

**RECORD OF MINUTES AND DELIBERATIONS**  
**TAZEWELL COUNTY ZONING BOARD OF APPEALS**  
**TUESDAY, APRIL 7, 2026**  
**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, Valerie Fehr, Don Vaughn, Alt. Sam Miller, Alt. Glen Gullette and Chairman Duane Lessen; Members Absent: Shawn Cupi, Angela Lapsley, Amy McClanahan,

**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, Eric Stahl and Joe Woodrow

**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. 24-25-S. Hawk-Attollo, LLC, Seth Uphoff, Attorney and Bernardo Urdaneta, appeared to testify on behalf of the proposed Special Use extension request.

Chairman Lessen called upon 26-05-Z. Christopher Aeshliman appeared to testify on behalf of the proposed Rezoning request.

Chairman Lessen called upon 26-06-V. George Gerrietts appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon 26-07-V. Thomas & Angie Gallup appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon 26-08-V. Tim Reese, Cronkhite Home Solutions appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon 26-09-V. Darren Howlett appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon 26-10-Z. Troy Reed appeared to testify on behalf of the proposed Rezoning request. Patrick Arity appeared with concerns. Scott Rakers appeared in opposition.

Chairman Lessen called upon 26-11-S. Timothy Pflederer appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon 26-12-S Rollyn Aberle appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon 26-13-S. Chris & Tammy Bieneman appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon 26-14-V. Brad Sauder, Trustee of Sauder Family Trust #11 appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon 26-15-A. Administrator Workman appeared to testify on behalf of the proposed Amendment request.

Upon conclusion of all public testimony at 7:33 p.m., Chairman Lessen closed the Public Hearing. Following a brief recess, deliberations began at 7:41 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**

(Petitioner's Request for an Extension)

**CASE NO. 24-25-S:** The petition of Hawk-Attollo, LLC requesting a one (1) year extension on said Special Use to allow the construction of a 3.5 Mega Watt Commercial Solar Farm (originally approved July 31, 2024) in an A-1 Agriculture Preservation District located in a field immediately S and adjacent to 13127 Hilst Rd., Green Valley, IL.

Moved by Bong, seconded by Vaughn to recommend approval of **Case No. 24-25-S** 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 Alt. Gulette, seconded by Vaughn, to approve the findings of fact as discussed. **Motion carried by voice vote.**

On roll call to recommend approval of **CASE NO. 24-25-S** to the Tazewell County Board the vote was:

Ayes: 6 – Bong, Fehr, Alt. Gulette, Alt. Miller, Vaughn, and Chairman Lessen

Nays: 0

Absent: 3 –Cupi, Lapsley and McClanahan  
**Motion declared carried.**

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(Postponed from March 2026 due to the cancellation of the Public Hearing)

**CASE NO. 26-05-Z:** The petition of Christopher Aeschliman for a Map Amendment to change the official zoning maps of Dillon Township from an A-1 Agriculture Preservation District to a R-R Rural Residential District located immediately West and adjacent to 21281 Tullamore Rd., Delavan, IL.

Moved by Vaughn, seconded by Miller to recommend approval of **Case No. 26-05-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 Bong, to approve the findings of fact as discussed. **Motion carried by voice vote.**

On roll call to recommend approval of **CASE NO. 26-05-Z** to the Tazewell County Board the vote was:

Ayes: 6 – Bong, Fehr, Alt. Gulette, Alt. Miller, Vaughn, and Chairman Lessen

Nays: 0

Absent: 3 –Cupi, Lapsley and McClanahan

**Motion declared carried.**

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(Postponed from March 2026 due to the cancellation of the Public Hearing)

**CASE NO. 26-06-V:** The petition of George & Vivian Gerriets for a Variance to waive the requirements of §157.091(A)(3) to allow the construction of a Dwelling to be 75' from the centerline of Wagonseller Rd., which is 25' closer than allowed in an A-1 Agriculture Preservation District on the following described property, P.I.N. 16-16-29-400-001; an approximate 80 +/- acre parcel located in part of W ½ of the SE ¼ of Sec 29, T23N, R5W of the 3<sup>rd</sup> P.M., Sand Prairie Twp., Tazewell Co., IL; located at 6156 Wagonseller Rd., Green Valley, IL.

