



City of Pekin

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

1. Pledge of Allegiance

2. Call to Order

3. Approve Agenda

4. Approval of Minutes

- 4.1. Minutes from the October 8, 2025 Meeting
-

5. City Council Action Report

- 5.1. City Council Action Report From October 27, 2025
-

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 8th 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 2nd 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.

7. Any Other Business Before the Board

8. Public Input

9. Adjourn

**REQUEST FOR COUNCIL ACTION**

Agenda Date: November 12, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Minutes from the October 8, 2025 Meeting

DESCRIPTION: Minutes from the October 8, 2025 Meeting

FINANCIAL IMPACT:
 N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 11/3/2025



City of Pekin

**PROCEEDINGS OF THE REGULAR MEETING
OF THE ZONING BOARD OF APPEALS OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON WEDNESDAY, OCTOBER 8, 2025 AT 5:00 PM
CHAIRMAN DON HILD PRESIDING**

Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Donald Hild.

Call to Order

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

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

Approve Agenda

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

Approval of Minutes

4.1. Minutes from the September 10, 2025 Meeting

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

City Council Action Report

5.1. Receive and File City Council Action Report From September 22, 2025

City Council approved Case SPR 2025-05 and ZTA 2025-05

Unfinished Business

6.1. Case SU 2025-07 A Special Use request submitted by Big Dog Auto for the operation of an Automobile Repair Shop with Short-Term Auto Storage at 305 North 3rd Street.

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

Public Input Open: 5:03pm Closed: 5:05pm

Ralph Gargos, owner of Big Dog Auto was available for questions but did not have any additional input.

Motion to Approve was made by Huskisson and seconded by Deverman.

Commissioner Huskisson asked if there was an oil separator installed and Nic Maquet said there is an oil separator. Nic said that the bulk of the required work is completed, and the only thing left is the Special Use being approved, and then they can move forward with operations after a final inspection is completed.

New Business

7.1. Case V 2025-09 A Variance Request Submitted by Dennis Ragland for the Property Located at 3723 Grandview Ct. to Allow for the Construction of a 42-foot-wide driveway.

RESULT:	3 TO 2(PASSED)
MOVER:	Commissioner Huskisson
SECONDER:	Commissioner Madden
AYES:	Commissioners Hild, Huskisson and Madden
NAYS:	Commissioner Deverman and Wilson
ABSENT:	Commissioner Joesting and Lanane

Public Input Open at 5:07pm Closed at 5:09pm

Dennis Ragland, owner, said that he has 327-foot of frontage and is looking to install a 42-foot-wide driveway. Dennis said that the neighbors that he has talked to, do not have an issue with a larger garage. Mr. Ragland said that he has two lots, and he feels a larger garage will make the lot look symmetrical as well as functional for parking a trailer or boat.

Discussion: Nic Maquet said staff does recommend approval. Commissioner Wilson has concerns with this setting a precedence, and she does not see any hardships presented that would allow approval for this variance. Wilson suggested a shorter curb cut off of the three-stall garage, tapering down to a two-stall entrance. Commissioner Wilson noted that Mr. Ragland could install a 30-foot drive with a three-stall garage. It was also noted that within the neighborhood, every other house has adhered to the code. Chairman Hild expressed concerns about allowing this because, as lots are sold/houses are built we will begin to see more of this type of request. Mr. Ragland said that the reason he would like a 42-foot drive is to allow him the ability to back a trailer/fishing boat into the garage. Dennis also said he feels that this is a different situation (in his opinion) because he has so much frontage that most homes (in his neighborhood) do not have. Chairman Hild asked if we had ever granted a driveway wider than 30 feet and ZBA has approved wider driveways in previous years.

Motion approved 3-2.

7.2. Case V 2025-10 A Variance Request Submitted by Tina Gianessi for the Property Located at 1300 Henrietta Street to Allow for the Construction of a second driveway.

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

Public Input Open: 5:19pm Closed: 5:23pm

Public Input: Tina Gianessi, owner, states that she has paperwork from 1957 showing the building as a 3-family unit and that the house is a 2-bedroom house. Tina states that she does not have parking for Apartment 2 or 3, and she feels parking on the road is not safe. Tina said she would also be willing to do the required sidewalks.

Motion to Approve: Commissioner Madden and seconded: Commissioner Huskisson

Chairman Hild asked what this was zoned, and it is a R4, single-family home. Commissioner Wilson asked how we can approve the request when it's a non-conforming use of the site. Nic said it's legal non-conforming. The use of the property is continued and hasn't ceased for more than 180 days so if the use of the multifamily property hasn't ceased for 180 days, it can continue as is. However, adding the driveway would increase the non-conforming use of

the property, but it does provide off-street parking for the non-conforming use. Adding the driveway would allow parking for the tenants. Commissioner Wilson asked what the depth is being requested and Mrs. Gianessi said whatever zoning would approve. Commissioner Wilson suggested that if we approve the variance, that we specify and allow 24 feet wide and 20 feet in depth from the front property line

Motion was amended by Wilson and seconded by Deverman to approve the driveway with a maximum of 24 feet in width and a max of 20 feet from the back of the ROW.

All approved as amended.

7.3. Case V 2025-11 A Variance Request Submitted by Kenneth Summers for the Property Located at 1401 Henrietta Street to Allow for the Construction of a second driveway.

RESULT:	DENIED (UNANIMOUS)
MOVER:	Commissioner Huskisson
SECONDER:	Commissioner Deverman
NAYES:	Commissioners Deverman, Hild, Huskisson, Madden and Wilson
ABSENT:	Commissioner Lanane and

Public Input Open: 5:42pm Closed: 5:42pm

Motion to Approve: Huskisson and seconded: Deverman

Discussion: Commissioner Huskisson noted that ZBA allowed the same thing on a previous case located off/on 14th St., except we made them pour concrete. Commissioner Huskisson noted that ZBA did require them to follow the code and requirements. Nic stated the property does have current code violations and the property owner has been difficult to work with previously. The property owner did not appear before ZBA to explain his case.

All Denied

7.4. Case RZ 2025-03 A Rezoning request submitted by Mike Brooks on Behalf of Wendell Good from R-2 One Family Residential to AG-Agricultural for the vacant property off of Brenkman Dr.

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

Public hearing: 5:50pm Closed: 5:51pm

Mike Brooks, perspective buyer, said that the lot is currently a hayfield, and he would like to purchase it and use it for hay. Mr. Brooks is seeking a

rezoning from Residential to Agricultural.

David Allen, a neighbor, said he does not have an issue and he highly recommends approval.

Motion to approve: Commissioner Wilson and seconded by Huskisson
Commissioner Hild asked Mr. Brooks where his 5 acres is located, Mr. Brooks explained it is technically in North Pekin. Mr. Brooks said that the acreage in North Pekin is not zoned Ag, it is zoned industrial. Commissioner Wilson asked how long this property had been for sale and, per the neighbor, Mr. Allen, it has been up for sale off and on over the past ten years. The only concern that Nic Maquet has is that the comprehensive plan shows "residential", but the access points are limited. Commissioner Wilson also noted that it would (most likely) be better maintained than it currently is. Wilson asked if the rezoning was denied, could Mr. Brooks seek a variance and come back when he is ready to develop the structure? Commissioner Wilson suggested to Mr. Brooks said that he research how many lots he would be able to separate and sell before seeking rezoning. Commissioner Wilson also asked if there was a tax benefit to it being zoned Ag, and he does believe there is. Chairman Hild said he too is hesitant to rezone at this time.
Motion denied

Any Other Business Before the Board

Chairman Hild asked Nic Maquet if there were any issues brought to his attention in regard to 238 Derby St. and Mr. Maquet said Citations have already been issued.

Public Input

Barbara Ross, a citizen, said she would like to know the routine/guidance to create an ordinance on what can grow in the ROW. She said she has 1,000 linear feet of ROW to maintain and in the steep areas, she said that they have low-growing plants that they try to keep at 2 feet however the policy requires the plants to be under 8 inches. Councilman Nutter was present at this ZBA meeting and suggested that she contact John Dossey which she states she has done, and that Dossey had turned it over to Lieutenant Jones. Mr. Nutter said he would follow up with Mr. Jones.

Adjourn

Motion to adjourn was made at 6:24pm made by Commissioner Madden and seconded by Huskisson.

**REQUEST FOR COUNCIL ACTION**

Agenda Date: November 12, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Receive and File City Council Action Report From October 27, 2025

DESCRIPTION: Receive and File City Council Action Report From October 27, 2025

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 11/3/2025

City Council Action Report
Meeting Date
October 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 October 8, 2025 were presented to the City Council for approval at the regularly scheduled City Council meeting held on Monday October 27, 2025. The outcome of each case is listed below:

- Case V 2025-09 was Approved
- Case SU 2025-07 was Approved
- Case V 2025-10 was Approved



REQUEST FOR COUNCIL ACTION

Agenda Date: November 12, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **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.

DESCRIPTION: Consideration of a Variance Request by Joseph & Jody Lutz for the Property Located at 1021 Hamilton Street to reduce building setbacks to allow for the construction of a swimming pool

Location: 1021 Hamilton Street, Pekin, Illinois

County: Tazewell

Zoning District: R-4 One Family Residential District

Parcel Number (PIN): 04-04-35-344-008

Legal Description: SEC 35 T25N R5W CAMPBELL DURLEY & NEWHALLS ADDN LOT 2 EXC E 5 FT OF S 125 FT BLK 3 SW 1/4

Summary:

Joseph & Jody Lutz (The Petitioners), have submitted a variance request to construct a new swimming pool in the same location they previously have had a pool installed for the last 20 years. The property located at 1021 Hamilton Street is a thorough lot extending from Hamilton Street to Willow Street. The City code requires that this type of property must adhere to the front yard building setbacks on the Hamilton Street and Willow Street sides of the property. The City code also states that all swimming pools shall be located in the rear yard and shall be no closer than 35-feet from any front lot line, and they must maintain at least a 10-foot setback from any side lot line.

Per City Code Section 4-3-5-2-2-Principle Uses Permitted

(1) *Generally.*

f. Private swimming pools. Private pools shall be permitted as an accessory use within the rear yard only, provided they meet the following requirements:

- 1. There shall be a minimum distance of not less than ten feet between the adjoining property line or alley right-of-way and the outside of the pool wall. Side yard setbacks shall apply to side yards if greater than ten feet.*
- 2. There shall be a distance of not less than four feet between the outside pool wall and any building located on the same lot.*
- 3. No swimming pool shall be located less than 35 feet from any front lot line.*
- 4. No swimming pool shall be located in an easement.*
- 5. For protection of the general public, swimming pools shall be enclosed by a fence not less than four feet in height. Gates to the pool area shall be of a self-closing and latched type, with the latch on the inside of the gate, not readily available for children to open. Gates shall be capable of being*

securely locked when the pool is not in use for extended periods. In those instances where swimming pools are constructed four feet or more aboveground, and are accessible only by steps or ladder, such need not be fenced, provided that the steps or ladder for access can be raised to make such pools inaccessible, and provided, further, that those above ground pools having a fence as an integral part of the pool unit shall require no additional yard fencing.

6. Fencing that encloses the entire premises of a residential property on which a swimming pool is located may serve as sufficient fencing for the pool upon inspection and approval of the Building Inspector.

7. No swimming pool using electrical equipment may be constructed prior to obtaining an electrical permit. The application for such electrical permit shall be submitted with the application for a building permit.

Per City Code Section 4-3-1-2. -Definitions

Lot, through, means any interior lot having frontage on two more or less parallel streets as distinguished from a corner lot. In the case of a row of double frontage lots, all yards of said lots adjacent to streets shall be considered frontage, and front yard setbacks shall be provided as required.

Staff Notes & Recommendation:

- Staff could not locate a permit for the original installation of the existing swimming pool.
- The swimming pool as drawn on the site plan shows the pool set at 6-feet from the side lot line, which is 4-feet closer than allowed by city code.
- The swimming pool as drawn on the site plan shows the pool set at 6-feet from the front lot line, which is 29-feet closer than allowed by the city code.
- This variance would reduce the pool front yard setback requirements to 6-feet and the side yard setback to 6-feet.
- **Staff recommends careful consideration** of the variance request and believes a smaller swimming pool could be installed further up into the yard, and it would meet the requirements of the City code.

FINANCIAL IMPACT:

N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 11/9/2025



received
10.8.25



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>1021 Hamilton St. ; 04-04-35-344-008</u> Current Zoning (if known): <u>R4</u> Proposed Zoning (if rezoning request): _____ Current Use: <u>residential</u> Proposed Use (if different): _____
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Property Owner Name:	<u>Joseph / Jody Lutz</u>
Mailing Address:	<u>1021 Hamilton St.</u>
Phone:	<u>(309) 241-4150</u>
Alternative Phone:	
E-Mail Address:	<u>Joe.Lutz@ingredion.com</u>

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 Have an existing 24' road pool That has been in place over 20 years. I am Looking To replace like in kind. New requirements first stated 10 ft from property + Easement. Now Told That my back yard is considered a second front + requires 35 ft from easement (35 + additional 10 to 11 ft). I am requesting replacing an already existing Pool The same as current

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

Date

10/3/25

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

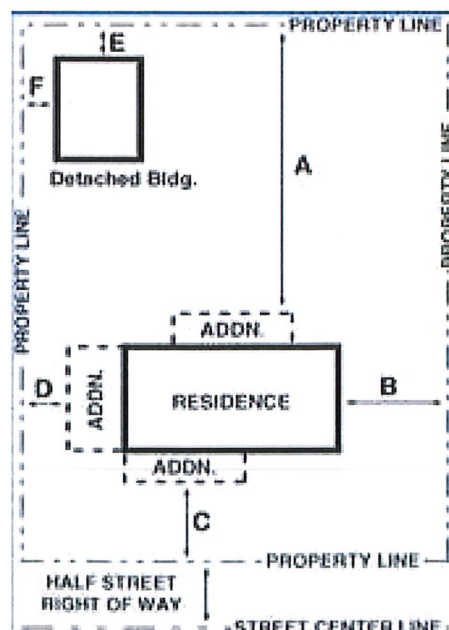
10/3/25



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.

Available lot size doesn't allow for the restrictions

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

yes - Extra space unavailable

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

No impact - one (pool) already exists there for over 20 years

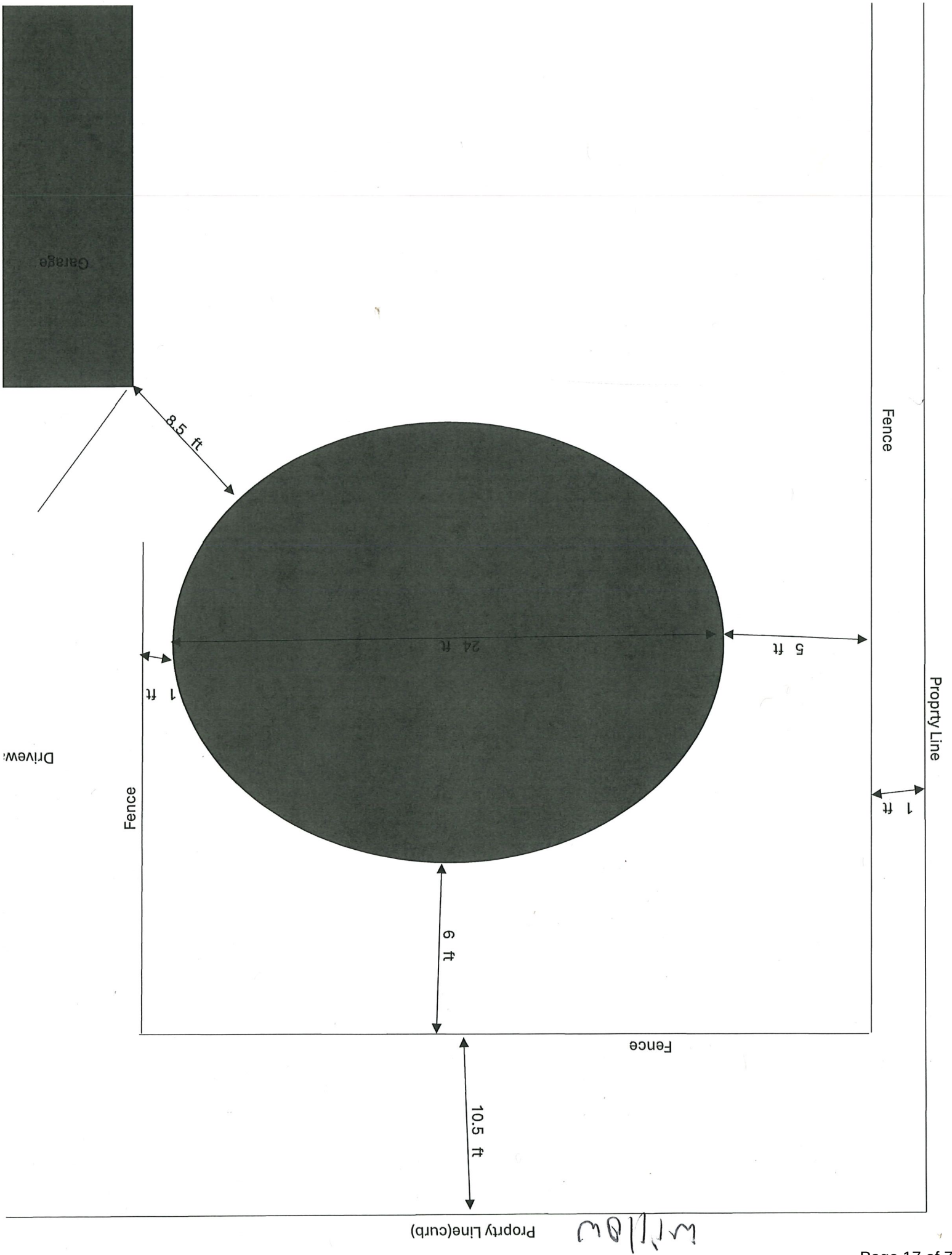
Looking to replace as old one is showing signs of deterioration

