



City of Pekin

REGULAR ZONING BOARD OF APPEALS MEETING WEDNESDAY, FEBRUARY 12, 2025 5:00 PM

1. Pledge of Allegiance

2. Call to Order

3. Approve Agenda

4. Approval of Minutes

4.1. Minutes from the January 8, 2025 Meeting

5. City Council Action Report

5.1. City Council Action Report January 27, 2025

6. New Business

6.1. **Case SU 2025-03** A Special Use request submitted by Miggy's Shop, LLC for the operation of an Adult-Use Cannabis Dispensary at 359 Court Street.

7. Any Other Business Before the Board

8. Public Input

9. Adjourn

**REQUEST FOR COUNCIL ACTION**

Agenda Date: February 12, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Minutes from the January 8, 2025 Meeting

DESCRIPTION: Minutes from the January 8, 2025 Meeting

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 2/8/2025



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, JANUARY 8, 2025 AT 5:00 PM
CHAIRMAN DON HILD PRESIDING**

Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hild.

Call to Order

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

Attendee Name	Organization	Title	Status	Arrived
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	Absent	--:-- PM
Mary Lanane	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Kelly Madden	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Amy Wilson	Zoning Board of Appeals	Commissioner	Present	5:00 PM

Approve Agenda

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

Motion to approve the agenda was made by Commissioner Madden and seconded by

Commissioner Huskisson.

Approval of Minutes

4.1. Minutes from the November 13, 2024, Meeting

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

Motion made to approve the minutes from November 13, 2024 was made by Commissioner Lanane and seconded by Commissioner Madden.

City Council Action Report

5.1. City Council Action Report November 25, 2024

The cases presented to City Council were approved, except the Good Shephard Community Solar

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.

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

Public Input Open: 5:03PM Public Input Closed: 5:05PM

Trip Barton, Engineering Manager with Illinois American Water and Jason with Mauer-Stutz were both available for questions. Trip stated that they are looking to replace the existing building with a new building with the same setbacks.

Motion to approve was made by Commissioner Huskisson and seconded by Commissioner Deverman.

Nic Maquet states that this would be a great improvement from what is currently on the property. Nic also noted that the setback would be 2.4 feet rather than 2 feet. Commissioner Wilson noted that this is a unique situation due to the limited space.

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.

RESULT:	6 TO 0 (DENIED)
MOVER:	Commissioner Lanane
SECONDER:	Commissioner Madden
AYES:	None
NAYS:	Commissioners Craig, Deverman, Hild, Huskisson, Lanane, Madden and Wilson
ABSENT:	Commissioner Joesting

Public Input Open: 5:08PM Public Input Closed: 5:10PM

Mr. Guengerich explained that he would like to place a detached structure with a setback of one (1) foot due to the expense of pouring concrete as this is a financial hardship for him. Commissioner Hild asked if there were any other options and Mr. Guengerich said that the other options require much more concrete which he can not afford at this time.

Motion to discuss made by commissioner Lanane and seconded by Madden. Nic Maquet said staff does not recommend nor do they see a true hardship as there is room to the south of the house which would allow room for the owner to build and stay in compliance (for a detached structure) or the owner could consider an attached structure.

All members present voted no the variance.

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.

RESULT:	4 TO 2 (DENIED)
MOVER:	Commissioner Huskisson
SECONDER:	Commissioner Madden
AYES:	Commissioners Huskisson and Madden,
NAYS:	Commissioner Deverman, Hild, Lanane and Wilson
ABSENT:	Commissioner Joesting

Public Input Open: 5:16PM Public Input Closed: 5:20PM

Jacob Force explained the history of his storage units that began in 2022, with a set of plans that included five (5) storage buildings and a warehouse (office) with one 100-foot long apron. Jacob has cooperated with the city and installed a second 100-foot apron. Jacob has two storage buildings erected and he would like build the three (3) additional storage units and wait to concrete until 3 years after the last building is built. Jacob states that if he were to pour the concrete around the the two buildings and connect the two aprons, it would cost him approximately \$400,00.00 which he feels from a financial standpoint is not smart at this time.

Motion to approve made by Huskisson and seconded by Madden.

Commissioner Huskisson asked if the committee were to approve the cement to be poured (3 years after the last building was erected), is there a hard

"date" that this must be done by? Commissioner Huskisson asked Force how long he thought it would take to complete all five buildings and Force said it depends on how full the units are. Huskisson also noted that allowing the concrete to wait could cause an issue without any type of "end date" however Force stated that he can not agree to a date because he needs the units to be filled and cashflow to be coming in. Chairman Hild asked Jacob if he had an estimated date as to when his office would be moved to Pekin and Mr. Force does not have a date. Commissioner Wilson offered up a suggestion that Force use one apron for his customers and one apron for the construction traffic (with protection of the cement) but Jacob is concerned about the concrete around the buildings not the concrete on the aprons. Wilson also noted that when this project was purposed in 2022, Force was aware of the costs and should have factored those cost in (to meet the required code). Force wanted to note that he feels the city hasn't been as transparent as they should have been (with the requirements). Chairman Hild said that force was here (ZBA) three (3) years ago and the office has not been moved to Pekin and the allowance of white rock should now be cement, which it is not. Nic Maquet explained that the Fire Department and the water company are working together for a short term solution to the hydrants being installed on Force's property. Commissioner Madden asked if Mr. Force has been compliant (other than the rock/cement) and Nic said that Force has been compliant. Commissioner Huskisson stated again that he would like to see a timeline but Force said he is not willing to put a time stamp on something that could change down the road. Force said he is looking to have the units complete by 2026 but he again said that he is not willing to give a "stamped date" that would force him to pour cement. Commissioner Wilson suggested a plan that would potentially allow Force to lay the cement in sections with dates which would allow the city to hold Force accountable just as any other business and Force stated again that he will not agree to any timeline/stamped date. Commissioner Wilson also suggested that Force consider taking some time to get a plan together that would work for him and keep him compliant with the city. The variance was voted on and denied 4-2.