Moved by Vaughn, seconded by Alt. Miller to approve of **Case No. 26-06-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 Fehr, to approve the findings of fact as discussed.

On roll call to approve of **CASE NO. 26-06-V** the vote was:

Ayes: 6 – Bong, Fehr, Alt. Gulette, Alt. Miller, Vaughn, and Chairman Lessen

Nays: 0

Absent: 3 –Cupi, Lapsley and McClanahan

**Motion declared carried.**

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(Postponed from March 2026 due to the cancellation of the Public Hearing)

**CASE NO. 26-07-V:** The petition of Thomas & Angie Gallup for a Variance to waive the requirements of §157.046(B)(1) to allow the construction of an Accessory Structure (Detached Garage) to be 2,100 s.f., bringing the total s.f. of Accessory Structures on the property to 3,060 s.f., which is 336 s.f. larger than allowed and to waive §157.152(B) to allow the Accessory Structure to not exceed 23' in in height, which is 3' taller than allowed in a R-1 Low Density Residential District located at 297 Darden Ln., Washington, IL.

Moved by Fehr, seconded by Alt. Gulette to approve of **Case No. 26-07-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.

On roll call to approve of **CASE NO. 26-07-V** the vote was:

Ayes: 6 – Bong, Fehr, Alt. Gulette, Alt. Miller, Vaughn, and Chairman Lessen

Nays: 0

Absent: 3 –Cupi, Lapsley and McClanahan

**Motion declared carried.**

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(Postponed from March 2026 due to the cancellation of the Public Hearing)

**CASE NO. 26-08-V:** The petition of Timothy & Cathy Calsyn for a Variance to waive the requirements of §157.091(A)(3) to allow the construction of a Front Deck to be 61' from the centerline of Ryan Road, which is 39' closer than allowed in an A-1 Agriculture Preservation District located at 21848 Ryan Rd., Delavan, IL.

Moved by Vaughn, seconded by Alt. Miller to approve of **Case No. 26-08-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 Alt. Gulette, to approve the findings of fact as discussed.

On roll call to approve of **CASE NO. 26-08-V** the vote was:

Ayes: 6 – Bong, Fehr, Alt. Gulette, Alt. Miller, Vaughn, and Chairman Lessen

Nays: 0

Absent: 3 –Cupi, Lapsley and McClanahan

**Motion declared carried.**

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(Postponed from March 2026 due to the cancellation of the Public Hearing)

**CASE NO. 26-09-V:** The petition of Darren Howlett for a Variance to waive the requirements of §157.091(B)(2) to allow the construction of an Accessory Structure (Pole Building) to be 8' from the Side property line, which is 7' closer than allowed in an A-1 Agriculture Preservation District located at 14372 Watson Rd., Pekin, IL.

Moved by Bong, seconded by Vaughn to approve of **Case No. 26-09-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 Alt. Miller, to approve the findings of fact as discussed.

On roll call to approve of **CASE NO. 26-09-V** the vote was:

Ayes: 6 – Bong, Fehr, Alt. Gulette, Alt. Miller, Vaughn, and Chairman Lessen

Nays: 0

Absent: 3 –Cupi, Lapsley and McClanahan

**Motion declared carried.**

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**CASE NO. 26-10-Z:** The petition of Troy Reed for a Map Amendment to change the official zoning maps of Washington Township from an A-1 Agriculture Preservation District to a R-R Rural Residential District located approximately 3/10<sup>ths</sup> of a mile West of the intersection of Nofsinger Rd. and Tazewood Rd. and along the South side of Tazewood Rd., Washington, IL

Moved by Alt. Gulette, seconded by Vaughn to recommend approval of **Case No. 26-10-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 Bong, seconded by Vaughn, to approve the findings of fact as discussed.

On roll call to recommend approval of **CASE NO. 26-10-Z** to the Tazewell County Board the vote was:

Ayes: 5 – Bong, Fehr, Alt. Gulette, Vaughn, and Chairman Lessen

Nays: 0

Abstain: 1 Alt. Miller

Absent: 3 –Cupi, Lapsley and McClanahan

**Motion declared carried.**

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**CASE NO. 26-11-S:** The petition of Timothy & Georgia Pflederer for a Special Use to allow the creation of one new dwelling site, containing an existing dwelling, in a Conservation District located at 25655 Iron Mountain Rd., Tremont, IL.

