

RECORD OF MINUTES AND DELIBERATIONS
TAZEWELL COUNTY ZONING BOARD OF APPEALS
TUESDAY, JANUARY 6, 2026
JAMES CARIUS COMMUNITY ROOM
101 S. CAPITOL STREET, PEKIN, ILLINOIS

CALL TO ORDER: Chairman Lessen called the meeting to order at 5:30 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, Don Vaughn, Alt. Sam Miller and Chairman Duane Lessen; Members Absent: Todd Bong, Amy McClanahan.

STAFF PRESENT: Jaclynn Workman, Community Development Administrator; Robbie Mae Epkins, Community Development Administrative Assistant, Matt Drake, Asst. State's Attorney, Adam Crutcher, Tri-County Regional Planning Commission, and Land Use Members: Mark Goddard, Eric Schmidgall, and Eric Stahl

OTHERS PRESENT: Petitioners and Interested Parties

MINUTES: Moved by Cupi, seconded by Fehr, to approve the minutes of November 4, 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. 26-01-S. Delmar Martin appeared to testify on behalf of the petition.

Chairman Lessen called upon Case No. 26-02-S. Brian Lang and Attorney Thad Kuhfuss appeared to testify on behalf of the petition.

Upon conclusion of all public testimony at 5:58 p.m., Chairman Lessen closed the Public Hearing portion of the Meeting. Deliberations began.

(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. 26-01-S: The petition of Delmar Martin for a Special Use to create one new dwelling site in an A-1 Agricultural Preservation District on the following described property: Part of P.I.N. 22-22-10-300-008; an approximate 1-acre parcel to be created, located in part of the SE ¼ of the SW ¼ of Sec. 10, T22N R3W of the 3rd P.M., Boynton Twp., Tazewell Co., IL. located immediately W and adjacent to 26342 Litwiller Rd., Delavan, IL.

Moved by Vaughn, seconded by Lapsley to approve of **Case No. 26-01-S.**

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 Alt. Miller, to approve the findings of fact as discussed.

Motion carried by voice vote.

On roll call to approve of **CASE NO. 26-01-S** the vote was:

Ayes: 6 - Cupi, Fehr, Lapsley, Vaughn, Alt. Miller, and Chairman Lessen

Nays: 0

Absent: 2 – Bong, McClanahan

Motion declared carried.

CASE NO. 26-02-S: The petition of Brian Lang for a Special Use to create one new dwelling site, containing an existing dwelling, in an A-1 Agricultural Preservation District on the following described property: Part of P.I.N. 23-23-20-400-011; an approximate 2.62-acre parcel to be created, located in part of the SW ¼ of the SE ¼ of Sec. 20, T22N R2W of the 3rd P.M., Hittle Twp., Tazewell Co., IL. Located at 30700 Armington Rd., Armington, IL.

Moved by Cupi, seconded by Fehr to approve of **Case No. 26-02-S**.

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 Cupi, to approve the findings of fact as discussed.

Motion carried by voice vote.

On roll call to approve of **CASE NO. 26-02-S** the vote was:
Ayes: 6 - Cupi, Fehr, Lapsley, Vaughn, Alt. Miller, and Chairman Lessen
Nays: 0
Absent: 2 – Bong, McClanahan

Motion declared carried.

NEXT MEETING

The next meeting of the Zoning Board of Appeals will be **Tuesday, February 3, 2026**, 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 6:15 p.m.

Jaclynn Workman, Secretary
(Transcribed by Robbie Mae Epkins)