

CASE INFORMATION

CASE NO.: 25-01-Z PETITIONER: Tazewell County

AGENT OR REPRESENTATIVE: _____

ADDRESS: 11 S. 4th St., Room 400, Pekin, IL 61554 PHONE: 309-477-2235

REQUEST FOR: Rezone property from a C-2 General Business Commercial District to a R-1 Low Density Residential District.

P.I.N.# 05-05-22-200-003 PARCEL SIZE less than 1 acre PRESENT ZONING: C-2

SURROUNDING ZONING: N A-1 S C-2 E C-1 W A-1

PETITION RECEIVED: 12/6/24 CASE ORIGIN: By Petitioner

AGENCIES NOTIFIED AND COMMENTS MADE:

PLANNER: Notified 12/16/24

HEALTH DEPT.: Notified 12/16/24

TCSWCD: Notified 12/16/24

TCFB: Notified 12/16/24

COUNTY HIGHWAY: Notified 12/16/24

MUNICIPALITY: Notified 12/18/24

TOWNSHIP: N/A

IDOT: N/A

SCHOOL DISTRICT: N/A

SURROUNDING PROPERTY OWNERS: Notified 12/17/24

PUBLICATION DATE: 12/18/24 WHERE: Tazewell Chronicle

ACTION TAKEN:

ZONING BOARD OF APPEALS: _____ DECISION: _____

LAND USE COMMITTEE: _____ DECISION: _____

COUNTY BOARD: _____ DECISION: _____

OTHER COMMENTS: _____

**TAZEWELL COUNTY COMMUNITY
DEVELOPMENT
APPLICATION FOR ZONING HEARING
PETITION FOR:**

- Map Amendment
 Text Amendment

Staff Use Only:	Accepted by: <u>mk</u>
Date Filed: <u>12/6/24</u>	CASE NO. <u>25-01-7</u>
Filing Fee: <u>N/A</u>	Publication Fee: _____
ZBA Hearing Date: <u>1/7/25</u>	
County Board Decision Date: _____	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED <input type="checkbox"/> OTHER _____

1. Applicant and Owner Information:

Applicant:

Name: Tazewell County - Dept of Community Devp
 Address: 11 S. 4th St., Room 400
 City, State: Pekin, IL 61554
 Phone: 309-477-2235
 (daytime contact)
 Email: zoning@tazewell-il.gov

Owner:

Name: Estate of Ernest Eugene Wells
 Address: 4160 Springfield Rd.
 City, State: East Peoria, IL 61611
 Phone: 309-645-4369 (Cheryl Hartness, Co-Executor)
309-453-9913 (Michael Wells, Co-Executor)
 Email: chart6283@hotmail.com

The property interest of the applicant, if not the owner: _____

2. Site and Surrounding Property Information:

a. 911 Address or property location of subject property: 4160 Springfield Rd., East Peoria, IL

b. Correct Legal Description and Property Identification Number: (Attach an additional sheet if necessary - a copy of the legal description may be obtained from the Recorder of Deeds Office – 1st floor, McKenzie Building)

Current Zoning: C-2 Property ID Number: 05-05-22-200-003

Proposed Parcel Size/Acreage: .53 acres Soil Productivity Rate of site: N/A

Legal Description:
See attached.

c. Describe all existing structures, physical attributes and current land use of the property:
Single family dwelling, detached garage, 2 sheds. The current use of the property is Residential.

d. Previous Special Use/Variance requested for this property? No Yes—Case No. _____

3. a. Petitioner is seeking a Map Amendment to have the subject property rezoned from a C-2
Zoning District to a R-1 Zoning District.

b. Provide an Explanation of why the request is being made:
The existing zoning classification of C-2 places this residentially utilized property as a Legal, Non-Conforming use. If the dwelling were ever to be destroyed greater than 50%, by any means, it could not be reconstructed under the current classification, thereby prohibiting its sale and insurable ability as a dwelling.

4. Is the subject property located within one half mile of a livestock operation? : Yes No
 A **livestock feeding operation** is defined by the Tazewell County Zoning Code as: Any new or existing operation which stables or confines and feeds or maintains for a total of 45 days or more in any 12-month period a combination of at least fifty (50) animal units, or its equivalency. *(Contact the Tazewell County Farm Bureau Office at (309) 347-3165 for assistance if you are uncertain regarding location of active livestock feeding operations.)

5. When evaluating Amendment requests the following Standards are considered by The Zoning Board of Appeals. Please provide how your application conforms to the following: (attached an additional sheet if necessary)
- Explain how the Rezoning/Amendment will not be detrimental to the orderly development of Tazewell County:
Adjusting the zoning of this property to a R-1 Low Density Residential will actually bring the property into compliance with how the property has historically been utilized. This property had never been utilized in a Commercial fashion, since its' construction, prior to Zoning.
 - Explain how the Rezoning/ Amendment will not be detrimental to or endanger the public health, safety, morals or general welfare of Tazewell County:
The Rezoning of this property will actually bring the property into compliance with how the property had historically been used, as Residential.
 - Explain how the request is consistent with existing uses of property within the general area:
This property has historically been used as Residential, and would be consistent with properties to the south, in the general area.
 - Explain how the request is consistent with the zoning classifications of property within the general area:
This property has historically been used as Residential, and would be consistent with properties to the south, in the general area.
 - Explain why the property is not suitable for the uses permitted under the **existing** zoning classification:
The existing zoning classification of C-2 places this property as a Legal, Non-conforming use. If the dwelling were ever to be damaged or destroyed, great than 50%, it could not be reconstructed under the current zoning classification.
 - Explain why the property is suitable for the uses permitted under the **proposed** zoning classification:
A residential dwelling, on a smaller sized lot is suitable, and preferable within a R-1 Low Density Residential District.
 - Explain the trend of development, or changes, if any, within the general area of the property in question which may have taken place since the property was placed in its present zoning classification:
There has been no development trends within this particular area. This property has historically been used residentially.
 - Is the proposed map amendment is within one and one half miles of a municipality with an adopted Comprehensive Plan. If yes, give the name of the municipality:
Yes, the City of East Peoria.
 - Explain how the proposed amendment is consistent with the goals, objectives & policies of the Comp Plan:
This property is within a Community Growth area, which is an area designated for smaller lots and more residentially zoned properties.
6. **Signature:** I (we) certify hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my (our) knowledge.

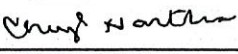
Lucy Workman /mx
 Applicant Signature

12/6/24
 Date

 Owner Signature

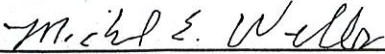
 Date

6. **Signature:** I (we) certify hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my (our) knowledge.

Signed by:


Applicant Signature & Owner
12/10/2024

Date

Signed by:


Owner Signature
12/10/2024

Date

Rezoning Application

Attachment to Application for Zoning Hearing (Rezoning)
For 4160 Springfield Road, East Peoria, IL 61611

- ^{owners}
1. The Applicants are Cheryl A. Hartness and Michael E. Wells, the duly appointed Independent Co-Executors of Estate of Ernest Eugene Wells, under Tazewell County Case No. 14-P-364. Ernest Eugene Wells is the deceased owner of the subject property.

2. b. Legal Description:

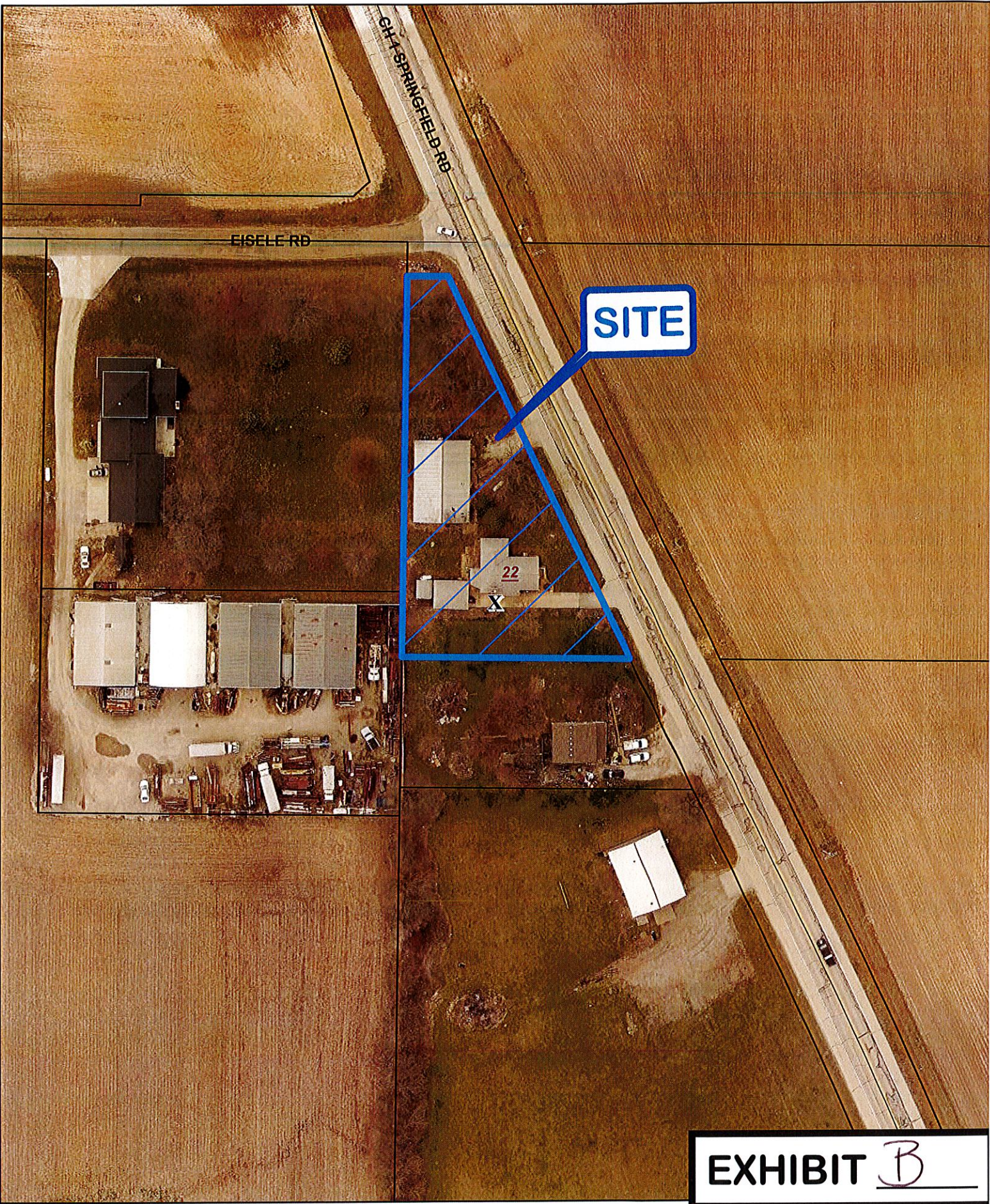
A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP-25-NORTH, RANGE-4-WEST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, SAID CORNER ALSO BEING THE POINT-OF-BEGINNING OF THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 26 MINUTES 24 SECONDS EAST, (BEARINGS BASED ON ILLINOIS STATE PLANE WEST, NAD 83, 2011 ADJUSTMENT) ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 18.79 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SPRINGFIELD ROAD; (THE FOLLOWING 2 COURSES ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE) THENCE IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5627.27 FEET AND AN ARC LENGTH OF 265.40 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 26 DEGREES 17 MINUTES 33 SECONDS EAST AND A CHORD LENGTH OF 265.37 FEET; THENCE SOUTH 27 DEGREES 38 MINUTES 37 SECONDS EAST, A DISTANCE OF 41.02 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 42 SECONDS WEST, A DISTANCE OF 152.17 FEET, TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 40 MINUTES 04 SECONDS WEST, A DISTANCE OF 275.04 FEET, TO THE POINT-OF-BEGINNING, EXCEPT ANY PART TAKEN OR USED FOR ROADWAY PURPOSES, SITUATED IN TAZEWELL COUNTY, ILLINOIS;

P.I.N.: 05-05-22-200-003;

For reference only: 4160 Springfield Road, East Peoria, IL 61611.

3. B. Explanation continued:

Because of the restrictions on repair and rebuilding of the home due to its legal nonconforming use status, lenders will not loan potential buyers the funds to purchase the home, and insurers will not issue a homeowner's policy for the home. The current tenants desire to purchase the home if the zoning issue is resolved.



