



**REGULAR ZONING BOARD OF APPEALS MEETING
WEDNESDAY, JULY 8, 2026
5:00 PM**

1. Pledge of Allegiance

2. Call to Order

3. Approve Agenda

4. Approval of Minutes

4.1. Receive and File Meeting Minutes from the June 10, 2026 Meeting

5. City Council Action Report

5.1. Receive and File City Council Action Report From June 22, 2026

6. Unfinished 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

7. New Business

7.1.

Case V 2026-01 A Variance Request Submitted by Daniel and Teresa Botkin for the Property Located at 1515 Chestnut Street to Reduce the Rear Building Setback from 20 Feet to 10 Feet

7.2.

Case SU 2026-04 A Special Use Request Submitted by Michelle Bohm on Behalf of Inspired Style Co for the Operation of a Beauty Shop at 1112 Court Street

7.3.

Case V 2026-02 A Variance Request Submitted by Michelle Bohm on Behalf of Inspired Style Co to Reduce the Required Number of On-Site Parking Spaces at 1112 Court Street

8. Any Other Business Before the Board

9. Public Input

10. Adjourn

**REQUEST FOR COUNCIL ACTION**

Agenda Date: July 8, 2026
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Receive and File Meeting Minutes from the June 10, 2026 Meeting

DESCRIPTION: Receive and File Meeting Minutes from the June 10, 2026 Meeting

FINANCIAL IMPACT:
 N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 6/30/2026



**PROCEEDINGS OF THE REGULAR MEETING
OF THE ZONING BOARD OF APPEALS OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON WEDNESDAY, JUNE 10, 2026 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 all members were physically present. A quorum was declared by Chairman Hild.

Attendee Name	Organization	Title	Status	Arrived
Terah Anderson	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Chris Deverman	Zoning Board of Appeals	Commissioner	Absent	--:-- PM
Donald Hild	Zoning Board of Appeals	Chairman	Present	5:00 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 Anderson, Hild, Joesting, Lanane, Madden and Wilson
ABSENT:	Commissioner Deverman

Approval of Minutes

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

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

City Council Action Report

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

All cases were approved at the council meeting on November 24, 2026.

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.

Public Hearing Open at 5:03 PM Public Hearing Closed at 5:03 PM

Motion to approve: Commissioner Lanane

Second: Commissioner Joesting

Motion to approve was rescinded by Commissioner Lanane

Nic Maquet stated that a pre-occupancy inspection was completed, and the property owners were given a list of what the occupancy requirements are. Staff recommended that the board require repairs to the parking lot as it has large potholes and loose gravel.

Commissioner Wilson asked how many parking spots would be required and how many ADA parking spots. Maquet said up to twenty-five parking spots require one ADA spot. Commissioner Wilson said she would like a site plan that provides more info such as how many cars, ROW, the direction/flow of traffic. She also noted that the "site plan" submitted is not to scale. Wilson also asked that we require parking blocks and Maquet agrees that is a reasonable request. Commissioner Wilson also confirmed with Maquet that there will be a screened in trash enclosure.

Commissioner Lanane amended her original motion (to approve) by adding requirement(s); the applicant must repair the parking lot, including but not limited to ADA parking and appropriate concrete parking blocks or a barrier (such as a

bollard). After further discussion on the “site plan” not being complete, Commissioner Lanane pulled her motion(s).

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

Motion to table approved 6-0 Absent: Commissioner Deverman

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.

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

Public Hearing Open at 5:14 PM Public Hearing Closed at 5:17 PM

Josh Wray, City of Pekin Economic Development Director, explained that the city owns the parcel in discussion. The city is in the process of selling the land to Mr. Wang. Allowing the parcel to be rezoned allows for many future uses of this parcel. Wray explained that approximately half of the property is consumed with a natural gas easement.

Mr. Wang owns the 14 acres around this property (to the Northeast) and would like to acquire the property with the possibility of building a gas station.

Motion to approve: Commissioner Wilson and second Commissioner Madden.

Don asked if Wang had plans to rezone the 14 acres and Mr. Wang said, no, not at this time. Chairman Hild asked Mr. Wang how he plans to work around the gas easement and Wang explained that owning the 14 acres allows him to build around it when the time arises.

Any Other Business Before the Board

Chairman Hild asked for a status update on Pekin Alignment. Nic Maquet explained that the city did grant them temporary occupancy, but they are still working on the building and the enclosure on the backside (the dumpster will be screened by the enclosure).

Public Input

No further public input.

Adjourn

A motion to adjourn the meeting was made by Chairman Hild and seconded by Commissioner Kelly at 5:20 PM.

**REQUEST FOR COUNCIL ACTION**

Agenda Date: July 8, 2026
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Receive and File City Council Action Report From June 22, 2026

DESCRIPTION: Receive and File City Council Action Report From June 22, 2026

FINANCIAL IMPACT:
 N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 6/30/2026



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

City Council Action Report
Meeting Date
June 22, 2026 5:30 PM

All zoning cases that were recommended for approval during the regularly scheduled Zoning Board of Appeals meeting held on Wednesday June 10, 2026 were presented to the City Council for approval at the regularly scheduled City Council meeting held on Monday June 22, 2026. The outcome of each case is listed below:

- Case RZ 2026-01 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: July 8, 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 on 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. This case was previously tabled at the June 10, 2026, meeting. The Zoning Board requested that a better site plan be submitted, and the case would be heard at the July 8, 2026 meeting.

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:
- 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.
 - Access to the outdoor sales area shall be at least 25 feet from the intersection of any two streets.
 - No major repair or major refinishing shall be done on the lot.
 - 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.

- City staff sent a letter to the petitioners' address on file notifying them that the Zoning Board of Appeals was requesting a new site plan be submitted that addressed their concerns. This letter also notified the petitioners of the new hearing date and time. Staff has received no new correspondence from the petitioners.
- Staff would recommend denial due to the lack of follow-up by the petitioners.

FINANCIAL IMPACT:

N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 6/30/2026



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 (\$150)	Request Property Address or PIN: <u>300 S. 2nd St.</u> Current Zoning (if known): <u>B3 - General Business</u> Proposed Zoning (if rezoning request): <u>USED Auto sales</u> Current Use: _____ Proposed Use (if different): _____
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Property Owner Name:	Timothy + Catherine Behm
Mailing Address:	300 S second st Pekin
Phone:	309-571-7403 Tim
Alternative Phone:	309-256-8511 Cathy
E-Mail Address:	Behms1@yahoo.com

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



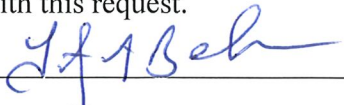
Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Please summarize your request and explain why it is necessary:

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

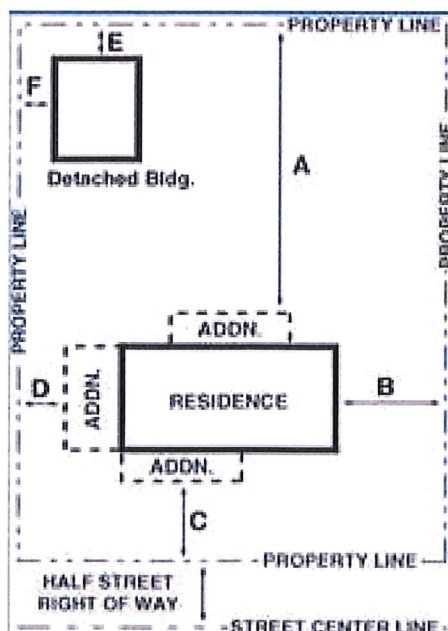
Date



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?

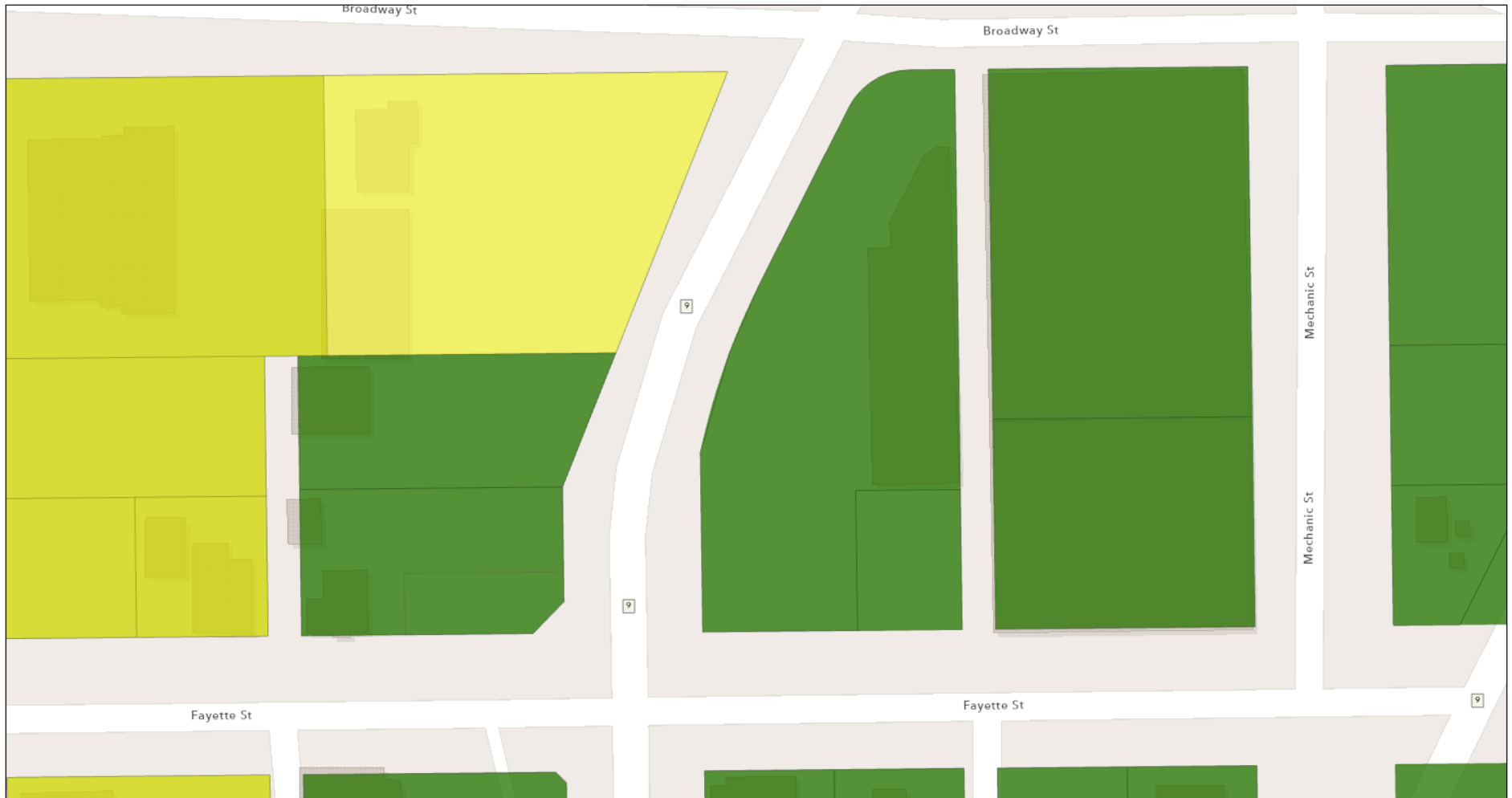
3. Should the request be approved, will the variance negatively impact adjoining properties in any way?

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)?



ArcGIS Web Map



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

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

1:717

0 0.01 0.01 0.02 mi
0 0.01 0.02 0.04 km

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

0 0.01 0.02 0.04 mi



June 16, 2026

Tim & Catherine Behm
300 S. 2nd Street
Pekin, IL 61554

Mr. & Mrs. Behm:

You have submitted an application for a Special Use Permit for the property located at 300 S. Second Street. Before the Pekin City Council can make a final decision on your request, the Zoning Board of Appeals (ZBA) must first review the application and provide a recommendation to the City Council.

Your application was tabled by the Zoning Board of Appeals during its June 10, 2026 meeting and will be reconsidered at the next regularly scheduled Zoning Board of Appeals meeting on July 8, 2026, at 5:00 p.m. CST. The meeting will be held in the City Council Chambers on the second floor of Pekin City Hall, located at 111 S. Capitol Street, Pekin, Illinois.

While attendance is not required, you are strongly encouraged to attend the meeting to present your request, provide any additional information, and answer questions from the Zoning Board of Appeals and members of the public.

The Zoning Board of Appeals tabled the application because the submitted site plan lacked sufficient detail regarding the proposed layout and operation of the vehicle sales lot. Prior to the July 8, 2026, meeting, the Board requests that a revised site plan be submitted showing, at a minimum, the following:

- A clearly drawn layout of the proposed vehicle sales lot and display areas.
- Improvements to the existing parking lot to provide a clean, dustless, all-weather surface free of potholes and loose gravel.
- The location and design of barriers along the Second Street frontage of the property.
- The location and dimensions of all required parking spaces.
- The location and dimensions of at least one ADA Van accessible parking space and access aisle.
- The location of a code-compliant dumpster enclosure.



