

**TAZEWELL COUNTY ZONING BOARD OF APPEALS**  
**TO CONVENE WEDNESDAY, SEPTEMBER 4, 2024 AT 5:30 P.M.**  
**TAZEWELL COUNTY JUSTICE CENTER**  
**CHAIRMAN, DUANE LESSEN**

1. Roll Call.
2. Explanation of public hearing procedures.
3. Public Comment – ***on matters not listed below.***
4. Action concerning minutes of the meeting held August 6, 2024
5. Cases to be considered:

Case No. 24-37-S	John Zdanowski	Special Use	Washington Twp.
Case No. 24-38-V	Gary & Michelle Watson	Variance	Spring Lake Twp.

6. Deliberations.
7. Other Business:
8. Next Meeting:           Tuesday, October 1, 2024 at 5:30 p.m.
9. Adjournment.

Members:     Chairman Duane Lessen, Vice Chairman Todd Bong, Shawn Cupi, Valerie Fehr, Angela Lapsley, Amy McClanahan and Donald Vaughn

Alternates:   1<sup>st</sup> - Samuel Miller, 2<sup>nd</sup> – Vacant

**CASE INFORMATION**

CASE NO.: 24-37-S PETITIONER: John & Margaret Zdanowski

AGENT OR REPRESENTATIVE: \_\_\_\_\_

ADDRESS: 141 Woodhall Rd., Washington, IL 61571 PHONE: 309-840-3206

REQUEST FOR: 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.

P.I.N.# 02-02-17-102-004 PARCEL SIZE 2 +/- acres PRESENT ZONING: R-1

SURROUNDING ZONING: N R-1 S R-1 E R-1 W R-1

PETITION RECEIVED: 7/29/24 CASE ORIGIN: ***In House Violation***

**AGENCIES NOTIFIED AND COMMENTS MADE:**

PLANNER: Notified 8/15/24

HEALTH DEPT.: Notified 8/15/24

TCSWCD: Notified 8/15/24

TCFB: Notified 8/15/24

COUNTY HIGHWAY: Notified 8/15/24

MUNICIPALITY: Notified 8/15/24

TOWNSHIP: Notified 8/15/24

IDOT: N/A

SCHOOL DISTRICT: N/A

SURROUNDING PROPERTY OWNERS: Notified 8/15/24

PUBLICATION DATE: 8/14/24 WHERE: Tarewell Chronicle

**ACTION TAKEN:**

ZONING BOARD OF APPEALS: \_\_\_\_\_ DECISION: \_\_\_\_\_

LAND USE COMMITTEE: \_\_\_\_\_ DECISION: \_\_\_\_\_

COUNTY BOARD: \_\_\_\_\_ DECISION: \_\_\_\_\_

OTHER COMMENTS: \_\_\_\_\_

**TAZEWELL COUNTY COMMUNITY  
DEVELOPMENT  
APPLICATION FOR ZONING HEARING  
PETITION FOR:**

- Special Use (New Dwelling Site)
- Special Use (Other)

<b>Staff Use Only:</b>	Accepted by: <u>MK</u>
Date Filed: <u>7/29/24</u>	CASE NO. <u>24-37-S</u>
Filing Fee: <u>\$300.00</u>	Publication Fee: _____
ZBA Hearing Date: <u>9/4/24</u>	
Decision Date: _____	
<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> OTHER _____	

**1. Applicant and Owner Information:**

Applicant:	Owner:
Name: <u>John + Margaret Zdanowski</u>	Name: _____
Address: <u>141 Woodhall Rd</u>	Address: <u>SAME</u>
City, State: <u>Washington, IL 61571</u>	City, State: _____
Phone: <u>309-840-3206</u> <small>(daytime contact)</small>	Phone: _____ <small>(daytime contact)</small>
Email: <u>John.Zdanowski@yahoo.com</u>	Email: _____

The property interest of the applicant, if not the owner: Owner

**2. Site and Surrounding Property Information:**

- a. 911 Address or property location of subject property: 141 Woodhall Rd, Washington, IL
- b. Correct Legal Description and Property Identification Number: (Attach an additional sheet if necessary - a copy of the legal description may be obtained from the Recorder of Deeds Office – 1<sup>st</sup> floor, McKenzie Building)
 

Current Zoning: R-1 Property ID Number: 020217102004

Proposed Parcel Size/Acreage: 2 Soil Productivity Rate of Site: \_\_\_\_\_

Legal Description:  
Sec 17 T26N R3W CEDAR LAKES FINAL PLAT LOT 4  
NW 1/4 2 AC
- c. Describe all existing structures, physical attributes and current land use of the property:  
Home, Garden, Lawn, Driveway, Sidewalks, Pond
- d. Previous Special Use/Variance requests for this property?  No  Yes—Case No. \_\_\_\_\_

**3. State the Reason For and Nature of the Special Use:**

Raising chickens for personal use. Show grandchildren how chickens are raised; gathering eggs w/ grandchildren.

- a. Hours of operation: N/A Number of employees: 0
- b. Number of parking spaces: N/A Handicapped: N/A Parking Lot Surface: N/A
- c. Signs (size and number of): NONE
- d. Number of new buildings to be constructed and proposed use of each building:  
NONE
- e. Future expansion and time schedule: NONE

4

**New Dwelling Sites Only:** A livestock feeding operation is defined by the Tazewell County Zoning Code as: Any new or existing operation which stables or confines and feeds or maintains for a total of 45 days or more in any 12-month period a combination of at least fifty (50) animal units, or its equivalency. \*(Contact the Tazewell County Farm Bureau Office at (309) 347-3165 for assistance if you are uncertain regarding location of active livestock feeding operations.)