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.

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

Public Input Open: 5:57PM Public Input Closed: 6:00PM

Danny with Robinson Outdoor, LLC explained that he had applied for a SU for a digital board. Cody Gielbehausen with Civic Digital Displays, has a sign that was approved by the city and is being currently being installed. Mr.

Gielbenhausen feels that his sign and the proposed sign may be too close. Mr. Giebehausen also asked that if the new digital board is approved, that it will require the same architectural enhancements as their sign. Motion to approve made by Commissioner Lanane and seconded by Wilson. Commissioner Huskisson asked how many feet are required between the signs and Nic Maquet confirmed that the required amount of footage is 1,000 feet. Chairman Hild discussed the landscaping requirements and Nic said that the landscaping requirements are in the updated code. Commissioner Wilson feels there is no reason that the sign can't go in the requested location. pending all code requirements are met. Commissioner Lanane agrees with Wilson, landscaping would be appropriate and necessary, many other members of the committee agreed. Maquet asked Danny (Robinson Outdoor) who maintains the landscaping and Danny said that they maintain it themselves. Danny explained that he has concerns with their sign being so close to the other digital billboard and would like to have discussions with Mr. Giebelhausen to attempt to work together. Nic did clarify that if the board approves the Special Use (SU), Robinson Outdoor has one year to build then the SU is no longer valid. The committee chose to amend their original motion and add a requirement that includes a masonry base. Motion to approve as modified made by Commissioner Lanane and seconded by Madden.

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.

RESULT:	Dismiss SU 2025-02
MOVER:	Commissioner Hild
SECONDER:	Commissioner Madden
AYES:	Commissioner Deverman, Hild, Huskisson, Lanane and Madden.
NAYS:	None
ABSTAIN:	Commissioner Wilson
ABSENT:	Commissioner Joesting

Public Input Open: 6:18PM Public Input Closed 6:20PM

Cameron Bettin, Director of Pekin Park District and Dan Griffin with Clean Energy Group were available for questions. Cameron said the property purposes a concern with the building code and he is here looking for clarification if a special use (SU) is necessary.

Motion to discuss by Hild and seconded by Commissioner Madden.

Nic Maquet explained that previous discussion with staff (and prior legal counsel) recognizes that the solar arrays are directly connected to the two buildings (The Arena and Parkside) and typically the ground mount array (if on the same parcel) where the array is going is on a separate parcel which proved not to be feasible. Discussion with staff prompted this case going to

ZBA for a possible SU, is a SU required or can this be considered a ground mount (with a building permit)? The park district does own all of the parcels but the parcels can not be combined.

Chairman Hild said he does not feel a SU is required. Commissioner Deverman asked Nic Maquet if the separate parcels are the only reason that there is a potential SU and Nic did confirm that is the only reason. Josh Wray (Economic Development Director for the City of Pekin) explained why the parcels can not be combined (TIF District/Non TIF District). Nic explained that by definition, a permit with a principle use (which is a park) is allowed. Chairman Hild asked what we could do about the request for a SU and the attorney stated there is no need for a SU. A vote was taken to dismiss the SU based on our zoning ordinance. Motion to dismiss was made by Hild and seconded by Madden. *Commissioner Wilson did not vote as The Pekin Park District is her client*

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

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

Open Public Input: 6:30PM Closed Public Input 6:30PM

Motion made to approve by Commissioner Huskisson and seconded by Commissioner Deverman.

Nic Maquet stated that with the determination of this being a ground mount array, Nic's department could approve the site plan but has opted to turn to the ZBA committee for review and possible approval. Chairman Hild asked what the max height will be when the panels are fully tilted which will approximately eight-feet (when the panels are fully tilted to the east or west). Mr. Maquet asked how often the panels go full tilt and the panels will go full tilt two times a day with very little sound. Nic did remind the committee of a fence requirement which will give the panels protection. Cameron said that they are going to install a six-foot chain length fence with locked gates. Commissioner Lanane wanted to be sure that we include some requirements for landscaping. Cameron said they are looking to plan some trees on the North side (down Broadway St., heading east). Commissioner Wilson advised not using evergreens. She would suggest using something to buffer the fence with an ornamental or shade tree. The public was notified of this and their feedback was mostly positive with a few concerns on giving up green space. The park district did discuss the use of other property to hold events such as

tractor pulls (however there have not been any tractor pulls since the pandemic). Cameron noted that there will be some open field for special events such as cross country, etc. Commissioner Wilson asked Cameron what they (the park district) planned to do with the savings from the panels and Cameron said that they are looking to use the savings to work on other needs throughout the park. Commissioner Huskisson amended his motion to approve to include buffering with deciduous trees on Broadway and with plantings around the solar array fencing. The motion was seconded by Deverman. Commissioner Wilson abstained. Motion approved.

Any Other Business Before the Board

7.1. Tobacco License Discussion

Discussion regarding the Tobacco License:

There is currently a moratorium in place and Nic Maquet discussed the possibility of making this a Special Use (SU) with requirements such as distance between school, churches, etc. Commissioner Wilson believes this should be an ordinance rather than a SU. The committee discussed this and would like to review surrounding area(s) Tobacco License Ordinance. There was also discussion on limiting what can be sold at gas stations and tobacco stores as they are selling pipes, nitrous and many other products. Nic Maquet will send out the requested information to the committee and the ZBA will review.

Public Input

None

Adjourn

Motion was made to adjourn by Commissioner Lanane and seconded by Huskisson.

**REQUEST FOR COUNCIL ACTION**

Agenda Date: February 12, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: City Council Action Report January 27, 2025

DESCRIPTION: City Council Action Report January 27, 2025

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 2/10/2025



Nic Maquet
111 S. Capitol Street
Community Development
Pekin, Illinois 61554
Nmaquet@ci.pekin.il.us
(309) 478-5370

City Council Action Report Meeting Date January 27, 2025 5:30 PM

All zoning cases that were recommended for approval during the regularly scheduled Zoning Board of Appeals meeting held on Wednesday January 8, 2025 were approved at the regularly scheduled City Council meeting held on Monday January 27, 2025.