A revised site plan addressing these items shall be submitted to City staff well before the meeting so it can be reviewed prior to the meeting. The revised site plan will assist the Board in evaluating the request and developing a recommendation for the City Council's consideration.

If you have any questions regarding this matter, please contact the Building and Community Development Department at (309) 478-5370.

Sincerely,

Nic Maquet
Director of Building & Community Development
City of Pekin



REQUEST FOR COUNCIL ACTION

Agenda Date: July 8, 2026
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:

Case V 2026-01 A Variance Request Submitted by Daniel and Teresa Botkin for the Property Located at 1515 Chestnut Street to Reduce the Rear Building Setback from 20 Feet to 10 Feet

DESCRIPTION: Consideration of a Variance to Reduce the Rear Building Setback from 20 Feet to 10 Feet

Location: 1515 Chestnut Street, Pekin, Illinois

Zoning District: R-4 One Family Residential

Parcel Number (PIN): 04-04-35-220-030

Legal Description: SEC 35 T25N R5W LINKVILLE SUBD LOTS 4 & 5 NE 1/4

Summary:

Daniel and Teresa Botkin (The Petitioners) have submitted a variance request to reduce the rear building setback from 20 feet to 10 feet to construct a 20-foot extension at the rear of their attached garage for a private office work area. Being that the garage shares a common wall with the primary residential structure, it is considered an attached garage, and this addition would be an extension of the primary structure. City Code Section 4-3-7-1 requires all primary structures in the R-4 One-Family Residential District to adhere to the following building setbacks:

- Front = 25 Feet
- Side = 3 Feet
- Combined Side = 10 Feet
- Rear = 20 Feet

Petitioner Comments:

For my work, I do biblical research & writing. I publish & mail books and a bimonthly magazine that I started in 1995. I also create artwork for my publications. I need space for an office (private, not public) & work area.

When we bought our house last month, my plan was to build a 20-foot extension onto the back of our garage to use as my office and work area. I was told by someone in the zoning department that a room addition needed to be 3 feet from the property line. I was later told that if the room is attached to the primary structure, it has to be 20 feet from the rear property line. That would allow me to have only an 11-foot extension instead of a 20-foot extension. Building a separate, detached building some place else in the yard would be difficult because of the slope of the yard. (See photos).

The "situation involving a hardship" involves our 25-year-old daughter Autumn, who is disabled (Down syndrome, autism, nonverbal). She has the mentality of a 2 or 3-year-old and needs

constant supervision 24/7. My wife is Autumn's primary caregiver, and she frequently needs relief and help from me. If I can work at home, I can be available to help with our disabled daughter's care more than I can if I have to rent a commercial space some place away from home.

Staff Notes & Recommendation:

During the initial review, City staff was not provided with all the information necessary to accurately evaluate the proposed garage addition. The application was originally presented as an extension to a detached garage. In the R-4 One-Family Residential District, a detached accessory garage may be located as close as three (3) feet to the rear and side property lines, provided all other applicable requirements are met.

Upon review of a detailed site plan by the Chief Building Official, it was determined that the existing garage is not a detached accessory structure, but rather is attached to the principal dwelling through a shared common wall. As an attached garage, it is considered part of the principal structure and is therefore subject to the principal building setback requirements. Consequently, extending the garage farther toward the rear property line would require approval of a variance.

After reviewing the request and the applicable zoning standards, City staff does not believe that a code related hardship exists that would justify granting a variance. The circumstances appear to result from the existing configuration of the structure rather than from any unique physical characteristic of the property that would deprive the owner of reasonable use of the property under the current zoning regulations. Accordingly, City staff cannot support the requested variance.

FINANCIAL IMPACT:

N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 7/5/2026

CASE
V2026-01



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 (\$150)	Request Property Address or PIN: <u>1515 Chestnut St.</u> Current Zoning (if known): <u>residential</u> Proposed Zoning (if rezoning request): _____ Current Use: <u>home</u> Proposed Use (if different): _____
---	---

Property Owner Name:	Daniel + Teresa Botkin
Mailing Address:	1515 Chestnut St., Pekin IL 61554
Phone:	309-698-9467
Alternative Phone:	309-750-2621
E-Mail Address:	danielbotkin49@gmail.com

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



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

Please summarize your request and explain why it is necessary:

For my work, I do biblical research & writing. I publish & mail books and a bimonthly magazine that I started in 1995. I also create artwork for my publications. I need space for an office (private, not public) & work area.

When we bought our house last month, my plan was to build a 20-foot extension onto the back of our garage to use as my office and work area. I was told by someone in the zoning department that a room addition needed to be 3 feet from the property line. I was later told that if the room is attached to the primary structure, it has to be 20 feet from the rear property line. That would allow me to have only an 11-foot extension instead of a 20-foot extension. Building a separate, detached building someplace else in the yard would be difficult because of the slope of the yard. (See photos).

The "situation involving a hardship" involves our 25-year-old daughter Autumn, who is disabled (Down syndrome, autism, nonverbal). She has the mentality of a 2 or 3-year-old and needs constant supervision 24/7. My wife is Autumn's primary caregiver, and she frequently needs relief and help from me. If I can work at home, I can be available to help with our disabled daughter's care more than I can if I have to rent a commercial space someplace away from home.

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.

Daniel Belkin

Owner Signature

6/11/26

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

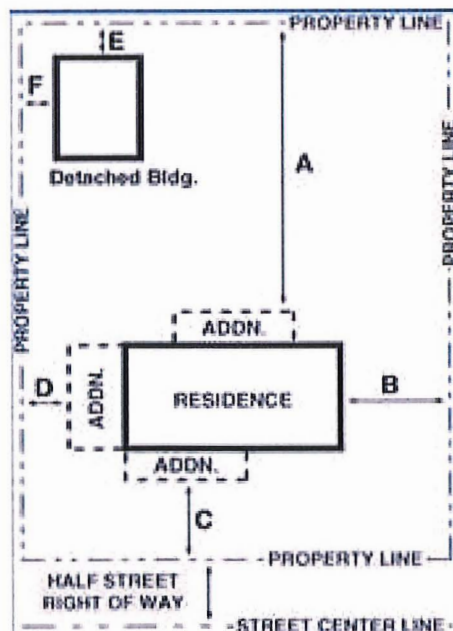


Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

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).

aerial
photos?





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.

The hardship of our family situation is explained in the summary of request.

The hardship of building a free-standing structure separate from the house is due to
the slope of the yard.

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

The variance is needed to allow me to work from home so I can be
available to help care for our disabled daughter.

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

No negative impact that I can see. The room addition will not be visible from the
road. Web Map shows trees on East side of yard on neighbors property, so it
looks like it would not block the view of any neighbors.

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

The room addition will not be a public office. It will just be a private
work area in our residential home.

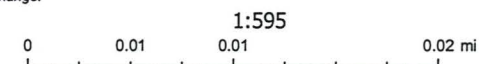
5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

No negative impacts that I am aware of. Benefit will be
making it easier to care for a disabled daughter.



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

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.





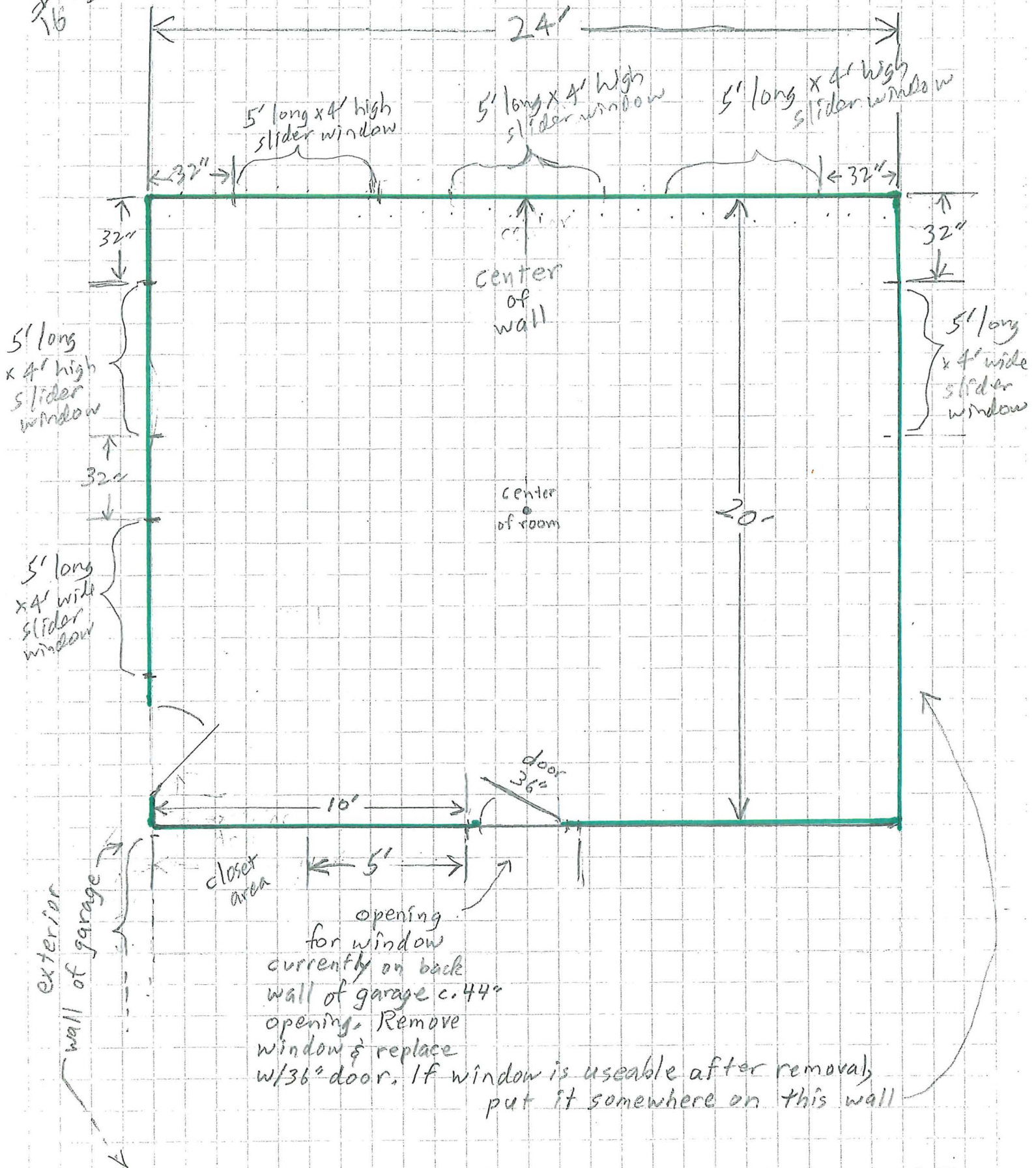
1515 Chestnut



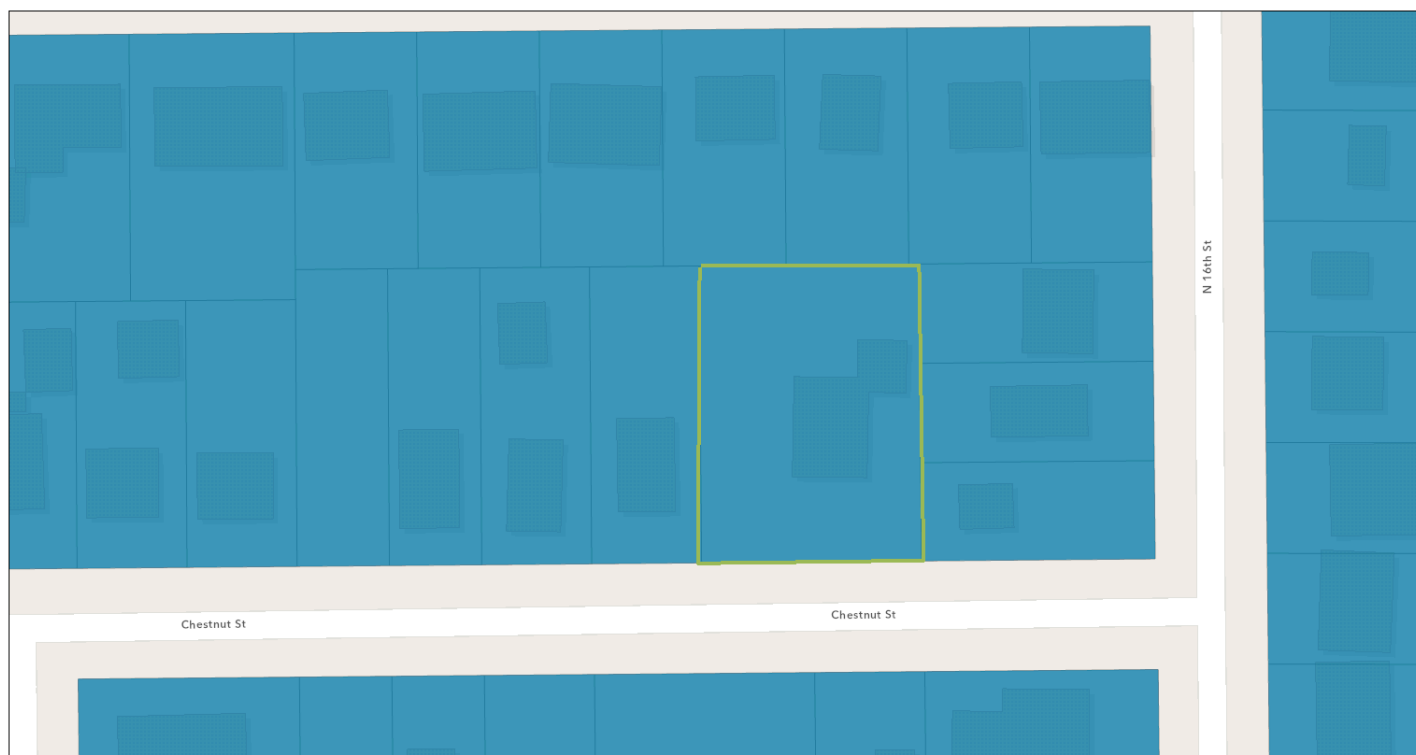


$\frac{1}{4}'' = 1'$
 $\frac{3}{16}'' = 3''$

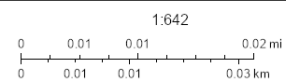
1 room 24' x 20'



