



## *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, MARCH 12, 2025 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.

| <b>Attendee Name</b> | <b>Organization</b>     | <b>Title</b> | <b>Status</b> | <b>Arrived</b> |
|----------------------|-------------------------|--------------|---------------|----------------|
| 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**

|                  |                                                                              |
|------------------|------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED (UNANIMOUS)</b>                                                    |
| <b>MOVER:</b>    | Commissioner Madden                                                          |
| <b>SECONDER:</b> | Commissioner Huskisson                                                       |
| <b>AYES:</b>     | Commissioners Deverman, Hild, Huskisson, Joesting, Lanane, Madden and Wilson |

### **Approval of Minutes**

#### 4.1. Minutes from the February 12, 2025 Meeting

|                  |                                                                              |
|------------------|------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED (UNANIMOUS)</b>                                                    |
| <b>MOVER:</b>    | Commissioner Madden                                                          |
| <b>SECONDER:</b> | Commissioner Huskisson                                                       |
| <b>AYES:</b>     | Commissioners Deverman, Hild, Huskisson, Joesting, Lanane, Madden and Wilson |

### City Council Action Report

#### 5.1. City Council Action Report

City Council Action Report from February 12, 2025: Case was not presented to council on February 12, 2025, however it was presented and approved at the council meeting on March 10<sup>th</sup>, 2025.

### New Business

#### 6.1. Case V 2025-04 A Variance request submitted by Austin Engineering on behalf of Tazewell County for the property located at 1 Capitol Street to reduce the minimum parking requirements as well as remove the requirement for a parking lot screening wall on the west side of the property.

|                  |                                                                    |
|------------------|--------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED (UNANIMOUS)</b>                                          |
| <b>MOVER:</b>    | Commissioner Madden                                                |
| <b>SECONDER:</b> | Commissioner Huskisson                                             |
| <b>AYES:</b>     | Commissioners Deverman, Hild, Huskisson, Lanane, Madden and Wilson |
| <b>ABSTAIN:</b>  | Commissioner Joesting                                              |

Chairman Hild proposed to discuss public hearings for 6.1 and 6.2 (New Business) and the committee unanimously agreed.

Public Hearing Open: 5:03PM Public Hearing Closed: 5:08PM

Mike Deluhery Tazewell County Administrator, spoke about the potential for a new 88,000 sq. foot justice center annex that would consolidate and moderate the operations. The new justice center would also allow the detainees to be transported through a connected underground tunnel. Mike has hopes of the job being completed by the late spring/summer of 2027.

John Sutherland of P.J. Hoerr was available for questions as well as Devon Burch of Austin Engineering. Mr. Deluhery discussed the parking variance and expressed that there is plenty of off-street parking along with the parking on the site plan.

Motion to approve: Madden and seconded by Wilson.

Commissioner Wilson asked what the intent was on the West side parking which allowed for 20 feet for a parking spot (required is 18 feet) and suggested that they reduce the parking to 18 feet to allow for additional green space. Devon Burch from Austin Engineering said that if the city is looking for more green space, they can revisit that, but with the railroad so close, they do

not see the purpose. Wilson suggested decorative grass and Devon said that he is open to that. Commissioner Wilson suggests that if we do waive the screening wall requirement that we do require decorative grass, Devon stated that he is okay with that as long as the railroad approves this as well. Chairman Hild asked if there is any additional water retention/ detention and Devon said there is nothing underground, and they are not purposing any water detention or retention. Commissioner Huskisson if there is enough space for the existing traffic that is along the "Pekin Times" building? Devon said, yes, there is enough space and Josh Wray, City of Pekin, said that was one of the stipulations to approve this plan through council.

**6.2. Case SPR 2025-02 A Site Plan Review request submitted by Austin Engineering on behalf of Tazewell County for the construction of the proposed Tazewell County Justice Center on the property located at 1 Capitol Street.**

|                  |                                                                    |
|------------------|--------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED (UNANIMOUS)</b>                                          |
| <b>MOVER:</b>    | Commissioner Madden                                                |
| <b>SECONDER:</b> | Commissioner Huskisson                                             |
| <b>AYES:</b>     | Commissioners Deverman, Hild, Huskisson, Lanane, Madden and Wilson |
| <b>ABSTAIN:</b>  | Commissioner Joesting                                              |

Chairman Hild proposed to discuss public hearings for 6.1 and 6.2 (New Business) and the committee unanimously agreed.

Public Hearing Open: 5:03PM Public Hearing Closed: 5:08PM

Mike Deluhery Tazewell County Administrator, spoke about the potential for a new 88,000 sq. foot justice center annex that would consolidate and moderate the operations. The new justice center would also allow the detainees to be transported through a connected underground tunnel. Mike has hopes of the job being completed by the late spring/summer of 2027. John Sutherland of P.J. Hoerr was available for questions as well as Devon Burch of Austin Engineering. Mr. Deluhery discussed the parking variance and expressed that there is plenty of off-street parking along with the parking on the site plan.

Motion to approve: Madden and seconded by Wilson.

