

# WOODFORD COUNTY ZONING BOARD OF APPEALS

Woodford County Board Room  
6:00 P. M. Tuesday, February 25, 2020

## Minutes

- Call to Order:

Ms. Holmes called the meeting to order at 6:00 pm

- Swearing in and/or affirmation- completed for each petition.
- Petitions Submitted for Review:

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**2020-07-V Metamora Township**, filed, January 21, 2020 by Metamora Mennonite Church for a Variance for a road setback. A Variance from requirement of 150' from the center of the road of Route 116 to allow a new setback of 110' – a difference of 40' on 2.75 acres parcel in the Single Family Residential (R-1) District, NW ¼ NE ¼, Section 21, T27N-R2W of the 3<sup>rd</sup> P.M. Woodford County, Illinois, and more commonly described as 1393 Mennonite Road, Metamora, Illinois.

- Swearing in and/or Affirmation: was completed for petition **2020-07-V**

Mr. Steve Stewart was affirmed. Mr. Stewart noted that they have an existing fence line and they would like to place solar panels on the property. He discussed that they looked at a roof placement but the roof is nearing end of life and the solar panels are a 20 year installation. They are out of sync so they will not use the roof mount option. The other option was to place the panels all the way on the south end of the property would require a lengthy cable run to the power hookup. He noted placing the panels just south of the existing fence line allows for a short cable run and better efficiency.

Mr. Stewart noted that this solar placement allows for a future plan for the church to add a patio and playground and potential future fellowship hall. This solar placement allows them to accomplish these improvements. Ms. Homes discussed potential of the future fellowship hall to effect the solar panels effectiveness. Mr. Stewart noted that they could move the fellowship hall south if needed.

Ms. Holmes asked if IDOT was notified of the variance request. Ms. Plym noted they were notified and provided a response saying they had no objections.

Ms. Holmes asked about the height of the panels. Mr. Stewart noted they will be 6-8 ft. tall. Ms. Holmes noted the array is approximately 600 Sq. Ft. so there are no soil and erosion concerns.

Ms. Holmes discussed that while this property is zoned R-1 the church has been there a long time.

Mr. Stewart noted that the current church was built in the 1950's but the original church on the site was built in the 1860's.

Ms. Holmes went through the findings.

### Findings by the Zoning Board of Appeals for Petition 2020-07-V:

**A. Non-conforming uses in the same district and permitted uses in other districts shall not be considered grounds for issuance of a Variance** (Affirmative)

**B. The granting of the Variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands or structures in the same district.** (Affirmative) No special privileges have been conveyed.

**C. The ZBA has found that the reasons set forth in the application justify the granting of the Variance.** (Affirmative) Reasonable justification has been presented. Applicant is

unable to place the panels on the roof without significant additional cost of replacing a roof with lifespan remaining. This also aligns with the state goal of increasing reliance on alternative energy sources.

**D. The ZBA finds that the granting of the Variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.** (Affirmative) Not many close neighbors are present, this will not restrict or hinder any neighbors.

**E. The Variance requested is the least amount of Variance required to allow the proposed structure on the existing lot, without regard to aesthetics or personal inconvenience to the property owner.** (Affirmative) Because placement is important, particularly for sun exposure this is the best location to allow future expansion of the church.

Ms. Holmes approved the petition and the variance is granted.

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- Other Business to Come Before the Board:
    - Update on previous months petition/s  
All the petitions submitted to the County Board were approved.
    - Update on next month petition/s – None
    - Public Input – None
  
  - Adjournment

The Hearing adjourned at 6:14 p.m.

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Julie Plym, Acting Secretary

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Kim Holmes, Chairman

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Date