



**REGULAR ZONING BOARD OF APPEALS MEETING
WEDNESDAY, JUNE 11, 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-May 14, 2025 5:00pm

5. City Council Action Report

5.1. City Council Action Report-Regular Meeting May 27, 2025 5:30pm

6. New Business

6.1. **Case SPR 2025-03** A Site Plan Review Has Been Submitted by Architect Ross Gould on Behalf of Excalibur Seasoning for the Construction of an Industrial Research Building on the Vacant Property Abutting 1800 Riverway Dr.

6.2. **Case SPR 2025-04** A Site Plan Review Has Been Submitted by Gale Credit Union to Allow for the Construction of a Drive-up Bank Teller at 2990 Court St.

6.3. **Case V 2025-07** A Variance Request Submitted by Rich Johnson for the Property Located at 205 Sapp Street to Allow for the Construction of a Second Driveway on the Property.

6.4. **Case SU 2025-05** A Special Use Request Submitted by Hawk-Attollo LLC on Behalf of Tazewell Lutheran School for the Installation and Operation of a Ground Mount Community Solar Garden at 3219 Court Street

6.5. **Case SU 2025-06** A Special Use Request Submitted by Karen Walker for the Operation of a Beauty Salon at 1022 Washington Street.

6.6. **Case VAC 2025-01** The City of Pekin wishes to Vacate the Alley Running Northwesterly and Southeasterly Through Block 82 in the Original Town of Pekin, Now City, of Pekin, Bounded by the Easterly Right of Way Line of Fifth Street and the West Right of Way Line of Eighth Street, Situated in Section 35, Township 25 North, Range 5 West of the Third Principal Meridian, Tazewell County, Illinois.

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: June 11, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Zoning Board of Appeals-Regular Meeting Minutes-May 14, 2025 5:00pm

DESCRIPTION: Zoning Board of Appeals-Regular Meeting Minutes-May 14, 2025 5:00pm

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 6/6/2025



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 ROOM 202
111 S. CAPITOL ST
ON WEDNESDAY, MAY 14, 2025 AT 5:00 PM
CHAIRMAN DON HILD PRESIDING**

Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Hild.

Call to Order

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

Attendee Name	Organization	Title	Status	Arrived
Chris Deverman	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Donald Hild	Zoning Board of Appeals	Chair	Present	5:00 PM
David Huskisson	Zoning Board of Appeals	Commissioner	Absent	-:-- PM
Kim Joesting	Zoning Board of Appeals	Commissioner	Absent	-:-- PM
Mary Lanane	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Kelly Madden	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Amy Wilson	Zoning Board of Appeals	Commissioner	Absent	-:-- PM

Approve Agenda

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

Approval of Minutes

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

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

City Council Action Report

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

City Council Action Report from March 24, 2025: Total of 6 items and all were approved.

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.

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

Public Hearing Open: 5:06PM Public Hearing Closed: 5:12PM

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

Rob Sweet with McBride Dale Clarion, on behalf of Kroger, said they are asking for a rezoning due to Kroger's desire to install gaming units inside the grocery store. Kroger wants to section off a section of the store for SIX gaming units with live monitoring and screening. There are no proposed changes to the external side of the building.

John Newman, property owner of 1612 Market St., is against the rezoning because he feels we need to limit video gaming facilities. Mr. Newman states that with the gaming units in such close proximity, he does not see a reason for another gaming machine(s) at Kroger. He would like to see this case tabled until there is direction from the council.

Commissioner Madden said that he does recall discussions in regard to how many gaming facilities we have. Nic Maquet stated that we focus on the rezoning case as that is before us (rather than the amount of video gaming facilities in the City). Nic said that most grocery stores in town are B-3 (Kroger is B-1) and Kroger does have a buffer behind the building that separates the residents from the store. Nic reemphasized that this is for rezoning. Rob Sweet did state that since the other grocery stores are B-3 that they (Kroger) could also put in a case that states they are applying to be in conformance

with existing B-3 grocery stores.
Approved 4-0

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.

RESULT:	3 TO 1 FAILED
MOVER:	Commissioner Madden
SECONDER:	Commissioner Lanane
AYES:	Commissioners Madden
NAYS:	Commissioner Deverman, Hild and Lanane.
ABSENT:	Commissioner Huskisson, Joesting and Wilson.

Public Hearing Open: 5:19 pm Public Hearing Closed: 5:23 pm
Motion to approve made by: Madden Second by: Lanane

Alan White said that he lives at 912 Mary St. and he has owned the property at 903 Mary St. since 2004. He said that the property was a mother-in-law's quarters. Alan said he has always had a male renter in the mother-in-law's quarter, and now he does have a female renter. He would like the garage to only be available for the female tenant for her safety. Alan said that he ordered a shed and while he was prepping the foundation for the shed, it was brought to his attention that the in-law's house was taking up 78% of the property. Alan would like the variance to allow extra safety for the renter.

Nic said that the property is zoned R4, a one-family residential home that currently has two separate families/renters. It is a nonconforming use of the property and land. The rear property is 75.6% of the base square footage, which is more than the code allows at 75%, and with another structure we are passing the code allowance of 75% even further. Nic states that there is no good spot for the shed because the shed would not be 10 feet apart from any other structures.

Mr. White said it is 10 ft. from the front house and 10 ft. away from his neighbor's garage. Nic said 10 ft. is required from a primary structure. Nic said that prior to the shed, we were already over the nonconformity of the lot and structure. Nic asked Alan what he feels the hardship is and Alan said that he feels the hardship is the safety of the female living in the back rental. Commissioner Lanane asked if the main entrance to the "back house" is through the garage, however, there is a side door entrance as well. Alan asked Nic why it was approved and Nic said that when he reviewed the plan, he knew it was wrong and put a stop to it (Nic's staff approved).

The Zoning Board discussed the issues and ultimately determined a hardship did not exist.

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

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

Public hearing opened and closed at 5:58pm

Motion to approve made by: Madden Second by: Deverman

Nic Maquet said this is a rezoning request from the city for the parcel listed on the request which would assist and allow Illinois American Water to place a new water tower. The property is currently zoned B3, and they are looking to rezone it I1. There is also a variance request for the water tower to be 220 ft. This plat does require new ROW and easements. Nic said that at one time, this area was looked at to be another industrial district (Norther Industrial Park). Nic explained that having water, utility poles, etc. is appealing to businesses. No further questions on the plat.

Motion Approved 4-0

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.

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

Public hearing opened and closed at 5:58pm

Motion to approve made by: Madden Second by: Deverman

Nic Maquet said this is a rezoning request from the city for the parcel listed on the request which would assist and allow Illinois American Water to place a new water tower. The property is currently zoned B3, and they are looking to rezone it I1. There is also a variance request for the water tower to be 220 ft. This plat does require new ROW and easements. Nic said that at one time, this area was looked at to be another industrial district (Norther Industrial Park). Nic explained that having water, utility poles, etc. is appealing to businesses. No further questions on the plat.

Motion Approved 4-0

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, TAZEVELL COUNTY, ILLINOIS, PROPERTY BEING

SUBDIVIDED IS CURRENTLY PART OF P.I.N. 04-04-23-400-005

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

Public hearing opened and closed at 5:58pm

Motion to approve made by: Madden Second by: Deverman

Nic Maquet said this is a rezoning request from the city for the parcel listed on the request which would assist and allow Illinois American Water to place a new water tower. The property is currently zoned B3, and they are looking to rezone it I1. There is also a variance request for the water tower to be 220 ft. This plat does require new ROW and easements. Nic said that at one time, this area was looked at to be another industrial district (Norther Industrial Park). Nic explained that having water, utility poles, etc. is appealing to businesses. No further questions on the plat.

Motion Approved 4-0

- 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**

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

Public Input Opened and Closed at 5:50 pm

Motion to approve made by: Deverman Second by: Madden

Nic Maquet explained that he and Josh Wray discussed the zoning with long-term plans in mind. Josh explained the details about the data center and the data center did require that the city have the appropriate zoning for them. While in discussion with regard to the zoning for the data center, they felt it was necessary to update the code. Also, adding "indoor shooting range" to allow for such facilities to be zoned and built. Commissioner Hild suggested updating the definitions as well as the zoning.

Any Other Business Before the Board

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

Nic Maquet said that currently the city council has placed a six-month moratorium on solar that is directly attached to the resident's home. The reason for the moratorium is due to a resident who made a complaint to a council member about solar panels that have been placed on the ground. Commissioner Deverman asked how many ground mounts are within the city.

Currently, we have two- three residential ground mounts. Nic explained that he had a list of requirements for the construction of the residential ground-mounted solar panels located on Lawndale and the residents had fulfilled all requirements. Mary Lanane asked what the “market” is for ground mount and Nic said that residents who have a shaded lot or not able to mount them on the roof can look into ground mount. Commissioner Lanane said that she can only see the ground the mounts going in on larger lots. Chairman Hild has concerns about banning these since this is something that might be utilized in the future to help residents with their power bill. Maquet said that some feel that it would decrease the value of houses and the members of the zoning board do not agree with that statement. Josh Wray suggested that one option would be handling ground mount case by case. Hild recommended council giving the ZBA board some more guidance because he feels that the way the code was written was well covered. Hild said that only having two -three ground mount units does not warrant (in his opinion) changing the code. Nic will discuss with the council and come back to zoning with direction.

Public Input

No Public Input was recieved

Adjourn

Motion to adjourn made by Commissioner Deverman and second by Madden at 6:32 PM.

**REQUEST FOR COUNCIL ACTION**

Agenda Date: June 11, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: City Council Action Report-Regular Meeting May 27, 2025 5:30pm

DESCRIPTION: City Council Action Report-Regular Meeting May 27, 2025 5:30pm

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 6/6/2025

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

All zoning cases that were recommended for approval during the regularly scheduled Zoning Board of Appeals meeting held on Wednesday May 14, 2025 were approved at the regularly scheduled City Council meeting held on Tuesday May 27, 2025.

- Case RZ 2025-01-Approved
- Case RZ 2025-02-Approved
- Case V 2025-06-Approved
- Case PPR 2025-03-Approved
- Case PPR 2025-02-Approved
- Case ZTA 2025-02-Approved

**REQUEST FOR COUNCIL ACTION**

Agenda Date: June 11, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case SPR 2025-03** A Site Plan Review Has Been Submitted by Architect Ross Gould on Behalf of Excalibur Seasoning for the Construction of an Industrial Research Building on the Vacant Property Abutting 1800 Riverway Dr.

DESCRIPTION: A Site Plan Review Has Been Submitted by Architect Ross Gould on Behalf of Excalibur Seasoning for the Construction of an Industrial Research Building on the Vacant Property Abutting 1800 Riverway Dr. Said Property is Zoned I-1 Light Industrial District with a Legal description, SEC 10 T24N R5W 5 AC TRACT W 1/2 NE 1/4 OF NW 1/4 RRR-96, with the following PIN: 10-10-10-100-055 in Tazewell County, Illinois.

City Code Section 4-3-8-14 requires a site plan review and approval for all new industrial developments with off-street parking.

Excalibur Seasonings is proposing to build a new industrial research building with parking on the property that currently abuts 1800 Riverway Dr.

Staff Comments

- All City departments have reviewed the site plan and have approved the general layout of the property and are still working through certain aspects of the site plan such as the water services. The proposed building location does meet the code requirements for all building setbacks and lot coverage found within City code section 4-3-7-1 for the I-1 Light Industrial zoning district. The site plan does provide for a code-compliant number of parking spaces for the proposed use as shown on site plan sheet C02.
- Staff recommends approval of the proposed site plan

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 6/8/2025



received
5.19.25

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) ☒ F. Site Plan Review (\$125)	Request Property Address or PIN: <u>1800 RIVERWAY DR. PEKIN</u> Current Zoning (if known): <u>I-1</u> Proposed Zoning (if rezoning request): <u>I-1</u> Current Use: <u>AGRICULTURE</u> Proposed Use (if different): <u>INDUSTRIAL - RESEARCH BLDG.</u>
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Property Owner Name:	MIKE SHRIER / EXCALIBUR SEASONING
Mailing Address:	1800 RIVERWAY DR. PEKIN, IL.
Phone:	309-310-7214
Alternative Phone:	800-444-2169
E-Mail Address:	M. SHRIER@EXCALIBUR SEASONING.COM

Applicant Name (if different):	ROSS J. GOULD, ARCHITECT
Mailing Address:	12 CHERRY HILLS DR. PEKIN, IL.
Phone:	309-267-2413
Alternative Phone:	N/A
E-Mail Address:	ROSSGOULD27@GMAIL.COM



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

Please summarize your request and explain why it is necessary:

SITE PLAN REVIEW - NEW BUILDING.

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.

Neil Shin

5/19/25

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.

Paul Scott

5-19-25

Applicant Signature

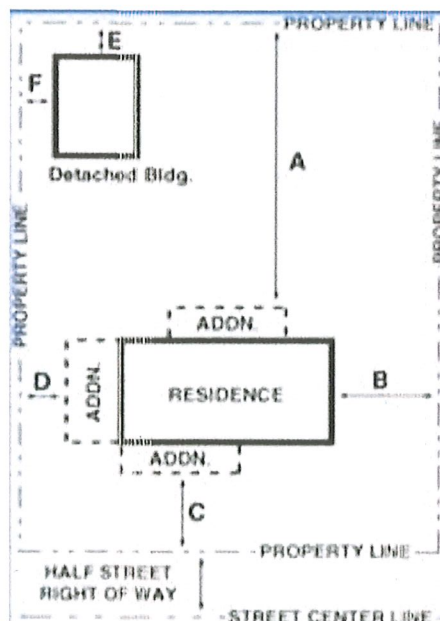
Date



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

The following attachments are required for consideration of your request:

- II. **Site Plan:** An electronic copy (preferred) or two physical copies of a site plan for the proposal showing:
1. A scale of not less than one inch equals fifty feet (1" = 50') if the subject property is less than three (3) acres and one inch equals one hundred feet (1" = 100') if three (3) acres or more. Date, north point and scale.
 2. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties. The location of all existing and proposed structures on the subject property and all structures within one hundred feet (100') of the subject property. The location of all existing and proposed drives and parking areas. The location and right-of-way widths of all abutting streets and alleys.
 3. Attachments such as landscape plan, photograph or renderings of existing and proposed site, building layouts or elevations, etc. are commended in order to provide accurate and sufficient information for review by the Development Review Committee and consideration by the Plan Commission.
 4. The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan (commercial projects only).





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

II. **Payment:** Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the “City of Pekin”.

III. **Variance:** If requesting a variance, you must complete and attach this page to your application:

1. Variances are intended to relieve situations involving a hardship in meeting Zoning Code requirements. What is the hardship that this variance request is intended to relieve? Examples of hardships can include the topography of the lot, unique shape of the lot or other physical conditions that prevent the request from meeting the requirements of the Zoning Code.

N/A - NO VARIANCE REQUESTED

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

N/A

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

N/A

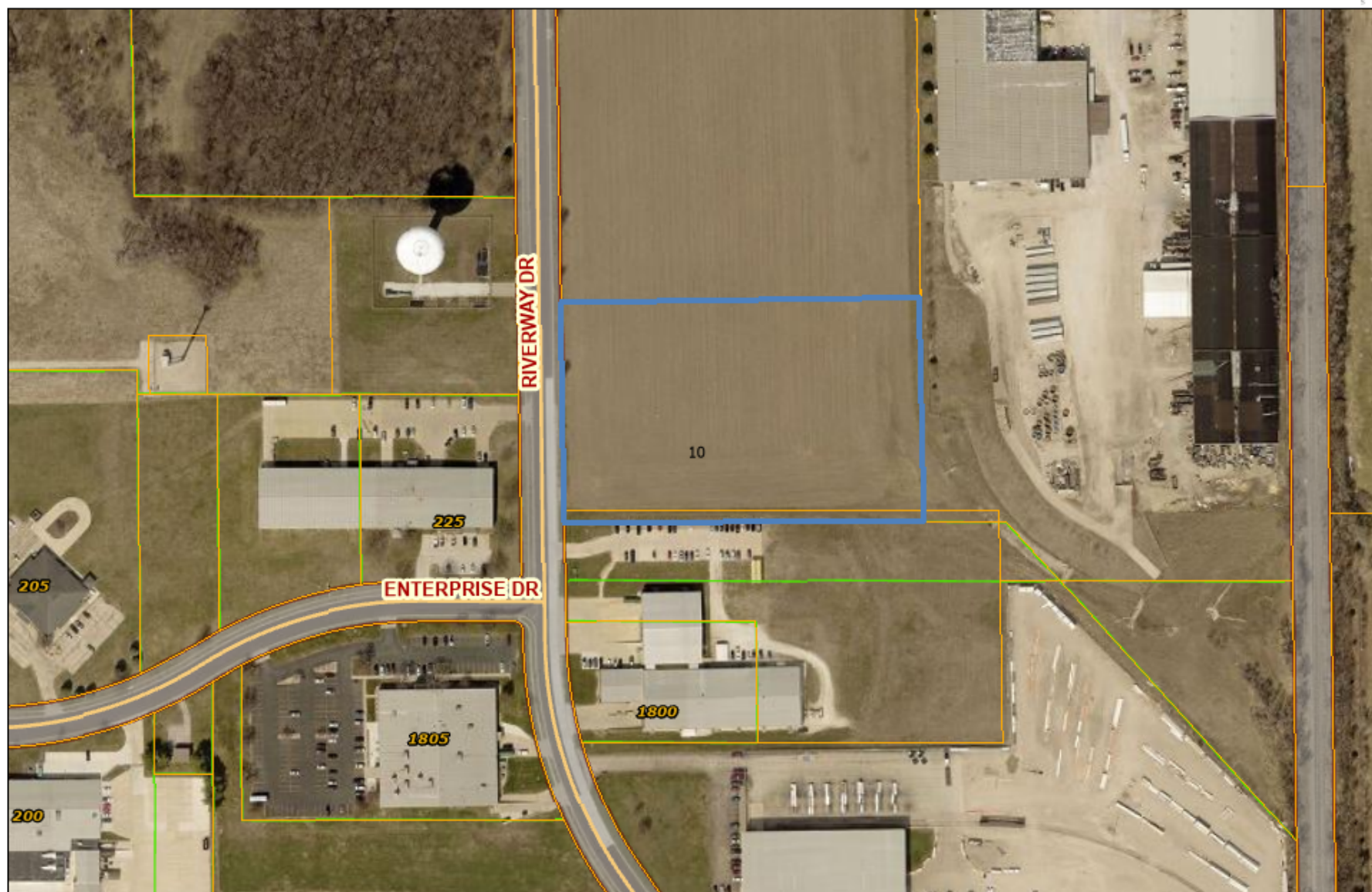
4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

N/A

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

N/A

Tazewell County GIS

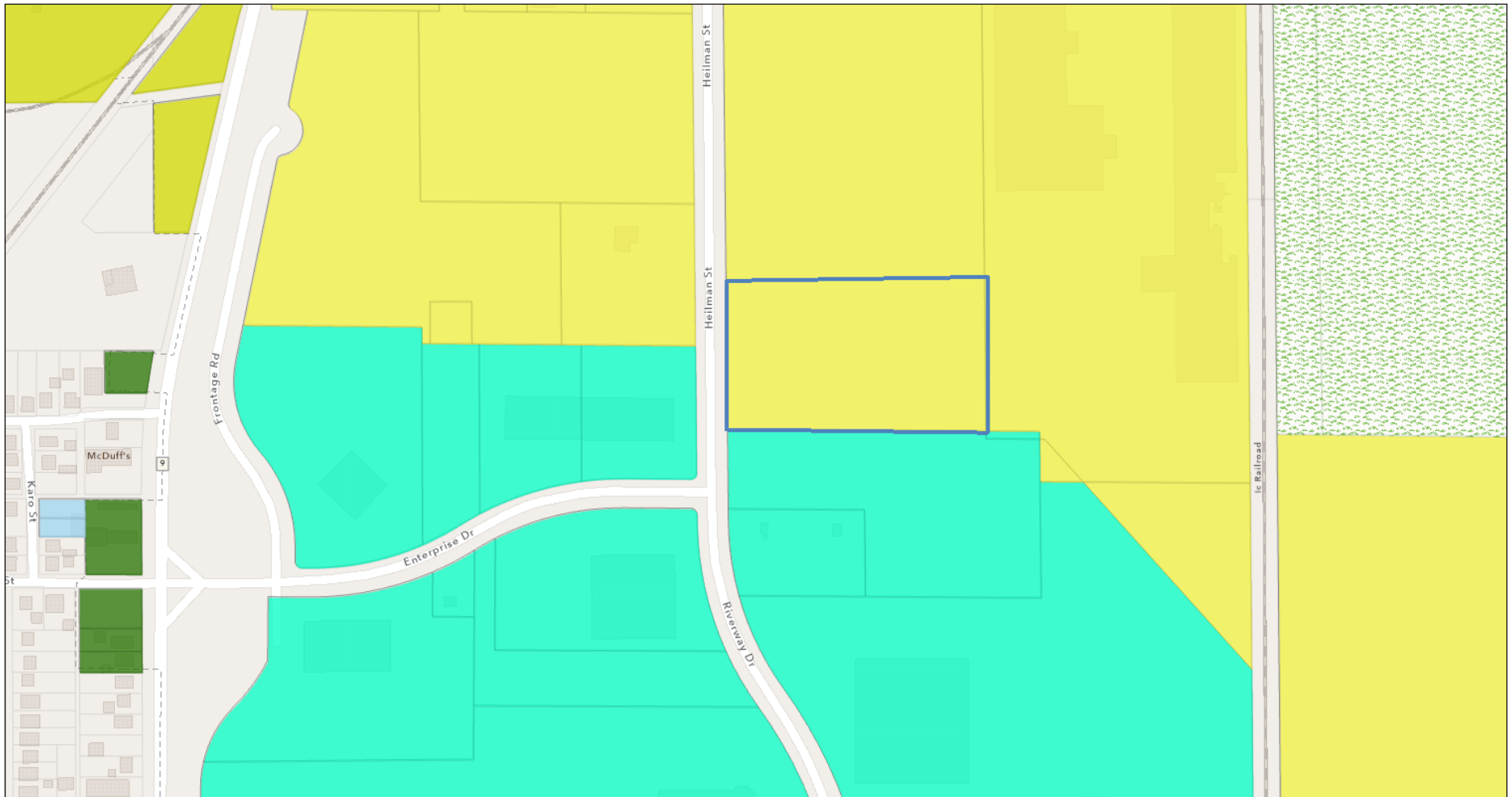


Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected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

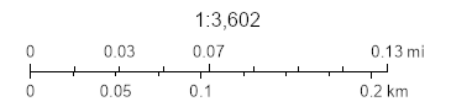


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0 0.04 0.07 0.15 mi

ArcGIS Web Map



6/8/2025, 2:46:21 PM



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

EXCALIBUR SEASONING CO.
FACILITY EXPANSION

1800 RIVERWAY DRIVE
PEKIN, ILLINOIS

LEGEND — EXISTING

	FOUND IRON PIN
	STORM SEWER MANHOLE
	CURB INLET
	TRANSFORMER
	SANITARY SEWER MANHOLE
	FLARED END SECTION
	WATER VALVE
	FIRE HYDRANT
	COMMUNICATIONS HANDHOLE
	WATER LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
	BOUNDARY
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE

LEGEND — PROPOSED

	SET IRON PIN W/ CAP: JCS 3895
	DOWNSPOUT
	FLARED END SECTION
	SANITARY MANHOLE
	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
	PROPOSED WATER LINE
	PROPOSED BUILDING
	HANDICAP SYMBOL
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE

CONTROL POINTS

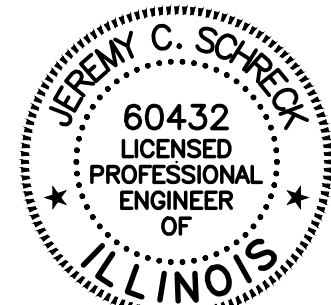
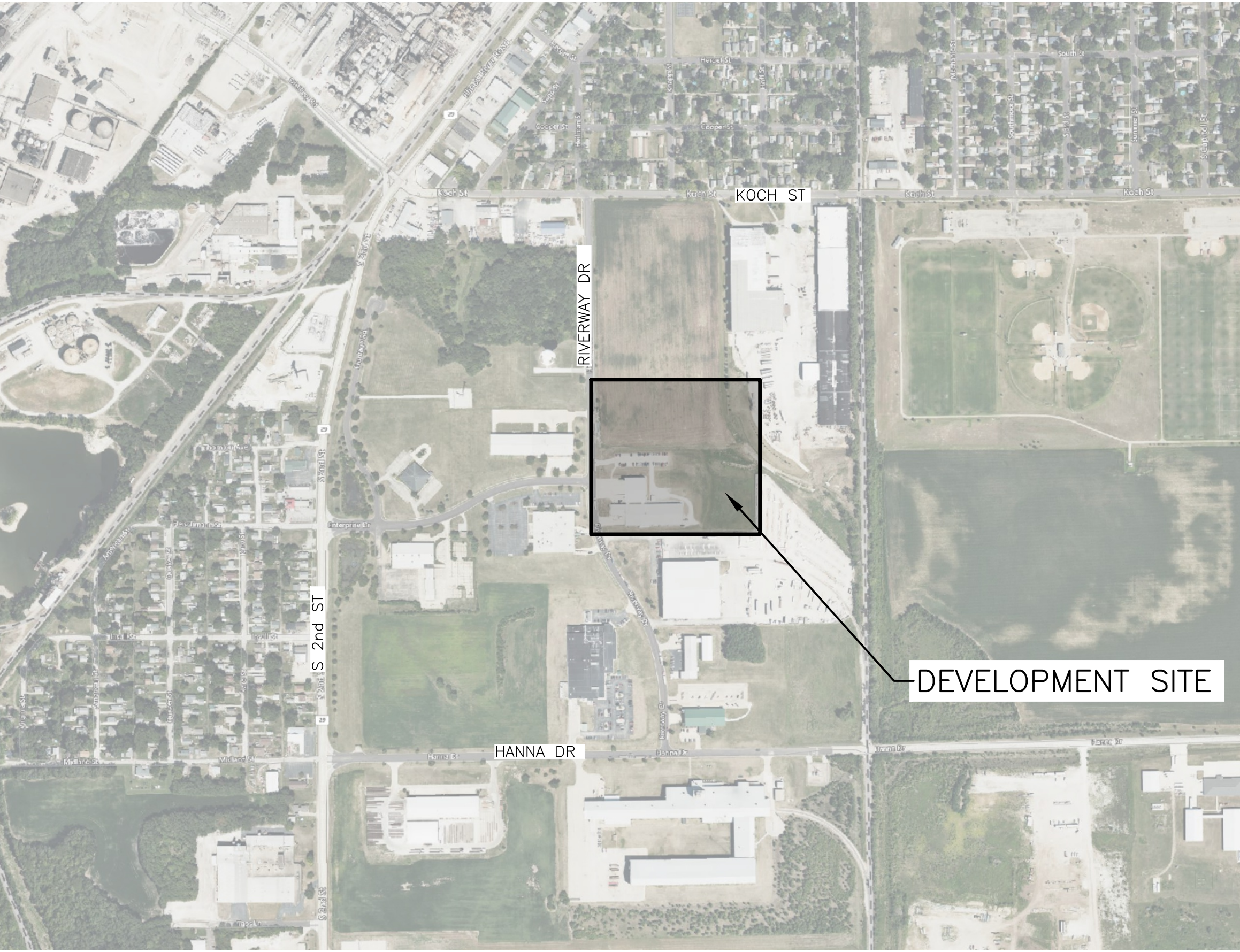
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
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111	1414480.06	2438080.16	488.60	PIN
112	1414834.66	2438074.69	484.43	PIN
113	1414823.65	2437460.73	480.98	PIN

SHEET INDEX

Sheet Number	Sheet Title
C00	COVER
C01	EXISTING CONDITIONS
C02	SITE LAYOUT PLAN
C03	SITE GRADING PLAN
C04	PARKING GRADING PLAN
C05	UTILITY PLAN
C06	EROSION CONTROL PLAN
C07	EROSION CONTROL NOTES AND DETAILS
C08	GENERAL NOTES
C09	DETAILS
C10	DETAILS
C11	DETAILS
C12	DETAILS
C13	DETAILS
C14	DETAILS
C15	DETAILS

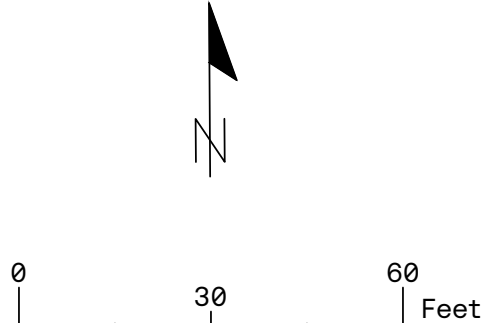
OWNER:
EXCALIBUR SEASONING CO.
1800 RIVERWAY DRIVE
PEKIN, IL 61554

ARCHITECT:
ROSS GOULD



BY: 05/19/25
Dated

LICENSE EXPIRES: 11/30/2025



EXISTING PARKING COUNT

TOTAL STALLS = 51
ACCESSIBLE STALLS REQUIRED = 3
ACCESSIBLE STALLS PROVIDED = 2

FACILITY EXPANSION
EXCALIBUR SEASONING, CO.
1800 RIVERWAY DR
PEKIN, IL 61554

ISSUED FOR:
REVIEW
05/19/25

PLAN DATES:

drawn by
checked by

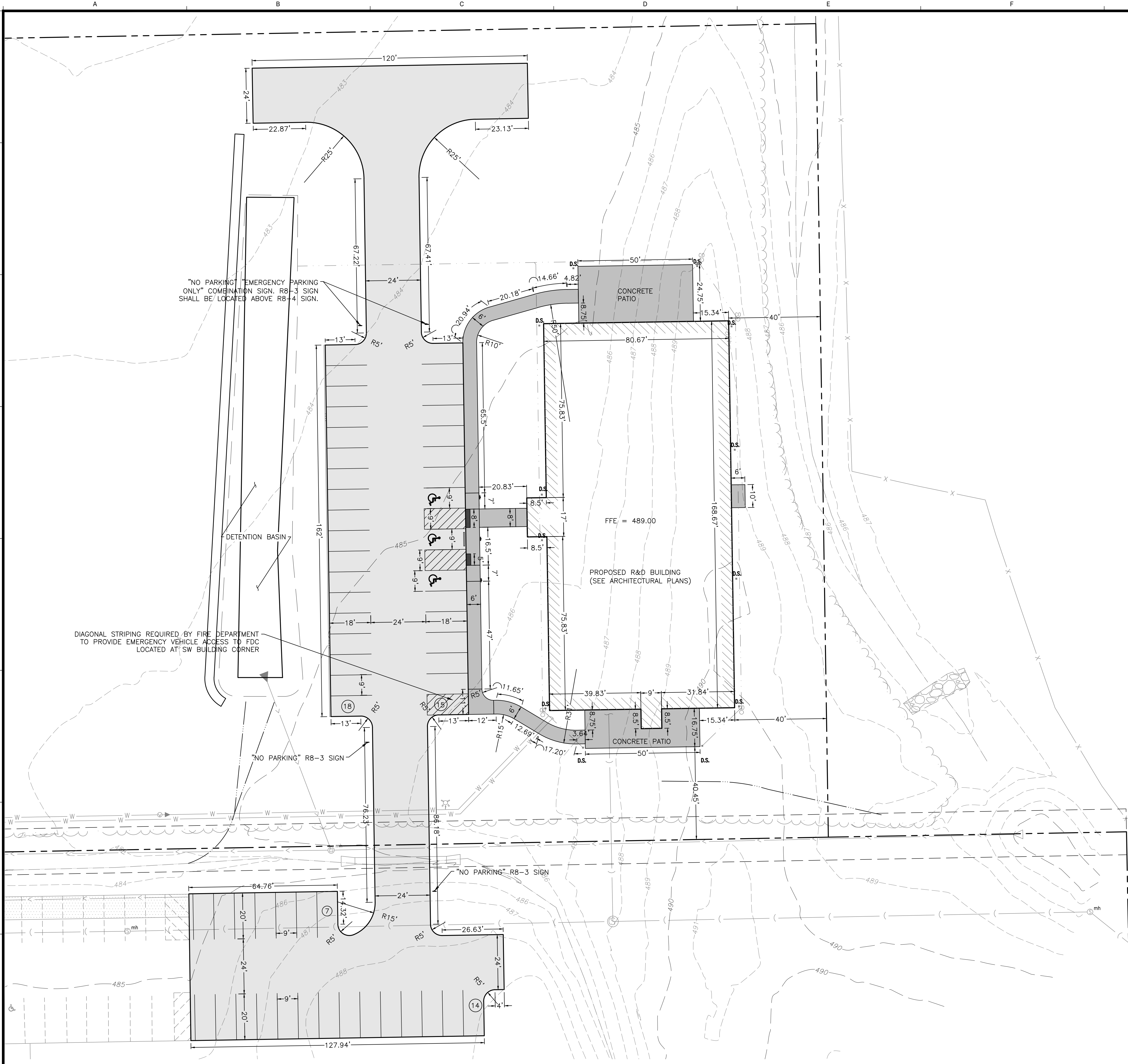
SHEET TITLE:

EXISTING
CONDITIONS

C01

PROJECT NO: 240100

ALDEIA
ENGINEERING + SURVEYING



LEGEND



6" PCC PAVEMENT



4" PCC SIDEWALK

PROPOSED PARKING

NUMBER OF STALLS REQUIRED PER PEKIN CITY CODE FOR
"INDUSTRIAL OR RESEARCH ESTABLISHMENTS AND RELATED
ACCESSORY OFFICES" = 5 PLUS 1 FOR EVERY 1.5 EMPLOYEES
IN THE LARGEST WORKING SHIFT.

