



**REGULAR ZONING BOARD OF APPEALS MEETING
WEDNESDAY, JULY 9, 2025
5:00 PM**

1. Pledge of Allegiance

2. Call to Order

3. Approve Agenda

4. Approval of Minutes

4.1. Minutes from the June 11, 2025 Zoning Board of Appeals Meeting

5. City Council Action Report

5.1. City Council Action Report-Regular Meeting June 23, 2025

6. Unfinished Business

6.1. **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.

7. New Business

7.1. **Case V 2025-08** A Variance Request Submitted by Sylvia Shults for the Property Located at 600 Market Street to Allow for the Construction of a Shed and Raised Garden Beds on a Non-Conforming Lot

8. Any Other Business Before the Board

9. Public Input

10. Adjourn



REQUEST FOR COUNCIL ACTION

Agenda Date: July 9, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Minutes from the June 11, 2025 Zoning Board of Appeals Meeting

DESCRIPTION: Minutes from the June 11, 2025 Zoning Board of Appeals Meeting

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 6/26/2025



**PROCEEDINGS OF THE REGULAR MEETING
OF THE ZONING BOARD OF APPEALS OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON WEDNESDAY, JUNE 11, 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. 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	-:--
Kim Joesting	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Mary Lanane	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Kelly Madden	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Amy Wilson	Zoning Board of Appeals	Commissioner	Absent	-:--

Approve Agenda

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

Approval of Minutes

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

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

Approval of minutes from the meeting on May 14, 2025, with discussed wording being changed in sections 6.4, Case V 2025-06 and 6.5 Case PPR 2025-03 (variance/plat).

City Council Action Report

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

City Council Action Report from May 27, 2025: Total of 6 items and all were approved.

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.**

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

Public Hearing Open 5:02PM Public Hearing Closed: 5:04PM

Ross Gould spoke on behalf of Excalibur states they are looking to expand their Research Area that is currently on Broadway to Riverway Dr.

Motion to Approve made by Commissioner Deverman and seconded by Madden.

Chairman Hild asked if the property in discussion was once a possibility for a solar field. Commissioner Deverman said that it was discussed as a possibility, but that was approximately 10–12 years ago. Nic Maquet said he was unaware of that as it was before his time, but if it was a special use, it would have expired.

Approved 5-0.

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.**

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

Public Hearing Open: 5:07PM Public Hearing Closed: 5:08PM
 Randy McElwee, President/CEO of Gale Credit Union, explained that a site plan that was previously approved is being brought before zoning today with slight modifications that would allow for additional parking with the hopes of a drive-up teller in the future. Randy said that there would also be a digital sign to come in the future.

Motion to approve was made by Commissioner Madden and seconded by Deverman
 Discussion: Nic Maquet said that the staff's opinion is that the new plan is a much better plan. Chairman Hild asked if the sign would have motion and Randy said it would have a series of slides.

Approved 5-0

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.

RESULT:	TABLED CASE V2025-07
MOVER:	Commissioner Lanane
SECONDER:	Commissioner Joesting
AYES:	Commissioners Deverman, Hild, Joesting, Lanane and Madden.
ABSENT:	Commissioners Huskisson and Wilson.

Public Hearing Open: 5:10PM Public Hearing Closed: 5:10PM
 Motion to approve made by Commissioner Lanane and seconded by Joesting.

Commissioner Deverman asked if the existing walls are what we were discussing and Nic said yes, the retaining wall had begun being built by Rich in 2018. Nic explained if you seize construction for a period of 180 days, then the permit that was issued is void (the permit in discussion was issued in 2018).

Motion to approve removed by Lanane and motion to table the variance was made by Lanane and second by Joesting.
 All were in favor of tabling the case.

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

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

Public Hearing Open: 5:17PM Public Hearing Closed: 5:9PM

Jason Hawksworth with Hawk-Attollo explained the desire that Good Shepard Lutheran School has to create a community solar garden. Jason stated the updated plan is a racking system that would be a maximum of 63 inches in height along with a 6-foot fence and greenery. The benefit to GSLS is that they would have a land lease associated with the solar garden which would allow them to also subscribe to the array for a reduction in energy cost.

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

Nic Maquet said that the staff feels this plan is much better as it keeps the panels lower, more screening and additional greenery. Nic stated that letters were sent out to the property owners within 150 feet of the array, and he did not receive any complaints. Commissioner Hild asked if the panels were smaller. Jason (Hawksworth) said the arrays are the same size, but they will be one panel rather than two panels high. Commissioner Joesting asked where the converters would be. Jason said that the converters would be on the back side of the building. Commissioner Hild asked if the solar panels have a lot of glare and Jason said there is not. They are made with an anti-glare coating.

