



**REGULAR ZONING BOARD OF APPEALS MEETING
WEDNESDAY, JUNE 10, 2026
5:00 PM**

1. Pledge of Allegiance

2. Call to Order

3. Approve Agenda

4. Approval of Minutes

4.1. Receive and File Minutes from the November 12, 2025 Meeting

5. City Council Action Report

5.1. Recieve and File City Council Action Report from November 24, 2025

6. New Business

6.1.

Case SU 2026-01 A Special Use Request Submitted by Timothy and Catherine Behm for the Operation of a Used Automobile Dealership at 300 S. 2nd Street.

6.2.

Case RZ 2026-01 A rezoning request submitted by the City of Pekin to rezone the property located at 15780 VFW Road, Pekin, Illinois, from B-1 Local Business District to B-3 General Business District.

7. Any Other Business Before the Board

8. Public Input

9. Adjourn



REQUEST FOR COUNCIL ACTION

Agenda Date: June 10, 2026
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Receive and File Minutes from the November 12, 2025 Meeting

DESCRIPTION: Minutes from the November 12, 2025 Regular Meeting

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 6/5/2026



**PROCEEDINGS OF THE REGULAR MEETING
OF THE ZONING BOARD OF APPEALS OF THE CITY OF PEKIN, ILLINOIS,
HELD IN ROOM 202 THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON WEDNESDAY, NOVEMBER 12, 2025 AT 5:00 PM
CHAIRMAN DON HILD PRESIDING**

Pledge of Allegiance

The Pledge of Allegiance was led by Chairman Donald Hild.

Call to Order

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

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

Approve Agenda

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

Approval of Minutes

4.1. Minutes from the October 8, 2025 Meeting

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

City Council Action Report

5.1. Receive and File City Council Action Report From October 27, 2025

City Council Action Report from October 27, 2025: Case(s) V2025-09, SU 2025-07 and V2025-10 were approved.

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.

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

Public Input Open: 5:03pm Closed 5:04pm

Mr. Lutz, homeowner, states that he has an existing pool, and he would like to replace the pool with a new one. Mr. Lutz noted that he spoke with his neighbors, and they do not have any issues with a new pool being installed.

Commissioner Joesting asked Mr. Lutz if the new pool was going to be in the same spot that the existing one is and Mr. Lutz confirmed that the new pool will be placed in the same spot. Commissioner Wilson asked if there was an original permit and Mr. Lutz was unsure as the pool was installed by San Juan. The code indicates that no pool shall be in front of a 35-foot lot line and there should not be a fence either. Commissioner Hild asked when the original fence was placed, and it was before there was a code in place. Josh Wray said that any time a structure comes down with a new one going in its place, it does need to meet the requirements. Nic Maquet did state that installing a smaller pool could meet the requirements. Commissioner Deverman noted that most houses/structures in that area do not meet the code. Mr. Lutz said the smallest pool he could find was 18 feet. Hild asked if the variance is applied to the property or the person, the variance is for the property. Nic said that variance could be approved with a stipulation that would control the future allowance for another “new” pool. Attorney James

Vasselli (via phone) suggested that we could approve the stipulation of the pool that if this new pool was to ever come down after “sale” that a new pool could not go up.

The motion was amended by Commissioner Deverman to include the stipulation and seconded by Lanane.
Motion approved 6-0.

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.

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

Public Input Open: 5:17pm Closed 5:18pm

Mr. Whitley, homeowner, said he took down an old porch that had rotted, and he would like to put a 6-foot deck with stairs directing to the driveway.

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

Commissioner Wilson asked how far back the ROW is and Nic Maquet said it is about 10 feet from curb to lot line. Commissioner Hild acknowledged that this is sitting right on the lot line. Commissioner Madden also raised the concern of the porch being elevated, and it would become a safety concern without approval. No further discussion.

Motion approved 6-0.

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

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

Public Input Open at 5:21pm Closed: 5:23pm

Ron Mathews, ground keeper at Lake Arlan, would like to place a shed at the end of the boat ramp to allow storage for mowers and equipment.

Commissioner Joesting noted that there is a 10x20 shed shown in the pictures supplied. However, Mr. Mathews referenced a 12x20 shed. Mr.

