

TAZEWELL COUNTY LAND USE COMMITTEE AGENDA
Chairman, K. Russell Crawford
McKenzie Building – 3rd Floor Jury Room
Tuesday, June 10, 2025 at 5:00 p.m.

1. **Call to Order.**
2. **Roll Call.**
3. **Approval of Minutes:** May 13, 2025
4. **Public Comment.**
5. **New Business.**
 - a. **Cases:**
 - i. **LU-25-06** Case No. 25-26-A Amendment 71
 - ii. **LU-25-07** Case No. 25-28-A Amendment 73
 - b. **Plats and Subdivisions:** None
 - c. **Resolutions:** None
 - d. **Discussion:**
 - i. Procedures
6. **Unfinished Business.**
7. **Staff Report:** Review Year to Date Revenue and Building Activity
8. **Next Meeting:** Tuesday, July 8, 2025
9. **Recess.**

Members: Chairman - K. Russell Crawford, Vice Chairman – Jon Hopkins, Mark Goddard, Jay Hall, Greg Longfellow, Eric Schmidgall, Eric Stahl, Joe Woodrow

COMMITTEE REPORT

LU-25-06

(ZBA Case No. 25-26-A)

Chairman and Members of the Tazewell County Board:

Your Land Use Committee does hereby recommend approval of the following resolution:

RE: Approval of Amendment No. 71 to Title XV, Chapter 157, Zoning Code

R E S O L U T I O N

WHEREAS, the Land Use Committee beg leave to report that they have examined the attached proposed Ordinance to Amend Title XV, Chapter 157, Zoning (As adopted January 1, 1998) of the Tazewell County Code and the report of the Tazewell County Zoning Board of Appeals on said proposed Ordinance to Amend, and

WHEREAS, a public hearing on said proposed Amendment was held before the Zoning Board of Appeals (ZBA) on June 3, 2025 in Case No. 25-26-A; and

WHEREAS, the ZBA deliberated its decision on June 3, 2025 and voted to recommend approval of the proposed Amendment with a finding of fact; and

WHEREAS, your Land Use Committee met on June 10, 2025 to consider: the Amendment, report of the ZBA, the recommendation of the Community Development Administrator; and

WHEREAS, your Land Use Committee voted to recommend approval of the proposed Amendment adopting the findings of fact of the ZBA; and

WHEREAS, the County Board has reviewed; the recommendation of the ZBA, the recommendation of the Land Use Committee, and the recommendation of Community Development Administrator; and

NOW THEREFORE BE IT RESOLVED, that the County Board **APPROVE** this resolution and the proposed Ordinance to Amend Title XV, Chapter 157, Zoning (As adopted January 1, 1998) of the Tazewell County Code.

BE IT FURTHER RESOLVED that the County Clerk notify American Legal Publishing Corporation and Jaclynn Workman, Community Development Administrator of this action;

ADOPTED this _____ day of _____, 20____.

ATTEST:

Tazewell County Board Chairman

Tazewell County Clerk

**REPORT OF ZONING BOARD OF APPEALS
TO TAZEWELL COUNTY BOARD
ON PROPOSED AMENDMENT TO TITLE XV – CHAPTER 157
(Zoning Board Case No. 25-26-A)**

TO THE TAZEWELL COUNTY BOARD:

The Zoning Board of Appeals of Tazewell County, Illinois makes the following report of its action on the case indicated herein, after a public hearing on June 3, 2025, pursuant to notice given in accordance with law:

A. DESCRIPTION OF CASE

SUBJECT MATTER: TITLE XV – CHAPTER 157

REQUESTED BY: Tazewell County Land Use Committee

PROPOSAL: Proposed Amendment No. 71 to the Tazewell County Zoning Code referred for hearing by the Tazewell County Land Use Committee to amend the following:

(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.