- Case V 2025-01
- Case SU 2025-01
- Case SPR 2025-01



REQUEST FOR COUNCIL ACTION

Agenda Date: February 12, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case SU 2025-03** A Special Use request submitted by Miggy's Shop, LLC for the operation of an Adult-Use Cannabis Dispensary at 359 Court Street.

DESCRIPTION: A Special Use request submitted by Miggy's Shop, LLC for the operation of an Adult-Use Cannabis Dispensary at 359 Court Street. Said property is zoned B-2 Central Business District with a legal description, SEC 34 T25N R5W ORIGINAL TOWN W 1/2 LOT 9 & E 1/2 LOT, with the following PIN: 04-04-34-434-015 in Tazewell County, Illinois

Subdivision IV.-B-2 Central Business District

Sec. 4-3-6-4-3(4) Adult-use cannabis dispensing organizations, subject to the conditions and procedures set forth in Division 10 of this Article.

REQUIREMENTS OF SECTION 4-3-10-2 OF THE PEKIN CITY CODE

Sec. 4-3-10-2. Special Use

A cannabis business establishment facility shall require approval as a special use in the respective zoning use district in which such facility is to be located, in accordance with the provisions of this Article.

(1) In determining compliance with this Article and eligibility as a special use, the following factors shall be considered, taking into account the entirety of the circumstances affecting the particular property for which the special use is sought in the context of the existing and intended future use of the adjacent and nearby properties:

- a. Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property. **The surrounding uses are commercial. The City has determined that this Special Use is appropriate in the B-2 zoning district.**
- b. Proposed structure in which the facility will be located, including co-tenancy (if in a multi-tenant building), total square footage, security installations and security plan, and building code compliance. **The site plan is attached. All design and construction will be in compliance with the City's building code. The applicant will install building enhancements, such as security cameras, lighting or other improvements to ensure the safety of employees and customers of the facility. Security will be in full compliance with the CRTA and any rules and regulations promulgated by the Illinois Department of Agriculture.**
- c. Hours of operation and anticipated number of customers/employees.
Proposed hours of operation: **Not given, state guidance allows operating times from 6am-10pm (per CRTA)**
Number of customers: **Not given**

Number of employees: **10 local employees within the first year, full-time positions with benefits**

d. Anticipated parking demand, available private parking supply, and parking requirements established in Division 9 of this Article. **The dispensing organization is roughly 4000 square feet and will require 16 parking spaces and 1 ADA space. The B-2 district allows for use of on-street parking and public parking lot use. Sec 4-3-9-1(5)(c) The requirements of Section 4-3-9-3 may be reduced by one-half the minimum required spaces for those uses within the B-2 Central Business District. For those buildings existing within the B-2 District, no additional parking space need be provided when remodeling or rebuilding of structures is proposed, provided the floor area of existing structures on such site is not increased in the remodeling or rebuilding undertaken. Where floor area is increased, when modifying structures into loft apartments on the stories above the first floor parking spaces shall be provided for such increased floor area in accord with the provisions of this Article.**

e. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways. **Access to roadways is shown on the attached documents. Applicant anticipates typical retail traffic for the proposed dispensing organization**

f. Site design, including access points and internal site circulation. **(Please see attached site plan)**

g. Proposed signage plan. **Signage will be per CRTA requirements. Pursuant to the CRTA, the dispensary is prohibited from "advertising", as defined in the CRTA. There will be a sign on the building with the name of the organization and this sign will adhere to the City sign code.**

h. Compliance with all requirements of the specific section in this Division for the particular type of Cannabis Business Establishment that is being proposed, as applicable. **Please see the attached regarding compliance with Sections 4-3-10-5 of the Pekin City Code.**

i. Other criteria determined to be necessary to assess compliance with the provisions of this Article. **The applicant is pleased to provide any further information the City may deem necessary to assess compliance.**

COMPLIANCE WITH SECTION 4-3-10-5 OF THE CITY OF PEKIN CITY CODE

Sec. 4-3-10-5. Adult-use cannabis dispensing organization.

In those zoning use districts in which an adult-use cannabis dispensing organization may be located, the proposed facility must comply with the following:

(1) The facility may not be located within 100 feet of the property line of a preexisting place of worship, public or private nursery school, preschool, primary or secondary school, college, university, community or junior college, vocational or trade school, learning center or academy, driving school, cosmetology school, day care center, licensed day care home, or licensed residential care home. **The facility will currently meet these requirements.**

(2) At least 75 percent of the floor area of any tenant space occupied by the facility shall be devoted

to the activities of the dispensing organization as authorized by the CRTA. **Please see attached site plan. The entire first floor area of the dispensary will be devoted to the activities of the dispensing organization**

(3) The facility may not conduct any sales or distribution of cannabis other than as authorized by the CRTA. **The facility will be properly licensed and in full compliance with the CRTA**

(4) For purposes of determining required parking, adult-use cannabis dispensing organizations shall be classified as retail stores, except as otherwise specified herein per Section 4-3-9-4; provided, however, that the City may require that additional parking be provided as a result of the analysis completed through Section 4-3-10-2. **The dispensing organization is roughly 4000 square feet and will require 16 parking spaces and 1 ADA space. The B-2 district allows for use of on-street parking and public parking lot use. Sec 4-3-9-1(5)(c) The requirements of Section 4-3-9-3 may be reduced by one-half the minimum required spaces for those uses within the B-2 Central Business District. For those buildings existing within the B-2 District, no additional parking space need be provided when remodeling or rebuilding of structures is proposed, provided the floor area of existing structures on such site is not increased in the remodeling or rebuilding undertaken. Where floor area is increased, when modifying structures into loft apartments on the stories above the first floor parking spaces shall be provided for such increased floor area in accord with the provisions of this Article.**

