

RECORD OF MINUTES AND DELIBERATIONS
TAZEWELL COUNTY ZONING BOARD OF APPEALS
TUESDAY, JUNE 4, 2024
JAMES CARIUS COMMUNITY ROOM
101 S. CAPITOL STREET, PEKIN, ILLINOIS

CALL TO ORDER: Chairman Lessen called the meeting to order at 5:34 P.M.

ROLL CALL: Secretary Workman called the roll call and noted the presence of a quorum as follows: Todd Bong, Valerie Fehr, Angela Lapsley, Alt. Sam Miller & Chairman Duane Lessen; Members absent: Shawn Cupi, Amy McClanahan, Don Vaughn

STAFF PRESENT: Jaclynn Workman, Community Development Administrator; Melissa Kreiter, Chief Deputy Administrator; Matt Drake, Assistant States Attorney; Gabriel Guevara, Tri-County Regional Planning Commission, and Land Use Members: K. Russell Crawford, Eric Schmidgall, Greg Sinn and Chairman Joesting

OTHERS PRESENT: Petitioners and Interested Parties

MINUTES: Moved by Bong, seconded by Alt. Miller, to approve the minutes of the May 7, 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. 24-21-Z and 24-22-S. Clayton Moushon appeared to testify on behalf of the proposed Rezoning and Special Use request.

Chairman Lessen called upon Case No. 24-23-S. Jeff Duval appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 24-24-V. Mark Schmidgall appeared to testify on behalf of the proposed Variance request.

Upon conclusion of all public testimony at 7:03 p.m., Chairman Lessen closed the Public Hearing portion of the Meeting and following a short recess, deliberations began at 7:06 p.m.

(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. 24-21-Z: The petition of Clayton Moushon for a Map Amendment to the Official Fondulac Township Zoning Map of Tazewell County to change the zoning classification of property from a R-1 Low Density Residential Zoning District to an I-1 Light Industrial Zoning District located immediately East and adjacent to 21920 Farmdale Rd., East Peoria, IL.

Moved by Bong, seconded by Lapsley to recommend approval of **Case No. 24-21-Z** 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 Bong, 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. 24-21-Z** to the Tazewell County Board the vote was:

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

Nays: 0

Absent: 3 – Cupi, McClanahan, Vaughn

Motion declared carried.

(Upon approval of Case No. 24-14-A and Case No. 24-21-Z by the Tazewell County Board)

CASE NO. 24-22-S: The petition of Clayton Moushon for a Special Use to allow the operation of an Agritainment/Agritourism business (Estate Distilling/Distillery) from existing Accessory Structures to include future sales and a tasting room in an I-1 Light Industrial Zoning District located immediately East and adjacent to 21920 Farmdale Rd., East Peoria, IL

Moved by Bong, seconded by Lapsley to approve **Case No. 24-22-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 Bong, seconded by Fehr, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve **CASE NO. 24-22-S** the vote was:

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

Nays: 0

Absent: 3 – Cupi, McClanahan, Vaughn

Motion declared carried.

CASE NO. 24-23-S: The petition of Jeff Duval for an Adaptive Reuse of an Existing Structure (formerly the Groveland School) to allow for a private commercial business, currently Vanilla Gorilla Security, to conduct tactical law enforcement and security classes and training within the existing structure located in a R-1 Low Density Residential District located at 18603 Springfield Rd., Groveland, IL.

Moved by Bong to continue **Case No. 24-23-S** to the July ZBA Public Hearing. **Motion failed**, due to the lack of a second.

Moved by Bong, seconded by Alt. Miller to approve **Case No. 24-23-S.**

Following further discussion, moved by Alt. Miller, seconded by Lapsley to postpone **Case No. 24-23-S** to the July ZBA Public Hearing. **Motion carried by voice vote.**

CASE NO. 24-24-V: The petition of Mark Schmidgall for a Variance to waive the requirements of §157.091(B)(2) to allow the construction of an Accessory Structure (Detached Garage) to be 10' from the Side property line, which is 5' closer than allowed and to waive §157.091(C)(2) to allow the same structure to be 10' from the Rear property line, which is 15' closer than allowed in an A-1 Agriculture Preservation District located at 2362 Eureka Rd., Washington, IL.

Moved by Lapsley, seconded by Fehr to approve **Case No. 24-24-V.**

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

Motion carried by voice vote.

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

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

Nays: 0

Absent: 3 – Cupi, McClanahan, Vaughn

Motion declared carried.

NEXT MEETING

The next meeting of the Zoning Board of Appeals will be **Tuesday, July 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 7:55 p.m.

Jaclynn Workman, Secretary
(Transcribed by Melissa Kreiter)