

Pekin Zoning Board of Appeals
August 10, 2016
5:00 PM
111 S. Capitol Street
City Council Chambers 2nd Floor

Pledge of Allegiance

- I. Roll Call
- II. Agenda Approval
- III. Minutes Approval for April 13, 2016 meeting
- IV. ZBA Correspondence
- V. Applications & Hearings
- VI. Public Input
- VII. Adjourn

Application #1: Antique Automobile Storage and Light Industrial - Charles and Carolyn Johnson, Owners.

Hearing #1: To allow Tom Edwards, potential buyer, a variance to change the current zoning setback requirements to 10' as stated in the current Zoning Code for I-2 (General Industrial District) with a legal description of Sec 3 T24N R5W Cincinnati Addn Lot 140 NW ¼ located at 515 Main Street.

Refer to Pekin Zoning Ordinance; Section 9-12-1-2 Board of Appeals, B. Jurisdiction 3. Variance. (9-12-1-2-B-3) and Section 9-9-1 Schedule of Regs, I-2 use District.

Application #2: Don and Mae Houge, Owners

Hearing #2: To allow Don and Mae Houge, Owners, a variance to install a 32' wide driveway, which is currently only allowed to be 24' wide, as stated in the current Zoning Code for R-4 (Single Family Residential) with a PIN# 04-04-35-100-004 and Legal Description as Sec 35 T25N R5W Delshire Acres Lot 15 NW ¼ located at 1513 N. Capitol Street.

Refer to Pekin Zoning Ordinance; Section 9-12-1-2 Board of Appeals, B. Jurisdiction 3. Variance. (9-12-1-2-B-3) and Section 9-9-1 Schedule of Regs, R-4 use District.

Public Input:

Adjourn:

Shana L. Wade, Secretary
Pekin Zoning Board of Appeals

Zoning Board of Appeals Meeting
Council Chambers
111 South Capitol Street, 2nd level
April 13, 2016
5:00pm

Present:

John Kennedy	Brandon Dentino
Bob Barra	Greg Henderson
Kim Joestings	Chris Lang

The regular meeting of the Zoning Board of Appeals was called to order and a quorum was declared.

Staff present: Code Enforcement Officer Shana Wade, Interim City Manager Sarah Newcomb and Attorney Burt Dancey.

MOTION by, Seconded by to approve the agenda as presented. On roll call vote, All present voted AYE. Motion approved.

MOTION by, Seconded by to approve the January 13, 2016 minutes as presented. On roll call vote, All present voted AYE. Motion approved.

City Council Action Reports:

Department Reports Inspections & Zoning January 2016

Hearing #1: Open Hearing at 5:07pm

To allow Mike and Stefanie Wilson, owners, a variance to add an additional 36" to their existing garage to house classic cars that would make the rear setback at 20' to the rear property line, which is currently not allowed as stated in the current Zoning Code for R-2 (Single Family Residential) with a PIN # 10-10-12-401-016 and Legal Description as Sec 12 T24N R5W Sunset Hills Ext 15 Lot 373 (Exc Swly5) SE ¼ located at 1803 Valencia Place.

Brandon Dentino clarifies variance on back of lot. Mike Wilson talks about the need for 2 more cars in garage and moving back because can't go wider so asking for deeper. Shared a rendering and the plan compared to the current plan. Shana also shares the overhead maps.

MOTION by Bob Barra, Seconded by Greg Henderson to approve the Variance to add an additional 36' to their existing garage. On roll call vote, All present voted AYE. Motion approved.

Public input: Bob Barra announces he will not continue on the Zoning Board when his term expires in May.

No other business being done the meeting adjourned at 5:15pm.

Respectfully submitted:

Paula Gensel, Administrative Assistant

TO Journal Star: Please publish one time on the 21st day of July, 2016.

LEGAL NOTICE for PUBLIC HEARING

Notice is hereby given that a **PUBLIC HEARING** will be held on the petition to amend the Zoning Ordinance of the City of Pekin to allow Charles Johnson to reduce the building setbacks to 10' which is currently not allowed as stated in the current Zoning Code for I-2 (General Industrial District) located at 515 Main Street.

Said **Public Hearing** of the above petition to be held at a regular Meeting of the **Zoning Board of Appeals**, 111 South Capitol Street, City Hall, City of Pekin, Illinois, on the 10th day of **August, 2016**, at the hour of 5:00 P.M.

All persons having an interest there in may appear to be heard.

Dated this 20th day of July, 2016.

Shana L. Wade, Secretary
Zoning Board of Appeals

May 31, 2016

Pekin Planning Commission
111 South Capitol Street
Pekin, Illinois 61554

Attention: Ms. Shana Wade

Regarding: Special Use Variance Request
515 Main Street
SEC3 T24N R5W Cincinnati Addition Lot 140 NW 1/4

Dear Ms. Wade:

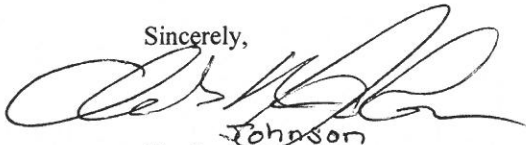
We would like to submit for review by the Pekin Planning Commission a Special Use Variance Request for the construction and use of a new building on the vacant lot at 515 Main Street. This lot is currently zoned I-2 and would accommodate the proposed automobile storage and light fabrication use of the proposed building.