Motion approved 5-0

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.

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

Public Hearing Open: 5:24PM Public Hearing Closed: 5:25PM

Mel Johnson, the property owner, gave the history purchase and improvements. Mel said that he would like to lease the property to allow for a Beauty Salon.

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

Commissioner Deverman said he thought the alleyway was vacated, which Nic clarified we have not. Nic stated that he and the fire dept. walked the property and the area is very well lit, there is enough parking available and the requested minor changes were made.

Motion approved 5-0

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.

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

Public Hearing Open: 5:29PM Public Hearing Closed: 5:29PM

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

Chairman Hild asked about the ROW/Utilities in the alley and Nic said we are vacating the ROW but dedicating an easement for utilities. Josh Wray of the City of Pekin explained that Todd Thompson owns land around the alley and plans to erect a building and would like to avoid curb cuts, etc.

Motion approved 5-0

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 he did not get a unified sense of direction. Maquet said he(currently) does have a gentleman that is on a large piece of property on Edgewater Dr. and he cannot get solar due to the moratorium and feels frustrated. Madden stated that he doesn't agree that we allow the church to have a solar panel but deny residents. Chairman Hild said he does not feel that we should change the code for 30,000 residents due to two people having an issue with a ground-mount solar array. Commissioner Deverman asked for clarity as to why the moratorium was put into place and Nic said that a resident complained to a council member. All present members of ZBA would like to leave the code as is, no changes.

Public Input

No Public Input was Given

Adjourn

Motion to adjourn made by Commissioner Kelly and seconded by Deverman.

 <p>CITY OF Pekin ILLINOIS</p>	<p>REQUEST FOR COUNCIL ACTION</p> <p>Agenda Date: July 9, 2025 To: Members of the Zoning Board of Appeals From: Nic Maquet, Chief Building Official</p>
<p>AGENDA ITEM:</p>	<p>City Council Action Report-Regular Meeting June 23, 2025</p>
<p>DESCRIPTION:</p>	<p>City Council Action Report From the Regular City Council Meeting Held on June 23rd at 5:30pm</p>
<p>FINANCIAL IMPACT:</p>	<p>N/A</p>
<p>REVIEWED BY:</p>	
<p>Nic Maquet, Chief Building Official</p>	<p>Final Approval - 6/26/2025</p>



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

City Council Action Report
Meeting Date
June 23, 2025 5:30 PM

All zoning cases that were recommended for approval during the regularly scheduled Zoning Board of Appeals meeting held on Wednesday June 11, 2025 were approved at the regularly scheduled City Council meeting held on Monday June 23, 2025.

- Case SPR 2025-03-Approved
- Case SPR 2025-04-Approved
- Case SU 2025-05-Approved
- Case SU 2025-06-Approved
- Case VAC 2025-01-Approved

The Moratorium on Residential Ground Mounted Solar Systems was lifted with the passing of Ordinance No. 4318-25/26. City Council has given direction to staff to bring to the Zoning Board of Appeals a text amendment to the City Solar Code that would make all Ground Mounted Solar Systems a Special Use. This will be presented to the Zoning Board of Appeals in August at its regular meeting



REQUEST FOR COUNCIL ACTION

Agenda Date: July 9, 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 - 6/19/2025



received
5-19-21

V 2025-07



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

Board of Appeals Application for Consideration

<p>Type of Request (check one):</p> <p><input type="checkbox"/> A. Special Use (\$125)</p> <p><input checked="" type="checkbox"/> B. Residential Variance (\$125)</p> <p><input type="checkbox"/> C. Non-Residential Variance (\$125)</p> <p><input type="checkbox"/> D. Map Amendment/Rezoning (\$125)</p> <p><input type="checkbox"/> E. Annexation (\$125)</p> <p><input type="checkbox"/> F. Site Plan Review (\$125)</p>	<p>Request Property Address or PIN: <u>205 Sapp St.</u></p> <p>Current Zoning (if known): <u>RMA</u></p> <p>Proposed Zoning (if rezoning request): _____</p> <p>Current Use: _____</p> <p>Proposed Use (if different): _____</p>
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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. ~~As cost 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