- a. Is the property located: (Check appropriate item)
  - 1. Less than one-half (1/2) mile of a **livestock feeding operation**:  Yes  No  
 \*If less than 1/2 mile is a Variance necessary?  Yes  No
  - 2. More than one-half (1/2) mile of a **livestock feeding operation**:  Yes  No
- b. Type of livestock operation N/A Number of animal units: N/A

**5. The Zoning Board of Appeals makes a Finding of Fact for all Special Use. Please provide how your application conforms to the following: (attached an additional sheet if necessary)**

- a. The site will be so situated as to minimize adverse effects, including visual impacts on adjacent properties.  
Chicken coop and fenced chicken run will be placed in the back yard 170' from front of property. Esthetically pleasing coop.
- b. The establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.  
Chickens will be kept in coop and fenced covered chicken run, with access to 70' x 110' fenced in garden area.
- c. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.  
Chickens will be kept in 70' x 110' fenced garden area.
- d. The Special Use will not substantially diminish and impair property value within the neighborhood.  
Chicken coop was built to match color & trim of home for esthetic curb appeal.
- e. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.  
N/A
- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.  
N/A
- g. Granting the special use, **which is located one-half mile or less** from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels that would hinder the operation or expansion of such operation or granting the special use, which is located **more than one half mile** from a livestock feeding operation will not hinder the operation or expansion of such operation.  
N/A
- h. The Special Use is consistent with the existing uses of property within the general area of the property in question.  
Yes. Other neighbors have 2 & 3 acre lots with plans for similar educational opportunities for their children

i. The property is suitable for the Special Use as proposed.

Yes. Property is ideal for teaching grandchildren wonders of nature with pond, vegetable garden, flower garden, fruit trees & chickens.

6. **Signature:** I (we) certify that the proposed Special Use will conform to the standards for Special Uses in the Tazewell County Zoning Ordinance and hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my (our) knowledge.

