

RECORD OF MINUTES AND DELIBERATIONS
TAZEWELL COUNTY ZONING BOARD OF APPEALS
TUESDAY, FEBRUARY 6, 2024
JAMES CARIUS COMMUNITY ROOM
101 S. CAPITOL STREET, PEKIN, ILLINOIS

CALL TO ORDER: Chairman Lessen called the meeting to order at 5:33 P.M.

ROLL CALL: Secretary Workman called the roll call and noted the presence of a quorum as follows:

MEMBERS: Valerie Fehr, Angela Lapsley, Don Vaughn, Alt. Sam Miller & Chairman Duane Lessen

MEMBERS ABSENT: Shawn Cupi, Todd Bong, Amy McClanahan

STAFF PRESENT: Jaclynn Workman, Community Development Administrator; Gabriel Guevara, Tri-County Regional Planning Commission, Melissa Kreiter, Chief Deputy Administrator, Denise Gryp, Community Development Assistant, and Land Use Members: Greg Sinn, Kaden Nelms, Sierra Smith, and Chairman Kim Joesting

OTHERS PRESENT: Petitioners and Interested Parties

MINUTES: Moved by Vaughn, seconded by Fehr, to approve the minutes of the Wednesday, January 3, 2024 Zoning Board of Appeals meeting. **Motion carried by voice vote.**

Chairman Lessen gave an overview of the procedures and how the Hearing Process would be conducted.

PUBLIC HEARING

Chairman Lessen called upon Case No. 24-04-S. Enoch Strange, Owner of Strange Construction, appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 24-05-V. Enoch Strange, appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 24-06-V. Danny & Michelle Prewett, appeared to testify on behalf of the proposed Variance request.

Upon the conclusion of all public testimony at 6:07 p.m., Chairman Lessen closed the Public Hearing portion of the Meeting and deliberations began.

(PLEASE REFER TO THE VIDEO RECORDING FOR ALL PUBLIC TESTIMONY AND RELEVANT INFORMATION TO EACH CASE PRESENTED DURING THE PUBLIC HEARING PORTION OF THE ZONING BOARD MEETING)

DELIBERATIONS

CASE NO. 24-04-S: The petition of Enoch Strange of Strange Construction, LLC for a Special Use to operate a Home Commercial Business (Contractor/Construction Business) from an existing Accessory Structure in an A-1 Agriculture Preservation District.

Moved by Lapsley, seconded by Vaughn to approve Case No. **24-04-S**.

After considering all the evidence and testimony presented, the Zoning Board of Appeals reviewed the Report of the Land Use Planner. Following discussion, moved by Vaughn, seconded by Alt. Miller, to approve the findings of fact as presented. **Motion carried by voice vote.**

On roll call to approve **CASE NO. 24-04-S**, the vote was:

Ayes: 5 –Fehr, Lapsley, Alt. Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 3 – Bong, Cupi, & McClanahan

Motion declared carried.

CASE NO. 24-05-V: The petition of Enoch Strange for a Variance to waive the requirements of §157.091(A)(1) to allow the construction of an Addition to a Dwelling to be 67' from the centerline of Edgewater Dr. (IL Rte. 98), which is 83' closer than allowed in an A-1 Agriculture Preservation Zoning District.

Moved by Vaughn, seconded by Fehr to approve **Case NO. 24-05-V.**

After considering all the evidence and testimony presented the Zoning Board of Appeals arrived at a finding of fact. Following discussion, moved by Vaughn, seconded by Lapsley, to approve the findings of fact as discussed.

Motion carried by voice vote.

On roll call to approve **CASE NO. 24-05-V**, the vote was:

Ayes: 5 – Fehr, Lapsley, Alt. Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 3 – Bong, Cupi, & McClanahan

Motion declared carried.

CASE NO. 24-06-V: The petition of Danny & Michelle Prewett for a Variance to waive the requirements of §157.150(A)(3) to allow the construction of a Dwelling to be 34' from the centerline of Sunset Dr., which is 16' closer than allowed in a R-1 Low Density Residential District

Moved by Lapsley, seconded by Vaughn to approve **Case NO. 24-06-V.**

After considering all the evidence and testimony presented the Zoning Board of Appeals arrived at a finding of fact. Following discussion, moved by Vaughn, seconded by Alt. Miller, to approve the findings of fact as discussed. **Motion carried by voice vote.**

On roll call to approve **CASE NO. 24-06-V** the vote was:

Ayes: 5 – Fehr, Lapsley, (Alt.) Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 3 – Bong, Cupi, & McClanahan

Motion declared carried.

NEXT MEETING

The next meeting of the Zoning Board of Appeals will be **Tuesday, March 5, 2024** at 5:30 p.m. in the Tazewell County Justice Center, James Carius Community Room, 101 South Capitol Street, Pekin, Illinois.

ADJOURNMENT

There being no further business Chairman Lessen declared the Zoning Board of Appeals Deliberations adjourned at 6:20 p.m.

Jaclynn Workman, Secretary
(Transcribed by Melissa Kreiter)