



City of Pekin

ZONING BOARD OF APPEALS MEETING MONDAY, NOVEMBER 22, 2021 4:30 PM

1.	Pledge of Allegiance
2.	Roll Call
3.	Agenda Approval
4.	Minutes Approval
4.1.	November 9, 2021 Minutes
5.	City Council Action Report
6.	Applications and Hearings
6.1.	Case SU 2021-13 A special use request by Allison Dries for the establishment of an adult-use cannabis infuser organization in an I-1 Light Industrial District at 845 Brenkman Drive. Said property having a legal description of SEC 23 T25N R5W PEKIN EDGEWATER PARK SEC 4 LOT 50 & TRACT 25'X190' & WSTRLY PT OF LOT 52 SE 1/4 with the following P.I.N. 04-04-23-401-031, in Tazewell County, Illinois.
6.2.	Case SU 2021-14 A special use request by Panda Restaurant Group for a drive-through establishment in a B-3 General Commercial District at 2015 Court Street. Said property having a legal description of SEC 1 T24N R5W LEDTERMANS SUB LOT A & S 137X271.71' PT LOT 9 (EX STATE) SW 1/4 1.05 AC with the following P.I.N. 04-10-01-310-011, in Tazewell County, Illinois.
7.	Informal
8.	Public Input
9.	Adjourn

Pekin Zoning Board of Appeals
111S. Capital Street
City Council Chambers 2nd Floor
November 9, 2021
5:00 PM

Present: Bill Craig, Chris Deverman, Donald Hild, David Huskisson, Chris Lang, Mary Lanane, Kelly Madden, Steve Thompson.

The regular meeting of the Pekin Board of Appeals was called to order and a quorum was declared. Staff present: Matt Fick, Community Development Director, David Bess, Community Development Block Grant Program Manager, and Kathie Brown, Economic Development Program Support.

MOTION by Commissioner Thompson to approve the November 9, 2021, modified agenda seconded by Commissioner Hild. Motion carried 8-0.

Minutes for August, September, and October were all approved with all members present voting aye.

City Council Action Report – All recommendations submitted by the Zoning Board of Appeals were approved by City Council in October.

Case SU 2021- 15 Public Hearing Opened at 5:08 p.m.

A special use application by Crossroad Properties, LLC for the establishment of an Event Venue in an R-4 One Family Zoning District at 420 Walnut Street and 1111 5th Street.

Bonnie Harken presented public comment regarding the property as the most recent previous owner. She purchased the property in 2012 upon closure of the Henderson Funeral Home in 2010. The funeral home had been in business in that location since 1939. As part of the purchasing process, an SBA Loan was secured for the property which required city approval allowing the business. No documentation can be found on previous special use agreement. It was noted that the code does not contain any special uses that would allow for an event center in an R-4 district so it would not have even been possible for Ms. Harken to obtain one.

Neighbors discussed what a great neighbor Ms. Harken had been. While there have been some events that ran late and guest may have overstepped property lines and privacy of neighbors, for the most part testimony appreciated the care that had been given to managing this event space yet remained concerned as to how the city can assure similar or better management going forward dealing with issues of noise, lights, traffic patterns, transfer of agreement to subsequent owners, and issues related to alcohol consumption during events.

Board discussion acknowledged concerns regarding appropriate buffers to be established between commercial property and private residency. During a subsequent council meeting, a new ordinance will be voted on to allow historic homes in residential districts to be utilized for special events and

gatherings. All the concerns expressed by the public are addressed in the proposed ordinance or managed through other regulations.

Commissioner Madden made a motion to approve the request for a special use permit contingent upon passage of Ordinance No. 3034-21/22 by City Council, motion seconded by Commissioner Hild. Motion carried 8-0.

Matt Fick reminded board members of the timeline for approval and posting of notices is a 15-day process. While we hope to not make a regular practice of calling special meetings, due to delays in the process we greatly appreciate everyone's willingness to work on behalf of businesses and the community making accommodations in your schedule to keep projects moving forward.

Next meeting will be November 22, at 4:30 p.m. to accommodate council meeting which follows, there are two cases which will appear before the board.

