

RECORD OF MINUTES AND DELIBERATIONS
TAZEWELL COUNTY ZONING BOARD OF APPEALS
TUESDAY, JUNE 3, 2025
JAMES CARIUS COMMUNITY ROOM
101 S. CAPITOL STREET, PEKIN, ILLINOIS

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

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

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

OTHERS PRESENT: Petitioners and Interested Parties

MINUTES: Moved by Bong, seconded by McClanahan, to approve the minutes of the May 6, 2025 Zoning Board of Appeals meeting. **Motion carried by voice vote.**

Chairman Lessen gave an overview of the procedures and how the Hearing Process would be conducted.

PUBLIC COMMENT: None

PUBLIC HEARING

Chairman Lessen called upon Case No. 25-20-S. Elmer "Tom" Moore appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 25-21-S. Chris Biegler appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 25-22-S. Savannah Gotschall appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 25-23-S. Alexander Smith appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 25-24-S and 25-25-V. Troy Stuber appeared to testify on behalf of the proposed Special Use and Variance requests.

Upon conclusion of all public testimony at 6:54 p.m., Chairman Lessen closed the Public Hearing portion of the Meeting and deliberations began at 6:56 p.m..

(PLEASE REFER TO THE VIDEO RECORDING FOR ALL PUBLIC TESTIMONY AND RELEVANT INFORMATION TO EACH CASE PRESENTED DURING THE PUBLIC HEARING PORTION OF THE ZONING BOARD MEETING)

DELIBERATIONS

CASE NO. 25-20-S: The petition of Elmer "Tom" Moore for a Special Use to allow the construction of an Accessory Structure, prior to the principal dwelling, up to 1,200 sq. ft., utilized for personal storage in an R-1 Low Density Residential District located at 1904 American St., Pekin, IL.

Moved by Bong, seconded by Alt. Miller to approve **Case No. 25-20-S** with the following condition:

1. Should the property transfer ownership, the structure shall be removed at that time. Should the new property owner wish to retain the structure, the seller shall advise the new owner the structure may be utilized for personal storage only.

After considering all the evidence and testimony presented the Zoning Board of Appeals reviewed the Report of the Land Use Planner. Following discussion, moved by Bong, seconded by McClanahan, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve **CASE NO. 25-20-S** the vote was:
Ayes: 6 – Bong, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen
Nays: 0
Absent: 2 – Cupi & Vaughn
Motion declared carried.

CASE NO. 25-21-S: The petition of Chris and Mallory Biegler for a Special Use to allow the construction of a Personal Recreation Building, up to 2,500 sq. ft. in an A-1 Agriculture Preservation District located at 29393 Kentuckiana Rd., Mackinaw, IL.

Moved by McClanahan, seconded by Alt. Miller to approve **Case No. 25-21-S**.

After considering all the evidence and testimony presented the Zoning Board of Appeals reviewed the Report of the Land Use Planner. Following discussion, moved by McClanahan, seconded by Bong, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve **CASE NO. 25-21-S** the vote was:
Ayes: 6 – Bong, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen
Nays: 0
Absent: 2 – Cupi & Vaughn
Motion declared carried.

CASE NO. 25-22-S: The petition of Savannah Gotschall for a Special Use to allow the operation of Sunflower Stables Farmhouse, LLC, a Public Stable, to include boarding as well as offering riding lessons from existing Accessory Structures in an A-1 Agriculture Preservation District located at 38353 Lowery Rd., Mackinaw, IL

Moved by McClanahan, seconded by Bong to approved **Case No. 25-22-S** with the following condition:

1. There shall be a maximum of 8 horses allowed on the property, whether for personal use or in relation to the boarding facility.

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

On roll call to approve **CASE NO. 25-22-S** the vote was:
Ayes: 6 – Bong, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen
Nays: 0
Absent: 2 – Cupi & Vaughn
Motion declared carried.

CASE NO. 25-23-S: The petition of Alexander Smith for a 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 located 5100 Edgewater Dr., Groveland, IL.

