



**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
-

7. Any Other Business Before the Board

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

8. Public Input

9. Adjourn

**REQUEST FOR COUNCIL ACTION**

Agenda Date: May 14, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

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

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

FINANCIAL IMPACT:
 N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 5/12/2025



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, MARCH 12, 2025 AT 5:00 PM
CHAIRMAN DON HILD PRESIDING**

Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Donald 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	Present	5:00 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, Joesting, Lanane, Madden and Wilson

Approval of Minutes

4.1. Minutes from the February 12, 2025 Meeting

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

City Council Action Report

5.1. City Council Action Report

City Council Action Report from February 12, 2025: Case was not presented to council on February 12, 2025, however it was presented and approved at the council meeting on March 10th, 2025.

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.

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

Chairman Hild proposed to discuss public hearings for 6.1 and 6.2 (New Business) and the committee unanimously agreed.

Public Hearing Open: 5:03PM Public Hearing Closed: 5:08PM

Mike Deluhery Tazewell County Administrator, spoke about the potential for a new 88,000 sq. foot justice center annex that would consolidate and moderate the operations. The new justice center would also allow the detainees to be transported through a connected underground tunnel. Mike has hopes of the job being completed by the late spring/summer of 2027.

John Sutherland of P.J. Hoerr was available for questions as well as Devon Burch of Austin Engineering. Mr. Deluhery discussed the parking variance and expressed that there is plenty of off-street parking along with the parking on the site plan.

Motion to approve: Madden and seconded by Wilson.

Commissioner Wilson asked what the intent was on the West side parking which allowed for 20 feet for a parking spot (required is 18 feet) and suggested that they reduce the parking to 18 feet to allow for additional green space. Devon Burch from Austin Engineering said that if the city is looking for more green space, they can revisit that, but with the railroad so close, they do

not see the purpose. Wilson suggested decorative grass and Devon said that he is open to that. Commissioner Wilson suggests that if we do waive the screening wall requirement that we do require decorative grass, Devon stated that he is okay with that as long as the railroad approves this as well. Chairman Hild asked if there is any additional water retention/ detention and Devon said there is nothing underground, and they are not purposing any water detention or retention. Commissioner Huskisson if there is enough space for the existing traffic that is along the "Pekin Times" building? Devon said, yes, there is enough space and Josh Wray, City of Pekin, said that was one of the stipulations to approve this plan through council.

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.

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

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Motion to approve: Madden and seconded by Wilson.

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water detention or retention. Commissioner Huskisson if there is enough space for the existing traffic that is along the “Pekin Times” building? Devon said, yes, there is enough space and Josh Wray, City of Pekin, said that was one of the stipulations to approve this plan through council.

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.

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

Public Input Open at 5:19PM Public Input Closed: 5:23PM

Chris Vanta partner with VHEA, LLC, gave an overview of the VHEA (partners in the LLC). Chris said not only are they interested in purchasing this space, they would like to purchase the entire strip mall. Chris said they are looking to provide 20–30 jobs and bring tax revenue to the city. Vic Meda, real estate developer, said they are working on how to improve the esthetics of the building to make it more appealing to potential businesses.

Motion to approve made by Commissioner Madden and seconded by Commissioner Huskisson

Commissioner Huskisson asked how many dispensaries are allowed in the City of Pekin, Josh Wray with the city said that the city is allowed three dispensaries. Currently, the city has one existing dispensary, one pending and, if approved, this would be the third. Commissioner Deverman asked where the products would be brought into the building and Chris Vanta said that they would use the front door, but the products would not be brought into the building during regular business hours (typically 9pm-9am). Commissioner Deverman also asked how close the outdoor dining is to their facility with concerns about lighting being an issue and Chris did not see this as being an issue. Commissioner Wilson asked if they considered any other locations and Chris said they did, but they would be too close to schools and other dispensaries.

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

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

Public Input Open: 5:32PM Public Input Closed: 5:32PM

Motion to approve made by Commissioner Madden and seconded by Commissioner Huskisson
Josh Wray, City of Pekin, explained that the city wants to sell this property. Mr. Wray said that Tremont Co-Op Grain wants to purchase this property and renovate it to put it back in operation.

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

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

Public Input open: 5:36PM Public Input Closed: 5:36Pm
Motion made to approve made by Commissioner Madden and seconded by Commissioner Huskisson.
Josh Wray, City of Pekin, explained that the city would like to subdivide the well portion of this property to allow the city to maintain access to the well. Wray said they did let the park district know about the potential sale of this property and the park district is in support of this.

6-0 approved except Joesting (absent 5:38pm-5:41pm)

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

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

Motion to Approve made by Commissioner Madden and seconded by Huskisson.
Wilson asked when we anticipated the changes and Wray said they are working on those changes now (to eliminate the whipits, etc).

Any Other Business Before the Board

No other discussion was had

Public Input

No public comment was received.

Adjourn

Motion To Adjourn Made by Kelly Madden and Seconded By Dave Huskisson all members voted in favor.

**REQUEST FOR COUNCIL ACTION**

Agenda Date: May 14, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: City Council Action Report-Regular Meeting March 24, 2025 5:30pm

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

FINANCIAL IMPACT:
 N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 5/12/2025

City Council Action Report
Meeting Date
March 24, 2025 5:30 PM

All zoning cases that were recommended for approval during the regularly scheduled Zoning Board of Appeals meeting held on Wednesday March 12, 2025 were approved at the regularly scheduled City Council meeting held on Monday March 24, 2025.

- Case V 2025-04 Approved
- Case SU 2025-04 Approved
- Case SPR 2025-02 Approved
- Case PPR 2025-01 Approved
- Case PPR 2025-02 Approved
- Case ZTA 2025-01 Approved



REQUEST FOR COUNCIL ACTION

Agenda Date: May 14, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **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.

DESCRIPTION: 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. Said property is currently zoned B-1 Local Business with a legal description, SEC 35 T25N R5W MILLERS ADDN LOTS: 7-12 BLK 22; PT. 1, PT. 2, 3-5, 8-13, PT. 14 BLK 23; 1-7 (EXC PARCEL 1) BLK 26; 1-6 (EXC PARCEL 3) BLK 27; 1-6 (EXC PARCEL 2) BLK 28; 1-7 BLK 29; ADJ VAC ROW; LANDS DESC ADJ TO BLK 26 & 29 SE 1/4 9.86 AC with the following PIN: 04-04-35-456-004 in Tazewell County, Illinois

Kroger Limited Partnership I currently owns and operates a grocery store at 1607 Broadway Street in Pekin, IL (Parcel 04-04-35-456-004). This property is currently zoned 'B-1' Local Business District. To allow for the installation of video gaming terminals within the store, a Zone Map Amendment from B-1 District to the 'B-3' General Business District is being requested for the on 9.86-acre parcel. The Video Gaming Terminal program is authorized under the Video Gaming Act of 2009. The act authorized duly licensed and qualified retail locations to place a fixed number of Video Gaming Terminals within their establishment. Kroger would like to participate in this program to deliver a higher quality (safety and overall) customer experience, and to engage our loyal customer base with an

Additional area of products/services. As required by law, rule or regulation, Kroger will partition off a small area of the store and display age-restriction signs. Additionally, this area will be under direct store personnel oversight. Within the space, Kroger will provide up to six Video Gaming Terminal machines. There will also be a redemption.

Terminal and possibly an ATM contained within this segmented space.

- ☐ Each of the devices is approximately 2'x3' by 5 1/2' tall.
- ☐ Monitoring will be done via security camera and direct line of sight.
- ☐ All customers aged 21 and older are welcome and allowed to play.

All other store services will continue to be provided as is, and up to current standards. No additional signage or exterior changes are proposed to the store or site.

We believe this request is consistent with the Pekin Comprehensive Plan and that this additional service will provide a positive addition to the existing store. Approval of the Zone Map Amendment is respectfully requested.

Kroger has sent out letters to all property owners within 150 feet of the property and staff received no negative feedback at the time of writing this request. The rezone of this property is by virtue an extension of the B-3 District that is found to the west of the property as well as directly across the street from the property. Staff does believe that the rezoning of this property to B-3 General Business is appropriate.

Staff recommends approval

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 5/12/2025



April 18, 2025

Nic Maquet
Director of Building and Development
111 South Capitol Street
Pekin, IL 61554

Via Overnight Delivery

RE: Kroger – Zone Map Amendment Request - 1607 Broadway Street

Mr. Maquet:

On behalf of Kroger, I am submitting this letter and the enclosed plans requesting a Zone Map Amendment from B-1 to B-3 for the property at 1607 Broadway Street in Pekin, IL. At this location, Kroger owns and operates an existing grocery store. The requested rezoning would allow video gaming within the existing building. No changes are proposed to the store or site other than the installation of the Video Gaming Terminals within the existing store.

Included in this transmittal you will find the following:

- A completed Board of Appeals Application for Consideration.
- A project description and justification statement.
- An aerial map of the Kroger parcel.
- A copy of the auditor's property card with the site's legal description.
- A list of adjacent properties within 150 feet of the Kroger parcel.
- A check in the amount of \$125.00.

Please review the materials provided and contact me if additional information is needed at this time. It is my understanding that this item will be heard at the May 14th BZA Hearing. Please confirm when possible and forward the staff report and/or agenda when available. I can be reached at 513-561-6232 or amcbride@mcbridedale.com as needed.

Our team looks forward to working with you on this project.

Sincerely,

A handwritten signature in blue ink that reads "Anne McBride".

Anne McBride, FAICP
AFM/ss
Enclosures
Cc:

MDC #5231



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u> ☐ A. Special Use (\$85) ☐ B. Residential Variance (\$85) ☐ C. Non-Residential Variance (\$85) ☒ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75)	Request Property Address or PIN: 1607 Broadway Street Current Zoning (if known): B-1 Local Business Proposed Zoning (if rezoning request): B-3 General Business Current Use: grocery store Proposed Use (if different): grocery store with video gaming
---	--

Property Owner Name:	Kroger Limited Partnership I
Mailing Address:	1014 Vine Street, Cincinnati, OH 45202
Phone:	513-246-3070
Alternative Phone:	
E-Mail Address:	brooke.murphy@kroger.com

Applicant Name (if different):	Anne McBride, FAICP, McBride Dale Clarion
Mailing Address:	5721 Dragon Way, Suite 300, Cincinnati, OH 45227
Phone:	513-561-6232 (office)
Alternative Phone:	513-873-4225 (cell)
E-Mail Address:	amcbride@mcbridedale.com



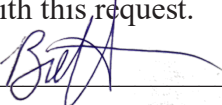
Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

Please summarize your request and explain why it is necessary:

Kroger is requesting a zone map amendment from B-1 to B-3 District in order to provide video gaming terminals at their existing location. See attached narrative for additional description.

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.

 Brett Smollen

4-22-2025

Owner Signature

Date

Kroger Limited Partnership I

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.

