

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

CALL TO ORDER: Chairman Lessen called the meeting to order at 5:35 P.M.

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

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, Greg Sinn and Chairman Joesting

OTHERS PRESENT: Petitioners and Interested Parties

MINUTES: Moved by McClanahan, seconded by Bong, to approve the minutes of the August 6, 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 COMMENT: None

PUBLIC HEARING

(Continued at the July 2, 2024 and August 6, 2024 ZBA Public Hearing)

Chairman Lessen called upon Case No. 24-30-S. Ronald Thomason appeared to testify on behalf of the proposed Special Use request. Mike Rosenthal, Groveland Township Road Commissioner appeared to give testimony. Mark Byland appeared in objection of the proposed Special Use request.

Chairman Lessen called upon Case No. 24-37-S. John Zdanowski appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 24-38-V. Gary Watson appeared to testify on behalf of the proposed Variance request.

Upon conclusion of all public testimony at 6:11 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

(Continued at the July 2, 2024 and August 6, 2024 ZBA Public Hearing)

CASE NO. 24-30-S: The petition of Ronald Thomason for a Special Use to allow the operation of a Home Commercial Business, for the purpose of operating a trucking operation in an A-1 Agriculture Preservation Zoning District located at 1845 California Rd., Pekin, IL.

Moved by McClanahan, seconded by Bong to approve **Case No. 24-30-S**, with the following conditions:

1. All exterior lighting on the structure shall be turned to the lowest setting; and
2. Prior to authorization to operate the business from this location, a copy of the Entrance Installation Agreement with the Groveland Township Road District shall be provided.

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

On roll call to approve **CASE NO. 24-30-S** the vote was:

Ayes: 6 –Bong, Lapsley, McClanahan, Alt. Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 2 – Cupi, Fehr

Motion declared carried.

CASE NO. 24-37-S: The petition of John and Margaret Zdanowski for a Special Use to allow no more than 6 Chickens on a zoning lot of 2 acres or less, pursuant to the regulations of §157.440(H)(1-10) located in a R-1 Low Density Residential District located at 141 Woodhall Rd., Washington, IL.

Moved by Lapsley, seconded by Vaughn to approve **Case No. 24-37-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 McClanahan, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve **CASE NO. 24-37-S** the vote was:

Ayes: 6 –Bong, Lapsley, McClanahan, Alt. Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 2 – Cupi, Fehr

Motion declared carried.

CASE NO. 24-38-V: The petition of Gary and Michelle Watson for a Variance to waive the requirements of §157.049(B)(1) to allow the construction of an open style 7' Wrought Iron Fence, which is 1' taller than allowed in an R-1 Low Residential District located at 13599 Cedar St., Manito, IL.

Moved by McClanahan, seconded by Bong to approve **Case No. 24-38-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 Alt. Miller, to approve the findings of fact as discussed. **Motion carried by voice vote.**

On roll call to approve **CASE NO. 24-38-V** the vote was:

Ayes: 6 –Bong, Lapsley, McClanahan, Alt. Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 2 – Cupi, Fehr

Motion declared carried.

NEXT MEETING

The next meeting of the Zoning Board of Appeals will be **Tuesday, October 1, 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 6:38 p.m.

Jaclynn Workman, Secretary
(Transcribed by Melissa Kreiter)