ArcGIS Web Map



7/5/2026, 1:49:13 PM



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



REQUEST FOR COUNCIL ACTION

Agenda Date: July 8, 2026
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:

Case SU 2026-04 A Special Use Request Submitted by Michelle Bohm on Behalf of Inspired Style Co for the Operation of a Beauty Shop at 1112 Court Street

DESCRIPTION: Consideration of a Special Use for a Beauty Salon

Location: 1112 Court Street, Pekin, Illinois

Zoning District: OS-1 Office Service District

Parcel Number (PIN): 04-10-02-224-038

Legal Description: SEC 2 T24N R5W HOMESTEAD ADDN LOTS 3, 4 & 5 (EXC ROW) NE 1/4

Summary:

Michelle Bohm, on behalf of Inspired Style Co. (the Petitioner), has submitted a special use request for a proposed beauty salon. Pursuant to City Code Section 4-3-6-2-3, beauty salons require a special use when situated within the OS-1 zoning district. The petitioner has indicated that the business will operate primarily by appointment only and is not intended to function as a walk-in business. The parking requirements are covered under variance case V 2026-02.

Petitioner Comments:

Our special use request will convert the existing Mardell Manor property from a senior living facility to a salon and salon suites for an established business in Pekin. The exterior of the property will only receive cosmetic and code compliance improvements with the exception of an employee parking pad in the existing fenced backyard. With this additional space our intended use will still require a variance for the required guest parking of 1.5 spaces per chair rental. With the nature of our appointment based business the need for street parking on 11th & 12th will be minimized compared to any other commercial use. This redevelopment will bring a vacant property to profitable use again and allow for expansion of local business

Staff Notes & Recommendation:

If recommended by the Zoning Board of Appeals and ultimately approved by the City Council, City staff will continue working with the petitioner to ensure compliance with all applicable code requirements. This review will include, but is not be limited to, engineering requirements for the proposed parking improvements, stormwater management, site lighting, accessibility, and all other applicable building, zoning, and engineering code provisions prior to the issuance of any required permits.

FINANCIAL IMPACT:

N/A	
REVIEWED BY:	
Nic Maquet, Chief Building Official	Final Approval - 7/5/2026



PEKIN
ILLINOIS
COMMUNITY DEVELOPMENT



Planning and Zoning Department
111 S.CapitolStreet,Pekin,Illinois61554-(309)478-5364

received
6-17-26

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)	Request Property Address or PIN: <u>1112 Court Street, Pekin 04-10-02-224-038</u>
	Current Zoning (if known): <u>OS-1</u>
	Proposed Zoning (if rezoning request): <u>OS-1</u>
	Current Use: <u>Senior living facility-vacant</u>
	Proposed Use (if different): <u>Salon & salon suites</u>

Property Owner Name:	Kathryn Mardell Urish Revocable Living Trust
Mailing Address:	15857 Hilst Road Green Valley, IL 61534
Phone:	309-241-6008
Alternative Phone:	
E-Mail Address:	bryanurish@yahoo.com

Applicant Name (if different):	Michelle Bohm, Inspired Style Co BL-25-834
Mailing Address:	2920 Court Street, Pekin IL 61554
Phone:	309-634-5651
Alternative Phone:	
E-Mail Address:	myinspiredstyle@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:

Our special use request will convert the existing Mardell Manor property from a senior living facility to a salon and salon suites for an established business in Pekin. The exterior of the property will only receive cosmetic and code compliance improvements with the exception of an employee parking pad in the existing fenced backyard. With this additional space our intended use will still require a variance for the required guest parking of 1.5 spaces per chair rental. With the nature of our appointment based business the need for street parking on 11th & 12th will be minimized compared to any other commercial use. This redevelopment will bring a vacant property to profitable use again and allow for expansion of local business.

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.

 Bryan Urish

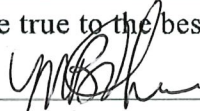
06/17/26

Owner Signature

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Michelle Bohm 

06/17/26

Applicant Signature President, LLC

Date



Existing front lot will serve as customer parking. Meets current business needs. 6 spaces plus 1 handicap accessible



12th St Alley Entrance

White fence encloses proposed employee parking.



12th St Alley View at
fence line.

Remove Tree and
landscaping.

Remove Carport
attached to house

proposed additional
employee parking
44 X 40



11th St Alley View at
fence line.

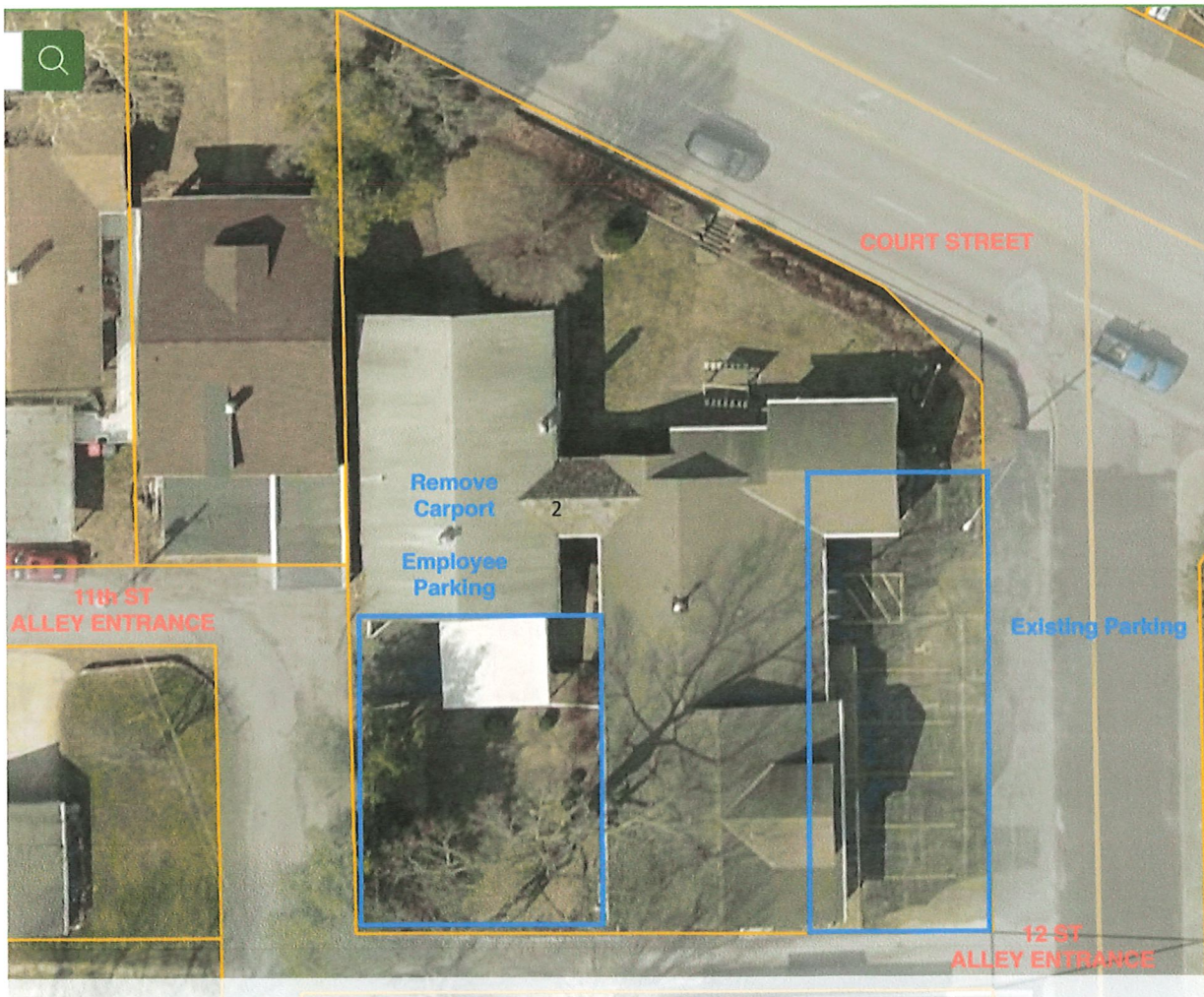
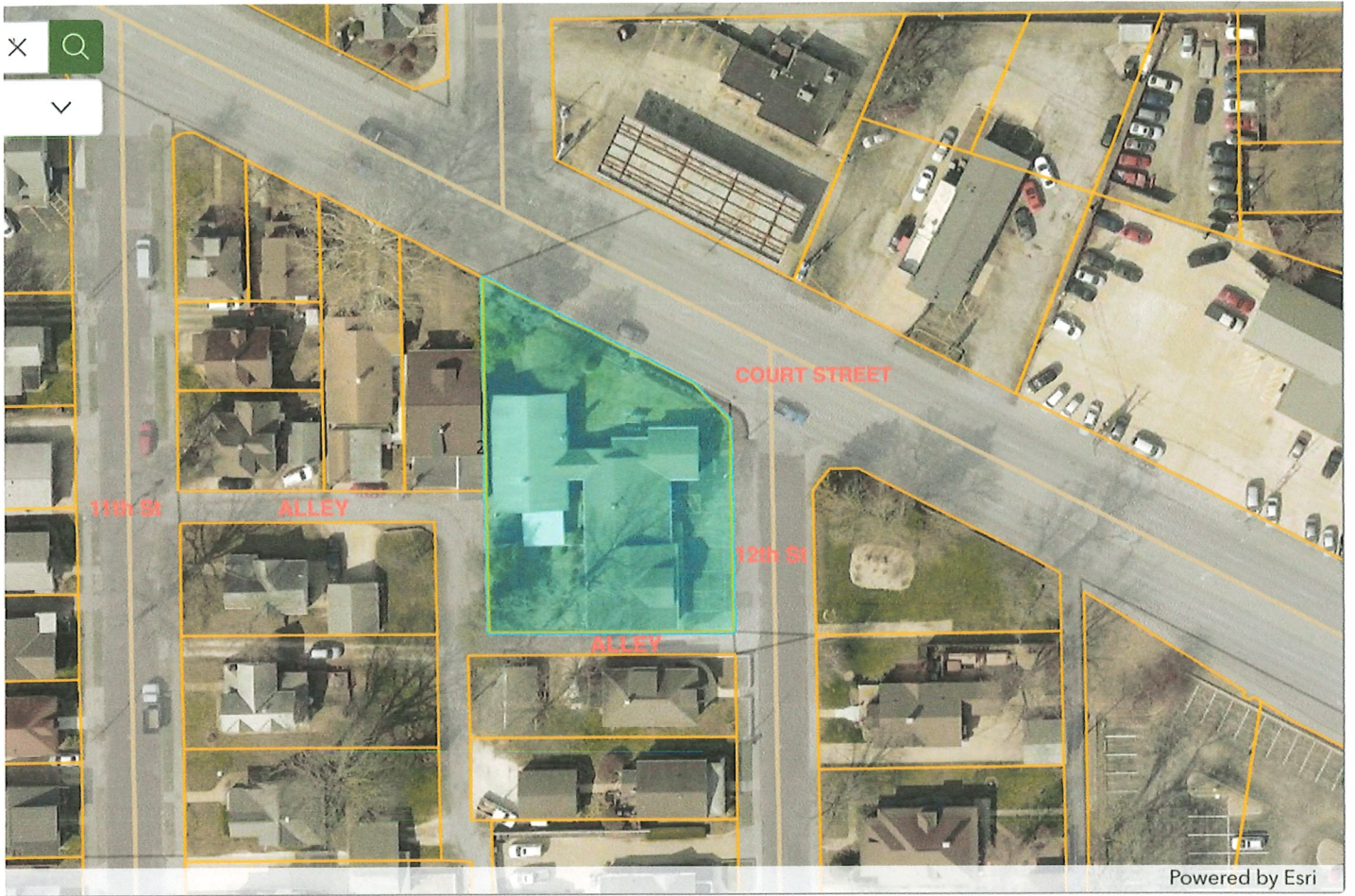


