

**TAZEWELL COUNTY ZONING BOARD OF APPEALS  
TO CONVENE TUESDAY, JUNE 3, 2025 AT 5:30 P.M.  
TAZEWELL COUNTY JUSTICE CENTER  
CHAIRMAN, DUANE LESSEN**

1. Roll Call.
2. Explanation of public hearing procedures.
3. Public Comment – ***on matters not listed below.***
4. Action concerning minutes of the meeting held May 6, 2025
5. Cases to be considered:

Case No. 25-20-S	Elmer “Tom” Moore	Special Use	Cincinnati Twp
Case No. 25-21-S	Chris & Mallory Biegler	Special Use	Little Mack Twp.
Case No. 25-22-S	Savannah Gotschall	Special Use	Mackinaw Twp.
Case No. 25-23-S	Alexander Smith	Special Use	Groveland Twp.
Case No. 25-24-S	Troy & Anne Stuber	Special Use	Tremont Twp.
Case No. 25-25-V	Troy & Anne Stuber	Variance	Tremont Twp.
Case No. 25-26-A	Amendment 71		
Case No. 25-27-A	Amendment 72		
Case No. 25-28-A	Amendment 73		

6. Deliberations.
7. Other Business:
8. Next Meeting: Tuesday, July 1, 2025 at 5:30 p.m.
9. Adjournment.

Members: Chairman Duane Lessen, Vice Chairman Todd Bong, Shawn Cupi, Valerie Fehr, Angela Lapsley, Amy McClanahan and Donald Vaughn

Alternates: 1<sup>st</sup> - Samuel Miller, 2<sup>nd</sup> – Vacant

**CASE INFORMATION**

CASE NO.: 25-20-S PETITIONER: Elmer "Tom" Moore  
AGENT OR REPRESENTATIVE: \_\_\_\_\_  
ADDRESS: 1915 American St., Pekin, IL 61554 PHONE: 580-362-0197  
REQUEST FOR: Special Use to allow the construction of an Accessory Structure prior to the principal dwelling up to 1,200 square feet, utilized for personal storage in an R-1 Low Density Residential District  
\_\_\_\_\_  
P.I.N.# 10-10-09-212-003 PARCEL SIZE less than 1 acre PRESENT ZONING: R-1  
SURROUNDING ZONING: N R-1 S R-1 E R-1 W R-1  
PETITION RECEIVED: 4/24/25 CASE ORIGIN: By Petitioner

**AGENCIES NOTIFIED AND COMMENTS MADE:**

PLANNER: Notified 5/14/25  
HEALTH DEPT.: Notified 5/14/25  
TCSWCD: Notified 5/14/25  
TCFB: Notified 5/14/25  
COUNTY HIGHWAY: Notified 5/14/25  
COUNTY EMA: Notified 5/14/25  
MUNICIPALITY: Notified 5/19/25  
TOWNSHIP: Notified 5/19/25  
IDOT: N/A

SURROUNDING PROPERTY OWNERS: Notified 5/15/25

PUBLICATION DATE: 5/14/25 WHERE: Tazewell Chronicle

**ACTION TAKEN:**

ZONING BOARD OF APPEALS: \_\_\_\_\_ DECISION: \_\_\_\_\_

LAND USE COMMITTEE: \_\_\_\_\_ DECISION: \_\_\_\_\_

COUNTY BOARD: \_\_\_\_\_ DECISION: \_\_\_\_\_

OTHER COMMENTS: \_\_\_\_\_

**TAZEWELL COUNTY COMMUNITY  
DEVELOPMENT**

**APPLICATION FOR ZONING HEARING**

**PETITION FOR:**

- ☐ Special Use (New Dwelling Site)  
☐ Special Use (Other)

**Staff Use Only:**

Accepted by: [Signature]

Date Filed: 4/24/25 CASE NO. 25-20-S

Filing Fee: \$350 Publication Fee: \_\_\_\_\_

ZBA Hearing Date: 6/3/2025

Decision Date: \_\_\_\_\_

☐ APPROVED ☐ DENIED ☐ OTHER \_\_\_\_\_

**1. Applicant and Owner Information:**

**Applicant:**

**Owner:**

Name: Elmer "Tom" Moore

Name: Same

Address: 1915 American St

Address: \_\_\_\_\_

City, State: Pekin, IL 61554

City, State: \_\_\_\_\_

Phone: 580-302-0197  
(daytime contact)

Phone: \_\_\_\_\_  
(daytime contact)

Email: \_\_\_\_\_

Email: \_\_\_\_\_

The property interest of the applicant, if not the owner: Owner

**2. Site and Surrounding Property Information:**

a. 911 Address or property location of subject property: 1904 American St Pekin, IL 61554

b. Correct Legal Description and Property Identification Number: (Attach an additional sheet if necessary - a copy of the legal description may be obtained from the Recorder of Deeds Office - 1<sup>st</sup> floor, McKenzie Building)

Current Zoning: R-1 Property ID Number: 10-10-09-212-003

Proposed Parcel Size/Acreage: .15 +/- Ac Soil Productivity Rate of Site: N/A

**Legal Description:**

Sec 09 T24N R5W S  
Normandale Subd Lot 64 NW 1/4

c. Describe all existing structures, physical attributes and current land use of the property:

The property is currently vacant with no public or private water or sewer.

d. Previous Special Use/Variance requests for this property? ☒ No ☐ Yes-Case No. \_\_\_\_\_

**3. State the Reason For and Nature of the Special Use:**

The property is currently vacant with no improvements and existing lots are not much larger than a 1/10 acre. I currently reside down the street and my existing property with a residence and residential garage will not accomodate my camper or an improvement to properly store my personal camper. Construction on this lot will be an improvment to the neighborhood and allow me to keep my travel trailer close to my place of residence

a. Hours of operation: N/A Number of employees: N/A

b. Number of parking spaces: N/A Handicapped: N/A Parking Lot Surface: Gravel

c. Signs (size and number of): N/A

d. Number of new buildings to be constructed and proposed use of each building:

A single building, metal three sided carport style with a gravel base

e. Future expansion and time schedule: N/A

4. **New Dwelling Sites Only:** A livestock feeding operation is defined by the Tazewell County Zoning Code as: Any new or existing operation which stables or confines and feeds or maintains for a total of 45 days or more in any 12-month period a combination of at least fifty (50) animal units, or its equivalency. \*(Contact the Tazewell County Farm Bureau Office at (309) 347-3165 for assistance if you are uncertain regarding location of active livestock feeding operations.)

- a. Is the property located: (Check appropriate item)
1. Less than one-half (½) mile of a livestock feeding operation: ☐ Yes ☐ No
- \*If less than ½ mile is a Variance necessary? ☐ Yes ☐ No
2. More than one-half (½) mile of a livestock feeding operation: ☐ Yes ☐ No
- b. Type of livestock operation \_\_\_\_\_ Number of animal units: \_\_\_\_\_

5. **The Zoning Board of Appeals makes a Finding of Fact for all Special Use. Please provide how your application conforms to the following: (attached an additional sheet if necessary)**

- a. The site will be so situated as to minimize adverse effects, including visual impacts on adjacent properties.  
The building will be an improvement to the neighborhood and set back on the property to minimize any adverse visual impacts to the neighborhood.
- b. The establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.  
The building will be designed compliant with the applicable building codes and in compliance with all local building codes and requirements.
- c. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.  
The building will be located in locations appropriate for standard accessory structure setbacks and compliant with height restrictions for the neighborhood in which it is proposed.
- d. The Special Use will not substantially diminish and impair property value within the neighborhood.  
The new structure will be an improvement to the neighborhood.
- e. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.  
No utilities are proposed for the property at this time. There will be a new/improved gravel entrance and parking base.
- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.  
No utilities are proposed for the property at this time. There will be a new/improved gravel entrance and parking base.
- g. Granting the special use, **which is located one-half mile or less** from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels that would hinder the operation or expansion of such operation or granting the special use, which is located **more than one half mile** from a livestock feeding operation will not hinder the operation or expansion of such operation.  
N/A
- h. The Special Use is consistent with the existing uses of property within the general area of the property in question.  
The neighborhood is comprised of residential structures, primary and accessory. The proposed use is is consistent with the neighborhood in its entirety.



- i. The property is suitable for the Special Use as proposed.

The property and surrounding properties are residential in nature and the improvement being requested is similar in nature and suitable as proposed.

6. **Signature:** I (we) certify that the proposed Special Use will conform to the standards for Special Uses in the Tazewell County Zoning Ordinance and hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my (our) knowledge.

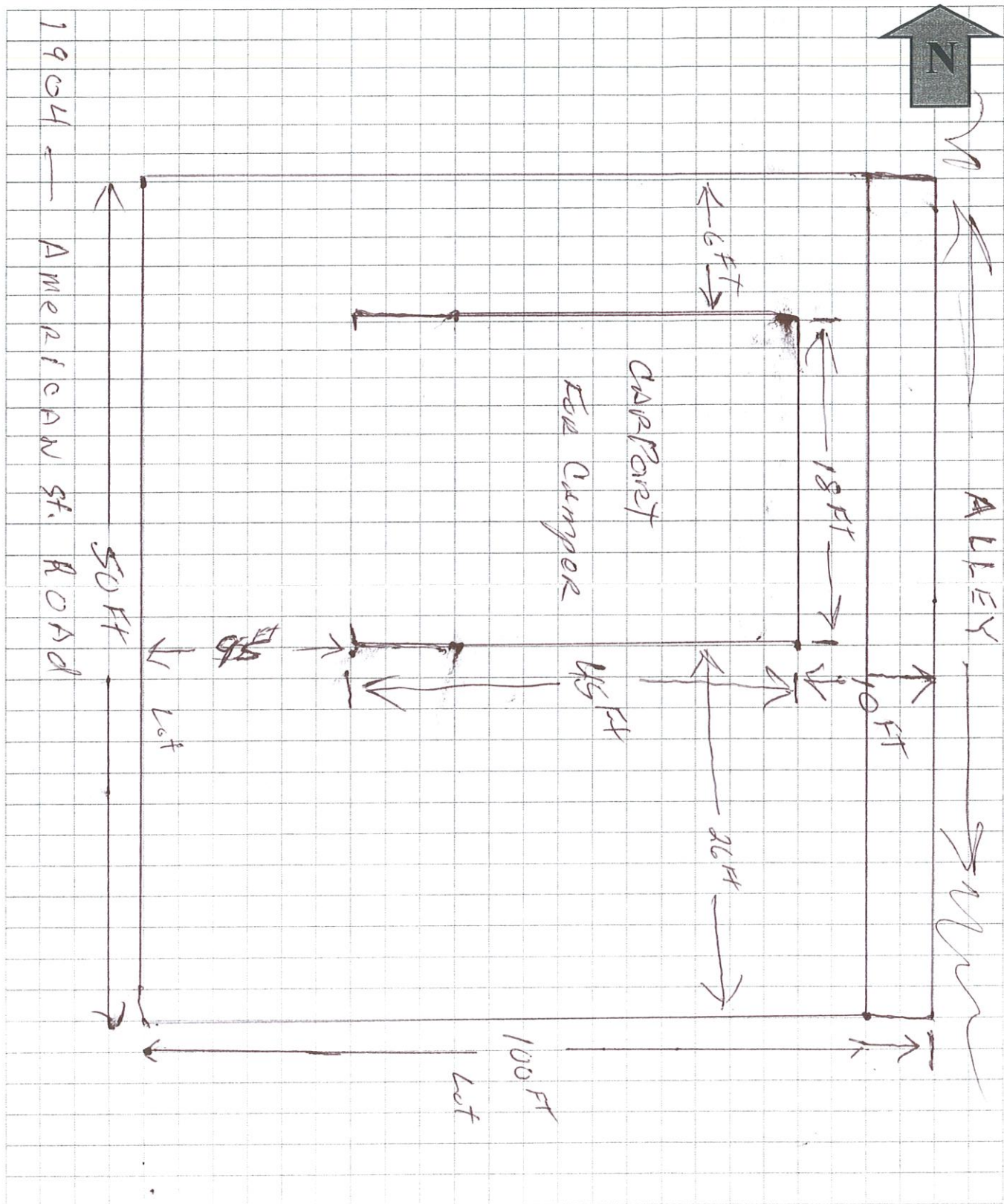
\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

Ethel T. Moore  
Owner Signature

4-24-2025  
Date

BUILDINGS, BUILDING SIZE, DISTANCE FROM OVERHANG OF BUILDINGS TO FRONT, REAR AND SIDE LOT LINES, LOCATION OF PARKING SPACES, LANDSCAPING, AND OTHER PERTINENT DETAILS "REFER TO CHECKLIST"  
**NORTH SHOULD BE AT THE TOP OF THE PAGE WHEN YOU BEGIN YOUR DRAWING!**



**SITE PLAN**

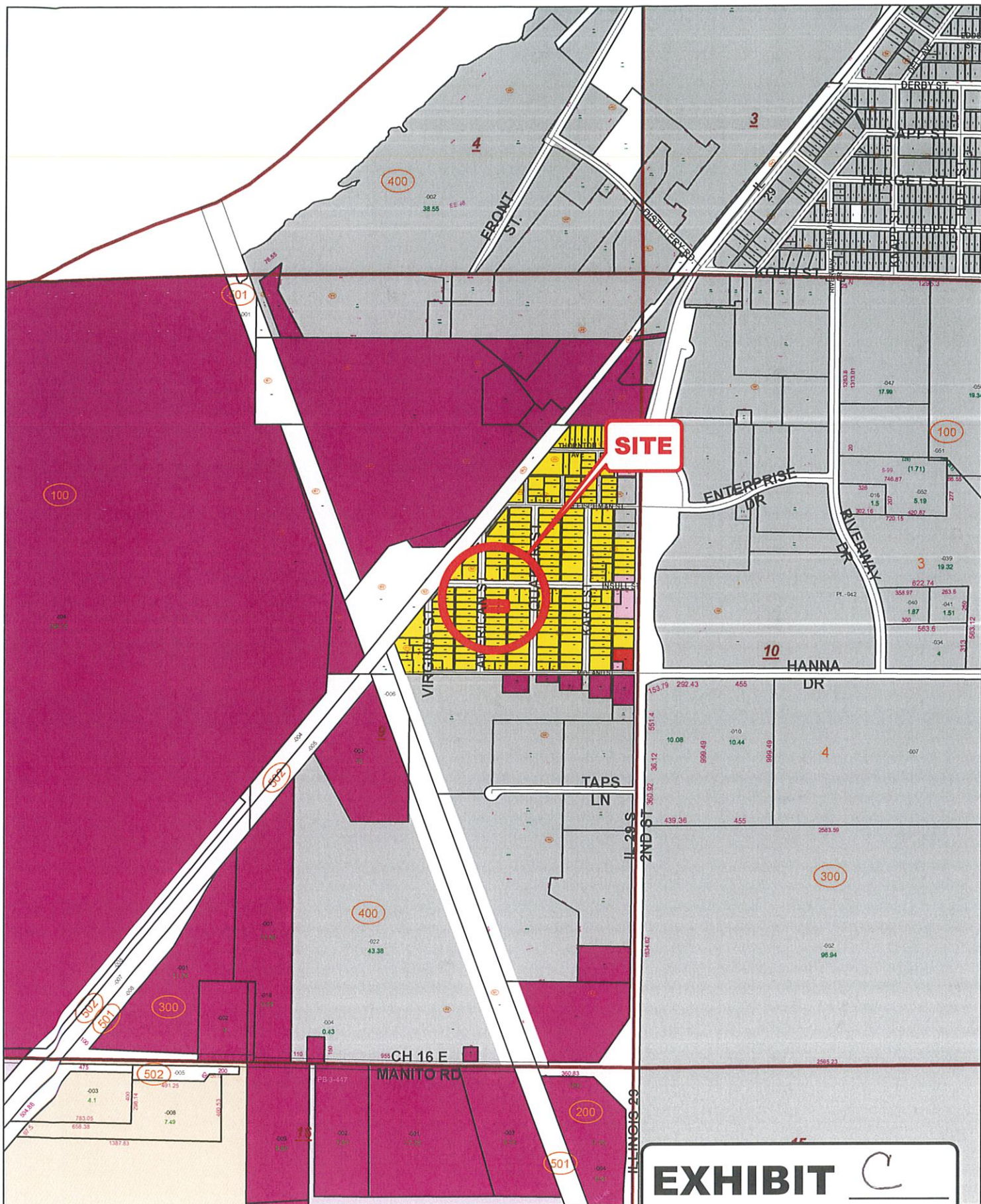
EXHIBIT A





**EXHIBIT** B



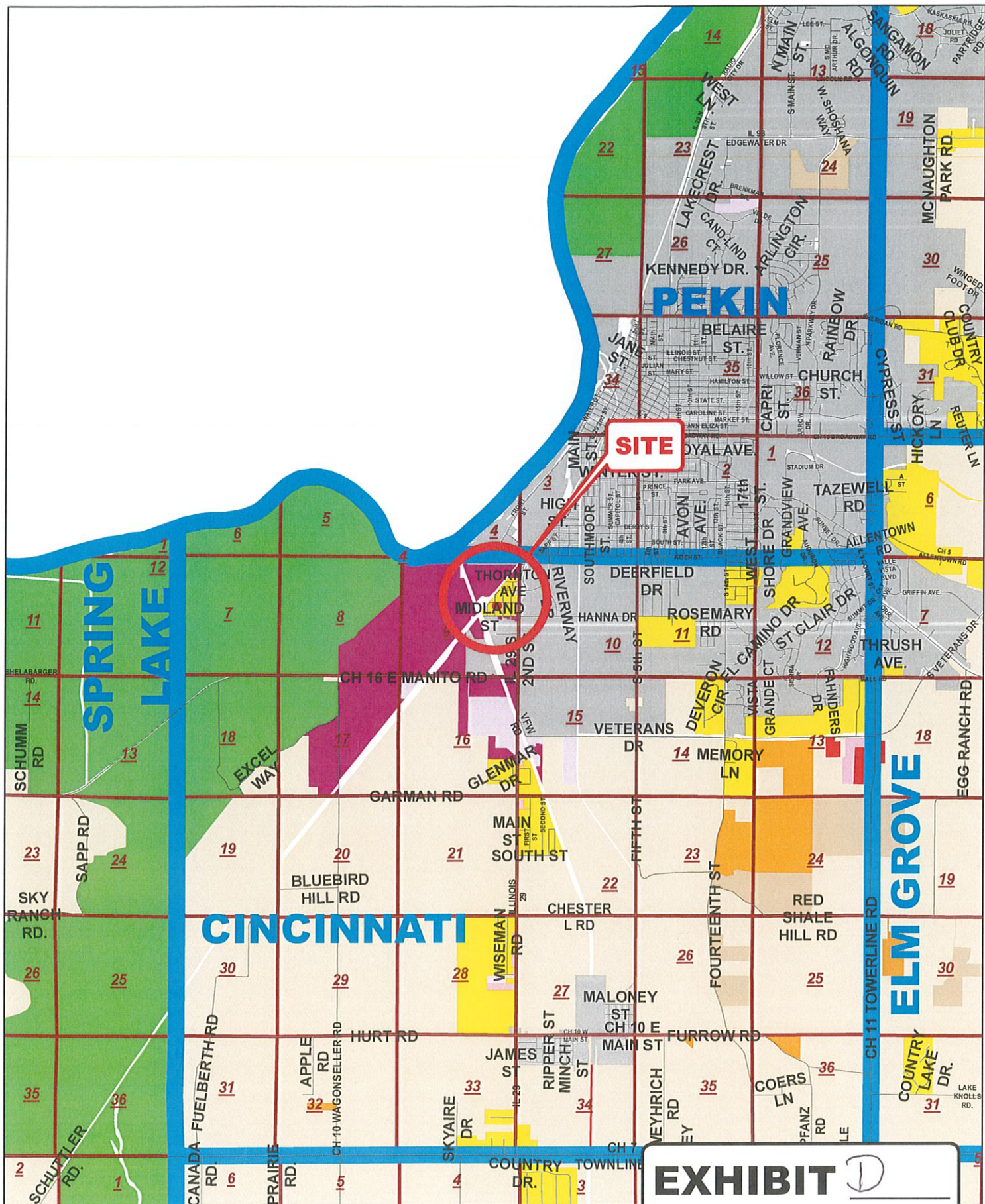


0 237.5 475 950 1,425 1,900 Feet

### Zoning District

- |         |     |      |      |     |     |
|---------|-----|------|------|-----|-----|
| A-1     | C-1 | CITY | I-1  | R-1 | R-R |
| AG Area | A-2 | C-2  | CONS | I-2 | R-2 |





0 1,550 3,100 6,200 9,300 12,400 Feet

Zoning District

A-1 C-1 CITY I-1 R-1 R-R  
AG Area A-2 C-2 CONS I-2 R-2

TAZEWELL COUNTY  
COMMUNITY DEVELOPMENT AND PLANNING  
**ZONING BOARD OF APPEALS REPORT (25-20-S)**

**Applicant:** Elmer "Tom" Moore

**Requested Action:** Special Use to allow for the construction of an Accessory Structure prior to the principal dwelling up to 1,200 square feet, utilized for personal storage in an R-1 Low Density Residential District.

**Date of Application:** April 24, 2025

**Location:** 1904 American St, Pekin, IL 61554

<b>Zoning:</b>	Subject Property:	R-1 Low-Density Residential District
	North:	R-1 Low-Density Residential District
	East:	R-1 Low-Density Residential District
	South:	R-1 Low-Density Residential District
	West:	R-1 Low-Density Residential District

**Public Hearing:** June 3, 2025

**Considerations:**

- Per the Tazewell County Zoning Code, the R-1 Low Density Residential District is designed for single-family and two-family residential housing opportunities and to provide for the efficient use and orderly development of vacant land designated for residential uses.
- An accessory structure may be built prior to the construction of a principal structure in the R-1 District with a Special Use.
- The subject property is approximately 0.17 acres and is vacant.
- The applicant plans to build an 18 x 45 ft carport to store a camper. The proposed structure would three sided with metal and a gravel base
- The site plan shows that all width and setback requirements have been met.

**Findings of Fact:**

- **The Special Use shall, in all other respects, conform to the applicable regulations of the Tazewell County Zoning Ordinance for the district in which it is located.**

(POSITIVE) The proposed special use meets all applicable regulations of the R-1 Zoning District as listed in the Tazewell County Zoning Ordinance.

- **The Special Use will be consistent with the purposes, goals, objectives, and standards of the officially adopted County Comprehensive Land Use Plan and these regulations or of any officially adopted Comprehensive Plan of a municipality within a 1.5-mile planning jurisdiction.**

(POSITIVE) The subject parcel is within the 1.5-mile planning boundary of the City of Pekin. This issue is not addressed in the City of Pekin's Comprehensive Plan, nor is it addressed in the Tazewell County Comprehensive Land Use Plan. Because the proposed Special Use does not contradict any purposes, goals, objectives, or standards of the Tazewell County Land Use Plan, this finding is positive.

- **The petitioner has provided the information required by 7TCC1-25(c), and has demonstrated the ability to complete the proposal shown in 7TCC1-25(c)(1)-(10), and has met those items required by the statements described in TCC1-25(c)(9).**

(POSITIVE) Per the application, the requirements of Article 25 of the Tazewell County Zoning Code have been met.

- **The site shall be so situated as to minimize adverse effects, including visual impacts on adjacent properties.**

(POSITIVE) The proposed building will be located 95 ft off of the front property line along American St. There is a privacy fence to the south and some vegetation on the vacant lot to the north to provide some screening.

- **The establishment, maintenance or operation of the Special Use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the neighboring vicinity.**

(POSITIVE) Other properties in the area contain detached garages and sheds used for personal storage. As long as the building is used only for its intended purpose and maintained adequately, the construction, maintenance, and use of the proposed Special Use pose no significant risk to the public health, safety, morals, comfort, or general welfare of the neighboring vicinity.

- **The Special Use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.**

(POSITIVE) So long as the building is used appropriately and is well-maintained, the presence of a carport should not pose a threat to nearby property owners' use and enjoyment of their property.

- **The Special Use shall not substantially diminish and impair property value within the neighborhood**

(POSITIVE) As long as the building is maintained property and outdoor storage of materials is not permitted, the proposed structure should not pose a significant threat to property values nearby.

- **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

(POSITIVE) Per the application, no utilities or facilities are needed.

- **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.**

(POSITIVE) Per the application, a new gravel driveway will be constructed to American St.

- **The evidence establishes that granting the use, which is located one-half mile or less from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels as would hinder the operation or expansion of such operation.**

Not Applicable

- **Evidence presented establishes that granting the use, which is located more than one half mile from a livestock feeding operation, will not hinder the operation or expansion of such operation.**

(POSITIVE) The area surrounding the subject property contains several residential properties and is close to the City of Pekin corporate boundary. The presence of these homes makes the establishment or expansion of such an operation inadvisable.

- **Seventy-five percent (75%) of the site contains soils having a productivity index of less than 125.**

Not applicable. Property not in agricultural zoning district.

- **The Special Use is consistent with the existing uses of property within the general area of the property in question.**

(POSITIVE) Other residential properties in the area contain detached storage buildings. So long as the building is utilized appropriately, the proposed special use will be consistent with the area.

- **The property in question is suitable for the Special Use as proposed.**

(POSITIVE) Given the reasons stated above, the subject property is suitable for the requested special use as proposed.



**Recommendation:**

Based upon the above considerations and findings of fact, the Community Development and Planning Department recommends approval of the requested Special Use to allow for the establishment of an accessory structure prior to a principal structure on the subject property identified as 1904 American St.

Respectfully submitted.

Adam Crutcher  
Tazewell County Land Use Planner

## Melissa A. Kreiter

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**From:** Melissa A. Kreiter  
**Sent:** Friday, May 30, 2025 9:44 AM  
**To:** sthompson@tchd.net; Melissa Goetze  
**Cc:** Jaclynn Workman  
**Subject:** FW: [EXTERNAL] TCHD EH comments on June 2025 ZBA Class B Cases

Stacy – Thank you for your comments on behalf of TCHD. Please see TCCD response below for each of the comments provided.

### *Melissa A. Kreiter*

Chief Deputy/"FOIA" Officer  
Tazewell County Department of Community Development  
11 S. 4th St., Room 400 - Pekin, IL 61554  
Phone: (309) 477-2235 - Email: [mkreiter@tazewell-il.gov](mailto:mkreiter@tazewell-il.gov)  
Website: <http://www.tazewell-il.gov>

**From:** Stacy Thompson <[sthompson@tchd.net](mailto:sthompson@tchd.net)>  
**Sent:** Thursday, May 29, 2025 4:26 PM  
**To:** Melissa A. Kreiter <[MKreiter@tazewell-il.gov](mailto:MKreiter@tazewell-il.gov)>; Denise Gryp <[DGryp@tazewell-il.gov](mailto:DGryp@tazewell-il.gov)>; Jaclynn Workman <[JWorkman@tazewell-il.gov](mailto:JWorkman@tazewell-il.gov)>  
**Cc:** Melissa Goetze <[mgoetze@tchd.net](mailto:mgoetze@tchd.net)>  
**Subject:** [EXTERNAL] TCHD EH comments on June 2025 ZBA Class B Cases

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The following are the TCHD EH comments on the June 2025 ZBA Class B Cases:

CASE NO. 25-20-S: Elmer "Tom" Moore – No comment.

CASE NO. 25-21-S: Chris and Mallory Biegler - If wastewater sources (stool, shower, sink, etc.) will be provided in the proposed structure, a septic permit must be obtained and a septic system installed to serve the structure.

**A plumbing permit will not be issued for a wastewater source without an approved septic permit TCHD.**

CASE NO. 25-22-S: Savannah Gotschall – Note that the Illinois Plumbing Code requires businesses to provide an adequate number of restrooms for customer use.

**Due to the limited number of clients on site at any given time, it is anticipated that the existing restroom in the dwelling would be utilized, no new facilities installed in the existing barn.**

CASE NO. 25-23-S: Alexander Smith – The proposed building will require the installation of a septic system of adequate design and capacity for all activities to be carried out (i.e., grooming, boarding, veterinary services, etc.). Because the property is being sold contract for deed, the septic system permit must be obtained from TCHD in the name of the owner of record, not the buyer. If additional pavement will be added to the property, adequate unpaved space must be identified and set aside for a future replacement septic system.

**A building/plumbing permit will not be issued without an approved septic permit through TCHD.**

CASE NO. 25-24-S / 25-25-V: Troy and Anne Stuber – If wastewater sources (stool, shower, sink, etc.) will be provided in the proposed structure, the wastewater must be routed to an existing septic system of adequate capacity, or a septic permit must be obtained and a septic system installed to serve the structure.

**A new restroom is not anticipated to be installed in the existing accessory structure. A plumbing permit will not be issued for a wastewater source without TCHD approval.**

CASE NO. 25-26-A: Proposed Amendment No. 71 – Chicken coops must not be placed over any component of the septic system on the property. Care should be taken if driving posts into the ground for chicken runs, to ensure that no part of the septic tank or seepage field are affected.

**A site plan will be required prior to issuance of the building permit and septic location in proximity to the proposed coop identified with appropriate setbacks, provided by TCHD.**

CASE NO. 25-27-A: Proposed Amendment No. 72 – No comment.

CASE NO. 25-28-A: Proposed Amendment No. 73 – If wastewater sources (stool, shower, sink, etc.) will be provided in a proposed recreational building, and public sewer connection is not available, the wastewater must be routed to either an adequately sized existing septic system or a septic permit must be obtained and a septic system installed to serve the structure.

**A plumbing permit will not be issued for a wastewater source without TCHD approval.**

Sincerely,

**Stacy M. Thompson, MS, LEHP**

Environmental Health Supervisor

Tazewell County Health Department

21306 Illinois Route 9, Tremont, IL 61568

Direct Line: 309-929-0226

Main Line: 309-925-5511

<http://www.tazewellhealth.org>

*The mission of the Tazewell County Health Department is to promote and protect the public's health and well-being.*



## Melissa A. Kreiter

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**From:** Dan Parr  
**Sent:** Wednesday, May 14, 2025 3:04 PM  
**To:** Melissa A. Kreiter  
**Subject:** Re: June ZBA Case Packets for Review and Comment

Melissa,

After reading each S or V permit and the code changes, I see no issues for the county's roads.

