

Pekin Zoning Board of Appeals Meeting
111. S. Capitol Street
City Council Chambers 2nd Floor
October 13, 2021
5:00 PM

A regular Meeting of the Pekin Board of Appeals will be held at Pekin City Hall, 111 South Capitol Street, City of Pekin, Illinois, on the 13th day of October 2021, at 5:00PM.

Pledge of Allegiance

- I. Roll Call
- II. Agenda Approval
- III. Applications and Hearings
- IV. Informal
- V. Public Input
- VI. Adjourn

CASE SU 2021-09

A special use request by J & B Rentals and Keith M. James for the establishment of a CDL/Truck Driving School by Midwest Technical Institute in a B-3 General Business District at 3010 and 3000 Court Street. Said properties having a legal description of SEC 12 T24N R5W SUNSET HILLS EXT 10 S PT OF LOT 3 NE 1/4 1.52 AC and SEC 12 T24N R5W SUNSET HILLS EXT #10 NE PART OF LOT 3 .38 ACRE NE ¼ and SEC 12 T24N R5W SUNSET HILLS EXT #10 LOT 2 & N WESTERN PT LOT 3 3A NE1/4 with the following P.I.N.'s 10-10-12-217-006, 10-10-12-217-007 and 10-10-12-217-005, all in Tazewell County, Illinois.

CASE SU 2021-10

A special use request by Ronald Wilson for the establishment of outdoor sales space for exclusive sale of new or used automobiles in a B-3 General Business District at 282 Derby Street. Said property having a legal description of SEC 3 T24N R5W LOTS 6, 7, 8 SE ¼ with the following P.I.N. 04-10-03-416-025, in Tazewell County, Illinois.

CASE SU 2021-11

A special use request by S & V Motorsports, LLC for the establishment of Automotive Repair Business in a B-3 General Commercial District at 300 S 2nd Street. Said property having a legal description of SEC 3 T24N R5W CINCINNATI ADDN LOT 33(EX CITY) & LOTS 34 & 35 & W 74' LOT 36 NE ¼ with the following P.I.N. 04-10-03-205-001, in Tazewell County, Illinois.

CASE SU 2021-12

A special use request by VP Racing Fuel for a drive-through establishment in a B-3 General Commercial District at 900 N 5th Street. Said property having a legal description of SEC 35 T25N R5W ORIGINAL TOWN LOTS 1, 2 & 3 (EXC HWY) BLK 81 SW ¼ with the following P.I.N. 04-04-35-301-001, in Tazewell County, Illinois.

CASE SU 2021-13

A special use request by Geoffrey A. Smith, IDEA Architecture, for a drive-through establishment in a B-3 General Commercial District at 3424 Court Street. Said property having a legal description of SEC 7 T24N R4W EAST COURT VILLAGE SUB LOT 6 SW 1/4 1.21 AC with the following P.I.N. 11-11-07-307-023.

CASE RZ 2021-04

A rezoning request by Veterans Drive Investments, LLC from AG Agriculture to RM-2 Multi-Family Residential for approximately 40.30 acres located at the end of Maple Park Drive and Aspen Court with legal descriptions of SEC 31 T25N R4W NE 1/4 OF SW 1/4 (EXC SUB TRACTS) S 1/2 OF SE 1/4 OF NW 1/4 & SW CORNER OF NE 1/4 & NWLY .44 AC TRACT OF W 1/2 SW 1/4 38.54 AC and SEC 31 T25N R4W HICKORY HILLS EST SEC 5 LOT 73 E 1/2 SW ¼ and SEC 31 T25N R4W HICKORY HILLS EST SEC 5 LOT 74 E 1/2 SW ¼ and SEC

31 T25N R4W HICKORY HILLS EST SEC 5 LOT 72 E 1/2 SW ¼ with the following P.I.N.'s 05-05-31-306-015, 05-05-31-310-040, 05-05-31-310-041 and 05-05-31-309-007, all located in Tazewell County, Illinois.

CASE RZ 2021-05

A rezoning request by Anthony LaHood for properties currently zoned R-1, One-Family Residential District, to B-3 General Business District, for properties located at 1704 and 1706 Karo Street with legal descriptions of SEC 09 T24N R5W DALLAS SUBD #2 LOT 21 NE ¼ and P.I.N. #10-10-09-205-004 and SEC 09 T24N R5W DALLAS SUBD #2 LOT 20 NE ¼ and P.I.N. #10-10-09-205-005, both in Tazewell County, Illinois.

Public Input:

Adjourn:

Matt Fick, Secretary
Pekin Planning Commission