Mathews explained that the company has a repo shed that is available as a 12x20 and the cost is less than the 10x20. Mathews would like to buy/install the larger shed if possible.

Motion approved 6-0.

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.

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

Public Input Open at 5:25pm Closed 5:27pm

A representative from Katanan Hibachi & Sushi expressed the desire to open a food truck offering many types of foods.

Commissioner Madden asked if this is a similar set-up to Kenzie and Nic confirmed that it is. Commissioner Wilson asked if they are required to have sanitary lines and Nic said that they will need to work with the Health Department on that. Commissioner Deverman said that he would like to see bollards put around the food truck for safety purposes.

Motion approved 6-0.

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.

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

Public Input Open at 5:31pm Closed 5:37pm

Mr. and Mrs. Thomas, owners, would like to buy the property at 716 Court St to operate a automotive repair shop.

Mr. Newman is the owner of 718 and 720 Court St. and said that he has no objections to the use of an automobile repair/storage based on the following: Storage is not allowed outdoors. Also, he would like a fence as a visual buffer. Mr. Newman said if a fence isn't going to be required that he would have an issue with the use being for automotive repairs/storage. Mr. Newman wanted clarification on what "48 hours" of sitting is defined as because he feels that this definition is many, which means he feels the fence should be required.

Mrs. Thomas states that a barrier will be placed around the dumpster, but

there is existing fencing around the area where the “wrecked” cars would be parked.

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

Commissioner Wilson would like a site plan that shows there is enough room for vehicles by site design standards. Commissioner Wilson said she has concerns about losing parking if a fence is installed (in the front). Mrs. Thomas said they do not plan to fence the front. The plan is to provide a barrier around the dumpster. The history of the building was given, and historically it was a mechanic shop. Commissioner Hild noted that the plan is to do “short term” vehicle storage but if storage was to move outside, they would need to add additional fencing.

Motion was approved 6-0.

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.

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

Public Input Open at 5:44pm Closed 5:45pm

Kevin from the Center of Prevention of Abuse explained the desire to build a new building that would offer an expansion of services for the citizens in our community.

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

Commissioner Joesting asked for clarification on the number of rooms/beds, which is 7 rooms with a total of 28 beds. Commissioner Joesting also asked if there were going to be staff overlooking the house and Kevin from The Center of Prevention and Abuse said that there would be staff onsite 24 hours a day, 365 days a year. Josh Wray noted the area in the back has some issues in the alleyway. Maquet also stated that when the RFP was originally put out, it was just for the front and the grade in the rear goes downhill. The Center for Prevention of Abuse also did not need the back piece of land. Maquet also noted that at this time there is no concern about the need for special use or variance.

Motion approved by all (Commissioner Wilson abstained).

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.

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

Public Input Open:5:50pm Closed: 5:52pm

Cameron Bettin, Director of Pekin Park District, asked if Epic Pharma owned the entire property and Josh Wray confirmed they do. Cameron asked how many phases are planned and Wray said at this time, there are two phases planned. Cameron also asked what type of berm would be going to be on the east side and Nic said that the berm isn't required, but his understanding is that it would be evergreen of some kind (as a buffer for the residential areas). Chairman Hild asked if there were any additional developments and Wray said that the west would show some difficulties developing, but to the north might be possible. Chairman Hild also asked what the strip of property on 5th St. was to be used for, but it is the Park Districts. Cameron said a possible maintenance shed or soccer fields may be installed on 5th St. Cameron did ask what requirements there would be to keep the land cleaned up/farming and Nic said they would keep the land clean and if the property would be mowed.

Motion approved 6-0

Any Other Business Before the Board

Nic Maquet said we have SU cases coming next potentially. Commissioner Madden would like to see easier access to the wastewater drop box or move it if possible.

Public Input

No further public input.

Adjourn

Motion to adjourn the meeting made by Commissioner Madden and seconded by Wilson.