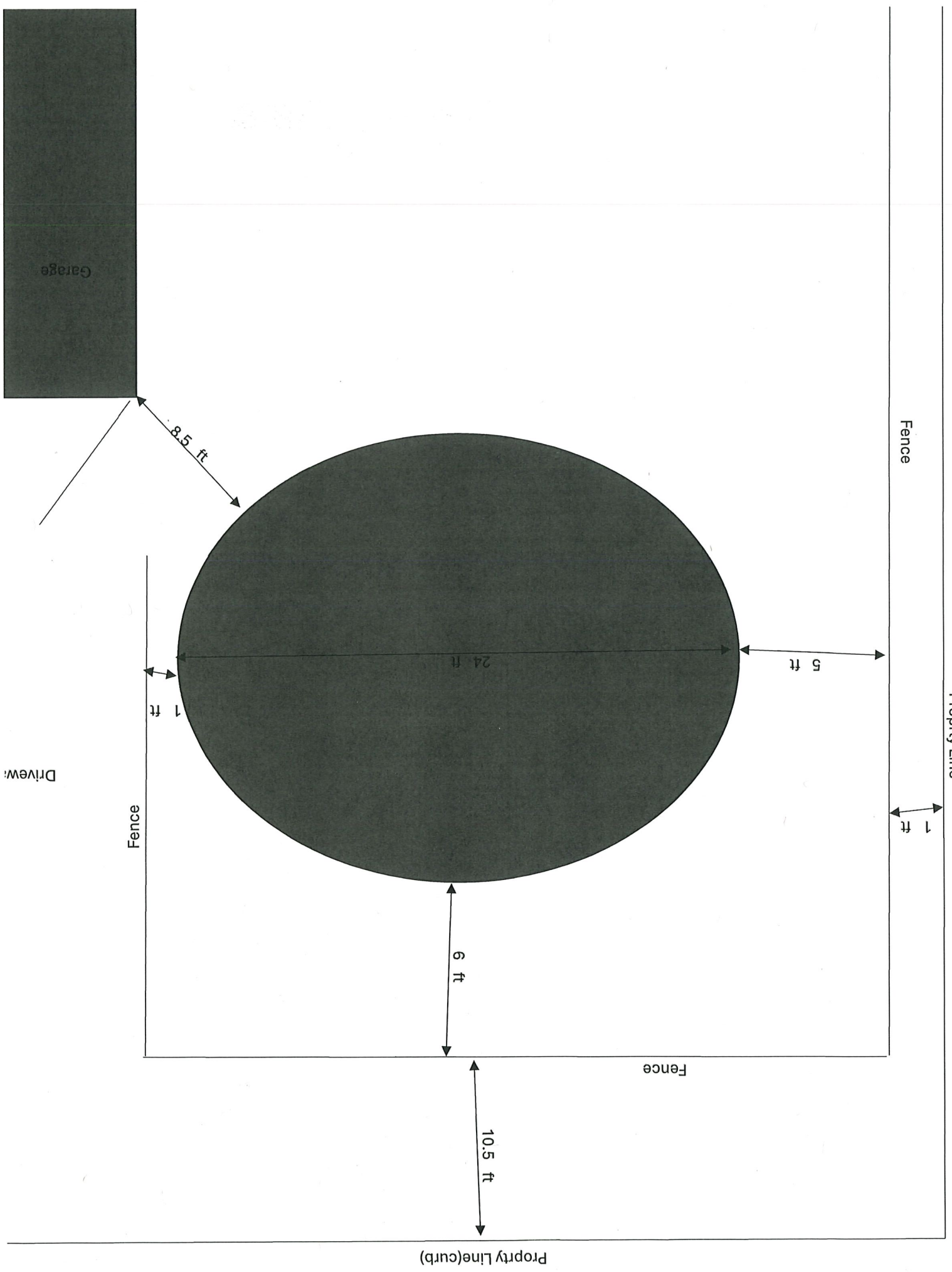
4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

I believe so

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

No impact





Property Line

Fence

1 ft

5 ft

24 ft

1 ft

6 ft

10.5 ft

Fence

Fence

Property Line(curb)

Drivew:

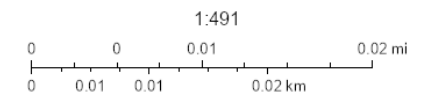
Garage

8.5 ft

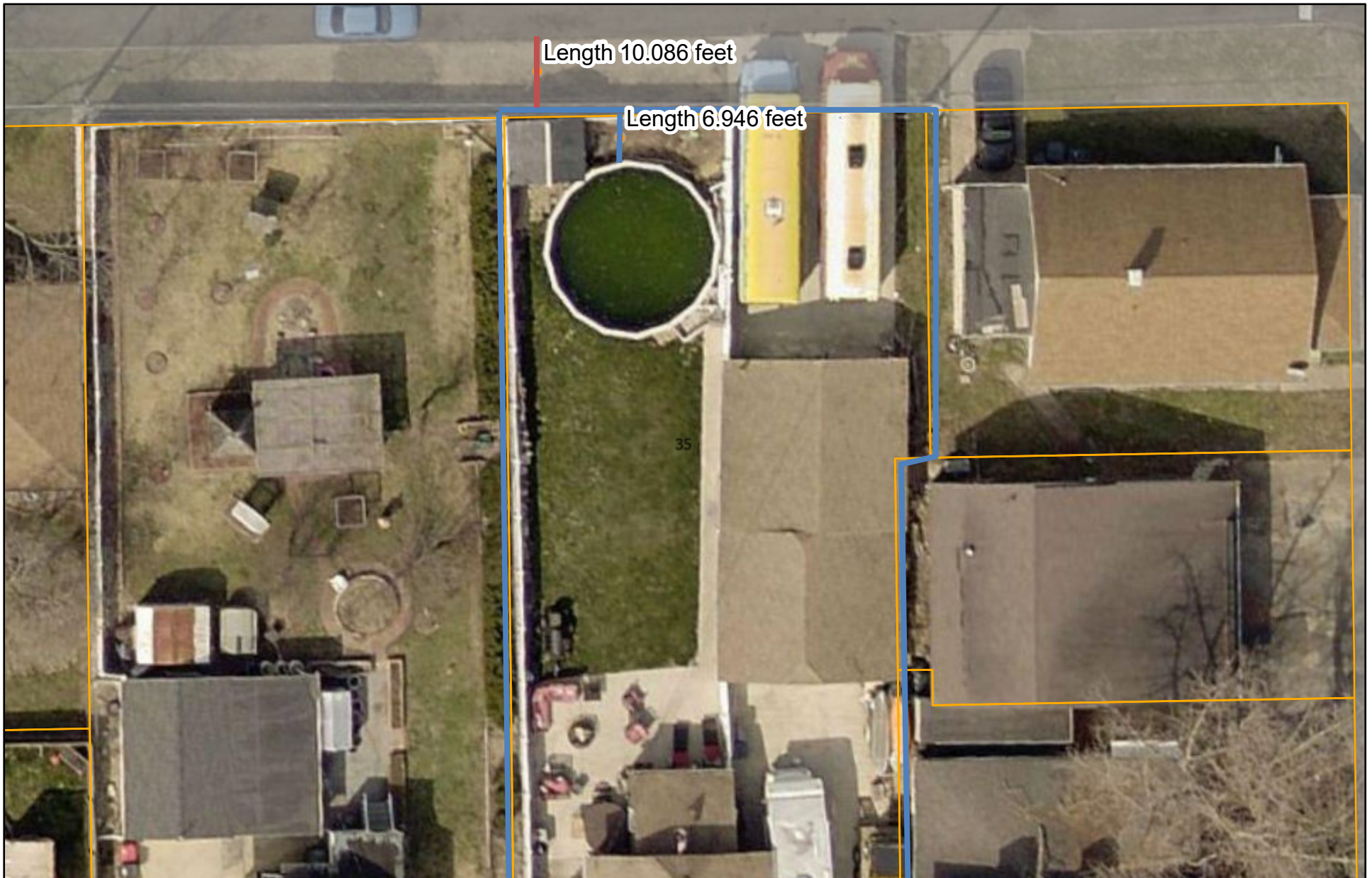
ArcGIS Web Map



11/9/2025, 12:04:15 PM



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



- | | | |
|-------------------|-------|----------|
| Ownership Parcels | I-474 | US 150 |
| ROW | I-74 | US 24 |
| Hydrography | IL 29 | Streets |
| I-155 | IL 98 | Sections |

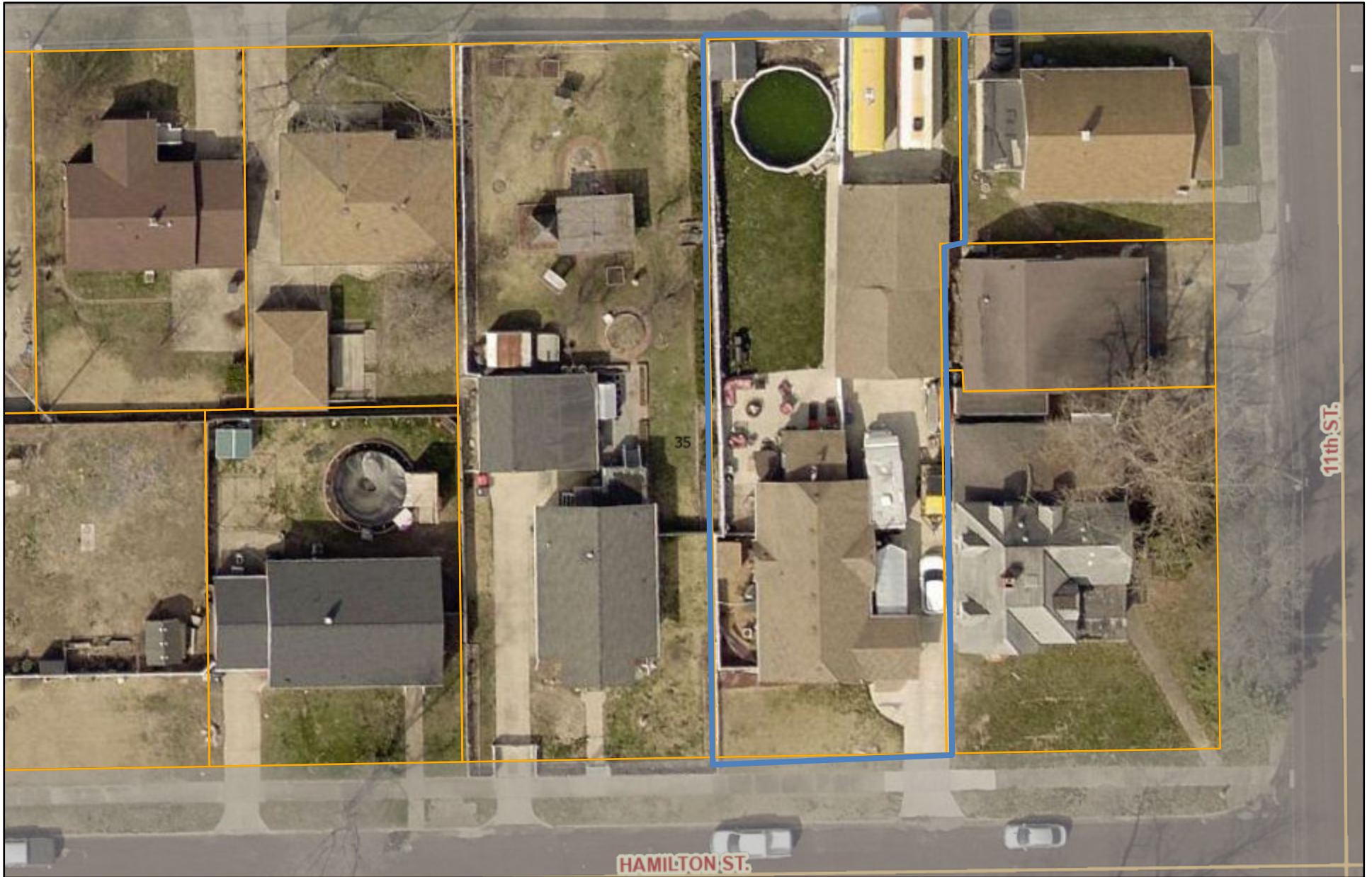
Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected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



1:306

0 0 0.01 0.01 mi

ArcGIS Web Map



- | | | |
|-------------------|-------|----------|
| Ownership Parcels | I-474 | US 150 |
| ROW | I-74 | US 24 |
| Hydrography | IL 29 | Streets |
| I-155 | IL 98 | Sections |

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1:510

0 0.01 0.01 0.02 mi

**REQUEST FOR COUNCIL ACTION**

Agenda Date: November 12, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **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.

DESCRIPTION: Consideration of a Variance Request by James D Whitley for the Property Located at 1221 Maple Street to Reduce the Front Building Setback to Allow for Construction of a Front Porch

Location: 1221 Maple Street, Pekin, Illinois

County: Tazewell

Zoning District: B-3 General Business District

Parcel Number (PIN): 04-10-03-402-010

Legal Description: SEC 3 T24N R5W LINCOLN PARK ADDN N 50' OF LOT 10 & N 50' OF LOT 11 SE 1/4

Summary:

James D. Whitley (The Petitioner), has submitted a variance request to reduce the front yard building setbacks to construct a porch off the existing building. The use of the existing property as residential within a B-3 District is an allowed use due to it being an existing residential structure and use. However, any new additions to the property would require it to be built in conformance with the B-3 building setbacks. A 10-foot building setback is required on all sides of the property. The current setback from the face of the building to the front property line is roughly 10 feet. Mr. Whitley is seeking to reduce this setback to 4 feet so that he can construct a front porch that is 6-feet deep by 12- feet long with stairs extending to the driveway for access.

Per City Code Section 4-3-7-1.-Schedule of Regulations**Schedule of Regulations B-3 Districts**

		Lot Size/D.U. (area sq. ft.) Minimum Width		Maximum Height of Structure Sides in:		Minimum Yard Setback (per lot in) Ratio of Least Total				Maximum Percent of Lot Coverage (per unit)
Use District		Avg./Subdiv.	In Feet	Stories	Feet	Front	One	Two	Rear	One
B-3	General Business	8,500	—	10	120	10 (i)	10 (j)	20 (j)	10 (j)	75%

Staff Notes & Recommendation:

- This variance would reduce the front yard building setback from 10-feet to 4-feet, which is 6-feet less than what is required by City code.
- **Staff recommends approval** of the variance request as presented or a variance for a smaller front porch as access is ultimately required to the elevated front door and staff does believe a true hardship exists.

FINANCIAL IMPACT:
N/A**REVIEWED BY:**

Nic Maquet, Chief Building Official

Final Approval - 11/9/2025



received
10-7-25

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>1221 Maple St ; 04-10-03-402-010</u> Current Zoning (if known): <u>B3</u> Proposed Zoning (if rezoning request): _____ Current Use: <u>residential</u> Proposed Use (if different): _____
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Property Owner Name:	<u>James D.D. Whitely</u>
Mailing Address:	<u>1221 Maple St Pekin IL 61554</u>
Phone:	<u>309-267-6028</u>
Alternative Phone:	
E-Mail Address:	

Applicant Name (if different):	
Mailing Address:	<u>8463 Bass Rd Moline, IL 61546</u>
Phone:	<u>309-267-6028</u>
Alternative Phone:	
E-Mail Address:	



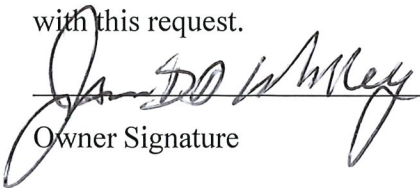
Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Please summarize your request and explain why it is necessary:

INSTALL NEW 6'x12' DECK IN FRONT YARD
TO ENTRY HOME AT 1221 MAPLE ST, PEKIN, IL 61554
OLD DECK WAS REMOVED DUE TO OLD WOOD AND
FALLING APART NOT SAFE ANY MORE
THIS WILL IMPROVE MY PROPERTY AND THE NEIGHBORHOOD.

