

**RECORD OF MINUTES AND DELIBERATIONS**  
**TAZEWELL COUNTY ZONING BOARD OF APPEALS**  
**TUESDAY, AUGUST 5, 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, Amy McClanahan, Alternate Sam Miller & Chairman Duane Lessen; Members Absent: Shawn Cupi, Angela Lapsley & Donald Vaughn

**STAFF PRESENT:** Jaclynn Workman, Community Development Administrator; Melissa Kreiter, Chief Deputy Administrator; Adam Crutcher, Tri-County Regional Planning Commission, and Land Use Members: Jay Hall, Jon Hopkins, Eric Stahl and Joe Woodrow

**OTHERS PRESENT:** Petitioners and Interested Parties

**MINUTES:** Moved by McClanahan, seconded by Fehr, to approve the minutes of the July 1, 2025 Zoning Board of Appeals meeting. **Motion carried by voice vote.** 1 – Abstain: Bong

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

**PUBLIC COMMENT:** None

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**PUBLIC HEARING**

Chairman Lessen called upon Case No. 25-34-S. Bradley Bennett appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 25-35-S. Sydney and Benjamin Frietsch appeared to testify on behalf of the proposed Special Use request. Tony Nohl, Lee Tanner, and Nannette Tanner appeared in objection. Corey Wiegand, Deer Creek Township Road Commissioner appeared to offer official comment as to the Township Roads.

Chairman Lessen called upon Case No. 25-36-V. Jason Bontemps appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 25-37-V. Paul Defenbaugh appeared to testify on behalf of the proposed Variance request.

Upon conclusion of all public testimony at 7:08p.m., Chairman Lessen closed the Public Hearing portion of the Meeting and deliberations began at 7:13 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)

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**DELIBERATIONS**

**CASE NO. 25-34-S:** The petition of Bradley Bennett for a Special Use to create one new dwelling site in an A-1 Agriculture Preservation District located at 11923 Wagonseller Rd., Pekin, IL.

Moved by Bong, seconded by Miller to approve of **Case No. 25-34-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 McClanahan, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to recommend approval of **CASE NO. 25-34-S** to the Tazewell County Board the vote was:

Ayes: 4 – Bong, McClanahan, Alt. Miller and Chairman Lessen

Nays: 0

Abstain: 1 - Fehr

Absent: 3 – Cupi, Lapsley and Vaughn

**Motion declared carried.**

**CASE NO. 25-35-S:** The petition of Sydney Frietsch for a Special Use to operate a Banquet Facility for the purpose of running a wedding venue from an existing (proposed to be expanded) Accessory Structure in an A-1 Agriculture Preservation District located at 18825 Tanner Rd., Deer Creek, IL.

Moved by McClanahan, seconded by Bong to approve of **Case No. 25-35-S** with the following conditions:

- 1. Events shall only be held on Fridays and Saturdays.
- 2. Guests are permitted at the event site from 10am to 10pm;
- 3. Events shall take place no earlier than April 1<sup>st</sup> and no later than mid-November.
- 4. There shall be no parking within or along the road right-of-way.
- 5. There shall be no parking along the driveway at the front of the property, as this could lead guests to parking in the right-of-way rather than designated parking to the rear of the residence.
- 6. Temporary event signs shall not be put up more than 24 hours prior to the event and must be removed within 24 hours following the event;
- 7. There shall be no noise related to a paid event produced past 10 pm;
- 8. There shall be no more than 200 guests at any given event; and
- 9. Proper signage is encouraged when existing the property, directing guests north on Tanner Road, to access Il Rte. 150 via County Line Rd or I-74 via the Goodfield, IL interchange, in an attempt to alleviate traffic from traveling South on Tanner Road.

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 of **CASE NO. 25-35-S** the vote was:  
Ayes: 5 – Bong, Fehr, McClanahan, Alt. Miller and Chairman Lessen  
Nays: 0  
Absent: 3 – Cupi, Lapsley and Vaughn

**Motion declared carried.**

**CASE NO. 25-36-V:** The petition of Jason Bontemps for a Variance to waive the requirements of §157.091 (C)(2) to allow the construction of an Accessory Structure (Pole Building) at 10’ from the Rear property line, which is 15’ closer than allowed in an A-1 Agriculture Preservation Zoning District located 28141 Townline Rd. (Co. Hwy.7) Mackinaw, IL.

Moved by Fehr, seconded by Bong to recommend approval of **Case No. 25-36-V**.

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

On roll call to approve **CASE NO. 25-36-V** the vote was:  
Ayes: 5 – Bong, Fehr, McClanahan, Alt. Miller and Chairman Lessen  
Nays: 0  
Absent: 3 – Cupi, Lapsley and Vaughn

**Motion declared carried.**

**CASE NO. 25-37-V:** The petition of Paul M. Defenbaugh for a Variance to waive the requirements of §157.150(A)(3) to allow the construction an Addition to Dwelling (Attached Garage) to be 33’ from the centerline of Canoa Ct., which is 17’ closer than allowed in a R-1 Low Density Residential District located at 21787 Granada Dr., Delavan, IL.

Moved by McClanahan, seconded by Alt. Miller to approve **Case No. 25-37-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. 25-37-V** the vote was:  
Ayes: 5 – Bong, Fehr, McClanahan, Alt. Miller and Chairman Lessen  
Nays: 0  
Absent: 3 – Cupi, Lapsley and Vaughn

**Motion declared carried.**

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### **NEXT MEETING**

The next meeting of the Zoning Board of Appeals will be **Wednesday, September 3, 2025** at 5:30 p.m. in the Tazewell County Justice Center, James Carius Community Room, 101 South Capitol Street, Pekin, Illinois.

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### **ADJOURNMENT**

There being no further business Chairman Lessen declared the Zoning Board of Appeals Deliberations adjourned at 7:44 p.m.

Jaclynn Workman, Secretary  
(Transcribed by Melissa Kreiter)