REQUEST FOR COUNCIL ACTION

Agenda Date: June 10, 2026
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Recieve and File City Council Action Report from November 24, 2025

DESCRIPTION: Recieve and File City Council Action Report from November 24, 2025

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 5/6/2026



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

All zoning cases that were recommended for approval during the regularly scheduled Zoning Board of Appeals meeting held on Wednesday November 12, 2025 were presented to the City Council for approval at the regularly scheduled City Council meeting held on Monday November 24, 2025. The outcome of each case is listed below:

- Case V 2025-12 was Approved
- Case V 2025-13 was Approved
- Case V 2025-14 was Approved
- Case SU 2025-08 was Approved
- Case SU 2025-09 was Approved
- Case SPR 2025-06 was Approved
- Case SPR 2025-07 was Approved

Respectfully,

Nic Maquet
Director of Building & Development
City of Pekin
111 S. Capitol St
Pekin, Illinois 61554
(309) 478-5370
nmaquet@ci.pekin.il.us



REQUEST FOR COUNCIL ACTION

Agenda Date: June 10, 2026
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:

Case SU 2026-01 A Special Use Request Submitted by Timothy and Catherine Behm for the Operation of a Used Automobile Dealership at 300 S. 2nd Street.

DESCRIPTION:

A special use request submitted by Timothy and Catherine Behm for the operation of a used automobile dealership at 300 S. 2nd Street, Pekin, Illinois. Said property is zoned B-3 General Business District and is legally described as: SEC 3 T24N R5W CINCINNATI ADDN LOT 33 (EX CITY) & LOTS 34 & 35 & W 74' LOT 36 NE ¼ with the following PIN: 04-10-03-205-001 in Tazewell County, Illinois.

SUMMARY

The petitioners, Timothy and Catherine Behm, are requesting a special use permit to operate a used car business with an outdoor sales lot at the property commonly known as 300 S. 2nd Street. The current zoning of the property is B-3 General Business. The City code allows used car businesses with an outdoor sales lot in the B-3 district, provided they first obtain a special use permit and meet the requirements set forth in the city code.

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

(1) Outdoor sales space for exclusive sale of new or used automobiles, house trailers or rental of trailers and/or automobiles, all subject to the following:

- a. The lot or area shall be provided with a permanent, durable and dustless surface and shall be graded and drained as to dispose of all surface water accumulated within the area.
- b. Access to the outdoor sales area shall be at least 25 feet from the intersection of any two streets.
- c. No major repair or major refinishing shall be done on the lot.
- d. All lighting shall be shielded from adjacent residential districts.

STAFF NOTES

The parking lot is currently a mix of asphalt and concrete that requires repairs as the asphalt and concrete is in disrepair. Staff would recommend putting the following conditions on special use.

- Prior to the issuance of a Certificate of Occupancy for the approved special use, the applicant shall repair and resurface the existing parking lot, including correction of potholes and deteriorated pavement, and shall provide compliant ADA parking spaces and striping in

accordance with applicable codes.

FINANCIAL IMPACT:
N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 6/5/2026



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

Board of Appeals Application for Consideration

<p><u>Type of Request (check one):</u></p> <p><input checked="" type="checkbox"/> A. Special Use (\$125)</p> <p><input 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 (\$150)</p>	<p>Request Property Address, or PIN: <u>300 S. 2nd St.</u></p> <p>Current Zoning (if known): <u>B3 - General Business</u></p> <p>Proposed Zoning (if rezoning request): <u>USED Auto Sales</u></p> <p>Current Use: _____</p> <p>Proposed Use (if different): _____</p>
--	---

Property Owner Name:	<u>Timothy + Catherine Behm</u>
Mailing Address:	<u>300 S second st Pekin</u>
Phone:	<u>309-571-7403 Tim</u>
Alternative Phone:	<u>309-256-8511 Cathy</u>
E-Mail Address:	<u>Behms1@yahoo.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:

USED CAR lot

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

3-18-2026

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

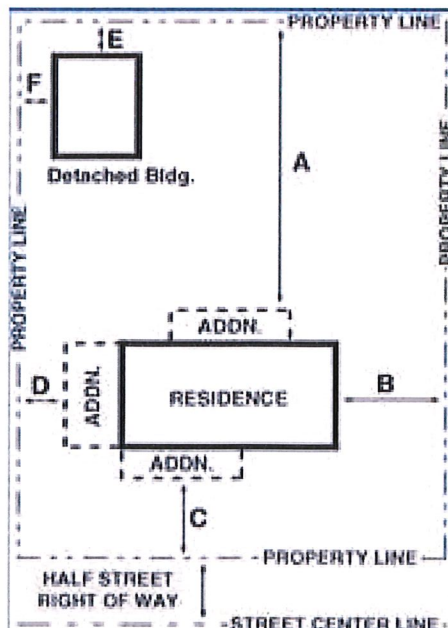
Date



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.