<u>¼ Acre (10,890 Sq Ft) to 2 acres = 6 chickens</u>
<u>2.01 Acres to 9.99 = Not to exceed the density of animal units per acres as provided in § 157.005 DEFINITIONS.</u>
- (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

NOTICE OF HEARING: A notice of the proposed Amendment thereon was published in the Peoria Journal Star on May 16, 2025.

AGENCY COMMENTS: Tazewell County Health Department submitted a report regarding the proposed Amendment stating no coop shall be placed over any septic components.

Tazewell County Soil & Water Conservation District submitted a report having no comment regarding the proposed Amendment.

Tazewell County Farm Bureau made no comment regarding the proposed Amendment.

Tazewell County EMA made no comment regarding the proposed Amendment.

Dan Parr, Tazewell County Highway Engineer made no comment regarding the proposed Amendment.

Jon Oliphant, City of Washington submitted a letter stating no objection the proposed Amendment.

Zack Davis, Village of Morton submitted a report having no comment regarding the proposed Amendment.

All municipalities were notified however no other comments were received regarding the proposed Amendment.

C. FINDINGS OF FACT

The Zoning Board of Appeals makes the following findings of fact relating to the action proposed:

1. *The proposed amendment shall not be detrimental to the orderly development of Tazewell County.*

POSITIVE.

2. *The proposed amendment shall not be detrimental to or endanger the public health, safety, morals or general welfare of Tazewell County.*

POSITIVE.

D. RECOMMENDATION

Having considered the information contained in the petition herein, and the testimony given and statements made at the public hearing on said proposal, the Zoning Board of Appeals hereby recommends, based on the findings of fact set forth above, that the petition be approved with the following amendments:

Ayes: 6 – Bong, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen
Nays: 0
Absent: 2 – Cupi and Vaughn

Dated this 3rd day of June, 2025.

/s/ DUANE LESSEN

Chairman, Zoning Board of Appeals
Tazewell County, Illinois

COMMITTEE REPORT

LU-25-07

(ZBA Case No. 25-28-A)

Chairman and Members of the Tazewell County Board:

Your Land Use Committee does hereby recommend approval of the following resolution:

RE: Approval of Amendment No. 71 to Title XV, Chapter 157, Zoning Code

R E S O L U T I O N

WHEREAS, the Land Use Committee beg leave to report that they have examined the attached proposed Ordinance to Amend Title XV, Chapter 157, Zoning (As adopted January 1, 1998) of the Tazewell County Code and the report of the Tazewell County Zoning Board of Appeals on said proposed Ordinance to Amend, and

WHEREAS, a public hearing on said proposed Amendment was held before the Zoning Board of Appeals (ZBA) on June 3, 2025 in Case No. 25-28-A; and

WHEREAS, the ZBA deliberated its decision on June 3, 2025 and voted to recommend approval of the proposed Amendment with a finding of fact; and

WHEREAS, your Land Use Committee met on June 10, 2025 to consider: the Amendment, report of the ZBA, the recommendation of the Community Development Administrator; and

WHEREAS, your Land Use Committee voted to recommend approval of the proposed Amendment adopting the findings of fact of the ZBA; and

WHEREAS, the County Board has reviewed; the recommendation of the ZBA, the recommendation of the Land Use Committee, and the recommendation of Community Development Administrator; and

NOW THEREFORE BE IT RESOLVED, that the County Board **APPROVE** this resolution and the proposed Ordinance to Amend Title XV, Chapter 157, Zoning (As adopted January 1, 1998) of the Tazewell County Code.

BE IT FURTHER RESOLVED that the County Clerk notify American Legal Publishing Corporation and Jaclynn Workman, Community Development Administrator of this action;

ADOPTED this _____ day of _____, 20____.