 Anne McBride

4-17-2025

Applicant Signature

Date

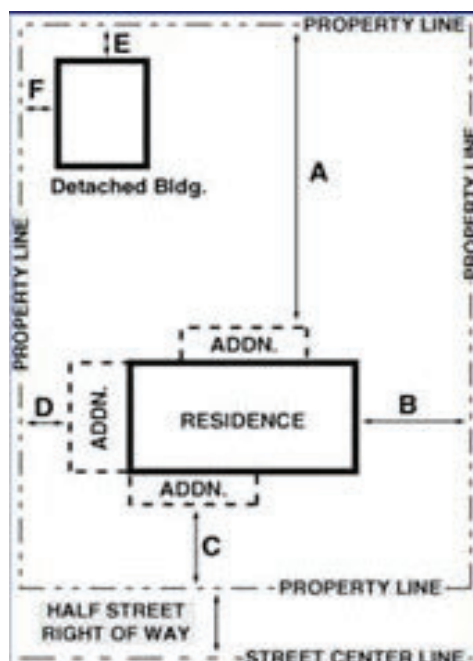
Anne McBride



Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2300

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) 477-2300

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

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

N/A

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

N/A

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

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

N/A

MCBRIDE DALE ASSOCIATES, INC.
DBA MCBRIDE DALE CLARION
5721 DRAGON WAY SUITE 300
CINCINNATI, OHIO 45227

56-7248/2422

16683

PAY TO THE
ORDER OF

City of Peoria

One Hundred Twenty Five Dollars and 00/100¢

\$ 125.00

DOLLARS

PARK
NEWARK, OHIO

Security
Included
Details on back

FOR Zone Change Application (#5231)

[Signature]
AUTHORIZED SIGNATURE

⑈016683⑈ ⑆242272489⑆1240125184588⑈

THE FACE OF THIS DOCUMENT CONTAINS HEAT-SENSITIVE INK. TOUCH OR RUB RED IMAGE. IT WILL DISAPPEAR WITH HEAT.

SECURE
SAFEGUARD
#30735

**Kroger
1607 Broadway Street, Pekin, IL
Zone Map Amendment**

Kroger Limited Partnership I currently owns and operates a grocery store at 1607 Broadway Street in Pekin, IL (Parcel 04-04-35-456-004). This property is currently zoned 'B-1' Local Business District. To allow for the installation of video gaming terminals within the store, a Zone Map Amendment from B-1 District to the 'B-3' General Business District is being requested for the on 9.86-acre parcel.

The Video Gaming Terminal program is authorized under the Video Gaming Act of 2009. The act authorized duly licensed and qualified retail locations to place a fixed number of Video Gaming Terminals within their establishment. Kroger would like to participate in this program to deliver a higher quality (safety and overall) customer experience, and to engage our loyal customer base with an additional area of products/services.

As required by law, rule or regulation Kroger will partition off a small area of the store and display age restriction signs. Additionally, this area will be under direct store personnel oversight. Within the space, Kroger will provide up to six Video Gaming Terminal machines. There will also be a redemption terminal and possibly an ATM contained within this segmented space.

- Each of the devices is approximately 2'x3' by 5 1/2' tall.
- Monitoring will be done via security camera and direct line of sight.
- All customers aged 21 and older are welcome and allowed to play.



EXAMPLE TERMINAL

All other store services will continue to be provided as is, and up to current standards. No additional signage or exterior changes are proposed to the store or site.

We believe this request is consistent with the Pekin Comprehensive Plan and that this additional service will provide a positive addition to the existing store. Approval of the Zone Map Amendment is respectfully requested.



Property Information		
Parcel Number 04-04-35-456-004	Site Address 1607 BROADWAY ST PEKIN, IL 61554	Owner Name & Address KROGER LIMITED PARTNERSHIP I 1607 BROADWAY RD PEKIN, IL, 61554
Tax Year 2023 (Payable 2024) ▼		
Sale Status None		
Property Class 0060 - Improved Commercial	Tax Code 04031 -	Tax Status Taxable
Net Taxable Value 0	Tax Rate Unavailable	Total Tax Unavailable
Township PEKIN	Acres 9.8600	Mailing Address THE KROGER COMPANY 1014 VINE ST CINCINNATI, OH, 45202
Legal Description SEC 35 T25N R5W MILLERS ADDN LOTS: 7-12 BLK 22; PT. 1, PT. 2, 3-5, 8-13, PT. 14 BLK 23; 1-7 (EXC PARCEL 1) BLK 26; 1-6 (EXC PARCEL 3) BLK 27; 1-6 (EXC PARCEL 2) BLK 28; 1-7 BLK 29; ADJ VAC ROW; LANDS DESC ADJ TO BLK 26 & 29 SE 1/4 9.86 AC		
Public Notes 2014-Quad Reval 2018 Quad Reval 2018- No change by BOR doc #18-04-0087. 2019- No change by BOR doc #19-04-0061 2020-No Change by BOR Doc# 2020-04-0042 2021-C/E for 2018 Ptab Final Decision Doc#18-01380.001-C-3 2021-C/E for 2019 Ptab Final Decision Doc#19-00081.001-C-3 2021-C/E for 2020 Ptab Final Decison Doc#20-05300.001-C-3 2021-Final Decision per Bor lowered Doc#2021-04-0045 2022 Quad Reval 2022- BOR final decision no change per doc #22-04-0031 2023-Lowered by BOR per stip		

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
Board of Review Equalized	539,960	816,980	0	0	0	1,356,940
Board of Review	539,960	816,980	0	0	0	1,356,940
S of A Equalized	539,960	816,980	0	0	0	1,356,940
Supervisor of Assessments	503,510	761,820	0	0	0	1,265,330
Township Assessor	503,510	761,820	0	0	0	1,265,330
Prior Year Equalized	503,510	761,820	0	0	0	1,265,330
**** Values not final. May be subject to change.						

No Billing Information

No Exemptions

No Farmland Information

No Forfeiture Information

No Genealogy Information

Related Names

Owner	KROGER LIMITED PARTNERSHIP I 1607 BROADWAY RD PEKIN, IL, 61554	Mail to	THE KROGER COMPANY 1014 VINE ST CINCINNATI, OH, 45202	
Deed Document #	2022-11371	Mailing Flags	Tax Bill	Change Notice
Comments	8/1/22-(DEED2022-11371) Kroger Co. is granting Illinois American Water Company a non-exclusive easement adn right of way in, across, and over a portion of the property.		Delinquent Notice	Exemption Notice

Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2022	\$116,925.86	\$116,925.86	\$0.00
2021	\$112,525.92	\$112,525.92	\$0.00
2020	\$111,519.62	\$111,519.62	\$0.00

Show 19 More

No Redemptions

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
2022	202200011371		6/24/2022	KROGER LIMITED PARTNERSHIP	ILLINOIS AMERICAN WATER	\$3,000.00	\$0.00	\$3,000.00

