

**RECORD OF MINUTES AND DELIBERATIONS**  
**TAZEWELL COUNTY ZONING BOARD OF APPEALS**  
**TUESDAY, JANUARY 7, 2025**  
**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: Shawn Cupi, Valerie Fehr, Angela Lapsley, Amy McClanahan, Alternate Sam Miller, Donald Vaughn & Chairman Duane Lessen; Members Absent: Todd Bong

**STAFF PRESENT:** Jaclynn Workman, Community Development Administrator; Melissa Kreiter, Chief Deputy Administrator; Matt Drake, Assistant States Attorney; Ray Lees, Tri-County Regional Planning Commission, Adam Crutcher, Tri-County Regional Planning Commission, and Land Use Members: Jay Hall, Jon Hopkins, Mark Goddard, Eric Schmidgall and Eric Stahl

**OTHERS PRESENT:** County Board Member Cathryn Stump, Petitioners and Interested Parties

**MINUTES:** Moved by Cupi, seconded by McClanahan, to approve the minutes of the November 5, 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

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**PUBLIC HEARING**

Chairman Lessen called upon Case No. 25-01-Z. Administrator Workman spoke on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 25-02-S. Commandant William Clark appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 25-03-S. John Ackerman appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 25-04-V. Corey O'Donnell appeared to testify on behalf of the proposed Variance request.

Upon conclusion of all public testimony at 7:00 p.m., Chairman Lessen closed the Public Hearing portion of the Meeting. Following a short recess, deliberations began at 7:03 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)

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**DELIBERATIONS**

**CASE NO. 25-01-Z:** The petition of Tazewell County on behalf of the Estate of Ernest E. Wells for a Map Amendment to the Official Groveland Township Zoning Map of Tazewell County to change the zoning classification of property from a C-2 General Business Commercial Zoning District to a R-1 Low Density Residential Zoning District located at 4160 Springfield Rd., East Peoria, IL 61611

Moved by Vaughn, seconded by Lapsley to recommend approval of **Case No. 25-01-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 Vaughn, seconded by McClanahan, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to recommend approval of **CASE NO. 25-01-Z** to the Tazewell County Board, the vote was:

Ayes: 7 –Cupi, Fehr, Lapsley, McClanahan Alt. Miller, Vaughn and Chairman Lessen  
Nays: 0  
Absent: 1 - Bong

**Motion declared carried.**

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**CASE NO. 25-02-S:** The petition of Commandant William Clark on behalf of the Pekin Marine Corps League, Tobin-Nanninga Detachment #85 for an expansion of an existing Special Use as approved in Case No. 11-39-S (October 4, 2011) and Case No. 19-52-S (November 5, 2019) to allow an Addition (Restrooms and Storage) to an existing Accessory Structure, utilized as a Banquet Facility to host special events in an A-1 Agriculture Preservation District located at 13370 Garman Road, Pekin, Illinois.

Moved by McClanahan, seconded by Vaughn to approve **Case No. 25-02-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 McClanahan, seconded by Lapsley, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve **CASE NO. 25-02-S** the vote was:

Ayes: 7 –Cupi, Fehr, Lapsley, McClanahan Alt. Miller, Vaughn and Chairman Lessen  
Nays: 0  
Absent: 1 - Bong

**Motion declared carried.**

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**CASE NO. 25-03-S:** The petition of John C. Ackerman, on behalf of Wanda Ackerman for a Special Use to allow the creation of a Private Family Cemetery in an A-1 Agriculture Preservation District located approximately ¼ of a mile South of the intersection of Ackerman Rd. and County Line Rd., and along the West side of Ackerman Rd., Deer Creek, IL.

Moved by Cupi, seconded by McClanahan to approve **Case No. 25-03-S** with the following conditions:

1. The owner is required to square off and identify the 1/10<sup>th</sup> acre area of the parcel to be identified as the Private Family Cemetery. The area must be surveyed or described with a meets and bounds description and the document recorded with the Tazewell County Recorder of Deeds office for proper identification and future title research.
2. An entrance shall be provided off of Ackerman Road and at least one off-street parking space, not less than 9x18, for vehicle parking.
3. Each burial plot shall be recorded with latitude and longitude coordinates.
4. The coroner must be notified at the time of death. (Recommendation of TCHD)
5. All burials must be coordinated through an Illinois Licensed Funeral Director, who is also required to file the required death certificate. (Recommendation of TCHD)

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 modified. **Motion carried by voice vote.**

On roll call to approve **CASE NO. 25-03-S** the vote was:

Ayes: 6 –Cupi, Fehr, Lapsley, McClanahan Alt. Miller and Vaughn  
Nays: 1 - Chairman Lessen  
Absent: 1 - Bong

**Motion declared carried.**

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**CASE NO. 25-04-V:** The petition of Corey O'Donnell for a Variance to waive the requirements of §157.150(A)(3) to allow the construction of an Addition to Dwelling (Attached Garage & Living Room) to be 34' from the centerline of Wildwood Dr., which is 16' closer than allowed in a R-1 Low Density Residential District located at 335 Wildwood Dr., Groveland, IL.

Moved by McClanahan, seconded by Lapsley to approved **Case No. 25-04-V.**

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

On roll call to approve **CASE NO. 25-04-V** the vote was:

Ayes: 7 –Cupi, Fehr, Lapsley, McClanahan Alt. Miller, Vaughn and Chairman Lessen  
Nays: 0  
Absent: 1 - Bong

**Motion declared carried.**

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**NEXT MEETING**

The next meeting of the Zoning Board of Appeals will be **Tuesday, February 4, 2025** at 5:30 p.m. in the Tazewell County Justice Center, James Carius Community Room, 101 South Capitol Street, Pekin, Illinois.

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**ADJOURNMENT**

There being no further business Chairman Lessen declared the Zoning Board of Appeals Deliberations adjourned at 8:06 p.m.

Jaclynn Workman, Secretary  
(Transcribed by Melissa Kreiter)