



**REGULAR ZONING BOARD OF APPEALS MEETING
WEDNESDAY, SEPTEMBER 9, 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 August 12, 2026 Meeting

5. City Council Action Report

5.1. Receive and File City Council Action Report From August 24, 2026

6. New Business

6.1. **Case SU 2026-02** A Special Use Request Submitted by Sarbjit Singh for the Construction and Operation of a Drive-Through at 1105 Derby Street, Pekin, Illinois

6.2. **Case SU 2026-05** A Special Use Request Submitted by Alex Grechanik on behalf of Green P Auto Group LLC, DBA Pekin Ford, for the Operation of a New and Used Auto Dealership at 2200 N. 8th Street and 2130 N. 8th Street, Pekin, Illinois

7. Any Other Business Before the Board

8. Public Input

9. Adjourn

**REQUEST FOR COUNCIL ACTION**

Agenda Date: September 9, 2026
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: Receive and File Meeting Minutes From the August 12, 2026 Meeting

DESCRIPTION: Meeting Minutes from the August 12, 2026 Meeting

FINANCIAL IMPACT:
 N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 9/3/2026



**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, AUGUST 12, 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	Absent	-:--
Chris Deverman	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Donald Hild	Zoning Board of Appeals	Chair	Present	5:00 PM
Kim Joesting	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Mary Lanane	Zoning Board of Appeals	Commissioner	Absent	-:--
Kelly Madden	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Amy Wilson	Zoning Board of Appeals	Commissioner	Present	5:00 PM

Approve Agenda

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

Approval of Minutes

4.1. Receive and File Meeting Minutes From the July 8, 2026 Meeting

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

City Council Action Report

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

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

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

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

Public Hearing at 5:01 PM Close at 5:01 PM

There was no public input on this case.

Motion to Approve was made by Commissioner Wilson and Second by Deverman.

Discussion: Commissioner Hild asked if the site currently has a dumpster and Josh Wray, City of Pekin Economic Development Director, states that he did not see a dumpster enclosure on the site plan, but the new owners are aware that one will be required. Commissioner Wilson noted that in the staff notes, it does indicate that a dumpster (and enclosure) will be required.

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

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

Public Hearing Open at 5:06 PM Closed 5:08 PM

Mr. Helmig explained that he added an accessory building to his property about a year and half ago (the parcel was previously 17 Ashwood Lane (combined it into one parcel) and he would like to put the driveway about 50 feet from his existing driveway.

Motion to Approve: Commissioner Madden Seconded by Commissioner Joesting

Commissioner Wilson asked Mr. Helmig why a 16 ft. wide drive is being proposed and Mr. Helmig stated he would like to keep it the same size as the garage door. Commissioner Wilson stated the existing driveway is more of a visibility issue, not the one being proposed. Chairman Hild asked if the neighbors had any issues and Mr. Helmig said the neighbors do not have any concerns or issues with adding the driveway.

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

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

Public Hearing open at 5:12 PM Closed 5:13 PM

Dave Nutter, City Council Member, asked if Josh Wray was the owner, Josh said he is an authorized agent of the owner.

Motion to Approve: Commissioner Deverman and Second by Commissioner Joesting

Commissioner Wilson expressed concerns about the potential future development on this property due to Winged Foot being built with the intention of it continuing through and it has not. Currently, emergency vehicles use the space at the end of the road to turn around, so if it is developed, Wilson's concern is there will be no space for an emergency vehicle to make the appropriate turn around. Mr. Wray explained that they had met with the Fire Dept and there wasn't much concern due to the city owning portions at the end of the "road". Josh stated that there is enough space for a hammerhead which would allow space for the vehicles to turn around. Commissioner Deverman asked if the same petitioner is looking to have all three lots and Wray stated that they are. Wray said the city did look at the future development of this area, and they don't feel that this section that is up for rezoning is not viable for anything else.

Any Other Business Before the Board

No further discussion.

Public Input

No further public input.

Adjourn

Motion to adjourn was made by Commissioner Wilson and Second by Deverman at 5:25 PM.

**REQUEST FOR COUNCIL ACTION**

Agenda Date: September 9, 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 August 24, 2026

DESCRIPTION: City Council Action Report From August 24, 2026

FINANCIAL IMPACT:
 N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 9/3/2026



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

City Council Action Report
Meeting Date
August 24, 2026 5:30 PM

All zoning cases that were recommended for approval during the regularly scheduled Zoning Board of Appeals meeting held on Wednesday August 12, 2026 were presented to the City Council for approval at the regularly scheduled City Council meeting held on Monday August 24, 2026. The outcome of each case is listed below:

- Case SU 2026-03 was Approved
- Case RZ 2026-02 was Approved
- Case V 2026-03 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: September 9, 2026
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case SU 2026-02** A Special Use Request Submitted by Sarbjit Singh for the Construction and Operation of a Drive-Through at 1105 Derby Street, Pekin, Illinois

DESCRIPTION: Consideration of a Special Use Permit Request by Sarbjit Singh for the Construction and Operation of a Drive-Through

Location: 1105 Derby Street, Pekin, Illinois

Zoning District: B-3 General Business

Parcel Number (PIN): 04-10-02-320-004

Legal Description: SEC 2 T24N R5W SVENDSEN 1ST ADDN LOTS 14 & 21 SW 1/4

Summary:

Sarbjit Singh (the Petitioner) has submitted a request for a special use permit to construct and operate a Drive-Through at 1105 Derby Street. The Petitioner intends to renovate the building and create a laundromat and a convenience store with a drive-through window to better serve customers. A site plan for the proposed drive-through is included within this packet as Exhibit-A.