Thank you,

Dan

Daniel L. Parr P.L.S./P.E./CPESC (County Engineer)  
Tazewell County – Highway Department  
21308 IL RT 9  
Tremont, IL 61568  
309-925-5532 o  
309-696-1597 c  
[DParr@Tazewell-il.gov](mailto:DParr@Tazewell-il.gov) o  
[DLParr1@frontier.com](mailto:DLParr1@frontier.com) o  
[Starman2@Live.com](mailto:Starman2@Live.com) h

 Please consider the environment before printing this e-mail

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**From:** Melissa A. Kreiter <MKreiter@tazewell-il.gov>  
**Sent:** Wednesday, May 14, 2025 2:13 PM  
**To:** Adam Crutcher <acrutcher@tricityrpc.org>; Dan Parr <DParr@tazewell-il.gov>; Denise Gryp <DGryp@tazewell-il.gov>; Farm Bureau <office@tazewellcfb.org>; Jaclynn Workman <JWorkman@tazewell-il.gov>; manager@tazewellcfb.org <manager@tazewellcfb.org>; Matthew Drake <MDrake@tazewell-il.gov>; Melissa A. Kreiter <MKreiter@tazewell-il.gov>; Mellissa Clemons <MClemons@tazewell-il.gov>; Melissa Goetze <mgoetze@tchd.net>; Mike Holly <MHolly@tazewell-il.gov>; rlees@tricityrpc.org <rlees@tricityrpc.org>; rob.clark@il.nacdnet.net <rob.clark@il.nacdnet.net>; sthompson@tchd.net <sthompson@tchd.net>  
**Subject:** June ZBA Case Packets for Review and Comment

Please see the attached memo and Legal Notice of the cases to be heard at the June 3, 2025 ZBA Public Hearing.

Following the link below to view each of the proposed cases:

[June ZBA Agency Case Packets](#)

If you have any questions, do not hesitate to contact me.

Thank you!  
Melissa

**Melissa A. Kreiter**

---

**From:** Maquet, Nic <nmaquet@ci.pekin.il.us>  
**Sent:** Monday, May 19, 2025 2:51 PM  
**To:** Melissa A. Kreiter  
**Subject:** [EXTERNAL] RE: ZBA Case for Comment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Melissa,

The City of Pekin has no comments for this Zoning Case.

*Respectfully,*

*Nic Maquet*

Director of Building & Development  
Community Development Department  
111 S. Capitol St. Pekin, Illinois 61554  
Phone: 309-478-5370  
Email: [Nmaquet@ci.pekin.il.us](mailto:Nmaquet@ci.pekin.il.us)  
Website: <https://www.ci.pekin.il.us/departments/inspections/index.php>



**From:** Melissa A. Kreiter <MKreiter@tazewell-il.gov>  
**Sent:** Monday, May 19, 2025 10:33 AM  
**To:** Maquet, Nic <nmaquet@ci.pekin.il.us>  
**Subject:** ZBA Case for Comment

Please see attached.

*Melissa A. Kreiter*

Chief Deputy/"FOIA" Officer  
Tazewell County Department of Community Development  
11 S. 4th St., Room 400 - Pekin, IL 61554  
Phone: (309) 477-2235 - Email: [mkreiter@tazewell-il.gov](mailto:mkreiter@tazewell-il.gov)  
Website: <http://www.tazewell-il.gov>

**EXHIBIT** \_\_\_\_\_

**Melissa A. Kreiter**

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**From:** rhawkins cinctwp.com <rhawkins@cinctwp.com>  
**Sent:** Monday, May 19, 2025 2:45 PM  
**To:** Melissa A. Kreiter  
**Subject:** [EXTERNAL] Re: ZBA Case for Comment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Melissa,  
I do not see a problem with this. It does not appear to affect the ROW of Cincinnati Township.

Thank you,  
Ronald C Hawkins Jr  
Cincinnati Township  
Highway Commissioner

---

**From:** Melissa A. Kreiter <MKreiter@tazewell-il.gov>  
**Sent:** Monday, May 19, 2025 10:31 AM  
**To:** rhawkins cinctwp.com <rhawkins@cinctwp.com>  
**Subject:** ZBA Case for Comment

**EXHIBIT**\_\_\_\_\_

**CASE INFORMATION**

CASE NO.: 25-21-S PETITIONER: Chris & Mallory Biegler  
AGENT OR REPRESENTATIVE: \_\_\_\_\_  
ADDRESS: 226 Pocono Ave., Morton, IL PHONE: 309-642-1230  
REQUEST FOR: Special Use to allow the construction of a Personal Recreation Building up to 2,500  
sq. ft. in an A-1 Agriculture Preservation District  
\_\_\_\_\_  
P.I.N.# 19-19-07-300-006 PARCEL SIZE 7.75 +/- acres PRESENT ZONING: A-1  
SURROUNDING ZONING: N A-1 S A-1 E A-1 W A-1  
PETITION RECEIVED: 4/24/25 CASE ORIGIN: By Petitioner

**AGENCIES NOTIFIED AND COMMENTS MADE:**

PLANNER: Notified 5/14/25  
HEALTH DEPT.: Notified 5/14/25  
TCSWCD: Notified 5/14/25  
TCFB: Notified 5/14/25  
COUNTY HIGHWAY: Notified 5/14/25  
COUNTY EMA: Notified 5/14/25  
MUNICIPALITY: N/A  
TOWNSHIP: Notified 5/19/25  
IDOT: N/A

SURROUNDING PROPERTY OWNERS: Notified 5/15/25

PUBLICATION DATE: 5/14/25 WHERE: Tazewell Chronicle

**ACTION TAKEN:**

ZONING BOARD OF APPEALS: \_\_\_\_\_ DECISION: \_\_\_\_\_

LAND USE COMMITTEE: \_\_\_\_\_ DECISION: \_\_\_\_\_

COUNTY BOARD: \_\_\_\_\_ DECISION: \_\_\_\_\_

OTHER COMMENTS: \_\_\_\_\_

**TAZEWELL COUNTY COMMUNITY  
DEVELOPMENT**

**APPLICATION FOR ZONING HEARING**

**PETITION FOR:**

- ☐ Special Use (New Dwelling Site)  
☐ Special Use (Other)

**Staff Use Only:** Accepted by: MB  
Date Filed: 5/1/25 **CASE NO.** 25-24-S  
Filing Fee: 450.00 Publication Fee: \_\_\_\_\_  
ZBA Hearing Date: 6/3/25  
Decision Date: \_\_\_\_\_  
☐ APPROVED ☐ DENIED ☐ OTHER \_\_\_\_\_

**1. Applicant and Owner Information:**

**Applicant:**

Name: Chris Biegler  
Address: 226 Pecora Ave  
City, State: Morton IL  
Phone: 309-642-1230  
(daytime contact)  
Email: bigbieg1@yahoo.com

**Owner:**

Name: Mallory Biegler  
Address: 226 Pecora Ave  
City, State: Morton IL  
Phone: 309 712 8840  
(daytime contact)  
Email: \_\_\_\_\_

The property interest of the applicant, if not the owner: Spouse

**2. Site and Surrounding Property Information:**

- a. 911 Address or property location of subject property: 29393 Kentuckiana Ave  
Mackinac IL 61755  
b. Correct Legal Description and Property Identification Number: (Attach an additional sheet if necessary - a copy of the legal description may be obtained from the Recorder of Deeds Office - 1<sup>st</sup> floor, McKenzie Building)

Current Zoning: A-1 Property ID Number: 19-19-07-300-006

Proposed Parcel Size/Acreage: 7 3/4 Soil Productivity Rate of Site: \_\_\_\_\_

**Legal Description:**

Section 7 T 23 N R 2 W W 235 of Tract 1 of lot b  
NE 1/4 S W 1/4

- c. Describe all existing structures, physical attributes and current land use of the property:

Undeveloped

- d. Previous Special Use/Variance requests for this property? ☒ No ☐ Yes-Case No. \_\_\_\_\_

**3. State the Reason For and Nature of the Special Use:**

Property maintenance to improve land for general use -  
Bring up the land to a habitable dwelling.

a. Hours of operation: \_\_\_\_\_ Number of employees: \_\_\_\_\_

b. Number of parking spaces: \_\_\_\_\_ Handicapped: \_\_\_\_\_ Parking Lot Surface: \_\_\_\_\_

c. Signs (size and number of): \_\_\_\_\_

d. Number of new buildings to be constructed and proposed use of each building: \_\_\_\_\_

e. Future expansion and time schedule: Beachy mine / undetermined



4. **New Dwelling Sites Only:** A livestock feeding operation is defined by the Tazewell County Zoning Code as: Any new or existing operation which stables or confines and feeds or maintains for a total of 45 days or more in any 12-month period a combination of at least fifty (50) animal units, or its equivalency. \*(Contact the Tazewell County Farm Bureau Office at (309) 347-3165 for assistance if you are uncertain regarding location of active livestock feeding operations.)

- a. Is the property located: (Check appropriate item)
1. Less than one-half (½) mile of a **livestock feeding operation**: ☐ Yes ☐ No
- \*If less than ½ mile is a Variance necessary? ☐ Yes ☐ No
2. More than one-half (½) mile of a **livestock feeding operation**: ☐ Yes ☐ No
- b. Type of livestock operation \_\_\_\_\_ Number of animal units: \_\_\_\_\_

5. **The Zoning Board of Appeals makes a Finding of Fact for all Special Use. Please provide how your application conforms to the following: (attached an additional sheet if necessary)**

- a. The site will be so situated as to minimize adverse effects, including visual impacts on adjacent properties.

Site improvement

- b. The establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.

NA

- c. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.

NA

- d. The Special Use will not substantially diminish and impair property value within the neighborhood.

It will increase due to clean up of property

- e. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

In development

- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.

NA

- g. Granting the special use, **which is located one-half mile or less** from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels that would hinder the operation or expansion of such operation or granting the special use, which is located **more than one half mile** from a livestock feeding operation will not hinder the operation or expansion of such operation.

NA

- h. The Special Use is consistent with the existing uses of property within the general area of the property in question.

Site improvement and future residence undetermined.

- i. The property is suitable for the Special Use as proposed.

It is undeveloped will be used for gardening and  
general family use

6. **Signature:** I (we) certify that the proposed Special Use will conform to the standards for Special Uses in the Tazewell County Zoning Ordinance and hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my (our) knowledge.

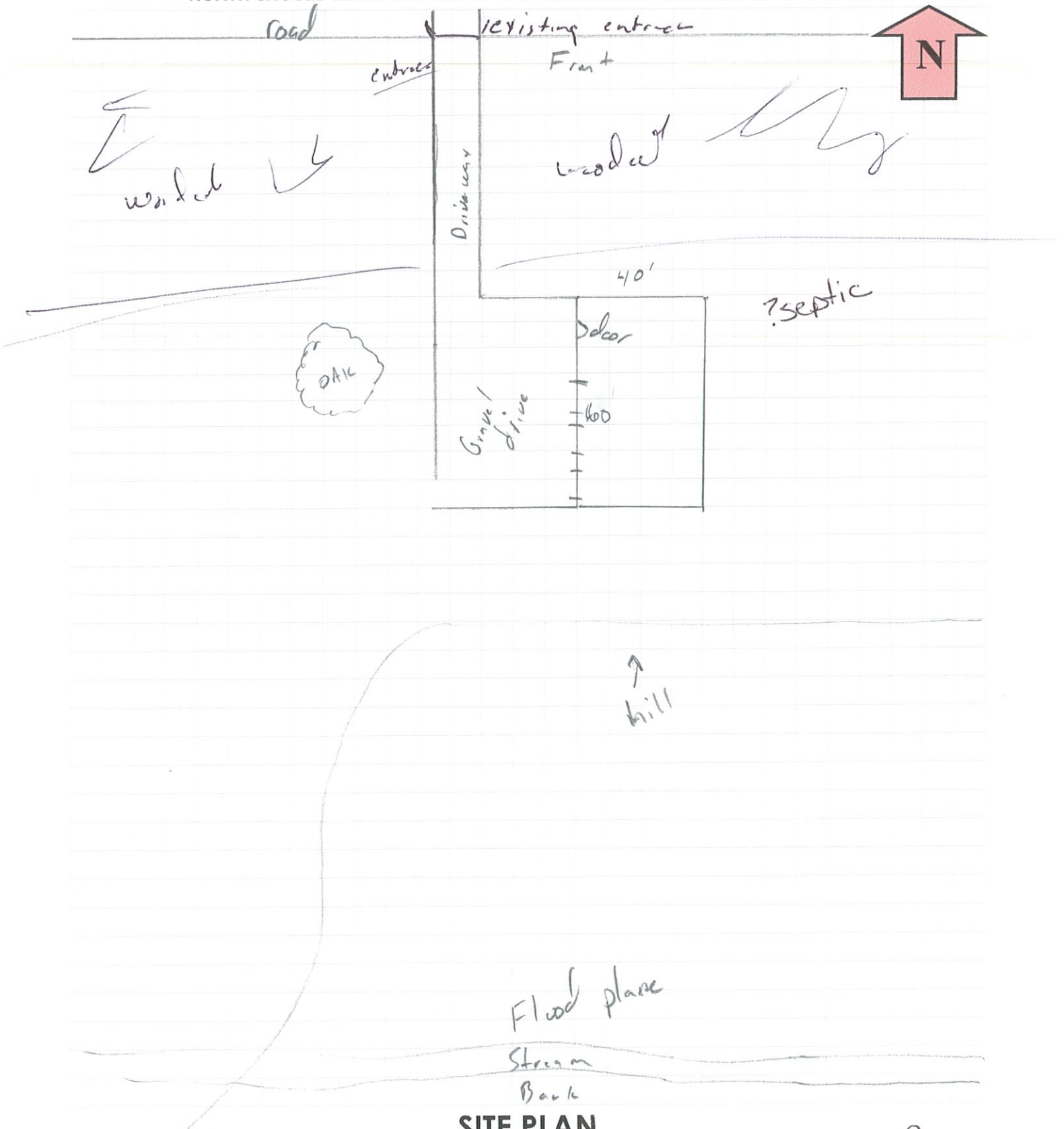
Chris Bayle  
Applicant Signature

4-24-2025  
Date

Mallory Bayle  
Owner Signature

4-24-2025  
Date

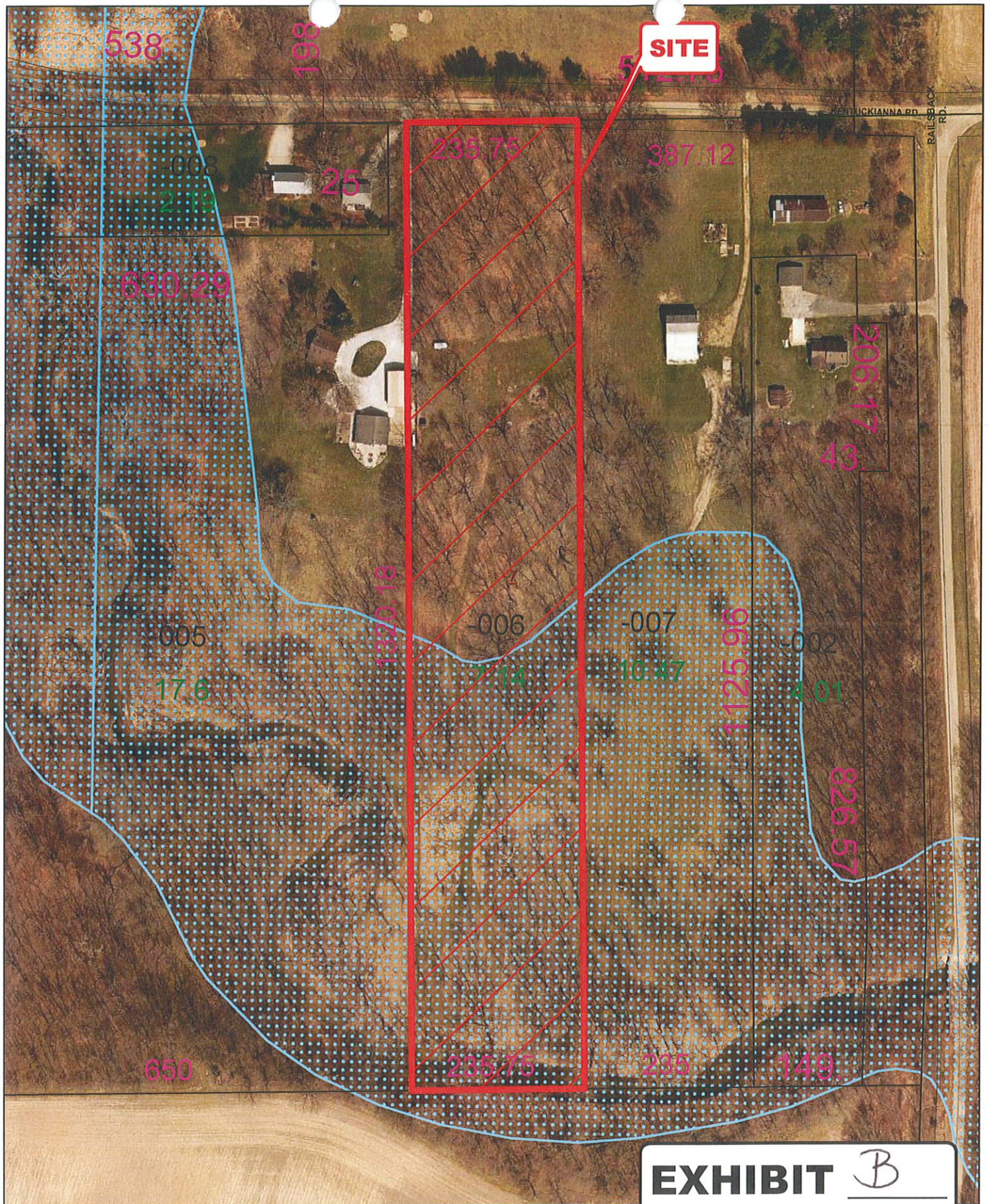
BUILDINGS, BUILDING SIZE, DISTANCE FROM OVERHANG OF BUILDINGS TO FRONT, REAR AND SIDE LOT LINES, LOCATION OF PARKING SPACES, LANDSCAPING, AND OTHER PERTINENT DETAILS "REFER TO CHECKLIST"  
**NORTH SHOULD BE AT THE TOP OF THE PAGE WHEN YOU BEGIN YOUR DRAWING!**



**SITE PLAN**

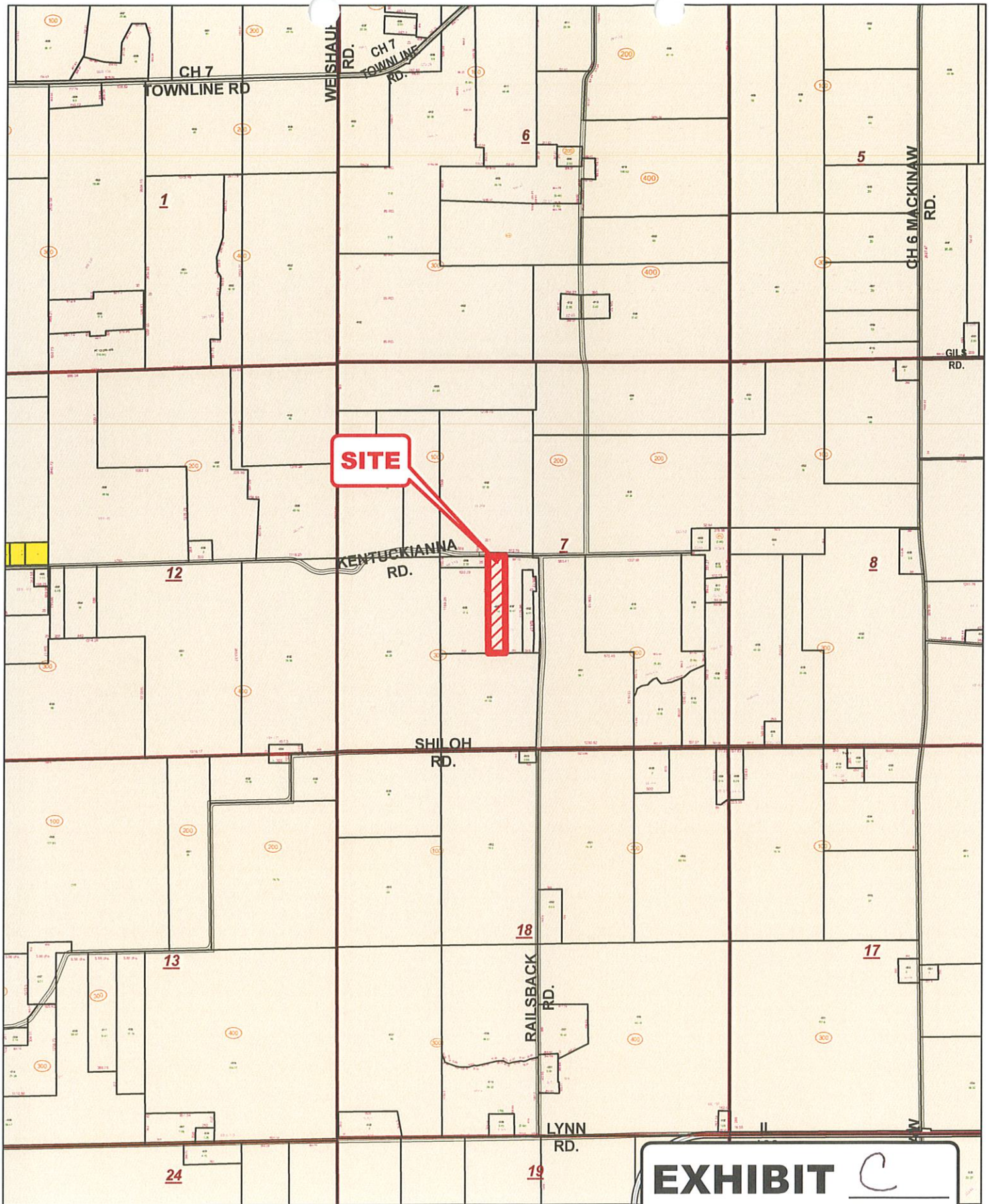
**EXHIBIT** A





0 45 90 180 270 360 Feet



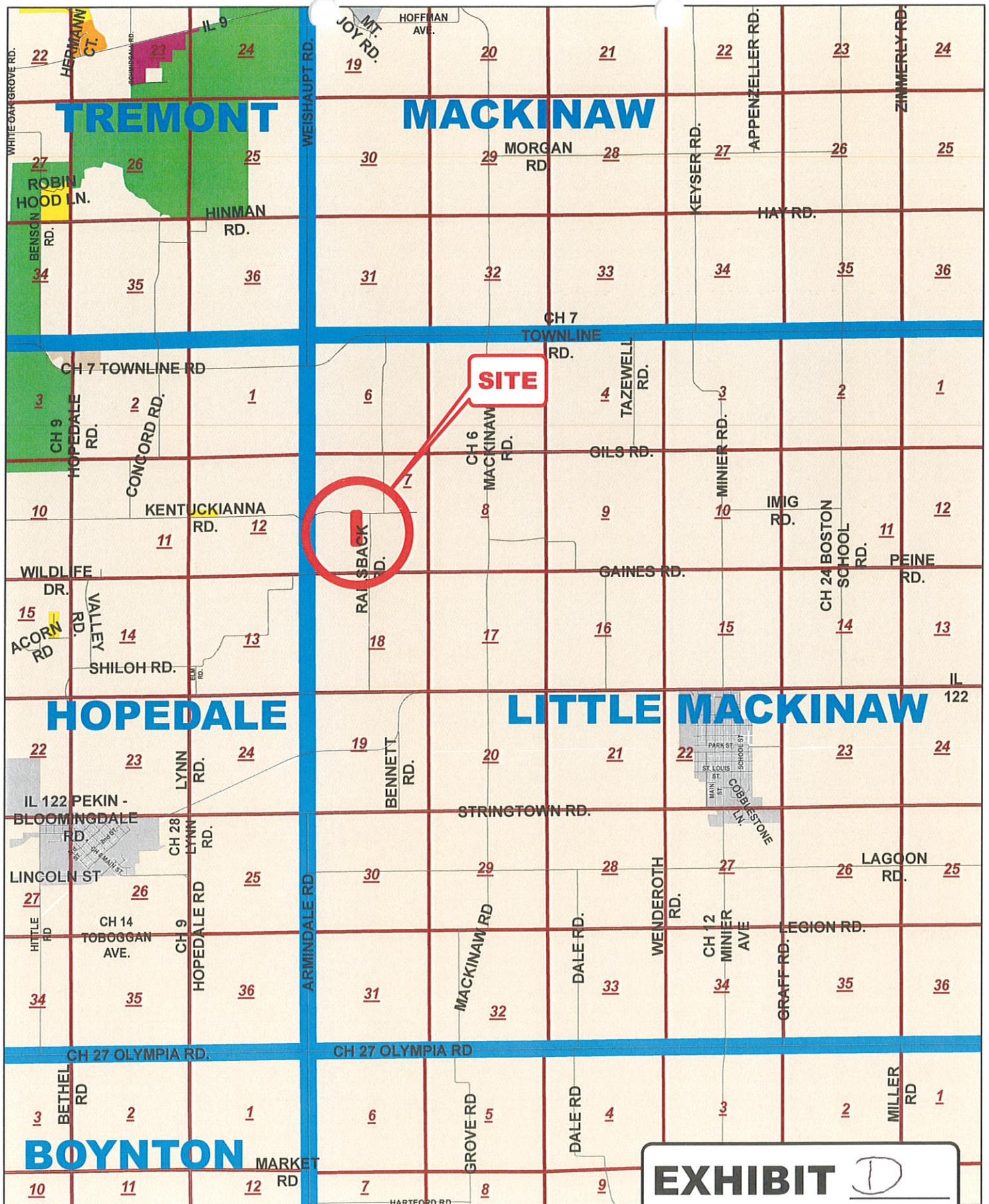


0 475 950 1,900 2,850 3,800 Feet

### Zoning District

A-1	C-1	CITY	I-1	R-1	R-R
AG Area	A-2	C-2	CONS	I-2	R-2





**EXHIBIT D**

Zoning District		A-1	C-1	CITY	I-1	R-1	R-R
	AG Area	A-2	C-2	CONS	I-2	R-2	

TAZEWELL COUNTY  
COMMUNITY DEVELOPMENT AND PLANNING  
**ZONING BOARD OF APPEALS REPORT (25-21-S)**

**Applicant:** Chris Biegler

**Requested Action:** Special Use to allow for the construction of a Personal Recreation Building up to 2,500 sq ft in an A-1 Agriculture Preservation District.

**Date of Application:** May 1, 2025

**Location:** 29393 Kentuckiana Ave, Mackinaw, IL 61755

**Zoning:**

Subject Property:	A-1 Agricultural Preservation District
North:	A-1 Agricultural Preservation District
East:	A-1 Agricultural Preservation District
South:	A-1 Agricultural Preservation District
West:	A-1 Agricultural Preservation District

**Public Hearing:** June 3, 2025

**Considerations:**

- Per the Tazewell County Zoning Code, the A-1 Zoning District is established to benefit and protect agricultural uses throughout the county. The intent of the Agriculture Preservation District is to protect those areas which are best suited to the pursuit of agriculture in order to ensure that agriculture will continue to be maintained as a long term land use and a viable economic activity within the county. Non-farm uses, such as residential home sites on smaller tracts of land, are discouraged from locating in the A-1 District in order to minimize potential incompatibilities or restrict the growth of existing agricultural operations.
- The applicant proposes to construct a personal recreation building to store items such as ATVs as well as tractors.
- The subject property is approximately 7.75 acres and is primarily covered in timber with the southern portion of the property containing the Little Mackinaw River.

**Findings of Fact:**

- **The Special Use shall, in all other respects, conform to the applicable regulations of the Tazewell County Zoning Ordinance for the district in which it is located.**

(POSITIVE) The proposed special use meets all applicable regulations of the A-1 Zoning District as listed in the Tazewell County Zoning Ordinance. Dimensional standards for the proposed building will be reviewed upon submittal of a building permit.

- **The Special Use will be consistent with the purposes, goals, objectives, and standards of the officially adopted County Comprehensive Land Use Plan and these regulations or of any officially adopted Comprehensive Plan of a municipality within a 1.5-mile planning jurisdiction.**

(POSITIVE) The proposed special use is not within 1.5 miles of a municipality which has an adopted Comprehensive Plan. This type of special use is not addressed in the Tazewell County Comprehensive Land Use Plan. Because the proposed Special Use does not contradict any purposes, goals, objectives, or standards of the Tazewell County Land Use Plan, this finding is positive.

- **The petitioner has provided the information required by 7TCC1-25(c), and has demonstrated the ability to complete the proposal shown in 7TCC1-25(c)(1)-(10), and has met those items required by the statements described in TCC1-25(c)(9).**

(POSITIVE) Per the application, the requirements of Article 25 of the Tazewell County Zoning Code have been met.

- **The site shall be so situated as to minimize adverse effects, including visual impacts on adjacent properties.**

(POSITIVE) The proposed building will be screened by the many trees on the property. Also, the building is similar in size compared to other buildings on adjacent properties and will therefore be in character with the area.

- **The establishment, maintenance or operation of the Special Use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the neighboring vicinity.**

(POSITIVE) The establishment of a personal recreation building is low intensity and does not produce any loud noises or undesirable smells. As such, the use should not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the neighboring vicinity.

- **The Special Use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.**

(POSITIVE) The proposed use does not pose any major differences in vehicle traffic or noise compared to other uses in the area. With those factors along with the proposed structure not being out of character in terms of size, the use will not be injurious to the use and enjoyment of



other property in the immediate vicinity.

- **The Special Use shall not substantially diminish and impair property value within the neighborhood**

(POSITIVE) The proposed use does not pose any major differences in vehicle traffic or noise compared to other uses in the area. With those factors along with the proposed structure not being out of character in terms of size, the use will not diminish property values in the area.

- **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

(POSITIVE) Per the application, all utilities and necessary facilities will be provided including a septic tank and driveway.

- **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.**

(POSITIVE) The subject property is along a low traffic road in Kentuckiana Rd and should not see an increase in vehicular traffic with the proposed use.

- **The evidence establishes that granting the use, which is located one-half mile or less from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels as would hinder the operation or expansion of such operation.**

Not Applicable

- **Evidence presented establishes that granting the use, which is located more than one half mile from a livestock feeding operation, will not hinder the operation or expansion of such operation.**

(POSITIVE) The subject property is surrounded by properties developed with single family homes. The development of a personal recreation building adjacent to these other properties will not hinder a livestock feeding operation.

- **Seventy-five percent (75%) of the site contains soils having a productivity index of less than 125.**

Not applicable as use not removing any farm ground from production. Subject property also not of sufficient size and topography to have agricultural operations.

- **The Special Use is consistent with the existing uses of property within the general area of the property in question.**

(POSITIVE) The subject property is adjacent to lots with single family dwellings. A personal recreation building is similar in terms of it intensity of use and size of structure.

- **The property in question is suitable for the Special Use as proposed.**

(POSITIVE) Given the reasons stated above, the subject property is suitable for the requested special use as proposed.

**Recommendation:**

Based upon the above considerations and findings of fact, the Community Development and Planning Department recommends approval of the requested Special Use to allow for the establishment of a personal recreation building on the subject property identified as 29393 Kentuckiana Ave.

Respectfully submitted.

