

RECORD OF MINUTES AND DELIBERATIONS
TAZEWELL COUNTY ZONING BOARD OF APPEALS
TUESDAY, JUNE 2, 2026
JAMES CARIUS COMMUNITY ROOM
101 S. CAPITOL STREET, PEKIN, ILLINOIS

CALL TO ORDER: Chairman Lessen called the meeting to order at 5:32 P.M.

ROLL CALL: Secretary Workman called the roll call and noted the presence of a quorum as follows: Todd Bong, Amy McClanahan, Sam Miller and Alt. Glen Gullette, and Chairman Duane Lessen

MEMBERS ABSENT: Shawn Cupi, Valerie Fehr and Don Vaughn.

STAFF PRESENT: Jaclynn Workman, Community Development Administrator, Melissa Kreiter, Matt Drake, and Land Use Members: Chairman Russ Crawford, Eric Schmidgall, Mark Goddard, Eric Stahl and Joe Woodrow.

OTHERS PRESENT: Petitioners and Interested Parties

MINUTES: Moved by Bong, seconded by Vaughn, to approve the minutes of May 5, 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

PUBLIC HEARING

Chairman Lessen called upon Case No. 26-22-V. Jason Babin appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 26-23-V. Zachary Ziegel appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 26-24-S. William Aupperle appeared to testify on behalf of the proposed Special Use request.

Upon conclusion of all public testimony at 6:06 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)

DELIBERATIONS

CASE NO. 26-22-V: The petition of Jason & Amanda Babin for a Variance to waive the requirements of §157.091(A)(2) to allow the construction of an Accessory Structure (Pole Barn) to be 60' from the centerline of Woodland Court, which is 40' closer than allowed in an A-1 Agriculture Preservation District on the following described property located at 22427 Woodland Ct., Morton, IL.

Moved by Bong, seconded by Gullette to approve **Case No. 26-22-V.**

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

On roll call to approve of **CASE NO. 26-22-V** to the vote was:

Ayes: 5 - Bong, Alt. Gullette, McClanahan, Miller, and Chairman Lessen

Nays: 0

Absent: 3 - Cupi, Fehr, and Vaughn.

Motion declared carried.

CASE NO. 26-23-V: The petition of Samantha & Zachary Ziegel for a Variance to waive the requirements of §157.049(B)(1) to allow the construction of an 8' Privacy Fence along the side of rear of the principal structure, which is 2' taller than allowed in a R-1 Low Density Residential District on property located at 103 Cayman Ln. Washington, IL.

Moved by Miller, seconded by Bong to approve **Case No. 26-23-V.**

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

On roll call to approve of **CASE NO. 26-23-V** the vote was:

Ayes: 5 - Bong, Alt. Gullette, McClanahan, Miller, and Chairman Lessen

Nays: 0

Absent: 3 - Cupi, Fehr, and Vaughn.

Motion declared carried.

CASE NO. 26-24-S: The petition of William Aupperle, Trustee of the William Aupperle Trust #8299 for a Special Use to allow one new dwelling site, on an existing lot of record, in an A-1 Agriculture Preservation District on property located approximately 1/10th of a mile N of the intersection of N. Main St. and Wolf Crossing Dr., and along the W side of N. Main St., Morton, IL.

Moved by McClanahan, seconded by Miller to approve of **Case No. 26-24-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 Miller, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve of **CASE NO. 26-24-S** the vote was:

Ayes: 5 - Bong, Alt. Gullette, McClanahan, Miller, and Chairman Lessen

Nays: 0

Absent: 3 - Cupi, Fehr, and Vaughn.

Motion declared carried.

NEXT MEETING

The next meeting of the Zoning Board of Appeals will be **Tuesday July 7, 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 6:17 p.m.

Jaclynn Workman, Secretary
(Transcribed by Robbie Mae Epkins)