



**REGULAR ZONING BOARD OF APPEALS MEETING
WEDNESDAY, AUGUST 12, 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 July 8, 2026 Meeting

5. City Council Action Report

5.1. Receive and File City Council Action Report From July 27, 2026

6. New Business

6.1. **Case SU 2026-03** A Special Use Request Submitted by Luis Mario Zamora for the Operation of an Automobile Repair Shop at 912 S. 2nd Street, Pekin, Illinois

6.2. **Case V 2026-03** A Variance Request Submitted by Jason and Carrie Helmig to Allow for the Construction of a Second Driveway Approach at 18 Ashwood Lane, Pekin, Illinois

6.3. **Case RZ 2026-02** A Rezoning Request Submitted by the City of Pekin to Rezone the Vacant Property Located Adjacent and Along Winged Foot Drive, Pekin, Illinois, From AG-Agricultural to RE-One Family Residential Estate District

7. Any Other Business Before the Board

8. Public Input

9. Adjourn

**REQUEST FOR COUNCIL ACTION**

Agenda Date: August 12, 2026
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Receive and File Meeting Minutes From the July 8, 2026 Meeting

DESCRIPTION: Meeting Minutes from the July 8, 2026 Meeting

FINANCIAL IMPACT:
 N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 8/6/2026



**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, JULY 8, 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	Present	5:00 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, Deverman, Hild, Joesting, Lanane, Madden and Wilson

Approval of Minutes

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

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

City Council Action Report

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

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

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

Public Hearing Open 5:08 PM and Closed 5:08 PM

Motion to Discuss: Commissioner Lanane

Second: Commissioner Madden

Discussion: None

Commissioner Lanane made a motion to amend her original motion (to discuss) and made a motion to deny. The motion to deny was seconded by Commissioner Wilson.

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

RESULT:	PASSED (4-3)
MOVER:	Commissioner Wilson
SECONDER:	Commissioner Lanane
AYES:	Commissioners Anderson, Hild, Joesting and Madden

NAYES: Commissioner Deverman, Lanane and Wilson
--

Public Hearing at 5:10 PM Closed at 5:11 PM

Daniel Botkin was available for questions but had nothing further to add.

The motion to approve was made by Commissioner Wilson

Second by Commissioner Lanane

Discussion:

Commissioner Wilson asked how much of the existing garage structure was attached to the home. Building & Development Director Nic Maquet explained that the garage was originally constructed as a detached structure, but a subsequent addition to the residence created a common wall between the garage and the primary dwelling. As a result, the garage is now considered attached to the principal structure, making the proposed addition an extension of the primary building into the required rear building setback.

Commissioner Deverman asked whether there was a door connecting the sunroom to the garage. Mr. Botkin confirmed that a door exists between the two spaces. Maquet explained that, regardless of the doorway, the shared common wall established by the sunroom addition causes the garage to be classified as attached to the residence. Chairman Hild added that, had the garage remained detached, the proposed addition would not require a variance because detached accessory structures are permitted to be located as close as three (3) feet from the side and rear property lines. Maquet confirmed that interpretation.

Commissioner Lanane expressed concern that approving the request could establish an undesirable precedent. Commissioner Madden responded that he did not believe approval would create a precedent within the neighborhood. Chairman Hild stated that each variance request must be evaluated on its own individual facts and merits.

Commissioner Lanane asked where the proposed addition would be located, and Mr. Botkin indicated it would be constructed on the rear of the existing garage.

Commissioner Wilson questioned whether the addition could instead be constructed on the side of the garage, adjacent to the sunroom, allowing the project to comply with the zoning setback requirements without the need for a variance. Commissioner Madden noted that such an alternative would likely require removal of a portion of the existing concrete.

Mr. Botkin then asked how close a detached accessory structure could be placed to the property lines. Maquet responded that a detached accessory structure may be located as close as three (3) feet from the side and rear property lines, provided it complies with all other zoning requirements. Maquet further explained that a detached accessory structure must also maintain a minimum separation of ten (10) feet from the principal building.

Maquet concluded by reiterating City staff's recommendation for denial. He stated that staff had not identified a practical difficulty or unique hardship that would justify granting the requested variance, and that reasonable code-compliant alternatives remained available to the property owner without the need for zoning

relief.

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

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

Public Hearing at 5:26 PM Close at 5:28 PM

Michelle Bohm states that she is looking for approval of the plan submitted. She states that she is also looking for feedback on anything she may not have considered. Josh Wray, Economic Development Director for the City of Pekin, explained that over the last two and half years the City has met with many potential developers, and it has been hard to find use for this property due to the challenges it presents with parking and lot coverage. Josh Wray expressed his support for this project.

Motion to Approve made by Commissioner Madden

Second by Commissioner Deverman

Discussion:

Commissioner Wilson appreciates the clear vision and plan. However, Wilson states that the plan shows twelve stations (in Phase 1) and if the salon was half full of clients, along with the staff, there wouldn't be enough parking available and if the stylist were to double up appointments, there would be additional street parking being used. Owner, Michelle Bohm stated that while there can be one service provider with two customers, that is not how they function at their shop. Michelle said that their service providers are strongly encouraged to work part-time. Michelle said the on-street parking (from the salon) would primarily be during the hours of 10 AM-3 PM. Commissioner Hild asked where the employees would park and Michelle stated that employees would park in the back. Hild asked Michelle if she envisioned all the staff being there at the same time. Michelle does not see that happening. Hild asked if water retention would be required and Nic said that they would meet with engineering if the case is approved by the zoning board. All property owners within 150 feet were given letters (a total of 19 letters). Michelle also spoke with residents around the property and stated that the residents seem to support her plan. A total of 18 parking spots would be required under the current code with 12 stations (1.5 per station), which leaves them five short, which is a concern. Michelle asked IF the neighboring house were

ever to become available for sale, could she add parking there? Nic said if that property was tied to the business, it could be a possibility. Commissioner Hild asked if it would be possible to start with fewer chairs/stations. Michelle said, yes. Michelle explained that their goal is to give specialized training/service (another reason that they do not operate at full staff). Commissioner Madden asked Mr. Wray his thoughts and Wray said if the board is concerned about parking, then it may not be for this board to take on, but this has been an issue for years. Josh said that he feels it's a good plan and noted that she is not proposing a "shopping center" with 500 spots and asking them to go down to twenty-four. The property has been vacant since 2020, and zero plans have been submitted (to zoning) due to the parking issues (and the property layout). Commissioner Wilson noted that with the parking in the front and additional parking in the back, the business could fit eight stations. Commissioner Anderson asked Michelle what her plan was to eliminate too many people at one time. Michelle said her plan is to move the existing business during Phase 1 (setting up with few employees working) for the shifts between 3 PM-7 PM to ensure that everyone can fit into the parking lot. Michelle said that at their current location, they have four parking spots and rarely have all four spots in use. Michelle also said she was open to a stipulation of no more than 8 stations operating. Hild suggested approving twelve spots, but only eight could be worked at one time. Commissioner Wilson does agree that we need to limit the stations to allow enough parking. Commissioner Hild also noted that if she went with eight stations, she wouldn't need a variance. Commissioner Wilson suggested language with a stipulation on the number of employees operating at one time.

The vote was called for on the special use and was approved 7-0.

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

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

Public Hearing at 6:00 PM Close at 6:00 PM

Nothing additional to be added by the public.

Motion to Approve: Commissioner Lanane

Second by Commissioner Madden

Commissioner Wilson feels that the board needs to reduce the number of stations to ensure the parking is within code. Commissioner Madden noted that purchasing

a home/building that is not for sale can be a challenge. Commissioner Lanane stated that from a business standpoint, Michelle should have certainty and allow eight units to be used (at one time) but allow the full construction to be completed.

The vote began and Wilson asked for clarification on the variance, if they were voting on the variance as it was proposed or as amended (per their discussion) and they were. The city attorney said that the board would need to complete the vote, then a motion from the "winning" side would need to make a motion to reconsider. Voting resumed and the motion to approve passed, 6-1, Wilson voting no.

A motion to reconsider was then made by Commissioner Lanan.

Second by Commissioner Hild.

Commissioner Lanane made a motion to reconsider and approve, with a stipulation of allowing eight stations to be occupied at any given time with the current parking space as presented in the site plan.

Motion to approve the reconsidered motion with amendments was made by Commissioner Lanane and Second by Commission Madden.

Final vote 7-0 with the motion passing.

Any Other Business Before the Board

No further business to discuss.

Public Input

No further public input.

Adjourn

Motion to adjourn was made by Commissioner Madden and second by Deverman at 6:22 PM

**REQUEST FOR COUNCIL ACTION**

Agenda Date: August 12, 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 July 27, 2026

DESCRIPTION: City Council Action Report From July 27, 2026

FINANCIAL IMPACT:
 N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 8/6/2026



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

City Council Action Report
Meeting Date
July 27, 2026 5:30 PM

All zoning cases that were recommended for approval during the regularly scheduled Zoning Board of Appeals meeting held on Wednesday July 8, 2026 were presented to the City Council for approval at the regularly scheduled City Council meeting held on Monday July 27, 2026. The outcome of each case is listed below:

- Case V 2026-01 was Approved
- Case SU 2026-04 was Approved
- Case V 2026-02 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: August 12, 2026
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case SU 2026-03** A Special Use Request Submitted by Luis Mario Zamora for the Operation of an Automobile Repair Shop at 912 S. 2nd Street, Pekin, Illinois

DESCRIPTION: Consideration of a Special Use Permit Request by Luis Mario Zamora for an Automobile Repair Shop

Location: 912 S. 2nd Street, Pekin, Illinois

Zoning District: I-1 Light Industrial

Parcel Number (PIN): 04-10-03-213-006

Legal Description: SEC 3 T24N R5W TRIANG TRACT W OF IC RR & E 2ND ST INCL 18'X351' STRIP OF ABANDONED RR NE 1/4

Summary:

Luis Mario Zamora has submitted a request for a special use permit to operate an automobile repair shop at 912 S. 2nd Street. The subject property is zoned I-1 Light Industrial and was most recently used as an auto body repair facility.