No Taxing Bodies Information

 Parcel Map

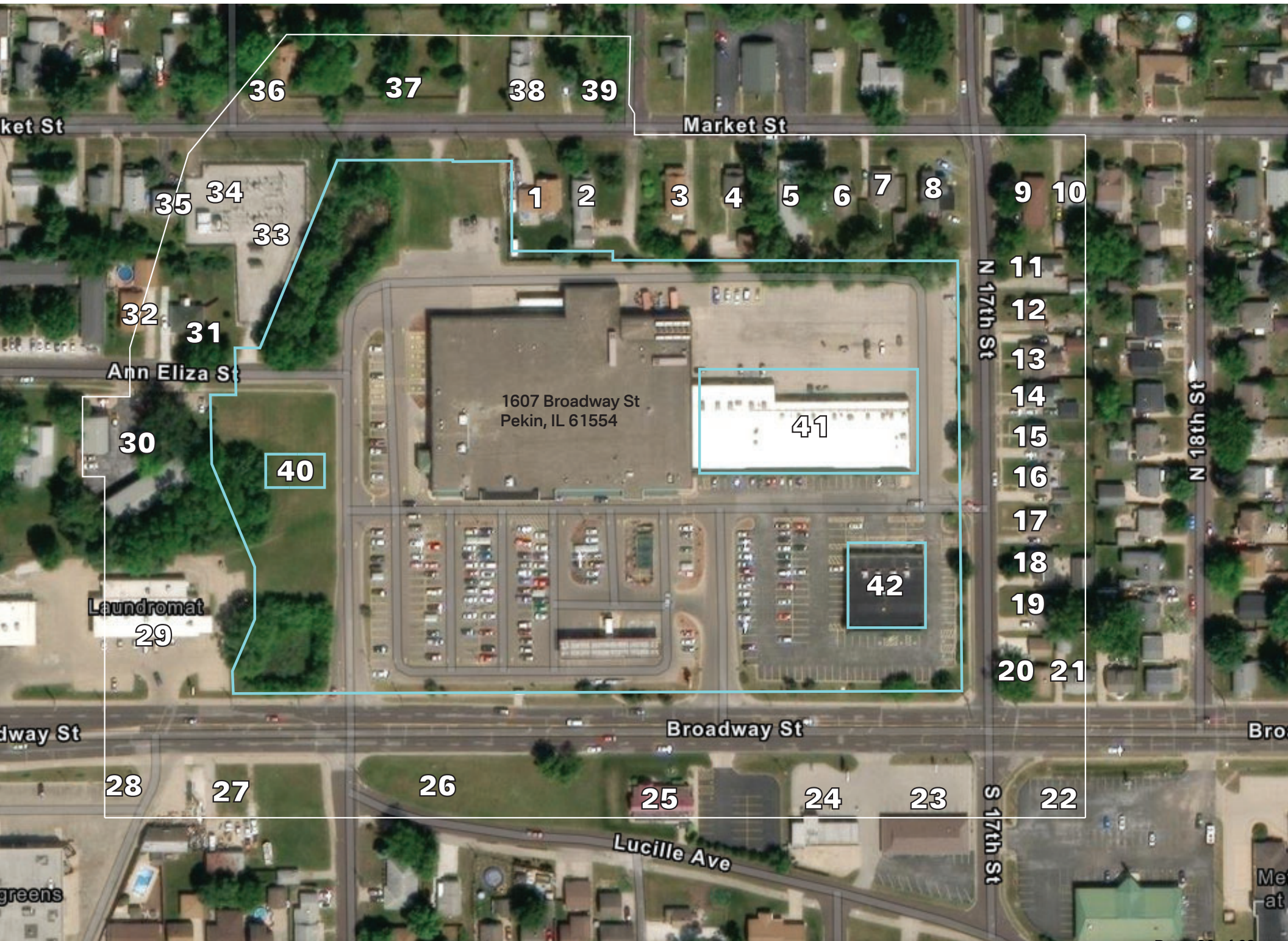
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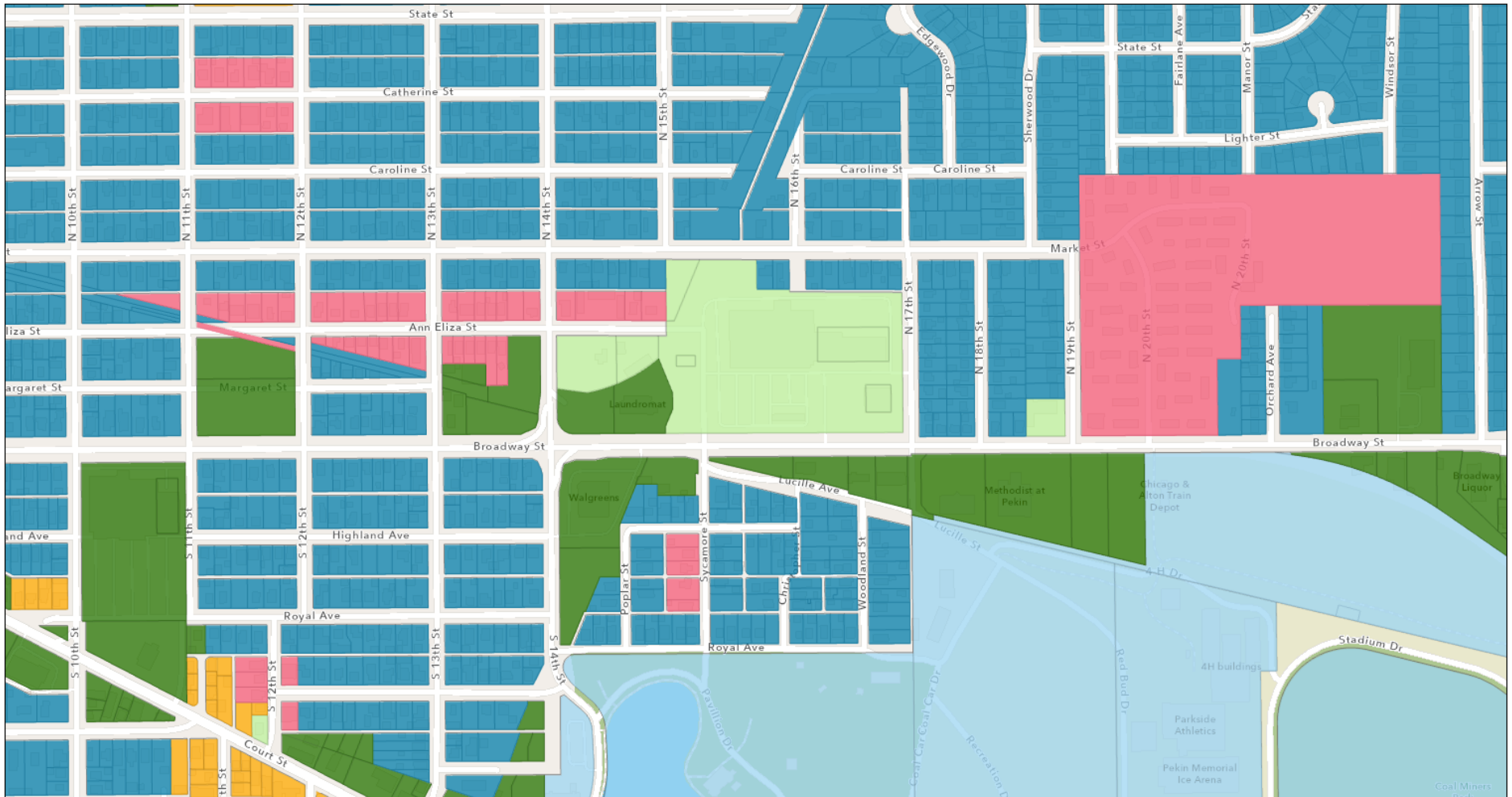
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Adjacent Property Owners (Within 150 Feet)			
Map Reference	Owner Name	Mailing Address	Parcel Number
1	BRIGHT LYNDON D & LEANN R	1524 MARKET ST, PEKIN IL 61554	04-04-35-446-002
2	CHRISTOFFERSEN CHRIS E	1526 MARKET ST, PEKIN IL 61554	04-04-35-446-003
3	MASON ANNAMARIE B	1600 MARKET ST, PEKIN IL 61554	04-04-35-447-001
4	LOPEZ CHRISTOPHER & JANET	1606 MARKET ST, PEKIN IL 61554	04-04-35-447-002
5	NEUMANN JOHN E & CHRISTINE L TRUST	709 WASHINGTON ST, PEKIN IL 615540000	04-04-35-447-003
6	DAWSON IAN E & ANGELA M	2009 EL CAMINO DR, PEKIN IL 61554	04-04-35-447-004
7	JOHNSON SHANNON D	1616 MARKET ST, PEKIN IL 615540000	04-04-35-447-005
8	HILLIER SHAUN C	1620 MARKET ST, PEKIN IL 61554	04-04-35-447-006
9	SHELBY KEVIN	120 STATE ST, NORTH PEKIN IL 61554	04-04-36-314-001
10	HAYNES PATRICIA A	1702 MARKET ST, PEKIN IL 615540000	04-04-36-314-002
11	HETZEL LISA P	118 N 17TH ST, PEKIN IL 61554	04-04-36-314-005
12	BROWN LORI A	116 N 17TH ST, PEKIN IL 615540000	04-04-36-314-006
13	MILLER JUSTIN & KRISTEN	114 N 17TH ST, PEKIN IL 61554	04-04-36-314-007
14	THOMAS ROGER A	112 N 17TH ST, PEKIN IL 61554	04-04-36-314-008
15	BOSWELL JAMES	110 N 17TH ST, PEKIN IL 61554	04-04-36-314-009
16	MCDUFF STEPHEN T	108 N 17TH ST, PEKIN IL 61554	04-04-36-314-010
17	BECKER LEA A	106 N 17TH ST, PEKIN IL 61554	04-04-36-314-011
18	COOKSEY DEREK	104 N 17TH ST, PEKIN IL 61554	04-04-36-314-012
19	HAYES SUSAN A	102 N 17TH ST, PEKIN IL 61554	04-04-36-314-013
20	NORTON WENDY R	1701 BROADWAY ST, PEKIN IL 615540000	04-04-36-314-023
21	FLIER LAWRENCE R	1703 BROADWAY RD, PEKIN IL 61554	04-04-36-314-024
22	LTR I LLC	2701 W LAWRENCE AVE STE A, SPRINGFIELD IL 62704	04-10-01-104-001
23	PHILLIPS DANIEL R	1948 W WISCONSIN AVE, HARLINGEN TX 78550	04-10-02-220-022
24	C&W DG HOLDINGS LLC	260 E OAK ST, HARRISON MI 48625	04-10-02-220-023
25	STOLLER DENNIS K	1910 SIERRA CT, PEKIN IL 615540000	04-10-02-220-026
26	REIS ROBERT & MONICA	1805 VALENCIA PL, PEKIN IL 615540000	04-10-02-220-025
27	MILAM DAVID L	3304 EDGEWATER DR, PEKIN IL 61554	04-10-02-214-004
28	WBPEIL001 LLC	106 WILMOT RD MS 1640, DEERFIELD IL 60015	04-10-02-214-007
29	MUSICK DENNIS C & MARY J	571 COUNTY RD 2000 E, SECOR IL 61771	04-04-35-455-005
30	WILLIS OSCAR A & ELSIE M	5903 S HANEY RD, GLASFORD IL 615330000	04-04-35-455-002
31	RAY JEROD	2209 CHURCH ST, PEKIN IL 61554	04-04-35-445-013
32	MCCOOL KEVIN M & PEGGY L	1409 ANN ELIZA ST, PEKIN IL 615540000	04-04-35-445-012
33	AMEREN SERVICES COMPANY	PO BOX 66149 (MC 210), ST LOUIS MO 631666149	04-04-35-446-004
34	AMEREN SERVICES COMPANY	PO BOX 66149 (MC 210), ST LOUIS MO 631666149	04-04-35-445-007
35	SHUMAKER JOHN H	17600 W SOUTHPORT RD, BRIMFIELD IL 61517	04-04-35-445-006
36	INGOLIA SAM G	1501 MARKET ST, PEKIN IL 615540000	04-04-35-439-005
37	INGOLIA SAM G	1501 MARKET ST, PEKIN IL 615540000	04-04-35-439-006
38	KNOLLENBERG BRYAN	1504 CAROLINE ST, PEKIN IL 61554	04-04-35-440-002
39	KNOLLENBERG BRYAN	1504 CAROLINE ST, PEKIN IL 61554	04-04-35-440-003
40	PEKIN REALTY LLC	10689 N PENNSYLVANIA ST, INDIANAPOLIS IN 462800000	04-04-35-456-005

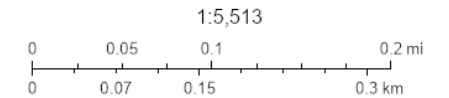
41	TRADEMARK PROPERTIES	10620 KNOXVILLE ROAD, MILAN IL 61240	04-04-35-456-007
42	TRADEMARK PROPERTIES LLC	10620 KNOXVILLE ROAD, MILAN IL 61240	04-04-35-456-006



ArcGIS Web Map



5/12/2025, 2:08:19 PM



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☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	
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☐ Certified Mail Restricted Delivery	\$0.00	
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☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	
Sent To	LTR, LLC 2701 W Lawrence Ave Springfield, IL 62704	
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☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	
Sent To	Stephen T. McDuff 108 N 17 th St Pekin, IL 61554	
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☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	
Sent To	Lawrence R. Flier 1703 Broadway Rd Pekin, IL 61554	
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☐ Adult Signature Required	\$0.00	
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Postage	\$0.73	
Total Postage and Fees	\$9.68	
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Postage	\$0.73	
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Postage	\$0.73	
Total Postage and Fees	\$9.68	
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Postage	\$0.73	
Total Postage and Fees	\$9.68	
Sent To	Wendy R. Norton 1701 Broadway St Pekin, IL 61554	
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Postage	\$0.73	
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Sent To	Lea A. Becker 106 N 17 th St Pekin, IL 61554	
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Daniel R. Phillips
1948 W Wisconsin Ave
Harlingen, TX 78550

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Lyndon D. Bright & Leann R.
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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.73
Total Postage and Fees \$9.68
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, Jan 2019

Pekin Realty LLC
10689 N Pennsylvania St
Indianapolis, IN 46280

Postmark Here
APR 29 2025
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Pekin, IL 61554

OFFICIAL USE

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68

Sent To
Street and Apt. N
City, State, ZIP+4

Ian E. & Angela M. Dawson
2009 El Camino Dr
Pekin, IL 61554

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04/29/2025

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68

Sent To
Street and Apt. N
City, State, ZIP+4

Justin & Kristin Miller
114 N 17th St
Pekin, IL 61554

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Brimfield, IL 61517

OFFICIAL USE

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68

Sent To
Street and Apt. N
City, State, ZIP+4

John H. Shumaker
17600 W Southport Rd
Brimfield, IL 61517

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Milan, IL 61240

OFFICIAL USE

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68

Sent To
Street and Apt. N
City, State, ZIP+4

Trademark Properties
10620 Knoxville Rd
Milan, IL 61240

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Pekin, IL 61554

OFFICIAL USE

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68

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Street and Apt. N
City, State, ZIP+4

Roger A. Thomas
112 N 17th St
Pekin, IL 61554

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☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68

Sent To
Street and Apt. N
City, State, ZIP+4

Shaun C. Hillier
1620 Market St
Pekin, IL 61554

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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68

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Street and Apt. N
City, State, ZIP+4

Christ E. Christofferson
1526 Market St
Pekin, IL 61554

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68

Sent To
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City, State, ZIP+4

Trust
709 Washington St
Pekin, IL 61554

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68

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Street and Apt. N
City, State, ZIP+4

Christopher & Janet Lopex
1606 Market St
Pekin, IL 61554

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68

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Street and Apt. N
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Lori A. Brown
116 N 17th St
Pekin, IL 61554

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68

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Street and Apt. N
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Annamarie B. Mason
1600 Market St
Pekin, IL 61554

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68

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Street and Apt. N
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Patricia A. Haynes
1702 Market St
Pekin, IL 61554

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9589 0710 5270 2119 4720 72

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To
Street and Apt. #
City, State, ZIP+4

Shannon D. Johnson
1616 Market St
Pekin, IL 61554

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9589 0710 5270 2119 4720 65

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Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To
Street and Apt. #
City, State, ZIP+4