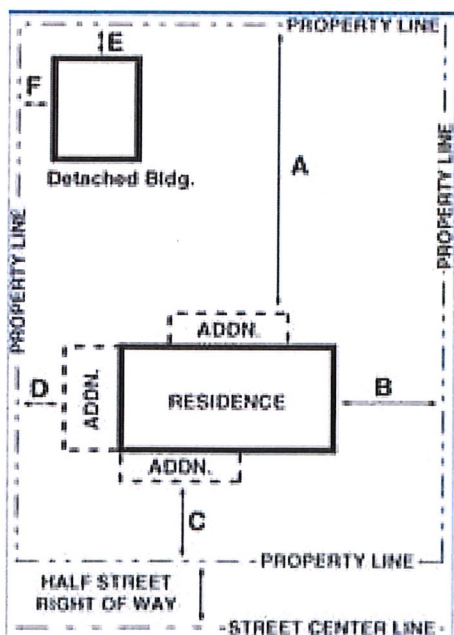
Date



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:
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.

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

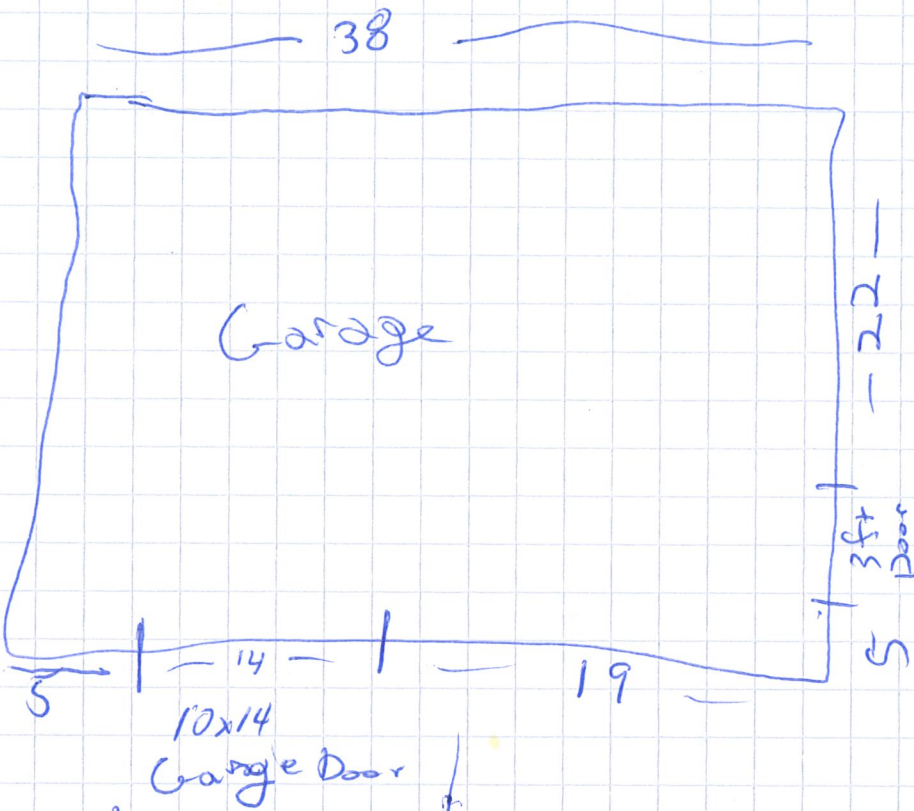
5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

