

RECORD OF MINUTES AND DELIBERATIONS
TAZEWELL COUNTY ZONING BOARD OF APPEALS
TUESDAY, JULY 7, 2026
JAMES CARIUS COMMUNITY ROOM
101 S. CAPITOL STREET, PEKIN, ILLINOIS

CALL TO ORDER: Chairman Lessen called the meeting to order at 5:31 P.M.

ROLL CALL: Secretary Workman called the roll and noted the presence of a quorum as follows: Shawn Cupi, Valerie Fehr, Amy McClanahan, Sam Miller and Chairman Duane Lessen

MEMBERS ABSENT: Todd Bong and Don Vaughn.

STAFF PRESENT: Jaclynn Workman, Community Development Administrator, Melissa Kreiter, Matt Drake, Asst. State's Attorney, Adam Crutcher, Tri County Regional Planning Commission and Land Use Members: Chairman Russ Crawford, Vice Chairman Jon Hopkins, Eric Schmidgall, and Joe Woodrow.

OTHERS PRESENT: Petitioners, Objectors and Interested Parties

MINUTES: Moved by Cupi, seconded by McClanahan, to approve the minutes of June 2, 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. 26-28-S. Michael A. Legler appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 26-29-S. Ryan Andris appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 26-30-V. Ryan Andris appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 26-31-V. Wayne Cremeens appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 26-32-V. Breonna Orrick appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 26-25-S. Schlappi Solar 1, LLC, Nick Sampson and Matt Lessard appeared to testify on behalf of the proposed Special Use request. Tanya Podhorsky, Savannah Gotschall, Eric Gentry, Michael and Kristin MacNamara and Jeff Baile appeared in opposition.

Chairman Lessen called for a brief recess at 8:33 p.m. Testimony regarding Case No. 26-25-S continued at 8:50 p.m.

Gaye Lynn Green, Cody Wheat, Susan Nelson, and Allan Green appeared in opposition.

Chairman Lessen called upon Case No. 26-26-A. Administrator Workman appeared to testify on behalf of the proposed Amendment request.

Chairman Lessen called upon Case No. 26-27-A. Administrator Workman appeared to testify on behalf of the proposed Amendment request.

Upon conclusion of all public testimony at 10:57 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. 26-28-S: The petition of Michael Legler for a Special Use to allow the placement of a Mobile Home for the purpose of caring for a retired/disabled person in an A-1 Agriculture Preservation District located at 15460 Townline Rd., Pekin, IL.

Moved by McClanahan, seconded by Miller to approve **Case No. 26-28-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 McClanahan, seconded by Miller, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve of **CASE NO. 26-28-S** to the vote was:

Ayes: 5 - Cupi, Fehr, McClanahan, Miller and Chairman Lessen

Nays: 0

Absent: 2 - Bong , Vaughn

Motion declared carried.

CASE NO. 26-29-S: The petition of Ryan Andris for a Special Use to allow a Personal Storage/Recreational Building to store equipment necessary for the maintenance of the property in an A-1 Agriculture Preservation District located along the W side of Wilkinson Rd., approximately 6/10ths of a mile S of the intersection of Wilkinson Rd. and Wiegand Ln., Deer Creek, IL.

Moved by Miller, seconded by Fehr to approve **Case No. 26-29-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 Cupi, seconded by McClanahan, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve of **CASE NO. 26-29-S** to the vote was:

Ayes: 5 - Cupi, Fehr, McClanahan, Miller and Chairman Lessen

Nays: 0

Absent: 2 - Bong , Vaughn

Motion declared carried.

(Upon approval of Case No. 26-29-S by the Zoning Board of Appeals)

CASE NO. 26-30-V: The petition of Ryan Andris for a Variance to waive the requirements of §157.087(EE) to allow the construction of a Personal Storage/Recreational Building to be 2560 sq. ft, which is 60 sq. ft. larger than allowed in an A-1 Agriculture Preservation District located along the W side of Wilkinson Rd., approximately 6/10ths of a mile S of the intersection of Wilkinson Rd. and Wiegand Ln., Deer Creek, IL.

Moved by McClanahan, seconded by Fehr to approve **Case No. 26-30-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. 26-30-V** to the vote was:

Ayes: 5 - Cupi, Fehr, McClanahan, Miller and Chairman Lessen

Nays: 0

Absent: 2 - Bong , Vaughn

Motion declared carried.

CASE NO. 26-31-V: The petition of KJ Cremeens Properties, LLC for a Variance to waive the requirements of §157.091(B)(1) to allow the construction of an Addition to Dwelling to be 16' from the Side Property Line which is 14' closer than allowed in an A-1 Agriculture Preservation District located at 26797 Wildlife Dr., Hopedale, IL.

Moved by McClanahan, seconded by Cupi to approve **Case No. 26-31-V**.

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

On roll call to approve of **CASE NO. 26-31-V** to the vote was:

Ayes: 5 - Cupi, Fehr, McClanahan, Miller and Chairman Lessen

Nays: 0

Absent: 2 - Bong , Vaughn

Motion declared carried.