The issue that has caused our hardship and facilitated our request to the commission is the setback dimension requirements that are currently required for development of this property. These set back requirements make it virtually unfeasible to construct any type of commercially usable structure on this piece of property. With our request, we are asking that the Pekin Planning Commission consider allowing the setback requirements to be reduced to help facilitate the improvement and development of this property. On the attached site plan, we have laid out our proposed front, rear and side property setback dimensions. These proposed dimensions appear to be similar or greater than the setback dimensions of the existing structures in the immediate vicinity on both Main Street and Washington Street.

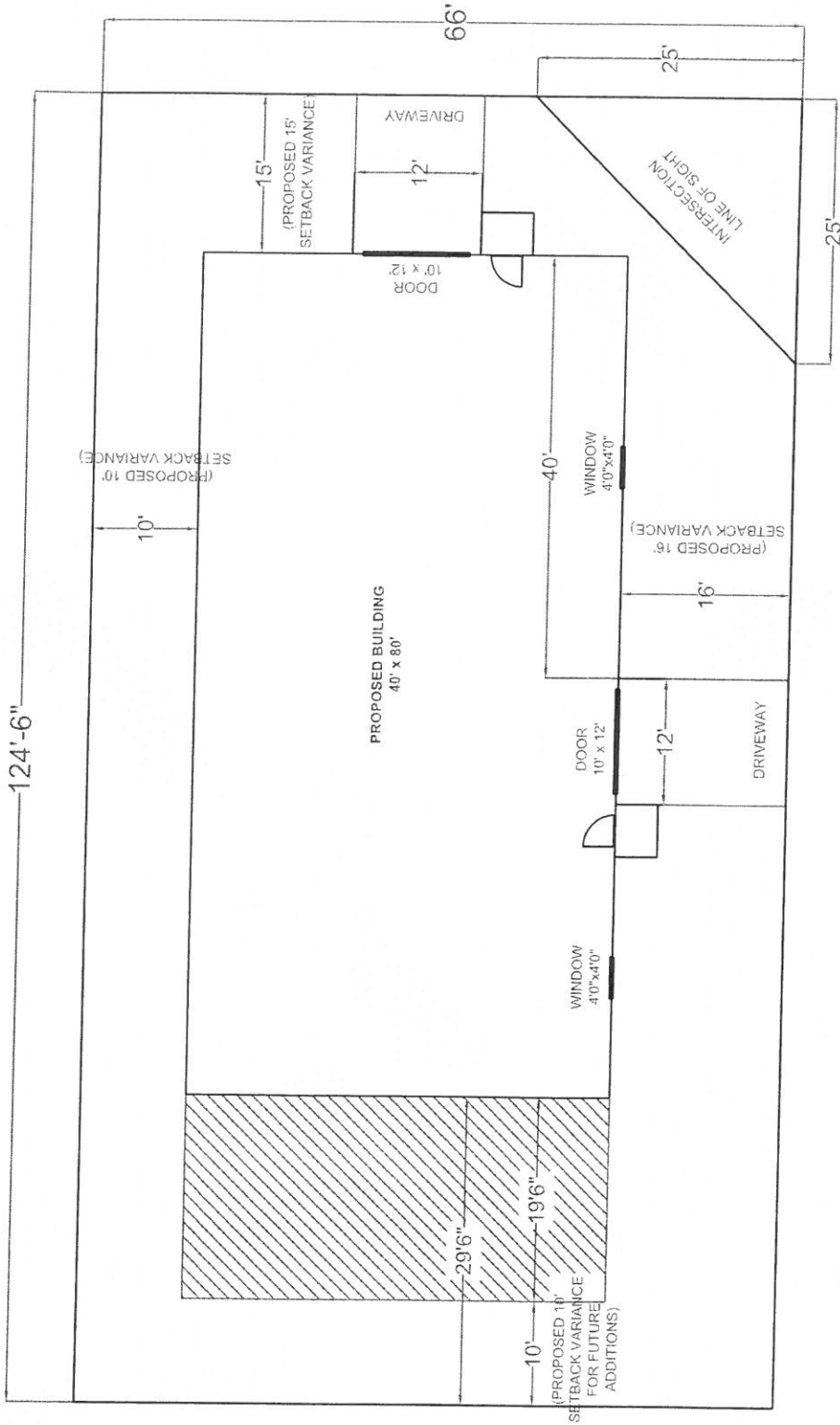
We also feel that we will be complying with your standards for review. The nature and intensity of the proposed building operations will comply with the current zoning for allowable use. The size of the proposed building and its operations will not be hazardous to the surrounding area or conflict with normal traffic patterns. With this property being located on a corner, our proposed building setback dimensions have complied with any intersection line of sight requirements. The location of the building or the materials used in the construction of this building will not hinder nor discourage future development of the adjacent areas, but in fact, would help clean up a vacant lot and generate additional tax revenue for the City of Pekin, IL.

We thank you in advance for your time and consideration of our request. If you have any questions or need any additional information, please do not hesitate to contact us.