No

Driveway Site plan

40

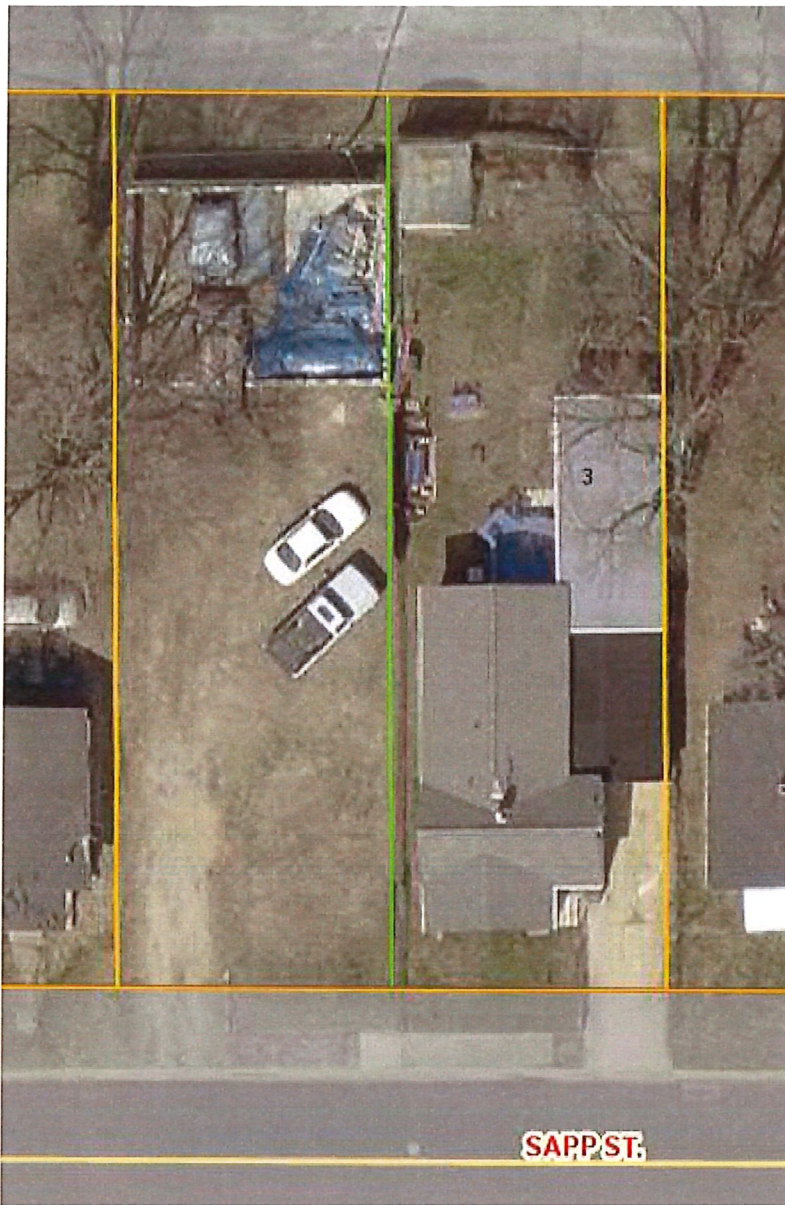
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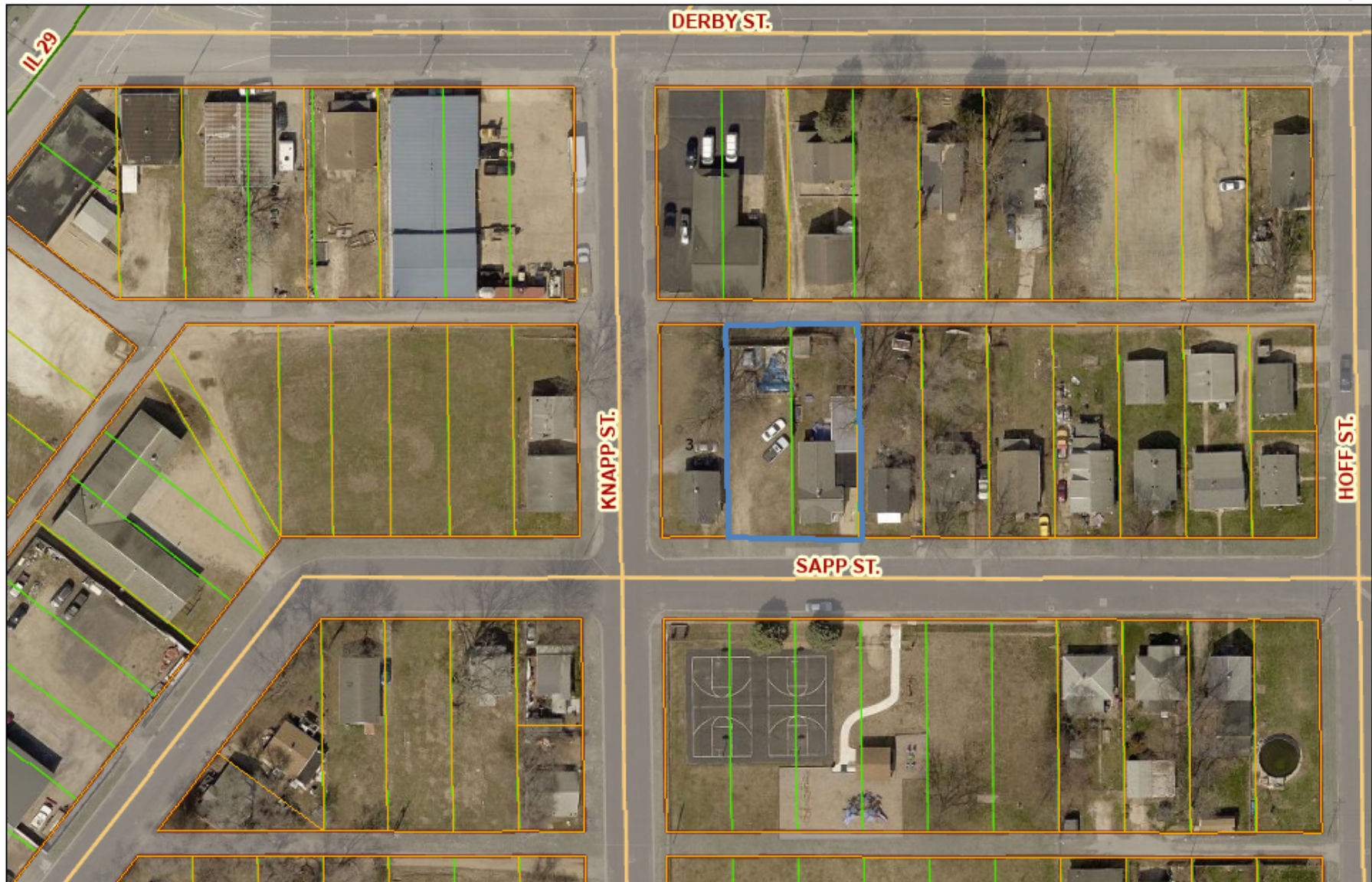
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8ft +

