

RECORD OF MINUTES AND DELIBERATIONS
TAZEWELL COUNTY ZONING BOARD OF APPEALS
TUESDAY, JULY 1, 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: Shawn Cupi, Valerie Fehr, Angela Lapsley, Alternate Sam Miller & Chairman Duane Lessen; Members Absent: Todd Bong, Amy McClanahan & Donald Vaughn

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

OTHERS PRESENT: Petitioners and Interested Parties

MINUTES: Moved by Cupi, seconded by Fehr, to approve the minutes of the June 3, 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. 25-32-V. John Dechaney appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 25-33-V. Jeff Krog appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 25-31-S. Thomas Svendsen appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 25-28-S. Paul Irby of Dimension Energy and Jill Roberts of GEI appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 25-29-S Peter McAuliffe of 6GM and John Boudeman, land owner, appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called for a brief recess at 7:12 p.m., testimony continued at 7:19 p.m.

Chairman Lessen called upon Case No. 25-30-Z. Brad Sauder appeared to testify on behalf of the proposed Rezoning request. Jared Benckendorf, Noah Benckendorf, Jerry Meeker, Mike Knapp, Kate Vanderberg, and Gerald Nafziger appeared in opposition of the request.

Upon conclusion of all public testimony at 8:41p.m., Chairman Lessen closed the Public Hearing portion of the Meeting and deliberations began at 8:46 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. 25-28-S: The petition of Elm Grove CSG 1, LLC for a Special Use to allow the construction of a 5 Mega Watt Commercial Solar Farm in an A-1 Agriculture Preservation District located in a field immediately West and across the road from 14420 and 14394 Mennonite Church Rd., Pekin, IL.

Moved by Cupi, seconded by Fehr to recommend approval of **Case No. 25-28-S** to the Tazewell County Board with the following conditions:

1. The fence style shall be chain-link with steel post, in accordance with the height requirements of § 156.06 (B)(1)(f).
2. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility and all land outside of the perimeter fence identified in the agreement as a part of the lease is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed to by the Landowner.
3. Emergency and non-emergency contact information shall be kept up to date with the Community Development Department and be posted in a conspicuous manner at the main entrance to the facility and also visible from the public roadway.
4. Vegetative screening, such as a species of pine tree, shall be 3-5' at planting as proposed in the application.
5. Cover crop, such as wheat or rye, shall be established prior to construction to prevent sediment and erosion control issues during the construction phase.

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

On roll call to recommend approval of **CASE NO. 25-28-S** to the Tazewell County Board the vote was:

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

Motion declared carried.

CASE NO. 25-29-S: The petition of Hittle Twp Solar, LLC for a Special Use to allow the construction of a 2 Mega Watt Commercial Solar Farm in an A-1 Agriculture Preservation District located at the SW Corner of the intersection of Armington Rd. and Rte. 136 Spur Rd, Armington, IL.

Moved by Cupi, seconded by Fehr to recommend approval of **Case No. 25-29-S** to the Tazewell County Board with the following conditions:

1. The fence style shall be chain-link with steel post, in accordance with the height requirements of § 156.06 (B)(1)(f).
2. Emergency and non-emergency contact information shall be kept up to date with the Community Development Department and be posted in a conspicuous manner at the main entrance to the facility and also visible from the public roadway.
3. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility and all land outside of the perimeter fence identified in the agreement as a part of the lease is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed to by the Landowner.
4. Vegetative screening, such as a species of pine tree, shall be 3-5' at planting as proposed in the application and shall also be located along the Eastern edge of the property, that fronts along Route 136 Spur Road.
5. Cover crop, such as wheat or rye, shall be established prior to construction to prevent sediment and erosion control issues during the construction phase.

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

On roll call to recommend approval of **CASE NO. 25-29-S** to the Tazewell County Board the vote was:

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

Motion declared carried.

CASE NO. 25-30-Z: The petition of Brad Sauder of the Sauder Family Trust #10 for a Map Amendment to the Official Tremont Township Zoning Map of Tazewell County to change the zoning classification of property from an A-1 Agriculture Preservation Zoning District to a R-R Rural Residential Zoning District located immediately East and adjacent to 25754 E. Lake Windermere Rd., Tremont, IL.

Moved by Cupi, seconded by Alt. Miller to recommend approval of **Case No. 25-30-Z** to the Tazewell County Board.

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

On roll call to recommend approval of **CASE NO. 25-30-Z** to the Tazewell County Board the vote was:

- Ayes: 3 – Cupi, Alt. Miller and Chairman Lessen
- Nays: 1 – Lapsley
- Abstain: 1 - Fehr
- Absent: 3 – Bong, McClanahan and Vaughn

Zoning Board of Appeals hereby makes no recommendation, due to a lack of 4 concurring votes

CASE NO. 25-32-V: The petition of John DeChaney for a Variance to waive the requirements of §157.091(A)(3) to allow the construction of an Accessory Structure (Garage) to be 85’ from the centerline of Tullamore Rd., which is 15’ closer than allowed in an A-1 Agriculture Preservation District located at 21061 Tullamore Rd., Delavan, IL.

Moved by Fehr, seconded by Lapsley to approve **Case No. 25-32-V**.

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

On roll call to approve **CASE NO. 25-32-V** the vote was:

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

Motion declared carried.

CASE NO. 25-33-V: The petition of John Jeffery Krog for a Variance to waive the requirements of §157.091(A)(3) to allow the construction of an Accessory Structure (Garage) to be 75’ from the centerline of Red Shale Hill Rd., which is 25’ closer than allowed in an A-1 Agriculture Preservation District located at 17339 Red Shale Hill Rd., Pekin, IL

Moved by Alt. Miller, seconded by Lapsley to approve **Case No. 25-33-V**.

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

On roll call to approve **CASE NO. 25-33-V** the vote was:

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

Motion declared carried.

CASE NO. 25-31-S: The petition of Thomas Svendsen for the Special Use to allow the construction of one new dwelling site in an A-1 Agriculture Preservation District located at 17477 Red Shale Hill Rd., Pekin, IL.

Moved by Cupi, seconded by Lapsley to approve **Case No. 25-31-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 Cupi, seconded by Miller, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve **CASE NO. 25-31-S** the vote was:
Ayes: 5 – Cupi, Fehr, Lapsley, Alt. Miller and Chairman Lessen
Nays: 0
Absent: 3 – Bong, McClanahan and Vaughn
Motion declared carried.

NEXT MEETING

The next meeting of the Zoning Board of Appeals will be **Tuesday, August 5, 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 9:43 p.m.

Jaclynn Workman, Secretary
(Transcribed by Melissa Kreiter)