



## City of Pekin

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**REGULAR ZONING BOARD OF APPEALS MEETING**  
**WEDNESDAY, FEBRUARY 9, 2022**  
**5:00 PM**

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1.</b> | <b>Pledge of Allegiance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>2.</b> | <b>Roll Call</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>3.</b> | <b>Agenda Approval</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>4.</b> | <b>Minutes Approval</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 4.1.      | January 12, 2022 Minutes                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>5.</b> | <b>City Council Action Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>6.</b> | <b>Applications and Hearings</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 6.1.      | <p>CASE RZ 2022-02</p> <p>A rezoning request by Joseph Urbana Investments, LLC for property currently zoned R-4 One Family Residential District to B-3 General Business District, located at the northeast corner of Court Street and Reservoir Road with legal description of SEC 1 T24N R5W .6 AC TRACT IN SW COR OF SW 1/4 SE 1/4 OF SE 1/4 and P.I.N. #04-10-01-407-055, in Tazewell County, Illinois.</p>                                                         |
| 6.2.      | <p>CASE SU 2022-01</p> <p>A special use request submitted by Steve Reeves to allow for the construction of two storage units on property located at 141 South Veterans with a legal description of SEC 5 T24N R4W ESTATES AT LAKEVIEW FINAL PLAT LOT 15 NW 1/4 19.47 AC with the following P.I.N. #11-11-05-101-015 in Tazewell County, Illinois.</p>                                                                                                                  |
| 6.3.      | <p>CASE V 2022-01</p> <p>A variance request submitted by Steve Reeves to allow for the use of white rock instead of concrete materials for access drives beyond concrete apron from public thoroughway to structures proposed for development on property located at 141 South Veterans with a legal description of SEC 5 T24N R4W ESTATES AT LAKEVIEW FINAL PLAT LOT 15 NW 1/4 19.47 AC with the following P.I.N. #11-11-05-101-015 in Tazewell County, Illinois.</p> |
| 6.4.      | <p>CASE V 2022-02</p> <p>A variance request submitted by McMahon &amp; Sons, Inc to reduce the required side yard setback in a B-3 General Business District from 10' to 4' on property located at 1201 Court Street with a legal description of SEC 2 T24N R5W EAST ADDITION W 151.5 FT OF LOT 13 NE 1/4 with the following P.I.N. #04-10-02-209-010 and SEC 2 T24N R5W ELIZABETH YOUNGS ADDN W 130' LOT 4 NE 1/4 with the following P.I.N.</p>                       |

#04-10-02-209-020, both located in Tazewell County, Illinois.

**7. Informal**

**8. Public Input**

**9. Adjourn**