SITE

CH-1 SPRINGFIELD RD

EISELE RD

22

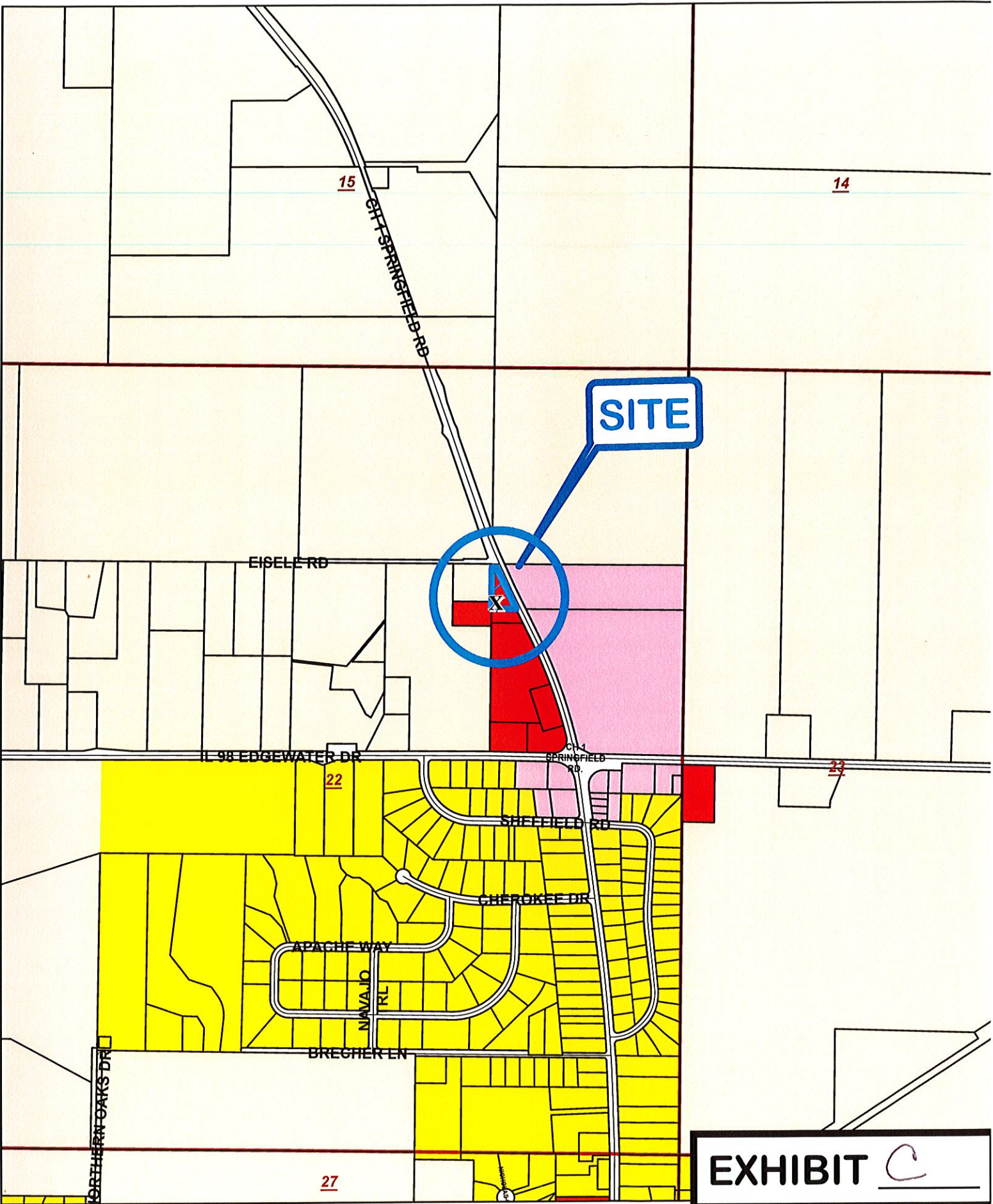
X

EXHIBIT B

Zoning

N

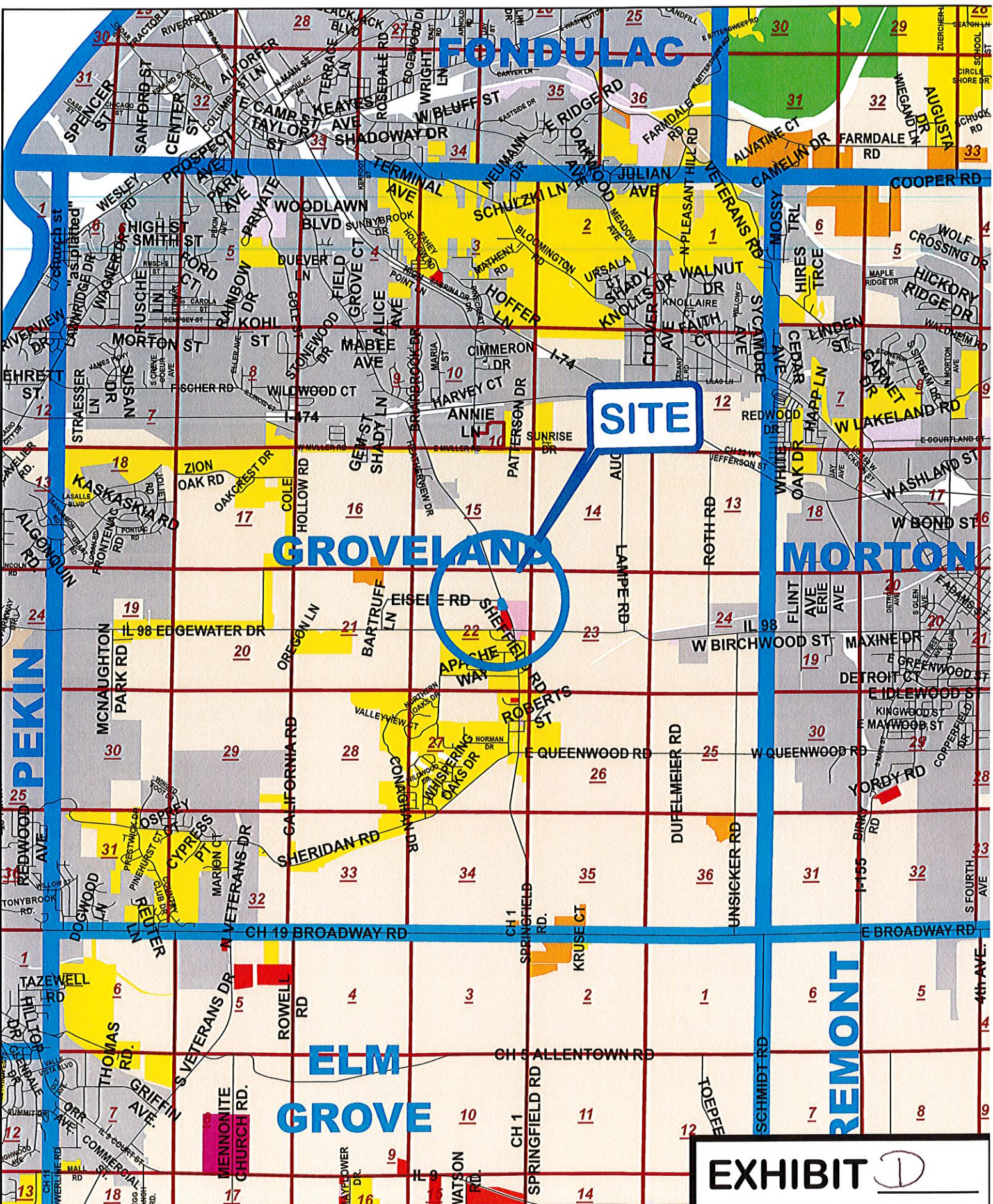




Zoning
District
AG Area

	A-1		I-1		R-2
	A-2		I-2		R-R
	C-1		R-1		
	C-2				
	CITY				
	CONS				

EXHIBIT C



FONDULAC

GROVELAND

MORTON

ELM GROVE

REMONT

SITE

EXHIBIT D

Zoning	A-1	C-2	I-1	R-2
District	A-2	CITY	I-2	R-R
	C-1	CONS	R-1	

AG Area



TAZEWELL COUNTY
COMMUNITY DEVELOPMENT AND PLANNING
ZONING BOARD OF APPEALS REPORT (25-01-Z)

Applicant: Tazewell County

Requested Action: Rezone property from C-2 General Business District to R-1 Low Density Residential District.

Date of Application: December 6, 2024

Location: 4160 Springfield Rd, East Peoria, IL 61611 (05-05-22-200-003)

Zoning:

Subject Property:	C-2 General Business Commercial District
North:	A-1 Agricultural Preservation District
East:	C-1 Neighborhood Commercial District
South:	C-2 General Business Commercial District
West:	A-1 Agricultural Preservation District

Public Hearing: January 7, 2025

Considerations:

- Per the Tazewell County Zoning Code, C-2 General Business Commercial District is designed to accommodate a range of commercial uses and is intended to provide for the need of a larger consumer population than is served in the neighborhood business district.
- Per the Tazewell County Zoning Code, R-1 Density Residential Districts are designated for single-family and two-family residential housing opportunities and to provide for the efficient use and orderly development of vacant land designated for residential uses.
- The subject property contains a single family dwelling, a detached garage, and two sheds.
- The residence was built prior to zoning being established in Tazewell County. Single family dwellings are not a permitted use in the C-2 zone. In an effort to bring the residential usage of the subject property into conformance with the Tazewell County Zoning Code, the applicant has requested to rezone to R-1.

Standards for Rezoning:

- **The proposed amendment shall not be detrimental to the orderly development of Tazewell County.**

(POSITIVE) A single family dwelling which was built prior to the implementation of zoning in Tazewell County sits on the subject property. The proposed rezone will bring the use into conformance with the zoning code. The proposed zoning amendment shall not be detrimental to the orderly development of Tazewell County as the property already utilizes existing infrastructure with respect to roads, emergency services, and water. Also, the proposed zoning amendment is consistent with the current and past use of the subject property.

- **The proposed amendment shall not be detrimental to or endanger the public health, safety, morals or general welfare of Tazewell County.**

(POSITIVE) The single family residence on the subject property has been present prior to the zoning code being established. The purpose of the proposed amendment is to bring the use into conformance with the zoning code. Therefore, the proposed amendment will not endanger the public health, safety, morals or general welfare.

- **The request is consistent with existing uses of property within the general area of the property in question.**

(POSITIVE) Properties immediately to the west and south both contain single family dwellings. In the general area, commercial, agricultural, and residential uses are present. As there are other properties in the area containing single family dwellings, the use of the subject property is consistent with the use of property in the general area.

- **The request is consistent with the zoning classifications of property within the general area of the property in question.**

(POSITIVE) While there is no R-1 zone immediately adjacent to the subject property; a large tract of R-1 is present less than .2 miles to the south of the subject property.

- **The property in question is not suitable for the uses permitted under the existing zoning classification.**

(NEUTRAL) The current C-2 General Business Commercial zoning designation is designed to accommodate a range of commercial uses and is intended to provide for the need of a larger consumer population than is served in the neighborhood business district. Given the fact that a single family dwelling has been located on the subject property prior to the zoning code established and has not been redeveloped into a commercial use, one could argue that the commercial land and its allowed uses are not advisable or necessary for the area. Therefore, the subject property in its entirety is deemed unsuitable for the uses permitted in the C-2 General Business Commercial district. However, the site could be redeveloped into a use that is permitted under the C-2 zoning as the lot size is adequate and the location of property is along a major road. The property is also adjacent to other properties zoned as C-2.

EXHIBIT E-1

- **The property in question is suitable for the uses permitted under the proposed zoning classification.**

(POSITIVE) A single family dwelling exists on the property. This is an allowed use in the R-1 zoning district.

- **Consideration to the trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the property in question was placed in its present zoning classification.**

(POSITIVE) There has been no recent development in the general area. The subject property has been zoned C-2 for many years and no redevelopment has taken place on the subject property to a use that is conforming to the present district.

- **Consideration to the length of time the property has been vacant as zoned, considered in the context of the land development in the area surrounding the subject property.**

(POSITIVE) The subject property has been occupied with a single family residence prior to the establishment to the zoning code in Tazewell County.

- **Consideration to the proposed map amendment being within one and one-half miles of a municipality with an adopted Comprehensive Plan.**

(POSITIVE) The subject property is within 1.5 miles of East Peoria and Morton, both of which have Comprehensive Plans. The subject property is outside of East Peoria's future land use map but is within the boundary of the southern external growth area. There is no discussion of the subject property in this growth area. The subject property is not identified or discussed in the Village of Morton's Comprehensive Plan.

- **Consideration to the relative gain to the public as compared to the hardship imposed upon the individual property owner, should the proposed amendment be denied.**

(POSITIVE) Restricting the subject property to its current underlying zoning designation of C-2 General Business Commercial may impose a hardship on the property owner, as it would prevent a prospective buyer from receiving a loan to purchase the residence. There is no clear public gain from the rezone other than the fact that it would change the existing non-conforming use into one that is conforming.

- **Consideration to the proposed amendment being consistent with the goals, objectives, and policies of the Comprehensive Plan.**

(POSITIVE) The proposed zoning map amendment is consistent with the following goals, objectives, and policies of the Tazewell County Comprehensive Plan:

- Minimize conflict between land uses.
- Locate new residential development in rural areas close to roadways to preserve contiguous tracts of farmland.

- o Avoid land development that occurs in isolated areas away from existing developed areas.

Recommendation:

Based upon the above considerations and standards for rezoning, the Community Development and Planning Department recommends approval of the requested Rezoning from C-2 General Business Commercial District to R-1 Low Density Residential District for the subject parcel at 4160 Springfield Rd, East Peoria with parcel identification number 05-05-22-200-003.

Respectfully submitted,

Adam Crutcher
Tazewell County Land Use Planner

EXHIBIT E-3

Melissa A. Kreiter

From: Stacy Thompson <sthompson@tchd.net>
Sent: Thursday, January 2, 2025 1:00 PM
To: Melissa A. Kreiter; Denise Gryp; Jaclynn Workman
Cc: Melissa Goetze
Subject: [EXTERNAL] Comments on the January 2025 ZBA Cases

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello! The following are the TCHD EH comments on the January ZBA cases:

CASE NO. 25-01-Z: Tazewell County on behalf of the Estate of Ernest E. Wells.

In light of the zoning change, a new private sewage disposal system which meets the requirements of the Illinois Private Sewage Disposal Code must be installed on the property to serve the dwelling. A cesspool is not approved to serve as a private sewage disposal system.

CASE NO. 25-02-S: Commandant William Clark on behalf of the Pekin Marine Corps League, Tobin-Nanninga Detachment #85.

TCHD approves the connection of the proposed restroom addition to the existing septic system, provided the following requirements are met:

1. ADA-compliant restrooms with hand washing sinks must be installed per plumbing code. Contact Community Development to confirm the number of restrooms required, and for required permits.
2. A hand washing sink must be provided for employees/volunteers in the bar area of the accessory structure. A separate dump sink/utility sink also must be provided, as the hand washing sink cannot be used as a dump sink. The hand sink and dump sink/utility sink must be indirectly plumbed (i.e., provided with an air gap) and installed per plumbing code. If the facility will only utilize single use articles, a 3-compartment sink will not be required at this time.
3. A Food Establishment Plan Review Application must be submitted to TCHD and approved prior to installation of the restrooms and new hand washing and dump sink/utility sink.
4. No food preparation or ware washing may occur in the accessory structure unless a grease interceptor is installed.
5. As the septic system is currently sized for 110 persons, if more than 110 persons will be present on site at any time, a portable sanitation application with the Tazewell County Health Department must be submitted and portable toilets and portable handwashing stations must be provided according to the anticipated number of persons present. The septic system components on the property must not be driven on by vehicles at any time, including during the placement, servicing, or retrieval of portable sanitation units. In lieu of obtaining portable sanitation, additional septic tank and seepage field capacity may be installed to accommodate the additional number of patrons.

CASE NO. 25-03-S: John C. Ackerman, on behalf of Wanda Ackerman.

The burial sites may not be located within the regulatory 100-year flood plain and must maintain a minimum lateral distance of 75 feet from a potable water source, such as a water well.

The Tazewell County Coroner must be notified at the time of death. The burial must be coordinated through a state-licensed funeral director who will file a certificate of death and burial permit with the county coroner. The funeral director must be present at the time of burial.

We recommend that the latitude and longitude of the burial sites be recorded for future reference. It is also recommended that the interment site be registered with the Recorder of Real Estate and Land Records in the event the property is sold at a future date.

CASE NO. 25-04-V: Corey O'Donnell. No comment.

Sincerely,

Stacy M. Thompson, MS, LEHP

Environmental Health Supervisor

Tazewell County Health Department

21306 Illinois Route 9, Tremont, IL 61568

Direct Line: 309-929-0226

Main Line: 309-925-5511

<http://www.tazewellhealth.org>

The mission of the Tazewell County Health Department is to promote and protect the public's health and well-being.