Sincerely,



Charles Johnson
6509 S. Hollis Road
Peoria, Illinois 61607



LOCATION: 515 MAIN ST.
PEKIN, IL 61554

LEGAL DESC: SEC 3 T24N R5W CINCINNATI, ADDN LOT 140 NW 1/4



	Use District	Lot Size/D.U. (area sq. ft.) Minimum Width:		Maximum Height of Structure Sides in:		Minimum Yard Setback (per lot in) Ratio of Least Total				Maximum Percent of Lot Coverage (per unit)
		Avg / Subdiv.	In ft.	Stories	Ft	Front	One	Two	Rear	One
OS-1	Office Service	8,000	--	10	150	10(j)	10(j)	20(j)	10 (j)	66%
P-1	Public Semi Public	--	--	3	36	35(k)	15 (l,f)	30 (l,f)	35 (l,f)	65%
B-1	Local Business	5,000	--	2	25	10(i,h)	10(j)	20(j)	10 (j)	80%
B-2	Central Business	--	--	--	--	--	--	--	--	100%
B-3	General Business	8,500	--	10	120	10(i)	10(j)	20(j)	10(j)	75%
I-1	Light Industrial	10,000	--	--	50	30 (m,k,l)	10 (l,m)	20 (l,m)	30 (f,l,m)	50%
I-2	General	43,560	--	--	75	50 (k,l)	15 (l,m)	30 (l,mo)	35 (f,l,m)	60%
AG	Agricultural	40,000	120		25	40	12	25	50	--

MARY BURRESS

TAZEWELL COUNTY TREASURER/COLLECTOR 2013 TAXES PAYABLE 2014

11 S. 4TH ST. STE. 308

PEKIN, IL 61554

Make checks payable to: TAZEWELL COUNTY COLLECTOR

LOCATION: 615 MAIN ST

PEKIN, IL 61554-0000

LEGAL DESC: SEC 3 124N 183W 6NGINNATI ADDN LOT 140 NW 1/4

NAME:

33

JOHNSON CHARLES R & CAROLYN L

6509 S HOLLS RD

PEORIA IL 61607

JUN 24 2014

MORTON COMMUNITY BANK
MORTON, ILLINOIS

TAX CODE: 04021

TAZEWELL COUNTY
ITEMIZED STATEMENT

TOWNSHIP: PEKIN

Taxing Body

TAZEWELL COUNTY

GRADE SCHOOL 103

HIGH SCHOOL 303

COMMUNITY COLLEGE #12

PEKIN PARK DIST

PEKIN RD & BR

PEKIN TOWNSHIP

PEKIN CORP

PEKIN LIBRARY

TIF DIST PEKIN

Prior Year
Rate

0.41412

2.39403

3.01450

0.63457

0.45585

0.00000

0.17533

1.42983

0.25304

0.00000

Prior Year
Tax

\$15.41

\$97.00

\$66.46

\$20.63

\$15.14

\$0.00

\$5.76

\$67.2

\$8.22

\$0.00

Current
Rate

0.48589

3.07080

2.08323

0.47216

0.42517

0.00000

0.16523

1.14594

0.25303

0.00000

Current
Tax

\$158.1

\$99.80

\$67.70

\$15.36

\$15.41

\$0.00

\$5.37

\$37.26

\$8.22

\$0.00

Current
Pension
Amount

\$3.22

\$2.73

\$1.74

\$0.26

\$1.24

\$0.00

\$0.00

\$0.00

\$32.46

\$0.00

\$0.00

Totals

8.16226

\$265.29

8.15305

\$264.98

\$41.65

2013 PAYABLE 2014

Owner Name: JOHNSON, CHARLES R & CAROLYN L

PLEASE SEE REVERSE SIDE FOR PAYMENT INFORMATION.

PROPERTY INDEX NUMBER (PIN)	0410-03-103-008	PROPERTY INDEX NUMBER (PIN)	0030
LENDING CODE		LENDING CODE	
TIF BASE		TIF BASE	3250.00
1976 EQUALIZED		1976 EQUALIZED	4.790
SAF BASE		SAF BASE	0
FAIR CASH VALUE	\$132.49	FAIR CASH VALUE	9.750
TOTAL ACRES	0.00	TOTAL ACRES	0.00
LAND VALUE		LAND VALUE	3.250
BUILDING VALUE		BUILDING VALUE	0
HOME IMPROVEMENT		HOME IMPROVEMENT	0
ASSESSED VALUE		ASSESSED VALUE	3.250
STATE MULTIPLIER		STATE MULTIPLIER	1.0000
EQUALIZED VALUE		EQUALIZED VALUE	3.250
OWNER OCCUPIED		OWNER OCCUPIED	3
SENIOR EXEMPT		SENIOR EXEMPT	0
FREEZE EXEMPTIONS		FREEZE EXEMPTIONS	0
VETERAN EXEMPT		VETERAN EXEMPT	0
DISABLED EXEMPT		DISABLED EXEMPT	0
FARM LAND		FARM LAND	0
FARM BUILDING		FARM BUILDING	0
NET TAXABLE VAL		NET TAXABLE VAL	3.250
TAX RATE		TAX RATE	8.15305
CURRENT TAX		CURRENT TAX	\$264.98
ENTERPRISE ZONE		ENTERPRISE ZONE	\$0.00
DRAINAGE		DRAINAGE	\$0.00
FORECLOSURE BAL		FORECLOSURE BAL	\$0.00
TOTAL TAX DUE		TOTAL TAX DUE	\$264.98
TOTAL TAX PAID		TOTAL TAX PAID	\$0.00
TOTAL TAX DUE		TOTAL TAX DUE	\$264.98

TO Journal Star: Please publish one time on the 21st day of July, 2016.