House view of proposed
employee parking
enclosed by white
fence.

existing asphalt parking
13 x 30

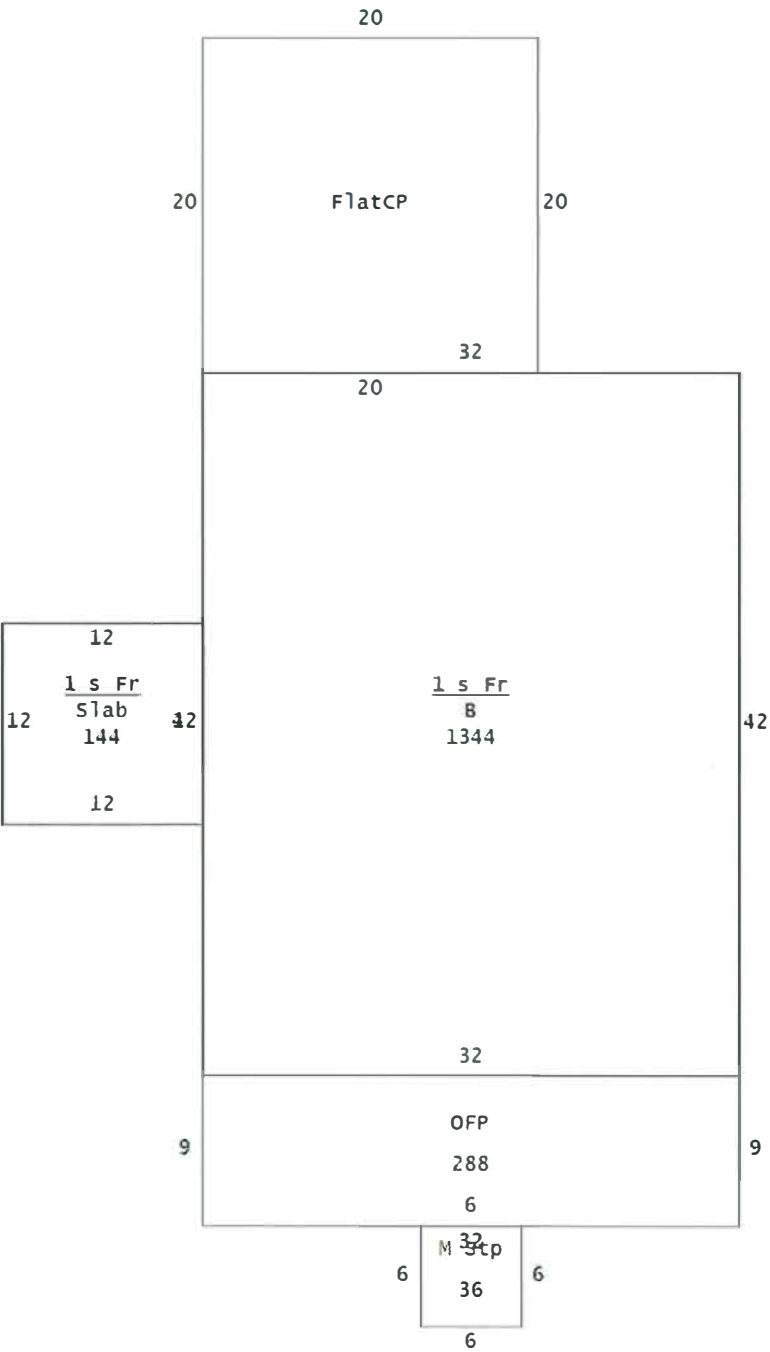


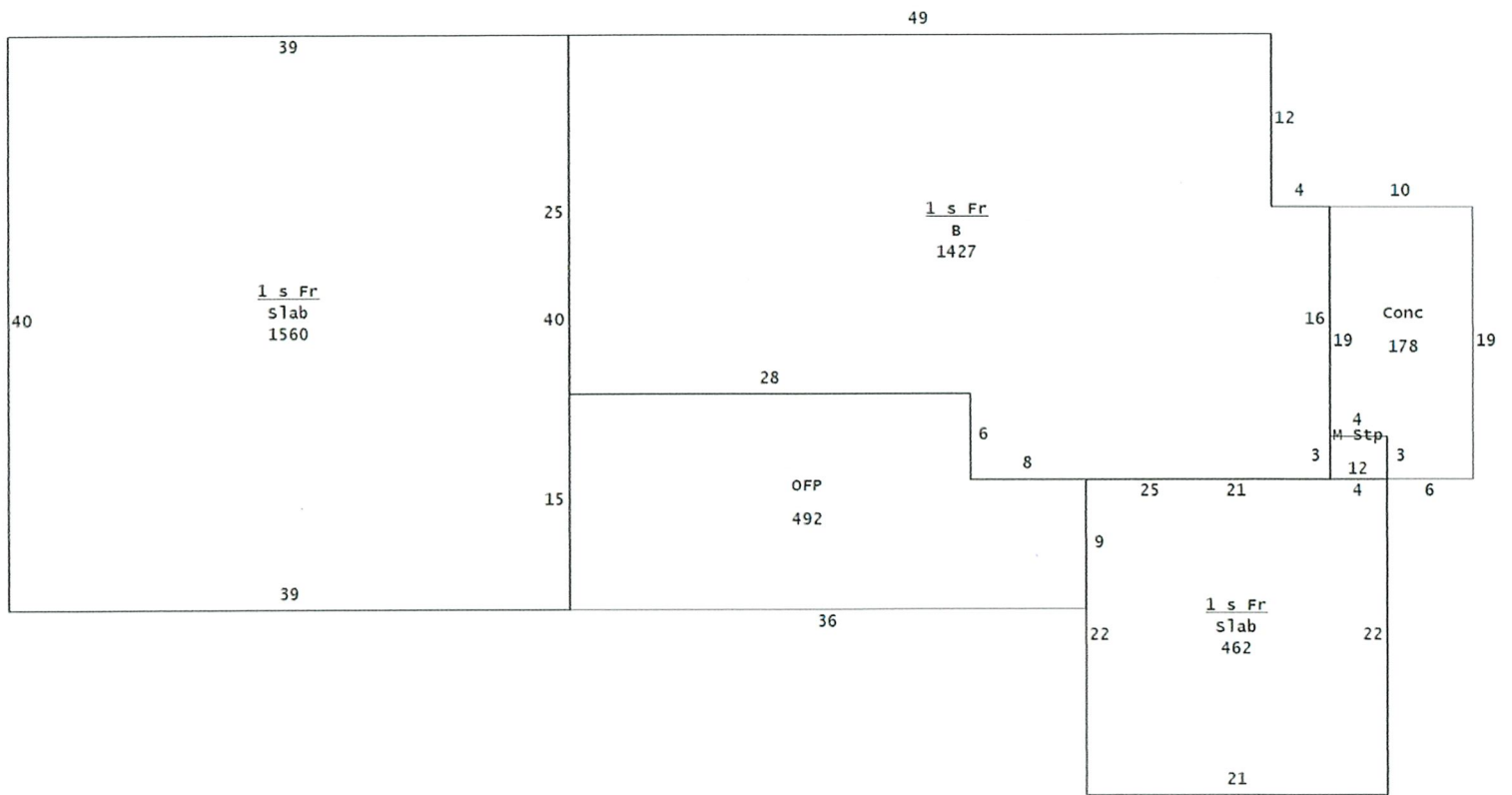
View from Mardell to 11th Street with existing parking.
carport to be removed.



(12 x 12) area is on a crawlspace.

This is attached to building
on 04-10-02-224-037



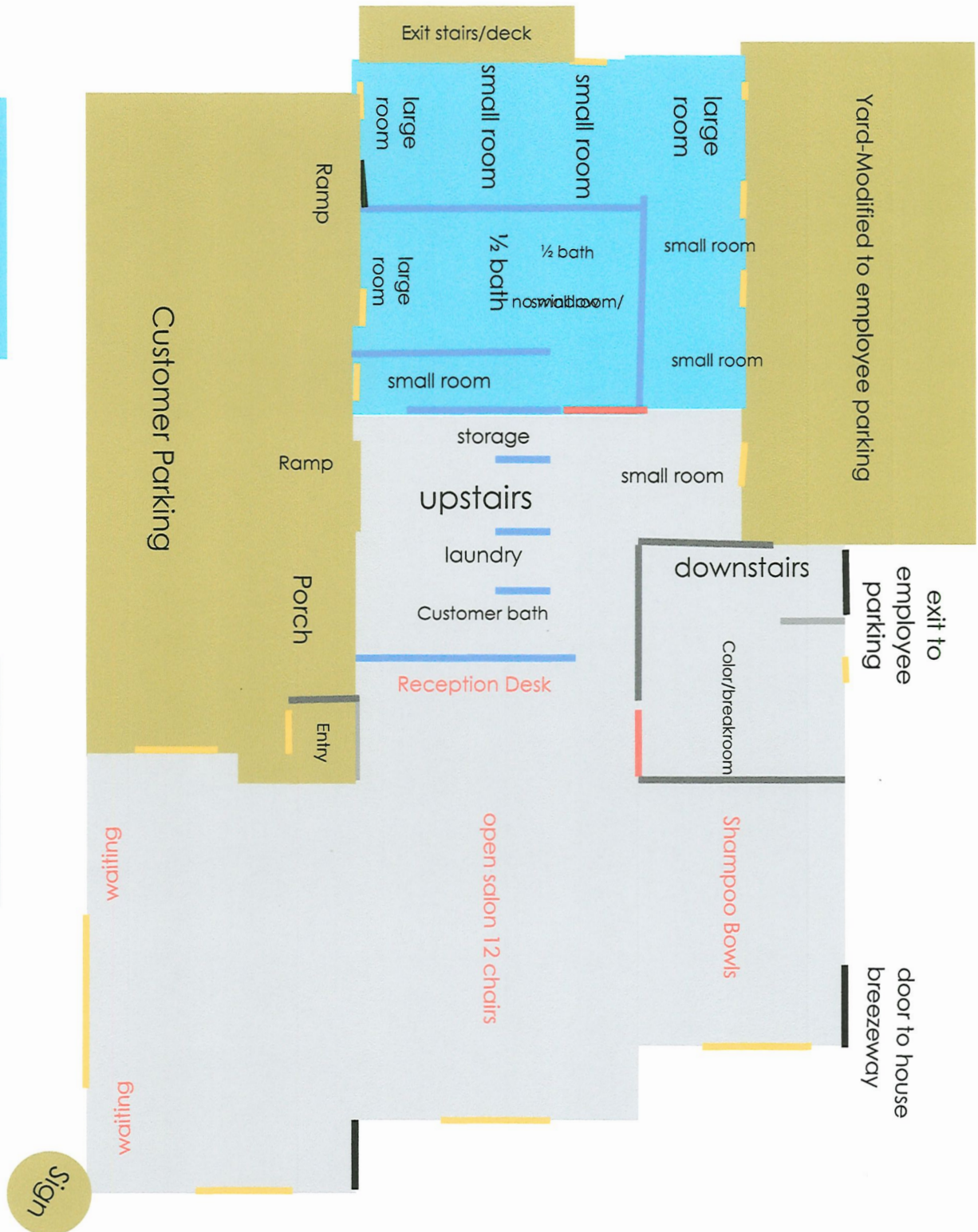


Salon Suites

Phase 2:
small and large room rental
for massage, nails, and
other personal care or
beauty services.

Main Salon Floor

Phase 1
12 chair open salon with 4
shampoo bowls, breakroom,
laundry room and bathroom,
storage and 1 private room.