Tazewell County Soil and Water Conservation District
1440 Valle Vista Blvd.
Pekin, IL 61554-6224
346-4462 ext. 3

January 3, 2024

Tazewell County Department of Community Development
Jaclynn Workman, Community Development Administrator
McKenzie Building
11th South 4th Street
Pekin, IL 61554

RE: January Zoning Cases

Case #25-01-Z and #25-02-S
No Comment

Case #25-03-S
The soil type is 171C2 Catlin silt loam, 4 to 10% slopes, with an index rating of 145, and is not considered prime farmland because of the slopes.
Recommend **Approval**.

Case #25-04-V
No Comment

Sincerely,

Robert Clark
Resource Conservationist
Tazewell County Soil and Water Conservation District

EXHIBIT G

Melissa A. Kreiter

From: Livingston, Ty <TyLivingston@cityofeastpeoria.com>
Sent: Thursday, December 19, 2024 3:01 PM
To: Melissa A. Kreiter
Cc: Brewer, Brad
Subject: [EXTERNAL] RE: January ZBA Case for Comment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Melissa! The City of East Peoria has no concerns with the requested rezoning within our 1.5 mile radius.

-----Original Message-----

From: Melissa A. Kreiter <MKreiter@tazewell-il.gov>
Sent: Wednesday, December 18, 2024 4:10 PM
To: Livingston, Ty <TyLivingston@cityofeastpeoria.com>
Subject: January ZBA Case for Comment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see the attached for your review and comment.

Thank you.
Melissa

Melissa A. Kreiter
Chief Deputy/"FOIA" Officer
Tazewell County Department of Community Development
11 S. 4th St., Room 400 - Pekin, IL 61554
Phone: (309) 477-2235 - Email: mkreiter@tazewell-il.gov
Website: https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.tazewell-il.gov&c=E,1,QHWkVLRFG1BfiS644357_gb672-IJpBfoVMGvS5tzO7hZECm4uVtVRRfrSkm6SUsF5e9aZ4GzejsopSjUVIYVdL1ZwLEemnY9Pck-kDzgmw,&typo=1

CASE INFORMATION

CASE NO.: 25-02-S **PETITIONER:** Pekin Marine Corps League, Tobin-Nanninga Detachment #85
AGENT OR REPRESENTATIVE: Commandant William Clark
ADDRESS: 13370 Garman Rd., Pekin, IL 61554 **PHONE:** 309-346-8888
REQUEST FOR: Expansion of an existing Special Use as approved in Case No. 11-39-S (October 4, 2011) and Case No. 19-52-S (November 5, 2019) to allow an Addition (Restrooms and Storage) to an existing Accessory Structure, utilized as a Banquet Facility to host special events
P.I.N.# 10-10-17-300-010 **PARCEL SIZE** 4 +/- acres **PRESENT ZONING:** A-1
SURROUNDING ZONING: N I-2 S A-1 E I-2 W A-1
PETITION RECEIVED: 11/4/24 **CASE ORIGIN:** By Petitioner

AGENCIES NOTIFIED AND COMMENTS MADE:

PLANNER: Notified 12/16/24
HEALTH DEPT.: Notified 12/16/24
TCSWCD: Notified 12/16/24
TCFB: Notified 12/16/24
COUNTY HIGHWAY: Notified 12/16/24
MUNICIPALITY: Notified 12/18/24
TOWNSHIP: Notified 12/18/24
IDOT: N/A
SCHOOL DISTRICT: N/A
SURROUNDING PROPERTY OWNERS: Notified 12/17/24
PUBLICATION DATE: 12/18/24 **WHERE:** Tazewell Chronicle

ACTION TAKEN:

ZONING BOARD OF APPEALS: _____ **DECISION:** _____

LAND USE COMMITTEE: _____ **DECISION:** _____

COUNTY BOARD: _____ **DECISION:** _____

OTHER COMMENTS: _____

**TAZEWELL COUNTY COMMUNITY
DEVELOPMENT**

APPLICATION FOR ZONING HEARING

PETITION FOR:

Special Use (New Dwelling Site)

Special Use (Other)

Staff Use Only:	Accepted by: <u>MK</u>
Date Filed: <u>11/4/24</u>	CASE NO. <u>25-02-S</u>
Filing Fee: <u>450.00</u>	Publication Fee: _____
ZBA Hearing Date: <u>1/7/25</u>	
Decision Date: _____	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED <input type="checkbox"/> OTHER _____

1. Applicant and Owner Information:

Applicant:

Owner:

Name: WILLIAM D. CLARK
Address: 308 LINDEN ST.
City, State: PEKIN, FL.
Phone: (309) 241-0949
(daytime contact)
Email: WDCLARK190@GMAIL.COM

Name: MARINE CORPS LEAGUE
Address: 13370 GARMAN RD.
City, State: PEKIN, FL.
Phone: (309) 346-8888
(daytime contact)
Email: MCLPEKIN85@GMAIL.COM

The property interest of the applicant, if not the owner: COMMANDANT OF DETACHMENT/COO

2. Site and Surrounding Property Information:

- a. 911 Address or property location of subject property: 13370 GARMAN RD., PEKIN
- b. Correct Legal Description and Property Identification Number: (Attach an additional sheet if necessary - a copy of the legal description may be obtained from the Recorder of Deeds Office - 1st floor, McKenzie Building)
Current Zoning: A-1 Property ID Number: 10-10-17-300-010
Proposed Parcel Size/Acreage: 4 Soil Productivity Rate of Site: 0
Legal Description:
SEE ATTACHED
- c. Describe all existing structures, physical attributes and current land use of the property:
2-PERMANANT-WOOD FRAME-STEEL SIDED - 1-WOOD FRAME-COVERED STAGE - 1 WOOD FRAME-COVERED GAZEBO - VETERANS ORG.
- d. Previous Special Use/Variance requests for this property? No Yes-Case No. 19-52-5

3. State the Reason For and Nature of the Special Use:

ADDITION OF BATHROOMS TO WEST SIDE OF EXISTING STRUCTURE.

- a. Hours of operation: 11:00 A.M. - 0100 A.M. Number of employees: 4
- b. Number of parking spaces: 50+ Handicapped: 2-SIGNED Parking Lot Surface: CAL/GRAVEL
- c. Signs (size and number of): NO ADDITIONAL NEW SIGNS - EXISTING ONLY
- d. Number of new buildings to be constructed and proposed use of each building:
ADDITION TO OUTSIDE OF EXISTING STRUCTURE ONLY
- e. Future expansion and time schedule: N/A - S.U. FOR BANQUET FACILITY

4. **New Dwelling Sites Only:** A livestock feeding operation is defined by the Tazewell County Zoning Code as: Any new or existing operation which stables or confines and feeds or maintains for a total of 45 days or more in any 12-month period a combination of at least fifty (50) animal units, or its equivalency. *(Contact the Tazewell County Farm Bureau Office at (309) 347-3165 for assistance if you are uncertain regarding location of active livestock feeding operations.)

- a. Is the property located: (Check appropriate item)
1. Less than one-half (1/2) mile of a **livestock feeding operation**: Yes No
- *If less than 1/2 mile is a Variance necessary? Yes No
2. More than one-half (1/2) mile of a **livestock feeding operation**: Yes No
- b. Type of livestock operation _____ Number of animal units: _____

5. **The Zoning Board of Appeals makes a Finding of Fact for all Special Use. Please provide how your application conforms to the following: (attached an additional sheet if necessary)**

- a. The site will be so situated as to minimize adverse effects, including visual impacts on adjacent properties.
NEW ADDITION IS TO BE SAME COLOR & DESIGN AS EXISTING STRUCTURE.
- b. 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 of the neighboring vicinity.
ADDITION OF RESTROOM FACILITY'S TO EXISTING BLDG, WILL MINIMIZE SAFETY ISSUES OF TRAVEL BETWEEN BOTH STRUCTURES.
- c. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
SEE 5B - NO OTHER BUILDINGS ON ADJACENT PROPERTY - AGRICULTURE USE ONLY
- d. The Special Use will not substantially diminish and impair property value within the neighborhood.
SEE 5B/C
- e. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
ALL ABOVE ITEMS LISTED ABOVE HAVE/WERE ADDRESSED IN ORIGINAL APPLICATION DATED SEPT, 2019. NO OTHER CHANGES ARE PLANNED
- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.
NO CHANGES HAVE BEEN OR WILL NEED TO BE MADE TO THE PREVIOUSLY APPROVED PARKING AREA
- g. Granting the special use, **which is located one-half mile or less** from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels that would hinder the operation or expansion of such operation or granting the special use, which is located **more than one half mile** from a livestock feeding operation will not hinder the operation or expansion of such operation.
N/A
- h. The Special Use is consistent with the existing uses of property within the general area of the property in question.
yes

i. The property is suitable for the Special Use as proposed.

yes

6. **Signature:** I (we) certify that the proposed Special Use will conform to the standards for Special Uses in the Tazewell County Zoning Ordinance and hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my (our) knowledge.

