



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, AUGUST 13, 2025 AT 5:00 PM
VICE CHAIRPERSON MARY LANANE PRESIDING**

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Lanane.

Call to Order

The regular meeting of the Pekin Zoning Board of Appeals was called to order. A quorum was declared by Commissioner Lanane.

Attendee Name	Organization	Title	Status	Arrived
Chris Deverman	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Donald Hild	Zoning Board of Appeals	Chairman	Absent	Absent
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	5:05 PM

Approve Agenda

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

Approval of Minutes

4.1. Minutes from the July 9, 2025 Meeting

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

City Council Action Report

5.1. City Council Action Report From July 28, 2025

The cases presented to City Council were all approved.

New Business

6.1. Case ZTA 2025-03 Amending City Code Chapter 4, Article III, Division 9 Regarding Off-Street Parking and Loading

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

Public Input Open: 5:02 PM Public Input Closed: 5:02 PM

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

Commissioner Deverman asked under Section 2, Residential, “flat bed or hauling trailer” does it matter if it's empty? Nick explained they are trying to avoid people hauling scrap and leaving it sit. Commissioner Deverman questioned if they needed to define the word “empty”? Nic explained that the city is simply trying to limit citizens bringing home a trailer full of items and letting it sit. Commissioner Lanane asked if RVs were allowed to be parked in driveways and they would be if they meet the requirement that they be 20 feet in length or shorter as outlined in the code

Additional Input on Section 3A from Nic, amending this section to NOT allow any storage of RV's on any city-owned property. Commissioner Lanane suggested applying changes under 2B “Non-Residential Use” and Nic said this applies to RVs rather than trailers that the city may own these types of trailers or store some of these types of rvs and trailers for other organizations. Nic said we need to look further into this as the area of concern was the airport and the City zoning code does not apply to the airport.

6.2. Case ZTA 2025-04 Amending City Code Chapter 4, Article III, Division 11 Regarding Solar Energy Systems

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Deverman
SECONDER:	Commissioner Huskisson

AYES: Commissioners Deverman, Huskisson, Joesting, Lanane, Madden and Wilson

Public Input Open: 5:13 PM

Public Input Closed: 5:13 PM

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

Nic Maquet stated this is coming back to the ZBA Board with direction from city council with the changes discussed previously. Commissioner Lanane asked if the 8-inch “weeds” which goes along with our zoning ordinance which is different from landscaping. Wilson asked what would happen if someone had an empty lot adjacent to their home and wanted to put in a solar garden with foliage that would grow more than 8 inches and if that should be considered? Nic said that currently the City code states that any growth of grass or weeds over 8 inches tall is prohibited and if any special ground cover would be utilized, the Zoning Board could place conditions of maintenance set as part of the special use permit.

No further discussion

Any Other Business Before the Board

No further discussion.

Public Input

No public input.

Adjourn

Motion to adjourn at 5:23 PM was made by Commissioner Madden and seconded by Wilson.