



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, FEBRUARY 12, 2025 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. 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	Absent	--:-- PM
Kelly Madden	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Amy Wilson	Zoning Board of Appeals	Commissioner	Present	5:02 PM

Approve Agenda

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

Approval of Minutes

4.1. Minutes from the January 8, 2025 Meeting

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

City Council Action Report

5.1. City Council Action Report January 27, 2025

The cases presented to City Council were all approved.

New Business

6.1. Case SU 2025-03 A Special Use request submitted by Miggy's Shop, LLC for the operation of an Adult-Use Cannabis Dispensary at 359 Court Street.

RESULT:	PASSED 5-1
MOVER:	Commissioner Deverman
SECONDER:	Commissioner Madden
AYES:	Commissioners Deverman, Hild, Huskisson, Madden and Wilson
DENIED:	Commissioner Joesting

Public Input Open: 5:03PM Public Input Closed: 5:06 PM

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

Thomas Howard, applicant and a local attorney, began the practice of cannabis approximately five years ago. Thomas was drawn to the property due to the location (downtown), a nice parking lot, large windows and his desire to bring the current building to life.

Commissioner Joesting asked Thomas what he was referring to by "light retail". Thomas said that some of the possibilities are homemade Oreos, bread, baked goods, etc, but said the products would not be infused.

Commissioner Huskisson asked if this was medical or recreational use and Thomas said it is going to be a hybrid (CRTA Adult Use Social Equity Licenses). Chairman Hild felt confused by the parking and Nic clarified that in the existing B2 building you can utilize street parking (if Thomas was to build a loft living space, they would need designated parking). Nic asked what the hours of operation would be and Thomas said he would be sure to keep their hours line with the state, which is between the hours of 6am-10pm. However, it is not their plan to be open that entire time. Commissioner Joesting does not feel this business is the right fit for that area. Commissioner Joesting has

concerns about the courthouse being so close, parents (with kids), etc. Nic stated and Thomas agreed there would not be any display outside the building. Thomas chose this area because of the proximity to the police dept and the courthouse (for safety purposes). Thomas also explained his desire to give back to the community. Commissioner Huskisson asked if Thomas had any interest in TIF money and Thomas said they would be looking for TIF dollars. Chairman Hild did express his approval of this being a regulated dispensary rather than a “gas station” dispensary.

Any Other Business Before the Board

Public Input

There was no further public input.

Adjourn

Motion to adjourn made by Chairman Hild and seconded by Commissioner Madden.