Kevin Shelby
120 State St
North Pekin, IL 61554

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APR 29 2025
Postmark Here
45243 USPS

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- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ <i>Lawrence R. Flier</i> ☐ Agent ☐ Addressee
1. Article Addressed to: Lawrence R. Flier 1703 Broadway Rd Pekin, IL 61554	B. Received by (Printed Name) C. Date of Delivery 5-2-25
2. Article Number (Transfer from service label) 9589 0710 5270 2119 4719 52	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
PS Form 3811, July 2020 PSN 7530-02-000-9053	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ <i>Kevin Shelby</i> ☐ Agent ☐ Addressee
1. Article Addressed to: Kevin Shelby 120 State St North Pekin, IL 61554	B. Received by (Printed Name) C. Date of Delivery 5-2-25
2. Article Number (Transfer from service label) 9589 0710 5270 2119 4720 65	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
PS Form 3811, July 2020 PSN 7530-02-000-9053	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ <i>Robert & Monica Reis</i> ☐ Agent ☐ Addressee
1. Article Addressed to: Robert & Monica Reis 1805 Valencia Pl Pekin, IL 61554	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 2119 4718 91	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
PS Form 3811, July 2020 PSN 7530-02-000-9053	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ <i>David L. Milam</i> ☐ Agent ☐ Addressee
1. Article Addressed to: David L. Milam 3304 Edgewater Dr Pekin, IL 61554	B. Received by (Printed Name) C. Date of Delivery 5/2/25
2. Article Number (Transfer from service label) 9589 0710 5270 2119 4718 84	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
PS Form 3811, July 2020 PSN 7530-02-000-9053	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ <i>Dennis K. Stoller</i> ☐ Agent ☐ Addressee
1. Article Addressed to: Dennis K. Stoller 1910 Sierra Ct Pekin, IL 61554	B. Received by (Printed Name) C. Date of Delivery 5-2-25
2. Article Number (Transfer from service label) 9589 0710 5270 2119 4719 07	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
PS Form 3811, July 2020 PSN 7530-02-000-9053	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ <i>Jerroa Ray</i> ☐ Agent ☐ Addressee
1. Article Addressed to: Jerroa Ray 2209 Church St Pekin IL 61554	B. Received by (Printed Name) C. Date of Delivery 5/2/25
2. Article Number (Transfer from service label) 9589 0710 5270 2119 4717 78	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
PS Form 3811, July 2020 PSN 7530-02-000-9053	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ <i>Lea A. Becker</i> ☐ Agent ☐ Addressee
1. Article Addressed to: Lea A. Becker 106 N 17 th St Pekin, IL 61554	B. Received by (Printed Name) C. Date of Delivery 5-5-25
2. Article Number (Transfer from service label) 9589 0710 5270 2119 4719 83	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
PS Form 3811, July 2020 PSN 7530-02-000-9053	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ <i>Chris Neuman</i> ☐ Agent ☐ Addressee
1. Article Addressed to: Trust 709 Washington St Pekin, IL 61554	B. Received by (Printed Name) C. Date of Delivery 5/2/25
2. Article Number (Transfer from service label) 9589 0710 5270 2119 4721 02	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☒ No
PS Form 3811, July 2020 PSN 7530-02-000-9053	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ <i>Kevin McCool</i> ☐ Agent ☐ Addressee
1. Article Addressed to: Kevin + Peggy McCool 1409 Ann Eliza St. Pekin IL 61554	B. Received by (Printed Name) C. Date of Delivery 5-2-25
2. Article Number (Transfer from service label) 9589 0710 5270 2119 4717 92	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
PS Form 3811, July 2020 PSN 7530-02-000-9053	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery LISA HETZEL 5.5.25	
1. Article Addressed to:		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
Lisa P. Hetzel 118 N 17th St Pekin, IL 61554			
 9590 9402 8812 4005 8864 62		3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™ ☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery ☐ Certified Mail® ☐ Signature Confirmation™ ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery	
2. Article Number (Transfer from service label)		Restricted Delivery	
9589 0710 5270 2119 4720 41			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☐ Addressee X
1. Article Addressed to: Dennis C. & Mary J. Musick 571 County Rd 2000 E Secor, IL 61771	B. Received by (Printed Name) C. Date of Delivery 5-1-25
2. Article Number (Transfer from service label) 9589 0710 5270 2119 4718 60	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 9590 9402 9134 4225 3803 19	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☐ Addressee X <i>R. C. ...</i>
1. Article Addressed to: Pekin Realty LLC 10689 N Pennsylvania St Indianapolis, IN 46280	B. Received by (Printed Name) C. Date of Delivery <i>R. C. ...</i>
2. Article Number (Transfer from service label) 9589 0710 5270 2119 4718 08	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 9590 9402 9134 4225 3564 99	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

**REQUEST FOR COUNCIL ACTION**

Agenda Date: May 14, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **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.

DESCRIPTION: 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. Said property is currently zoned R-4 One Family Residential with a legal description, SEC 35 T25N R5W CUMMINGS ADDN LOT 10 NW ¼, With the following PIN: 04-04-35-148-010 in Tazewell County, Illinois.

The property is currently zoned R-4 One Family residential. The land and building use of the property is considered non-conforming. The property is currently being used as a rental property with a one-family residence in the front structure and a one-family residence in the rear structure. The size of the property is roughly 5720 square feet. The R-4 District allows for 50% lot coverage and currently it sits at approximately 42% lot coverage. The City code allows for an accessory structure to be built to no more than 75% of the total base square footage of the primary structure. The primary structure is roughly 1357 square feet and the current accessory structure is approximately 1027 square feet, which is roughly 75.6%. The City code also requires that all accessory structures be 10 feet away from the primary structure and 3 feet away from the side and rear property line. The only way to achieve those setbacks would be to install it in the rear yard alongside the driveway. The addition of another accessory structure to the property would further increase its non-conformity and staff does not recommend approval of this variance.

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 5/12/2025



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

Board of Appeals Application for Consideration

Type of Request (check one): ☐ 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>903 MARY ST 04-04-35-148-010</u> Current Zoning (if known): <u>RESIDENTIAL</u> Proposed Zoning (if rezoning request): _____ Current Use: _____ Proposed Use (if different): _____
---	--

Property Owner Name:	ALAN WHITE
Mailing Address:	912 MARY ST
Phone:	309 253-5709
Alternative Phone:	
E-Mail Address:	bikeandbus@gmail.com

Applicant Name (if different):	
Mailing Address:	
Phone:	
Alternative Phone:	
E-Mail Address:	



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

Please summarize your request and explain why it is necessary:

REQUEST IS TO ADD A 5' X 6' VINYL SHED ON THE PROPERTY TO STORE
A LAWN MOWER AND/OR SNOW BLOWER. THE RESIDENTS SHARE
THE USE OF THE MOWER AND THE ACCESS TO THE REAR ATTACHED
GARAGE CODE. FOR 20 YEARS A MALE HAS LIVED IN THE REAR HOUSE,
BUT NOW A YOUNG FEMALE WILL BE LIVING IN THE REAR HOUSE.
FOR SECURITY REASONS, BOTH PERSONAL SAFETY AND FIRE HAZARD
SAFETY I THINK IT'S BEST TO STORE THE MOWER/SNOW BLOWER
IN A SHED. Adjacent neighbor has approved of the shed sight.

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.

Alan S. White

4-3-2025

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.

Alan S. White

4-3-2025

Applicant Signature

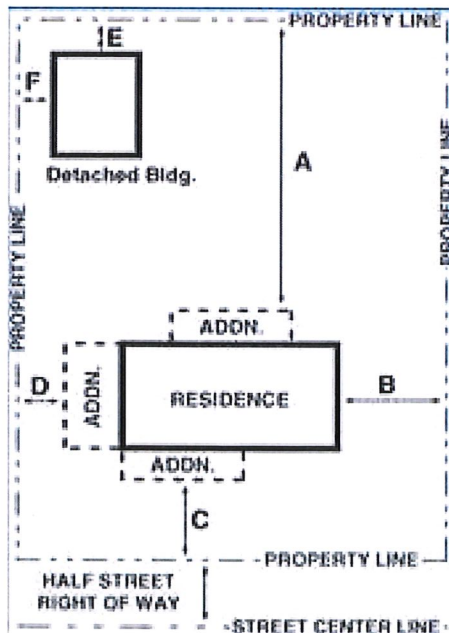
Date



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.

ACCESSORY STRUCTURES NOT TO EXCEED 75% OF BASE STRUCTURE SQUARE
FOOTAGE OF THE PRIMARY STRUCTURE.