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

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

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

Petitioners' Comments

1. Convenience for customers
2. Nearby competitors have drive-throughs and if you don't, you are likely to lose impulse customers
3. Accessibility — It helps people with kids in the car, elderly customers or anyone with mobility challenges
4. Quick services

Surrounding Zoning:

North: B-3 General Business and I-1 Light Industrial

South: B-3 General Business

East: I-1 Light Industrial

West: B-3 General Business

Staff Notes & Recommendation:

- Zoning and Engineering personnel have reviewed the proposed site plan and found it to be in substantial compliance with the City Code.
- Notice of the hearing was sent to all property owners within a 150-foot radius of the subject property
- Construction plans are awaiting plan review pending the outcome of this case.
- Staff recommends approval of the special use request

FINANCIAL IMPACT:

N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 9/5/2026

CASE
SV2026-02



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>1105 Derby St; 04-10-02-320-004</u> Current Zoning (if known): <u>B3</u> Proposed Zoning (if rezoning request): _____ Current Use: <u>vacant grocery store</u> Proposed Use (if different): <u>laundry mat / liquor store</u>
---	--

Property Owner Name:	<u>SARBJIT SINGH</u>
Mailing Address:	<u>1105 DERBY ST. PEKIN, IL 61554</u>
Phone:	<u>[REDACTED]</u>
Alternative Phone:	<u>[REDACTED]</u>
E-Mail Address:	<u>[REDACTED]</u>

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



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

Please summarize your request and explain why it is necessary:

① Convenience for customers ② NEARBY competitors have Drive-Thrus and you don't, you are likely losing impulse customers ③ ~~competitive~~ Accessibility - It helps people with kids in the car, elderly customers or anyone with mobility challenges. ④ Help to improve sales ⑤ Quick services

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.

Satwinder Singh

Owner Signature

04/29/2026

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.

Surbjit Singh

Applicant Signature

04/29/26

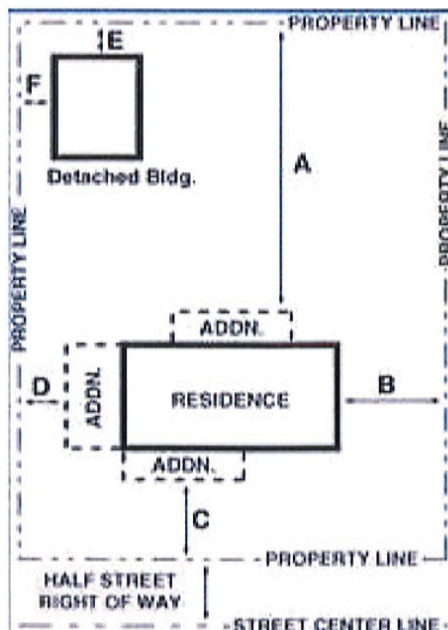
Date



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

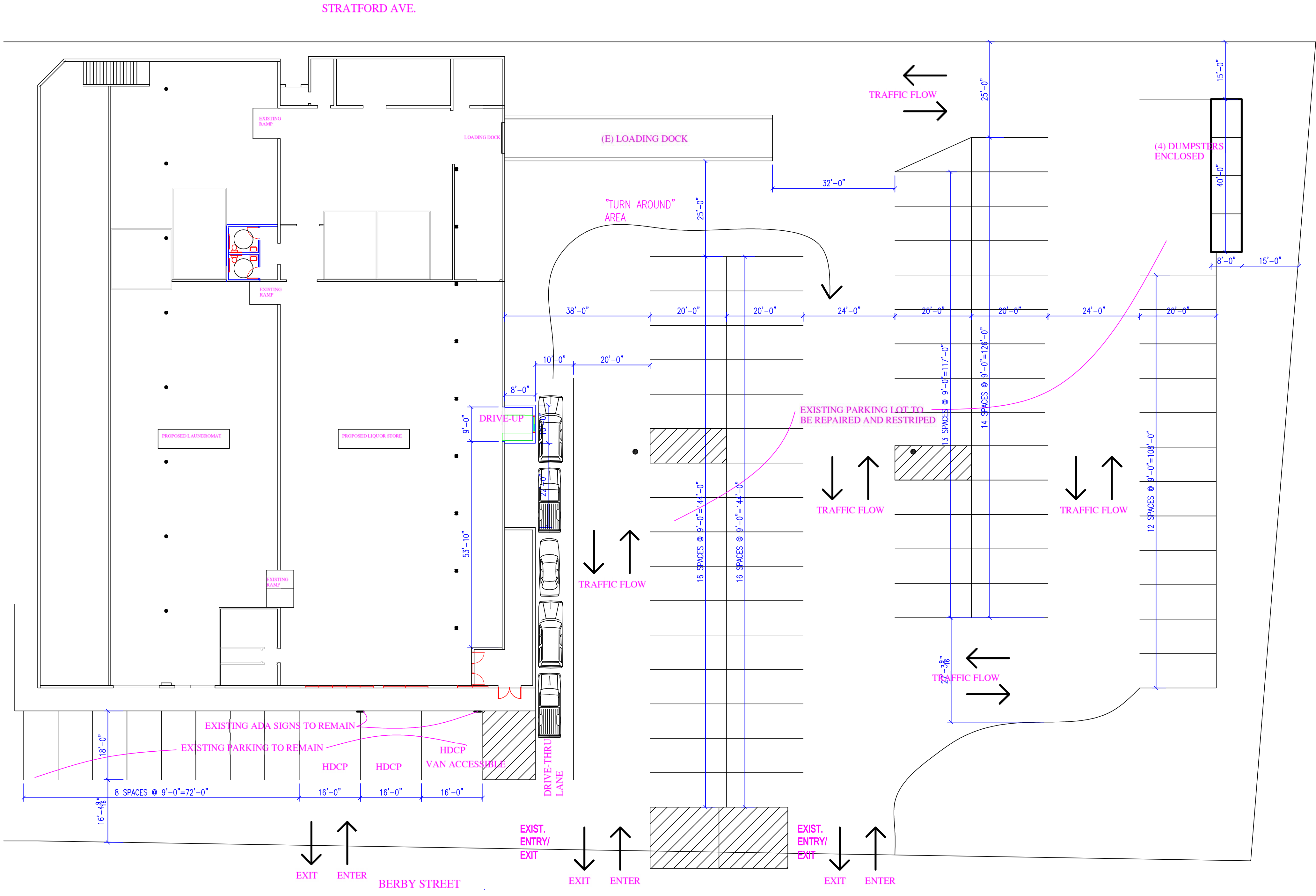
- II. Payment:** Payment of the amount indicated on the first page to accompany your application. If making payment via check, please make payment payable to the “City of Pekin”.
- III. Variance:** If requesting a variance, you must complete and attach this page to your application:
1. Variances are 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)?