Adam Crutcher  
Tazewell County Land Use Planner

## Melissa A. Kreiter

---

**From:** Melissa A. Kreiter  
**Sent:** Friday, May 30, 2025 9:44 AM  
**To:** sthompson@tchd.net; Melissa Goetze  
**Cc:** Jaclynn Workman  
**Subject:** FW: [EXTERNAL] TCHD EH comments on June 2025 ZBA Class B Cases

Stacy – Thank you for your comments on behalf of TCHD. Please see TCCD response below for each of the comments provided.

### *Melissa A. Kreiter*

Chief Deputy/"FOIA" Officer  
Tazewell County Department of Community Development  
11 S. 4th St., Room 400 - Pekin, IL 61554  
Phone: (309) 477-2235 - Email: [mkreiter@tazewell-il.gov](mailto:mkreiter@tazewell-il.gov)  
Website: <http://www.tazewell-il.gov>

**From:** Stacy Thompson <[sthompson@tchd.net](mailto:sthompson@tchd.net)>  
**Sent:** Thursday, May 29, 2025 4:26 PM  
**To:** Melissa A. Kreiter <[MKreiter@tazewell-il.gov](mailto:MKreiter@tazewell-il.gov)>; Denise Gryp <[DGryp@tazewell-il.gov](mailto:DGryp@tazewell-il.gov)>; Jaclynn Workman <[JWorkman@tazewell-il.gov](mailto:JWorkman@tazewell-il.gov)>  
**Cc:** Melissa Goetze <[mgoetze@tchd.net](mailto:mgoetze@tchd.net)>  
**Subject:** [EXTERNAL] TCHD EH comments on June 2025 ZBA Class B Cases

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The following are the TCHD EH comments on the June 2025 ZBA Class B Cases:

CASE NO. 25-20-S: Elmer "Tom" Moore – No comment.

CASE NO. 25-21-S: Chris and Mallory Biegler - If wastewater sources (stool, shower, sink, etc.) will be provided in the proposed structure, a septic permit must be obtained and a septic system installed to serve the structure.

**A plumbing permit will not be issued for a wastewater source without an approved septic permit TCHD.**

CASE NO. 25-22-S: Savannah Gotschall – Note that the Illinois Plumbing Code requires businesses to provide an adequate number of restrooms for customer use.

**Due to the limited number of clients on site at any given time, it is anticipated that the existing restroom in the dwelling would be utilized, no new facilities installed in the existing barn.**

CASE NO. 25-23-S: Alexander Smith – The proposed building will require the installation of a septic system of adequate design and capacity for all activities to be carried out (i.e., grooming, boarding, veterinary services, etc.). Because the property is being sold contract for deed, the septic system permit must be obtained from TCHD in the name of the owner of record, not the buyer. If additional pavement will be added to the property, adequate unpaved space must be identified and set aside for a future replacement septic system.

**A building/plumbing permit will not be issued without an approved septic permit through TCHD.**

CASE NO. 25-24-S / 25-25-V: Troy and Anne Stuber – If wastewater sources (stool, shower, sink, etc.) will be provided in the proposed structure, the wastewater must be routed to an existing septic system of adequate capacity, or a septic permit must be obtained and a septic system installed to serve the structure.

**A new restroom is not anticipated to be installed in the existing accessory structure. A plumbing permit will not be issued for a wastewater source without TCHD approval.**

CASE NO. 25-26-A: Proposed Amendment No. 71 – Chicken coops must not be placed over any component of the septic system on the property. Care should be taken if driving posts into the ground for chicken runs, to ensure that no part of the septic tank or seepage field are affected.

**A site plan will be required prior to issuance of the building permit and septic location in proximity to the proposed coop identified with appropriate setbacks, provided by TCHD.**

CASE NO. 25-27-A: Proposed Amendment No. 72 – No comment.

CASE NO. 25-28-A: Proposed Amendment No. 73 – If wastewater sources (stool, shower, sink, etc.) will be provided in a proposed recreational building, and public sewer connection is not available, the wastewater must be routed to either an adequately sized existing septic system or a septic permit must be obtained and a septic system installed to serve the structure.

**A plumbing permit will not be issued for a wastewater source without TCHD approval.**

Sincerely,

**Stacy M. Thompson, MS, LEHP**

Environmental Health Supervisor

Tazewell County Health Department

21306 Illinois Route 9, Tremont, IL 61568

Direct Line: 309-929-0226

Main Line: 309-925-5511

<http://www.tazewellhealth.org>

*The mission of the Tazewell County Health Department is to promote and protect the public's health and well-being.*



## Melissa A. Kreiter

---

**From:** Dan Parr  
**Sent:** Wednesday, May 14, 2025 3:04 PM  
**To:** Melissa A. Kreiter  
**Subject:** Re: June ZBA Case Packets for Review and Comment

Melissa,

After reading each S or V permit and the code changes, I see no issues for the county's roads.

Thank you,

Dan

Daniel L. Parr P.L.S./P.E./CPESC (County Engineer)  
Tazewell County – Highway Department  
21308 IL RT 9  
Tremont, IL 61568  
309-925-5532 o  
309-696-1597 c  
[DParr@Tazewell-il.gov](mailto:DParr@Tazewell-il.gov) o  
[DLParr1@frontier.com](mailto:DLParr1@frontier.com) o  
[Starman2@Live.com](mailto:Starman2@Live.com) h

 Please consider the environment before printing this e-mail

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**From:** Melissa A. Kreiter <MKreiter@tazewell-il.gov>  
**Sent:** Wednesday, May 14, 2025 2:13 PM  
**To:** Adam Crutcher <acrutcher@tricityrpc.org>; Dan Parr <DParr@tazewell-il.gov>; Denise Gryp <DGryp@tazewell-il.gov>; Farm Bureau <office@tazewellcfb.org>; Jaclynn Workman <JWorkman@tazewell-il.gov>; manager@tazewellcfb.org <manager@tazewellcfb.org>; Matthew Drake <MDrake@tazewell-il.gov>; Melissa A. Kreiter <MKreiter@tazewell-il.gov>; Mellissa Clemons <MClemons@tazewell-il.gov>; Melissa Goetze <mgoetze@tchd.net>; Mike Holly <MHolly@tazewell-il.gov>; rlees@tricityrpc.org <rlees@tricityrpc.org>; rob.clark@il.nacdnet.net <rob.clark@il.nacdnet.net>; sthompson@tchd.net <sthompson@tchd.net>  
**Subject:** June ZBA Case Packets for Review and Comment

Please see the attached memo and Legal Notice of the cases to be heard at the June 3, 2025 ZBA Public Hearing.

Following the link below to view each of the proposed cases:

[June ZBA Agency Case Packets](#)

If you have any questions, do not hesitate to contact me.

Thank you!  
Melissa

**CASE INFORMATION**

CASE NO.: 25-22-S PETITIONER: Savannah Gotschall

AGENT OR REPRESENTATIVE: \_\_\_\_\_

ADDRESS: 33353 Lowery Rd., Mackinaw, IL PHONE: 309-706-3015

REQUEST FOR: Special Use to allow the operation of Sunflower Stables Farmhouse, LLC, a Public Riding Stable to include boarding as well as offering riding lessons from existing Accessory Structures in an A-1 Agriculture Preservation District

P.I.N.# 13-13-11-300-006 PARCEL SIZE 3.41 +/- acres PRESENT ZONING: A-1

SURROUNDING ZONING: N A-1 S A-1 E A-1 W A-1

PETITION RECEIVED: 4/24/25 CASE ORIGIN: By Petitioner

**AGENCIES NOTIFIED AND COMMENTS MADE:**

PLANNER: Notified 5/14/25

HEALTH DEPT.: Notified 5/14/25

TCSWCD: Notified 5/14/25

TCFB: Notified 5/14/25

COUNTY HIGHWAY: Notified 5/14/25

COUNTY EMA: Notified 5/14/25

MUNICIPALITY: N/A

TOWNSHIP: Notified 5/19/25

IDOT: N/A

SURROUNDING PROPERTY OWNERS: Notified 5/15/25

PUBLICATION DATE: 5/14/25 WHERE: Tarewell Chronicle

**ACTION TAKEN:**

ZONING BOARD OF APPEALS: \_\_\_\_\_ DECISION: \_\_\_\_\_

LAND USE COMMITTEE: \_\_\_\_\_ DECISION: \_\_\_\_\_

COUNTY BOARD: \_\_\_\_\_ DECISION: \_\_\_\_\_

OTHER COMMENTS: \_\_\_\_\_

**TAZEWELL COUNTY COMMUNITY  
DEVELOPMENT**

**APPLICATION FOR ZONING HEARING**

**PETITION FOR:**

- ☐ Special Use (New Dwelling Site)  
☒ Special Use (Other)

**Staff Use Only:**

Accepted by: MPK

Date Filed: 5/5/25 CASE NO. 25-22-S

Filing Fee: 450.00 Publication Fee: \_\_\_\_\_

ZBA Hearing Date: 6/3/25

Decision Date: \_\_\_\_\_

☐ APPROVED ☐ DENIED ☐ OTHER \_\_\_\_\_

**1. Applicant and Owner Information:**

**Applicant:**

Name: Savannah Gotschall  
Address: 33353 Lowery Rd  
City, State: Mackinaw IL 61755  
Phone: 309-706-3015  
(daytime contact)  
Email: savgot22@gmail.com

**Owner:**

Name: Savannah Gotschall  
Address: 33353 Lowery Rd  
City, State: Mackinaw IL 61755  
Phone: 309-706-3015  
(daytime contact)  
Email: savgot22@gmail

The property interest of the applicant, if not the owner: \_\_\_\_\_

**2. Site and Surrounding Property Information:**

- a. 911 Address or property location of subject property: 33353 Lowery Rd  
Mackinaw IL 61755  
b. Correct Legal Description and Property Identification Number: (Attach an additional sheet if necessary - a copy of the legal description may be obtained from the Recorder of Deeds Office - 1<sup>st</sup> floor, McKenzie Building)

Current Zoning: A6-1 Property ID Number: 13-13-11-300-006

Proposed Parcel Size/Acreage: 3.41 Soil Productivity Rate of Site: \_\_\_\_\_

Legal Description: \_\_\_\_\_

- c. Describe all existing structures, physical attributes and current land use of the property:  
House, detached garage, 2 out buildings,  
fenced in pasture for horses  
d. Previous Special Use/Variance requests for this property? ☒ No ☐ Yes—Case No. \_\_\_\_\_

**3. State the Reason For and Nature of the Special Use:**

offer  
to start boarding horses for others, riding  
lessons, Sunflower Stables Farmhouse, LLC.

- a. Hours of operation: 9am-5pm Number of employees: 1  
b. Number of parking spaces: 2 Handicapped: 1 Parking Lot Surface: 30ft  
c. Signs (size and number of): 1 - 2ft x 2ft  
d. Number of new buildings to be constructed and proposed use of each building:  
0  
e. Future expansion and time schedule: NA

**New Dwelling Sites Only:** A livestock feeding operation is defined by the Tazewell County Zoning Code as: Any new or existing operation which stables or confines and feeds or maintains for a total of 45 days or more in any 12-month period a combination of at least fifty (50) animal units, or its equivalency. \*(Contact the Tazewell County Farm Bureau Office at (309) 347-3165 for assistance if you are uncertain regarding location of active livestock feeding operations.)

- a. Is the property located: (Check appropriate item)
1. Less than one-half (½) mile of a **livestock feeding operation**: ☐ Yes ☐ No
- \*If less than ½ mile is a Variance necessary? ☐ Yes ☐ No
2. More than one-half (½) mile of a **livestock feeding operation**: ☐ Yes ☐ No
- b. Type of livestock operation \_\_\_\_\_ Number of animal units: \_\_\_\_\_

5. **The Zoning Board of Appeals makes a Finding of Fact for all Special Use. Please provide how your application conforms to the following: (attached an additional sheet if necessary)**

- a. The site will be so situated as to minimize adverse effects, including visual impacts on adjacent properties.  
Pasture and barns are fenced in and located behind house away from roads
- b. The establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.  
Not detrimental to the public health or welfare of neighboring vicinities.
- c. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.  
Will not be injurious to the use of other property in the vicinity.
- d. The Special Use will not substantially diminish and impair property value within the neighborhood.  
No, will not diminish property value within neighboring vicinity
- e. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.  
Necessary facilities are being provided.
- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.  
Adequate measures have been taken
- g. Granting the special use, **which is located one-half mile or less** from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels that would hinder the operation or expansion of such operation or granting the special use, which is located **more than one half mile** from a livestock feeding operation will not hinder the operation or expansion of such operation.  
Located more than one half mile from a livestock feeding operation will not hinder operation
- h. The Special Use is consistent with the existing uses of property within the general area of the property in question.  
yes, consistent with existing uses of property within the general area of the property



i. The property is suitable for the Special Use as proposed.

Yes, the property is suitable

6. **Signature:** I (we) certify that the proposed Special Use will conform to the standards for Special Uses in the Tazewell County Zoning Ordinance and hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my (our) knowledge.

Lawrence L. Hottel  
Applicant Signature

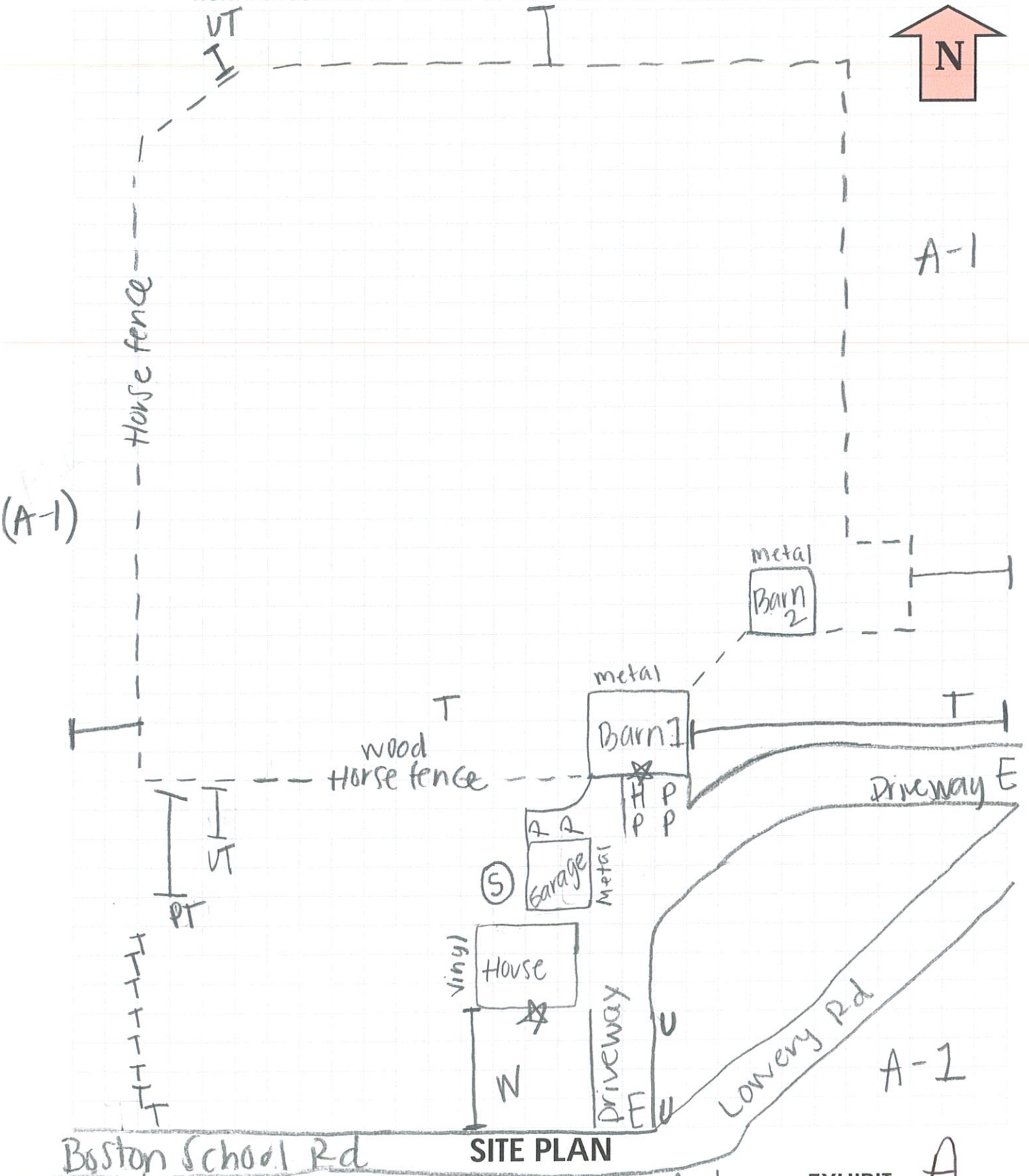
4/30/25  
Date

Samuel Hottel  
Owner Signature

4/30/25  
Date

A-1

BUILDINGS, BUILDING SIZE, DISTANCE FROM OVERHANG OF BUILDINGS TO FRONT, REAR AND SIDE LOT LINES, LOCATION OF PARKING SPACES, LANDSCAPING, AND OTHER PERTINENT DETAILS "REFER TO CHECKLIST"  
**NORTH SHOULD BE AT THE TOP OF THE PAGE WHEN YOU BEGIN YOUR DRAWING!**



**SITE PLAN**

EXHIBIT

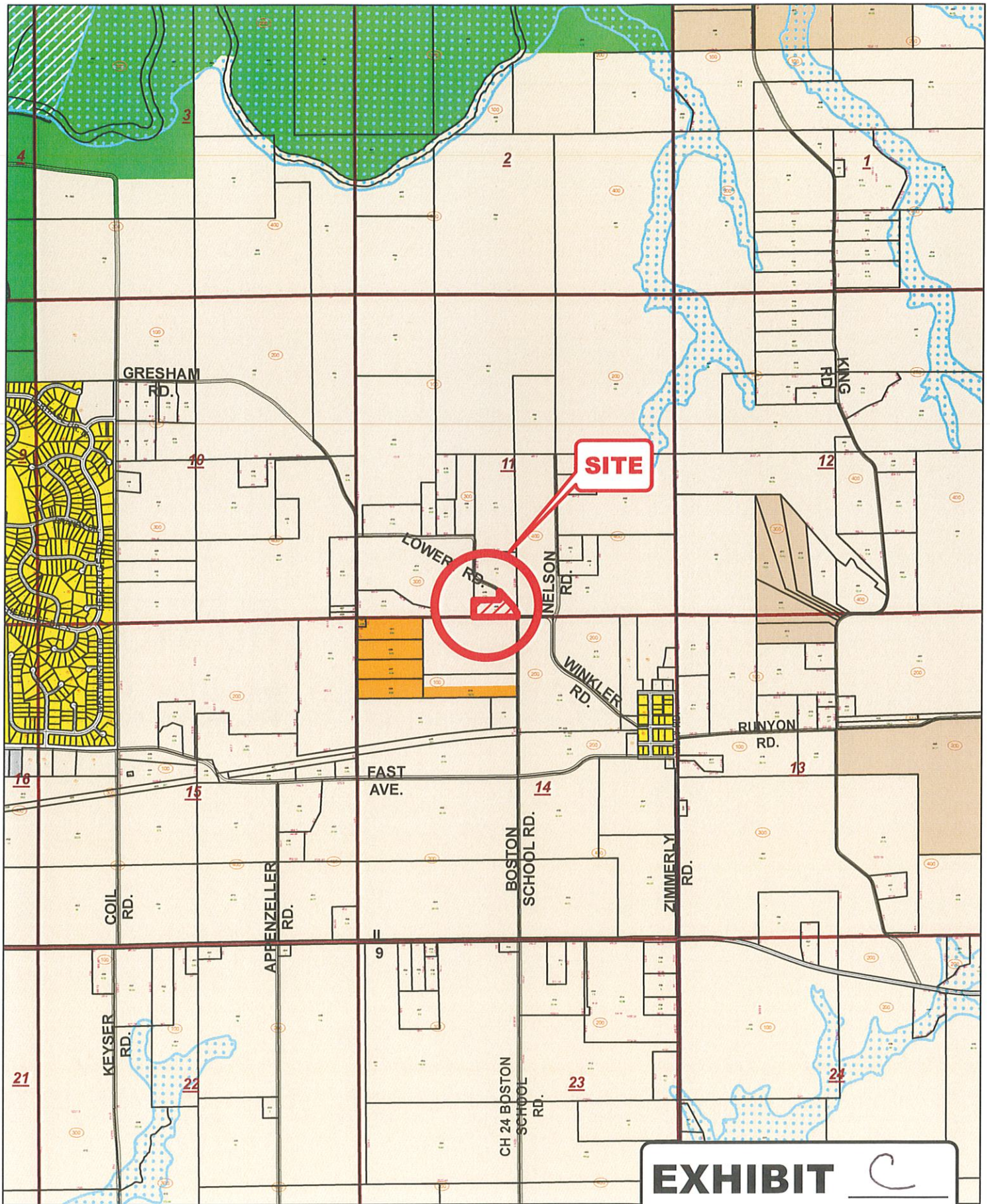
A

T = tree  
 V = utility pole  
 VT = utility power tower  
 PT = propane tank  
 S = septic tank  
 ☆ = signs  
 E = entry  
 W = well









0 550 1,100 2,200 3,300 4,400 Feet

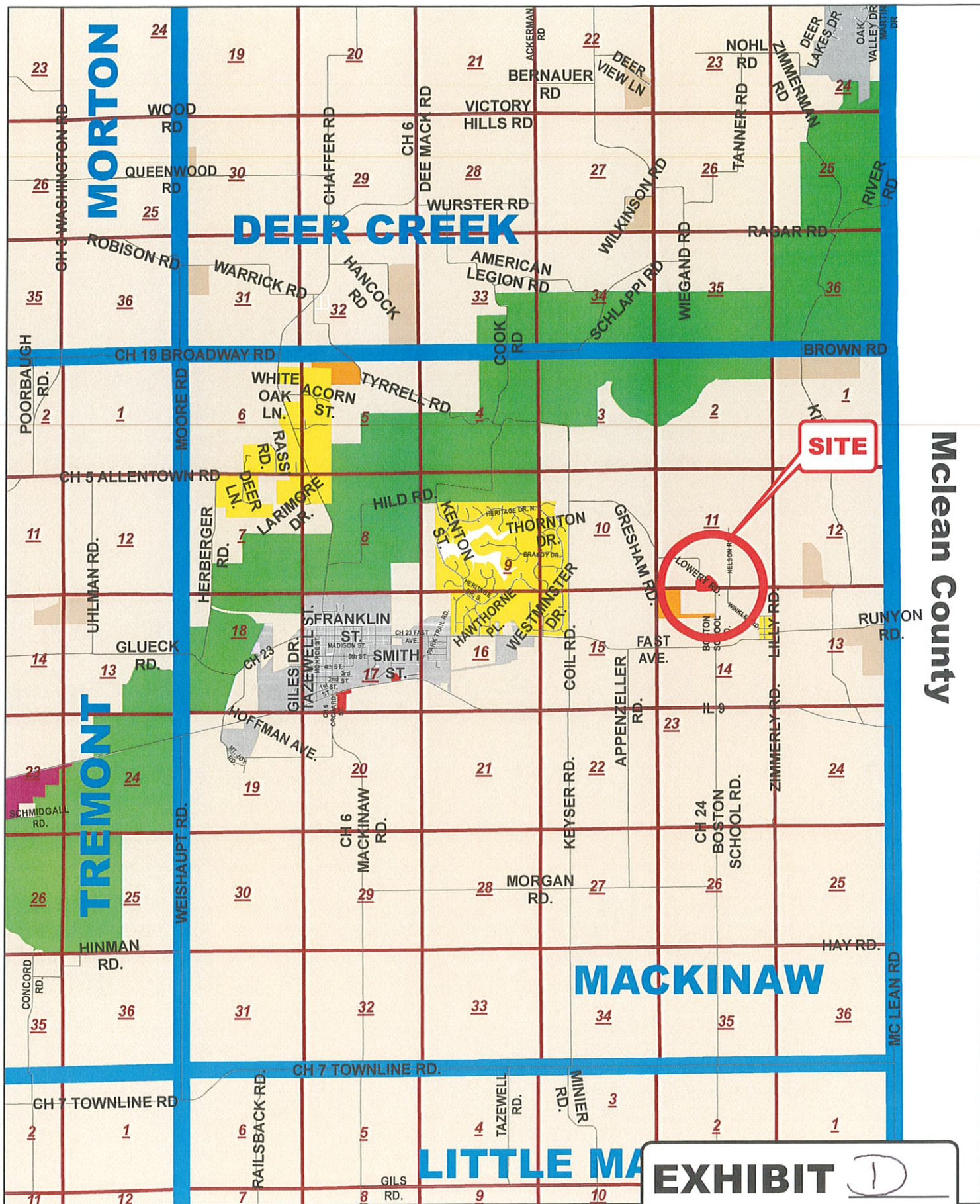
### Zoning District

A-1 C-1 CITY I-1 R-1 R-R  
 AG Area A-2 C-2 CONS I-2 R-2

**EXHIBIT**

**C**





0 1,550 3,100 6,200 9,300 12,400 Feet

#### Zoning District

A-1	C-1	CITY	I-1	R-1	R-R
AG Area	A-2	C-2	CONS	I-2	R-2

TAZEWELL COUNTY  
COMMUNITY DEVELOPMENT AND PLANNING  
**ZONING BOARD OF APPEALS REPORT (25-22-S)**

**Applicant:** Savannah Gotschall

**Requested Action:** Special Use to allow for the operation of Sunflower Stables Farmhouse, LLC, a Public Riding Stable to include boarding as well as offering riding lessons from existing Accessory Structures in an A-1 Agriculture Preservation District.

**Date of Application:** May 5, 2025

**Location:** 33353 Lowery Rd, Mackinaw, IL 61755

**Zoning:**

Subject Property:	A-1 Agricultural Preservation District
North:	A-1 Agricultural Preservation District
East:	A-1 Agricultural Preservation District
South:	A-1 Agricultural Preservation District
West:	A-1 Agricultural Preservation District

**Public Hearing:** June 3, 2025

**Considerations:**

- Per the Tazewell County Zoning Code, the A-1 Agricultural Preservation District is established to benefit and protect agricultural uses throughout Tazewell County.
- Per the Tazewell County Zoning Code, a public stable may be expanded in the A-1 Agriculture Preservation District with a Special Use.
- The subject property is approximately 3.4 acres, none of which is in agriculture production. The parcel contains a single family home, detached garage, 2 out buildings, and a fenced in pasture for horses.
- The applicant wishes to board horses for others as well as offer riding lessons with the existing buildings



**Findings of Fact:**

- **The Special Use shall, in all other respects, conform to the applicable regulations of the Tazewell County Zoning Ordinance for the district in which it is located.**

(POSITIVE) The proposed special use meets all applicable regulations of the A-1 Zoning District as listed in the Tazewell County Zoning Ordinance as there is no proposed addition to the subject property.

- **The Special Use will be consistent with the purposes, goals, objectives, and standards of the officially adopted County Comprehensive Land Use Plan and these regulations or of any officially adopted Comprehensive Plan of a municipality within a 1.5-mile planning jurisdiction.**

(POSITIVE) The proposed special use is within 1.5 miles of the Village of Mackinaw which has an adopted Comprehensive Plan. The Comprehensive Plan does not discuss the project area in the future land use designation and staff did not identify any regulations that the proposed special use would negatively impact. The Tazewell County Comprehensive Plan does not contain any goals or objectives that are in conflict with the proposed special use and the proposed special use achieves the following goals and objectives:

- Minimize conflict between land uses
- Avoid land development that occurs in isolated areas away from existing developed areas

Therefore, this finding is judged to be positive.

- **The petitioner has provided the information required by 7TCC1-25(c), and has demonstrated the ability to complete the proposal shown in 7TCC1-25(c)(1)-(10), and has met those items required by the statements described in TCC1-25(c)(9).**

(POSITIVE) Per the application, the requirements of Article 25 of the Tazewell County Zoning Code have been met.

- **The site shall be so situated as to minimize adverse effects, including visual impacts on adjacent properties.**

(POSITIVE) The applicant is not proposing to add any new buildings or construct additions at this time. Approval of the use would see the property utilized more in terms of horseback riding on the property. As such, the site is situated to minimize adverse effects on adjacent properties.

- **The establishment, maintenance or operation of the Special Use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the neighboring vicinity.**

(POSITIVE) The surrounding area primarily features farm ground and large lot residential development. The proposed public riding stable use is not a high intensity use and the applicant proposes no changes to the existing buildings on the property. As a result, the proposed use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of

the neighboring vicinity.

- **The Special Use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.**

(POSITIVE) Horseback riding and boarding of horses in a low density area should not see the enjoyment of other properties diminish.

- **The Special Use shall not substantially diminish and impair property value within the neighborhood**

(POSITIVE) The proposed use would see horseback riding lessons and boarding of horses occur on the site. This type of use is not out of character with other uses in the general area and therefore will not diminish or impair property values.

- **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

(POSITIVE) Per the application, all utilities and necessary facilities are provided.

- **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.**

(POSITIVE) The proposed use is not high intensity in nature and does not see a large volume of traffic.

- **The evidence establishes that granting the use, which is located one-half mile or less from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels as would hinder the operation or expansion of such operation.**

Not Applicable

- **Evidence presented establishes that granting the use, which is located more than one half mile from a livestock feeding operation, will not hinder the operation or expansion of such operation.**

(POSITIVE) The proposed use is not high intensity in should not see a large increase in vehicular traffic that would be in conflict with the operation of a livestock feeding operation.

- **Seventy-five percent (75%) of the site contains soils having a productivity index of less than 125.**

Not applicable. Proposed use not removing any agricultural land from production.

- **The Special Use is consistent with the existing uses of property within the general area of the property in question.**

(POSITIVE) The proposed public riding stable is a low intensity use much like others in the area (farm ground and low density residential development) and looks to operate on a property which already features horses. As the proposed use is not out of character for the area, the special use is deemed consistent with the existing uses of property in the general area

- **The property in question is suitable for the Special Use as proposed.**

(POSITIVE) Given the reasons stated above, the subject property is suitable for the requested special use as proposed.

**Recommendation:**

Based upon the above considerations and findings of fact, the Community Development and Planning Department recommends approval of the requested Special Use to allow for the establishment of a public riding stable on the subject property identified as 33353 Lowery Rd.

Respectfully submitted.

Adam Crutcher  
Tazewell County Land Use Planner



## Melissa A. Kreiter

---

**From:** Melissa A. Kreiter  
**Sent:** Friday, May 30, 2025 9:44 AM  
**To:** sthompson@tchd.net; Melissa Goetze  
**Cc:** Jaclynn Workman  
**Subject:** FW: [EXTERNAL] TCHD EH comments on June 2025 ZBA Class B Cases

Stacy – Thank you for your comments on behalf of TCHD. Please see TCCD response below for each of the comments provided.