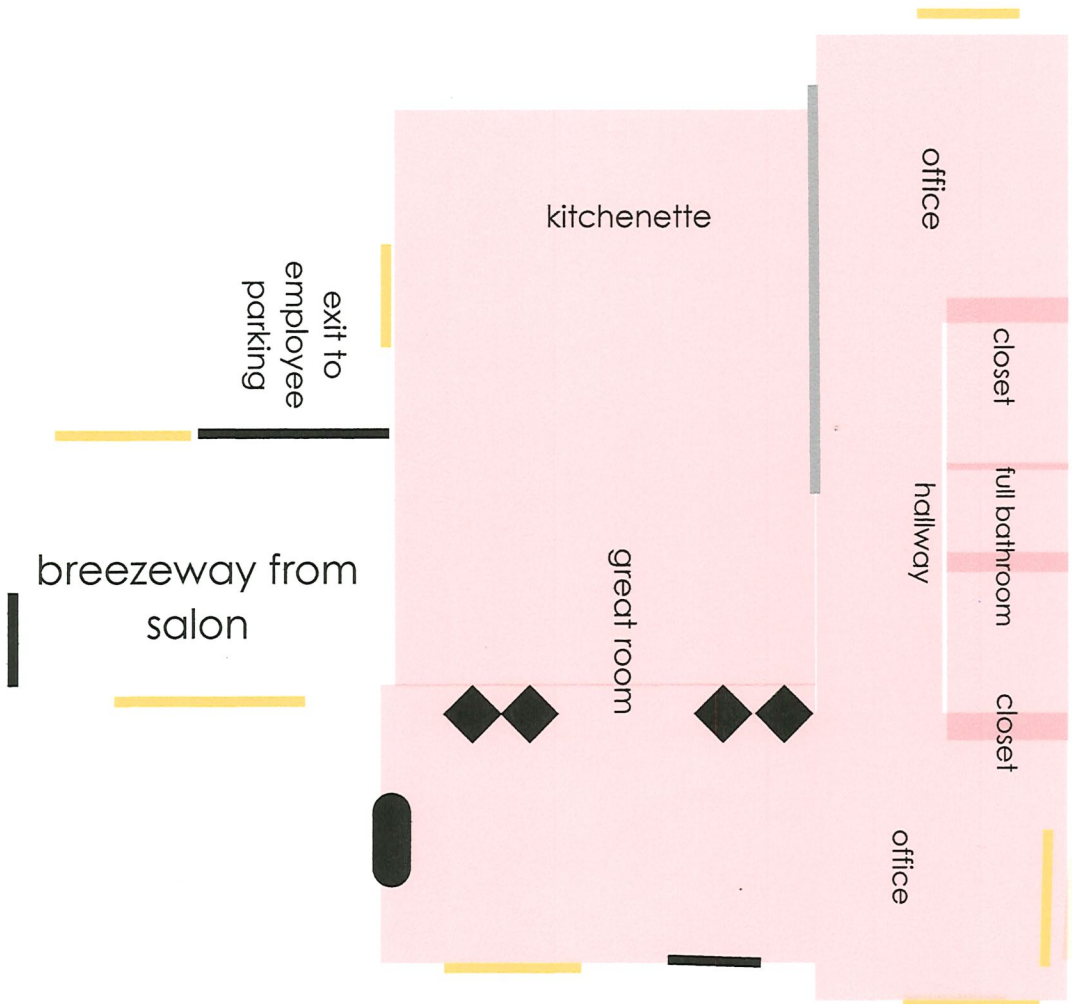
Upstairs

Phase 3

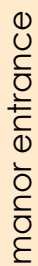
renovate existing rooms for
meeting and office space

House office space

Phase 4
Install a kitchenette,
with bathroom,
greatroom, and 2
small offices or
salon suites.



64 ft to the house from front of fence line



Page 46 of 72

Existing



Proposed



12th St Alley View at fence line. Existing left side fence to proposed right fence is approximately 38 feet. Fence to Manor is 7 Feet



11th St Alley View at existing fence line to proposed fence line is approximately 38 feet. House to existing fence line at 12th street entrance (to be removed) is approximately 63 feet.



House view from 11th street exit. Remove fence at 12th street entrance. Add fence along house.

Existing



Proposed



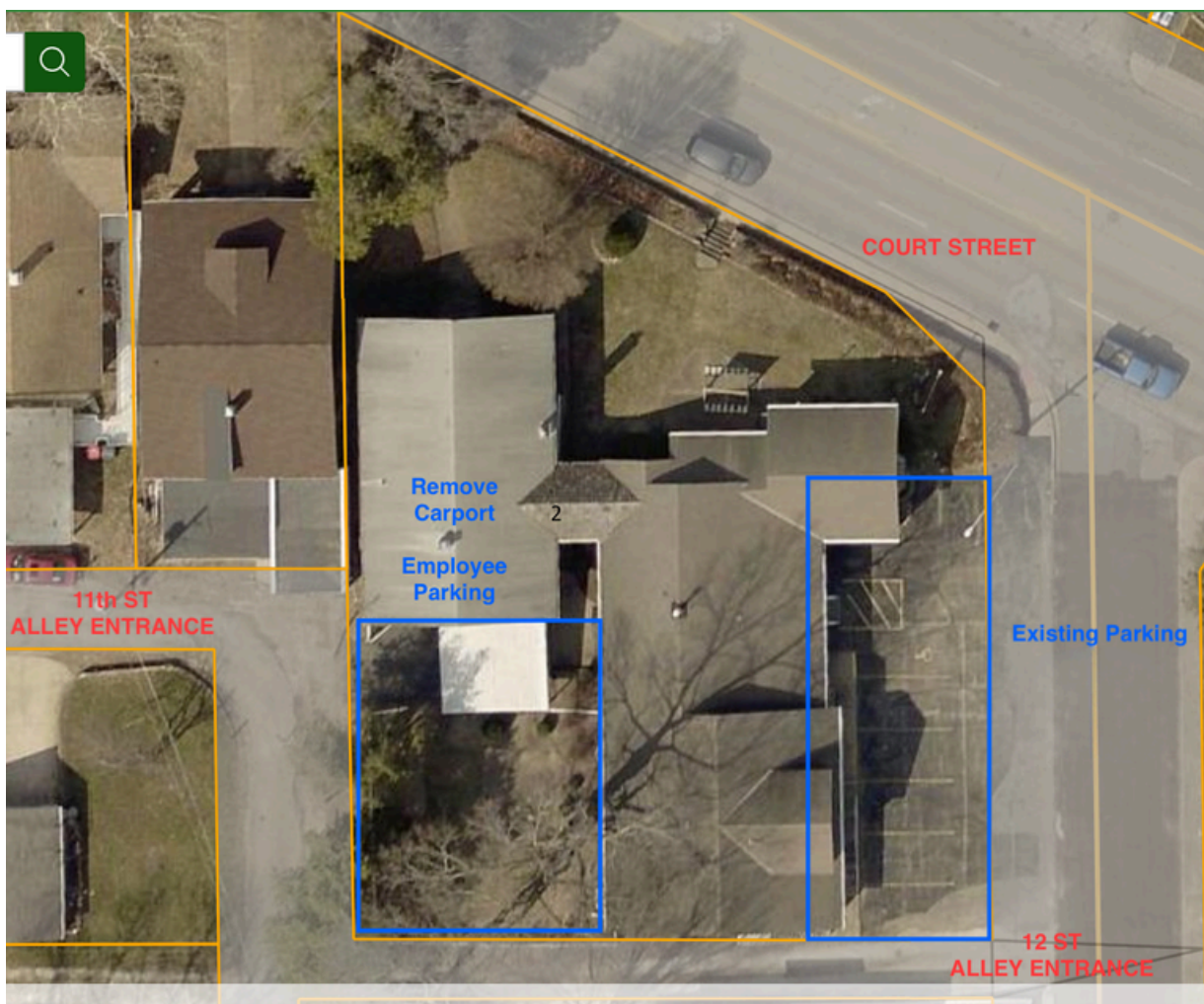
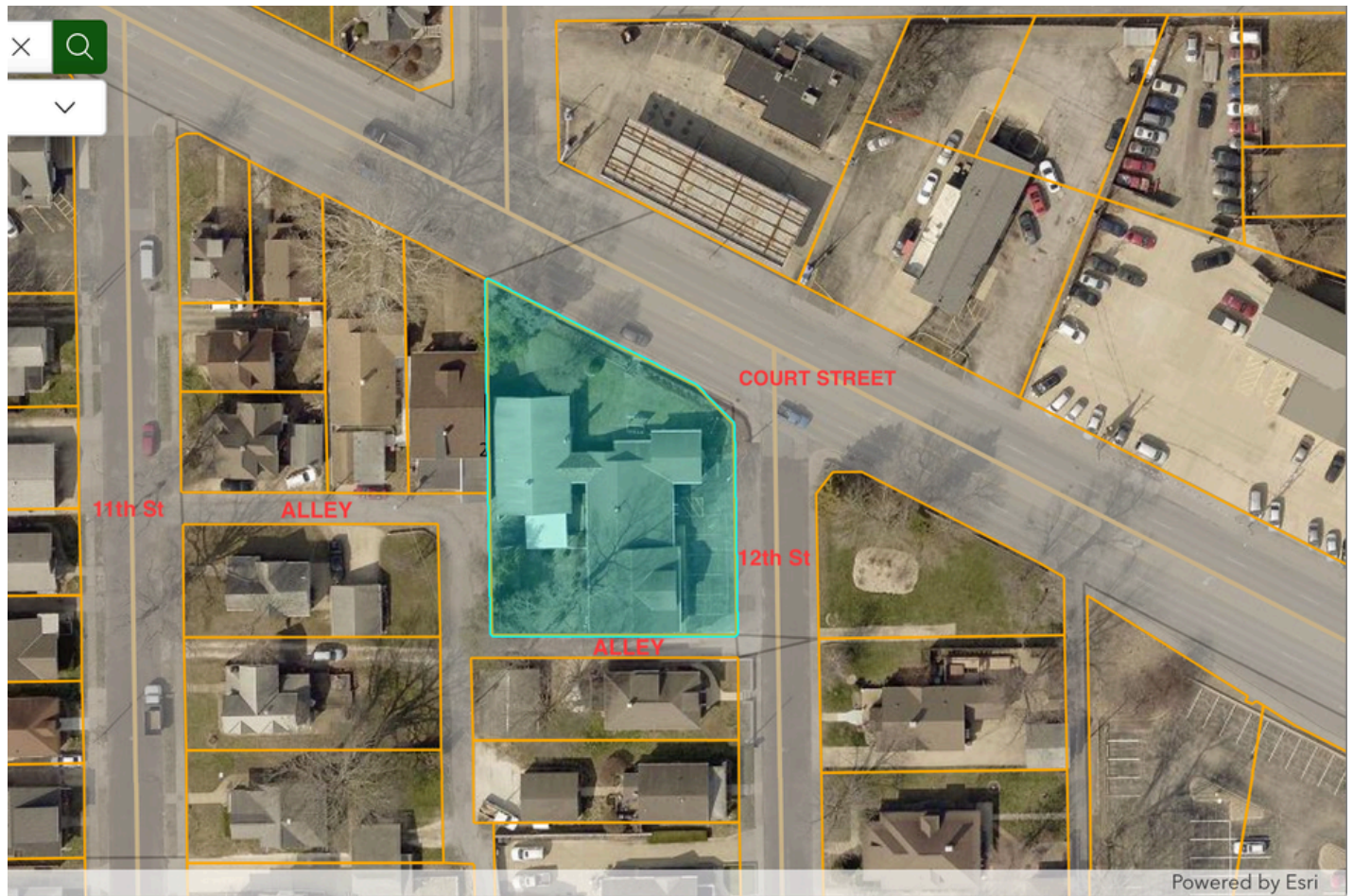
View from Manor to 11th Street alley exit. Leave fence along 11th street alley way



Trees to be removed. Brush to be cleared. Leave Fence at alley corner. Remove fence at entrance from 12th street



Trees to be cleaned/removed. (Ameren review) Brush Removed to improve visibilty. Fence Stays along 11th sreet alley





Existing front lot will serve as customer parking. Meets current business needs. 6 spaces plus 1 handicap accessible



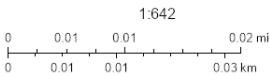
12th St Alley Entrance

White fence encloses proposed employee parking.

ArcGIS Web Map



7/5/2026, 3:24:08 PM



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



REQUEST FOR COUNCIL ACTION

Agenda Date: July 8, 2026
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM:

Case V 2026-02 A Variance Request Submitted by Michelle Bohm on Behalf of Inspired Style Co to Reduce the Required Number of On-Site Parking Spaces at 1112 Court Street

DESCRIPTION: Consideration of a Variance to Reduce the number of Off-Street Parking Spaces

Location: 1112 Court Street, Pekin, Illinois

Zoning District: OS-1 Office Service District

Parcel Number (PIN): 04-10-02-224-038

Legal Description: SEC 2 T24N R5W HOMESTEAD ADDN LOTS 3, 4 & 5 (EXC ROW) NE 1/4

Summary:

Michelle Bohm, on behalf of Inspired Style Co. (the Petitioner), has submitted a variance request to reduce the minimum off-street parking requirement for a proposed beauty salon. Pursuant to City Code Section 4-3-9-4, beauty salons are required to provide 1.5 off-street parking spaces per beauty chair. Based on the petitioner's proposal to operate 12 beauty chairs, a total of 18 off-street parking spaces is required. The property currently contains 7 existing parking spaces, including one accessible parking space. To increase available parking, the petitioner proposes to reconfigure an existing parking pad and construct additional parking behind the building with access provided from the existing City alley. The conceptual site plan indicates that 6 additional parking spaces can be accommodated, resulting in a total of 13 off-street parking spaces. Even with the proposed improvements, the site would remain 5 parking spaces short of the minimum requirement established by City Code. The petitioner has indicated that the business will operate primarily by appointment only and is not intended to function as a walk-in business. Based on this operating model, the petitioner believes that the reduced parking supply will be adequate to serve customers and employees without creating adverse impacts to surrounding properties or public streets.

