



**REGULAR ZONING BOARD OF APPEALS MEETING
WEDNESDAY, MARCH 13, 2024
5:00 PM**

1. Pledge of Allegiance

2. Call to Order

3. Approve Agenda

4. Approval of Minutes

4.1. February 14, 2024 Meeting Minutes

5. City Council Action Report

5.1. City Council Action Report February 26, 2024

6. New Business

- 6.1. **Case SU 2024-04** A Special Use request submitted by Wagenbach Builders on behalf of E3 Collision LLC for the operation of an Autobody Repair business with short-term vehicle storage for wrecked vehicles at 215 3rd Street. Said property is currently zoned I-1 Light Industrial with a legal description, SEC 34 T25N R5W ORIGINAL TOWN LOTS 3-4-5-6-7-8-9-10-11-12 & 13 E OF RR (EXC HWY) BLK 35 SE ¼, with the following PIN 04-04-34-419-003 in Tazewell County, Illinois
- 6.2. **Case SPR 2024-01** A Site Plan review request submitted by Wagenbach Builders on behalf of E3 Collision LLC for the construction of an Autobody Repair business with short-term vehicle storage for wrecked vehicles at 215 3rd Street. Said property is currently zoned I-1 Light Industrial with a legal description, SEC 34 T25N R5W ORIGINAL TOWN LOTS 3-4-5-6-7-8-9-10-11-12 & 13 E OF RR (EXC HWY) BLK 35 SE ¼, with the following PIN 04-04-34-419-003 in Tazewell County, Illinois
- 6.3. **Case SU 2024-05** A Special Use request submitted by Redeemed Auto Services, LLC for the operation of an Auto Repair business at 2410 North 8th Street. Said property is currently zoned B3-General Business with a legal description, SEC 23 T25N R5W PEKIN EDGEWATER PARK SEC 5 S 200 FT LOT 64 SW 1/4 with the following PIN 04-04-23-300-016 in Tazewell County, Illinois.

- 6.4. **Case V 2024-04** A variance request submitted by Kelle Williams for the property located at 611 Margaret Street to allow for the installation of a 10 Foot x 30 Foot canvas mural wall sign. Said property is zoned OS-1 Office Service District with a legal description, SEC 35 T25N R5W ORIGINAL TOWN W 10' OF LOT 13 & ALL LOT 14 & E 17' OF LOT 15 BLK 95 SW 1/4, with the following PIN 04-04-35-333-010, in Tazewell County, Illinois.

7. Any Other Business To Come Before The Board

8. Public Input

9. Adjourn



City of Pekin

**PROCEEDINGS OF THE REGULAR MEETING
OF THE ZONING BOARD OF APPEALS OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON WEDNESDAY, FEBRUARY 14, 2024 AT 5:00 PM**

Pledge of Allegiance

Pledge of Allegiance led by Chairman Donald Hild

Call to Order

The regular meeting of the Zoning Pekin Board of Appeals was called to order and all members were physically present except for Commissioner Craig and Commissioner Dagit. A quorum was declared by Chairman Hild.

Attendee Name	Organization	Title	Status	Arrived
Bill Craig	Zoning Board of Appeals	Vice Chair	Absent	-:--
Daryl Dagit	Zoning Board of Appeals	Commissioner	Absent	-:--
Chris Deverman	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Donald Hild	Zoning Board of Appeals	Chair	Present	5:00 PM
David Huskisson	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Kim Joesting	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Mary Lanane	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Kelly Madden	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Steve Thompson	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Amy Wilson	Zoning Board of Appeals	Commissioner	Present	5:04 PM

Approve Agenda

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Lanane
SECONDER:	Commissioner Deverman
AYES:	Commissioners Deverman, Hild, Huskisson, Joesting, Lanane, Madden, Thompson and Wilson
ABSENT:	Commissioner Craig and Dagit

Approval of Minutes

4.1. The Zoning Board of Appeals meeting minutes from the rescheduled meeting that was held on January 17, 2024

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Deverman
SECONDER:	Commissioner Madden
AYES:	Commissioners Deverman, Hild, Huskisson, Joesting, Lanane, Madden, Thompson and Wilson
ABSENT:	Commissioners Craig and Dagit

City Council Action Report

5.1. January 22, 2024 City Council Action Report

Presented by Nic Maquet with no further discussion.

Unfinished Business

6.1. Case SPR 2023-03

A site plan review has been submitted by St. Joseph's Church to allow for the construction of a building addition and parking lot at 303 S. 7th St. Said property is zoned RM-3 Residential Multi Family with a legal description, SEC 2 T24N R5W COLTS ADDN LOTS 16 THRU 22 NW 1/4, with the following PIN 04-10-02-101-001 in Tazewell County, Illinois.

Motion made by Commissioner Wilson and second by Mary Lanane to table SPR 2023-03 until after case 7.4.

Motion made to bring the case back for discussion by Commissioner Thompson second by Kelly.

No further discussion as this case was discussed in combination of 7.1, 7.2, 7.3 and 7.4.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Deverman
SECONDER:	Commissioner Wilson
AYES:	Commissioners Deverman, Hild, Huskisson, Joesting, Lanane, Madden, Thompson and Wilson

ABSENT: Commissioners Craig and Dagit
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New Business

7.1. Case RZ 2024-01

A Rezoning request submitted by St. Joseph's Church from B-3 General Business to RM-3-Multiple family Residential District for the vacant property located at 700 Court St. Said property is currently zoned B-3 General Business District with a legal description of SEC 2 T24N R5W COLTS ADDN LOT 23 NW ¼, with the following PIN: 04-10-02-106-001, in Tazewell County, Illinois.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Thompson
SECONDER:	Commissioner Huskisson
AYES:	Commissioners Deverman, Hild, Huskisson, Joesting, Lanane, Madden, Thompson and Wilson
ABSENT:	Commissioner Craig and Dagit

Chairman Hild combined public input and discussion on cases RZ 2024-01, RZ 2024-02, V 2024-02 and Case V 2024-03 as they all pertain to St. Joseph's church.

Public hearing opened at 5:07 pm.

Lou Miller, attorney, explained they met with staff to review the zoning in regard to the revised site plan for two zones (when the addition is made). Lou discussed the issues with the dumpster(s) and indicated they removed two parking spots to add some additional screening. Also, Mr. Miller made discussion in regard to the variances and the setbacks along with mentioning the changes made on Seventh Street.

Public hearing closed at 5:12 pm.

Motion to approve made by Commissioner Thompson Second by Huskisson

Commissioner Wilson asked about the hedges, she has concerns with the coverage from the headlights. Commissioner Wilson explained that the church is going from a solid masonry wall to a hedge. Wilson said it would be sufficient that we require the shrubbery be an evergreen and a height of at least 30 inches, allowing the headlights to be screened year-round.

