

**RECORD OF MINUTES AND DELIBERATIONS**  
**TAZEWELL COUNTY ZONING BOARD OF APPEALS**  
**TUESDAY, NOVEMBER 5, 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: Todd Bong, Shawn Cupi, Valerie Fehr, Angela Lapsley, Amy McClanahan, Alternate Sam Miller, & Chairman Duane Lessen

Members Absent: Donald Vaughn

**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: Greg Sinn, Eric Schmidgall, Russ Crawford

**OTHERS PRESENT:** Petitioners and Interested Parties

**MINUTES:** Moved by Cupi, seconded by McClanahan, to approve the minutes of the October 1, 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. 24-42-S. Enoch Strange appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 24-43-S. Carrie Garcia-Auen appeared to testify on behalf of the proposed Special Use request. Eugene Veginski, Rebecca Clinch, Tim Schmidgall appeared with concerns.

Chairman Lessen called upon Case No. 24-44-S. Seth Broquard appeared to testify on behalf of the proposed Special Use request. Andrew Erickson appeared with concerns.

Chairman Lessen called upon Case No. 24-45-S. Christian and Charity Espindola appeared to testify on behalf of the proposed Special Use request. Teresa Thacker appeared in support.

Chairman Lessen called upon Case No. 24-46-S. Brooke Winterland appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 24-47-V. Daniel Wissel appeared to testify on behalf of the proposed Variance request. Dan Parr, Tazewell County Highway Engineer appeared with concerns.

Following a short recess at 7:50 p.m., testimony continued at 7:59 p.m.

Chairman Lessen called upon Case No. 24-48-V. Charles Hanely appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 24-49-V. Daniel Griffin of Clean Energy Design Group and Dr. Matt Gordon appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 24-50-V. Jerry Stoneburner appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 24-51-V. Samuel Stuber appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 24-52-V. Laurice Feld appeared to testify on behalf of the proposed Variance request. Mike Nuelinger, Spring Lake Township Road Commissioner appeared with concerns.

Chairman Lessen called upon Case No. 24-53-V. Benjamin Barajas appeared to testify on behalf of the proposed Variance request.

Upon conclusion of all public testimony at 8:58 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. 24-42-S:** The petition of Black Azalea, LLC, d/b/a Teegarden Veterinary Clinic, P.C. for an Expansion of a Special Use (Case No. 91-28-S, approved 5/22/1991) to allow for an 840 s.f. addition to the principal structure, to include veterinary exam rooms and an employee break room in an A-1 Agriculture Preservation District located at 2323 Eureka Rd., Washington, IL.

Moved by Bong, seconded by Fehr to approve **Case No. 24-42-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 Lapsley, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve **CASE NO. 24-42-S** the vote was:

Ayes: 7 –Bong, Cupi, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen

Nays: 0

Absent: 1 - Vaughn

**Motion declared carried.**

---

**CASE NO. 24-43-S:** The petition of Carrie Garcia-Auen, d/b/a Wild West Queenwood, LLC. for a Special Use to allow the operation of a Banquet Facility & Event Venue to include Fitness Classes, Dance Classes, Birthday Parties & Weddings from existing structures in an A-1 Agriculture Preservation District located at 505 W. Queenwood Rd., Morton, IL.

Having considered the information contained in the petition herein, and the testimony given and statements made at the public hearing on said proposal, the Zoning Board of Appeals moved by Bong, seconded by Cupi to continue this request to the January 7, 2025 Public Hearing to allow the Petitioner time to prepare a business plan.

---

**CASE NO. 24-44-S:** The petition of Seth Broquard for a Special Use to allow the creation of one new dwelling site in an A-1 Agriculture Preservation District located immediately South and adjacent to the entrance for 19976 Bennett Rd., Pekin, IL.

Moved by Cupi, seconded by McClanahan to approve **Case No. 24-44-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 Alt. Miller, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve **CASE NO. 24-44-S** the vote was:

Ayes: 6 –Bong, Cupi, Fehr, Lapsley, McClanahan and Chairman Lessen

Nays: 1 - Alt. Miller

Absent: 1 - Vaughn

**Motion declared carried.**

---

**CASE NO. 24-45-S:** The petition of Christian & Charity Espindola for a Special Use to allow the creation of one new dwelling site in an A-1 Agriculture Preservation District located in a field along the North side of Victory Hills Rd. approximately 1/10<sup>th</sup> of a mile West of the intersection of Victory Hills Rd. and Ackerman Rd., Deer Creek, IL.

Moved by McClanahan, seconded by Fehr to approve **Case No. 24-45-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 Cupi, seconded by McClanahan, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve **CASE NO. 24-45-S** the vote was:

Ayes: 7 –Bong, Cupi, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen

Nays: 0

Absent: 1 - Vaughn

**Motion declared carried.**

---

**CASE NO. 24-46-S:** The petition of Brooke Winterland of BRMR, LLC for a Special Use to allow the creation of one new dwelling site on an existing lot of record in an A-1 Agriculture Preservation District located at 11011 Keyser Rd., Mackinaw, IL.

Moved by Lapsley, seconded by Bong to approve **Case No. 24-46-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 Cupi, seconded by Alt. Miller, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve **CASE NO. 24-46-S** the vote was:

Ayes: 7 –Bong, Cupi, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen

Nays: 0

Absent: 1 - Vaughn

**Motion declared carried.**

---

**CASE NO. 24-47-V:** The petition of Dan Wissel, d/b/a Dan Wissel Trucking, Inc. (approved in Case No. 94-51-S) for Variance to waive the requirements of §157.091(A)(1) to allow the construction of an Accessory Structure (Hoop Building to cover Dirt) to be 35' from the centerline of Eureka Rd. (U.S. Bsn. Rte. 24), which is 65' closer than allowed and to waive §157.091(B)(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 25975 Dee Mack Rd., Washington, IL.