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

9/26/2025
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

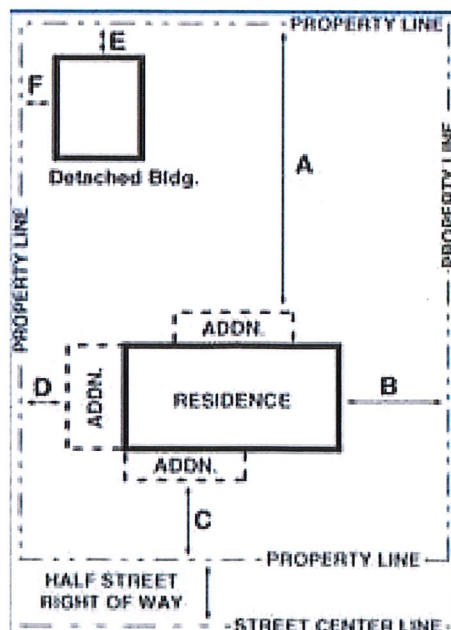
Date



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.

OLD Neighborhood

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

This is a older Neighborhood where the street lot size

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

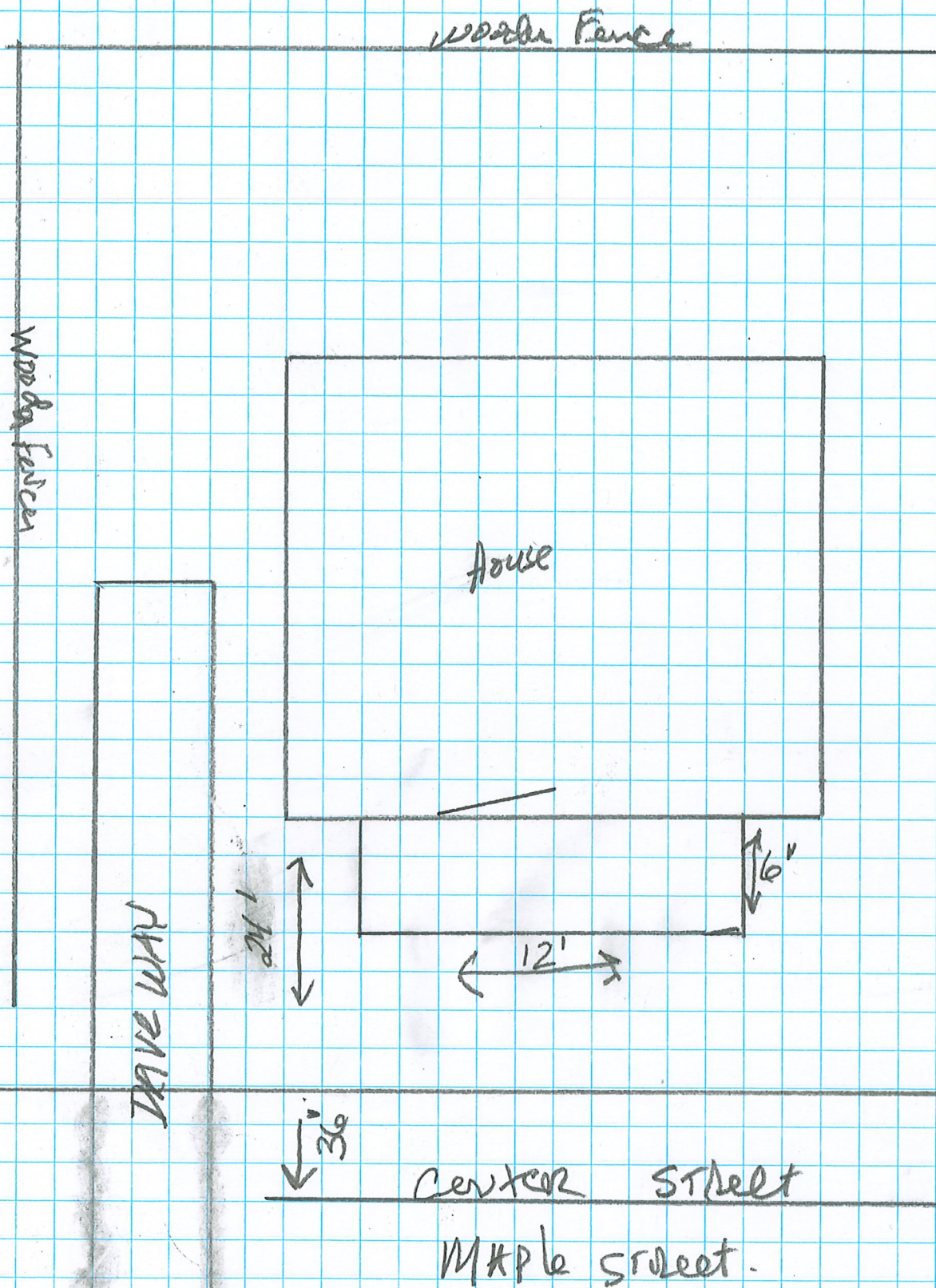
Yes There NO Negative impact on other properties just improve the street.

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

This is only zoning code issue because of the size of the lot in a older Neighborhood.

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

There will be NO Negative impact on any surrounding properties, just property value goes up.





- | | | |
|-------------------|-------|----------|
| Ownership Parcels | I-474 | US 150 |
| ROW | I-74 | US 24 |
| Hydrography | IL 29 | Streets |
| I-155 | IL 98 | Sections |

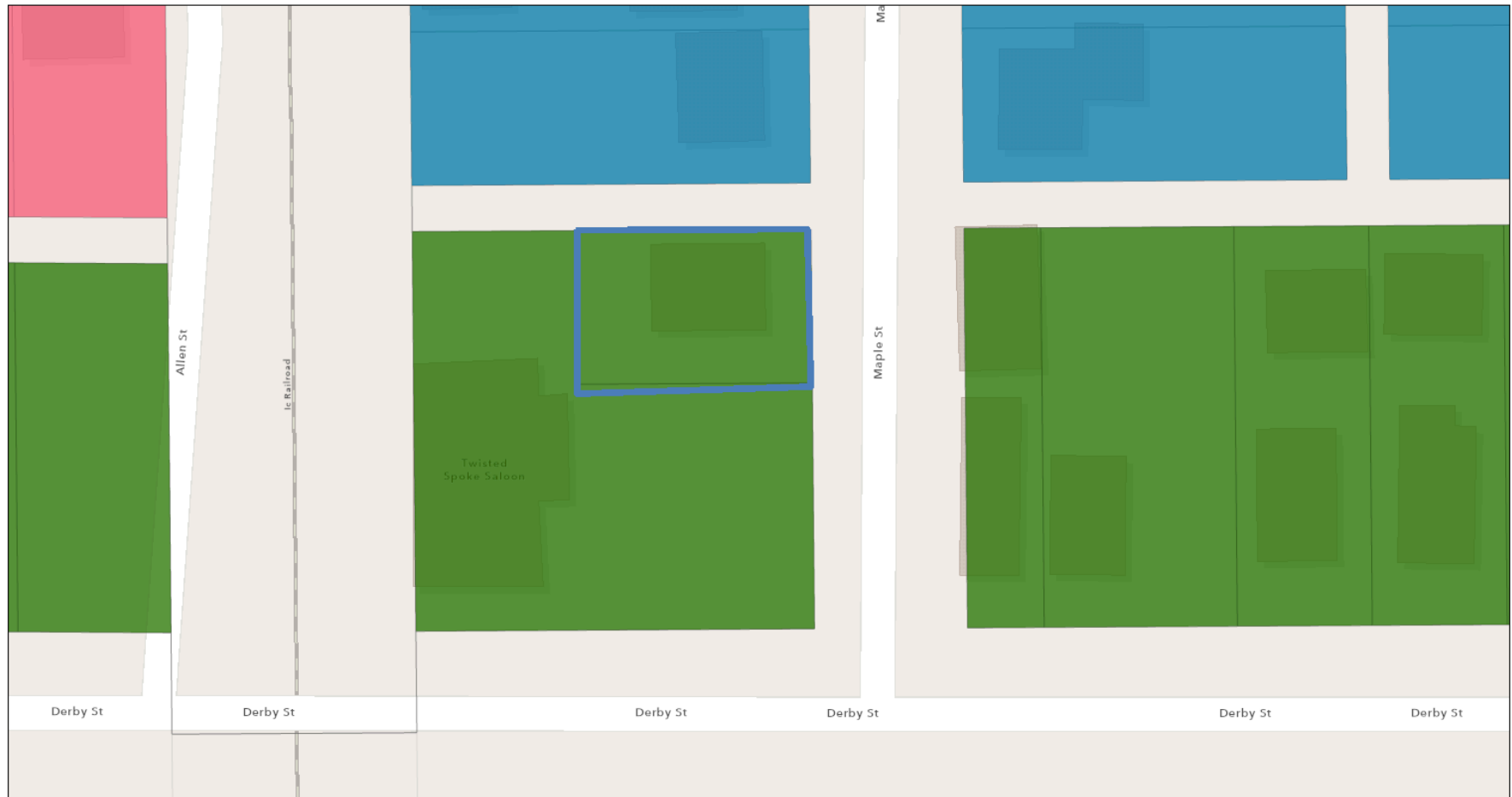
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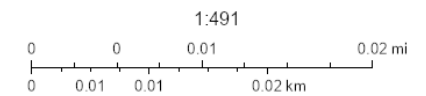
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ArcGIS Web Map



11/9/2025, 12:25:26 PM



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



REQUEST FOR COUNCIL ACTION

Agenda Date: November 12, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **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

DESCRIPTION: Consideration of a Variance Request 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

Location: 1 Rosewood Lane, Pekin, Illinois

County: Tazewell

Zoning District: R-2 One Family Residential District

Parcel Number (PIN): 04-10-01-302-020

Legal Description: SEC 1 T24N R5W N PT OF LOT A OF LOT 1 (EXC TRACT A) SW 1/4

Summary:

Ron Matthews, on behalf of the Lake Arlan Homeowners Association (The Petitioner), has submitted a variance request to construct a shed on the residential property that lacks a residential primary structure. The shed would be used to store lawnmowers and other equipment used by the homeowner's association for the maintenance of the property and the lake. The main use of the property is for boat access to the lake and access to the property is controlled by the homeowner's association.

Per City Code Section 4-3-5-2-2-Principle Uses Permitted

(1) *Generally.*

a. Accessory buildings and uses, customarily incident to any of the permitted uses provided for in this Section.

Staff Notes & Recommendation:

- The shed as drawn on the site plan would put part of the shed within the front yard building setback, which is 25 feet, and the submitted site plan shows the rear of the shed being set at 18 feet from the front property line, which is 8 feet closer than currently allowed by City Code section 4-3-7-1.
- This variance would include the placement of an accessory structure without a primary residential structure and for a reduction in the front building setback to 18 feet.

- **Staff recommends approval** of the variance request.

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 11/7/2025



received
10.23.25



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)	PIN: 04-10-301-302-020 Request Property Address or PIN: <u># 1 ROSEWOOD LN.</u>
	Current Zoning (if known): <u>R 2</u>
	Proposed Zoning (if rezoning request): <u>R 2</u>
	Current Use: <u>BOAT RAMP</u>
	Proposed Use (if different): <u>MAINTENANCE</u>

Property Owner Name:	LAKE ARLAN HOMEOWNER ASS.
Mailing Address:	1500 W. SHORE DR.
Phone:	309-696-9923
Alternative Phone:	309 264-8480
E-Mail Address:	PTRO1 @ GMAIL - COM

Applicant Name (if different):	RON MATTHEWS
Mailing Address:	1500 W. SHORE DR.
Phone:	309-696-9923
Alternative Phone:	
E-Mail Address:	PTRO1 @ 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:

STORAGE BUILDING FOR MAINTANANCE OF LAKE

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.

Ron Matthews AS AGENT
FOR LAKE

Owner Signature

10-22-25

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.

Ron Matthews

Applicant Signature

10-22-25

Date



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.

WE HAVE NO PLACE TO STORE MAINTNANCE ITEMS,
MOWERS - WEED EATERS - FISH NETS - ECT.

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?

NO

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

YES WILL BENEFIT ALL LAMA PROPERTYS

PIN # 04-10-01-302-020



- Existing Boat Ramp Concrete
- Existing Pavilion (approximately 25' x 25')
- Proposed Shed 10' x 20', or 12' x 20'

Caterpillar, Confidential Green





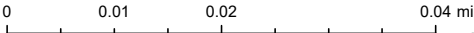


- | | | |
|-------------------|-------|----------|
| Ownership Parcels | I-474 | US 150 |
| ROW | I-74 | US 24 |
| Hydrography | IL 29 | Streets |
| I-155 | IL 98 | Sections |

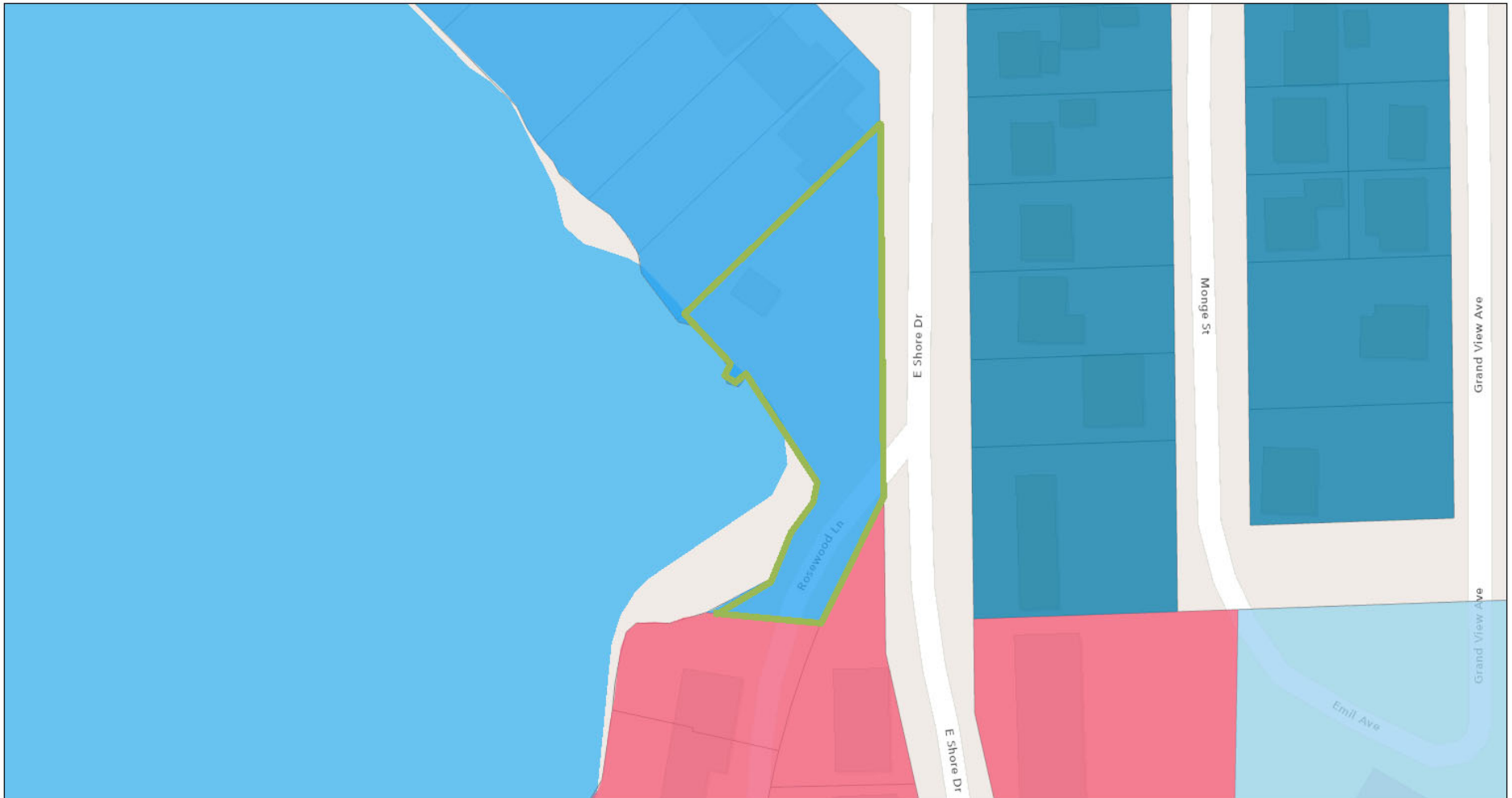
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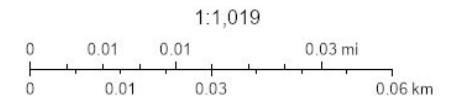
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ArcGIS Web Map



11/7/2025, 5:42:52 PM



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



REQUEST FOR COUNCIL ACTION

Agenda Date: November 12, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **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 8th Street.

DESCRIPTION: Consideration of a Special Use Permit Request by Katana Hibachi & Sushi for the Operation of an Open Front/ Walk-Up Food Trailer

Location: 1201 North 8th Street, Pekin, Illinois

County: Tazewell

Zoning District: B-3 General Business

Parcel Number (PIN): 04-04-35-131-007

Legal Description: SEC 35 T25N R5W BAILEYS ADDN LOTS 7 & 8 (EXC HWY) BLK 8 NW 1/4

Summary:

Katana Hibachi & Sushi (The Petitioner) has submitted a request for a special use permit for the Operation of an Open Front/ Walk Up Food Trailer at 1201 North 8th Street. The subject property is zoned B-3 General Business and was most recently used as a used auto dealership.

