



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, OCTOBER 8, 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 five 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	Absent	-:--
Mary Lanane	Zoning Board of Appeals	Commissioner	Absent	-:--
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 Deverman
AYES:	Commissioners Deverman, Hild, Huskisson, Madden and Wilson
ABSENT:	Commissioners Joesting and Lanane

Approval of Minutes

4.1. Minutes from the September 10, 2025 Meeting

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

City Council Action Report

5.1. Receive and File City Council Action Report From September 22, 2025

City Council approved Case SPR 2025-05 and ZTA 2025-05

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

Public Input Open: 5:03pm Closed: 5:05pm

Ralph Gargos, owner of Big Dog Auto was available for questions but did not have any additional input.

Motion to Approve was made by Huskisson and seconded by Deverman.

Commissioner Huskisson asked if there was an oil separator installed and Nic Maquet said there is an oil separator. Nic said that the bulk of the required work is completed, and the only thing left is the Special Use being approved, and then they can move forward with operations after a final inspection is completed.

New Business

7.1. Case V 2025-09 A Variance Request Submitted by Dennis Ragland for the Property Located at 3723 Grandview Ct. to Allow for the Construction of a 42-foot-wide driveway.

RESULT:	3 TO 2(PASSED)
MOVER:	Commissioner Huskisson
SECONDER:	Commissioner Madden
AYES:	Commissioners Hild, Huskisson and Madden
NAYS:	Commissioner Deverman and Wilson

ABSENT: Commissioner Joesting and Lanane

Public Input Open at 5:07pm Closed at 5:09pm

Dennis Ragland, owner, said that he has 327-foot of frontage and is looking to install a 42-foot-wide driveway. Dennis said that the neighbors that he has talked to, do not have an issue with a larger garage. Mr. Ragland said that he has two lots, and he feels a larger garage will make the lot look symmetrical as well as functional for parking a trailer or boat.

Discussion: Nic Maquet said staff does recommend approval. Commissioner Wilson has concerns with this setting a precedence, and she does not see any hardships presented that would allow approval for this variance. Wilson suggested a shorter curb cut off of the three-stall garage, tapering down to a two-stall entrance. Commissioner Wilson noted that Mr. Ragland could install a 30-foot drive with a three-stall garage. It was also noted that within the neighborhood, every other house has adhered to the code. Chairman Hild expressed concerns about allowing this because, as lots are sold/houses are built we will begin to see more of this type of request. Mr. Ragland said that the reason he would like a 42-foot drive is to allow him the ability to back a trailer/fishing boat into the garage. Dennis also said he feels that this is a different situation (in his opinion) because he has so much frontage that most homes (in his neighborhood) do not have. Chairman Hild asked if we had ever granted a driveway wider than 30 feet and ZBA has approved wider driveways in previous years.

Motion approved 3-2.

7.2. Case V 2025-10 A Variance Request Submitted by Tina Gianessi for the Property Located at 1300 Henrietta Street to Allow for the Construction of a second driveway.

RESULT:	PASSED (UNANIMOUS)
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MOVER:	Commissioner Madden
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SECONDER:	Commissioner Huskisson
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AYES:	Commissioners Deverman, Hild, Huskisson, Madden and Wilson
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ABSENT:	Commissioner Joesting and Lanane
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Public Input Open: 5:19pm Closed: 5:23pm

Public Input: Tina Gianessi, owner, states that she has paperwork from 1957 showing the building as a 3-family unit and that the house is a 2-bedroom house. Tina states that she does not have parking for Apartment 2 or 3, and she feels parking on the road is not safe. Tina said she would also be willing to do the required sidewalks.