LEGAL NOTICE for PUBLIC HEARING

Notice is hereby given that a **PUBLIC HEARING** will be held on the petition to amend the Zoning Ordinance of the City of Pekin to allow Don and Mae Houge to install a 32' wide driveway, which is currently only allowed to be 24' wide, as stated in the current Zoning Code for R-4 (Single Family Residential) located at 1513 N. Capitol Street.

Said **Public Hearing** of the above petition to be held at a regular Meeting of the Zoning Board of Appeals, 111 South Capitol Street, City Hall, City of Pekin, Illinois, on the 10th day of **August, 2016**, at the hour of **5:00 P.M.**

All persons having an interest there in may appear to be heard.

Dated this 20th day of **July, 2016**.

Shana L. Wade, Secretary
Zoning Board of Appeals

Mailed 8/2/16

27 JUN 16
1513 N. CAPITOL
PEKIN, IL. 61554

CITY OF PEKIN
ZONING BOARD OF APPEALS

DEAR SIR(S)/MADAM(S):

THIS REQUEST CONCERNS THE PROPERTY LOCATED
AT 1513 N. CAPITOL ST. PEKIN, IL. 61554;
SEC 35 T25N RSW DELSHIRE ACRES LOT
15 NW 1/4; PROPERTY INDEX NO. (PIN) 04-04-35-100-004.

AT ISSUE IS THE COMPLETION OF THE DRIVEWAY,
PART OF THE IMPROVEMENT/REPAIRS RESULTING FROM
DAMAGE INCURRED DURING THE 17 NOV 13 TORNADO.

ATTACHED ARE TWO DRAWINGS - ONE SHOWS
THE COMPLETION OF THE 12' X 32' SECTION ACCORDING
TO CITY ORD. NO. 2527 08-27-07 WHICH LIMITS
THE WIDTH AT THE STREET TO 24'. THE SECOND
SHOWS THE PROPOSED VARIANCE ^{THAT} CONTINUES THE
32' WIDTH TO THE STREET.

Our REASONS FOR THE WIDER (32') DRIVE:

- 1.) TO ACCOMMODATE ACCESS TO THE NEW SIDEWALK ON THE NORTH SIDE OF THE HOUSE,
- 2.) TO PROVIDE ADEQUATE "OFF-STREET" PARKING FOR THE SEVERAL VEHICLES OWNED BY MANY OF TODAY'S HOMEOWNERS.

IN OUR OPINION, ITEM (2.) PROMOTES ADDITIONAL "SAFETY" TO THE NEIGHBORHOOD. THERE IS A "BUS STOP" ABOUT 3 HOUSES TO THE SOUTH. THERE ARE NO SIDEWALKS ON N. CAPITOL, THE CHILDREN GOING TO AND COMING FROM THE "BUS STOP" MUST WALK IN THE STREET OR IN THE YARDS. STATISTICS SHOW THAT PEDESTRIANS, ESPECIALLY CHILDREN, ARE AT A MUCH HIGHER RISK OF INJURY WHEN EMERGING FROM BEHIND A PARKED VEHICLE THAN WHEN THERE IS NO OBSTRUCTION TO THE VIEW OF THE PASSING VEHICLES ON THE STREET.

THANK YOU FOR YOUR THOUGHTFUL CONSIDERATION OF THIS REQUEST.