Per **City Code Section 4-3-6-5-3(2)**, a special use permit is required for:

(2) Business in the character of a drive-through, drive-in or open-front store, subject to the following conditions:

- a. A setback of at least 25 feet from the right-of-way line of any existing or proposed street must be maintained.
- b. Access points shall be located at least 60 feet from the intersection of any two streets.
- c. All lighting shall be shielded from adjacent residential districts.
- d. A five-foot-high, completely obscuring wall shall be provided when abutting or adjacent districts are zoned for R, RT, RM or OS-1 Districts. The height of the wall shall be measured from the surface of the ground. Said wall shall further meet the requirements of Division 8 of this Article.

Surrounding Zoning:

Property Zoning: B-3 General Business

Adjacent North of Site: B-3 General Business

Adjacent South of Site: B-3 General Business

Adjacent East of Site: R-4 One Family

Adjacent West of Site: R-4 One Family

Staff Notes & Recommendation:

- Staff notes that this was the same procedure that was followed for the open front/walk-up Hibachi food trailer located at 3322 Court Street.
- Ample parking will be provided onsite, including ADA parking and unloading.
- Staff conducted a pre-occupancy inspection of the property.
- The property appears to meet all requirements for an open front/walk-up hibachi trailer.
- No onsite dining will be provided.
- The building will be used for storage and as a commissary kitchen.
- **Staff recommends approval** of the special use request

FINANCIAL IMPACT:**N/A****REVIEWED BY:**

Nic Maquet, Chief Building Official

Final Approval - 11/7/2025



9.24.25

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>1201 N 8th St, PEKIN IL.</u> Current Zoning (if known): <u>B3</u> Proposed Zoning (if rezoning request): _____ Current Use: <u>former used auto lot</u> Proposed Use (if different): <u>food truck</u>
---	---

Property Owner Name:	<u>Goddard Group, LLC</u>
Mailing Address:	<u>1218 N. 8TH ST. PEKIN</u>
Phone:	<u>309-353-9844</u>
Alternative Phone:	<u>309-267-4983</u>
E-Mail Address:	<u>goddardautosales@gmail.com</u>

Applicant Name (if different):	<u>KATANA HIBACHI & SUSHI</u>
Mailing Address:	<u>1201 N 8th ST, PEKIN IL</u>
Phone:	<u>317 626 9910</u>
Alternative Phone:	<u>404 956 3123</u>
E-Mail Address:	<u>takabrazil3@gmail.com</u>



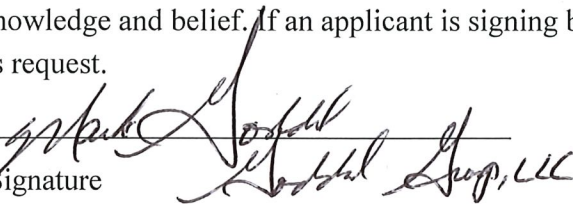
Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Please summarize your request and explain why it is necessary:

permanently parking for food truck.

CERTIFICATION BY PROPERTY OWNER

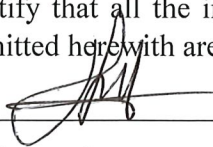
I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that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


Owner Signature

9-24-25
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

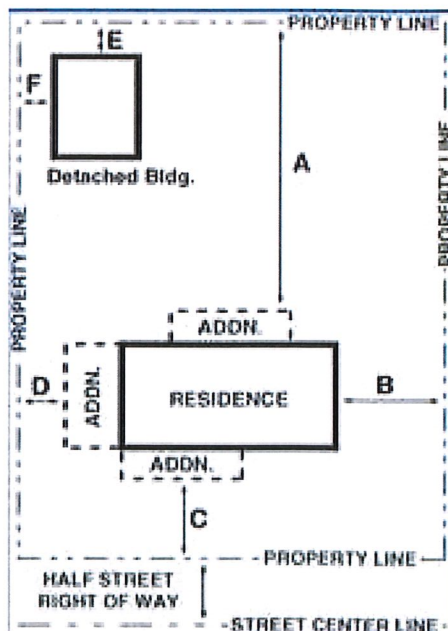
9-24-25
Date

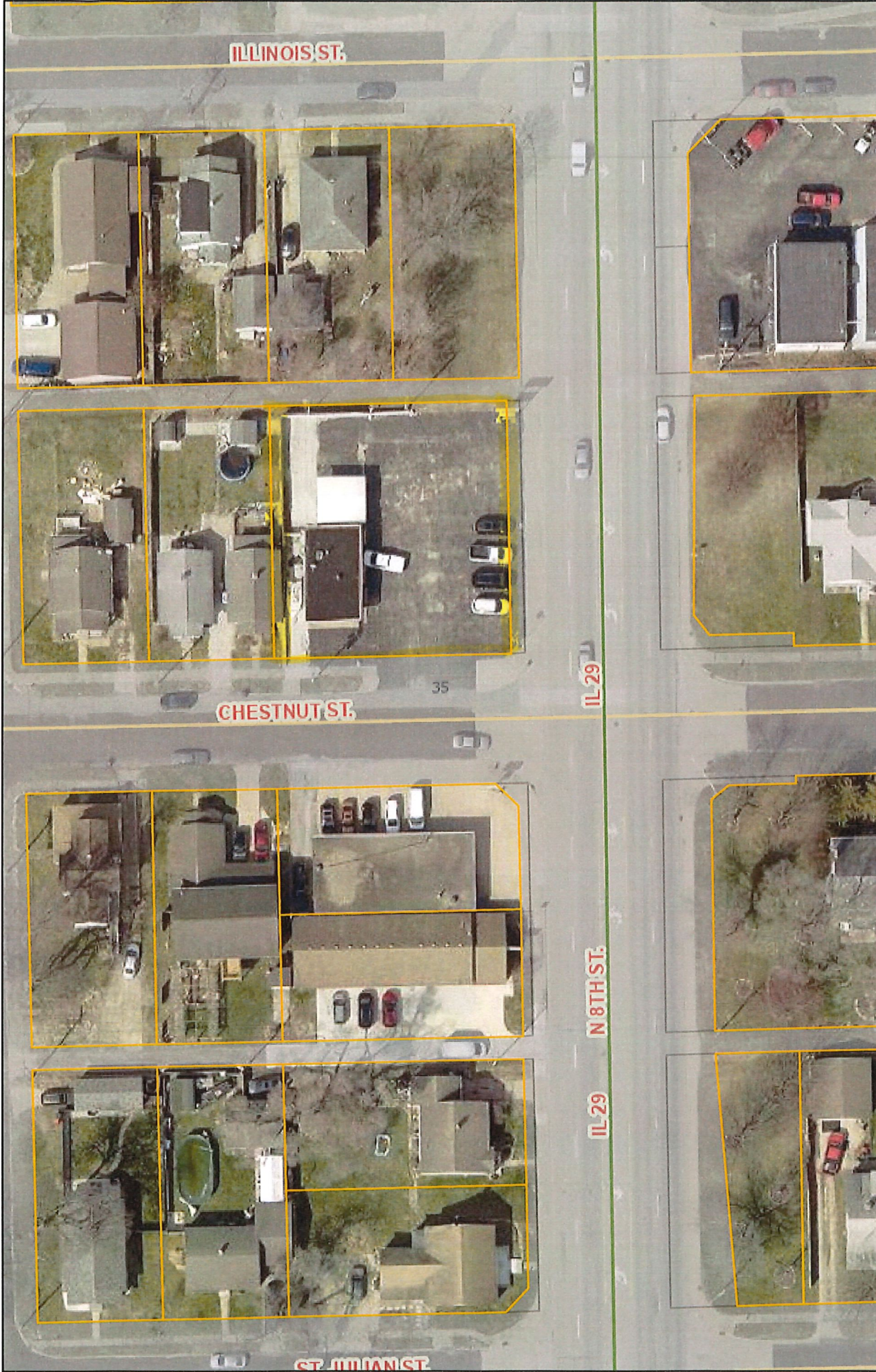


Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

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).



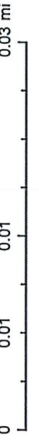


- Ownership Parcels
- ROW
- Hydrography
- I-155
- I-474
- I-74
- IL 29
- IL 98
- US 150
- US 24
- Streets
- Sections

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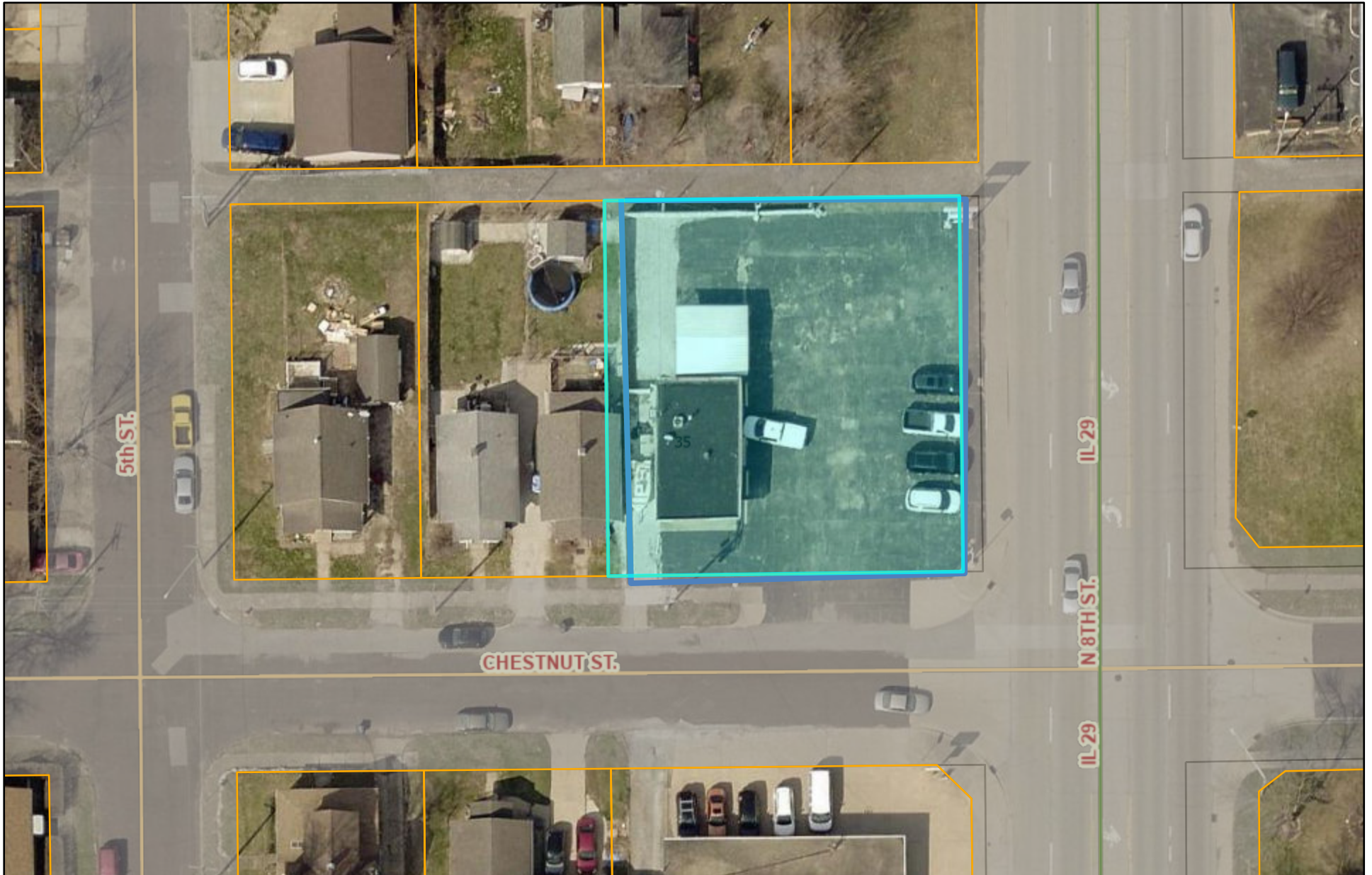


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ArcGIS Web Map



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| Ownership Parcels | I-474 | US 150 |
| ROW | I-74 | US 24 |
| Hydrography | IL 29 | Streets |
| I-155 | IL 98 | Sections |

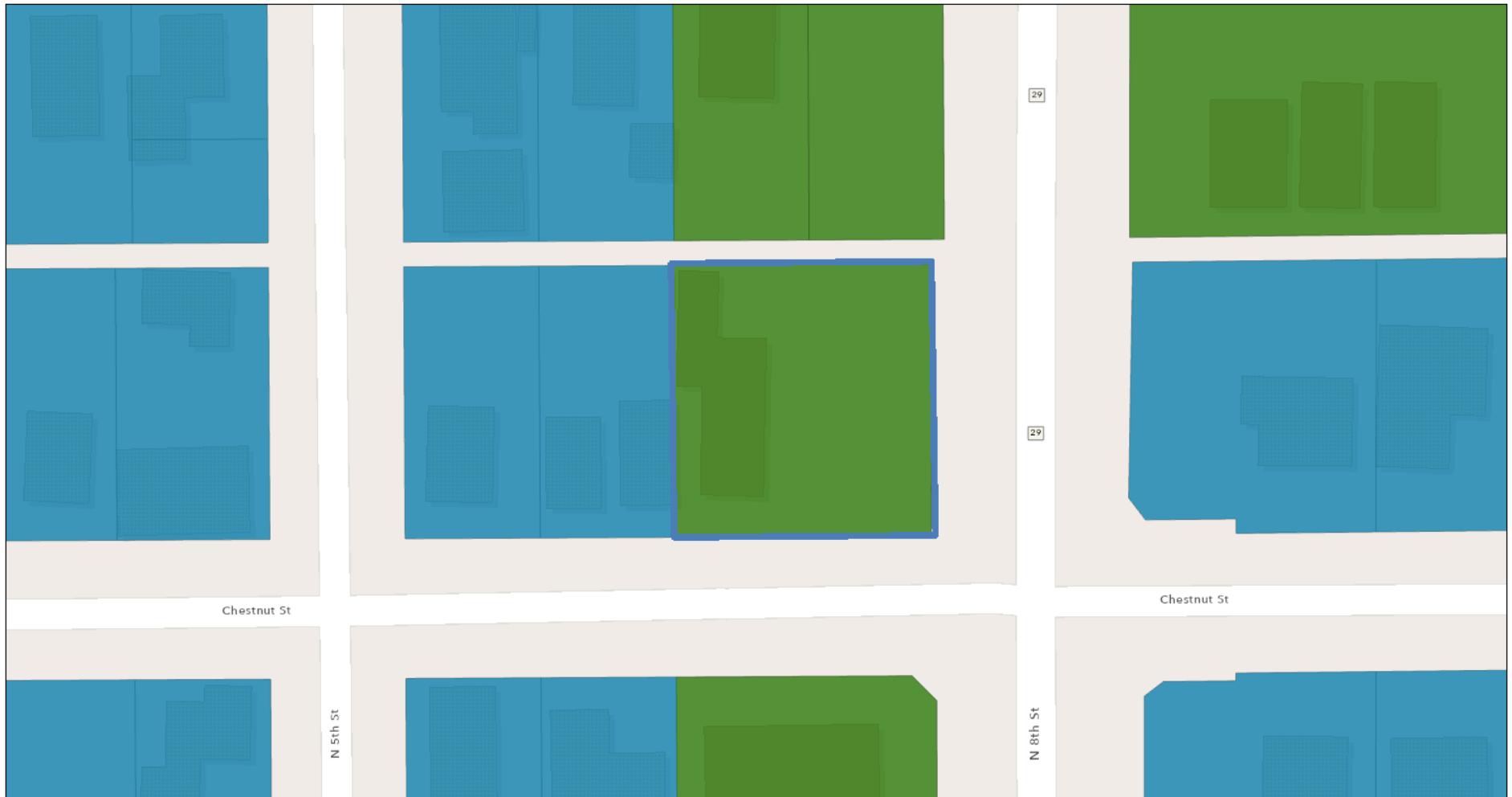
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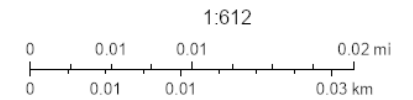
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ArcGIS Web Map



11/7/2025, 5:06:31 PM



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



REQUEST FOR COUNCIL ACTION

Agenda Date: November 12, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **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.

DESCRIPTION: Title: Consideration of a Special Use Permit Request by Pekin Alignment for an Automobile Repair Shop with Short-Term Auto Storage

Location: 716 Court Street, Pekin, Illinois

Zoning District: B-3 General Business

Parcel Number (PIN): 04-10-02-106-003

Legal Description: SEC 2 T24N R5W COLTS ADDN LOT 25 NW 1/4

Summary:

Joseph & Jennifer Thomas on behalf of Pekin Alignment (The Petitioner), has submitted a request for a special use permit to operate an automobile repair shop with short-term storage of vehicles at 716 Court Street. The subject property is zoned B-3 General Business and has been used as an auto body repair shop for many years previously.