William D Clark FOR:
Applicant Signature

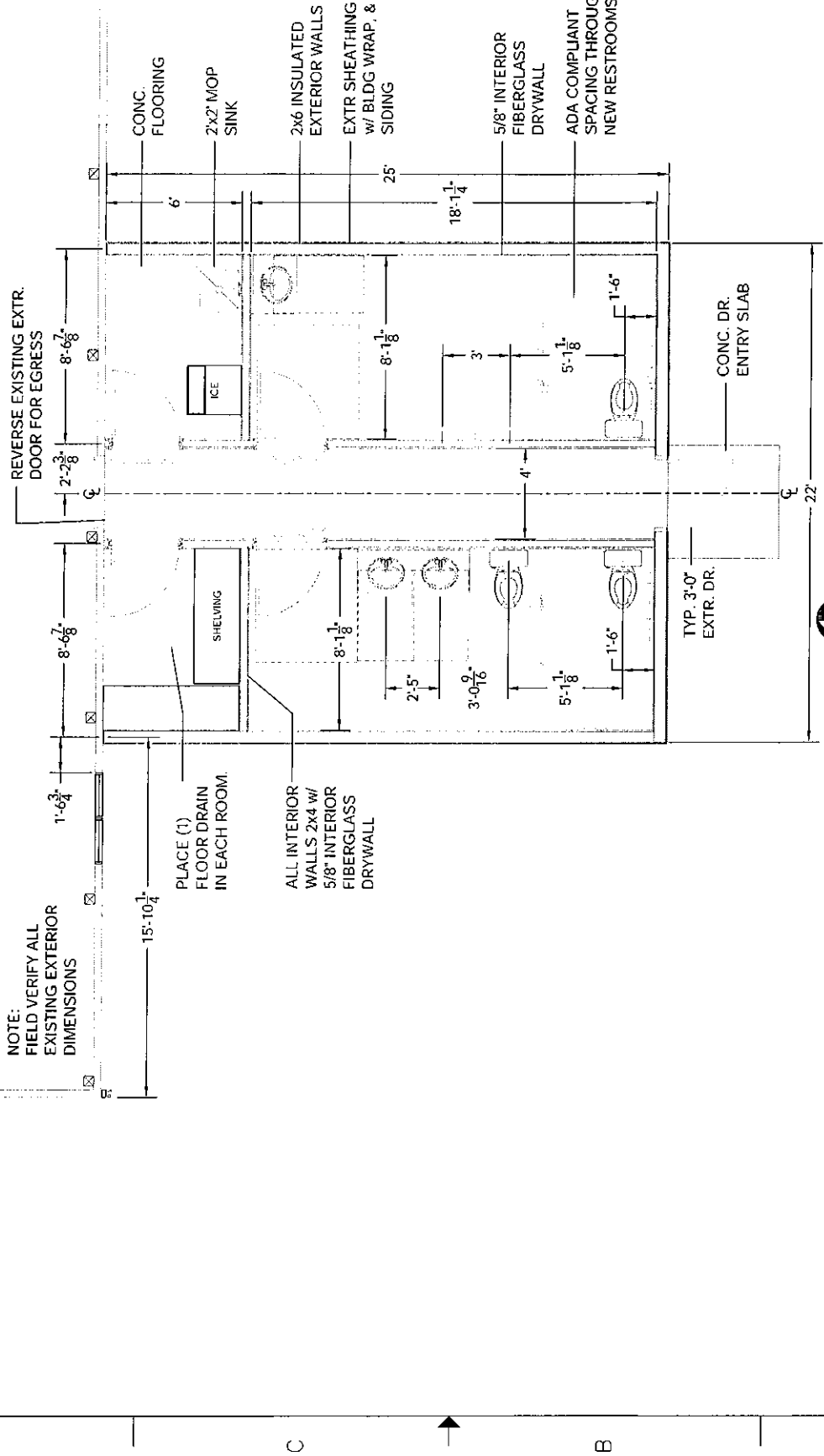
11-03-24
Date

TOBIN NANNINGA DET. #85
PEKIN MARINE CORPS LEAGUE
Owner Signature

11-04-24
Date

EXISTING MULTI PURPOSE BLDG

NOTE:
FIELD VERIFY ALL
EXISTING EXTERIOR
DIMENSIONS

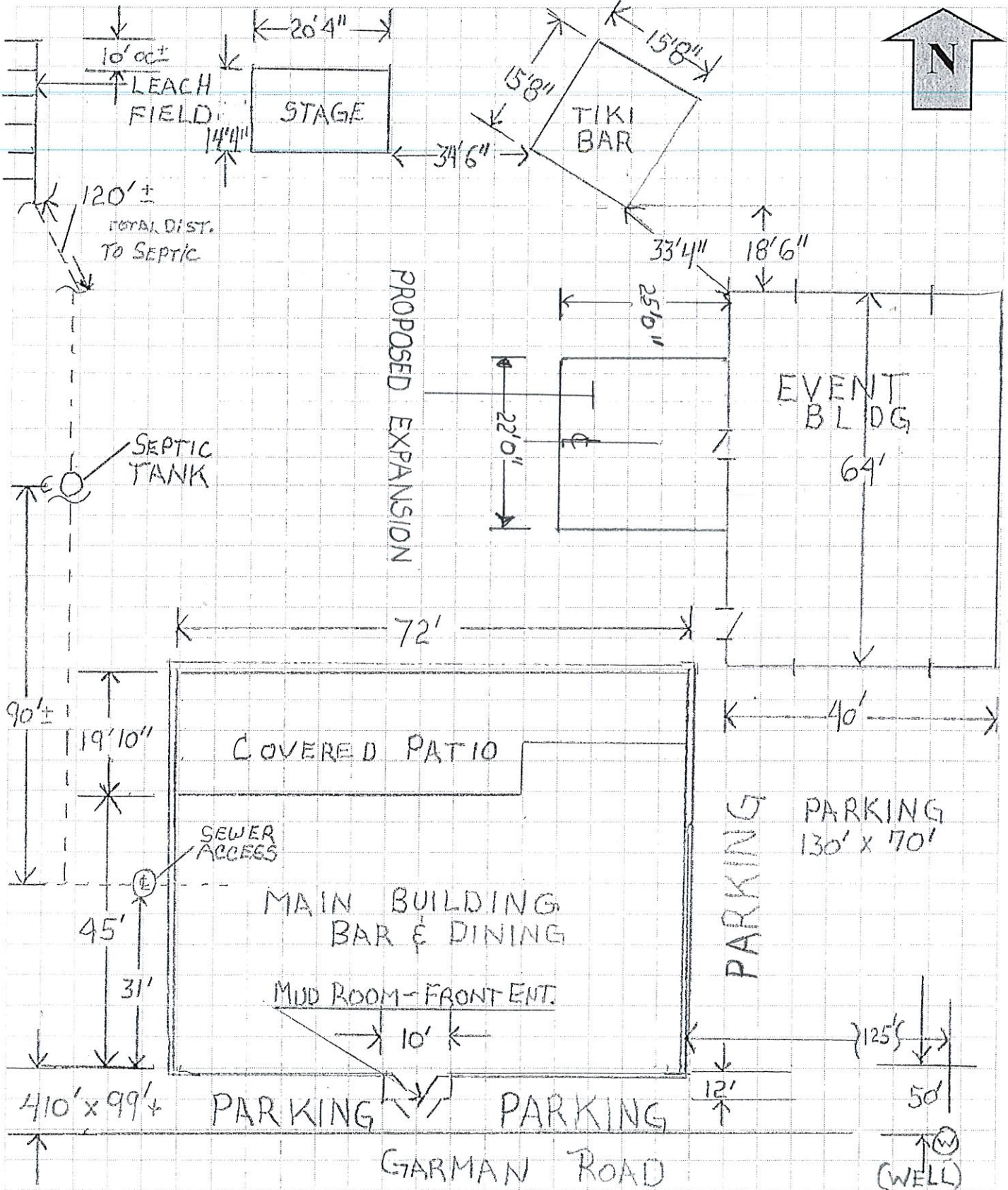


FLOOR PLAN

MCL	DATE	3-22-2024
	DATE PREPARED	3-22-2024
DESIGNED BY	J. COLLINS	PROJECT NO.
DRAWN BY	B. CLARK	SCALE
CHECKED BY		DATE
DATE		DATE
		DATE

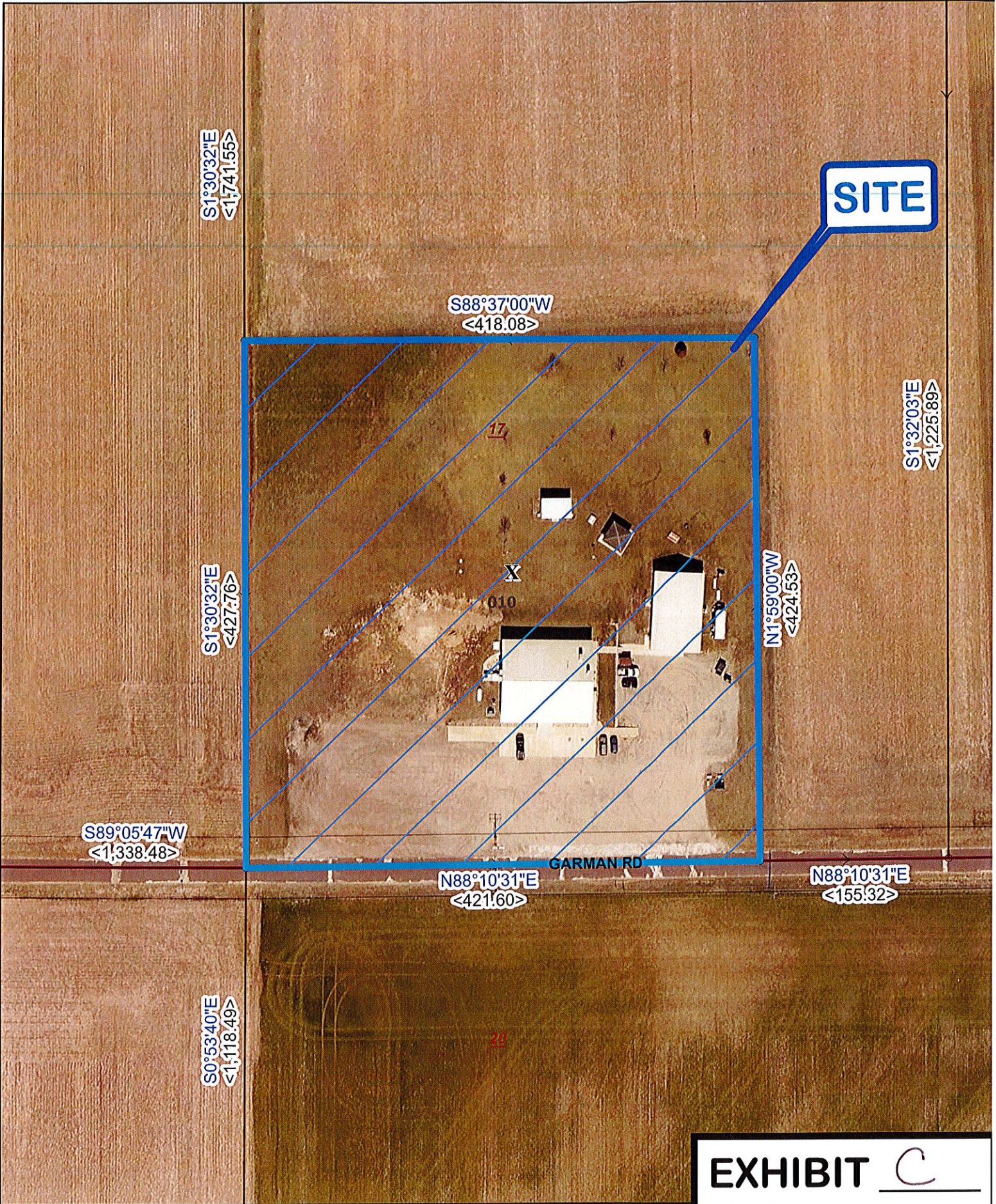
BUILDINGS, BUILDING SIZE, DISTANCE FROM OVERHANG OF BUILDINGS TO FRONT, REAR AND SIDE LOT LINES, LOCATION OF PARKING SPACES, LANDSCAPING, AND OTHER PERTINENT DETAILS "REFER TO CHECKLIST"

NORTH SHOULD BE AT THE TOP OF THE PAGE WHEN YOU BEGIN YOUR DRAWING!



SITE PLAN

EXHIBIT **B**



SITE

EXHIBIT C



Zoning

TAZEWELL COUNTY
COMMUNITY DEVELOPMENT AND PLANNING
ZONING BOARD OF APPEALS REPORT (25-02-S)

Applicant: Pekin Marine Corps League

Requested Action: Request to construct a 550 square foot addition to an existing special use banquet facility to host special events at 13370 Garman Rd.

Date of Application: November 4, 2024

Location: 13370 Garman Rd, Pekin IL 61554

Zoning:

Subject Property:	A-1 Agricultural Preservation District
North:	I-2 Heavy Industrial District
East:	I-2 Heavy Industrial District
South:	A-1 Agricultural Preservation District
West:	A-1 Agricultural Preservation District

Public Hearing: January 7, 2025

Considerations:

- Per the Tazewell County Zoning Code, the A-1 Zoning District is established to benefit and protect agricultural uses throughout the County.
- Subject property features an existing special use banquet facility which was approved through Case No. 11-39-S (October 4, 2011) and Case No. 19-52-S (November 5, 2019).
- Subject property is approximately 4 acres in size and contains a main bar & dining building, a special events building, a tiki bar, and an outdoor stage.
- The proposed addition to the event building is for restroom facilities.
- A banquet facility may be established in the A-1 Zoning District as a Special Use.

Findings of Fact:

- The Special Use shall, in all other respects, conform to the applicable regulations of the Tazewell County Zoning Ordinance for the district in which it is located.

(POSITIVE) The proposed special use conforms to all standards within the Agricultural Preservation District as set forth in the Tazewell County Zoning Ordinance.

- **The Special Use will be consistent with the purposes, goals, objectives, and standards of the officially adopted County Comprehensive Land Use Plan and these regulations or of any officially adopted Comprehensive Plan of a municipality within a 1.5-mile planning jurisdiction.**

(POSITIVE) The subject property is further than 1.5 miles from a planning jurisdiction with an officially adopted Comprehensive Plan. The proposal meets the implementation strategy which reads, "minimize conflict between land uses" as the banquet facility has been in operation for over a decade with no conflicts between the surrounding uses. The addition of a restroom will be in keeping with this strategy as it will not increase the intensity of the use.

- **The petitioner has provided the information required by 7TCC1-25(c), and has demonstrated the ability to complete the proposal shown in 7TCC1-25(c)(1)-(10), and has met those items required by the statements described in TCC1-25(c)(9).**

(POSITIVE) Per the application, the requirements of Article 25 of the Tazewell County Zoning Code have been met.

- **The site shall be so situated as to minimize adverse effects, including visual impacts on adjacent properties.**

(POSITIVE) Adjacent properties feature row crop production and industrial facilities. The existing banquet facility has not been an intensive use and has not had negative visual impact on the area. The proposed addition is small in nature and is on the interior side of the existing events building reducing any visual impact the addition may have.

- **The establishment, maintenance or operation of the Special Use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the neighboring vicinity**

(POSITIVE) The neighboring vicinity consists of agricultural uses – row crops – and light industrial uses. The banquet facility is not an intensive use and the addition of restrooms will not cause substantial adverse effects that will harm the nearby agricultural uses. Therefore, the addition to the Special Use will not endanger the public health, safety, morals, comfort, or general welfare of the neighboring vicinity.

- **The Special Use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.**

(POSITIVE) Other property in the immediate vicinity is used for agriculture and light industrial business. As the addition of restrooms to the existing event building is small in nature and will not increase the intensity of the use, the addition will not be injurious to the uses in the immediate vicinity.

- **The Special Use shall not substantially diminish and impair property value within the neighborhood**

(POSITIVE) The surrounding area consists of agricultural and light industrial properties. The banquet facility is not an intensive use and the addition of restrooms will not create adverse affects that will be detrimental to the surrounding area. Therefore, the Special Use will not substantially impair property values within the general area.

- **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

(POSITIVE) Per the applicant, the necessary utilities already exist on the property in question. Access to the site exists in the form of a gravel parking lot off of Garman Rd.

- **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.**

(POSITIVE) The existing banquet facility has access off of Garman Rd via an existing entrance. The addition of restrooms will not cause an increase in traffic congestion or hazard on public streets.

- **The evidence establishes that granting the use, which is located one-half mile or less from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels as would hinder the operation or expansion of such operation.**

Not Applicable

- **Evidence presented establishes that granting the use, which is located more than one half mile from a livestock feeding operation, will not hinder the operation or expansion of such operation.**

(POSITIVE) The existing banquet facility has not presented any issues to the operation of a livestock feeding operation within one half mile. The addition of restrooms will not have an adverse impact on the establishment of a livestock feeding operation in the area.

- **Seventy-five percent (75%) of the site contains soils having a productivity index of less than 125.**

(POSITIVE) Greater than 75% of the subject property contains soils with a productivity of 60.

- **The Special Use is consistent with the existing uses of property within the general area of the property in question.**

(POSITIVE) Existing uses of property within the general area consist of agricultural and industrial uses. The banquet facility is not an intensive use and has not caused adverse effects impacting neighboring uses. The proposed restroom addition will not change the intensity of the use and is therefore judged to be consistent with the existing uses of property within the general area.

- **The property in question is suitable for the Special Use as proposed.**

(POSITIVE) Given the reasons stated above, the subject property is suitable for the requested special use as proposed.

Recommendation:

Based upon the considerations and findings of fact, the Community Development and Planning Department recommends approval of the requested Special Use to allow the expansion of an existing banquet facility through the addition of restrooms on the subject property at 13370 Garman Rd with parcel identification number 10-10-17-300-010.

Respectfully submitted.

Adam Crutcher
Tazewell County Land Use Planner

EXHIBIT F-3

Melissa A. Kreiter

From: Stacy Thompson <sthompson@tchd.net>
Sent: Thursday, January 2, 2025 1:00 PM
To: Melissa A. Kreiter; Denise Gryp; Jaclynn Workman
Cc: Melissa Goetze
Subject: [EXTERNAL] Comments on the January 2025 ZBA Cases

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello! The following are the TCHD EH comments on the January ZBA cases:

CASE NO. 25-01-Z: Tazewell County on behalf of the Estate of Ernest E. Wells.

In light of the zoning change, a new private sewage disposal system which meets the requirements of the Illinois Private Sewage Disposal Code must be installed on the property to serve the dwelling. A cesspool is not approved to serve as a private sewage disposal system.

CASE NO. 25-02-S: Commandant William Clark on behalf of the Pekin Marine Corps League, Tobin-Nanninga Detachment #85.

TCHD approves the connection of the proposed restroom addition to the existing septic system, provided the following requirements are met:

1. ADA-compliant restrooms with hand washing sinks must be installed per plumbing code. Contact Community Development to confirm the number of restrooms required, and for required permits.
2. A hand washing sink must be provided for employees/volunteers in the bar area of the accessory structure. A separate dump sink/utility sink also must be provided, as the hand washing sink cannot be used as a dump sink. The hand sink and dump sink/utility sink must be indirectly plumbed (i.e., provided with an air gap) and installed per plumbing code. If the facility will only utilize single use articles, a 3-compartment sink will not be required at this time.
3. A Food Establishment Plan Review Application must be submitted to TCHD and approved prior to installation of the restrooms and new hand washing and dump sink/utility sink.
4. No food preparation or ware washing may occur in the accessory structure unless a grease interceptor is installed.
5. As the septic system is currently sized for 110 persons, if more than 110 persons will be present on site at any time, a portable sanitation application with the Tazewell County Health Department must be submitted and portable toilets and portable handwashing stations must be provided according to the anticipated number of persons present. The septic system components on the property must not be driven on by vehicles at any time, including during the placement, servicing, or retrieval of portable sanitation units. In lieu of obtaining portable sanitation, additional septic tank and seepage field capacity may be installed to accommodate the additional number of patrons.

CASE NO. 25-03-S: John C. Ackerman, on behalf of Wanda Ackerman.

The burial sites may not be located within the regulatory 100-year flood plain and must maintain a minimum lateral distance of 75 feet from a potable water source, such as a water well.

The Tazewell County Coroner must be notified at the time of death. The burial must be coordinated through a state-licensed funeral director who will file a certificate of death and burial permit with the county coroner. The funeral director must be present at the time of burial.