John Johnson

Applicant Signature

7/29/2024

Date

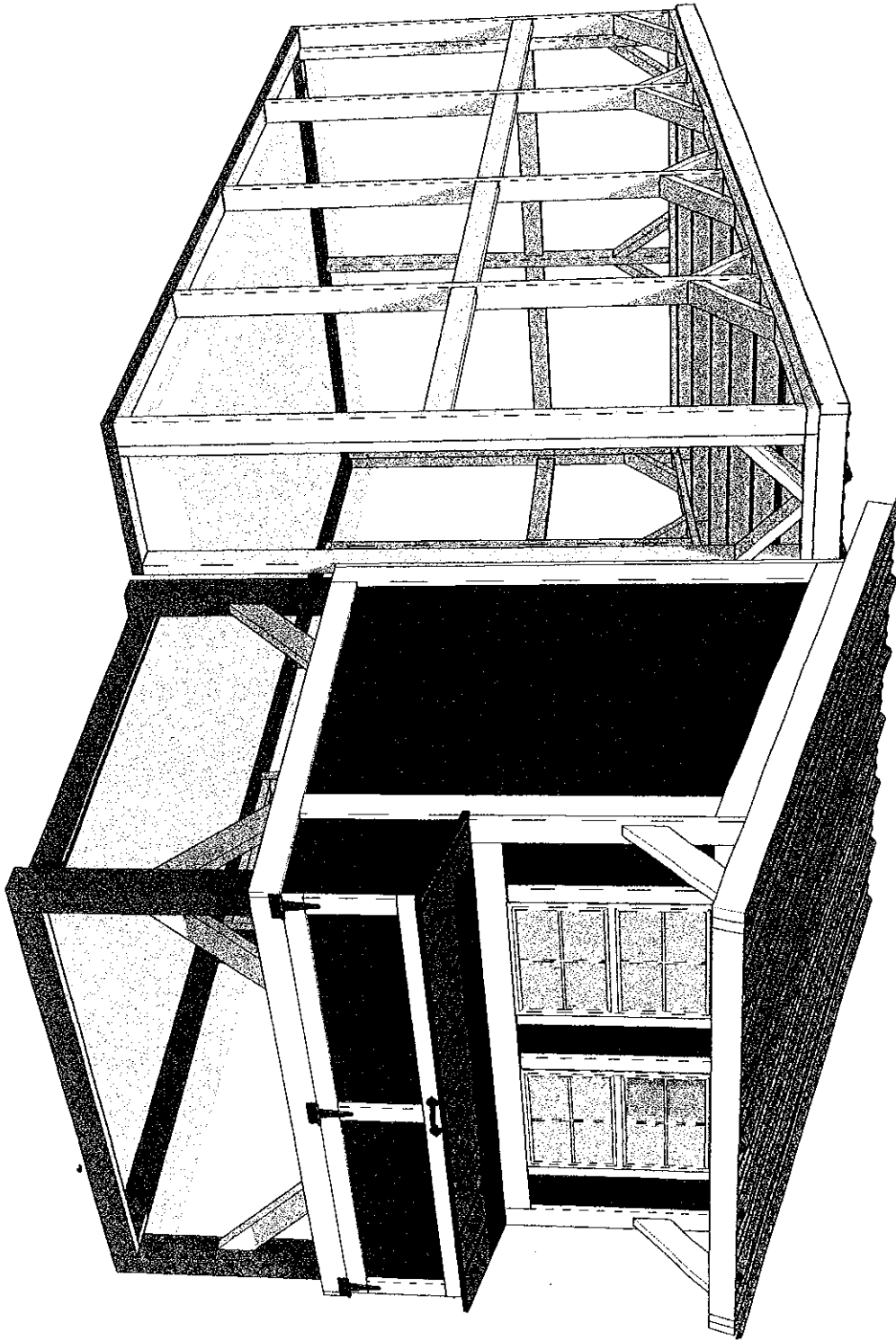
John Johnson

Owner Signature

7/29/2024

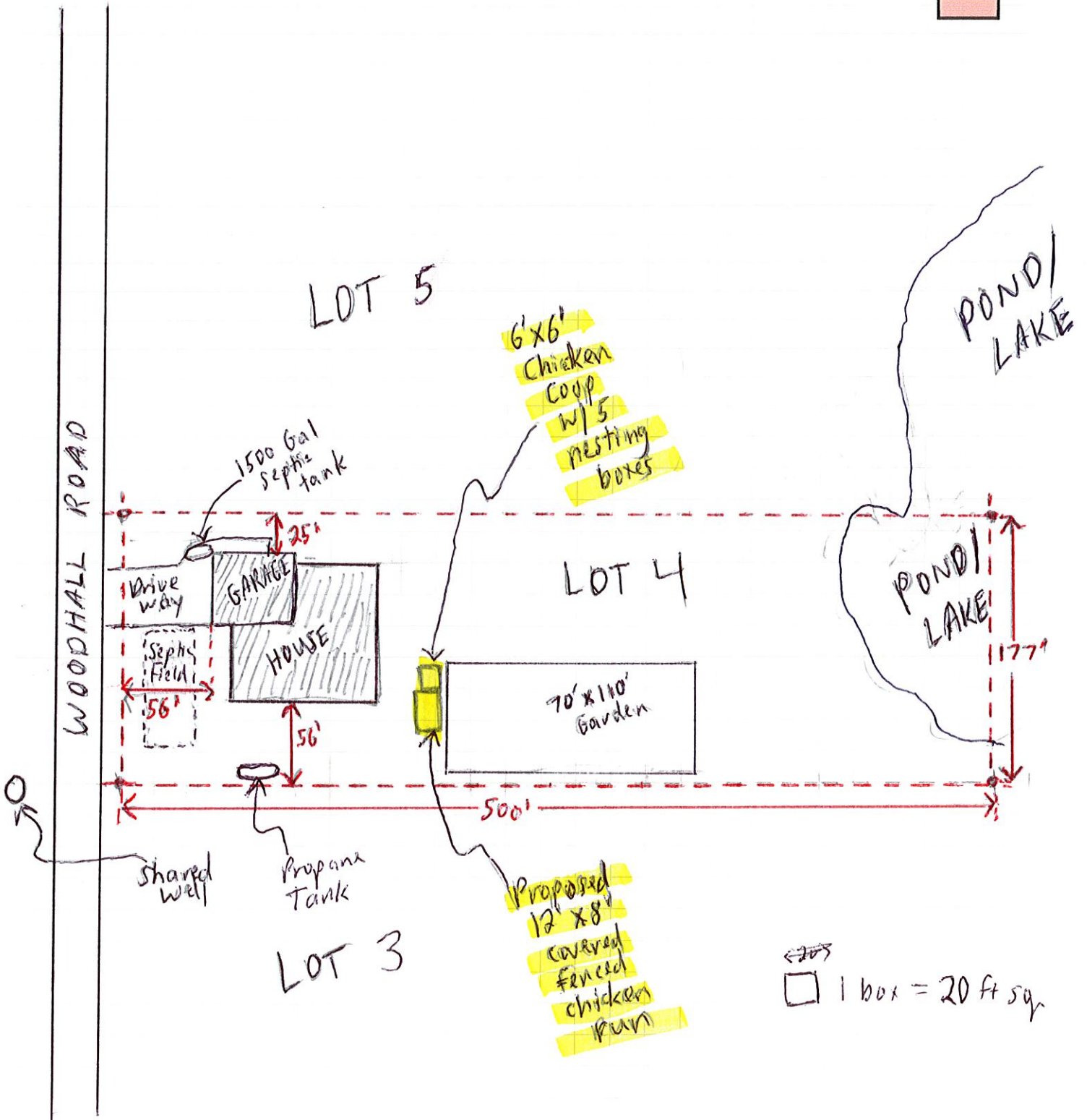
Date

**Project Finished!**



**EXHIBIT** A

BUILDINGS, BUILDING SIZE, DISTANCE FROM OVERHANG OF BUILDINGS TO FRONT, REAR AND SIDE LOT LINES, LOCATION OF PARKING SPACES, LANDSCAPING, AND OTHER PERTINENT DETAILS "REFER TO CHECKLIST"  
**NORTH SHOULD BE AT THE TOP OF THE PAGE WHEN YOU BEGIN YOUR DRAWING!**