Commissioner Wilson also suggested to review the spacing between the trees. Amy also expressed the desire for more more beatification at the intersection of Broadway St and Court St. Amy also has concerns with a solid waste truck making a turn and stated it is tight. Josie explained that it would be up to the church to handle if a solid waste truck were to damage property that we only require St. Joseph to meet code requirements.

Commissioner Lanane asked Nic if we had addressed any consequences to allowing this and Nic said they have. Kate stated that it has been recommended by staff and legal counsel to make everything RM-3, it would

make this “cleaner” and avoid the two different zones.

7.2. Case RZ 2024-02

A Rezoning request submitted by St. Joseph’s Church from R-4 Single Family Residential to P-1 Vehicular Parking District for the following parcels 04-10-02-103-001, 04-10-02-103-002, 04-10-02-103-003, 04-10-02-103-004, 04-10-02-103-006, 04-10-02-103-007, 04-10-02-103-008, 04-10-02-103-009 with a legal description, SEC 2 T24N R5W THARP PLACE ADDN LOTS 1 thru 5 NW 1/4 and SEC 2 T24N R5W THARP PLACE ADDN LOT 8 thru 10 NW ¼ and SEC 2 T24N R5W THARP PLACE ADDN PT OF LOTS 6 & LOT 7 BLK 2 NW 1/4 , in Tazewell County, Illinois.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Deverman
SECONDER:	Commissioner Madden
AYES:	Commissioners Deverman, Hild, Huskisson, Joesting, Lanane, Madden, Thompson and Wilson
ABSENT:	Commissioner Craig and Dagit

Public Input Open at 5:07 pm Public Input Closed at 5:12 pm

Discussion was combined with 7.1, 7.2, 7.3 and 7.4.

Commissioner Hild asked where the water retention would be located. Nic pulled the site plan (page 30 in the packet) and explained the location.

Commissioner Hild also asked why there was less parking and the engineer from Austin Engineering explained that they reduced the original size of the building so the required parking was less.

7.3. Case V 2024-02

A variance request submitted by St. Joseph’s Church for the property located at 303 S. 7th St. to reduce the minimum property line setbacks. Said property is zoned RM-3 Multiple Family Residential District and with a legal description, SEC 2 T24N R5W COLTS ADDN LOTS 16 THRU 22 NW 1/4, with the following PIN: 04-10-02-101-001, in Tazewell County, Illinois.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Lanane
SECONDER:	Commissioner Thompson
AYES:	Commissioners Deverman, Hild, Huskisson, Joesting, Lanane, Madden, Thompson and Wilson
ABSENT:	Commissioner Craig and Dagit

Public Input Open at 5:07 pm and closed at 5:12 pm

No further discussion other than the discussion combined with 7.1, 7.2, 7.3 and 7.4

7.4. Case V 2024-03

A variance request submitted by St. Joseph’s Church to seek alternative compliance for off street parking lot screening and landscape placement

for the following parcels 04-10-02-103-001 , 04-10-02-103-002, 04-10-02-103-003, 04-10-02-103-004, 04-10-02-103-006, 04-10-02-103-007, 04-10-02-103-008, 04-10-02-103-009 with a legal description, SEC 2 T24N R5W THARP PLACE ADDN LOTS 1 thru 5 NW 1/4 and SEC 2 T24N R5W THARP PLACE ADDN LOT 8 thru 10 NW 1/4 and SEC 2 T24N R5W THARP PLACE ADDN PT OF LOTS 6 & LOT 7 BLK 2 NW 1/4 , in Tazewell County, Illinois

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Kelly
SECONDER:	Commissioner Huskisson
AYES:	Commissioners Deverman, Hild, Huskisson, Joesting, Lanane, Madden, Thompson and Wilson
ABSENT:	Commissioner Craig and Dagit

Public input open at 5:07 pm and closed at 5:12 pm

Public Input and Discussion combined with 7.1, 7.2, 7.3 and 7.4.

Original Motion to approve made by commissioner Thompson and second by Kelly.

Commissioner Thompson amended the motion to be approved with the condition that the shrub is at least 30 inches in height and the shrub is an evergreen. Approved by Thompson and second by Huskisson.

Motion to approve as amended made by Kelly and second by Huskisson.

7.5. Case SU 2024-02

A Special Use request submitted by Civic Digital Displays, LLC for the installation and use of a digital billboard at 1610 Broadway St. Said property is currently zoned B3-General Business with a legal description, SEC 2 T24N R5W TRACT OF LAND (100'X136') LYING IN N 1/2 OF E 1/2 IN NE 1/4 .34 AC with the following PIN: 04-10-02-220-023 in Tazewell County, Illinois.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Wilson
SECONDER:	Commissioner Kelly
AYES:	Commissioners Deverman, Hild, Huskisson, Joesting, Lanane, Madden, Thompson and Wilson
ABSENT:	Commissioner Craig and Dagit

Public input Open at 5:35 pm Public Input Closed at 5:42 pm.

Jeff Gabelhousen explained that he met with staff to discuss wanting signs that are digital and interactive. They are looking to work with small businesses , giving them the opportunity to have digital signs and affordable. The message board would flip every 10 seconds with 8 messages on each side. Brad with Civic Digital spoke in regards to businesses not having the “newspaper” to rely on. Brad said they would like to focus in on the small businesses having a way to advertise that would be affordable. Civic Digital would also like to work with the Chamber of Commerce to help advertise for our community.

Motion to approve by Thompson and second by Kelly.

Commissioner Huskisson has concerns with the sign having motion since the city does not allow this, Jeff with Civic Digital explained it is a hard flip and there is not a video component to the screen. Commissioner Wilson mentioned that the High School is in violation of the code daily, Nic explained that complaint driven and is controlled by code enforcement.

Commissioner Deverman asked about the shape of the sign and it does have a V shape but it does not hang into the right of way (or road). Cody with Civic Digital also explained that the sign would allow for some personalization.

Josie asked if this a closed system to keep “hackers” out and Brad with Civic Digital said it is a closed system. Huskisson asked if they had any plans for the building on Broadway and they do have contract agreement to purchase the property. Nic reviewed the code and stated that Civic Digital would (also) need a variance IF they are going to advertise for other businesses other than the business that the sign is in front of. Commissioner Lanane asked, if we approve it as a special use for off premises why would that be an issue and require variance. Wilson suggested amended the SU to allow the sign to direct attention to a specific business, product, service, entertainment event or activity, or other commercial activity that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located.

Motion made by Commissioner Wilson and second by Kelly to amend the SU to allow the sign to direct attention to a specific business, product, service, entertainment event or activity, or other commercial activity that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located.

Motion made to approve the amended SU all approved.

Formal vote on original SU as amended, all approved.