MAE & DON HOUGE
453-7374
453-2665

27JUN16

PER ORD. NO. 2527 08-27-07

1513 N. CAPITOL

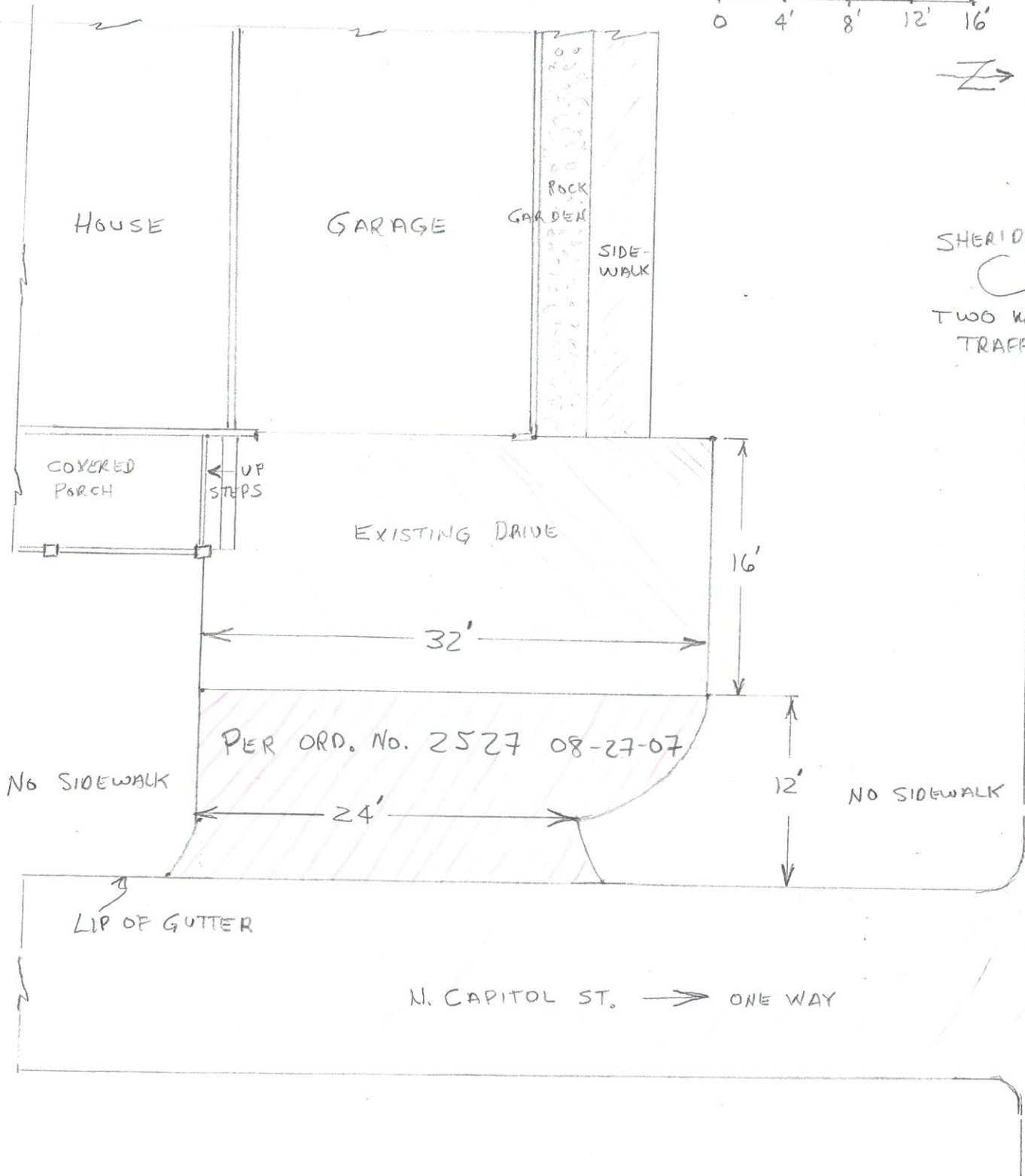
SCALE - 1" = 9'

0 4' 8' 12' 16'



SHERIDAN ROAD

TWO WAY TRAFFIC



27 JUN 16

PROPOSED VARIANCE

1513 N. CAPITOL

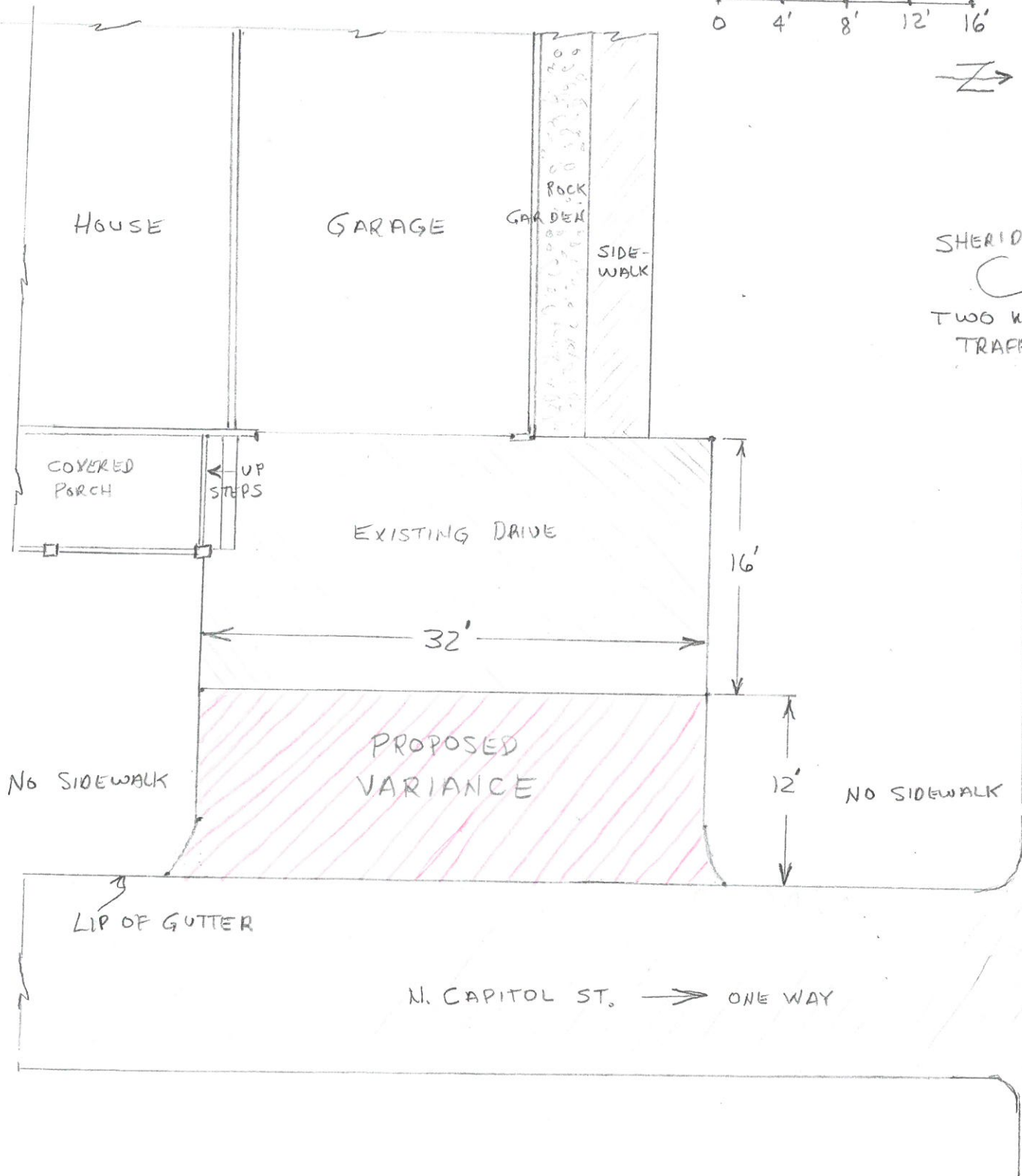
SCALE - 1" = 9'

