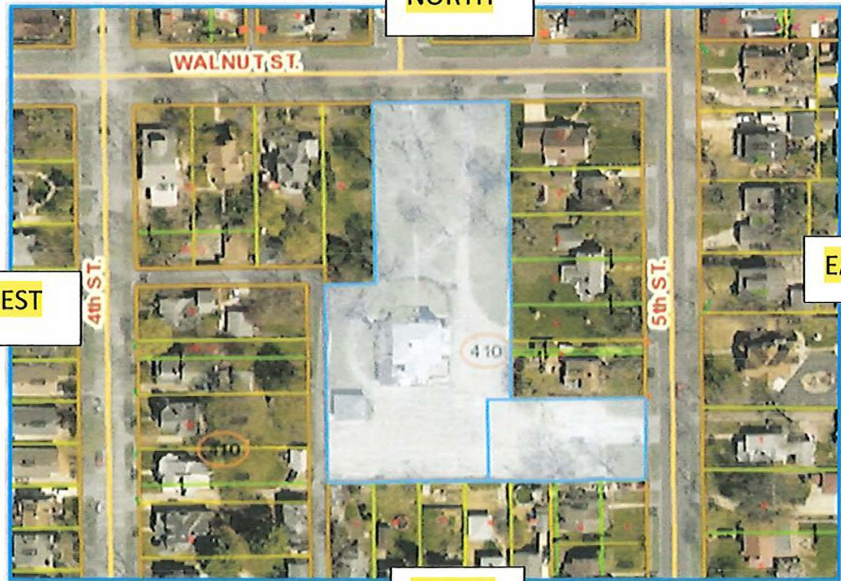
Arial view from North – 420 Walnut St

NORTH

WALNUT ST.

EAST

WEST



SOUTH



RMLSA

Arial view from Northeast – 420 Walnut St.





REQUEST FOR COUNCIL ACTION

Agenda Date: November 9, 2021
To: Council Members
From: Sue McMillan, City Clerk

AGENDA ITEM: Ordinance No. 3036-21/22 Rezoning Request LaHood R-1 to P-1 located at 1704 and 1706 Karo Street

ACTION REQUESTED: Approve and Adopt the Ordinance.

DESCRIPTION:

Anthony LaHood originally presented a request before the Zoning Board of Appeals on 10/13/21 for a change in zoning from R-1 One-Family Residential District to B-3 General Business District for properties located at 1704 and 1706 Karo Street. Lahood desires to create a parking lot for his employees behind an existing business. A privacy fence was planned to buffer sound and site of the vehicles for the residents adjacent to the proposed property.

Public concern by residential neighbors at the original ZBA meeting focused on additional traffic created on an already narrow street and noise. Discussion led to an alternative plan which would change how employees entered and left the parking area — so they were not entering the residential area. The parking area would need to include buffer and paved permeable ADA accessible parking lot.

The ZBA unanimously therefore denied the original request at its meeting for the B-3 zoning change after it was determined that Lahood would instead need to reapply for a P-1 zoning change for a Vehicular Parking District. In his reapplication for P-1 zoning, Lahood would present suggested modifications for a second consideration by the ZBA.

Staff will provide an update at the special City Council meeting on 11/9/22 as to the ZBA recommendation on Lahood's second request.

FINANCIAL IMPACT: N/A

Requested Amount:
 Line Item:
 Budgeted Amount:
 Remaining Funds:

IMPACT IF APPROVED: P-1 Vehicular Parking District created for 1704 and 1706 Karo

IMPACT IF DENIED: P-1 Vehicular Parking District not created for 1704 and 1706 Karo

ALTERNATIVES: N/A

RELATED TO THE 2019-2021 CITY COUNCIL GOALS:

5 Year CIP. The Five-Year Capital Improvement Plan reflects all current and future capital improvement needs of the City of Pekin. The Plan is designed to be updated annually by staff and submitted to the Council for review and approval prior to the annual budget process.

Enhance Code Enforcement Services. The Council understands the importance of a strong

	Code Enforcement Program in that it has an impact on many facets of living and doing business inside the City of Pekin.
	Business Friendly Community. The Council strives to bring new businesses to Pekin while helping to maintain and expand all existing businesses. It is therefore essential to work cooperatively to make Pekin a “Business-Friendly” Community.
	Efficient and Effective Municipal Operations. A fundamental responsibility of elected officials, City Staff and Employees is the exercise of good stewardship over public funds. Therefore, it is important that municipal services be delivered with maximum efficiency and effectiveness
	Police & Fire Pension Obligation. To meet the 90% funding level by the year 2040 it is essential the City plan carefully and maintain financial discipline to meet its \$63 million dollar obligation.
	Employee Residency. It is the goal of the Council to develop a policy that encourages more full-time non-union employees who participate in a City funded pension program to reside within the city limits of Pekin.