SITE PLAN
SCALE: 1/16"=1'-0"

NOTE:
WHEN THE EXISTING PAVING IS REPAIRED THE AREA WHERE THE EXISTING ADA PARKING IS LOCATED WILL BE CHECKED TO VERIFY THAT IT MEETS THE SLOPE REQUIREMENTS AND WILL BE CORRECTED AS NEEDED.

OCCUPANCY LOAD		
LIQUOR STORE		
5,370 SF div by 60 sf/PERSON	=	90
EMPLOYEES	=	3
GAME AREA (MAX)	=	12
LAUNDROMAT		
3,400 SF div by 100 sf/PERSON	=	34
EMPLOYEES	=	2
STOCK AREA		
6,600 SF div by 300 sf/PERSON	=	22
TOTAL OCCUPANCY		163

PARKING REQUIRED	
THE FACILITY IS A COMMERCIAL SPACE THAT REQUIRES 1 SPACE PER 300 S.F.-13,362 div. by 300= 55	
PARKING PROVIDED ON SITE	
OFF-STREET PARKING THAT IS PROVIDED IN THIS AREA	73
HANDICAP SPACES PROVIDED	3
TOTAL PROVIDED	76

General Notes:

PROJECT	RMODELED SPACES for LAUNDROMAT & LIQUOR STORE		
ADDRESS	1105 DERBY AVE.		
CITY	PEKIN	STATE	ILLINOIS
INTERNATIONAL BUILDING CODES: 2024 IBC			
USE GROUP CLASSIFICATION:	GROUP M & B		
TYPE CONSTRUCTION CLASSIFICATION:	TYPE III B		
ZDING CLASSIFICATION:	B-2		

SIGNED: *Kelly A Sanner*
ARCHITECT
ILLINOIS REGISTRATION NO. :
DATE: AUGUST 18, 2026



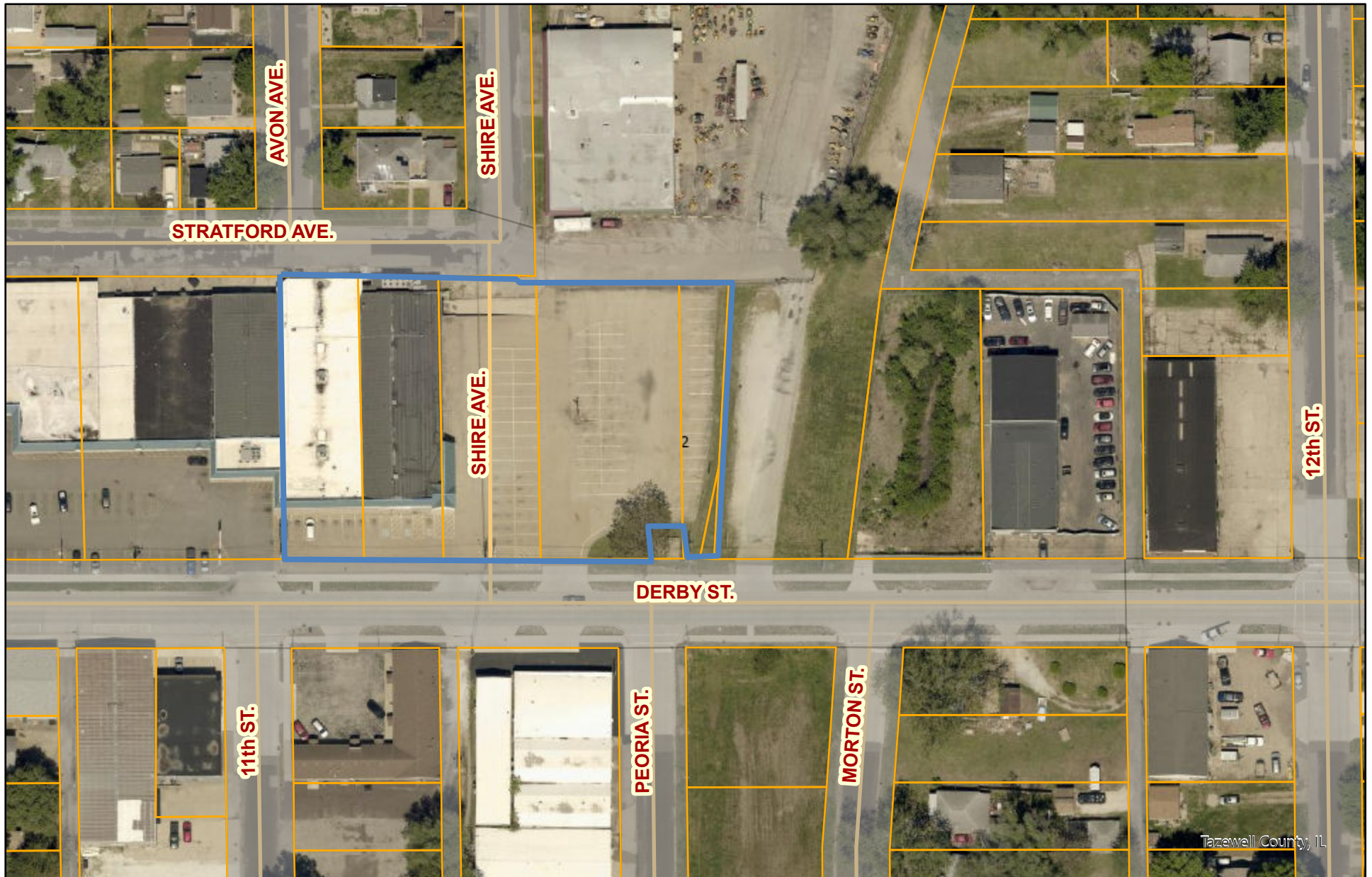
REMODEL SPACES for
LAUNDROMAT & LIQUOR STORE
1105 DERBY AVE.
PEKIN, ILLINOIS