LARGEST WORKING SHIFT = 30 EMPLOYEES
PARKING REQ. PER 1.5 EMPLOYEES = 30 / 1.5 = 20
TOTAL ADDITIONAL STALLS REQ. = 5 + 20 = 25

TOTAL ADDITIONAL STALLS PROVIDED = 54
ADDITIONAL ACCESSIBLE STALLS REQUIRED = 3
ADDITIONAL ACCESSIBLE STALLS PROVIDED = 3



R8-3



R8-4

FACILITY EXPANSION
EXCALIBUR SEASONING, CO.
1800 RIVERWAY DR
PEKIN, IL 61554

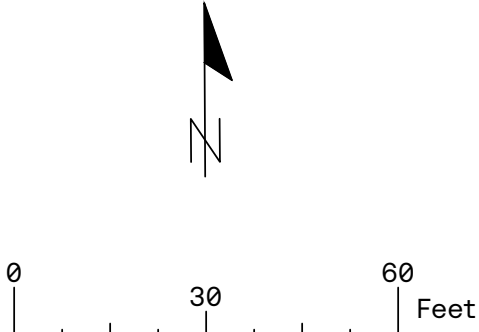
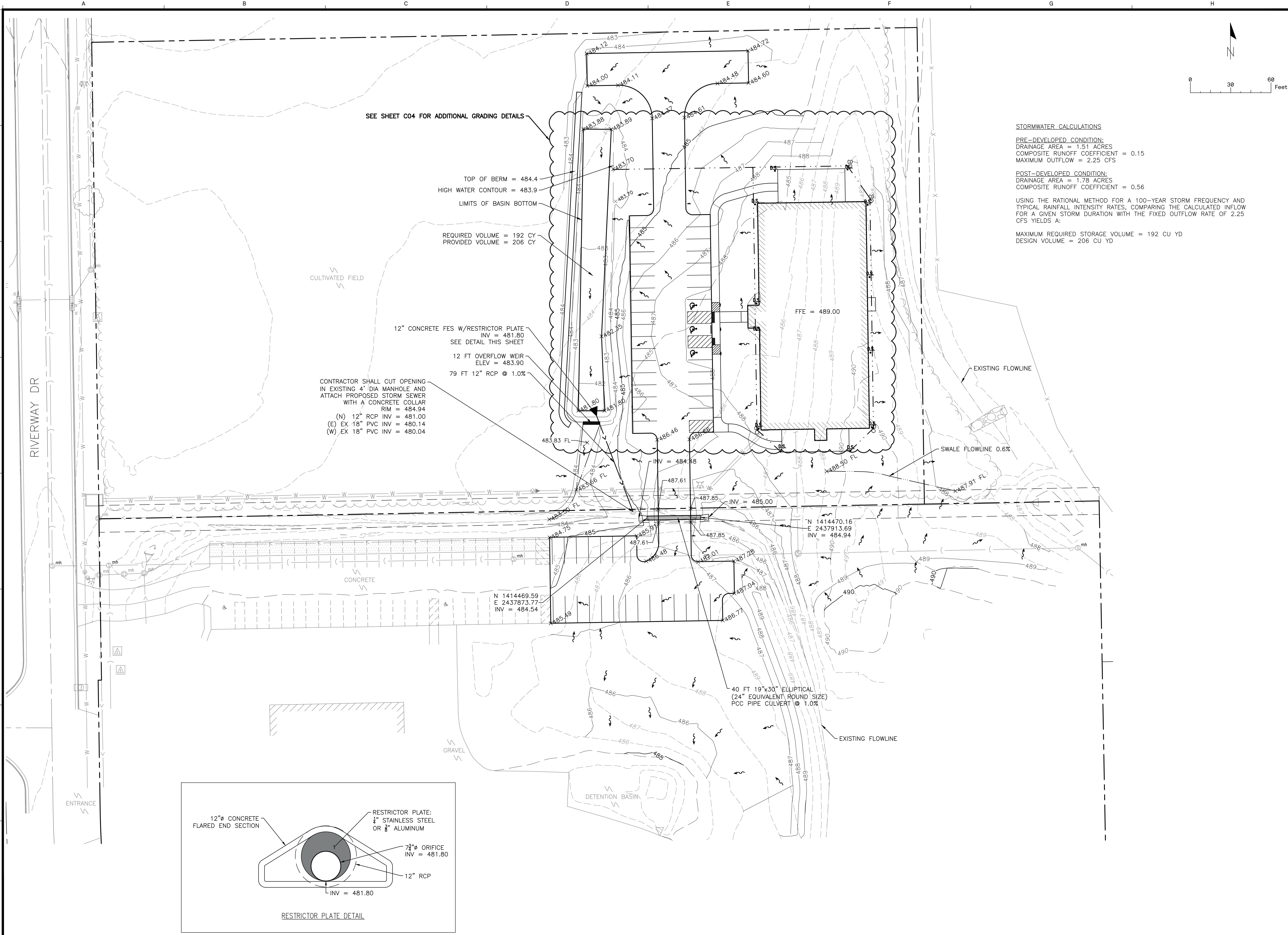
ISSUED FOR:
REVIEW
05/19/25

PLAN DATES:
drawn by
checked by

SHEET TITLE:
SITE LAYOUT
PLAN

SHEET NUMBER:
C02

PROJECT NO: 240106



STORMWATER CALCULATIONS

PRE-DEVELOPED CONDITION:
DRAINAGE AREA = 1.51 ACRES
COMPOSITE RUNOFF COEFFICIENT = 0.15
MAXIMUM OUTFLOW = 2.25 CFS

POST-DEVELOPED CONDITION:
DRAINAGE AREA = 1.78 ACRES
COMPOSITE RUNOFF COEFFICIENT = 0.56

USING THE RATIONAL METHOD FOR A 100-YEAR STORM FREQUENCY AND
TYPICAL RAINFALL INTENSITY RATES, COMPARING THE CALCULATED INFLOW
FOR A GIVEN STORM DURATION WITH THE FIXED OUTFLOW RATE OF 2.25
CFS YIELDS A:

MAXIMUM REQUIRED STORAGE VOLUME = 192 CU YD
DESIGN VOLUME = 206 CU YD

FACILITY EXPANSION
EXCALIBUR SEASONING, CO.
1800 RIVERWAY DR
PEKIN, IL 61554

ISSUED FOR:
REVIEW
05/19/25

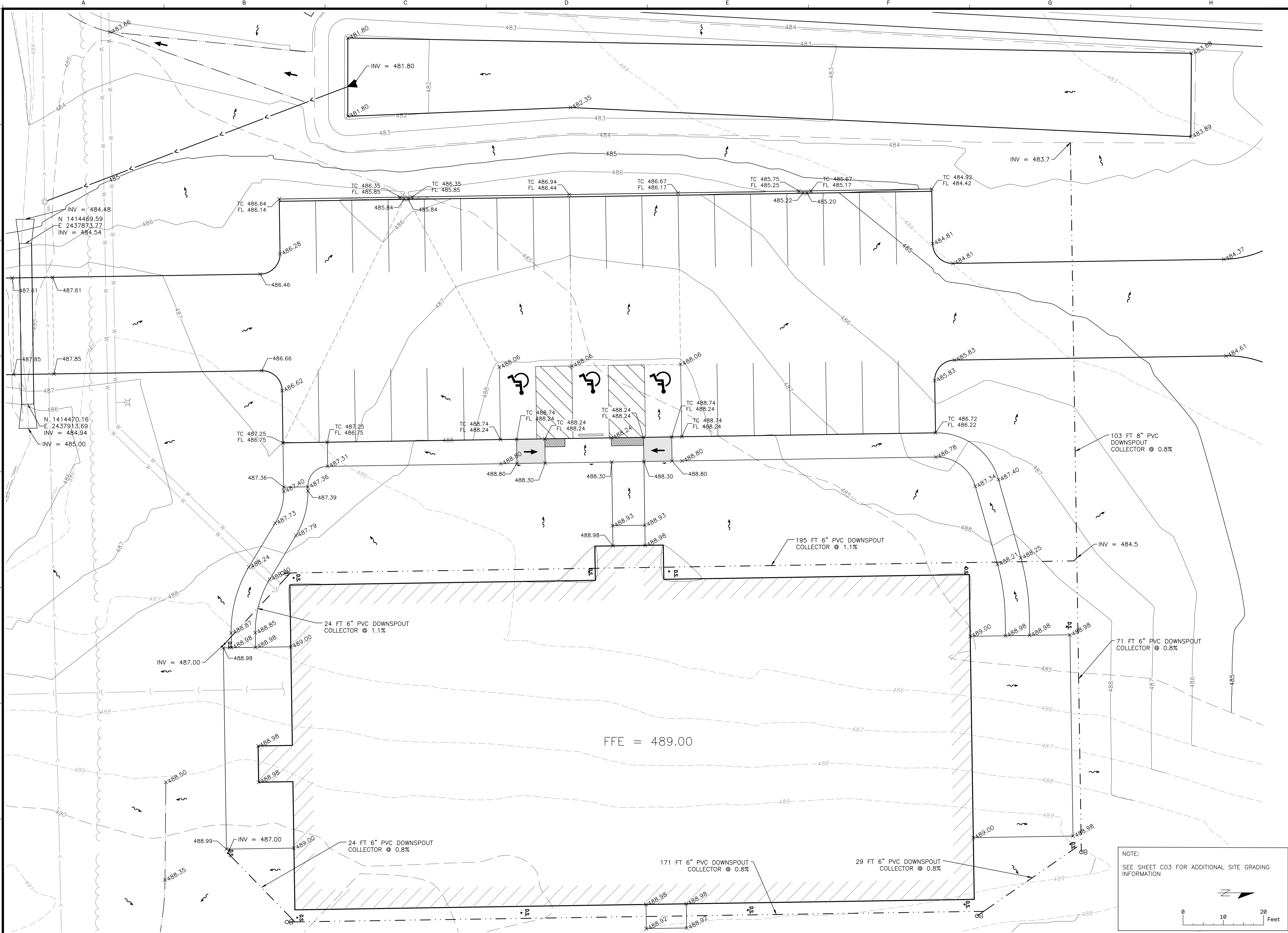
PLAN DATES:

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SHEET TITLE:
SITE
GRADING
PLAN

SHEET NUMBER:
C03
PROJECT NO: 240106



FACILITY EXPANSION
EXCALIBUR SEASONING, CO.
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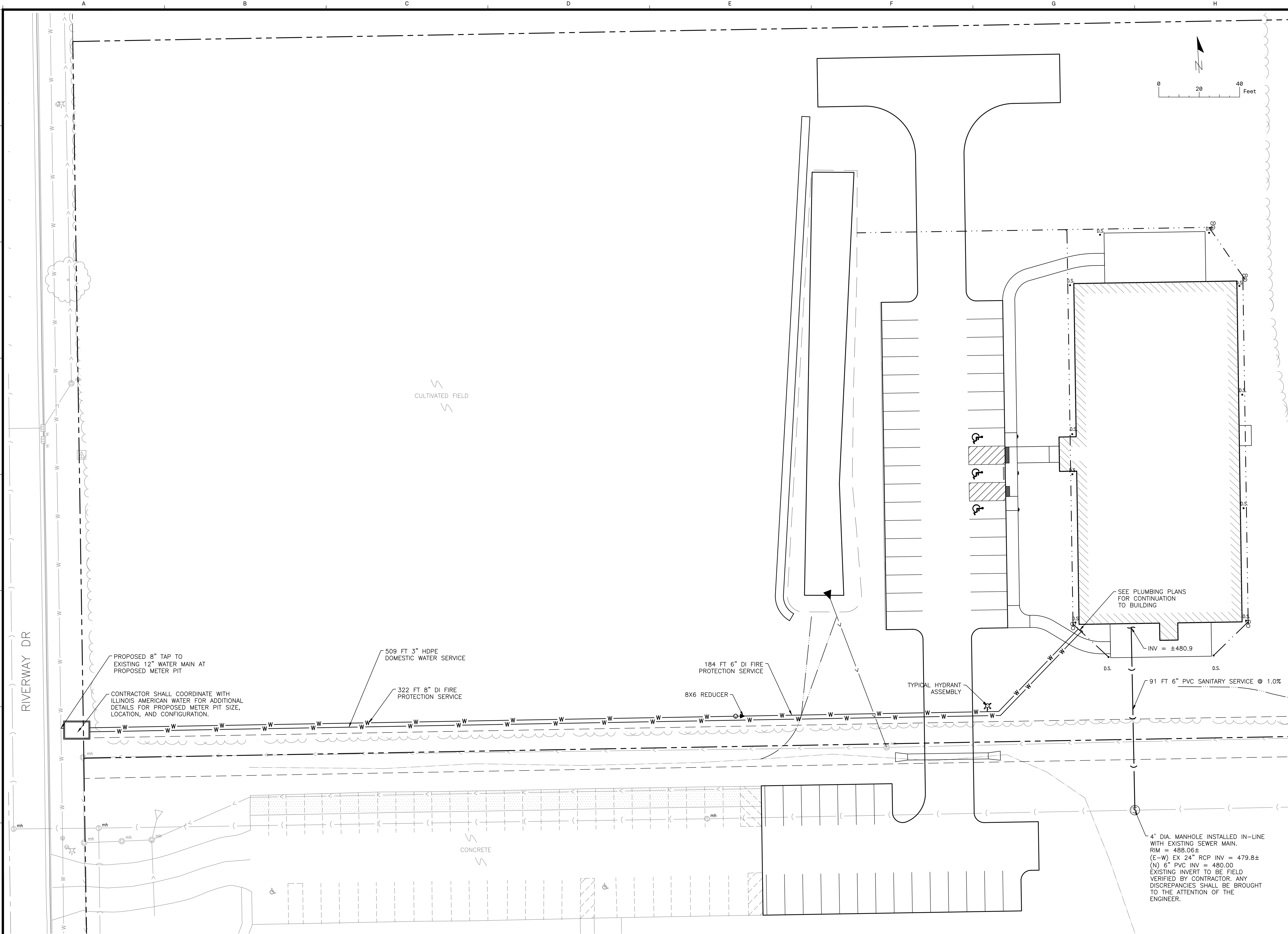
PLAN DATES:
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SHEET TITLE:
PARKING
GRADING
PLAN

SHEET NUMBER:
C04
PROJECT NO: 240106

NOTE:
SEE SHEET C03 FOR ADDITIONAL SITE GRADING
INFORMATION

0 10 20
Feet



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PEKIN, IL 61554

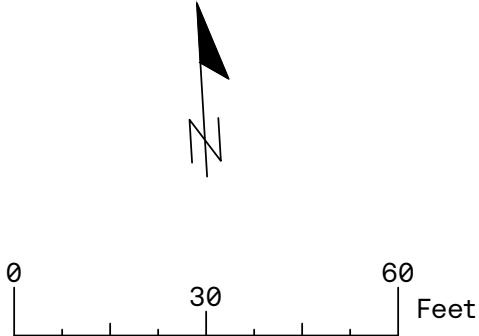
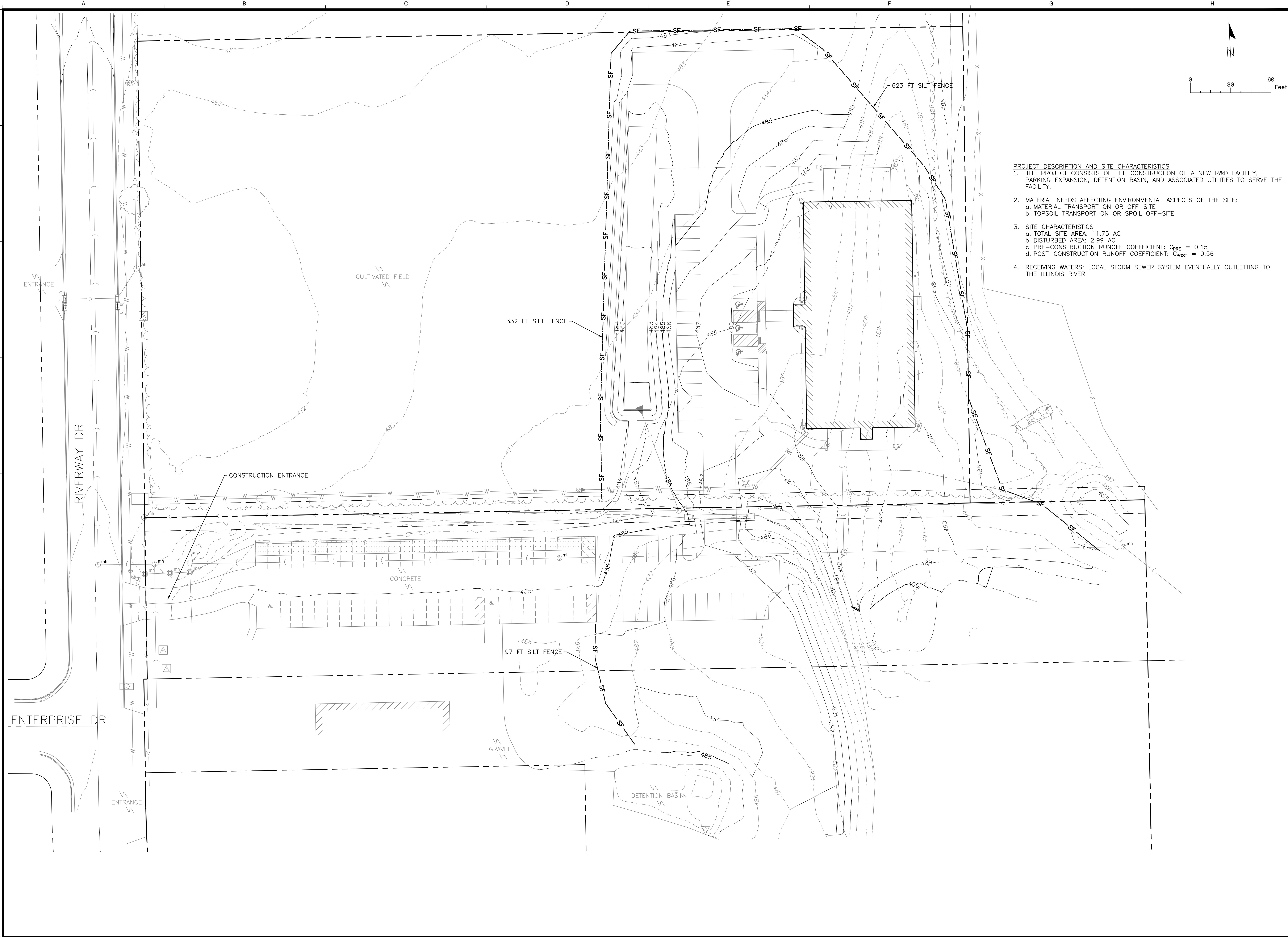
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PLAN DATES:
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SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C05

PROJECT NO: 240106



- PROJECT DESCRIPTION AND SITE CHARACTERISTICS**
- THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW R&D FACILITY, PARKING EXPANSION, DETENTION BASIN, AND ASSOCIATED UTILITIES TO SERVE THE FACILITY.
 - MATERIAL NEEDS AFFECTING ENVIRONMENTAL ASPECTS OF THE SITE:
 - MATERIAL TRANSPORT ON OR OFF-SITE
 - TOPSOIL TRANSPORT ON OR SPOIL OFF-SITE
 - SITE CHARACTERISTICS
 - TOTAL SITE AREA: 11.75 AC
 - DISTURBED AREA: 2.99 AC
 - PRE-CONSTRUCTION RUNOFF COEFFICIENT: $C_{PRE} = 0.15$
 - POST-CONSTRUCTION RUNOFF COEFFICIENT: $C_{POST} = 0.56$
 - RECEIVING WATERS: LOCAL STORM SEWER SYSTEM EVENTUALLY OUTLETING TO THE ILLINOIS RIVER

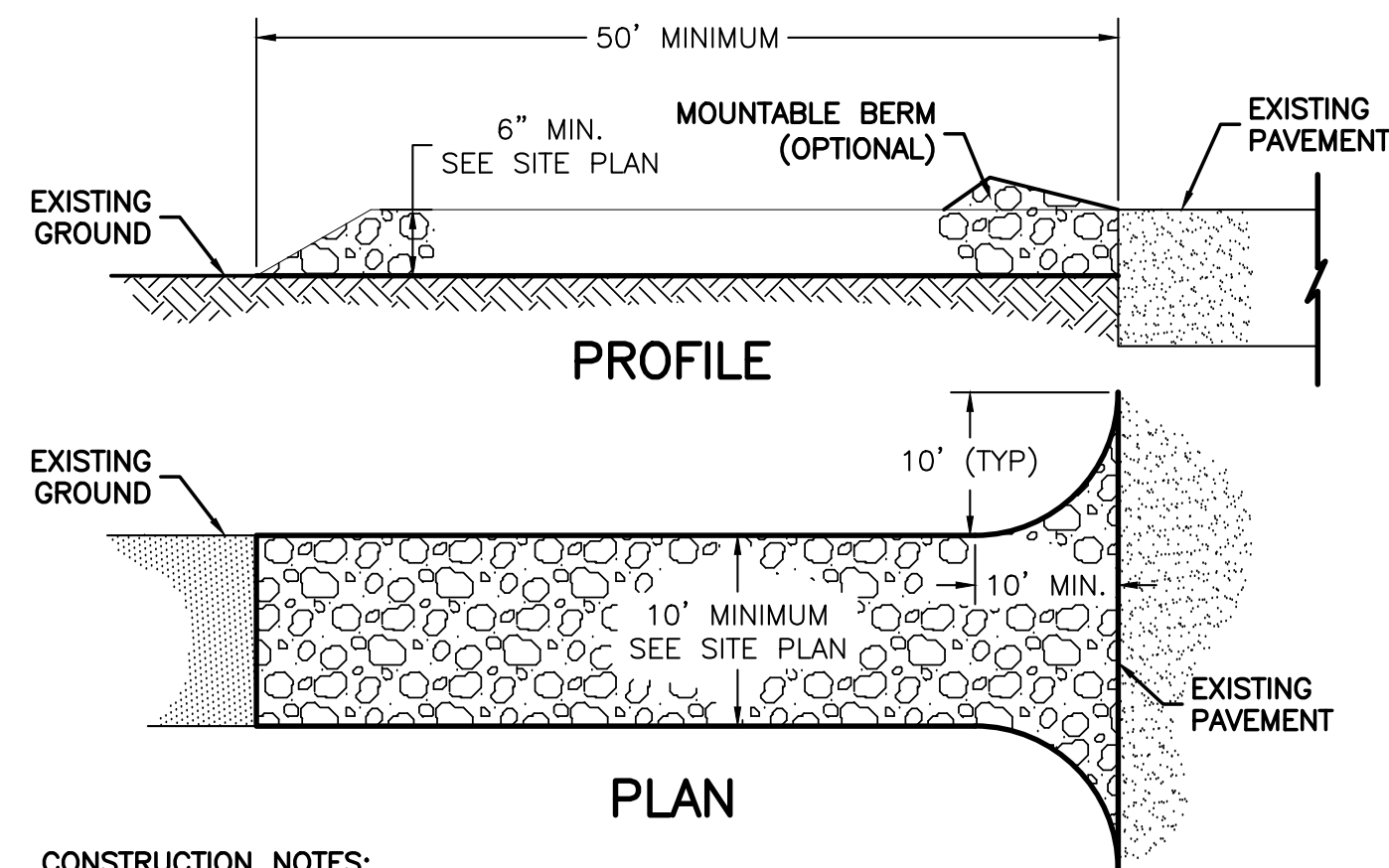
FACILITY EXPANSION
 EXCALIBUR SEASONING, CO.
 1800 RIVERWAY DR
 PEKIN, IL 61554

ISSUED FOR:
 REVIEW
 05/19/25

PLAN DATES:
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SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C06
 PROJECT NO: 240106

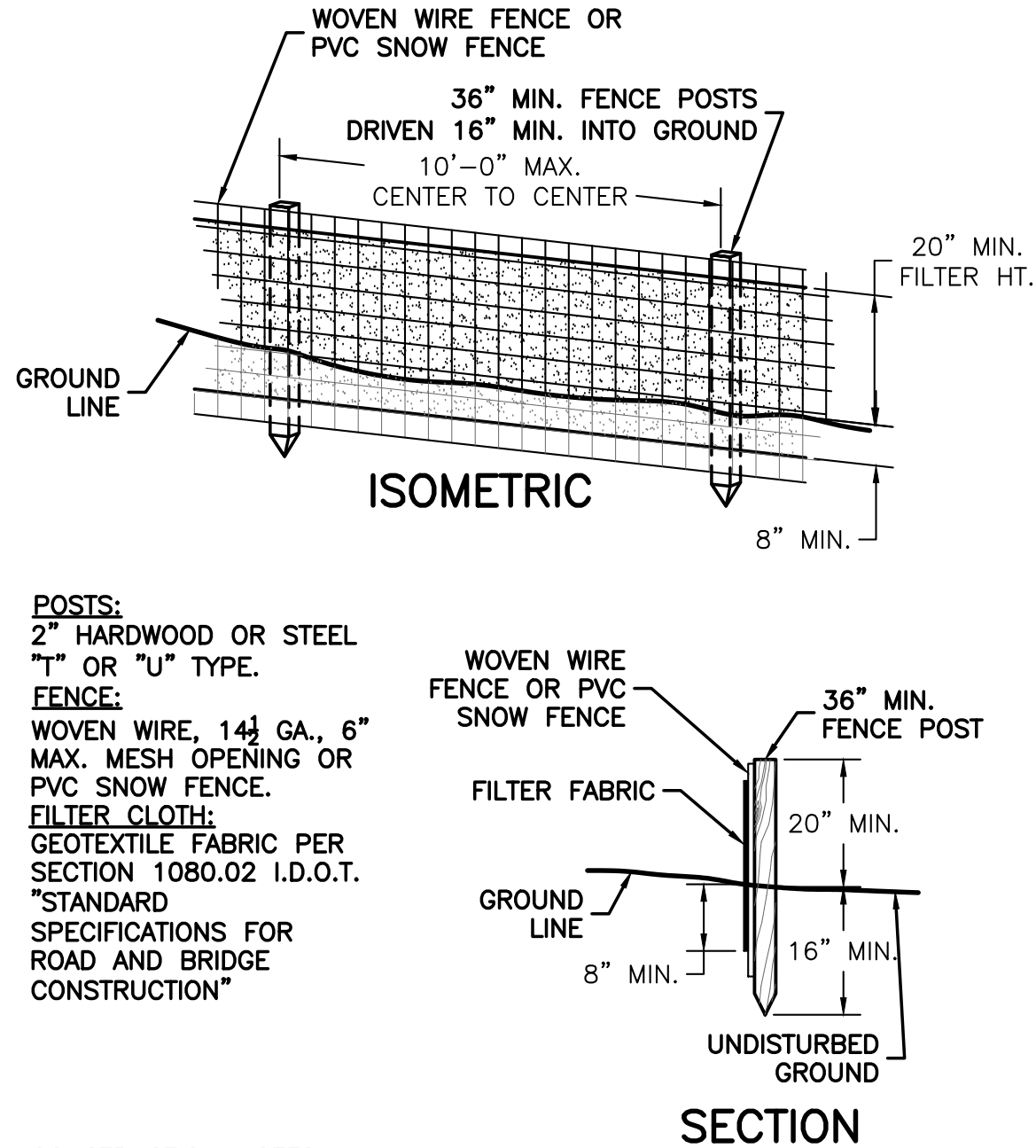


CONSTRUCTION NOTES:

1. STONE SIZE - 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY)
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - SEE SITE PLAN FOR WIDTH. 10' MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - MIRAFI 600X OR EQUIVALENT WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACTIVITIES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAYS. WHEN REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

EROSION CONTROL - STABILIZED CONST. ENTRANCE

SCALE: NO SCALE



CONSTRUCTION NOTES:

1. WOVEN WIRE OR PVC FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH SHALL BE FASTENED SECURELY TO FENCE WITH TIES AND ENDS EMBEDDED IN 24" SECTION.
3. FILTER FABRIC/CLOTH SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED WHEN SECTIONS ADJOIN EACH OTHER.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOPED IN SILT FENCE.
5. WHERE THE SILT FENCE CROSSES GRADED AREAS, UTILIZE SAND BAGS TO HOLD FILTER FABRIC TIGHTLY AGAINST PAVED SURFACE.