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

- All automotive repair uses in the I-1 zoning district
- Any short-term storage of vehicles (up to six months), provided such storage is not for salvage purposes with the following requirements:
 - a. Proper grading and drainage
 - b. Pollution and erosion control
 - c. Compliance with municipal, state, and federal regulations
 - d. Surface composed of compacted base and coarse gravel or crushed rock
 - e. Fully fenced and screened storage area to be obscured from public view

Petitioners' Comments

We are requesting approval to operate a tire sales, service, and mobile roadside assistance business in Pekin. Our services will include tire sales, installation, repair, balancing, roadside tire replacement, and related services for passenger vehicles and light-duty trucks.

This request is intended to allow us to provide reliable tire and roadside assistance services to residents of Pekin and the surrounding communities.

Staff Notes & Recommendation:

- Inspections Department and Fire Department personnel conducted a pre-occupancy inspection of the property
- We have been told that no short-term vehicle storage will be conducted on the property
- A dumpster will be required, and it will be required to be placed within a dumpster enclosure
- The petitioner has sent notice of the special use hearing to all surrounding property owners who are within 150 feet of the subject property
- The site has a history of similar use as an automotive repair shop
- The subject property is a mixed-use development with a combination of gravel and concrete parking and maneuvering surfaces. Concrete parking spaces are provided in front of the building, while other parking and maneuvering areas consist of gravel.
- Staff recommends approval of the special use request

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

Nic Maquet, Chief Building Official

Final Approval - 8/6/2026

CASE
SU2024-03



received
10-11-24

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: 912 S. second st Pekin, IL Current Zoning (if known): J1 Proposed Zoning (if rezoning request): — Current Use: Vacant Proposed Use (if different): Used Tire shop
---	--

Property Owner Name:	Linda & Jason MASSAGLIA
Mailing Address:	[REDACTED]
Phone:	[REDACTED]
Alternative Phone:	[REDACTED]
E-Mail Address:	[REDACTED]

Applicant Name (if different):	Luis Mario Zamora
Mailing Address:	[REDACTED]
Phone:	[REDACTED]
Alternative Phone:	[REDACTED]
E-Mail Address:	[REDACTED]



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

Please summarize your request and explain why it is necessary:

We are requesting approval to operate a tire sales, service and mobile roadside assistance business in Pekin, IL. Our services will include tire sales, installation, repair, balancing, roadside tire replacement, and related services for passenger vehicles and light-duty trucks.

This request is intended to allow us to provide reliable tire and roadside assistance services to residents of Pekin and the surrounding communities.

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.

Linda Massaglia

Owner Signature

6-15-2026

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.

Linda M. Massaglia

Applicant Signature

6-15-2026

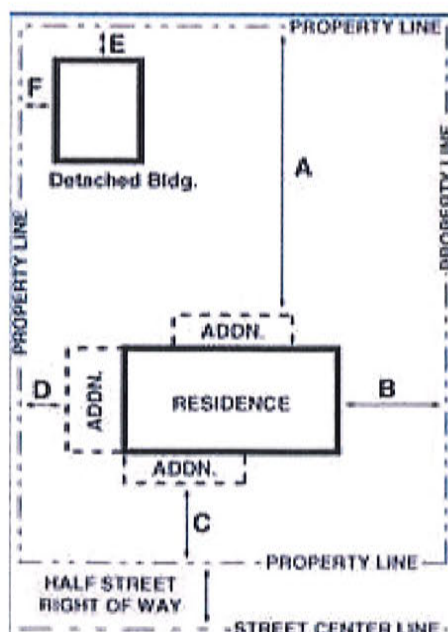
Date



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)?

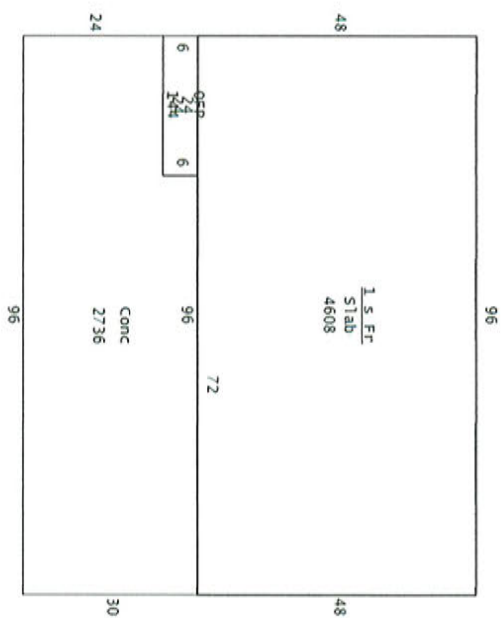
Gravel Drive

1 - (20 x 12) OH Door

1 - (16 x 12) OH Door

2 Sided Sillboard (NV)

914-A S. 2nd St. Pekin





Work
Area

100

50

Tire
Storage

50

Trash

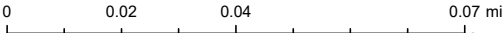


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| Ownership Parcels | I-474 | US 150 |
| ROW | I-74 | US 24 |
| Hydrography | IL 29 | Centerlines |
| I-155 | IL 98 | Sections |

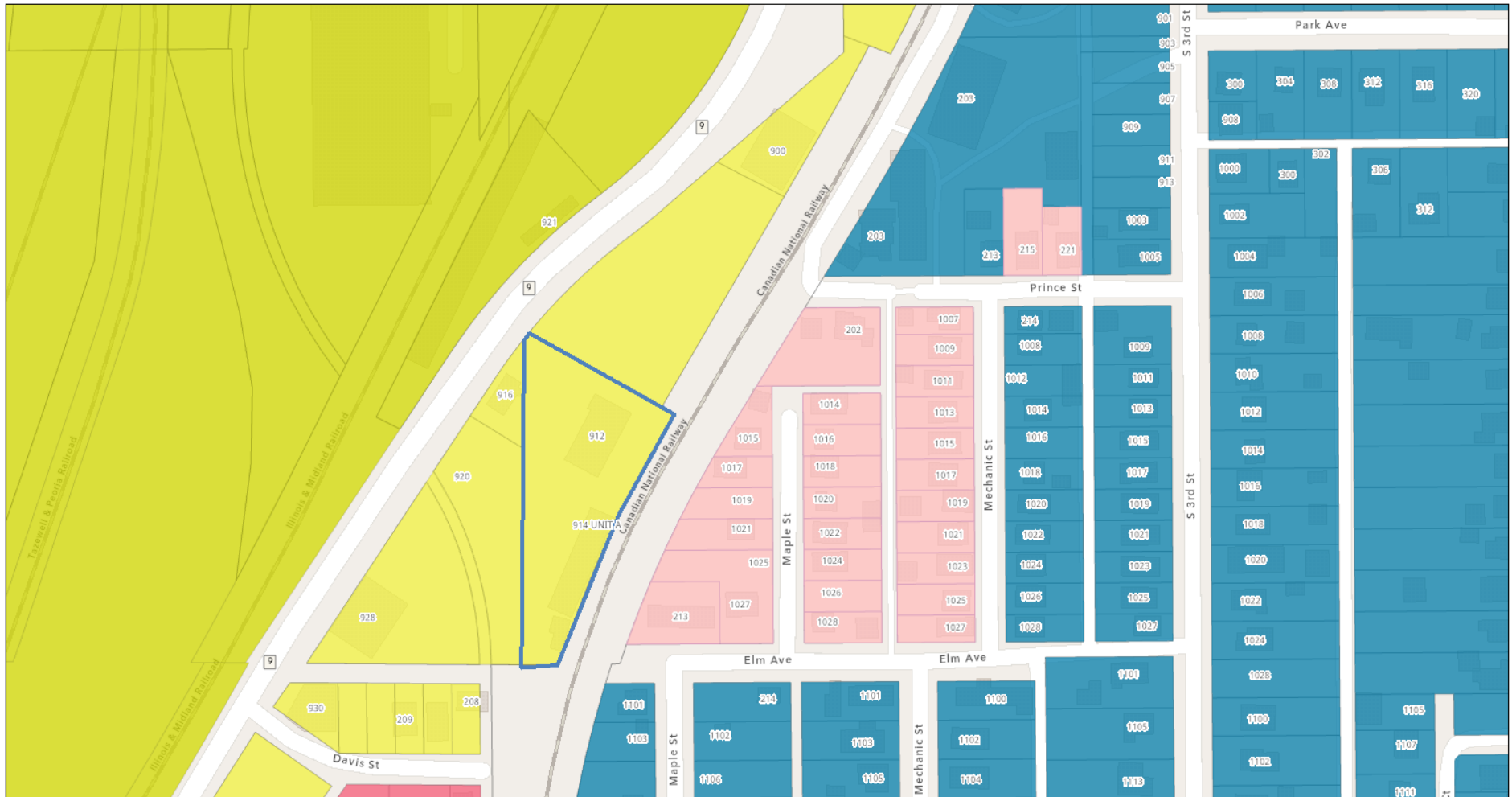
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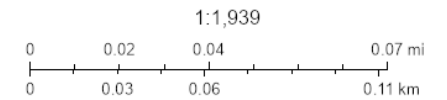
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ArcGIS Web Map



8/6/2026, 1:25:51 PM



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

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Postage	\$0.82
Total Postage and Fees	\$0.82
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Total Postage and Fees

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☐ Adult Signature Restricted Delivery	\$0.00
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Postmark Here
JUL 24 2026
HOPEDALE IL 61747



REQUEST FOR COUNCIL ACTION

Agenda Date: August 12, 2026
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case V 2026-03** A Variance Request Submitted by Jason and Carrie Helmig to Allow for the Construction of a Second Driveway Approach at 18 Ashwood Lane, Pekin, Illinois

DESCRIPTION: Consideration of a Variance to Allow for a Second Curb Cut and Driveway

Location: 18 Ashwood Lane, Pekin, Illinois

Zoning District: R-2 One Family Residential

Parcel Number (PIN): 04-04-36-219-014

Legal Description: SEC 36 T25N R5W LICK CREEK MANOR SUB EXT 2 LOT 17 & 18 NE 1/4 1.21 AC GGG 132

Summary:

Jason and Carrie Helmig (The Petitioners) have submitted a variance request to install a second curb cut and driveway on their property to allow access to the rear outbuilding.