### *Melissa A. Kreiter*

Chief Deputy/"FOIA" Officer  
Tazewell County Department of Community Development  
11 S. 4th St., Room 400 - Pekin, IL 61554  
Phone: (309) 477-2235 - Email: [mkreiter@tazewell-il.gov](mailto:mkreiter@tazewell-il.gov)  
Website: <http://www.tazewell-il.gov>

**From:** Stacy Thompson <[sthompson@tchd.net](mailto:sthompson@tchd.net)>  
**Sent:** Thursday, May 29, 2025 4:26 PM  
**To:** Melissa A. Kreiter <[MKreiter@tazewell-il.gov](mailto:MKreiter@tazewell-il.gov)>; Denise Gryp <[DGryp@tazewell-il.gov](mailto:DGryp@tazewell-il.gov)>; Jaclynn Workman <[JWorkman@tazewell-il.gov](mailto:JWorkman@tazewell-il.gov)>  
**Cc:** Melissa Goetze <[mgoetze@tchd.net](mailto:mgoetze@tchd.net)>  
**Subject:** [EXTERNAL] TCHD EH comments on June 2025 ZBA Class B Cases

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The following are the TCHD EH comments on the June 2025 ZBA Class B Cases:

CASE NO. 25-20-S: Elmer "Tom" Moore – No comment.

CASE NO. 25-21-S: Chris and Mallory Biegler - If wastewater sources (stool, shower, sink, etc.) will be provided in the proposed structure, a septic permit must be obtained and a septic system installed to serve the structure.

**A plumbing permit will not be issued for a wastewater source without an approved septic permit TCHD.**

CASE NO. 25-22-S: Savannah Gotschall – Note that the Illinois Plumbing Code requires businesses to provide an adequate number of restrooms for customer use.

**Due to the limited number of clients on site at any given time, it is anticipated that the existing restroom in the dwelling would be utilized, no new facilities installed in the existing barn.**

CASE NO. 25-23-S: Alexander Smith – The proposed building will require the installation of a septic system of adequate design and capacity for all activities to be carried out (i.e., grooming, boarding, veterinary services, etc.). Because the property is being sold contract for deed, the septic system permit must be obtained from TCHD in the name of the owner of record, not the buyer. If additional pavement will be added to the property, adequate unpaved space must be identified and set aside for a future replacement septic system.

**A building/plumbing permit will not be issued without an approved septic permit through TCHD.**

CASE NO. 25-24-S / 25-25-V: Troy and Anne Stuber – If wastewater sources (stool, shower, sink, etc.) will be provided in the proposed structure, the wastewater must be routed to an existing septic system of adequate capacity, or a septic permit must be obtained and a septic system installed to serve the structure.

**A new restroom is not anticipated to be installed in the existing accessory structure. A plumbing permit will not be issued for a wastewater source without TCHD approval.**

CASE NO. 25-26-A: Proposed Amendment No. 71 – Chicken coops must not be placed over any component of the septic system on the property. Care should be taken if driving posts into the ground for chicken runs, to ensure that no part of the septic tank or seepage field are affected.

**A site plan will be required prior to issuance of the building permit and septic location in proximity to the proposed coop identified with appropriate setbacks, provided by TCHD.**

CASE NO. 25-27-A: Proposed Amendment No. 72 – No comment.

CASE NO. 25-28-A: Proposed Amendment No. 73 – If wastewater sources (stool, shower, sink, etc.) will be provided in a proposed recreational building, and public sewer connection is not available, the wastewater must be routed to either an adequately sized existing septic system or a septic permit must be obtained and a septic system installed to serve the structure.

**A plumbing permit will not be issued for a wastewater source without TCHD approval.**

Sincerely,

**Stacy M. Thompson, MS, LEHP**

Environmental Health Supervisor

Tazewell County Health Department

21306 Illinois Route 9, Tremont, IL 61568

Direct Line: 309-929-0226

Main Line: 309-925-5511

<http://www.tazewellhealth.org>

*The mission of the Tazewell County Health Department is to promote and protect the public's health and well-being.*



## Melissa A. Kreiter

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**From:** Dan Parr  
**Sent:** Wednesday, May 14, 2025 3:04 PM  
**To:** Melissa A. Kreiter  
**Subject:** Re: June ZBA Case Packets for Review and Comment

Melissa,

After reading each S or V permit and the code changes, I see no issues for the county's roads.

Thank you,

Dan

Daniel L. Parr P.L.S./P.E./CPESC (County Engineer)  
Tazewell County – Highway Department  
21308 IL RT 9  
Tremont, IL 61568  
309-925-5532 o  
309-696-1597 c  
[DParr@Tazewell-il.gov](mailto:DParr@Tazewell-il.gov) o  
[DLParr1@frontier.com](mailto:DLParr1@frontier.com) o  
[Starman2@Live.com](mailto:Starman2@Live.com) h

 Please consider the environment before printing this e-mail

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**From:** Melissa A. Kreiter <MKreiter@tazewell-il.gov>  
**Sent:** Wednesday, May 14, 2025 2:13 PM  
**To:** Adam Crutcher <acrutcher@tricityrpc.org>; Dan Parr <DParr@tazewell-il.gov>; Denise Gryp <DGryp@tazewell-il.gov>; Farm Bureau <office@tazewellcfb.org>; Jaclynn Workman <JWorkman@tazewell-il.gov>;  
manager@tazewellcfb.org <manager@tazewellcfb.org>; Matthew Drake <MDrake@tazewell-il.gov>; Melissa A. Kreiter  
<MKreiter@tazewell-il.gov>; Mellissa Clemons <MClemons@tazewell-il.gov>; Melissa Goetze <mgoetze@tchd.net>;  
Mike Holly <MHolly@tazewell-il.gov>; rlees@tricityrpc.org <rlees@tricityrpc.org>; rob.clark@il.nacdnet.net  
<rob.clark@il.nacdnet.net>; sthompson@tchd.net <sthompson@tchd.net>  
**Subject:** June ZBA Case Packets for Review and Comment

Please see the attached memo and Legal Notice of the cases to be heard at the June 3, 2025 ZBA Public Hearing.

Following the link below to view each of the proposed cases:

[June ZBA Agency Case Packets](#)

If you have any questions, do not hesitate to contact me.

Thank you!  
Melissa



**CASE INFORMATION**

CASE NO.: 25-23-S PETITIONER: Alexander Smith  
AGENT OR REPRESENTATIVE: \_\_\_\_\_  
ADDRESS: 22217 Timber Ln., Morton, IL PHONE: 309-657-5365  
REQUEST FOR: Special Use to allow the operation of a Non Residential Planned Unit Development, allowing construction of a new principal structure proposed for a Commercial Boarding Kennel, with other animal services offered; utilizing 2 existing commercial structures on the property to be rented for various permitted commercial uses; and an area designated for outdoor storage in a C-2 General Business District.  
P.I.N.# 05-05-23-300-005 PARCEL SIZE 2 +/- acres PRESENT ZONING: A-1  
SURROUNDING ZONING: N A-1/C-1 S A-1/R-1 E A-1 W C-1/R-1  
PETITION RECEIVED: 5/2/25 CASE ORIGIN: By Petitioner

**AGENCIES NOTIFIED AND COMMENTS MADE:**

PLANNER: Notified 5/14/25  
HEALTH DEPT.: Notified 5/14/25  
TCSWCD: Notified 5/14/25  
TCFB: Notified 5/14/25  
COUNTY HIGHWAY: Notified 5/14/25  
COUNTY EMA: Notified 5/14/25  
MUNICIPALITY: Notified 5/19/25  
TOWNSHIP: N/A  
IDOT: Notified 5/19/25

SURROUNDING PROPERTY OWNERS: Notified 5/15/25

PUBLICATION DATE: 5/14/25 WHERE: Tazewell Chronicle

**ACTION TAKEN:**

ZONING BOARD OF APPEALS: \_\_\_\_\_ DECISION: \_\_\_\_\_

LAND USE COMMITTEE: \_\_\_\_\_ DECISION: \_\_\_\_\_

COUNTY BOARD: \_\_\_\_\_ DECISION: \_\_\_\_\_

OTHER COMMENTS: \_\_\_\_\_

TAZEWELL COUNTY COMMUNITY  
DEVELOPMENT  
APPLICATION FOR ZONING HEARING

PETITION FOR:

- ☒ Special Use (New Dwelling Site)  
☐ Special Use (Other)

Staff Use Only:

Accepted by: MAK

Date Filed: \_\_\_\_\_

CASE NO. 25-23-S

Filing Fee: 350.00

Publication Fee: \_\_\_\_\_

ZBA Hearing Date: 6/3/25

Decision Date: \_\_\_\_\_

☐ APPROVED

☐ DENIED

☐ OTHER \_\_\_\_\_

1. Applicant and Owner Information:

Applicant:

Name: Alexander Smith  
Address: 88817 Timber Ln  
City, State: Morton IL 61550  
Phone: 309-657-5365  
(daytime contact)  
Email: Alexsmith4@kw.com

Owner:

Name: Michael Roof MRA Properties  
Address: 4444 Edgewater Dr  
City, State: Groveland, IL 61535  
Phone: 309-410-7830  
(daytime contact)  
Email: mr.roof52@gmail.com

The property interest of the applicant, if not the owner: Buyer/contract for deed  
This will be closed by June 1 solely Alexander Smith

2. Site and Surrounding Property Information:

a. 911 Address or property location of subject property: 5100 Edgewater Dr Groveland

b. Correct Legal Description and Property Identification Number: (Attach an additional sheet if necessary - a copy of the legal description may be obtained from the Recorder of Deeds Office - 1st floor, McKenzie Building)

Current Zoning: Commercial Property ID Number: 05-05-23-300-005

Proposed Parcel Size/Acreage: 2.00 Acre Soil Productivity Rate of Site: \_\_\_\_\_

Legal Description:

Sec 23 T25N R4W PT of ENW 1/4 OF SW 1/4 2.00 AC

c. Describe all existing structures, physical attributes and current land use of the property:

Currently a small building w/ just under 700 sq ft - office space  
Approx 60 x 90 outbuilding - storage

d. Previous Special Use/Variance requests for this property? ☒ No ☐ Yes-Case No. \_\_\_\_\_

3. State the Reason For and Nature of the Special Use:

We want a 3rd building for commercial dog/cat  
boarding kennel, groomer/vet office. indoor & outdoor storage  
area, commercial office space.

a. Hours of operation: 8-6 Mon-Fri SAT 8-12 5-7 Number of employees: 5

b. Number of parking spaces: 8 Handicapped: 1 Parking Lot Surface: concrete part/  
white rock

c. Signs (size and number of): 1

d. Number of new buildings to be constructed and proposed use of each building:

1 - Boarding kennel for dogs & cats. Groomer/vet office

e. Future expansion and time schedule: Keep - by July

4. **New Dwelling Sites Only:** A livestock feeding operation is defined by the Tazewell County Zoning Code as: Any new or existing operation which stables or confines and feeds or maintains for a total of 45 days or more in any 12-month period a combination of at least fifty (50) animal units, or its equivalency. \*(Contact the Tazewell County Farm Bureau Office at (309) 347-3165 for assistance if you are uncertain regarding location of active livestock feeding operations.)

- a. Is the property located: (Check appropriate item)
1. Less than one-half ( $\frac{1}{2}$ ) mile of a **livestock feeding operation**: ☐ Yes ☒ No
- \*If less than  $\frac{1}{2}$  mile is a Variance necessary? ☐ Yes ☐ No
2. More than one-half ( $\frac{1}{2}$ ) mile of a **livestock feeding operation**: ☒ Yes ☐ No
- b. Type of livestock operation Unknown Number of animal units: \_\_\_\_\_

5. **The Zoning Board of Appeals makes a Finding of Fact for all Special Use. Please provide how your application conforms to the following: (attached an additional sheet if necessary)**

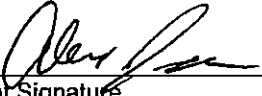
- a. The site will be so situated as to minimize adverse effects, including visual impacts on adjacent properties.  
This will not be near any other buildings other than my own.
- b. The establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.  
True
- c. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.  
No, plan to have sand barrier / landscaping to both views.
- d. The Special Use will not substantially diminish and impair property value within the neighborhood.  
No
- e. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.  
Yes
- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.  
Yes
- g. Granting the special use, **which is located one-half mile or less** from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels that would hinder the operation or expansion of such operation or granting the special use, which is located **more than one half mile** from a livestock feeding operation will not hinder the operation or expansion of such operation.  
Not applicable - Not sure of nearest operation
- h. The Special Use is consistent with the existing uses of property within the general area of the property in question.  
Yes




- i. The property is suitable for the Special Use as proposed.

yes

6. **Signature:** I (we) certify that the proposed Special Use will conform to the standards for Special Uses in the Tazewell County Zoning Ordinance and hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my (our) knowledge.

  
Applicant Signature

5/2/25  
Date

  
Owner Signature

5/25/2025  
Date

OWNER'S CONSENT FORM

I, Michael Roof, MRA (print property owner's name) understand  
that Alexander Smith (print applicant's name), is petitioning for:

located at (give address) 5100 Edgewater Dr  
City Gratland State IL Zip 61550  
Parcel I.D. # 05-05-27-300-005 with the Tazewell County Community Development  
Department.

I hereby attest that I understand the request and consent to the filing of the petition by the applicant as listed  
above.

Michael Roof  
Owner's Signature

5/2/2025  
Date

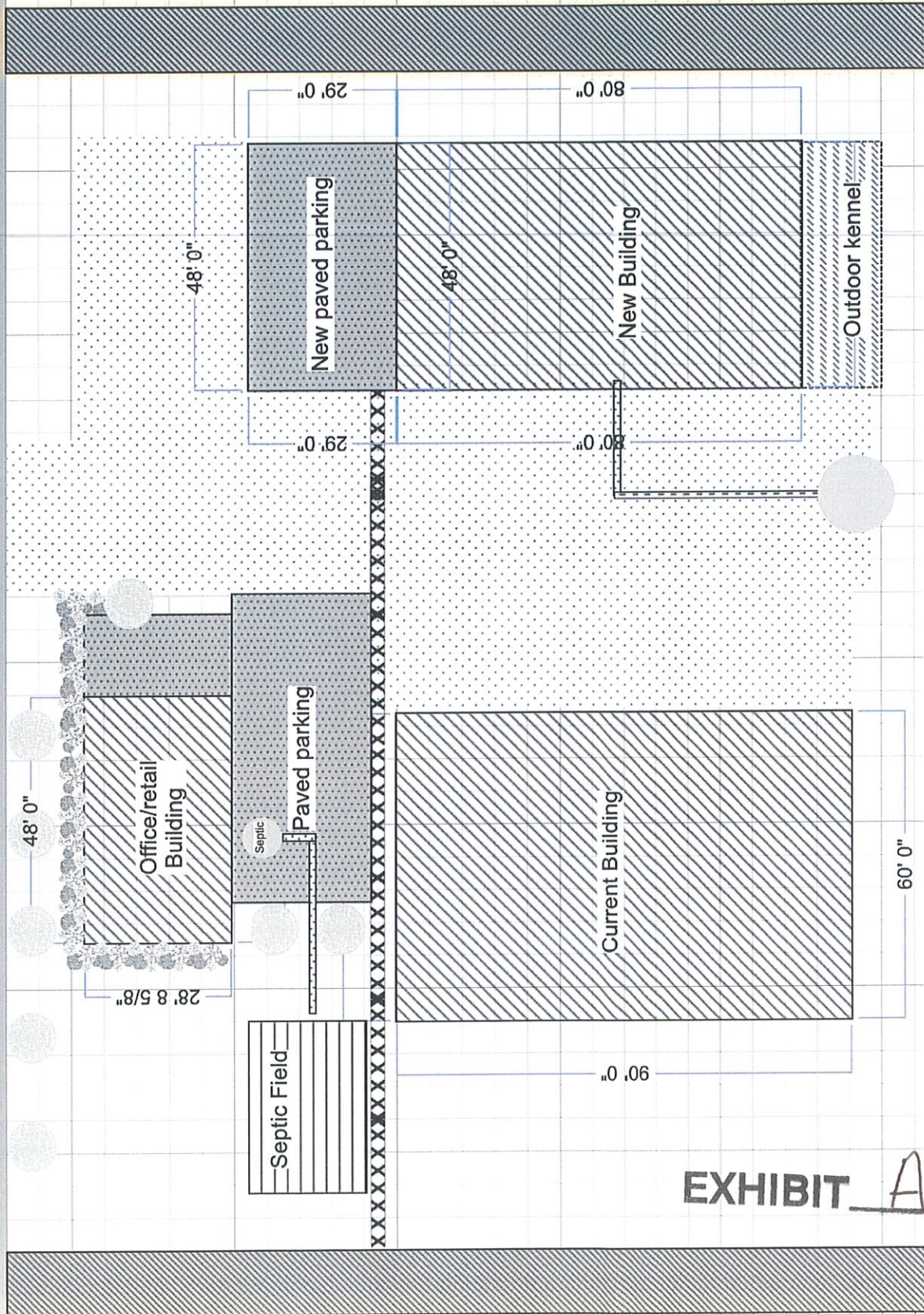
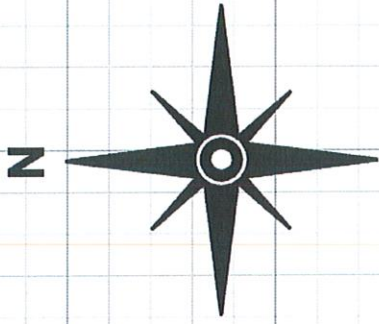
Subscribed and sworn to before me this 2 day of May, 2025.



[Signature]  
Notary Public

Dakota Jill Campen

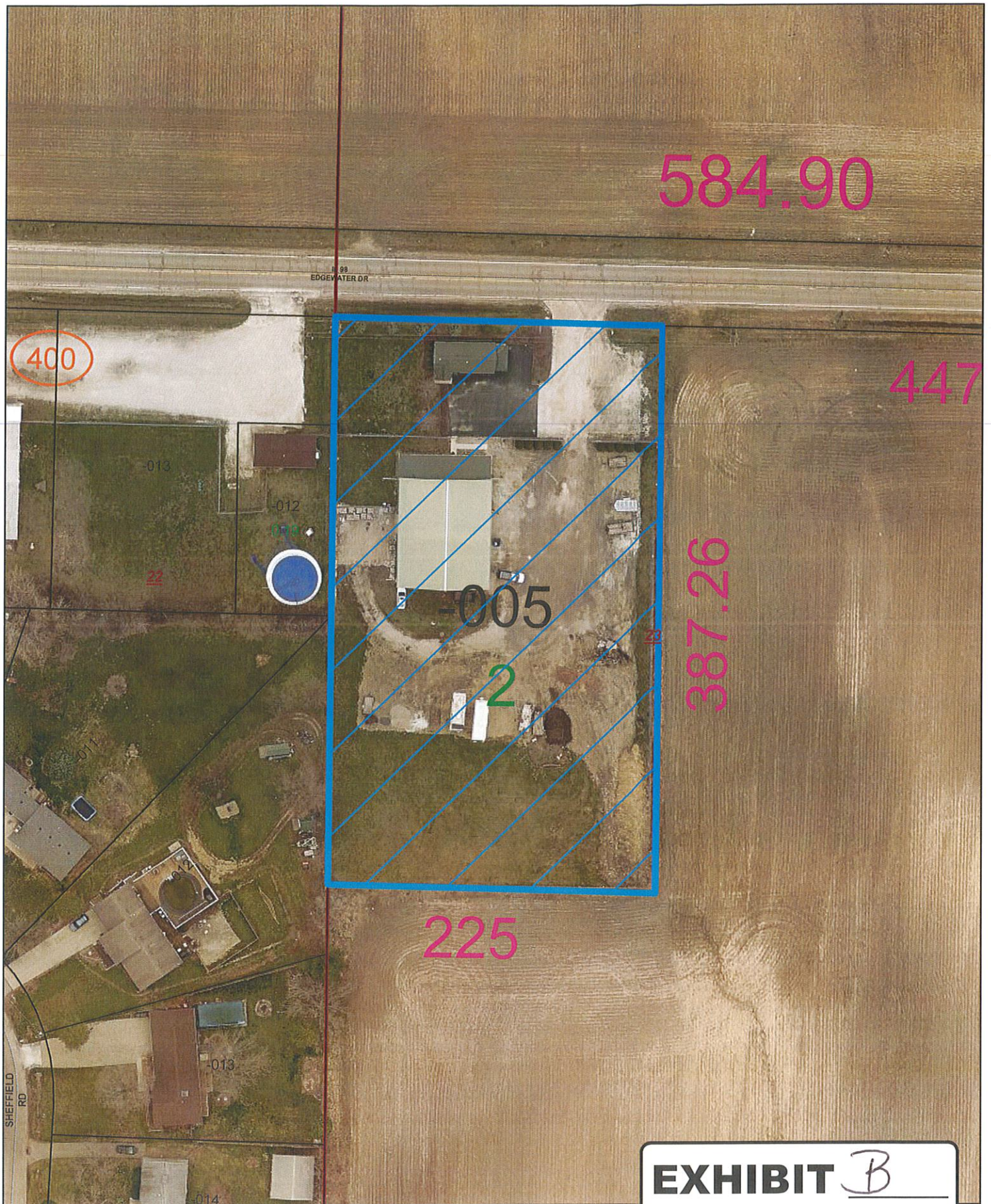
Edgewater Drive



EXHIBIT

A



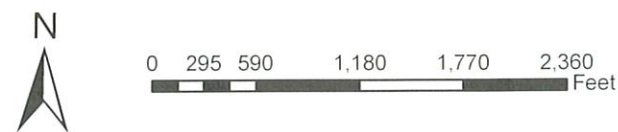
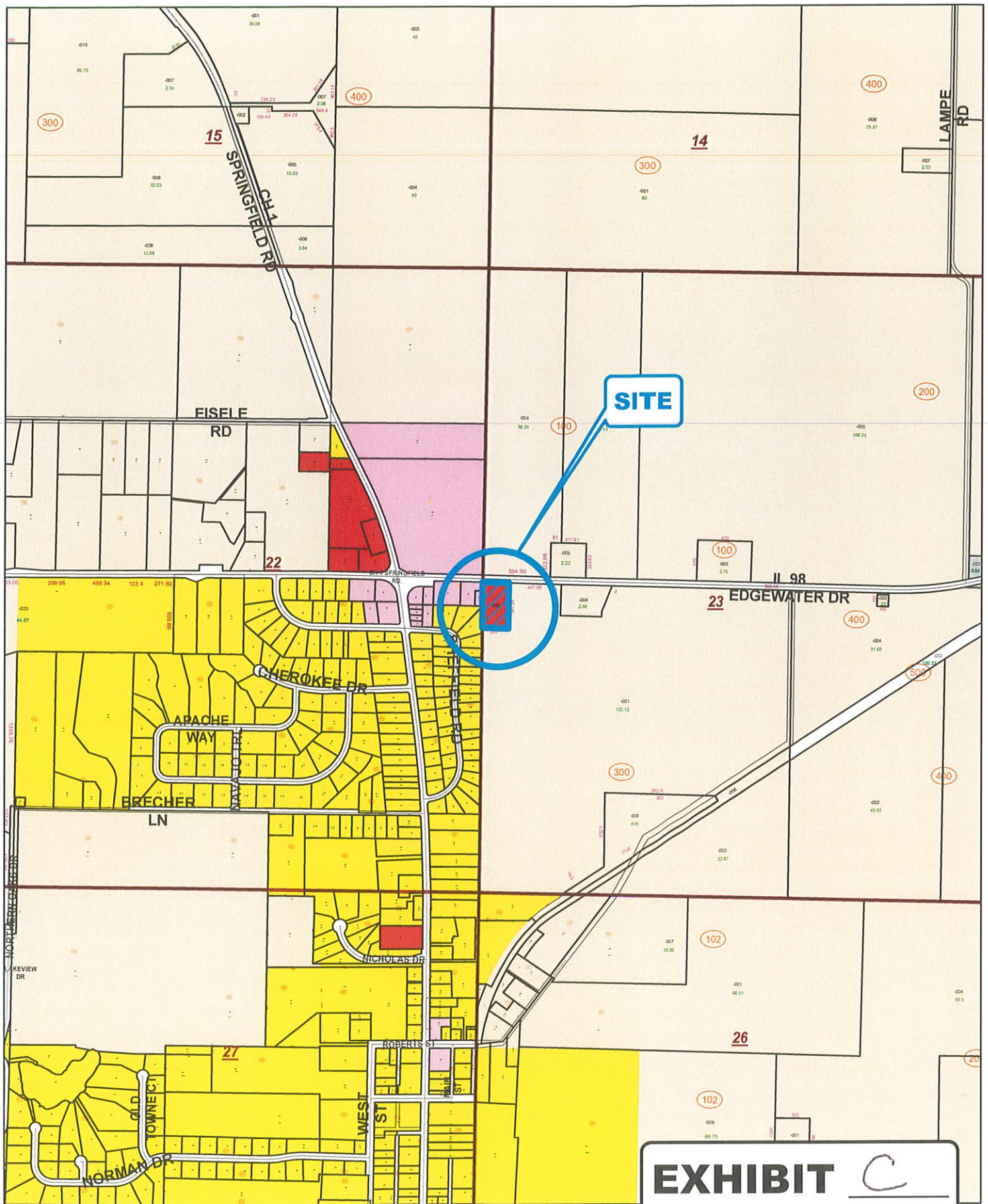


**EXHIBIT B**



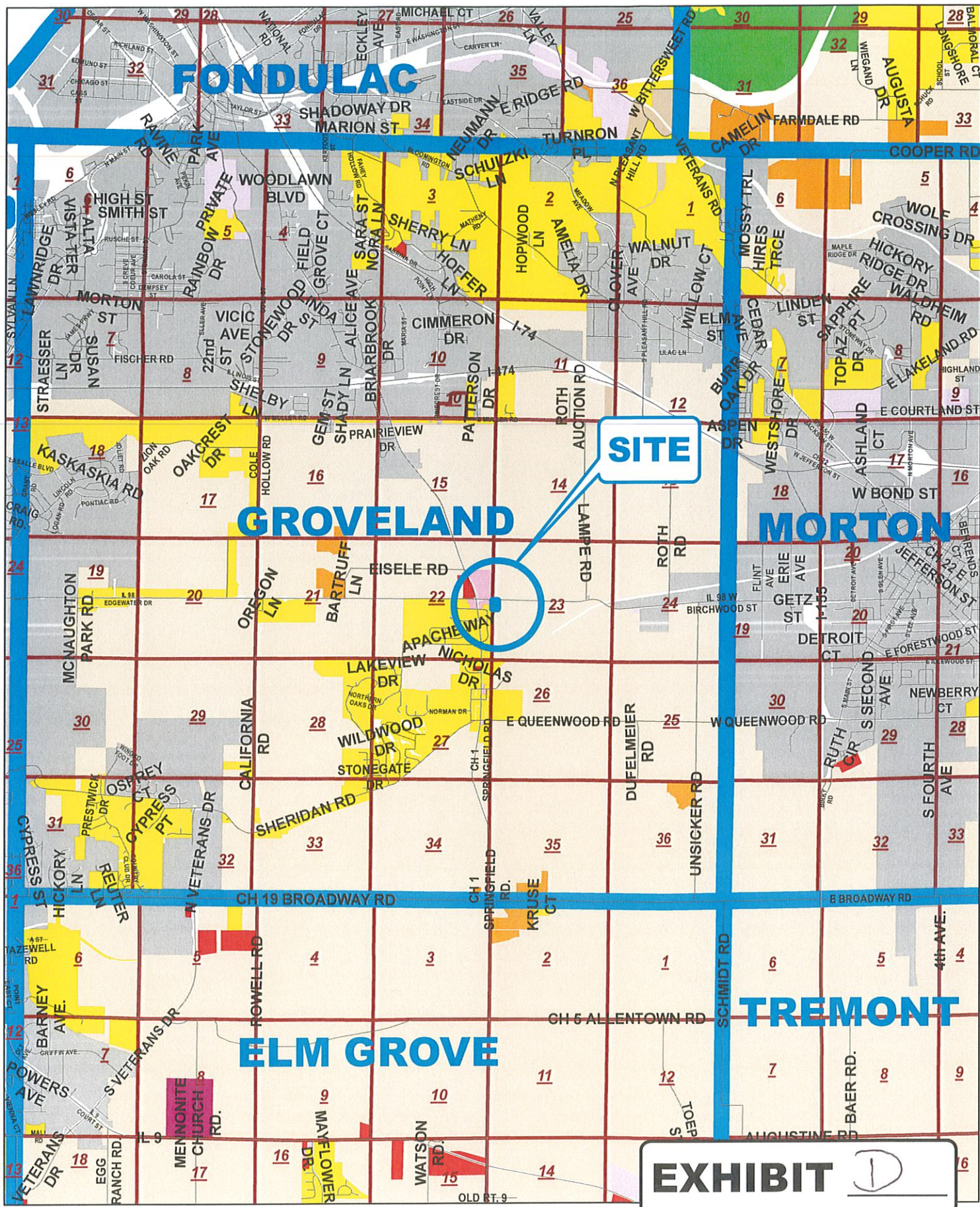
0 20 40 80 120 160 Feet





Zoning District		A-1	C-1	CITY	I-1	R-1	R-R
	AG Area	A-2	C-2	CONS	I-2	R-2	





**EXHIBIT** D

**Zoning District**

A-1	C-1	CITY	I-1	R-1	R-R
AG Area	A-2	C-2	CONS	I-2	R-2



TAZEWELL COUNTY  
COMMUNITY DEVELOPMENT AND PLANNING  
**ZONING BOARD OF APPEALS REPORT (25-23-S)**

**Applicant:** Alexander Smith

**Requested Action:** Special Use to allow the operation of a Non Residential Planned Unit Development allowing construction of a new principal structure proposed for a Commercial Boarding Kennel, with other animal services offered; utilizing 2 existing commercial structures on the property to be rented for various permitted commercial uses; and an area designated for outdoor storage in a C-2 General Business District.

**Date of Application:** May 5, 2025

**Location:** 5100 Edgewater Dr, Groveland, IL 61535

**Zoning:**

Subject Property:	C-2 General Business Commercial District
North:	A-1 Agricultural Preservation District
East:	A-1 Agricultural Preservation District
South:	A-1 Agricultural Preservation District
West:	C-1 Neighborhood Commercial District & R-1 Low Density Residential District

**Public Hearing:** June 3, 2025

**Considerations:**

- Per the Tazewell County Zoning Code, the C-2 Zoning District is designed to accommodate a range of commercial uses and is intended to provide for the need of a larger consumer population than is served in the neighborhood business district. Due to the higher intensity of these uses, and the amount of automobile and truck traffic that they typically generate, it is intended that the C-2 District be located only along major and minor collectors and arterial streets.
- Per the Tazewell County Zoning Code, a planned unit development is a parcel or tract of land having an area as herein required, initially under unified ownership or control, and which is or is intended to be the site for two or more principal uses, or one principal building for two or more principal uses and within which allowable exceptions in the district regulations are specified.
- Per the Tazewell County Zoning Code, a non-residential planned unit development is a development comprised of attached and/or detached units containing, as its principal use, light industrial, industrial, or commercial uses only. The development should coordinate service areas and be built in accordance with densities specified in the zoning district in which it is located.
- Per the Tazewell County Zoning Code, a non-residential planned unit development may be established by a Special Use permit within the C-2 Zoning District.

