

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

**CALL TO ORDER:** Chairman Lessen called the meeting to order at 5:33 P.M.

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

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

**OTHERS PRESENT:** Petitioners and Interested Parties

**MINUTES:** Moved by Bong, seconded by Cupi, to approve the minutes of the August 5, 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

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**PUBLIC HEARING**

Chairman Lessen called upon Case No. 25-38-A. Administrator Jaclynn Workman gave an overview of proposed Amendment 74.

Chairman Lessen called upon Case No. 25-39-Z. Chris Herman, Herman Brothers Realty appeared to testify on behalf of the proposed Rezoning request.

Chairman Lessen called upon Case No. 25-40-S. Rory Conran appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 25-41-V. Nicholas Kaiser appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 25-42-V and 25-43-S. Brad Sauder appeared to testify on behalf of the proposed Variance and Special Use request. Kate Vandenerg, Jared Benckendorf, Noah Benckendorf, James Benckendorf, Jody Vance-Dudley and Mike Knapp appeared in opposition of the proposed Variance and Special Use requests.

Following a brief recess at 8:03 p.m., testimony resumed at 8:17 p.m. Upon conclusion of all public testimony at 9:01p.m., Chairman Lessen closed the Public Hearing portion of the Meeting and following a brief recess, deliberations began at 9:10 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. 25-38-A:** Proposed Amendment No. 74 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** LAND USE MATRIX §157.072 MATRIX; **SECTION 2** (RR) RURAL RESIDENTIAL DISTRICT § 157.126 PERMITTED USES; §157.127 SPECIAL USES; **SECTION 3** (R-2) MULTI-FAMILY RESIDENTIAL DISTRICT §157.166 PERMITTED USES, §157.167 SPECIAL USES; **SECTION 4** SPECIAL USES §157.439 PARTICULAR SPECIAL USES, §157.440 REQUIREMENTS FOR PARTICULAR SPECIAL USES.

Moved by Vaughn, seconded by McClanahan to recommend approval of **Case No. 25-38-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 Bong, seconded by McClanahan, to approve the findings of fact as discussed. **Motion carried by voice vote.**

On roll call to recommend approval of **CASE NO. 25-38-A** to the Tazewell County Board the vote was:

Ayes: 6 – Bong, Cupi, McClanahan, Alt. Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 2 – Fehr, Lapsley

**Motion declared carried.**

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**CASE NO. 25-39-Z:** The petition of Jodi Brackett, representing Peter Smidt of CL3 Properties, LLC for a Map Amendment to the Official Deer Creek Township Zoning Map of Tazewell County to change the zoning classification of property from an A-1 Agriculture Preservation Zoning District to an A-2 Agriculture Zoning District on the following described property: P.I.N. 07-07-31-100-024 an approximate 32 +/- acre parcel located in part of the NW ¼ of the NW 1/5, Sec 31, T25N, R2W of the 3<sup>rd</sup> P.M., Deer Creek Twp., Tazewell Co., IL; located at 29800 Robison Rd., Morton, IL.

Moved by Bong, seconded by Vaughn to recommend approval of **Case No. 25-39-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 Vaughn, 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. 25-39-Z** to the Tazewell County Board the vote was:

Ayes: 6 – Bong, Cupi, McClanahan, Alt. Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 2 – Fehr, Lapsley

**Motion declared carried.**

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**CASE NO. 25-40-S:** The petition of Special Education Services, Inc. for a Special Use to operate a Private School for persons with disabilities, from an existing structure, located in an A-1 Agriculture Preservation District on the following described property: Current Owner of Property: The Cross Baptist Church, 4201 Edgewater Dr., Pekin, IL Current Officers of Special Education Services, Inc., 195 Poplar Pl. North Aurora, IL 60542: Rory Conran – President; Brian McGowan - Secretary/Treasurer; Jason Kudelka - Vice President; and Lynne Nicolas-Gapsis - Vice President P.I.N. 05-05-21-200-015; an approximate 3+/- acre parcel located in part of the SW ¼ of the SW ¼ of the NE ¼, Sec. 21, T25N, R4W of the 3<sup>rd</sup> P.M., Groveland Twp., Tazewell Co., IL; located at 4201 Edgewater Dr., Pekin, IL.