Project No.
26-01-S
DRAWN BY
KAS

KELLY A. SANNER
Architect ▼ Planner ▼ Construction Mgr
3822 Camp Cilca Rd.
Cantrall, IL 62625
217-566-3583 CEL 971-1132

Date
01/28/26
02/24/26
04/28/26
06/09/26
REV A 08/18/26

Sheet No.
C-1



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

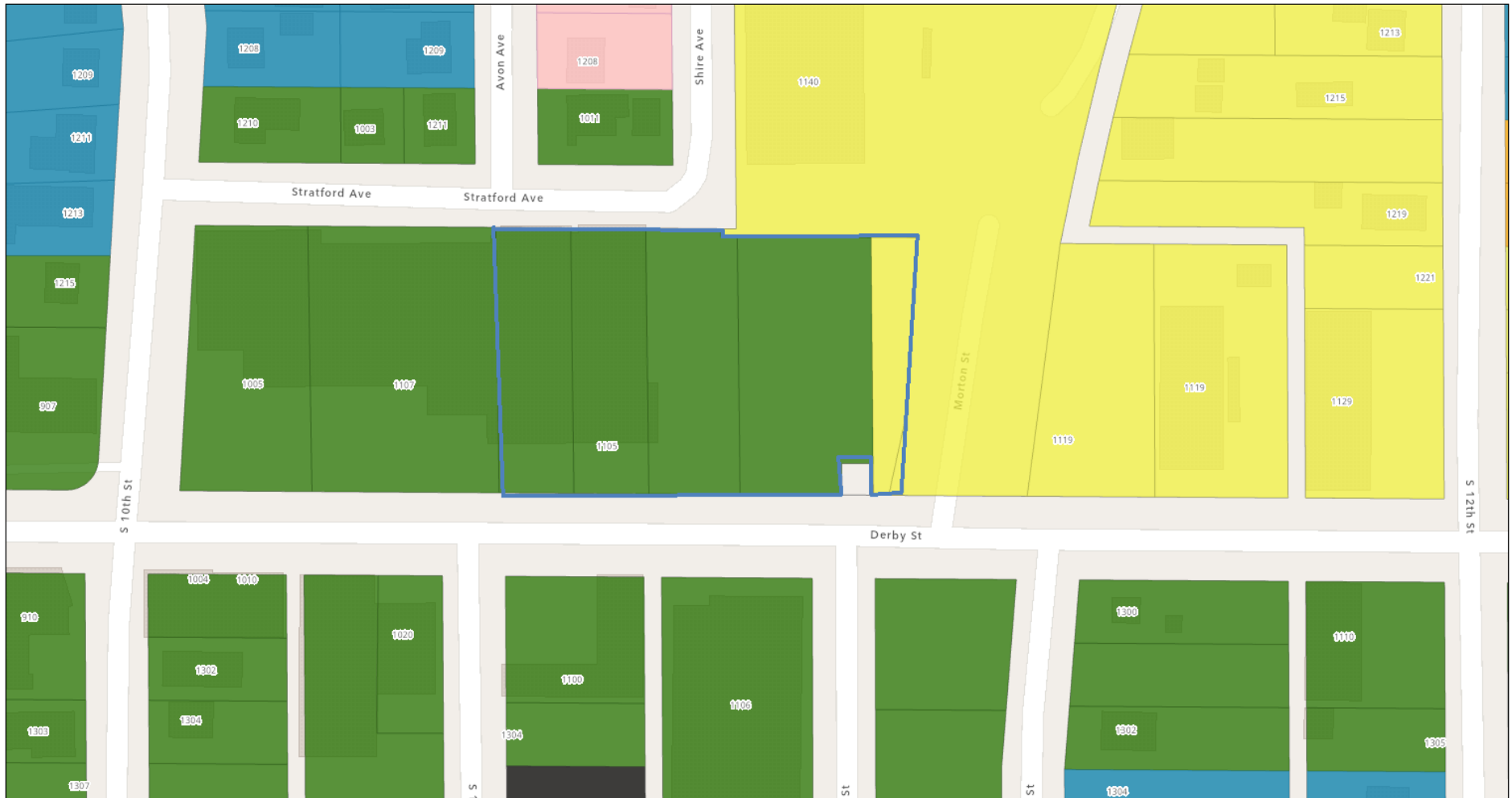
Tazewell County GIS parcel and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate source data from the public records of Tazewell County. This information must be accepted and used with the understanding that the data was collected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