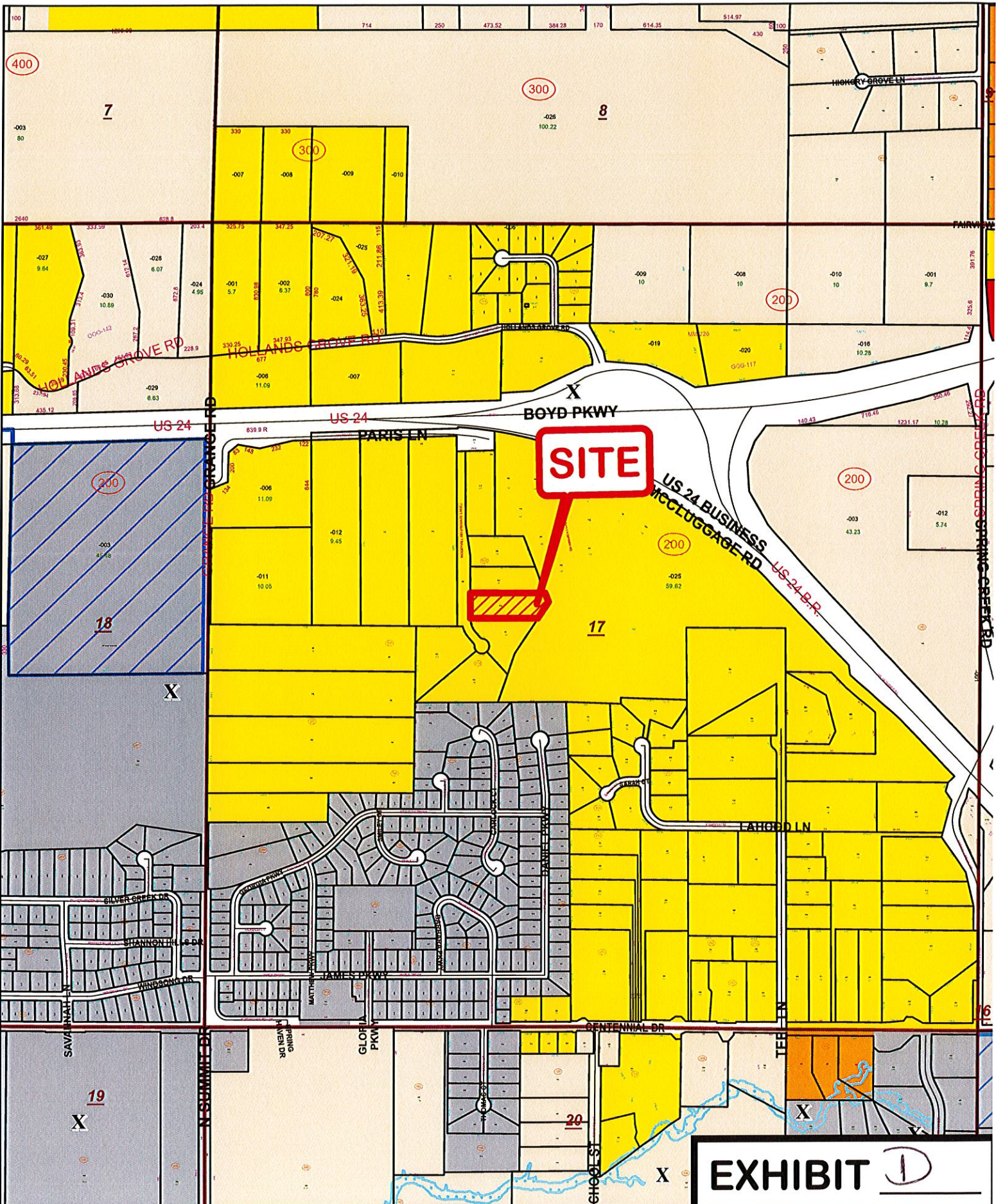


**SITE PLAN**

**EXHIBIT** B







**EXHIBIT D**

Zoning		A-1		C-2		I-1		R-2
		A-2		CITY		I-2		R-R
District		C-1		CONS		R-1		
		AG Area						





**Melissa Kreiter - Re: September ZBA Cases for Comment**

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**From:** Stacy Thompson <sthompson@tchd.net>  
**To:** "mkreiter@tazewell-il.gov" <mkreiter@tazewell-il.gov>, "Jworkman@tazewel...  
**Date:** 8/16/2024 10:55 AM  
**Subject:** Re: September ZBA Cases for Comment  
**Cc:** Melissa Goetze <mgoetze@tchd.net>

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**CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.**

Hello! Please see the following TCHD Environmental Health responses to the September 2024 ZBA Cases:

CASE NO. 24-30-S: Ronald Thomason – See previous comments from July.

CASE NO. 24-37-S: John and Margaret Zdanowski - No Comment.

CASE NO. 24-38-V: Gary and Michelle Watson – No Comment.

Sincerely,

**Stacy M. Thompson, MS, LEHP**

Environmental Health Supervisor

Tazewell County Health Department

21306 Illinois Route 9, Tremont, IL 61568

Direct Line: [309-929-0226](tel:309-929-0226)

Main Line: [309-925-5511](tel:309-925-5511)

<http://www.tazewellhealth.org>

*The mission of the Tazewell County Health Department is to promote and protect the public's health and well-being.*

---

**From:** Melissa Kreiter <MKreiter@tazewell-il.gov>

**Sent:** Thursday, August 15, 2024 3:49 PM

**Subject:** September ZBA Cases for Comment

**EXTERNAL EMAIL:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see the attached.

*Melissa A. Kreiter*

Chief Deputy/"FOIA" Officer

Tazewell County Department of Community Development

11 S. 4th St., Room 400 - Pekin, IL 61554

Phone: [\(309\) 477-2235](tel:309-477-2235) - Email: [mkreiter@tazewell-il.gov](mailto:mkreiter@tazewell-il.gov)

Website: <http://www.tazewell-il.gov>

**EXHIBIT** \_\_\_\_\_

CITY OFFICIALS

Gary W. Manier, *Mayor*

Valeri L. Brod, *City Clerk*

Carol J. Crocker, *City Treasurer*

Jim Snider, *City Administrator*



ALDERPERSONS

Michael J. Brownfield, *Ward I*

Lilija V. Stevens, *Ward I*

Brett M. Adams, *Ward II*

Jamie K. Smith, *Ward II*

Bobby Martin III, *Ward III*

Brian H. Butler, *Ward III*

G. Michael McIntyre, *Ward IV*

John J. Blundy, *Ward IV*

August 19, 2024

Tazewell County  
Ms. Jaclynn Workman  
11 South Fourth Street  
McKenzie Building, Suite 400  
Pekin, IL 61554  
Email: [jworkman@tazewell.com](mailto:jworkman@tazewell.com)

*Re: Case No. 24-37-S*

Dear Jackie:

Thanks for offering the City of Washington the opportunity to comment on the proposed special use request of John and Margaret Zdanowski at 141 Woodhall Road that will be presented to the Tazewell County Zoning Board of Appeals on September 4, 2024. The proposal would allow for up to six chickens to be housed on a lot of two acres or less in the R-1 (Low Density Residential) District.

Staff has no objections to the proposed special use provided that it meets all County zoning code regulations and adequately addresses any neighboring property owner concerns, if applicable.

Please feel free to contact me with any questions you may have at 444-1135 or [joliphant@ci.washington.il.us](mailto:joliphant@ci.washington.il.us). Thanks again for the chance to comment on the proposed special use.

Sincerely,

Jon R. Oliphant, AICP  
Planning & Development Director

**CASE INFORMATION**

CASE NO.: 24-38-V PETITIONER: Gary & Michelle Watson

AGENT OR REPRESENTATIVE: \_\_\_\_\_

ADDRESS: 13599 Cedar St., Manito, IL 61546 PHONE: 309-253-4208 or 309-360-7461

REQUEST FOR: 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

P.I.N.# 08-09-21-302-006 PARCEL SIZE less than 1 +/- acres PRESENT ZONING: R-1

SURROUNDING ZONING: N R-1 S R-1 E R-1 W R-1

PETITION RECEIVED: 7/30/24 CASE ORIGIN: By Petitioner

**AGENCIES NOTIFIED AND COMMENTS MADE:**

PLANNER: Does not comment on Variance cases

HEALTH DEPT.: Notified 8/15/24

TCSWCD: Notified 8/15/24

TCFB: Notified 8/15/24

COUNTY HIGHWAY: Notified 8/15/24

MUNICIPALITY: N/A

TOWNSHIP: Notified 8/15/24

IDOT: N/A

SCHOOL DISTRICT: N/A

SURROUNDING PROPERTY OWNERS: Notified 8/15/24

PUBLICATION DATE: 8/14/24 WHERE: Tarewe U. Chronicle

**ACTION TAKEN:**

ZONING BOARD OF APPEALS: \_\_\_\_\_ DECISION: \_\_\_\_\_

LAND USE COMMITTEE: \_\_\_\_\_ DECISION: \_\_\_\_\_

COUNTY BOARD: \_\_\_\_\_ DECISION: \_\_\_\_\_

OTHER COMMENTS: \_\_\_\_\_

**TAZEWELL COUNTY COMMUNITY  
DEVELOPMENT  
APPLICATION FOR ZONING HEARING  
PETITION FOR: VARIANCE**

<b>Staff Use Only:</b>	Accepted by: <u>DG</u>
Date Filed: <u>7/30/24</u>	CASE NO. <u>24-38-V</u>
Filing Fee: <u>300.00</u>	Publication Fee: _____
ZBA Hearing Date: <u>9/4/24</u>	
Decision Date: _____	
APPROVED <input type="checkbox"/>	DENIED <input type="checkbox"/>
OTHER <input type="checkbox"/>	_____