7.6. Case SU 2024-03

A Special Use request submitted by Civic Digital Displays, LLC for the installation and use of a digital billboard at 3601 Court St. Said property is currently zoned B3-General Business with a legal description, SEC 7 T24N R4W PEKIN PLAZA EXT 3 LOT 14 SE 1/4 with the following PIN: 11-11-07-400-017 in Tazewell County, Illinois.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Wilson
SECONDER:	Commissioner Kelly
AYES:	Commissioners Deverman, Hild, Huskisson, Joesting, Lanane, Madden, Thompson and Wilson
ABSENT:	Commissioner Craig and Dagit

Public Input Open at 6:15 pm and closed at 6:17 pm

Jeff Gabelhousen states that the rendering indicates there are three faces and in the narrative it was listed as two faces. The sign will be three faces in a triangular shape. Commissioner Kelly asked if they have plans for when the next generation of signs come out and Jeff stated that the faces will last approximately 11-12 years and the technology will be constantly updated.

Motion to approve SU made by Commissioner Wilson and second by Kelly to approve SU off premises sign to allow and to amend the SU to allow the sign to direct attention to a specific business, product, service, entertainment event or activity, or other commercial activity that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located.

Nic has concerns with the sign and the proximity to the traffic signals, Wilson agreed. Jeff stated that they do not know the exact location but they do not want it to be blocked by the signal lights. Jeff said he would be comfortable with this being passed based on the condition of staff approval, Josie did ask that they provide staff with a rendering plan. Jeff said they could provide that. Wilson also stated that the masonry wrap could possibly be smaller and Jeff agreed that they could make the masonry wrap tighter. Commissioner Joesting asked how tall this sign would be and Jeff stated it is to be 17 feet.

Any Other Business To Come Before The Council

No other business discussed.

Public Input

No public input was given.

Adjourn

Meeting adjourned by Chairman Hild at 6:35 pm.

City Council Action Report
Meeting Date
February 26, 2024 5:30 PM

All Zoning cases that were recommended for approval during the February 14, 2024, Zoning Board of Appeals meeting were approved at the regular scheduled City council meeting held on Monday February 26, 2024.

- Case SU 2024-02 was Approved.
- Case SU 2024-03 was Approved.
- Case V 2024-03 was Approved.
- Case V 2024-02 was Approved.
- Case RZ 2024-02 was Approved.
- Case RZ 2024-01 was Approved.
- Case SPR 2023-03 was Approved.



REQUEST FOR COUNCIL ACTION

Agenda Date: March 13, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:

Case SU 2024-04 A Special Use request submitted by Wagenbach Builders on behalf of E3 Collision LLC for the operation of an Autobody Repair business with short-term vehicle storage for wrecked vehicles at 215 3rd Street. Said property is currently zoned I-1 Light Industrial with a legal description, SEC 34 T25N R5W ORIGINAL TOWN LOTS 3-4-5-6-7-8-9-10-11-12 & 13 E OF RR (EXC HWY) BLK 35 SE ¼, with the following PIN 04-04-34-419-003 in Tazewell County, Illinois

DESCRIPTION: **Case SU 2024-04**

A Special Use request submitted by Wagenbach Builders on behalf of E3 Collision LLC for the operation of an Autobody Repair business with short-term vehicle storage for wrecked vehicles at 215 3rd Street. Said property is currently zoned I-1 Light Industrial with a legal description, SEC 34 T25N R5W ORIGINAL TOWN LOTS 3-4-5-6-7-8-9-10-11-12 & 13 E OF RR (EXC HWY) BLK 35 SE ¼, with the following PIN 04-04-34-419-003 in Tazewell County, Illinois

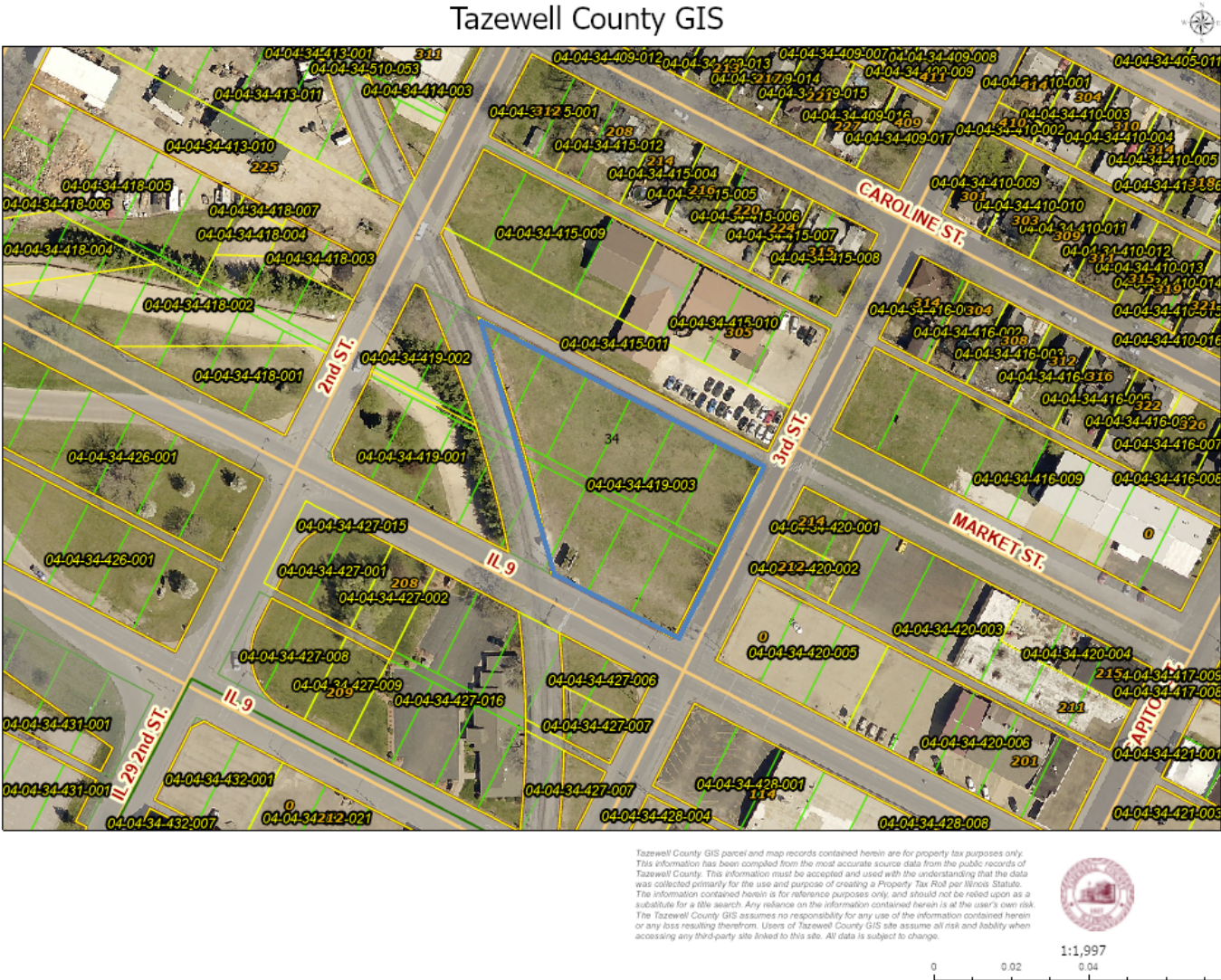
SUMMARY

The Property is Zoned I-1 Light Industrial. City code **section 4-3-6-6-3(1)(5)** requires that all automotive repair businesses and locations such as a towing business that would have short term auto storage located within the I-1 Light Industrial zoning district obtain a special use permit to operate. This Special Use would allow for this business to operate an autobody repair business with short-term auto storage at this location.

