



**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, JULY 8, 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	Present	5:00 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, Deverman, Hild, Joesting, Lanane, Madden and Wilson

Approval of Minutes

4.1. Receive and File Meeting Minutes from the June 10, 2026 Meeting

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

City Council Action Report

5.1. Receive and File City Council Action Report From June 22, 2026

Unfinished 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

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

Public Hearing Open 5:08 PM and Closed 5:08 PM

Motion to Discuss: Commissioner Lanane

Second: Commissioner Madden

Discussion: None

Commissioner Lanane made a motion to amend her original motion (to discuss) and made a motion to deny. The motion to deny was seconded by Commissioner Wilson.

New Business

7.1.

Case V 2026-01 A Variance Request Submitted by Daniel and Teresa Botkin for the Property Located at 1515 Chestnut Street to Reduce the Rear Building Setback from 20 Feet to 10 Feet

RESULT:	PASSED (4-3)
MOVER:	Commissioner Wilson
SECONDER:	Commissioner Lanane
AYES:	Commissioners Anderson, Hild, Joesting and Madden

NAYES: Commissioner Deverman, Lanane and Wilson
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Public Hearing at 5:10 PM Closed at 5:11 PM

Daniel Botkin was available for questions but had nothing further to add.

The motion to approve was made by Commissioner Wilson

Second by Commissioner Lanane

Discussion:

Commissioner Wilson asked how much of the existing garage structure was attached to the home. Building & Development Director Nic Maquet explained that the garage was originally constructed as a detached structure, but a subsequent addition to the residence created a common wall between the garage and the primary dwelling. As a result, the garage is now considered attached to the principal structure, making the proposed addition an extension of the primary building into the required rear building setback.

Commissioner Deverman asked whether there was a door connecting the sunroom to the garage. Mr. Botkin confirmed that a door exists between the two spaces. Maquet explained that, regardless of the doorway, the shared common wall established by the sunroom addition causes the garage to be classified as attached to the residence. Chairman Hild added that, had the garage remained detached, the proposed addition would not require a variance because detached accessory structures are permitted to be located as close as three (3) feet from the side and rear property lines. Maquet confirmed that interpretation.

Commissioner Lanane expressed concern that approving the request could establish an undesirable precedent. Commissioner Madden responded that he did not believe approval would create a precedent within the neighborhood. Chairman Hild stated that each variance request must be evaluated on its own individual facts and merits.

Commissioner Lanane asked where the proposed addition would be located, and Mr. Botkin indicated it would be constructed on the rear of the existing garage.

Commissioner Wilson questioned whether the addition could instead be constructed on the side of the garage, adjacent to the sunroom, allowing the project to comply with the zoning setback requirements without the need for a variance. Commissioner Madden noted that such an alternative would likely require removal of a portion of the existing concrete.

Mr. Botkin then asked how close a detached accessory structure could be placed to the property lines. Maquet responded that a detached accessory structure may be located as close as three (3) feet from the side and rear property lines, provided it complies with all other zoning requirements. Maquet further explained that a detached accessory structure must also maintain a minimum separation of ten (10) feet from the principal building.

Maquet concluded by reiterating City staff's recommendation for denial. He stated that staff had not identified a practical difficulty or unique hardship that would justify granting the requested variance, and that reasonable code-compliant alternatives remained available to the property owner without the need for zoning

relief.

7.2.

Case SU 2026-04 A Special Use Request Submitted by Michelle Bohm on Behalf of Inspired Style Co for the Operation of a Beauty Shop at 1112 Court Street

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

Public Hearing at 5:26 PM Close at 5:28 PM

Michelle Bohm states that she is looking for approval of the plan submitted. She states that she is also looking for feedback on anything she may not have considered. Josh Wray, Economic Development Director for the City of Pekin, explained that over the last two and half years the City has met with many potential developers, and it has been hard to find use for this property due to the challenges it presents with parking and lot coverage. Josh Wray expressed his support for this project.

