



**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, JUNE 10, 2026 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
Terah Anderson	Zoning Board of Appeals	Commissioner	Present	5:00 PM
Chris Deverman	Zoning Board of Appeals	Commissioner	Absent	--:-- PM
Donald Hild	Zoning Board of Appeals	Chairman	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	5:00 PM

Approve Agenda

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

Approval of Minutes

4.1. Receive and File Minutes from the November 12, 2025 Meeting

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

City Council Action Report

5.1. Receive and File City Council Action Report from November 24, 2025

All cases were approved at the council meeting on November 24, 2026.

New Business

6.1.

Case SU 2026-01 A Special Use Request Submitted by Timothy and Catherine Behm for the Operation of a Used Automobile Dealership at 300 S. 2nd Street.

Public Hearing Open at 5:03 PM Public Hearing Closed at 5:03 PM

Motion to approve: Commissioner Lanane

Second: Commissioner Joesting

Motion to approve was rescinded by Commissioner Lanane

Nic Maquet stated that a pre-occupancy inspection was completed, and the property owners were given a list of what the occupancy requirements are. Staff recommended that the board require repairs to the parking lot as it has large potholes and loose gravel.

Commissioner Wilson asked how many parking spots would be required and how many ADA parking spots. Maquet said up to twenty-five parking spots require one ADA spot. Commissioner Wilson said she would like a site plan that provides more info such as how many cars, ROW, the direction/flow of traffic. She also noted that the "site plan" submitted is not to scale. Wilson also asked that we require parking blocks and Maquet agrees that is a reasonable request. Commissioner Wilson also confirmed with Maquet that there will be a screened in trash enclosure.

Commissioner Lanane amended her original motion (to approve) by adding requirement(s); the applicant must repair the parking lot, including but not limited to ADA parking and appropriate concrete parking blocks or a barrier (such as a

bollard). After further discussion on the “site plan” not being complete, Commissioner Lanane pulled her motion(s).

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

Motion to table approved 6-0 Absent: Commissioner Deverman

6.2.

Case RZ 2026-01 A rezoning request submitted by the City of Pekin to rezone the property located at 15780 VFW Road, Pekin, Illinois, from B-1 Local Business District to B-3 General Business District.

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

Public Hearing Open at 5:14 PM Public Hearing Closed at 5:17 PM

Josh Wray, City of Pekin Economic Development Director, explained that the city owns the parcel in discussion. The city is in the process of selling the land to Mr. Wang. Allowing the parcel to be rezoned allows for many future uses of this parcel. Wray explained that approximately half of the property is consumed with a natural gas easement.

Mr. Wang owns the 14 acres around this property (to the Northeast) and would like to acquire the property with the possibility of building a gas station.

Motion to approve: Commissioner Wilson and second Commissioner Madden.

Don asked if Wang had plans to rezone the 14 acres and Mr. Wang said, no, not at this time. Chairman Hild asked Mr. Wang how he plans to work around the gas easement and Wang explained that owning the 14 acres allows him to build around it when the time arises.

Any Other Business Before the Board

Chairman Hild asked for a status update on Pekin Alignment. Nic Maquet explained that the city did grant them temporary occupancy, but they are still working on the building and the enclosure on the backside (the dumpster will be screened by the enclosure).

Public Input

No further public input.

Adjourn

A motion to adjourn the meeting was made by Chairman Hild and seconded by Commissioner Kelly at 5:20 PM.