Moved by McClanahan, seconded by Alt. Miller to approved **Case No. 25-23-S** with the following condition:

1. Outdoor kennels/runs shall maintain a sealed concrete or impervious surface that can be properly sanitized;
2. Kennel related customer hours shall not exceed 6:30am-6:30pm;
3. No dogs being kenneled or for daycare allowed to be outside in runs or play areas prior to 8am or past 8pm – for noise control purposes.

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

On roll call to approve **CASE NO. 25-23-S** the vote was:
Ayes: 6 – Bong, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen
Nays: 0
Absent: 2 – Cupi & Vaughn
Motion declared carried.

CASE NO. 25-24-S: The petition of Troy and Anne Stuber for a 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 located at 11302 Locust Rd., Tremont, Ill

Moved by Bong, seconded by Fehr to approve **Case No. 25-24-S.**

After considering all the evidence and testimony presented the Zoning Board of Appeals reviewed the Report of the Land Use Planner. Following discussion, moved by Bong, seconded by Lapsley, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve **CASE NO. 25-24-S** the vote was:
Ayes: 6 – Bong, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen
Nays: 0
Absent: 2 – Cupi & Vaughn

Motion declared carried.

CASE NO. 25-25-V: The petition of Troy and Anne Stuber for a 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 located at 11302 Locust Rd., Tremont, Ill

Moved by Fehr, seconded by Lapsley to approve **Case No. 25-25-V.**

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

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

Motion declared carried.

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: SECTION 1 - DISTRICT REGULATIONS AND STANDARDS; §157.060 CHICKENS/FOWL.; SECTION 2 - LAND USE MATRIX; §157.072 MATRIX. SECTION 3 - (R-1) LOW DENSITY RESIDENTIAL DISTRICT; §157.146 PERMITTED USES. §157.147 SPECIAL USES. SECTION 4 - (R-2) MULTI-FAMILY RESIDENTIAL DISTRICT; §157.166 PERMITTED USES. SECTION 5 - SPECIAL USES; §157.439 PARTICULAR SPECIAL USES; §157.440 REQUIREMENTS FOR PARTICULAR SPECIAL USES.

Moved by Lapsley, seconded by McClanahan to recommend approval of **Case No. 25-26-A** to the Tazewell County Board.

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

On roll call to recommend approval of **Case No. 25-26-A** to the Tazewell County Board.the vote was:
Ayes: 6 – Bong, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen
Nays: 0
Absent: 2 – Cupi & Vaughn

Motion declared carried.

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: SECTION 1 - RULES OF CONSTRUCTION AND GLOSSARY OF TERMS; §157.005 DEFINITIONS. SECTION 2 - (A-1) AGRICULTURAL PRESERVATION DISTRICT; §157.086 PERMITTED USES; § 157.087 SPECIAL USES. SECTION 3 - (A-2) AGRICULTURAL DISTRICT; §157.106 PERMITTED USES; §157.107 SPECIAL USES. SECTION 4 - CONSERVATION DISTRICT; §157.266 PERMITTED USES; §157.267 SPECIAL USES. SECTION 5 - SPECIFIC SPECIAL USES; §157.440 REQUIREMENTS FOR PARTICULAR SPECIAL USES

Moved by McClanahan, seconded by Miller to recommend approval of **Case No. 25-28-A** to the Tazewell County Board.

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

On roll call to recommend approval of **Case No. 25-28-A** to the Tazewell County Board.the vote was:

Ayes: 6 – Bong, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen

Nays: 0

Absent: 2 – Cupi & Vaughn

Motion declared carried.

NEXT MEETING

The next meeting of the Zoning Board of Appeals will be **Tuesday, July 1, 2025** at 5:30 p.m. in the Tazewell County Justice Center, James Carius Community Room, 101 South Capitol Street, Pekin, Illinois.

ADJOURNMENT

There being no further business Chairman Lessen declared the Zoning Board of Appeals Deliberations adjourned at 7:38 p.m.

Jaclynn Workman, Secretary
(Transcribed by Melissa Kreiter)