



City of Pekin

**PROCEEDINGS OF THE SPECIAL MEETING
OF THE ZONING BOARD OF APPEALS OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL ROOM 202
111 S. CAPITOL ST
ON WEDNESDAY, SEPTEMBER 4, 2024 AT 5:00 PM
CHAIRMAN DON HILD PRESIDING**

Pledge of Allegiance

The Pledge of Allegiance was lead 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	Chair	Present	5:00 PM
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	5:04 PM
Amy Wilson	Zoning Board of Appeals	Commissioner	Present	5:01 PM

Approve Agenda

RESULT: PASSED (UNANIMOUS)

MOVER: Commissioner Deverman

SECONDER: Commissioner Lanane

AYES: Commissioners Hild, Huskisson, Joesting, Madden and Wilson

New Business

4.1. Case SU 2024-07 A Special Use request submitted by Tazewell-Woodford Head Start for the operation of a Nursery School at 1010 El Camino Drive.

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

Public Hearing Open 5:04 pm Public Hearing Closed: 5:06 pm

Donna Ashley spoke on behalf of Headstart and explained that they lost their space with District 108 and began to look for a new location in Pekin. Donna said they did not know there were city requirements for the playground and explained that, unlike a school, they do not have all children out on the playground at one time. Typically, they have 20 kids outside at one time. Pastor Rick from Lighthouse church, and they have been operating for 24 years, and he said he did not know that they needed a special use occupancy but would like to move forward with one.

Chairman Hild asked Donna if 78 was the max allowed, and she stated that they are only licensed for 78 kids, and they would use 4 classrooms.

4.2. Case V 2024-14 A Variance request submitted by Tazewell-Woodford Head Start to reduce the playground requirements at 1010 El Camino Drive.

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

Public Hearing Open 5:04pm Public Hearing Closed: 5:00 pm

Donna Ashley spoke on behalf of Headstart and explained that they lost their space with District 108 and began to look for a new location in Pekin. Donna said they did not know there were city requirements for the playground and explained that, unlike a school, they do not have all children out on the playground at one time. Typically, they have 20 kids outside at one time. Pastor Rick from Lighthouse church, and they have been operating for 24 years, and he said he did not know that they needed a special use occupancy but would like to move forward with one.

Chairman Hild asked Donna if 78 was the max allowed, and she stated that they are only licensed for 78 kids, and they would use 4 classrooms.

4.3. Case SU 2024-08 A Special Use request submitted by Pastor Rick Hill on behalf of Lighthouse Church of God for the operation of a church at 1010 El Camino Drive.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Commissioner Madden

SECONDER: Commissioner Deverman

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

Public Hearing Open 5:04pm Public Hearing Closed: 5:00pm

Donna Ashley spoke on behalf of Headstart and explained that they lost their space with District 108 and began to look for a new location in Pekin. Donna said they did not know there were city requirements for the playground and explained that, unlike a school, they do not have all children out on the playground at one time. Typically, they have 20 kids outside at one time. Pastor Rick from Lighthouse church, and they have been operating for 24 years, and he said he did not know that they needed a special use occupancy but would like to move forward with one.

Chairman Hild asked Donna if 78 was the max allowed, and she stated that they are only licensed for 78 kids, and they would use 4 classrooms.

Nic Maquet also explained that when he began working with the church, he found that the church did not have a special use. Wilson asked why we did not consider a rezoning rather than a special use. Nic explained there is no particular reason.

Public Input

Adjourn

Meeting adjourned by Hild at 5:14pm.