Matt Fick introduced the topic of Air BnB's for consideration by the board. Kathie Brown has collaborated with staff to collect examples of how other communities are managing this increasingly popular type of overnight accommodations. While the activity in Pekin has been light, with eight known Air BnB Rentals, there is a need to look carefully at regulation that protects both the visitor and the neighborhood while supporting business development that enhances tourism. Copies of East Peoria's regulations were provided as an illustration of the best practices among communities, as they have set forth clear guidelines and provided notification to key city departments making them aware of this activity. Business registry will provide for life safety measures and provide valuable information that can further be utilized in marketing the community to visitors.

Adjourned 6:05 p.m.
Matt Fick, Secretary
Pekin Board of Appeals



Matt Fick, Director of
Community Development
111 S. Capitol Street
Pekin, Illinois 61554
mfick@ci.pekin.il.us
(309) 478-5355

To: Board of Appeals Members

From: Matt Fick

Re: November 22nd Zoning Case Summaries

Date: October 27, 2021

CASE SU 2021-13

A special use request by Allison Dries for the establishment of an adult-use cannabis infuser organization in an I-1 Light Industrial District at 845 Brenkman Drive.

SUMMARY:

This property is zoned I-1, Light Industrial. Per section 4-3-6-5-3 (10) of the code, the proposed cannabis infuser business requires a special use and must comply with the following:

1. The facility may not be located within 100 feet of the property line of a preexisting place of worship, public or private nursery school, preschool, primary or secondary school, college, university, community or junior college, vocational or trade school, learning center or academy, driving school, cosmetology school, day care center, licensed day care home, or licensed residential care home. ***(this location satisfies this requirement)***
2. At least 75 percent of the floor area of any tenant space occupied by an infusing organization shall be devoted to the activities of the infusing organization as authorized by the CRTA. The facility may not conduct any sales or distribution of cannabis other than as authorized by the CRTA. ***(this location satisfies this requirement)***
3. For purposes of determining required parking, adult-use cannabis craft growers shall be classified as industrial or research establishments and related accessory offices per [Section 4-3-9-4](#); provided, however, that the City may require that additional parking be provided as a result of the analysis completed through [Section 4-3-10-2](#). (Parking requirements are 5 spaces plus 1 for every 1.5 employees in the largest working shift. The petitioner has stated she will initially have 5 employees and a maximum of 20 when fully operational, making her parking requirement 19 spaces. Although not striped it appears the site can easily accommodate 27 parking spaces. ***(this location satisfies this requirement)***)
4. No more than one Adult-Use Cannabis Infuser Organization shall be granted a special use under this Article or otherwise permitted to operate in the City. (This is the first application submitted to the City for an infusing business) ***(this location satisfies this requirement)***

Attachment: SU 2021-13 Packet (2844 : Case SU 2021-13)

5. The facility shall operate in compliance with all applicable state and local laws, including the CRTA and the provisions of this Article. *(this location will need to satisfy this requirement once operational)*

RECOMMENDATION:

Given the proposed use satisfies all of the requirements Staff recommends approval of the request.



Community. Opportunity. Home.

City of Pekin- Zoning and Inspections Department

111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2315

SPECIAL USE APPLICATION**Address of Requested Special Use:** 845 BenKman Dr.**Applicant Name:** Allison Dries**Address:** 1 Stahl Place, Bartonville IL 61607**Phone #:** _____ **Cell Phone #:** 309-229-4089 **E-Mail:** Allisond437@gmail.com

Benmac Properties, LLC

Owner Name: 1330 Audubon Pekin, IL 61554**Address:** 309-840-1798 alan@militaryuniformsupply.com**Phone #:** _____ **Cell Phone #:** _____ **E-Mail:** _____**Attorney / Representative:** NA**Address:** _____**Phone #:** _____ **Cell Phone #:** _____**Phone #:** _____ **Cell Phone #:** _____ **E-Mail:** _____**Property Information:****Lot Area:** 1.37 Acres **Zoning District:** I-1 **Present Use:** _____**Use of Adjacent Property & Zoning:****North:** I-1 **South:** I-1**East:** I-1 **West:** I-1**Property Identification Number:** 04-04-23-401-031**Legal Description: (Attach Separate Page)**

Attachment: SU 2021-13 Packet (2844 : Case SU 2021-13)



ILLINOIS
Community. Opportunity. Home.

