



## *City of Pekin*

### REGULAR ZONING BOARD OF APPEALS MEETING WEDNESDAY, NOVEMBER 12, 2025 5:00 PM

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#### 1. Pledge of Allegiance

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#### 2. Call to Order

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#### 3. Approve Agenda

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#### 4. Approval of Minutes

- 4.1. Minutes from the October 8, 2025 Meeting
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#### 5. City Council Action Report

- 5.1. City Council Action Report From October 27, 2025
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#### 6. New Business

- 6.1. **Case V 2025-12** A Variance Request Submitted by Joseph & Jody Lutz for the Property Located at 1021 Hamilton Street to Reduce Building Setbacks for a Swimming Pool.
- 6.2. **Case V 2025-13** A Variance Request Submitted by James D Whitley for the Property Located at 1221 Maple Street to Reduce the Front Building Setback to Allow for Construction of a Porch.
- 6.3. **Case V 2025-14** A Variance Request Submitted by Ron Matthews on Behalf of the Lake Arlan Homeowners Association for the Property Located at 1 Rosewood Lane to Allow for the Construction of a Shed on a Residential Non-Conforming Lot
- 6.4. **Case SU 2025-08** A Special Use Request Submitted by Katana Hibachi & Sushi for the Operation of an Open Front/ Walk Up Food Trailer at 1201 North 8<sup>th</sup> Street.
- 6.5. **Case SU 2025-09** A Special Use Request Submitted by Joseph & Jennifer Thomas on Behalf of Pekin Alignment for the Operation of an Automobile Repair Shop with Short-Term Auto Storage at 716 Court Street.
- 6.6. **Case SPR 2025-06** A Site Plan Review Request Submitted by The Farnsworth Group on Behalf of The Center for Prevention of Abuse for the Construction of a New Commercial Building on the Property Located at 121 South 2<sup>nd</sup> Street.

- 6.7. **Case SPR 2025-07** A Site Plan Review Request Submitted by Oakline Construction Group LLC on Behalf of Epic Pharma Solutions Inc. for the Construction of a New Commercial Building on the Property Located at 405 Hanna Dr.

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**7. Any Other Business Before the Board**

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**8. Public Input**

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**9. Adjourn**