



City of Pekin

REGULAR ZONING BOARD OF APPEALS MEETING WEDNESDAY, MAY 14, 2025 5:00 PM

1. Pledge of Allegiance

2. Call to Order

3. Approve Agenda

4. Approval of Minutes

4.1. Zoning Board of Appeals-Regular Meeting Minutes-March 12, 2025 5:00pm

5. City Council Action Report

5.1. City Council Action Report-Regular Meeting March 24, 2025 5:30pm

6. New Business

6.1. **Case RZ 2025-01** A Rezoning Request Submitted by Anne McBride on Behalf of Kroger From B-1 Local Business to B-3 General Business for the Property Located at 1607 Broadway Street.

6.2. **Case V 2025-05** A Variance Request Submitted by Alan White for the Property Located at 903 Mary Street to Allow for an Accessory Structure to be Built on a Non-Conforming Lot.

6.3. **Case RZ 2025-02** A Rezoning Request Submitted by the City of Pekin From B-3 General Business to I-1 Light Industrial for the Vacant Property Located Near the Termination of Brenkman Dr. More Specially the Parcel With ID Number 04-04-23-400-005

6.4. **Case V 2025-06** A Variance Request Submitted by the City of Pekin for the Vacant Property Located Near the Termination of Brenkman Dr, More Specifically the Parcel With ID Number 04-04-23-400-005 to Increase the Maximum Building Height on the Property to 220 Feet.

6.5. **Case PPR 2025-03** A PRELIMINARY PLAT REVIEW FOR A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-FIVE (25) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, PROPERTY BEING SUBDIVIDED IS CURRENTLY PART OF P.I.N. 04-04-23-400-005

- 6.6. **Case ZTA 2025-02** 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 4 Sec. 4-3-4-3 and Division 6 Sec. 4-3-6-5-2, Sec. 4-3-6-5-3, Sec. 4-3-6-6-2 and Sec. 4-3-6-7-3
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7. Any Other Business Before the Board

- 7.1. Discussion to Amend Solar Energy Code Related to Residential Ground Mount Solar Arrays
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8. Public Input

9. Adjourn