City of Pekin- Zoning and Inspections Department

111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2315

Brief Summary and Reason for Request: We would like to purchase this Building to Be used as a cannabis infuser location.

No Special Use shall be recommended for approval by the Plan Commission unless there is a concurring vote of a majority of all members regarding findings of fact. Clearly explain how the requested Special Use meets each of the following findings of fact standards:

- 1.) The proposed Special use is consistent with the intent of the Comprehensive Plan.
- 2.) The establishment, Maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- 3.) The Special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted nor substantially diminish property values within the neighborhood.
- 4.) The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- 5.) Adequate utilities, access roads, drainage or necessary facilities have been or will be provided.
- 6.) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 7.) The Special Use is necessary for public convenience at this location.

CERTIFICATION BY THE APPLICANT

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

Clinton Davis

Applicant Signature

9-30-21

Date

CERTIFICATION BY PROPERTY OWNER

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

Alan M Louth
10/4/2021 12:54:41 PM CDT

Owner Signature

10/04/2021

Date

Attachment: SU 2021-13 Packet (2844 : Case SU 2021-13)



MALOOF COMMERCIAL REAL ESTATE COMPANY

2411 W. Cornerstone Court

Peoria, IL 61614

(309) 693-3000

NON-BINDING LETTER OF INTEREST TO PURCHASE COMMERCIAL PROPERTY

IT IS RECOMMENDED THAT PARTIES CONSULT AN ATTORNEY REGARDING THIS TRANSACTION.

This NON-BINDING LETTER OF INTEREST TO PURCHASE COMMERCIAL PROPERTY dated this 30th day of September, 2021, is prepared and signed by the later designated Seller and Buyer to set forth those terms for the anticipated sale of the hereinafter described Property. The signing of this Statement is not intended, nor shall it be construed, to establish a binding agreement or create obligations for either party in connection with the Property. It is contemplated that further material rights, privileges and obligations (generally consistent with this Statement) shall be negotiated and agreed upon by the parties or their respective attorneys, after which a formal, more encompassing and binding written agreement can be prepared and executed by the parties. Until such latter time, however, each party is free (in its absolute discretion) to terminate negotiations without any or further obligation on either's part.

RECITALS

It is the intent of the parties that they enter into this Non-Binding Letter of Interest in order to set forth the general terms of their understanding regarding the proposed sale of certain property, hereinafter referred to as the "Premises", and generally described as follows:

{ INSERT OR ATTACH DESCRIPTION OF PREMISES AND ADDRESS }

SEC 23 T25N R5W PEKIN EDGEWATER PARK SEC 4 LOT 50 & TRACT 25'X190' & WSTRLY PT OF

LOT 52 SE ¼

TAX IDENTIFICATION NO.: 04-04-23-401-031

The Premises shall be sold together with all improvements, fixtures, and appurtenances, together with all items of personal property listed on attached Exhibit Sheet, with the following additions or deletions:

Seller will provide a bill of sale for the personal property included.

It is contemplated by the parties that this Letter of Intent shall be delivered to the respective attorneys for Seller and Buyer for preparation of formal, more encompassing agreement to sell the Premises.

STATEMENT OF INTEREST

It is the intent of the parties that the general terms and conditions for the sale of the Premises by Seller to Buyer shall be as follows:

1. **FORMAL AGREEMENT.** The parties intend to enter into a formal purchase and sale agreement (hereinafter referred to as the "Agreement") within fourteen (14) days of the date of execution of this Letter of Interest. The Agreement shall be binding upon all parties, and shall encompass the general terms and conditions detailed herein, as modified by negotiation and drafting. The initial draft of the Agreement shall be prepared by the attorney for Buyer. \$315,000
2. **PURCHASE PRICE.** Buyer is prepared to purchase the Premises from Seller for the sum of ~~\$290,000.00~~ 130. Within three (3) business days after the execution of the Agreement, the sum of \$5,000.00 shall be deposited as earnest money in the escrow account of the title company for delivery to Seller at the time of closing.
3. **CLOSING/POSSESSION.** It is anticipated that a closing will be held within ~~180~~ days after execution of the Agreement, or as soon as practicable after satisfaction of all contingencies, with possession of the Premises to be given at closing, or by a specified date agreed upon by both Seller and Buyer.
4. **DEED OF CONVEYANCE AND TITLE INSURANCE.** It is intended Seller shall convey title to the Premises by a recordable standard Warranty (or Trustee's or Executor's) deed, subject only to those exceptions permitted by the terms of the Agreement. It is

