

**RECORD OF MINUTES AND DELIBERATIONS**  
**TAZEWELL COUNTY ZONING BOARD OF APPEALS**  
**TUESDAY, FEBRUARY 3, 2026**  
**JAMES CARIUS COMMUNITY ROOM**  
**101 S. CAPITOL STREET, PEKIN, ILLINOIS**

**CALL TO ORDER:** Chairman Lessen called the meeting to order at 5:40 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, Amy McClanahan, Don Vaughn, Alt. Glen Gulette and Chairman Duane Lessen; Members Absent: Todd Bong

**STAFF PRESENT:** Jaclynn Workman, Community Development Administrator, Melissa Kreiter, Matt Drake, Asst. State's Attorney and Land Use Members: Chairman Russ Crawford, Jon Hopkins, Eric Schmidgall

**OTHERS PRESENT:** Petitioners and Interested Parties

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. 26-03-V. Daniel Anderson appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 26-04-V. Glenn Schmidgall to testify on behalf of the proposed Variance request.

Upon conclusion of all public testimony at 6:00 p.m., Chairman Lessen closed the Public Hearing and 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)

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**DELIBERATIONS**

**CASE NO. 26-03-V:** The petition of Daniel Anderson for a Variance to waive the requirements of §157.150(A)(3) to allow the construction of an Accessory Structure (Detached Garage) to be 30' from the centerline of Maple Island Road, which is 20' closer than allowed in a R-1 Low Density Residential District on the following described property: Current Owner of Property: Part of P.I.N. 08-08-36-302-028; commonly known as Lot 6 & 7 of Maple Island Subd, located in part of the SE ¼ of the SW ¼ of Sec. 36, T24N R7W of the 3<sup>rd</sup> P.M., Spring Lake Twp., Tazewell Co., IL. located at 11135 Maple Island Rd., Manito, IL.

Moved by Cupi, seconded by Vaughn to approve of **Case No. 26-03-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 Lapsley, to approve the findings of fact as discussed.

**Motion carried by voice vote.**

On roll call to approve of **CASE NO. 26-03-V** the vote was:

Ayes: 6 - Cupi, Fehr, Lapsley, McClanahan, Vaughn, and Chairman Lessen

Nays: 0

Absent: 1 – Bong

**Motion declared carried.**

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**CASE NO. 26-04-V:** The petition of Glenn Schmidgall for Variance to allow the creation of one new zoning lot of record, containing an existing Dwelling and Accessory Structures, waving the requirements of: §157.089 to allow a minimum Lot Width and §157.090 to allow a minimum Lot Frontage of not less than 160' which is 40' less than allowed; §157.091(B)(2) to allow an existing Accessory Structure to be 5' from a newly created Side property line, which is 10' closer than allowed; and §157.091(C)(1) to allow the dwelling to be not less than 8' from a newly created Rear property line, which is 42' closer than in an A-1 Agricultural Preservation District on

the following described property: Part of P.I.N. 19-19-16-200-003; an approximate 1.5 acre parcel to be created, located in part of the SW ¼ of the NE ¼ of Sec. 16, T23N R2W of the 3<sup>rd</sup> P.M., Little Mackinaw Twp., Tazewell Co., IL. located at 8308 Lauster Rd., Minier, IL.

Moved by Vaughn, seconded by McClanahan to approve of **Case No. 26-04-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 McClanahan, to approve the findings of fact as discussed.

On roll call to approve of **CASE NO. 26-04-V** the vote was:

Ayes: 6 - Cupi, Fehr, Lapsley, McClanahan, Vaughn, and Chairman Lessen

Nays: 0

Absent: 1 – Bong

**Motion declared carried.**

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#### **NEXT MEETING**

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

Jaclynn Workman, Secretary  
(Transcribed by Robbie Mae Epkins)