

**RECORD OF MINUTES AND DELIBERATIONS**  
**TAZEWELL COUNTY ZONING BOARD OF APPEALS**  
**TUESDAY, MAY 5, 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, Amy McClanahan, Don Vaughn, and Chairman Duane Lessen; Members Absent: Shawn Cupi, Angela Lapsley, Alt. Sam Miller and Alt. Glen Gulette,

**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

**MINUTES:** Moved by Bong, seconded by Vaughn, to approve the minutes of April 7, 2026, 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. 26-16-S. Gary Hohulin appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 26-17-V. Gary Hohulin appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 26-18-S. Charles Wood appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 26-19-V. Charles Wood appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 26-20-S. Joseph Wilkins appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 26-21-V. Joseph Wilkins appeared to testify on behalf of the proposed Variance request.

Upon conclusion of all public testimony at 6:05 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. 26-16-S:** The petition of Gary Hohulin for a Special Use to construct an Accessory Structure, prior to a Principal Dwelling, for the purpose of personal storage and equipment to maintain the property, not to exceed 1,200 sq. ft. in a R-1 Low Density Residential on property located at 1201 Walnut St. (US B.R. 24), Washington, IL.

Moved by Vaughn, seconded by Bong to approve **Case No. 26-16-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. 26-16-S** to the vote was:

Ayes: 5 - Bong, Fehr, McClanahan, Vaughn, and Chairman Lessen

Nays: 0

Absent: 4 - Cupi, Lapsley, Alt. Miller and Alt. Gullette

**Motion declared carried.**

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(Upon approval of Case No. 26-16-S by the Zoning Board of Appeals)

**CASE NO. 26-17-V:** The petition of Gary Hohulin for a Variance to waive the requirements of §157.147(A) to allow construction of an Accessory Structure, prior to a Principle Dwelling, for the purpose of personal storage and equipment to maintain the property to be 2,400 sq. ft., which is 1,200 sq. ft. larger than allowed in a R-1 Low Density Residential District on property located at 1201 Walnut St. (US B.R. 24), Washington, IL.

Moved by Vaughn, seconded by Bong to approve **Case No. 26-17-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. **Motion carried by voice vote.**

On roll call to approve of **CASE NO. 26-17-V** the vote was:

Ayes: 5 - Bong, Fehr, McClanahan, Vaughn, and Chairman Lessen

Nays: 0

Absent: 4 - Cupi, Lapsley, Alt. Miller and Alt. Gullette

**Motion declared carried.**

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**CASE NO. 26-18-S:** The petition of Charles Wood for a Special Use to allow a Personal Storage/Recreational Building, not to exceed 2,500 sq. ft. in an A-1 Agriculture Preservation District on property located at 11250 N. Manito Rd. (Co. Hwy. 16), Manito, IL.

Moved by McClanahan, seconded by Fehr to approve of **Case No. 26-18-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. 26-18-S** the vote was:

Ayes: 5 - Bong, Fehr, McClanahan, Vaughn, and Chairman Lessen

Nays: 0

Absent: 4 - Cupi, Lapsley, Alt. Miller and Alt. Gullette

**Motion declared carried.**

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(Upon approval of Case No. 26-18-S by the Zoning Board of Appeals)

**CASE NO. 26-19-V:** The petition of Charles Wood for a Variance to waive §157.087(E) to allow a Personal Storage/Recreational Building to be 3,424 sq. ft., which is 924 sq. ft. larger than allowed in an A-1 Agriculture Preservation District on property located at 11250 N. Manito Rd. (Co. Hwy. 16), Manito, IL.

Moved by Vaughn, seconded by McClanahan to approve of **Case No. 26-19-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. **Motion carried by voice vote.**

On roll call to approve of **CASE NO. 26-19-V** the vote was:

Ayes: 5 - Bong, Fehr, McClanahan, Vaughn, and Chairman Lessen

Nays: 0

Absent: 4 - Cupi, Lapsley, Alt. Miller and Alt. Gullette

**Motion declared carried.**

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**CASE NO. 26-20-S:** The petition of Joseph Wilkins for a Special Use to allow a Personal Storage/Recreational Building, not to exceed 2,500 sq. ft. in an A-1 Agriculture Preservation District on property located at 25409 Schuck Rd, Washington, IL.

Moved by McClanahan, seconded by Fehr to approve of **Case No. 26-20-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. 26-20-S** the vote was:

Ayes: 5 - Bong, Fehr, McClanahan, Vaughn, and Chairman Lessen

Nays: 0

Absent: 4 - Cupi, Lapsley, Alt. Miller and Alt. Gullette

**Motion declared carried.**

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(Upon approval of Case No. 26-20-S by the Zoning Board of Appeals)

**CASE NO. 26-21-V:** The petition of Joseph Wilkins for a Variance to waive §157.087(EE) to allow a Personal Storage/Recreational Building to be 4,224 sq. ft., bringing the total of all structures on the property to 4,972 sq. ft. which is 2,472 sq. ft. larger than allowed in an A-1 Agriculture Preservation District on property located at 25409 Schuck Rd, Washington, IL.

Moved by McClanahan, seconded by Vaughn to approve of **Case No. 26-21-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 of **CASE NO. 26-21-V** the vote was:

Ayes: 5 - Bong, Fehr, McClanahan, Vaughn, and Chairman Lessen

Nays: 0

Absent: 4 - Cupi, Lapsley, Alt. Miller and Alt. Gullette

**Motion declared carried.**

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#### **NEXT MEETING**

The next meeting of the Zoning Board of Appeals will be **Tuesday June 2, 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 6:35 p.m.

Jaclynn Workman, Secretary  
(Transcribed by Robbie Mae Epkins)