EROSION CONTROL – SILT FENCE

SCALE: NO SCALE

EROSION & SEDIMENT CONTROL NOTES:

GENERAL NOTES:

1. THIS IS A PRELIMINARY STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT WILL BE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO REVISE THE PLAN AS NECESSARY TO COORDINATE WITH THE CONSTRUCTION SCHEDULE AND METHODS.
2. THE INTENT OF THESE PLANS IS TO CONTROL EROSION AND SEDIMENT TRANSPORTATION OFF-SITE. THE ITEMS INDICATED ARE THE ENGINEER'S BEST ESTIMATE OF THE REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED DEPENDING ON ACTUAL CONDITIONS, SEASON, ETC. TO COMPLY WITH THE INTENT OF THE PLAN AND THE REQUIREMENTS OF THE PERMIT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ADDITIONAL MEASURES AS DETERMINED BY THE ENGINEER OR OWNER TO MEET THE REQUIREMENTS OF THE PERMIT.
3. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE THE BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND SILTATION AS REQUIRED BY EROSION CONTROL PERMITS. CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND THE LOCAL GOVERNMENT AGENCY. THE CONTRACTOR'S RESPONSIBILITY INCLUDES DESIGN, IMPLEMENTATION AND MAINTENANCE BEST MANAGEMENT PRACTICES AS REQUIRED TO PREVENT EROSION AND THE DEPOSITION OF SILT. THE OWNERS MAY, AT THEIR OWN OPTION, DIRECT THE CONTRACTOR IN THE METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS.
4. A COPY OF THE EROSION CONTROL PLAN SHALL BE KEPT ON-SITE FROM THE START OF EARTH DISTURBING ACTIVITY AND UNTIL TERMINATION OF THE EROSION CONTROL PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND DATING ANY CHANGES TO IMPLEMENTATION OF THE BEST MANAGEMENT PRACTICES ON THE ON-SITE COPY OF THE EROSION CONTROL PLAN AND THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY SIGNIFICANT CHANGES THAT MAY REQUIRE REVISING OR AMENDING THE PLAN.
5. THE OWNER SHALL DESIGNATE QUALIFIED PERSONNEL TO PERFORM EROSION CONTROL INSPECTIONS AS REQUIRED BY EROSION CONTROL PERMITS.
6. THE DESIGNATED EROSION CONTROL INSPECTOR SHALL BE RESPONSIBLE FOR PERFORMING AND DOCUMENTING EROSION CONTROL INSPECTIONS AS REQUIRED BY EROSION CONTROL PERMITS. AND THEY SHALL BE RESPONSIBLE FOR REPORTING ALL FINDINGS INCLUDING MATTERS OF NONCOMPLIANCE OR MATTERS REQUIRING CORRECTIVE ACTION TO THE OWNER AND THE CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING CORRECTIVE ACTIONS AS SOON AS POSSIBLE. IF CORRECTIVE ACTION CANNOT BE COMPLETED WITHIN SEVEN (7) DAYS OF NOTICE, THE CONTRACTOR SHALL INFORM THE EROSION CONTROL INSPECTOR OF THE REASON FOR DELAY AND THE INTENDED TIMELINE FOR CORRECTION SO THE INSPECTOR CAN PROPERLY DOCUMENT THE CORRECTIVE MEASURE, TIMELINE AND REASON FOR ANY DELAY BEYOND SEVEN (7) DAYS.
8. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL STANDARDS. THE SITE SHALL BE PROTECTED BY MEANS DESIGNATED IN THE ACCOMPANYING PLANS. IF THERE ARE ANY QUESTIONS REGARDING EROSION CONTROL MEASURES, THE CIVIL ENGINEER SHALL BE CONTACTED.
9. OTHER LOCAL, STATE OR FEDERAL STATUTES OR REQUIREMENTS WHICH MAY AFFECT THE PERMIT REQUIREMENTS FOR THE PROJECT SITE:
 - a. NPDES CONSTRUCTION STORMWATER MANAGEMENT DISCHARGE REQUIREMENTS.
 - b. UNITED STATES' ARMY CORPS OF ENGINEERS.
 - c. LOCAL SEDIMENT CONTROL ORDINANCES.
 - d. HAZARDOUS WASTE CONCERNS.
 - e. PROTECTED SPECIES OR HISTORICAL PRESERVATION REQUIREMENTS.

PHASING OF CONSTRUCTION

1. CALL J.U.L.I.E. BEFORE CONSTRUCTION BEGINS.
2. NOTIFY SEDIMENT AND EROSION CONTROL INSPECTION AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION.
3. PERFORM ANY CLEARING AND GRADING REQUIREMENTS FOR THE INSTALLATION OF PERIMETER CONTROL MEASURES.
4. INSTALL ALL PERIMETER CONTROL MEASURES AND THEN NOTIFY SEDIMENT AND EROSION CONTROL INSPECTOR TO OBTAIN APPROVAL BEFORE PROCEEDING.
5. INSTALL ANY STORM DRAINAGE PROTECTION.
6. CLEAR AND STABILIZE CONSTRUCTION ACCESS TO THE SITE.
7. COMPLETE ALL NECESSARY STOCKPILING, CLEARING AND GRADING.
8. APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL AREAS IN WHICH WORK MAY BE DELAYED OR IS COMPLETE. LARGE AREAS SHALL NOT REMAIN UNPROTECTED FOR MORE THAN SEVEN (7) DAYS.
9. INSTALL SITE UTILITIES, CONSTRUCT BUILDING FOUNDATION AND PAVED SURFACES.
10. COMPLETE FINAL GRADING, STABILIZATION AND LANDSCAPING.

IMPLEMENTATION – PLANNED PHASING INCLUDING SPECIFIC SEDIMENT AND EROSION CONTROL MEASURES.

1. TOPSOIL STRIPPING AND STOCKPILING – THIS IS THE PHASE AFTER ALL DEBRIS HAS BEEN REMOVED. TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN AN AREA SPECIFIED BY THE OWNER WHICH DOES NOT INTERFERE WITH EXISTING OR PROPOSED DRAINAGE PATTERNS. THE FOLLOWING REQUIREMENTS SHOULD APPLY TO THIS PHASE OF CONSTRUCTION:
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) TO MINIMIZE THE DEPOSITION OF SEDIMENT ON ADJACENT ROADWAYS. CONSTRUCTION ENTRANCES SHALL BE STABILIZED IN ACCORDANCE WITH THE STABILIZED CONSTRUCTION ENTRANCE DETAILS INCLUDED HEREIN.
3. FILTER BARRIERS (SILT FENCES OR EQUIVALENT CONTROL MEASURES) SHALL BE CONSTRUCTED TO CONTROL ALL RUNOFF LEAVING THE SITE AS SPECIFIED IN THE ILLINOIS URBAN MANUAL (BLUE BOOK), AND THE ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL (GREEN BOOK).
4. SILT FENCES OR DIVERSIONS DIRECTING RUNOFF TO TEMPORARY SEDIMENT BASINS SHALL BE PLACED ON THE DOWNHILL SIDE OF AREAS DISTURBED BY GRADING ACTIVITIES, TO MINIMIZE SILT FROM LEAVING THE SITE.
5. ALL CONSTRUCTION DEBRIS SHALL BE KEPT AWAY FROM DITCHES AND STREAMS TO PREVENT RUNOFF ACCUMULATION TRANSPORTING DEBRIS DOWNSTREAM.
6. SILT FENCES SHALL BE INSTALLED ALONG THE LOW SIDE OF THE SITE WHERE RUNOFF FROM THE CONSTRUCTION ACTIVITIES WOULD ACCUMULATE AND LEAVE THE SITE OR ENTER A DITCH.
7. SILT TRAPS OR SEDIMENT BASINS SHALL BE INSTALLED WHERE SHOWN ON THE PLANS OR REQUIRED BY CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS TO DETAIN AND FILTER RUNOFF PRIOR TO DISCHARGE FROM THE SITE.
8. ADDITIONAL SILT FENCING SHOULD BE INSTALLED AROUND THE STOCKPILE TO MINIMIZE SILT TRANSPORT OFF-SITE.

TOPSOIL STRIPPING AND STOCKPILING

1. AFTER ALL DEBRIS HAS BEEN REMOVED, TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN A PREDETERMINED AREA WHICH DOES NOT INTERFERE WITH EXISTING OR PROPOSED DRAINAGE PATTERNS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) TO MINIMIZE THE DEPOSITION OF SEDIMENT ON ADJACENT ROADWAYS.
3. SILT FENCES OR DIVERSIONS DIRECTING RUNOFF TO TEMPORARY SEDIMENT BASINS SHALL BE PLACED ON THE DOWNHILL SIDE OF AREAS DISTURBED BY GRADING ACTIVITIES, TO MINIMIZE SILT FROM LEAVING THE SITE.
4. ALL CONSTRUCTION DEBRIS SHALL BE KEPT AWAY FROM DITCHES AND STREAMS TO PREVENT RUNOFF ACCUMULATION TRANSPORTING DEBRIS DOWNSTREAM.
5. SILT FENCES SHALL BE INSTALLED ALONG THE LOW SIDE OF THE SITE WHERE RUNOFF FROM THE CONSTRUCTION ACTIVITIES COULD ACCUMULATE AND LEAVE THE SITE OR ENTER A DITCH.
6. SILT TRAPS OR SEDIMENT BASINS SHALL BE INSTALLED WHERE SHOWN ON THE PLANS OR REQUIRED BY CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS TO DETAIN AND FILTER RUNOFF PRIOR TO DISCHARGE FROM THE SITE.
7. ADDITIONAL SILT FENCING SHOULD BE INSTALLED AROUND THE STOCKPILE TO MINIMIZE SILT TRANSPORT OFF-SITE.

GRADING OPERATIONS – THIS PHASE IS THE TIME WHEN EARTH IS BEING MOVED FROM ONE AREA OF THE SITE TO ANOTHER OR IS BEING TRANSPORTED ON-SITE OR OFF-SITE. THIS IS THE CRITICAL TIME WHEN SEDIMENT AND EROSION CONTROL MEASURES MUST BE CONSISTENTLY CHECKED TO ENSURE EFFECTIVENESS. MEASURES SHOULD BE REPAIRED OR REPLACED AS OFTEN AS NECESSARY TO MEET THE DEMANDS OF THE CURRENT SITE CONDITIONS. THE FOLLOWING REQUIREMENTS SHOULD APPLY TO THIS PHASE OF CONSTRUCTION:

1. ALL SEDIMENT AND EROSION CONTROL MEASURES INSTALLED IN THE PREVIOUS PHASE SHALL BE MAINTAINED AS NEEDED.
2. WHEN A SILT CONTROL MEASURE IS REMOVED DUE TO CHANGING SITE CONDITIONS, IT SHALL BE IMMEDIATELY REPLACED WITH ANOTHER MEASURE OF EQUAL OR GREATER EFFECTIVENESS OF SEDIMENT OR EROSION CONTROL.
3. CUT SLOPES SHALL BE PROTECTED BY THE CONSTRUCTION OF SWALES AT THE TOP OF THE SLOPES TO INTERCEPT RUNOFF. SWALES SHALL BE PROTECTED WITH EITHER STRAW BALES, SILT FENCES, ETC. TO MINIMIZE EROSION AND SILTATION.
4. FILL SLOPES SHALL BE PROTECTED BY THE CONSTRUCTION OF BERMS AT THE TOP TO PREVENT UNCONTROLLED RUNOFF DRAINING DOWN THE FACE OF THE SLOPE. SILT FENCES SHALL BE PLACED AT THE TOE OF ALL FILL SLOPES.
5. FINAL CUT AND FILL SLOPES SHALL BE COVERED WITH SIX (6") INCHES OF TOPSOIL, SEEDED AND MULCHED AS SOON AS GRADING IS COMPLETE.
6. PORTIONS OF THE SITE WHICH ARE GRADED TO FINISHED GRADE SHALL BE COVERED WITH SIX (6") INCHES OF TOPSOIL, SEEDED AND MULCHED AS SOON AS GRADING IS COMPLETE.
7. STORM SEWER SHOULD BE CONSTRUCTED AS SOON AS POSSIBLE IN THE CONSTRUCTION SEQUENCE AND CONCURRENT TO THE GRADING OPERATION WHENEVER POSSIBLE. CONSTRUCTION RUNOFF SHOULD BE DIRECTED TO THE STORM SEWER SYSTEM AS SOON AS POSSIBLE.

STORM SEWER AND UTILITY INSTALLATION - COMPLETED AFTER OR CONCURRENT WITH GRADING OPERATION PHASE.

1. STORM SEWER SHOULD BE INSTALLED AND PUT INTO SERVICE AS EARLY IN THE CONSTRUCTION SEQUENCE AS POSSIBLE.
2. PROTECT STORM SEWER INLETS TO PREVENT SEDIMENT FROM ENTERING PIPES.
3. RIPRAP AS SHOWN ON THE PLANS SHALL BE INSTALLED AS REQUIRED TO PREVENT THE MIGRATION OF SEDIMENT BY VELOCITY OF RUNOFF. SILT FENCE SHALL BE UTILIZED TO PREVENT THE DEPOSITION OF SILT IN THE RIPRAP UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.
4. ADDITIONAL SILT FENCE MAY BE REQUIRED TO PREVENT EROSION AND SILTATION RESULTING FROM STOCKPILED EXCAVATION MATERIAL FROM UTILITY INSTALLATION OPERATIONS.

FINAL GRADING, PAVED SURFACE INSTALLATION AND LANDSCAPING

1. ALL SEDIMENT AND EROSION CONTROL MEASURES INSTALLED IN THE PREVIOUS PHASE(S) SHALL BE MAINTAINED, MODIFIED OR REMOVED AS REQUIRED.
2. SILT TRAPS AROUND INLETS SHALL BE MAINTAINED, MODIFIED AS NECESSARY AND REMOVED WHEN APPLICABLE.
3. ALL DISTURBED AREAS SHALL BE COVERED WITH 6" OF TOPSOIL, SEEDED AND MULCHED AS SOON AS GRADING IS COMPLETE.

INSPECTION AND MAINTENANCE INSTRUCTIONS

1. DISTURBED AREAS OF THE CONSTRUCTION SITE AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. WHERE DISCHARGE LOCATIONS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO DETERMINE IF EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
2. THE CONTRACTOR IS REQUIRED TO MAINTAIN TEMPORARY EROSION CONTROL MEASURES IN PROPER WORKING ORDER, INCLUDING CLEANING, REPAIRING OR REPLACING THEM THROUGHOUT THE WORK. ANY NECESSARY REPAIRS SHALL BE INITIATED WITHIN 24 HOURS OF A REPORTED FAILURE OR DEFICIENCY.
3. MAINTAIN TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN GOOD WORKING ORDER BY CLEANING, REPAIRING, REPLACEMENT AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BE PERFORMED WHEN THE FEATURES HAVE LOST 50% OF THEIR CAPACITY.

COMPLETION

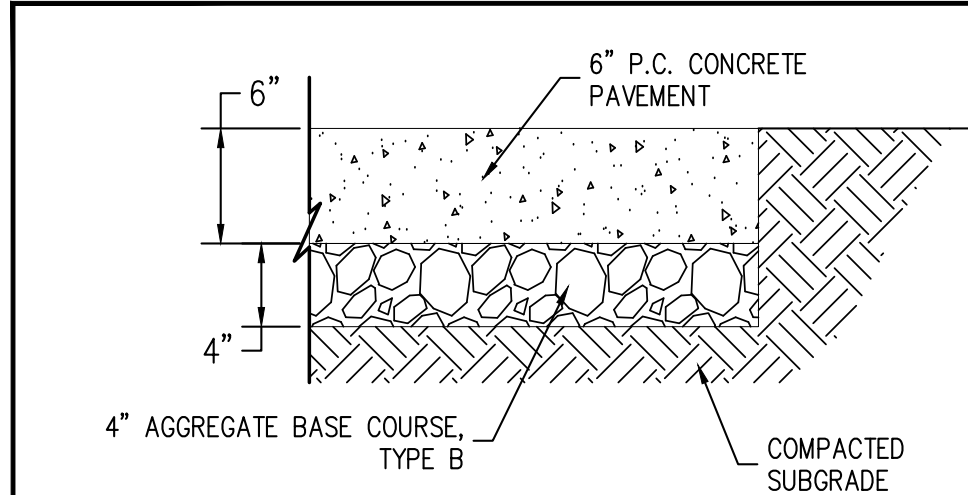
1. INSPECT THE SITE TO ENSURE THAT GROUND COVER IS COMPLETE AND ADEQUATE. ALL AREAS SHOULD EITHER BE PAVED OR HAVE A MINIMUM OF 70% GROUND COVER WITHOUT APPARENT EROSION.
2. WHEN GROUND COVER INSPECTION IS MADE AND APPROVED, ALL TEMPORARY STRUCTURAL EROSION CONTROLS (SILT FENCE, ETC.) MAY BE REMOVED ALONG WITH ANY ACCUMULATED SILT AND DEBRIS. ALL AREAS DISTURBED BY THE REMOVAL OF THE EROSION CONTROL MEASURES SHALL BE FINE GRADED, SEEDED AND MULCHED AS REQUIRED.
3. IF PROBLEMS ARE UNCOVERED DURING INSPECTION, PERFORM APPROPRIATE REPAIRS AND RE-INSPECT PRIOR TO REMOVAL OF EROSION CONTROLS.
4. ALL EXISTING AND CONSTRUCTED STORM SEWERS SHALL BE INSPECTED UPON THE REMOVAL OF EROSION AND SEDIMENT CONTROLS. IF THERE IS ANY SEDIMENT AND/OR CONSTRUCTION DEBRIS, CONTRACTOR SHALL CLEAN STRUCTURES AND PIPES.

MISCELLANEOUS

1. NO FUEL OR OIL SHALL BE STORED ON-SITE WITHOUT PROPER CONTAINMENT.
2. NO OILS OR GAS SHALL BE DUMPED ON-SITE.
3. A DESIGNATED CONCRETE WASH-OUT AREA SHALL BE IDENTIFIED ON-SITE. ALL AFFECTED SOIL AND CONCRETE SPOILS IN THIS AREA SHALL BE REMOVED FROM THE SITE UPON COMPLETION OF CONCRETE PLACEMENT ACTIVITIES.
4. ANY NON-STORM DISCHARGES, INCLUDING BUT NOT LIMITED TO FIRE HYDRANT FLUSHING, ETC. SHALL BE PREVENTED FROM ALLOWING SEDIMENT TRANSPORT IN THE STORM SEWER.
5. ANY NON-STORM DISCHARGES THAT CONTAIN HAZARDOUS MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM AND COLLECTED AND DISPOSED OF IN AN APPROVED MANNER.

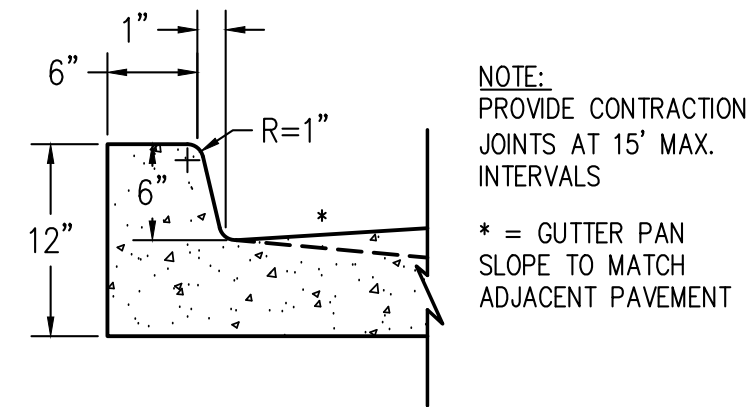
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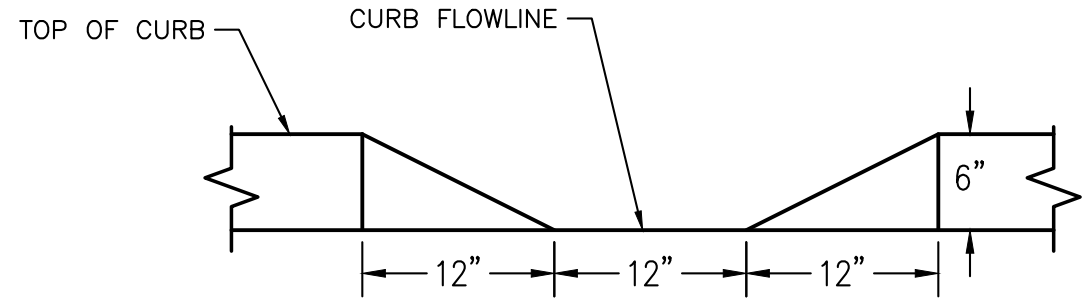
PCC PAVEMENT DETAIL – TYPICAL
SCALE: NONE

A
C09



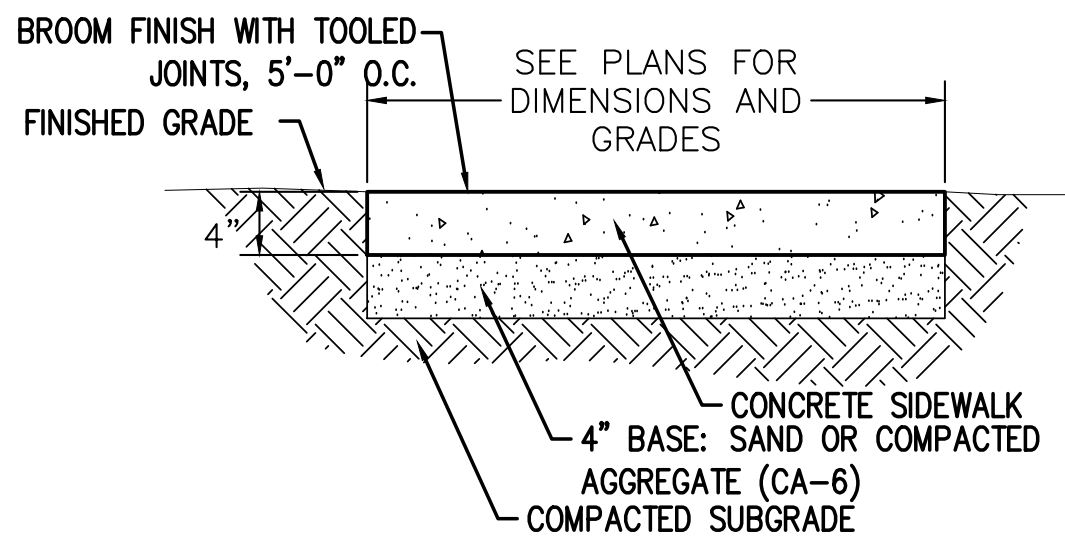
6" MONOLITHIC BARRIER CURB
SCALE: 1"=1'-0"

B
C09



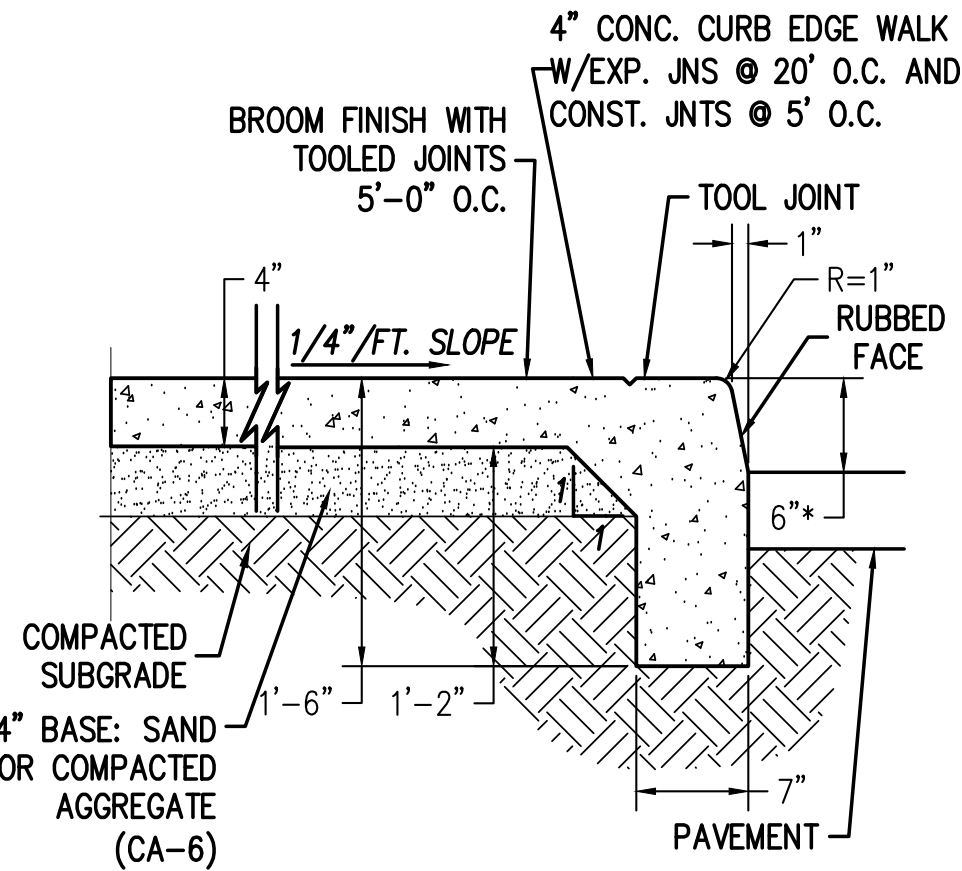
FLUSH CURB ELEVATION VIEW DETAIL
SCALE: 1"=1'-0"

C
C09



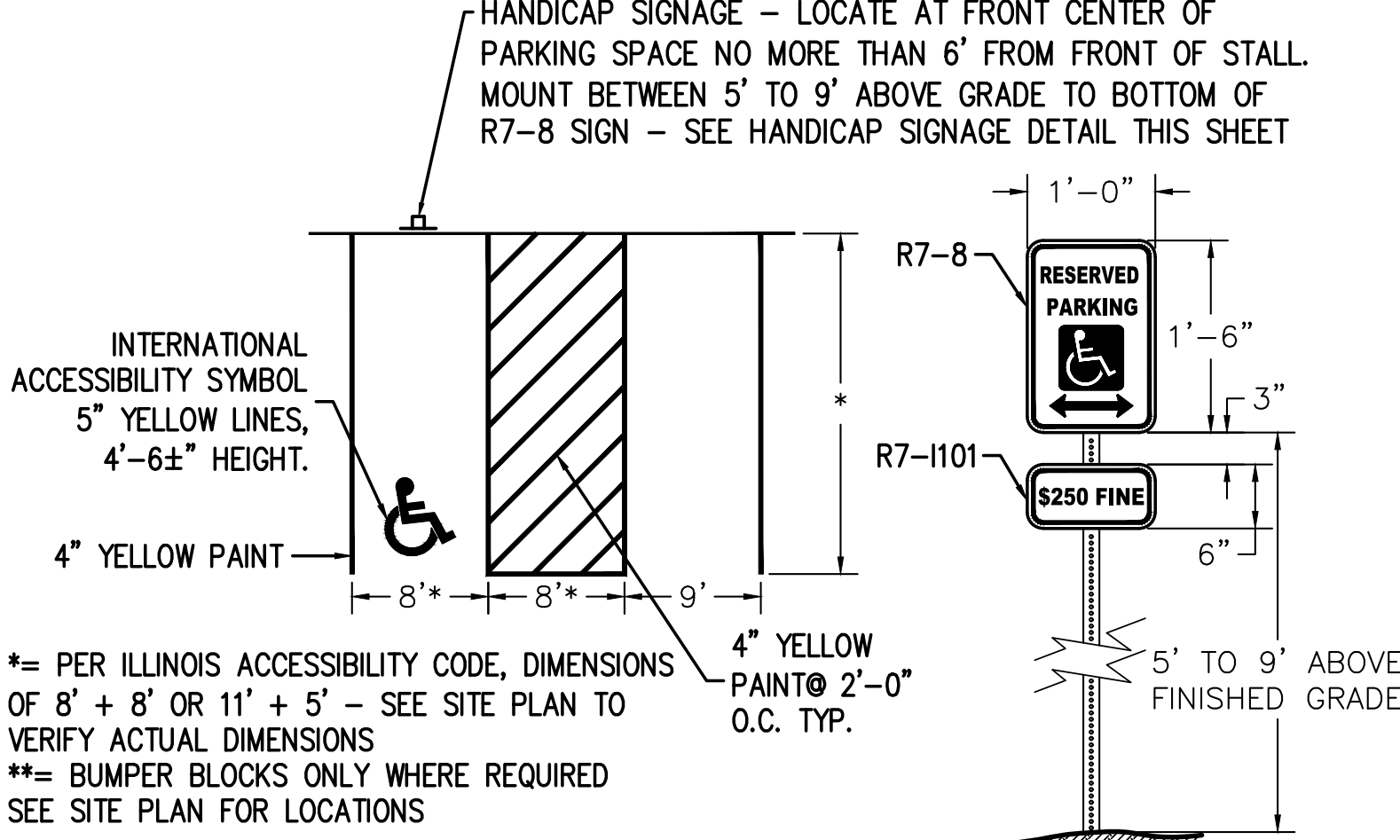
CONCRETE SIDEWALK / ENTRY (TYP.)
SCALE: NO SCALE

D
C09



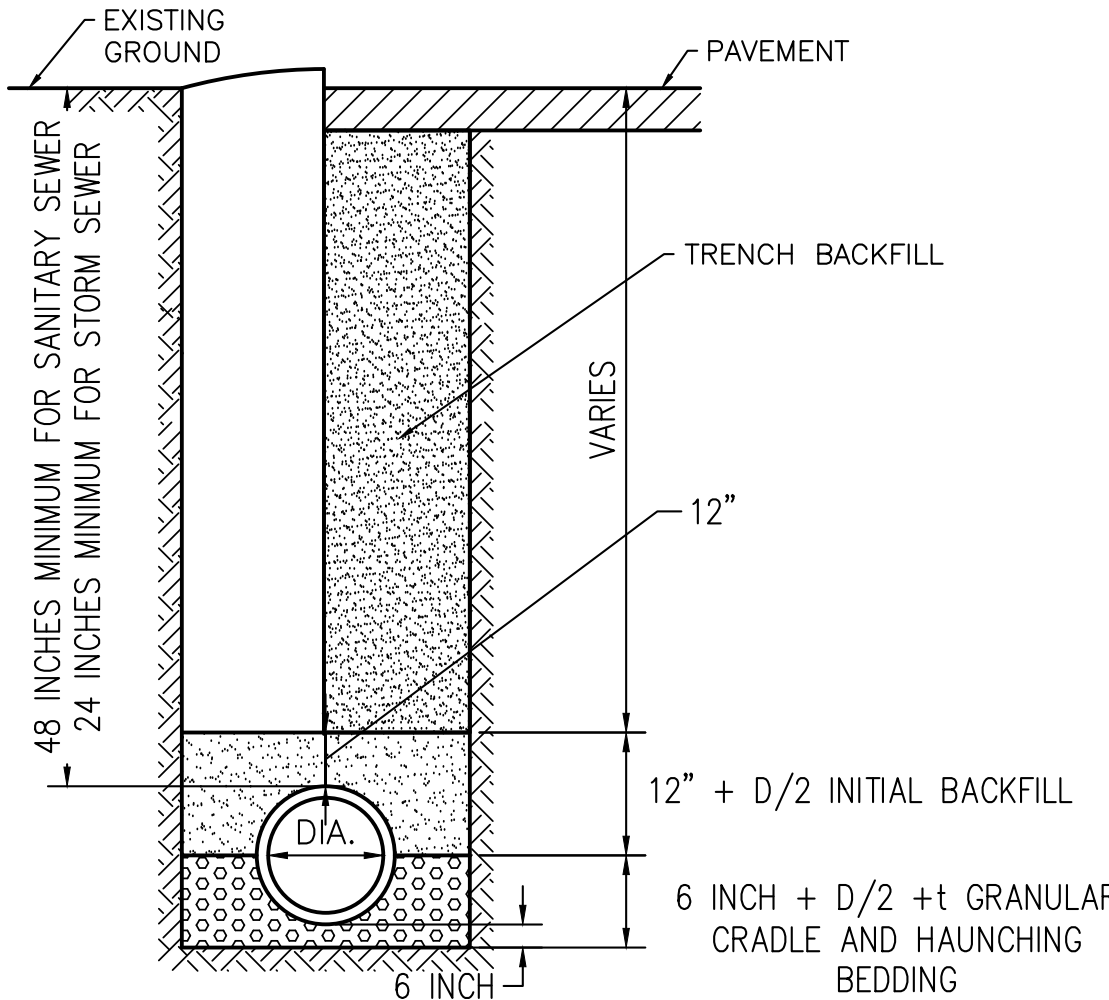
B-6 THICKENED EDGE WALK
SCALE: NO SCALE

E
C09



TYPICAL HANDICAP/STANDARD PARKING STALL DETAIL
SCALE: NO SCALE

F
C09

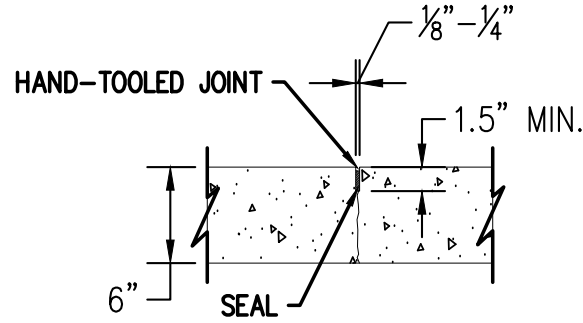


MATERIALS

	Cradle & Haunching Bedding	Initial Backfill	Trench Backfill
Storm (PVC)	FA-6	FA-6	FA-6
Storm (RCP)	FA-6	N/A	FA-6
Sanitary	CA-11	CA-11	FA-6
Water (DIP)	N/A	CA-6	CA-6