Motion to Approve made by Commissioner Madden

Second by Commissioner Deverman

Discussion:

Commissioner Wilson appreciates the clear vision and plan. However, Wilson states that the plan shows twelve stations (in Phase 1) and if the salon was half full of clients, along with the staff, there wouldn't be enough parking available and if the stylist were to double up appointments, there would be additional street parking being used. Owner, Michelle Bohm stated that while there can be one service provider with two customers, that is not how they function at their shop. Michelle said that their service providers are strongly encouraged to work part-time. Michelle said the on-street parking (from the salon) would primarily be during the hours of 10 AM-3 PM. Commissioner Hild asked where the employees would park and Michelle stated that employees would park in the back. Hild asked Michelle if she envisioned all the staff being there at the same time. Michelle does not see that happening. Hild asked if water retention would be required and Nic said that they would meet with engineering if the case is approved by the zoning board. All property owners within 150 feet were given letters (a total of 19 letters). Michelle also spoke with residents around the property and stated that the residents seem to support her plan. A total of 18 parking spots would be required under the current code with 12 stations (1.5 per station), which leaves them five short, which is a concern. Michelle asked IF the neighboring house were

ever to become available for sale, could she add parking there? Nic said if that property was tied to the business, it could be a possibility. Commissioner Hild asked if it would be possible to start with fewer chairs/stations. Michelle said, yes. Michelle explained that their goal is to give specialized training/service (another reason that they do not operate at full staff). Commissioner Madden asked Mr. Wray his thoughts and Wray said if the board is concerned about parking, then it may not be for this board to take on, but this has been an issue for years. Josh said that he feels it's a good plan and noted that she is not proposing a "shopping center" with 500 spots and asking them to go down to twenty-four. The property has been vacant since 2020, and zero plans have been submitted (to zoning) due to the parking issues (and the property layout). Commissioner Wilson noted that with the parking in the front and additional parking in the back, the business could fit eight stations. Commissioner Anderson asked Michelle what her plan was to eliminate too many people at one time. Michelle said her plan is to move the existing business during Phase 1 (setting up with few employees working) for the shifts between 3 PM-7 PM to ensure that everyone can fit into the parking lot. Michelle said that at their current location, they have four parking spots and rarely have all four spots in use. Michelle also said she was open to a stipulation of no more than 8 stations operating. Hild suggested approving twelve spots, but only eight could be worked at one time. Commissioner Wilson does agree that we need to limit the stations to allow enough parking. Commissioner Hild also noted that if she went with eight stations, she wouldn't need a variance. Commissioner Wilson suggested language with a stipulation on the number of employees operating at one time.

The vote was called for on the special use and was approved 7-0.

7.3.

Case V 2026-02 A Variance Request Submitted by Michelle Bohm on Behalf of Inspired Style Co to Reduce the Required Number of On-Site Parking Spaces at 1112 Court Street

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

Public Hearing at 6:00 PM Close at 6:00 PM

Nothing additional to be added by the public.

Motion to Approve: Commissioner Lanane

Second by Commissioner Madden

Commissioner Wilson feels that the board needs to reduce the number of stations to ensure the parking is within code. Commissioner Madden noted that purchasing

a home/building that is not for sale can be a challenge. Commissioner Lanane stated that from a business standpoint, Michelle should have certainty and allow eight units to be used (at one time) but allow the full construction to be completed.

The vote began and Wilson asked for clarification on the variance, if they were voting on the variance as it was proposed or as amended (per their discussion) and they were. The city attorney said that the board would need to complete the vote, then a motion from the “winning” side would need to make a motion to reconsider. Voting resumed and the motion to approve passed, 6-1, Wilson voting no.

A motion to reconsider was then made by Commissioner Lanan.

Second by Commissioner Hild.

Commissioner Lanane made a motion to reconsider and approve, with a stipulation of allowing eight stations to be occupied at any given time with the current parking space as presented in the site plan.

Motion to approve the reconsidered motion with amendments was made by Commissioner Lanane and Second by Commission Madden.

Final vote 7-0 with the motion passing.

Any Other Business Before the Board

No further business to discuss.

Public Input

No further public input.

Adjourn

Motion to adjourn was made by Commissioner Madden and second by Deverman at 6:22 PM