

RECORD OF MINUTES AND DELIBERATIONS
TAZEWELL COUNTY ZONING BOARD OF APPEALS
TUESDAY, MARCH 5, 2024
JAMES CARIUS COMMUNITY ROOM
101 S. CAPITOL STREET, PEKIN, ILLINOIS

CALL TO ORDER: Chairman Lessen called the meeting to order at 5:31 P.M.

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

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

MEMBERS ABSENT: Todd Bong, Amy McClanahan

STAFF PRESENT: Jaclynn Workman, Community Development Administrator; Melissa Kreiter, Chief Deputy Administrator, and Land Use Members: Mark Goddard, Jay Hall, Kaden Nelms, Sierra Smith, Greg Sinn and Chairman Kim Joesting

OTHERS PRESENT: Petitioners and Interested Parties

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

PUBLIC HEARING

Chairman Lessen called upon Case No. 24-07-A. Community Development Administrator Jaclynn Workman gave an overview of the proposed Amendment. Amber Towle appeared with concerns regarding the proposed Amendment.

Chairman Lessen called upon Case No. 24-08-A. Community Development Administrator Jaclynn Workman gave an overview of the proposed Amendment.

Chairman Lessen called upon Case No. 24-09-A. Community Development Administrator Jaclynn Workman gave an overview of the proposed Amendment.

Chairman Lessen called upon Case No. 24-10-V. Brandon Ledger, appeared to testify on behalf of the proposed Variance request.

Upon the conclusion of all public testimony at 6:06 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. 24-07-A: Proposed Amendment No. 66 to Title XV, Chapter 153, Wind Energy Code of Tazewell County referred for hearing by the Tazewell County Land Use Committee to amend §153.05 DESIGN AND INSTALLATION; §153.06 OPERATION AND MAINTENANCE; §153.09 LIABILITY INSURANCE; §153.10 DECOMMISSIONING PLAN; §153.04 SPECIAL USE REQUIREMENTS.

Moved by Vaughn, seconded by Cupi to recommend approval of **Case No. 24-07-A** to the Tazewell County Board.

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 Lapsley, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to recommend approval of **CASE NO. 24-07-A** to the Tazewell County Board the vote was:

Ayes: 6 – Cupi, Fehr, Lapsley, Alt. Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 2 – Bong, McClanahan

Motion declared carried.

CASE NO. 24-08-A: Proposed Amendment No. 67 to Title XV, Chapter 156, Solar Energy Code of Tazewell County referred for hearing by the Tazewell County Land Use Committee to amend §156.06 COMMERCIAL ENERGY FACILITY.

Moved by Vaughn, seconded by Alt. Miller to recommend approval of **Case No. 24-08-A** to the Tazewell County Board.

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 Cupi, seconded by Vaughn, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to recommend approval of **CASE NO. 24-08-A** to the Tazewell County Board the vote was:

Ayes: 6 – Cupi, Fehr, Lapsley, Alt. Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 2 – Bong, McClanahan

Motion declared carried.

CASE NO. 24-09-A: Proposed Amendment No. 68 to Title XV, Chapter 157, Zoning Code of Tazewell County referred for hearing by the Tazewell County Land Use Committee to amend 5 DISTRICT REGULATIONS AND STANDARDS - §157.056 OUTDOOR LIGHTING; 25 SPECIAL USES - §157.446 IMPLEMENTATION AND CESSATION; § 157.480 APPLICATION.

Moved by Lapsley, seconded by Vaughn to recommend approval of **Case No. 24-09-A** to the Tazewell County Board.

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 Cupi, seconded by Alt. Miller, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to recommend approval of **CASE NO. 24-09-A** to the Tazewell County Board the vote was:

Ayes: 6 – Cupi, Fehr, Lapsley, Alt. Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 2 – Bong, McClanahan

Motion declared carried.

CASE NO. 24-10-V: The petition of Jerry & Deb Urish for a Variance to waive the requirements of §157.091(A)(3) to allow the construction of an Accessory Structure (Detached Garage) to be 55' from the centerline of Hintz Rd., which is 45' closer than allowed in an A-1 Agriculture Preservation District located at 12120 Hintz Rd., Manito, IL.

Moved by Vaughn, seconded by Cupi to approve **Case NO. 24-10-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. 24-10-V** the vote was:

Ayes: 6 – Cupi, Fehr, Lapsley, Alt. Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 2 – Bong, McClanahan

Motion declared carried.

NEXT MEETING

The next meeting of the Zoning Board of Appeals will be **Tuesday, April 2, 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 6:27 p.m.

Jaclynn Workman, Secretary
(Transcribed by Melissa Kreiter)