



City of Pekin

**REGULAR ZONING BOARD OF APPEALS MEETING
WEDNESDAY, MARCH 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 February 12, 2025 Meeting

5. City Council Action Report

5.1. City Council Action Report

6. New Business

- 6.1. **Case V 2025-04** A Variance request submitted by Austin Engineering on behalf of Tazewell County for the property located at 1 Capitol Street to reduce the minimum parking requirements as well as remove the requirement for a parking lot screening wall on the west side of the property.
- 6.2. **Case SPR 2025-02** A Site Plan Review request submitted by Austin Engineering on behalf of Tazewell County for the construction of the proposed Tazewell County Justice Center on the property located at 1 Capitol Street.
- 6.3. **Case SU 2025-04** A Special Use Request Submitted by VHEA, LLC for the Operation of an Adult-Use Cannabis Dispensary at 2910 Court Street.
- 6.4. **Case PPR 2025-01** Preliminary Plat Review for Part of Lot 8 and Lot 25 of Leander Kings Subdivision for Assessment Purposes and Part of the Northwest Quarter of Fractional Section 3, Township 24 North, Range 5 West of the Third Principal Meridian, Tazewell County, Illinois. Property Being Subdivided is Currently Part of P.I.N. 04-10-03-100-002
- 6.5. **Case PPR 2025-02** Preliminary Plat Review for Part of Lot 3 in Riverway Business Park, Second Addition Being a Part of the Northeast Quarter of Section 10, Township 24 North, Range 5 West of the Third Principal Meridian, Tazewell County, Illinois. Property Being Subdivided is Currently Part of P.I.N. 10-10-10-

200-008

- 6.6. **Case ZTA 2025-01** City of Pekin, Applicant, is Requesting the Approval of a Zoning Text Amendment to the City of Pekin Zoning Ordinance. Specifically, the Request is to Division 12-Tobacco Products Dealer

7. Any Other Business Before the Board

8. Public Input

9. Adjourn