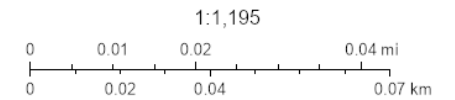
1:1,598

0 0.01 0.03 0.06 mi

ArcGIS Web Map



9/5/2026, 11:23:48 AM



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

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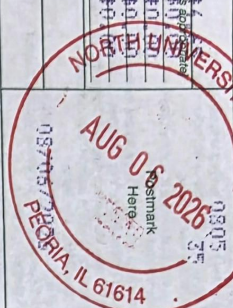
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Postage \$0.82

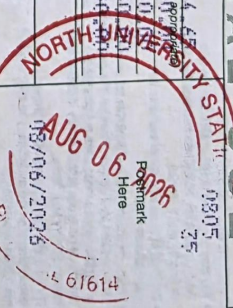
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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.82

Total Postage and Fees \$11.02

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REQUEST FOR COUNCIL ACTION

Agenda Date: September 9, 2026
To: Members of the Zoning Board of Appeals
From: Nic Maquet, Chief Building Official

AGENDA ITEM: **Case SU 2026-05** A Special Use Request Submitted by Alex Grechanik on behalf of Green P Auto Group LLC, DBA Pekin Ford, for the Operation of a New and Used Auto Dealership at 2200 N. 8th Street and 2130 N. 8th Street, Pekin, Illinois

DESCRIPTION: Consideration of a Special Use Permit Request by Alex Grechanik on behalf of Green P Auto Group LLC, DBA Pekin Ford for the Operation of a New and Used Auto Dealership

Location: 2200 N. 8th Street and 2130 N. 8th Street, Pekin, Illinois

Zoning District: B-3 General Business

Parcel Number (PIN): 04-04-23-300-003 and 04-04-26-102-001

Legal Description: SEC 23 T25N R5W PEKIN EDGEWATER PARK SEC 2 LOT 30 SW ¼ and SEC 26 T25N R5W 1.41 ACRES + .05 PARCEL OF HIGHWAY NW 1/4 1.46 AC

Summary:

Alex Grechanik, on behalf of Green P Auto Group LLC, d/b/a Pekin Ford, has submitted a request for a Special Use Permit to operate a new and used automobile dealership at 2200 N. 8th Street and 2130 N. 8th Street. The subject properties are zoned B-3 General Business District, and are currently utilized as a new and used automobile dealership operating as Gallery Ford. Green P Auto Group LLC is acquiring the dealership and intends to continue the existing use under the Pekin Ford name. Pursuant to City Code, a Special Use Permit is required for the outdoor display and sale of new and used automobiles within the B-3 District. Additionally, Pekin Ford is required to provide documentation to the State of Illinois demonstrating that the proposed dealership is properly zoned for the intended use as part of the State's motor vehicle dealer licensing process. Approval of the requested Special Use Permit would allow the applicant to continue operating the property as a new and used automobile dealership and satisfy the applicable City zoning requirements necessary for State licensing. All property owners within a 150-foot radius of the subject properties were notified of the hearing by certified mail at least 10 days prior to the hearing.

Per **City Code Section 4-3-6-5-3(1)** a special use permit is required for:

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

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

Surrounding Zoning:

North: B-3 General Business and I-1 Light Industrial

South: I-1 Light Industrial and B-3 General Business

East: I-1 Light Industrial

West: Unincorporated Conservation

Staff Notes & Recommendation:

- The Building Inspections Department and Fire Department will conduct an occupancy inspection of the property once Pekin Ford takes possession of the premises. Any code violations identified during the inspection will be required to be corrected prior to the issuance of a new Certificate of Occupancy for Pekin Ford.
- The subject property was specifically designed and developed for use as a new and used automobile dealership. The proposed use is consistent with the existing character of the property and is compatible and in harmony with the surrounding properties and land uses.
- The proposed Special Use will allow for the continued operation of the property for its existing and historically established use as a new and used automobile dealership, subject to compliance with all applicable City codes and regulations.
- Based upon the existing use and development of the property, its compatibility with surrounding land uses, and the conditions described above, Staff recommends approval of the Special Use request.

FINANCIAL IMPACT:

N/A

REVIEWED BY:

Nic Maquet, Chief Building Official

Final Approval - 9/5/2026



received
8-11-20

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

Board of Appeals Application for Consideration

<u>Type of Request (check one):</u> ☒ A. Special Use (\$125) ☐ B. Residential Variance (\$125) ☐ C. Non-Residential Variance (\$125) ☐ D. Map Amendment/Rezoning (\$125) ☐ E. Annexation (\$125) ☐ F. Site Plan Review (\$150)	Request Property Address or PIN: <u>04-04-213-300-003</u> <u>2200 N 8th St & 2130 8th St</u> Current Zoning (if known): <u>B3</u> Proposed Zoning (if rezoning request): <u>Special Use Outside vehicle display</u> Current Use: <u>Existing New and Used Auto Sales and Service</u> Proposed Use (if different): <u>Same</u>
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Property Owner Name:	Gallery Ford of Pekin
Mailing Address:	2200 N 8th St
Phone:	3093473111
Alternative Phone:	[REDACTED]
E-Mail Address:	[REDACTED]

Applicant Name (if different):	Alex Grechanik OBO Green P Auto Group LLC DBA Pekin Ford
Mailing Address:	2200 N 8th St Pekin Illinois
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:

The property is currently operated as a Ford automobile dealership, and the display of vehicles on the property is an essential and customary part of the dealership's business operations.

