

RECORD OF MINUTES AND DELIBERATIONS
TAZEWELL COUNTY ZONING BOARD OF APPEALS
TUESDAY, APRIL 1, 2025
JAMES CARIUS COMMUNITY ROOM
101 S. CAPITOL STREET, PEKIN, ILLINOIS

CALL TO ORDER: Chairman Lessen called the meeting to order at 5:35 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 & Chairman Duane Lessen; Members Absent: Todd Bong, Shawn Cupi & Donald Vaughn

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: Jon Hopkins, Eric Schmidgall, Eric Stahl and Joe Woodrow

OTHERS PRESENT: Petitioners and Interested Parties

MINUTES: Moved by Lapsley, seconded by McClanahan, to approve the minutes of the February 4, 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. 25-09-S and 25-10-S. Paul Irby and Rebecca Coulson appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 25-11-Z. Nickolas Ruzicka appeared to testify on behalf of the proposed Rezoning request.

Chairman Lessen called upon Case No. 25-12-S. Nicholas Neville appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 25-13-S. Darin Hub appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 25-14-S. Pastor Barry Gamage appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 25-15-V. Kelly Simpson appeared to testify on behalf of the proposed Variance request.

Upon conclusion of all public testimony at 7:45 p.m., Chairman Lessen closed the Public Hearing portion of the Meeting and following a short recess deliberations began at 7:50 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)

DELIBERATIONS

CASE NO. 25-09-S: The petition of Cincinnati CSG 1, LLC for a Special Use to allow the construction of a 5 Mega Watt Commercial Solar Farm in an A-1 Agriculture Preservation District located along the South side of Veterans Dr. approximately ¼ of a mile West of the intersection of Veterans Dr. and Fourteenth St., Pekin, IL.

Moved by Alt. Miller, seconded by McClanahan to recommend approval of **Case No. 25-09-S** with the following conditions:

1. The fence style shall be a chain-link with steel post, in accordance with the height requirements of § 156.06 (B)(1)(f).

2. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility and all land outside of the perimeter fence identified in the agreement as a part of the lease is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed by the Landowner.
3. Emergency and non-emergency contact information shall be kept up to date with the Community Development Department and be posted in a conspicuous manner at the main entrance to the facility and also visible from the public roadway.
4. Vegetative screening, such as a species of evergreen trees, shall be 3-5' at planting, and lower-level vegetation to provide a denser screening, as proposed as stated in testimony and in any other location as determined desirable by the Community Development Administrator.

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 Lapsley, seconded by Fehr, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to recommend approval of **CASE NO. 25-09-S** to the Tazewell County Board, the vote was:

Ayes: 5 – Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen
 Nays: 0
 Absent: 3 – Bong, Cupi & Vaughn

Motion declared carried.

CASE NO. 25-10-S: The petition of Cincinnati CSG 2, LLC for a Special Use to allow the construction of a 5 Mega Watt Commercial Solar Farm in an A-1 Agriculture Preservation District located along the South side of Veterans Dr. approximately ¼ of a mile West of the intersection of Veterans Dr. and Fourteenth St., Pekin, IL.

Moved by Alt. Miller, seconded by McClanahan to recommend approval of **Case No. 25-10-S** with the following conditions:

1. The fence style shall be a chain-link with steel post, in accordance with the height requirements of § 156.06 (B)(1)(f).
2. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility and all land outside of the perimeter fence identified in the agreement as a part of the lease is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed by the Landowner.
3. Emergency and non-emergency contact information shall be kept up to date with the Community Development Department and be posted in a conspicuous manner at the main entrance to the facility and also visible from the public roadway.
4. Vegetative screening, such as a species of evergreen trees, shall be 3-5' at planting, and lower-level vegetation to provide a denser screening, as proposed as stated in testimony and in any other location as determined desirable by the Community Development Administrator.

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 Lapsley, seconded by Fehr, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to recommend approval of **CASE NO. 25-10-S** to the Tazewell County Board, the vote was:

Ayes: 5 – Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen
 Nays: 0
 Absent: 3 – Bong, Cupi & Vaughn

Motion declared carried.

CASE NO. 25-11-Z: The petition of Nickolas Ruzicka for a Map Amendment to the Official Deer Creek Township Zoning Map of Tazewell County to change the zoning classification of property from an A-1 Agriculture Preservation Zoning District to an A-2 Agriculture Zoning District located along the South and East sides of Wiegand Rd. where it intersects with Wilkinson Rd., Deer Creek, IL.

Moved by McClanahan, seconded by Lapsley to recommend approval of **Case No. 25-11-Z.**

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 Alt. Miller, 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. 25-11-Z** to the Tazewell County Board, the vote was:

Ayes: 5 – Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen

Nays: 0

Absent: 3 – Bong, Cupi & Vaughn

Motion declared carried.

CASE NO. 25-12-S: The petition of Nicholas and Jennifer Neville for a Special Use to create one new dwelling site in an A-1 Agriculture Preservation District located along the West side of Zimmerly Rd. approximately ¼ of a mile N of the intersection of IL Rte. 9 and Zimmerly Rd., Mackinaw, IL.

Moved by McClanahan, seconded by Fehr to approve **Case No. 25-12-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 Lapsley, seconded by Fehr, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve **CASE NO. 25-12-S** to the Tazewell County Board, the vote was:

Ayes: 5 – Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen

Nays: 0

Absent: 3 – Bong, Cupi & Vaughn

Motion declared carried.

CASE NO. 25-13-S: The petition of Darin and Angela Hub 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 22098 Northfield Dr., Morton, IL.

Moved by Alt. Miller, seconded by McClanahan to approve **Case No. 25-13-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. 25-13-S** to the Tazewell County Board, the vote was:

Ayes: 5 – Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen

Nays: 0

Absent: 3 – Bong, Cupi & Vaughn

Motion declared carried.

CASE NO. 25-14-S: The petition of New Pointe Church, Inc. for a Special Use to allow for the operation of a Church from an existing Accessory Structure in an A-1 Agriculture Preservation District located at 11211 Wagonseller Rd., Pekin, IL.

Moved by McClanahan, seconded by Fehr to approve **Case No. 25-14-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 Alt. Miller, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve **CASE NO. 25-14-S** to the Tazewell County Board, the vote was:

Ayes: 5 – Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen

Nays: 0

Absent: 3 – Bong, Cupi & Vaughn

Motion declared carried.

CASE NO. 25-15-V: The petition of Kelly Simpson for a Variance to waive the requirements of §157-147(A) to allow the construction of a 5,616 sq. ft. Accessory Structure (Pole Building), bringing the total square footage to 6,130 sq. ft., which is 3,540 sq. ft. larger than allowed in an R-1 Low Density Residential District located at 11041 Prairie Blvd., Green Valley, IL.

Moved by McClanahan, seconded by Fehr to approved **Case No. 25-15-V.**

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

On roll call to approve **CASE NO. 25-15-V** the vote was:

Ayes: 5 – Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen

Nays: 0

Absent: 3 – Bong, Cupi & Vaughn

Motion declared carried.

NEXT MEETING

The next meeting of the Zoning Board of Appeals will be **Tuesday, May 6, 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 8:15 p.m.

Jaclynn Workman, Secretary
(Transcribed by Melissa Kreiter)