Per **City Code Section 4-3-6-5-3(7)**, a special use permit is required for:

- (7) Automotive repair business, such as muffler shops, shock absorber replacement shops, tire stores, undercoating shops and minor engine repair shops, subject to the following conditions:
- Access to such use shall be directly to a major or collector street or shall be to a minor street which has direct access to an abutting major or collector street.
 - Access to and from such use shall not be cause for traffic to utilize residential streets.
 - Outdoor storage of parts or materials shall be prohibited.
 - Vehicles awaiting repair shall not be allowed to be stored outside the building for more than 48 hours for each such vehicle awaiting repair.
 - Areas for off-street parking required for customer use shall not be utilized for the storage of vehicles awaiting repairs.
 - All vehicle servicing or repair shall be conducted within a building.
 - Suitable containers shall be provided and utilized for the disposal of used parts, and such containers shall be screened from public view.
 - A four-foot, six-inch obscuring wall shall be provided and maintained on those property lines adjacent to or abutting a residential district.
 - A site plan shall be submitted to the Zoning Board of Appeals for its review and approval; prior to issuance of a building permit.

Surrounding Zoning:

Property Zoning: B-3 General Business

Adjacent North of Site: B-3 General Business

Adjacent South of Site: R-4 One Family

Adjacent East of Site: B-3 General Business

Adjacent West of Site: B-3 General Business

Staff Notes & Recommendation:

- Staff conducted a pre-occupancy inspection of the property.
- The property appears to meet all requirements for both automotive repair and short-term auto storage, with the owners intending on storing vehicles awaiting repair within the building. If business demands require adding a fenced enclosure on the property for outdoor short-term storage, they will proceed with the installation of an enclosure at that time
- The site has a history of similar use as an automotive repair shop.
- **Staff recommends approval** of the special use request.

FINANCIAL IMPACT:

N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 11/3/2025



received
10-20-05

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>716 COURT ST., 04-12-02-106-003</u> Current Zoning (if known): <u>B3</u> Proposed Zoning (if rezoning request): <u>—</u> Current Use: <u>Personal Use</u> Proposed Use (if different): <u>Auto Repair Facility</u>
--	---

Property Owner Name:	<u>James Hoelzel</u>
Mailing Address:	<u>407 Joliet Rd, Marquette Heights, IL 61554</u>
Phone:	<u>(309) 231-4082</u>
Alternative Phone:	<u>(309) 231-4082</u>
E-Mail Address:	<u>J.Hoelzel@rocketmail.com</u>

Applicant Name (if different):	<u>Joseph and Jennifer Thomas</u>
Mailing Address:	<u>7276 Sky Ranch Rd., Maritz, IL 61516</u>
Phone:	<u>(309) 241-4339</u>
Alternative Phone:	<u>(309) 840-2848</u>
E-Mail Address:	<u>PekinAandA@yahoo.com</u>



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

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



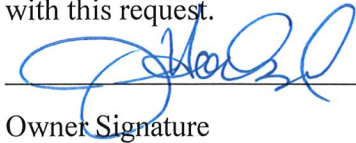
Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Please summarize your request and explain why it is necessary:

N/A

CERTIFICATION BY PROPERTY OWNER

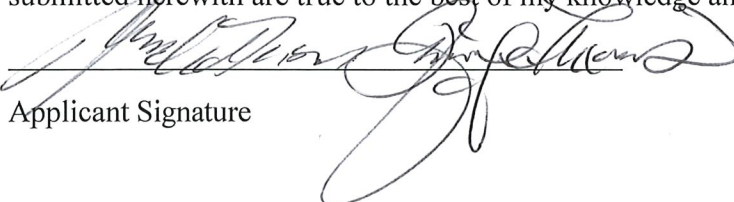
I certify that I am the owner of the property, which is the subject of this request. I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief. If an applicant is signing below, that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


Owner Signature

10/20/25
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.


Applicant Signature

10/20/25
Date

Pekin Alignment & Autobody, Inc.

We are both a body shop repair facility that works on cosmetic auto body repairs, insurance collision repairs and restoration project repairs as well as a suspension and alignment shop.

Includes but not limited to the following:

Custom Fabrication

Alignments

Suspension Work

Brakes

Lift/Lowering Kit Installation

New Tire Sales

Mount and Balance Tires

Patch/Plug Tires



Alley

96

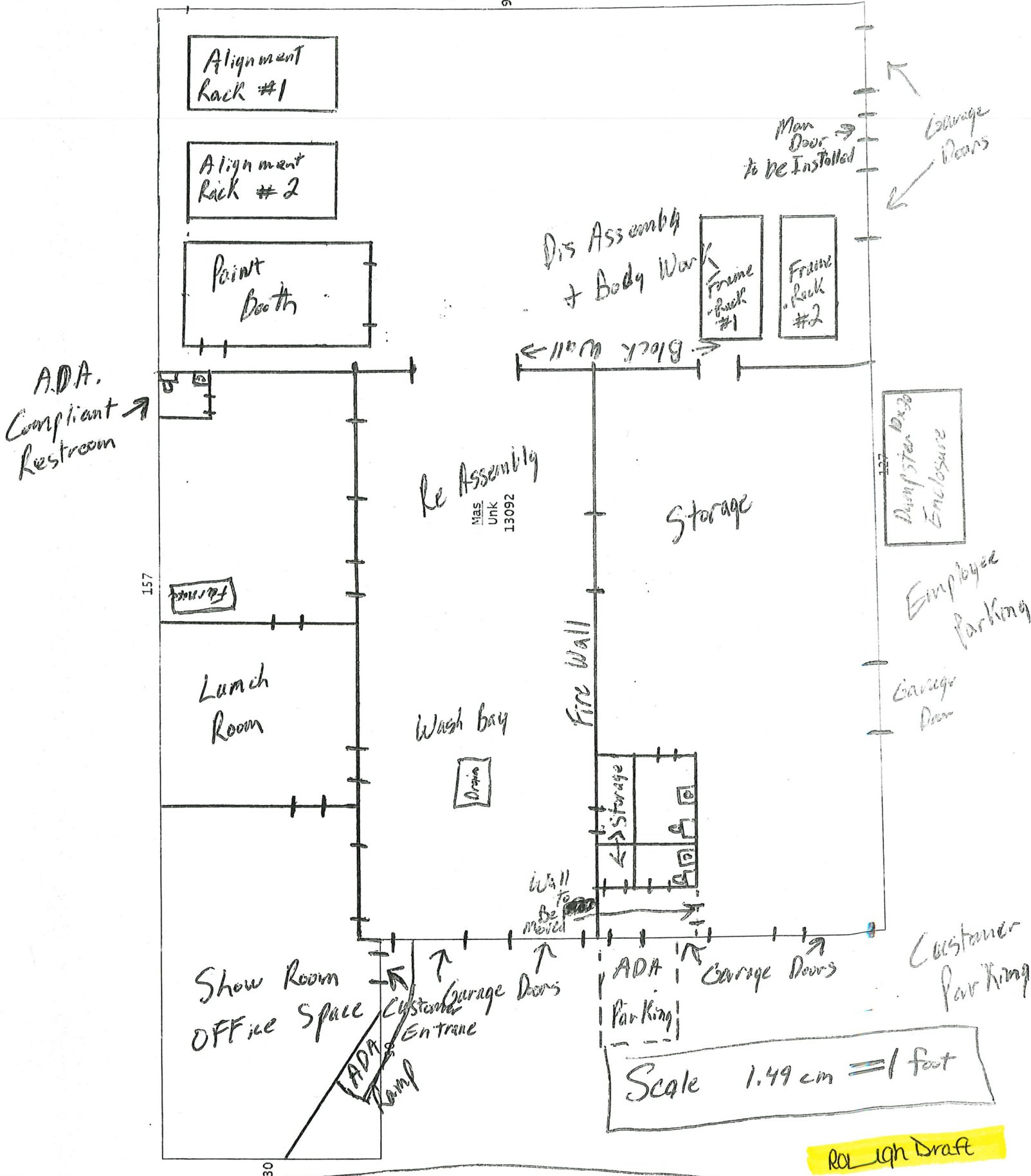
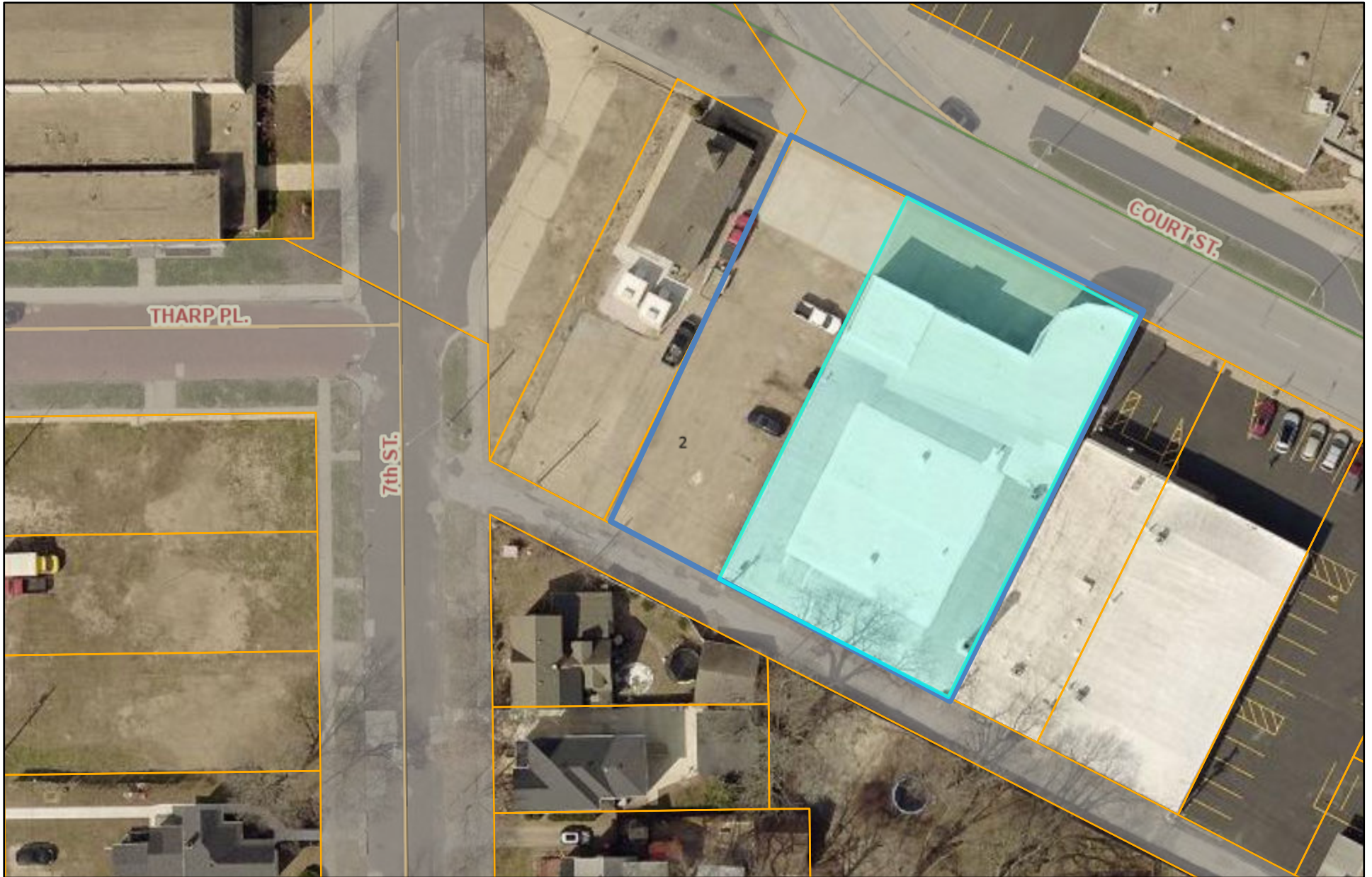


Chart St



- | | | |
|-------------------|-------|----------|
| Ownership Parcels | I-474 | US 150 |
| ROW | I-74 | US 24 |
| Hydrography | IL 29 | Streets |
| I-155 | IL 98 | Sections |

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.

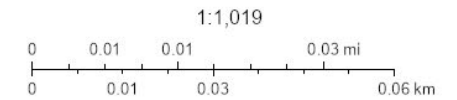


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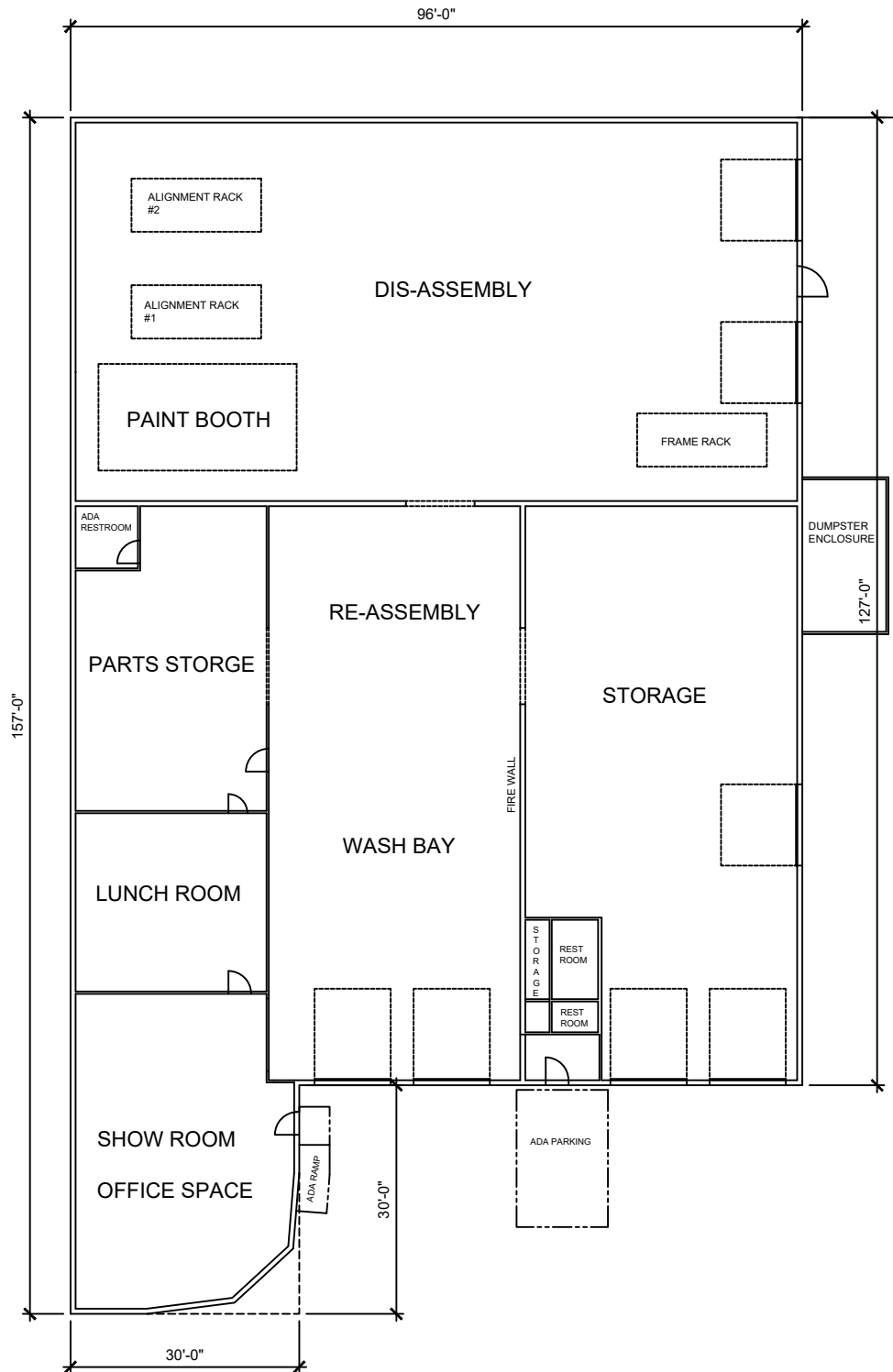
ArcGIS Web Map



11/7/2025, 3:08:22 PM



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





REQUEST FOR COUNCIL ACTION

Agenda Date: November 12, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **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 2nd Street.

DESCRIPTION: Title: Site Plan Review Request for the Construction of a New Commercial Building
Applicant: The Farnsworth Group on Behalf of The Center for Prevention of Abuse (The Petitioner)
Location: 121 South 2nd Street, Pekin, Illinois
County: Tazewell
Zoning: B-3 General Business District
Parcel Number (PIN): 04-04-34-455-005
Legal Description: SEC 34 T25N R5W ORIGINAL TOWN ALL LOTS 6 THRU 17 & ADJ ALLEY BLK 2 SE 1/4

Surrounding Zoning:

Property Zoning: B-3 General Business
 Adjacent North of Site: B-3 General Business
 Adjacent South of Site: B-3 General Business
 Adjacent East of Site: B-3 General Business
 Adjacent West of Site: B-3 General Business

Background:

This Site Plan Review is for the construction of a new commercial building and ancillary parking lot for the Center of Prevention of Abuse. The use of the building will be for offices and emergency shelter needs.