Moved by McClanahan, seconded by Fehr to approve **Case No. 24-47-V** with the following condition:

1. The proposed Accessory Structure shall be no closer to the Right of Way of Eureka Rd. (U.S. Bsn. Rte. 24) than 50' from the centerline, which 100' closer than allowed.

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. 24-47-V** the vote was:

Ayes: 7 –Bong, Cupi, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen

Nays: 0

Absent: 1 - Vaughn

**Motion declared carried.**

---

**CASE NO. 24-48-V:** The petition of Charles Hanely for a Variance to waive the requirements of §157.150(A)(3) to allow the reconstruction of an existing dwelling to be 20' from the Centerline of Beachcomber Place, which is 30' closer than allowed and to waive §157.150(B)(1) to allow the same dwelling to be 5' from either side property line, which is 5' closer than allowed in an R-1 Low Density Residential District located at 2 Beachcomber Pl., Pekin, IL.

Moved by Cupi, seconded by Lapsley to approve **Case No. 24-48-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 Cupi, to approve the findings of fact as discussed.

**Motion carried by voice vote.**

On roll call to approve **CASE NO. 24-48-V** the vote was:

Ayes: 7 –Bong, Cupi, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen

Nays: 0

Absent: 1 - Vaughn

**Motion declared carried.**

---

**CASE NO. 24-49-V:** The petition of Clean Energy Design Group, Inc. on behalf of Rankin Community School District #98 for a Variance to waive the requirements of §157.091(C)(2) to allow the construction of a Ground Mount Solar Array to be 15' from the Rear property line, which is 10' closer than allowed in an A-1 Agriculture Preservation District located at 13716 S. Fifth St., Pekin, IL.

Moved by McClanahan, seconded by Alt. Miller to approve **Case No. 24-49-V** with the following condition:

1. A fence of at least 7' in height shall be constructed around the perimeter of the solar array.

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 McClanahan, to approve the findings of fact as discussed. **Motion carried by voice vote.**

On roll call to approve **CASE NO. 24-49-V** the vote was:

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

Nays: 0

Abstain: 1 - Cupi

Absent: 1 - Vaughn

**Motion declared carried.**

---

**CASE NO. 24-50-V:** The petition of Jerry Stoneburner for a Variance to waive the requirements of §157.046(B)(1) to allow the construction of a 1,000 s.f. Accessory Structure, which will bring the total of all Accessory Structures on the property to 2,200 s.f., which is 142 s.f. larger than allowed in a R-1 Low Density Residential District located at 2719 Overhill Dr., Pekin, IL

Moved by Cupi, seconded by McClanahan to approve **Case No. 24-50-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 Cupi, to approve the findings of fact as discussed.

**Motion carried by voice vote.**

On roll call to approve **CASE NO. 24-50-V** the vote was:

Ayes: 7 –Bong, Cupi, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen

Nays: 0

Absent: 1 - Vaughn

**Motion declared carried.**

---

**CASE NO. 24-51-V:** The petition of Samuel & Morgan Stuber of a Variance to waive the requirements of §157.111(A)(3) to allow the reconstruction of a Dwelling to be 50' from the centerline of Red Shale Hill Rd., which is 50' closer than allowed in a R-1 Low Density Residential District located at 15720 Red Shale Hill Rd., Pekin, IL

Moved by Cupi, seconded by Lapsley to approve **Case No. 24-51-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 McClanahan, to approve the findings of fact as discussed. **Motion carried by voice vote.**

On roll call to approve **CASE NO. 24-51-V** the vote was:

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

Nays: 1 - Cupi

Absent: 1 - Vaughn

**Motion declared carried.**

---

**CASE NO. 24-52-V:** The petition of Laurice Feld for a Variance to waive the requirements of §157.150(A)(3) to allow the construction of an Accessory Structure (Detached Garage) to be 17' from the Centerline of Sunset Drive, which is 33' closer than allowed and to allow the same Accessory Structure to be 6" the South property line, which is 4.5' closer than allowed in a R-1 Low Density Residential District located at 12405 Sunset Dr., Manito, IL.

Moved by McClanahan, seconded by Alt. Miller to approve **Case No. 24-52-V.**

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

**Motion carried by voice vote.**

On roll call to approve **CASE NO. 24-52-V** the vote was:

Ayes: 7 –Bong, Cupi, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen

Nays: 0

Absent: 1 - Vaughn

**Motion declared carried.**

---

**CASE NO. 24-53-V:** The petition of Benjamin Barajas for a Variance to waive the requirements of §157.091(A)(3) to allow the construction of an Addition to a Dwelling (Covered Porch) to be 58' from the centerline of Morris Mill Road, which is 42' closer than allowed in an A-1 Agriculture Preservation District located at 4224 Morris Mill Rd., Delavan, IL.

Moved by Bong, seconded by McClanahan to approve **Case No. 24-53-V.**

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

**Motion carried by voice vote.**

On roll call to approve **CASE NO. 24-53-V** the vote was:

Ayes: 7 –Bong, Cupi, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen

Nays: 0

Absent: 1 - Vaughn

**Motion declared carried.**

---

**NEXT MEETING**

The next meeting of the Zoning Board of Appeals will be **Tuesday, January 7, 2025** 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 10:00 p.m.

Jaclynn Workman, Secretary  
(Transcribed by Melissa Kreiter)