- The applicant intends to establish a non-residential planned unit development on the property to allow for the establishment of a commercial boarding kennel, resulting in three principal uses within one property. Commercial boarding kennels may be established by a Special Use permit within the C-2 Zoning District.

**Findings of Fact:**

- **The Special Use shall, in all other respects, conform to the applicable regulations of the Tazewell County Zoning Ordinance for the district in which it is located.**

(POSITIVE) The Special Use will conform to all applicable regulations of the Tazewell County Zoning Code as enforced by the Community Development Administrator. The proposed structure will be reviewed for all dimensional standards upon building permit submittal.

- **The Special Use will be consistent with the purposes, goals, objectives, and standards of the officially adopted County Comprehensive Land Use Plan and these regulations or of any officially adopted Comprehensive Plan of a municipality within a 1.5-mile planning jurisdiction.**

(POSITIVE) The proposed special use is within 1.5 miles of the City's of East Peoria and Morton, both of which have an adopted Comprehensive Plan. Neither of the municipalities Comprehensive Plans discuss the project area in their future land use designation and staff did not identify any regulations that the proposed special use would negatively impact. The Tazewell County Comprehensive Plan does not contain any goals or objectives that are in conflict with the proposed special use and the proposed special use achieves the following goals and objectives:

- Minimize conflict between land uses
- Avoid land development that occurs in isolated areas away from existing developed areas

Therefore, this finding is judged to be positive.

- **The petitioner has provided the information required by 7TCC1-25(c), and has demonstrated the ability to complete the proposal shown in 7TCC1-25(c)(1)-(10), and has met those items required by the statements described in TCC1-25(c)(9).**

(POSITIVE) Per the application, the requirements of Article 25 of the Tazewell County Zoning Code have been met.

- **The site shall be so situated as to minimize adverse effects, including visual impacts on adjacent properties.**

(POSITIVE) The applicant proposes the establishment of a new building of 3,840 sq ft in size. This proposed structure is similar in size to buildings on the subject property as well as commercial buildings in the general area. As the proposed building is not out of character in terms of size, there should be minimal visual impacts. The applicant has stated that dogs will be let out for a maximum of 15 minutes periodically throughout the day with last let out at 8pm. With these



measures, adverse effects of the special use shall be minimized.

- **The establishment, maintenance or operation of the Special Use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the neighboring vicinity.**

(POSITIVE) The establishment of a commercial boarding kennel does not pose any concerns regarding the public health, safety, morals, or general welfare of the neighboring vicinity. Regarding the comfort of the neighboring vicinity, the applicant has stated they will take measures to reduce the potential for continuous dog barking by allowing dogs to be outside for 15 minutes throughout the day with last let out at 8:00pm.

- **The Special Use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.**

(POSITIVE) The proposed commercial boarding kennel does not receive a large amount of vehicular traffic compared to other uses in the area. The main concern for enjoyment of other property in the area is the potential noise cause by dogs to the residential properties located nearby. The applicant has stated measures to reduce this possibility by allowing dogs to be outside for 15 minutes throughout the day and with a last let out for dogs at 8:00pm.

- **The Special Use shall not substantially diminish and impair property value within the neighborhood**

(POSITIVE) The primary concern with the proposed commercial boarding kennel diminishing property values within the neighborhood is the potential for loud noises from dogs. The applicant has stated measures to reduce this possibility by allowing dogs to be outside for 15 minutes throughout the day and with a last let out for dogs at 8:00pm. As such, the use should not diminish property values in the area.

- **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

(POSITIVE) Per the application, all utilities and necessary facilities are provided.

- **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.**

(POSITIVE) The subject property is along Edgewater Dr (Route 98) and nearby Springfield Rd, both of which are major roads in the area. A commercial dog kennel is not a high intensity use that sees a high volume of visitors. As such, the proposed special use should not increase traffic congestion or hazard on public streets.

- **The evidence establishes that granting the use, which is located one-half mile or less from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels as would hinder the operation or expansion of such operation.**

Not Applicable

- **Evidence presented establishes that granting the use, which is located more than one half mile from a livestock feeding operation, will not hinder the operation or expansion of such operation.**

(POSITIVE) The subject property is located in a commercial area, where the establishment or expansion of a livestock feeding operation would be inadvisable.

- **Seventy-five percent (75%) of the site contains soils having a productivity index of less than 125.**

Not applicable. Property not in agricultural zoning district.

- **The Special Use is consistent with the existing uses of property within the general area of the property in question.**

(POSITIVE) The subject property is in the general area of other commercial uses including restaurants, offices, warehouses, and manufacturing facilities. Should the applicant take steps to reduce potential noise from the kennel, the use will be consistent with other commercial uses in the area.

- **The property in question is suitable for the Special Use as proposed.**

(POSITIVE) Given the reasons stated above, the subject property is suitable for the requested special use as proposed.

**Recommendation:**

Based upon the above considerations and findings of fact, the Community Development and Planning Department recommends approval of the requested Special Use to allow for the establishment of a no-residential planned unit development on the subject property identified as 5100 Edgewater Dr.

Respectfully submitted.

Adam Crutcher  
Tazewell County Land Use Planner

## Melissa A. Kreiter

---

**From:** Melissa A. Kreiter  
**Sent:** Friday, May 30, 2025 9:44 AM  
**To:** sthompson@tchd.net; Melissa Goetze  
**Cc:** Jaclynn Workman  
**Subject:** FW: [EXTERNAL] TCHD EH comments on June 2025 ZBA Class B Cases

Stacy – Thank you for your comments on behalf of TCHD. Please see TCCD response below for each of the comments provided.

### *Melissa A. Kreiter*

Chief Deputy/"FOIA" Officer  
Tazewell County Department of Community Development  
11 S. 4th St., Room 400 - Pekin, IL 61554  
Phone: (309) 477-2235 - Email: [mkreiter@tazewell-il.gov](mailto:mkreiter@tazewell-il.gov)  
Website: <http://www.tazewell-il.gov>

**From:** Stacy Thompson <[sthompson@tchd.net](mailto:sthompson@tchd.net)>  
**Sent:** Thursday, May 29, 2025 4:26 PM  
**To:** Melissa A. Kreiter <[MKreiter@tazewell-il.gov](mailto:MKreiter@tazewell-il.gov)>; Denise Gryp <[DGryp@tazewell-il.gov](mailto:DGryp@tazewell-il.gov)>; Jaclynn Workman <[JWorkman@tazewell-il.gov](mailto:JWorkman@tazewell-il.gov)>  
**Cc:** Melissa Goetze <[mgoetze@tchd.net](mailto:mgoetze@tchd.net)>  
**Subject:** [EXTERNAL] TCHD EH comments on June 2025 ZBA Class B Cases

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The following are the TCHD EH comments on the June 2025 ZBA Class B Cases:

CASE NO. 25-20-S: Elmer "Tom" Moore – No comment.

CASE NO. 25-21-S: Chris and Mallory Biegler - If wastewater sources (stool, shower, sink, etc.) will be provided in the proposed structure, a septic permit must be obtained and a septic system installed to serve the structure.

**A plumbing permit will not be issued for a wastewater source without an approved septic permit TCHD.**

CASE NO. 25-22-S: Savannah Gotschall – Note that the Illinois Plumbing Code requires businesses to provide an adequate number of restrooms for customer use.

**Due to the limited number of clients on site at any given time, it is anticipated that the existing restroom in the dwelling would be utilized, no new facilities installed in the existing barn.**

CASE NO. 25-23-S: Alexander Smith – The proposed building will require the installation of a septic system of adequate design and capacity for all activities to be carried out (i.e., grooming, boarding, veterinary services, etc.). Because the property is being sold contract for deed, the septic system permit must be obtained from TCHD in the name of the owner of record, not the buyer. If additional pavement will be added to the property, adequate unpaved space must be identified and set aside for a future replacement septic system.



**A building/plumbing permit will not be issued without an approved septic permit through TCHD.**

CASE NO. 25-24-S / 25-25-V: Troy and Anne Stuber – If wastewater sources (stool, shower, sink, etc.) will be provided in the proposed structure, the wastewater must be routed to an existing septic system of adequate capacity, or a septic permit must be obtained and a septic system installed to serve the structure.

**A new restroom is not anticipated to be installed in the existing accessory structure. A plumbing permit will not be issued for a wastewater source without TCHD approval.**

CASE NO. 25-26-A: Proposed Amendment No. 71 – Chicken coops must not be placed over any component of the septic system on the property. Care should be taken if driving posts into the ground for chicken runs, to ensure that no part of the septic tank or seepage field are affected.

**A site plan will be required prior to issuance of the building permit and septic location in proximity to the proposed coop identified with appropriate setbacks, provided by TCHD.**

CASE NO. 25-27-A: Proposed Amendment No. 72 – No comment.

CASE NO. 25-28-A: Proposed Amendment No. 73 – If wastewater sources (stool, shower, sink, etc.) will be provided in a proposed recreational building, and public sewer connection is not available, the wastewater must be routed to either an adequately sized existing septic system or a septic permit must be obtained and a septic system installed to serve the structure.

**A plumbing permit will not be issued for a wastewater source without TCHD approval.**

Sincerely,

**Stacy M. Thompson, MS, LEHP**

Environmental Health Supervisor

Tazewell County Health Department

21306 Illinois Route 9, Tremont, IL 61568

Direct Line: 309-929-0226

Main Line: 309-925-5511

<http://www.tazewellhealth.org>

*The mission of the Tazewell County Health Department is to promote and protect the public's health and well-being.*

## Melissa A. Kreiter

---

**From:** Dan Parr  
**Sent:** Wednesday, May 14, 2025 3:04 PM  
**To:** Melissa A. Kreiter  
**Subject:** Re: June ZBA Case Packets for Review and Comment

Melissa,

After reading each S or V permit and the code changes, I see no issues for the county's roads.

Thank you,

Dan

Daniel L. Parr P.L.S./P.E./CPESC (County Engineer)  
Tazewell County – Highway Department  
21308 IL RT 9  
Tremont, IL 61568  
309-925-5532 o  
309-696-1597 c  
[DParr@Tazewell-il.gov](mailto:DParr@Tazewell-il.gov) o  
[DLParr1@frontier.com](mailto:DLParr1@frontier.com) o  
[Starman2@Live.com](mailto:Starman2@Live.com) h

 Please consider the environment before printing this e-mail

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**From:** Melissa A. Kreiter <MKreiter@tazewell-il.gov>  
**Sent:** Wednesday, May 14, 2025 2:13 PM  
**To:** Adam Crutcher <acrutcher@tricityrpc.org>; Dan Parr <DParr@tazewell-il.gov>; Denise Gryp <DGryp@tazewell-il.gov>; Farm Bureau <office@tazewellcfc.org>; Jaclynn Workman <JWorkman@tazewell-il.gov>; manager@tazewellcfc.org <manager@tazewellcfc.org>; Matthew Drake <MDrake@tazewell-il.gov>; Melissa A. Kreiter <MKreiter@tazewell-il.gov>; Mellissa Clemons <MClemons@tazewell-il.gov>; Melissa Goetze <mgoetze@tchd.net>; Mike Holly <MHolly@tazewell-il.gov>; rlees@tricityrpc.org <rlees@tricityrpc.org>; rob.clark@il.nacdnet.net <rob.clark@il.nacdnet.net>; sthompson@tchd.net <sthompson@tchd.net>  
**Subject:** June ZBA Case Packets for Review and Comment

Please see the attached memo and Legal Notice of the cases to be heard at the June 3, 2025 ZBA Public Hearing.

Following the link below to view each of the proposed cases:

[June ZBA Agency Case Packets](#)

If you have any questions, do not hesitate to contact me.

Thank you!  
Melissa

## Melissa A. Kreiter

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**From:** Harris, Michael A <Michael.A.Harris@illinois.gov>  
**Sent:** Monday, May 19, 2025 11:10 AM  
**To:** Melissa A. Kreiter  
**Subject:** [EXTERNAL] RE: ZBA Case for Comment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Melissa!

IDOT has no objection to the proposed kennel addition to the property.

Thanks for reaching out. Please let me know if you need anything else.

*Thanks,*

*michael*

Operations – Region 3 District 4  
Access Permits Unit Chief  
(309) 671-4486

[Michael.A.Harris@illinois.gov](mailto:Michael.A.Harris@illinois.gov)

**Operations ~ creative resolutions and simplified solutions!**

**From:** Melissa A. Kreiter <MKreiter@tazewell-il.gov>  
**Sent:** Monday, May 19, 2025 10:38 AM  
**To:** Harris, Michael A <Michael.A.Harris@illinois.gov>  
**Subject:** [External] ZBA Case for Comment

*Melissa A. Kreiter*

Chief Deputy/"FOIA" Officer  
Tazewell County Department of Community Development  
11 S. 4th St., Room 400 - Pekin, IL 61554  
Phone: (309) 477-2235 - Email: [mkreiter@tazewell-il.gov](mailto:mkreiter@tazewell-il.gov)  
Website: <http://www.tazewell-il.gov>

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**EXHIBIT** \_\_\_\_\_



## Melissa A. Kreiter

---

**From:** Zack Davis <zdavis@morton-il.gov>  
**Sent:** Monday, May 19, 2025 11:24 AM  
**To:** Melissa A. Kreiter  
**Subject:** [EXTERNAL] RE: ZBA Case for Comment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Melissa,

The Village of Morton has no comment/issue with the special use case 25-23-S (Smith).

Take care!

Zack Davis  
Zoning & Code Enforcement Officer  
Village of Morton  
120 N. Main St.  
Morton, IL 61550  
[zdavis@morton-il.gov](mailto:zdavis@morton-il.gov)  
309-266-5361 Ext. 2239

**From:** Melissa A. Kreiter <MKreiter@tazewell-il.gov>  
**Sent:** Monday, May 19, 2025 10:39 AM  
**To:** Zack Davis <zdavis@morton-il.gov>  
**Subject:** ZBA Case for Comment

*Melissa A. Kreiter*

Chief Deputy/"FOIA" Officer  
Tazewell County Department of Community Development  
11 S. 4th St., Room 400 - Pekin, IL 61554  
Phone: (309) 477-2235 - Email: [mkreiter@tazewell-il.gov](mailto:mkreiter@tazewell-il.gov)  
Website: <http://www.tazewell-il.gov>

EXHIBIT 

**CASE INFORMATION**

CASE NO.: 25-24-S PETITIONER: Troy & Anne Stuber  
AGENT OR REPRESENTATIVE: \_\_\_\_\_  
ADDRESS: 11302 Locust Rd. Tremont, IL PHONE: 309-635-2025  
REQUEST FOR: Special Use to allow the operation of a Home Commercial Business, Living Water Well Services, Inc., from a existing and a new Accessory Structure in an A-1 Agriculture Preservation District  
P.I.N.# 12-12-31-300-004 PARCEL SIZE 3.4 +/- acres PRESENT ZONING: A-1  
SURROUNDING ZONING: N A-1 S A-1 E A-1 W A-1  
PETITION RECEIVED: 5/8/25 CASE ORIGIN: By Petitioner

**AGENCIES NOTIFIED AND COMMENTS MADE:**

PLANNER: Notified 5/14/25  
HEALTH DEPT.: Notified 5/14/25  
TCSWCD: Notified 5/14/25  
TCFB: Notified 5/14/25  
COUNTY HIGHWAY: Notified 5/14/25  
COUNTY EMA: Notified 5/14/25  
MUNICIPALITY: N/A  
TOWNSHIP: Notified 5/19/25  
IDOT: N/A

SURROUNDING PROPERTY OWNERS: Notified 5/15/25

PUBLICATION DATE: 5/14/25 WHERE: Tazewell Chronicle

**ACTION TAKEN:**

ZONING BOARD OF APPEALS: \_\_\_\_\_ DECISION: \_\_\_\_\_

LAND USE COMMITTEE: \_\_\_\_\_ DECISION: \_\_\_\_\_

COUNTY BOARD: \_\_\_\_\_ DECISION: \_\_\_\_\_

OTHER COMMENTS: \_\_\_\_\_

**TAZEWELL COUNTY COMMUNITY  
DEVELOPMENT**

**APPLICATION FOR ZONING HEARING**

**PETITION FOR:**

- ☐ Special Use (New Dwelling Site)  
☒ Special Use (Other)

**Staff Use Only:**

Accepted by: nm

Date Filed: 5/8/25 CASE NO. 25-24-S

Filing Fee: 450.00 Publication Fee: \_\_\_\_\_

ZBA Hearing Date: 6/3/25

Decision Date: \_\_\_\_\_

☐ APPROVED ☐ DENIED ☐ OTHER \_\_\_\_\_

**1. Applicant and Owner Information:**

**Applicant:**

**Owner:**

Name: Troy & Anne Stuber  
Address: 11302 Locust Rd.  
City, State: Tremont, IL 61568  
Phone: 309-635-2025  
(daytime contact)  
Email: troy@tzwells.com

Name: Same  
Address: \_\_\_\_\_  
City, State: \_\_\_\_\_  
Phone: \_\_\_\_\_  
(daytime contact)

The property interest of the applicant, if not the owner: \_\_\_\_\_

**2. Site and Surrounding Property Information:**

a. 911 Address or property location of subject property: 11302 Locust Rd, Tremont

b. Correct Legal Description and Property Identification Number: (Attach an additional sheet if necessary - a copy of the legal description may be obtained from the Recorder of Deeds Office - 1<sup>st</sup> floor, McKenzie Building)

Current Zoning: A-1 Property ID Number: 12-12-31-300-004

Proposed Parcel Size/Acreage: 3.4 Soil Productivity Rate of Site: N/A

Legal Description:  
Sec 31 T24N R3W Parcel A SW 1/4 3.40 AC

c. Describe all existing structures, physical attributes and current land use of the property:  
Home, outbuilding shop, private residential

d. Previous Special Use/Variance requests for this property? ☐ No ☐ Yes—Case No. \_\_\_\_\_

**3. State the Reason For and Nature of the Special Use:**

Operate Home Commercial Special Use. Living Water Well Services, Inc. which performs well repairs along with smaller scale excavation services.

a. Hours of operation: 8am-4:30pm Number of employees: 2 (myself & son)

b. Number of parking spaces: N/A Handicapped: N/A Parking Lot Surface: gravel

c. Signs (size and number of): None currently

d. Number of new buildings to be constructed and proposed use of each building:

1 60x80 Building to store personal & business items.

e. Future expansion and time schedule: None planned.



4. **New Dwelling Sites Only:** A livestock feeding operation is defined by the Tazewell County Zoning Code as: Any new or existing operation which stables or confines and feeds or maintains for a total of 45 days or more in any 12-month period a combination of at least fifty (50) animal units, or its equivalency. \*(Contact the Tazewell County Farm Bureau Office at (309) 347-3165 for assistance if you are uncertain regarding location of active livestock feeding operations.)

- a. Is the property located: (Check appropriate item)
1. Less than one-half ( $\frac{1}{2}$ ) mile of a livestock feeding operation: ☐ Yes ☐ No
- \*If less than  $\frac{1}{2}$  mile is a Variance necessary? ☐ Yes ☐ No
2. More than one-half ( $\frac{1}{2}$ ) mile of a livestock feeding operation: ☐ Yes ☐ No
- b. Type of livestock operation \_\_\_\_\_ Number of animal units: \_\_\_\_\_

5. **The Zoning Board of Appeals makes a Finding of Fact for all Special Use. Please provide how your application conforms to the following: (attached an additional sheet if necessary)**

- a. The site will be so situated as to minimize adverse effects, including visual impacts on adjacent properties.  
Future building to be located in farthest corner of my property, surrounded by corn & soybean field.
- b. The establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.  
We plan to put up our storage building in accordance with the rules, codes, and in good taste so as to be functional and w/ good fe
- c. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.  
Building to be erected will not hinder farming activities of neighbor.
- d. The Special Use will not substantially diminish and impair property value within the neighborhood.  
To the contrary, as new building will replace three small dilapidated previously on our property. I am certain my prop tax will increase
- e. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.  
New building placement to connect to existing lot/driveway, and placed such for proper drainage.
- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.  
No traffic nor public access is permitted with regard to this building as it is at my home & not intended for the public
- g. Granting the special use, **which is located one-half mile or less** from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels that would hinder the operation or expansion of such operation or granting the special use, which is located **more than one half mile** from a livestock feeding operation will not hinder the operation or expansion of such operation.  
There is no livestock near or far from this project.
- h. The Special Use is consistent with the existing uses of property within the general area of the property in question.  
Yes, storage only.

i. The property is suitable for the Special Use as proposed.

Yes as we plan to store both personal & business items.

6. **Signature:** I (we) certify that the proposed Special Use will conform to the standards for Special Uses in the Tazewell County Zoning Ordinance and hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my (our) knowledge.

Sandy D. Stuber

Applicant Signature

8. MAY. 2025

Date

Sandy D. Stuber

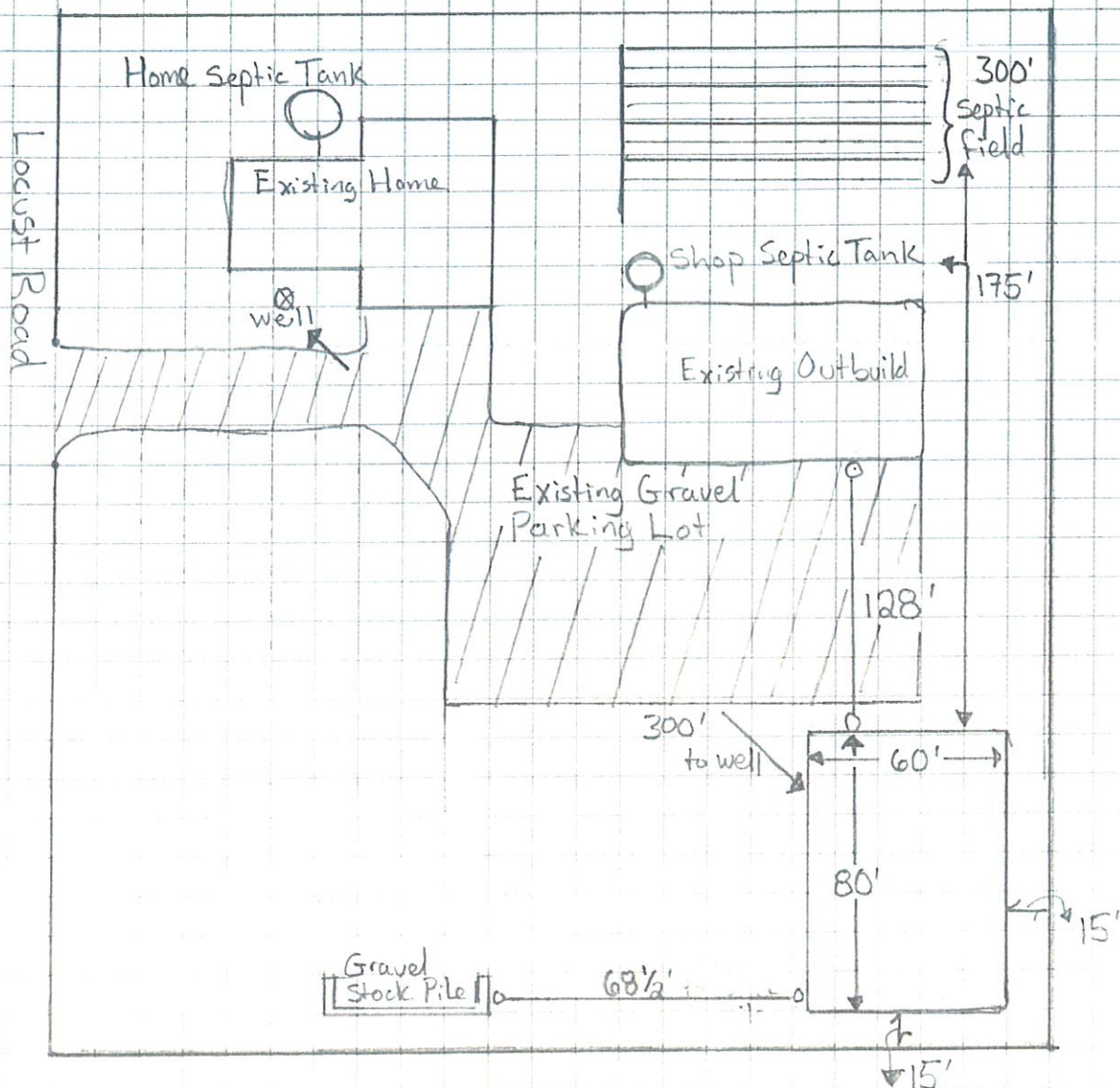
Owner Signature

8. MAY. 2025

Date

BUILDINGS, BUILDING SIZE, DISTANCE FROM OVERHANG OF BUILDINGS TO FRONT, REAR AND SIDE LOT LINES,  
LOCATION OF PARKING SPACES, LANDSCAPING, AND OTHER PERTINENT DETAILS "REFER TO CHECKLIST"  
**NORTH SHOULD BE AT THE TOP OF THE PAGE WHEN YOU BEGIN YOUR DRAWING!**

Troy : Anne Stuber  
11302 Locust Rd Tremont  
Pin 12-12-31-300-004  
\*NOT TO SCALE\*



PIN 12-12-31-300-001 74.82 Acres

### SITE PLAN

EXHIBIT A



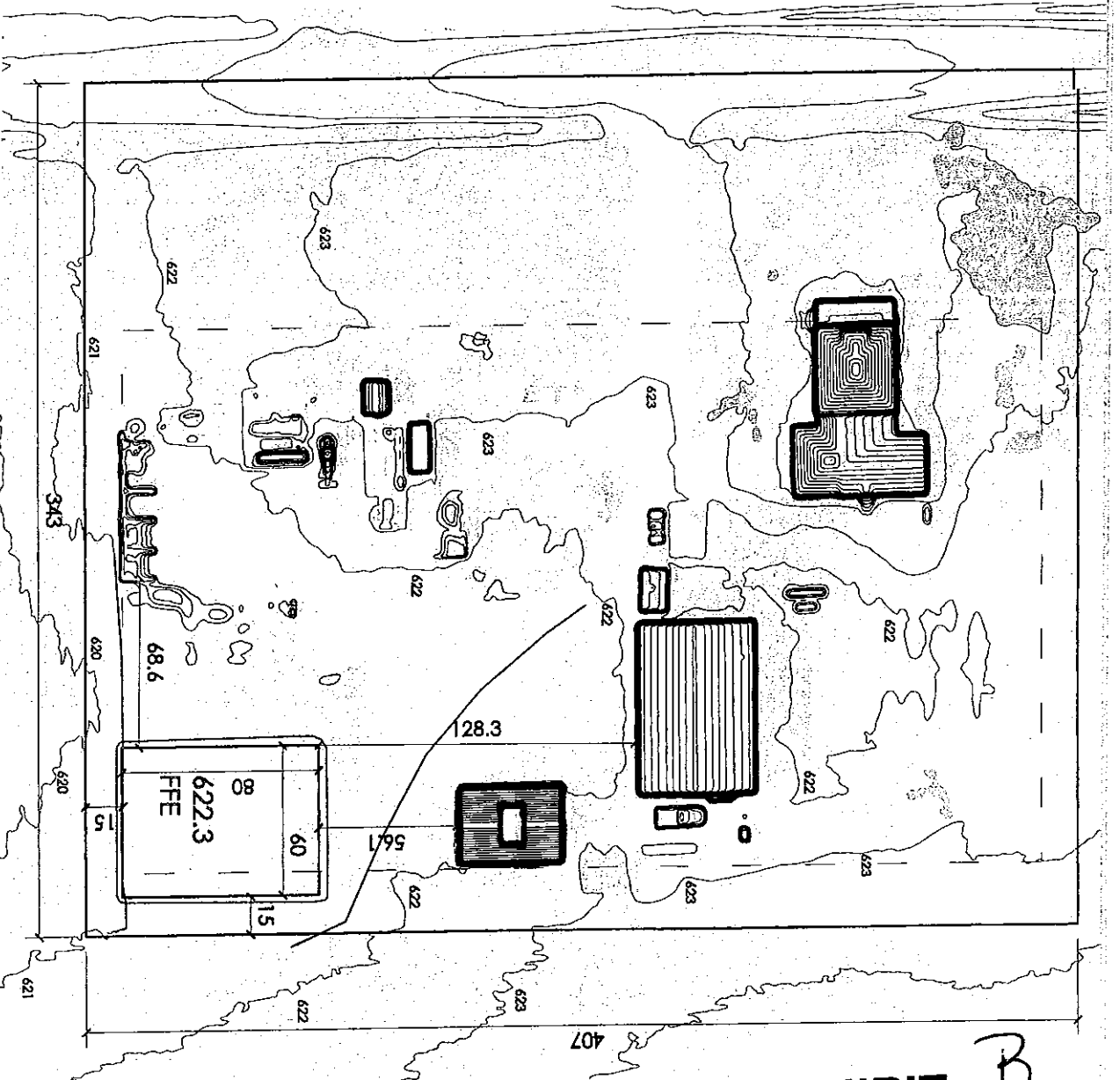
PIN: 12-12-31-300-004

LAST ASSESSED: AUGUST 24, 2021

GROSS ACRES: 3.40

LEGAL DESCRIPTION: SEC 31 T24N R3W  
PARCEL A SW 1/4 3.40 AC

TOWNSHIP: TREMONT



**EXHIBIT B**



BUILDERS INC.