intended Seller, at Seller's sole expense, shall provide to Buyer a standard ALTA commitment for title insurance in the amount of the purchase price in accordance with the terms of the Agreement. Seller shall also supply all transfer tax declarations required.

5. **CONDITION OF PREMISES.** It is the intent of the parties that Buyer accept the Premises as follows: {CHECK ONE}

- ☒ a) As-is condition as of the date of Buyer's final inspection prior to the execution of the Agreement, with no warranties expressed or implied.
- ☐ b) As-is condition as of Buyer's final inspection prior to execution of the Agreement, except Seller warrants the plumbing, well and septic systems (if any), heating, electrical and air conditioning systems, and all mechanical systems included as part of the purchase price to be in reasonable working order on the date of possession.

6. **CONTENT OF AGREEMENT.** The Agreement contemplated herein shall set forth the complete understanding of the parties. It shall be the responsibility of the attorneys for Buyer and Seller to draft the Agreement in a manner that fully reflects the understanding of the parties. Although the Agreement will be binding, it may contain various contingencies that could conceivably result in the sale not being closed. Specifically, the Agreement will include, without limitation, the following contingencies (CHECK APPLICABLE PARAGRAPHS):

- ☒ a) **Zoning.** Buyer shall be entitled to evidence of satisfactory zoning for Buyer's intended use of the Premises. This may mean the closing will be contingent upon the successful out-come of an application for rezoning, and the closing may be delayed accordingly. Any rezoning shall be at Buyer's expense. Buyer shall have ~~180~~ 120 days after the date of acceptance within which to obtain the required zoning of the Premises. *[Signature]*
- ☒ b) **Survey.** A survey of the Premises may be required to indicate the Premises' size, configuration, points of access, easements, location of improvements, building lines, and public and private right-of-way lines, and complete legal description. The survey will be at Buyer's expense or Seller to provide if Seller has survey. Buyer shall have ~~180~~ 120 days after the date of acceptance within which to obtain the required survey of the Premises. *[Signature]*
- ☒ c) **Premises Inspection.** The Agreement may be subject to Buyer being satisfied as to the condition of the Premises prior to committing to purchase same, including but not limited to environmental matters. It may be contemplated that Buyer will retain the services of independent inspectors, engineers and analysts to furnish reports pertaining to the Premises. Buyer shall have ~~180~~ 120 days after the date of acceptance within which to obtain the required Premises Inspection. *[Signature]*
- ☐ d) **Financing.** Buyer's obligation to purchase the Premises may be contingent upon Buyer obtaining satisfactory financing, with the terms of the financing to be detailed in the Agreement. Buyer shall have ~~180~~ 120 days after the date of acceptance within which to obtain the required financing.
- ☒ e) **Environmental Condition: Environmentally Clean:** The Property shall be warranted as environmentally "clean", being free from any contamination or other environmental risk or defect and in compliance with all applicable environmental laws and regulations. (If the foregoing warranty is to be limited only to the best knowledge of Seller, check here ☒.)

If an environmental audit is required, Buyer shall obtain a Phase I Environmental Audit (check here ☐ if a Phase II Environmental Audit is also to be provided) from a qualified environmental engineer or auditor, and Buyer shall have the right to terminate if the audit disclosed environmental (a) contamination, (b) defect, or (c) material risk. Buyer shall have 180 days after the date of acceptance within which to obtain the required environmental audit of the Premises.

- ☒ f) **Contingency:** This offer is contingent upon buyer receiving all required city and state approvals for their intended usage of the facility (cannabis infusor organization).
- Estimated timeframe before buyer has received all requirements from the city of Pekin and Tazewell county on if the subject property is satisfactory for buyer's intended usage is 6- months.
- Buyer is requesting a Right of First Refusal to purchase the property while they determine all city and state building requirements.