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?

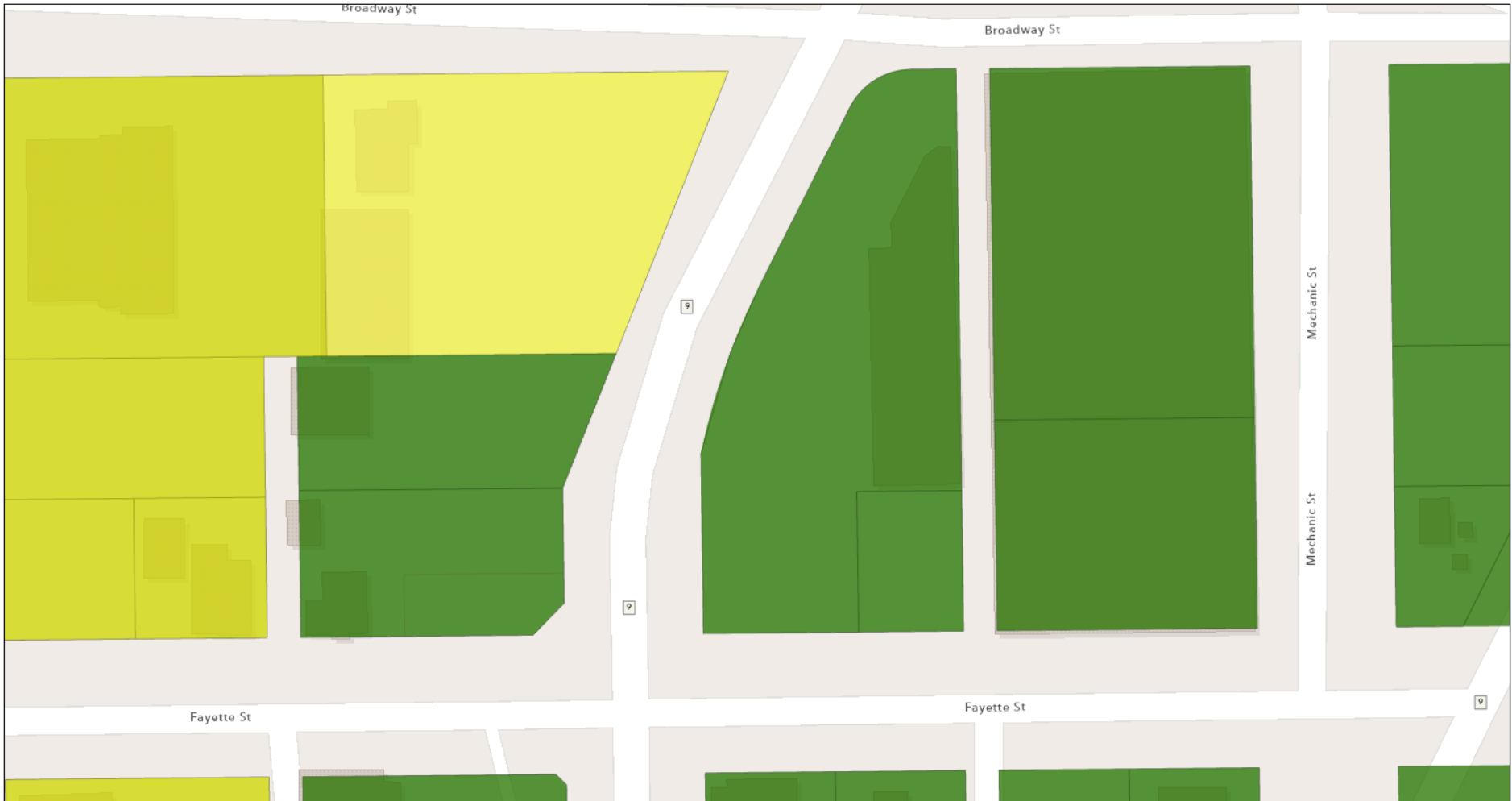
4. Will the variance be consistent with the purpose and intent of the Zoning Code and not alter the essential character of the locality?

