



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, NOVEMBER 13, 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	Absent	--:-- 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	Absent	--:-- PM

Approve Agenda

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

Motion to approve the agenda was made by Commissioner Deverman and seconded by Lanane.

Approval of Minutes

4.1. Meeting Minutes from the October 9, 2024 Regular Meeting

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

Motion to approve the minutes from October 9, 2024 was made by Commissioner Joesting and seconded by Lanane.

City Council Action Report

5.1. City Council Action Report From October 14, 2024

City council approved all cases from October 14, 2024.

New Business

6.1. Case SU 2024-11 A Special Use request submitted by Core Pekin LLC for the operation of a drive-through pick-up lane at 3440 Court Street.

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

Public Input Open: 5:02pm Public Input Closed: 5:02pm

Motion made to approve by Deverman and seconded by Lanane.

Nic Maquet explained that after review, Core Pekin LLC has met all code requirements.

6.2. Case SU 2024-12 A Special Use request submitted by Hawk-Attollo LLC on behalf of Tazewell Lutheran School for the installation and operation of a ground mounted community solar garden at 3219 Court Street.

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

Public Input Open: 5:05pm Public Input Closed: 5:10pm

Jason Hawsworth, with Hawk-Attollo, met with Good Shepherd Lutheran School (previously) in regards to the school creating a community solar garden. Jason explained that they want to use community solar and they will be able to use the energy for the school, affiliated churches and the homes that some families own (who attend the Lutheran school). Jason explained that the design is a ground mounted fix system and it will produce 650 Kw

hours per year. Jason explained what he feels are the benefits to this community solar garden.
Motion to approve made by Commssioner Deverman and seconded by Lanane.

6.3. Case RZ 2024-05 A Rezoning request submitted by the City of Pekin from I-1 Light Industrial to I-2 General Industrial for the property located at 300 Hanna Drive.(Case RZ 2024-05)

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

Public Input Open: 5:17pm Public Input Closed: 5:18pm
Joshua Wray, City of Pekin (Economic Development Director) explained they are trying to better utilize the Riverway Business Park. Josh states that they have had several requests for the use of this parcel but the uses are a bit outside the I-1 District. The city would like to change this parcel from I-1 to I-2. Motion made to approve made by Madden Seconded by Lanane

6.4. Case ZTA 2024-01 City of Pekin, applicant, is requesting the approval of a Zoning Text Amendment to the City of Pekin Zoning Ordinance. Specifically, the request is to Subdivision VII.- I-2 General Industrial District

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

Public Input Open: 5:24pm Public Input Closed: 5:24pm
Commissioner Lanane asked about the term “semi finished” and Josh Wray, City of Pekin, Economic Development Director, explained that it’s a product that isn’t fully developed to go to market. The product moves onto another assembly before going to another plant. Josh also explained the changes he is seeking to make this less restrictive.
Motion to approve made by Commissioner Deverman and seconded by Commissioner Lanane

6.5. Case ZTA 2024-02 City of Pekin, applicant, is requesting the approval of a Zoning Text Amendment to the City of Pekin Zoning Ordinance. Specifically, the request is to create Subdivision X.– Riverway Business Park Overlay District

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

Madden.

Public Input Open: 5:31pm Public Input Closed: 5:31pm

Commissioner Hild asked if this parcel was to be sold, would the city still have control over the parcel? Nic and Josh both state that the city would have control over the parcel due to the protective land convenance that was established in the 90's. Josh gave a history of the Riverway Business Park Committee and the disbanding of the land convenance. Commissioner Hild asked if there was still a Riverway Business Park Committee and Josh said that there technically is, but it's only providing another layer of red tape that they are looking to get rid of given we have a Zoning Committee.

Commissioner Lanane asked for clarification with regard to the selling of alcohol at a restaurant facility and alcohol can be sold, but it must be 400 feet away from the park.

Motion to approve made by Commissioner Deverman and seconded by Commissioner Lanane.

Any Other Business Before the Board

The committee agreed that the new city attorney, James Vasselli, can be available by phone (during the zoning meetings) rather than in person (unless necessary).

Chairman Hild had a question about the property at 12th St. and Coolidge. Nic Maquet explained that the neighbors bought the property and combined all the parcels, and they are building a garage.

Commissioner Joesting asked what the weight allowance is on 5th Street?

Commissioner Joesting noticed a lot of trucks are using 5th Street and the trucks are tearing the road up. Joesting would like to see signs and enforcement on 5th Street. Nic will discuss this with the chief and the engineer. Commissioner Madden asked about 12th / 13th and Derby, as they do not seem to be maintaining the property, Nic has driven past the lots and this would be addressed.

Public Input

No public input was given

Adjourn

Motion to adourn made by Madden and seconded by Lanae.