We recommend that the latitude and longitude of the burial sites be recorded for future reference. It is also recommended that the interment site be registered with the Recorder of Real Estate and Land Records in the event the property is sold at a future date.

CASE NO. 25-04-V: Corey O'Donnell. No comment.

Sincerely,

Stacy M. Thompson, MS, LEHP

Environmental Health Supervisor

Tazewell County Health Department

21306 Illinois Route 9, Tremont, IL 61568

Direct Line: 309-929-0226

Main Line: 309-925-5511

<http://www.tazewellhealth.org>

The mission of the Tazewell County Health Department is to promote and protect the public's health and well-being.

Tazewell County Soil and Water Conservation District
1440 Valle Vista Blvd.
Pekin, IL 61554-6224
346-4462 ext. 3

January 3, 2024

Tazewell County Department of Community Development
Jaclynn Workman, Community Development Administrator
McKenzie Building
11th South 4th Street
Pekin, IL 61554

RE: January Zoning Cases

Case #25-01-Z and #25-02-S
No Comment

Case #25-03-S
The soil type is 171C2 Catlin silt loam, 4 to 10% slopes, with an index rating of 145, and is not considered prime farmland because of the slopes.
Recommend **Approval**.

Case #25-04-V
No Comment

Sincerely,

Robert Clark
Resource Conservationist
Tazewell County Soil and Water Conservation District

EXHIBIT H

Melissa A. Kreiter

From: rhawkins cinctwp.com <rhawkins@cinctwp.com>
Sent: Sunday, January 5, 2025 9:19 AM
To: Melissa A. Kreiter
Subject: [EXTERNAL] Re: ZBA Case for Review and Comment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Goodmorning,
This will not effect my ROW at all so I do not have a concern with it .

Thank you,
Ronald C Hawkins Jr
Cincinnati township
Highway Commissioner

From: Melissa A. Kreiter <MKreiter@tazewell-il.gov>
Sent: Wednesday, December 18, 2024 4:27 PM
To: rhawkins cinctwp.com <rhawkins@cinctwp.com>
Subject: ZBA Case for Review and Comment

Please find the PDF attached.
Download the free Adobe Acrobat Reader to view and comment on this PDF.
https://www.adobe.com/go/reader_download

Sent From Adobe Acrobat Reader

Melissa A. Kreiter
Chief Deputy/"FOIA" Officer
Tazewell County Department of Community Development
11 S. 4th St., Room 400 - Pekin, IL 61554
Phone: (309) 477-2235 - Email: mkreiter@tazewell-il.gov
Website: <http://www.tazewell-il.gov>

Melissa A. Kreiter

From: Maquet, Nic <nmaquet@ci.pekin.il.us>
Sent: Thursday, December 26, 2024 10:25 AM
To: Melissa A. Kreiter
Subject: [EXTERNAL] RE: ZBA Case for Comment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Melissa,

The City of Pekin has no comments for these cases.

Respectfully,
Nic Maquet
Director of Building & Development
Community Development Department
111 S. Capitol St. Pekin, Illinois 61554
Phone: 309-478-5370
Email: Nmaquet@ci.pekin.il.us
Website: <https://www.ci.pekin.il.us/departments/inspections/index.php>

-----Original Message-----

From: Melissa A. Kreiter <MKreiter@tazewell-il.gov>
Sent: Wednesday, December 18, 2024 4:36 PM
To: Maquet, Nic <nmaquet@ci.pekin.il.us>
Subject: ZBA Case for Comment

Sorry for the duplicate emails - I failed to attach both cases in my original email.

Thanks!
Melissa

Melissa A. Kreiter
Chief Deputy/"FOIA" Officer
Tazewell County Department of Community Development
11 S. 4th St., Room 400 - Pekin, IL 61554
Phone: (309) 477-2235 - Email: mkreiter@tazewell-il.gov
Website: <http://www.tazewell-il.gov>

This e-mail message has been scanned for Viruses and Content and cleared by MailMarshal
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CASE INFORMATION

CASE NO.: 25-03-S PETITIONER: Wanda D. Ackerman
AGENT OR REPRESENTATIVE: John C. Ackerman
ADDRESS: 2257 Washington Rd., Washington, IL 61571 PHONE: 309-635-7624
REQUEST FOR: Special Use to allow the creation of a Private Family Cemetery
P.I.N.# Pt. 07-07-21-200-001 PARCEL SIZE Less than 1 +/- acre PRESENT ZONING: A-1
SURROUNDING ZONING: N A-1 S A-1 E A-1 W A-1
PETITION RECEIVED: 12/4/24 CASE ORIGIN: By Petitioner

AGENCIES NOTIFIED AND COMMENTS MADE:

PLANNER: Notified 12/16/24
HEALTH DEPT.: Notified 12/16/24
TCSWCD: Notified 12/16/24
TCFB: Notified 12/16/24
COUNTY HIGHWAY: Notified 12/16/24
MUNICIPALITY: Notified 12/18/24
TOWNSHIP: Notified 12/18/24
IDOT: N/A
SCHOOL DISTRICT: N/A
SURROUNDING PROPERTY OWNERS: Notified 12/17/24
PUBLICATION DATE: 12/18/24 WHERE: Tazewell Chronicle

ACTION TAKEN:

ZONING BOARD OF APPEALS: _____ DECISION: _____

LAND USE COMMITTEE: _____ DECISION: _____

COUNTY BOARD: _____ DECISION: _____

OTHER COMMENTS: _____

**TAZEWELL COUNTY COMMUNITY
DEVELOPMENT
APPLICATION FOR ZONING HEARING
PETITION FOR:**

- Special Use (New Dwelling Site)
 Special Use (Other)

Staff Use Only:	Accepted by: <u>Jh</u>
Date Filed: <u>12/4/2024</u>	CASE NO. <u>25-03-S</u>
Filing Fee: <u>\$350-</u>	Publication Fee: _____
ZBA Hearing Date: <u>JANUARY 10th, 2025</u>	
Decision Date: _____	
<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> OTHER _____	

1. Applicant and Owner Information:

Applicant:	Owner:
Name: <u>John C. Ackerman</u>	Name: <u>Wanda D. Ackerman</u>
Address: <u>2257 Washington Rd.</u>	Address: <u>31940 US Rte 150</u>
City, State: <u>Washington, IL 61571</u>	City, State: <u>Deer Creek, IL 61733</u>
Phone: <u>309-635-7624</u>	Phone: _____
<small>(daytime contact)</small>	<small>(daytime contact)</small>
Email: <u>JAckerman@tazewell-il.gov</u>	Email: _____

The property interest of the applicant, if not the owner: Son of Owner

2. Site and Surrounding Property Information:

- a. 911 Address or property location of subject property: TBD, Ackerman Road, Deer Creek, IL
- b. Correct Legal Description and Property Identification Number: (Attach an additional sheet if necessary - a copy of the legal description may be obtained from the Recorder of Deeds Office – 1st floor, McKenzie Building)
- Current Zoning: A-1 Ag Preservation Property ID Number: A part of 07-07-21-200-001
- Proposed Parcel Size/Acreage: 1/10th of an Acre Soil Productivity Rate of Site: 145
- Legal Description:
Part of Sec 21, T25N R2W, NE 1/4 of the NE 1/4
- c. Describe all existing structures, physical attributes and current land use of the property:
Farmland - Row crop production
- d. Previous Special Use/Variance requests for this property? No Yes—Case No. _____

3. State the Reason For and Nature of the Special Use:

To utilize approximately 1/10th of an acre of ground for a private family cemetery, sized appropriately for up to 50 plots, with 10-15 anticipated.

- a. Hours of operation: N/A Number of employees: N/A
- b. Number of parking spaces: N/A Handicapped: N/A Parking Lot Surface: N/A
- c. Signs (size and number of): N/A
- d. Number of new buildings to be constructed and proposed use of each building:
N/A
- e. Future expansion and time schedule: N/A

4. **New Dwelling Sites Only:** A livestock feeding operation is defined by the Tazewell County Zoning Code as: Any new or existing operation which stables or confines and feeds or maintains for a total of 45 days or more in any 12-month period a combination of at least fifty (50) animal units, or its equivalency. *(Contact the Tazewell County Farm Bureau Office at (309) 347-3165 for assistance if you are uncertain regarding location of active livestock feeding operations.)

- a. Is the property located: (Check appropriate item)
1. Less than one-half (1/2) mile of a **livestock feeding operation**: Yes No
*If less than 1/2 mile is a Variance necessary? Yes No
2. More than one-half (1/2) mile of a **livestock feeding operation**: Yes No
- b. Type of livestock operation _____ Number of animal units: _____

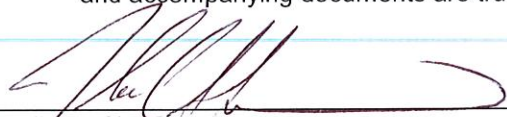
5. **The Zoning Board of Appeals makes a Finding of Fact for all Special Use. Please provide how your application conforms to the following: (attached an additional sheet if necessary)**

- a. The site will be so situated as to minimize adverse effects, including visual impacts on adjacent properties.
The property is along a rural township road, there will be no visual impacts
- b. 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 of the neighboring vicinity.
A small private family cemetery, on family owned farmground will not be detrimental nor endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.
- c. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
A small private family cemetery will be be injurious to the use or enjoyment of other property in the vicinity.
- d. The Special Use will not substantially diminish and impair property value within the neighborhood.
A small private family cemetery will not diminish or impair property valules.
- e. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
There would be no utilities necessary.
- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.
There is no anticipated ingress or egress at this time. Should future development warrant a separate entrance and parking to eliminate road congestion, one will be installed with the approval of Deer Creek Township.
- g. Granting the special use, ***which is located one-half mile or less*** from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels that would hinder the operation or expansion of such operation or granting the special use, which is located ***more than one half mile*** from a livestock feeding operation will not hinder the operation or expansion of such operation.
Not applicable.
- h. The Special Use is consistent with the existing uses of property within the general area of the property in question.
A small private family cemetery can be consistent with existing uses in the area via the application of a Special Use.

i. The property is suitable for the Special Use as proposed.

The property is suitable for a small private family cemetery.

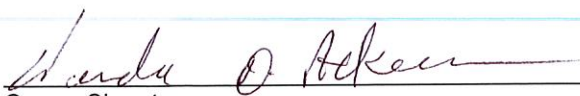
6. **Signature:** I (we) certify that the proposed Special Use will conform to the standards for Special Uses in the Tazewell County Zoning Ordinance and hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my (our) knowledge.



Applicant Signature

12-4-24

Date



Owner Signature

12-4-24

Date

OWNER'S CONSENT FORM

I, WANDA D. Ackerman (print property owner's name) understand that John Ackerman (print applicant's name), is petitioning for:

Ackerman Family Cemetery

located at (give address) Ackerman Road
City Deep Creek State IL Zip 61733
Parcel I.D. # 02-07-21-200-001 with the Tazewell County Community Development Department.

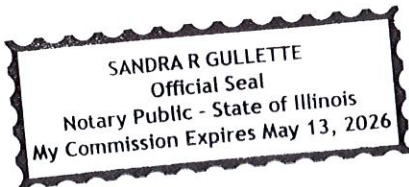
I hereby attest that I understand the request and consent to the filing of the petition by the applicant as listed above.

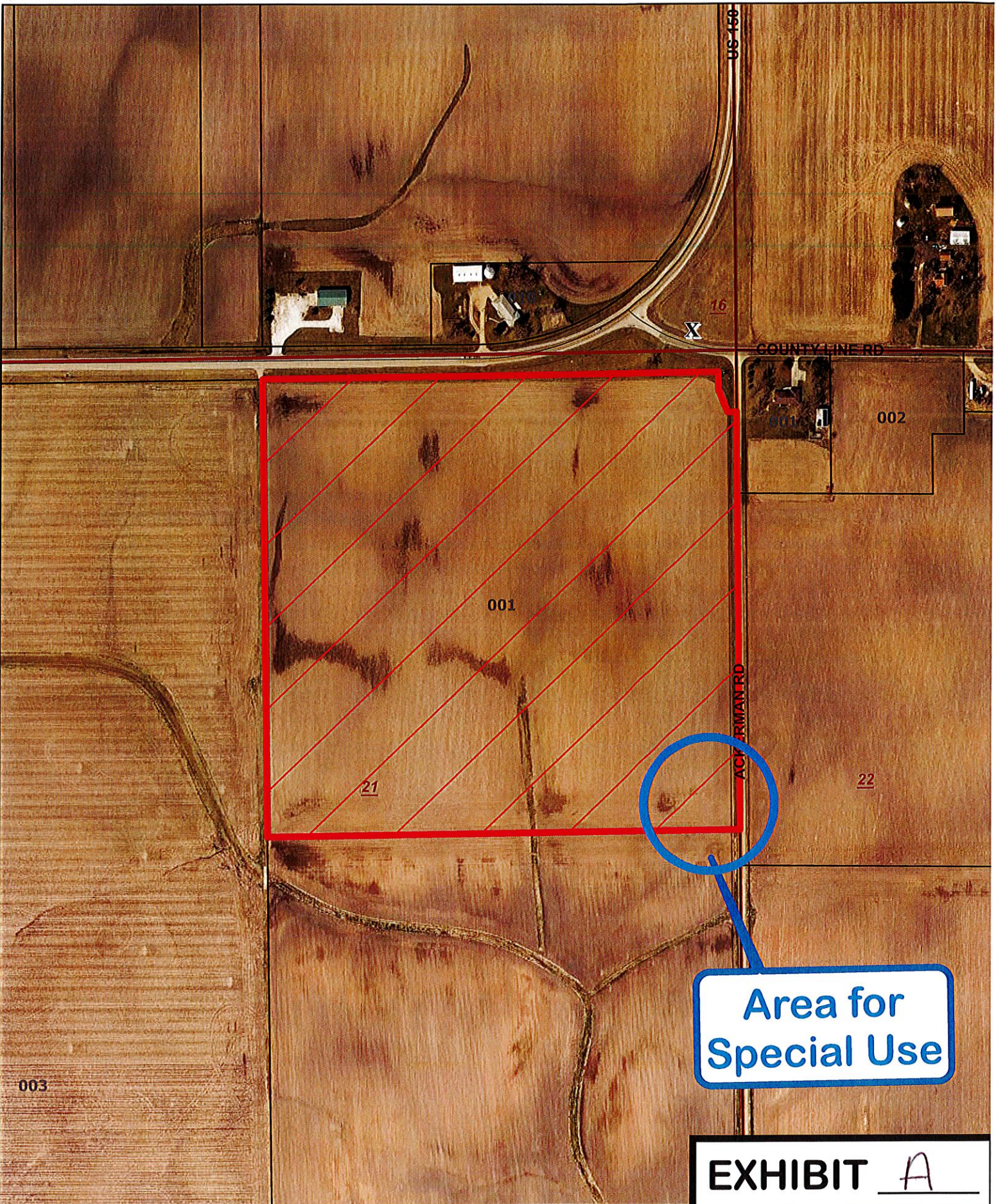
Wanda D. Ackerman
Owner's Signature

12-4-24
Date

Subscribed and sworn to before me this 4th day of December, 2024.