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



TE ST.

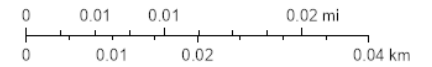
ArcGIS Web Map



6/5/2026, 11:05:45 AM

- Zoning Classification
- I-1 Light Industrial
 - I-2 General Industrial
 - B-3 General Business
 - OwnershipParcels
 - OwnershipParcels

1:717



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

ArcGIS Web Map

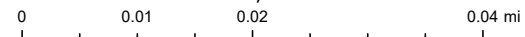


- | | | |
|-------------------|-------|-------------|
| Ownership Parcels | I-474 | US 150 |
| ROW | I-74 | US 24 |
| Hydrography | IL 29 | Centerlines |
| I-155 | IL 98 | Sections |

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.



1:1,056





REQUEST FOR COUNCIL ACTION

Agenda Date: June 10, 2026
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:

Case RZ 2026-01 A rezoning request submitted by the City of Pekin to rezone the property located at 15780 VFW Road, Pekin, Illinois, from B-1 Local Business District to B-3 General Business District.

DESCRIPTION: DESCRIPTION: Consideration of rezoning City-owned property from B-1 Local Business to B-3 General Business

Location: Vacant property located at 15780 VFW RD., Pekin, Illinois (Corner of 14th Street and Veterans Dr.)

Zoning District: B-1 Local Business District

Parcel Number (PIN):10-10-14-205-009

Legal Description:S14 T24N R5W SE CORNER OF NE 1/4 3.01 AC

Summary:

The City intends to sell this property to a developer for future retail development. Rezoning from B-1 to B-3 will expand the development opportunities. Furthermore, the intent of the B-3 district fits this location better. The B-1 Local Business District is intended "to meet the day-to-day convenience shopping and service needs of persons residing in the adjacent residential areas," where "the B-3 General Business Districts are designed to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the Local Business District or the Central Business District" (Pekin City Code Sec. 4-3-6).

Surrounding Zoning Districts

- **NORTH:** RM-2 Residential Multi-Family
- **EAST:** RM-2 Residential Multi-Family
- **SOUTH:** Unincorporated
- **WEST:** Unincorporated

Staff Notes & Recommendation

- Staff Recommends Approval

FINANCIAL IMPACT:

N/A

REVIEWED BY:



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

Board of Appeals Application for Consideration

<p><u>Type of Request (check one):</u></p> <p><input type="checkbox"/> A. Special Use (\$125)</p> <p><input type="checkbox"/> B. Residential Variance (\$125)</p> <p><input type="checkbox"/> C. Non-Residential Variance (\$125)</p> <p><input checked="" type="checkbox"/> D. Map Amendment/Rezoning(\$125)</p> <p><input type="checkbox"/> E. Annexation (\$125)</p> <p><input type="checkbox"/> F. Site Plan Review (\$150)</p>	<p>Request Property Address or PIN: <u>10-10-14-205-009 corner of Veterans & 14th Street</u></p> <p>Current Zoning (if known): <u>B-1 Local Business</u></p> <p>Proposed Zoning (if rezoning request): <u>B-3 General Business</u></p> <p>Current Use: <u>Vacant</u></p> <p>Proposed Use (if different): <u>Future Retail Development</u></p>
--	--

Property Owner Name:	City of Pekin
Mailing Address:	111 S Capitol Street, Pekin, IL 61554
Phone:	(309) 477-2300
Alternative Phone:	
E-Mail Address:	

Applicant Name (if different):	Josh Wray, Director of Economic Devevelopment
Mailing Address:	
Phone:	
Alternative Phone:	
E-Mail Address:	JLWray@ci.pekin.il.us



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

Please summarize your request and explain why it is necessary:

The City intends to sell this property to a developer for future retail development. Rezoning from B-1 to B-3 will expand the development opportunities
Furthermore, the intent of the B-3 district fits this location better. The B-1 Local Business District is intended "to meet the day-to-day convenience
shopping and service needs of persons residing in the adjacent residential areas," where "the B-3 General Business Districts are designed to provide sites
for more diversified business types which would often be incompatible with the pedestrian movement in the Local Business District or the Central
Business District" (Pekin City Code Sec. 4-3-6).