ATTEST:

Tazewell County Board Chairman

Tazewell County Clerk

**REPORT OF ZONING BOARD OF APPEALS
TO TAZEWELL COUNTY BOARD
ON PROPOSED AMENDMENT TO TITLE XV – CHAPTER 157
(Zoning Board Case No. 25-28-A)**

TO THE TAZEWELL COUNTY BOARD:

The Zoning Board of Appeals of Tazewell County, Illinois makes the following report of its action on the case indicated herein, after a public hearing on June 3, 2025, pursuant to notice given in accordance with law:

A. DESCRIPTION OF CASE

SUBJECT MATTER: TITLE XV – CHAPTER 157

REQUESTED BY: Tazewell County Land Use Committee

PROPOSAL: Proposed Amendment No. 73 to the Tazewell County Zoning Code referred for hearing by the Tazewell County Land Use Committee to amend the following:

(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

NOTICE OF HEARING: A notice of the proposed Amendment thereon was published in the Peoria Journal Star on May 16, 2025.

AGENCY COMMENTS:

Tazewell County Health Department submitted a report regarding the proposed Amendment stating no coop shall be placed on any septic components.

Tazewell County Soil & Water Conservation District submitted a report having no comment regarding the proposed Amendment.

Tazewell County Farm Bureau made no comment regarding the proposed Amendment.

Tazewell County EMA made no comment regarding the proposed Amendment.

Dan Parr, Tazewell County Highway Engineer made no comment regarding the proposed Amendment.

Jon Oliphant, City of Washington submitted a letter stating no objection the proposed Amendment.

Zack Davis, Village of Morton submitted a report having no comment regarding the proposed Amendment.

All municipalities were notified however no other comments were received regarding the proposed Amendment.

C. FINDINGS OF FACT

The Zoning Board of Appeals makes the following findings of fact relating to the action proposed:

1. *The proposed amendment shall not be detrimental to the orderly development of Tazewell County.*

POSITIVE.

2. *The proposed amendment shall not be detrimental to or endanger the public health, safety, morals or general welfare of Tazewell County.*

POSITIVE.

D. RECOMMENDATION

Having considered the information contained in the petition herein, and the testimony given and statements made at the public hearing on said proposal, the Zoning Board of Appeals hereby recommends, based on the findings of fact set forth above, that the petition be approved with the following amendments:

Ayes: 6 – Bong, Fehr, Lapsley, McClanahan, Alt. Miller and Chairman Lessen
Nays: 0
Absent: 2 – Cupi and Vaughn

Dated this 3rd day of June, 2025.

