



City of Pekin

**PROCEEDINGS OF THE REGULAR MEETING
OF THE ZONING BOARD OF APPEALS OF THE CITY OF PEKIN, ILLINOIS,
HELD IN ROOM 202 COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON WEDNESDAY, SEPTEMBER 10, 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.

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

Approve Agenda

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

Approval of Minutes

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

4.1. Minutes from the August 13, 2025 Meeting

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

City Council Action Report

5.1. City Council Action Report From August 25, 2025

All cases were presented to City Council and the results of each case are as follows: Case ZTA 2025-03 was Approved and Case ZTA 2025-04 was Denied.

New Business

6.1. Case SU 2025-07 A Special Use request submitted by Big Dog Auto for the operation of an Automobile Repair Shop with Short-Term Auto Storage at 305 North 3rd Street.

RESULT:	Motion to table until October 8th, 2025
MOVER:	Commissioner Lanane
SECONDER:	Commissioner Deverman
AYES:	Commissioners Deverman, Hild, Joesting, Lanane, Madden and Wilson

Public Input Open: 5:02pm Closed: 5:02pm
Motion to table due to applicant's request.

6.2. Case SPR 2025-05 A Site Plan Review request submitted by Nexamp Inc. on behalf of Sunny Pasture Solar, LLC for the construction of the previously approved Commercial Solar Farm on the property located at 310 Hanna Drive.

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

Public Input Open: 5:04pm Public Input Closed: 5:04pm
Motion to approve was made by Commissioner Deverman and seconded by

Commissioner Wilson.

This (case) was previously approved by ZBA and City Council in 2022. Due to the lapse in time and that the previous ordinance did not have a clear site plan, it has been brought back with a set of civil plans (that staff is working through). The actual footprint has not changed. Commissioner Hild asked if the parcels were being leased and only partial acreage is leased.

Commissioner Lanane asked if there was an estimated date to start and Nic stated they plan to start as soon as possible.

6.3. Case ZTA 2025-05 Establishing Regulations for Short-Term Rentals and Updating Related Regulations Under the Pekin City Code

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

Open Public Input: 5:06pm Closed Public Input: 5:06pm

Motion to approve as amended by Commissioner Lanane and seconded by Wilson.

This case was previously before ZBA and was recommended for approval to Council. Council tabled the case with changes needing to be made. Per Nic Maquet, the majority of those changes have been made, and it is coming back to ZBA for approval. Nic said that there was some “pause” before bringing the ordinance back as there was an attempt to align this with the surrounding cities. The council has suggested a cap of fifteen (15) units and currently (within the city) there is between 12–15. The board would like to cap the allowed number of units to fifteen. The insurance requirements are in alignment and standard with other municipalities. Every unit would require a 2-day stay. Commissioner Deverman and Wilson have concerns regarding the limit of three guest rooms. Nic said that if we allow too many rooms, we will have issues with parking. Commissioner Wilson suggested that we add some language in the ordinance based on the families having a maximum number of vehicles. Commissioner Deverman agrees with Wilson. This limits the possibilities as some families do need a larger house with more than three guest rooms. Commissioner Deverman noted that there is verbiage that allows one (1) car per room. East Peoria’s ordinance states there must be a driveway for the rental and an additional space for the operator. East Peoria also limits the number of guest rooms to five (5). Chairman Hild has concerns about us being too restrictive. However, Commissioner Madden stated that we are also trying to give some guidelines. Nic noted that there would be an annual license fee of \$100.00. The board does agree that the responsible property manager/agent must be within fifty miles.

All outside activities between 10pm and 8am will change to 11pm-7am. ZBA also would like to change the allowance of three (3) guest rooms to a limit of five (5) guest rooms. The driveway accommodations will be one (1) per guest

room.

Any Other Business Before the Board

No further discussion.

Public Input

No further Public Input.

Adjourn

Motion to adjourn made by Chairman Hild and seconded by Commissioner Deverman at 5:39pm.