0 4' 8' 12' 16'

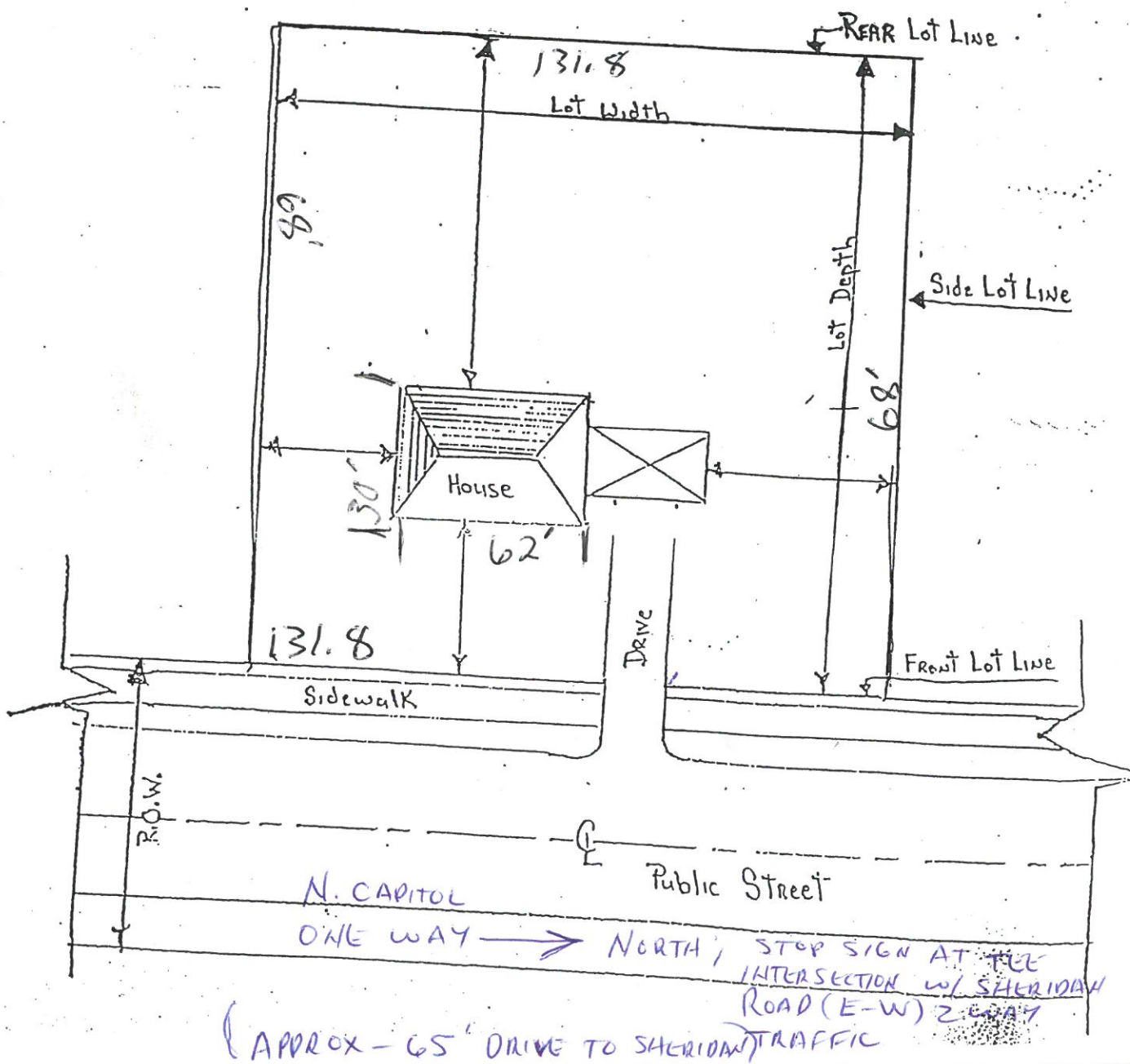


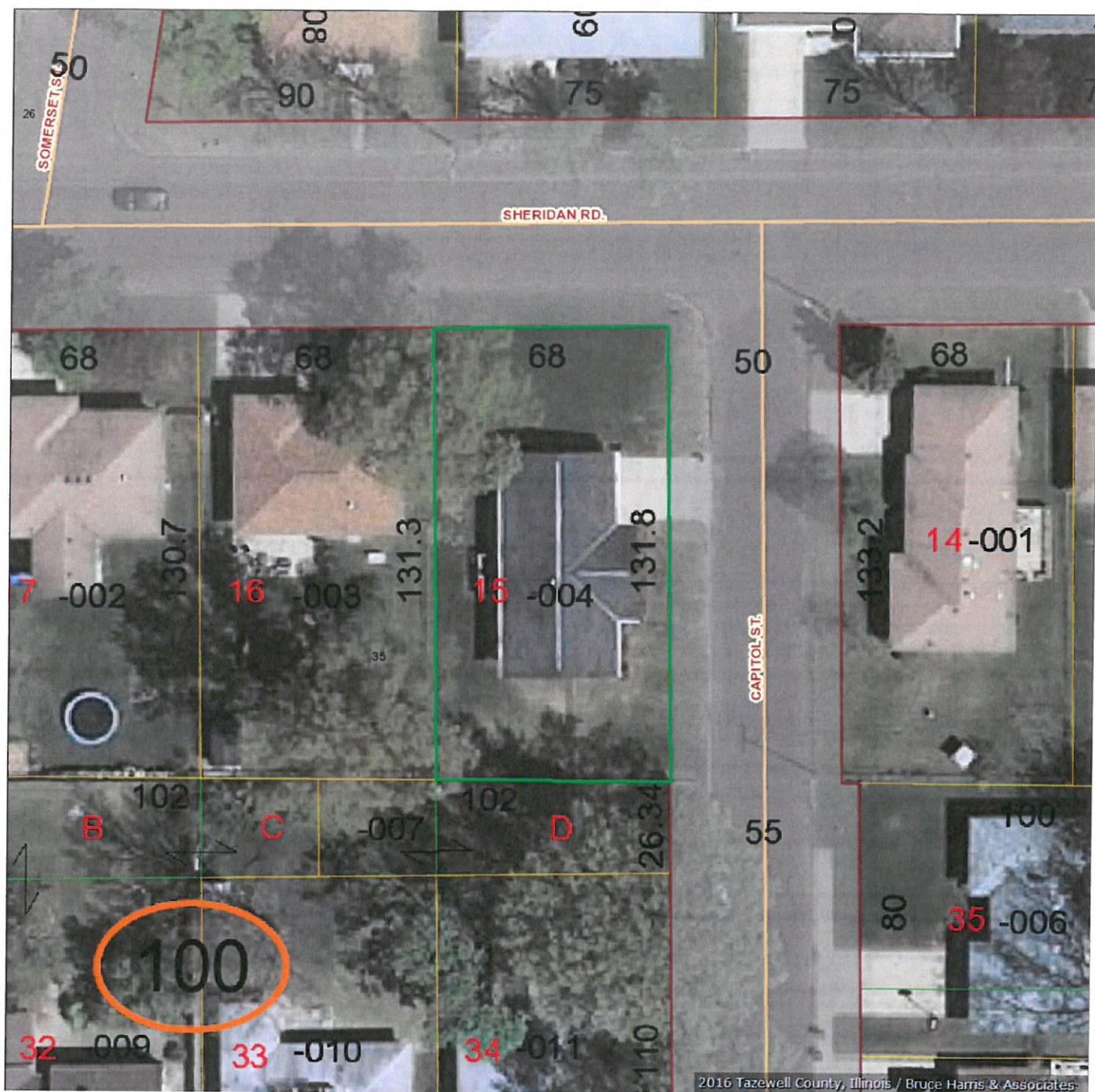
SHERIDAN ROAD

TWO WAY TRAFFIC



HOUSE SIZE:





R-4

Tazewell County GIS
Tazewell County, Illinois

PIN: 04-04-35-100-004

Parcel Information

PIN	040435100004
Site Address	1513 N CAPITOL ST PEKIN IL 61554
Mailing Address	1614 SUMMIT PEKIN IL 61554
Township	04 - PEKIN

Property Information

Acres	0
Homesite Acres	0
Farm Acres	0
Legal Description	SEC 35 T25N R5W DELSHIRE ACRES LOT 15 NW 1/4
Last Sale Date	

Assessment Information

Current Year	
Class Code	
Last Assessment	1/11/2016
Non-Farm Land	\$4,970
Non-Farm Building	\$44,100
Farm Land	\$0
Farm Building	\$0

DRIVE 32'W
LOT 131.8 L/Front
FRONT 28'D
DRIVE 396
YARD 3690.4

45% MINIMUM LOT COVERAGE
24% LOT COVERAGE

DAY CARE CENTER: A daytime group facility for more than eight (8) children which gives care to children away from their homes.

DAY CARE HOME: A one-family dwelling which receives not more than eight (8) children for care during the day. The maximum of eight (8) children includes the family's natural or adopted children under age sixteen (16) who are in the home full time for care.

DENSITY CONTROL FACTOR (DCF): The factor relating to family population utilized in this Title to control the number of dwellings allowed per acre of land in planned residential developments.

