

RECORD OF MINUTES AND DELIBERATIONS
TAZEWELL COUNTY ZONING BOARD OF APPEALS
TUESDAY, FEBRUARY 4, 2025
JAMES CARIUS COMMUNITY ROOM
101 S. CAPITOL STREET, PEKIN, ILLINOIS

CALL TO ORDER: Chairman Lessen called the meeting to order at 6:02 P.M.

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

STAFF PRESENT: Jaclynn Workman, Community Development Administrator; Melissa Kreiter, Chief Deputy Administrator; Matt Drake, Assistant States Attorney; Adam Crutcher, Tri-County Regional Planning Commission, and Land Use Members: K. Russell Crewford, Jon Hopkins, Mark Goddard and Eric Stahl

OTHERS PRESENT: Petitioners and Interested Parties

MINUTES: Moved by Cupi, seconded by Vaughn, to approve the minutes of the January 7, 2025 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. 25-05-S. Attorney Mark Rossi and Matthew White appeared on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 25-06-V. Sean McGinnis appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 25-07-V. Michael Cochran of Austin Engineering appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 25-08-V. Jeffrey Dickson appeared to testify on behalf of the proposed Variance request.

Upon conclusion of all public testimony at 6:54 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. 25-05-S: The petition of Matthew and Leann White for a Special Use to allow the creation of one new dwelling site in an A-1 Agriculture Preservation District located approximately ½ mile West of the intersection of Center Rd. and Dale Rd. and along the North side of Center Rd., Armington, IL.

Moved by Lapsley, seconded by Vaughn to approve **Case No. 25-05-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 Cupi, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to recommend approval of **CASE NO. 25-05-S** to the Tazewell County Board, the vote was:

Ayes: 5 – Cupi, Lapsley, Alt. Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 3 – Bong, Fehr and McClanahan

Motion declared carried.

CASE NO. 25-06-V: The petition of Sean and Shawna McGinnis for a Variance to waive the requirements of §157-147(A) to allow the construction of a 640 sq. ft. Addition to Accessory Structure (Pole Building), bringing the total square footage to 2480 sq. ft., which is 1280 sq. ft. larger than allowed in an R-1 Low Density Residential District located at 1100 B S. Main St., Washington, IL.

Moved by Cupi, seconded by Alt. Miller to approved **Case No. 25-06-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 Lapsley, to approve the findings of fact as discussed.

Motion carried by voice vote.

On roll call to approve **CASE NO. 25-06-V** the vote was:

Ayes: 5 – Cupi, Lapsley, Alt. Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 3 – Bong, Fehr and McClanahan

Motion declared carried.

CASE NO. 25-07-V: The petition of Michael Cochran, representing the Haedicke family for a Variance to waive the requirements of §157.090 to allow the creation of one new lot of record, for Agriculture purposes only, to have 30' of frontage along Ten Mile Creek Road, which is 170' less than allowed in an A-1 Agriculture Preservation Zoning District located immediately South and adjacent to 193 Ten Mile Creek Rd., East Peoria, IL.

Moved by Cupi, seconded by Alt. Miller to approved **Case No. 25-07-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 Lapsley, to approve the findings of fact as discussed.

Motion carried by voice vote.

On roll call to approve **CASE NO. 25-07-V** the vote was:

Ayes: 5 – Cupi, Lapsley, Alt. Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 3 – Bong, Fehr and McClanahan

Motion declared carried.

CASE NO. 25-08-V: The petition of Jeffrey Dickson for a Variance to waive the requirements of §157.046(B)(1) to allow the construction of an Accessory Structure (Detached Garage) bringing the total Accessory Structures to 3,106 sq. ft., which is 1,014 sq. ft. larger than allowed and to waive §157.152(B) to allow the same Accessory Structure to be 25' in height, which is 5' higher than allowed in a R-1 Low Density Residential District located at 225 Hawk Dr., Green Valley, IL.

Moved by Cupi, seconded by Vaughn to approved **Case No. 25-08-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 Lapsley, to approve the findings of fact as discussed.

Motion carried by voice vote.

On roll call to approve **CASE NO. 25-08-V** the vote was:

Ayes: 5 – Cupi, Lapsley, Alt. Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 3 – Bong, Fehr and McClanahan

Motion declared carried.

NEXT MEETING

The next meeting of the Zoning Board of Appeals will be **Tuesday, March 4, 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 7:07 p.m.

Jaclynn Workman, Secretary
(Transcribed by Melissa Kreiter)