Attachment: SU 2021-13 Packet (2844 : Case SU 2021-13)

7. **ADDITIONAL DOCUMENTS.** The parties acknowledge that the Agreement will require compliance with local, State and Federal requirements and guidelines, including, when applicable and without limitation, IRPTA, FIRPTA, RESPA, etc. Seller shall also provide such statements and affidavits as may be standard and reasonable so as to provide assurance to Buyer of the absence of certain matters that may either affect title to Premises or the Buyer's intended use thereof.
8. **NON-BINDING EFFECT.** It is acknowledged by the parties that, notwithstanding any statements heretofore made, all agreements, warranties, representations, or undertakings contained herein are of a non-binding effect, and the parties are not obligated to enter into any agreement to sell or purchase the Premises. The purpose of this Letter of Interest is merely to set forth the general understanding of the parties pending execution of the Agreement, and the terms of this Letter of Interest shall not serve to interpret or modify the terms of the Agreement.
9. **MARKETING.** Seller hereby agrees to discontinue the marketing of the property and not respond to any offers to sell the property for a period of twenty one (21) days following the date of Seller's execution of this Letter of Interest.
10. **REAL ESTATE BROKERAGE.** The parties acknowledge that Maloof Commercial Real Estate Company (Broker), and RE/MAX Unlimited Commercial (Mike O'Bryan) (if co-broker) has(ve) facilitated the contemplated sale of the property. Appropriate provisions shall be made to assure payment to Maloof Commercial Real Estate Company and the co-broker (if any) pursuant to its listing agreement with Seller, or, where no listing agreement has been executed, pursuant to usual and customary compensation as is provided in the present Listing Agreement form used by Maloof Commercial Real Estate Company (available for inspection at its offices). No other broker except as named above is entitled to any commission resulting from the consummation of the above contemplated transaction.
11. **EXPIRATION OF LETTER OF INTEREST.** This shall remain in force until 10/15/21.

BUYER: Krown, LLC C/O Allison Dries

Allison Dries
Buyer's Signature

Allison Dries
Printed Name

1 Stahl Place
Street Address

Bartonville, IL 61607
City, State and Zip

309-229-4089
Telephone Number

Fax Number

Forthcoming
Buyer's Attorney

Street Address

City, State and Zip

Telephone #

Fax #

Maloof Commercial Real Estate
Selling Broker/Agent

2411 W. Cornerstone Court
Street Address

Peoria, IL 61614
City, State and Zip

(309) 693-3000
Telephone #

(309) 693-3336
Fax #

SELLER: BENMAC PROPERTIES, LLC

Alan M. Louth
Seller's Signature
10/4/2021 12:54:36 PM CDT

Printed Name

Street Address

City, State and Zip

Telephone Number

Fax Number

Forthcoming
Seller's Attorney

Street Address

City, State and Zip

Telephone #

Fax #

RE/MAX Unlimited Commercial
Listing Broker/Agent

3622 N. Knoxville Ave
Street Address

Peoria, IL 61614
City, State and Zip

(309) 687-5000
Telephone #

(309) 687-4980
Fax #

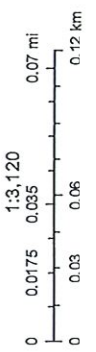
845 BRENKMAN DRIVE



- IL-155
- IL-474
- IL-74
- IL 29
- IL 98
- US 24
- US 150
- Streets



Tazewell County GIS aerial and map records contained herein are for property tax purposes only. This information has been compiled from the most accurate data available to 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 are assumed to assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.



6.1.a



Matt Fick, Director of
Community Development
111 S. Capitol Street
Pekin, Illinois 61554
mfick@ci.pekin.il.us
(309) 478-5355

To: Board of Appeals Members

From: Matt Fick

Re: November 22nd Zoning Case Summaries

Date: October 27, 2021

CASE SU 2021-14

A special use request by Panda Restaurant Group for a drive-through establishment in a B-3 General Commercial District at 2015 Court Street.