/s/ DUANE LESSEN

Chairman, Zoning Board of Appeals
Tazewell County, Illinois

Permit Summary Report Fees By Month

12/01/2024 TO 5/31/2025			12/01/2023 TO 5/31/2024		
Fee Name	Row Total	Row Total	Fee Name	Row Total	Row Total
911 Addressing	\$550.00	11	911 Addressing	\$600.00	12
911 Addressing Subdivision	\$140.00	1	911 Addressing Subdivision	\$400.00	2
Adjudication Fine	\$8,035.52	5	Adjudication Fine	\$3,752.95	6
Administrative Variance	\$200.00	2	Administrative Variance	\$0.00	0
Change-In-Use: Comm/Ind	\$0.00	0	Change-In-Use: Comm/Ind	\$200.00	1
Commercial - Addition/Alterations	\$2,200.00	3	Commercial - Addition/Alterations	\$0.00	1
Commercial - Electrical	\$390.00	3	Commercial - Electrical	\$1,210.00	13
Commercial - New Construction	\$1,225.00	1	Commercial - New Construction	\$3,375.00	4
Commercial - Plumbing	\$55.00	1	Commercial - Plumbing	\$55.00	1
Communication Co-Locate	\$5,000.00	4	Communication Co-Locate	\$5,000.00	4
Demolition	\$700.00	8	Demolition	\$700.00	7
Erosion - Site Specific	\$250.00	1	Erosion - Site Specific	\$250.00	1
Erosion - Standard	\$1,400.00	8	Erosion - Standard	\$2,275.00	14
Fence	\$1,100.00	22	Fence	\$750.00	15
Flood Plain Development	\$200.00	1	Flood Plain Development	\$0.00	0
Home Occupation	\$0.00	0	Home Occupation	\$600.00	3
Home Occupation RENEWAL	\$945.00	21	Home Occupation RENEWAL	\$810.00	18
Inspection Fine	\$375.00	5	Inspection Fine	\$675.00	6
Move A Structure	\$0.00	0	Move A Structure	\$100.00	1
NO CHARGE AG STRUCTURE	\$0.00	7	NO CHARGE AG STRUCTURE	\$0.00	4
Not for Profit	\$300.00	1	Not for Profit	\$0.00	0
OVER/UNDER	\$70.00	1	OVER/UNDER	\$0.00	0
Pool - Above Ground	\$800.00	8	Pool - Above Ground	\$700.00	7
Pool - In-Ground	\$175.00	1	Pool - In-Ground	\$875.00	5
Residential - Accessory Structure/Addition To	\$11,910.00	49	Residential - Accessory Structure/Addition To	\$12,445.00	47
Residential - Deck Attached/Detached	\$2,305.00	19	Residential - Deck Attached/Detached	\$825.00	6
Residential - Duplex/Condo *NEW*	\$600.00	1	Residential - Duplex/Condo *NEW*	\$40.00	0
Residential - Dwelling *NEW*	\$5,300.00	9	Residential - Dwelling *NEW*	\$7,300.00	12
Residential - Dwelling Addition	\$4,200.00	12	Residential - Dwelling Addition	\$4,550.00	13
Residential - Dwelling Remodel/Alteration	\$1,600.00	6	Residential - Dwelling Remodel/Alteration	\$950.00	3
Residential - Electrical Addn/Access	\$6,165.00	139	Residential - Electrical Addn/Access	\$9,090.00	204
Residential - Electrical NEW	\$550.00	9	Residential - Electrical NEW	\$880.00	17
Residential - HVAC - Cooling	\$700.00	12	Residential - HVAC - Cooling	\$955.00	19
Residential - HVAC - Heating	\$725.00	13	Residential - HVAC - Heating	\$1,105.00	19
Residential - Plumbing	\$1,045.00	19	Residential - Plumbing	\$1,705.00	32
Residential - Plumbing Per Add. Fixture	\$270.00	3	Residential - Plumbing Per Add. Fixture	\$285.00	6
Residential - Renewal	\$40.00	0	Residential - Renewal	\$400.00	2
Sign	\$0.00	0	Sign	\$110.00	1
Solar Energy System	\$85,500.00	46	Solar Energy System	\$32,550.00	106
Stormwater Combo	\$7,325.25	3	Stormwater Combo	\$3,000.00	3
Subdivision - Final Plat	\$325.00	1	Subdivision - Final Plat	\$425.00	1
Subdivision - Modification/Road Waiver	\$200.00	1	Subdivision - Modification/Road Waiver	\$200.00	1
Subdivision - Preliminary Plat	\$0.00	0	Subdivision - Preliminary Plat	\$300.00	1
Temp Comp Cert	\$0.00	0	Temp Comp Cert	\$150.00	2
Temporary Use	\$400.00	2	Temporary Use	\$400.00	2
Tract Survey Review	\$625.00	19	Tract Survey Review	\$900.00	28
ZBA - Incidentals	\$15,000.00	1	ZBA - Incidentals	\$0.00	2
ZBA - Publication Fee	\$496.11	16	ZBA - Publication Fee	\$831.87	16
ZBA - Rezoning	\$1,400.00	2	ZBA - Rezoning	\$1,300.00	2
ZBA - Special Use	\$6,900.00	15	ZBA - Special Use	\$15,143.00	13
ZBA - Special Use - Chickens	\$900.00	3	ZBA - Special Use - Chickens	\$300.00	1
ZBA - Variance	\$2,100.00	7	ZBA - Variance	\$3,000.00	10
Totals:	\$180,651.88	522	Totals:	\$121,427.82	694