City Code Section 4-3-9-1(2)(5) reads as follows: Only one driveway approach shall be permitted for any single-family residential lot, except that residential lots with alley access and through lots that have frontage on two parallel streets may have no more than two driveway approaches, provided that each such driveway approach and curb cut provides egress and ingress to a garage on such properties and no two driveway approaches shall be placed on the same street or alley.

Petitioner Comments:

We are requesting approval for a second driveway approach because our detached outbuilding is located approximately 140 feet from the roadway, making it difficult and unsafe to access using only the existing driveway. The outbuilding is used for vehicle storage and requires direct access for vehicles, trailers and equipment. A second approach would improve safety by separating traffic traveling to the outbuilding from traffic near the home, where our children ride bicycles and play. It would also improve emergency and service vehicle access, reduce difficult backing and turning maneuvers, and provide a safer, more efficient pattern on the property. Due to the property's unique layout and the significant distance between the roadway and the outbuilding, this request is based on practical hardship rather than convenience. Approval of a second driveway approach will provide safe, functional access while improving the overall safety and usability of the property.

Staff Notes & Recommendation:

- The lot has approximately 140 feet of frontage
- The property owner was advised when they originally built the outbuilding that if a driveway was wanted, they would need to connect to the existing driveway or seek a variance for a second driveway
- The current driveway approach with flares is approximately 22 feet wide. The code would allow for this driveway to be a maximum of 30 feet in width
- The Petitioners are requesting to install a 16-foot-wide driveway
- Staff does recommend approval but would advise the property owner to verify that all HOA and land covenants are being adhered to, as the City does not enforce those requirements

FINANCIAL IMPACT: N/A	
REVIEWED BY:	
Nic Maquet, Chief Building Official	Final Approval - 8/6/2026



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>18 Ashwood Lane</u> Current Zoning (if known): <u>residential</u> Proposed Zoning (if rezoning request): _____ Current Use: _____ Proposed Use (if different): _____
---	---

Property Owner Name:	Jason + Carrie Helmig
Mailing Address:	18 Ashwood Lane, Pekin
Phone:	[REDACTED]
Alternative Phone:	[REDACTED]
E-Mail Address:	[REDACTED]

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



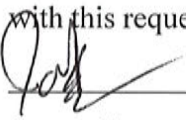
Planning and Zoning Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 478-5364

Please summarize your request and explain why it is necessary:

We are requesting approval for a second driveway approach because our detached outbuilding is located approximately 140 feet from the roadway, making it difficult and unsafe to access using only the existing driveway. The outbuilding is used for vehicle storage and requires direct access for vehicles, trailers, and equipment. A second approach would improve safety by separating traffic traveling to the outbuilding from traffic near the home, where our children ride bicycles and play. (see back) →

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.

 Carrie Helmig
Owner Signature

7-20-26
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

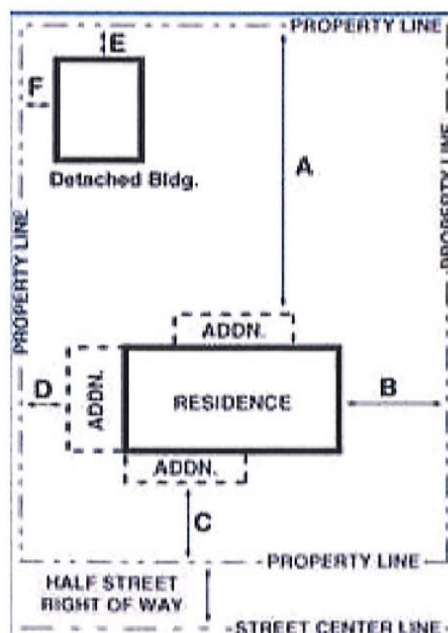
Date



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).





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.

Lack of practical and safe access to the detached outbuilding due to its location approx. 140 feet from roadway.

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

NA

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

NO

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

yes

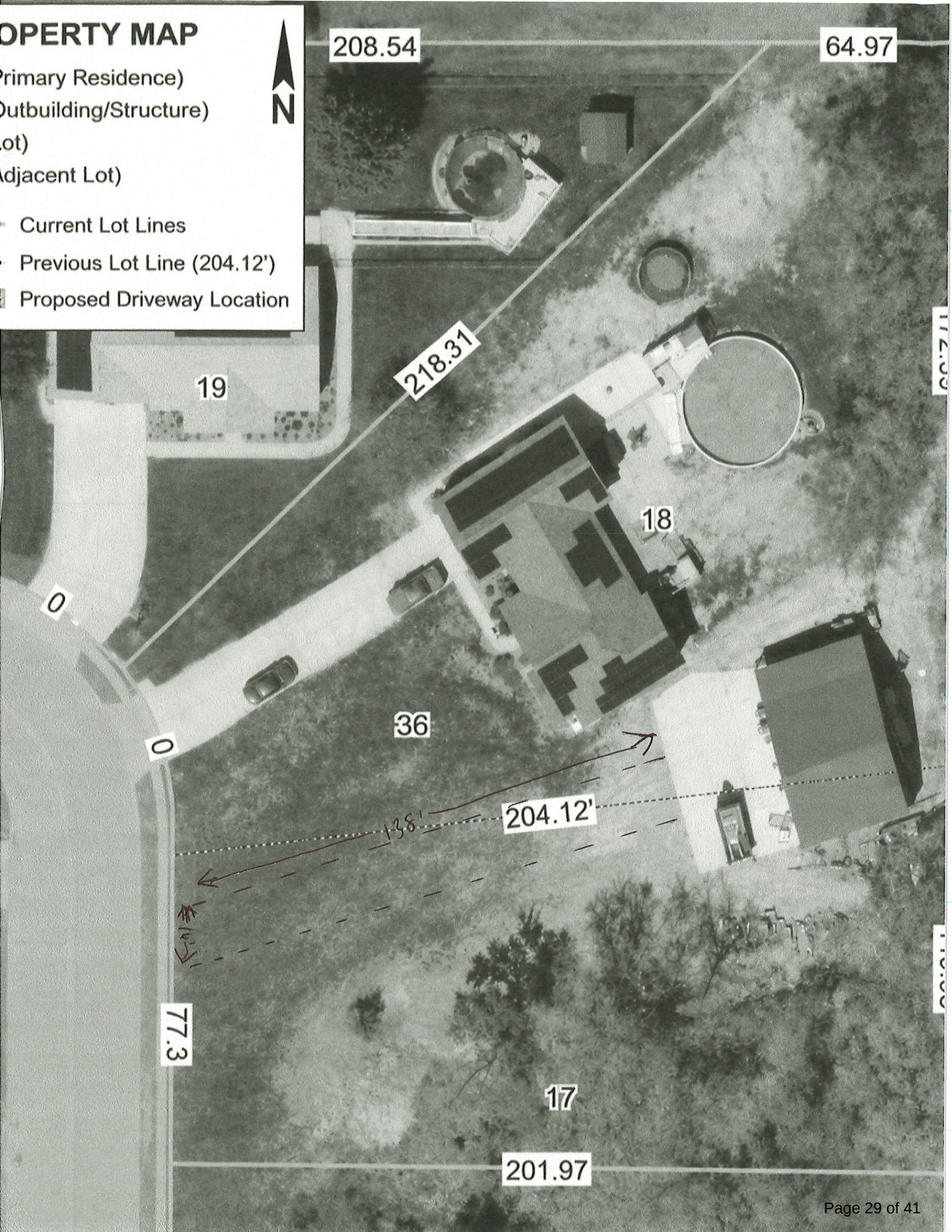
5. Does the benefit(s) of granting the variance outweighs any anticipated negative impacts to the surrounding properties (if any)?