(5) No more than three adult-use cannabis dispensing organizations shall be granted a special use under this Article or otherwise permitted to operate in the City. **Currently, the City has One (1) Special Use for Adult Cannabis Dispensing issued and 2 are remaining.**

(6) The hours of operation for an adult-use cannabis dispensing organization shall not be earlier than 6:00 a.m. and not later than 10:00 p.m. **Applicant did not provide hours of operation**

(7) No person under the age of 21 years shall be allowed to enter an adult-use cannabis dispensing organization; provided, however, that if the facility is also licensed as a medical cannabis dispensing organization, persons under the age of 21 years may be permitted to enter to the extent authorized by Section 4-3-10-10. **No person under the age of twenty-one (21) will be allowed to enter the dispensing organization.**

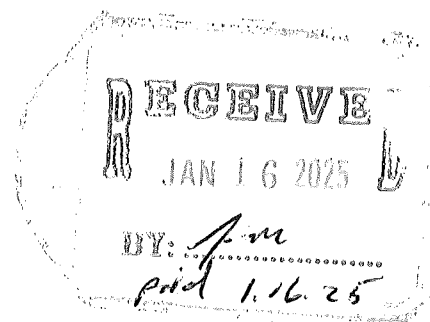
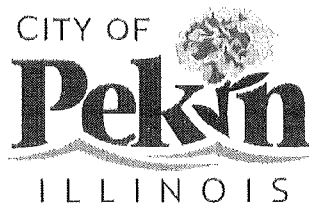
(8) No person shall reside in or permit any person to reside in an adult-use cannabis dispensing organization. **No person will reside in or be permitted to reside in the facility**

(9) No outdoor seating areas shall be permitted. **No outdoor seating will be used (see site plan)**

(10) No drive-through services or sales shall be permitted. **The facility will have no drive-through (see site plan)**

(11) The facility shall operate in compliance with all applicable state and local laws, including the CRTA and the provisions of this Article. **The facility will operate in full compliance with all applicable state and local laws, including the CRTA and Article 3 of Chapter 4 of the Pekin City Code**

FINANCIAL IMPACT: N/A	
REVIEWED BY:	
Nic Maquet, Chief Building Official	Final Approval - 2/10/2025



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 (\$125) ☐ B. Residential Variance (\$125) ☐ C. Non-Residential Variance (\$125) ☐ D. Map Amendment/Rezoning (\$125) ☐ E. Annexation (\$125)	Request Property Address or PIN: <u>04-04-34-434-015</u> Current Zoning (if known): <u>B-2 (Central Business District)</u> Proposed Zoning (if rezoning request): <u>B-2 (Central Business District)</u> Current Use: <u>Unoccupied (Formerly - Dance Studio)</u> Proposed Use (if different): <u>State of Illinois Licensed Cannabis Dispensary</u>
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Property Owner Name:	353 Court St LLC - Series 359 Court St (Contact: Todd Thompson)
Mailing Address:	P.O. Box 333, Pekin, IL, 61554-0000
Phone:	309-613-4041
Alternative Phone:	309-267-8290
E-Mail Address:	thompsonbros@me.com

Applicant Name (if different):	Miggy's Shop, LLC (Contact: Thomas Howard)
Mailing Address:	456 Fulton St. Ste. 404 Peoria, IL 61602
Phone:	309-648-3905
Alternative Phone:	309-306-1095
E-Mail Address:	tom@collateralbase.com



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

Please summarize your request and explain why it is necessary:

Per City of Pekin, IL zoning code **Sec. 4-3-10-2. - Special use**, *A cannabis business establishment facility shall require approval as a special use in the respective zoning use district in which such facility is to be located, in accordance with the provisions of this Article.* Accordingly, as a State of Illinois licensed cannabis dispensing organization, Miggy's Shop, LLC is thereby applying to conduct operations consistent with City of Pekin, IL code **Sec. 4-3-10-5. - Adult-use cannabis dispensing organization**. Without an approved special use permit, Miggy's Shop, LLC could not legally conduct business operations in the City of Pekin, IL.

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.

A handwritten signature in black ink, appearing to be "J. H. H.", written over a horizontal line.

01/16/2025

Owner Signature

Date

CERTIFICATION BY THE APPLICANT (if different)

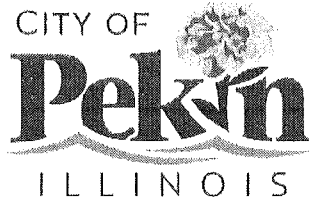
I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

A handwritten signature in black ink, appearing to be "The Howard", written over a horizontal line.

01/16/2025

Applicant Signature

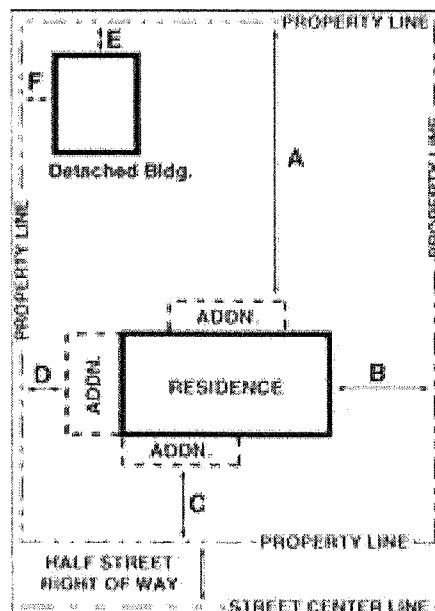
Date



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.

