

RECORD OF MINUTES AND DELIBERATIONS
TAZEWELL COUNTY ZONING BOARD OF APPEALS
TUESDAY, SEPTEMBER 1, 2026
JAMES CARIUS COMMUNITY ROOM
101 S. CAPITOL STREET, PEKIN, ILLINOIS

CALL TO ORDER: Chairman Lessen called the meeting to order at 5:35 P.M.

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

MEMBERS ABSENT: Todd Bong, Shawn Cupi

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 Vaughn, seconded by McClanahan, to approve the minutes of August 4, 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 stated Case No. 26.38-S, petition by Steve Friedrich, Jr. has requested to be continued to the October 6, 2026 ZBA Public Hearing.

Chairman Lessen called upon Case No. 26-36-Z. Gary Smith appeared to testify on behalf of the proposed Rezoning request.

Chairman Lessen called upon Case No. 26-37-S. Donna Hazelman appeared to testify on behalf on the proposed Special Use request.

Chairman Lessen called upon Case No. 26-39-V. Teresa Friedrich appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 26-40-V. Billie Jo Taylor appeared to testify on behalf of the proposed Variance request.

Chairman Lessen called upon Case No. 26-41-S. Tim and Monica Blank appeared to testify on behalf on the proposed Special Use request.

Upon conclusion of all public testimony at 6:52 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. 26-36-Z: The petition of Gary Smith 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 on the following described property located at 1712 Nofsinger Rd., Washington, IL.

Moved by McClanahan, seconded by Fehr to approve **Case No. 26-36-Z.**

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 Miller, to approve the findings of fact as written. **Motion carried by voice vote.**

On roll call to approve of **CASE NO. 26-36-Z** to the vote was:

Ayes: 5 –Fehr, McClanahan, Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 2 - Bong, Cupi,

Motion declared carried.

CASE NO. 26-37-S: The petition of Donna Hazelman for a Special Use to allow a Class I Recreational Facility for the purpose of leasing property and an existing structure for photography purposes, which includes growing fields of flowers and storage of items, all to be utilized by photographers, such as backdrops and seasonal backdrop setting items in an A-1 Agriculture Preservation District on the following described property located at 4220 Edgewater Dr., Pekin, IL.

Moved by Vaughn, seconded by McClanahan to approve **Case No. 26-37-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 McClanahan, to approve the findings of fact as discussed. **Motion carried by voice vote.**

On roll call to approve of **CASE NO. 26-37-S** to the vote was:

Ayes: 5 –Fehr, McClanahan, Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 2 - Bong, Cupi,

Motion declared carried.

CASE NO. 26-39-V: : The petition of Teresa Friedrich for a Variance to waive the requirements of §157.091(A)(3) to allow the construction of a Dwelling to be 60' from the centerline of E. Deppert Rd., which is 40' closer than allowed in an A-1 Agriculture Preservation District on the following described property located immediately West and adjacent to 12592 E. Deppert Rd., Green Valley, IL.

Moved Miller, seconded by McClanahan to approve **Case No. 26-39-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 Vaughn, to approve the findings of fact as discussed. **Motion carried by voice vote.**

On roll call to approve of **CASE NO. 26-39-V** to the vote was:

Ayes: 5 –Fehr, McClanahan, Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 2 - Bong, Cupi,

Motion declared carried.

CASE NO. 26-40-V: The petition of Billie Jo Taylor for a Variance to waive the requirements of §157.150 (B)(2) to allow an Accessory Structure (Garden Shed) to remain at 2 inches from the Side Property line, which is 5 feet, 10 inches less than allowed in a R-1 Low Density District located at 13263 N. Manito Rd., IL.

Moved by Vaughn, seconded by Miller to approve **Case No. 26-40-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. 26-40-V** to the vote was:

Ayes: 5 – Fehr, McClanahan, Miller, Vaughn, and Chairman Lessen

Nays: 0

Absent: 2 - Bong, Cupi

Motion declared carried.

CASE NO. 26-41-S: The petition of Tim & Monica Blank for a Special Use to allow the creation of one new dwelling site in an A-1 Agriculture Preservation District on the following described property located immediately South and adjacent to 3381 Shay Rd., Green Valley, IL.

Moved by McClanahan, seconded by Fehr to approve **Case No. 26-41-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 McClanahan, to approve the findings of fact as discussed. **Motion carried by voice vote.**

On roll call to approve of **CASE NO. 26-41-S** to the vote was:

Ayes: 5 –Fehr, McClanahan, Miller, Vaughn and Chairman Lessen

Nays: 0

Absent: 2 - Bong, Cupi,

Motion declared carried.

NEXT MEETING

The next meeting of the Zoning Board of Appeals will be **Tuesday, October 6, 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 7:21 p.m.

Jaclynn Workman, Secretary
(Transcribed by Robbie Mae Epkins)