yes

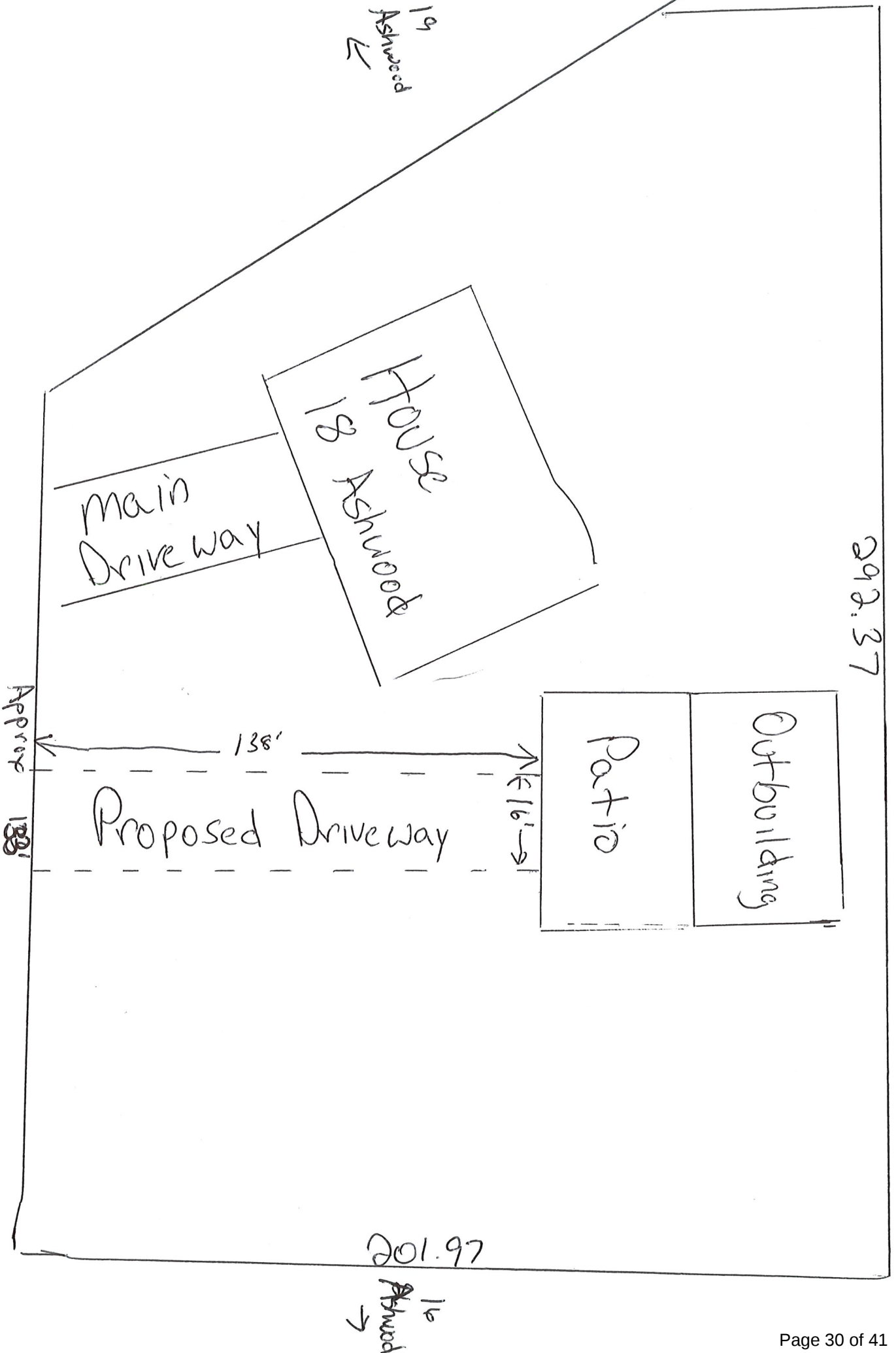
PROPERTY MAP

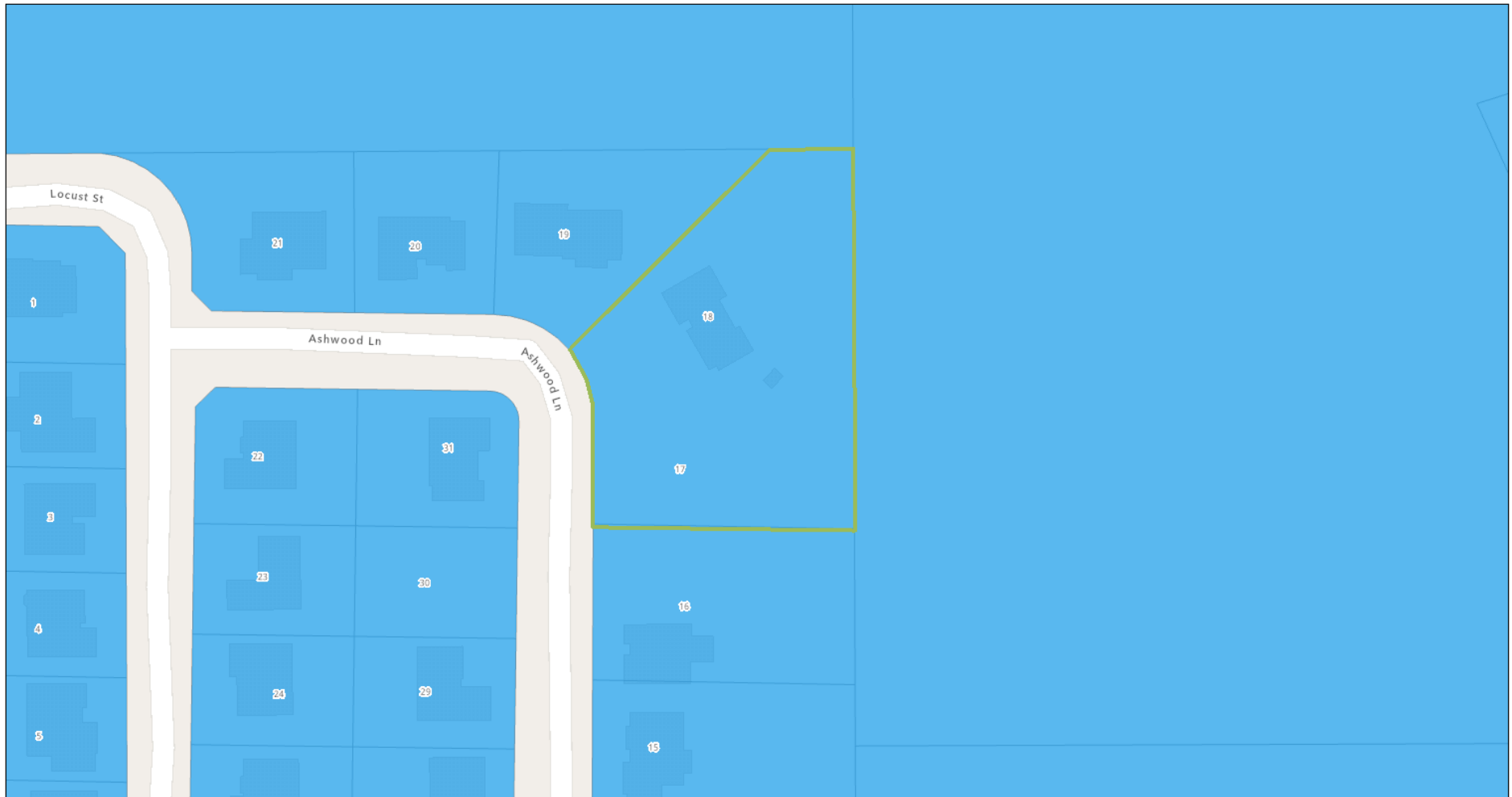
Primary Residence)
Outbuilding/Structure)
(ot)
Adjacent Lot)

Current Lot Lines
Previous Lot Line (204.12')
Proposed Driveway Location

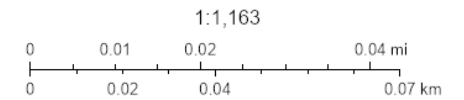


Road way Ashwood Lane

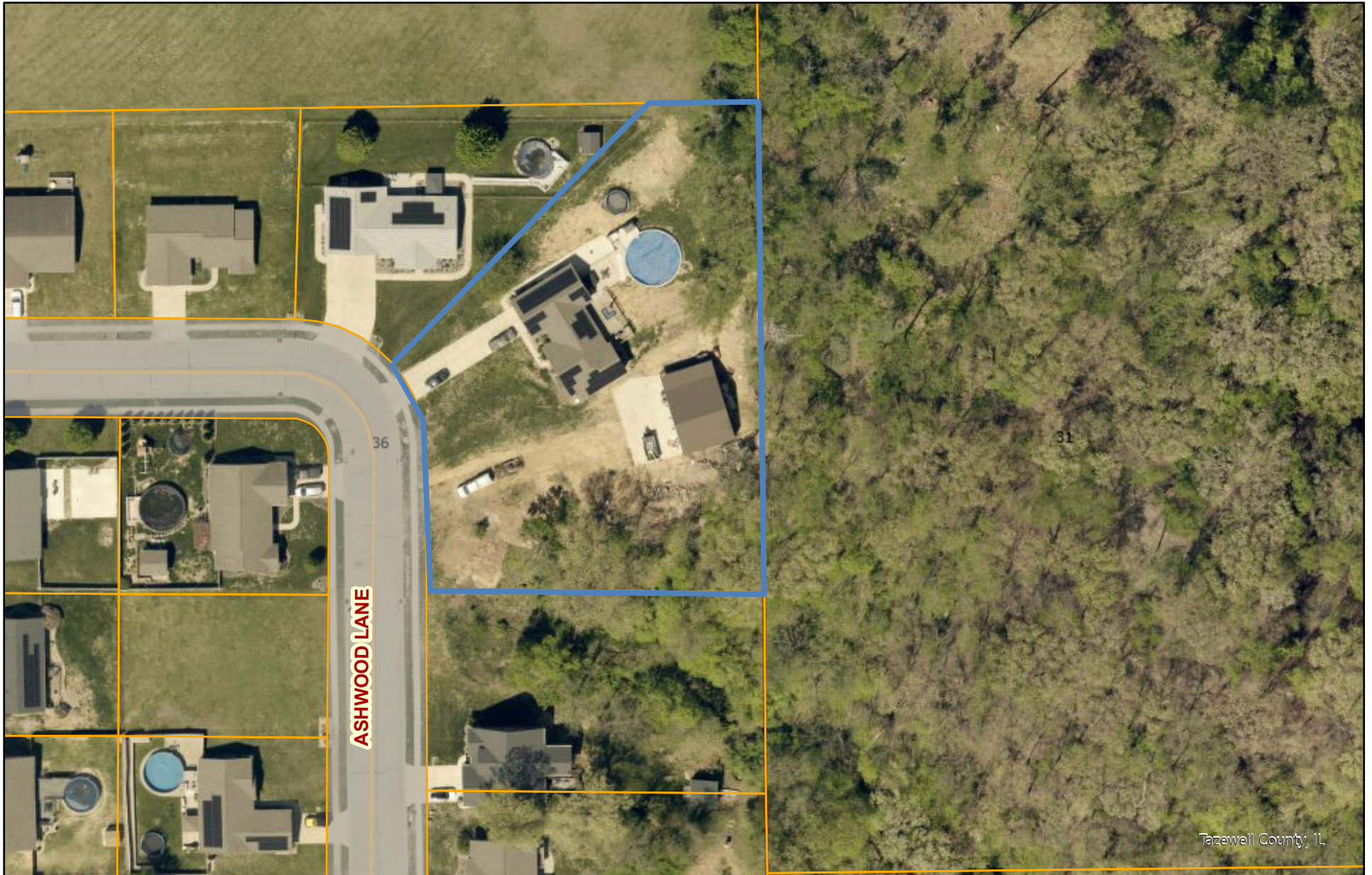




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Pekin GIS Office, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



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|-------------------|-------|-------------|
| 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.



