

**RECORD OF MINUTES AND DELIBERATIONS**  
**TAZEWELL COUNTY ZONING BOARD OF APPEALS**  
**TUESDAY, MAY 6, 2025**  
**JAMES CARIUS COMMUNITY ROOM**  
**101 S. CAPITOL STREET, PEKIN, ILLINOIS**

**CALL TO ORDER:** Chairman Lessen called the meeting to order at 5:31 P.M.

**ROLL CALL:** Secretary Workman called the roll call and noted the presence of a quorum as follows: Todd Bong, Valerie Fehr, Angela Lapsley, Amy McClanahan, Alternate Sam Miller & Chairman Duane Lessen; Members Absent: 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: K. Russell Crawford, Mark Goddard

**OTHERS PRESENT:** Petitioners and Interested Parties

**MINUTES:** Moved by McClanahan, seconded by Fehr, to approve the minutes of the April 1, 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

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**PUBLIC HEARING**

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

Chairman Lessen called upon Case No. 25-17-S. Jerome Agles appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 25-18-V. Mike Steenberg appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 25-19-V. Mike Counterman appeared to testify on behalf of the proposed Variance request.

Upon conclusion of all public testimony at 6:12 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)

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**DELIBERATIONS**

**CASE NO. 25-14-SA:** The petition of New Pointe Church, Inc. for an Expansion of a Special Use to allow for the future expansion of the Church, as outlined in the original Petition, referred to as Phase 2, (as approved 4/1/2025 in Case No. 25-14-S) in an A-1 Agriculture Preservation District located at 11211 Wagonseller Rd., Pekin, IL.

Moved by Lapsley, seconded by Fehr to approve **Case No. 25-14-SA** with the following condition:

1. The Petitioner shall obtain all permits for Phase 2 on or before May 6, 2030. If Phase 2 has not been permitted by May 6, 2023, the Petition shall re-petition the Zoning Board of Appeals for an expansion prior to any construction.

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. 25-14-SA** the vote was:  
Ayes: 6 – Bong, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen  
Nays: 0  
Absent: 2 – Cupi & Vaughn  
**Motion declared carried.**

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**CASE NO. 25-17-S:** The petition of Jerome Agles for a Special Use to allow for the operation of a Non-Residential Planned Unit Development from an existing structure, currently utilized as a video gaming parlor (as approved in Case No. 18-54-S, 11/16/2018) with the remainder of the structure currently used as personal storage to be rented/leased for warehouse/storage space located in a C-1 Neighborhood Commercial District located at 4990 Edgewater Dr., Groveland, IL.

Moved by Bong, seconded by McClanahan to approve **Case No. 25-17-S** with the following condition:

- 1. There shall be no outdoor storage permitted on the property.

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

On roll call to approve **CASE NO. 25-17-S** the vote was:  
Ayes: 6 – Bong, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen  
Nays: 0  
Absent: 2 – Cupi & Vaughn  
**Motion declared carried.**

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**CASE NO. 25-18-V:** The petition of Michael Steenberg for a Variance to waive the requirements of §157.091(B)(2) to allow the construction of an Accessory Structure (Lean To) to be 2’ from the side property line, which is 13’ closer than allowed in an A-1 Agriculture Preservation District located at 13431 Hurt Rd., Pekin, IL.

Moved by McClanahan, seconded by Fehr to approved **Case No. 25-18-V.**

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

On roll call to approve **CASE NO. 25-18-V** the vote was:  
Ayes: 6 – Bong, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen  
Nays: 0  
Absent: 2 – Cupi & Vaughn  
**Motion declared carried.**

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**CASE NO. 25-19-V:** The petition of Michael Counterman for a Variance to waive the requirements of 157-147(A) to allow the construction of a 1,860 sq. ft. Accessory Structure (Pole Building/Garage), bringing the total square footage to 2,676 sq. ft., which is 1,524 sq. ft. larger than allowed in an R-1 Low Density Residential District located at 13342 Walnut St., Manito, IL.

Moved by Alt. Miller, seconded by Fehr to approved **Case No. 25-19-V.**

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

On roll call to approve **CASE NO. 25-19-V** the vote was:  
Ayes: 6 – Bong, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen  
Nays: 0  
Absent: 2 – Cupi & Vaughn  
**Motion declared carried.**

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**NEXT MEETING**

The next meeting of the Zoning Board of Appeals will be **Tuesday, June 3, 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 6:31 p.m.

Jaclynn Workman, Secretary  
(Transcribed by Melissa Kreiter)