Sapp St



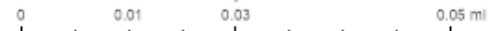
Tazewell County GIS



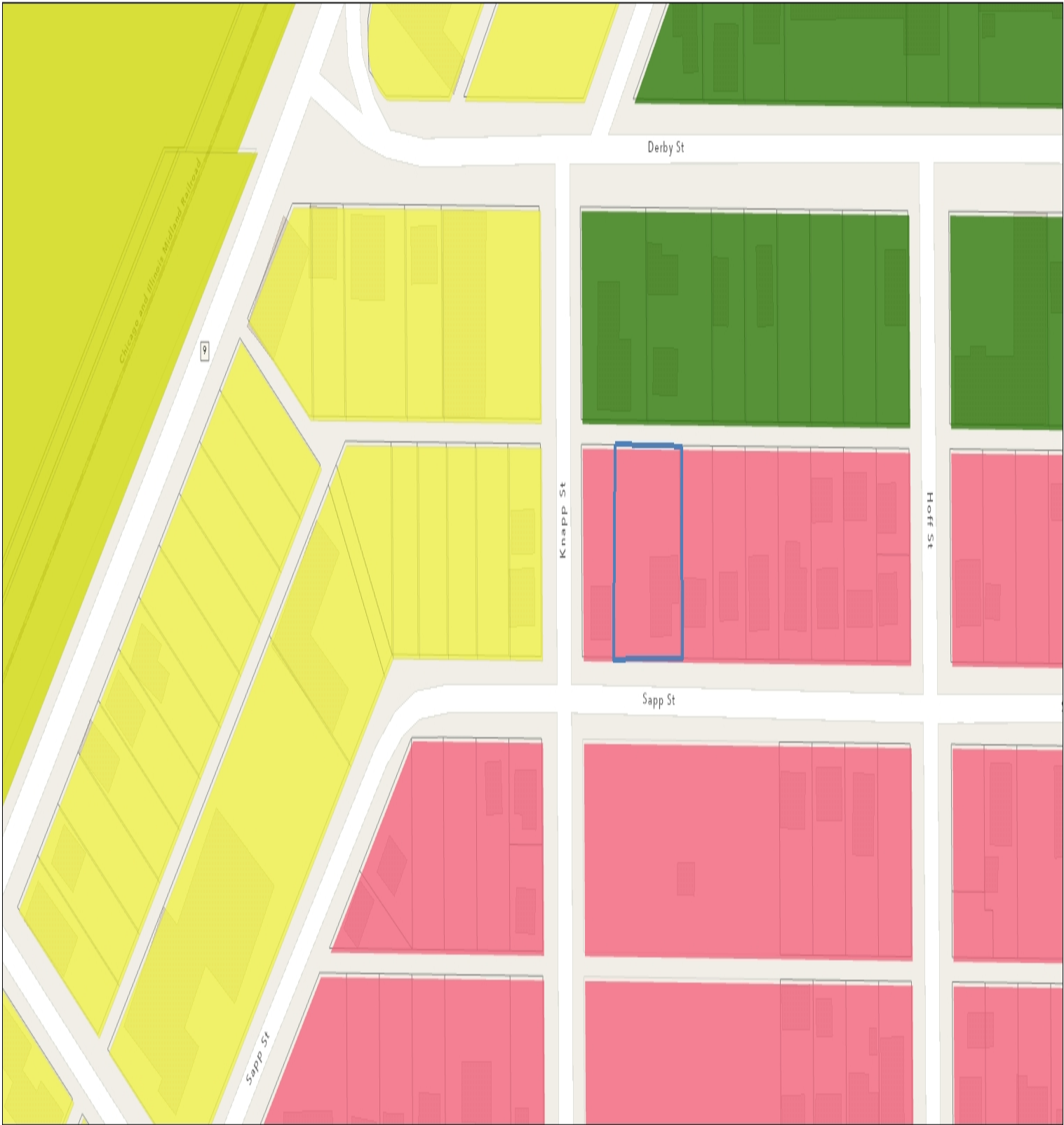
Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected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