Petitioner Comments:

Our special use request will convert the existing Mardell Manor property from a senior living facility to a salon and salon suites for an established business in Pekin. The exterior of the property will only receive cosmetic and code compliance improvements with the exception of an employee parking pad in the existing fenced backyard. With this additional space our intended use will still require a variance for the required guest parking of 1.5 spaces per chair rental. With the nature of our appointment based business the need for street parking on 11th & 12th will be minimized compared to any other commercial use. This redevelopment will bring a vacant property to profitable use again and allow for expansion of local business

Staff Notes & Recommendation:

If recommended by the Zoning Board of Appeals and ultimately approved by the City Council, City staff will continue working with the petitioner to ensure compliance with all applicable code requirements. This review will include, but is not be limited to, engineering requirements for the proposed parking improvements, stormwater management, site lighting, accessibility, and all other applicable building, zoning, and engineering code provisions prior to the issuance of any required permits.

FINANCIAL IMPACT:

N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 7/5/2026



PEKIN
ILLINOIS
COMMUNITY DEVELOPMENT



Planning and Zoning Department
111 S.CapitolStreet,Pekin,Illinois61554-(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)	Request Property Address or PIN: <u>1112 Court Street, Pekin 04-10-02-224-038</u>
	Current Zoning (if known): <u>OS-1</u>
	Proposed Zoning (if rezoning request): <u>OS-1</u>
	Current Use: <u>Senior living facility-vacant</u>
	Proposed Use (if different): <u>Salon & salon suites</u>

Property Owner Name:	Kathryn Mardell Urish Revocable Living Trust
Mailing Address:	15857 Hilst Road Green Valley, IL 61534
Phone:	309-241-6008
Alternative Phone:	
E-Mail Address:	bryanurish@yahoo.com

Applicant Name (if different):	Michelle Bohm, Inspired Style Co BL-25-834
Mailing Address:	2920 Court Street, Pekin IL 61554
Phone:	309-634-5651
Alternative Phone:	
E-Mail Address:	myinspiredstyle@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:

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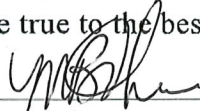
06/17/26

Owner Signature

Date

CERTIFICATION BY THE APPLICANT (if different)

I certify that all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Michelle Bohm 

06/17/26

Applicant Signature President, LLC

Date



Existing front lot will serve as customer parking. Meets current business needs. 6 spaces plus 1 handicap accessible



12th St Alley Entrance

White fence encloses proposed employee parking.



12th St Alley View at
fence line.

Remove Tree and
landscaping.

Remove Carport
attached to house

proposed additional
employee parking
44 X 40



11th St Alley View at
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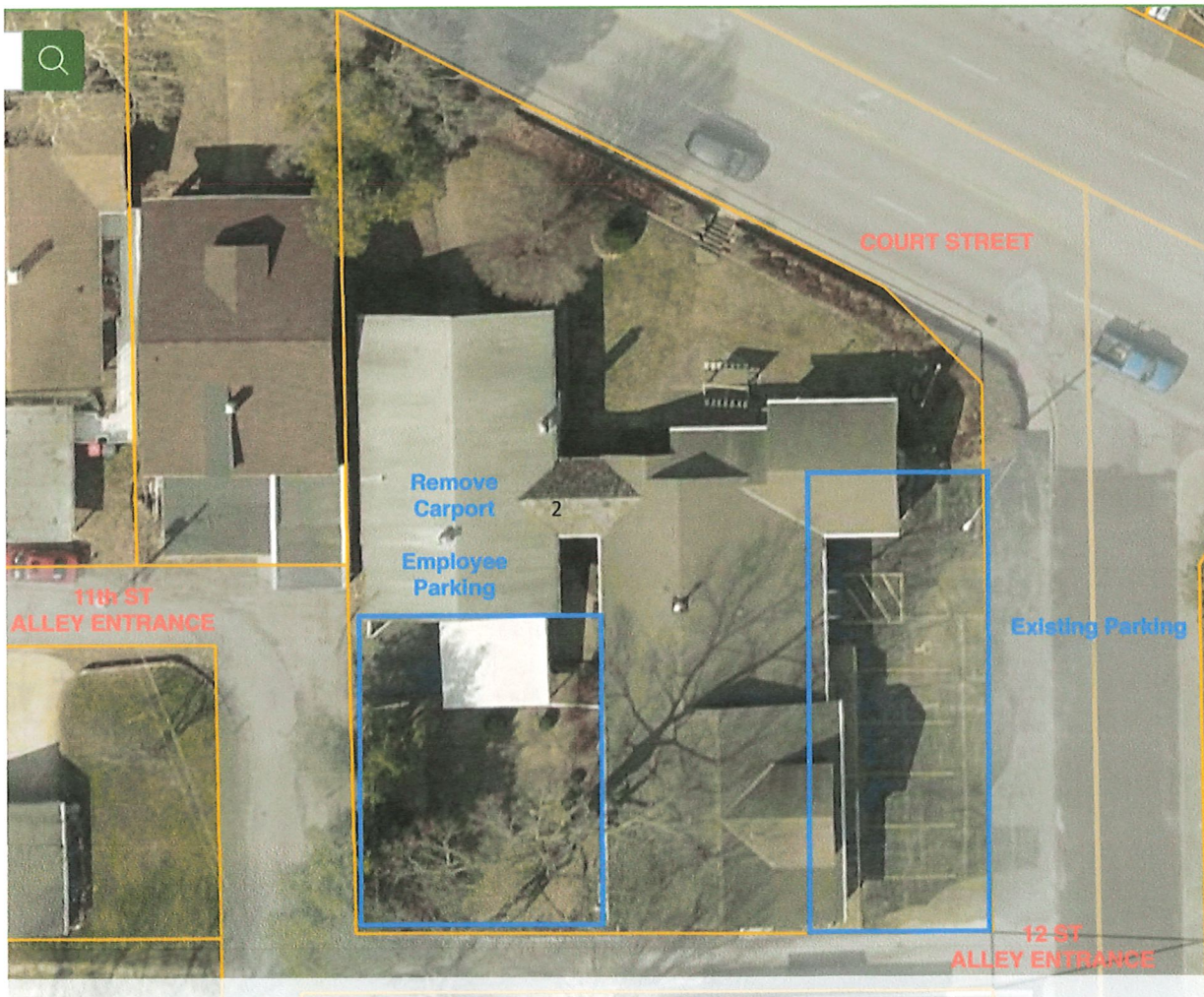
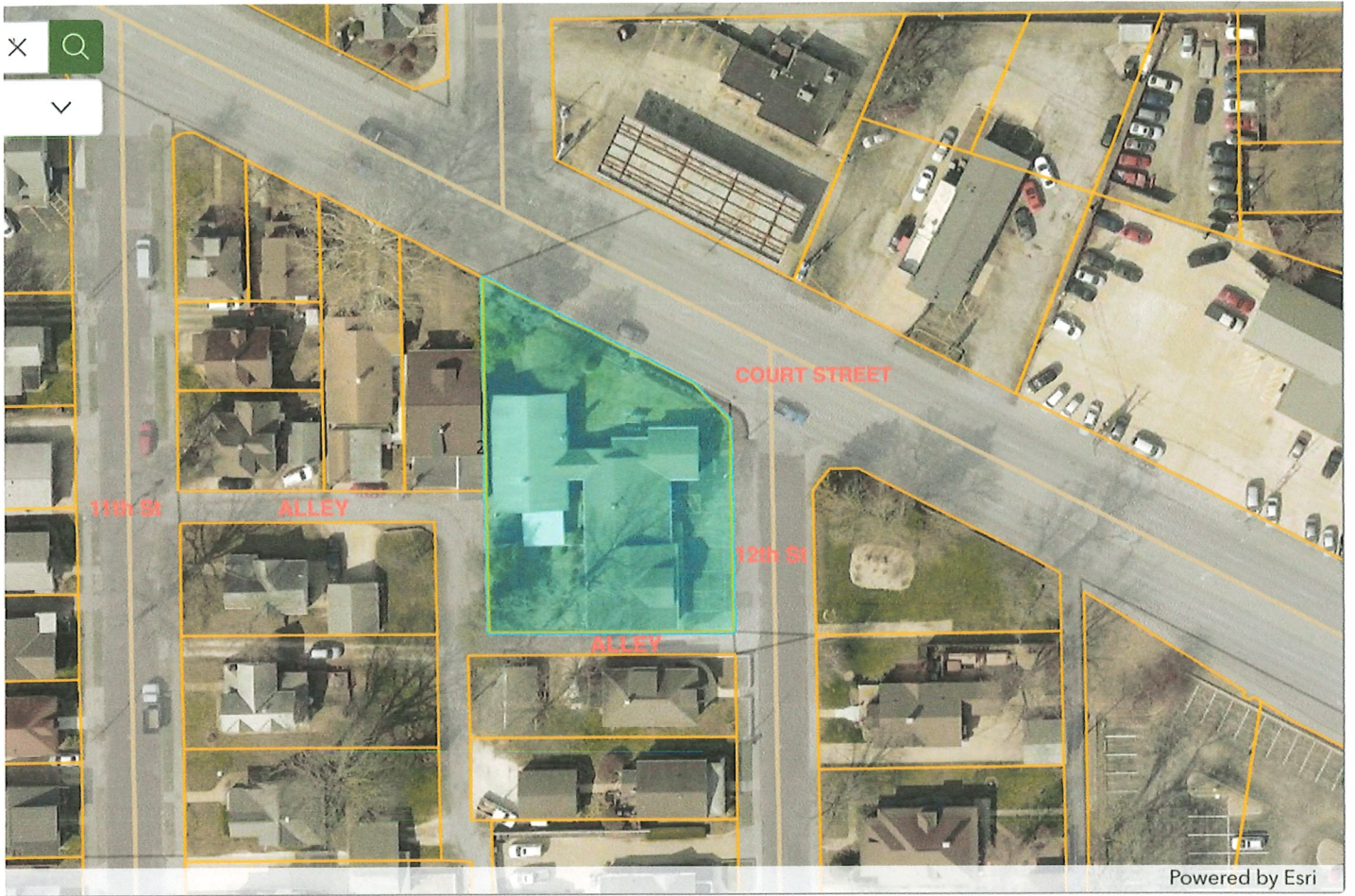


House view of proposed
employee parking
enclosed by white
fence.