N/A - Variance not requested

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

N/A - Variance not requested

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

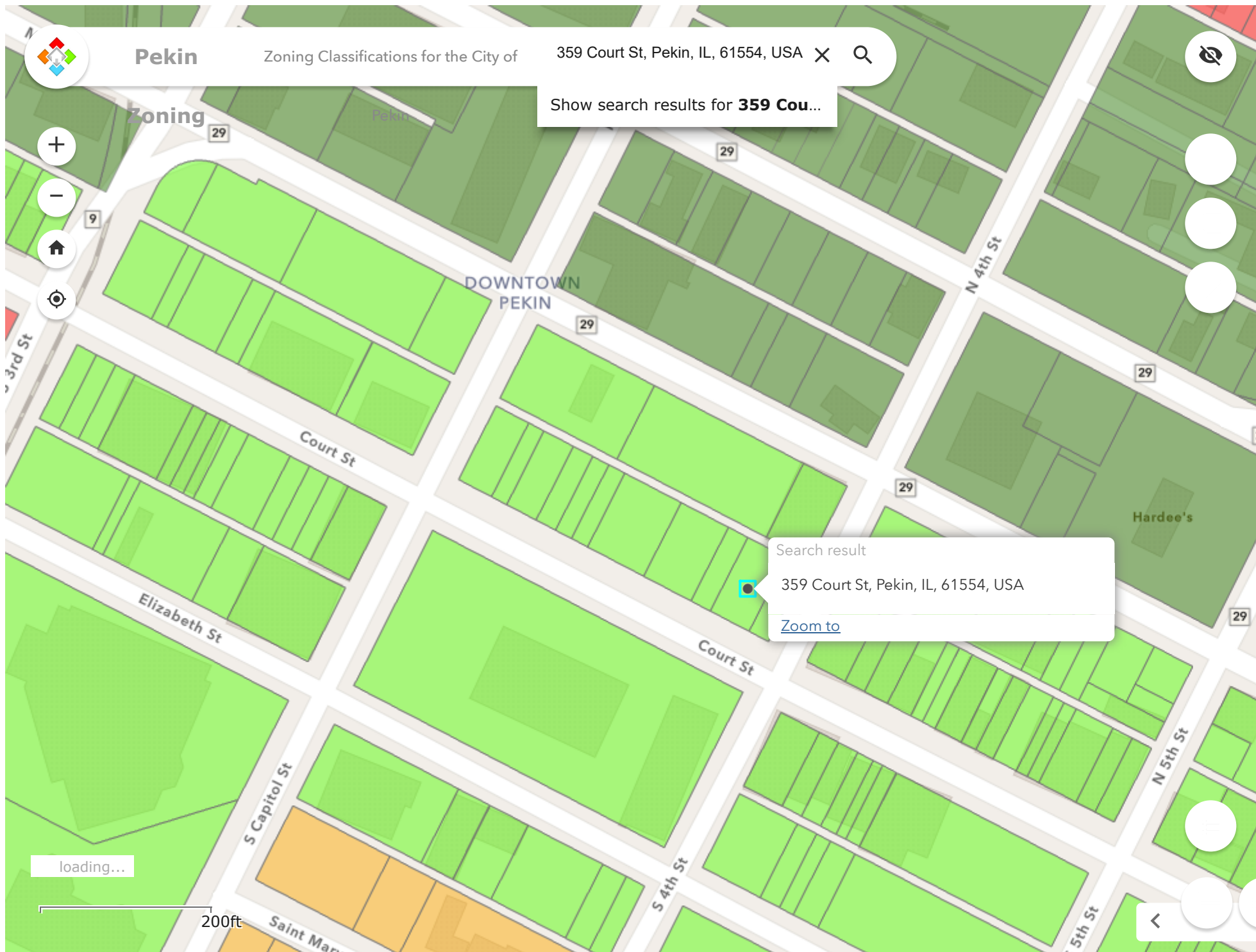
N/A - Variance not requested

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

N/A - Variance not requested

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

N/A - Variance not requested



Tazewell County GIS



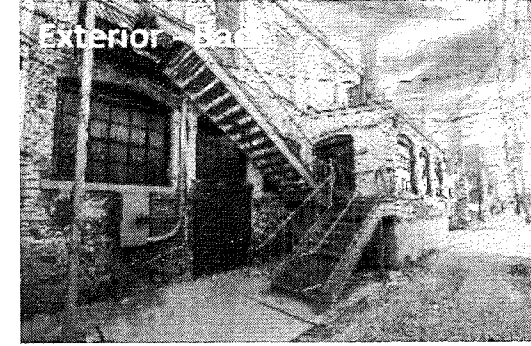
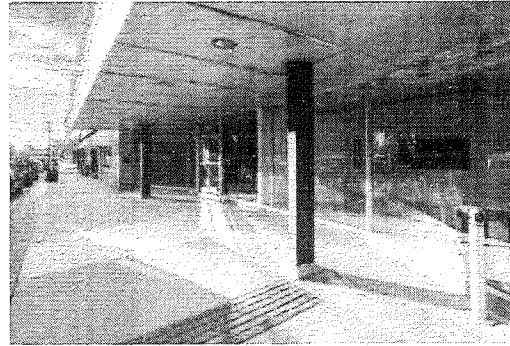
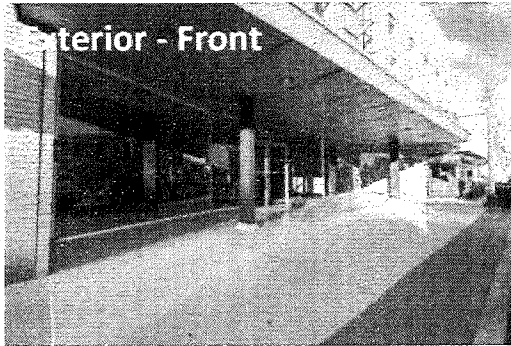
Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected 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.