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

YES,

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

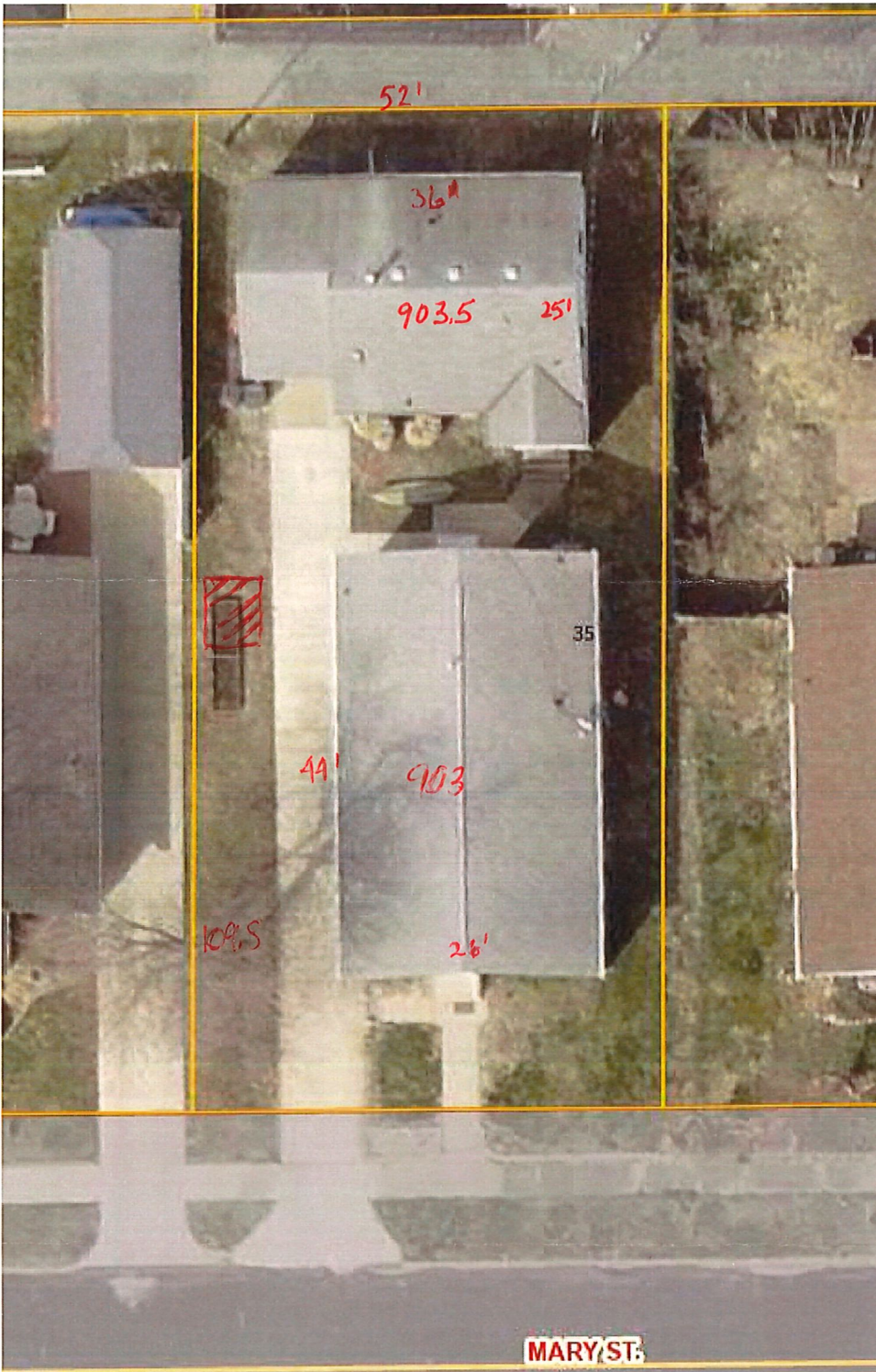
NONE WHATSOEVER

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

YES

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

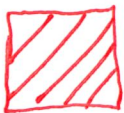
THERE WILL BE NO NEGATIVE IMPACTS ON AN APPROVED
VARIANCE ALLOWANCE



Proposed VARIANCE Rqst.
at 903 MARY ST. PEKIN IL

Owner: ALAN & Norma WHITE
912 MARY ST
PEKIN IL 61554

PIN: 04-04-35-148-010



5x6 shed

Tazewell County GIS



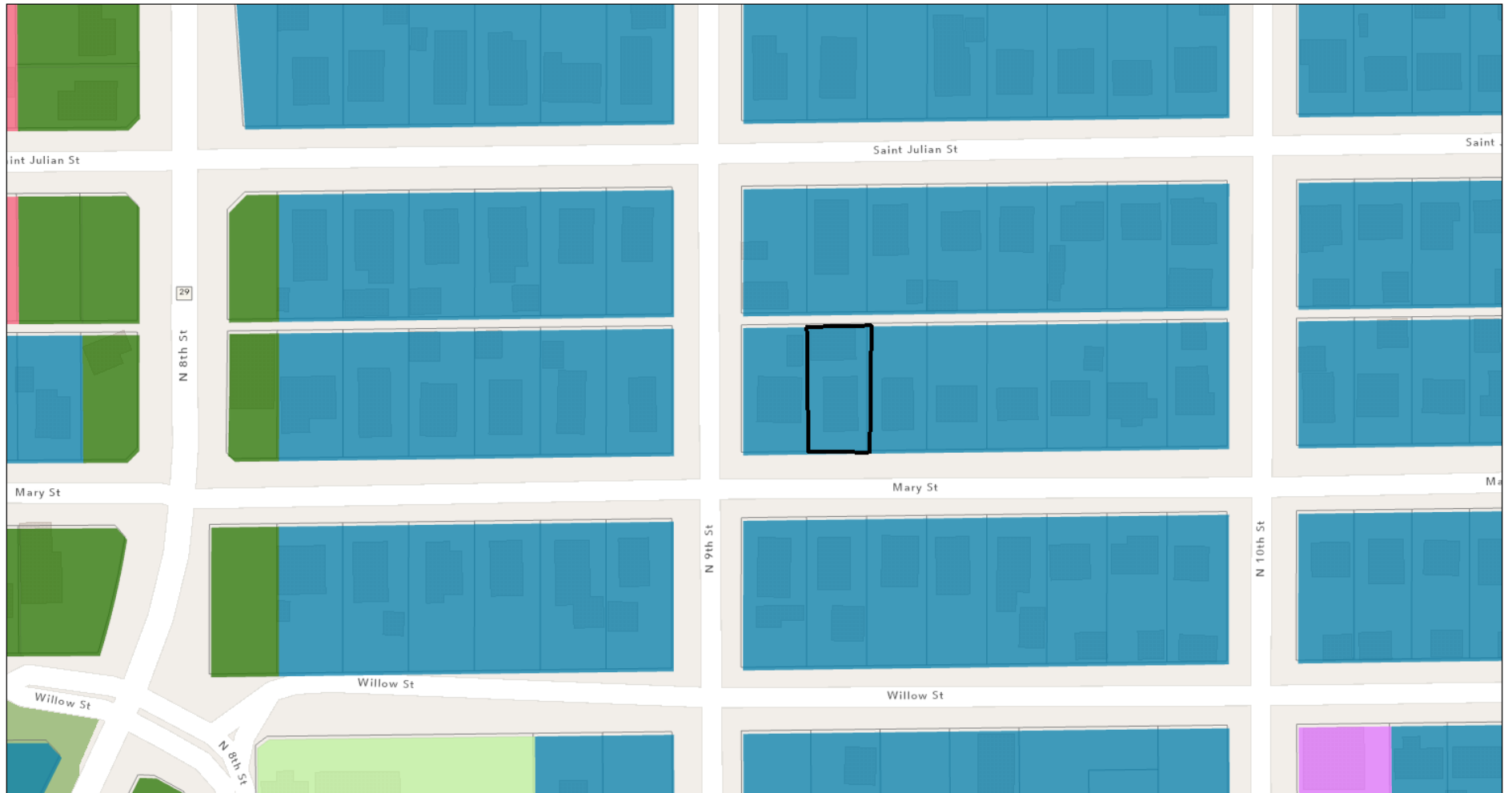
Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected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



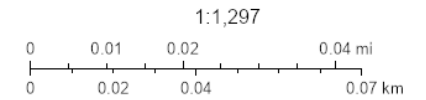
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ArcGIS Web Map



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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©
OpenStreetMap contributors, and the GIS User
Community, Pekin GIS Office

**REQUEST FOR COUNCIL ACTION**

Agenda Date: May 14, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **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

DESCRIPTION: A Rezoning request submitted by City of Pekin from B-3 General Business to I-1 Light Industrial for the the vacant property located near the termination of Brenkman Dr. Said property is currently zoned B-3 General Business with a legal description, SEC 23 T25N R5W SOUTHERLY 7.60 AC TRACT IN SE1/4, with the following PIN: 04-04-23-400-005 in Tazewell County, Illinois

The City is moving forward with a land sale with Illinois American Water for the property that is being subdivided. Illinois American Water has identified this location as a necessary and suitable location to construct a new water tower. Staff believe that rezoning the parent parcel prior to subdivision is appropriate as it will allow for further expansion of the I-1 Light Industrial district on Brenkman Dr. This would be an extension of the I-1 Light industrial district that abuts this property. Reviewing historical City records, the City had planned at one point to create the Northern Industrial Park out of this area and the rezoning of this property to I-1 Light Industrial is a step towards achieving that plan.

Staff recommends Approval

FINANCIAL IMPACT:
N/A

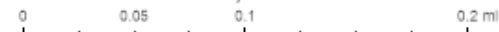
REVIEWED BY:

Nic Maquet, Chief Building Official

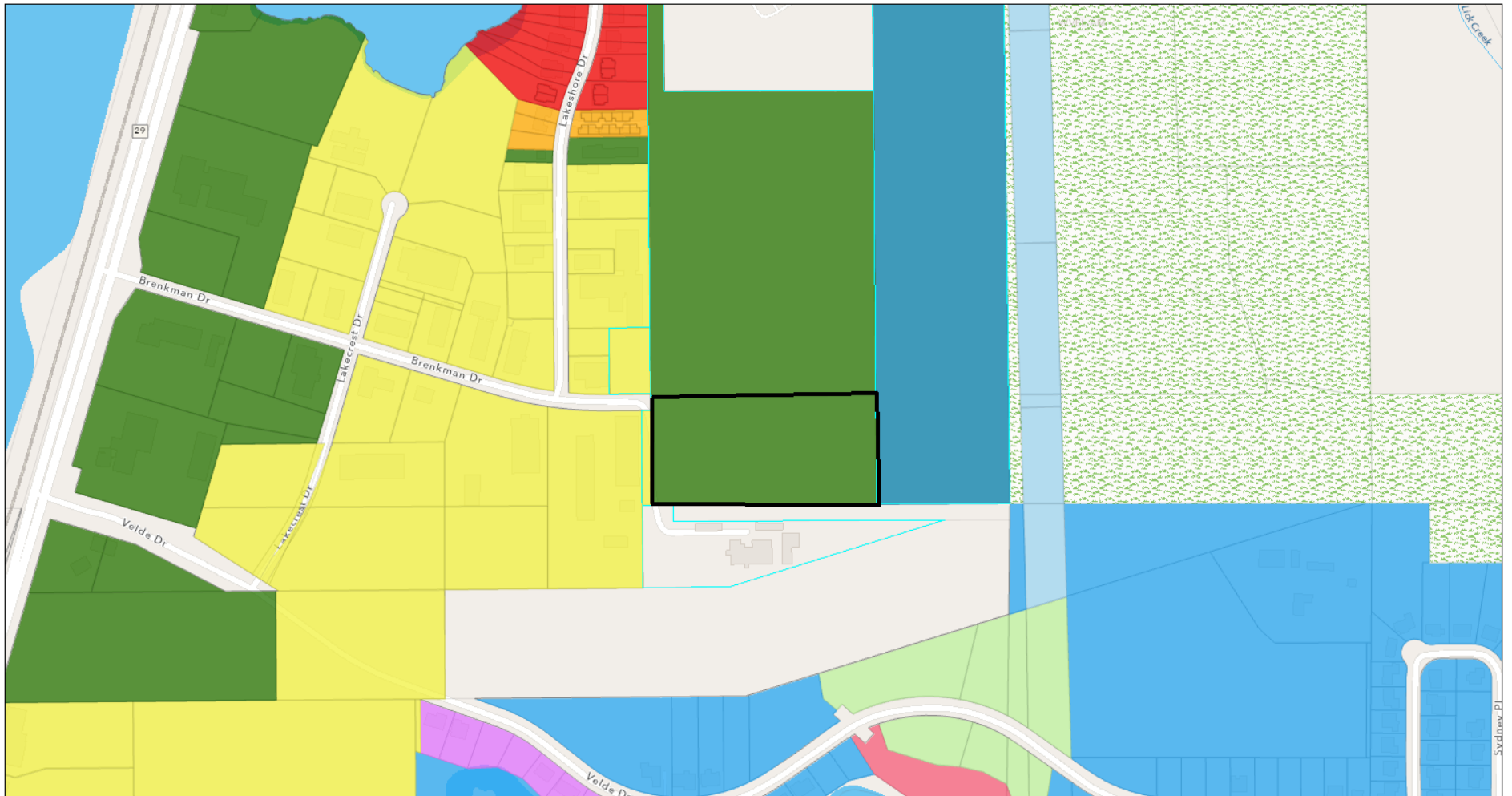
Final Approval - 5/12/2025



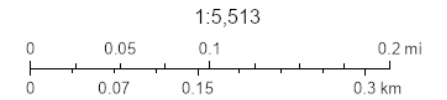
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ArcGIS Web Map



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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Pekin GIS Office

**REQUEST FOR COUNCIL ACTION**

Agenda Date: May 14, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **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.

DESCRIPTION: A Variance request submitted by City of Pekin for the vacant property located near the termination of Brenkman Dr to increase the maximum building height on the property to 220 feet. Said property is currently zoned B-3 General Business District with a legal description, SEC 23 T25N R5W SOUTHERLY 7.60 AC TRACT IN SE1/4, With the following PIN: 04-04-23-400-005 in Tazewell County, Illinois.