existing asphalt parking
13 x 30

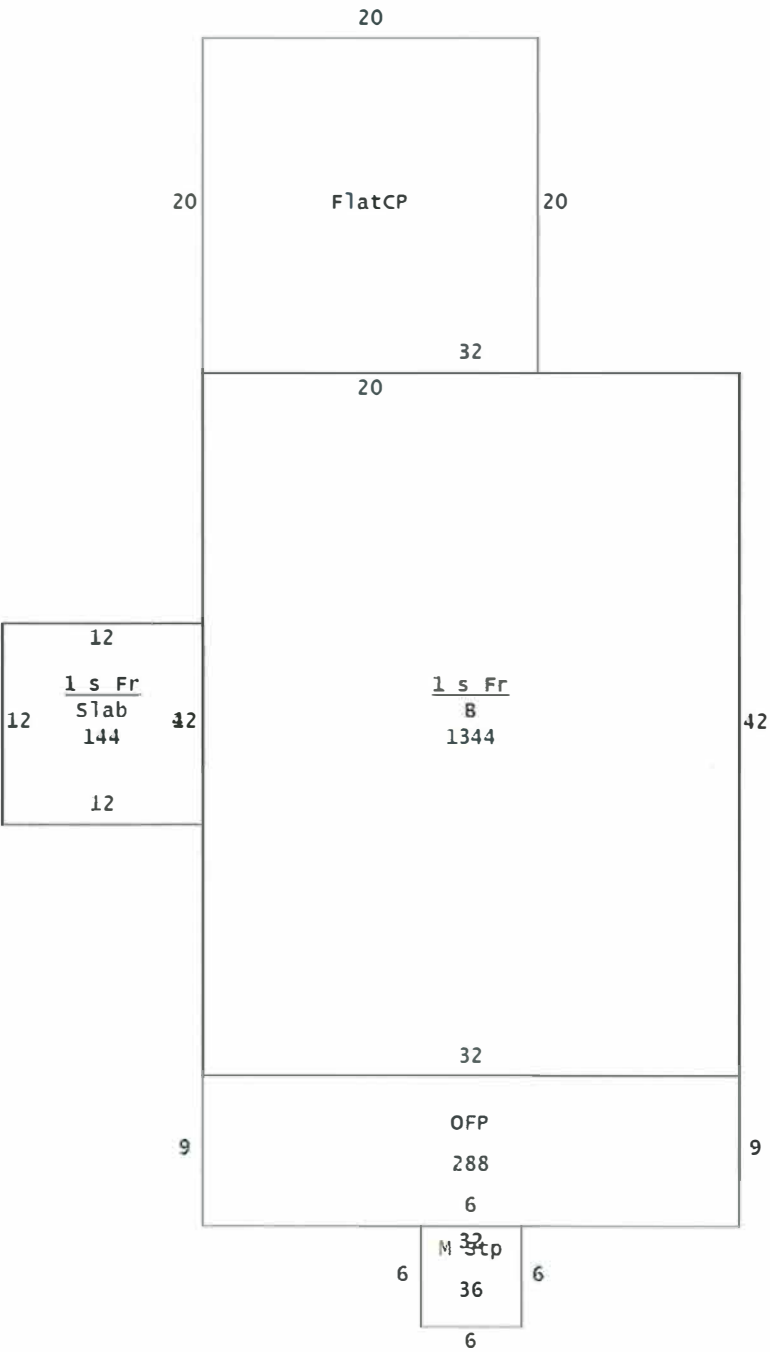


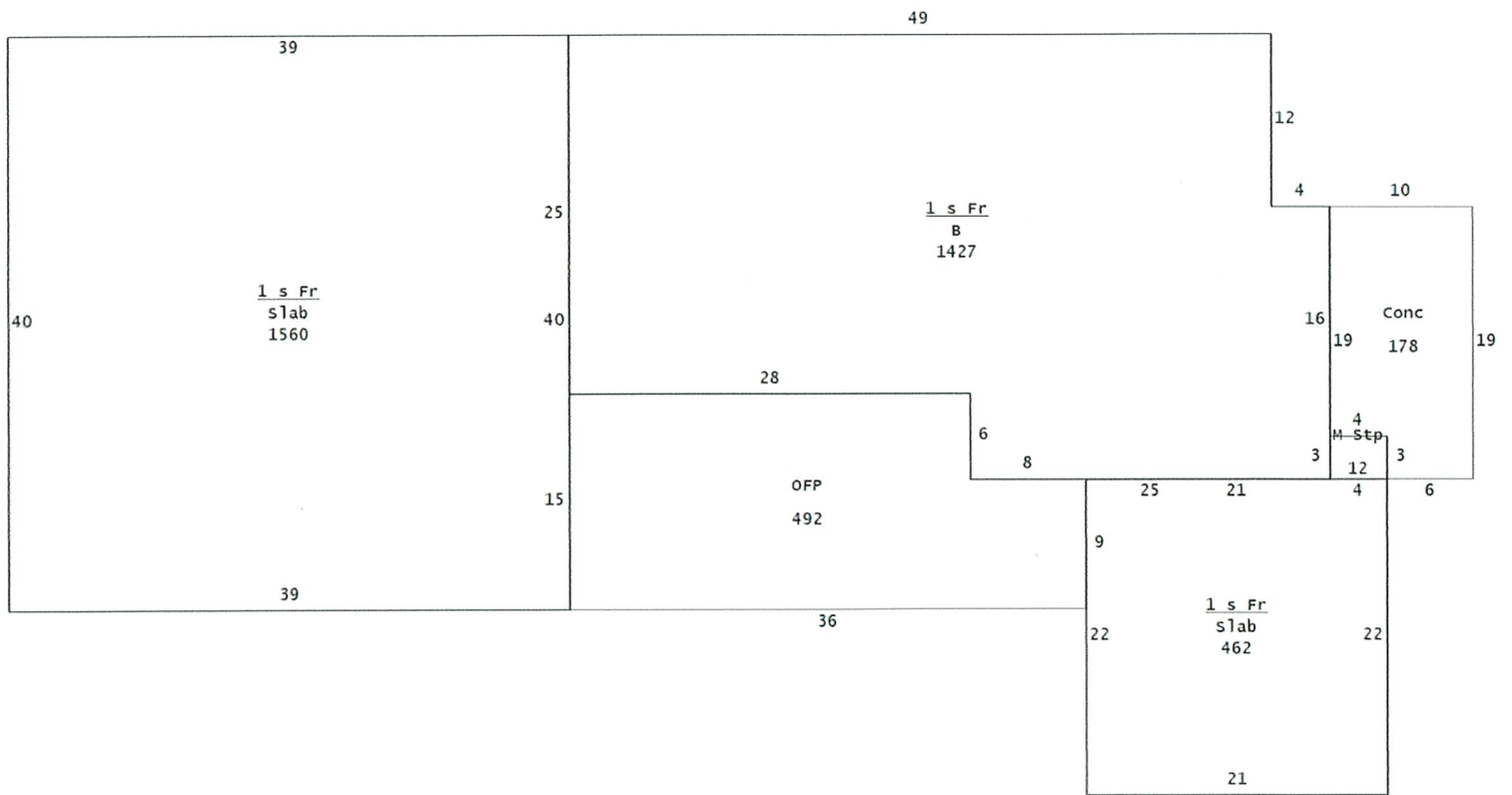
View from Mardell to 11th Street with existing parking.
carport to be removed.



(12 x 12) area is on a crawlspace.

This is attached to building
on 04-10-02-224-037



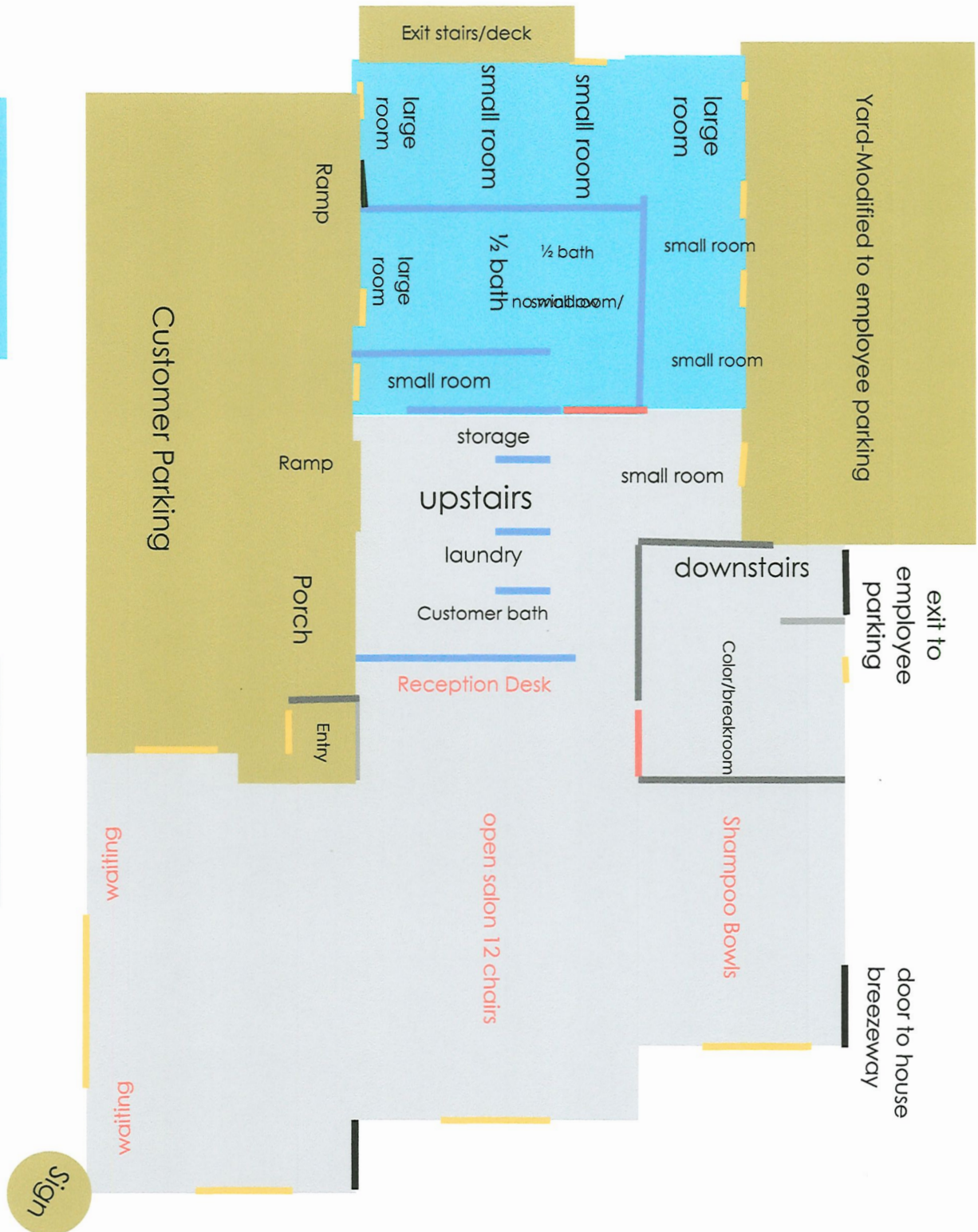


Salon Suites

Phase 2:
small and large room rental
for massage, nails, and
other personal care or
beauty services.

Main Salon Floor

Phase 1
12 chair open salon with 4
shampoo bowls, breakroom,
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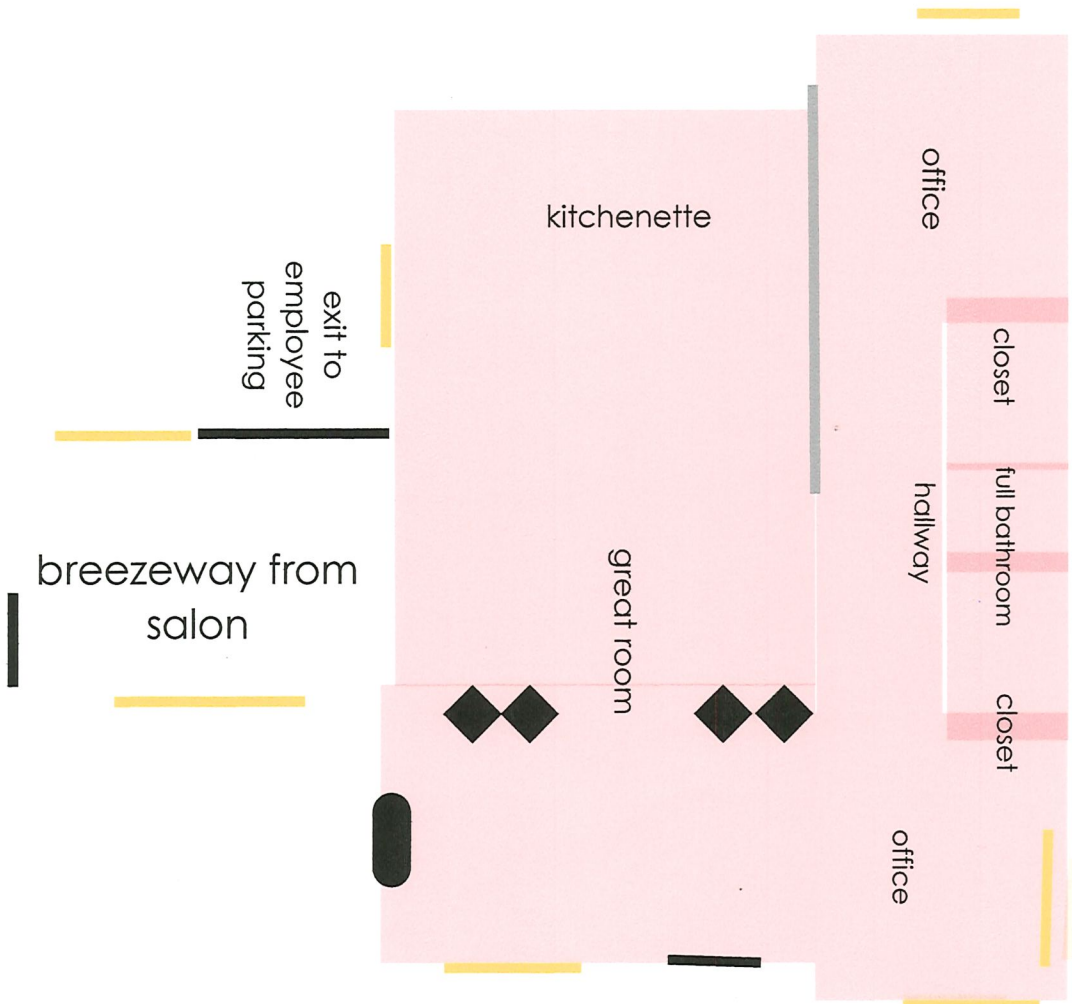
Upstairs