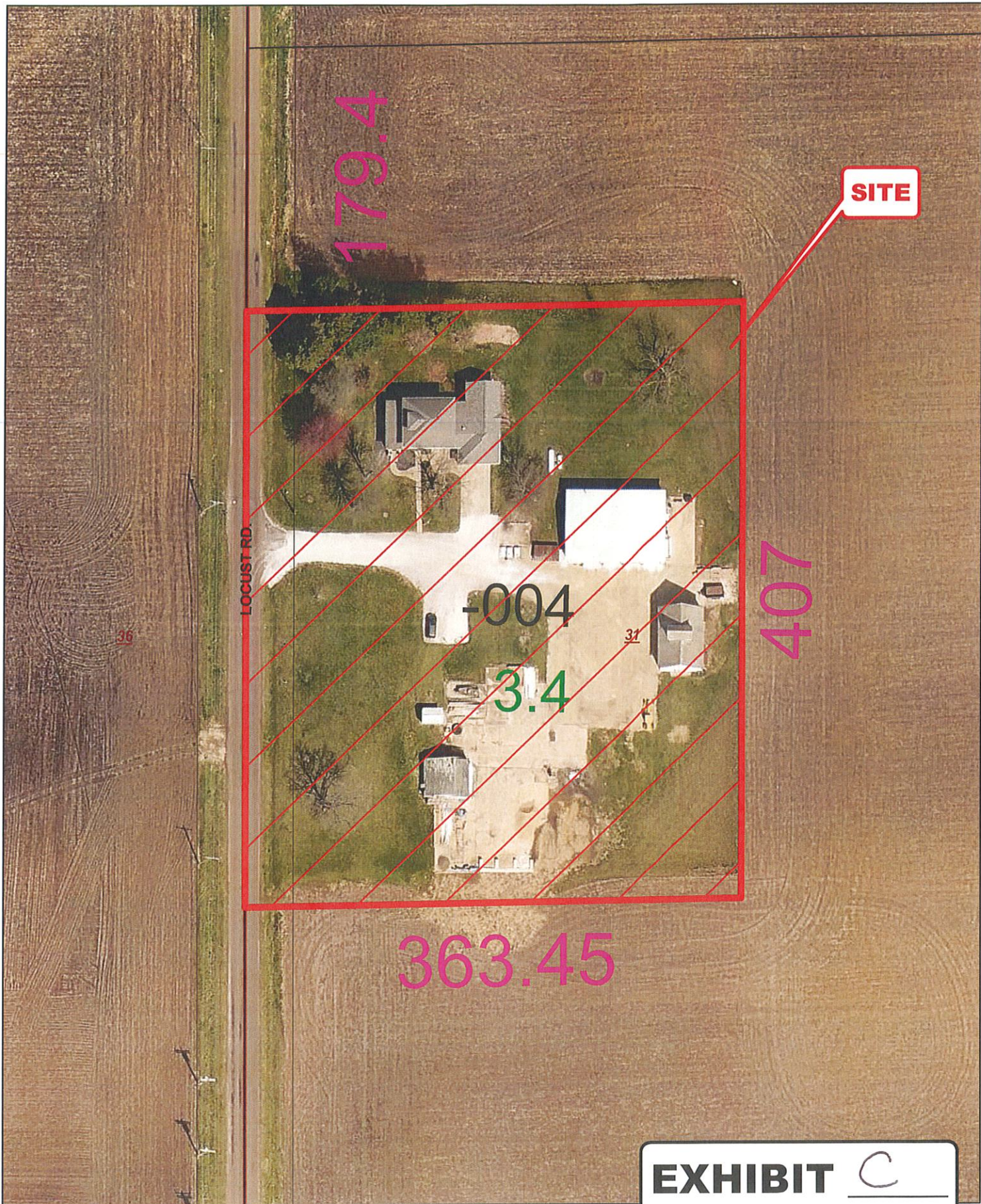
20237 IL RTE 9

PEKIN, IL 61554

309.925.5205

TROY & ANN STUBER  
309-635-2025  
troy@lwwells.com



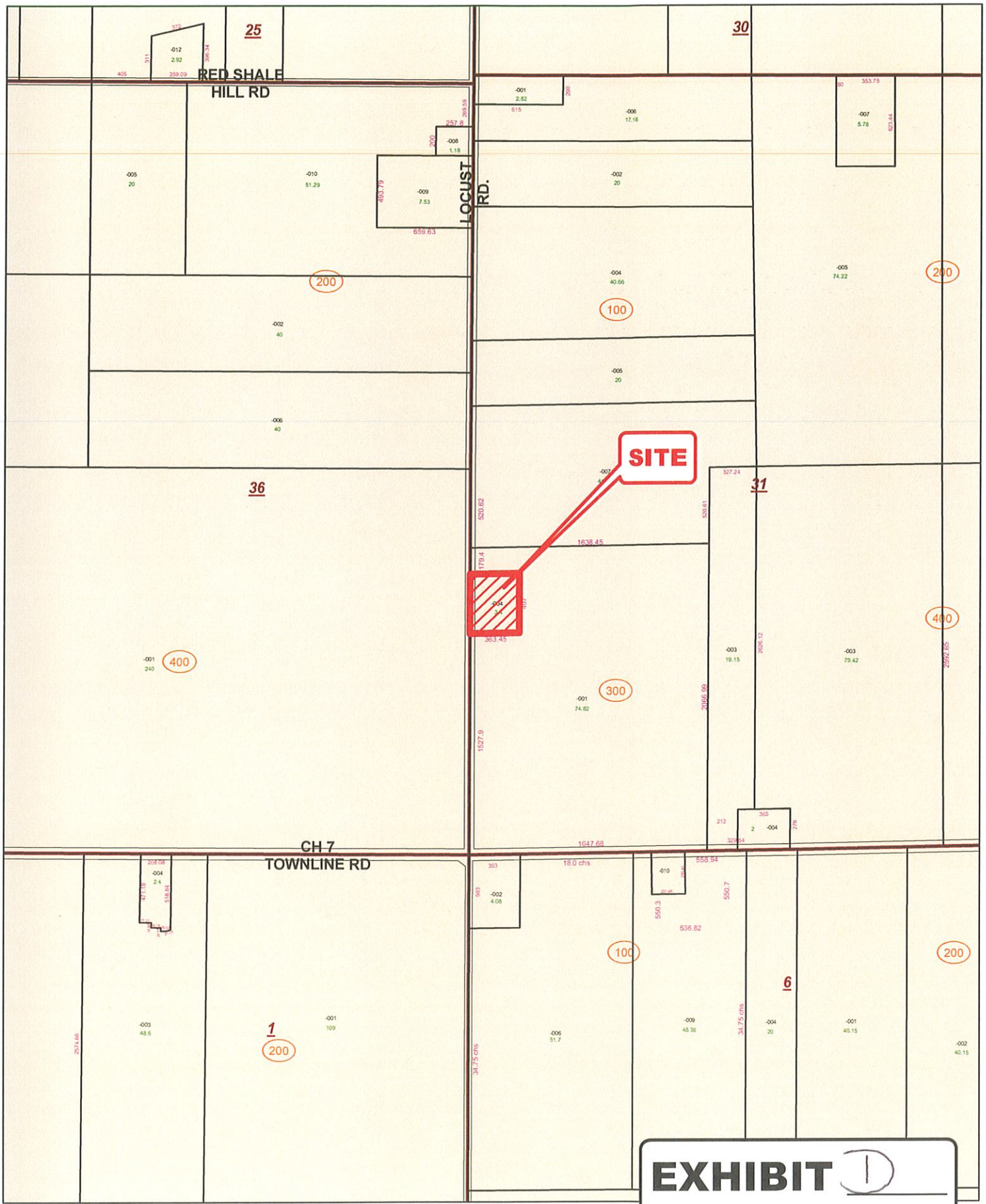


**EXHIBIT** C



0 20 40 80 120 160 Feet





0 237.5 475 950 1,425 1,900 Feet

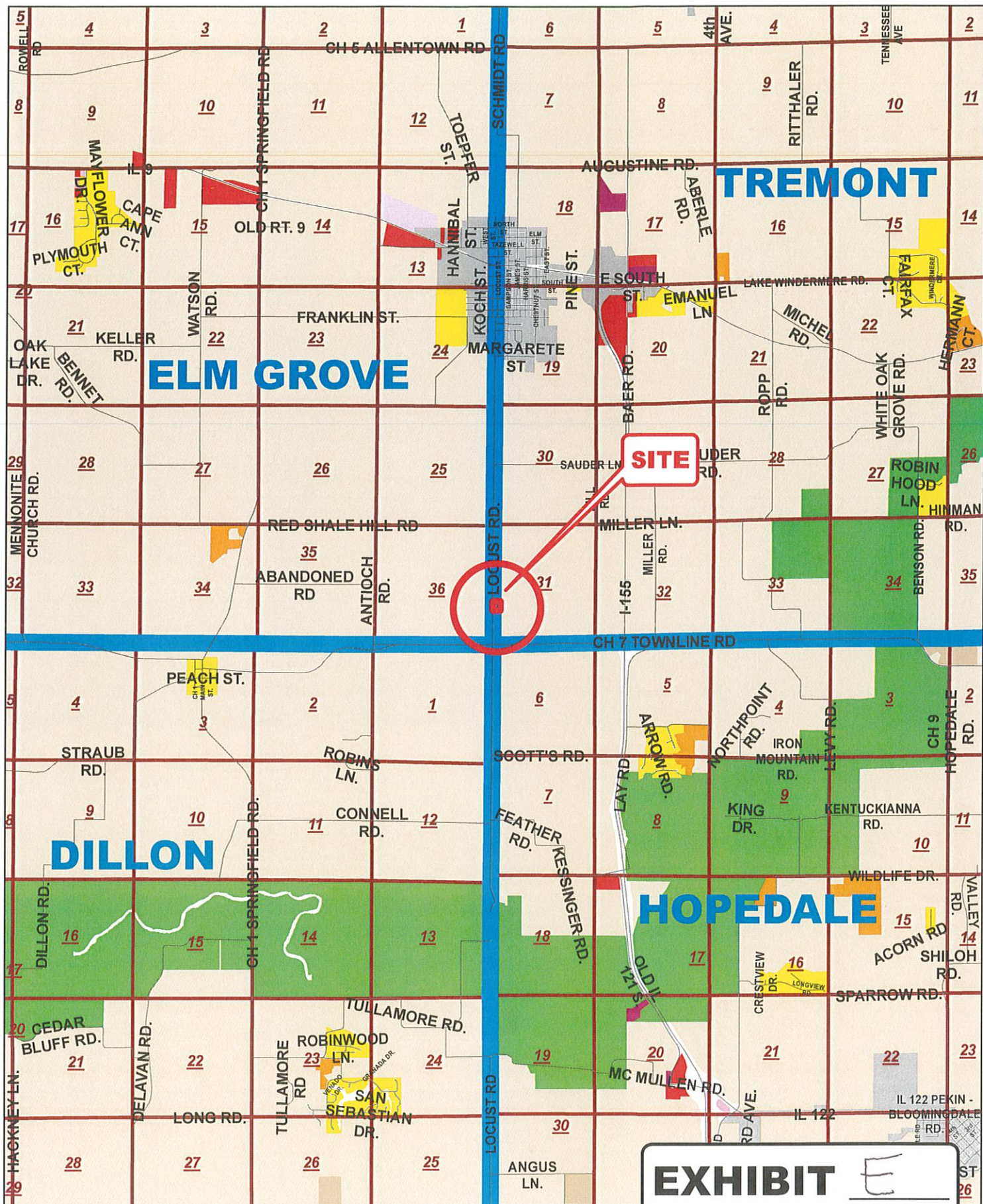
### Zoning District

- |         |     |      |      |     |     |     |
|---------|-----|------|------|-----|-----|-----|
| AG Area | A-1 | C-1  | CITY | I-1 | R-1 | R-R |
| A-2     | C-2 | CONS | I-2  | R-2 |     |     |

**EXHIBIT**







0 1,550 3,100 6,200 9,300 12,400 Feet

TAZEWELL COUNTY  
COMMUNITY DEVELOPMENT AND PLANNING  
**ZONING BOARD OF APPEALS REPORT (25-24-S)**

**Applicant:** Troy & Anne Stuber

**Requested Action:** Special Use to allow the operation of a Home Commercial Business, Living Water Well Services, Inc., from an existing and new Accessory Structure in an A-1 Agriculture Preservation District.

**Date of Application:** May 8, 2025

**Location:** 11302 Locust Rd, Tremont, IL 61568

**Zoning:**

Subject Property:	A-1 Agricultural Preservation District
North:	A-1 Agricultural Preservation District
East:	A-1 Agricultural Preservation District
South:	A-1 Agricultural Preservation District
West:	A-1 Agricultural Preservation District

**Public Hearing:** June 3, 2025

**Considerations:**

- Per the Tazewell County Zoning Code, the A-1 Agricultural Preservation District is established to benefit and protect agricultural uses throughout Tazewell County.
- Per the Tazewell County Zoning Code, a home commercial business may be operated in the A-1 District with a Special Use.
- The area identified for special use is approximately 3.4 acres and contains a single-family dwelling, multiple accessory buildings, and a gravel parking area.
- The applicant plans to operate Water Well Services Inc. using a new 60x 80 ft building that will replace three existing accessory buildings on the subject property.

**Findings of Fact:**

- The Special Use shall, in all other respects, conform to the applicable regulations of the Tazewell County Zoning Ordinance for the district in which it is located.

(POSITIVE) The proposed special use will meet all applicable regulations of the A-1 Zoning District as listed in the Tazewell County Zoning Ordinance.



- **The Special Use will be consistent with the purposes, goals, objectives, and standards of the officially adopted County Comprehensive Land Use Plan and these regulations or of any officially adopted Comprehensive Plan of a municipality within a 1.5-mile planning jurisdiction.**

(POSITIVE) The proposed special use is not within 1.5 miles of a municipality that has an adopted Comprehensive Plan. The Tazewell County Comprehensive Plan does not contain any goals or objectives that are in conflict with the proposed special use and the proposed special use achieves the following goals and objectives:

- Minimize conflict between land uses
- Avoid land development that occurs in isolated areas away from existing developed areas

Therefore, this finding is judged to be positive.

- **The petitioner has provided the information required by 7TCC1-25(c), and has demonstrated the ability to complete the proposal shown in 7TCC1-25(c)(1)-(10), and has met those items required by the statements described in TCC1-25(c)(9).**

(POSITIVE) Per the application, the requirements of Article 25 of the Tazewell County Zoning Code have been met.

- **The site shall be so situated as to minimize adverse effects, including visual impacts on adjacent properties.**

(POSITIVE) Per the application the home commercial business will require a new accessory structure primarily used for the storing of materials. The accessory structure will be 60 x 80 ft and replace three existing accessory structures on the subject property. The new accessory structure will not be out of scale for the area and will be over ¼ mile away from the nearest residential property. As adjacent properties are farm ground and the new structure is not out of character for the area, the special use is deemed to have adverse effects on adjacent properties.

- **The establishment, maintenance or operation of the Special Use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the neighboring vicinity.**

(POSITIVE) The proposed special use is primarily to allow for storing of commercial materials. As such, the special use should not endanger the public health, safety, morals, comfort, or general welfare of the neighboring vicinity.

- **The Special Use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.**

(POSITIVE) Property surrounding the special use area is used for agriculture with the nearest residential property located more than ¼ miles away. The proposed special use is not anticipated to operate in a nature (ex. loud noises, foul smells, high customer traffic) that would be injurious to the use and enjoyment of other property in the immediate vicinity.



- **The Special Use shall not substantially diminish and impair property value within the neighborhood**

(POSITIVE) So long as the applicant follows all safety standards and best practices regarding the operation of their business, all work related to the business is completed in the appropriate facility, and all equipment and materials related to the business are stored appropriately, the proposed special use should not substantially diminish property values in the area.

- **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

(POSITIVE) Per the application, all utilities and necessary facilities are provided.

- **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.**

(POSITIVE) As the special use will have two employees operate the business, there will be no additional traffic congestion on Locust Rd or nearby roads.

- **The evidence establishes that granting the use, which is located one-half mile or less from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels as would hinder the operation or expansion of such operation.**

A livestock feeding operation is within one half mile of the subject property. As the proposed special use does not add much vehicular traffic to the area and doesn't look to expand the developed area, there are no concerns that the use will hinder the existing feeding operation.

- **Evidence presented establishes that granting the use, which is located more than one half mile from a livestock feeding operation, will not hinder the operation or expansion of such operation.**

Not applicable

- **Seventy-five percent (75%) of the site contains soils having a productivity index of less than 125.**

Not applicable. Property not currently utilized for agricultural activities.

- **The Special Use is consistent with the existing uses of property within the general area of the property in question.**

(POSITIVE) Most of the surrounding area is farm ground but there are some residential properties as well as low intensity commercial uses. The proposal is similar in nature and as such, is consistent with existing uses of property within the general area.

- **The property in question is suitable for the Special Use as proposed.**

(POSITIVE) Given the reasons stated above, the subject property is suitable for the requested

special use as proposed.

**Recommendation:**

Based upon the above considerations and findings of fact, the Community Development and Planning Department recommends approval of the requested Special Use to allow for the establishment of a home commercial business on the subject property identified as 11302 Locust Rd.

Respectfully submitted.

Adam Crutcher  
Tazewell County Land Use Planner

## Melissa A. Kreiter

---

**From:** Melissa A. Kreiter  
**Sent:** Friday, May 30, 2025 9:44 AM  
**To:** sthompson@tchd.net; Melissa Goetze  
**Cc:** Jaclynn Workman  
**Subject:** FW: [EXTERNAL] TCHD EH comments on June 2025 ZBA Class B Cases

Stacy – Thank you for your comments on behalf of TCHD. Please see TCCD response below for each of the comments provided.

### *Melissa A. Kreiter*

Chief Deputy/"FOIA" Officer  
Tazewell County Department of Community Development  
11 S. 4th St., Room 400 - Pekin, IL 61554  
Phone: (309) 477-2235 - Email: [mkreiter@tazewell-il.gov](mailto:mkreiter@tazewell-il.gov)  
Website: <http://www.tazewell-il.gov>

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**Sent:** Thursday, May 29, 2025 4:26 PM  
**To:** Melissa A. Kreiter <[MKreiter@tazewell-il.gov](mailto:MKreiter@tazewell-il.gov)>; Denise Gryp <[DGryp@tazewell-il.gov](mailto:DGryp@tazewell-il.gov)>; Jaclynn Workman <[JWorkman@tazewell-il.gov](mailto:JWorkman@tazewell-il.gov)>  
**Cc:** Melissa Goetze <[mgoetze@tchd.net](mailto:mgoetze@tchd.net)>  
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CASE NO. 25-21-S: Chris and Mallory Biegler - If wastewater sources (stool, shower, sink, etc.) will be provided in the proposed structure, a septic permit must be obtained and a septic system installed to serve the structure.

**A plumbing permit will not be issued for a wastewater source without an approved septic permit TCHD.**

CASE NO. 25-22-S: Savannah Gotschall – Note that the Illinois Plumbing Code requires businesses to provide an adequate number of restrooms for customer use.

**Due to the limited number of clients on site at any given time, it is anticipated that the existing restroom in the dwelling would be utilized, no new facilities installed in the existing barn.**

CASE NO. 25-23-S: Alexander Smith – The proposed building will require the installation of a septic system of adequate design and capacity for all activities to be carried out (i.e., grooming, boarding, veterinary services, etc.). Because the property is being sold contract for deed, the septic system permit must be obtained from TCHD in the name of the owner of record, not the buyer. If additional pavement will be added to the property, adequate unpaved space must be identified and set aside for a future replacement septic system.



**A building/plumbing permit will not be issued without an approved septic permit through TCHD.**

CASE NO. 25-24-S / 25-25-V: Troy and Anne Stuber – If wastewater sources (stool, shower, sink, etc.) will be provided in the proposed structure, the wastewater must be routed to an existing septic system of adequate capacity, or a septic permit must be obtained and a septic system installed to serve the structure.

**A new restroom is not anticipated to be installed in the existing accessory structure. A plumbing permit will not be issued for a wastewater source without TCHD approval.**

CASE NO. 25-26-A: Proposed Amendment No. 71 – Chicken coops must not be placed over any component of the septic system on the property. Care should be taken if driving posts into the ground for chicken runs, to ensure that no part of the septic tank or seepage field are affected.

**A site plan will be required prior to issuance of the building permit and septic location in proximity to the proposed coop identified with appropriate setbacks, provided by TCHD.**

CASE NO. 25-27-A: Proposed Amendment No. 72 – No comment.

CASE NO. 25-28-A: Proposed Amendment No. 73 – If wastewater sources (stool, shower, sink, etc.) will be provided in a proposed recreational building, and public sewer connection is not available, the wastewater must be routed to either an adequately sized existing septic system or a septic permit must be obtained and a septic system installed to serve the structure.

**A plumbing permit will not be issued for a wastewater source without TCHD approval.**

Sincerely,

**Stacy M. Thompson, MS, LEHP**

Environmental Health Supervisor

Tazewell County Health Department

21306 Illinois Route 9, Tremont, IL 61568

Direct Line: 309-929-0226

Main Line: 309-925-5511

<http://www.tazewellhealth.org>

*The mission of the Tazewell County Health Department is to promote and protect the public's health and well-being.*

## Melissa A. Kreiter

---

**From:** Dan Parr  
**Sent:** Wednesday, May 14, 2025 3:04 PM  
**To:** Melissa A. Kreiter  
**Subject:** Re: June ZBA Case Packets for Review and Comment

Melissa,

After reading each S or V permit and the code changes, I see no issues for the county's roads.

Thank you,

Dan

Daniel L. Parr P.L.S./P.E./CPESC (County Engineer)  
Tazewell County – Highway Department  
21308 IL RT 9  
Tremont, IL 61568  
309-925-5532 o  
309-696-1597 c  
[DParr@Tazewell-il.gov](mailto:DParr@Tazewell-il.gov) o  
[DLParr1@frontier.com](mailto:DLParr1@frontier.com) o  
[Starman2@Live.com](mailto:Starman2@Live.com) h

 Please consider the environment before printing this e-mail

---

**From:** Melissa A. Kreiter <MKreiter@tazewell-il.gov>  
**Sent:** Wednesday, May 14, 2025 2:13 PM  
**To:** Adam Crutcher <acrutcher@tricityrpc.org>; Dan Parr <DParr@tazewell-il.gov>; Denise Gryp <DGryp@tazewell-il.gov>; Farm Bureau <office@tazewellcfb.org>; Jaclynn Workman <JWorkman@tazewell-il.gov>;  
manager@tazewellcfb.org <manager@tazewellcfb.org>; Matthew Drake <MDrake@tazewell-il.gov>; Melissa A. Kreiter  
<MKreiter@tazewell-il.gov>; Mellissa Clemons <MClemons@tazewell-il.gov>; Melissa Goetze <mgoetze@tchd.net>;  
Mike Holly <MHolly@tazewell-il.gov>; rlees@tricityrpc.org <rlees@tricityrpc.org>; rob.clark@il.nacdnet.net  
<rob.clark@il.nacdnet.net>; sthompson@tchd.net <sthompson@tchd.net>  
**Subject:** June ZBA Case Packets for Review and Comment

Please see the attached memo and Legal Notice of the cases to be heard at the June 3, 2025 ZBA Public Hearing.

Following the link below to view each of the proposed cases:

[June ZBA Agency Case Packets](#)

If you have any questions, do not hesitate to contact me.

Thank you!  
Melissa

**CASE INFORMATION**

CASE NO.: 25-25-V PETITIONER: Troy & Anne Stuber  
AGENT OR REPRESENTATIVE: \_\_\_\_\_  
ADDRESS: 11302 Locust Rd. Tremont, IL PHONE: 309-635-2025  
REQUEST FOR: Variance to waive the requirements of §157.091(C)(2) to allow the construction of an  
Accessory Structure for commercial and personal use to be 15' from the Rear Property line, which is 10'  
closer than allowed in an A-1 Agriculture Preservation District  
P.I.N.# 12-12-31-300-004 PARCEL SIZE 3.4 +/- acres PRESENT ZONING: A-1  
SURROUNDING ZONING: N A-1 S A-1 E A-1 W A-1  
PETITION RECEIVED: 5/2/25 CASE ORIGIN: By Petitioner

**AGENCIES NOTIFIED AND COMMENTS MADE:**

PLANNER: Does not comment on Variances  
HEALTH DEPT.: Notified 5/14/25  
TCSWCD: Notified 5/14/25  
TCFB: Notified 5/14/25  
COUNTY HIGHWAY: Notified 5/14/25  
COUNTY EMA: Notified 5/14/25  
MUNICIPALITY: N/A  
TOWNSHIP: Notified 5/19/25  
IDOT: N/A

SURROUNDING PROPERTY OWNERS: Notified 5/15/25

PUBLICATION DATE: 5/14/25 WHERE: Tarewell Chronicle

**ACTION TAKEN:**

ZONING BOARD OF APPEALS: \_\_\_\_\_ DECISION: \_\_\_\_\_

LAND USE COMMITTEE: \_\_\_\_\_ DECISION: \_\_\_\_\_

COUNTY BOARD: \_\_\_\_\_ DECISION: \_\_\_\_\_

OTHER COMMENTS: \_\_\_\_\_



TAZEWELL COUNTY COMMUNITY  
DEVELOPMENT

APPLICATION FOR ZONING HEARING

PETITION FOR: VARIANCE

Staff Use Only: Accepted by: MA  
Date Filed: 5/2/25 CASE NO. 25-25-V  
Filing Fee: 300.00 Publication Fee: \_\_\_\_\_  
ZBA Hearing Date: 6/3/25  
Decision Date: \_\_\_\_\_  
APPROVED ☐ DENIED ☐ OTHER \_\_\_\_\_

1. Applicant and Owner Information:

Applicant:

Name: Troy and Anne Stuber  
Address: 11302 Locust Rd  
City, State: Tremont, IL  
Phone: (309) 635-2025  
(daytime contact)  
Email: troy@twells.com

Owner:

Name: Troy and Anne Stuber  
Address: 11302 Locust Rd  
City, State: Tremont, IL  
Phone: (309) 635-2025  
(daytime contact)  
Email: troy@twells.com

The property interest of the applicant, if not the owner: \_\_\_\_\_

2. Site and Surrounding Property Information:

a. 911 Address or property location of subject property: 11302 Locust Rd, Tremont, IL 61568

b. Correct Legal Description and Property Identification Number: (Attach an additional sheet if necessary - a copy of the legal description may be obtained from the Recorder of Deeds Office - 1<sup>st</sup> floor, McKenzie Building)

0011  
Current Zoning: Homesite Dwelling Property ID Number: 19-19-31-300-004  
Proposed Parcel Size/Acreage: 3.4 Soil Productivity Rate of site: NA

Legal Description:

SEC 31 T24N R3W Parcel A SW 1/4 3.40 AC

c. Describe all existing structures, physical attributes and current land use of the property:

Home, outbuilding Shop. Private residential

d. Previous Special Use/Variance requested for this property? ☒ No ☐ Yes-Case No. \_\_\_\_\_

3. Specify what the Variance request is for:

Requesting setback on East (Back side) & South Side be moved from 25' to 15'

4. Explain in detail the hardship or circumstances which prevents you from meeting the requirements of the Zoning Code:

Due to the size of my property my proposed future building would sit proportionately with a 15' front lot line. Secondly due to the elevation and natural drainage flow of water if the building was located with current setbacks my useage would be hindered on account of drainage (water etc.)

Variance Application

5. When evaluating Variance requests the following Standards are considered by The Zoning Board of Appeals. Please provide how your application conforms to the following: (attached an additional sheet if necessary)

- a. Explain how the particular surroundings, shape or topographical conditions of the property creates a particular hardship rather than inconvenience, if the Zoning Code regulations were to be carried out.  
Excavation cost would ensue to divert natural flow of water for drainage. Being that water cannot run uphill this is not feasible.
- b. Explain how the conditions upon which the variance is based are unique to the property for which the variance is sought and are not applicable, generally, to other property.  
See answer above
- c. Explain how granting the variance will not be detrimental to the public welfare, nor injurious to other property or improvements in the neighborhood or otherwise be inconsistent with any officially adopted County Plan or these regulations.  
Nearest neighbors are greater than 1/4 mile, property is surrounded by tillable farm ground.
- d. Explain how the proposed variance will not impair an adequate supply of light and air to adjacent property, nor substantially increase the congestion in public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.  
Proposed building on S.E. corner of my property and will not interfere with farming operations of Jordan and neighbor
- e. Explain how the purpose of the variance is not based exclusively upon a desire to increase the monetary gain of the property.  
Nothing about variance would change, alter, nor increase property value.
- f. Explain how circumstances or conditions are such that the strict application of the provisions of this section would deprive the applicant of reasonable use of his or her property. Mere loss in value shall not justify a Variance.  
In the unfortunate event that variance would be denied the proposed building would likely be modified or cancelled all together
- g. Explain how granting the Variance is the minimum adjustment necessary that will make possible the reasonable use of the land or structure.  
Due to orientation of access door facing the road, a 12' cut back would perfectly align with existing driveway/floor.
- h. Explain how the request is due to unique circumstances.  
Minimum of building based off of elevation with concern to natural water flow

6. **Signature:** I (we) certify that the proposed Variance will conform to the standards for Variances in the Tazewell County Zoning Ordinance and hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my (our) knowledge.