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.

Joshua Wray
Owner Signature

05/21/2026
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.

Joshua Wray
Applicant Signature

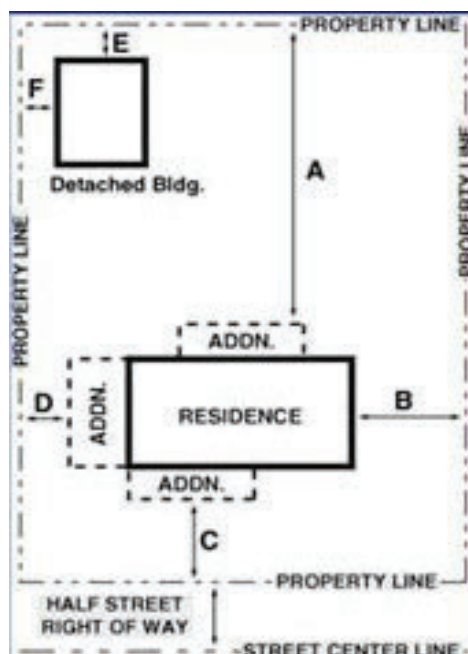
05/21/2026
Date



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

The following attachments are required for consideration of your request:

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





Planning and Zoning Department

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

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

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

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

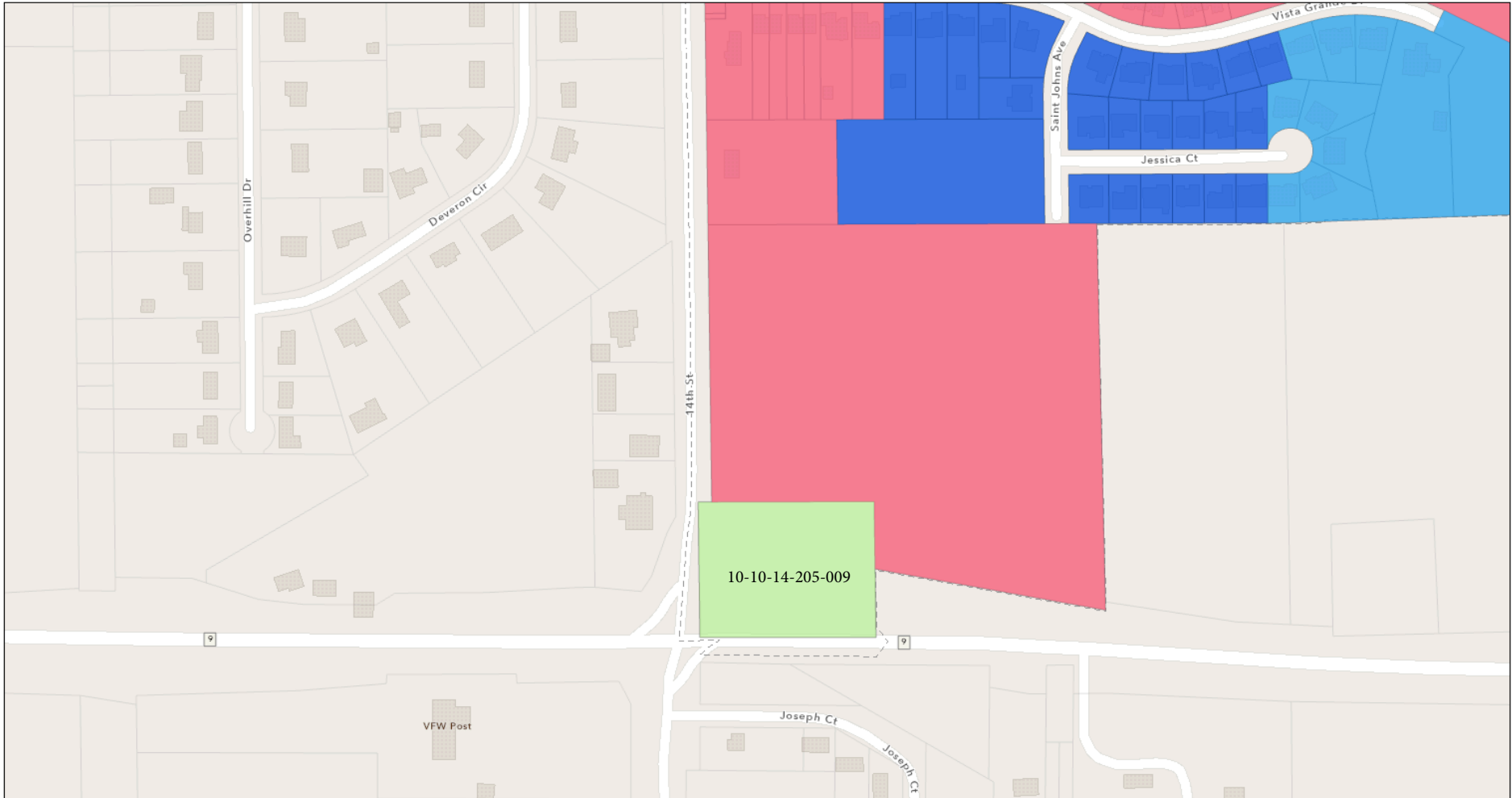
2. Is the variance needed due to special and unique circumstances not caused by the applicant’s or owner’s own actions?