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REQUEST FOR COUNCIL ACTION

Agenda Date: August 12, 2026
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case RZ 2026-02** A Rezoning Request Submitted by the City of Pekin to Rezone the Vacant Property Located Adjacent and Along Winged Foot Drive, Pekin, Illinois, From AG-Agricultural to RE-One Family Residential Estate District

DESCRIPTION: Consideration of Rezoning City-Owned Property from AG-Agricultural to RE-One Family Residential Estate District

Location: Part of the vacant property located adjacent and along Winged Foot Drive, Pekin, Illinois

Zoning District: AG-Agricultural District

Parcel Number (PIN): Part of 05-05-30-400-012

Legal Description: SEC 30 T25N R4W SE 1/4 OF (EXC TRACT) SE 1/4 27.09 ACRES

Summary:

The City of Pekin is in the process of selling approximately 0.719 acres of City-owned property located adjacent to Lots 13, 14, and 15 of the Dawn on the Lake Subdivision along Winged Foot Drive. The property is proposed to be combined with the three adjoining residential lots following the recording of the necessary survey plats. As part of that process, the City is requesting that the property be rezoned from AG – Agricultural District to RE – One Family Residential Estate District so that the zoning classification is consistent with the adjoining residential properties and the intended future use. The purchaser intends to combine the acquired tracts with the existing residential lots and construct two estate-style single-family homes. The rezoning shall become effective only upon the recording of the survey plats and the parcel combination process.

Subdivision Review

The proposed conveyance is exempt from the City's formal subdivision requirements pursuant to Section 4-2-1-6(3) of the City Code, which exempts *"the sale or exchange of parcels of land between owners of adjoining and contiguous land."* The property being conveyed is contiguous to the purchaser's existing residential parcels and will be combined with those parcels following the conveyance. Accordingly, the transaction does not require approval of a formal subdivision plat under Article 4-2-1-6 of the City Code.

Surrounding Zoning Districts

NORTH: RE-One Family Residential Estate

EAST: RE-One Family Residential Estate and AG-Agricultural

SOUTH: AG-Agricultural

WEST: AG-Agricultural

Tract 13A-Legal Description:

A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF LOT 13 OF THE DAWN ON THE LAKE SUBDIVISION AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK "TT" PAGE 63, IN THE TAZEWELL COUNTY RECORDER'S OFFICE, THENCE SOUTH 40 DEGREES 35 MINUTES 26 SECONDS WEST, 75.00 FEET; THENCE NORTH 49 DEGREES 24 MINUTES 34 SECONDS WEST, 43.53 FEET; THENCE NORTH 03 DEGREES 01 MINUTE 15 SECONDS WEST, 103.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 49 DEGREES 24 MINUTES 34 SECONDS EAST ON THE SOUTHWESTERLY LINE OF SAID LOT 13, 114.98 FEET TO THE POINT OF BEGINNING, CONTAINING 0.136 ACRES, MORE OR LESS.

Tract 14A-Legal Description:

A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF LOT 14 OF THE DAWN ON THE LAKE SUBDIVISION AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK "TT" PAGE 63, IN THE TAZEWELL COUNTY RECORDER'S OFFICE, THENCE SOUTH 40 DEGREES 35 MINUTES 26 SECONDS WEST, 75.00 FEET; THENCE NORTH 49 DEGREES 24 MINUTES 34 SECONDS WEST, 160.00 FEET; THENCE NORTH 40 DEGREES 35 MINUTES 26 SECONDS EAST, 75.00 FEET TO THE WEST CORNER OF SAID LOT 14; THENCE SOUTH 49 DEGREES 24 MINUTES 34 SECONDS EAST ON THE SOUTHWESTERLY LINE OF SAID LOT 14, 160.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.275 ACRES, MORE OR LESS.

Tract 15A-Legal Description:

A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF LOT 15 OF THE DAWN ON THE LAKE SUBDIVISION, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK "Tr PAGE 63, IN THE TAZEWELL COUNTY RECORDER'S OFFICE, THENCE SOUTH 33 DEGREES 35 MINUTES 58 SECONDS WEST, 75.56 FEET; THENCE NORTH 49 DEGREES 24 MINUTES 34 SECONDS WEST, 183.45 FEET; THENCE NORTH 40 DEGREES 35 MINUTES 26 SECONDS EAST, 75.00 FEET TO THE WEST CORNER OF SAID LOT 15; THENCE SOUTH 49 DEGREES 24 MINUTES 34 SECONDS EAST ON THE SOUTHWESTERLY LINE OF SAID LOT 15, 174.25 FEET TO THE POINT OF BEGINNING, CONTAINING 0.308 ACRES, MORE OR LESS.

Staff Notes & Recommendation

Staff recommends approval of the request to rezone approximately 0.719 acres of City-owned property, consisting of Tracts 13A, 14A, and 15A, from AG – Agricultural District to RE – One Family Residential Estate District, subject to the following condition:

The rezoning shall become effective only upon final approval and recording of the survey plats and the combination of the subject tracts with the adjoining residential parcels. This condition ensures that the zoning classification corresponds with the final lot configuration and intended residential use.

FINANCIAL IMPACT:

N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 8/7/2026



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)	Request Property Address or PIN: Part of 05-05-30-400-012 Current Zoning (if known): AG Proposed Zoning (if rezoning request): RE Current Use: Agriculture Proposed Use (if different): Single-family
--	--

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

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



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

Please summarize your request and explain why it is necessary:

The City is selling approximately 0.7 acre to the owner of the three parcels adjacent and along Winged Foot Drive. This rezoning will match the current zoning of those three adjacent parcels and the larger neighborhood.
The new zoning classification will be subject to final subdivision and combination of the parcels. The owner intends to build two large estate homes on the properties after property combination of parcels.

