

**RECORD OF MINUTES AND DELIBERATIONS**  
**TAZEWELL COUNTY ZONING BOARD OF APPEALS**  
**TUESDAY, AUGUST 4, 2026**  
**JAMES CARIUS COMMUNITY ROOM**  
**101 S. CAPITOL STREET, PEKIN, ILLINOIS**

**CALL TO ORDER:** Chairman Lessen called the meeting to order at 5:30 P.M.

**ROLL CALL:** Secretary Workman called the roll call and noted the presence of a quorum as follows: Todd Bong, Shawn Cupi, Valerie Fehr, Sam Miller, Don Vaughn and Chairman Duane Lessen

**MEMBERS ABSENT:** Amy McClanahan

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

**OTHERS PRESENT:** Petitioners and Interested Parties

**MINUTES:** Moved by Cupi, seconded by Fehr, to approve the minutes of July 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. 26-33-S. Matthew Tarran appeared to testify on behalf of the proposed Special Use request.

Chairman Lessen called upon Case No. 26-34-V. Ted Nauman appeared to testify on behalf of Nathaniel Thompson on the proposed Variance request.

Chairman Lessen called upon Case No. 26-35-V. Brian Rosinski appeared to testify on behalf of the proposed Variance request.

Upon conclusion of all public testimony at 6:21 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. 26-33-S:** The petition of Matthew Tarran for a Special Use for a Home Commercial Business for the purpose of conducting a Diesel Engine Repair business from an Attached Garage in an A-1 Agriculture Preservation District located at 24799 Spring Creek Rd., Washington, IL 61571.

Moved by Bong, seconded by Vaughn to approve **Case No. 26-33-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 Bong, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve of **CASE NO. 26-33-S** to the vote was:

Ayes: 6 – Bong, Cupi, Fehr, Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 1 - McClanahan

**Motion declared carried.**

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**CASE NO. 26-34-V:** The petition of Nathaniel Thompson for a Variance to waive the requirements of §157.091(A)(3) to allow the construction of an Accessory Structure 89’ from the centerline of Irish Lane, which is 11’ closer than allowed in an A-1 Agriculture Preservation District located at 28438 Irish Lane, Washington, IL 61571.

Moved by Vaughn, seconded by Miller to approve **Case No. 26-34-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. **Motion carried by voice vote.**

On roll call to approve of **CASE NO. 26-34-V** to the vote was:

Ayes: 6 – Bong, Cupi, Fehr, Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 1 - McClanahan

**Motion declared carried.**

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**CASE NO. 26-35-V:** The petition of Brian Rosinski for a Variance to waive the requirements of §157.049(D) to allow the construction of a 6’ Privacy Fence, on a corner lot, beyond the Building Setback Line, which is 2’ taller than allowed in a R-1 Low Density Residential District located at 2243 Mockingbird Ln., Washington, IL 61571.

Moved by Bong, seconded by Cupi to approve **Case No. 26-35-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. 26-35-V** to the vote was:

Ayes: 6 – Bong, Cupi, Fehr, Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 1 - McClanahan

**Motion declared carried.**

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### **NEXT MEETING**

The next meeting of the Zoning Board of Appeals will be **Tuesday, September 1, 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 6:40 p.m.

Jaclynn Workman, Secretary  
(Transcribed by Robbie Mae Epkins)