- (1) Auto engine and body repair and undercoating shop, when completely enclosed.
- (5) Short-term car storage for wrecked automobiles where such storage is for periods not to exceed six months and when no such storage is undertaken for the wrecking or salvaging of automobiles or parts thereof. All such storage areas shall be graded and maintained to assure adequate drainage, pollution, and erosion control for the subject and surrounding properties. The storage area shall comply with all applicable municipal, State and Federal guidelines and regulations for hazardous material waste and pollution control. A minimum recommended surface cover is four inches of coarse gravel or crushed rock over a compacted base. The storage area shall be completely fenced and obscured from public view with solid panels, chain link fence with solid strip panels or similar type of construction.

STAFF NOTES

- The property is currently vacant.
- Staff are currently reviewing building plans.
- Staff recommends Approval for the Special Use.





City of Pekin- Zoning and Inspections Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Brief Summary and Reason for Request: TO OPERATE AUTOBODY
SHOP IN F-1

No Special Use shall be recommended for approval by the Plan Commission unless there is a concurring vote of a majority of all members regarding findings of fact. Clearly explain how the requested Special Use meets each of the following findings of fact standards:

- 1.) The proposed Special use is consistent with the intent of the Comprehensive Plan.
- 2.) 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.
- 3.) The Special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted nor substantially diminish property values within the neighborhood.
- 4.) The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- 5.) Adequate utilities, access roads, drainage or necessary facilities have been or will be provided.
- 6.) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 7.) The Special Use is necessary for public convenience at this location.

CERTIFICATION BY THE APPLICANT

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Applicant Signature

2-21-2023

Date

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. The applicant has received my approval to proceed with this request.

Owner Signature

2-21-2023

Date



City of Pekin- Zoning and Inspections Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

CHECKLIST OF REQUIRED SPECIAL USE ITEMS:

- ____ One original completed Special Use application form with all required signatures.
- ____ Payment of \$85.00 non-refundable filing fee. Checks should be made payable to "City of Pekin".
- X Three (3) copies of a Site Plan of the proposed development showing:
- * A scale of not less than one inch equals fifty feet (1" = 50') if the subject property is less than three (3) acres and one inch equals one hundred feet (1" = 100') if three (3) acres or more.
 - * Date, north point and scale.
 - * The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties.
 - * The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property.
 - * The location of all existing and proposed drives and parking areas.
 - * The location and right-of-way widths of all abutting streets and alleys.
 - * The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan.
- X Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by city staff and consideration by the Zoning Board of Appeals.
- X The applicant(s) or authorized agent must be present at the Zoning Board of Appeals meeting to address any questions that may arise.

FOR OFFICE USE ONLY:

Filing Fee: \$85.00

Date Filed: 2-21-2024

Publication Date: _____

Public Hearing Date: 3-13-2024

City Council Action Date: _____

Approved: _____

Denied: _____

Ordinance #: _____



REQUEST FOR COUNCIL ACTION

Agenda Date: March 13, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:

Case SPR 2024-01

A Site Plan review request was submitted by Wagenbach Builders on behalf of E3 Collision LLC for the construction of an Autobody Repair business with short-term vehicle storage for wrecked vehicles at 215 3rd Street. Said property is currently zoned I-1 Light Industrial with a legal description, SEC 34 T25N R5W ORIGINAL TOWN LOTS 3-4-5-6-7-8-9-10-11-12 & 13 E OF RR (EXC HWY) BLK 35 SE ¼, with the following PIN 04-04-34-419-003 in Tazewell County, Illinois

DESCRIPTION: Case SPR 2024-01

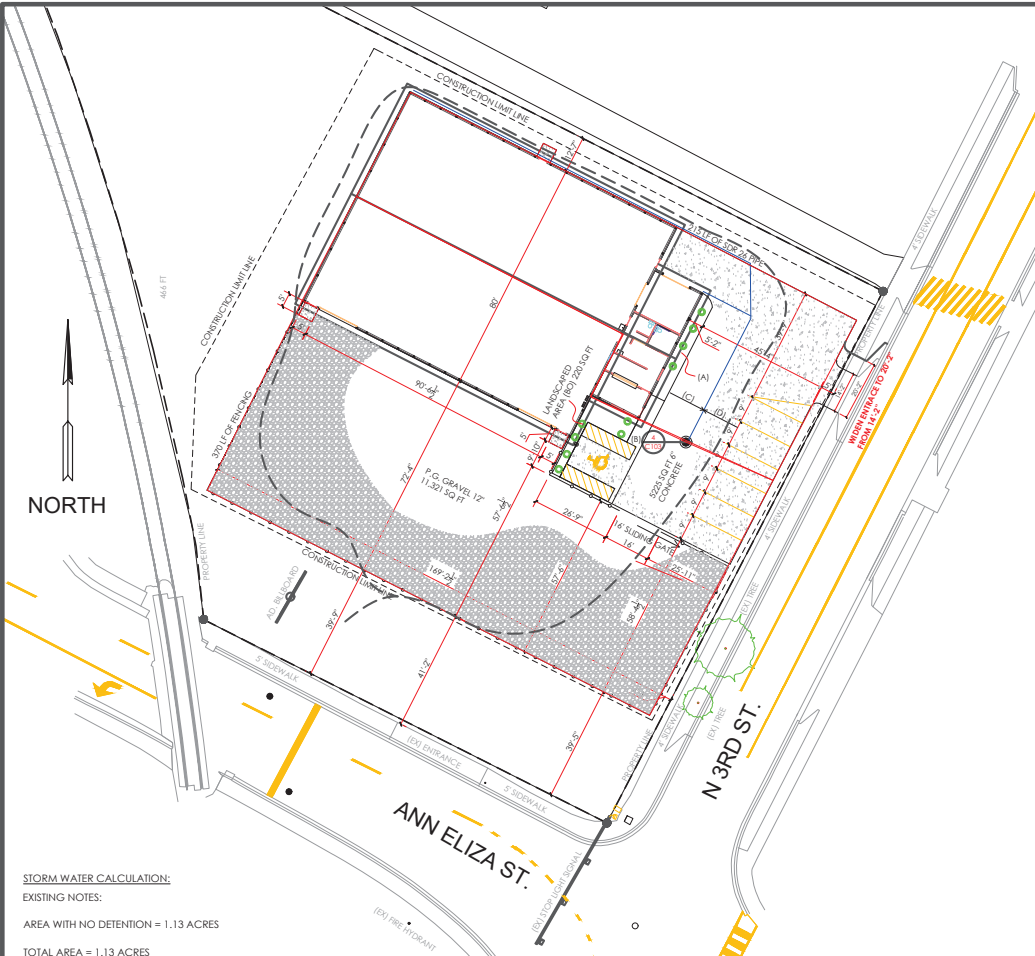
A Site Plan review request was submitted by Wagenbach Builders on behalf of E3 Collision LLC for the construction of an Autobody Repair business with short-term vehicle storage for wrecked vehicles at 215 3rd Street. Said property is currently zoned I-1 Light Industrial with a legal description, SEC 34 T25N R5W ORIGINAL TOWN LOTS 3-4-5-6-7-8-9-10-11-12 & 13 E OF RR (EXC HWY) BLK 35 SE ¼, with the following PIN 04-04-34-419-003 in Tazewell County, Illinois