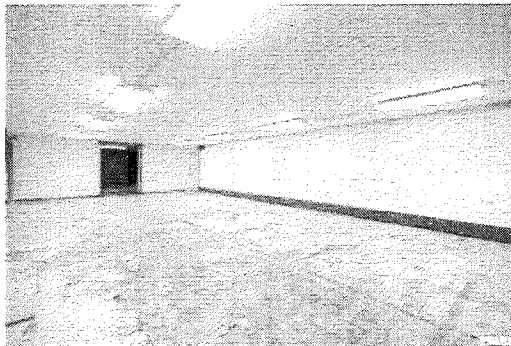
1:1,315
0 0.01 0.03 0.05 mi



Dispensary Interior and Exterior



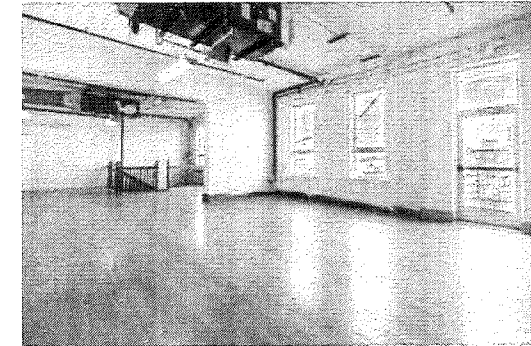
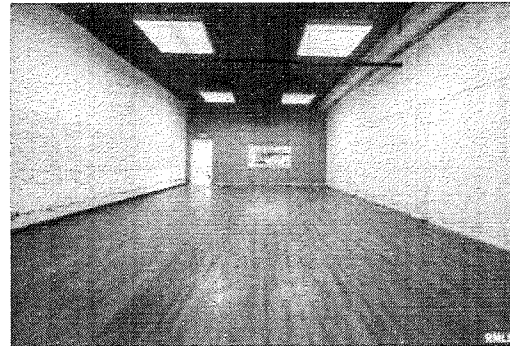
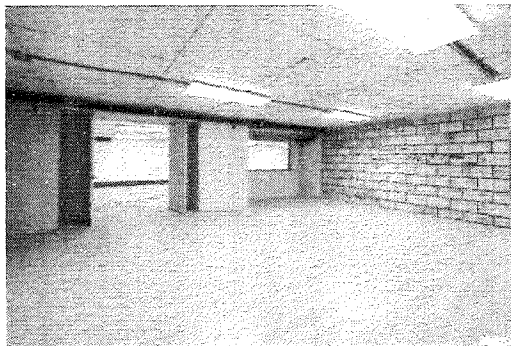
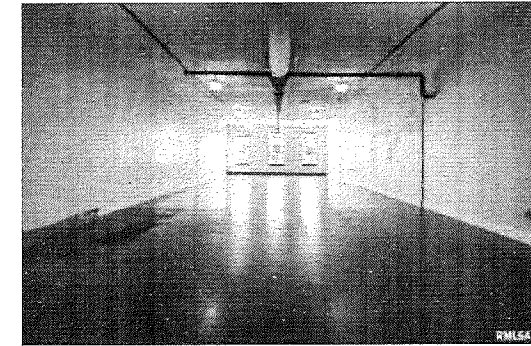
Basement - 4,000 sf



Ground Floor - 4,000 sf



1st Floor - 4,000 sf



Doc ID: d719d867264decbf9ac28c807af5466185301052



Tazewell County GIS Viewer



Parcel Info

Basemap

Bookmarks

Draw

Print

+

-



359 COURT ST



Search result



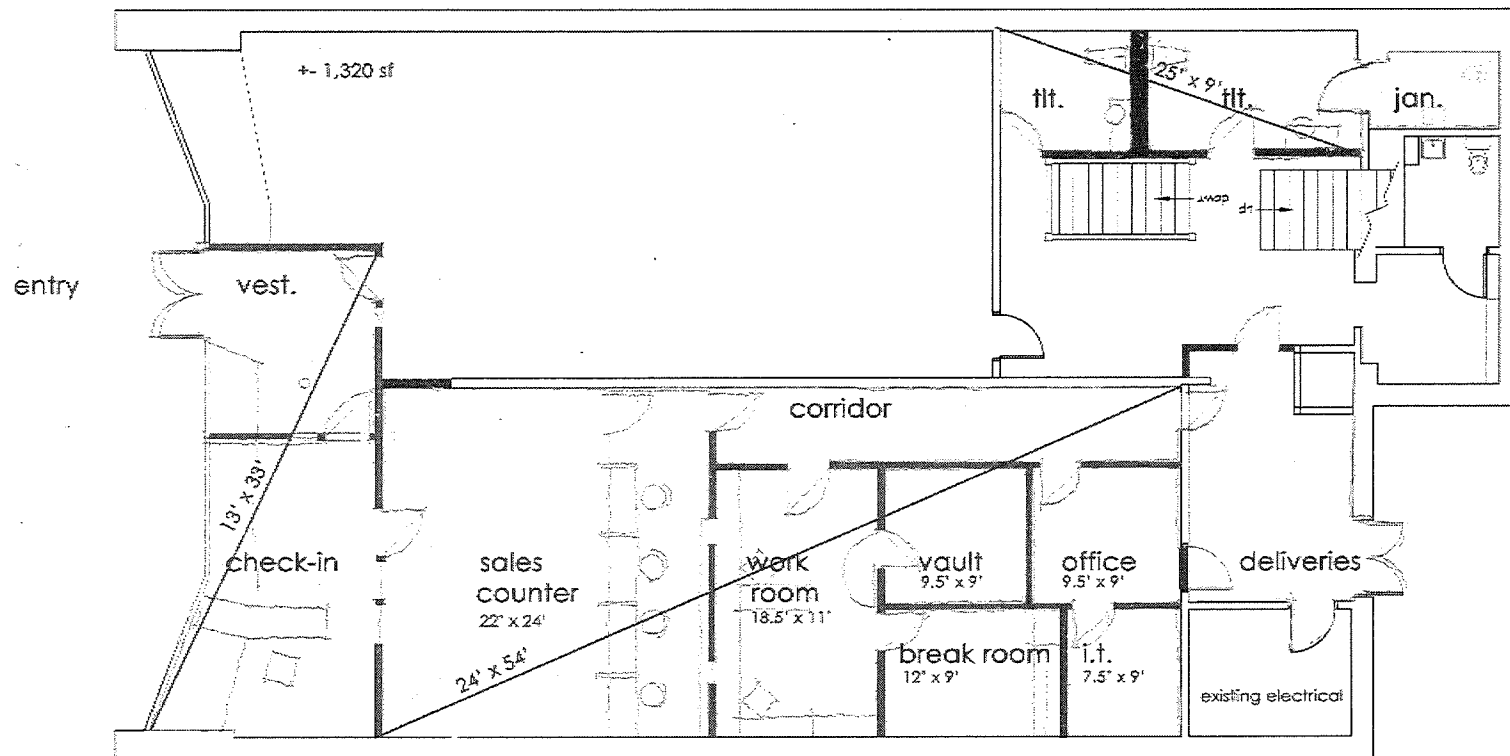
CAPITOL ST.

