

**WOODFORD COUNTY ZONING BOARD OF APPEALS
HEARING OFFICER**

Woodford County Board Room
6:00 P. M. Tuesday, January 22, 2019

Minutes

1. Call to Order:

Mr. Smith called the hearing to order at 6:02 pm
This is a Hearing Officer only Hearing.

2. Approval of minutes for November 27, 2018.

Mr. Smith noted he would like to postpone approval of the November minutes until next month when there is a full Board.

3. Swearing in and/or affirmation- completed for each petition.

4. Petitions Submitted for Review:

2019-01-V Worth Township, October 31, 2018, by Kenneth Hubbart, for a Variance to build a second outbuilding, in the Agricultural District, located on 2.2 acre parcel at Pt of NW1/4, Parcel L SE¼ Section 6, T27N-R3W of the 3rd P.M. Woodford County, Illinois, and more commonly described as 249 Zimmerman Road, Metamora, Illinois.

- Swearing in and/or Affirmation: was completed for petition **2019-01-V**

Mr. Hubbart discussed that he would like to erect a second building on his parcel. This will be utilized as a storage building but will be roughed in for plumbing to allow it to be converted into a home in the future. He noted there had been a home on the parcel but it burned down several years ago. Mr. Smith asked about the future intent. Mr. Hubbart noted that they do not plan to use it as a dwelling at this time but it could be converted in the future if needed. Mr. Smith noted that if it was converted he would need to pull a new permit.

Mr. Smith approved the Variance request.

2019-02-V Partridge Township, December 13, 2018, by Kirby Woods for a Variance to build a 2304 sq. ft. building to store and maintain equipment, in the Agricultural District, located on 5.2 acre tract 3 SW ¼ SE ¼ Section 32, T28N-R3W of the 3rd P.M. Woodford County, Illinois, and more commonly described as 373 Fairhaven Trail, Metamora, Illinois.

- Swearing in and/or Affirmation: was completed for petition **2019-02-V**

Ms. Woods presented that they would like to erect a lot maintenance shed that is greater in size than the 1800 sq. ft. allowable. She noted that the property is currently farmed in hay and it would remain as hay. The shed would house equipment for use in that operation. The shed would also allow them to work on equipment closer to their residence, as opposed to driving to their farm in Ransom, IL. Ms. Woods noted that the building is 36 x 64 which is 2,304 sq. ft. but there is also a 10 x 245 sq. ft. porch which makes the building 2,544 sq. ft. Ms. Woods noted they will be installing a bathroom for convenience but there will be no other living quarters at this site. Ms. Jording noted the septic permit has already been issued, Mr. Smith asked if there was anything else on the property. Ms. Woods noted that there were some bins and a shed, the shed and all but one bin have been demolished, once the new shed is up the last remaining bin will be removed.

Mr. Smith approved the Variance request.

2019-03-V Partridge Township, December 21, 2018, by John McCague for a Variance in minimum lot width to erect a lot maintenance shed, in the Conservation District, located on 27.03 acre tract C SE ¼ SE ¼ Section 11, T28N-R3W of the 3rd P.M. Woodford County, Illinois, and more commonly described as 678 Bricktown Rd, Lowpoint, Illinois.

- Swearing in and/or Affirmation: was completed for petition **2019-03-V**

Mr. McCauge presented that he would like to erect a lot maintenance shed on his lot. He noted that the shed will now be 880 sq. ft. he noted that the location he would like to place the shed is not 200 ft wide, he would like to place it at this location to co-locate it where the power is located. He did not want to run the power and a driveway 400 ft further back into the lot. Mr. McCauge asked if he would be able to stub out the building for potential future bathroom. Ms. Jording noted that he could, it would be noted on the permit and if he ever installed a bathroom he would need to pull a septic permit.

Mr. Smith approved the Variance request.

- Other Business to Come Before the Board:
 - Update on next month petition/s – February 26
 - IACZO Seminar discussion - None
 - ZBA By-Law discussion - (if necessary) - None

- Executive Session - None
 - Any action coming out of Executive Session

- Adjournment
- The Hearing concluded at 6:23

Lisa Jording, Secretary

Jerry Smith, Hearing Officer

Date