SUMMARY

Wagenbach Builders has submitted a Site Plan for review for their client E3 Collision LLC. This site plan is for the construction and operation of an autobody repair business with short-term vehicle storage for wrecked vehicles. The property is zoned I-1 Light Industrial. The business does require a special use to operate this business at this location. The property is currently vacant with one pre-existing Billboard on the very edge of the southernmost section of the property. A fully enclosed 6-Foot tall fence will surround the exterior vehicle storage area and will sufficiently screen this area from public view.

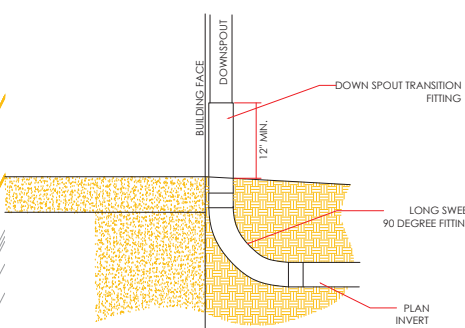
STAFF NOTES

- The City Staff is still working with the contractor for engineering of the underground stormwater detention.
- Staff recommends Approval



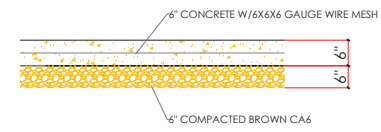
STORM WATER CALCULATION:
EXISTING NOTES:
AREA WITH NO DETENTION = 1.13 ACRES
TOTAL AREA = 1.13 ACRES
USING SIMPLIFIED RATIONAL METHOD $Q = CIA$
C PAVEMENT = .95
C GRASS = .30
INTENSITY = 4 IN/HR

PROPOSED AREA		ALLOWABLE AREA CFS:	
AREA TO STORM BASIN IN PARKING LOT 8470 SQ FT = .19 ACRES	$Q = CIA = .95 \times 4 \times .19 = .76 \text{ CFS}$	$Q = CIA = .30 \times 4 \times .19 = .24 \text{ CFS}$	STORAGE AREA OVER 15 MINUTES = $(.76 - .24) \times 15 \text{ MIN} \times 60 \text{ SEC/MIN} = 468 \text{ CFS}$
AREA TO GRAVEL INFILTRATION BED 17,995 SQ FT = .41 ACRES	$Q = CIA = .95 \times 4 \times .41 = 1.55 \text{ CFS}$	$Q = CIA = .30 \times 4 \times .41 = .49 \text{ CFS}$	STORAGE AREA OVER 15 MINUTES = $(1.55 - .49) \times 15 \text{ MIN} \times 60 \text{ SEC/MIN} = 954 \text{ CFS}$
AREA OF GRAVEL STORAGE = 11,321 SQ FT			
4X4 DRYWELL IN PARKING LOT STORAGE = 64 CUBIC FEET			
IF STORM WATER FILLS IN 4X4 DRYWELL, IT WILL SURFACE DRAIN TO GRAVEL STORAGE AREA.			
1' DEPTH @ 40% STORAGE = 11,321 CUBIC FEET X .40 = 4,528.40 CUBIC FEET			

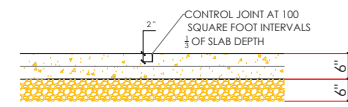


1 DOWNSPOUT DETAIL
C103 N.T.S.

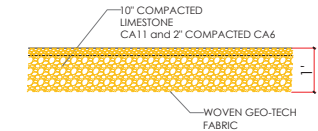
- NOTE:
1. PROVIDE SAWED CONTROL JOINTS AT NOMINAL SPACING.
 2. MAXIMUM JOINT SPACING SHALL BE 1.5 TIMES THE PAVEMENT THICKNESS.
 3. JOINT PATTERN SHALL FORM SQUARES WHEN POSSIBLE. MAXIMUM LENGTH TO WIDTH RATIO IS 1.5 TO 1.
 4. CONTROL JOINTS SHALL BE SAWED NO LATER THAN 12 HOURS AFTER PLACEMENT.



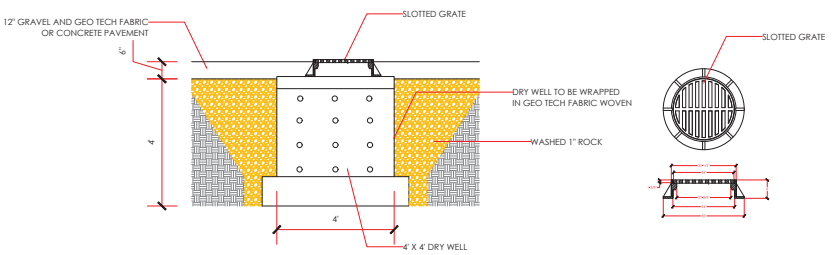
2 P.C. 6" - PAVEMENT CONCRETE 6"
C103 SCALE: 1" = 1'



3 CONTROL JOINT
C103 SCALE: 1" = 1'



4 P.G. - PAVEMENT GRAVEL 12"
C103 N.T.S.



6 4X4 DRYWALL SPEC.
C103 SCALE: 1/2" = 1'

REVISION	BY

qkp
george p. kelly
architect

MORTON, ILLINOIS
61553
309-263-1217

JASON HARMIS
ANN ELIZA STREET
PEKIN, IL 61554

DRAWN
CHECKED BY
DATE 03-05-2024
SCALE AS NOTED
JOB NO. 2023-554
SHEET C103



Site Plan Review Application

Applicant Information:

Name: ROD'S AUTOBODY
Address: 305 N 3RD ST., PEKIN, IL
Telephone: 309 247 1242 (Work) _____ (Home)

Other Applicants & Interested Parties:

Owner(s):

Name: JASON HARMS
Address: 102 ELM ST., SOUTH PEKIN, IL
Telephone: 309-840-2448 (Work) _____ (Home)

Developer(s):

Name: GC - VYAGENBACH BUILDERS
Address: 20237 IL RTE 9, PEKIN, IL 61554
Telephone: 309 925 5205 (Work) 309-925-3240 (Fax)

Engineer:

Name: ARCHITECT - GEORGE P. KELLY
Address: MOETAN, IL
Telephone: 309-331-6637 (Work) _____ (Fax)

Surveyor:

Name: _____
Address: _____
Telephone: _____ (Work) _____ (Fax)

Agent / Attorney:

Name: _____
Address: _____
Telephone: _____ (Work) _____ (Fax)

Breakdown of Proposed Use(s) by GFA:

<u>USE</u>	<u>GFA</u>
<u>S1</u>	<u>80 x 102 x 16</u>
<u>B</u>	<u>18 x 48 x 10</u>

Describe in terms of any other units of measure the use of occupancy of the building(s) such as maximum seating capacity, number of employees, number of tables, etc.:

<u>S1</u>	<u>-</u>	<u>17 OCCUPANTS</u>	<u>-</u>	<u># OF EMPLOYEES</u>	<u>-</u>	<u>4</u>
<u>B</u>	<u>-</u>	<u>6 OCCUPANTS</u>	<u>-</u>	<u># OF EMPLOYEES</u>	<u>-</u>	<u>2</u>

Effect of the project on public services, such as electric, gas, water, sewer, streets, schools, fire, waste disposal and recreational facilities:

Parking and Traffic:

	<u>Parking Space(s)</u>	<u>Loading Space(s)</u>
Existing	<u>0</u>	<u>0</u>
Additional Proposed	<u>7</u>	<u>0</u>
Total Proposed	<u>7</u>	<u>0</u>

How many vehicles are used for business and parked on site: _____

	<u>A.M. Peak</u>	<u>P.M. Peak</u>
Estimated Traffic Flow Within the Site:	_____	_____
Estimated Traffic Flow on Streets Adjacent to Site:	_____	_____

Utility Usage:

A separate service (electric, gas, water) is required for each business or living unit.

	<u>Existing</u>	<u>Proposed</u>	<u>Total</u>
<u>Electric</u>			
Number of Service(s)	<u>-</u>	<u>1</u>	<u>1</u>
Primary / Secondary	<u>-</u>	<u>1</u>	<u>1</u>
Phase (1 or 3)	<u>-</u>	<u>3</u>	<u>3</u>
Voltage (120,208,240)	<u>-</u>	<u>120</u>	<u>120</u>
Usage Monthly (Kilowatt Hours)	<u>-</u>	_____	_____
<u>Gas</u>			
Number of Service(s)	<u>-</u>	<u>1</u>	<u>1</u>
Service Pressure (psi)	<u>-</u>	_____	_____
Usage Monthly (1,000 cf)	<u>-</u>	_____	_____
<u>Water</u>			
Number of Service(s)	<u>-</u>	<u>1</u>	<u>1</u>
Service Size (3/4,1,2, etc.)	<u>-</u>	<u>3/4</u>	_____
Population Equivalent (1PE=100gal sewage per day)	_____	_____	_____
Domestic	<u>-</u>	_____	_____
Process	<u>-</u>	_____	_____
Landscape	<u>-</u>	_____	_____

Site Information:

Site Address: _____

Property Identification Number (PIN): 04-04-34-419-003Legal Description: S&C 34 T25N R5W ORIGINAL
TOWN LOTS 3-4-5-6-7-8-9-10-11-12 + 13
E OF RR (EXC HWY) BLK 35 SE 1/4

Total Site Area (acres or square feet): _____

Land Use and Zoning:

<u>Location</u>	<u>Current Zoning</u>	<u>Current Land Use</u>
Proposed Site	_____	_____
Adjacent North of Site	_____	_____
Adjacent South of Site	_____	_____
Adjacent East of Site	_____	_____
Adjacent West of Site	_____	_____

<u>Location</u>	<u>Proposed Zoning</u>	<u>Proposed Land Use</u>
Proposed Site	_____	_____

Anticipated Construction Time: FEB OR WHEN WEATHER IS FIT TO
WORK IN.Will Development be Staged: NO**Brief Description of Development / Project:**
80 x 104 x 16 AUTO BODY SHOP WITH
18 x 48 x 10 OFFICE

Ground Coverage:

	<u>Buildings</u>		<u>Pavement</u>	
Existing:	<u>-</u> s.f. <u>-</u> % of site		<u>-</u> s.f. <u>-</u> % of site	
Additional				
Proposed:	<u>9024</u> s.f. <u>18</u> % of site		<u>5225</u> s.f. <u>10</u> % of site	
Total				
Proposed:	<u>9024</u> s.f. <u>18</u> % of site		_____ s.f. _____ % of site	

Gross Floor Area (GFA):

Existing: _____ s.f.
 Additional _____ s.f.
 Proposed: _____ s.f.
 Total _____ s.f.
 Proposed: _____ s.f.

66 GRAVEL LIMESTONE - 8"
11321 S.F. 22 % of site

Wastewater

Number of Service(s) 1
Population Equivalent (1PE=100gal sewage per day) _____
Domestic _____
Process _____
Describe or list products and their composition included in process wastewater: _____

Site Work:

Amount of Grading: 362 cut 130 fill
Will the project require removal of soils from the site: X yes _____ no
If Yes, how may cubic yards and where is soil being relocated: 232 cu yds
on 20 TANDEM LOADS

Erosion and Sediment Control Plan:

An erosion and sediment control plan conforming to Illinois Department of Transportation specifications, which are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Illinois Urban manual, must be shown. A Notice of Intent (NOI) must be filed with IEPA for land disturbing activities over 1 acre. This is a federal requirement. Be advised that the NOI and the EPA's acknowledgement letter must be posted in a conspicuous location at the job site or other location where public access is assured. The Storm Water Pollution Prevention Plan (SWPPP) must be kept on-site and available for inspection by City, State and/or Federal inspectors. Erosion and sediment control measures must be in place before excavation and grading can begin.

Applicant Notification:

The application shall be filled out completely so that there will be no ambiguity or uncertainty as to the applicant's intent in seeking approval of this application. Applicants are advised to review the City of Pekin Zoning Ordinances prior to filing an application and prior to appearing before the Zoning Board at the public hearing.

Certification:

Under penalty of perjury the undersigned hereby certifies that he/she has read and examined this application and that the proposed project is accurately represented in the statements made in this application.