Sandra R. Gullette
Notary Public



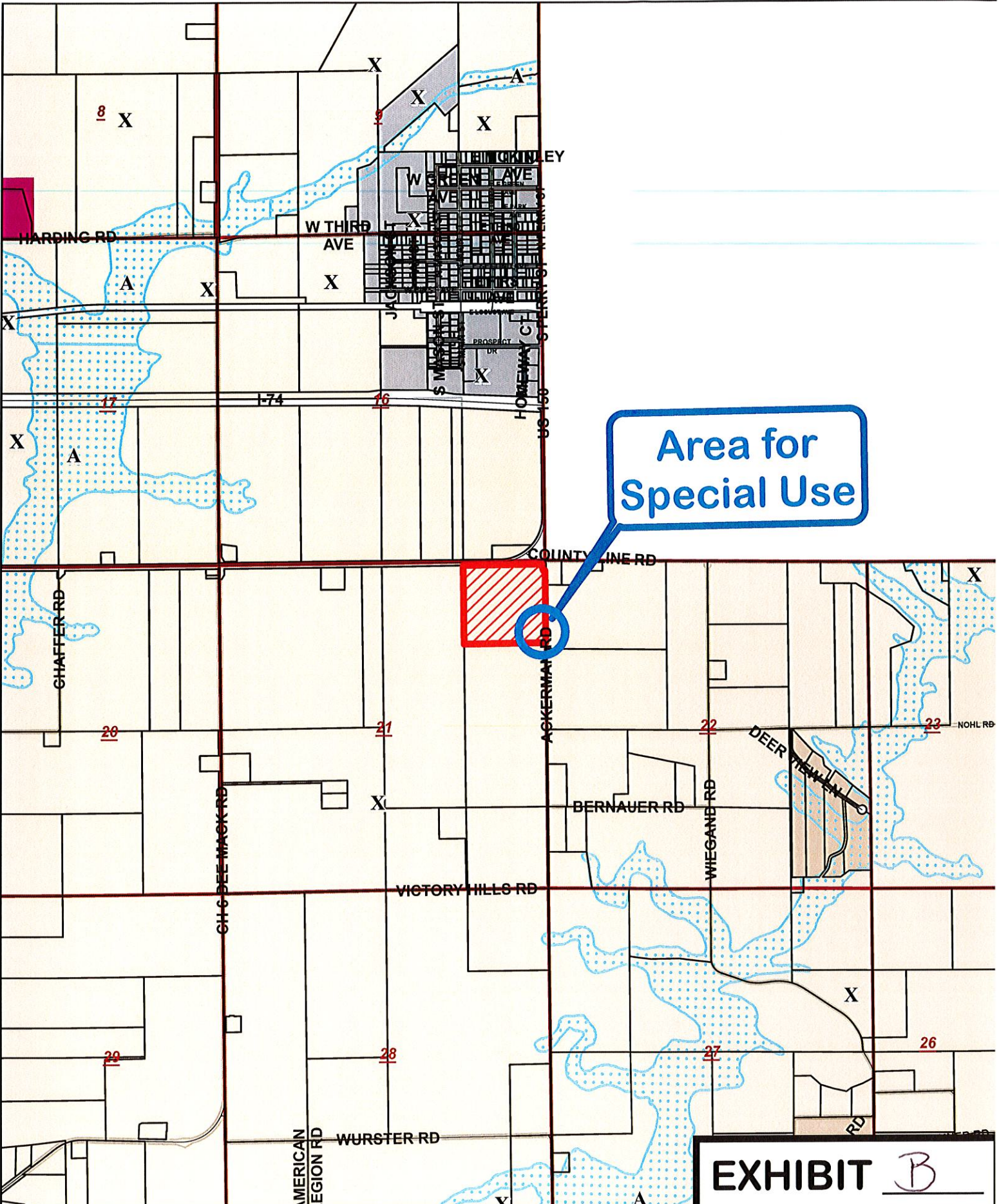


Area for
Special Use

EXHIBIT A



Zoning



Area for Special Use

EXHIBIT B

Zoning	A-1	C-2	I-1	R-2
District	A-2	CITY	I-2	R-R
	C-1	CONS	R-1	
				AG Area



Woodford County

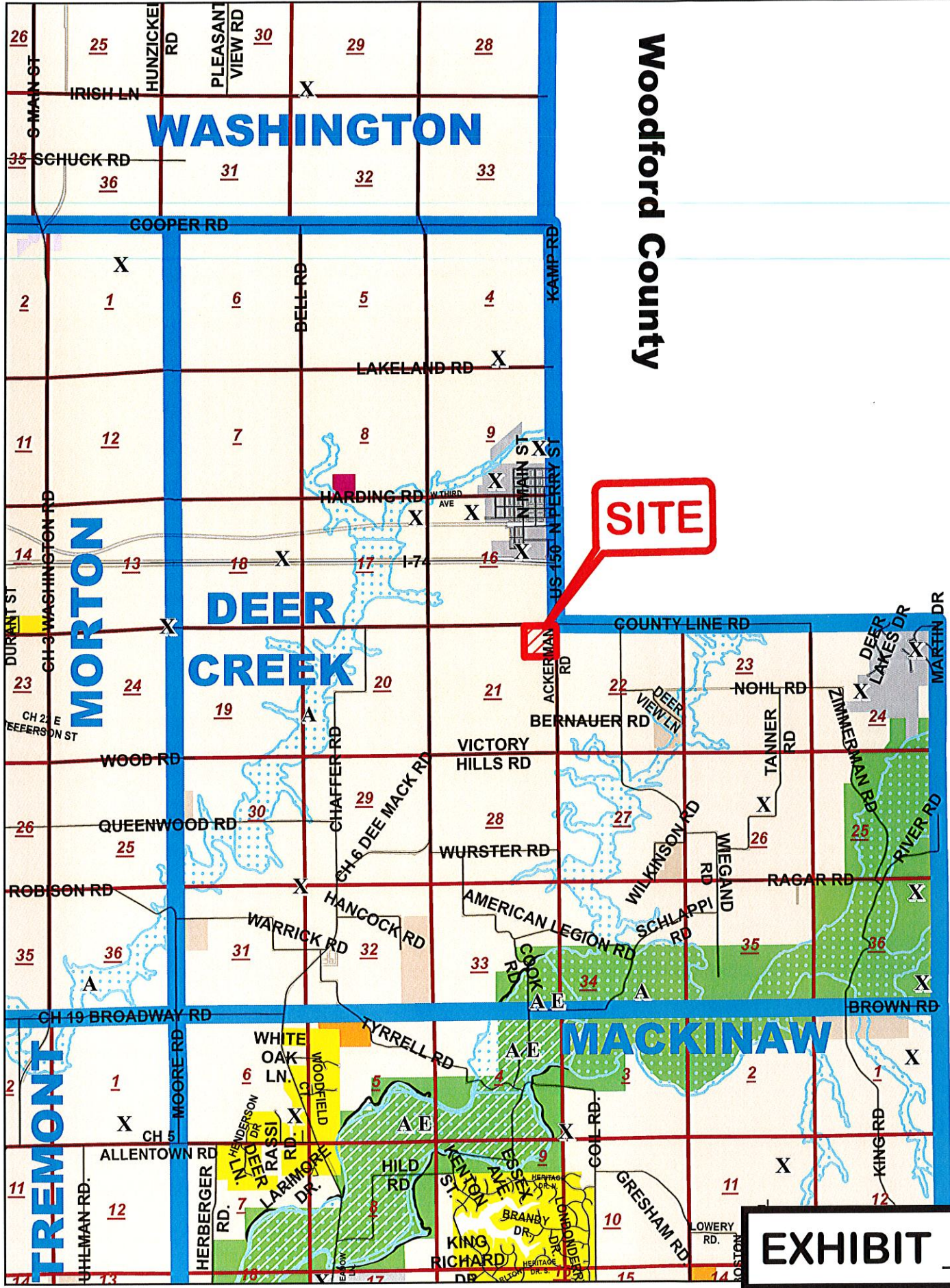
WASHINGTON

DEER CREEK

MACKINAW

SITE

EXHIBIT C



Zoning	A-1	C-2	I-1	R-2
District	A-2	CITY	I-2	R-R
	C-1	CONS	R-1	
				AG Area



TAZEWELL COUNTY
COMMUNITY DEVELOPMENT AND PLANNING
ZONING BOARD OF APPEALS REPORT (25-03-S)

Applicant: Wanda D. Ackerman

Requested Action: Request to allow a private family cemetery at property directly south of 31940 US Route 150.

Date of Application: December 4, 2024

Location: Property directly south of 31940 US Route 150 Deer Creek, IL 61733

Zoning:

Subject Property:	A-1 Agricultural Preservation District
North:	A-1 Agricultural Preservation District
East:	A-1 Agricultural Preservation District
South:	A-1 Agricultural Preservation District
West:	A-1 Agricultural Preservation District

Public Hearing: January 7, 2025

Considerations:

- Per the Tazewell County Zoning Code, the A-1 Zoning District is established to benefit and protect agricultural uses throughout the County.
- Per the Tazewell County Zoning Code, a cemetery may be established by a Special Use permit in the A-1 District.
- Subject property is approximately 39 acres and the applicant has proposed to utilize 1/10th of an acre of property for up to 50 plots, with 10-15 anticipated.

Findings of Fact:

- **The Special Use shall, in all other respects, conform to the applicable regulations of the Tazewell County Zoning Ordinance for the district in which it is located.**

(POSITIVE) Per Tazewell County Code 157.043, "In no case other than in planned unit developments, shall there be more than one main or principal structure or main or principal use on one lot or tract of land." The current primary use on the subject property is agriculture. As the proposed cemetery looks to occupy a maximum of 1/10th of an acre on a 39 acre property, the cemetery is considered an accessory use which is permitted in the A-1 district under a special use permit.

Per Tazewell County Code 157.440.G, cemeteries have specific setback regulations in the A-1 Zoning District. As the submitted site plan did not show the proposed location of the grave sites, staff was not able to confirm whether the proposal met the setback requirements set forth in this section. If approved, staff recommends a condition of approval which states that the cemetery shall meet the setback standards set forth in Tazewell County Code 157.440.G

- **The Special Use will be consistent with the purposes, goals, objectives, and standards of the officially adopted County Comprehensive Land Use Plan and these regulations or of any officially adopted Comprehensive Plan of a municipality within a 1.5-mile planning jurisdiction.**

(NEGATIVE) The subject property is further than 1.5 miles from a planning jurisdiction with an officially adopted Comprehensive Plan. The Tazewell County Comprehensive Plan states, "Appropriate areas for agricultural land are protected to allow for agricultural activities to continue". The proposal looks to convert a portion of an existing agricultural use into a non-agricultural use. The entirety of the subject property contains soils which have a productivity index of greater than 125, indicating quality agricultural land. As the proposal looks to convert prime agricultural land to a different use, the proposal does not meet the above mentioned Comprehensive Plan standard.

- **The petitioner has provided the information required by 7TCC1-25(c), and has demonstrated the ability to complete the proposal shown in 7TCC1-25(c)(1)-(10), and has met those items required by the statements described in TCC1-25(c)(9).**

(POSITIVE) Per the application, the requirements of Article 25 of the Tazewell County Zoning Code have been met.

- **The site shall be so situated as to minimize adverse effects, including visual impacts on adjacent properties.**

(POSITIVE) Adjacent properties feature row crop production. Cemeteries are a low visual impact use due to the lack of vertical structures. Therefore, the proposed cemetery will not have visual impacts on adjacent properties

- **The establishment, maintenance or operation of the Special Use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the neighboring vicinity**

(POSITIVE) Cemeteries are a low-impact use which typically do not present safety issues.

- **The Special Use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.**

(POSITIVE) Cemeteries are a low-impact use and as such will not be injurious to the use and enjoyment of the agricultural properties in the immediate vicinity.

- **The Special Use shall not substantially diminish and impair property value within the neighborhood**

(POSITIVE) The surrounding area consists of agricultural uses. As cemeteries are a low-impact use and the proposed cemetery should not interfere with the operations of the neighboring properties, the proposal will not substantially diminish and impair property value in the general area.

- **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

(NEGATIVE) There is no access road proposed to the site of the cemetery. It is assumed that vehicles of visitors to the cemetery and the creation of grave sites would park on Ackerman Rd adjacent to the subject property. While Ackerman Rd is a low traffic facility, the presence of vehicles parked on the road may lead to vehicular conflicts. As there is no area for vehicles to access the cemetery, it is found that this standard has not been met.

- **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.**

(NEGATIVE) There is no access road or on-site parking proposed to the site of the cemetery. It is assumed that vehicles for visitors to the cemetery and the creation of grave sites would park on Ackerman Rd adjacent to the subject property as there are no pedestrian facilities or other alternate forms of transportation to access the site. While Ackerman Rd is a low traffic facility, the presence of vehicles parked on the road may lead to vehicular conflicts. As there is no area for vehicles to park, it is found that this standard has not been met.

- **The evidence establishes that granting the use, which is located one-half mile or less from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels as would hinder the operation or expansion of such operation.**

Not Applicable

- **Evidence presented establishes that granting the use, which is located more than one half mile from a livestock feeding operation, will not hinder the operation or expansion of such operation.**

(POSITIVE) A cemetery is a low-intensity use and will not hinder the operation or expansion of a livestock feeding operation within a one half mile of the subject property.

- **Seventy-five percent (75%) of the site contains soils having a productivity index of less than 125.**

(NEGATIVE) The entirety of the subject property contains soils having a productivity index of 145 or greater.

The soils present on the subject property and their productivity are listed below:

- o Tama (36B): 150
- o Ipava (43): 160
- o Sable (68): 155
- o Catlin (171C2): 145

- **The Special Use is consistent with the existing uses of property within the general area of the property in question.**

(POSITIVE) Existing uses of property within the general area consist of row crop production and single family residences. There are no other cemeteries in the general area but due to their low-impact there will be little to no conflict with neighboring uses. Due to its low impact, the proposal is consistent with uses in the general area.

- **The property in question is suitable for the Special Use as proposed.**

(NEGATIVE) As the proposed special use does not meet Comprehensive Plan standards and presents potential vehicular traffic issues, it is found that the subject property is not suitable for the proposed cemetery.

Recommendation:

Based upon the considerations and findings of fact, the Community Development and Planning Department recommends denial of the requested Special Use to allow the establishment of a cemetery on the subject property with parcel identification number 07-07-21-200-001.