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

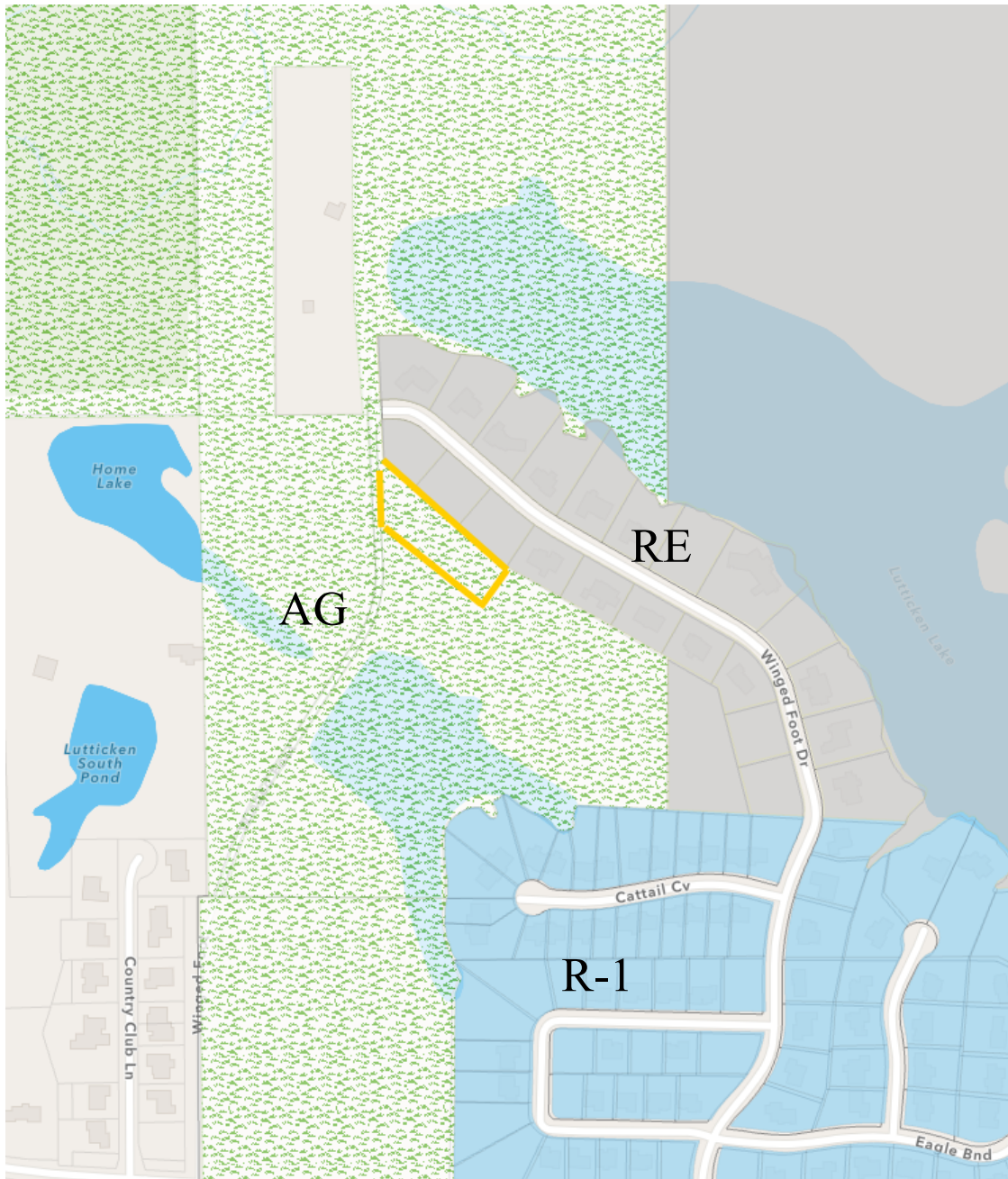
7/10/2026
Date

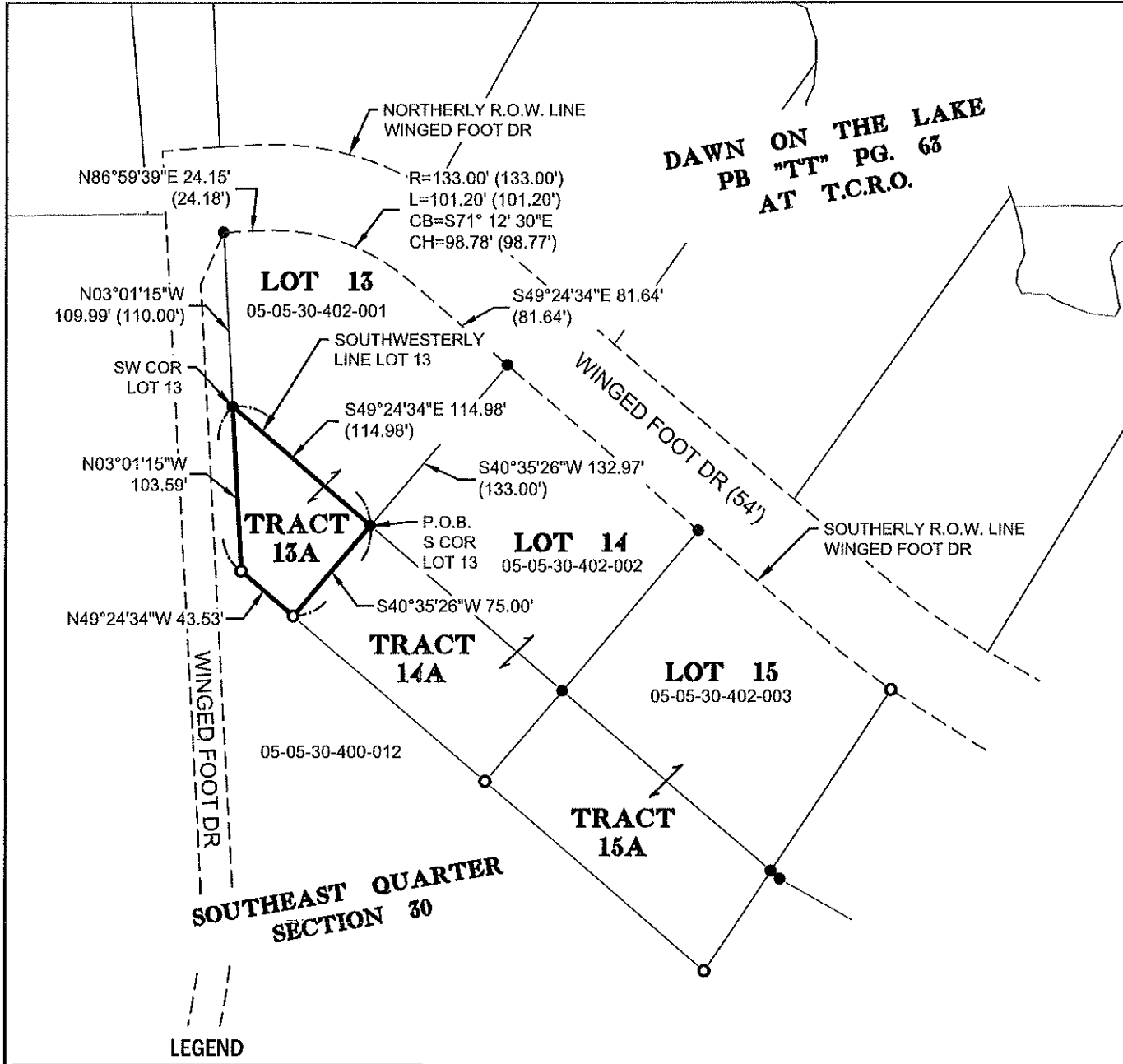
CERTIFICATION BY THE APPLICANT *(if different)*

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





PLAT OF SURVEY

A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.

PART OF P.I.N.: 05-05-30-400-012
TOTAL AREA = ± 0.136 ACRES

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF LOT 13 OF THE DAWN ON THE LAKE SUBDIVISION AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK "TT" PAGE 63, IN THE TAZEWELL COUNTY RECORDER'S OFFICE, THENCE SOUTH 40 DEGREES 35 MINUTES 26 SECONDS WEST, 75.00 FEET; THENCE NORTH 49 DEGREES 24 MINUTES 34 SECONDS WEST, 43.53 FEET; THENCE NORTH 03 DEGREES 01 MINUTE 15 SECONDS WEST, 103.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 49 DEGREES 24 MINUTES 34 SECONDS EAST ON THE SOUTHWESTERLY LINE OF SAID LOT 13, 114.98 FEET TO THE POINT OF BEGINNING, CONTAINING 0.136 ACRES, MORE OR LESS.

NOTES

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM. NAD 83-WEST ZONE.
- 2) SURVEY FIELDWORK COMPLETED: FEBRUARY 2026
- 3) THIS ± 0.136 ACRE TRACT IS TO BE COMBINED WITH THE ADJACENT PROPERTY TO THE NORTH AND NOT BE USED AS A SEPARATE BUILDING SITE OR TAXING PARCEL.
- 4) THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- 5) IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RIGHT-OF-WAY OR BUILDING SETBACK LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
- 6) TOTAL AREA IS ± 0.136 ACRES.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

WE, _____, OWNERS OF THE PROPERTY SHOWN ON THE ATTACHED PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED THIS SURVEY TO BE MADE AS SHOWN ON THIS PLAT. SAID SURVEY IS CORRECT TO OUR BEST KNOWLEDGE AND BELIEF.

WE FURTHER CERTIFY THAT, TO OUR BEST KNOWLEDGE, THIS PROPERTY IS LOCATED WITHIN THE _____ COMMUNITY SCHOOL DISTRICT _____.

IN WITNESS WHEREOF, _____, HAVE CAUSED THIS CERTIFICATE TO BE SUBSCRIBED,

THIS _____ DAY OF _____, 2026.

OWNER _____

OWNER _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, ARE PERSONALLY KNOWN TO ME TO BE

THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED, AND DELIVERED SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND SEAL

DATED THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC _____

CITY OF PEKIN PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

I, NIC MAQUET, PLAT OFFICER FOR THE CITY OF PEKIN, IN THE COUNTY OF TAZEWELL, STATE OF ILLINOIS, DO HEREBY ACCEPT THE ABOVE SURVEY AS CONFORMING TO THE REQUIREMENTS OF THE 765 ILCS SECTION 205/2.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

NIC MAQUET, PLAT OFFICER _____

TAZEWELL COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

I, _____, COUNTY CLERK OF THE AFORESAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE TAX RECORDS OF THE PROPERTY SHOWN ON THE ATTACHED PLAT, AND FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, NOR DELINQUENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND SHOWN ON SAID PLAT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

COUNTY CLERK _____

DEPUTY CLERK _____

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF TAZEWELL) SS

WE, MILLENNIA PROFESSIONAL SERVICES, BEING PROFESSIONAL ENGINEERS AND LAND SURVEYORS, DO HEREBY STATE THAT WE HAVE SURVEYED A PART THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, AND THAT ALL OF THE LAND REPRESENTED HEREON LIES WITHIN ONE AND ONE HALF MILES OF THE CORPORATE LIMITS OF THE CITY OF PEKIN, WHICH HAS APPROVED AND ADOPTED A COMPREHENSIVE PLAN, AND THAT TO MY BEST KNOWLEDGE AND BELIEF, THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY DRAWN TO A SCALE OF ONE INCH EQUALS ONE HUNDRED FEET (1"=100').

DATED THIS 11th DAY OF May, 2026.

