



City of Pekin

**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, OCTOBER 9, 2024 AT 5:00 PM
CHAIRMAN DON HILD PRESIDING**

Pledge of Allegiance

The Pledge of Allegiance was led by chairman 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
Chris Deverman	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Donald Hild	Zoning Board of Appeals	Chair	Present	5:00 PM
David Huskisson	Zoning Board of Appeals	Commissioner	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

Motion to amend the agenda to pull 6.1 Case SU 2024-09 made by Commissioner Madden and second by Huskisson.

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

and Wilson

Motion to approve the agenda was made by Commissioner Madden and second by Huskisson.

Approval of Minutes

4.1. Minutes From The September 11, 2024 Meeting

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

A Motion to approve the minutes was made by Lanane and second by Madden.

City Council Action Report

5.1. City Council Action Report Of The September 23, 2024 Meeting

Unfinished Business

6.1. Case SU 2024-09 A Special Use Request Submitted by Shane Kelley For The Operation of a Towing And Automobile Repair Business With Short Term Vehicle Storage at 407 South 3rd Street.

Case pulled from the agenda.

New Business

7.1. Case SU 2024-10 A Special Use Request Submitted By Peter Colvin On Behalf Of Clean & Lube Incorporated For The Operation Of An Automotive Clean and Lube Business At 1610 Broadway Street.

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

Public Input Open: 5:05pm Public Input Closed: 5:05pm

Via Phone: Peter Colvin, owner, stated he is available for any questions.

Motion to approve made by Commissioner Deverman and second by Huskisson.

Commissioner Huskisson states that he feels the business is fitting for the property. Chairman Hild asked if there was a need for a screen on the southside of the property and Nic stated there is an existing six-foot fence on the backside of the business. Nic states that he would like to inspect the fence

to be sure the panels that were removed were not removed due to an obstruction of view. The attorney (Jeff) asked if the business would be required to follow all state and federal guidelines and Nic stated that they would be required to follow the same rules as part of our plan review. Peter Colvin, owner, stated that he is looking forward to using an existing building rather and that this business seems to be very fitting for an old car wash.

7.2. Case V 2024-17 A Variance Request Submitted By Richard Evans For The Property Located At 1500 South 2nd Street To Reduce The Minimum Rear Building Setback From 30 Feet to 5 Feet.

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

Public Input Open: 5:10pm Public Input Closed: 5:12pm

Motion made to approve by Commissioner Huskisson and second by Deverman.

Richard Evans said that currently the vehicles sit inside during the winter, and they can be stored outside in the summer. Richard stated they are planning to buy five additional trucks, and they will need a building to keep the trucks out of the elements.

Chairman Hild discussed the proposed detention/retention and Peter said that the drainage currently drains towards Koch St. but they are looking to direct the drainage with a 20-foot strip that is 45-foot deep so they can build a detention area. Commissioner Lanae said the hardship is the angel of the lot and existing building. Commissioner Wilson asked if the setback from Koch Street is met and Nic said that the setback requirement from Koch Street was met.

7.3. Amending Sign Code Sections 4-3-8-8-1, 4-3-8-8-7, 4-3-8-8-13, 4-3-8-8-15 and Adding Section 4-3-8-8-18, 4-3-8-8-19 and Removing Section 4-3-8-9

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

Motion to approve made by commissioner Madden and second by Deverman.
Motion approved.

Any Other Business Before the Board

No other Business

Public Input

There was no public input

Adjourn

There being no further business to come to the Committee, a motion was made by Chair Hild seconded by Chris Deverman to adjourn the meeting. Motion carried via voice vote.