



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, JUNE 11, 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	Absent	-:--
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	-:--

Approve Agenda

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

Approval of Minutes

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4.1. Zoning Board of Appeals-Regular Meeting Minutes-May 14, 2025 5:00pm

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

Approval of minutes from the meeting on May 14, 2025, with discussed wording being changed in sections 6.4, Case V 2025-06 and 6.5 Case PPR 2025-03 (variance/plat).

City Council Action Report

5.1. City Council Action Report-Regular Meeting May 27, 2025 5:30pm

City Council Action Report from May 27, 2025: Total of 6 items and all were approved.

New Business

6.1. Case SPR 2025-03 A Site Plan Review Has Been Submitted by Architect Ross Gould on Behalf of Excalibur Seasoning for the Construction of an Industrial Research Building on the Vacant Property Abutting 1800 Riverway Dr.

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

Public Hearing Open 5:02PM Public Hearing Closed: 5:04PM

Ross Gould spoke on behalf of Excalibur states they are looking to expand their Research Area that is currently on Broadway to Riverway Dr.

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

Chairman Hild asked if the property in discussion was once a possibility for a solar field. Commissioner Deverman said that it was discussed as a possibility, but that was approximately 10–12 years ago. Nic Maquet said he was unaware of that as it was before his time, but if it was a special use, it would have expired.

Approved 5-0.

6.2. Case SPR 2025-04 A Site Plan Review Has Been Submitted by Gale Credit Union to Allow for the Construction of a Drive-up Bank Teller at 2990 Court St.

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

Public Hearing Open: 5:07PM Public Hearing Closed: 5:08PM

Randy McElwee, President/CEO of Gale Credit Union, explained that a site plan that was previously approved is being brought before zoning today with slight modifications that would allow for additional parking with the hopes of a drive-up teller in the future. Randy said that there would also be a digital sign to come in the future.

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

Discussion: Nic Maquet said that the staff's opinion is that the new plan is a much better plan. Chairman Hild asked if the sign would have motion and Randy said it would have a series of slides.

Approved 5-0

6.3. Case V 2025-07 A Variance Request Submitted by Rich Johnson for the Property Located at 205 Sapp Street to Allow for the Construction of a Second Driveway on the Property.

RESULT:	TABLED CASE V2025-07
MOVER:	Commissioner Lanane
SECONDER:	Commissioner Joesting
AYES:	Commissioners Deverman, Hild, Joesting, Lanane and Madden.
ABSENT:	Commissioners Huskisson and Wilson.

Public Hearing Open: 5:10PM Public Hearing Closed: 5:10PM

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

Commissioner Deverman asked if the existing walls are what we were discussing and Nic said yes, the retaining wall had begun being built by Rich in 2018. Nic explained if you seize construction for a period of 180 days, then the permit that was issued is void (the permit in discussion was issued in 2018).

Motion to approve removed by Lanane and motion to table the variance was made by Lanane and second by Joesting.

All were in favor of tabling the case.

6.4. Case SU 2025-05 A Special Use Request Submitted by Hawk-Attollo LLC on Behalf of Tazewell Lutheran School for the Installation and Operation of a Ground Mount Community Solar Garden at 3219 Court Street

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

Public Hearing Open: 5:17PM Public Hearing Closed: 5:9PM

Jason Hawksworth with Hawk-Attollo explained the desire that Good Shepard Lutheran School has to create a community solar garden. Jason stated the updated plan is a racking system that would be a maximum of 63 inches in height along with a 6-foot fence and greenery. The benefit to GSLS is that they would have a land lease associated with the solar garden which would allow them to also subscribe to the array for a reduction in energy cost.

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

Nic Maquet said that the staff feels this plan is much better as it keeps the panels lower, more screening and additional greenery. Nic stated that letters were sent out to the property owners within 150 feet of the array, and he did not receive any complaints. Commissioner Hild asked if the panels were smaller. Jason (Hawksworth) said the arrays are the same size, but they will be one panel rather than two panels high. Commissioner Joesting asked where the converters would be. Jason said that the converters would be on the back side of the building. Commissioner Hild asked if the solar panels have a lot of glare and Jason said there is not. They are made with an anti-glare coating.

Motion approved 5-0

6.5. Case SU 2025-06 A Special Use Request Submitted by Karen Walker for the Operation of a Beauty Salon at 1022 Washington Street.

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

Public Hearing Open: 5:24PM Public Hearing Closed: 5:25PM

Mel Johnson, the property owner, gave the history purchase and improvements. Mel said that he would like to lease the property to allow for a Beauty Salon.

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

Commissioner Deverman said he thought the alleyway was vacated, which Nic clarified we have not. Nic stated that he and the fire dept. walked the property and the area is very well lit, there is enough parking available and the requested minor changes were made.

Motion approved 5-0

- 6.6. Case VAC 2025-01 The City of Pekin wishes to Vacate the Alley Running Northwesternly and Southeasterly Through Block 82 in the Original Town of Pekin, Now City, of Pekin, Bounded by the Easterly Right of Way Line of Fifth Street and the West Right of Way Line of Eighth Street, Situated in Section 35, Township 25 North, Range 5 West of the Third Principal Meridian, Tazewell County, Illinois.**

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

Public Hearing Open: 5:29PM Public Hearing Closed: 5:29PM

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

Chairman Hild asked about the ROW/Utilities in the alley and Nic said we are vacating the ROW but dedicating an easement for utilities. Josh Wray of the City of Pekin explained that Todd Thompson owns land around the alley and plans to erect a building and would like to avoid curb cuts, etc.

Motion approved 5-0

Any Other Business Before the Board

7.1. Discussion to Amend Solar Energy Code Related to Residential Ground Mount Solar Arrays

Nic Maquet said that he did not get a unified sense of direction. Maquet said he(currently) does have a gentleman that is on a large piece of property on Edgewater Dr. and he cannot get solar due to the moratorium and feels frustrated. Madden stated that he doesn't agree that we allow the church to have a solar panel but deny residents. Chairman Hild said he does not feel that we should change the code for 30,000 residents due to two people having an issue with a ground-mount solar array. Commissioner Deverman asked for clarity as to why the moratorium was put into place and Nic said that a resident complained to a council member. All present members of ZBA would like to leave the code as is, no changes.

Public Input

No Public Input was Given

Adjourn

Motion to adjourn made by Commissioner Kelly and seconded by Deverman.