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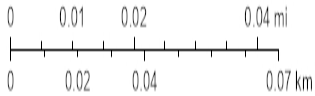


ArcGIS Web Map



6/8/2025, 3:51:34 PM

1:1,297



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



REQUEST FOR COUNCIL ACTION

Agenda Date: July 9, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Case V 2025-08 A Variance Request Submitted by Sylvia Shults for the Property Located at 600 Market Street to Allow for the Construction of a Shed and Raised Garden Beds on a Non-Conforming Lot

DESCRIPTION: A Variance Request Submitted by Sylvia Shults for the Property Located at 600 Market Street to Allow for the Construction of a Shed and Raised Garden beds on a Non-Conforming Lot. Said Property is Currently Zoned RM-3 Multi-Family Residential District with a Legal Description, SEC 35 T25N R5W ORIGINAL TOWN LOT 1 BLK 96 SW ¼, With the Following PIN: 04-04-35-329-001 in Tazewell County, Illinois.

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

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

- (1) All principal uses permitted as regulated and all special uses as regulated in the RT Two-Family Residential District.
- (2) Community residence with no more than 15 residents and no more than four staff persons
- (3) Multifamily dwellings.
- (4) Accessory buildings and uses customarily incident to any of the permitted uses provided for in this Section.**

A complaint was received by the Code Enforcement division regarding the property located at 600 Market St. The Code Enforcement division investigated the complaint and found that the residential lot was being used for raised garden beds and the property had a shed built on the property. The property does not have a primary structure built on the lot and Mrs Shults has no intent to build a primary structure on the lot. She is seeking a variance that would allow her to keep and maintain the raised garden beds and the accessory structure on the lot. She states that she lives down the block and the purpose of the shed is so that she can keep a lawnmower and gardening equipment on the property.

Staff did research on the property utilizing GIS maps and Google street view maps and it appears that in 2022 a camping trailer was also being stored on the property and this also would not be allowable without a primary structure on the property. If a variance is granted for the shed and planters to stay, staff would then need to work with the property owner to ensure that all building setbacks are maintained.

Staff recommends approval with the conditions that the current use of the lot as a garden with a shed not be enlarged and that it be properly maintained. Failure to maintain the property would fall under the City's existing property maintenance code and could result in actions being taken by the City to gain compliance.

FINANCIAL IMPACT: N/A
REVIEWED BY:
Nic Maquet, Chief Building Official



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

Board of Appeals Application for Consideration

<p>Type of Request (check one):</p> <p><input type="checkbox"/> A. Special Use (\$125)</p> <p><input checked="" type="checkbox"/> B. Residential Variance (\$125)</p> <p><input type="checkbox"/> C. Non-Residential Variance (\$125)</p> <p><input type="checkbox"/> D. Map Amendment/Rezoning (\$125)</p> <p><input type="checkbox"/> E. Annexation (\$125)</p> <p><input type="checkbox"/> F. Site Plan Review (\$125)</p>	<p>Request Property Address or PIN: <u>600 Market Street, Pekin</u></p> <p>Current Zoning (if known): <u>RT</u></p> <p>Proposed Zoning (if rezoning request): <u>N/A</u></p> <p>Current Use: <u>VACANT lot WITH Garden</u></p> <p>Proposed Use (if different): <u>Improve with shed + Raised Beds</u></p>
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Property Owner Name:	Sylvia Shults
Mailing Address:	524 State Street, Pekin IL 61554
Phone:	309-202-2975
Alternative Phone:	309-699-3917 x1075
E-Mail Address:	pompeii100@yahoo.com