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Mark A. Rothert

Mark A. Rothert, City Manager

11/6/2021

Date:

Ordinance No. 3036-21/22 Rezoning Properties R-1 One-Family Residential District to P-1 Vehicular Parking District located at 1704 and 1706 Karo Street PIN 10-10-09-205-004 and 1010-09-205-005

WHEREAS, Anthony LaHood (“Petitioner”) is the owner of the properties located at 1704 and 1706 Karo Street in the City of Pekin (the “Property”); and

WHEREAS, the Property is zoned R-1, Single Family Residential; and

WHEREAS, Petitioner has applied to the City to rezone the Property to P-1 Vehicular Parking District; and

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

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

Section 1. The findings and recitations hereinabove set forth are adopted and found to be true.

Section 2. The rezoning of the Subject Parcel, as described on the Zoning Map Amendment Application attached hereto as **Exhibit A**, from R-1 to P-1 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.

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

MAYOR

ATTEST:

CITY CLERK

CASE RZ 2021-05

A rezoning request by Anthony LaHood for properties currently zoned R-1, One-Family Residential District, to P-1 Vehicular Parking District, located at 1704 and 1706 Karo Street.

SUMMARY:

Mr. LaHood appeared before the Board of Appeals on October 13th to request a rezoning of this property from R-1 to B-3 in order to allow for the installation of a parking lot. Due to neighbor opposition the Board denied Mr. LaHood's request and it did not move forward to Council for a vote. It was suggested that he attempt to rezone the lot to P-1 (parking only) and put a fence up around the property in order cut off any access from Karo Street. The neighbors seemed to be acceptable of this idea. The attached site plan provided by Mr. LaHood indicates 6 parking spots on the other side of a proposed fence that would be accessed from Karo Street.

The requirements of a P-1 parking lot are:

The parking area shall be accessory to and for use in connection with one or more multiple dwellings, businesses or industrial establishments located in adjoining multiple dwelling, business or industrial districts or in connection with one or more existing professional or institutional office buildings or institutions. **(This condition is satisfied)**

Such parking lots shall be contiguous to an RM or nonresidential district. Parking areas may be approved when adjacent to said districts or on the end of a block where such areas front on a street which is perpendicular to that street servicing the district. There may be a private driveway or public street or public alley between such P-1 District and above-listed districts. **(It is unclear if this condition is satisfied, as adjacent properties are not located within the City of Pekin)**

Parking area shall be used solely for parking of private passenger vehicles, for periods of less than one day and shall not be used as an off-street loading area. **(This condition cannot be satisfied until the lot is in use)**

No commercial repair work or service of any kind or sale or display thereof shall be conducted in such parking area. **(This condition cannot be satisfied until the lot is in use)**

No signs of any kind, other than signs designating entrances, exits and conditions of use, shall be maintained on such parking area. **(This condition cannot be satisfied until the lot is in use)**

No buildings, other than those for shelter of attendants, shall be erected upon the premises, and they shall not exceed 15 feet in height. **(The existing structure on the site will be grandfathered so this restriction does not apply to it but to any future buildings)**

Applications for P-1 District rezoning shall be made by submitting a dimensional layout of the area requested showing the intended parking plans in accordance with Sections [4-3-8-14](#) and [4-3-9-2](#). **(A layout has been submitted but a more detailed, engineered drawing will be required should this request be approved)**

RECOMMENDATION:

Staff recommends approval on the condition the entire lot is fenced, no access to the site from Karo Street is allowed, and engineered construction plans are submitted prior to construction demonstrating compliance with hard surface parking lot requirements (asphalt or concrete) and drainage/storm water detention plans that are approved by the City Engineer.



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City of Pekin- Planning and Zoning Department

111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5355

30674

ZONING MAP AMENDMENT APPLICATION

Applicant Name: Tony LaHood

Address: 1704-1706 Karo Street, Pekin IL 61554

Phone #: 309-219-7663 **Cell Phone #:** _____ **E-Mail:** lahoodremodeling@yahoo.com

Property Interest of Applicant: Owner

Owner Name: LaHood Enterprises

Address: 1704-1706 Karo Street, Pekin, IL 61554

Phone #: 309 219-7663 **Cell Phone #:** 309-219-7663 **E-Mail:** _____

Attorney / Representative: Tony LaHood

Address: 1713 S. 2nd Street, Pekin, IL 61554

Phone #: 309 219-7663 **Cell Phone #:** _____ **E-Mail:** _____

Property Information:

Address of Property: 1704-1706 Karo Street

Lot Area: 10,000 sq ft **Zoning District:** R-1 **Present Use:** Office/Storage

Use of Adjacent Property & Zoning:

North: County Residential **South:** County Residential

East: B-3 General Commercial **West:** County Residential

Property Identification Number: 10-10-09-205-004 + 10-10-09-205-005

Legal Description: (Attach Separate Page)

Attachment: RZ 2021-05 (2839 : Ordinance No. 3036-21/22 Rezoning Request LaHood R-1 to P-1 located at 1704 and 1706 Karo Street)



City of Pekin- Planning and Zoning Department

111 S. Capitol Street, Pekin, Illinois 61554 -- (309) 478-5355

REASON FOR REQUEST:

A Zoning Map Amendment for the above property is requested as follows: _____

Rezoning from R-1 residential to P-1 Vehicular Parking District

Explain how the Requested Zoning Classification Relates to the Comprehensive Plan: _____

NA

CERTIFICATION BY THE APPLICANT

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.