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

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

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

ArcGIS Web Map



6/5/2026, 10:10:36 AM

Zoning Classification

B-1 Local Business

R-2 One Family Residential

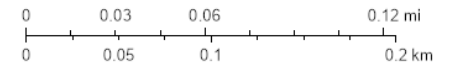
R-3 One Family Residential

RM-2 Multiple Family Residential

OwnershipParcels

OwnershipParcels

1:3,320



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

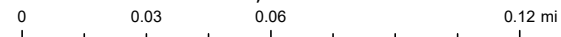


- Ownership Parcels
- ROW
- Hydrography
- I-155
- US 150
- US 24
- Centerlines
- Sections
- I-474
- I-74
- IL 29
- IL 98

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.



1:2,934





**CITY OF PEKIN – NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS**

To: Property Owner / Occupant

Notice is hereby given that a public hearing will be held before the City of Pekin Zoning Board of Appeals at the time and place set forth below to consider the following applications:

CASE SU 2026-01

Request submitted by Timothy and Catherine Behm for a special use permit to operate a used automobile dealership at 300 S. 2nd Street, Pekin, Illinois. The subject property is zoned B-3 General Business District and is legally described as SEC 3 T24N R5W CINCINNATI ADDN LOT 33 (EX CITY) & LOTS 34 & 35 & W 74' LOT 36 NE 1/4; PIN 04-10-03-205-001, Tazewell County, Illinois.

CASE RZ 2026-01

Request submitted by the City of Pekin to rezone the property commonly known as 15780 VFW Road, Pekin, Illinois, from B-1 Local Business District to B-3 General Business District. The property is legally described as S14 T24N R5W SE CORNER OF NE 1/4, 3.01 ACRES; PIN 10-10-14-205-009, Tazewell County, Illinois.

HEARING INFORMATION

Date: June 10, 2026

Time: 5:00 p.m.

Location: Pekin City Hall, Room 202

Address: 111 South Capitol Street, Pekin, Illinois

The purpose of this hearing is to consider testimony and evidence regarding the requested special use and rezoning. At said hearing, all interested persons will be given an opportunity to be heard, either in person or by agent or attorney.

Maps, plats, and application materials are available for public inspection at the City of Pekin Building and Development Department during normal business hours.

Written comments may be submitted to the Community Development Department prior to the hearing or presented at the hearing.

Dated this 21st day of May 2026.

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