Motion to Approve: Commissioner Madden and seconded: Commissioner Huskisson

Chairman Hild asked what this was zoned, and it is a R4, single-family home. Commissioner Wilson asked how we can approve the request when it's a non-conforming use of the site. Nic said it's legal non-conforming. The use of the property is continued and hasn't ceased for more than 180 days so if the

use of the multifamily property hasn't ceased for 180 days, it can continue as is. However, adding the driveway would increase the non-conforming use of the property, but it does provide off-street parking for the non-conforming use. Adding the driveway would allow parking for the tenants. Commissioner Wilson asked what the depth is being requested and Mrs. Gianessi said whatever zoning would approve. Commissioner Wilson suggested that if we approve the variance, that we specify and allow 24 feet wide and 20 feet in depth from the front property line

Motion was amended by Wilson and seconded by Deverman to approve the driveway with a maximum of 24 feet in width and a max of 20 feet from the back of the ROW.

All approved as amended.

7.3. Case V 2025-11 A Variance Request Submitted by Kenneth Summers for the Property Located at 1401 Henrietta Street to Allow for the Construction of a second driveway.

RESULT:	DENIED (UNANIMOUS)
MOVER:	Commissioner Huskisson
SECONDER:	Commissioner Deverman
NAYES:	Commissioners Deverman, Hild, Huskisson, Madden and Wilson
ABSENT:	Commissioner Lanane and

Public Input Open: 5:42pm Closed: 5:42pm

Motion to Approve: Huskisson and seconded: Deverman

Discussion: Commissioner Huskisson noted that ZBA allowed the same thing on a previous case located off/on 14th St., except we made them pour concrete. Commissioner Huskisson noted that ZBA did require them to follow the code and requirements. Nic stated the property does have current code violations and the property owner has been difficult to work with previously. The property owner did not appear before ZBA to explain his case.

All Denied

7.4. Case RZ 2025-03 A Rezoning request submitted by Mike Brooks on Behalf of Wendell Good from R-2 One Family Residential to AG-Agricultural for the vacant property off of Brenkman Dr.

RESULT:	DENIED
MOVER:	Commissioner Wilson
SECONDER:	Commissioner Huskisson
AYES:	Commissioners Deverman, Hild, Huskisson and Wilson
NAYES:	Commissioner Madden
ABSENT:	Commissioner Lanane and Joesting

Public hearing: 5:50pm Closed: 5:51pm

Mike Brooks, perspective buyer, said that the lot is currently a hayfield, and he would like to purchase it and use it for hay. Mr. Brooks is seeking a rezoning from Residential to Agricultural.

David Allen, a neighbor, said he does not have an issue and he highly recommends approval.

Motion to approve: Commissioner Wilson and seconded by Huskisson
Commissioner Hild asked Mr. Brooks where his 5 acres is located, Mr. Brooks explained it is technically in North Pekin. Mr. Brooks said that the acreage in North Pekin is not zoned Ag, it is zoned industrial. Commissioner Wilson asked how long this property had been for sale and, per the neighbor, Mr. Allen, it has been up for sale off and on over the past ten years. The only concern that Nic Maquet has is that the comprehensive plan shows "residential", but the access points are limited. Commissioner Wilson also noted that it would (most likely) be better maintained than it currently is. Wilson asked if the rezoning was denied, could Mr. Brooks seek a variance and come back when he is ready to develop the structure? Commissioner Wilson suggested to Mr. Brooks said that he research how many lots he would be able to separate and sell before seeking rezoning. Commissioner Wilson also asked if there was a tax benefit to it being zoned Ag, and he does believe there is. Chairman Hild said he too is hesitant to rezone at this time.
Motion denied

Any Other Business Before the Board

Chairman Hild asked Nic Maquet if there were any issues brought to his attention in regard to 238 Derby St. and Mr. Maquet said Citations have already been issued.

Public Input

Barbara Ross, a citizen, said she would like to know the routine/guidance to create an ordinance on what can grow in the ROW. She said she has 1,000 linear feet of ROW to maintain and in the steep areas, she said that they have low-growing plants that they try to keep at 2 feet however the policy requires the plants to be under 8 inches.

Councilman Nutter was present at this ZBA meeting and suggested that she contact John Dossey which she states she has done, and that Dossey had turned it over to Lieutenant Jones. Mr. Nutter said he would follow up with Mr. Jones.

Adjourn

Motion to adjourn was made at 6:24pm made by Commissioner Madden and seconded by Huskisson.