The variance is necessary to allow the dealership to continue displaying its inventory outdoors in a manner that supports vehicle sales and provides customers with reasonable access to view the vehicles available for purchase.

The requested variance would allow the existing dealership use to operate effectively while maintaining the property as an automobile sales facility. The variance is limited to the display of vehicles associated with the dealership and is not intended to change the overall character or use of the property.

CERTIFICATION BY PROPERTY OWNER

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

Saslia Kalumati Attorney-in-Fact for William Attrachi

08/10/2026

4DBFAB0B91BC45A...

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.



08/10/2026

Applicant Signature

Date

APPLICATION ADDENDUM

2200 & 2130 N. 8th Street • Pekin, Illinois

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 results from the existing physical layout and configuration of the properties at 2200 and 2130 N. 8th Street. The properties were developed and improved specifically for automobile dealership use, with substantial paved outdoor areas designed for the display, storage, and circulation of vehicle inventory.

A franchised automobile dealership requires outdoor vehicle inventory as an integral part of its normal operation. Due to the existing buildings, lot configuration, access points, and developed paved areas, it is not physically practical to accommodate the dealership's vehicle inventory entirely within enclosed structures without substantially altering the existing property and its intended use.

The requested variance would allow the existing dealership property to continue to function in the manner for which it was designed, while maintaining vehicle inventory on established paved areas and without creating an adverse impact on surrounding properties.

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

Yes. The need for the variance results from the existing and unique physical characteristics and historical development of the properties and was not created by the applicant or current owner. The properties were previously developed and configured for automobile dealership operations, including existing buildings, paved vehicle display and inventory areas, access points, and vehicle circulation areas.

The applicant is seeking to utilize the properties consistent with their existing design and established automobile dealership use. The circumstances requiring the variance arise from the existing configuration of the properties and the applicable zoning requirements, rather than from any action taken by the applicant to create the hardship.

APPLICATION ADDENDUM

2200 & 2130 N. 8th Street • Pekin, Illinois

3. Should the request be approved, will the variance negatively impact adjoining properties in anyway

No. Approval of the requested variance is not anticipated to negatively impact adjoining properties. The properties have been developed and utilized for automobile dealership purposes, and the requested variance will allow outdoor display and storage of dealership vehicle inventory on the existing paved areas of the properties.

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. The requested variance is consistent with the purpose and intent of the Zoning Code and will not alter the essential character of the locality. The properties at 2200 and 2130 N. 8th Street are existing commercial properties that have been developed and configured for automobile dealership operations.

The outdoor display and storage of vehicle inventory is customary and integral to the operation of an automobile dealership and will occur on existing paved areas designed for that purpose. Granting the variance will allow the properties to continue to be used in a manner consistent with their existing development and the commercial character of the surrounding area.

The requested variance will not introduce an incompatible use or materially change the appearance, traffic patterns, or general character of the locality.

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

Yes. The benefits of granting the variance substantially outweigh any anticipated negative impacts to surrounding properties. Approval will allow the existing automobile dealership properties to be fully and productively utilized for their intended commercial purpose, including the outdoor display and storage of vehicle inventory that is customary and necessary for dealership operations.

The vehicles will be maintained in an orderly manner on existing paved areas, utilizing established access and circulation points. The requested variance does not require a significant change to the existing physical character of the properties and is not anticipated to create unreasonable noise, traffic, lighting, drainage, or other adverse impacts on neighboring properties.

Granting the variance will support the continued productive use and improvement of established commercial properties while maintaining the character of the surrounding area. Accordingly, the benefits of the requested variance outweigh any minimal or potential impacts associated with the use.

SPECIAL USE SITE PLAN EXHIBIT

2200 & 2130 N. 8th Street | Pekin, Illinois 61554



- A 2200: primary outdoor display / inventory areas on existing pavement
- B 2200: east paved inventory / overflow area
- C 2200: north display row / vehicle inventory frontage
- D 2130: outdoor sales display / inventory on existing paved lot
- 1 Existing service / shop building
- 2 Existing auxiliary / service building
- 3 Existing Ford sales / showroom building

SITE DATA

2200 N. 8th St.
PIN 04-04-23-300-003
Approx. 4.52 acres

2130 N. 8th St.
PIN 04-04-26-102-001
Approx. 1.46 acres*

EXHIBIT PURPOSE

Illustrates the existing dealership buildings, access, parcel limits shown on the supplied aerial, and paved outdoor vehicle display / inventory areas associated with the requested special use.

CONCEPTUAL ZONING EXHIBIT - NOT A BOUNDARY OR ENGINEERING SURVEY. Parcel outlines and site features are approximate and should be verified against a recorded survey before construction or legal reliance.