COURT ST.

IL'9

4th ST.

ELIZABETH ST.



collateral base dispensary at 359 court st. pekin, il.
 pcm + design architects
 905 W Main St #300, Peoria, IL 61606
 309-694-5012



Date: 01/12/2025

Doc ID: d719d867264decbf9ac28c807af5466185301052

State of Illinois

Department of Financial and Professional Regulation Division of Professional Regulation

LICENSE NO.
4448175

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
5/4/2025

STARTED: 5/3/2024

CONDITIONAL ADULT USE DISPENSING ORGANIZATION LICENSE

This Conditional License does not entitle the Conditional License holder to buy, sell, or otherwise transfer cannabis. This Conditional License authorizes the Conditional License Holder to apply for an Adult Use Dispensing Organization License.

BLS Region#10: Peoria

Miggy's Shop LLC



MARIO TRETO, JR.
SECRETARY

The official status of this license can be verified at IDFPR.Illinois.gov

15599999



IDFPR

Illinois Department of Financial and Professional Regulation

Division of Professional Regulation

www.idfpr.illinois.gov

JB PRITZKER
Governor

MARIO TRETO, JR.
Secretary

CAMILE LINDSAY
Acting Director

May 3, 2024

Via Email to: tom@collateralbase.com and 420binary@gmail.com

Greetings Miggy's Shop LLC,

This letter serves to notify you that your Conditional Adult Use Dispensing Organization License ("Conditional License") has been issued. Page 2 of this document is your Conditional License, but please read this letter in its entirety as it contains important information.

Notification of Conditional License

Page 2 of this document is your Conditional License. This includes both your entity's name as it appeared on your application and your unique Conditional License number. This will serve as evidence that you have been granted a Conditional License for any who inquire. **A Conditional License does not entitle you to buy, sell, possess, or transfer cannabis.** Instead, it allows you to take the necessary steps to obtaining an Adult Use Dispensing Organization License under the Cannabis Regulation and Tax Act ("CRTA") before opening.

Next Steps Document

In a separate email, you will also receive a Next Steps document. This acts as both a checklist of necessary documents the Department needs as well as links to important forms. Please review the Next Steps document carefully to prepare for your Conditional Phase. Please note some documents referenced may still require finalization from the Department, so we recommend **bookmarking the link rather than downloading the form until you are ready to submit it.** This will ensure you have the most up-to-date form for your submission and help reduce delays.

Application For Adult Use Dispensing Organization License

A Conditional License, subject to other conditions, entitles the Conditional Licensee to apply for an Adult Use Dispensing Organization License. Once an entity receives its Adult Use License, it may begin sales of cannabis. As the Conditional Phase progresses, the Department will make the Adult Use License application publicly available.

If you have any questions throughout the Conditional Licensing Phase, please contact FPR.ConditionalAdultUseLicenses@illinois.gov.

Best,

Vaughn G. Bentley
Deputy Director of the Cannabis Control Section



IDFPR

Illinois Department of
Financial and Professional Regulation

Division of Professional Regulation

www.idfpr.illinois.gov

JB PRITZKER
Governor

MARIO TRETO, JR.
Secretary

CAMILE LINDSAY
Acting Director

Conditional Adult Use Dispensing Organization License

Miggy's Shop LLC has been issued this Conditional Adult Use Dispensing Organization License No. **4448175** ("Conditional License") on **5/3/2024**. This Conditional License does not entitle the Conditional License holder to buy, sell, or otherwise transfer cannabis under the Cannabis Regulation and Tax Act.³⁵ This Conditional License authorizes the Conditional License Holder to apply for an Adult Use Dispensing Organization License pursuant to Section 15-36 of the Cannabis Regulation and Tax Act.³⁶ This Conditional License is for BLS Region #10: Peoria.

This Conditional License cannot be sold, transferred, or otherwise assigned.

Regards,

Vaughn G. Bentley
Deputy Director of the Cannabis Control Section
555 West Monroe Street, 5th Floor
Chicago, IL 60661

³⁵ "A dispensing organization that is awarded a Conditional Adult Use Dispensing Organization License [...] shall not purchase, possess, sell, or dispense cannabis or cannabis-infused products until the person has received an Adult Use Dispensing Organization License issued by the Department pursuant to Section 15-36 of this Act." See 410 ILCS 705/15-25(f); 410 ILCS 705/15-35 (e); and 410 ILCS 705/15-35.10(e).

³⁶ "A person is only eligible to receive an Adult Use Dispensing Organization if the person has been awarded a Conditional Adult Use Dispensing Organization License pursuant to this Act or has renewed its license pursuant to subsection (k) of Section 15-15 or subsection (p) of Section 15-20." See 410 ILCS 705/15-36(a).

Marigold's Dispensary & Retail Proposal



Marigold's Mission: Provide safe, regulated cannabis products while fostering economic growth and community engagement.



Social Equity Focus: Proudly licensed under the CRTA with a commitment to local hiring and community involvement.

Project Overview & Background

Local & Social Equity-Driven: Built from the ground up as social equity licensees, reflecting CRTA's mission to diversify and enrich local ownership.

Safe & Regulated Products: No adulterants; fully lab-tested and strictly compliant with state regulations.

Community Benefits: Job creation, tax revenue, and active support of local initiatives.