BY: Derek A. S. Huffman
MILLENNIA PROFESSIONAL SERVICES,
DEREK A.S. HUFFMAN
ILLINOIS PROFESSIONAL LAND SURVEYOR # 3899
MY LICENSE EXPIRES: NOVEMBER 30, 2026

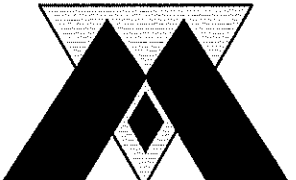


LEGEND

- SET 1/2" x 30" IRON ROD
- FOUND IRON ROD/PIPE/REBAR
- SURVEY BOUNDARY LINE
- - - RIGHT OF WAY LINES
- EXISTING TRACT LINES

P.I.N. PARCEL IDENTIFICATION NUMBER
(100') RECORD DISTANCE
P.O.B. POINT OF BEGINNING
T.C.R.O. TAZEWELL COUNTY RECORDER'S OFFICE
R.O.W. RIGHT-OF-WAY
→ SAME OWNERSHIP

0 100' 200'
SCALE: 1" = 100'



MILLENNIA
PROFESSIONAL SERVICES
www.millennia.pro

CLIENT:

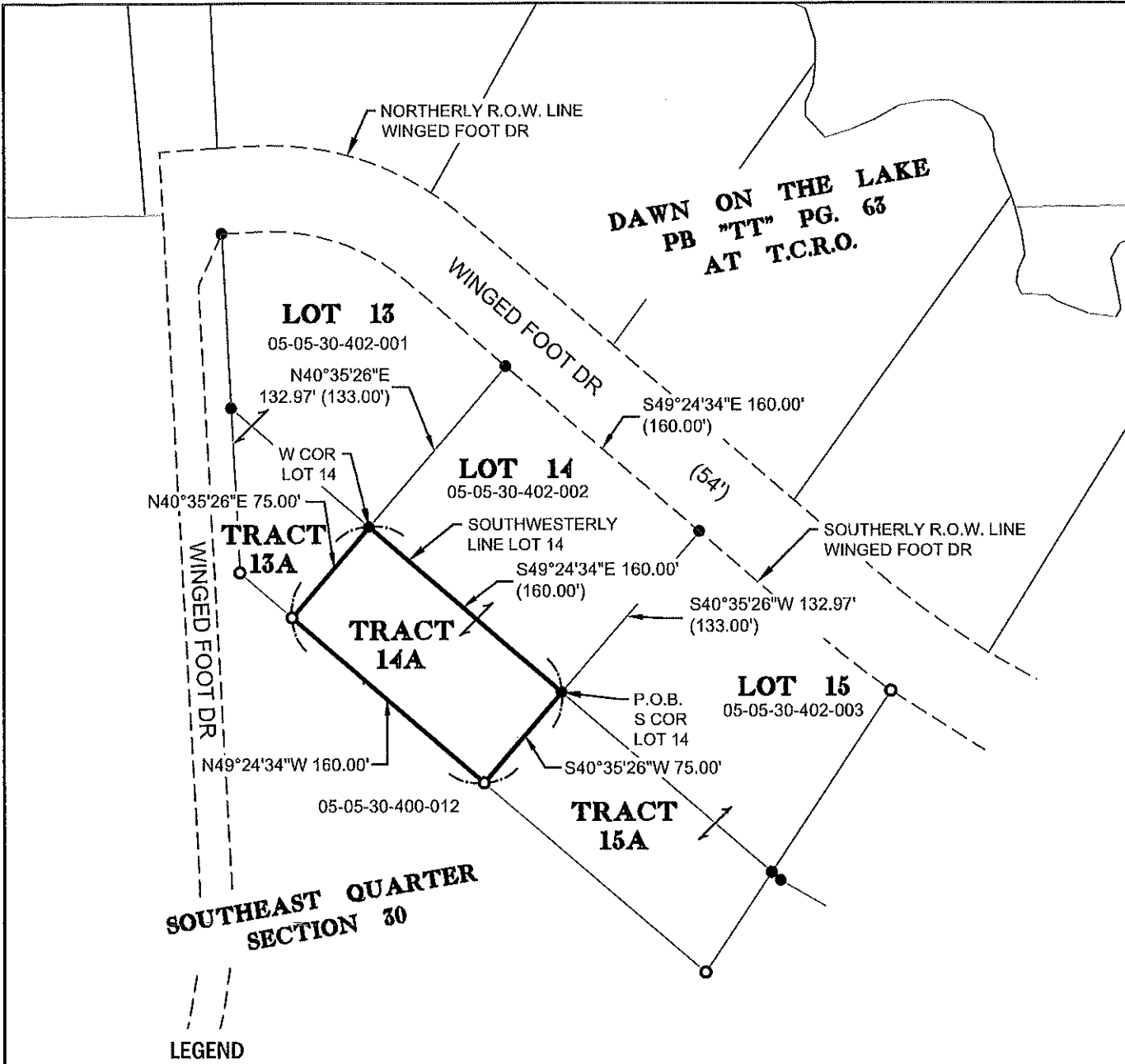
CITY OF PEKIN

DSGN.		
DWN.	AMB	
CHKD.		
SCALE:	1"=100'	
DATE:	02-26-2026	

PLAT OF SURVEY
TRACT 13A

MS26014	
SHEET	1 OF 1
DRAWING NO.	

Page 39 of 41



- LEGEND**
- SET 1/2" x 30" IRON ROD
 - FOUND IRON ROD/PIPE/REBAR
 - SURVEY BOUNDARY LINE
 - - - RIGHT OF WAY LINES
 - EXISTING TRACT LINES
 - P.I.N. PARCEL IDENTIFICATION NUMBER
 - (100') RECORD DISTANCE
 - P.O.B. POINT OF BEGINNING
 - T.C.R.O. TAZEWELL COUNTY RECORDER'S OFFICE
 - R.O.W. RIGHT-OF-WAY
 - SAME OWNERSHIP

PLAT OF SURVEY

A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.

PART OF P.I.N.: 05-05-30-400-012
TOTAL AREA = ± 0.275 ACRES

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF LOT 14 OF THE DAWN ON THE LAKE SUBDIVISION AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK "TT" PAGE 63, IN THE TAZEWELL COUNTY RECORDER'S OFFICE, THENCE SOUTH 40 DEGREES 35 MINUTES 26 SECONDS WEST, 75.00 FEET; THENCE NORTH 49 DEGREES 24 MINUTES 34 SECONDS WEST, 160.00 FEET; THENCE NORTH 40 DEGREES 35 MINUTES 26 SECONDS EAST, 75.00 FEET TO THE WEST CORNER OF SAID LOT 14; THENCE SOUTH 49 DEGREES 24 MINUTES 34 SECONDS EAST ON THE SOUTHWESTERLY LINE OF SAID LOT 14, 160.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.275 ACRES, MORE OR LESS.

NOTES

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM. NAD 83-WEST ZONE.
- 2) SURVEY FIELDWORK COMPLETED: FEBRUARY 2026
- 3) THIS ± 0.275 ACRE TRACT IS TO BE COMBINED WITH THE ADJACENT PROPERTY TO THE NORTH AND NOT BE USED AS A SEPARATE BUILDING SITE OR TAXING PARCEL.
- 4) THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- 5) IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RIGHT-OF-WAY OR BUILDING SETBACK LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
- 6) TOTAL AREA IS ± 0.275 ACRES.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

WE, _____, OWNERS OF THE PROPERTY SHOWN ON THE ATTACHED PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED THIS SURVEY TO BE MADE AS SHOWN ON THIS PLAT. SAID SURVEY IS CORRECT TO OUR BEST KNOWLEDGE AND BELIEF.

WE FURTHER CERTIFY THAT, TO OUR BEST KNOWLEDGE, THIS PROPERTY IS LOCATED WITHIN THE _____ COMMUNITY SCHOOL DISTRICT _____.

IN WITNESS WHEREOF,
HAVE CAUSED THIS CERTIFICATE TO BE SUBSCRIBED,

THIS _____ DAY OF _____, 2026.

OWNER _____ OWNER _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED, AND DELIVERED SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND SEAL
DATED THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC _____

CITY OF PEKIN PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

I, NIC MAQUET, PLAT OFFICER FOR THE CITY OF PEKIN, IN THE COUNTY OF TAZEWELL, STATE OF ILLINOIS, DO HEREBY ACCEPT THE ABOVE SURVEY AS CONFORMING TO THE REQUIREMENTS OF THE 765 ILCS SECTION 205/2.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

NIC MAQUET, PLAT OFFICER _____

TAZEWEILL COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

I, _____, COUNTY CLERK OF THE AFORESAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE TAX RECORDS OF THE PROPERTY SHOWN ON THE ATTACHED PLAT, AND FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, NOR DELINQUENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND SHOWN ON SAID PLAT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

COUNTY CLERK _____ DEPUTY CLERK _____

LAND SURVEYOR'S CERTIFICATE

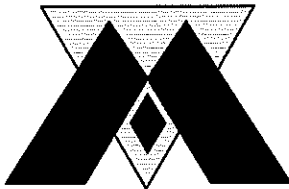
STATE OF ILLINOIS) SS
COUNTY OF TAZEWELL) SS

WE, MILLENNIA PROFESSIONAL SERVICES, BEING PROFESSIONAL ENGINEERS AND LAND SURVEYORS, DO HEREBY STATE THAT WE HAVE SURVEYED A PART THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, AND THAT ALL OF THE LAND REPRESENTED HEREON LIES WITHIN ONE AND ONE HALF MILES OF THE CORPORATE LIMITS OF THE CITY OF PEKIN, WHICH HAS APPROVED AND ADOPTED A COMPREHENSIVE PLAN, AND THAT TO MY BEST KNOWLEDGE AND BELIEF, THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY DRAWN TO A SCALE OF ONE INCH EQUALS ONE HUNDRED FEET (1"=100').

DATED THIS 11th DAY OF May, 2026.