Staff Comments:

- Staff has worked closely with the Center of Prevention of Abuse and The Farnsworth Group and no variances or special uses will be required for this proposed project.
- City Engineering staff has reviewed the site plans for stormwater pre-development and post-development and does not believe that stormwater detention will be required. Currently, the property is almost entirely covered in impervious asphalt and concrete and the post-development of the site will include a substantial amount of new pervious areas, which results in a reduction of 51 percent of the impervious area that currently exists on the property.

- The site plan does reflect sidewalk improvements in the areas where the new work will take place. This new sidewalk will be ADA compliant, including an accessible ramp at the corner of Susannah Street and 2nd Street.
- 27 parking spaces are required by City code and 28 parking spaces will be provided, with two of them being ADA compliant.
- A dumpster enclosure is shown on the site plan as required by City code
- The landscaping plan does appear to meet city code requirements.

Recommendation:

- Staff recommends approval of the site plan as presented
- If approved, staff will continue to work through the rest of the building plans prior to any permits being issued.

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 11/9/2025



Community Development Department

111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5370

Pekininspections@ci.pekin.il.us

SITE PLAN REVIEW APPLICATION

Address of Requested Site Plan Review: 121 S. 2nd Street, Pekin, IL

Applicant Name: Center for Prevention of Abuse - Carol Merna

Address: 720 Joan Ct, Peoria, IL 61614

Phone #: 309-691-0551 Cell Phone #: 309-224-7558 E-Mail: cmerna@centerforpreventionofabuse.org

Owner Name: Center for Prevention of Abuse - Carol Merna

Address: 720 Joan Ct, Peoria, IL 61614

Phone #: 309-691-0551 Cell Phone #: 309-224-7558 E-Mail: cmerna@centerforpreventionofabuse.org

Attorney / Representative: Farnsworth Group - Laura Tobben - Engineer

Address: 100 Walnut Street, Suite 200, Peoria, IL 61602

Phone #: 309-689-9888 Cell Phone #: 309-256-8381

Phone #: _____ Cell Phone #: _____ E-Mail: ltobben@f-w.com

Property Information:

Lot Area: 1.36 AC Zoning District: B-3 Present Use: Vacant

Use of Adjacent Property & Zoning:

North: Vacant, Zoned B-3 South: Commercial, Zoned B-3

East: Vacant and Office, Zoned B-3 West: Vacant, Zoned B-3

Property Identification Number: 04-04-34-455-005



Community Development Department

111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5370

Pekininspections@ci.pekin.il.us

Legal Description: (Attach Separate Page) SEC 34 T25N R5W ORIGINAL TOWN ALL LOTS 6 THRU 17 & ADJ ALLEY BLK 2 SE 1/4

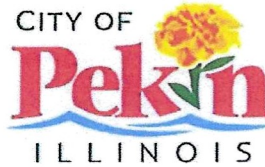
Brief Summary and Reason for Request: Center for Prevention of Abuse requests site plan

approval for a new emergency shelter in Pekin. No waivers or variances are anticipated.

Required Site Plan Information: In addition to the information required for the City Staff Checklist, the following information shall be included on the site plan:

- * 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.
- * 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.
- * The names, addresses, and phone numbers of the architect, planner, designer, engineer or person responsible for the preparation of the site plan.

Parking and Traffic	
Parking Space(s): 28 spaces	Loading Space(s): N/A
Existing: 0 spaces	
Additional Proposed: 28 spaces	
Total Proposed: 28 spaces	



Community Development Department

111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5370

Pekininspections@ci.pekin.il.us

CERTIFICATION BY THE APPLICANT

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.

Carol Merna

10.21.2025

Applicant Signature

Date

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this request. The applicant has received my approval to proceed with this request.

Carol Merna

10.21.2025

Owner Signature

Date

CHECKLIST OF REQUIRED SITE PLAN

- ☒ One original completed Site Plan Application form with all required signatures.
- ☒ Payment of \$150.00 non-refundable filing fee. Checks should be made payable to "City of Pekin".
- ☒ A digital and/or hard copy of a Site Plan of the proposed development.
- ☒ Attachments such as landscape plans, photographs or renderings of existing and proposed site, building layouts or elevations, etc. are recommended in order to provide accurate and sufficient information for review and consideration by the Zoning Board of Appeals.
- ☒ The applicant(s) or authorized agent must be present at the Zoning Board of Appeals meeting to address any questions that may arise.

FOR OFFICE USE ONLY

Filing Fee: \$150.00

Date Filed: _____

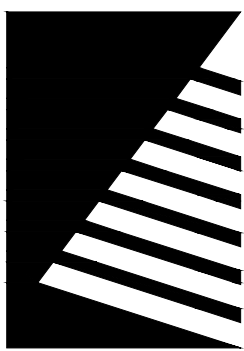
Publication Date: _____

Public Hearing Date: _____

City Council Action Date: _____

Approved: _____ Denied: _____

Ordinance #: _____



Farnsworth GROUP

100 WALNUT STREET, SUITE 200
PEORIA, ILLINOIS 61602
(309) 689-9888 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

REVIEW SET
NOT FOR CONSTRUCTION

PROJECT:
Center for Prevention of Abuse

New Emergency
Shelter - Pekin

121 South 2nd Street
Pekin, Illinois 61554

DATE: 10/22/2025

DESIGNED: TWA

DRAWN: TWA

REVIEWED: LMT

FIELD BOOK NO.: ----

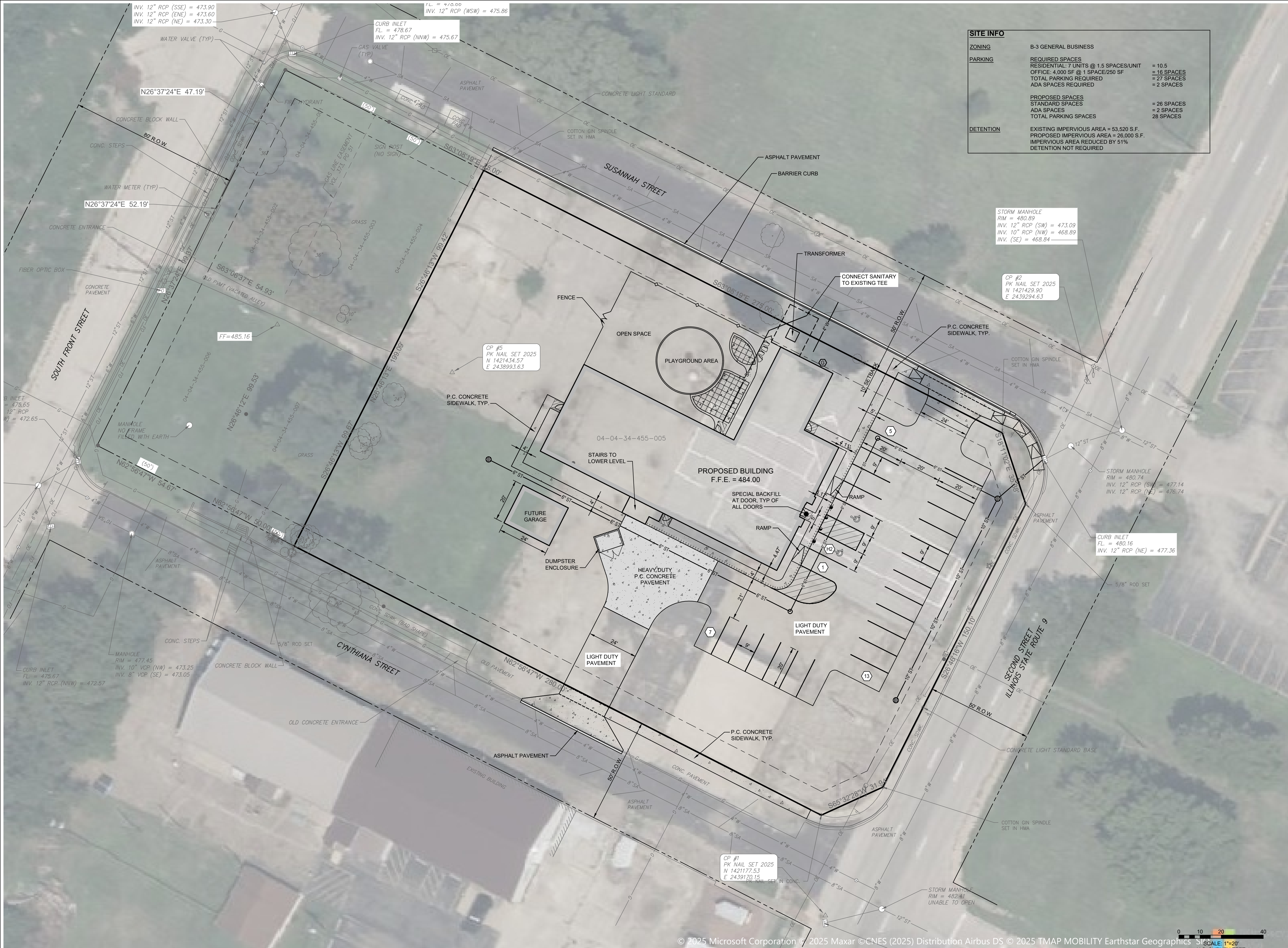
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

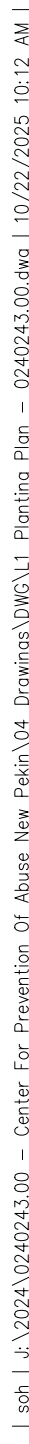
EX-1

PROJECT NO.: 0240243.00



1 SITE PLAN
SCALE: 1"=20'





	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE
TREES	GLE TRI	2	GLEDTITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	2" CAL
	QUR RUB	1	QUERCUS RUBRA	NORTHERN RED OAK	2" CAL
ORNAMENTAL TREE	HEP MIC	1	HEPTACODIUM MICONIOIDES	SEVEN SON FLOWER	2" CAL
	MAG KOB	1	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	1.5" CAL
	SYR RET	4	SYRINGA RETICULATA	JAPANESE TREE LILAC	1.5" CAL
	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS	DEU CHA	24	DEUTZIA GRACILIS 'DUNCAN'	CHARDONNAY PEARLS® DEUTZIA	24" TALL
	HYD HPN	1	HYDRANGEA QUERCIFOLIA 'PIIHQ-I'	JETSTREAM™ OAKLEAF HYDRANGEA	24" TALL
	PHY DKS	12	PHYSOCARPUS OPULIFOLIUS	TINY WINE NINEBARK	24" TALL
	ROS DKN	26	ROSA X 'RADTKOPINK'	PINK DOUBLE KNOCK OUT® ROSE	24" TALL
	VIB CAR	1	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	24" TALL
EVERGREEN SHRUBS	BUX BGM	3	BUXUS MICROPHYLLA JAPONICA 'GREGEM'	BABY GEM™ BOXWOOD	3 GAL
	JUN BLU	2	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	5 GAL
	THU WIO	1	THUJA PLICATA 'SMINTPGF'	FLUFFY® WESTERN ARBORVITAE	5 GAL

GROUND COVERS

CODE AREAS	CODE REQUIREMENT	PROVIDED
PARKING LOT	1 TREE PER 20 to 30 LF IN ADDITION TO GRASS, BUSHES, PLANTINGS, DECORATIVE ROCK, OR BARK CHIPS 2ND STREET (118 LF) = 4 TREES CYNTHIA ST (63 LF) = 2 TREES	2ND STREET = 4 TREES, 24 SHRUBS, 21 GRASSES CYNTHIA STREET = 2 TREES, 10 SHRUBS, 7 GRASSES
STREET TREES	1 TREE PER 30 LF 2ND STREET (150 LF) = 5 TREES CYNTHIA ST (280 LF) = 10 TREES SUSANNAH (275 LF) = 10 TREES	2ND STREET = 5 TREES (BEHIND ROW) CYNTHIA STREET = 3 EXISTING STREET TREES TO REMAIN, 86 TOTAL CALIPER INCHES SUSANNAH STREET = 1 TREE (BEHIND ROW) AND 2 EXISTING STREET TREES TO REMAIN, 25 TOTAL CALIPER INCHES

1. SEE SHEET L2.1 FOR PLANTING NOTES AND PLANTING DETAILS

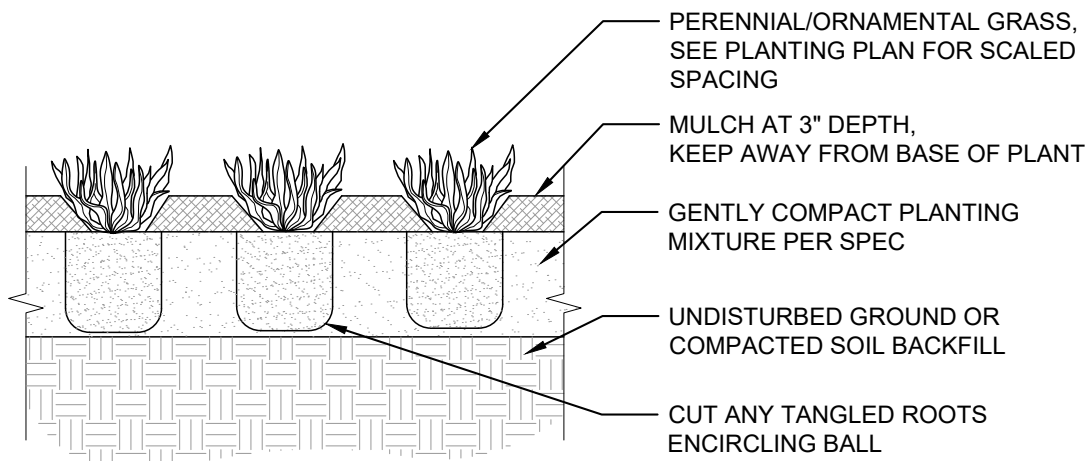
ISSUE:

#	DATE:	DESCRIPTION:
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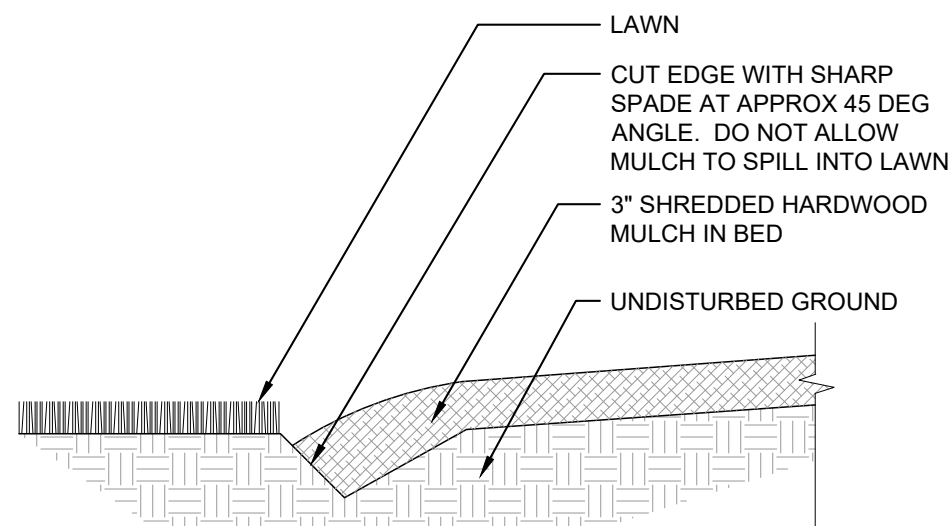
PROJECT NO.: 0240243.00

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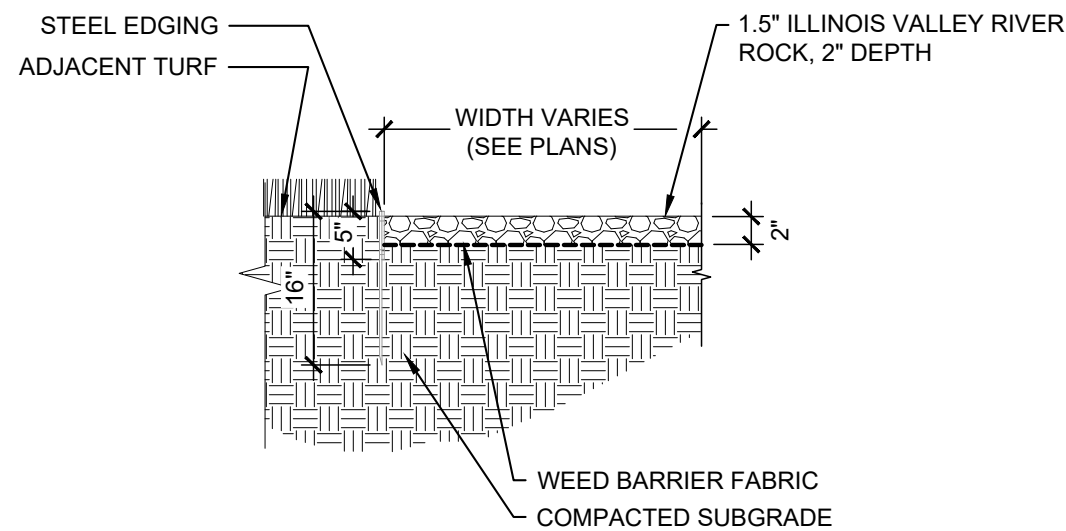
4 PERENNIAL PLANTING
SCALE: NOT TO SCALE