Commissioner Wilson asked what the intent was on the West side parking which allowed for 20 feet for a parking spot (required is 18 feet) and suggested that they reduce the parking to 18 feet to allow for additional green space. Devon Burch from Austin Engineering said that if the city is looking for more green space, they can revisit that, but with the railroad so close, they do not see the purpose. Wilson suggested decorative grass and Devon said that he is open to that. Commissioner Wilson suggests that if we do waive the screening wall requirement that we do require decorative grass, Devon stated that he is okay with that as long as the railroad approves this as well. Chairman Hild asked if there is any additional water retention/ detention and Devon said there is nothing underground, and they are not purposing any

water detention or retention. Commissioner Huskisson if there is enough space for the existing traffic that is along the “Pekin Times” building? Devon said, yes, there is enough space and Josh Wray, City of Pekin, said that was one of the stipulations to approve this plan through council.

**6.3. Case SU 2025-04 A Special Use Request Submitted by VHEA, LLC for the Operation of an Adult-Use Cannabis Dispensary at 2910 Court Street.**

|                  |                                                                              |
|------------------|------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED (UNANIMOUS)</b>                                                    |
| <b>MOVER:</b>    | Commissioner Madden                                                          |
| <b>SECONDER:</b> | Commissioner Huskisson                                                       |
| <b>AYES:</b>     | Commissioners Deverman, Hild, Huskisson, Joesting, Lanane, Madden and Wilson |

Public Input Open at 5:19PM Public Input Closed: 5:23PM

Chris Vanta partner with VHEA, LLC, gave an overview of the VHEA (partners in the LLC). Chris said not only are they interested in purchasing this space, they would like to purchase the entire strip mall. Chris said they are looking to provide 20–30 jobs and bring tax revenue to the city. Vic Meda, real estate developer, said they are working on how to improve the esthetics of the building to make it more appealing to potential businesses.

Motion to approve made by Commissioner Madden and seconded by Commissioner Huskisson

Commissioner Huskisson asked how many dispensaries are allowed in the City of Pekin, Josh Wray with the city said that the city is allowed three dispensaries. Currently, the city has one existing dispensary, one pending and, if approved, this would be the third. Commissioner Deverman asked where the products would be brought into the building and Chris Vanta said that they would use the front door, but the products would not be brought into the building during regular business hours (typically 9pm-9am). Commissioner Deverman also asked how close the outdoor dining is to their facility with concerns about lighting being an issue and Chris did not see this as being an issue. Commissioner Wilson asked if they considered any other locations and Chris said they did, but they would be too close to schools and other dispensaries.

**6.4. Case PPR 2025-01 Preliminary Plat Review for Part of Lot 8 and Lot 25 of Leander Kings Subdivision for Assessment Purposes and Part of the Northwest Quarter of Fractional Section 3, Township 24 North, Range 5 West of the Third Principal Meridian, Tazewell County, Illinois. Property Being Subdivided is Currently Part of P.I.N. 04-10-03-100-002**

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|------------------|------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED (UNANIMOUS)</b>                                                    |
| <b>MOVER:</b>    | Commissioner Madden                                                          |
| <b>SECONDER:</b> | Commissioner Huskisson                                                       |
| <b>AYES:</b>     | Commissioners Deverman, Hild, Huskisson, Joesting, Lanane, Madden and Wilson |

Public Input Open: 5:32PM Public Input Closed: 5:32PM

Motion to approve made by Commissioner Madden and seconded by Commissioner Huskisson  
Josh Wray, City of Pekin, explained that the city wants to sell this property. Mr. Wray said that Tremont Co-Op Grain wants to purchase this property and renovate it to put it back in operation.

**6.5. Case PPR 2025-02 Preliminary Plat Review for Part of Lot 3 in Riverway Business Park, Second Addition Being a Part of the Northeast Quarter of Section 10, Township 24 North, Range 5 West of the Third Principal Meridian, Tazewell County, Illinois. Property Being Subdivided is Currently Part of P.I.N. 10-10-10-200-008**

|                  |                                                                              |
|------------------|------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED</b>                                                                |
| <b>MOVER:</b>    | Commissioner Madden                                                          |
| <b>SECONDER:</b> | Commissioner Huskisson                                                       |
| <b>AYES:</b>     | Commissioners Deverman, Hild, Huskisson, Joesting, Lanane, Madden and Wilson |

Public Input open: 5:36PM Public Input Closed: 5:36Pm  
Motion made to approve made by Commissioner Madden and seconded by Commissioner Huskisson.  
Josh Wray, City of Pekin, explained that the city would like to subdivide the well portion of this property to allow the city to maintain access to the well. Wray said they did let the park district know about the potential sale of this property and the park district is in support of this.

6-0 approved except Joesting (absent 5:38pm-5:41pm)

**6.6. Case ZTA 2025-01 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 Division 12-Tobacco Products Dealer**

|                  |                                                                              |
|------------------|------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED (UNANIMOUS)</b>                                                    |
| <b>MOVER:</b>    | Commissioner Madden                                                          |
| <b>SECONDER:</b> | Commissioner Huskisson                                                       |
| <b>AYES:</b>     | Commissioners Deverman, Hild, Huskisson, Joesting, Lanane, Madden and Wilson |

Motion to Approve made by Commissioner Madden and seconded by Huskisson.  
Wilson asked when we anticipated the changes and Wray said they are working on those changes now (to eliminate the whipits, etc).

**Any Other Business Before the Board**

No other discussion was had

**Public Input**

No public comment was received.

**Adjourn**

Motion To Adjourn Made by Kelly Madden and Seconded By Dave Huskisson all members voted in favor.