**1. Applicant and Owner Information:**

**Applicant:**  
Name: Gary & Michelle Watson  
Address: 13599 Cedar Street  
City, State: Manito IL 61546  
Phone: 309-253-4208 M 309-360-7461  
(daytime contact)  
Email: gary@nostaw.com

**Owner:**  
Name: Gary & Michelle Watson  
Address: 13599 Cedar Street  
City, State: Manito IL 61546  
Phone: 309-253-4208 M 309-360-7461  
(daytime contact)  
Email: gary@nostaw.com

The property interest of the applicant, if not the owner: Yes

**2. Site and Surrounding Property Information:**

a. 911 Address or property location of subject property: 13599 Cedar Street Manito

b. Correct Legal Description and Property Identification Number: (Attach an additional sheet if necessary - a copy of the legal description may be obtained from the Recorder of Deeds Office - 1<sup>st</sup> floor, McKenzie Building)

Current Zoning: Residential Property ID Number: 08-09-21-302-006

Proposed Parcel Size/Acreage: lot Soil Productivity Rate of site: \_\_\_\_\_

Legal Description:  
Sec 21 T24 N R6W Talbotts 3rd ADDN PT OF Lot 43  
(NW 200 X 150) SW 1/4

c. Describe all existing structures, physical attributes and current land use of the property:  
Residential House, shed, pool

d. Previous Special Use/Variance requested for this property?  No  Yes—Case No. \_\_\_\_\_

**3. Specify what the Variance request is for:**

New fence is taller than 6ft.

**4. Explain in detail the hardship or circumstances which prevents you from meeting the requirements of the Zoning Code:**

We prefer having a 7ft fence to detour deer from getting into our pool. We have a field next to us that wildlife run through. Old fence was 5ft we removed for the inground pool build.

5. When evaluating Variance requests the following Standards are considered by The Zoning Board of Appeals. Please provide how your application conforms to the following: (attached an additional sheet if necessary)

a. Explain how the particular surroundings, shape or topographical conditions of the property creates a particular hardship rather than inconvenience, if the Zoning Code regulations were to be carried out.

Large open area that wildlife runs through.  
Would like to detour them from inground pool.

b. Explain how the conditions upon which the variance is based are unique to the property for which the variance is sought and are not applicable, generally, to other property.

Most properties do not have an open field next to them

c. Explain how granting the variance will not be detrimental to the public welfare, nor injurious to other property or improvements in the neighborhood or otherwise be inconsistent with any officially adopted County Plan or these regulations.

The fence will be an attractive design facing the open field.

d. Explain how the proposed variance will not impair an adequate supply of light and air to adjacent property, nor substantially increase the congestion in public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

It will not impair anything because it faces an open field.

e. Explain how the purpose of the variance is not based exclusively upon a desire to increase the monetary gain of the property.

its more of prevention of access to pool.

f. Explain how circumstances or conditions are such that the strict application of the provisions of this section would deprive the applicant of reasonable use of his or her property. Mere loss in value shall not justify a Variance.

N/A

g. Explain how granting the Variance is the minimum adjustment necessary that will make possible the reasonable use of the land or structure:

Will be better suited for the creatures that run through the field from falling in the pool

h. Explain how the request is due to unique circumstances.

Current limit is 1ft  
New fence is 7ft

6. **Signature:** I (we) certify that the proposed Variance will conform to the standards for Variances in the Tazewell County Zoning Ordinance and hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my (our) knowledge.

