

LIMESTONE TOWNSHIP PLANNING COMMISSION

1501 W. Garfield Ave. Bartonville, IL 61607-1798
Phone (309) 697-3521 Fax (309) 697-1724

Members: Steve Belfield ▪ Al Schneider ▪ Dave Schaab ▪ Tom Stagg
Rudy Lewis

Monthly Meeting: March 19, 2024 Called to Order: 7: 00 pm.

CASE #ZBA-2024-0024

ID# 17-13-226-017

APPLICANT: Robert VanDyke

ADDRESS: 811 S. Kickapoo Ln., Peoria, IL 61604

OWNER: Robert VanDyke

E-911 Address of PARCEL: 811 S. Kickapoo Ln., Peoria, IL 61604

Members Present: Belfield, Schneider, Lewis, Schaab, Stagg

Members Absent: None Quorum: Present

Petition of **ROBERT VANDYKE**, acting on his own behalf, a **VARIANCE** request from Section 20-6.6.2.1.e.1 of the Unified Development Ordinance, which requires a road setback of 25 feet in the "R-2" Medium Density Residential Zoning District. The petitioner proposes to construct a carport at a distance of 5 feet from the right-of-way, resulting in a variance request of 20 ft.

This property can be located by heading northwest on Main St and turning left onto SW Jefferson St. Turn right onto N William Kumpf Blvd. Turn left onto W John H Gwynn Jr Ave/West 3rd Ave and continue for approximately 1 mile. Turn left onto W Martin Luther King, Jr Dr and continue for approximately 1 mile. Merge onto IL-116. Turn left onto W Lincoln Ave. Turn right to stay on W Lincoln Ave. Turn left onto S Kickapoo Ln and continue to 811 S Kickapoo Ln, Peoria, IL.

The Commission's discussion is as follows:

Dave Schaab stated that Kickapoo is very uniform. When you look down the street everyone has the same setback. He thinks that this structure is asking for problems. Mr. Schaab continued by saying that it is a temporary structure that is going to be used as a permanent structure. He concluded his statement by saying that because of the continuity of the neighborhood, he has a problem with it. The committee members agreed with what Mr. Schaab. It was clarified that it is a self-standing structure that will need to be anchored down.

Motion to: **DENY Variance Request from Section 20-6.6.2.1.e.1** of the Unified Development Ordinance

Motion made by: Schneider Seconded by: Stagg

Ayes: 5 Nays: 0

Motion Carried: X

Motion to Adjourn: 7:17 pm.

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Members: Steve Belfield ▪ Al Schneider ▪ Dave Schaab ▪ Tom Stagg
Rudy Lewis

Monthly Meeting: March 19, 2024 Called to Order: 7:18 pm.

CASE #ZBA-2024-0025

ID# 17-02-100-019

APPLICANT: Stephen Durdel

ADDRESS: 1726 N. Prichard Rd., Peoria, IL 61615

OWNER: Florence, Frederick, and Stephen Durdel

E-911 Address of PARCEL: 1726 N. Prichard Rd., Peoria, IL 61615

Members Present: Belfield, Schneider, Lewis, Schaab, Stagg

Members Absent: None Quorum: Present

The request for Variance, **Case #ZBA-2023-0025**, petition of **STEPHEN DURDEL**, acting on behalf of **FLORENCE DURDEL, FREDERICK DURDEL, AND STEPHEN DURDEL**, a **SPECIAL USE** request from Section 20-5.4.2.2.b of the Unified Development Ordinance, which allows for Landscape Contractors in the “R-1” Low Density Residential Zoning District. The petitioner proposes to continue operation of a tree landscape business.

The property can be located by heading northwest on Main St and continuing for approximately 2 miles. Turn right onto IL-8 W/W Farmington Rd and continue for approximately 1 mile. Turn right onto IL-8/W Southport Rd and continue for approximately 2 miles. Turn left onto W Pottstown Rd. W Pottstown Rd turns slightly left thence Southwesterly and 33 feet normally distant from said centerline of said highway 26 feet more or less to the point of beginning, situated in the County of Peoria and State of Illinois.

The Commission’s discussion is as follows:

Mr. Schaab stated that this is nearly hidden from the street. He said it was a neatly run and assembled operation. There have been no received complaints from the neighbors. It was clarified that it is legal to run a business in “R-1” zoning. Mr. Stagg stated that he was impressed by how upkept the property is.

Motion to: **APPROVE Special Use Request from Section 20-5.4.2.2.b** of the Unified Development Ordinance

Motion made by: Belfield Seconded by: Lewis

Ayes: 5 Nays: 0

Motion Carried: X

Motion to Adjourn: 7:27 pm.