CASE NO. 26-32-V: The petition of Bill Bahnfleth, representing Thomas Orrick, III for a Variance to waive the requirements of §157.091(A)(3) to allow the construction of an Addition to Dwelling to be 50' from the centerline of Weyrich Rd., which is 50' closer than allowed in an A-1 Agriculture Preservation District located at 15313 Furrow Rd., Pekin, IL.

Moved by McClanahan, seconded by Miller to approve **Case No. 26-32-V**.

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

On roll call to approve of **CASE NO. 26-32-V** to the vote was:

Ayes: 5 - Cupi, Fehr, McClanahan, Miller and Chairman Lessen

Nays: 0

Absent: 2 - Bong , Vaughn

Motion declared carried.

CASE NO. 26-25-S: The petition of Schlappi Solar 1, LLC requesting a Special Use to allow the construction of a 5 Mega Watt Commercial Solar Farm in an A-1 Agriculture Preservation District located at the intersection of Lowery Road and Gresham Road, South of Lowery Road and East of Gresham, Mackinaw, IL

Moved by Cupi, seconded by Miller to recommend approval of **Case No. 26-25-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 Miller, seconded by McClanahan, to approve the findings of fact as modified. **Motion carried by voice vote.**

On roll call to recommend approval of **CASE NO. 26-25-S** to the Tazewell County Board the vote was:

Ayes: 0

Nays: 5 - Cupi, Fehr, McClanahan, Miller and Chairman Lessen

Absent: 2 - Bong , Vaughn

Motion failed.

CASE NO. 26-26-A: Proposed Amendment No. 76 to Title XV, Chapter 153, Wind Energy Code of Tazewell County, referred for public hearing by the Tazewell County Land Use Committee to rescind the Code in its' entirety and adopt Title XV, Chapter 153, Renewable Energy Ordinance.

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

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

Ayes: 5 - Cupi, Fehr, McClanahan, Miller and Chairman Lessen

Nays: 0

Absent: 2 - Bong , Vaughn

Motion declared carried.

CASE NO. 26-27-A: Proposed Amendment No. 77 to Title XV, Chapter 157, Zoning Code of Tazewell County referred for hearing by the Tazewell County Land Use Committee to amend the following sections: RULES OF CONSTRUCTION AND GLOSSARY OF TERMS - §157.005 Definitions; DISTRICT REGULATIONS STANDARDS - §157.046 Accessory Buildings, Structures, and Uses, § 157.061 Ground Mount and Roof Mount (SES), and § 157.062 Wind Energy Systems, Small; LAND USE MATRIX - § 157.072 Matrix; (A-1) AGRICULTURAL PRESERVATION DISTRICT - §157.086 Permitted Uses and §157.087 Special Uses; (A-2) AGRICULTURAL DISTRICT - §157.106 Permitted Uses and §157.107 Special Uses; (R-1) LOW DENSITY RESIDENTIAL DISTRICT - § 157.146 Permitted Uses; (R-2) MULTI-FAMILY RESIDENTIAL DISTRICT - § 157.166 Permitted Uses; (RR) RURAL RESIDENTIAL DISTRICT - §157.126 Permitted Uses and §157.127 Special Uses; (C-1) NEIGHBORHOOD COMMERCIAL DISTRICT - §157.186 Permitted Uses and §157.187 Special Uses; (C-2) GENERAL BUSINESS COMMERCIAL DISTRICT - §157.206 Permitted Uses and §157.207 Special Uses; (I-1) LIGHT INDUSTRIAL DISTRICT - §157.226 Permitted Uses and §157.227 Special Uses; (I-2) HEAVY INDUSTRIAL DISTRICT - §157.246 Permitted Uses and §157.247 Special Uses; CONSERVATION DISTRICT - §157.266 Permitted Uses and §157.267 Special Uses; SPECIAL USES - §157.439 Particular Special Uses and §157.440 Requirements for Particular Special Uses; APPLICATION AND HEARING PROCEDURES - §157.480 Application; and FEE SCHEDULE - §157.600 Fees Charged for Building Permits and §157.601 Fees Charged for Public Hearings. BUILDING PERMIT - §157.562 Fees. and §157.563 Conspicuous Posting.

Moved by Miller, seconded by Fehr to recommend approval of **Case No. 26-27-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 McClanahan, seconded by Cupi, to approve the findings of fact as discussed. **Motion carried by voice vote.**

On roll call to recommend approval of **CASE NO. 26-27-A** to the Tazewell County Board the vote was:

Ayes: 5 - Cupi, Fehr, McClanahan, Miller and Chairman Lessen

Nays: 0

Absent: 2 - Bong , Vaughn

Motion declared carried.

NEXT MEETING

The next meeting of the Zoning Board of Appeals will be **Tuesday, August 4, 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 11:40 p.m.

Jaclynn Workman, Secretary
(Transcribed by Robbie Mae Epkins)