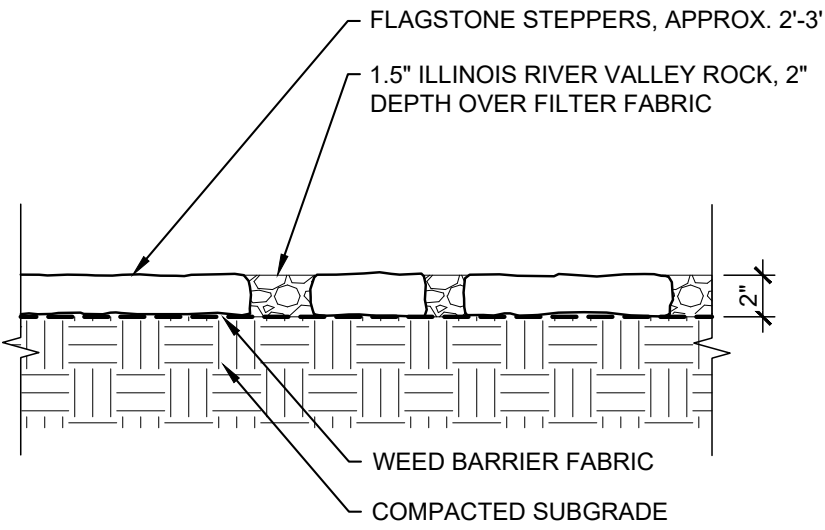
5 SPADE EDGING TREE RINGS ONLY
SCALE: NOT TO SCALE



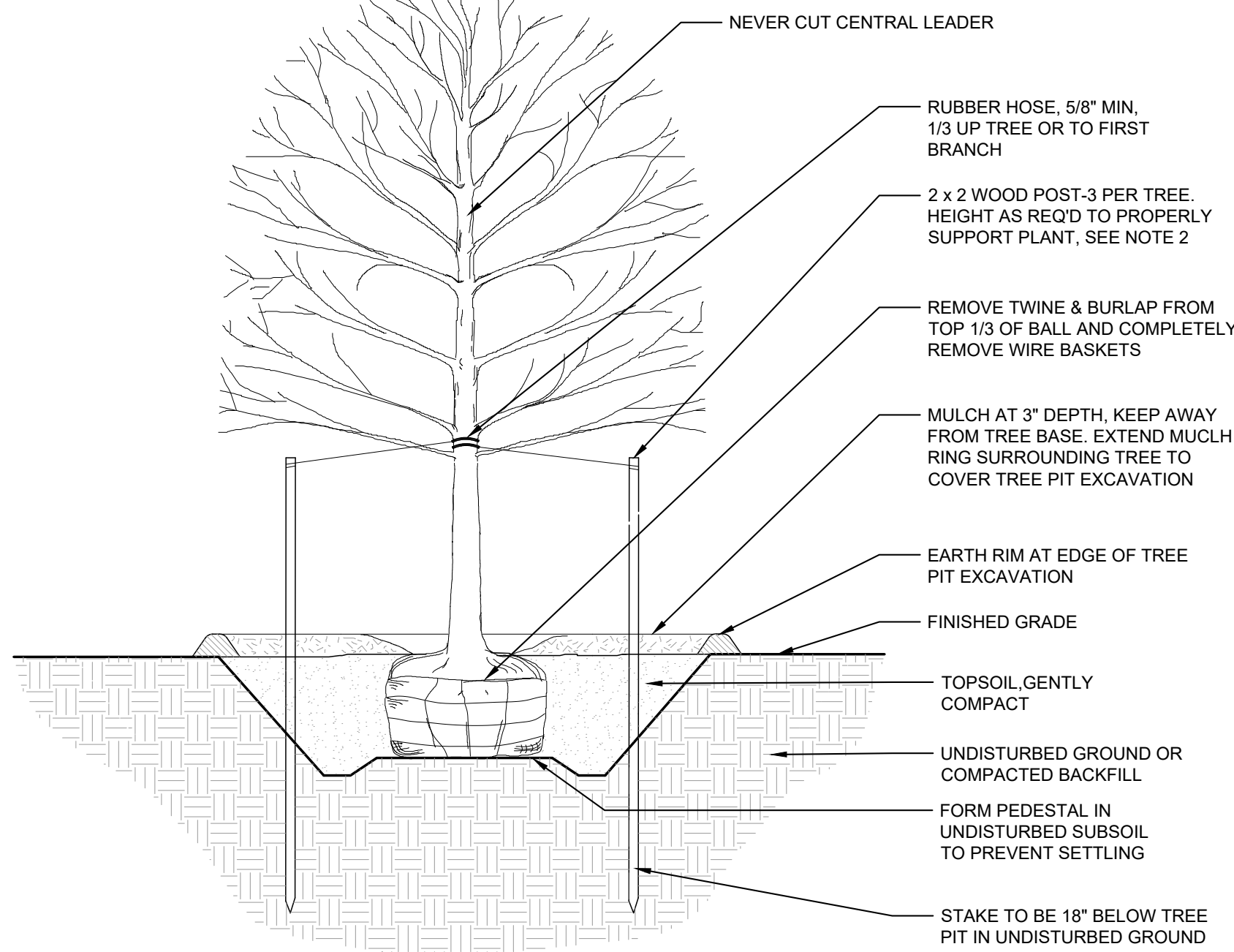
6 STEEL EDGING ADJACENT AGGREGATE MULCH
SCALE: NOT TO SCALE



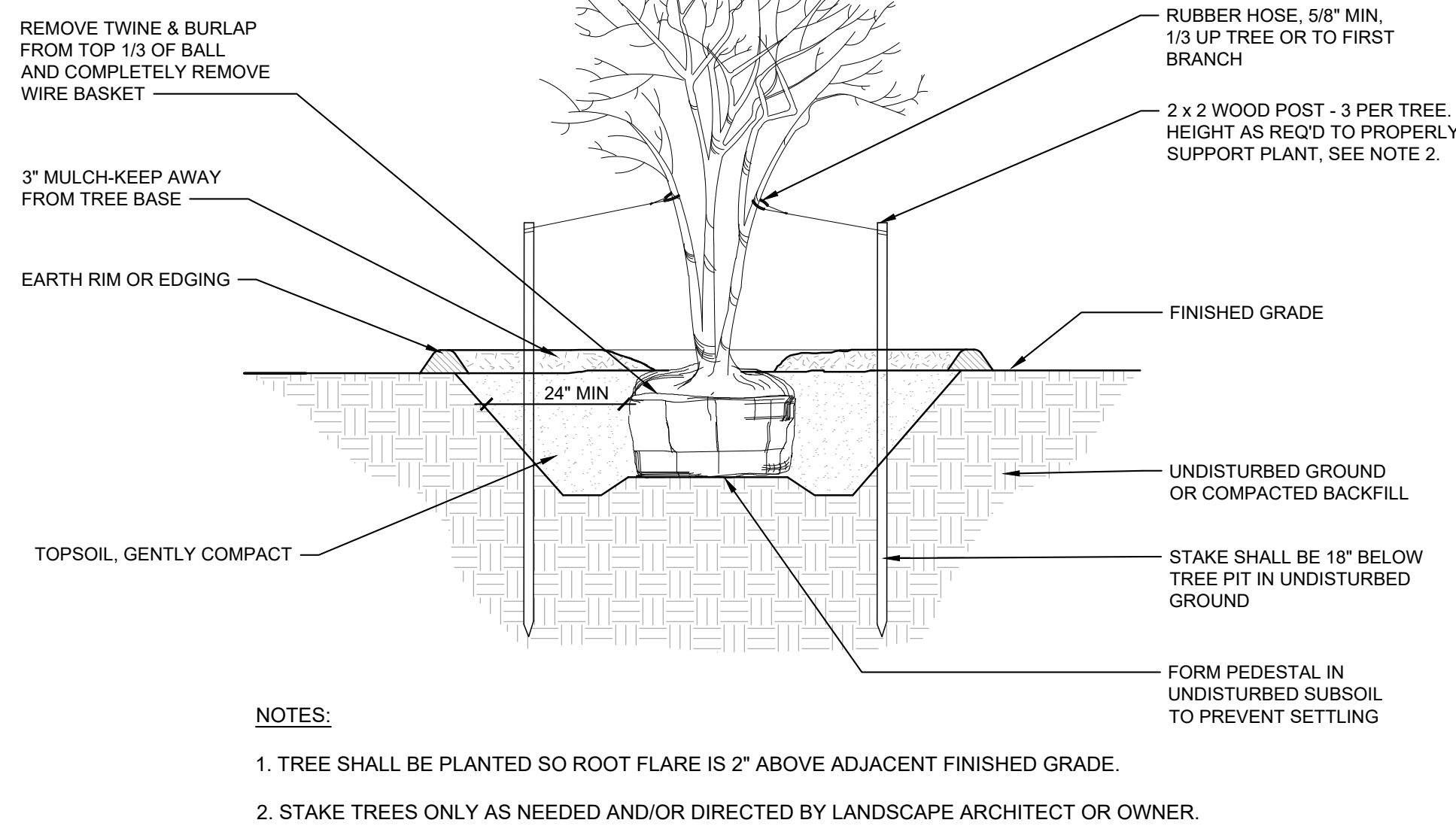
7 FLAGSTONE STEPPER
SCALE: NOT TO SCALE



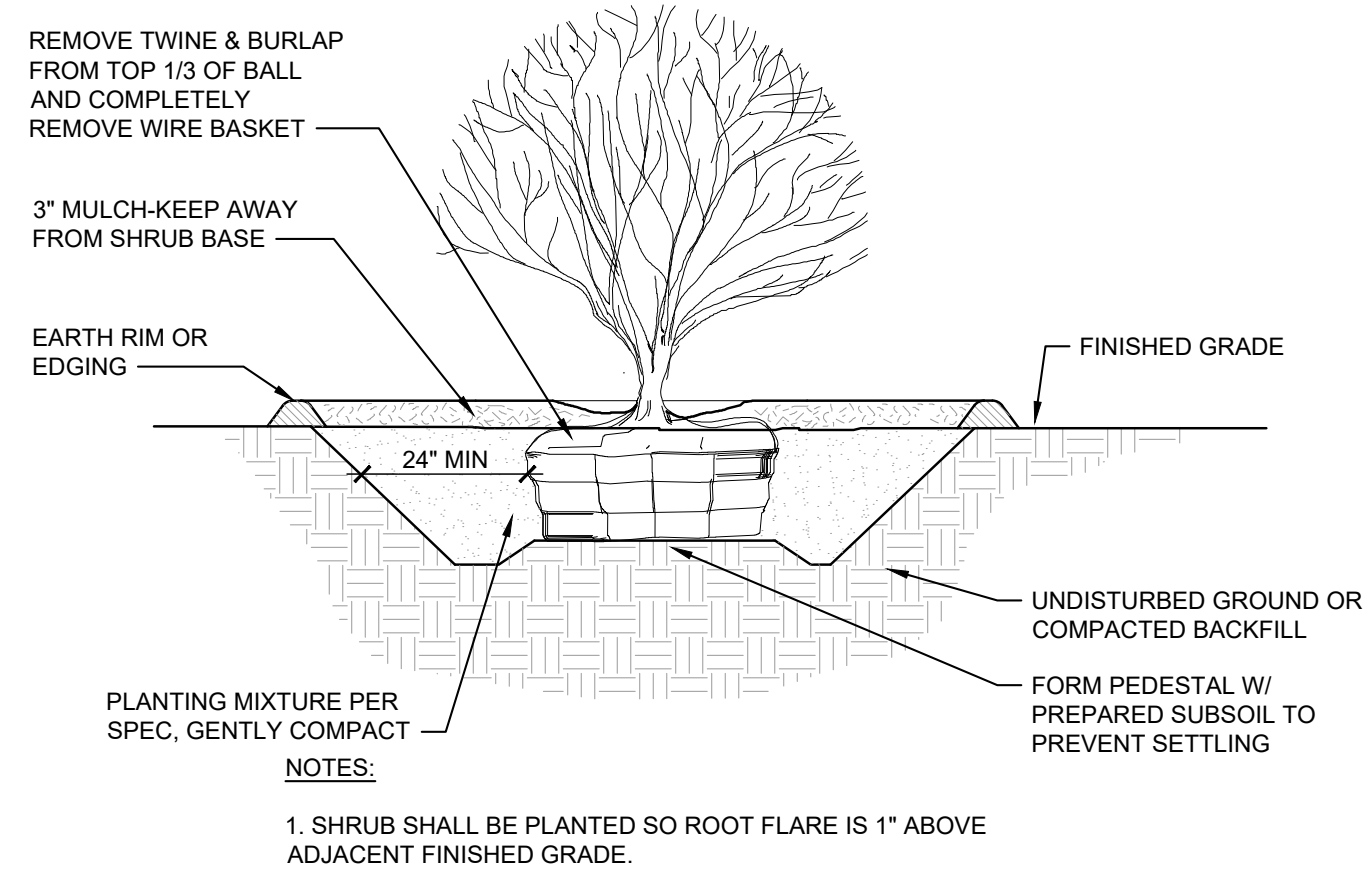
1 DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE



2 MULTI-STEM TREE PLANTING
SCALE: NOT TO SCALE



3 SHRUB PLANTING
SCALE: NOT TO SCALE



General Landscape Notes

GENERAL

LAYOUT

- ALL LAYOUT WORK MUST BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANTING/LANDSCAPE ITEMS.
- USING THE DRAWINGS AS A GUIDE, THE LANDSCAPE CONTRACTOR SHALL PAINT, FLAG OR STAKE ALL PAVEMENT EDGES, WALL LOCATIONS AND/OR BEDLINES FOR LANDSCAPE ARCHITECT'S REVIEW. CONTACT THE LANDSCAPE ARCHITECT A MINIMUM OF 7 DAYS PRIOR TO LAYOUT TO COORDINATE A FIELD MEETING FOR REVIEW.
- THE CONTRACTOR SHALL VERIFY ALL DISTANCES AND DIMENSIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR A DECISION PRIOR TO COMMENCING WITH THE WORK.
- ALL WRITTEN DIMENSIONS SUPERSEDE ALL SCALED DISTANCES AND DIMENSIONS. DIMENSIONS SHOWN ARE FROM THE FACE OF WALL, EDGE OF STRUCTURE SLAB, BACK OF CURB, PROPERTY LINE OR EDGE OF WALK UNLESS OTHERWISE NOTED ON THE DRAWINGS.