Ans 2/10/21

Applicant Signature

10-22-21

Date

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. The applicant has received my approval to proceed with this request.

Ans 2/10/21

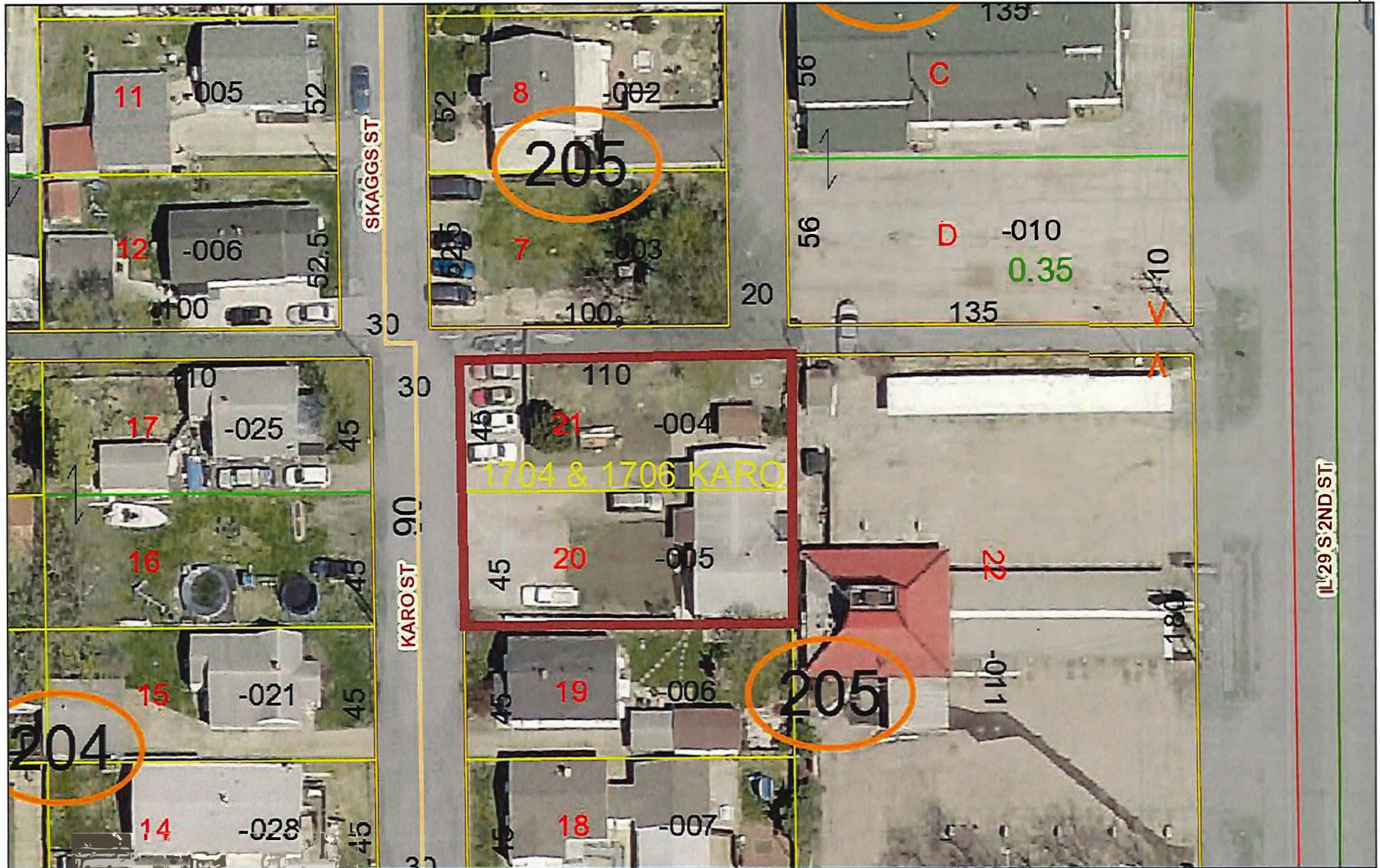
Applicant Signature

10-22-21

Date

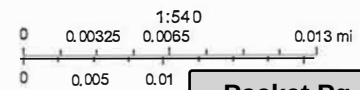
1704 & 1706 KARO

5.3.a



- I-155
- I-474
- I-74
- IL 29
- IL 98
- US 24
- US 150
- Streets

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.



-Proposed Parking lot expansion/
Rezoning to P1 For Cranwills

