



City of Pekin

**REGULAR ZONING BOARD OF APPEALS MEETING
WEDNESDAY, JANUARY 8, 2025
5:00 PM**

1. Pledge of Allegiance

2. Call to Order

3. Approve Agenda

4. Approval of Minutes

4.1. Minutes from the November 13, 2024, Meeting

5. City Council Action Report

5.1. City Council Action Report November 25, 2024

6. New Business

- 6.1. **Case V 2025-01** A Variance request submitted by Mauer-Stutz, Inc on behalf of Illinois American Water for the property located at 328 Broadway Street to reduce the minimum rear building setback from 10 feet to 2 feet.
- 6.2. **Case V 2025-02** A Variance request submitted by Michael S. Guengerich for the property located at 1211 S. 9th Street to reduce the minimum building setback for a detached accessory structure from 10 foot to 1 foot.
- 6.3. **Case V 2025-03** A Variance request submitted by Force Properties for the property located at 211 Veterans Drive to defer the requirement of providing an improved parking lot surface on the property.
- 6.4. **Case SU 2025-01** A Special Use request submitted by Robinson Outdoor, LLC for the construction and operation of an Off-Premises Electronic Multiple Message Billboard at 3405 Court Street.
- 6.5. **Case SU 2025-02** A Special Use request submitted by Clean Energy Design Group, Inc on behalf of the Pekin Park District for the construction and operation of a Ground Mount Solar Array on the property near the intersection of Stadium Drive and North Parkway Drive.

- 6.6. **Case SPR 2025-01** A Site Plan Review request submitted by Clean Energy Design group, Inc on behalf of the Pekin Park District for the construction and operation of a Ground Mount Solar Array on the property near the intersection of Stadium Drive and North Parkway Drive.
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7. Any Other Business Before the Board

- 7.1. Tobacco License Discussion
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8. Public Input

9. Adjourn