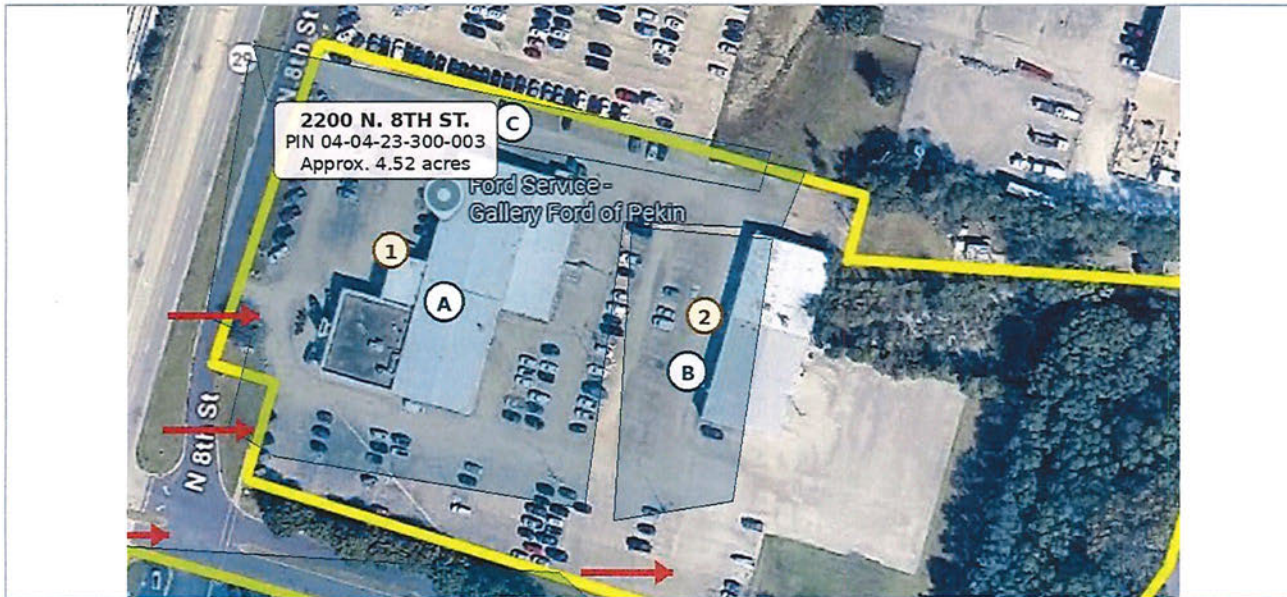
Base aerial / parcel outline: user-supplied map image. Public-record reference: City of Pekin Development Documents links to Tazewell County GIS; 2200 PIN verified by Illinois State Fire Marshal; 2130 PIN and acreage cross-checked against public property records.

*Public sources differ on the reported acreage for 2130 N. 8th St. (approximately 1.25-1.46 acres). Parcel PIN is shown for identification; use County GIS / recorded deed for controlling acreage.

DETAILED SITE AREA PLAN

Outdoor Vehicle Display / Storage Areas

2200 N. 8th Street - Service / Inventory Property



EXISTING CONDITIONS

- Existing paved dealership lot surrounds the principal service/shop building and auxiliary service building.
- Outdoor vehicle inventory is visibly present along the N. 8th Street frontage, north edge, central lot and east paved area.
- Primary vehicular access is from N. 8th Street; internal paved circulation connects inventory and service areas.
- Eastern wooded/green portions are not identified as proposed vehicle display areas on this exhibit.

PROPOSED SPECIAL USE

Continue outdoor display and storage of new and pre-owned dealership vehicle inventory on existing paved areas customarily associated with the automobile dealership.

2130 N. 8th Street - Sales / Display Property



EXISTING CONDITIONS

- Existing Ford sales/showroom building is surrounded by a paved display and customer circulation lot.
- Outdoor vehicle display is concentrated on the paved area west and north of the showroom, within the parcel outline shown.
- Access is provided from the N. 8th Street / Velde Drive area with direct connection to the surrounding public street network.

PROPOSED SPECIAL USE

Continue outdoor display and storage of dealership vehicle inventory on the existing paved sales/display lot without materially changing the developed character of the site.

Conceptual zoning exhibit. Not a survey. Outdoor vehicle areas are shown schematically over the supplied aerial and are intended to support the special-use application. Road labels visible on the aerial include N. 8th Street, Velde Drive, Lakecrest Drive and Illinois Route 29.

MEMORANDUM

To: City of Pekin Building Inspections and Development Department; Development Review Committee; Zoning Board of Appeals

From: Alex Grechanik, Green P Auto Group LLC (dba Pekin Ford) and Green P Real Estate Holdings

Date: August 18, 2026

Re: Special Use Permit Application – Outdoor Vehicle Display, 2200 N. 8th Street, Pekin, Illinois

I am submitting this memorandum to accompany our Special Use Permit application for outdoor display of vehicle inventory at 2200 N. 8th Street, and to explain why timely review and approval of this application is critical to the underlying transaction.

We are in the process of acquiring the dealership currently operating at this location (Gallery Ford Pekin, doing business going forward as Pekin Ford) and the associated real estate. The transaction is structured through two entities: Green P Real Estate Holdings, which is acquiring the real property, and Green P Auto Group LLC, which is acquiring the dealership operations and will hold the Ford franchise and operate the business under the dba Pekin Ford.

We are genuinely excited about this investment and about becoming part of the Pekin community. We are committed to running a strong, well-kept dealership at this location and to being a business the City and the community are glad to have here. We are looking forward to building that relationship with City staff and our neighbors.

Outdoor display of vehicle inventory is not incidental to this business. It is a fundamental, non-severable part of how a new and used vehicle dealership operates. Customers shop dealership lots in person, inventory is merchandised outdoors as a matter of course in this industry, and a dealership that cannot display its inventory outdoors cannot conduct business in any way that resembles normal dealership operations. Without approval of this Special Use Permit, Pekin Ford would not be able to open or operate at this location in the manner the business requires, regardless of any other approval we obtain.

