

RECORD OF MINUTES AND DELIBERATIONS
TAZEWELL COUNTY ZONING BOARD OF APPEALS
TUESDAY, OCTOBER 1, 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: Valerie Fehr, Angela Lapsley, Amy McClanahan, Alternate Sam Miller, Donald Vaughn & Chairman Duane Lessen; Members Absent: Todd Bong and Shawn Cupi

STAFF PRESENT: Jaclynn Workman, Community Development Administrator; Melissa Kreiter, Chief Deputy Administrator; Matt Drake, Assistant States Attorney; Ray Lees, Tri-County Regional Planning Commission, and Land Use Members: Eric Schmidgall and Chairman Joesting

OTHERS PRESENT: Petitioners and Interested Parties

MINUTES: Moved by McClanahan, seconded by Vaughn, to approve the minutes of the September 4, 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

Chairman Lessen called upon Case No. 24-39-S. Sheri Ziegler appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 24-40-S. Brad Sauder appeared to testify on behalf of the proposed Special Use request.

Upon conclusion of all public testimony at 5:58 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. 24-39-S: The petition of Edwin and Sheri Ziegler 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 13 Bradford Dr., Mackinaw, IL.

Moved by Lapsley, seconded by McClanahan to approve **Case No. 24-39-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. 24-39-S** the vote was:

Ayes: 6 – Fehr, Lapsley, McClanahan, Alternate Mille, Vaughn and Chairman Lessen

Nays: 0

Absent: 2 – Bong, Cupi

Motion declared carried.

CASE NO. 24-40-S: The petition of Brad Sauder, representing SAC Enterprises, LLC. for a Special Use to allow the creation of one new dwelling site in an A-1 Agriculture Preservation District located along the N. side of IL. Rte. 9 approximately 430' West of the intersection of IL. Rte. 9 and Hermann Ct., Tremont, IL.

Moved by McClanahan, seconded by Vaughn to approve **Case No. 24-40-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 Lapsley, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve **CASE NO. 24-40-S** the vote was:

Ayes: 6 – Fehr, Lapsley, McClanahan, Alternate Mille, Vaughn and Chairman Lessen

Nays: 0

Absent: 2 – Bong, Cupi

Motion declared carried.

NEXT MEETING

The next meeting of the Zoning Board of Appeals will be **Tuesday, November 5, 2024** at 6:05 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 6:05 p.m.

Jaclynn Workman, Secretary
(Transcribed by Melissa Kreiter)