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



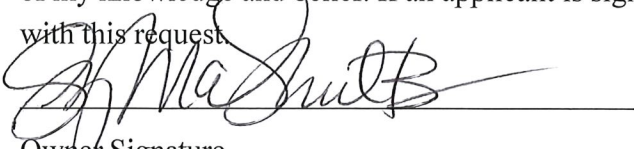
Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Please summarize your request and explain why it is necessary:

I am requesting permission to have a garden shed (8'x10') at the lot, I intend to store gardening and lawn care supplies in it. I live at 524 State Street, several blocks away from 600 Market Street. Having the ability to store lawn care and garden supplies (lawnmower, pots, rakes, shovels etc.) at the site, and not have to bring such items from home every time, will better my ability to keep the grass at the lot mowed, and the gardens tidy.

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

6/13/2025
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

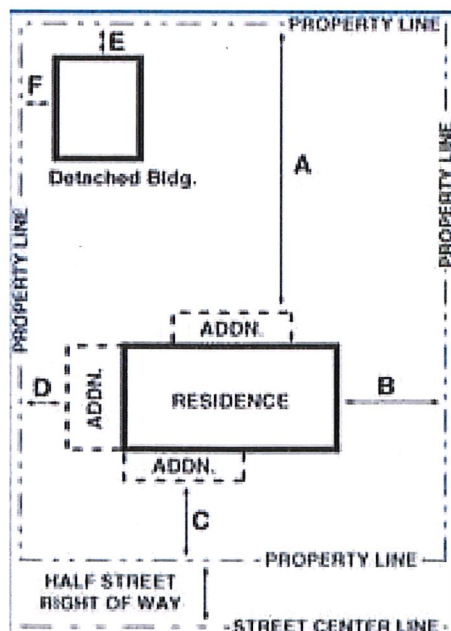
Date



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.

I am requesting permission to have a garden shed
(8' x 10') on the property.

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

It's needed because I'm requesting permission for the shed,
in order to have a place to store lawn care equipment on site

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

No, it won't.

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

Yes.

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

There are no anticipated negative impacts.

Request for Shed at Pekin Lot

From: Sylvia Shults (pompeii100@yahoo.com)

To: nmaquet@ci.pekin.il.us

Date: Tuesday, May 13, 2025 at 11:29 AM CDT


Good morning, Mr. Maquet,

Sylvia Shults here; I'm the owner of a lot at 600 Market Street in Pekin.

I bought the lot in 2019, because the yard at my house is quite small, and I've been an avid gardener since childhood. I began immediately to improve the lot with plantings, including some raised beds for a garden.

I've recently been told that I cannot have a shed on the property, as there is not currently a house on it. Please, I would appreciate it if someone could explain the logic of this ordinance. I'm not asking to keep chickens on the lot, or bees. I'm not asking to do anything weird over there. But it is so wonderful to finally have a shed there, and not have to drag a mower down the street to keep the yard mowed.

I've been discussing the ordinance with Officer Belcher, and he suggested I contact you and request a zoning variance. That sounds like an ideal solution, and I would very much appreciate more information on this. *I'll be 57 in a couple of months; there may come a time when I'm not able to push a mower several blocks.*

I also very recently (as in today) found out that the planters are also in question. The planters have been there since 2019. I need to make sure I understand the limitations: I'm not allowed to have the big planters in the middle of the yard? What about the raised beds at the end of the garden, are those permitted? 

And here's the biggie: if I purchase a permit, may I please be allowed to retroactively keep the shed? I'm sorry if I'm being dense, it's not on purpose, but wouldn't it make sense to be able to have a place to store a mower and other equipment to be able to keep a property neat and tidy? I'm happy to purchase a permit and have the shed inspected, if that's what it takes to keep my property nice.

Again, thank you for any clarification, and I truly appreciate your understanding on this matter.