Respectfully submitted.

Adam Crutcher
Tazewell County Land Use Planner

Melissa A. Kreiter

From: Stacy Thompson <sthompson@tchd.net>
Sent: Thursday, January 2, 2025 1:00 PM
To: Melissa A. Kreiter; Denise Gryp; Jaclynn Workman
Cc: Melissa Goetze
Subject: [EXTERNAL] Comments on the January 2025 ZBA Cases

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello! The following are the TCHD EH comments on the January ZBA cases:

CASE NO. 25-01-Z: Tazewell County on behalf of the Estate of Ernest E. Wells.

In light of the zoning change, a new private sewage disposal system which meets the requirements of the Illinois Private Sewage Disposal Code must be installed on the property to serve the dwelling. A cesspool is not approved to serve as a private sewage disposal system.

CASE NO. 25-02-S: Commandant William Clark on behalf of the Pekin Marine Corps League, Tobin-Nanninga Detachment #85.

TCHD approves the connection of the proposed restroom addition to the existing septic system, provided the following requirements are met:

1. ADA-compliant restrooms with hand washing sinks must be installed per plumbing code. Contact Community Development to confirm the number of restrooms required, and for required permits.
2. A hand washing sink must be provided for employees/volunteers in the bar area of the accessory structure. A separate dump sink/utility sink also must be provided, as the hand washing sink cannot be used as a dump sink. The hand sink and dump sink/utility sink must be indirectly plumbed (i.e., provided with an air gap) and installed per plumbing code. If the facility will only utilize single use articles, a 3-compartment sink will not be required at this time.
3. A Food Establishment Plan Review Application must be submitted to TCHD and approved prior to installation of the restrooms and new hand washing and dump sink/utility sink.
4. No food preparation or ware washing may occur in the accessory structure unless a grease interceptor is installed.
5. As the septic system is currently sized for 110 persons, if more than 110 persons will be present on site at any time, a portable sanitation application with the Tazewell County Health Department must be submitted and portable toilets and portable handwashing stations must be provided according to the anticipated number of persons present. The septic system components on the property must not be driven on by vehicles at any time, including during the placement, servicing, or retrieval of portable sanitation units. In lieu of obtaining portable sanitation, additional septic tank and seepage field capacity may be installed to accommodate the additional number of patrons.

CASE NO. 25-03-S: John C. Ackerman, on behalf of Wanda Ackerman.

The burial sites may not be located within the regulatory 100-year flood plain and must maintain a minimum lateral distance of 75 feet from a potable water source, such as a water well.

The Tazewell County Coroner must be notified at the time of death. The burial must be coordinated through a state-licensed funeral director who will file a certificate of death and burial permit with the county coroner. The funeral director must be present at the time of burial.

We recommend that the latitude and longitude of the burial sites be recorded for future reference. It is also recommended that the interment site be registered with the Recorder of Real Estate and Land Records in the event the property is sold at a future date.

CASE NO. 25-04-V: Corey O'Donnell. No comment.

Sincerely,

Stacy M. Thompson, MS, LEHP

Environmental Health Supervisor

Tazewell County Health Department

21306 Illinois Route 9, Tremont, IL 61568

Direct Line: 309-929-0226

Main Line: 309-925-5511

<http://www.tazewellhealth.org>

The mission of the Tazewell County Health Department is to promote and protect the public's health and well-being.

Tazewell County Soil and Water Conservation District
1440 Valle Vista Blvd.
Pekin, IL 61554-6224
346-4462 ext. 3

January 3, 2024

Tazewell County Department of Community Development
Jaclynn Workman, Community Development Administrator
McKenzie Building
11th South 4th Street
Pekin, IL 61554

RE: January Zoning Cases

Case #25-01-Z and #25-02-S
No Comment

Case #25-03-S
The soil type is 171C2 Catlin silt loam, 4 to 10% slopes, with an index rating of 145, and is not considered prime farmland because of the slopes.
Recommend **Approval**.

Case #25-04-V
No Comment

Sincerely,

Robert Clark
Resource Conservationist
Tazewell County Soil and Water Conservation District

EXHIBIT E

CASE INFORMATION

CASE NO.: 25-04-V PETITIONER: Corey O'Donnell
AGENT OR REPRESENTATIVE: _____
ADDRESS: 335 Wildwood Dr., Groveland, IL 61535 PHONE: 309-303-0549
REQUEST FOR: Variance to waive the requirements of §157.150(A)(3) to allow the construction of an Addition to Dwelling (Attached Garage & Living Room) to be 34' from the centerline of Wildwood Dr., which is 16' closer than allowed in a R-1 Low Density Residential District
P.I.N.# 05-05-27-306-003 PARCEL SIZE Less than 1 +/- acre PRESENT ZONING: R-1
SURROUNDING ZONING: N R-1 S R-1 E R-1 W R-1
PETITION RECEIVED: 11/13/24 CASE ORIGIN: By Petitioner

AGENCIES NOTIFIED AND COMMENTS MADE:

PLANNER: Does not comment on Variance cases
HEALTH DEPT.: Notified 12/16/24
TCSWCD: Notified 12/16/24
TCFB: Notified 12/16/24
COUNTY HIGHWAY: Notified 12/16/24
MUNICIPALITY: Notified 12/18/24
TOWNSHIP: Notified 12/18/24
IDOT: N/A
SCHOOL DISTRICT: N/A
SURROUNDING PROPERTY OWNERS: Notified 12/17/24
PUBLICATION DATE: 12/18/24 WHERE: Tazewell Chronicle

ACTION TAKEN:

ZONING BOARD OF APPEALS: _____ DECISION: _____

LAND USE COMMITTEE: _____ DECISION: _____

COUNTY BOARD: _____ DECISION: _____

OTHER COMMENTS: _____

**TAZEWELL COUNTY COMMUNITY
DEVELOPMENT
APPLICATION FOR ZONING HEARING
PETITION FOR: VARIANCE**

Staff Use Only:	Accepted by: <u>MK</u>	
Date Filed: <u>11/13/24</u>	CASE NO. <u>25-CF-V</u>	
Filing Fee: <u>300.00</u>	Publication Fee: _____	
ZBA Hearing Date: <u>1/1/24</u>		
Decision Date: _____		
APPROVED <input type="checkbox"/>	DENIED <input type="checkbox"/>	OTHER <input type="checkbox"/>

1. Applicant and Owner Information:

Applicant:

Owner:

Name: Corey O'Donnell
Address: 335 Wildwood Dr
City, State: Graveland, IL
Phone: 309.303.0549
(daytime contact)
Email: odonnellcustombuilders@gmail.com

Name: Corey O'Donnell
Address: 335 Wildwood Dr
City, State: Graveland, IL
Phone: 309.303.0549
(daytime contact)
Email: odonnellcustombuilders@gmail.com

The property interest of the applicant, if not the owner: _____

2. Site and Surrounding Property Information:

- a. 911 Address or property location of subject property: 335 Wildwood Dr Graveland IL 61535
- b. Correct Legal Description and Property Identification Number: (Attach an additional sheet if necessary - a copy of the legal description may be obtained from the Recorder of Deeds Office – 1st floor, McKenzie Building)

Current Zoning: Residential Property ID Number: 05-05-27-306-003
Proposed Parcel Size/Acreage: .38 Soil Productivity Rate of site: _____
Legal Description:
Sec 27 T25N R24W Lake of Whispering Oaks
Sec 4 Lot 6 SW 1/4
- c. Describe all existing structures, physical attributes and current land use of the property:
Brick and vinyl sided home. Wood sided shed
Poly-resin shed Covered wood deck in rear
- d. Previous Special Use/Variance requested for this property? No Yes—Case No. _____

3. Specify what the Variance request is for:

To be approximately 34' from front of new
garage to the center of the road instead of 50'

4. Explain in detail the hardship or circumstances which prevents you from meeting the requirements of the Zoning Code:

Please see the attached form for
the answers to the other questions.

4. Explain in detail the hardship or circumstance which prevents you from meeting the requirements of the Zoning Code:

The steep slope of our yard is unique to our neighborhood. It limits us on building a garage within the zoning regulations set forth by Tazewell County. Our front yard has over a 6% slope going down from the road to our home. When it rains, water pools up 15' from the front of our home and occasionally seeps through our foundation wall into our Master Bedroom. If we build the garage 50' from the center of the road to follow the zoning code, the back of our garage wall would be 3' from our house wall blocking entry to our front door. If we build it 3' away from our home, rainwater will pool up between the two structures and cause water to flood into our Master Bedroom. Other properties in our neighborhood are flat and do not have this particular issue. Other properties in our neighborhood are bigger which helps them meet the code requirement. We would like to build a Livingroom addition attached to the house, reroute the entry door and build a garage that is attached to the Livingroom addition. Right now, we have parking spots that are 24' wide and end 35' from the center of the road. If we stay within the 50' code we would have to extend those parking spots and retaining walls 15' further towards the house by 24' wide. With the downhill slope of the yard those retaining walls would have to raise from 1' 6" to 4' 6". To build the garage and meet code, we would have to move our front entry door inside of our spare bedroom for it to be accessible.

5.

a. Explain how the particular surroundings, shape or topographical conditions of the property creates a particular hardship rather than inconvenience, if the Zoning Code regulations were to be carried out.

Our yard has over a 6% slope from the road to our home and over a 25% slope from our home to our rear property line. Our property is narrow and slopes longways towards our rear property line. This makes it nearly impossible to develop the land in a practical way. It is a unique property compared to the other properties in our neighborhood that are flat or have much less slope. The slope of our yard and narrow width was not self-created. It was existing when we purchased the home.

b. Explain how the conditions upon which the variance is based are unique to the property for which the variance is sought and are not applicable, generally, to the property.

The variance is based on the majority of the homes in our area that have flat properties and have a greater distance from the home to the center of the road which makes those properties easier to build on while staying within the setback code. The slope of our

property creates a hardship that is not shared by other properties in the area. The flat properties would have the proper drainage and grading to keep the rainwater away from entering the homes foundation. Those properties would also have more options as to places on their property to build a garage without significant difficulty.

c. Explain how granting the variance will not be detrimental to the public, welfare, nor injurious to other property or improvements in the neighborhood or otherwise be inconsistent with any officially adopted County plan or these regulations.

Granting the variance will not harm neighboring properties as the addition is designed to fit the existing lot size and style, while still allowing us to utilize our land reasonably.

d. Explain how the proposed variance will not impair an adequate supply of light and air to adjacent property, nor substantially increase the congestion in public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The proposed variance will not impair the supply of light or air to the adjacent properties. The structure would be positioned to make sure the existing windows on the adjacent properties still receive adequate light. The addition isn't tall enough or close enough to the adjacent property to cause these issues. The addition will not affect the congestion of public streets as it will not impair the line of sight needed to safely drive down our road. Our property is also not a corner lot, so it does not block the ability to see traffic that intersects. The proposed variance would not increase the danger of fire as we are still within the Tazewell County setback regulation on our side property lines. The addition wouldn't diminish or impair property values within the neighborhood as seven other homes in close proximity to ours in our neighborhood, have garages that are built closer than the 50' setback from the center of the road. If we were granted the variance and built the Livingroom addition and attached garage, our property value would raise, and intern raise the values of the surrounding properties.

e. Explain how the purpose of the variance is not based exclusively upon a desire to increase the monetary gain of the property.

We want to be able to build our attached garage and Livingroom addition in a reasonable spot that fits the specific layout of our property. We also want to build the garage, so we have a place to park our vehicles inside so they're out of the weather and protect them from falling tree branches and theft. We would like to build the Livingroom addition to provide more living space in our home. We also need extra storage space as our storage is limited inside our home.

f. Explain how circumstances or conditions are such that the strict application of the provisions of this section would deprive the applicant of reasonable use of his or her property. Mere loss in value shall not justify a Variance.

With the slope of our property, rain-water run-off, the blocking of our front entry door and the location of our already established parking spots, the strict provisions of this section would prohibit us from reasonable use of our property. If the variance was granted, it would not significantly alter the character of the surrounding neighborhood or make any inconvenience to our adjacent neighbors.


g. Explain how granting the Variance is the minimum adjustment necessary that will make possible the reasonable use of the land or structure.

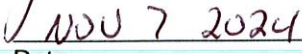
Granting this variance will give us parity with our neighbors and nothing more. The size of the garage and Livingroom addition is no bigger than the standard size of those additions.

h. Explain how the request is due to unique circumstances.


The majority of the properties in our district do not have the steep slope that our property has. Our property has 8 step downs with retaining walls from the front yard all the way down to the lake in our backyard. These structures limit our options for placement of the new garage and Livingroom addition.


6. **Signature:** I (we) certify that the proposed Variance will conform to the standards for Variances in the Tazewell County Zoning Ordinance and hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my (our) knowledge.