Owner(s): [Signature] Date: _____

Date: _____
Applicant: [Signature] Date: _____
The signature of the property owner(s) is required for the application to be accepted.



REQUEST FOR COUNCIL ACTION

Agenda Date: March 13, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case SU 2024-05** A Special Use request submitted by Redeemed Auto Services, LLC for the operation of an Auto Repair business at 2410 North 8th Street. Said property is currently zoned B3-General Business with a legal description, SEC 23 T25N R5W PEKIN EDGEWATER PARK SEC 5 S 200 FT LOT 64 SW 1/4 with the following PIN 04-04-23-300-016 in Tazewell County, Illinois.

DESCRIPTION: Case SU 2024-05

A Special Use request was submitted by Redeemed Auto Services, LLC for the operation of an Auto Repair business at 2410 North 8th Street. Said property is currently zoned B3-General Business with a legal description, SEC 23 T25N R5W PEKIN EDGEWATER PARK SEC 5 S 200 FT LOT 64 SW 1/4 with the following PIN 04-04-23-300-016 in Tazewell County, Illinois

SUMMARY

The Property is Zoned B-3 General Business. City **code section 4-3-6-5-3-7 requires** that all automotive repair businesses located within the B-3 zoning district obtain a special use permit. Automotive repair businesses, such as muffler shops, shock absorber replacement shops, tire stores, undercoating shops, and minor engine repair shops, are subject to the following conditions:

- Access to such use shall be directly to a major or collector street or shall be to a minor street which has direct access to an abutting major or collector street.
- Access to and from such use shall not be cause for traffic to utilize residential streets.
- Outdoor storage of parts or materials shall be prohibited.
- Vehicles awaiting repair shall not be allowed to be stored outside the building for more than 48 hours for each such vehicle awaiting repair.
- Areas for off-street parking required for customer use shall not be utilized for the storage of vehicles awaiting repairs.
- All vehicle servicing or repair shall be conducted within a building.
- Suitable containers shall be provided and utilized for the disposal of used parts, and such containers shall be screened from public view.
- A four-foot, six-inch obscuring wall shall be provided and maintained on those property lines adjacent to or abutting a residential district.
- A site plan shall be submitted to the Zoning Board of Appeals for its review and approval, prior to issuance of a building permit.

STAFF NOTES

- The property was recently used as an auto sales and repair shop.
- The property does appear to meet all requirements for use as an automotive repair shop.
- Staff conducted a pre-occupancy inspection of the property
- Staff Recommends Approval.

Tazewell County GIS



Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.





City of Pekin- Zoning and Inspections Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

SPECIAL USE APPLICATION

Address of Requested Special Use: 2410 N. Eighth St. Pekin IL 61554

Applicant Name: Richard Wilhelm

Address: 1030 S. 13th St. Pekin, IL 61554

Phone #: 309-415-1598 Cell Phone #: _____ E-Mail: richwilhelm.JesusSaves@gmail.com

Owner Name: Gary & Doris Symonds

Address: 5106 W. Newcastle Dr Peoria IL 61615

Phone #: _____ Cell Phone #: _____ E-Mail: _____

Attorney / Representative: Steve Reeves

Address: 5061 N. University St Peoria IL 61614

Phone #: 309-550-0139 Cell Phone #: _____

Phone #: _____ Cell Phone #: _____ E-Mail: stever Reeves at Joseph Camper, com

Property Information:

Lot Area: _____ Zoning District: BC Present Use: Vacant

Use of Adjacent Property & Zoning:

North: _____ South: _____

East: _____ West: _____

Property Identification Number: _____

Legal Description: (Attach Separate Page)



City of Pekin- Zoning and Inspections Department

111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

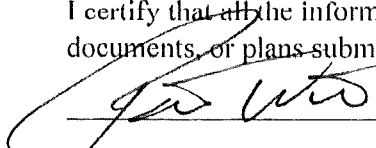
Brief Summary and Reason for Request: *Current zoning doesn't permit Auto repair*
and we would love to have our business at this location

No Special Use shall be recommended for approval by the Plan Commission unless there is a concurring vote of a majority of all members regarding findings of fact. Clearly explain how the requested Special Use meets each of the following findings of fact standards:

- 1.) The proposed Special use is consistent with the intent of the Comprehensive Plan.
- 2.) 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.
- 3.) The Special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted nor substantially diminish property values within the neighborhood.
- 4.) The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- 5.) Adequate utilities, access roads, drainage or necessary facilities have been or will be provided.
- 6.) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 7.) The Special Use is necessary for public convenience at this location.

CERTIFICATION BY THE APPLICANT

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.



Applicant Signature

2-7-24

Date

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. The applicant has received my approval to proceed with this request.

Owner Signature

Date



City of Pekin- Zoning and Inspections Department

111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

CHECKLIST OF REQUIRED SPECIAL USE ITEMS:

- _____ One original completed Special Use application form with all required signatures.
- ☒ Payment of \$85.00 non-refundable filing fee. Checks should be made payable to "City of Pekin".
- _____ Three (3) copies of a Site Plan of the proposed development showing:
 - * A scale of not less than one inch equals fifty feet (1" = 50') if the subject property is less than three (3) acres and one inch equals one hundred feet (1" = 100') if three (3) acres or more.
 - * Date, north point and scale.
 - * The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties.
 - * The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property.
 - * The location of all existing and proposed drives and parking areas.
 - * The location and right-of-way widths of all abutting streets and alleys.
 - * The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan.
- _____ Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by city staff and consideration by the Zoning Board of Appeals.
- _____ The applicant(s) or authorized agent must be present at the Zoning Board of Appeals meeting to address any questions that may arise.

FOR OFFICE USE ONLY:

Filing Fee: \$85.00

Date Filed: _____

Publication Date: _____

Public Hearing Date: _____

City Council Action Date: _____

Approved: _____

Denied: _____

Ordinance #: _____



REQUEST FOR COUNCIL ACTION

Agenda Date: March 13, 2024
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:

Case V 2024-04 A variance request submitted by Kelle Williams for the property located at 611 Margaret Street to allow for the installation of a 10 Foot x 30 Foot canvas mural wall sign. Said property is zoned OS-1 Office Service District with a legal description, SEC 35 T25N R5W ORIGINAL TOWN W 10' OF LOT 13 & ALL LOT 14 & E 17' OF LOT 15 BLK 95 SW 1/4, with the following PIN 04-04-35-333-010, in Tazewell County, Illinois.

DESCRIPTION: **Case V 2024-04**

A variance request submitted by Kelle Williams for the property located at 611 Margaret Street to allow for the installation of a 10 Foot x 30 Foot canvas mural wall sign. Said property is zoned OS-1 Office Service District with a legal description, SEC 35 T25N R5W ORIGINAL TOWN W 10' OF LOT 13 & ALL LOT 14 & E 17' OF LOT 15 BLK 95 SW 1/4, with the following PIN 04-04-35-333-010, in Tazewell County, Illinois.