UTILITY TRENCH DETAIL
SCALE: NO SCALE

G
C09



PLAIN PAVEMENT CONTRACTION JOINT
SCALE: NONE

H
C09

FACILITY EXPANSION
EXCALIBUR SEASONING, CO.
1800 RIVERWAY DR
PEKIN, IL 61554

ISSUED FOR:
REVIEW
05/19/25

PLAN DATES:
drawn by
checked by

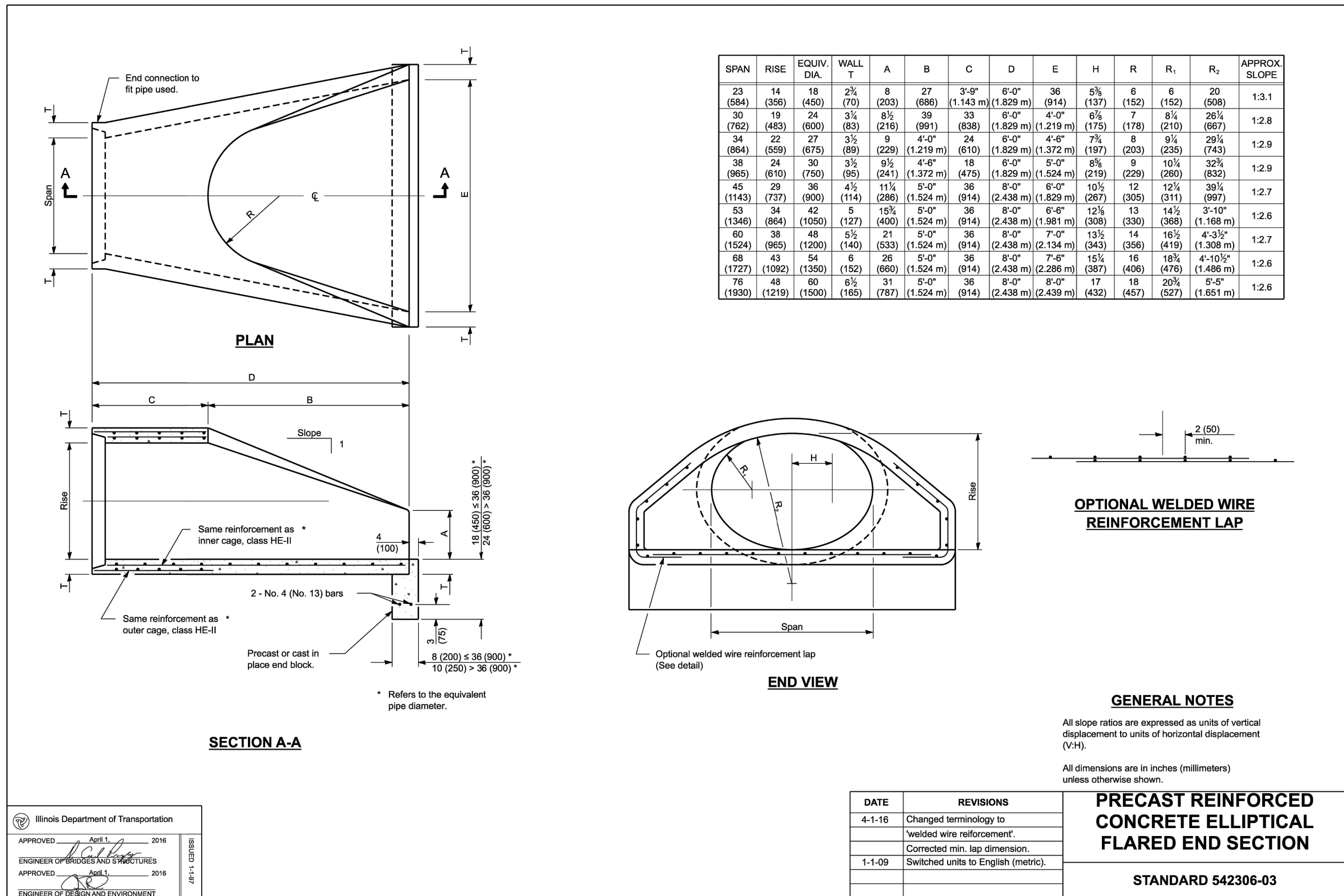
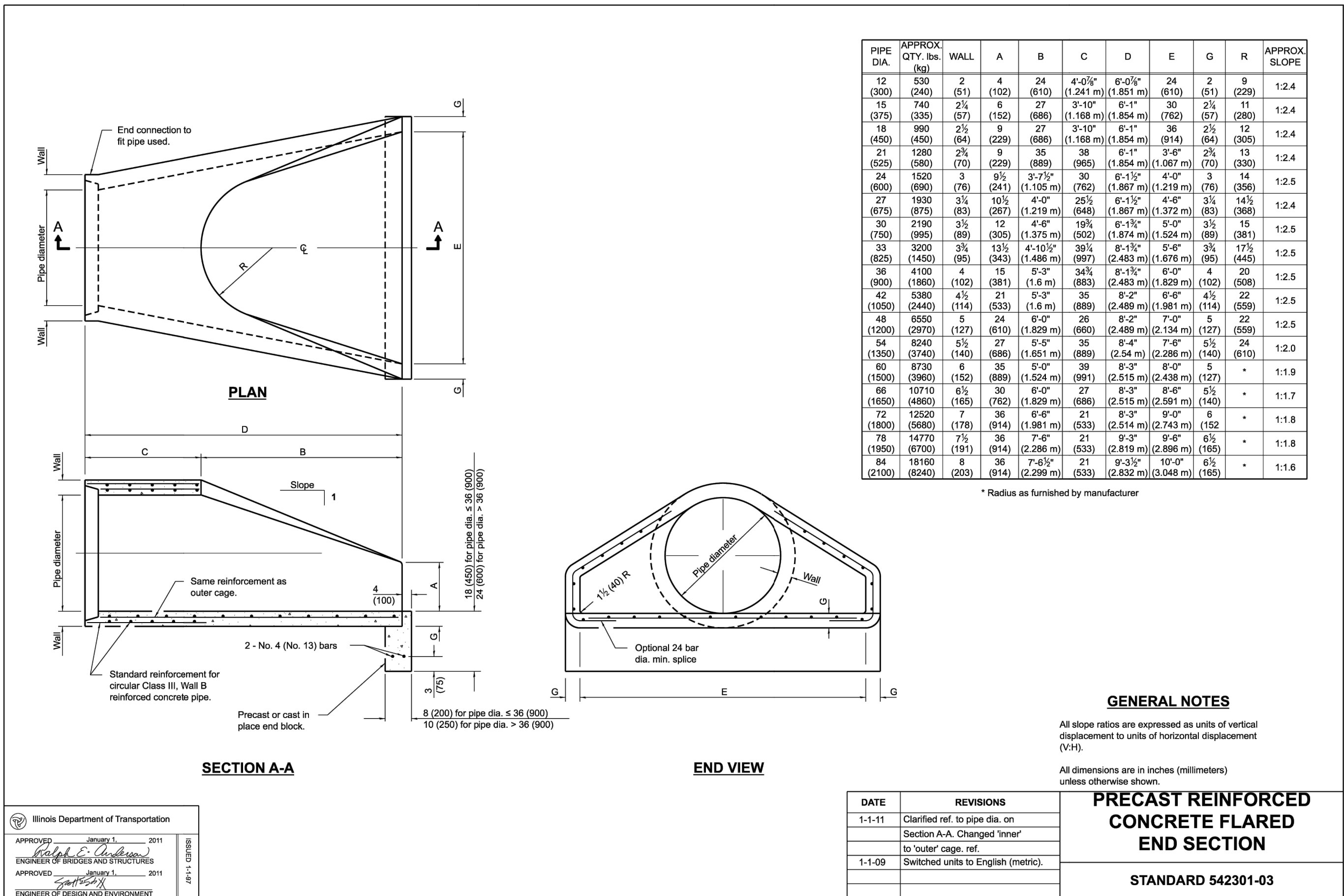
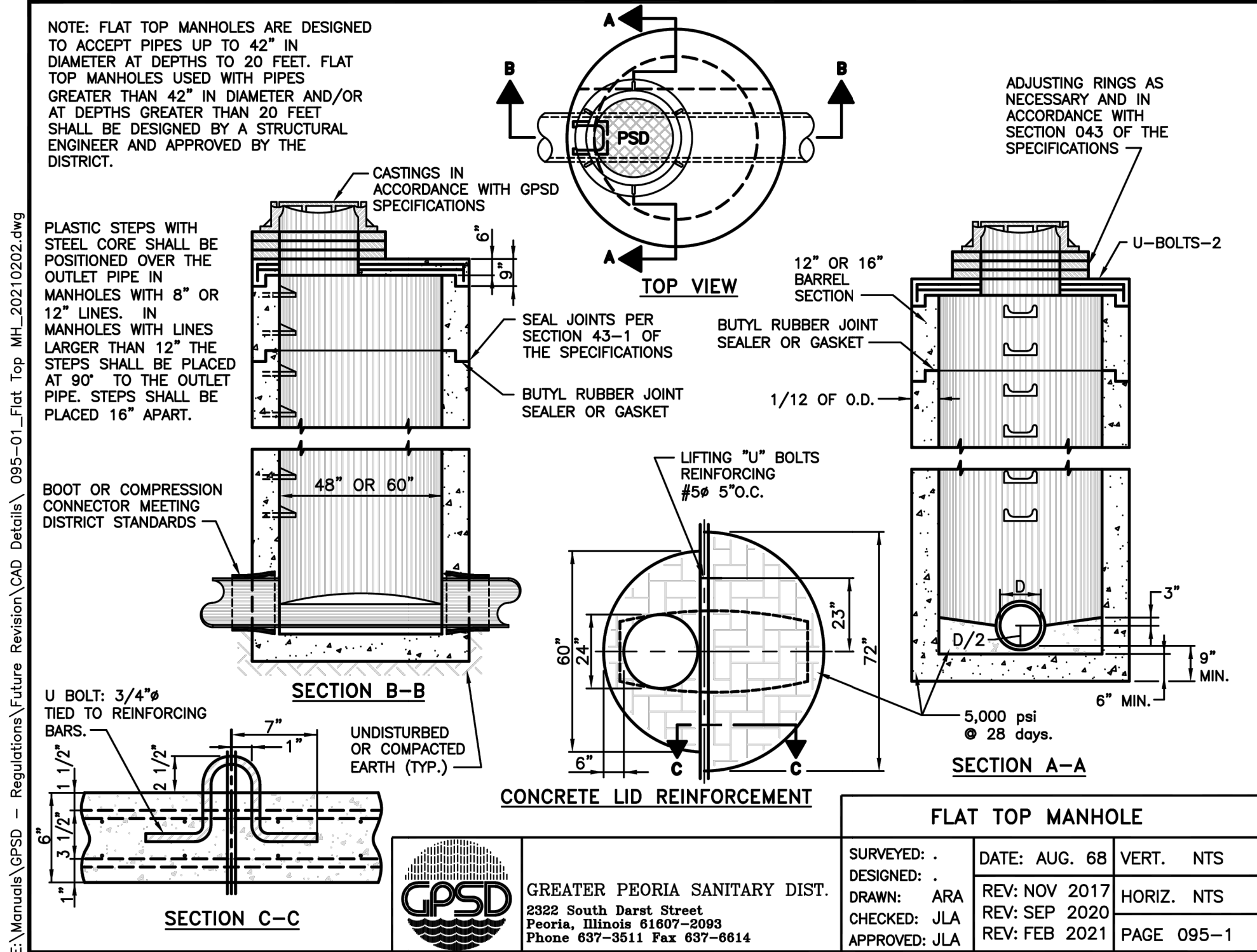
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DETAILS

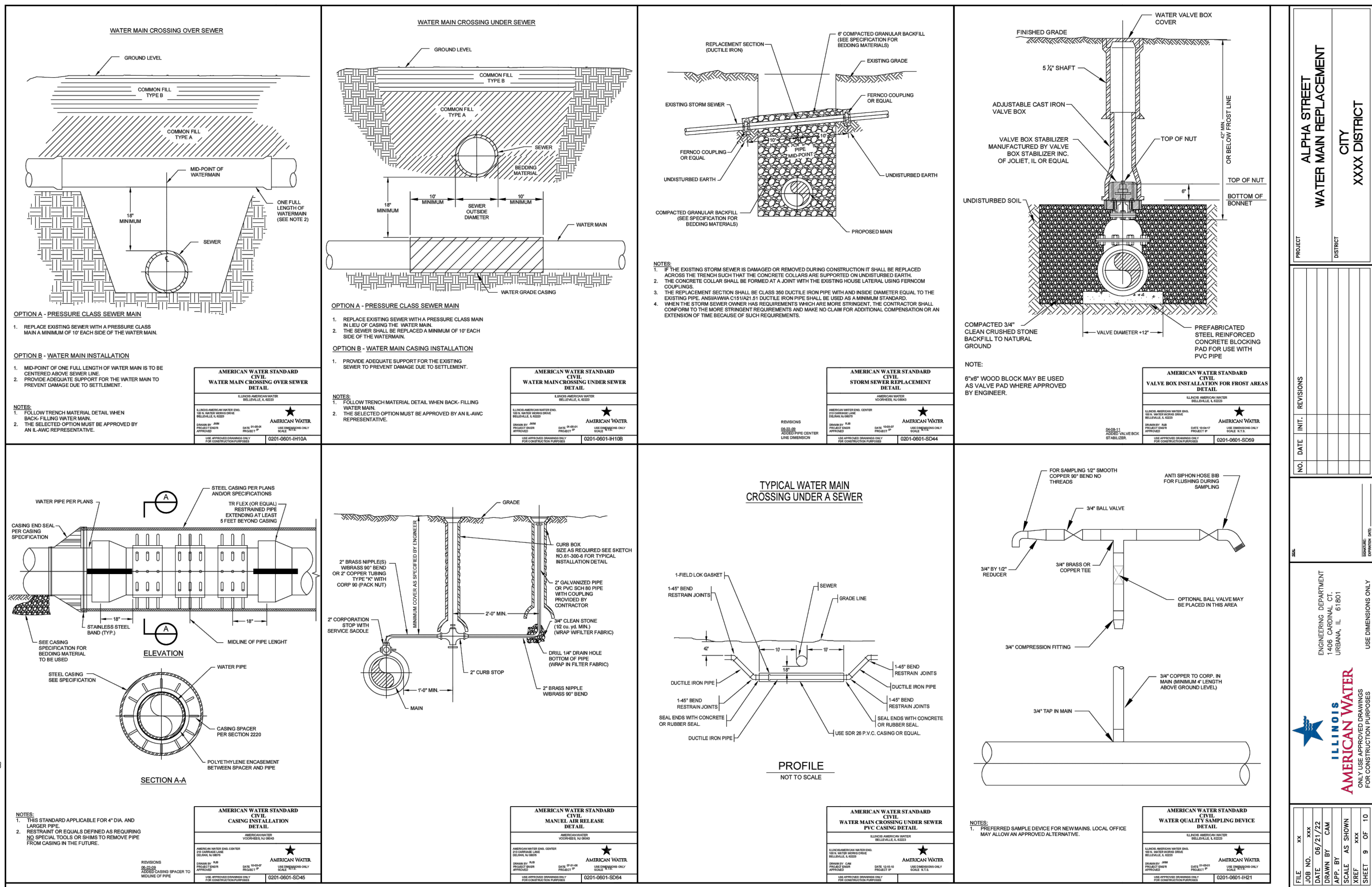
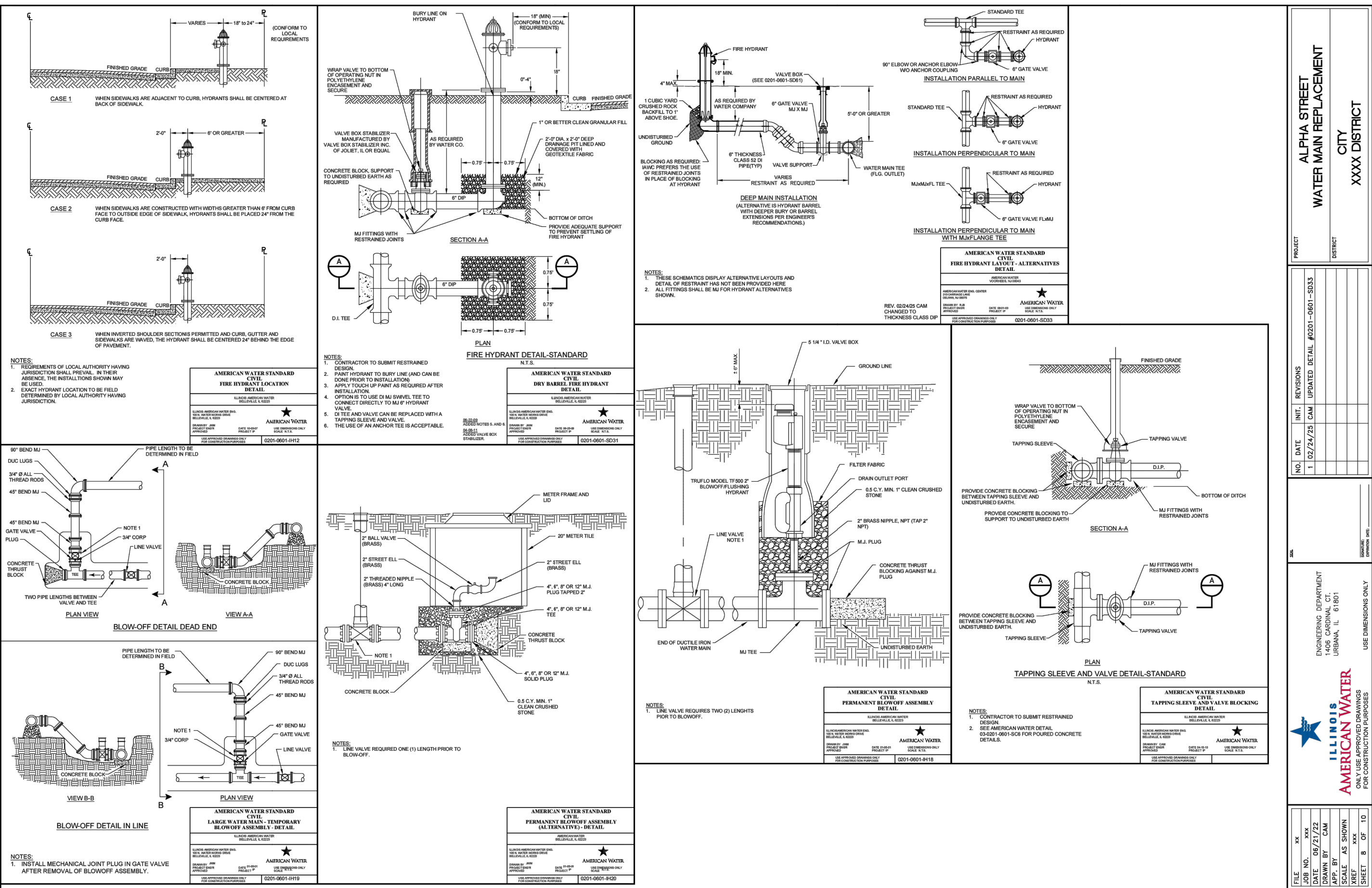
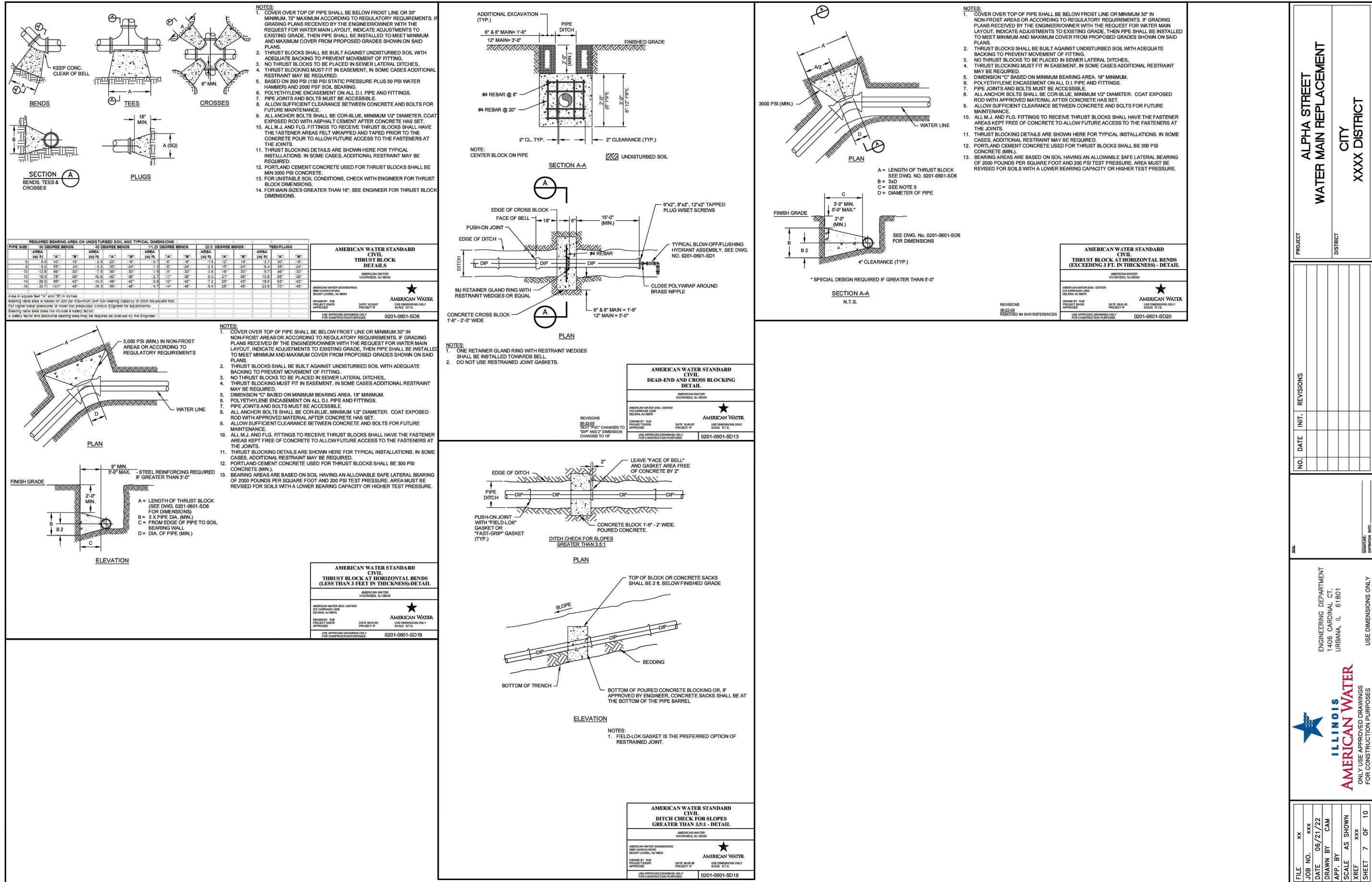
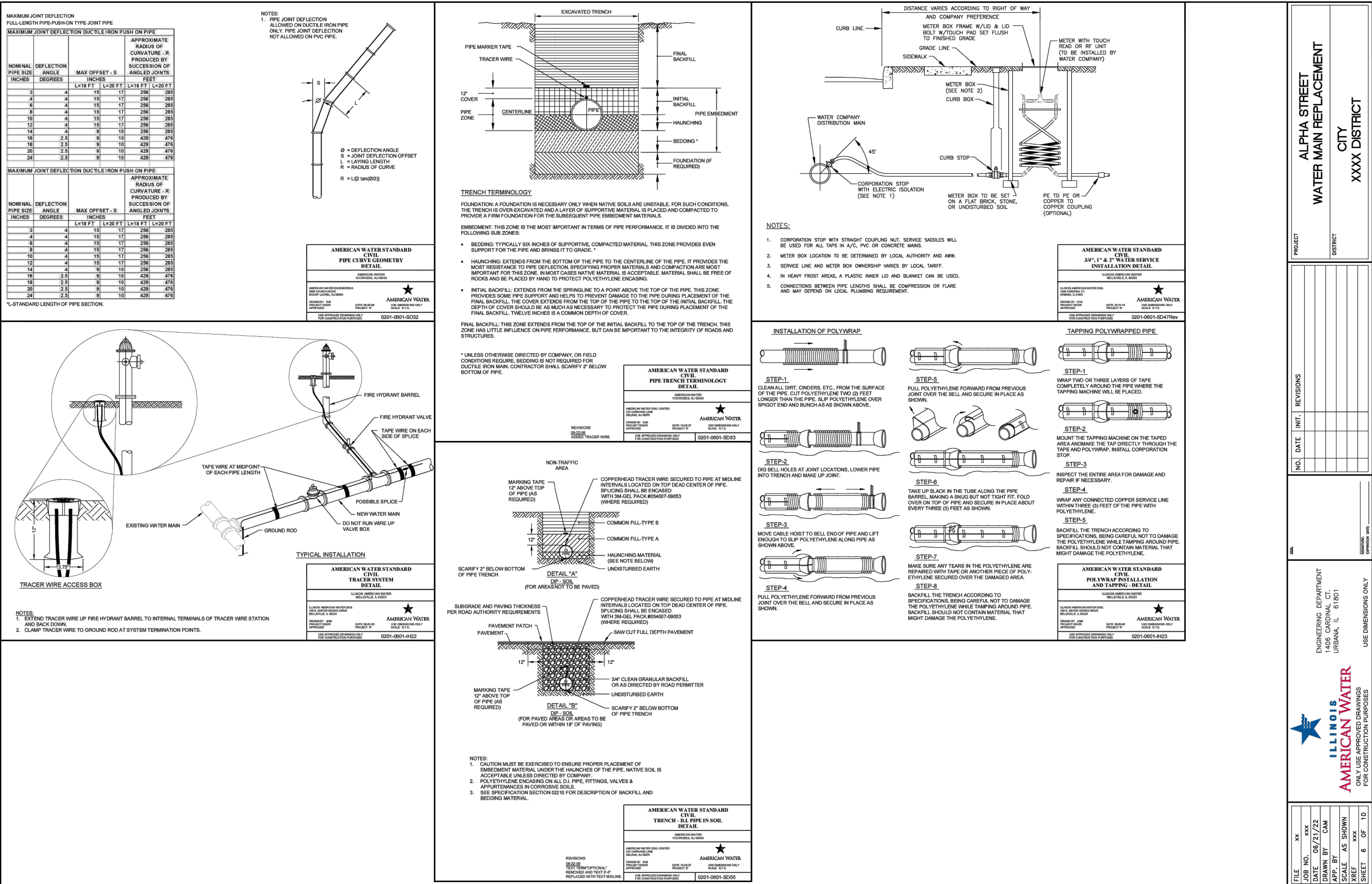
SHEET NUMBER:
C09

PROJECT NO: 240106

ALDEIA
ENGINEERING + SURVEYING
216 E GROVE STREET | BLOOMINGTON - IL 61701
309.205.3606 | 02025 | ALDEIAENGINEERING
DESIGN FIRM LICENSE 184-008838 EXP. 4/30/27

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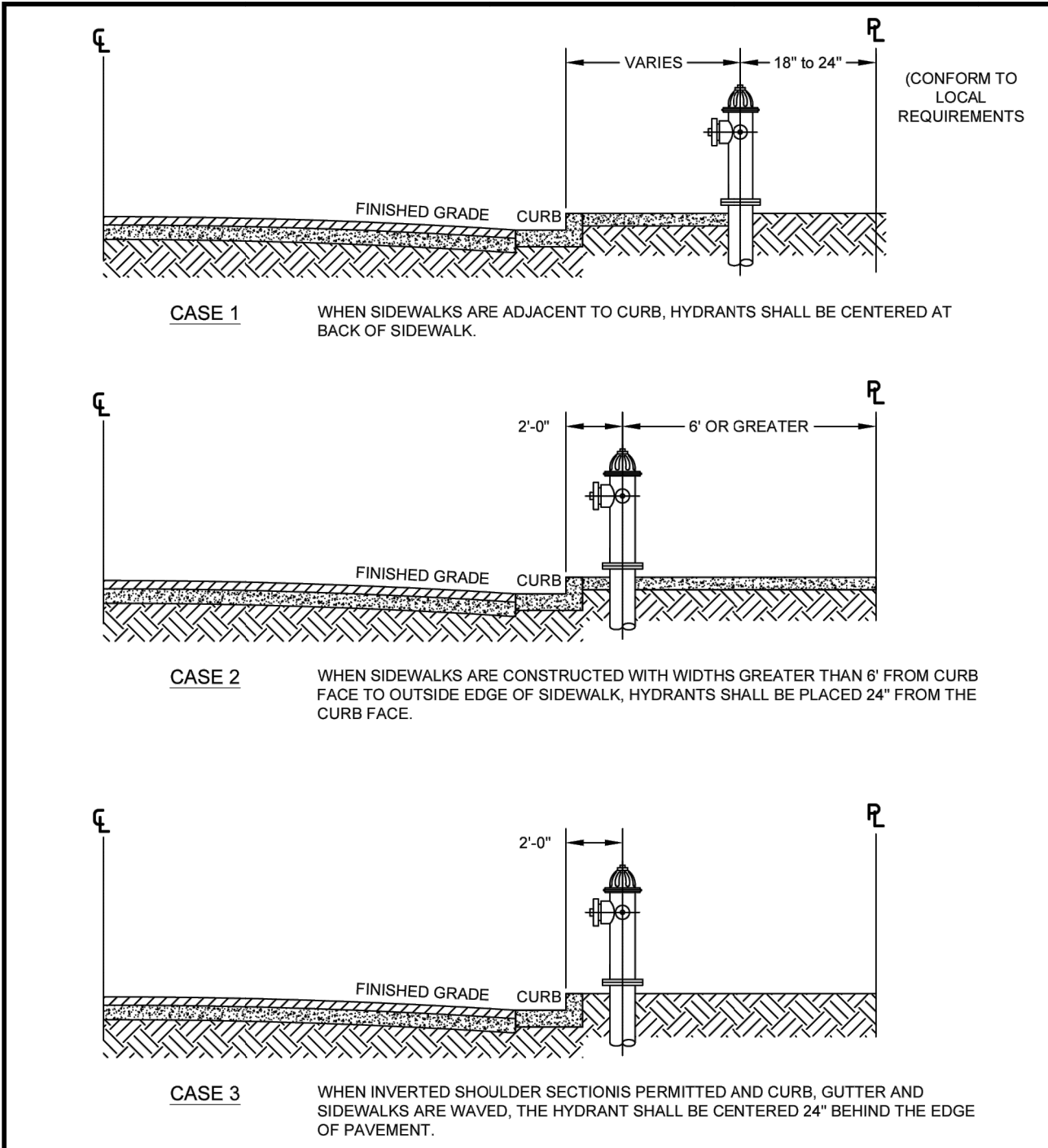
AMERICAN WATER STANDARD CIVIL THRUST BLOCK AT HORIZONTAL BENDS (LESS THAN 3 FEET IN THICKNESS)-DETAIL	
AMERICAN WATER VOORHEES, NJ 08043	
AMERICAN WATER ENG. CENTER 213 CANNALINE LANE DELRAN, NJ 08075	 AMERICAN WATER
DRAWN BY: RJS PROJECT ENG'R: APPROVED:	DATE: 08-01-03 PROJECT ID:
USE APPLICABLE DIMENSIONS ONLY FOR CONSTRUCTION PURPOSES	0201-0801-SD19