FINISH GRADING

- LANDSCAPE CONTRACTOR SHALL GRADE LAWN AREAS AND PLANTING BEDS PER THE GRADING PLAN. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- PROVIDE ALL GRADES FOR NATURAL WATER RUN-OFF WITHOUT LOW SPOTS, PUDDLES OR POCKETS. ACCURATELY SET FLOW LINE GRADES AT A 1/4" PER FOOT (2%) MINIMUM UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
- FINISH GRADES SHALL BE SMOOTH, EVEN AND ON A UNIFORM PLANE WITH NO ABRUPT CHANGES IN THE SURFACE. SLOPE TO RUN UNIFORMLY BETWEEN GIVEN SPOT ELEVATIONS.
- WHERE GRADES ARE NOT INDICATED BETWEEN TWO GIVEN GRADE OR ELEVATION POINTS, GRADES ALONG THAT LINE SHALL BE UNIFORM; EITHER LEVEL OR SLOPED PER THE GRADING PLAN AND AT AN APPROPRIATE RELATIONSHIP TO ADJACENT PAVEMENTS, CURBS, EDGES OR DRAINAGE STRUCTURES.
- TOPS AND TOES OF ALL SLOPES SHALL BE ROUNDED TO PRODUCE A GRADUAL AND NATURAL APPEARANCE WITH EASED TRANSITIONS BETWEEN RELATIVELY LEVEL AREAS AND SLOPES.
- ALL PLANTING AREAS, INCLUDING LAWN AREAS, SHALL BE TRUE TO GRADE WITHIN ONE (1) INCH WHEN TESTED WITH A TEN (10) FOOT STRAIGHT EDGE.
- HOLD FINISH GRADES BELOW TOP OF ADJACENT PAVEMENT, HEADERS, CURBS, OR WALL PER THE FOLLOWING UNLESS INDICATED OTHERWISE ON SPECIFIC DRAWINGS OR DETAILS:
 - MULCH, SHREDDED WOOD OR COMPOST: 1 INCH. ALLOW MULCH LAYER TO TUCK AGAINST SOLID EDGE. KEEP SOIL LEVEL TWO INCHES MINIMUM BELOW MULCH LEVEL AT THESE CONDITIONS.
 - MULCH, STONE AGGREGATE: 1 INCH. ALLOW STONE MULCH TO STAY WELL BELOW ADJACENT HARDSCAPE ELEMENT. KEEP SOIL LEVEL A MINIMUM OF TWO INCHES BELOW TOP OF MULCH.
 - SEEDED LAWN AREAS: 3/4 inch

PLANTING

- PLANTING TECHNIQUES: ALL PLANTING TECHNIQUES AND METHODS SHALL BE CONSISTENT WITH THE LATEST EDITION OF "HORTICULTURE STANDARDS OF NURSERYMEN, INC.", AND AS DETAILED ON THESE DRAWINGS.
- ALL PLANT MATERIALS UPON ARRIVAL TO THE PROJECT SITE SHALL BE SUBJECT TO INSPECTION AND APPROVAL. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH FAIL TO MEET THIS INSPECTION. ALL REJECTED MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- PRE-DELIVERY PHOTOGRAPHS FROM NURSERY ARE ENCOURAGED. PHOTOS SHOULD INCLUDE THE ENTIRE PLANT AND A SCALED MEASURING DEVICE TO INDICATE THE SIZE OF PLANT. HEIGHT OF EVERGREEN TREES ARE MEASURED FROM THE GROUND TO THE FIRST LATERAL BRANCH CLOSEST TO THE TOP HEIGHT AND/OR WIDTH OF OTHER PLANTS SO SPECIFIED ARE MEASURED BY THE MASS OF THE PLANT NOT THE VERY TIP OF THE BRANCHES.
- ALL PLANT MATERIAL SHALL BE GROWN AND SUPPLIED WITHIN THE SAME USDA ZONE AS THE PROJECT.
- IF NECESSARY, TREES AND SHRUBS SHALL BE PRUNED OF DEAD AND BROKEN BRANCHES AS DIRECTED BY THE LANDSCAPE ARCHITECT AS LONG AS THE OVERALL HABIT OF THE PLANT IS NOT COMPROMISED. ALL PRUNING WORK SHALL BE DONE WITH HAND PRUNERS ONLY.
- ABSOLUTELY NO TIP PRUNING IS ALLOWED, EXCEPT HEDGES. ANY PLANT THAT IS TIP PRUNED IS SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTION FROM THE SPECIFIED LIST WILL BE ACCEPTED ONLY WHEN SATISFACTORY EVIDENCE IN WRITING IS SUBMITTED TO THE OWNER OR HIS REPRESENTATIVE SHOWING THAT THE PLANT SPECIFIED IS NOT AVAILABLE. REQUESTS FOR APPROVAL OF SUBSTITUTE PLANT MATERIAL SHALL INCLUDE COMMON AND BOTANICAL NAMES AND SIZE OF SUBSTITUTE MATERIAL. ONLY THOSE SUBSTITUTIONS OF AT LEAST EQUIVALENT SIZE AND HAVING ESSENTIAL CHARACTERISTICS SIMILAR TO THE ORIGINALLY SPECIFIED MATERIAL WILL BE APPROVED. ACCEPTANCE OR REJECTION OF SUBSTITUTE PLANT MATERIALS WILL BE ISSUED IN WRITING BY THE OWNER OR HIS REPRESENTATIVE.
- TREE STAKING AND GUYING: SEE DECIDUOUS AND EVERGREEN TREE PLANTING NOTES. WHEN DIRECTED TO BY THE LANDSCAPE ARCHITECT, GUYING AND STAKING SHALL FOLLOW THESE GUIDELINES:
 - PROVIDE 14 GAUGE WIRE, PROTECTIVE HOSE SLEEVE AND 7 HT. MINIMUM "T" METAL STAKES DRIVEN INTO THE GROUND SO THAT PLATE IS BELOW FINISH GRADE.
 - DECIDUOUS TREES 1" & UNDER (OR UNDER 4' HT): ONE (1) STAKE ON WINDWARD SIDE.
 - DECIDUOUS TREES 1"-2": TWO (2) STAKES EITHER SIDE OF TREE
 - DECIDUOUS TREES 2.5' OR GREATER: THREE (3) STAKES PER TREE, EQ SPACED
 - EVERGREEN TREES 5' TALL OR GREATER: THREE (3) STAKES PER TREE, EQ SPACED
- ALL TREE RINGS RECEIVING SHREDDED HARDWOOD MULCH SHALL BE TREATED WITH A QUALITY, COMMERCIAL GRADE PRE-EMERGENT HERBICIDE SUCH AS PREEN PRIOR TO MULCH INSTALLATION. TREE RINGS SHALL BE WEED AND/OR GRASS FREE PRIOR TO HERBICIDE APPLICATION. PROVIDE CUT SHEET OF HERBICIDE TO LANDSCAPE ARCHITECT FOR APPROVAL.
- PLANTS AND TURF ARE BEING ESTABLISHED IN A VARIETY OF CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND IMPLEMENT WHATEVER PROCEDURES HE DEEMS NECESSARY TO ESTABLISH THE PLANTS AND TURF AS PART OF HIS WORK. PLANTING AREAS AND TURF WILL BE ACCEPTED WHEN ALL AREAS ARE IN HEALTHY CONDITION AND AT LEAST 60 DAYS HAVE ELAPSED SINCE THE COMPLETION OF THIS WORK. THE CONTRACTOR SHALL SUBMIT WITH HIS BID A DESCRIPTION OF THE METHODS AND PROCEDURES HE INTENDS TO USE.
- PLANTING AREAS AND TURF SHALL BE WATERED BY CONTRACTOR TO ENSURE PROPER ESTABLISHMENT. ONCE PLANTS AND TURF ARE ESTABLISHED, WATERING MAY BE DECREASED BUT THE PLANTS AND TURF MUST NEVER BE ALLOWED TO DRY OUT COMPLETELY. FREQUENT WATERING SHOULD BE CONTINUED FOR APPROXIMATELY FOUR (4) WEEKS OR UNTIL PLANTS AND TURF HAVE BECOME SUFFICIENTLY ESTABLISHED TO WARRANT WATERING ON AN "AS NEEDED" BASIS.
- PRELIMINARY ACCEPTANCE: ALL PLANTINGS SHALL BE MAINTAINED BY THE CONTRACTOR FOR A PERIOD OF 30 DAYS AFTER PRELIMINARY ACCEPTANCE BY THE OWNER OR HIS REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, PRUNING PLANT MATERIAL, PULLING WEEDS, WATERING PLANT MATERIAL, AND PERENNIAL FLOWER MAINTENANCE.
- 30 DAY MAINTENANCE PERIOD: ALL PLANTINGS SHALL BE MAINTAINED BY THE CONTRACTOR FOR A PERIOD OF 30 DAYS AFTER PRELIMINARY ACCEPTANCE BY THE OWNER OR HIS REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, PRUNING PLANT MATERIAL, PULLING WEEDS, WATERING PLANT MATERIAL, AND PERENNIAL FLOWER MAINTENANCE.
- FINAL ACCEPTANCE (END OF 30 MAINTENANCE PERIOD): ALL PLANT MATERIAL SHALL BE GUARANTEED FOR 1 CALENDAR YEAR AFTER THE END OF THE 30 DAY MAINTENANCE PERIOD. THE END OF THE MAINTENANCE PERIOD IS MARKED BY THE FINAL ACCEPTANCE OF THE CONTRACTOR'S WORK BY THE OWNER OR HIS REPRESENTATIVE.

EVERGREEN & DECIDUOUS TREE PLANTING NOTES

- REFER TO TREE PLANTING DETAILS FOR ADDITIONAL INFORMATION.
- SOAK WITH WATER IMMEDIATELY FOLLOWING INSTALLATION. WATER FROM BOTTOM OF PIT UPWARD IF POSSIBLE. SEE PERCOLATION TEST NOTE BELOW.
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
- DO NOT STAKE OR GUY WIRE TREES UNLESS DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT.
- IF PITS ARE MACHINE EXCAVATED (I.E. AUGER) CONTRACTOR SHALL SCARIFY ALL SIDES OF PIT WITH HAND SPADE TO AVOID SOIL GLAZING.
- MULCHING: ALL INDIVIDUAL TREES AND THEIR WATERING RING BASIN SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH AT A 3" MIN. DEPTH. COLOR: NATURAL. FOLLOW PROPER TECHNIQUE AND DO NOT ALLOW MULCH TO REST

AGAINST TRUNK OF TREE.

- PROVIDE DURABLE, SLOW RELEASE WATERING BAGS OF BETWEEN 10 AND 15 GALLONS PER THE FOLLOWING TREE SIZES BELOW: "GATOR-BAGS" OR "GATOR BAG JR." OR APPROVED EQUAL. CONTRACTOR SHALL PURCHASE, INSTALL PER MANUFACTURER, AND FILL EACH WITH WATER IMMEDIATELY AFTER PLANTING. WATERING BAGS REMAIN PROPERTY OF THE END USER/OWNER/CLIENT AT THE COMPLETION OF THE 30 DAY MAINTENANCE PERIOD. DECIDUOUS (SHADE AND ORNAMENTAL) TREES UP TO 3": ONE BAG; 3.5"-6.5": TWO BAGS. EVERGREEN AND ORNAMENTAL/MULTI-STEM TREES: 4'-14' HT.: ONE GATOR BAG JR.

EVERGREEN & DECIDUOUS SHRUB PLANTING NOTES

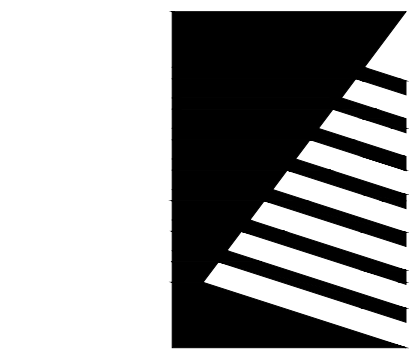
- REFER TO SHRUB PLANTING DETAILS FOR MORE INFORMATION.
- DO NOT ALLOW POCKETS TO FORM WHILE BACKFILLING.
- SOAK WITH WATER IMMEDIATELY FOLLOWING INSTALLATION.
- DO NOT BREAK ROOTBALL WHILE HANDLING.

SEED NOTES

- SEED MIX SHALL BE A DROUGHT TOLERANT FESCUE BLEND WITH EXCELLENT HARDINESS, COLOR AND DISEASE RESISTANCE. LANDSCAPE CONTRACTOR SHALL SUBMIT SEED MIX FOR LANDSCAPE ARCHITECT APPROVAL A MINIMUM OF 14 DAYS PRIOR TO INSTALLATION.
- APPLY LAWN SEED STARTER FERTILIZER PER MANUFACTURER'S RECOMMENDATIONS. LANDSCAPE CONTRACTOR SHALL SUBMIT CUT SHEET FOR LANDSCAPE ARCHITECT APPROVAL A MIN OF 14 DAYS PRIOR TO INSTALLATION.

LANDSCAPE BEDS

- PROVIDE STEEL EDGING AT ALL TURF EDGES UNLESS OTHERWISE INDICATED IN THE DRAWINGS. LANDSCAPE CONTRACTOR SHALL SUBMIT CUT SHEET FOR LANDSCAPE ARCHITECT APPROVAL A MIN OF 14 DAYS PRIOR TO INSTALLATION.
- IMMEDIATELY PRIOR TO PLANTING, AMEND PLANTING BEDS WITH 3" AGED LEAF COMPOST BY BLENDING THE COMPOST INTO THE TOP 6-8" OF PLANTING MEDIA.
- AFTER PLANTING, APPLY WEED BARRIER FABRIC AND ROCK MULCH AT A DEPTH OF 2". LANDSCAPE CONTRACTOR SHALL SUBMIT 12"x12" SAMPLE OF FABRIC AND 1 QT SIZE BAG OF ROCK MULCH FOR LANDSCAPE ARCHITECT APPROVAL A MIN OF 14 DAYS PRIOR TO INSTALLATION.



Farnsworth
GROUP

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www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

DATE: DESCRIPTION:

REVIEW SET
NOT FOR CONSTRUCTION

PROJECT:

Center for Prevention of Abuse

New Emergency
Shelter - Pekin

121 South 2nd Street
Pekin, Illinois 61554

DATE: 10/22/2025

DESIGNED: ALW

DRAWN: SO

REVIEWED: ALW

FIELD BOOK NO.: -

SHEET TITLE:

PLANTING NOTES &
DETAILS

SHEET NUMBER:

L2.1

PROJECT NO.: 0240243.00



NEW EMERGENCY SHELTER



- | | | |
|--|---|--|
|  Ownership Parcels |  I-474 |  US 150 |
|  ROW |  I-74 |  US 24 |
|  Hydrography |  IL 29 |  Streets |
|  I-155 |  IL 98 |  Sections |

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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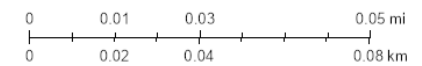
0 0.01 0.02 0.04 mi

ArcGIS Web Map



11/9/2025, 1:41:56 PM

1:1,365



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



REQUEST FOR COUNCIL ACTION

Agenda Date: November 12, 2025
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **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.

DESCRIPTION: Title: Site Plan Review Request for the Construction of a New Commercial Building

Applicant: Oakline Construction Group LLC on Behalf of Epic Pharma Solutions Inc. (The Petitioner)

Location: 405 Hanna Dr, Pekin, Illinois

County: Tazewell

Zoning: I-1 Light Industrial District

Parcel Number (PIN): 10-10-10-200-011

Legal Description: SEC 10 T24N R5W FINAL PLAT BUSINESS PARK WELL SITE LOT 1 PART OF LOT 3 RIVERWAY BUSINESS PARK 2ND ADDN NE 1/4

Surrounding Zoning:

Property Zoning: I-1 Light Industrial District

Adjacent North of Site: AG-Agricultural

Adjacent South of Site: I-1 Light Industrial District and I-2 General Industrial District

Adjacent East of Site: AG-Agricultural

Adjacent West of Site: I-1 Light Industrial District

Background:

This Site Plan Review is for the construction of a new commercial building and ancillary parking lots for Epic Pharma Solutions Inc. This will be a two-phase project and Epic is looking for approval of the site plan showing both phases on the site plan.

Staff Comments:

- Staff has worked closely with Epic Pharma Solutions Inc. and their contractors and no variances or special uses will be required for this project.
- Epic Pharma Solutions Inc. is planning to build landscaped berms on the east side of the property to better obscure the property from the residential development to the east even though this is not required by city code.
- The site plan does show a code-compliant number of off-street unloading spaces (loading docks).
- The Site plan does show a code-compliant number of parking spaces, which is figured as 5 spaces plus 1 for every 1½ employees in the largest working shift.
- A code-compliant number of ADA parking spaces will be provided and accessible routes to the building.
- A dumpster enclosure is shown on the site plan as required by City code.
- All building setbacks for the I-1 District will be maintained

- A photometrics plan and landscaping plan will be submitted with the full set of plans.

Recommendation:

- Staff recommends approval of the site plan as presented
- If approved, staff will continue to work through the rest of the building plans prior to any permits being issued.

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 11/9/2025



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: <u>405 Hanna Dr.</u> Current Zoning (if known): <u>I-1 Light Industrial</u> Proposed Zoning (if rezoning request): _____ Current Use: <u>Agricultural</u> Proposed Use (if different): <u>Manufacturing/Industrial</u>
---	--

Property Owner Name:	Epic Pharma Solutions Inc.
Mailing Address:	416 Main St., Suite 1125
Phone:	Phone 501-527-2478
Alternative Phone:	
E-Mail Address:	Email Freddie.Lee@epic-med.com

Applicant Name (if different):	Oakline Construction Group LLC
Mailing Address:	11701 Borman Dr., Suite 100, Maryland Heights, MO 63146
Phone:	314-270-5991
Alternative Phone:	314-280-1176
E-Mail Address:	pheidbreder@oaklineconstructiongroup.com



Planning and Zoning Department
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Please summarize your request and explain why it is necessary:

We are providing a 2D site exhibit as previously agreed to during the purchase of the property.

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

Freddie Lee

A handwritten signature in black ink, appearing to be "Freddie Lee", written over a horizontal line.

Date 22 Oct 2025

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

Paul Heidbreder
Oakline Construction Group LLC

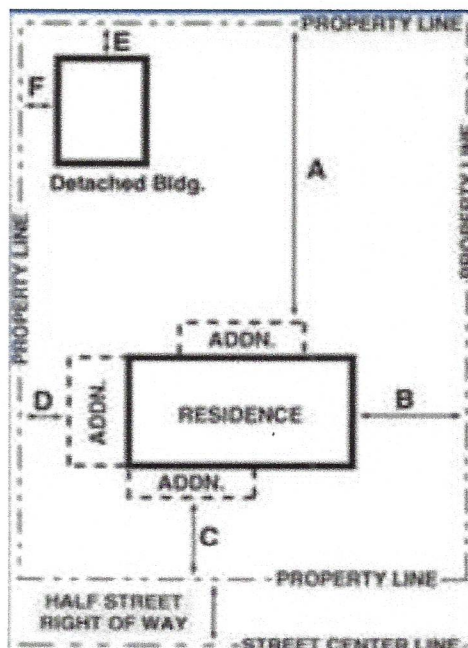
Date 10/22/25



Planning and Zoning Department
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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).





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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)?