~~Darryl Watson~~ Michelle Watson

Applicant Signature

7/29/24

\_\_\_\_\_

Date

~~Darryl Watson~~ Michelle Watson

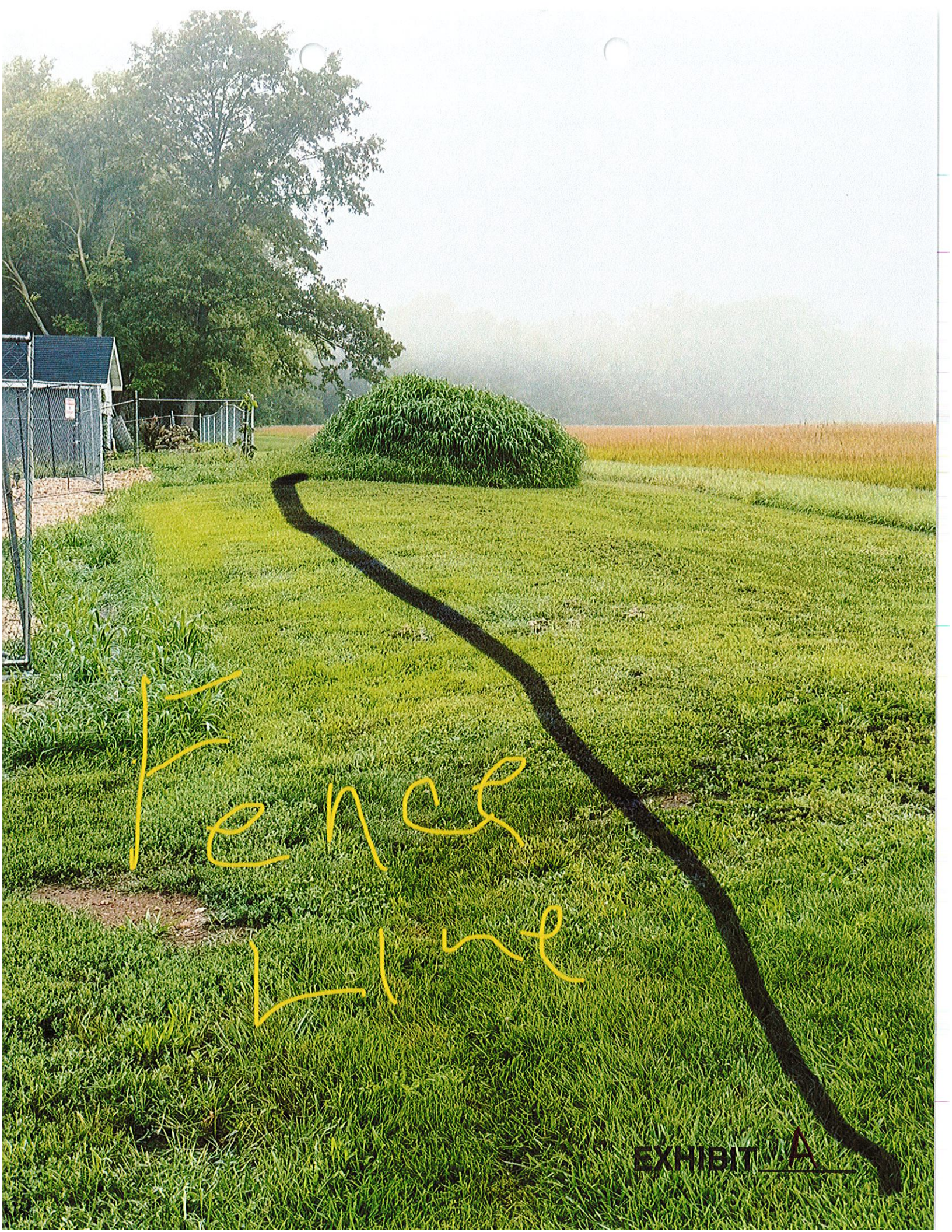
Owner Signature

7/29/24

\_\_\_\_\_

Date





Fence  
Line

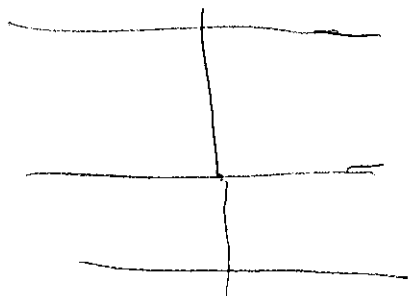
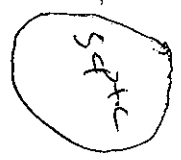
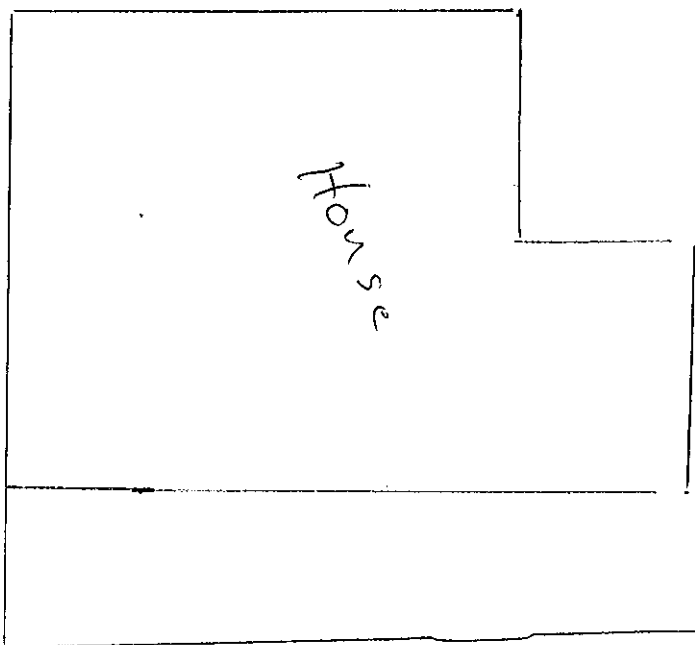
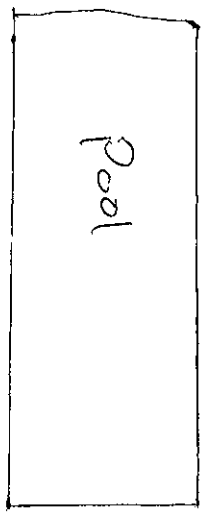
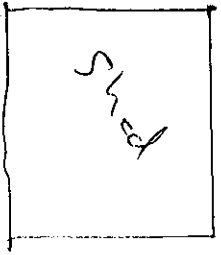
EXHIBIT A