Regards,

Sylvia Shults

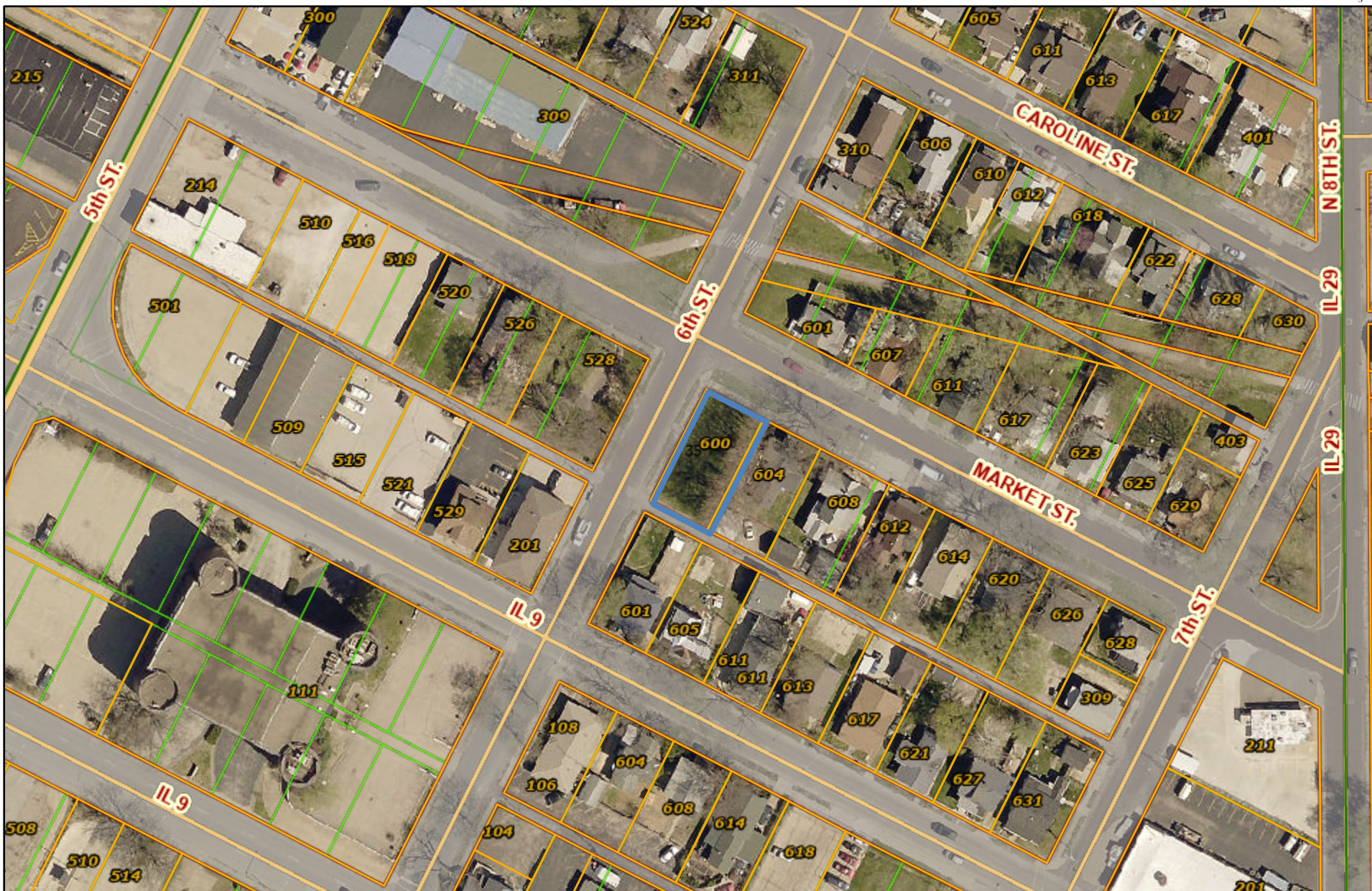
Award-winning author, *Gone On Vacation: Haunted Zoos, Museums, and Amusement Parks* (First Place, BookFest Awards, Spring 2024; International Book Awards Finalist, Summer 2024); *Days of the Dead: A Year of True Ghost Stories* (First Place, BookFest Awards, Spring 2022)

Publishing at www.sylviashults.wordpress.com

Black Sharpie marker indicates placement of shed.
The white object indicates a travel trailer,
which is no longer on the property.

SS.



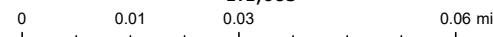


- | | | | |
|-------|---------|-------------------|---------------|
| I-155 | IL 98 | Sections | Lots |
| I-474 | US 150 | Ownership Parcels | Red: Band_1 |
| I-74 | US 24 | Blocks | Green: Band_2 |
| IL 29 | Streets | ROW | Blue: Band_3 |

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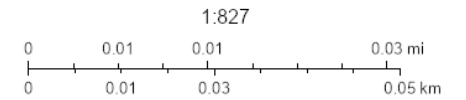
1:1,683



ArcGIS Web Map



7/6/2025, 3:48:20 PM



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

601 Market St 📍

Pekin, Illinois

Google Street View

Aug 2022 [See more dates](#)



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