SUMMARY:

Per section 4-3-6-5-3 (2) of the code, restaurants with drive-through require a special use and are subject to the following conditions:

1. A setback of at least 25 feet from the right-of-way line of any existing or proposed street must be maintained. *(this location satisfies this requirement)*
2. Access points shall be located at least 60 feet from the intersection of any two streets. *(this location satisfies this requirement)*
3. All lighting shall be shielded from adjacent residential districts. *(to be determined during construction plan review)*
4. 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. *(All adjacent zoning districts are B-3 so this condition does not apply)*

Parking requirements for this use are 1 space for each 100 square feet of usable floor area. The building has a gross area of 2,235 square feet, which would mean 23 parking spaces are required. The site plan indicates there will be 42 spaces provided.

The City Engineer has reviewed the site plan and recommends approval.

RECOMMENDATION:

Given the proposed use satisfies all of the requirements, Staff recommends approval of the request.



City of Pekin- Zoning and Inspections Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2315

SPECIAL USE APPLICATION

Address of Requested Special Use: 2015 Court St, Pekin, IL

Applicant Name: Panda Restaurant Group, c/o Moira Stapleton-Corcoran

Address: 1683 Walnut Grove Ave, Rosemead, CA 91770-3711

Phone #: (626) 799-9898 Cell Phone #: (312) 720-0293 E-Mail: moira.stapleton@pandarg.com

Owner Name: TRUE BLUE AQUA LLC

Address: 8776 E Shea Blvd, Ste 106-354, Scottsdale, AZ 85260

Phone #: Cell Phone #: E-Mail:

Attorney / Representative: NewGround International, c/o Roland Solinski (architect)

Address: 125 S Clark St, #700, Chicago IL 60603

Phone #: Cell Phone #:

Phone #: Cell Phone #: (314) 303-7706 E-Mail: rsolinski@newground.com

Property Information:

Lot Area: 0.849 acres Zoning District: B-3 Present Use: vacant

Use of Adjacent Property & Zoning:

North: strip center/commercial multitenant South: pharmacy (Walgreens)

East: medium shopping center (ValuCheck etc) West: restaurant (Dunkin Donuts)

Property Identification Number: 04-10-01-310-011

Legal Description: (Attach Separate Page)

attached as Exhibit A

Attachment: SU 2021-14 Packet (2845 : Case SU 2021-14)



City of Pekin- Zoning and Inspections Department
111 S. Capitol Street, Pekin, Illinois 61554 – (309) 477-2315

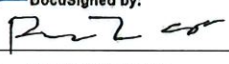
Brief Summary and Reason for Request: special use to allow a Drive-Through Restaurant pursuant to Section 4-3-6-5-3, Note (2) of Pekin Zoning Code.

No Special Use shall be recommended for approval by the Plan Commission unless there is a concurring vote of a majority of all members regarding findings of fact. Clearly explain how the requested Special Use meets each of the following findings of fact standards:

- 1.) The proposed Special use is consistent with the intent of the Comprehensive Plan.
- 2.) The establishment. Maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- 3.) The Special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted nor substantially diminish property values within the neighborhood.
- 4.) The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- 5.) Adequate utilities, access roads, drainage or necessary facilities have been or will be provided.
- 6.) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 7.) The Special Use is necessary for public convenience at this location.

CERTIFICATION BY THE APPLICANT

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

DocuSigned by:

B3CF6B54C63D4E0...
Applicant Signature

10/13/2021

Date

CERTIFICATION BY PROPERTY OWNER

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

Owner Signature

Date

Attachment: SU 2021-14 Packet (2845 : Case SU 2021-14)



Tazewell County GIS parcel and map records contained herein are for property tax purposes only. The information contained herein is not intended to be used for purposes other than those intended by 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, and the user agrees to hold Tazewell County harmless for any and all damages, claims, losses, or injury for any loss resulting therefrom. Users of Tazewell County GIS data assume all risk and liability when accessing any third-party site linked to this site. All data is subject to change.

US 24	IL 29	IL 155
Streets	IL 98	IL 474
	US 150	IL 74

Packet Pg. 15

Attachment: SU 2021-14 Packet (2845 : Case SU 2021-14)