N ↑

Open Hay Field



X = fence



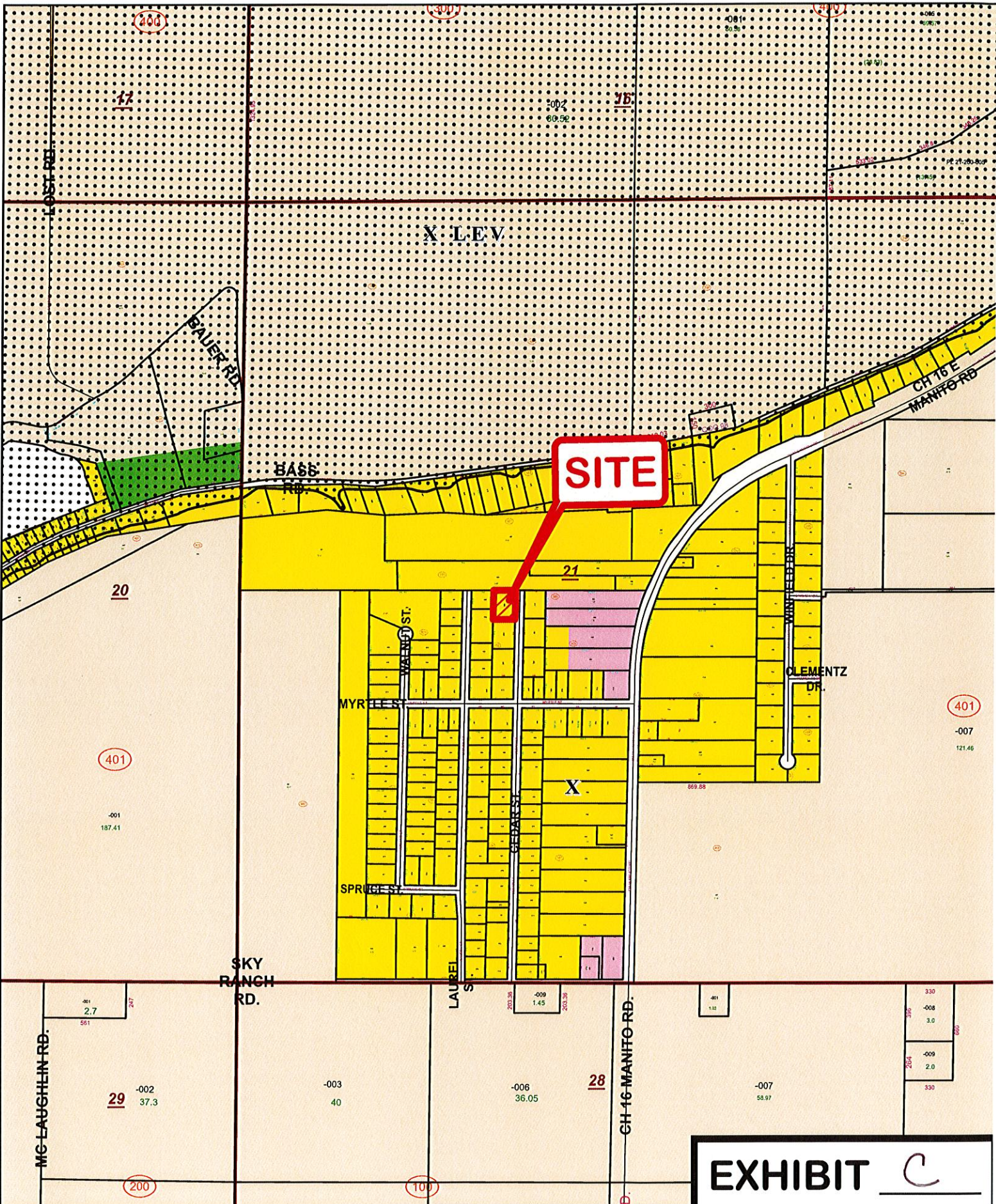
Property line

Property line

Barry & Michelle  
Watson

Cedar st

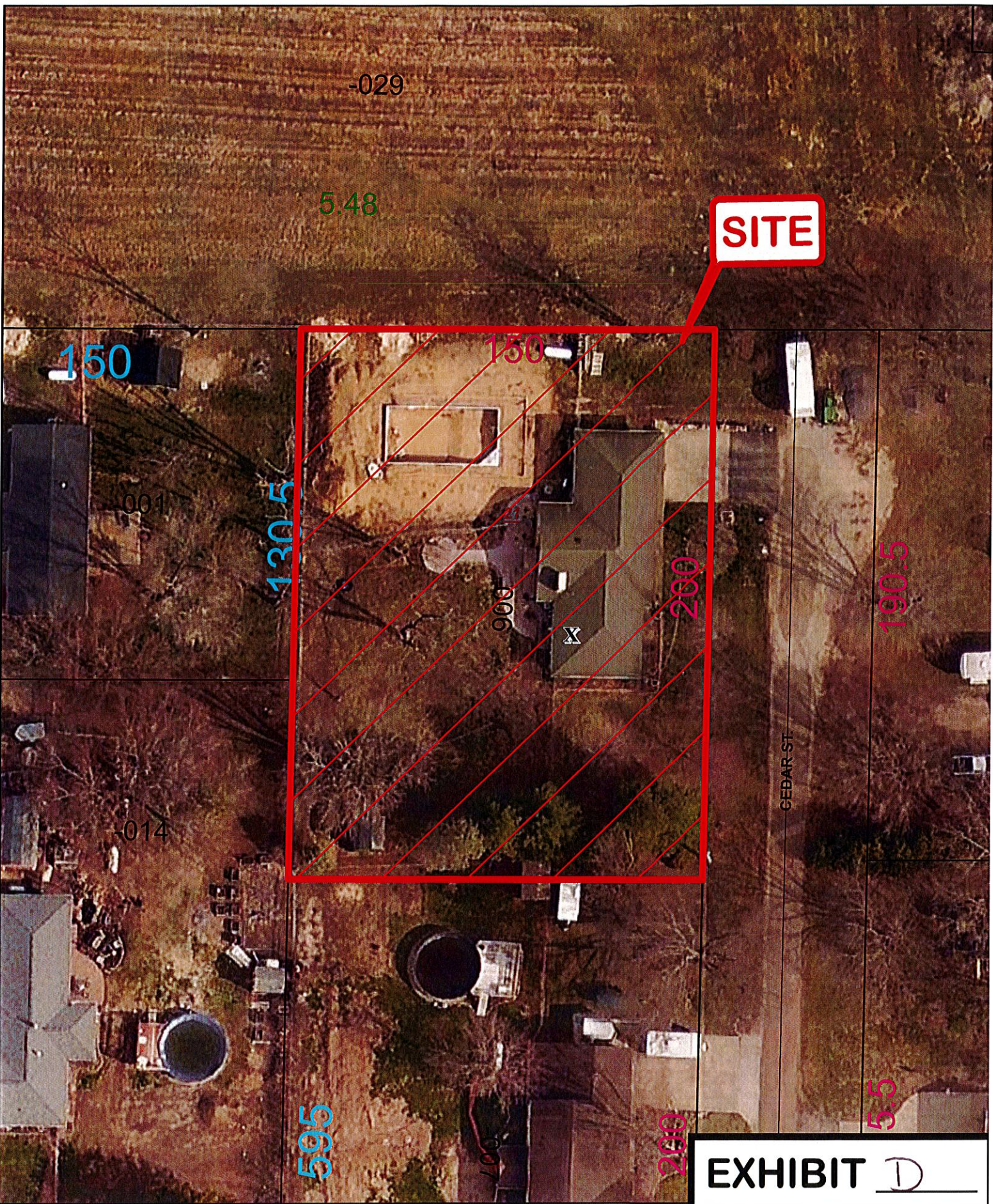
**EXHIBIT** B



# EXHIBIT C



Zoning	District	Color
A-1	C-2	Light Blue
A-2	CITY	Grey
C-1	CONS	Green
I-1	R-2	Light Blue
I-2	R-R	Orange
R-1		Yellow
AG Area		Blue Hatched