AMERICAN WATER STANDARD CIVIL DITCH CHECK FOR SLOPES GREATER THAN 3.5:1 - DETAIL	
AMERICAN WATER VOORHEES, NJ 08043	
AMERICAN WATER ENGINEERING 5500 CHURCH ROAD MOUNT LAUREL, NJ 08054	
DRAWN BY: RJR PROJECT ENGR: APPROVED:	 AMERICAN WATER DATE: 06-05-08 PROJECT: # USE DIMENSIONS ONLY SCALE: N.T.S.
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	0201-0601-SD18

AMERICAN WATER STANDARD CIVIL THRUST BLOCK AT HORIZONTAL BENDS (EXCEEDING 3 FT. IN THICKNESS) - DETAIL	
AMERICAN WATER VOORHEES, NJ 08043	
AMERICAN WATER ENG. CENTER 210 CARRIDGE LANE DELRAN, NJ 08075	 AMERICAN WATER
DRAWN BY: RJR PROJECT ENG: APPROVED	DATE: 08-01-03 PROJECT #: USE DIMENSIONS ONLY SCALE: N.T.S.
USE APPROVED DRAWINGS ONLY FOR CONNECTION PURPOSES.	
	0201-0601-SD20

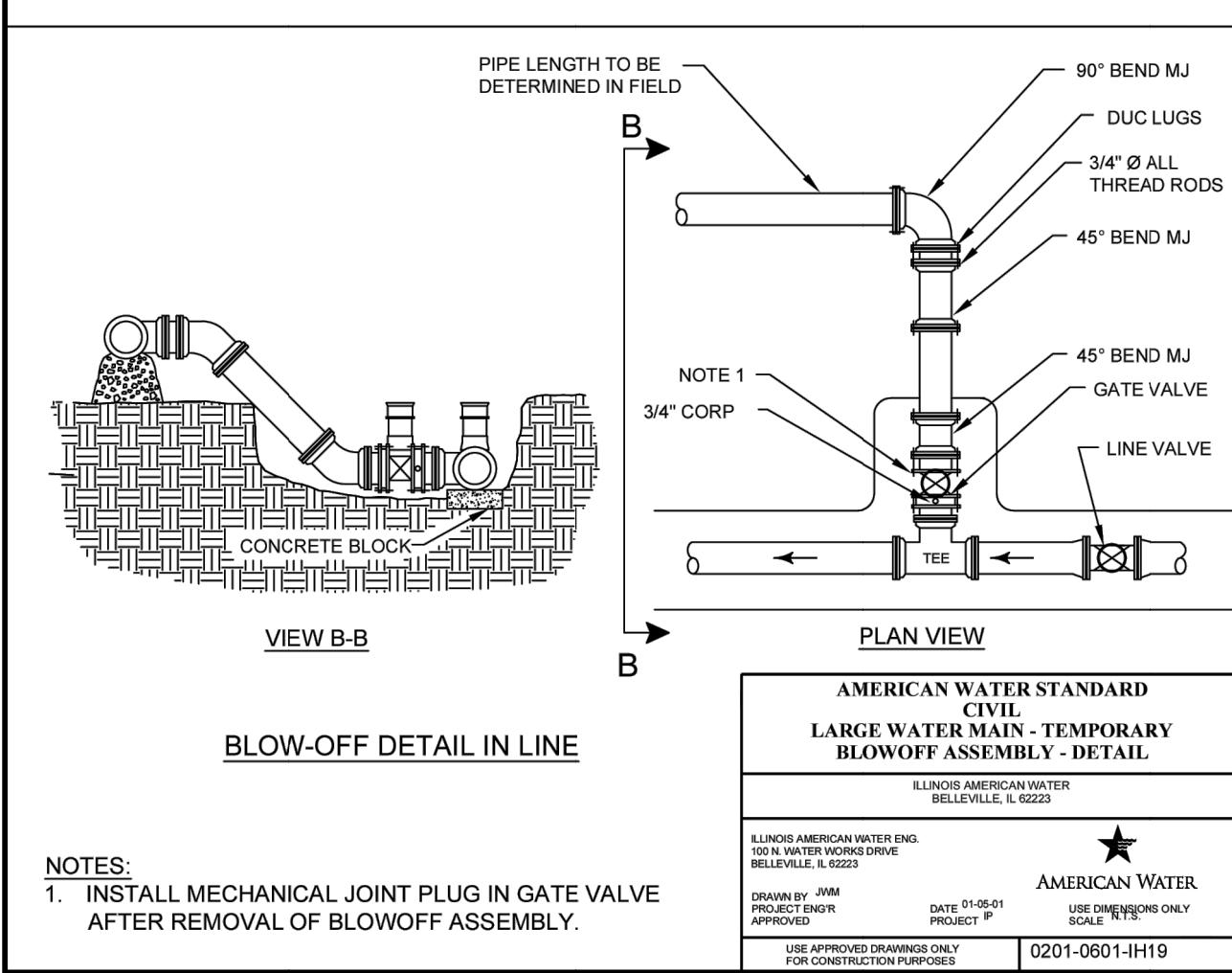
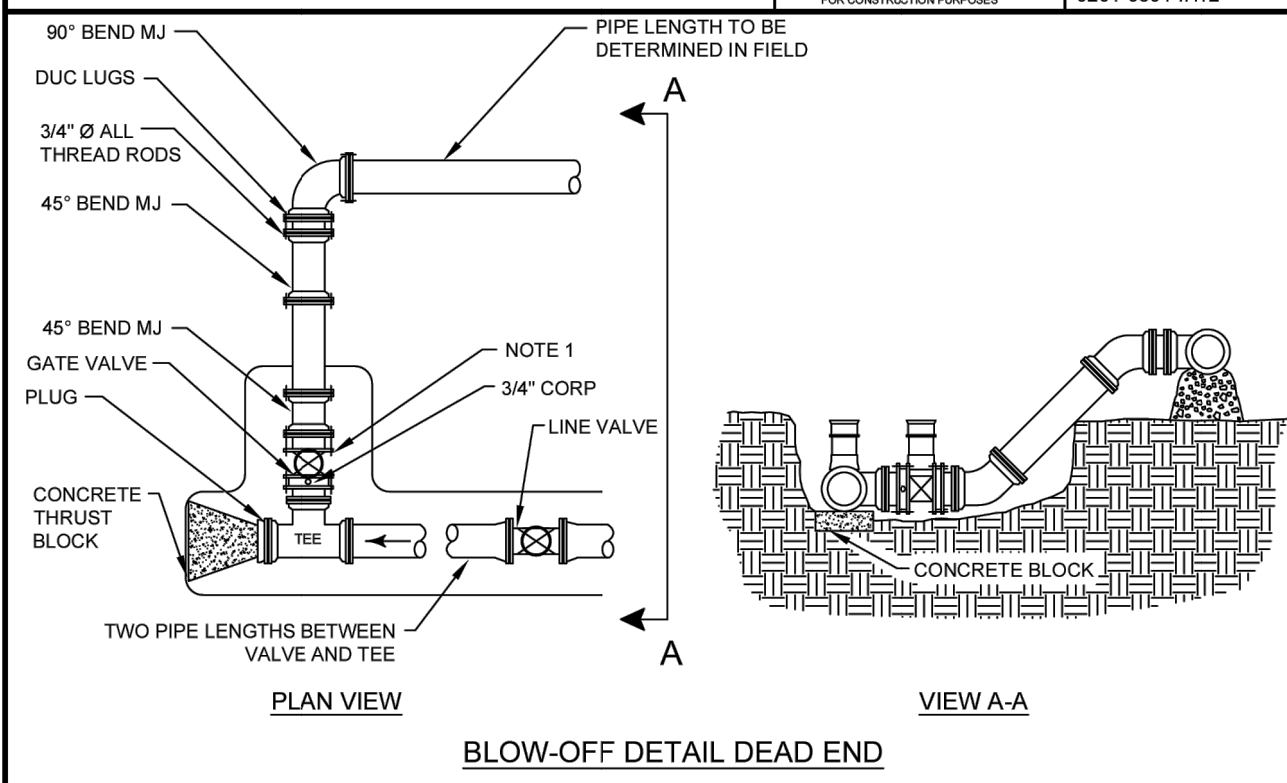
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JOB NO.	xxx
DATE	06/21/22
DRAWN BY	CAM
APP. BY	
SCALE	AS SHOWN
XREF	xxx
SHEET	7 OF 10

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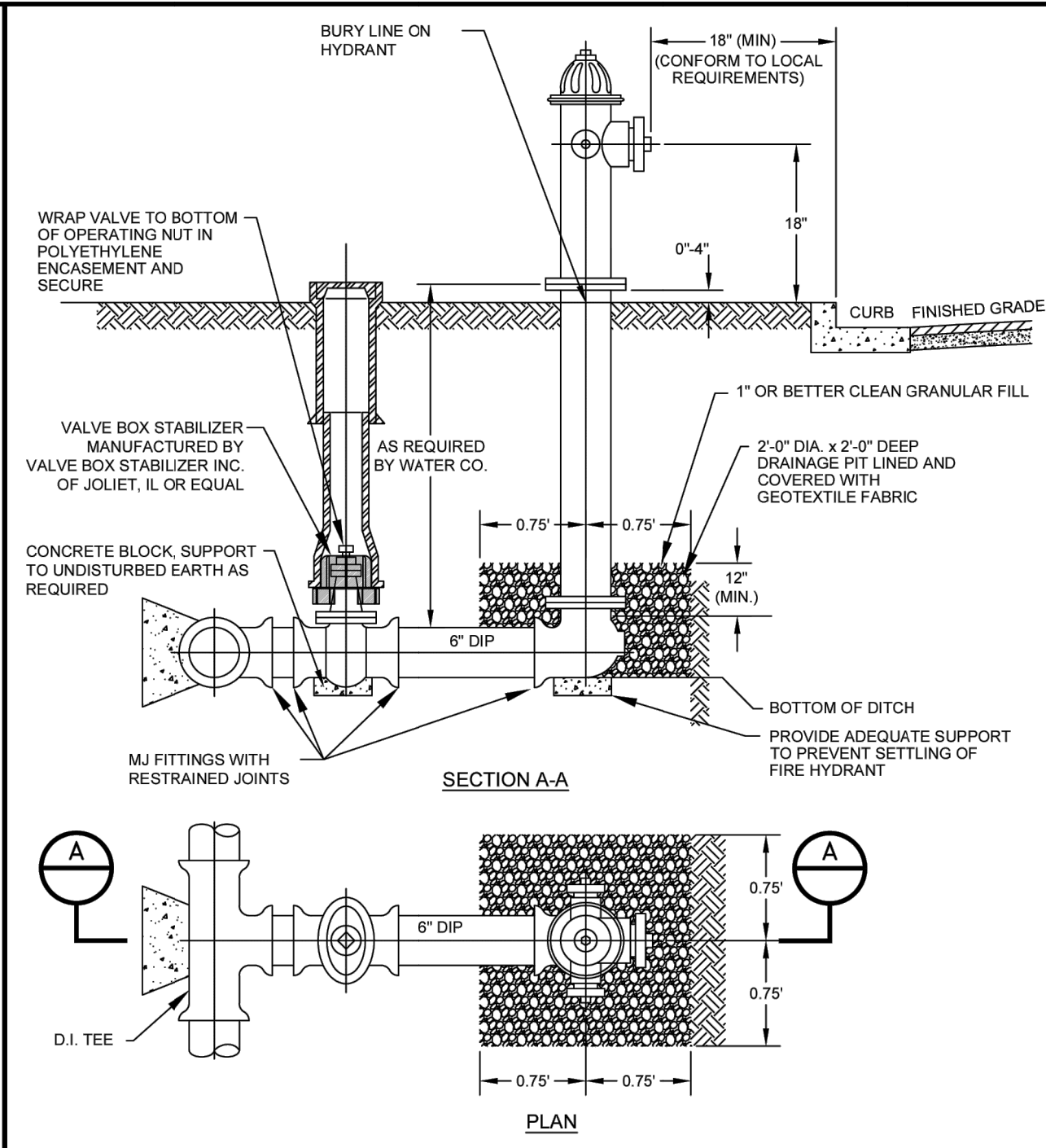


NOTES:
1. REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION SHALL PREVAIL. IN THEIR ABSENCE, THE INSTALLATIONS SHOWN MAY BE USED.
2. EXACT HYDRANT LOCATION TO BE FIELD DETERMINED BY LOCAL AUTHORITY HAVING JURISDICTION.

AMERICAN WATER STANDARD CIVIL FIRE HYDRANT LOCATION DETAIL	
ILLINOIS AMERICAN WATER ENGINEERING & SURVEYING, INC. BELLEVILLE, IL 62203	★ AMERICAN WATER
DRAWN BY: JMM PROJECT NO: 0201-0601-IH12	DATE: 02/24/25 SCALE: N.T.S.
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	

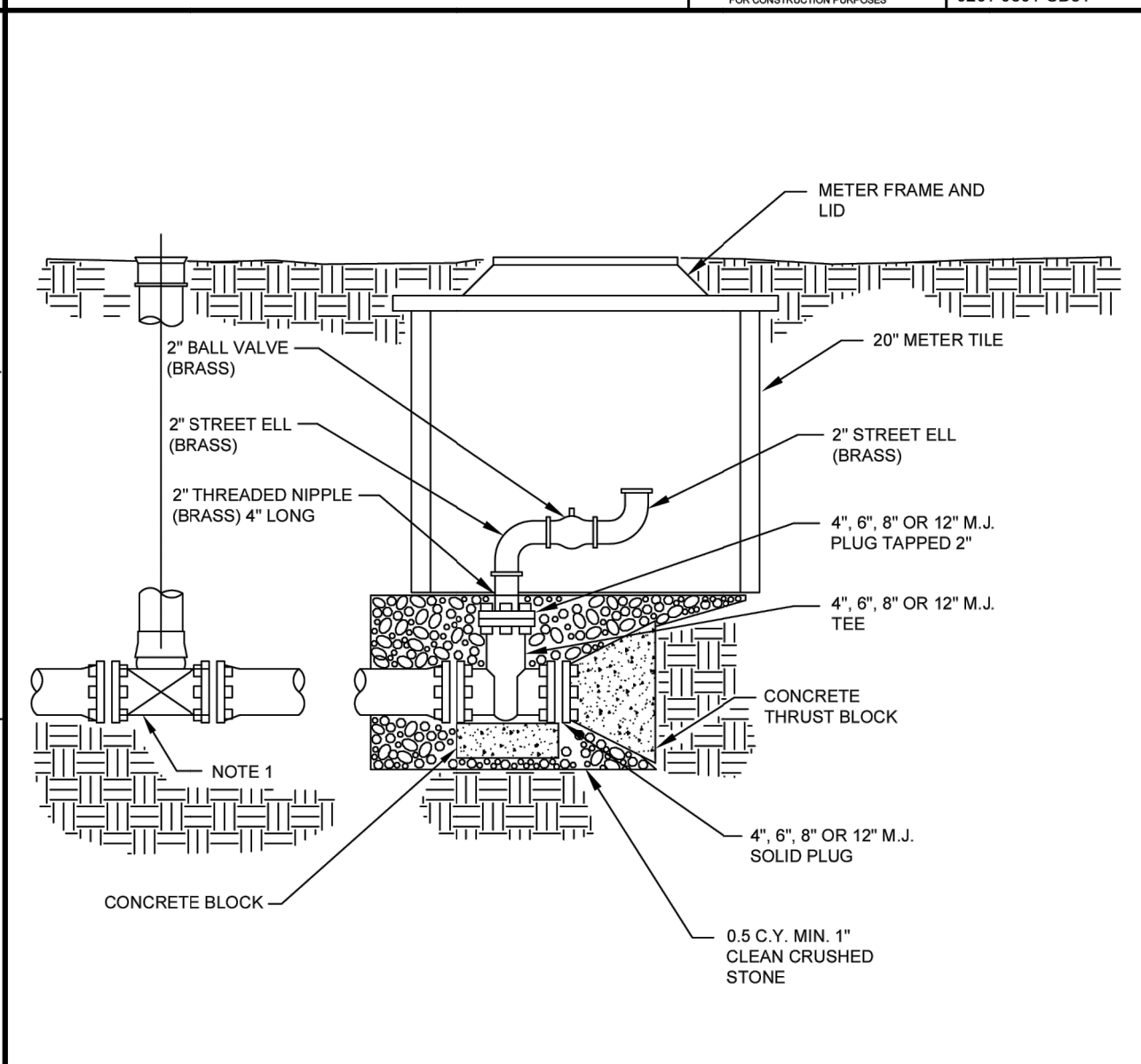


OPERATOR: MCCARRICA DWG: C:\Users\Mccarrica\American Water\DV Process - General\Standard Drawings\Drawing Templates\Water\Standard ILAW Water Main Details.dwg



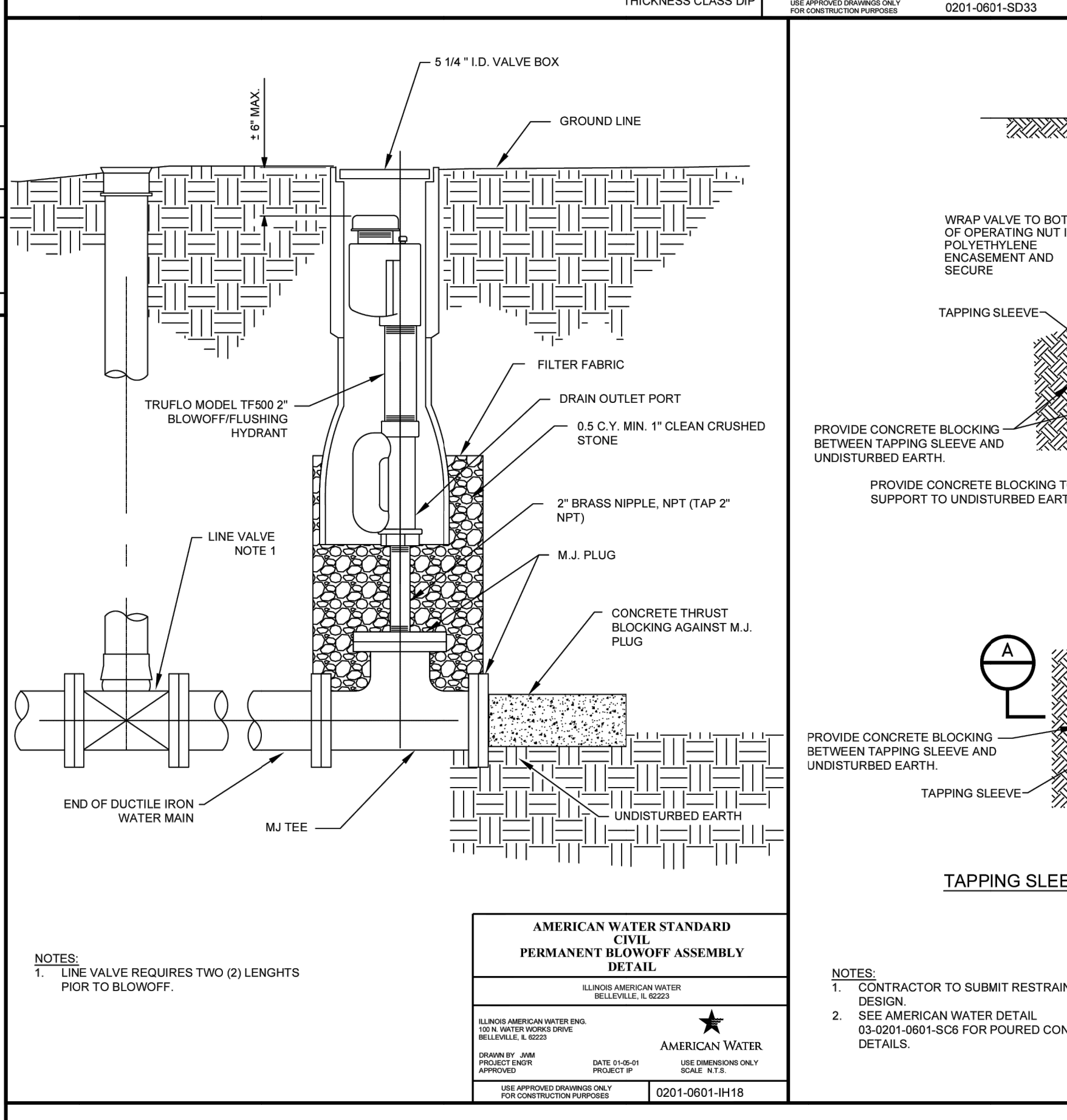
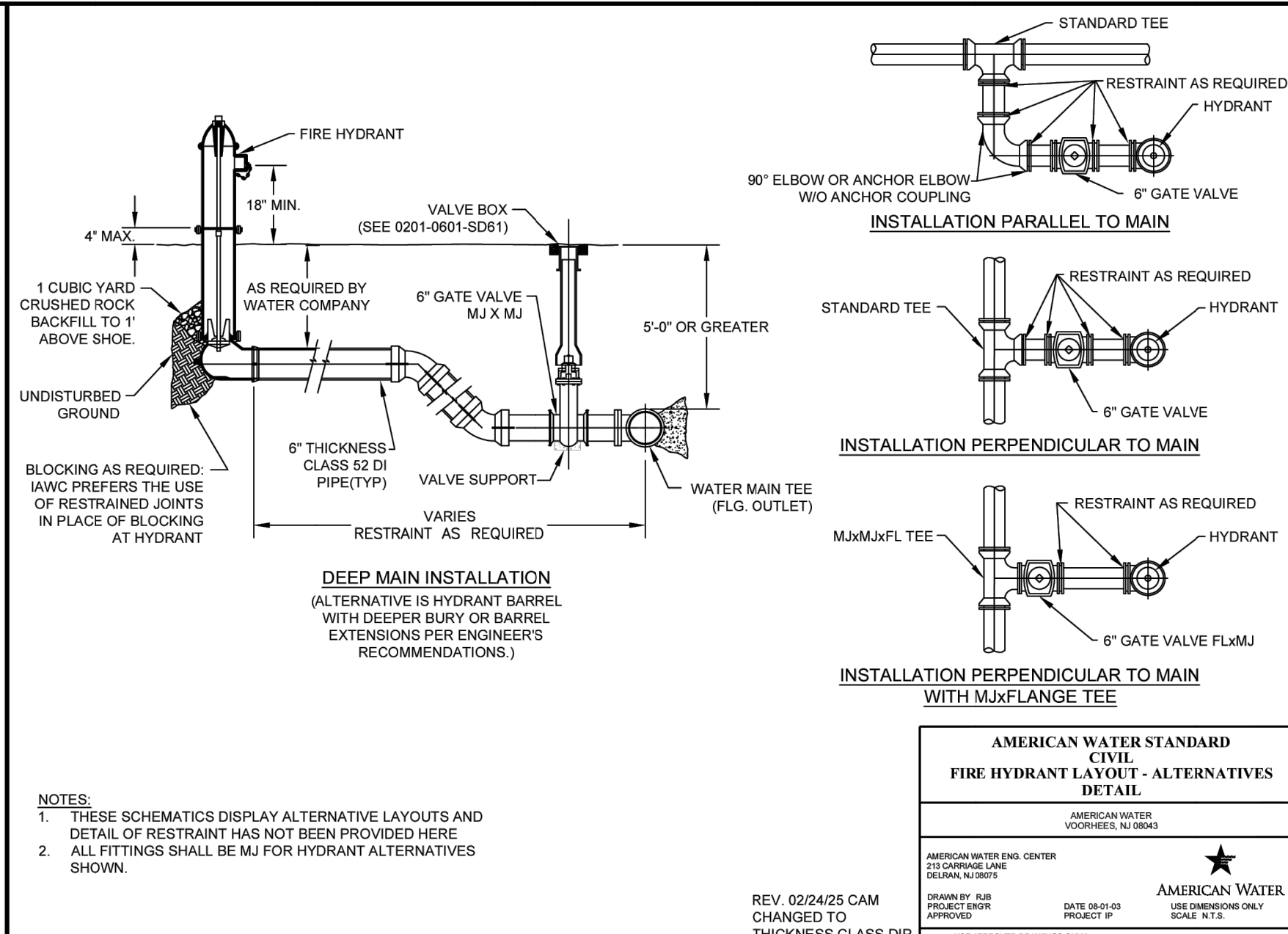
NOTES:
1. CONTRACTOR TO SUBMIT RESTRAINED DESIGN.
2. PAINT HYDRANT TO BURY LINE (AND CAN BE DONE PRIOR TO INSTALLATION).
3. APPLY TOUCH UP PAINT AS REQUIRED AFTER INSTALLATION.
4. OPTION IS TO USE DI MJ SWIVEL TEE TO CONNECT DIRECTLY TO MJ 6" HYDRANT VALVE.
5. DI TEE AND VALVE CAN BE REPLACED WITH A TAPPING SLEEVE AND VALVE.
6. THE USE OF AN ANCHOR TEE IS ACCEPTABLE.

AMERICAN WATER STANDARD CIVIL DRY BARREL FIRE HYDRANT DETAIL	
ILLINOIS AMERICAN WATER ENGINEERING & SURVEYING, INC. BELLEVILLE, IL 62203	★ AMERICAN WATER
DRAWN BY: JMM PROJECT NO: 0201-0601-SD01	DATE: 02/24/25 SCALE: N.T.S.
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	



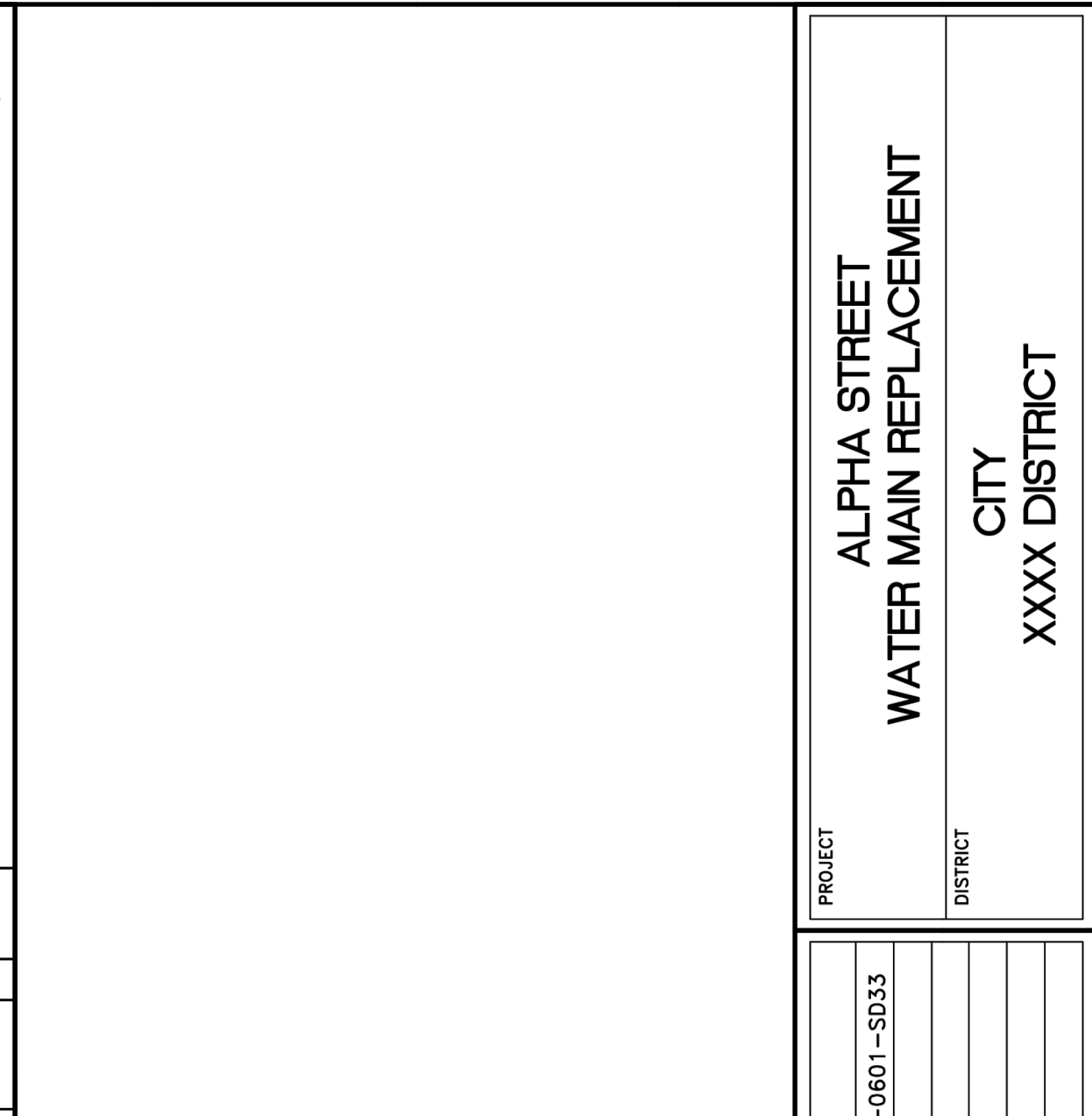
NOTES:
1. LINE VALVE REQUIRED ONE (1) LENGTH PRIOR TO BLOWOFF.

AMERICAN WATER STANDARD CIVIL PERMANENT BLOWOFF ASSEMBLY (ALTERNATIVE) - DETAIL	
ILLINOIS AMERICAN WATER ENGINEERING & SURVEYING, INC. BELLEVILLE, IL 62203	★ AMERICAN WATER
DRAWN BY: JMM PROJECT NO: 0201-0601-IH20	DATE: 01-04-01 SCALE: N.T.S.
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	



NOTES:
1. CONTRACTOR TO SUBMIT RESTRAINED DESIGN.
2. SEE AMERICAN WATER DETAIL 03-0201-0601-SC8 FOR POURED CONCRETE DETAILS.

AMERICAN WATER STANDARD CIVIL PERMANENT BLOWOFF ASSEMBLY DETAIL	
ILLINOIS AMERICAN WATER ENGINEERING & SURVEYING, INC. BELLEVILLE, IL 62203	★ AMERICAN WATER
DRAWN BY: JMM PROJECT NO: 0201-0601-IH18	DATE: 02/24/25 SCALE: N.T.S.
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	



NOTES:
1. CONTRACTOR TO SUBMIT RESTRAINED DESIGN.
2. SEE AMERICAN WATER DETAIL 03-0201-0601-SC8 FOR POURED CONCRETE DETAILS.