BY: *Derek A. S. Huffman*
MILLENNIA PROFESSIONAL SERVICES,
DEREK A.S. HUFFMAN
ILLINOIS PROFESSIONAL LAND SURVEYOR # 3899
MY LICENSE EXPIRES: NOVEMBER 30, 2026

Derek A. S. Huffman
No. 3899
PROFESSIONAL
LAND SURVEYOR
STATE OF
ILLINOIS



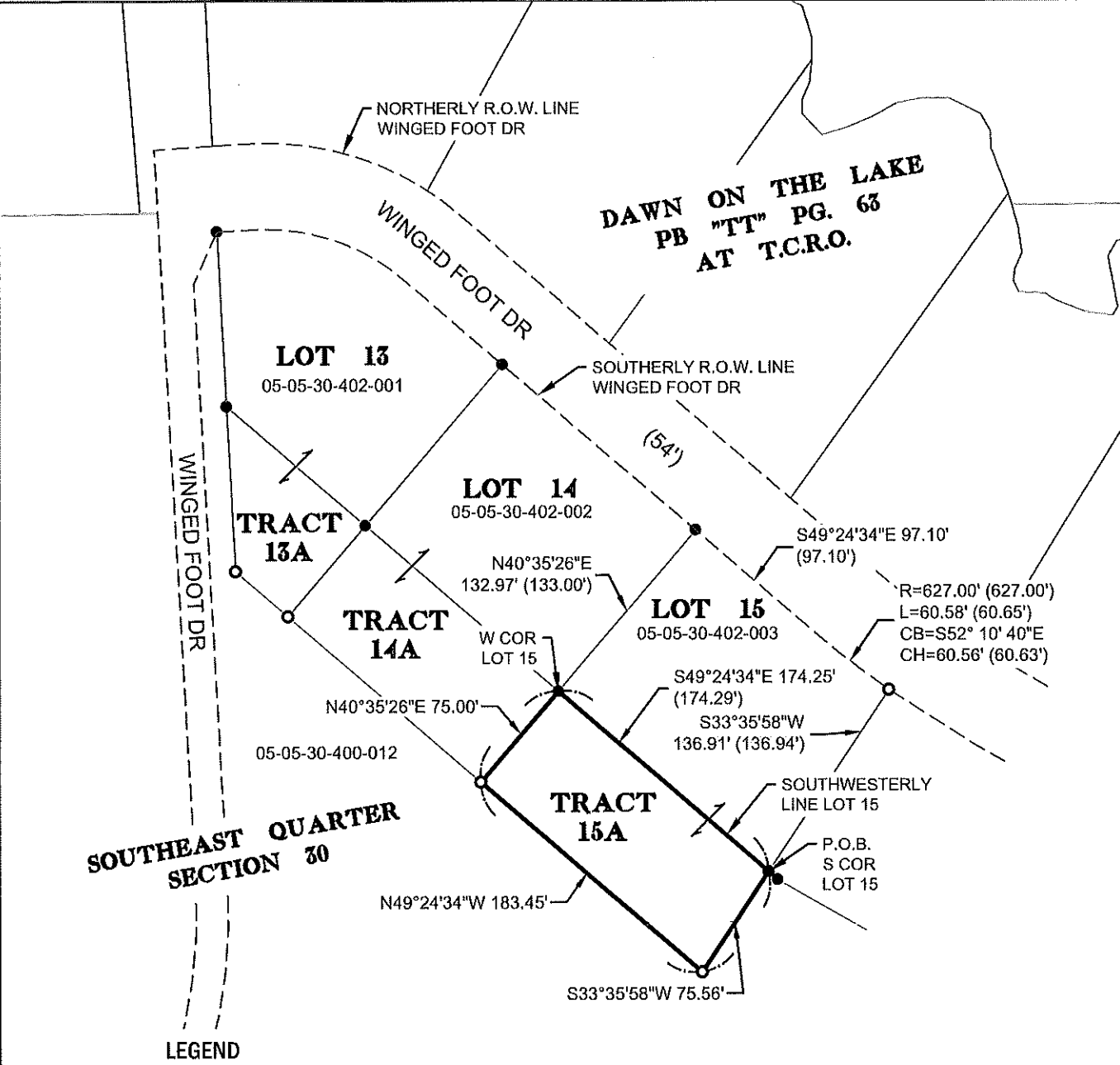
MILLENNIA
PROFESSIONAL SERVICES
www.millennia.pro

CLIENT:
CITY OF PEKIN

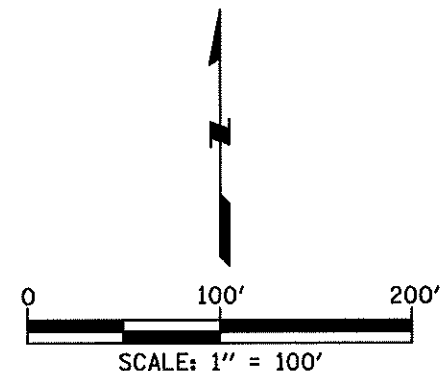
DSGN.		
DWN.	AMB	
CHKD.		
SCALE:	1"=100'	
DATE:	02-26-2026	

PLAT OF SURVEY
TRACT 14A

PROJECT NO:	MS26014
SHEET	1 OF 1
DRAWING NO.	



- LEGEND**
- SET 1/2" x 30" IRON ROD
 - FOUND IRON ROD/PIPE/REBAR
 - SURVEY BOUNDARY LINE
 - - - RIGHT OF WAY LINES
 - EXISTING TRACT LINES
 - P.I.N. PARCEL IDENTIFICATION NUMBER
 - (100') RECORD DISTANCE
 - P.O.B. POINT OF BEGINNING
 - T.C.R.O. TAZEWELL COUNTY RECORDER'S OFFICE
 - R.O.W. RIGHT-OF-WAY
 - ↔ SAME OWNERSHIP



PLAT OF SURVEY

A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.

PART OF P.I.N.: 05-05-30-400-012
TOTAL AREA = ± 0.308 ACRES

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF LOT 15 OF THE DAWN ON THE LAKE SUBDIVISION, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK "TT" PAGE 63, IN THE TAZEWELL COUNTY RECORDER'S OFFICE, THENCE SOUTH 33 DEGREES 35 MINUTES 58 SECONDS WEST, 75.56 FEET; THENCE NORTH 49 DEGREES 24 MINUTES 34 SECONDS WEST, 183.45 FEET; THENCE NORTH 40 DEGREES 35 MINUTES 26 SECONDS EAST, 75.00 FEET TO THE WEST CORNER OF SAID LOT 15; THENCE SOUTH 49 DEGREES 24 MINUTES 34 SECONDS EAST ON THE SOUTHWESTERLY LINE OF SAID LOT 15, 174.25 FEET TO THE POINT OF BEGINNING, CONTAINING 0.308 ACRES, MORE OR LESS.

NOTES

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM. NAD 83-WEST ZONE.
- 2) SURVEY FIELDWORK COMPLETED: FEBRUARY 2026
- 3) THIS ± 0.308 ACRE TRACT IS TO BE COMBINED WITH THE ADJACENT PROPERTY TO THE NORTH AND NOT BE USED AS A SEPARATE BUILDING SITE OR TAXING PARCEL.
- 4) THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- 5) IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RIGHT-OF-WAY OR BUILDING SETBACK LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
- 6) TOTAL AREA IS ± 0.308 ACRES.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

WE, _____, OWNERS OF THE PROPERTY SHOWN ON THE ATTACHED PLAT, DO HEREBY CERTIFY THAT WE HAVE CAUSED THIS SURVEY TO BE MADE AS SHOWN ON THIS PLAT. SAID SURVEY IS CORRECT TO OUR BEST KNOWLEDGE AND BELIEF.

WE FURTHER CERTIFY THAT, TO OUR BEST KNOWLEDGE, THIS PROPERTY IS LOCATED WITHIN THE _____ COMMUNITY SCHOOL DISTRICT _____.

IN WITNESS WHEREOF,
HAVE CAUSED THIS CERTIFICATE TO BE SUBSCRIBED,

THIS _____ DAY OF _____, 2026.

OWNER _____ OWNER _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, ARE PERSONALLY KNOWN TO ME TO BE BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED, AND DELIVERED SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND SEAL

DATED THIS _____ DAY OF _____, 2026.

CITY OF PEKIN PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

I, NIC MAQUET, PLAT OFFICER FOR THE CITY OF PEKIN, IN THE COUNTY OF TAZEWELL, STATE OF ILLINOIS, DO HEREBY ACCEPT THE ABOVE SURVEY AS CONFORMING TO THE REQUIREMENTS OF THE 765 ILCS SECTION 205/2.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

NIC MAQUET, PLAT OFFICER

TAZEWELL COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

I, _____, COUNTY CLERK OF THE AFORESAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE TAX RECORDS OF THE PROPERTY SHOWN ON THE ATTACHED PLAT, AND FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, NOR DELINQUENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND SHOWN ON SAID PLAT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

COUNTY CLERK

DEPUTY CLERK

LAND SURVEYOR'S CERTIFICATE

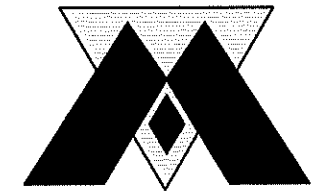
STATE OF ILLINOIS) SS
COUNTY OF TAZEWELL) SS

WE, MILLENNIA PROFESSIONAL SERVICES, BEING PROFESSIONAL ENGINEERS AND LAND SURVEYORS, DO HEREBY STATE THAT WE HAVE SURVEYED A PART THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, AND THAT ALL OF THE LAND REPRESENTED HEREON LIES WITHIN ONE AND ONE HALF MILES OF THE CORPORATE LIMITS OF THE CITY OF PEKIN, WHICH HAS APPROVED AND ADOPTED A COMPREHENSIVE PLAN, AND THAT TO MY BEST KNOWLEDGE AND BELIEF, THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY DRAWN TO A SCALE OF ONE INCH EQUALS ONE HUNDRED FEET (1"=100').

DATED THIS 11th DAY OF May, 2026.

BY: *Derek A. S. Huffman*
MILLENNIA PROFESSIONAL SERVICES,
DEREK A.S. HUFFMAN
ILLINOIS PROFESSIONAL LAND SURVEYOR # 3899
MY LICENSE EXPIRES: NOVEMBER 30, 2026

(Circular Seal: DEREK A. S. HUFFMAN, No. 3899, PROFESSIONAL LAND SURVEYOR, STATE OF ILLINOIS, PEKIN, ILLINOIS)



MILLENNIA
PROFESSIONAL SERVICES

www.millennia.pro

CLIENT:

CITY OF PEKIN

DSGN.		
DWN.	AMB	
CHKD.		
SCALE:	1"=100'	
DATE:	02-26-2026	

PLAT OF SURVEY
TRACT 15A

PROJECT: _____
MS26014

SHEET 1 OF 1

DRAWING NO. _____