The City is moving forward with a land sale with Illinois American Water for the property that is being subdivided. Illinois American Water has identified this location as a necessary and suitable location to construct a new water tower. The current zoning of the property is B-3 and the City wishes to rezone the property to I-1 Light industrial to allow for the construction of a water tower. If rezoned to I-1 Light industrial, the property will need a building height variance as the current allowable building height in the I-1 district is 50 feet and the water tower will be 220 feet tall, which is 170 feet taller than allowed by the City code for the I-1 District.

Staff recommends approval

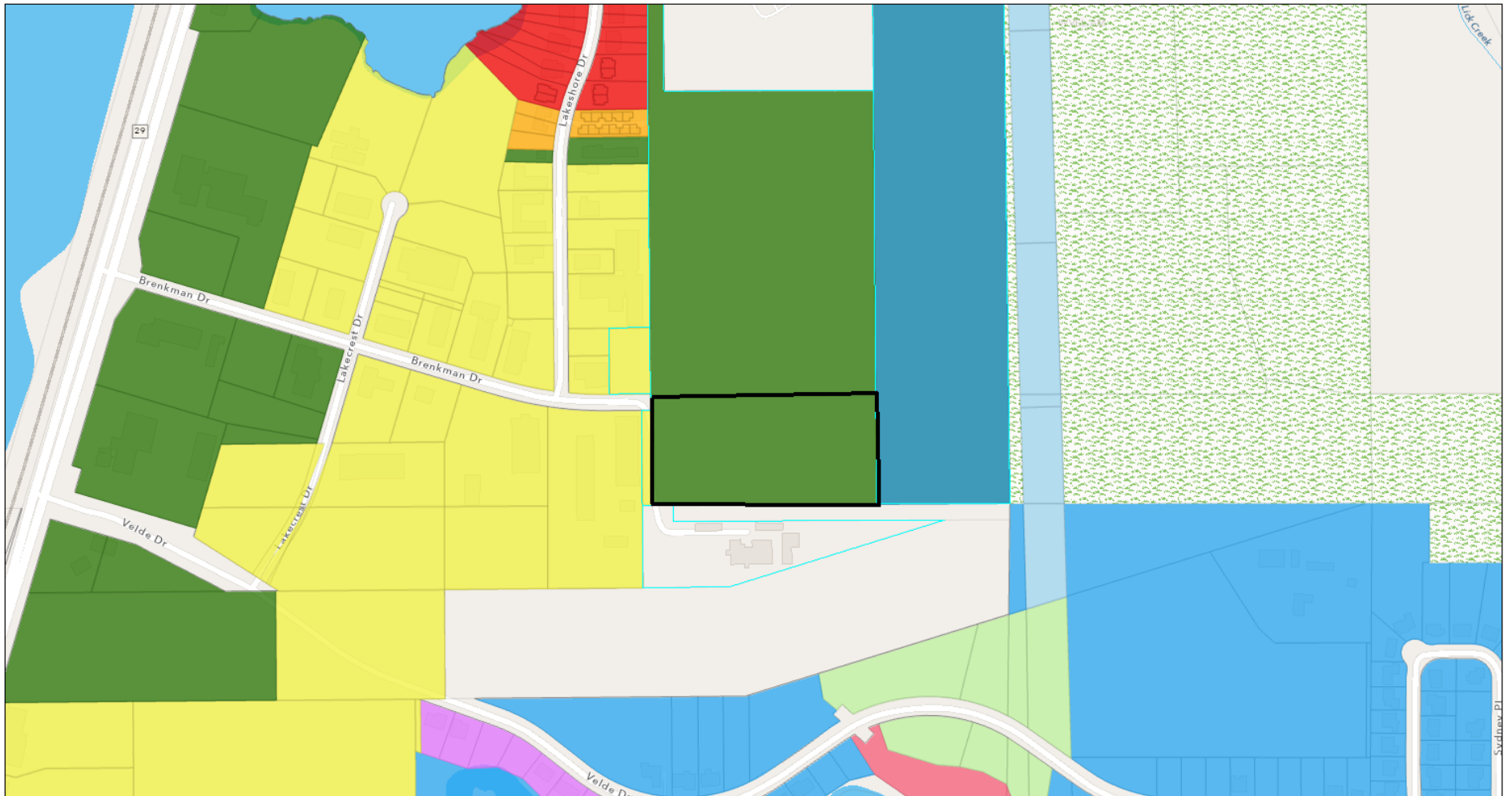
FINANCIAL IMPACT:
N/A

REVIEWED BY:

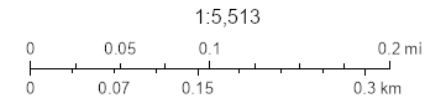
Nic Maquet, Chief Building Official

Final Approval - 5/12/2025

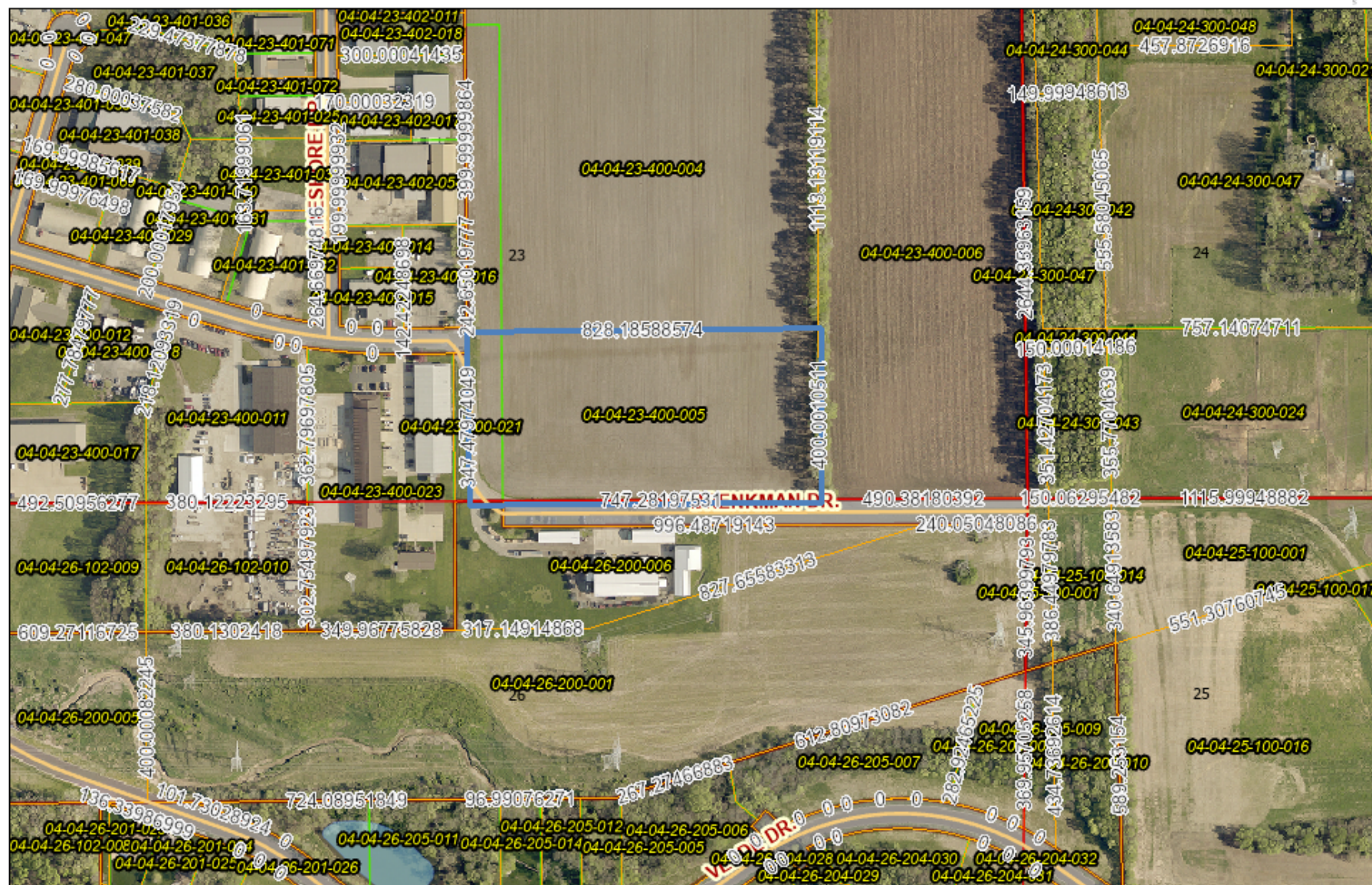
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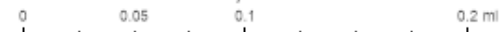
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©
OpenStreetMap contributors, and the GIS User
Community, Pekin GIS Office



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1:5,086



**REQUEST FOR COUNCIL ACTION**

Agenda Date: May 14, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:

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

DESCRIPTION: The City is moving forward with a land sale with Illinois American Water for the property that is being subdivided. Illinois American Water has identified this location as a necessary and suitable location to construct a new water tower. The preliminary plat has been reviewed by the Chief Building Official and interim City Engineer Justin Reeise for compliance and staff do believe that the Zoning Board of Appeals should recommend approval to City Council.

FINANCIAL IMPACT:

N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 5/12/2025



REQUEST FOR COUNCIL ACTION

Agenda Date: May 14, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **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

DESCRIPTION: Please consider this request for amendment of the existing City Zoning Regulations, Pekin City Code, Chapter 4, Article 3 Zoning, as amended, as follows (underline indicates addition and ~~strikethrough~~ indicates deletion):

Division 4. – Agricultural District

Sec. 4-3-4-3. - Special uses.

The following uses may be permitted in an AG Agricultural District, subject to the conditions hereinafter imposed for each use and subject, further, to the review and approval of the site plan and the use by the City Council after a hearing and recommendation is received from the Zoning Board of Appeals for each use:

1. Animal clinics, where all buildings are set back at least 200 feet from abutting residential districts on the same side of the street.
2. Archery clubs.
3. Indoor and outdoor shooting ranges.
4. Private country clubs.
5. Adult-use cannabis craft grower, subject to the conditions and procedures set forth in Division 10 of this Article.
6. Adult use cannabis cultivation center, subject to the conditions and procedures set forth in Division 10 of this Article.
7. Medical cannabis cultivation center, subject to the conditions and procedures set forth in Division 10 of this Article.

Division 6. – Other Districts

Subdivision V. – B-3 General Business District

Sec. 4-3-6-5-2. - Principal uses permitted.

In a General Business District, no building or land shall be used and no building shall be erected, except for one or more of the following specified uses, unless otherwise provided in this Article:

1. Any retail business or service establishment permitted in B-1 and B-2 Districts as principal uses permitted and uses permitted as special uses.
2. Automatic automobile car wash, self-serve auto or truck wash or outdoor car wash.
3. Bowling alleys.
4. Bus passenger stations.
5. Clinics.
6. Data centers.
7. Governmental offices (excepting those used for overnight incarceration of prisoners), public utility offices, exchange, transformer stations, pump stations and service yards, but not including outdoor storage.
8. Hotels and motels.
9. New and used automobile sales or showroom.
10. Outdoor retail and food sales where liquor is not sold, served or otherwise provided, with staff approved site plan.
11. Pool, billiard, or video gaming parlor or club.
12. Private clubs or lodge halls.
13. Retail cold storage establishments.
14. Self-service laundry and dry cleaning establishments.
15. Warehousing and storage of materials or goods to be sold at retail, provided that such storage is within a building or is enclosed as not to be visible to the public from a street or thoroughfare.
16. Other uses which are similar to the uses provided for in this Section.
17. Accessory buildings and uses customarily incident to the permitted uses provided for in this Section.

