



**PROCEEDINGS OF THE REGULAR MEETING
OF THE ZONING BOARD OF APPEALS OF THE CITY OF PEKIN, ILLINOIS,
HELD IN ROOM 202 THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON WEDNESDAY, NOVEMBER 12, 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 six 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	Absent	--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	5:00 PM

Approve Agenda

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

Approval of Minutes

4.1. Minutes from the October 8, 2025 Meeting

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

City Council Action Report

5.1. Receive and File City Council Action Report From October 27, 2025

City Council Action Report from October 27, 2025: Case(s) V2025-09, SU 2025-07 and V2025-10 were approved.

New Business

6.1. Case V 2025-12 A Variance Request Submitted by Joseph & Jody Lutz for the Property Located at 1021 Hamilton Street to Reduce Building Setbacks for a Swimming Pool.

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

Public Input Open: 5:03pm Closed 5:04pm

Mr. Lutz, homeowner, states that he has an existing pool, and he would like to replace the pool with a new one. Mr. Lutz noted that he spoke with his neighbors, and they do not have any issues with a new pool being installed.

Commissioner Joesting asked Mr. Lutz if the new pool was going to be in the same spot that the existing one is and Mr. Lutz confirmed that the new pool will be placed in the same spot. Commissioner Wilson asked if there was an original permit and Mr. Lutz was unsure as the pool was installed by San Juan. The code indicates that no pool shall be in front of a 35-foot lot line and there should not be a fence either. Commissioner Hild asked when the original fence was placed, and it was before there was a code in place. Josh Wray said that any time a structure comes down with a new one going in its place, it does need to meet the requirements. Nic Maquet did state that installing a smaller pool could meet the requirements. Commissioner Deverman noted that most houses/structures in that area do not meet the code. Mr. Lutz said the smallest pool he could find was 18 feet. Hild asked if the variance is applied to the property or the person, the variance is for the property. Nic said that variance could be approved with a stipulation that would control the future allowance for another "new" pool. Attorney James Vasselli (via phone) suggested that we could approve the stipulation of the pool that if this new pool was to ever come down after "sale" that a new pool could not go up.

The motion was amended by Commissioner Deverman to include the stipulation and seconded by Lanane.
Motion approved 6-0.

6.2. Case V 2025-13 A Variance Request Submitted by James D Whitley for the Property Located at 1221 Maple Street to Reduce the Front Building Setback to Allow for Construction of a Porch.

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

Public Input Open: 5:17pm Closed 5:18pm

Mr. Whitley, homeowner, said he took down an old porch that had rotted, and he would like to put a 6-foot deck with stairs directing to the driveway.

Motion to approve was made by Commissioner Madden and seconded by Wilson. Commissioner Wilson asked how far back the ROW is and Nic Maquet said it is about 10 feet from curb to lot line. Commissioner Hild acknowledged that this is sitting right on the lot line. Commissioner Madden also raised the concern of the porch being elevated, and it would become a safety concern without approval. No further discussion.

Motion approved 6-0.

6.3. Case V 2025-14 A Variance Request Submitted by Ron Matthews on Behalf of the Lake Arlan Homeowners Association for the Property Located at 1 Rosewood Lane to Allow for the Construction of a Shed on a Residential Non-Conforming Lot

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

Public Input Open at 5:21pm Closed: 5:23pm

Ron Mathews, ground keeper at Lake Arlan, would like to place a shed at the end of the boat ramp to allow storage for mowers and equipment.

Commissioner Joesting noted that there is a 10x20 shed shown in the pictures supplied. However, Mr. Mathews referenced a 12x20 shed. Mr. Mathews explained that the company has a repo shed that is available as a 12x20 and the cost is less than the 10x20. Mathews would like to buy/install the larger shed if possible.

Motion approved 6-0.

6.4. Case SU 2025-08 A Special Use Request Submitted by Katana Hibachi & Sushi for the Operation of an Open Front/ Walk Up Food Trailer at 1201 North 8th Street.

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

Public Input Open at 5:25pm Closed 5:27pm

A representative from Katanan Hibachi & Sushi expressed the desire to open a food truck offering many types of foods.