SUMMARY

This is a variance request that would allow for the installation of a 10 Foot x 30 Foot canvas mural wall sign that depicts artwork and the word Pekin. This variance would allow for the canvas mural wall sign to be larger than the allowed 40 sq ft and would allow for the covering of windows and architectural features. The variance would only allow for this sign to display artwork, and it shall not at anytime advertise any business or be used as an off-premise sign. The sign shall be maintained at all times.

STAFF NOTES

- City staff has had discussions on site and has created a plan of action for Ms Williams in regards to properly closing off the windows and the future use of the rooms that will be affected by the covering of the window openings.
- City Staff does recommend Approval



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u> ☐ A. Special Use (\$85) ☐ B. Residential Variance (\$85) ☒ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	Request Property Address or PIN: <u>611 Margaret Street, Pekin, IL</u> Current Zoning (if known): <u>Mixed-Use Commercial</u> Proposed Zoning (if rezoning request): _____ Current Use: <u>Vacant</u> Proposed Use (if different): <u>Offices</u>
---	--

Property Owner Name:	Kelle Williams
Mailing Address:	PO Box 2033, East Peoria, IL 61611
Phone:	678-754-9747
Alternative Phone:	309-248-0048
E-Mail Address:	peoriasfinestllc@outlook.com

Applicant Name (if different):	
Mailing Address:	
Phone:	
Alternative Phone:	
E-Mail Address:	



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Please summarize your request and explain why it is necessary:

I was working very closely with the City to get approval for the mural affixed to the side of 611 Margaret Street. The delay in installing the mural stemmed from finding contractors to make upgrades to the building. I was also waiting for the three residents that I inherited when the building was purchased found other affordable housing and was able to move. 611 Margaret is intended to be used for Commercial, not for Residential. I'm stating all this to provide insight on why the permit was approved in April/May of 2022 but not installed until October/November of 2023.

Prior to the installation, Luke, the artist, reached back out to the permitting department to confirm what needed to be done to remain in compliance with the mural permit. He was working with Hannah Martin but she went out on maternity leave around May/June of 2023 so he started working with someone else who advised him that the application was still acceptable and he could proceed. We thought we were still in compliance, but once the mural was put up, a citation was issued for lack of permit. There seems to have been some misunderstandings throughout the process. I am asking for a variance so that the mural, which has been removed, can be reinstalled.

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.

Owner Signature

2/12/2024

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Applicant Signature

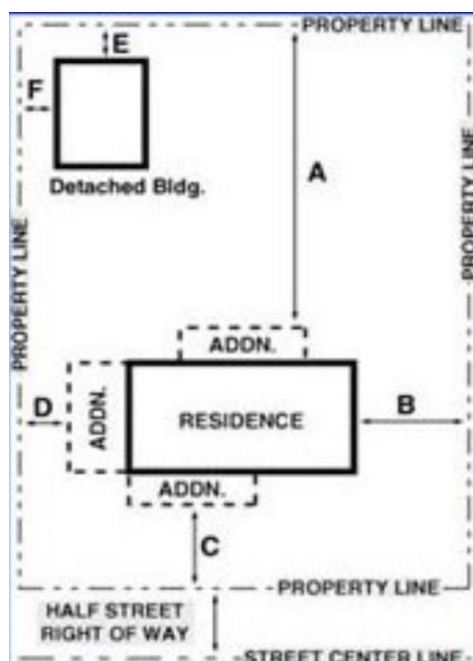
Date



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

The following attachments are required for consideration of your request:

- I. Site Plan:** An electronic copy (preferred) or two physical copies of a site plan for the proposal showing:
1. A scale of not less than one inch equals fifty feet (1" = 50') if the subject property is less than three (3) acres and one inch equals one hundred feet (1" = 100') if three (3) acres or more. Date, north point and scale.
 2. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties. The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property. The location of all existing and proposed drives and parking areas. The location and right-of-way widths of all abutting streets and alleys.
 3. Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by the Development Review Committee and consideration by the Plan Commission.
 4. The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan (commercial projects only).





Planning and Zoning Department

111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

II. Payment: Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the “City of Pekin”.

III. Variance: If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

The hardship we are trying to resolve stems from the misunderstanding surrounding the permit expiration.

2. Is the variance needed due to special and unique circumstances not caused by the applicant’s or owner’s own actions?

Yes

3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

No

4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

Yes

5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

Yes



City of Pekin- Zoning and Inspections Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 282-0586

APPLICATION FOR SIGN PERMIT

Address of Property: 611 Margaret Street, Pekin, IL

Property Owner: Kelle Williams

Phone: 678-754-9747

Property Tenant: Brad Glover

Phone: _____

Property Tenant: Robert Wayne Mans

Phone: 309-201-2423

Property Tenant: Ryan Moll

Phone: _____

Sign Contractor: Luke Kinzler

Phone: 309-407-1240

Value of Sign: \$5,000.00

Type of Sign:

Wall: X Freestanding: _____ Monument: _____

Portable/Banner: _____ Electronic Message: _____ Awning/Canopy: _____

Sign Permit Type:

(X) New Sign Installation (Includes any new sign and alterations in height or sq. ft. to existing signs) All sign permits shall include a Site Plan showing the lot size, building, location and size of existing signage, setbacks, and location and size of all proposed signage. Diagrams or elevation drawings with dimensions and height as well as footing design for freestanding and monument signs is required.

() Change of Copy (no change in existing height or area) All sign face replacements require a sign permit and a rendering of the proposed sign showing dimensions and copy must be attached with sign permit application.

Illumination: None: X Internal: _____ External: _____

If the sign(s) to be installed require electrical work, all electrical work must be performed by a licensed electrical contractor, registered with the City of Pekin.

Electrical Contractor: _____ Phone: _____

A sign permit shall be obtained for the scope of work as defined by the applicable code, prior to commencing work in the City of Pekin. Applicant certifies that all information given is correct and does hereby acknowledge that work noted above will be in conformance with the codes and ordinances of the City of Pekin and with the laws of the State of Illinois. It is the sole responsibility of the permit holder to call for inspection of all work 24 hours beforehand for all required inspections. **Please call (309) 282-0586 for all required inspections.**



Community. Opportunity. Home.

City of Pekin- Zoning and Inspections Department

111 S. Capitol Street, Pekin, Illinois 61554 – (309) 282-0586

Agent/Owner/Applicant: Kelle Williams

Date: April 22, 2022

Approved for Issuance by: _____

Date: _____



Community. Opportunity. Home.

City of Pekin- Zoning and Inspections Department

111 S. Capitol Street, Pekin, Illinois 61554 – (309) 282-0586



Caption: Image of proposed sign, will be approximately 10 FT high x 30 FT wide







