



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, JULY 10, 2024 AT 5:00 PM
CHAIRMAN DON HILD PRESIDING**

Pledge of Allegiance

The Pledge of Alligance 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	5:05 PM
Amy Wilson	Zoning Board of Appeals	Commissioner	Present	5:00 PM

Approve Agenda

A motion to approve the agenda was made by Commissioner Lanane and seconded by Huskisson.

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

and Wilson

Approval of Minutes

4.1. Minutes from the June 12, 2024 Meeting

The Zoning Board of Appeals meeting minutes were approved from the meeting on June 12, 2024. A motion to approve was made by Commissioner Deverman and second by Huskisson with Commissioner Wilson abstaining.

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

City Council Action Report

5.1. City Council Action Report June 24, 2024

All zoning cases that were recommended for approval during the June 12, 2024, Zoning Board of Appeals meeting were approved at the regularly scheduled City Council meeting held on Monday June24, 2024.

- Case RZ 2024-03 was Approved
- Case V 2024-10 was Approved
- Case V 2024-11 was Approved
- Case SPR 2024-02 was Approved
- Case A 2024-02 was Approved

New Business

6.1. Case RZ 2024-04 A rezoning request submitted by Richwoods Christian Church from R-3 One Family Residential District to OS-1 Office Service District for the property located at 2221 Parkway Dr.

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

Public Hearing Open 5:03pm Public Hearing Closed: 5:10pm
Mr. Steve Sangalli discussed the history of this property/zoning. Mr. Sangalli has concerns about the zoning not fitting the area. Mr. Sangalli does not feel this should be an "office" since all areas around this space are residential. Mr. Sangalli feels this is an example of spot zoning and if the buyer wants to buy office space, there are multiple offices for sale that are zoned for this.

Tom Butler, pastor of the church, said that he does not feel that OS-1 is out of line for this area. Mr. Butler stated that they are working with a purchaser at this time.

Motion to approve by Wilson second by Lanane.

Wilson stated that while there are residential areas, there is a significant distance between the business and residents. She does not see any issues with rezoning per the application. Lanane agrees as the facility is already set up for an office setting, and she does not see any issues with this.

Motion Approved 7-0

6.2. Case V 2024-12 A variance request submitted by Roxie Roach for the property located at 1316 South 18th Street to reduce the minimum building setbacks for an accessory building.

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

Public Input Open: 5:14pm Public Input Closed: 5:16pm

Roxie Roach, owner, states that the land is oddly shaped and there isn't any area for a shop. Mr. Roach stated that he was told that previously there was a garage in the same area) so he felt it was the appropriate place for the shed.

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

Hild asked how the shed ended up in the location, the owner stated he put it there. Mr. Roach said he moved from Arkansas, and he didn't know any better. Commissioner Hild asked if there were any other setbacks that he wasn't in compliance with and Nic said the shed does meet all other setbacks and the only distance in question is between the house and the shed.

Commissioner Huskisson asked if the owner needed a permit for a mobile shed, and he does but that will come after the variance is approved.

Motion approved 7-0

Any Other Business Before the Board

Informal Sign Code Discussion was held

Public Input

None.

Adjourn

Meeting adjourned at 6:05pm by Kelly and second by Joesting.