Moved by Vaughn, seconded by Fehr to approve of **Case No. 26-11-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 Vaughn, seconded by Alt. Miller, to approve the findings of fact as discussed.

On roll call to approve of **CASE NO. 26-11-S** the vote was:

Ayes: 6 – Bong, Fehr, Alt. Gulette, Alt. Miller, Vaughn, and Chairman Lessen

Nays: 0

Absent: 3 –Cupi, Lapsley and McClanahan

**Motion declared carried.**

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**CASE NO. 26-12-S:** The petition of Rollyn Aberle for a Special Use to allow the construction of a Personal Storage/Recreational Building, not to exceed 2,500 sq. ft. in an A-1 Agriculture Preservation District located at 24566 E. Lake Windermere Rd., Tremont, IL.

Moved by Alt. Miller, seconded by Bong to approve of **Case No. 26-12-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 Alt. Gulette, to approve the findings of fact as discussed.

On roll call to approve of **CASE NO. 26-12-S** the vote was:

Ayes: 6 – Bong, Fehr, Alt. Gulette, Alt. Miller, Vaughn, and Chairman Lessen

Nays: 0

Absent: 3 –Cupi, Lapsley and McClanahan

**Motion declared carried.**

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**CASE NO. 26-13-S:** The petition of Chris & Tammy Bieneman for a Special Use to allow the operation of a Commercial Retail Establishment for the purpose of construction and sale of Sheds, Garages and other accessory structures (i.e. playsets, pergolas, gazebos, etc.) in an I-2 Heavy Industrial District located at 2501 S. 2<sup>nd</sup> St., Pekin, IL.

Moved by Fehr, seconded by Vaughn to approve of **Case No. 26-13-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 discussed.

On roll call to approve of **CASE NO. 26-13-S** the vote was:

Ayes: 6 – Bong, Fehr, Alt. Gulette, Alt. Miller, Vaughn, and Chairman Lessen

Nays: 0

Absent: 3 –Cupi, Lapsley and McClanahan

**Motion declared carried.**

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**CASE NO. 26-14-V:** The petition of Brad Sauder, Trustee of the Sauder Family Trust for a Variance to waive the requirements of §157.091(A)(3) to allow the construction of an Accessory Structure (Pole Building) to be 60' from the centerline of Scotts Lane, which is 40' closer than allowed in an A-1 Agriculture Preservation District located immediately West and adjacent to 22590 Scotts Ln., Tremont, IL.

Moved by Vaughn, seconded by Alt. Miller to approve of **Case No. 26-14-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.

On roll call to approve of **CASE NO. 26-14-V** the vote was:

Ayes: 5 – Bong, Alt. Gulette, Alt. Miller, Vaughn, and Chairman Lessen  
Nays: 0  
Abstain: 1-Fehr  
Absent: 3 –Cupi, Lapsley and McClanahan  
**Motion declared carried.**

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**CASE NO. 26-15-A** Proposed Amendment No. 75 to Title XV, Chapter 157, Zoning Code of Tazewell County referred for hearing by the Tazewell County Land Use Committee to be as follows:

(Add new language as bolded and underlined.  
Remove language as stricken. Re-letter or re-number accordingly.)

**SECTION 1 RULES OF CONSTRUCTION AND GLOSSARY OF TERMS**

§157.004 RULES OF CONSTRUCTION.

(H) Any use of land which is not explicitly allowed under this code **or as adopted by supplemental ordinance** shall be considered-**prohibited**.

Moved by Alt. Gulette, seconded by Fehr to recommend approval of **Case No. 26-15-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 Vaughn, seconded by Bong, to approve the findings of fact as discussed.

On roll call to recommend approval of **CASE NO. 26-15-A** to the Tazewell County Board the vote was:  
Ayes: 6 – Bong, Fehr, Alt. Gulette, Alt. Miller, Vaughn, and Chairman Lessen  
Nays: 0  
Absent: 3 –Cupi, Lapsley and McClanahan  
**Motion declared carried.**

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**NEXT MEETING**

The next meeting of the Zoning Board of Appeals will be **Tuesday May 5, 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 8:49 p.m.

Jaclynn Workman, Secretary  
(Transcribed by Robbie Mae Epkins)