Phase 3

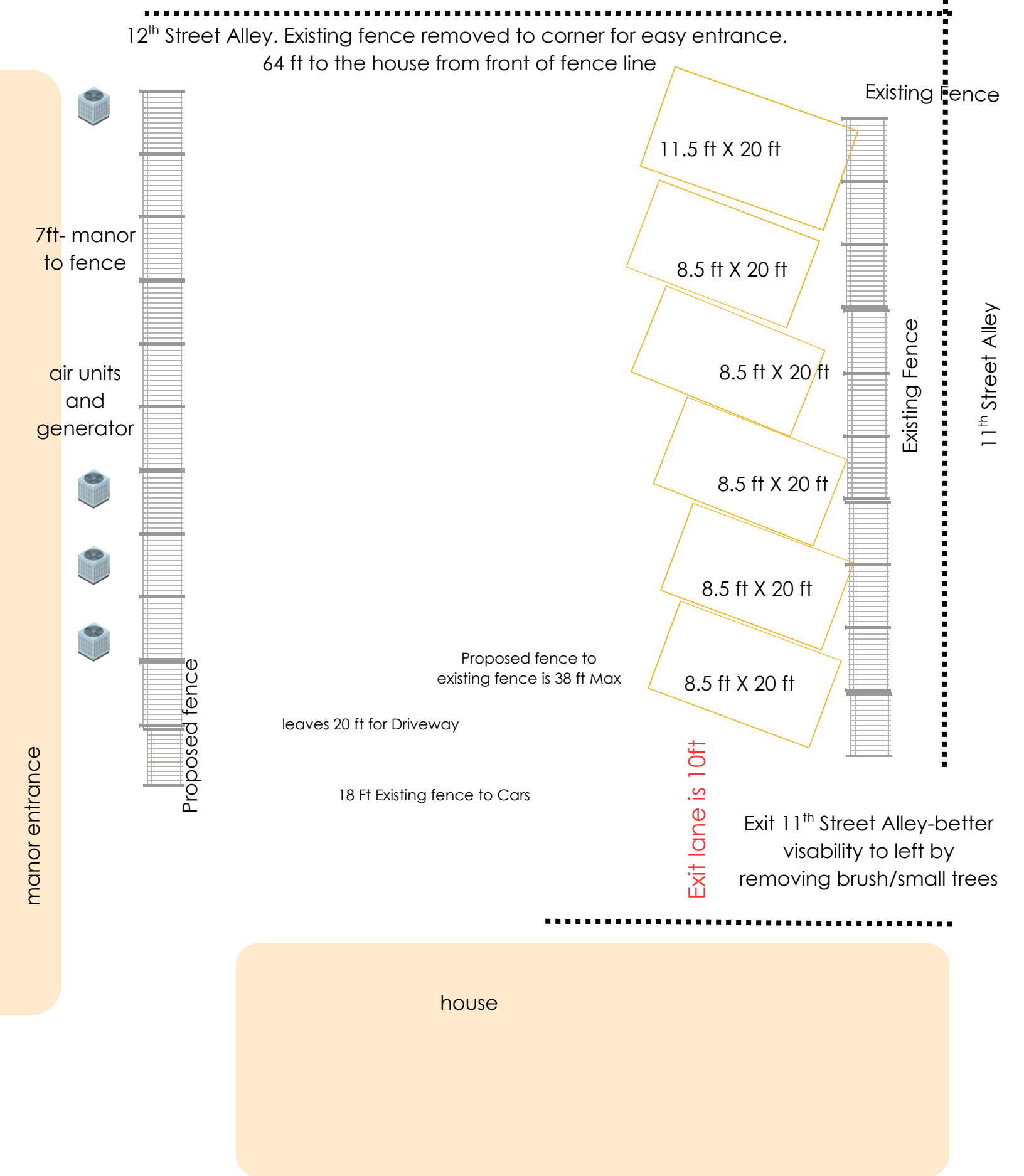
renovate existing rooms for
meeting and office space

House office space

Phase 4
Install a kitchenette,
with bathroom,
greatroom, and 2
small offices or
salon suites.



12th Street Alley. Existing fence removed to corner for easy entrance.
64 ft to the house from front of fence line



Available Space approximately =64 X 45, allow min 7ft from manor for mechanicals allows 38 ft for parking.
Min required 34 ft.

Existing



Proposed



12th St Alley View at fence line. Existing left side fence to proposed right fence is approximately 38 feet. Fence to Manor is 7 Feet



11th St Alley View at existing fence line to proposed fence line is approximately 38 feet. House to existing fence line at 12th street entrance (to be removed) is approximately 63 feet.



House view from 11th street exit. Remove fence at 12th street entrance. Add fence along house.

Existing



Proposed



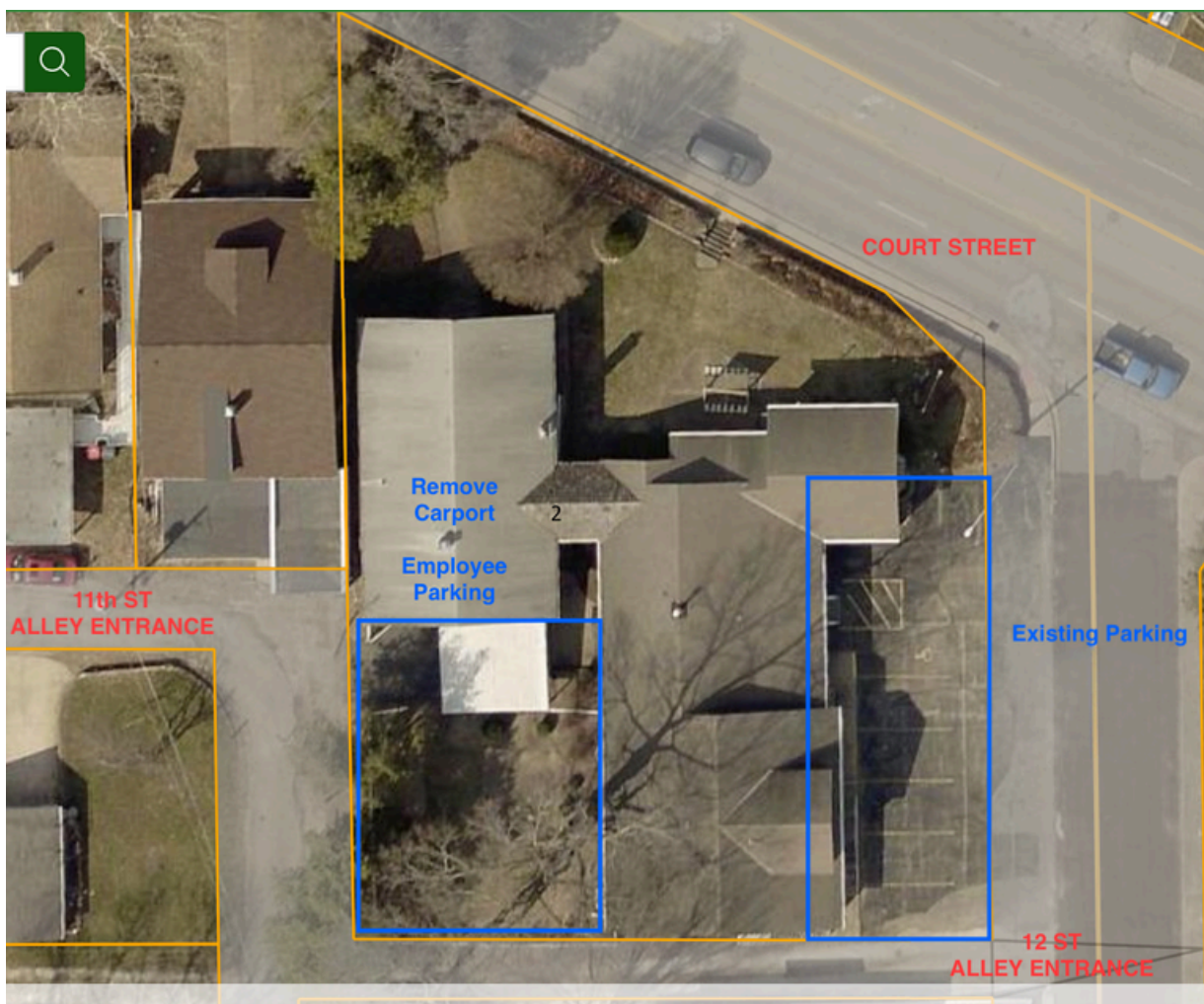
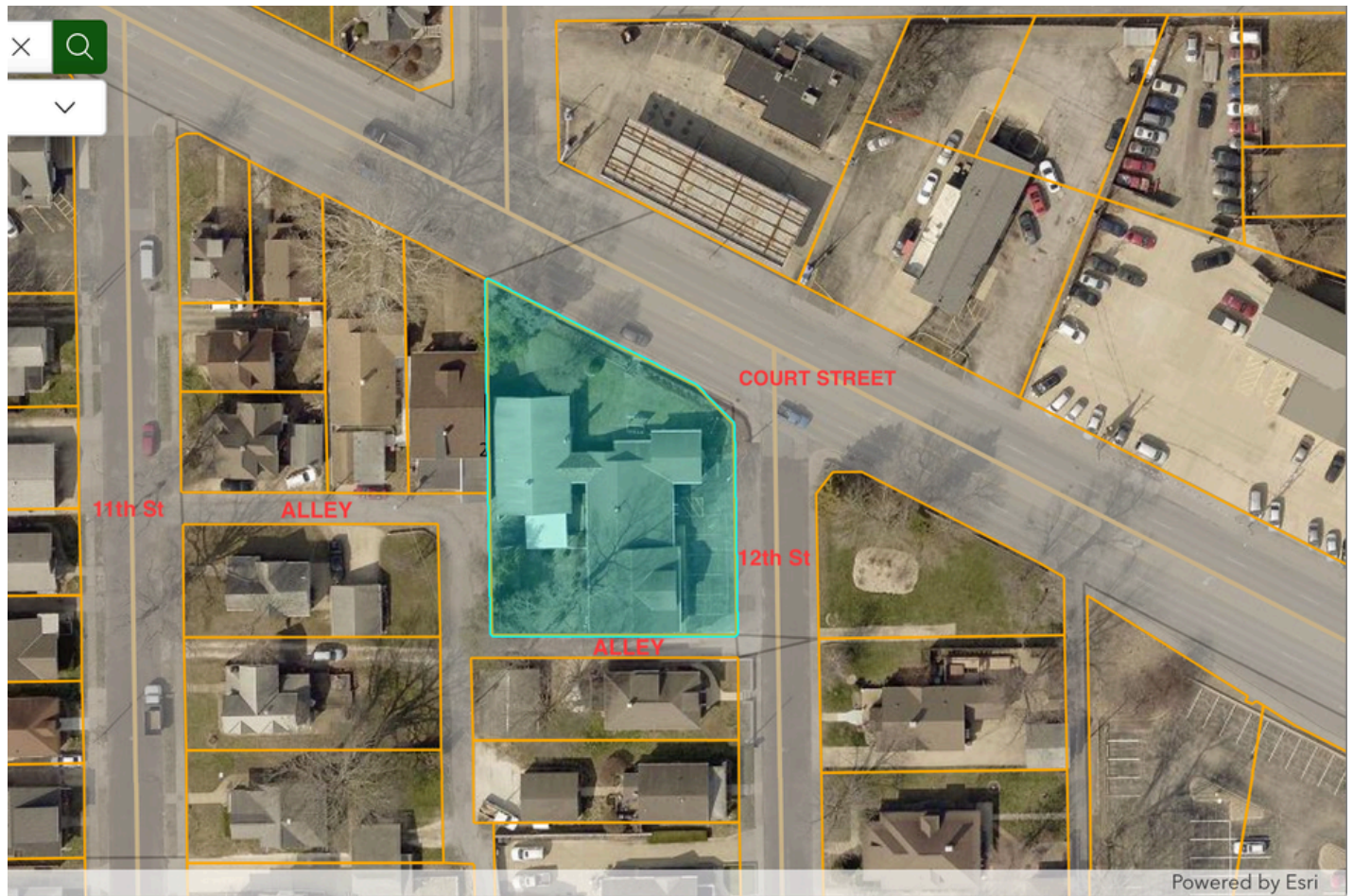
View from Manor to 11th Street alley exit. Leave fence along 11th street alley way



Trees to be removed. Brush to be cleared. Leave Fence at alley corner. Remove fence at entrance from 12th street



Trees to be cleaned/removed. (Ameren review) Brush Removed to improve visibilty. Fence Stays along 11th sreet alley





Existing front lot will serve as customer parking. Meets current business needs. 6 spaces plus 1 handicap accessible



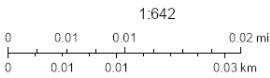
12th St Alley Entrance

White fence encloses proposed employee parking.

ArcGIS Web Map



7/5/2026, 3:24:08 PM



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