AMERICAN WATER STANDARD CIVIL TAPPING SLEEVE AND VALVE BLOCKING DETAIL	
ILLINOIS AMERICAN WATER ENGINEERING & SURVEYING, INC. BELLEVILLE, IL 62203	★ AMERICAN WATER
DRAWN BY: CAM PROJECT NO: 0201-0601-IH19	DATE: 01-04-01 SCALE: N.T.S.
USE APPROVED DRAWINGS ONLY FOR CONSTRUCTION PURPOSES	

PROJECT	ALPHA STREET WATER MAIN REPLACEMENT
DISTRICT	CITY XXXX DISTRICT

NO.	DATE	INIT.	REVISIONS
1	02/24/25	CAM	UPDATED DETAIL #0201-0601-SD33

ENGINEERING DEPARTMENT
1406 CARDINAL CT.
URBANA, IL 61801



FILE NO.	xx
JOB NO.	xxx
DATE	05/21/22
DRAWN BY	CAM
APP. BY	
SCALE	AS SHOWN
XREF	xxx
SHEET	8 OF 10

FACILITY EXPANSION
EXCALIBUR SEASONING, CO.
1800 RIVERWAY DR
PEKIN, IL 61554

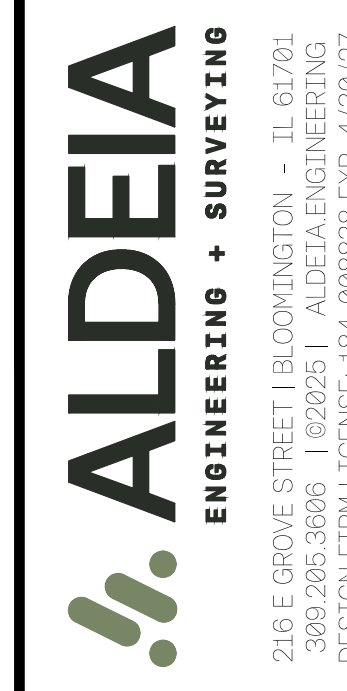
ISSUED FOR:
REVIEW
05/19/25

PLAN DATES:
drawn by
checked by

SHEET TITLE:
DETAILS

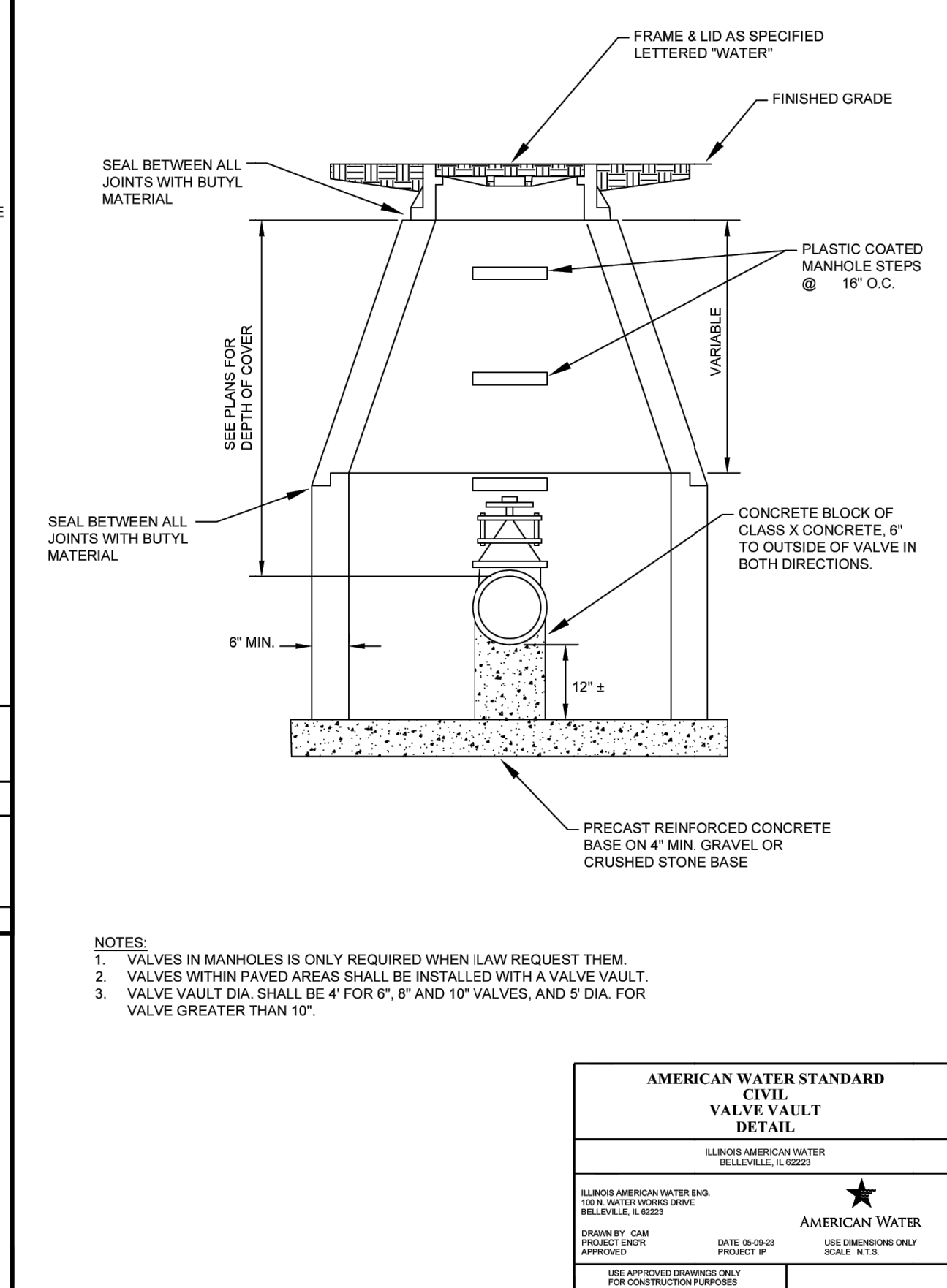
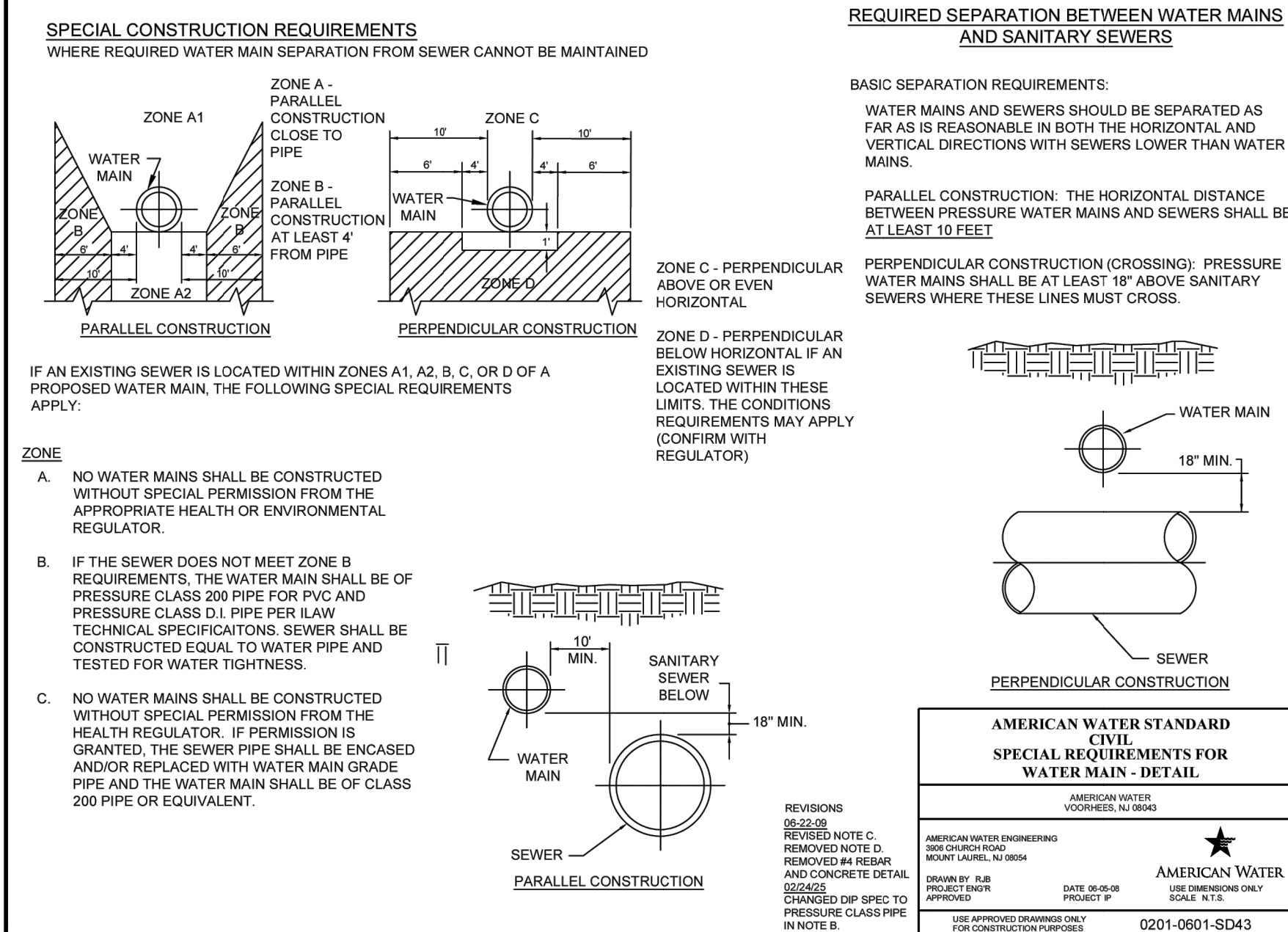
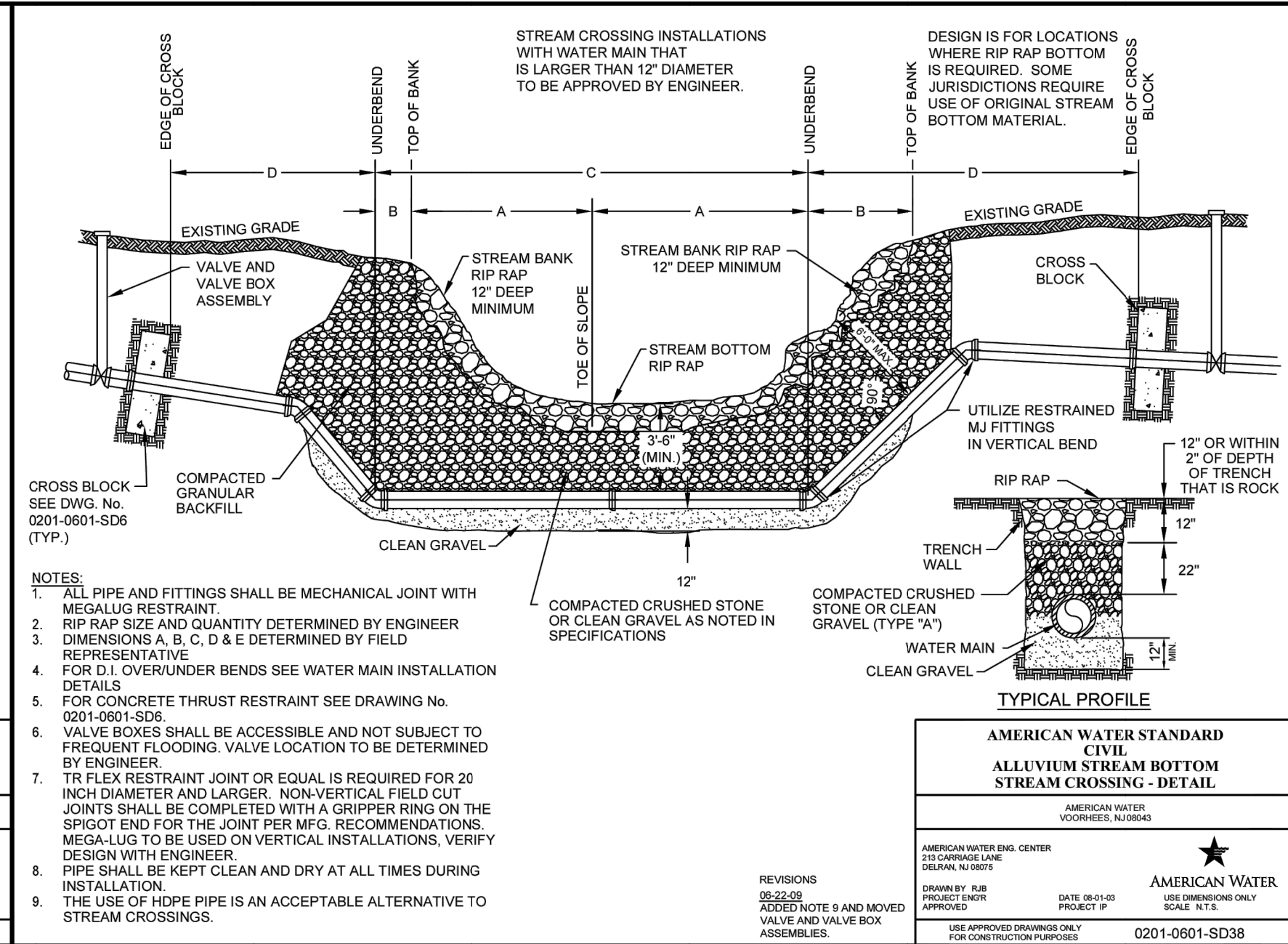
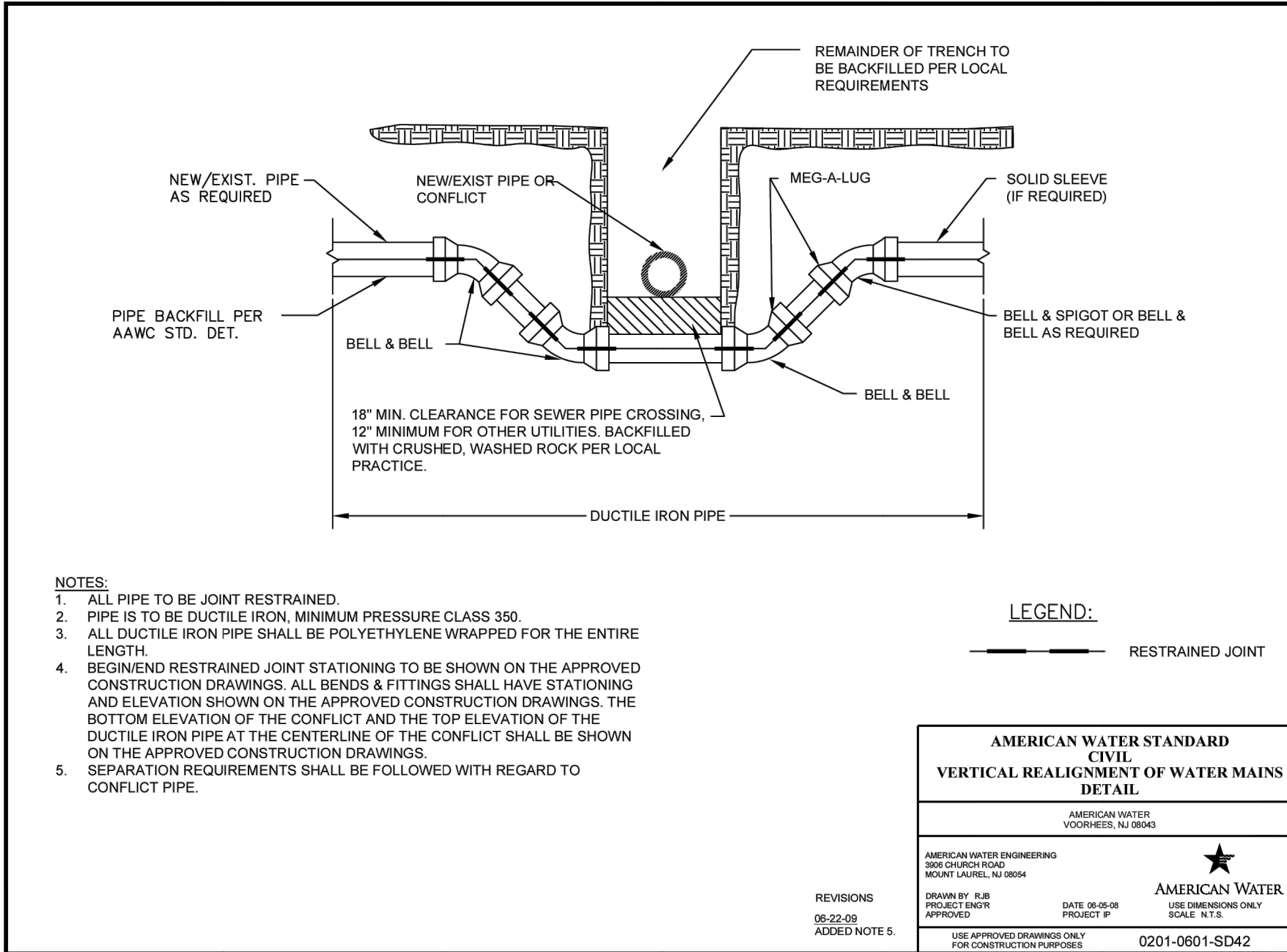
SHEET NUMBER:
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PROJECT NO: 240106



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PROJECT
ALPHA STREET
WATER MAIN REPLACEMENT
CITY
XXX DISTRICT

NO.	DATE	INIT.	REVISIONS
1	05/09/23	CAM	ADDED VALVE IN MANHOLE
2	02/24/25	CAM	UPDATED DETAIL #0201-0601-SD43

SCALE
ENGINEERING DEPARTMENT
1406 CARDINAL CT.
URBANA, IL 61801

ISSUED FOR:
REVIEW
05/19/25
PLAN DATES:
drawn by
checked by
SHEET TITLE
DETAILS

FILE
JOB NO. xxx
DATE 06/21/22
DRAWN BY CAM
APP. BY
SCALE AS SHOWN
XREF
SHEET 10 OF 10

FACILITY EXPANSION
EXCALIBUR SEASONING, CO.
1800 RIVERWAY DR
PEKIN, IL 61554



**REQUEST FOR COUNCIL ACTION**

Agenda Date: June 11, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case SPR 2025-04** A Site Plan Review Has Been Submitted by Gale Credit Union to Allow for the Construction of a Drive-up Bank Teller at 2990 Court St.

DESCRIPTION: A Site Plan Review Has Been Submitted by Gale Credit Union to Allow for the Construction of a Drive-up Bank Teller at 2990 Court St. Said Property is Zoned B-3 General Business and with a Legal Description, SEC 12 T24N R5W SUNSET HILLS EXT 10 LOT G OF LOT 1 NE 1/4, With the Following PIN: 10-10-12-216-016, in Tazewell County, Illinois.

SUMMARY

The Property is Zoned B-3 General Business. Gale Credit Union previously had a Special Use and Site plan approved in 2023 for the addition of a drive-up bank teller to the property. Gale Credit Union has kept its special use permit in good standing with the City as they worked through design issues and have decided to alter the plan for a more simple and efficient design than what was previously approved by the Zoning Board of Appeals and City council.

STAFF NOTES

- This new proposed site plan provides for better traffic flow through the parking lot and provides for a more efficient striping plan for the parking lot than the previously approved site plan.
- Staff Recommends Approval and will still require a plan review for all construction permits

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 6/8/2025



Main Office - Galesburg
631 N. Henderson St.
Galesburg, IL 61401
309-343-1777
www.galecu.net

Date: May 20, 2025

City of Pekin
Zoning Board of Appeals



RE: Request for Amended Plan that was previously approved

To Whom It May Concern:

Tazewell Area Credit Union, a Division of Gale Credit Union, is seeking approval to install a new Digital Sign, a concrete island to hold an ATM and eventual Pneumatic Tube for a one lane Drive-up, all as designed on the submitted plan.

Approval was given to us prior to purchasing the building by the Zoning Board and the City, however, after further consideration we felt it would be better for traffic flow and parking to move the structure to the East edge of our property rather than in the middle. Thank you for your consideration in advance as we try to build our business in Pekin.

Sincerely

Randy McElwee
President/CEO
Gale Credit Union & Divisions
rmcelwee@galecu.net



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

Board of Appeals Application for Consideration

Type of Request (check one): ☐ A. Special Use (\$85) ☐ B. Residential Variance (\$85) ☒ C. Non-Residential Variance (\$85) ☐ D. Map Amendment/Rezoning (\$75) ☐ E. Annexation (\$75) ☒ Site plan Review	Request Property Address or PIN: 2990 Court St Current Zoning (if known): B-3 Proposed Zoning (if rezoning request): _____ Current Use: Credit Union Proposed Use (if different): Bank
---	---

Property Owner Name:	Gale Credit Union
Mailing Address:	631 N Henderson St, Galesburg, IL 61401
Phone:	309-343-1777
Alternative Phone:	309 299-6828
E-Mail Address:	rmcelwee@galecu.net

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



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

Please summarize your request and explain why it is necessary:

The location of the canopy structure will be close to the edge of the lot, however there is not a better spot for it in the lot as otherwise it would be too close to the existing building. This design allows a better traffic flow.

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.

Gale Credit Union by Randy Wh

Owner Signature

5/20/25

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.

Gale Credit Union by Randy Wh

Applicant Signature

5/20/25

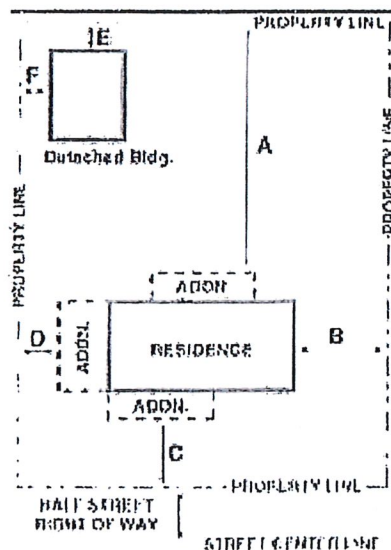
Date



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.

Unique shape of lot.

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

No

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

No

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)?

Yes

Tazewell County GIS



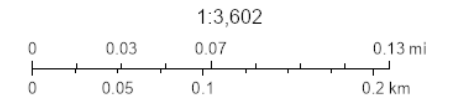
Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected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



ArcGIS Web Map

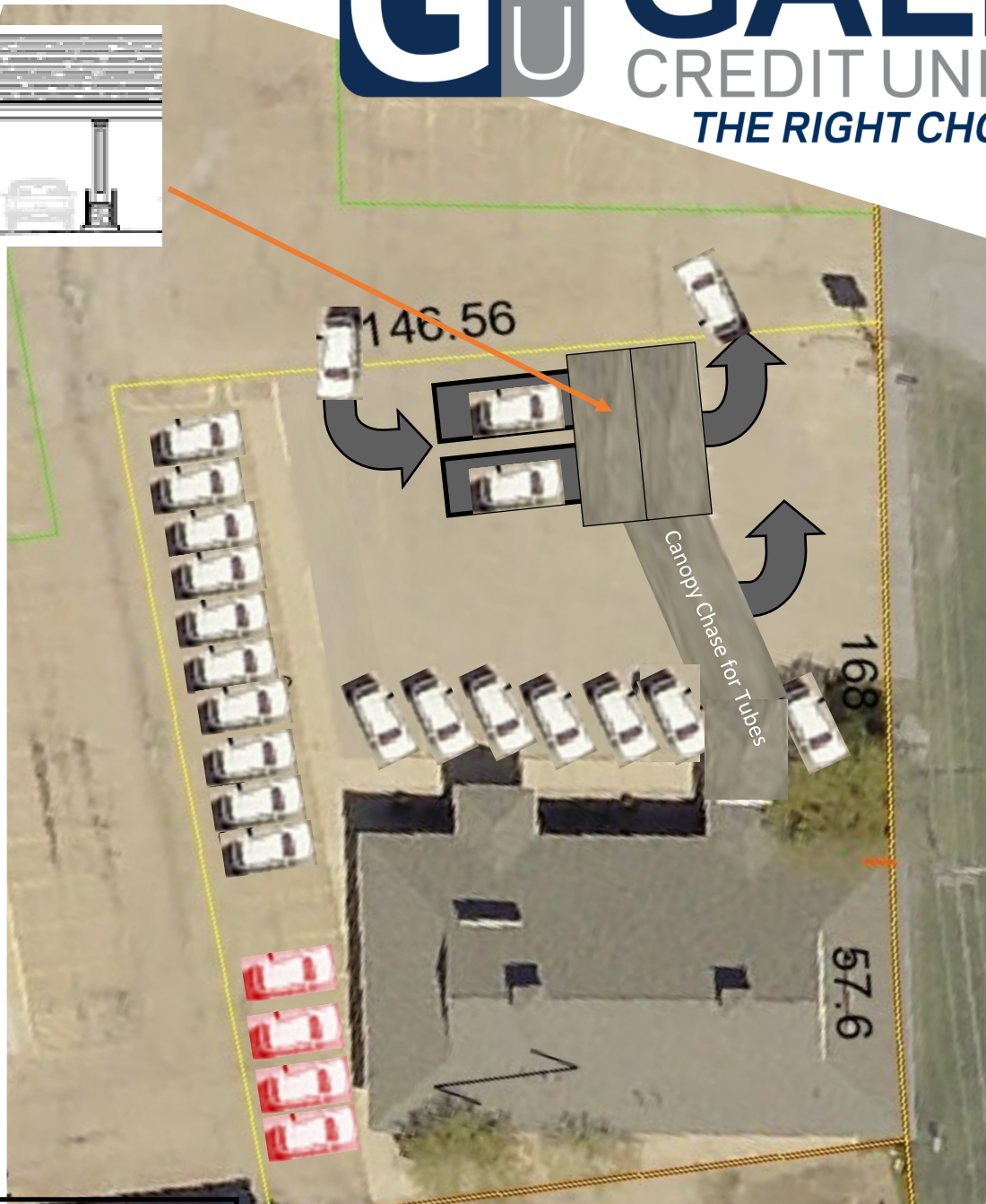
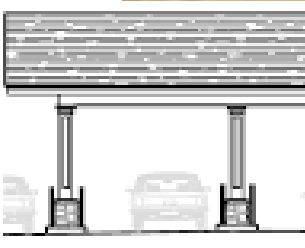


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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Pekin GIS Office

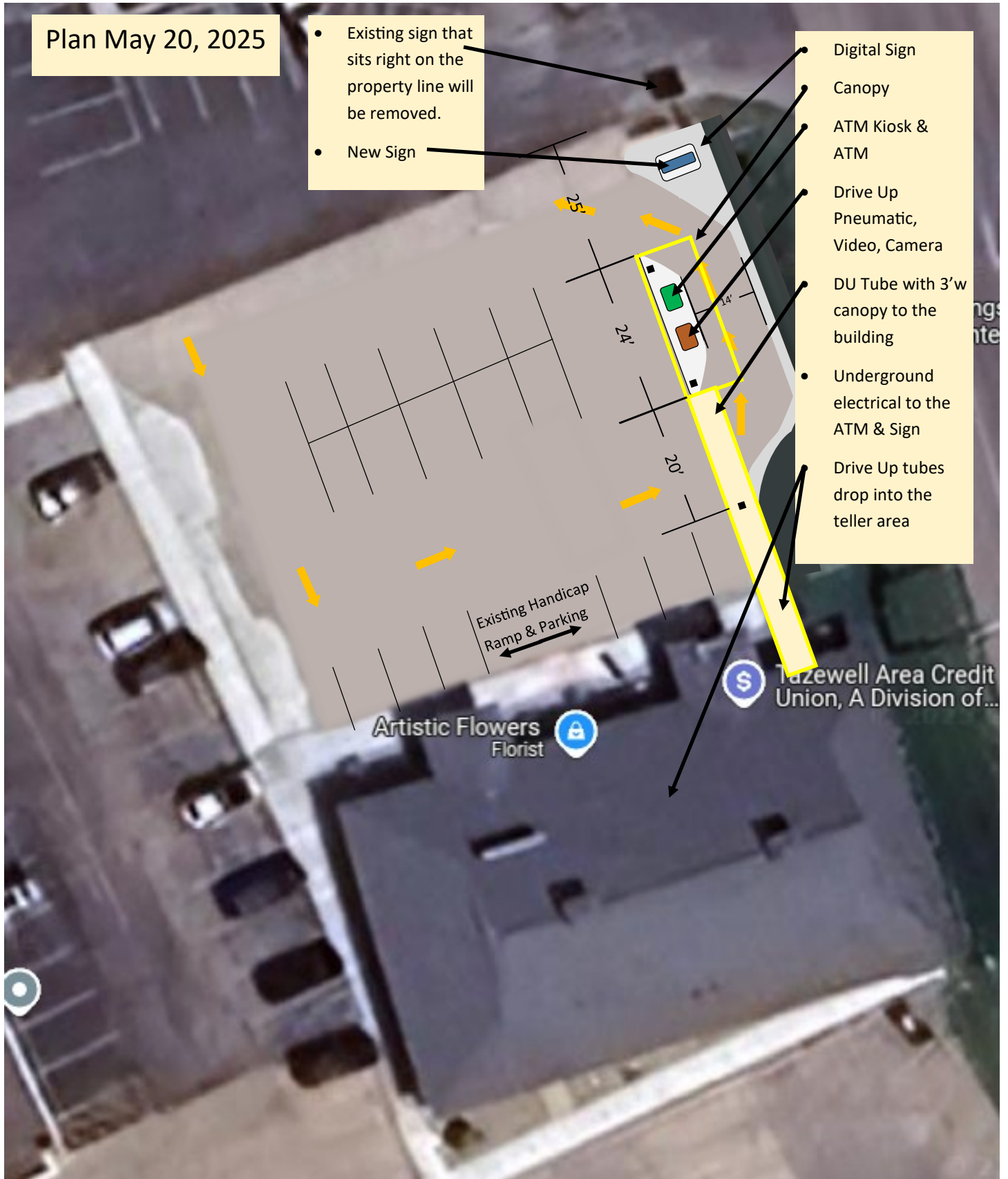
Proposed Drive-up ATM sketch



<— Staff Cars

<— Member Cars

Rough Sketch of Idea for Pekin Digital Sign, ATM, and Future Drive-Up

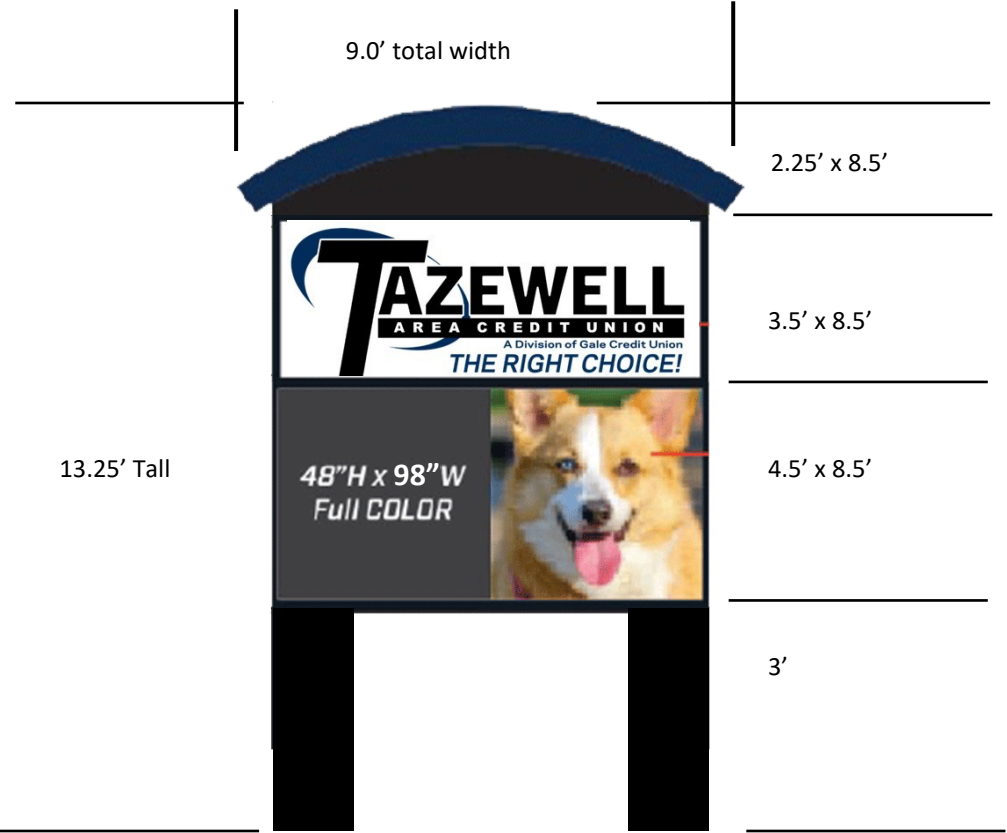


Rough Sketch of Idea for Pekin Digital Sign, ATM, and Future Drive-Up



Sign to be constructed in the location indicated on the plans and shall have the following dimensions. The existing tall signage and pole will be removed as will the broken “entrance” sign to the plaza.

