

Pekin Zoning Board of Appeals
December 14, 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 October 12, 2016 meeting
- IV. ZBA Correspondence
- V. Applications & Hearings
- VI. Public Input
- VII. Adjourn

Application #1:

Hearing #1:

To allow Mr. Abdullah, Representative, a variance to decrease the building setback to 6'8" from the required 10' as stated in the Zoning Code for B-3 (General Business District) with a PIN# 04-10-02-209-020 and Legal Description as Sec 2 T24N R5W Elizabeth Youngs Addn W 130' Lot 4 of NE 1/4 at 1201 Court 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, B-3 use District.

Open Public Hearing: PM
Close Public Hearing: PM

Public Input:

Adjourn:

Shana L. Wade, Secretary
Pekin Zoning Board of Appeals

**Pekin Zoning Board of Appeals
City Council Chambers
111 S. Capitol Street, 2nd Level
October 12, 2016
5:00pm**

Present:

John Kennedy, Chair
Kim Joesting
Wayne Altpeter
Chris Lang
Greg Henderson

Absent:

Mary Lanane
Brandon Dentino

Staff Present: Attorney Scott Kriegsman and Shana Wade, Building Inspector/Code Enforcement Officer.

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 Greg Henderson, seconded by Kim Joesting 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 14, 2016 Minutes.

MOTION by Kim Joesting, seconded by Wayne Altpeter to approve the Minutes of September 14th, 2016 as presented. On roll call vote, All present voted **AYE**. **MOTION APPROVED**.

City Council Action Reports:

Department Reports Inspections & Zoning September 14, 2016

Application #1:

Hearing #1: Open: 5:05pm Closed: 5:10pm

Hearing #1:

To allow John Franks III, Owner, a variance to allow a 1265 square foot garage, which is currently too large for allowed lot coverage as stated in the current Zoning Code for R-4 (Single Family Residential) with a PIN#04-10-02-122-004 and legal description as Sec 2 T24N R5W Kings Addn N 60" of W 26" of S.L 4 & N 60" of S.L 5 of Lot 14 NW ¼ located at 712 S. 6th 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, RM-2 use District.

John Franks III was present to state his case and remained for questions.

Mr. Franks stated that a year ago a large tree fell on his garage. He since tore it down. The neighbors were selling their house so he bought it (710 S. 6th). He started planning for his new garage. He has had the site surveyed and has a contractor. Mr. Franks stated he did not know about the Zoning Codes and needing a variance. His plan is to incorporate the 2 lots into 1 lot. The garage will sit on the back of the property and the existing driveway will be torn out.

Greg asked if the garage will be on the 712 S. 6th address.

MOTION made by Greg Henderson to approve the variance, seconded by Kim Joesting. On roll call vote, all present voted **AYE. MOTION PASSED.**

Hearing #2:

To allow Evelyn Wyatt, Owner, a variance to allow a 8'x13' shed, which is currently too large for the required setbacks as stated in the current Zoning Code for R-4 (Single Family Residential) with a PIN#004-04-26-315-006 and legal description as Sec 26 T26N R5W Suncrest 2nd Addn Lot 13 Blk 7 SW ¼ located at 906 Monroe.

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, RM-2 use District.

Dennis Wyatt, Evelyn Wyatt's son was present to state his Mother's case and remained for questions.

Mr. Wyatt explained what happened to the old shed at last month's meeting. He explained he knew he had to have a permit, but did not know about asking for a variance. He had already went to Menards and purchased the new shed, which was a bit larger than the old one. He stated the neighbor to the left of the house is his daughters and the neighbor to the right has a fence so this will not obstruct anyone's view. He requested the variance so he can put up the shed.

MOTION made by Greg Henderson to approve the variance, seconded by Chris Lang. On roll call vote, all present voted **AYE. MOTION PASSED.**

PUBLIC INPUT:

No public input at this time.

John Kennedy, Chair asked for a motion to adjourn.

MOTION by Kim Joesting, seconded by Wayne Altpeter to **ADJOURN** the meeting. Meeting Adjourned at 5:15pm.

Zoning Board of Appeals
Paula Gensel, Secretary

EXON
Mobil

Mobil Fuel Station

**1201 COURT ST
PEKIN, IL 61554
(309) 347-4656**

City Council of Pekin

401 Court St

Pekin Illinois

61554

To Whom it May Concern:

I am wanting to make an addition to the Mobil Fuel Station, mainly a drive through, in which to sell the products I have in the store such as bottled products as well as tobacco products.

The reason for this is due to competitors next to the Fuel station have taken a lot of my customers away when they installed a drive through window facing my business. I am barely able to make the utility and other bills at my business.

Sincerely,

A handwritten signature in dark ink, appearing to be "Ruf" or similar, written over a horizontal line.

City of Pekin
111 S Capitol St
Pekin, IL 61554

Receipt: 00333918
Date: 11/09/2016

Pekin Discount Tobacco & Malahee Gas Inc
1201 Court St
Pekin IL 61554-

100-793-499800	
Misc Receipts	85.00
Check 1741	85.00
Change	0.00
Total	85.00

Operator: lritchason

Dec ZBA for drive thru

Pay your utilities online.
Ask how today!





Mailed
w/ Variance
Request Guide
10/4

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	
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	--

REQUIRED PERMIT DOCUMENTS

In general, the documents to be submitted with a permit application are those necessary to communicate the scope of the project. The permit writer must be able to determine from this information if the project being proposed will be compliant with applicable requirements. Items needed are:

Simple Interior Remodeling: Residential

1. Floor plan showing dimensions and scope of project.

Interior Remodel with Structural Work: Residential

1. Floor plan detailing scope of project.
2. Details of structural work.
3. Structural changes require Architectural seal on drawings.

Detached Residential Garages:

1. Site plan sketch.
2. Floor plan with all framing noted.
3. Detailed wall section.

Residential Additions:

1. Site plan sketch.
2. Foundation plan with details.
3. Floor plans with framing noted.
4. Major elevations and wall sections.
5. Electrical, HVAC and Plumbing plans.
6. 2015 IECC REScheck.

Commercial Additions, Remodeling and Repairs:

1. Floor plan detailing all work involved.
2. 3 Ea Sets of Illinois Architectural seal on drawings including site plan.
3. Electrical, HVAC and Plumbing plans.
4. Fire Department review and approval.
5. 2015 IECC ComCheck.
6. Possible review by the Planning Commission.

New Commercial Buildings:

1. Floor plan review by the Planning Commission.
2. 3 Ea Sets Illinois Architectural seal on drawings including site plan.
3. Storm water retention calculations.
4. 2015 IECC ComCheck.
5. Fire Department review and approval.
6. Traffic Safety review.
7. Sewer tap fees.

Miscellaneous Permits: (Garage, Shed, Porch, Pool, Deck, Fence)

1. Site plan showing all dimensions between property lines, existing structures and new structures.

Permit Approval:

-Commercial and New Homes- One week to approve.

-All others- Up to 48 hours to approve.

-Once approved, you will be notified to pick up and the cost.

Pre-engineered Components:

Any project utilizing roof trusses and projects utilizing pre-engineered building systems are also required to have the shop drawings submitted with a registered architectural or structural engineer seal.

REMEMBER:

The whole idea is to communicate the project well enough so the permit which is written truly reflects the scope of the project and no surprises develop down the road due to a misunderstanding. It is in the best interest of the permit applicant to identify any possible problems up front.