Public Safety & Compliance

Surveillance & Storage:
24/7 camera monitoring,
secure product storage,
and controlled access
points.

Compliance & Inventory
Tracking: Robust
traceability systems and
real-time reporting to
prevent diversion.

Staff Training &
Prevention: Employees
trained to prevent
underage sales with strict
ID verification processes.

Compliance with the CRTA Dispensary Dispersion Rates

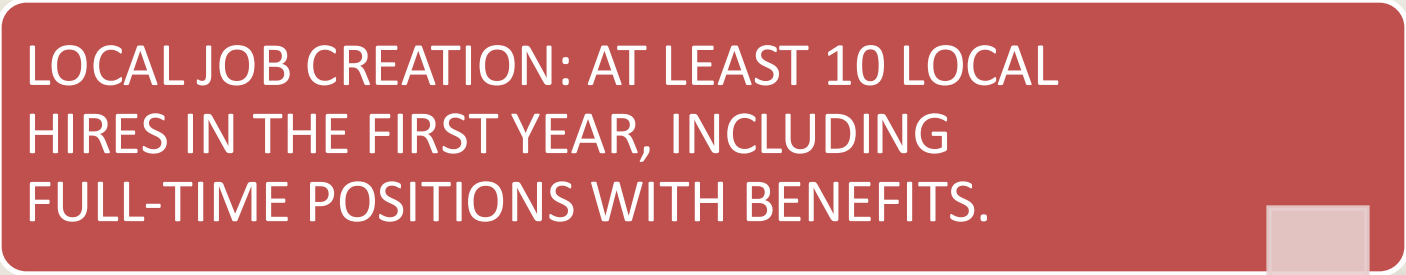
Statewide Dispensaries: 610 total authorized (110 medical program, 500 social equity licenses).

Illinois population divided by 610 dispensaries (~21,000 people per dispensary). Ensures no market oversaturation & compliance load.

Current Pekin Landscape: Pekin has one dispensary currently; adding another aligns with state ratios.

Local Hiring & Economic Development

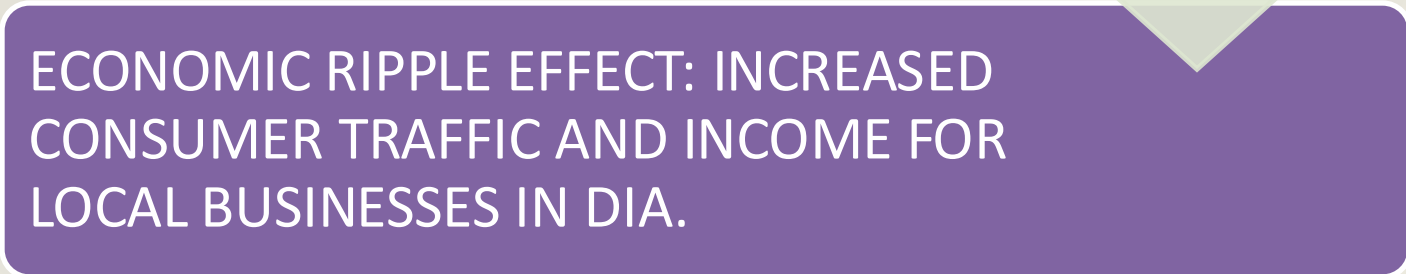
LOCAL JOB CREATION: AT LEAST 10 LOCAL HIRES IN THE FIRST YEAR, INCLUDING FULL-TIME POSITIONS WITH BENEFITS.

A red rectangular box with rounded corners containing white text. A light red arrow points downwards from the bottom right corner of the box.

COMMUNITY-FOCUSED GROWTH: HIRING LOCALLY BOOSTS THE ECONOMY AND REFLECTS CRTA'S MISSION.

A green rectangular box with rounded corners containing white text. A light green arrow points downwards from the bottom right corner of the box.

ECONOMIC RIPPLE EFFECT: INCREASED CONSUMER TRAFFIC AND INCOME FOR LOCAL BUSINESSES IN DIA.

A purple rectangular box with rounded corners containing white text. A light purple arrow points downwards from the bottom right corner of the box.

Regulating Psychoactive “Hemp” Products

- Current Gaps: Delta-8, 9, or others and similar products sold with minimal oversight, posing safety risks and business decline.
- Proposed Regulation: Restrict psychoactive hemp product sales to licensed dispensaries for safety and fairness for retail THC.
- Public Safety Emphasis: Align city codes with state safety standards under the CRTA to protect consumers.

Request to Amend Local Ordinance

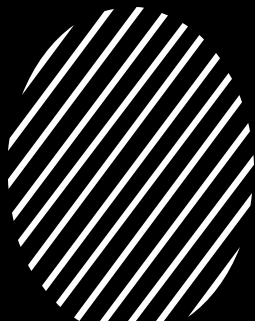
Amend Pekin's cannabis ordinances to limit dispensary numbers in line with state guidelines (max two dispensaries).

Require hemp products causing psychoactivity to be sold exclusively at licensed dispensaries.

Ensuring Sustainable & Safe Access: With inline dispersion and uniform rules for psychoactive cannabis, we anticipate stable operations.



Community Engagement & Benefits



- **Local Involvement:** Sponsorships of community events and programs, active participation in civic initiatives.
- **Tax Revenue for Public Projects:** Reinvestment into infrastructure, schools, and social programs.
- **Success Story:** local startup businesses in regulated cannabis markets to build up the local community instead of a Chicago chain store.

Timeline & Action Items

- Proposed Timeline:
- Months 1–3: City Council & Zoning Board approvals, ordinance amendments.
- Months 3–6: Build-out, hiring, training, and final licensing.
- Months 6–12: Grand opening & full operations.

Conclusion & Call to Action

Marigold's Promise: Uphold CRTA's spirit of social equity, deliver safe, quality cannabis products, and invest in Pekin's workforce and community.

Final Thank You & Next Steps:
'We appreciate your time and invite you to make Pekin a leader in responsible cannabis retail by approving our application.'