Plan May 20, 2025



Footing to meet local codes.

**REQUEST FOR COUNCIL ACTION**

Agenda Date: June 11, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case V 2025-07** A Variance Request Submitted by Rich Johnson for the Property Located at 205 Sapp Street to Allow for the Construction of a Second Driveway on the Property.

DESCRIPTION: A Variance Request Submitted by Rich Johnson for the Property Located at 205 Sapp Street to Allow for the Construction of a Second Driveway on the Property. Said Property is currently zoned RM-2 Residential Multi -Family District with a legal description, SEC 3 T24N R5W ROSEDALE ADDN LOTS 98 & 99 SW 1/4 the following PIN: 04-10-03-311-022 in Tazewell County, Illinois.

City Code Section Sec. 4-3-9-1(2)(C)(4) states that only one driveway approach shall be permitted for any single-family residential lot, except that residential lots with alley access and through lots that have frontage on two parallel streets may have no more than two driveway approaches, provided that each such driveway approach and curb cut provides egress and ingress to a garage on such properties and no two driveway approaches shall be placed on the same street or alley.

City Code Section Sec. 4-3-9-1(2)(C)(5) States a driveway and/or parking area must be an improved surface constructed of a hard surface of concrete, asphalt or brick pavers for the purpose of accommodating vehicular parking. The improved surface required by this Subsection shall, at a minimum, be as wide and as long as any vehicle parked on such surface.

The property owner obtained a permit to build a second garage on the property in 2018 and the construction of the garage never got any further than the foundation being installed, and the project was abandoned for a period greater than 180-days, rendering the permits and prior approvals void. The property owner came in requesting new permits to finish the build and the Chief Building official reviewed the plans and found that no variance for a second driveway was ever granted and no plans to install an improved surfaced driveway were ever received for this project. Since this time, staff have not issued a permit and will not issue permits to finish this project unless a variance is granted for the second driveway and, if approved, staff will require complete building plans to be submitted along with a plan for an improved surface driveway.

Staff recommend that careful consideration be given to this variance and, if approved, requirements be written that stipulate an improved surface driveway be installed prior to completion of the garage.

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 6/8/2025



received
5-19-21

✓ 2025-07



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) ☐ F. Site Plan Review (\$125)	Request Property Address or PIN: <u>205 Sapp St.</u> Current Zoning (if known): <u>Rm2</u> Proposed Zoning (if rezoning request): _____ Current Use: _____ Proposed Use (if different): _____
---	--

Property Owner Name:	<u>Rich Johnson</u>
Mailing Address:	<u>205 Sapp st. Pekin</u>
Phone:	<u>309 642-0148</u>
Alternative Phone:	
E-Mail Address:	

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:

I am requesting an additional Driveway to access a new Garage that I have Already started building but was interrupted by the Pandemic. A new Garage is needed for additional storage as the current garage is small, and to move cars off the street. The ~~new~~ additional Driveway will allow access to the garage. ~~the curb will~~ There's already a Driveway there from an former house that was torn down and the lots were combined.

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.

Rich Jahn

Owner Signature

5-17-25

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.

Applicant Signature

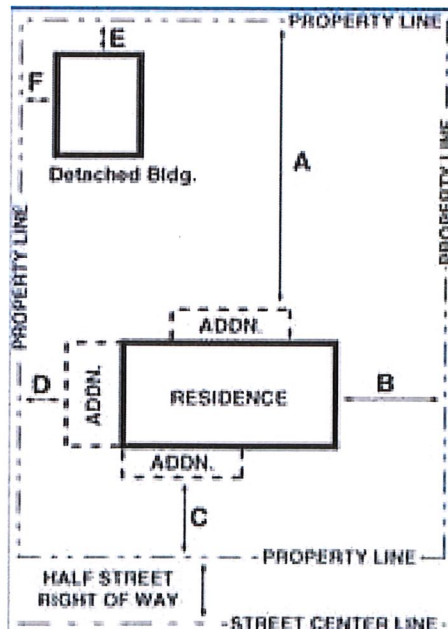
Date



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:
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 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.

Access to a second Garage that is needed for extra storage

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

No

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

No

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

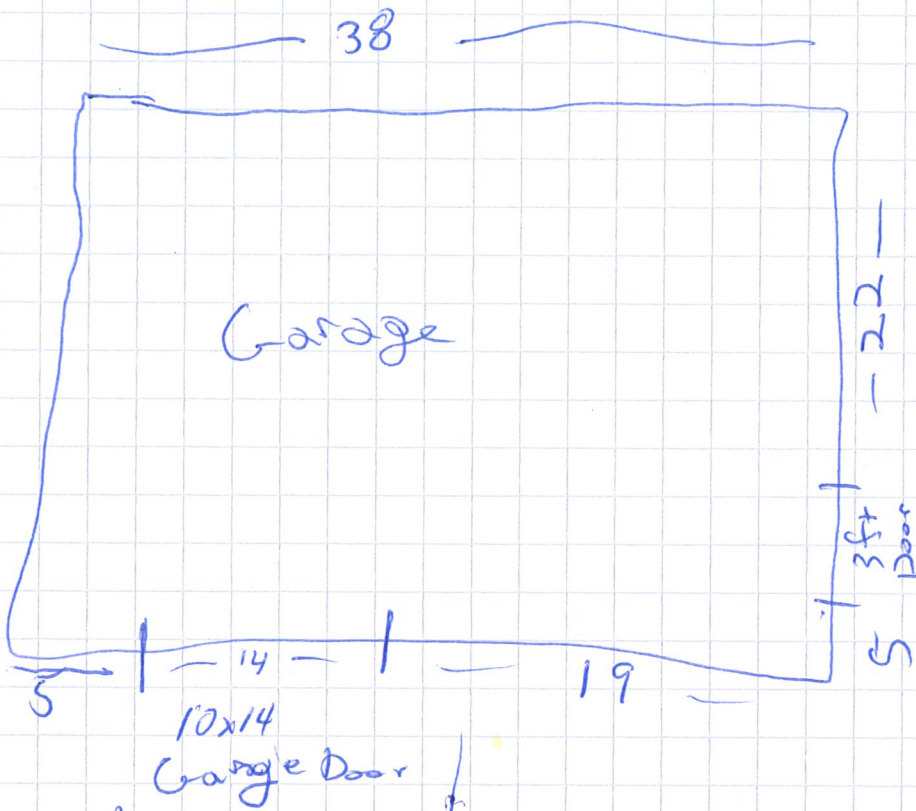
yes

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

No

Driveway Site plan

40



Additional Driveway

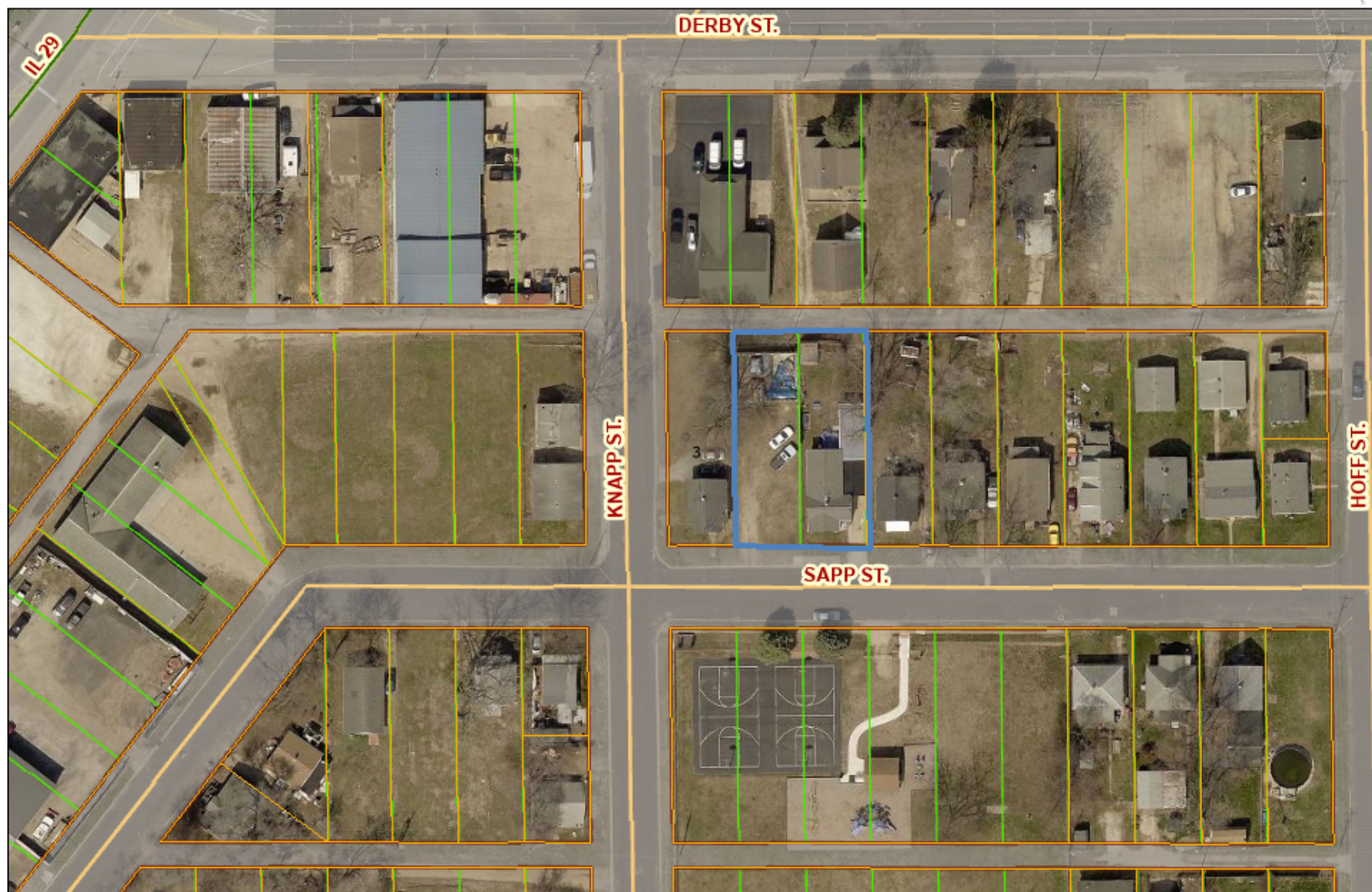
Old Driveway

8 ft

gapp st



Tazewell County GIS

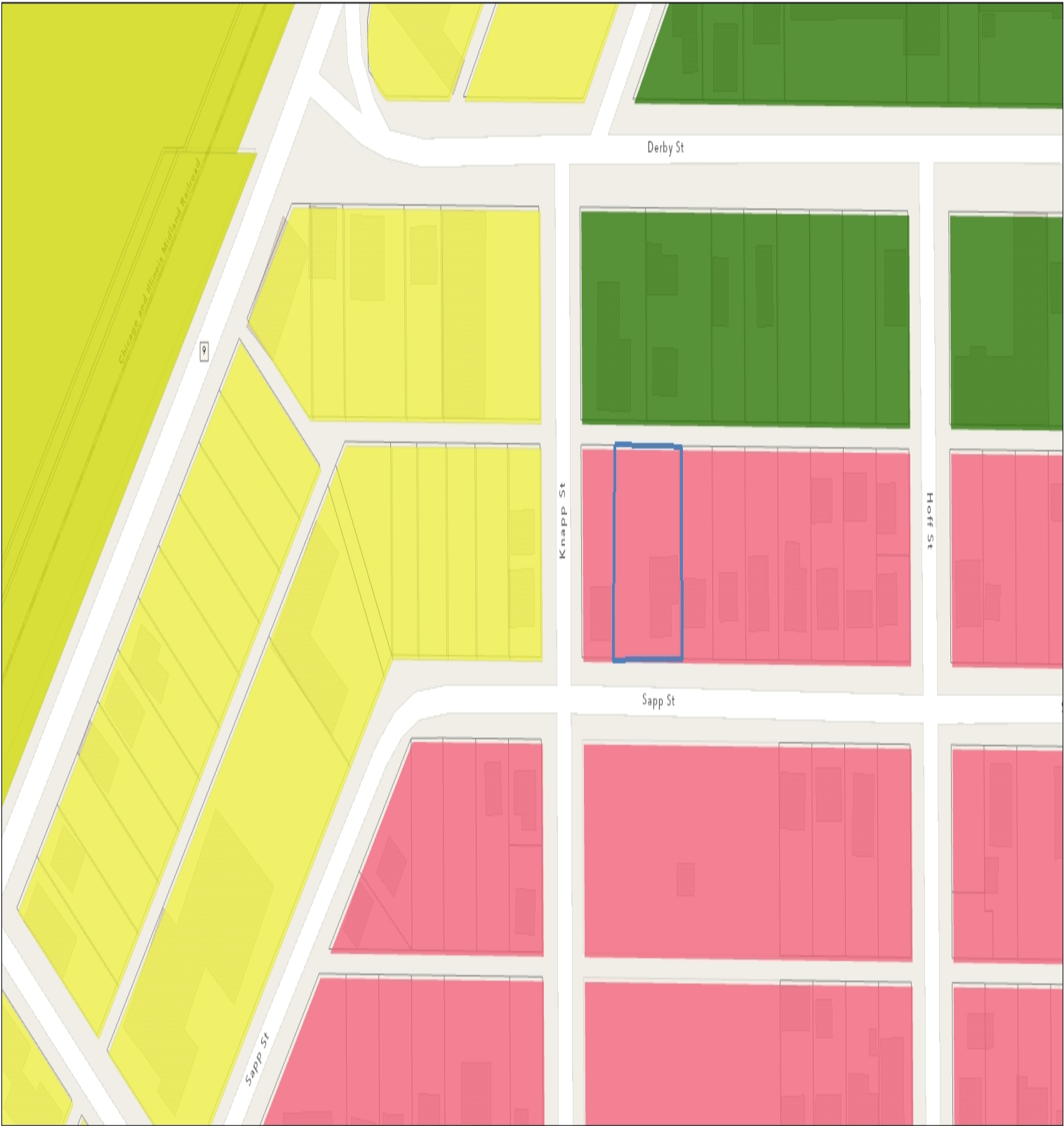


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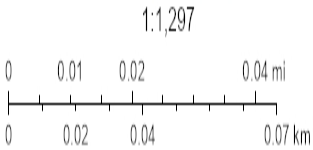


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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©
OpenStreetMap contributors, and the GIS User
Community, Pekin GIS Office



REQUEST FOR COUNCIL ACTION

Agenda Date: June 11, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case SU 2025-05** A Special Use Request Submitted by Hawk-Attollo LLC on Behalf of Tazewell Lutheran School for the Installation and Operation of a Ground Mount Community Solar Garden at 3219 Court Street

DESCRIPTION: A Special Use Request Submitted by Hawk-Attollo LLC on Behalf of Tazewell Lutheran School for the Installation and Operation of a Ground Mount Community Solar Garden at 3219 Court Street. Said property is Zoned B-3 General Business with a Legal Description, SEC 7 T24N R4W TRACT 3 & TRACT 3A (EXC ROW) NW 1/4 3.17 AC, With the Following PIN:11-11-07-108-015, in Tazewell County, Illinois.

Summary:

The installation of a ground-mounted Community Solar Garden requires a special use in all zoning districts. The property is currently zoned B-3 General Business and is surrounded on all sides by property that is similarly zoned as B-3 General Business. The building setback requirements on all sides of the property line shall be 10 feet and the maximum lot coverage shall be 75%. The site plan has been reviewed by multiple city departments and appears to be code-compliant. The solar garden will not cover 75% of the lot and all building setbacks will be met. The site would be enclosed by a 6-foot-tall fence that utilizes fence screening to further eliminate the ability to view the solar array from outside the fenced area. Additionally, they will utilize evergreen trees and bushes on the Court Street side of the enclosure to mitigate the view of the fence. The designers of this system have also changed the solar array racking system that will now keep the solar panels lower to the grade surface with a maximum height of 65 inches above grade, which is seven inches shorter than the proposed 6-foot fence. Visibility of the array should not be an issue with this new design. The land within the enclosure will remain grass and low-growth pollinator plants.

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.

City Code Section 4-3-11-8(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.

Staff Notes

- All necessary City departments have reviewed the site plan and have recommended approval.
- This special use will also be approval of the site plan submitted with the application.
- Construction plans will still need to be submitted and reviewed by City staff prior to issuing a permit for construction.

FINANCIAL IMPACT:

N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 6/8/2025



SV 2025-05



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

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u> ☒ A. Special Use (\$125) ☐ B. Residential Variance (\$125) ☐ C. Non-Residential Variance (\$125) ☐ D. Map Amendment/Rezoning (\$125) ☐ E. Annexation (\$125) ☐ F. Site Plan Review (\$125)	Request Property Address or PIN: 11-11-07-108-015 Current Zoning (if known): B3 General Business Proposed Zoning (if rezoning request): Requesting Special Use Current Use: Vacant Land owned by the Lutheran School Proposed Use (if different): Community Solar
---	--

Property Owner Name:	Tazewell Lutheran School
Mailing Address:	3219 Court St, Pekin, IL 61554
Phone:	309-347-2020
Alternative Phone:	309-613-1977
E-Mail Address:	john@cjneumann.com

Applicant Name (if different):	Hawk-Attollo LLC
Mailing Address:	801 W Main St, Suite A221
Phone:	309-231-3900
Alternative Phone:	309-657-3177
E-Mail Address:	jason@hawkenergysolutions.com



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

Please summarize your request and explain why it is necessary:

The request is being made to build a community solar project on the school's underutilized property. The intent is for the generation from the system to benefit those in the community of Pekin, IL. We plan to build a 400 kW fixed tilt solar PV project that would utilize a 30 degree tilt and be less than 6' in height. The site would be enclosed by a 6' tall fence that utilizes fence screening to further eliminate the ability to view the array from outside of the fenced-in area. Additionally, we would utilize evergreen trees and bushes on the court street side of the enclosure to mitigate view of the fence.

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.

Signed by:

John Neumann

4/9/2025

87E1924006684EE...

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.

DocuSigned by:

4/9/2025

Jason Hawksworth

A800763CC33C411...

Applicant Signature

Date

PROGRESSIVE HEALTH
600 S. 13TH
PERKIN, IL 61554

THIRTY TWO PERKIN LLC
3245 COURT ST.
PERKIN, IL 61554

LIVING ALTERNATIVES
3223 GRIFFIN AVE
PERKIN, IL 61554

MICHAEL S MICHAELS MARTINSS
3222 COURT ST.
PERIN, IL 61554

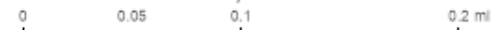
RONALD SIEH
1507 FISHER ST
PERIN, IL 61554



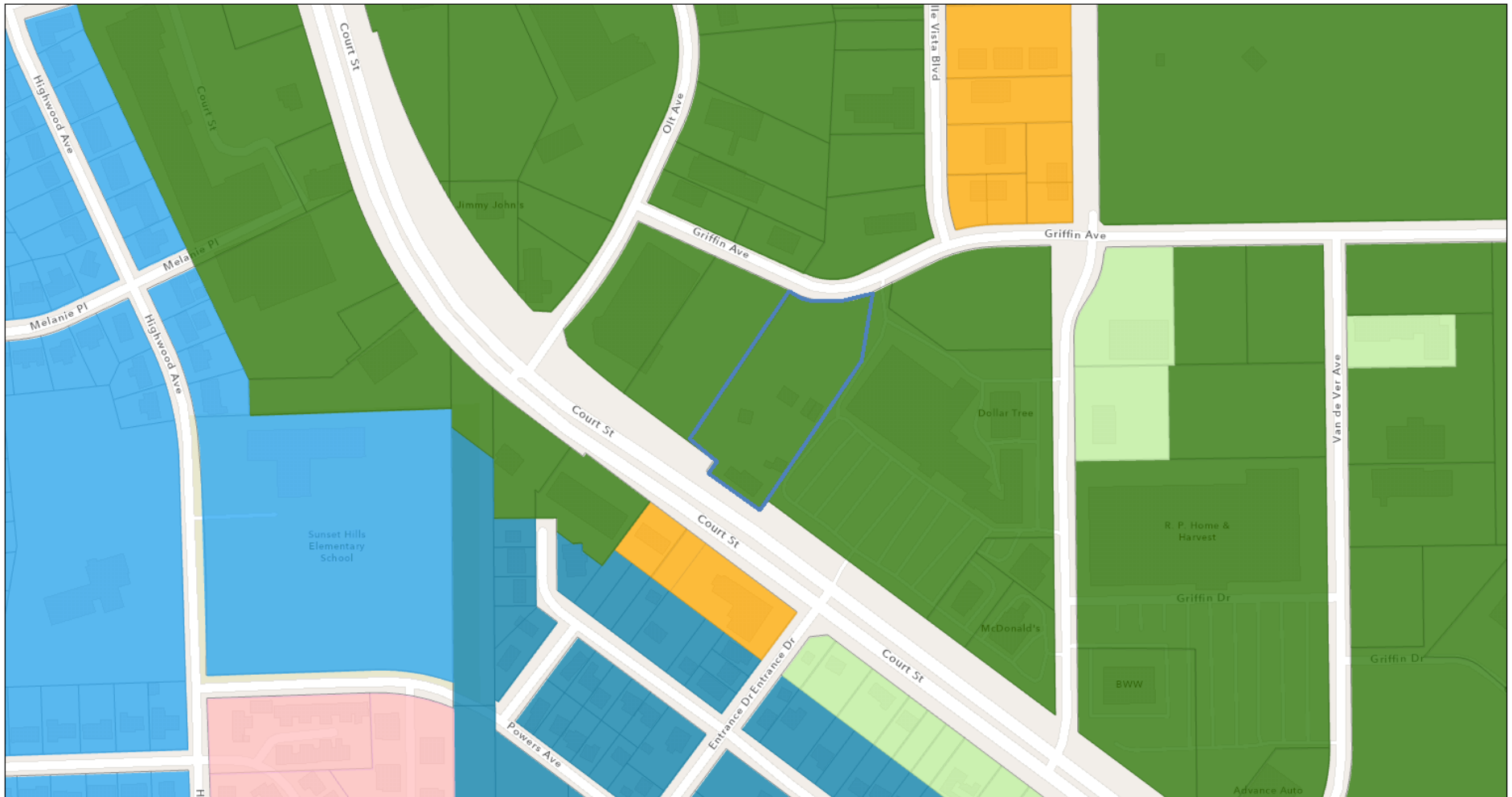
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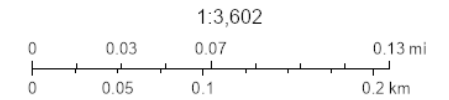
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ArcGIS Web Map

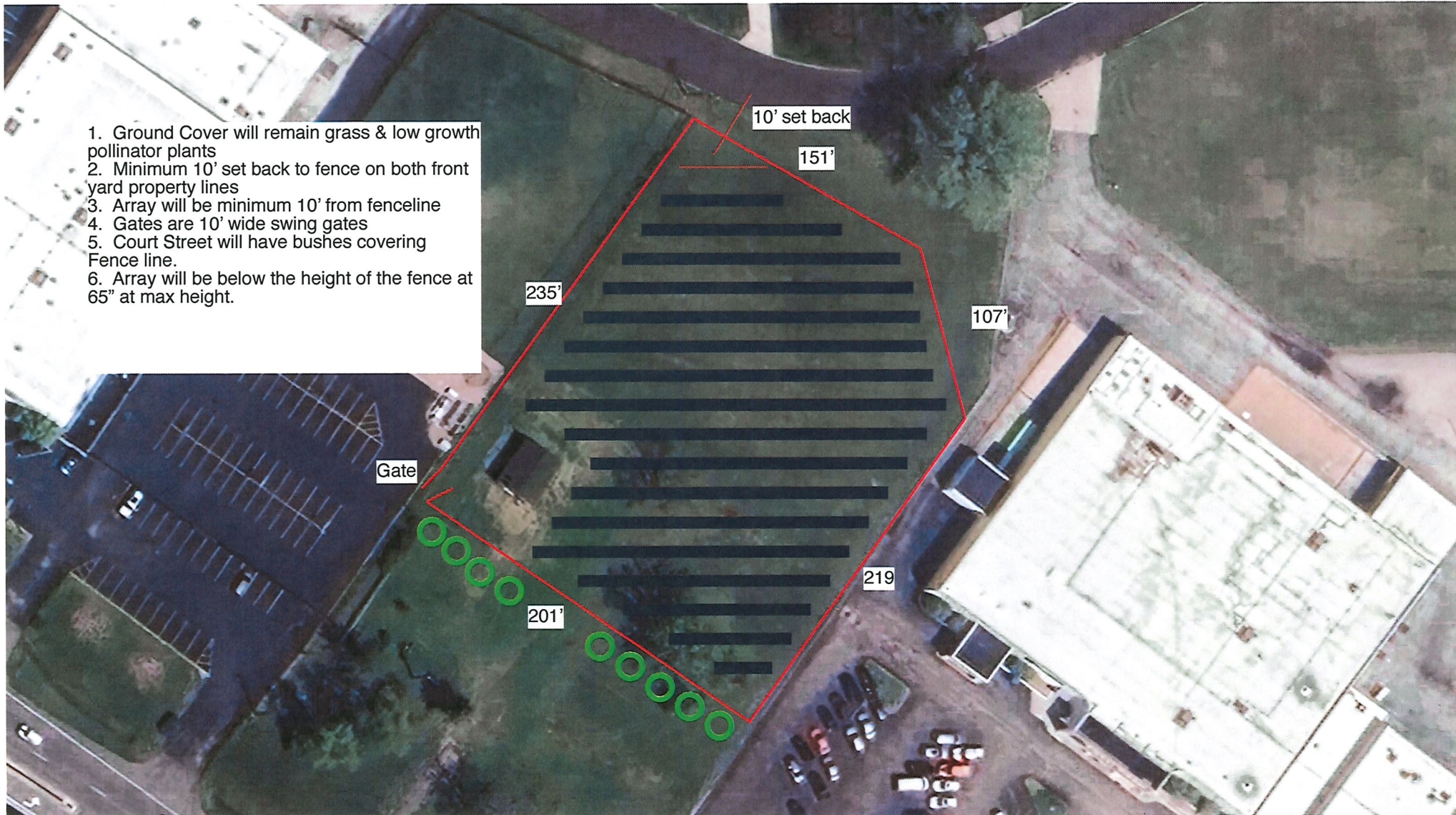


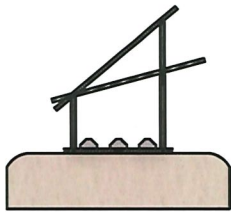
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Pekin GIS Office

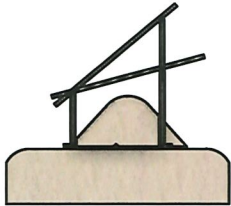
1. Ground Cover will remain grass & low growth pollinator plants
2. Minimum 10' set back to fence on both front yard property lines
3. Array will be minimum 10' from fenceline
4. Gates are 10' wide swing gates
5. Court Street will have bushes covering Fence line.
6. Array will be below the height of the fence at 65" at max height.





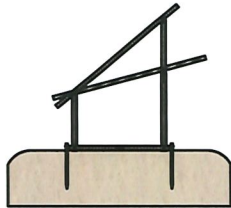
Base Frame Ballasted:

Three 175lb curb stop ballasts per solar module.
525lbs minimum per solar module for
70-80 mph windspeed at 40 degree angle.
(No stakes required)



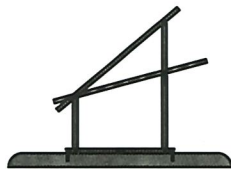
IR EarthBallast™ System:

22in fill to top of mound. 1000lbs
minimum per solar module.
Center of mound 6" offset toward rear leg.
(3/4" Steel concrete forming stakes required at
each end of base tube member)



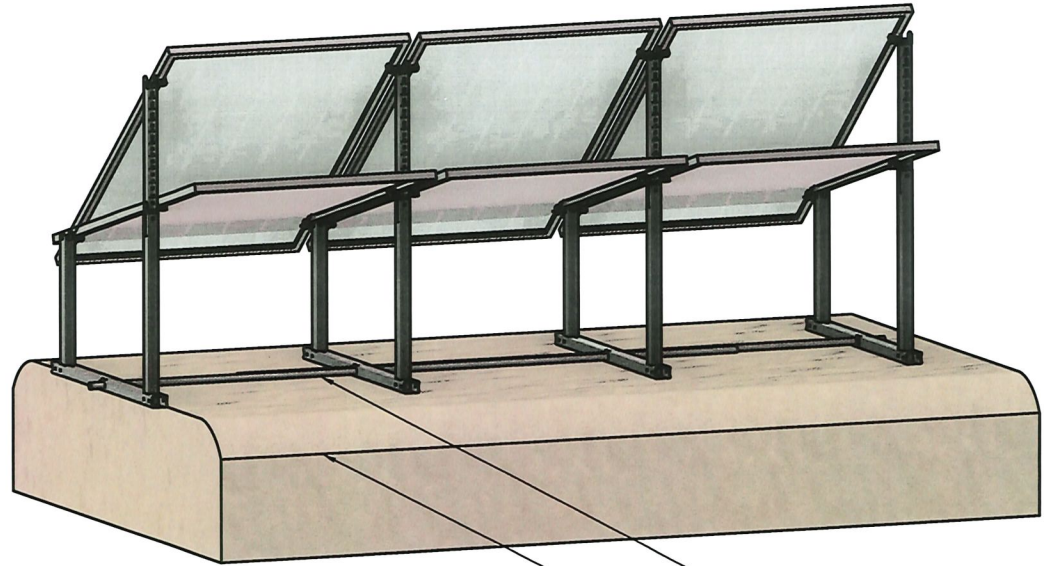
IR AnchorSpike™ System:

Two AnchorSpike per frame section
Medium/high density compacted soil required.
(750lb minimum uplift test per AnchorSpike.
Not compatible in regions with frost depths
over 20 inches)

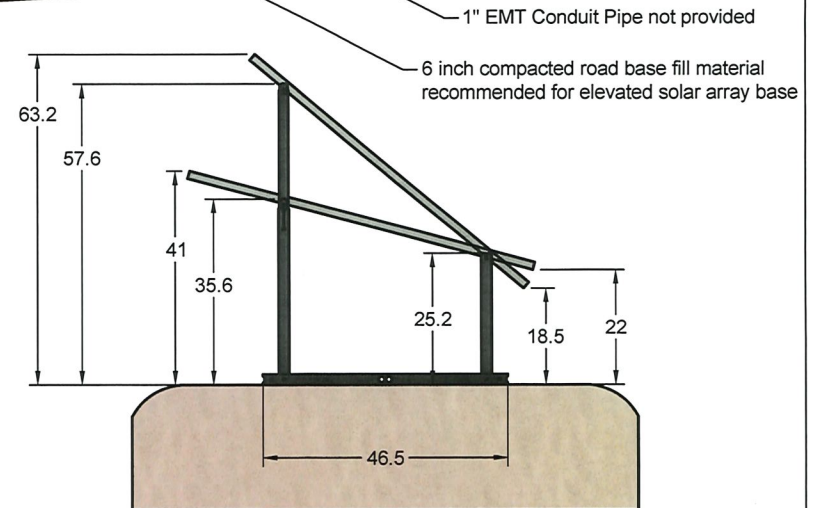


Base Frame Bolted:

Bolted to concrete footing,
concrete ballast pad, or steel beam.
(1000lbs minimum hold down per frame section)



Height off the ground and space between frames will
vary based on module size and adjustment angle.
(Solar module size represented is 44.7"x67.8")



*Images shown at 15 and 40 degrees positions



PROJECT

IntegraRack

TITLE

**IR-40FSAB Solar Racking System
Data Sheet**

IR-40FSAB1000 - High Strength Steel - Black Zinc Plated

APPROVED Paul Budge	2/21/2025	SIZE	CODE	DWG NO	REV
CHECKED Paul Budge	2/21/2025	B			
DRAWN Jeff Glauser	2/21/2025	SCALE 1:20	WEIGHT	SHEET 1/2	

**REQUEST FOR COUNCIL ACTION**

Agenda Date: June 11, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case SU 2025-06** A Special Use Request Submitted by Karen Walker for the Operation of a Beauty Salon at 1022 Washington Street.