Sec. 4-3-6-5-3. - Special uses.

The following uses may be permitted, subject to the review and approval of the site plan and the use by the City Council after a hearing and recommendation is received from the Zoning Board of Appeals for each use, and subject, further, to such conditions imposed by the City Council and the conditions herein after imposed for each use:

1. Outdoor sales space for exclusive sale of new or used automobiles, house trailers or rental of trailers and/or automobiles, all subject to the following: (not included herein for brevity)
2. Business in the character of a drive-through, drive-in or open-front store, subject to the following conditions: (not included herein for brevity)
3. Veterinary hospitals or clinics, provided all activities are conducted within a totally enclosed main building, and provided further, that all buildings are set back at least 200 feet from abutting residential districts on the same side of the street.
4. Plant materials nursery for the retail sale of plant materials not grown on the site and sales of lawn furniture, playground equipment and garden supplies, subject to the following conditions: (not included herein for brevity)
5. The uses allowed and as controlled in RM-3 Districts may be permitted on those floors

above the first story in accordance with the dwelling unit density requirements of the RM-3 District. All height, setback, floor area ratio and percent of lot coverage requirements shall comply the requirements of the B-3 District. In determining dwelling unit density, the parcel area, including that area to be occupied by the principal use, may be computed.

6. Accessory structures and uses customarily incident to the uses provided for in this Section.
7. Automotive repair business, such as muffler shops, shock absorber replacement shops, tire stores, undercoating shops and minor engine repair shops, subject to the following conditions: (not included herein for brevity)
8. Churches.
9. Adult-use cannabis dispensing organizations, subject to the conditions and procedures set forth in Division 10 of this Article.
10. Adult-use cannabis infuser organization, subject to the conditions and procedures set forth in Chapter Division 10 of this Article.
11. Adult-use cannabis transporting organizations, subject to the conditions and procedures set forth in Division 10 of this Article.
12. Indoor shooting ranges.
13. Indoor self-storage units.
14. Outdoor self-storage units, subject to the following standards: (not included herein for brevity)

Subdivision VII. - I-I Light Industrial District

Sec. 4-3-6-2. - Principal uses permitted.

In a Light Industrial District, no building or land shall be used and no building shall be erected, except for one or more of the following specified uses unless otherwise provided in this Article:

1. Any of the following uses when the manufacturing, compounding or processing is conducted wholly within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding or processing shall be totally obscured by a wall on those sides abutting R, RT, RM, OS-1, B-1, B-2 and B-3 Districts and on any yard abutting a public thoroughfare, except as otherwise provided in Section 4-3-8-7. In I-1 Districts, the extent of such a wall may be determined by the Zoning Board of Appeals on the basis of usage. Such a wall shall not be less than four feet, six inches in height and may, depending upon land usage, be required to be eight feet in height and shall be subject further to the requirements of Division 8 of this Article. A chain link fence with intense evergreen shrub planting shall be considered an obscuring wall. The height shall be determined in the same manner as the wall height as above set forth.
2. All public utilities, including buildings, necessary structures, storage yards and other related uses.
3. Central dry cleaning plants or laundries, provided that such plants shall not deal directly with consumer at retail.
4. Data centers.

5. Laboratories, experimental, film or testing.
6. Manufacture and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
7. Manufacture, compounding, assembling or treatment of articles or merchandise from previously prepared materials: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood and yarns.
8. Manufacture, compounding, processing, packaging or treatment of such products as, but not limited to, bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery, tool, die, gauge and machine shops.
9. Manufacture of musical instruments, toys, novelties and metal or rubber stamps or other molded rubber products.
10. Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.
11. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
12. Warehousing and wholesale establishments and trucking facilities.
13. Any use charged with the principal function of basic research, design and pilot or experimental product development when conducted within a completely enclosed building.
14. Commercial kennels.
15. Freestanding, nonaccessory signs.
16. Greenhouses.
17. Manufacture of building products, storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies, provided that such is enclosed within a building or within an obscuring wall or fence on those sides abutting all residential or business districts and on any yard abutting a public thoroughfare. In any I-1 District, the extent of such fence or wall may be determined by the Zoning Board of Appeals on the basis of usage. Such fence or wall shall not be less than five feet in height and may, depending on land usage, be required to be eight feet in height. A chain link type fence with heavy evergreen shrubbery inside of said fence shall be considered to be an obscuring fence.
18. Municipal uses, such as water treatment plants, reservoirs, sewage treatment plants and all other Municipal buildings and uses, including outdoor storage.
19. Trade or industrial schools.
20. Warehouses, storage and transfer and electric and gas service buildings and yards; public utility buildings, telephone exchange buildings, electrical transformer stations; water supply and sewage disposal plants; water and gas tank holders; railroad transfer and storage tracks railroad rights-of-way; freight terminals.
21. Other uses of a similar and no more objectionable character to the uses provided for in this Section.
22. Accessory buildings and uses customarily incident to any of the permitted uses provided for in this Section.
23. Retail cold storage and climate-controlled storage.
24. Warehousing and storing of materials or goods, provided that such storage is within a building or is enclosed so as not to be visible to the public from a street or thoroughfare.
25. Indoor self-storage.
26. Outdoor self-storage.

27. Video gaming parlors.

Sec. 4-3-6-7-3. – Special uses.

The following uses may be permitted, subject to the review and approval of the site plan and the use by the City Council after a hearing and recommendation is received from the Zoning Board of Appeals for each use, and subject, further, to such conditions imposed by the City Council and the conditions herein after imposed for each use:

1. Auto engine and body repair and undercoating shop, when completely enclosed.
2. Indoor and outdoor shooting ranges.
3. Lumber and planing mills, when completely enclosed and when located in the interior of the district so that no property line shall form the exterior boundary of the I-1 District.
4. Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances.
5. Retail uses which have an industrial character in terms of either their outdoor storage requirements or activities (such as, but not limited to, lumber yard, building materials outlet, upholster, cabinet maker, outdoor sales of boats, house trailers, automobile garages or agricultural implements) or serve convenience needs of the Industrial District (such as, but not limited to, eating establishments, banks, savings and loan associations, credit unions, automobile service stations, motels or bowling alleys, trade or industrial schools or industrial clinics).
6. Short-term car storage for wrecked automobiles where such storage is for periods not to exceed six months and when no such storage is undertaken for the wrecking or salvaging of automobiles or parts thereof. All such storage areas shall be graded and maintained to assure adequate drainage, pollution and erosion control for the subject and surrounding properties. The storage area shall comply with all applicable municipal, State and Federal guidelines and regulations for hazardous material waste and pollution control. A minimum recommended surface cover is four inches of coarse gravel or crushed rock over a compacted base. The storage area shall be completely fenced and obscured from public view with solid panels, chain link fence with solid strip panels or similar type of construction.
7. Other uses of a similar character to the uses provided for in this Section.
8. Accessory buildings and uses customarily incident to any of the uses provided for in this Section.
9. Cannabis business establishments, subject to the conditions and procedures set forth in Division 10 of this Article.

FINANCIAL IMPACT:

N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 5/12/2025

**REQUEST FOR COUNCIL ACTION**

Agenda Date: May 14, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Discussion to Amend Solar Energy Code Related to Residential Ground Mount Solar Arrays

DESCRIPTION: Discussion to Amend Solar Energy Code Related to Residential Ground Mount Solar Arrays. No action will be taken at this meeting. If the Board would like to bring a change forward, a Zoning Text Amendment will be brought before the Board at the June Meeting.

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 5/12/2025

Sec. 4-3-11-8. Solar energy systems.

(a) *Purpose.* The purpose of this Section is to facilitate the construction, installation, and operation of Solar Energy Systems (SES) in the City of Pekin in a manner that promotes economic development and ensures the protection of health, safety, and welfare while also avoiding adverse impacts to important areas such as agricultural lands, endangered species habitats, conservation lands, and other sensitive lands. It is the intent of this Section to encourage the development of SESs that reduce reliance on foreign and out-of-state energy resources, bolster local economic development and job creation. This Section is not intended to abridge safety, health or environmental requirements contained in other applicable codes, standards, or ordinances. The provisions of this Section shall not be deemed to nullify any provisions of local, State or Federal law.

(b) *Definitions.* The following words, terms and phrases, when used in this Section, shall have the meanings ascribed to them in this Subsection, except where the concept clearly indicates a different meaning:

Building integrated photovoltaic systems means a Solar Energy System that consists of integrating photovoltaic modules into the building structure as the roof or façade and which does not alter the relief of the roof.

Collective solar means solar installations owned collectively through subdivision homeowner associations, college student groups, or other similar arrangements.

Commercial/large scale solar farm means a utility scale commercial facility that converts sunlight to electricity, whether by photovoltaics, concentrating solar thermal devices, or various experimental technologies for onsite or offsite use with the primary purpose of selling wholesale or retail generated electricity.

Community solar garden means a community solar-electric (photovoltaic) array, of no more than ten acres in size, that provides retail electric power (or financial proxy for retail power) to multiple households or businesses residing in or located off-site from the location of the Solar Energy System.

Ground mount solar energy system means a Solar Energy System that is directly installed into the ground and is not attached or affixed to an existing structure.

Net metering means a billing arrangement that allows solar customers to get credit for excess electricity that they generate and deliver back to the grid so that they only pay for their net electricity usage at the end of the month.

Photovoltaic system means a Solar Energy System that produces electricity by the use of semi-conductor devices calls photovoltaic cells that generate electricity whenever light strikes them.

Qualified solar installer means a trained and qualified electrical professional who has the skills and knowledge related to the construction and operation of solar electrical equipment and installations and has received safety training on the hazards involved. A qualified solar installer must also be listed as a certified distributed generation installer with the Illinois Commerce Commission.

Roof mount means a Solar Energy System in which solar panels are mounted on top of a building roof as either a flush mounted system or as modules fixed to frames which can be tilted toward the south at an optical angle.

Solar access means unobstructed access to direct sunlight on a lot or building through the entire year, including access across adjacent parcel air rights, for the purpose of capturing direct sunlight to operate a Solar Energy System.

Solar collector means a device, structure or part of a device or structure for which the primary purpose is to transform solar radiant energy into thermal, mechanical, chemical or electrical energy.

Solar energy means radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

Solar Energy System (SES) means the components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The area of the system includes all the land inside the perimeter of the system, which extends to any fencing. The term "Solar Energy System" applies, but is not limited to, solar photovoltaic systems, solar thermal systems and solar hot water systems.

Solar storage battery/unit means a component of a solar energy device that is used to store solar generated electricity or heat for later use.

Solar thermal systems. Solar thermal systems directly heat water or other liquid using sunlight. The heated liquid is used for such purposes as space heating and cooling, domestic hot water and heating pool water.