This is also a closing condition on our acquisition, not simply an operational preference. Confirmation that the property is properly zoned and permitted for its intended use as an automobile dealership, including customary outdoor vehicle display, is a condition of our ability to close on this acquisition. If we are unable to obtain that confirmation, the transaction as a whole – the real estate purchase, the dealership acquisition, and the transition of employees and operations – will not proceed. I want the City to understand plainly that approval of this Special Use Permit is a condition the transaction depends on, not a formality we expect to work around.

Given that dependency, I would ask that the Department and the Board consider this application on the earliest practicable hearing date. Delays in the Special Use Permit process translate directly into delays or risk to financing commitments, franchise approval timing, and the employment transition of dealership staff, all of which are tied to a defined closing timeline.

We are happy to provide any additional information the Development Review Committee or Zoning Board of Appeals needs to complete its review, and to meet with City staff in advance of the hearing if that would be helpful.

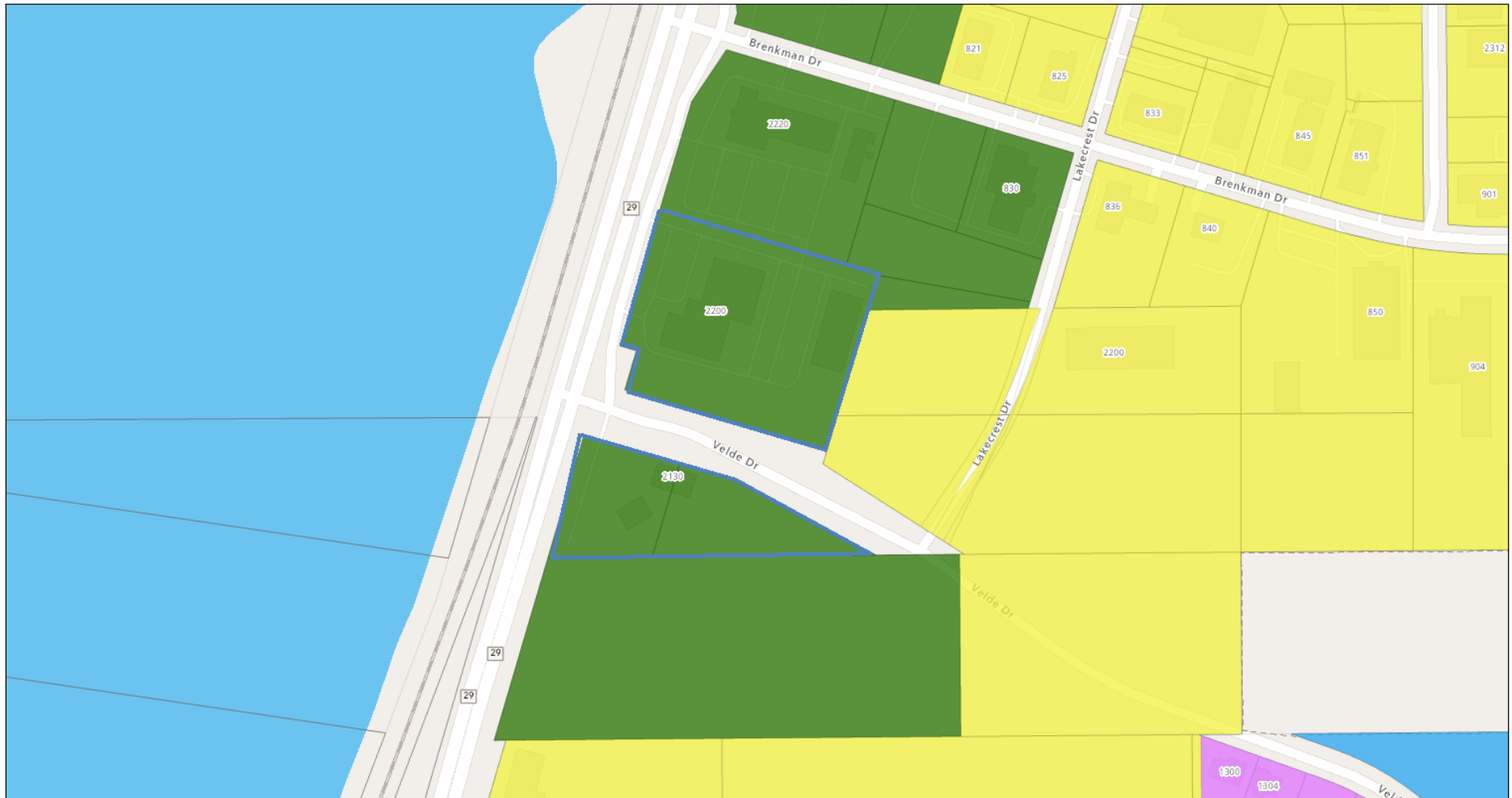
Thank you for your consideration, and for the work the Department does to keep this process fair and consistent for everyone. We are looking forward to being part of the Pekin community.

Respectfully,

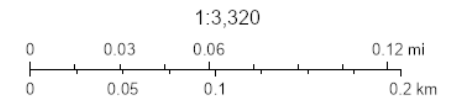
A handwritten signature in black ink, appearing to read 'Alex Grechanik', with a stylized flourish at the end.

Alex Grechanik
Green P Auto Group LLC / Green P Real Estate Holdings

ArcGIS Web Map



9/5/2026, 10:34:03 AM



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

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