

**Pekin Zoning Board of Appeals
City Council Chambers
111 S. Capitol Street, 2nd Level
November 8, 2017
5:00pm**

Present:

John Kennedy, Chair
Mary Lanane
Wayne Altpeter

Chris Lang
Kim Joesting

Staff Present: Attorney Scott Kriegsman, John Lebegue, Building Inspections/Development Director

John Kennedy, Chair led the pledge of allegiance.

John Kennedy, Chair called the regular meeting of the Zoning Board of Appeals to order.

Roll call was taken and a quorum declared.

John Kennedy, Chair asked for approval of the Agenda.

MOTION by Kim Joesting, seconded by Chris Lang to approve the Agenda as presented. On roll call vote, All present voted **AYE**. **MOTION APPROVED**.

John Kennedy, Chair asked for approval of the September 13, 2017 Minutes.

MOTION by Mary Lanane, seconded by Kim Joesting to approve the Minutes of September 13, 2017 as presented. On roll call vote, All present voted **AYE**. **MOTION APPROVED**.

Application #1:

Hearing #1: Open: 5:05pm Closed: 5:15pm

Hearing #1:

To allow Theresa Vogel, owner, to install and retain a non-conforming 6 foot, solid wood privacy fence in the front yard facing S. Capitol Street, in lieu of the allowed 4 foot, ornamental fence in the front yard as stated in the current Zoning Code for R-4 (One Family Residential District), with PIN# 04-10-03-417-011 and Legal Description of SEC 3 T25N R5W ALFS ADDN. Lot 10 Block 4 SE 1/4 , in Tazewell County, Illinois, located at 1305 S. Capitol Street.

Discussion: After Chairman John Kennedy asked if anyone had any questions or wished to speak concerning the matter, applicant, Theresa Vogel explained that she had hired a fencing contractor to install the fence and did not understand why the new fence was a problem since it was located in the same place as the previous fence.

Building Inspections / Development Director John Lebegue stated that there appears to have been a miscommunication between the fence contractor and the City as the plans submitted show the 6-foot wood fence being installed in line with the home, but was instead installed in the same location as the previous fence.

Kim Joesting then asked if the chain link fence connected to the new 6-foot solid wood fence was going to remain or be replaced with wood fence. Ms. Vogel answered that the chain link fence was going to remain in place and would not be replaced.

Building Inspections / Development Director John Lebegue then explained that should the variance be granted to allow the installation of the 6-foot solid, wood fence in the front yard facing S. Capitol Street, a condition should be placed that required that the northeast corner of the fence be modified to conform to the vision obstruction requirements of the City Code. To conform to the vision obstruction requirements, the fence would have to be angled at the northeast corner so that those exiting the alley onto S. Capitol St. would have the ability to see vehicles travelling northbound on S. Capitol Street.

Kim Joesting stated that he agreed that it was important to modify the fence to conform to the vision obstruction requirements, as he had concerns that a child on a bicycle traveling on the sidewalk would not be seen by someone exiting the alley on S. Capitol Street if the fence were not modified.

Chairman John Kennedy then called for a vote on the variance request, with the condition that the northeast corner of the fence be modified to conform to the vision obstruction requirements. On roll call vote, **Ayes:** Chairman John Kennedy, Chris Lang, Kim Joesting, Mary Lanane and Wayne Altpeter.
VARIATION REQUEST APPROVED.

PUBLIC INPUT:

No public input at this time.

John Kennedy, Chair asked for a motion to adjourn.

MOTION by Kim Joesting, seconded by Chris Lang to **ADJOURN** the meeting.
Meeting Adjourned at 5:17pm.

Zoning Board of Appeals
John R. Lebegue, Secretary