(c) *Permitted ground mount and roof mount SES.* Ground mount and roof mount SES shall be permitted by a building permit in all zoning districts where there is a principal use. A building permit application shall be submitted to the Director of Building Inspections, with a written plan and a drawing for the proposed Solar Energy System also submitted with the permit application. The drawing must show the location of the system on the building or on the property (for ground-mount system, show arrangement of panel), with all property lines and setback dimensions indicated on the drawing. Additional information shall be provided to demonstrate compliance with the following restrictions:

(1) *Height.*

- a. Building- or roof-mounted Solar Energy Systems shall not exceed the maximum allowed height for principal structures in any zoning district.
- b. Ground- or pole-mounted Solar Energy Systems shall not exceed the maximum permitted height for an accessory structure when oriented at maximum tilt.
- c. Ground-mounted Solar Energy Systems may not be placed in the front yard.

(2) *Setbacks.*

- a. Ground-mounted Solar Energy Systems shall meet the applicable setbacks for the zoning district in which the unit is located.
- b. Ground-mounted Solar Energy Systems shall not extend beyond the side yard or rear yard setback when oriented at minimum design tilt.
- c. In addition to building setbacks, the collector surface and mounting devices for roof-mounted systems shall not extend beyond the exterior perimeter of the building on which the systems are mounted or built, unless the collector or mounting system has been engineered to safely extend beyond the edge, and setback requirements are not violated. Exterior piping for solar thermal systems shall be allowed to extend beyond the perimeter of the building on a side yard exposure.

(3) *Reflection angles.* Reflection angles for solar collectors shall be oriented such that they do not project glare onto adjacent properties.

(4) *Visibility.* Solar Energy Systems shall be located in a manner to reasonably minimize view blockage for surrounding properties and shading of property to the north while still providing adequate solar access for collectors.

(5) *Safety.*

- a. Roof- or building-mounted Solar Energy Systems, excluding building integrated systems, shall allow for adequate roof access for firefighting purposes to the south facing or flat roof upon which the panels are mounted.

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- b. Roof- or building-mounted Solar Energy Systems shall meet the requirements of the Pekin City Code regarding building regulations.
 - c. All Solar Energy System installations shall be performed by a qualified solar installer.
 - d. Any connection to the public utility grid shall be inspected by the appropriate public utility.
 - e. All Solar Energy Systems shall be maintained and kept in good working order. If it is determined that a Solar Energy System is not being maintained, kept in good working order, or is no longer being utilized to perform its intended use for six consecutive months, the property owner shall be given a 30-day notice for removal or repair of the unit and all equipment. If the Solar Energy System is not removed or repaired within 30 days, then a notice of violation and a notice to appear before the City court as an ordinance violation shall be delivered to the property owner.
- (6) *Approved solar components.* Electric solar energy system components shall have a UL listing or approved equivalent and solar hot water systems shall have a Solar Rating and Certification Corporation (SRCC) rating.
- (7) *Restrictions on Solar Energy Systems limited.* Consistent with 765 ILCS 165/1 et seq., no homeowner's agreement, covenant, common interest community or other contracts between multiple property owners within a subdivision incorporated in the City of Pekin shall prohibit or restrict homeowners from installing Solar Energy Systems.
- (8) *Lighting for solar gardens/farms.* Any lighting for solar gardens/farms shall be installed for security and safety purposes only. Except for lightening that is required by the FCC or FAA, all lighting shall be shielded so that no glare extends substantially beyond the boundaries of the facility.
- (d) *Community solar gardens (SES).* Development of community solar gardens is permitted by Special Use as a principal use in all zoning districts subject to the following requirements:
- (1) *Rooftop gardens permitted.* Rooftop gardens are a special use in all zoning districts where buildings are permitted.
 - (2) *Ground mount gardens.* Ground mount community Solar Energy Systems must be less than ten acres in total size, and require a Special Use in all districts. Ground-mount solar developments covering more than ten acres shall be considered a solar farm.
 - (3) *Interconnection.* An interconnection agreement must be completed with the electric utility in whose service the territory the system is located.
 - (4) *Dimensional standards.* All solar garden-related structures in newly platted and existing platted subdivisions shall comply with the applicable setback, height, and coverage limitations for the district in which the system is located.
 - (5) *Other standards.*
 - a. Ground mount systems shall comply with all required standards for structures in the district in which the system is located.
 - b. All solar gardens shall comply with all City Code procedures regarding Special Use permits.
 - c. All solar gardens shall also comply with all other State and local requirements.
- (e) *Commercial/large scale solar farm (SES).* Ground mount Solar Energy Systems that are the primary use of the lot, and are designed for providing energy to off-site uses or export to the wholesale market require a Special Use, and shall be permitted with such Special Use only in the I-1 and I-2 Industrial Districts. The following information shall also be submitted as part of the application and/or the following restrictions shall apply:
- (1) *Site plan—Existing conditions.* A site plan with existing conditions showing the following:

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- a. Existing property lines and property lines extending one hundred feet from the exterior boundaries including the names of adjacent property owners and the current use of those properties.
 - b. Existing public and private roads, showing widths of the road and any associated easements.
 - c. Location and size of any abandoned wells or sewage treatment systems.
 - d. Existing buildings and impervious surfaces.
 - e. A contour map showing topography at two-foot intervals. A contour map of surrounding properties may also be required.
 - f. Existing vegetation — list type and percent of coverage (i.e., cropland/plowed fields, grassland, wooded areas, etc.).
 - g. Any delineated wetland boundaries.
 - h. A copy of the current FEMA FIRM maps that shows the subject property, including the 100-year floor elevation and any regulated flood protection elevation, if available.
 - i. Surface water drainage patterns.
 - j. The location of any subsurface drainage tiles.
- (2) *Site plan—Proposed conditions.* A site plan of proposed conditions showing the following:
- a. Location and spacing of the solar panels.
 - b. Location of access roads.
 - c. Location of underground or overhead electric lines connecting the solar farm to a building, substation or other electric load.
 - d. New electrical equipment other than at the existing building or substation that is to be the connection point for the solar farm.
- (3) *Fencing and weed/grass control.*
- a. To promote and maintain the absorption of stormwater, a pervious softscape shall be installed under and around the solar array.
 - b. The applicant shall submit an acceptable weed/grass control plan for property inside and outside the fenced area for the entire property. The operating company or successor during the operation of the solar farm shall adhere to the weed/grass control plan.
 - c. Perimeter fencing having a maximum height of eight feet shall be installed around the boundary of the solar farm. The fence shall contain appropriate warning signage that is posted such that it is clearly visible on the site.
 - d. The applicant shall maintain the fence and adhere to the weed/grass control plan. If the operating company does not adhere to the proposed plan, a fine of \$500.00 per week will be assessed until the operating company or successor complies with the weed/grass control and fencing requirements.
- (4) *Manufacturer's specifications.* The manufacturer's specifications and recommended installation methods for all major equipment, including solar panels, mounting systems and foundations for poles and racks.
- (5) *Connection and interconnection.*
- a. A description of the method of connecting the solar array to a building or substation.

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- b. Utility interconnection details and a copy of written notification to the utility company requesting the proposed interconnection.
- (6) *Setbacks.* Commercial/large scale solar farm (SES) ground-mounted Solar Energy Systems shall meet the applicable setbacks for the zoning district in which the unit is located.
- (7) *Aviation protection.* For Solar Energy Systems located within 500 feet of an airport or within approach zones of an airport, the applicant shall complete and provide the results of the Solar Glaze Hazard Analysis Tool (SGHAT) for the airport traffic control tower cab and final approach paths, consistent with the Interim Policy, FAA Review of Solar Energy Projects on Federal Obligated Airports, or most recent version adopted by the FAA.
- (8) *Fire protection.* A fire protection plan for the construction and the operation of the facility, and emergency access to the site.
- (9) *Endangered species and wetlands.* Solar farm developers shall be required to initiate a natural resource review consultation with the Illinois Department of Natural Resources (IDNR) through the Department's online EcoCat Program. Areas reviewed through this process will be endangered species and wetlands. The cost of the EcoCat consultation shall be borne by the developer.
- (10) *Road use agreements.* All routes on City roads that will be used for the construction and maintenance purposes shall be identified on the site plan. All routes for either egress or ingress need to be shown. The routing shall be approved subject to the approval of the City of Pekin. The solar farm developer shall complete and provide a preconstruction baseline survey to determine existing road conditions for assessing potential future damage due to development related traffic. The development shall provide a road repair plan to ameliorate any and all damage, installation or replacement of roads that might be required by the City or the developer. The developer shall provide a letter of credit or surety bond in an amount and form approved by City officials when warranted.
- (11) *Decommissioning of the solar farm.* The developer shall provide a decommissioning plan for the anticipated service life of the facility or in the event the facility is abandoned or had reached its life expectancy. If the solar farm is out of service or not producing electrical energy for a period of 12 months, it will be deemed nonoperational and decommissioning and removal of that facility will need to commence according to the decommissioning plan as provided and approved. A cost estimate for the decommissioning of the facility shall be prepared by a professional engineer or contractor who has expertise in the removal of the solar farm. The decommissioning cost estimate shall explicitly detail the cost before considering any projected salvage value of the out-of-service solar farm. The decommissioning cost shall be made by a cash, surety bond or irrevocable letter of credit before construction commences. Further, a restoration plan shall be provided for the site with the application. The decommissioning plan shall have the following provided:
- a. Removal of the following within six months:
1. All solar collectors and components, aboveground improvements and outside storage.
 2. Foundations, pads and underground electrical wires and reclaim site to a depth of four feet below the surface of the ground.
 3. Hazardous material from the property and dispose in accordance with Federal and State law.
- b. The decommissioning plan shall also recite an agreement between the applicant and the City that:
1. The financial resources for decommissioning shall be in the form of a surety bond, or shall be deposited in an escrow account with an escrow agent acceptable to the Building Inspections/Development Director.

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2. A written escrow agreement will be prepared, establishing upon what conditions the funds will be disbursed.
 3. The City shall have access to the escrow account funds for the expressed purpose of completing decommissioning if decommissioning is not completed by the applicant within six months of the end of project life or facility abandonment.
 4. The City is granted the right of entry onto the site, pursuant to reasonable notice, to effect or complete decommissioning.
 5. The City is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the City's right to seek reimbursement from applicant or applicant successor for decommissioning costs in excess of the amount deposited in escrow and to file a lien against any real estate owned by applicant or applicant's successor, or in which they have an interest, for the amount of the excess, and to take all steps allowed by law to enforce said lien.
- (f) *Compliance with Building Code.* All Solar Energy Systems shall comply with the ordinances of the City of Pekin, as well as all Federal and State requirements.
- (g) *Liability insurance.* The owner/operator of the solar farm shall maintain a current general liability policy covering bodily injury and property damage and name the City of Pekin as an additional insured with limits of at least \$2,000,000.00 per occurrence and \$5,000,000.00 in the aggregate with a deductible of no more than \$5,000.00.
- (h) *Administration and enforcement.* The Building Inspections/Development Director shall enforce the provisions of this Section through an inspection of the solar farm every year. The Director of Building Inspections is hereby granted the power and authority to enter upon the premises of the solar farm at any time by coordinating a reasonable time with the operator/owner of the facility. Any person, firm or cooperation who violates, disobeys, omits, neglects, refuses to comply with, or resists enforcement of any of the provisions of this Section may face fines of not less than \$25.00 nor more than \$750.00 for each offense.
- (i) *Fees charged for building permits.* The fees for processing the applications for building permits for Solar Energy Systems shall be set from time to time by the City Council and collected by the Director of Building Inspections who shall be accountable to the City for such fees.

(Ord. No. 2805-18/19, § 9-11-8, 11-13-2018; Ord. No. 4195-24/25, § 2, 6-10-2024)