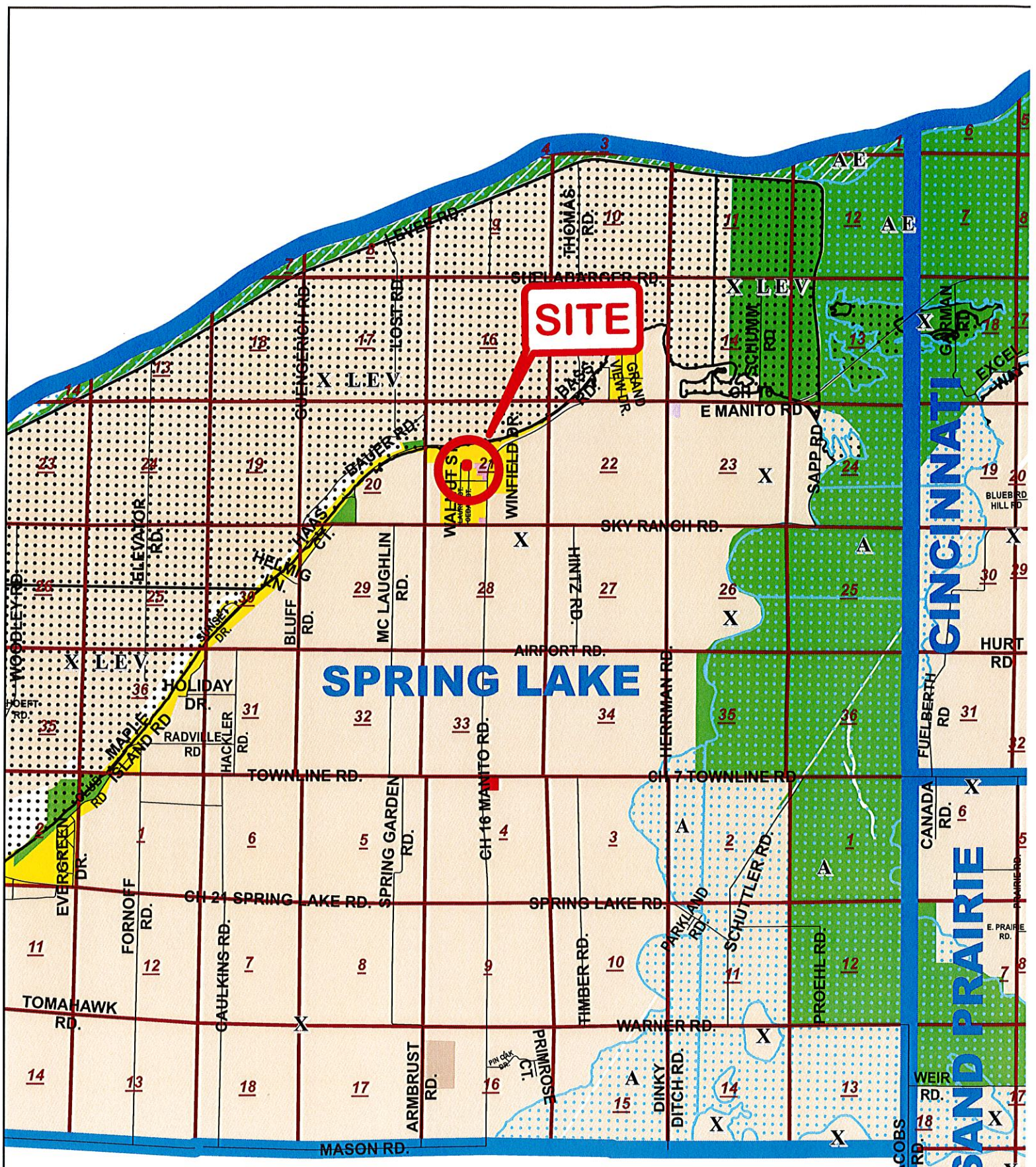


**SITE**

**EXHIBIT D**



Zoning



# Mason County

**EXHIBIT E**



Zoning	District	AG Area
A-1	A-2	C-1
C-2	CITY	CONS
I-1	I-2	R-1
R-2	R-R	

**Melissa Kreiter - Re: September ZBA Cases for Comment**

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**From:** Stacy Thompson <sthompson@tchd.net>  
**To:** "mkreiter@tazewell-il.gov" <mkreiter@tazewell-il.gov>, "Jworkman@tazewel...  
**Date:** 8/16/2024 10:55 AM  
**Subject:** Re: September ZBA Cases for Comment  
**Cc:** Melissa Goetze <mgoetze@tchd.net>

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CASE NO. 24-38-V: Gary and Michelle Watson – No Comment.

Sincerely,

**Stacy M. Thompson, MS, LEHP**

Environmental Health Supervisor

Tazewell County Health Department

21306 Illinois Route 9, Tremont, IL 61568

Direct Line: [309-929-0226](tel:309-929-0226)

Main Line: [309-925-5511](tel:309-925-5511)

<http://www.tazewellhealth.org>

*The mission of the Tazewell County Health Department is to promote and protect the public's health and well-being.*

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**From:** Melissa Kreiter <MKreiter@tazewell-il.gov>

**Sent:** Thursday, August 15, 2024 3:49 PM

**Subject:** September ZBA Cases for Comment

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*Melissa A. Kreiter*

Chief Deputy/"FOIA" Officer

Tazewell County Department of Community Development

11 S. 4th St., Room 400 - Pekin, IL 61554

Phone: [\(309\) 477-2235](tel:309-477-2235) - Email: [mkreiter@tazewell-il.gov](mailto:mkreiter@tazewell-il.gov)

Website: <http://www.tazewell-il.gov>

**EXHIBIT** \_\_\_\_\_