Erny D. Stuber  
Applicant Signature

1. May. 2025  
Date

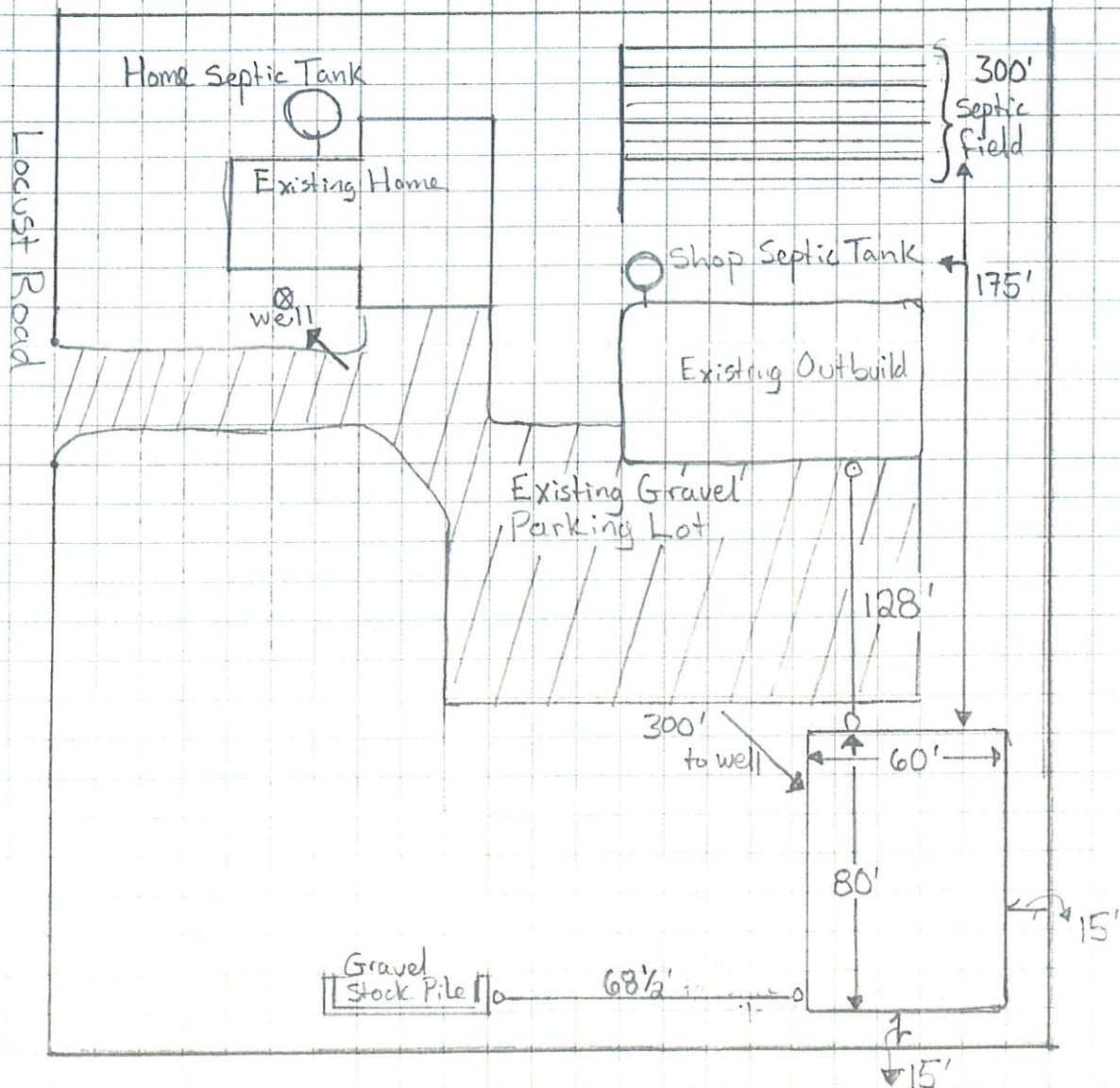
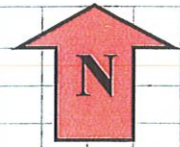
Erny D. Stuber  
Owner Signature

1. May. 2025  
Date



BUILDINGS, BUILDING SIZE, DISTANCE FROM OVERHANG OF BUILDINGS TO FRONT, REAR AND SIDE LOT LINES,  
LOCATION OF PARKING SPACES, LANDSCAPING, AND OTHER PERTINENT DETAILS "REFER TO CHECKLIST"  
**NORTH SHOULD BE AT THE TOP OF THE PAGE WHEN YOU BEGIN YOUR DRAWING!**

Troy : Anne Stuber  
11302 Locust Rd Tremont  
Pin 12-12-31-300-004  
\*NOT TO SCALE\*



PIN 12-12-31-300-001 74.82 Acres

### SITE PLAN

EXHIBIT A

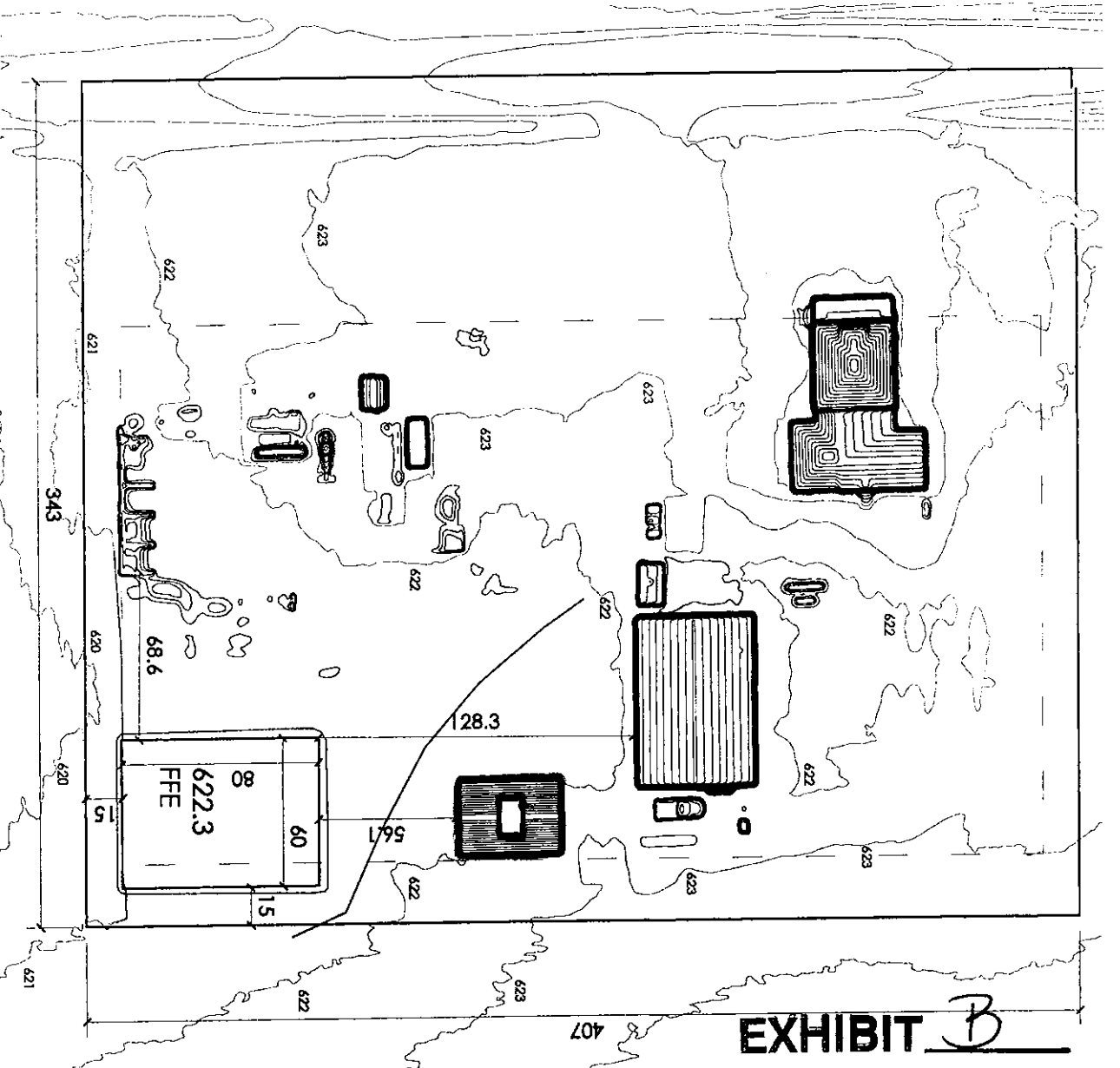
PIN: 12-12-31-300-004

LAST ASSESSED: AUGUST 24, 2021

GROSS ACRES: 3.40

LEGAL DESCRIPTION: SEC 31 T24N R3W  
PARCEL A SW 1/4 3.40 AC

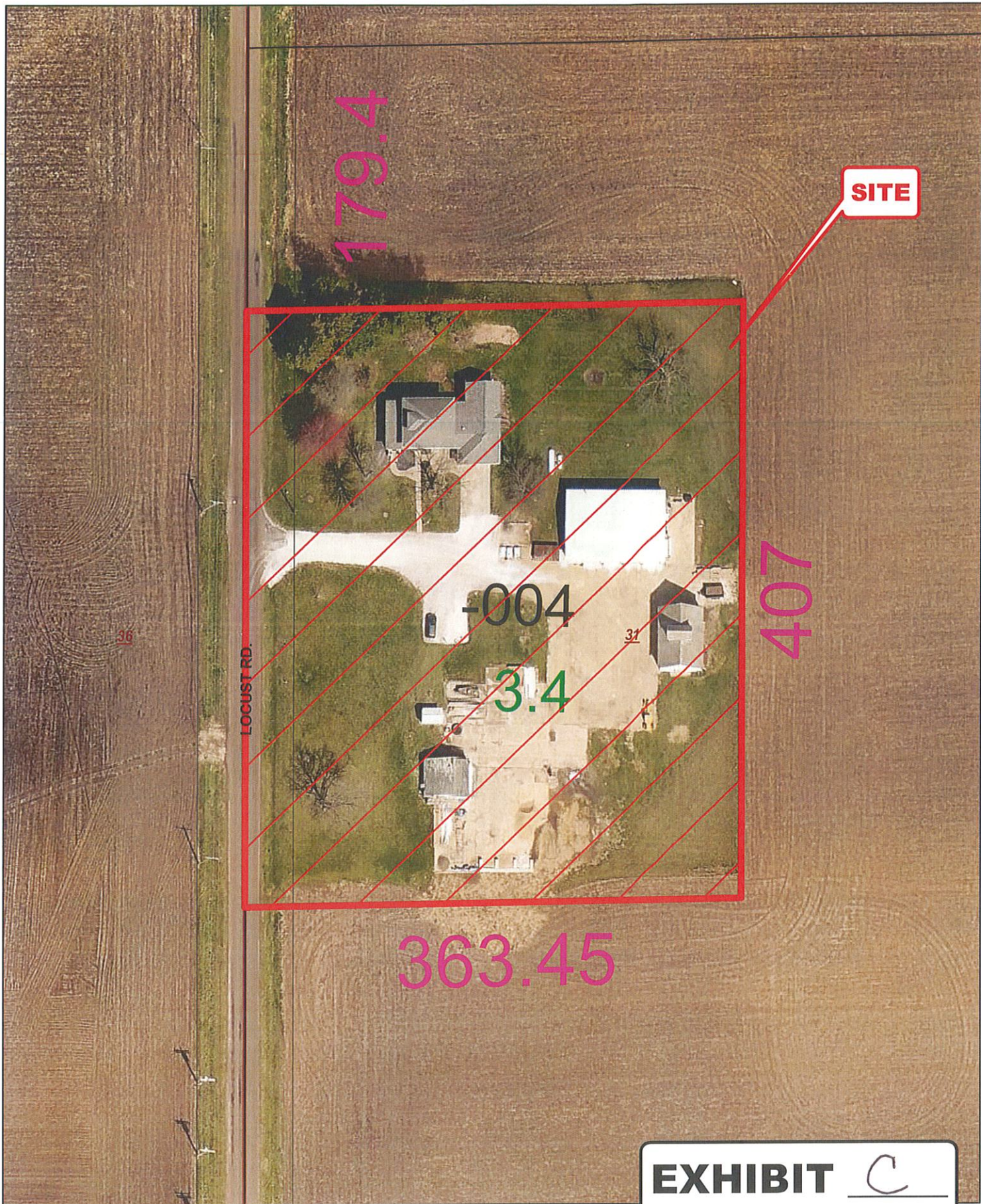
TOWNSHIP: TREMONT



**W**  
WAGNER  
BOLDERS  
WAGENBACH  
BUILDERS INC.  
20237 IL RTE 9  
PERIN, IL 61554  
309 923 5205

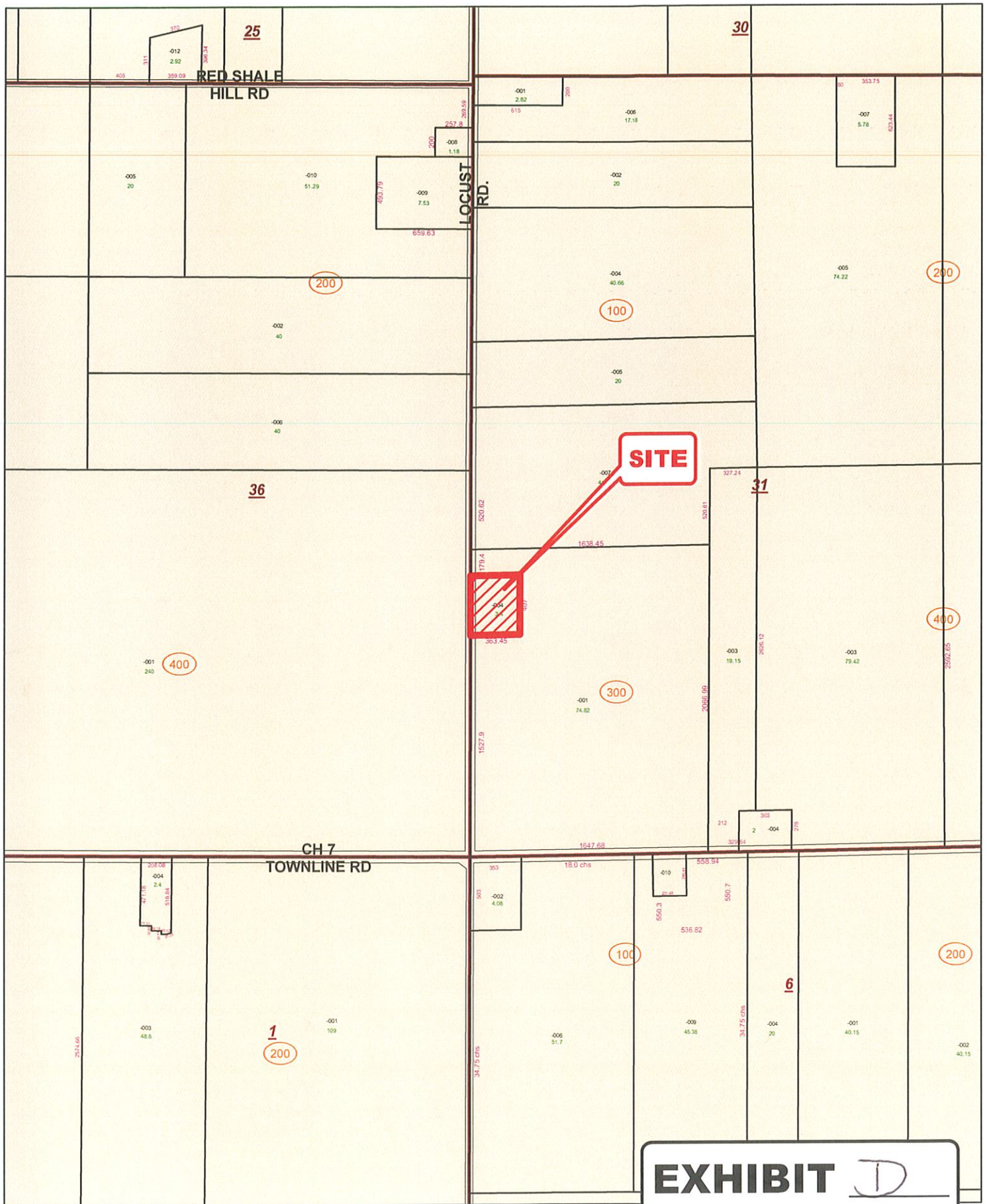
TROY & ANN STUBER  
309-635-2025  
troy@lwwells.com





0 20 40 80 120 160 Feet



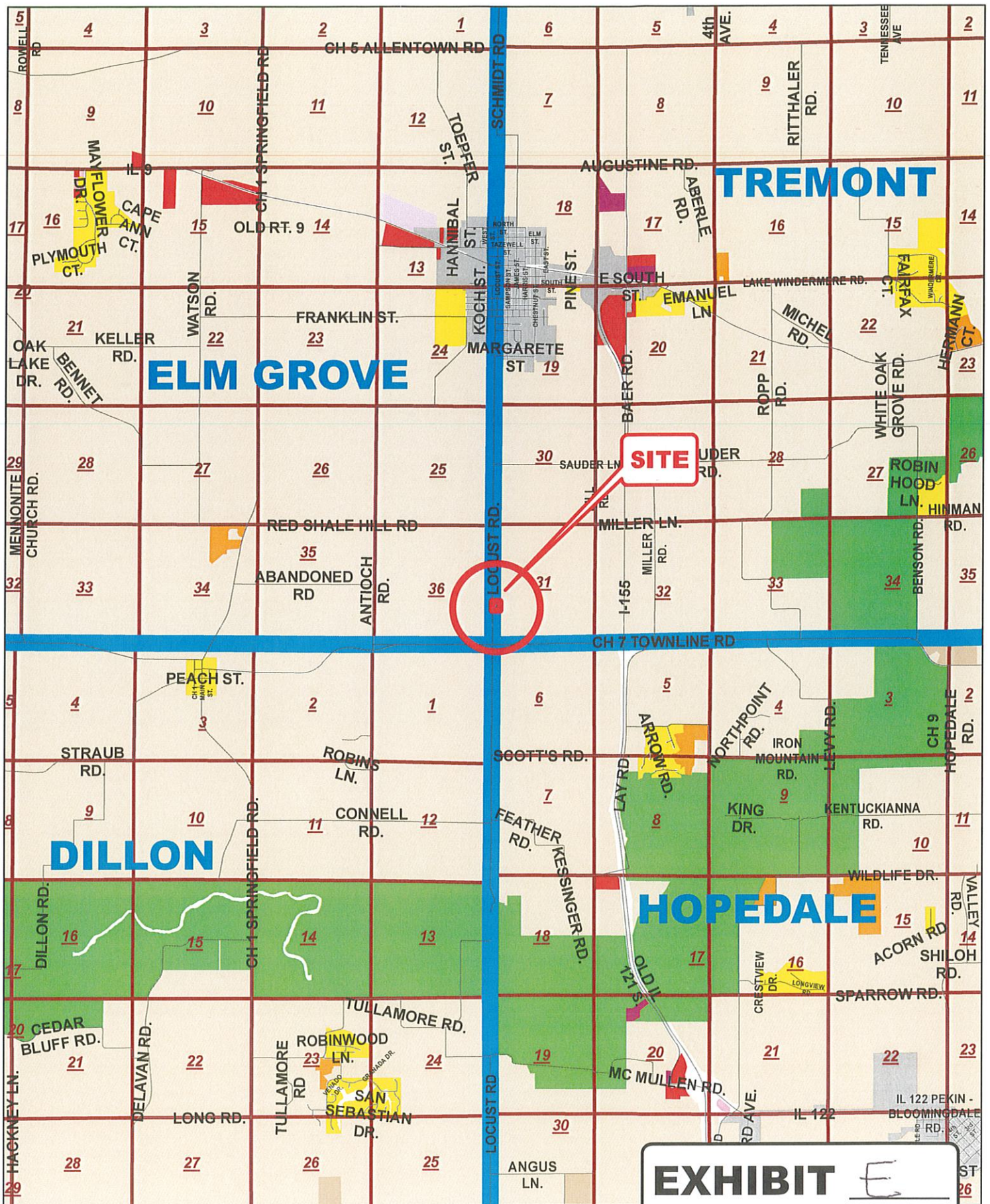


0 237.5 475 950 1,425 1,900 Feet

**Zoning District**

- |         |     |      |      |     |     |
|---------|-----|------|------|-----|-----|
| A-1     | C-1 | CITY | I-1  | R-1 | R-R |
| AG Area | A-2 | C-2  | CONS | I-2 | R-2 |





0 1,550 3,100 6,200 9,300 12,400 Feet



## Melissa A. Kreiter

---

**From:** Melissa A. Kreiter  
**Sent:** Friday, May 30, 2025 9:44 AM  
**To:** sthompson@tchd.net; Melissa Goetze  
**Cc:** Jaclynn Workman  
**Subject:** FW: [EXTERNAL] TCHD EH comments on June 2025 ZBA Class B Cases

Stacy – Thank you for your comments on behalf of TCHD. Please see TCCD response below for each of the comments provided.

### *Melissa A. Kreiter*

Chief Deputy/"FOIA" Officer  
Tazewell County Department of Community Development  
11 S. 4th St., Room 400 - Pekin, IL 61554  
Phone: (309) 477-2235 - Email: [mkreiter@tazewell-il.gov](mailto:mkreiter@tazewell-il.gov)  
Website: <http://www.tazewell-il.gov>

**From:** Stacy Thompson <[sthompson@tchd.net](mailto:sthompson@tchd.net)>  
**Sent:** Thursday, May 29, 2025 4:26 PM  
**To:** Melissa A. Kreiter <[MKreiter@tazewell-il.gov](mailto:MKreiter@tazewell-il.gov)>; Denise Gryp <[DGryp@tazewell-il.gov](mailto:DGryp@tazewell-il.gov)>; Jaclynn Workman <[JWorkman@tazewell-il.gov](mailto:JWorkman@tazewell-il.gov)>  
**Cc:** Melissa Goetze <[mgoetze@tchd.net](mailto:mgoetze@tchd.net)>  
**Subject:** [EXTERNAL] TCHD EH comments on June 2025 ZBA Class B Cases

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The following are the TCHD EH comments on the June 2025 ZBA Class B Cases:

CASE NO. 25-20-S: Elmer "Tom" Moore – No comment.

CASE NO. 25-21-S: Chris and Mallory Biegler - If wastewater sources (stool, shower, sink, etc.) will be provided in the proposed structure, a septic permit must be obtained and a septic system installed to serve the structure.

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Environmental Health Supervisor

Tazewell County Health Department

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**Subject:** Re: June ZBA Case Packets for Review and Comment

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Thank you,

Dan

Daniel L. Parr P.L.S./P.E./CPESC (County Engineer)  
Tazewell County – Highway Department  
21308 IL RT 9  
Tremont, IL 61568  
309-925-5532 o  
309-696-1597 c  
[DParr@Tazewell-il.gov](mailto:DParr@Tazewell-il.gov) o  
[DLParr1@frontier.com](mailto:DLParr1@frontier.com) o  
[Starman2@Live.com](mailto:Starman2@Live.com) h

 Please consider the environment before printing this e-mail

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**Sent:** Wednesday, May 14, 2025 2:13 PM  
**To:** Adam Crutcher <acrutcher@tricityrpc.org>; Dan Parr <DParr@tazewell-il.gov>; Denise Gryp <DGryp@tazewell-il.gov>; Farm Bureau <office@tazewellcfb.org>; Jaclynn Workman <JWorkman@tazewell-il.gov>; manager@tazewellcfb.org <manager@tazewellcfb.org>; Matthew Drake <MDrake@tazewell-il.gov>; Melissa A. Kreiter <MKreiter@tazewell-il.gov>; Mellissa Clemons <MClemons@tazewell-il.gov>; Melissa Goetze <mgoetze@tchd.net>; Mike Holly <MHolly@tazewell-il.gov>; rlees@tricityrpc.org <rlees@tricityrpc.org>; rob.clark@il.nacdnet.net <rob.clark@il.nacdnet.net>; sthompson@tchd.net <sthompson@tchd.net>  
**Subject:** June ZBA Case Packets for Review and Comment

Please see the attached memo and Legal Notice of the cases to be heard at the June 3, 2025 ZBA Public Hearing.

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[June ZBA Agency Case Packets](#)

If you have any questions, do not hesitate to contact me.

Thank you!  
Melissa

**CASE INFORMATION**

CASE NO.: 25-26-A PETITIONER: Tazewell County Land Use Committee

AGENT OR REPRESENTATIVE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

REQUEST FOR: Proposed Amendment No. 71 to the Tazewell County Zoning Code.

P.I.N.# \_\_\_\_\_ PARCEL SIZE \_\_\_\_\_ PRESENT ZONING: \_\_\_\_\_

SURROUNDING ZONING: N \_\_\_\_\_ S \_\_\_\_\_ E \_\_\_\_\_ W \_\_\_\_\_

PETITION RECEIVED: 5/13/25 CASE ORIGIN: By Petitioner

REMARKS: ASSISTANT STATES ATTORNEY: \_\_\_\_\_

**AGENCIES NOTIFIED AND COMMENTS MADE:**

PLANNER: Does not comment on Amendments

HEALTH DEPT.: Notified 5/14/25

TCSWCD: Notified 5/14/25

TCFB: Notified 5/14/25

COUNTY HIGHWAY: Notified 5/14/25

COUNTY EMA: Notified 5/14/25

MUNICIPALITY: Notified 5/21/25

TOWNSHIP: N/A

IDOT: N/A

SURROUNDING PROPERTY OWNERS: N/A

PUBLICATION DATE: 5/16/25 WHERE: Journal Star

**ACTION TAKEN:**

ZONING BOARD OF APPEALS: \_\_\_\_\_ DECISION: \_\_\_\_\_

LAND USE COMMITTEE: \_\_\_\_\_ DECISION: \_\_\_\_\_

COUNTY BOARD: \_\_\_\_\_ DECISION: \_\_\_\_\_

OTHER COMMENTS: \_\_\_\_\_



**CASE NO. 25-26-A:** Proposed Amendment No. 71 to Title XV, Chapter 157, Zoning Code of Tazewell County referred for hearing by the Tazewell County Land Use Committee to be as follows:

(Add new language as bolded and underlined.  
Remove language as stricken. Re-letter or re-number accordingly.)

## **SECTION 1 - DISTRICT REGULATIONS AND STANDARDS**

### **§ 157.060 Chickens/fowl. Specific requirements for chickens/fowl in the R-1 Low Density Residential and R-2 Multi Family Residential Districts:**

- (1) Roosters shall be prohibited;**
- (2) The slaughtering of chickens/fowl shall not be allowed on-site, except for humane reasons;**
- (3) Chickens/fowl shall be kept for personal use only and shall be contained within a coop or enclosure/run at all times;**

#### **a. Coop:**

- 1. The structure (coop) behind the rear plane of the existing dwelling;**
- 2. Located not closer than 10 feet from the side and rear yard property lines;**
- 3. A minimum of 30 feet away from any existing structure on any adjoining parcel, such as dwellings, patios, porches, gazebos, decks, or swimming pools, but not including storage structures such as unattached garages or sheds;**
- 4. The coop shall be covered and ventilated to protect chickens/fowl from inclement weather and predators and**
- 5. The coop shall provide a minimum of four square feet per chicken to allow for free movement. and electric service to the coops shall not be provided by an extension cord;**

#### **b. Fenced Enclosure:**

- 1. The enclosure shall provide ten square feet per chicken to allow for outdoor time;**
- 2. The fenced enclosure or run shall be ten feet from any side or rear yard property lines**

3. A 50-foot minimum lateral distance from the fenced enclosure to any well, in clay or loam soils, shall be maintained. For other soils the County Health Department may be called on for assistance in determining a proper distance;

(4) Coops and fenced enclosures/runs shall be cleaned on a regular basis and remain free from undue accumulated waste, such as to cause odors reasonably detectable on adjacent properties;

(5) All feed, except when placed for consumption by chickens/fowl, shall be kept in containers with tightly fitted lids that are rodent-proof; and

(6) The number of chicken/fowl shall be allowed on the following minimum lot sizes.

¼ Acre (10,890 Sq Ft) to 2 acres = 6 chickens

2.01 Acres to 9.99 = Not to exceed the density of animal units per acres as provided in § 157.005 DEFINITIONS.

(7) Failure to comply with the above restrictions above, as a permitted use, will require special use approval of the Zoning Board of Appeals in compliance with the regulation under Chickens/fowl subject to the regulations under §§ 157.435 through 157.447

## SECTION 2 LAND USE MATRIX

### § 157.072 MATRIX.

Principal Uses	Zoning Districts									
	A-1	A-2	R-R	R-1	R-2	C-1	C-2	I-1	I-2	CONS
Chicken/Fowl	P	P	P	P/S	P/S					P

## SECTION 3 (R-1) LOW DENSITY RESIDENTIAL DISTRICT

### § 157.146 PERMITTED USES.

(D) Chickens/fowl compliant with the regulation under § 157.060

### § 157.147 SPECIAL USES.

(E) Chickens/fowl subject to the regulations under §§ 157.435 through 157.447, and ~~§ 157.440(G)~~ requirements for particular special uses chicken and fowl;

## SECTION 4 (R-2) MULTI-FAMILY RESIDENTIAL DISTRICT

### § 157.166 PERMITTED USES.

(C) Agriculture on a lot not less than 20 10 acres;

**(D) Chickens/fowl compliant with the regulation under § 157.060**

**SECTION 5 SPECIAL USES**

**§ 157.439 PARTICULAR SPECIAL USES.**

- (8) Chickens/fowl;

**§ 157.440 REQUIREMENTS FOR PARTICULAR SPECIAL USES.**

- (H) *Chickens/fowl.* **The inability to comply with the regulation of § 157.060 Chickens/fowl shall require special use for chickens/fowl in the R-1 Low Density Residential and R-2 Multi Family Residential District(s).**

- (1) ~~Chickens/fowl shall only be permitted on a lot with a single family residence which shall be inhabited on a full time basis. Chickens/fowl shall be prohibited at duplex and multi-family buildings;~~
- (2) ~~Roosters shall be prohibited;~~
- (3) ~~The slaughtering of chickens/fowl shall not be allowed on site, except for humane reasons;~~
- (4) ~~Chickens/fowl shall be kept for personal use only and shall be contained within a coop or enclosure/run at all times. No eggs or chickens/fowl shall be offered for sale on the premises;~~
- (5) ~~The structure (coop) housing the chickens/fowl shall be located behind the rear plane of the existing dwelling (not in the front or side yard) and shall be maintained in a clean and sanitary condition at all times. Said coop shall be covered and ventilated to protect chickens/fowl from inclement weather and predators and shall provide a minimum of four square feet per chicken to allow for free movement. Said coop shall be located 10 feet from the side and rear yard property lines and electric service to the coops shall not be provided by an extension cord;~~
- (6) ~~Chickens/fowl shall have access to a fenced enclosure/run providing a minimum of ten square feet per chicken to allow for outdoor time, said fenced enclosure or run shall be ten feet from any side or rear yard property lines. Chickens shall not be allowed to run freely on a lot. A 50-foot minimum lateral distance from the fenced enclosure to any well, in clay or loam soils, shall be maintained. For other soils the County Health Department may be called on for assistance in determining a proper distance;~~
- (7) ~~Coops and fenced enclosures/runs shall be a minimum of 30 feet away from any existing structure on any adjoining parcel, such as dwellings, patios, porches, gazebos, decks, or swimming pools, but not including storage structures such as unattached garages or sheds;~~



- (8) ~~Coops and fenced enclosures/runs shall be cleaned on a regular basis and remain free from undue accumulated waste, such as to cause odors reasonably detectable on adjacent properties;~~
- (9) ~~All feed, except when placed for consumption by chickens/fowl, shall be kept in containers with tightly fitted lids that are rodent proof; and~~
- (10) ~~The number of chicken/fowl shall be allowed on the following minimum lot sizes.~~

10,000 square feet to 2 acres = 6 chickens
2.01 acres to 5 acres = 8 chickens
5.01 acres to 9.99 acres = 10 chickens

## Melissa A. Kreiter

---

**From:** Melissa A. Kreiter  
**Sent:** Friday, May 30, 2025 9:44 AM  
**To:** sthompson@tchd.net; Melissa Goetze  
**Cc:** Jaclynn Workman  
**Subject:** FW: [EXTERNAL] TCHD EH comments on June 2025 ZBA Class B Cases

Stacy – Thank you for your comments on behalf of TCHD. Please see TCCD response below for each of the comments provided.

### *Melissa A. Kreiter*

Chief Deputy/"FOIA" Officer  
Tazewell County Department of Community Development  
11 S. 4th St., Room 400 - Pekin, IL 61554  
Phone: (309) 477-2235 - Email: [mkreiter@tazewell-il.gov](mailto:mkreiter@tazewell-il.gov)  
Website: <http://www.tazewell-il.gov>

**From:** Stacy Thompson <[sthompson@tchd.net](mailto:sthompson@tchd.net)>  
**Sent:** Thursday, May 29, 2025 4:26 PM  
**To:** Melissa A. Kreiter <[MKreiter@tazewell-il.gov](mailto:MKreiter@tazewell-il.gov)>; Denise Gryp <[DGryp@tazewell-il.gov](mailto:DGryp@tazewell-il.gov)>; Jaclynn Workman <[JWorkman@tazewell-il.gov](mailto:JWorkman@tazewell-il.gov)>  
**Cc:** Melissa Goetze <[mgoetze@tchd.net](mailto:mgoetze@tchd.net)>  
**Subject:** [EXTERNAL] TCHD EH comments on June 2025 ZBA Class B Cases

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Hello,

The following are the TCHD EH comments on the June 2025 ZBA Class B Cases:

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CASE NO. 25-21-S: Chris and Mallory Biegler - If wastewater sources (stool, shower, sink, etc.) will be provided in the proposed structure, a septic permit must be obtained and a septic system installed to serve the structure.