Moved by McClanahan, seconded by Alt. Miller to approve of **Case No. 25-40-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 Vaughn, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve of **CASE NO. 25-40-S** the vote was:

Ayes: 6 – Bong, Cupi, McClanahan, Alt. Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 2 – Fehr, Lapsley

**Motion declared carried.**

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**CASE NO. 25-41-V:** The petition of Nicholas Kaiser for a Variance to waive \$157.090 to allow an existing lot of record to have 60' of frontage, with is 140' less than allowed in an A-1 Agriculture Preservation Zoning District on the following described property: Current Owner of Property: MM Kaiser Farm, 6212 Hartford Dr., Pekin, IL Currently a Part of P.I.N. 12-12-03-300-014, an approximate 9/10<sup>th</sup> of an acre to be combined with P.I.N. 12-12-03-400-001, creating a total 20.90 +/- acre parcel located in part of the NW ¼ of the SE ¼ of Sec. 3, T24N, R3W of the 3<sup>rd</sup> P.M., Tremont Twp., Tazewell Co. , IL; located approximately ½ mile N of the intersection of Allentown Rd (Co. Hwy. 5) and Tennessee Ave., and along the E side of Tennessee Ave., Tremont, IL.

Moved by Miller, seconded by Vaughn to recommend approval of **Case No. 25-41-V**.

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

On roll call to approve **CASE NO. 25-41-V** the vote was:  
Ayes: 6 – Bong, Cupi, McClanahan, Alt. Miller, Vaughn and Chairman Lessen  
Nays: 0  
Absent: 2 – Fehr, Lapsley

**Motion declared carried.**

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**CASE NO. 25-42-V:** The petition of Brad Sauder of the Sauder Family Trust #10 for a Variance to waive the requirements of §157.440(X)(3) to allow the request of more than one, but not more than four, new parcels from a single parcel upon special use approval, which is 3 more than allowed in an A-1 district on the following described property: Current Owner of Property: Jerry & Peggy Sauder, 127 Wingate Dr., Tremont, IL P.I.N. 12-12-16-400-006; an approximate 25.62 +/- acre parcel located in part of the SE ¼ of the SE ¼ of Sec 16, T24N, R3W of the 3<sup>rd</sup> P.M., Tremont Twp., Tazewell Co., IL; located immediately East and adjacent to 25754 E. Lake Windermere Rd., Tremont, IL.

Moved by Cupi, seconded by Bong to approve **Case No. 25-42-V.**

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. 25-42-V** the vote was:  
Ayes: 5 – Bong, Cupi, McClanahan, Alt. Miller and Chairman Lessen  
Nays: 1 - Vaughn  
Absent: 2 – Fehr, Lapsley

**Motion declared carried.**

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(Upon approval of Case No. 25-42-V by the Zoning Board of Appeals)  
**CASE NO. 25-43-S:** The petition of Brad Sauder of the Sauder Family Trust #10 for Special Use to allow the creation of 4 new dwelling sites in an A-1 Agriculture Preservation Zoning District on the following described property: Current Owner of Property: Jerry & Peggy Sauder, 127 Wingate Dr., Tremont, IL P.I.N. 12-12-16-400-006; an approximate 25.62 +/- acre parcel located in part of the SE ¼ of the SE ¼ of Sec 16, T24N, R3W of the 3<sup>rd</sup> P.M., Tremont Twp., Tazewell Co., IL; located immediately East and adjacent to 25754 E. Lake Windermere Rd., Tremont, IL.

Moved by Bong, seconded by Cupi to approve of **Case No. 25-43-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 approve of **CASE NO. 25-43-S** the vote was:  
Ayes: 5 – Bong, Cupi, McClanahan, Alt. Miller and Chairman Lessen  
Nays: 1 - Vaughn  
Absent: 2 – Fehr, Lapsley

**Motion declared carried.**

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**NEXT MEETING**

The next meeting of the Zoning Board of Appeals will be **Tuesday, October 7, 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 10:45 p.m.

Jaclynn Workman, Secretary  
(Transcribed by Melissa Kreiter)