DEVELOPMENT: The construction of a new building or other structure on a zoning lot, the relocation of an existing building on another lot or the use of open land for new use.

DISTRICT: A portion of the incorporated area of the City within which certain regulations and requirements or various combinations thereof apply under the provisions of this Title.

DRIVE-IN: An establishment where food, frozen desserts, or beverages are sold to the customers in a ready-to-consume state and where the customer consumes food, frozen desserts or beverages in an automobile parked upon the premises or at other facilities provided for customers which are located outside the building.

DRIVE-THROUGH: An establishment so developed that some portion of its retail or service character is dependent upon providing a driveway approach and staging area specifically designed for motor vehicles so as to serve patrons while in their motor vehicles, rather than within a building or structure, for carryout and consumption or use after the vehicle is removed from the premises.

DRIVEWAY: An improved area as a means of ingress and egress, not exceeding twenty four feet (24') in width at the street right-of-way line, provided that such driveway, along with any parking area on the property, shall not occupy over forty-five percent (45%) of the total required front yard on the lot. (Ord. No. 2527 08-27-07)

DUPLEX: A building designed exclusively for occupancy by two (2) families living independently of each other and being located on the same lot. (Ord. No. 2526-OA-07/08 08-13-07)

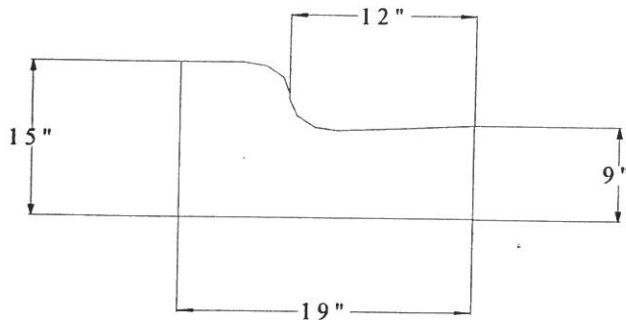
DWELLING, MULTIPLE-FAMILY: A building or a portion thereof designed exclusively for occupancy by three (3) or more families living independently of each other.

DWELLING, ONE-FAMILY: A building designed exclusively for and occupied exclusively by one family.

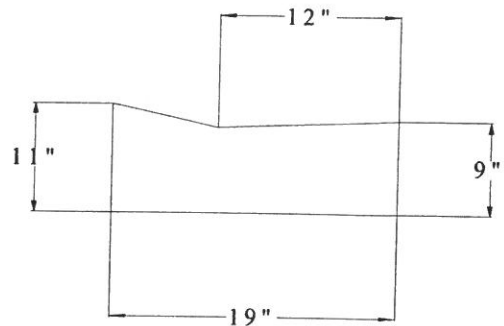
DWELLING, TWO-FAMILY: A building designed exclusively for occupancy by two (2) families living independently of each other.

Sidewalks within the right-of-way shall be constructed with standard concrete finishes and slope. Grading shall include the adjacent green space between the back of curb and edge of sidewalk with the slope being no greater than shown in the typical section. No special finishes or materials will be allowed in concrete sidewalks without the permission of the Director of Public Works and/or City Engineer or his/her designated representative.

The following are typical sections for the B6.12 and M6.12 curbs.



TYPICAL CURB:
TYPE B6.12



TYPICAL CURB:
TYPE M6.12

TYPICAL CURB SECTION PEKIN SUBDIVISION CONSTRUCTION DETAIL

J. Driveways:

1. Requirements: All driveway construction (new, replacement, widening and closures) must satisfy the requirements hereinafter set forth and be in accordance with the diagram attached to Ordinance Number 1492-A2 and made a part hereof by reference:
 - a. From the point where the driveway meets the gutter portion of the curb and gutter, the driveway construction must slope upward at a constant grade to the street R.O.W./property line. At that point, the elevation of the top of the driveway must be equal to (or higher) than the top of the back of curb elevation. The remainder of the driveway is not regulated by these requirements.
 - b. The driveway approach must meet the back of the depressed curb at an equal elevation. No driveway overlap or overhang is allowed.
 - c. Where a sidewalk crosses a driveway, the sidewalk shall be constructed at a one-quarter inch (1/4") per foot slope towards the street. The elevation of the back of the sidewalk shall satisfy the beforementioned elevation (Sec 10-6-2-I-1-a).

- d. The driveway thickness shall be a minimum of six (6) inches (paved surface), including where the sidewalk crosses a driveway, for the section from the back of curb to the right-of-way.
 - e. Where new curbs are installed as a part of the driveway construction or closure, the curb shall be of the same typical section as those abutting.
 - f. Where the street pavement is removed for the construction or removal of the curb or curb cut, said pavement shall be evenly saw cut. The existing street restoration shall be compatible to the existing street or six (6) inches of bituminous concrete which ever is greater.
 - g. The contractor conducting this construction shall be responsible for all construction materials in the driveway, curb and street, as well as traffic control materials.
2. Permit and Fee: Driveway openings shall not be made nor curbs cut for a driveway opening without first having obtained a permit from the City Department of Inspections. The fee for said permit shall be Twenty dollars (\$20.00). The penalty for not obtaining the permit prior to commencing work shall be an additional Fifty Dollar (\$50.00) fee.

DRIVEWAY OPENING PERMIT