**A plumbing permit will not be issued for a wastewater source without an approved septic permit TCHD.**

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**Due to the limited number of clients on site at any given time, it is anticipated that the existing restroom in the dwelling would be utilized, no new facilities installed in the existing barn.**

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**A site plan will be required prior to issuance of the building permit and septic location in proximity to the proposed coop identified with appropriate setbacks, provided by TCHD.**

CASE NO. 25-27-A: Proposed Amendment No. 72 – No comment.

CASE NO. 25-28-A: Proposed Amendment No. 73 – If wastewater sources (stool, shower, sink, etc.) will be provided in a proposed recreational building, and public sewer connection is not available, the wastewater must be routed to either an adequately sized existing septic system or a septic permit must be obtained and a septic system installed to serve the structure.

**A plumbing permit will not be issued for a wastewater source without TCHD approval.**

Sincerely,

**Stacy M. Thompson, MS, LEHP**

Environmental Health Supervisor

Tazewell County Health Department

21306 Illinois Route 9, Tremont, IL 61568

Direct Line: 309-929-0226

Main Line: 309-925-5511

<http://www.tazewellhealth.org>

*The mission of the Tazewell County Health Department is to promote and protect the public's health and well-being.*



## Melissa A. Kreiter

---

**From:** Dan Parr  
**Sent:** Wednesday, May 14, 2025 3:04 PM  
**To:** Melissa A. Kreiter  
**Subject:** Re: June ZBA Case Packets for Review and Comment

Melissa,

After reading each S or V permit and the code changes, I see no issues for the county's roads.

Thank you,

Dan

Daniel L. Parr P.L.S./P.E./CPESC (County Engineer)  
Tazewell County – Highway Department  
21308 IL RT 9  
Tremont, IL 61568  
309-925-5532 o  
309-696-1597 c  
[DParr@Tazewell-il.gov](mailto:DParr@Tazewell-il.gov) o  
[DLParr1@frontier.com](mailto:DLParr1@frontier.com) o  
[Starman2@Live.com](mailto:Starman2@Live.com) h

 Please consider the environment before printing this e-mail

---

**From:** Melissa A. Kreiter <MKreiter@tazewell-il.gov>  
**Sent:** Wednesday, May 14, 2025 2:13 PM  
**To:** Adam Crutcher <acrutcher@tricityrpc.org>; Dan Parr <DParr@tazewell-il.gov>; Denise Gryp <DGryp@tazewell-il.gov>; Farm Bureau <office@tazewellcfc.org>; Jaclynn Workman <JWorkman@tazewell-il.gov>; manager@tazewellcfc.org <manager@tazewellcfc.org>; Matthew Drake <MDrake@tazewell-il.gov>; Melissa A. Kreiter <MKreiter@tazewell-il.gov>; Mellissa Clemons <MClemons@tazewell-il.gov>; Melissa Goetze <mgoetze@tchd.net>; Mike Holly <MHolly@tazewell-il.gov>; rlees@tricityrpc.org <rlees@tricityrpc.org>; rob.clark@il.nacdnet.net <rob.clark@il.nacdnet.net>; sthompson@tchd.net <sthompson@tchd.net>  
**Subject:** June ZBA Case Packets for Review and Comment

Please see the attached memo and Legal Notice of the cases to be heard at the June 3, 2025 ZBA Public Hearing.

Following the link below to view each of the proposed cases:

[June ZBA Agency Case Packets](#)

If you have any questions, do not hesitate to contact me.

Thank you!  
Melissa

CITY OFFICIALS

Lilija V. Stevens, *Mayor*

Valeri L. Brod, *City Clerk*

Carol J. Crocker, *City Treasurer*

Dennis Carr, *Interim City Administrator*



ALDERPERSONS

Paula Johnson, *Ward I*

Todd P. Sluder, *Ward I*

Michael Ernst, *Ward II*

Jamie K. Smith, *Ward II*

Bobby Martin III, *Ward III*

Brandon Moss, *Ward III*

John J. Blundy, *Ward IV*

G. Michael McIntyre, *Ward IV*

May 28, 2025

Tazewell County  
Ms. Jackie Workman  
11 South Fourth Street  
McKenzie Building, Suite 400  
Pekin, IL 61554  
Email: [jworkman@tazewell-il.gov](mailto:jworkman@tazewell-il.gov)

Re: Case Nos. 25-26-A, 25-27-A, and 25-28-A

Dear Jackie:

Thanks for offering the City of Washington the opportunity to comment on the proposed amendments that will be presented to the Tazewell County Zoning Board of Appeals on June 3, 2025. The City of Washington has no objection to the proposed changes made to the Zoning Code.

Please feel free to contact me with any questions you may have at 444-1135 or [joliphant@ci.washington.il.us](mailto:joliphant@ci.washington.il.us). Thanks again for the chance to comment on the proposed amendments.

Sincerely,

Jon R. Oliphant, AICP  
Planning & Development Director

## Melissa A. Kreiter

---

**From:** Zack Davis <zdavis@morton-il.gov>  
**Sent:** Wednesday, May 21, 2025 9:35 AM  
**To:** Melissa A. Kreiter  
**Subject:** [EXTERNAL] RE: ZBA Legal Notice and Proposed Amendment for Comment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The Village of Morton has no comment. Take care!

Zack Davis  
Zoning & Code Enforcement Officer  
Village of Morton  
120 N. Main St.  
Morton, IL 61550  
[zdavis@morton-il.gov](mailto:zdavis@morton-il.gov)  
309-266-5361 Ext. 2239

**From:** Melissa A. Kreiter <MKreiter@tazewell-il.gov>  
**Sent:** Wednesday, May 21, 2025 9:25 AM  
**To:** armingtonvillagehall@yahoo.com; BOTTS914@HOTMAIL.COM; clerk@cityofmhgov.org; clerk@villageofcc.com; deer creek1888@gmail.com; gvvillage@mediacombb.net; hopedale@speednet.com; joliphant@ci.washington.il.us; minier@minier.com; nmaquet@ci.pekin.il.us; northpekinvillage@gmail.com; tremontzoning.ggullette@gmail.com; tylivingston@cityofeastpeoria.com; Village of South Pekin (info@villageofsouthpekin.org) <info@villageofsouthpekin.org>; village@mackinawil.gov; Zack Davis <zdavis@morton-il.gov>  
**Cc:** Jaclynn Workman <JWorkman@tazewell-il.gov>  
**Subject:** ZBA Legal Notice and Proposed Amendment for Comment

Please see the attached for you review and comment.

Thank you.

*Melissa A. Kreiter*  
Chief Deputy/"FOIA" Officer  
Tazewell County Department of Community Development  
11 S. 4th St., Room 400 - Pekin, IL 61554  
Phone: (309) 477-2235 - Email: [mkreiter@tazewell-il.gov](mailto:mkreiter@tazewell-il.gov)  
Website: <http://www.tazewell-il.gov>



**CASE INFORMATION**

CASE NO.: 25-27-A PETITIONER: Tazewell County Land Use Committee  
AGENT OR REPRESENTATIVE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
REQUEST FOR: Proposed Amendment No. 72 to the Tazewell County Zoning Code.  
P.I.N.# \_\_\_\_\_ PARCEL SIZE \_\_\_\_\_ PRESENT ZONING: \_\_\_\_\_  
SURROUNDING ZONING: N \_\_\_\_\_ S \_\_\_\_\_ E \_\_\_\_\_ W \_\_\_\_\_  
PETITION RECEIVED: 5/13/25 CASE ORIGIN: By Petitioner  
REMARKS: ASSISTANT STATES ATTORNEY: \_\_\_\_\_

**AGENCIES NOTIFIED AND COMMENTS MADE:**

PLANNER: Does not comment on Amendments  
HEALTH DEPT.: Notified 5/14/25  
TCSWCD: Notified 5/14/25  
TCFB: Notified 5/14/25  
COUNTY HIGHWAY: Notified 5/14/25  
COUNTY EMA: Notified 5/14/25  
MUNICIPALITY: Notified 5/21/25  
TOWNSHIP: N/A  
IDOT: N/A

SURROUNDING PROPERTY OWNERS: N/A

PUBLICATION DATE: 5/16/25 WHERE: PJ Star

**ACTION TAKEN:**

ZONING BOARD OF APPEALS: \_\_\_\_\_ DECISION: \_\_\_\_\_

LAND USE COMMITTEE: \_\_\_\_\_ DECISION: \_\_\_\_\_

COUNTY BOARD: \_\_\_\_\_ DECISION: \_\_\_\_\_

OTHER COMMENTS: \_\_\_\_\_

**CASE NO. 25-27-A:** Proposed Amendment No. 72 to Title XV, Chapter 157, Zoning Code of Tazewell County referred for hearing by the Tazewell County Land Use Committee to be as follows:

(Add new language as bolded and underlined.  
Remove language as stricken. Re-letter or re-number accordingly.)

## SECTION 1 VARIANCES

### § 157.416 AUTHORITY.

- (B) (1) For variances to be approved solely by the Community Development Administrator, a notice of the intent to grant such variance shall be sent by ~~certified~~ **regular** mail to all adjoining landowners. If any adjoining landowner files a written objection with the Community Development Administrator within 45 **20** days of ~~receipt of the~~ **the date of mailing said** notice, the variance shall be referred to the Zoning Board of Appeals for hearing.
- i. **The Community Development Administrator, may accept the written approval of any adjoining landowner. If verbal or written approval is received from all adjoining landowners, the Community Development Administrator may then render a decision, without further action of the Zoning Board of Appeals, prior to the 20 days of the date of mailing said notice.**

**Melissa A. Kreiter**

---

**From:** Zack Davis <zdavis@morton-il.gov>  
**Sent:** Wednesday, May 21, 2025 9:35 AM  
**To:** Melissa A. Kreiter  
**Subject:** [EXTERNAL] RE: ZBA Legal Notice and Proposed Amendment for Comment

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The Village of Morton has no comment. Take care!

Zack Davis  
Zoning & Code Enforcement Officer  
Village of Morton  
120 N. Main St.  
Morton, IL 61550  
[zdavis@morton-il.gov](mailto:zdavis@morton-il.gov)  
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**Cc:** Jaclynn Workman <JWorkman@tazewell-il.gov>  
**Subject:** ZBA Legal Notice and Proposed Amendment for Comment

Please see the attached for your review and comment.

Thank you.

*Melissa A. Kreiter*  
Chief Deputy/"FOIA" Officer  
Tazewell County Department of Community Development  
11 S. 4th St., Room 400 - Pekin, IL 61554  
Phone: (309) 477-2235 - Email: [mkreiter@tazewell-il.gov](mailto:mkreiter@tazewell-il.gov)  
Website: <http://www.tazewell-il.gov>

**EXHIBIT** \_\_\_\_\_



## Melissa A. Kreiter

---

**From:** Melissa A. Kreiter  
**Sent:** Friday, May 30, 2025 9:44 AM  
**To:** sthompson@tchd.net; Melissa Goetze  
**Cc:** Jaclynn Workman  
**Subject:** FW: [EXTERNAL] TCHD EH comments on June 2025 ZBA Class B Cases

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### *Melissa A. Kreiter*

Chief Deputy/"FOIA" Officer  
Tazewell County Department of Community Development  
11 S. 4th St., Room 400 - Pekin, IL 61554  
Phone: (309) 477-2235 - Email: [mkreiter@tazewell-il.gov](mailto:mkreiter@tazewell-il.gov)  
Website: <http://www.tazewell-il.gov>

**From:** Stacy Thompson <[sthompson@tchd.net](mailto:sthompson@tchd.net)>  
**Sent:** Thursday, May 29, 2025 4:26 PM  
**To:** Melissa A. Kreiter <[MKreiter@tazewell-il.gov](mailto:MKreiter@tazewell-il.gov)>; Denise Gryp <[DGryp@tazewell-il.gov](mailto:DGryp@tazewell-il.gov)>; Jaclynn Workman <[JWorkman@tazewell-il.gov](mailto:JWorkman@tazewell-il.gov)>  
**Cc:** Melissa Goetze <[mgoetze@tchd.net](mailto:mgoetze@tchd.net)>  
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**A plumbing permit will not be issued for a wastewater source without TCHD approval.**

Sincerely,

**Stacy M. Thompson, MS, LEHP**

Environmental Health Supervisor

Tazewell County Health Department

21306 Illinois Route 9, Tremont, IL 61568

Direct Line: 309-929-0226

Main Line: 309-925-5511

<http://www.tazewellhealth.org>

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## Melissa A. Kreiter

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**From:** Dan Parr  
**Sent:** Wednesday, May 14, 2025 3:04 PM  
**To:** Melissa A. Kreiter  
**Subject:** Re: June ZBA Case Packets for Review and Comment

Melissa,

After reading each S or V permit and the code changes, I see no issues for the county's roads.

Thank you,

Dan

Daniel L. Parr P.L.S./P.E./CPESC (County Engineer)  
Tazewell County – Highway Department  
21308 IL RT 9  
Tremont, IL 61568  
309-925-5532 o  
309-696-1597 c  
[DParr@Tazewell-il.gov](mailto:DParr@Tazewell-il.gov) o  
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[Starman2@Live.com](mailto:Starman2@Live.com) h

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**Sent:** Wednesday, May 14, 2025 2:13 PM  
**To:** Adam Crutcher <acrutcher@tricityrpc.org>; Dan Parr <DParr@tazewell-il.gov>; Denise Gryp <DGryp@tazewell-il.gov>; Farm Bureau <office@tazewellcfb.org>; Jaclynn Workman <JWorkman@tazewell-il.gov>; manager@tazewellcfb.org <manager@tazewellcfb.org>; Matthew Drake <MDrake@tazewell-il.gov>; Melissa A. Kreiter <MKreiter@tazewell-il.gov>; Mellissa Clemons <MClemons@tazewell-il.gov>; Melissa Goetze <mgoetze@tchd.net>; Mike Holly <MHolly@tazewell-il.gov>; rlees@tricityrpc.org <rlees@tricityrpc.org>; rob.clark@il.nacdnet.net <rob.clark@il.nacdnet.net>; sthompson@tchd.net <sthompson@tchd.net>  
**Subject:** June ZBA Case Packets for Review and Comment

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Following the link below to view each of the proposed cases:

[June ZBA Agency Case Packets](#)

If you have any questions, do not hesitate to contact me.

Thank you!  
Melissa



CITY OFFICIALS

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Valeri L. Brod, *City Clerk*

Carol J. Crocker, *City Treasurer*

Dennis Carr, *Interim City Administrator*



ALDERPERSONS

Paula Johnson, *Ward I*

Todd P. Sluder, *Ward I*

Michael Ernst, *Ward II*

Jamie K. Smith, *Ward II*

Bobby Martin III, *Ward III*

Brandon Moss, *Ward III*

John J. Blundy, *Ward IV*

G. Michael McIntyre, *Ward IV*

May 28, 2025

Tazewell County  
Ms. Jackie Workman  
11 South Fourth Street  
McKenzie Building, Suite 400  
Pekin, IL 61554  
Email: [jworkman@tazewell-il.gov](mailto:jworkman@tazewell-il.gov)

Re: Case Nos. 25-26-A, 25-27-A, and 25-28-A

Dear Jackie:

Thanks for offering the City of Washington the opportunity to comment on the proposed amendments that will be presented to the Tazewell County Zoning Board of Appeals on June 3, 2025. The City of Washington has no objection to the proposed changes made to the Zoning Code.

Please feel free to contact me with any questions you may have at 444-1135 or [joliphant@ci.washington.il.us](mailto:joliphant@ci.washington.il.us). Thanks again for the chance to comment on the proposed amendments.

Sincerely,



Jon R. Oliphant, AICP  
Planning & Development Director

**CASE INFORMATION**

CASE NO.: 25-28-A PETITIONER: Tazewell County Land Use Committee

AGENT OR REPRESENTATIVE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

REQUEST FOR: Proposed Amendment No. 73 to the Tazewell County Zoning Code.

P.I.N.# \_\_\_\_\_ PARCEL SIZE \_\_\_\_\_ PRESENT ZONING: \_\_\_\_\_

SURROUNDING ZONING: N \_\_\_\_\_ S \_\_\_\_\_ E \_\_\_\_\_ W \_\_\_\_\_

PETITION RECEIVED: 5/13/25 CASE ORIGIN: By Petitioner

REMARKS: ASSISTANT STATES ATTORNEY: \_\_\_\_\_

**AGENCIES NOTIFIED AND COMMENTS MADE:**

PLANNER: Does not comment on amendments

HEALTH DEPT.: Notified 5/14/25

TCSWCD: Notified 5/14/25

TCFB: Notified 5/14/25

COUNTY HIGHWAY: Notified 5/14/25

COUNTY EMA: Notified 5/14/25

MUNICIPALITY: Notified 5/21/25

TOWNSHIP: N/A

IDOT: N/A

SURROUNDING PROPERTY OWNERS: N/A

PUBLICATION DATE: 5/16/25 WHERE: PJT Star

**ACTION TAKEN:**

ZONING BOARD OF APPEALS: \_\_\_\_\_ DECISION: \_\_\_\_\_

LAND USE COMMITTEE: \_\_\_\_\_ DECISION: \_\_\_\_\_

COUNTY BOARD: \_\_\_\_\_ DECISION: \_\_\_\_\_

OTHER COMMENTS: \_\_\_\_\_

**CASE NO. 25-28-A:** Proposed Amendment No. 73 to Title XV, Chapter 157, Zoning Code of Tazewell County referred for hearing by the Tazewell County Land Use Committee to be as follows:

(Add new language as bolded and underlined.  
Remove language as stricken. Re-letter or re-number accordingly.)

## **SECTION 1 RULES OF CONSTRUCTION AND GLOSSARY OF TERMS.**

### **§ 157.005 DEFINITIONS.**

**PERSONAL STORAGE/RECREATIONAL BUILDING:** A use or structure involving storage of personally- or family-owned items, vehicles, and/or recreational equipment, not in connection with a business or for-profit enterprise **as a principal use. The building must meet the principal building setbacks for the district in which it is permitted. The building may have a restroom, but sleeping rooms are prohibited.**

## **SECTION 2 (A-1) AGRICULTURAL PRESERVATION DISTRICT**

### **§ 157.086 PERMITTED USES.**

- ~~(B) — Accessory structures on properties prior to the principal structure, not to exceed a total of 250 square feet, and shall be placed in the rear quarter of the property as approved by the Community Development Administrator and in accordance with accessory structure setback requirements;~~
- (O) Personal storage/**recreational** building, not to exceed 1200 square feet. **Structures larger than 1200 square shall require approval of a Special Use request.**

### **§ 157.087 SPECIAL USES.**

- ~~(A) — Accessory structures prior to the principal structure, not to exceed a total of 1,200 square feet. The accessory structure shall be used only for personal storage and for equipment necessary to maintain the property;~~
- (FF) Personal **storage**/**recreational** building, not to exceed 2500 square feet. **Structures larger than 2500 square shall also require approval of a Variance request.**

## **SECTION 3 (A-2) AGRICULTURAL DISTRICT**

### **§ 157.106 PERMITTED USES.**

- ~~(B) — Accessory structures on properties prior to the principal structure, not to exceed a total of 250 square feet, and shall be placed in the rear quarter of the property as approved by the Community Development Administrator and in accordance with accessory structure setback requirements;~~
- (O) Personal storage/**recreational** building, not to exceed 1200 square feet. **Structures larger than 1200 square shall require approval of a Special Use request.**

### **§ 157.107 SPECIAL USES.**

- ~~(A) — Accessory structures prior to the principal structure, not to exceed a total of 1,200 square feet. The accessory structure shall be used only for personal storage and for equipment necessary to maintain the property;~~
- (NN) Personal **storage**/**recreational** building, not to exceed 2500 square feet. **Structures larger than 2500 square shall also require approval of a Variance request.**

## **SECTION 4 CONSERVATION DISTRICT**



#### § 157.266 PERMITTED USES.

- (A) ~~Accessory structures on properties prior to the principal structure, not to exceed a total of 250 square feet, and shall be placed in the rear quarter of the property as approved by the Community Development Administrator and in accordance with accessory structure setback requirements;~~
- (I) **Personal storage/recreational building, not to exceed 1200 square feet. Structures larger than 1200 square shall require approval of a Special Use request.**

#### § 157.267 SPECIAL USES.

- (A) ~~Accessory structures prior to the principal structure, not to exceed a total of 1,200 square feet. The accessory structure shall be used only for personal storage and for equipment necessary to maintain the property;~~
- (O) **Personal storage/recreational building, not to exceed 2500 square feet. Structures larger than 2500 square shall also require approval of a Variance request.**

### SECTION 5 SPECIFIC SPECIAL USES

#### § 157.440 REQUIREMENTS FOR PARTICULAR SPECIAL USES

- (U) *Personal **Storage/Recreational Buildings**.* Specific regulations for personal recreational buildings as a principal structures in the RR, A-1, A-2, and Conservation Zoning Districts

## Melissa A. Kreiter

---

**From:** Melissa A. Kreiter  
**Sent:** Friday, May 30, 2025 9:44 AM  
**To:** sthompson@tchd.net; Melissa Goetze  
**Cc:** Jaclynn Workman  
**Subject:** FW: [EXTERNAL] TCHD EH comments on June 2025 ZBA Class B Cases

Stacy – Thank you for your comments on behalf of TCHD. Please see TCCD response below for each of the comments provided.

### *Melissa A. Kreiter*

Chief Deputy/"FOIA" Officer  
Tazewell County Department of Community Development  
11 S. 4th St., Room 400 - Pekin, IL 61554  
Phone: (309) 477-2235 - Email: [mkreiter@tazewell-il.gov](mailto:mkreiter@tazewell-il.gov)  
Website: <http://www.tazewell-il.gov>

**From:** Stacy Thompson <[sthompson@tchd.net](mailto:sthompson@tchd.net)>  
**Sent:** Thursday, May 29, 2025 4:26 PM  
**To:** Melissa A. Kreiter <[MKreiter@tazewell-il.gov](mailto:MKreiter@tazewell-il.gov)>; Denise Gryp <[DGryp@tazewell-il.gov](mailto:DGryp@tazewell-il.gov)>; Jaclynn Workman <[JWorkman@tazewell-il.gov](mailto:JWorkman@tazewell-il.gov)>  
**Cc:** Melissa Goetze <[mgoetze@tchd.net](mailto:mgoetze@tchd.net)>  
**Subject:** [EXTERNAL] TCHD EH comments on June 2025 ZBA Class B Cases

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The following are the TCHD EH comments on the June 2025 ZBA Class B Cases:

CASE NO. 25-20-S: Elmer "Tom" Moore – No comment.

CASE NO. 25-21-S: Chris and Mallory Biegler - If wastewater sources (stool, shower, sink, etc.) will be provided in the proposed structure, a septic permit must be obtained and a septic system installed to serve the structure.

**A plumbing permit will not be issued for a wastewater source without an approved septic permit TCHD.**

CASE NO. 25-22-S: Savannah Gotschall – Note that the Illinois Plumbing Code requires businesses to provide an adequate number of restrooms for customer use.

**Due to the limited number of clients on site at any given time, it is anticipated that the existing restroom in the dwelling would be utilized, no new facilities installed in the existing barn.**

CASE NO. 25-23-S: Alexander Smith – The proposed building will require the installation of a septic system of adequate design and capacity for all activities to be carried out (i.e., grooming, boarding, veterinary services, etc.). Because the property is being sold contract for deed, the septic system permit must be obtained from TCHD in the name of the owner of record, not the buyer. If additional pavement will be added to the property, adequate unpaved space must be identified and set aside for a future replacement septic system.

**A building/plumbing permit will not be issued without an approved septic permit through TCHD.**

CASE NO. 25-24-S / 25-25-V: Troy and Anne Stuber – If wastewater sources (stool, shower, sink, etc.) will be provided in the proposed structure, the wastewater must be routed to an existing septic system of adequate capacity, or a septic permit must be obtained and a septic system installed to serve the structure.

**A new restroom is not anticipated to be installed in the existing accessory structure. A plumbing permit will not be issued for a wastewater source without TCHD approval.**

CASE NO. 25-26-A: Proposed Amendment No. 71 – Chicken coops must not be placed over any component of the septic system on the property. Care should be taken if driving posts into the ground for chicken runs, to ensure that no part of the septic tank or seepage field are affected.

**A site plan will be required prior to issuance of the building permit and septic location in proximity to the proposed coop identified with appropriate setbacks, provided by TCHD.**

CASE NO. 25-27-A: Proposed Amendment No. 72 – No comment.

CASE NO. 25-28-A: Proposed Amendment No. 73 – If wastewater sources (stool, shower, sink, etc.) will be provided in a proposed recreational building, and public sewer connection is not available, the wastewater must be routed to either an adequately sized existing septic system or a septic permit must be obtained and a septic system installed to serve the structure.

**A plumbing permit will not be issued for a wastewater source without TCHD approval.**

Sincerely,

**Stacy M. Thompson, MS, LEHP**

Environmental Health Supervisor

Tazewell County Health Department

21306 Illinois Route 9, Tremont, IL 61568

Direct Line: 309-929-0226

Main Line: 309-925-5511

<http://www.tazewellhealth.org>

*The mission of the Tazewell County Health Department is to promote and protect the public's health and well-being.*



## Melissa A. Kreiter

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**From:** Dan Parr  
**Sent:** Wednesday, May 14, 2025 3:04 PM  
**To:** Melissa A. Kreiter  
**Subject:** Re: June ZBA Case Packets for Review and Comment

Melissa,

After reading each S or V permit and the code changes, I see no issues for the county's roads.

Thank you,

Dan

Daniel L. Parr P.L.S./P.E./CPESC (County Engineer)  
Tazewell County – Highway Department  
21308 IL RT 9  
Tremont, IL 61568  
309-925-5532 o  
309-696-1597 c  
[DParr@Tazewell-il.gov](mailto:DParr@Tazewell-il.gov) o  
[DLParr1@frontier.com](mailto:DLParr1@frontier.com) o  
[Starman2@Live.com](mailto:Starman2@Live.com) h

 Please consider the environment before printing this e-mail

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**From:** Melissa A. Kreiter <MKreiter@tazewell-il.gov>  
**Sent:** Wednesday, May 14, 2025 2:13 PM  
**To:** Adam Crutcher <acrutcher@tricountyrpc.org>; Dan Parr <DParr@tazewell-il.gov>; Denise Gryp <DGryp@tazewell-il.gov>; Farm Bureau <office@tazewellcfb.org>; Jaclynn Workman <JWorkman@tazewell-il.gov>; manager@tazewellcfb.org <manager@tazewellcfb.org>; Matthew Drake <MDrake@tazewell-il.gov>; Melissa A. Kreiter <MKreiter@tazewell-il.gov>; Mellissa Clemons <MClemons@tazewell-il.gov>; Melissa Goetze <mgoetze@tchd.net>; Mike Holly <MHolly@tazewell-il.gov>; rlees@tricountyrpc.org <rlees@tricountyrpc.org>; rob.clark@il.nacdnet.net <rob.clark@il.nacdnet.net>; sthompson@tchd.net <sthompson@tchd.net>  
**Subject:** June ZBA Case Packets for Review and Comment

Please see the attached memo and Legal Notice of the cases to be heard at the June 3, 2025 ZBA Public Hearing.

Following the link below to view each of the proposed cases:

[June ZBA Agency Case Packets](#)

If you have any questions, do not hesitate to contact me.

Thank you!  
Melissa

CITY OFFICIALS

Lilija V. Stevens, *Mayor*

Valeri L. Brod, *City Clerk*

Carol J. Crocker, *City Treasurer*

Dennis Carr, *Interim City Administrator*



ALDERPERSONS

Paula Johnson, *Ward I*

Todd P. Sluder, *Ward I*

Michael Ernst, *Ward II*

Jamie K. Smith, *Ward II*

Bobby Martin III, *Ward III*

Brandon Moss, *Ward III*

John J. Blundy, *Ward IV*

G. Michael McIntyre, *Ward IV*

May 28, 2025

Tazewell County  
Ms. Jackie Workman  
11 South Fourth Street  
McKenzie Building, Suite 400  
Pekin, IL 61554  
Email: [jworkman@tazewell-il.gov](mailto:jworkman@tazewell-il.gov)


Re: Case Nos. 25-26-A, 25-27-A, and 25-28-A

Dear Jackie:

Thanks for offering the City of Washington the opportunity to comment on the proposed amendments that will be presented to the Tazewell County Zoning Board of Appeals on June 3, 2025. The City of Washington has no objection to the proposed changes made to the Zoning Code.

Please feel free to contact me with any questions you may have at 444-1135 or [joliphant@ci.washington.il.us](mailto:joliphant@ci.washington.il.us). Thanks again for the chance to comment on the proposed amendments.

Sincerely,



Jon R. Oliphant, AICP  
Planning & Development Director

**Melissa A. Kreiter**

---

**From:** Zack Davis <zdavis@morton-il.gov>  
**Sent:** Wednesday, May 21, 2025 9:35 AM  
**To:** Melissa A. Kreiter  
**Subject:** [EXTERNAL] RE: ZBA Legal Notice and Proposed Amendment for Comment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The Village of Morton has no comment. Take care!

Zack Davis  
Zoning & Code Enforcement Officer  
Village of Morton  
120 N. Main St.  
Morton, IL 61550  
[zdavis@morton-il.gov](mailto:zdavis@morton-il.gov)  
309-266-5361 Ext. 2239

**From:** Melissa A. Kreiter <MKreiter@tazewell-il.gov>  
**Sent:** Wednesday, May 21, 2025 9:25 AM  
**To:** armingtonvillagehall@yahoo.com; BOTT5914@HOTMAIL.COM; clerk@cityofmhgov.org; clerk@villageofcc.com; deer creek1888@gmail.com; gvvillage@mediacombb.net; hopedale@speednet.com; joliphant@ci.washington.il.us; minier@minier.com; nmaquet@ci.pekin.il.us; northpekinvillage@gmail.com; tremontzoning.ggullette@gmail.com; tylivingston@cityofeastpeoria.com; Village of South Pekin (info@villageofsouthpekin.org) <info@villageofsouthpekin.org>; village@mackinawil.gov; Zack Davis <zdavis@morton-il.gov>  
**Cc:** Jaclynn Workman <JWorkman@tazewell-il.gov>  
**Subject:** ZBA Legal Notice and Proposed Amendment for Comment

Please see the attached for you review and comment.

Thank you.

*Melissa A. Kreiter*  
Chief Deputy/"FOIA" Officer  
Tazewell County Department of Community Development  
11 S. 4th St., Room 400 - Pekin, IL 61554  
Phone: (309) 477-2235 - Email: [mkreiter@tazewell-il.gov](mailto:mkreiter@tazewell-il.gov)  
Website: <http://www.tazewell-il.gov>

**EXHIBIT** \_\_\_\_\_