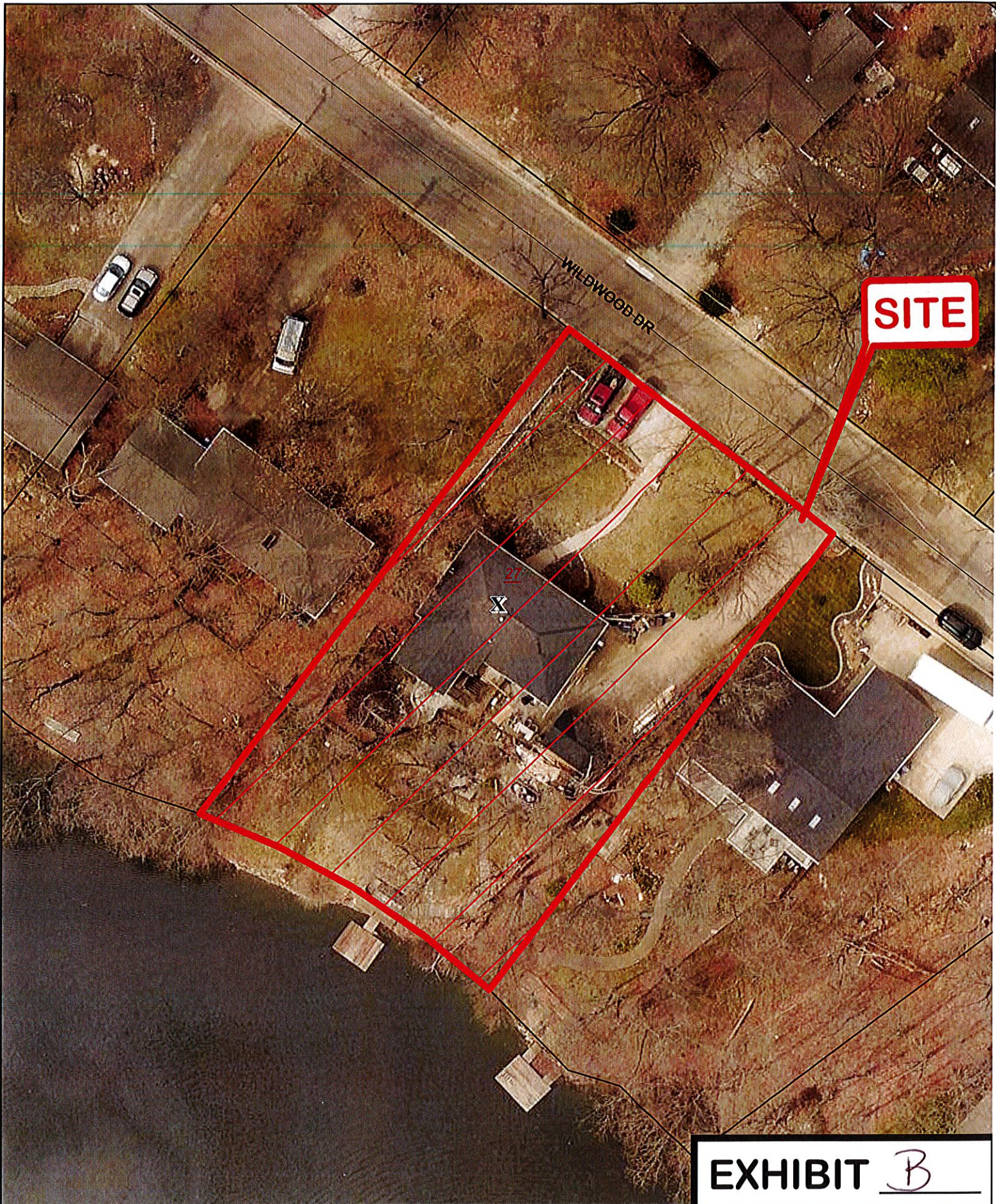
Applicant Signature


Date



Owner Signature


Date



SITE

EXHIBIT B

Zoning



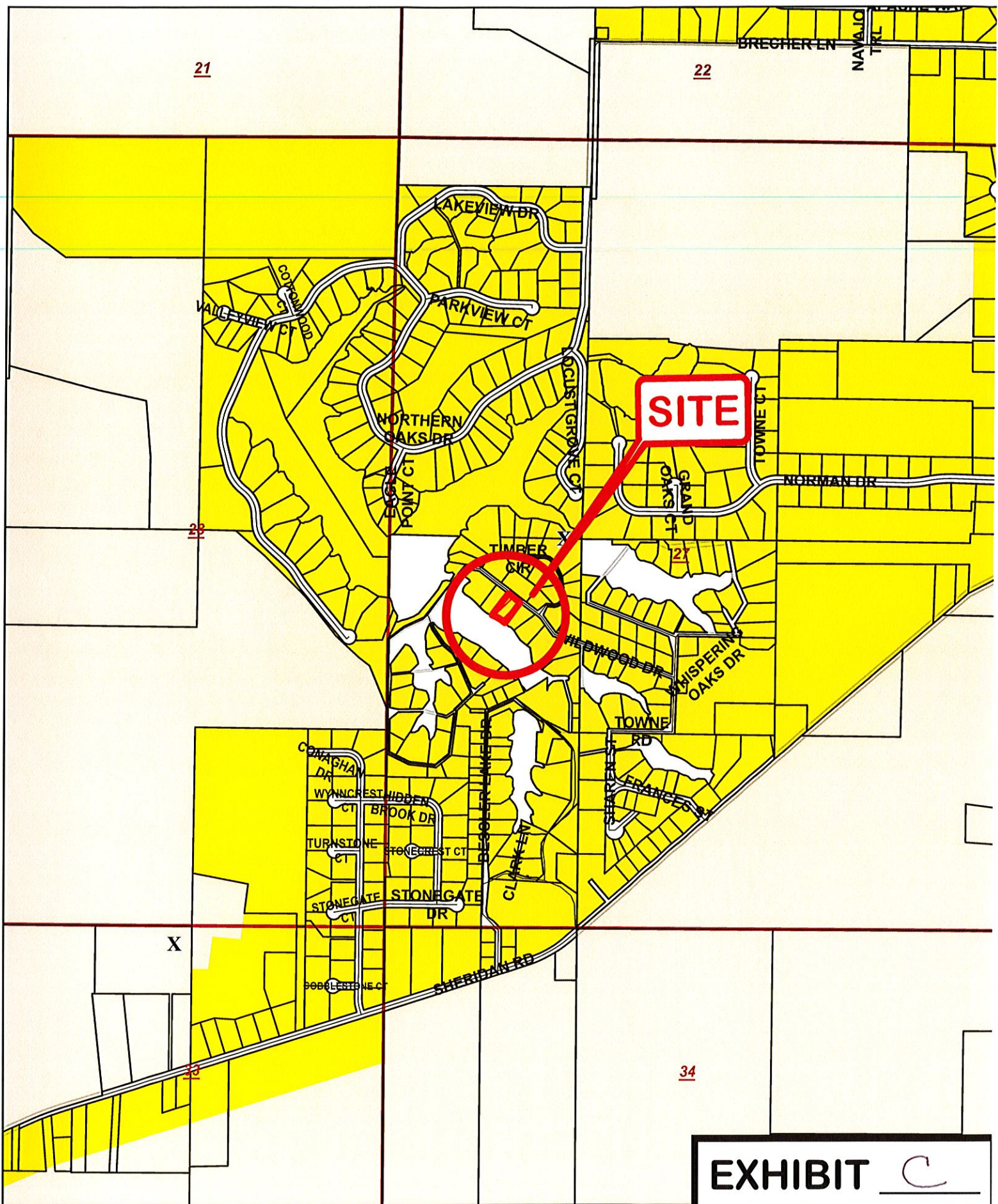
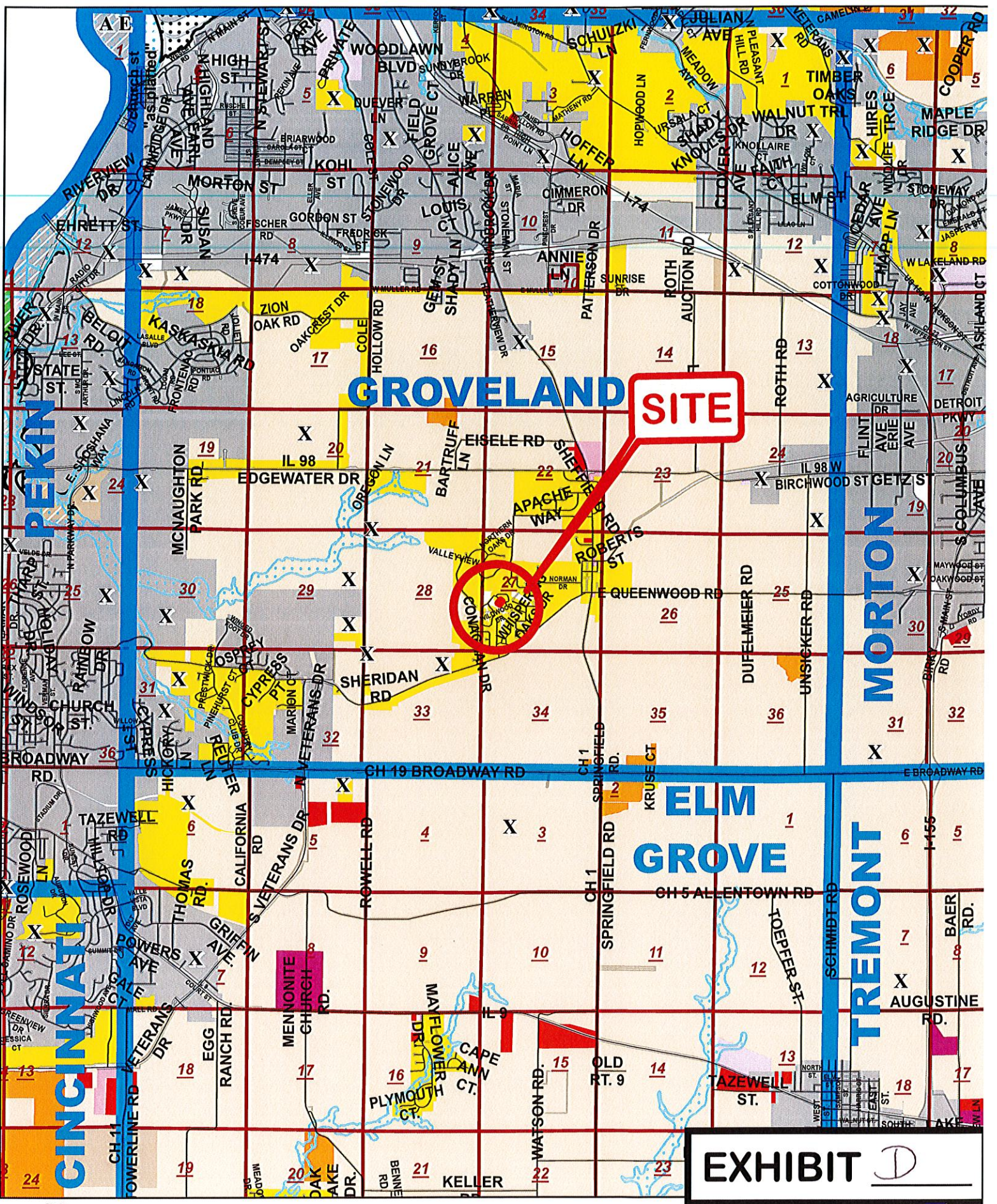


EXHIBIT C



Zoning	A-1		C-2		I-1		R-2
	A-2		CITY		I-2		R-R
District	C-1		CONS		R-1		
			AG Area				



SITE

GROVELAND

ELM GROVE

TREMONT

EXHIBIT D

Zoning	A-1	C-2	I-1	R-2
District	A-2	CITY	I-2	R-R
	C-1	CONS	R-1	

AG Area



Melissa A. Kreiter

From: Stacy Thompson <sthompson@tchd.net>
Sent: Thursday, January 2, 2025 1:00 PM
To: Melissa A. Kreiter; Denise Gryp; Jaclynn Workman
Cc: Melissa Goetze
Subject: [EXTERNAL] Comments on the January 2025 ZBA Cases

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Hello! The following are the TCHD EH comments on the January ZBA cases:

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In light of the zoning change, a new private sewage disposal system which meets the requirements of the Illinois Private Sewage Disposal Code must be installed on the property to serve the dwelling. A cesspool is not approved to serve as a private sewage disposal system.

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TCHD approves the connection of the proposed restroom addition to the existing septic system, provided the following requirements are met:

1. ADA-compliant restrooms with hand washing sinks must be installed per plumbing code. Contact Community Development to confirm the number of restrooms required, and for required permits.
2. A hand washing sink must be provided for employees/volunteers in the bar area of the accessory structure. A separate dump sink/utility sink also must be provided, as the hand washing sink cannot be used as a dump sink. The hand sink and dump sink/utility sink must be indirectly plumbed (i.e., provided with an air gap) and installed per plumbing code. If the facility will only utilize single use articles, a 3-compartment sink will not be required at this time.
3. A Food Establishment Plan Review Application must be submitted to TCHD and approved prior to installation of the restrooms and new hand washing and dump sink/utility sink.
4. No food preparation or ware washing may occur in the accessory structure unless a grease interceptor is installed.
5. As the septic system is currently sized for 110 persons, if more than 110 persons will be present on site at any time, a portable sanitation application with the Tazewell County Health Department must be submitted and portable toilets and portable handwashing stations must be provided according to the anticipated number of persons present. The septic system components on the property must not be driven on by vehicles at any time, including during the placement, servicing, or retrieval of portable sanitation units. In lieu of obtaining portable sanitation, additional septic tank and seepage field capacity may be installed to accommodate the additional number of patrons.

CASE NO. 25-03-S: John C. Ackerman, on behalf of Wanda Ackerman.

The burial sites may not be located within the regulatory 100-year flood plain and must maintain a minimum lateral distance of 75 feet from a potable water source, such as a water well.

The Tazewell County Coroner must be notified at the time of death. The burial must be coordinated through a state-licensed funeral director who will file a certificate of death and burial permit with the county coroner. The funeral director must be present at the time of burial.

We recommend that the latitude and longitude of the burial sites be recorded for future reference. It is also recommended that the interment site be registered with the Recorder of Real Estate and Land Records in the event the property is sold at a future date.

CASE NO. 25-04-V: Corey O'Donnell. No comment.

Sincerely,

Stacy M. Thompson, MS, LEHP

Environmental Health Supervisor

Tazewell County Health Department

21306 Illinois Route 9, Tremont, IL 61568

Direct Line: 309-929-0226

Main Line: 309-925-5511

<http://www.tazewellhealth.org>

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Tazewell County Soil and Water Conservation District
1440 Valle Vista Blvd.
Pekin, IL 61554-6224
346-4462 ext. 3

January 3, 2024

Tazewell County Department of Community Development
Jaclynn Workman, Community Development Administrator
McKenzie Building
11th South 4th Street
Pekin, IL 61554

RE: January Zoning Cases

Case #25-01-Z and #25-02-S
No Comment

Case #25-03-S

The soil type is 171C2 Catlin silt loam, 4 to 10% slopes, with an index rating of 145, and is not considered prime farmland because of the slopes.

Recommend **Approval**.

Case #25-04-V
No Comment

Sincerely,

Robert Clark
Resource Conservationist
Tazewell County Soil and Water Conservation District

EXHIBIT F

Melissa A. Kreiter

From: Maquet, Nic <nmaquet@ci.pekin.il.us>
Sent: Thursday, December 26, 2024 10:25 AM
To: Melissa A. Kreiter
Subject: [EXTERNAL] RE: ZBA Case for Comment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Melissa,

The City of Pekin has no comments for these cases.

Respectfully,
Nic Maquet
Director of Building & Development
Community Development Department
111 S. Capitol St. Pekin, Illinois 61554
Phone: 309-478-5370
Email: Nmaquet@ci.pekin.il.us
Website: <https://www.ci.pekin.il.us/departments/inspections/index.php>

-----Original Message-----

From: Melissa A. Kreiter <MKreiter@tazewell-il.gov>
Sent: Wednesday, December 18, 2024 4:36 PM
To: Maquet, Nic <nmaquet@ci.pekin.il.us>
Subject: ZBA Case for Comment

Sorry for the duplicate emails - I failed to attach both cases in my original email.

Thanks!
Melissa

Melissa A. Kreiter
Chief Deputy/"FOIA" Officer
Tazewell County Department of Community Development
11 S. 4th St., Room 400 - Pekin, IL 61554
Phone: (309) 477-2235 - Email: mkreiter@tazewell-il.gov
Website: <http://www.tazewell-il.gov>

This e-mail message has been scanned for Viruses and Content and cleared by MailMarshal
#####