DESCRIPTION: A Special Use Request Submitted by Karen Walker for the Operation of a Beauty Salon at 1022 Washington Street. Said Property is Zoned OS-1 Office Service District With a Legal Description, SEC 2 T25N R5W EDDS ADDN LOT 33 & E 11' OF LOT 32 NW 1/4 With the Following PIN: 04-10-02-127-009, in Tazewell County, Illinois.

City Code Section 4-3-6-2-3 requires a special use for a beauty shop to operate within the OS-1 zoning District. The property was previously used by Pekin Prescription Lab for overflow storage and parking and most recently was used by an HVAC business as an office and personal residence. The Building Inspections Department and Pekin Fire Department have conducted a pre-occupancy inspection of the property and given the owner and tenant a list of requirements that must be corrected prior to the city granting occupancy and use of the space as a Beauty Salon. The property does have more than enough parking for the proposed use.

Staff Recommends Approval

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 6/8/2025



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) ☐ F. Site Plan Review (\$125)	Request Property Address or PIN: <u>1022 Washington St.</u> Current Zoning (if known): <u>OS-1</u> Proposed Zoning (if rezoning request): _____ Current Use: <u>Vacant</u> Proposed Use (if different): <u>Beauty Salon</u> <u>By Mel Johnson on behalf of Muse Inc.</u>
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Property Owner Name:	Melvin Johnson
Mailing Address:	1615 Summit Dr. Pekin.
Phone:	309-885-6552
Alternative Phone:	
E-Mail Address:	mel.sadeohvae.com

Applicant Name (if different):	Karen Walker (Tenant)
Mailing Address:	1022 Washington St.
Phone:	309-642-9418
Alternative Phone:	
E-Mail Address:	themuzeartlady@gmail.com



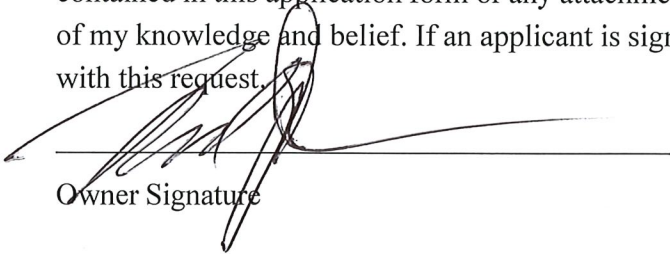
Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Please summarize your request and explain why it is necessary:

Requesting special use due to current zoning (OS-1)
does not allow for new tenant to operate a beauty/salon-
as a principal use only as a special use.

CERTIFICATION BY PROPERTY OWNER

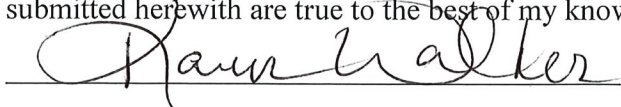
I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that applicant has received my approval to proceed with this request.


Owner Signature

5/16/2025
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.


Applicant Signature

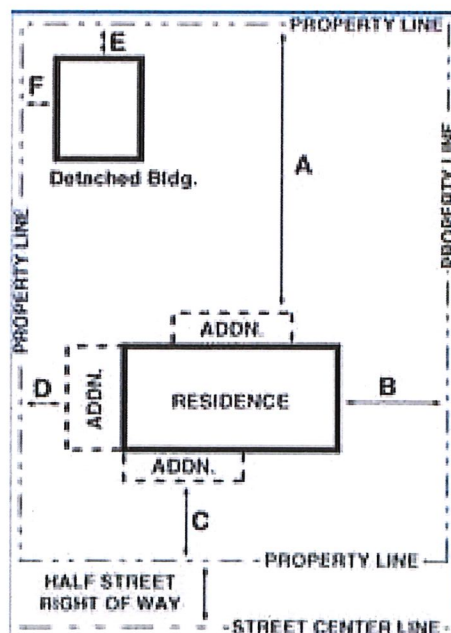
5/16/25
Date



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.

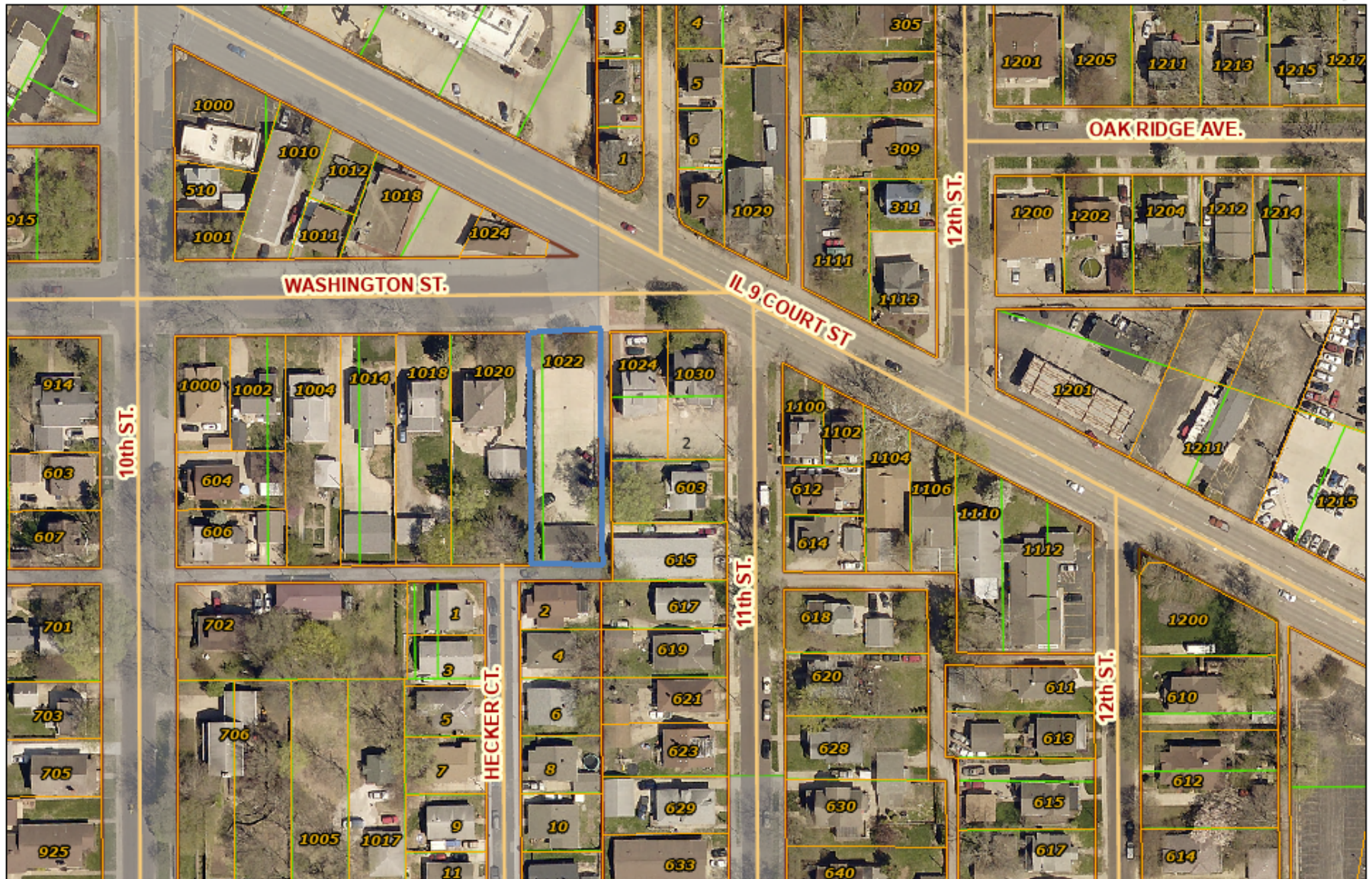
2. Is the variance needed due to special and unique circumstances not caused by the applicant’s or owner’s own actions?

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

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

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

Tazewell County GIS



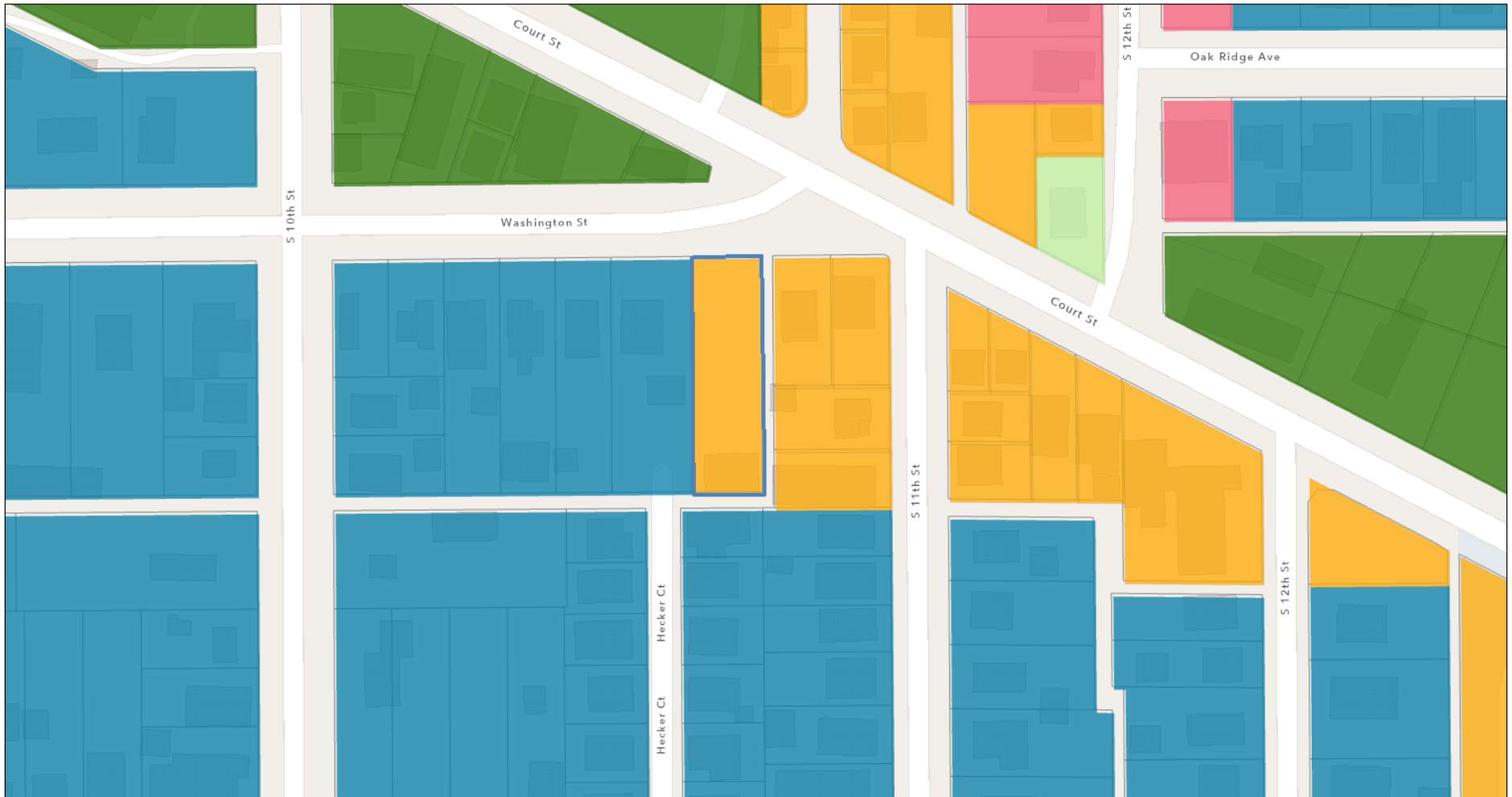
Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Illinois Statute. The information contained herein is for reference purposes only, and should not be relied upon as a substitute for a title search. Any reliance on the information contained herein is at the user's own risk. The Tazewell County GIS assumes no responsibility for any use of the information contained herein or any loss resulting therefrom. Users of Tazewell County GIS site assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.



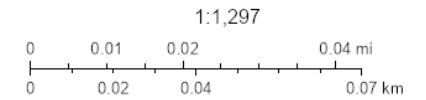
1:1,871

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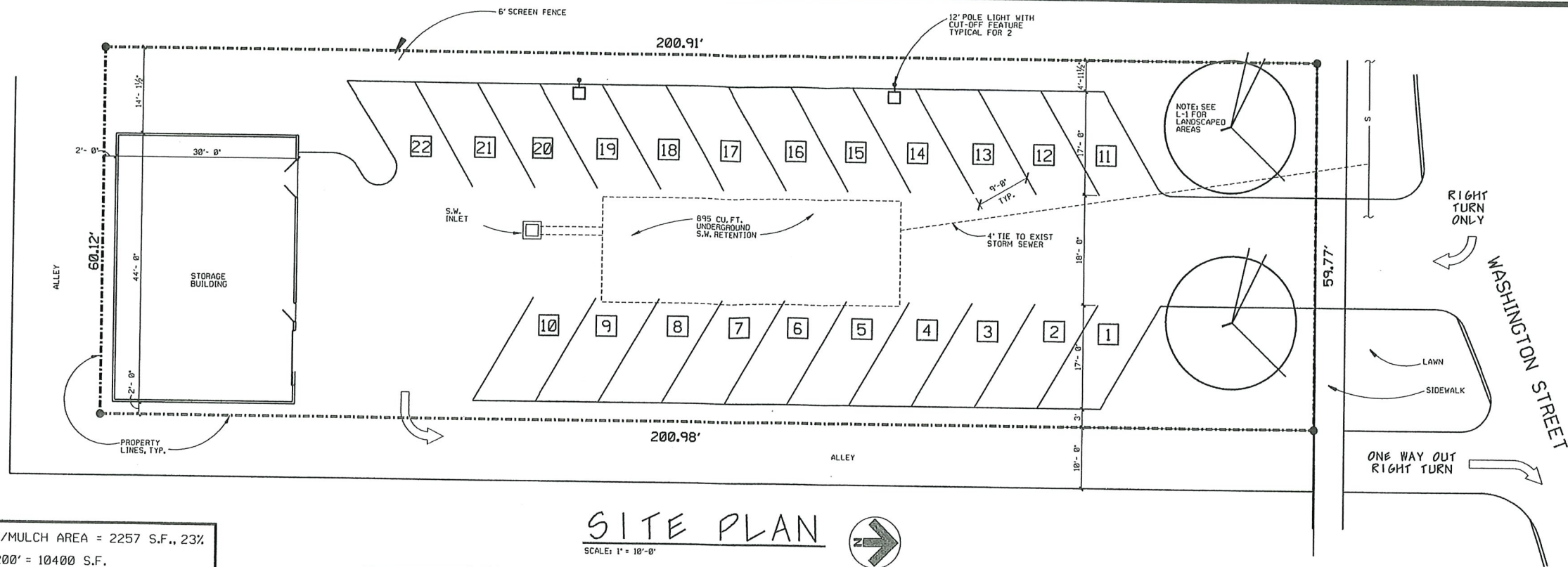
ArcGIS Web Map



6/8/2025, 3:00:28 PM

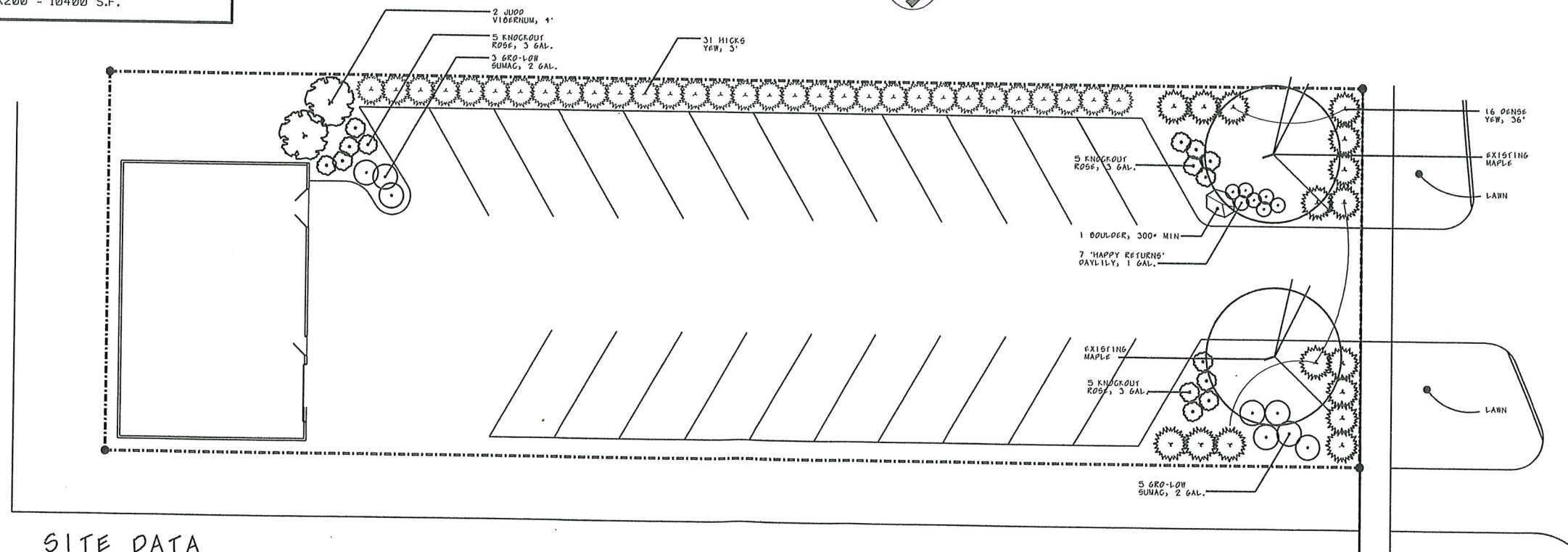


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Pekin GIS Office



LANDSCAPED/MULCH AREA = 2257 S.F., 23%
 LOT = 52'X200' = 10400 S.F.

SITE PLAN
 SCALE: 1" = 10'-0"



SITE DATA

ZONING: 05-1
 AREA: 10,400 S.F. = .244 AC.
 BUILDING SETBACKS REQUIRED:
 10' FRONT/SIDE/REAR
 VARIANCES REQUESTED:
 1. 2' SETBACK AT EAST AND SOUTH
 SIDE OF BUILDING TO ALLOW
 MAXIMUM PARKING
 2. 20' DRIVE DISTANCE FROM
 PROPERTY LINE TO ALLOW
 MAXIMUM LOT DEVELOPMENT.

LANDSCAPE PLAN
 SCALE: 1" = 10'-0"

NOTE: ALL LANDSCAPED AREAS TO
 BE MULCHED WITH RIVER ROCK

DRAINAGE/RETENTION INFO

1. 10,400 S.F. = .244 AC.
2. A1 = 9360 .21 AC.
3. A2 = 1010 .031 AC.
4. OA = .35 X 4 X .214 = .312 CFS
- 5A. 01 = .35 X 4 X .21 = .750 CFS
- 5B. 02 = .30 X 4 X .034 = .041 CFS
- 5C. 0P = .798 .041 = .039 CFS
6. V = .039 = .312 X 15 X 60
 = 447.3 CU. FT. X 2 COMB. SEWER
 = 894.6 CU. FT.
7. RELEASE @ OA = .342 CFS RATE THRU 4" PIPE

PROJECT:		NO.		DATE		REVISIONS	
ROSS J. GOULD, A.I.A.							
ARCHITECT							
27 BAINBOW PEERIN, ILLINOIS 61854 (309) 246-6382							
SITE PLAN AND LANDSCAPE PLAN		DATE		03/10/2009			
DRAWN BY		JLO					
SHEET NO.							
C-1							

**REQUEST FOR COUNCIL ACTION**

Agenda Date: June 11, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case VAC 2025-01** The City of Pekin wishes to Vacate the Alley Running Northwesterly and Southeasterly Through Block 82 in the Original Town of Pekin, Now City, of Pekin, Bounded by the Easterly Right of Way Line of Fifth Street and the West Right of Way Line of Eighth Street, Situated in Section 35, Township 25 North, Range 5 West of the Third Principal Meridian, Tazewell County, Illinois.

DESCRIPTION: The City of Pekin wishes to Vacate the Alley Running Northwesterly and Southeasterly Through Block 82 in the Original Town of Pekin, Now City of Pekin, Bounded by the Easterly Right of Way Line of Fifth Street and the West Right of Way Line of Eighth Street, Situated in Section 35, Township 25 North, Range 5 West of the Third Principal Meridian, Tazewell County, Illinois.

Notification was given to all property owners and no negative feedback was received. The property will be vacated to the property owners as shown on the Vacation Plat and will remain as a utility easement.

Staff recommends approval

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

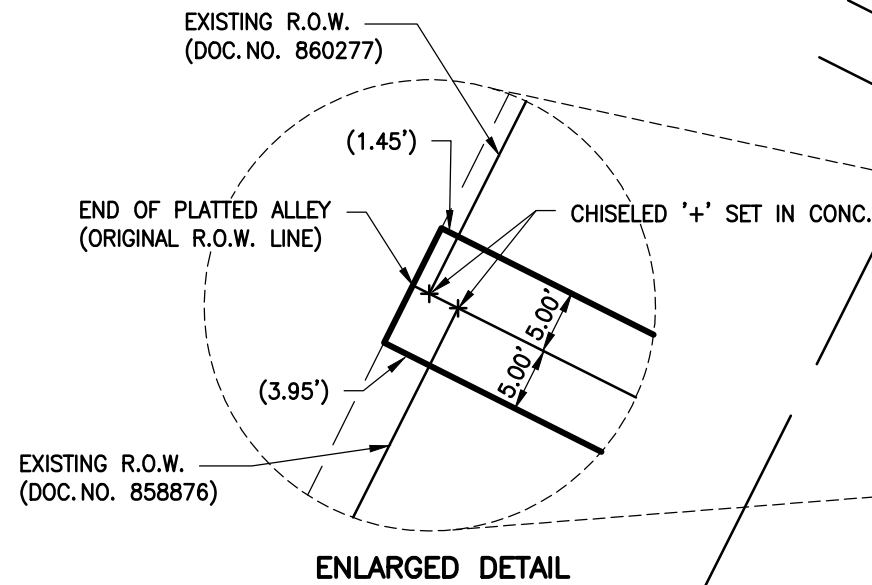
Final Approval - 6/6/2025

PROPOSED ALLEY VACATION
AND
PROPOSED INGRESS-EGRESS & UTILITY EASEMENT

AREA DESCRIPTION

THE ALLEY RUNNING NORTHWESTERLY AND SOUTHEASTERLY THROUGH BLOCK 82 IN THE ORIGINAL TOWN OF PEKIN, NOW CITY, OF PEKIN, BOUNDED BY THE EASTERLY RIGHT OF WAY LINE OF FIFTH STREET AND THE WEST RIGHT OF WAY LINE OF EIGHTH STREET, SITUATED IN SECTION 35, TOWNSHIP 25 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.

TOTAL AREA IS 2,375 SQUARE FEET, MORE OR LESS, OR 0.055 ACRES, MORE OR LESS.



ADJOINING PROPERTY AREA DISTRIBUTION PER CITY OF PEKIN INSTRUCTIONS	
PARCEL	AREA (±)
Ⓐ	793 S.F. (79.3'X5')* PIN 04-04-35-304-006
Ⓑ	680 S.F. (68'X5') PIN 04-04-35-304-007
Ⓒ	444 S.F. (87.6'X5')** PIN 04-04-35-304-010
Ⓓ	431 S.F. (87.6'X5')** PIN 04-04-35-304-005

* DOES NOT INCLUDE AREA FROM PARCEL LINE TO ORIGINAL WEST END OF ALLEY.
LOT 1 (DOC. NO. 860277)
DOES NOT INCLUDE AREA FROM PARCEL LINE TO ORIGINAL WEST END OF ALLEY.
LOT 11 (DOC. NO. 858876)

** 87.6' IS DISTANCE ALONG ALLEY CENTERLINE TO EAST END OF ALLEY.

State of Illinois)
County of Peoria) SS

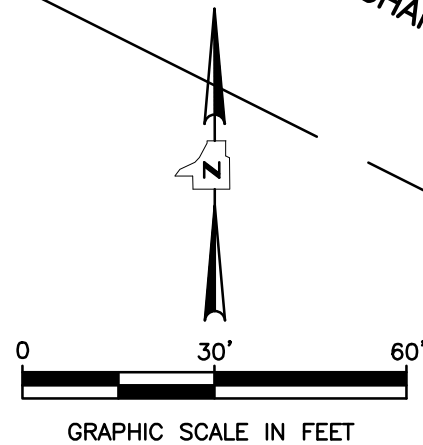
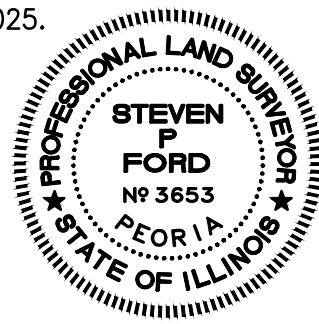
We, Maurer-Stutz, Inc., Professional Design Firm No. 184-005754, do hereby state that in our opinion this is a true and correct representation of that part of the platted Original Town of Pekin, Illinois for the purpose of graphically showing the alley to be vacated and that same area to be a proposed area of ingress-egress and utility easement for future access and maintenance of the existing utilities within as shown hereon.

Field work completed May 5, 2025.

Dated at Peoria, Illinois, this _____ day of _____, 2025.

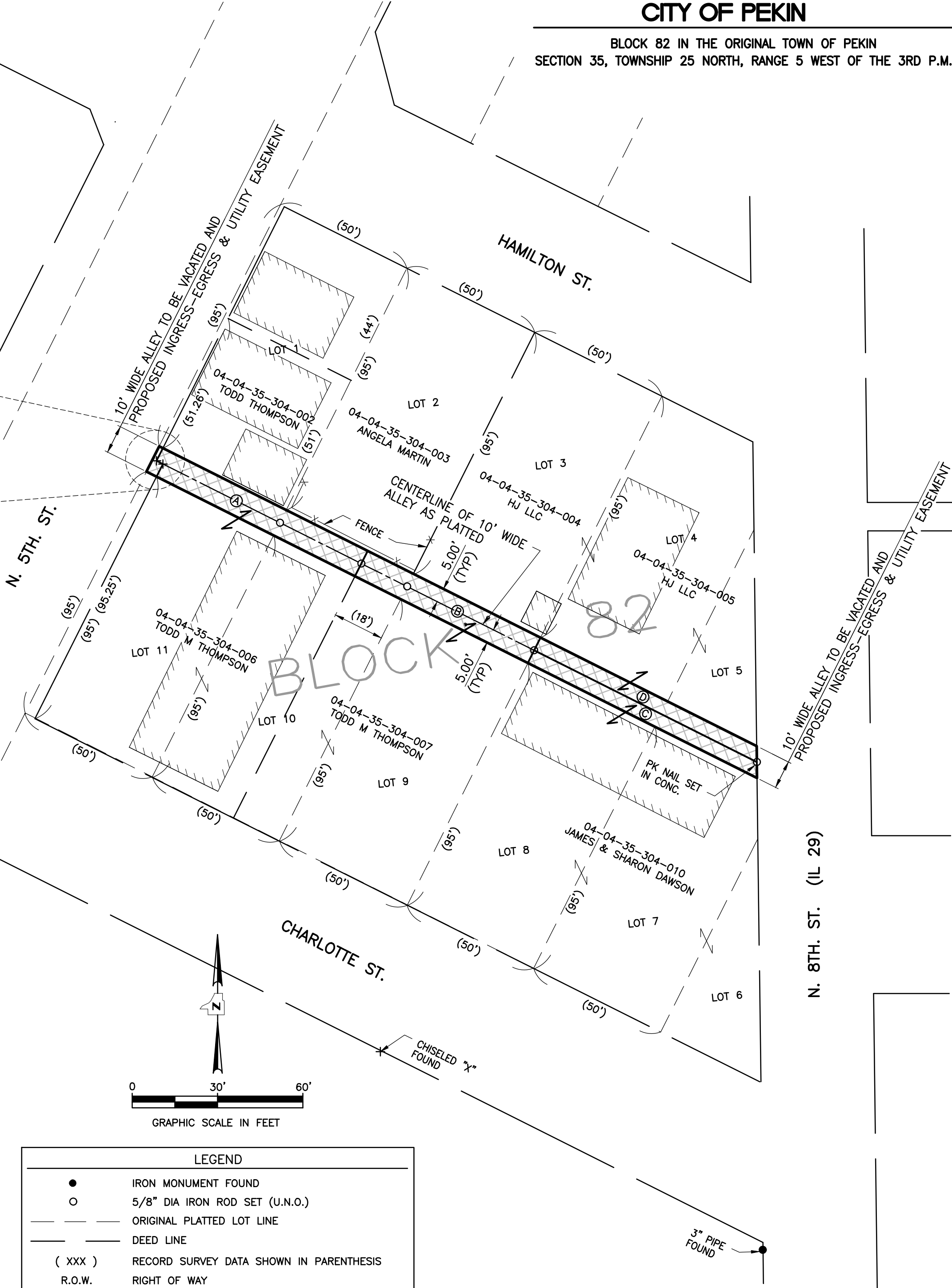
MAURER-STUTZ
ENGINEERS SURVEYORS

By: _____
Steven P. Ford
Illinois Professional Land Surveyor #3653
License expires November 30, 2026



LEGEND	
●	IRON MONUMENT FOUND
○	5/8" DIA IRON ROD SET (U.N.O.)
---	ORIGINAL PLATTED LOT LINE
---	DEED LINE
(XXX)	RECORD SURVEY DATA SHOWN IN PARENTHESIS
R.O.W.	RIGHT OF WAY
	PROPOSED AREA OF ALLEY TO BE VACATED AND PROPOSED INGRESS-EGRESS & UTILITY EASEMENT

CITY OF PEKIN
BLOCK 82 IN THE ORIGINAL TOWN OF PEKIN
SECTION 35, TOWNSHIP 25 NORTH, RANGE 5 WEST OF THE 3RD P.M.



REVISIONS	
No.	Description
1	AREA DISTRIBUTIONS PER CITY OF PEKIN

MAURER-STUTZ
ENGINEERS SURVEYORS

PEORIA, IL 3116 N. DRIES LANE, SUITE 100 | PEORIA, IL 61604 | (309) 693-7615 | FAX (309) 693-7616
CANTON, IL 1670 EAST ASH STREET | CANTON, IL 61520 | (309) 647-7831 | FAX (309) 647-6155
www.mstutz.com "WORKING with YOU by DESIGN"

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE #184-005754

Sheet Title:
**PROPOSED ALLEY VACATION AND
PROPOSED EASEMENT PLAT**

Project:
**BLOCK 82, ORIGINAL TOWN
OF PEKIN, ILLINOIS**

Client:
CITY OF PEKIN

Designed By:

Drawn By:
SPF

Reviewed By:
SPF

Date:
02 May 2025

Project No.:
232-25012.00

Drawing:
1

1 OF 1



REQUEST FOR COUNCIL ACTION

Agenda Date: June 11, 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 July Meeting.

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.

-
- 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:

-
- 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.

-
- 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.

-
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)