Commissioner Madden asked if this is a similar set-up to Kenzie and Nic confirmed that it is. Commissioner Wilson asked if they are required to have sanitary lines and Nic said that they will need to work with the Health Department on that. Commissioner Deverman said that he would like to see bollards put around the food truck for safety purposes.

Motion approved 6-0.

6.5. Case SU 2025-09 A Special Use Request Submitted by Joseph & Jennifer Thomas on Behalf of Pekin Alignment for the Operation of an Automobile Repair Shop with Short-Term Auto Storage at 716 Court Street.

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

Public Input Open at 5:31pm Closed 5:37pm

Mr. and Mrs. Thomas, owners, would like to buy the property at 716 Court St to operate a automotive repair shop.

Mr. Newman is the owner of 718 and 720 Court St. and said that he has no objections to the use of an automobile repair/storage based on the following: Storage is not allowed outdoors. Also, he would like a fence as a visual buffer. Mr. Newman said if a fence isn't going to be required that he would have an issue with the use being for automotive repairs/storage. Mr. Newman wanted clarification on what "48 hours" of sitting is defined as because he feels that this definition is many, which means he feels the fence should be required. Mrs. Thomas states that a barrier will be placed around the dumpster, but there is existing fencing around the area where the "wrecked" cars would be parked.

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

Commissioner Wilson would like a site plan that shows there is enough room for vehicles by site design standards. Commissioner Wilson said she has concerns about losing parking if a fence is installed (in the front). Mrs. Thomas said they do not plan to fence the front. The plan is to provide a barrier around the dumpster. The history of the building was given, and historically it was a mechanic shop. Commissioner Hild noted that the plan is to do "short term" vehicle storage but if storage was to move outside, they would need to add additional fencing.

Motion was approved 6-0.

6.6. Case SPR 2025-06 A Site Plan Review Request Submitted by The Farnsworth Group on Behalf of The Center for Prevention of Abuse for the Construction of a New Commercial Building on the Property Located at 121 South 2nd Street.

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

Public Input Open at 5:44pm Closed 5:45pm

Kevin from the Center of Prevention of Abuse explained the desire to build a new building that would offer an expansion of services for the citizens in our community.

Motion to Approve made by Commissioner Deverman and seconded by Madden. Commissioner Joesting asked for clarification on the number of rooms/beds, which is 7 rooms with a total of 28 beds. Commissioner Joesting also asked if there were going to be staff overlooking the house and Kevin from The Center of Prevention and Abuse said that there would be staff onsite 24 hours a day, 365 days a year. Josh Wray noted the area in the back has some issues in the alleyway. Maquet also stated that when the RFP was originally put out, it was just for the front and the grade in the rear goes downhill. The Center for Prevention of Abuse also did not need the back piece of land. Maquet also noted that at this time there is no concern about the need for special use or variance. Motion approved by all (Commissioner Wilson abstained).

6.7. Case SPR 2025-07 A Site Plan Review Request Submitted by Oakline Construction Group LLC on Behalf of Epic Pharma Solutions Inc. for the Construction of a New Commercial Building on the Property Located at 405 Hanna Dr.

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

Public Input Open:5:50pm Closed: 5:52pm

Cameron Bettin, Director of Pekin Park District, asked if Epic Pharma owned the entire property and Josh Wray confirmed they do. Cameron asked how many phases are planned and Wray said at this time, there are two phases planned. Cameron also asked what type of berm would be going to be on the east side and Nic said that the berm isn't required, but his understanding is that it would be evergreen of some kind (as a buffer for the residential areas). Chairman Hild asked if there were any additional developments and Wray said that the west would show some difficulties developing, but to the north might be

possible. Chairman Hild also asked what the strip of property on 5th St. was to be used for, but it is the Park Districts. Cameron said a possible maintenance shed or soccer fields may be installed on 5th St. Cameron did ask what requirements there would be to keep the land cleaned up/farming and Nic said they would keep the land clean and if the property would be mowed.

Motion approved 6-0

Any Other Business Before the Board

Nic Maquet said we have SU cases coming next potentially. Commissioner Madden would like to see easier access to the wastewater drop box or move it if possible.

Public Input

No further public input.

Adjourn

Motion to adjourn the meeting made by Commissioner Madden and seconded by Wilson.