

WOODFORD COUNTY ZONING BOARD OF APPEALS

Woodford County

Woodford County Board Room
6:00 P. M. Tuesday, April 24, 2018

Minutes

1. Call to Order:

Mr. Smith called the meeting to order at 6:00 pm

2. Roll Call: Jerry Smith, Teresa Gauger, Jerry Lay, Kim Holmes, and James Losher were present.
Chairman Smith declared a quorum present.

Others present: Doug Huser

3. Approval of minutes for February 27, 2018.

Motion to approve made by Ms. Holmes, seconded by Mr. Lay. *Motion Carried.*

Executive Session minutes for September 23, 2014, to keep confidential/make public.

Executive Session minutes for January 28, 2017, to keep confidential/make public.

Motion to approve and keep confidential the Sept 23 and Jan 28 minutes made by Gauger, seconded by Holmes. *Motion Carried.*

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

5. Petitions Submitted for Review:

- Swearing in and/or Affirmation: was completed for petition 2018-08-S
Panola Township – Gerald & Roberta Kamphuis requests a special to operate an event center and wedding venue, Stonebridge Stables, at 1420 State Route 251, El Paso, IL, which is in the (AG) Agriculture District.

Mr. Kamphuis discussed that his property is the old rest area on State Route 251. He would like to build a event center and wedding venue, he would utilize the existing commercial entrance off the state highway. There would be a 60 x 100 barn, 60 x 60 bathroom, staging kitchen area and a 60 x 80 greenhouse. This would provide a variety of venues for weddings and events, proms and conferences, etc. He has already spoken with the health department and they anticipate no issue in his ability to obtain septic permits. There were no inquiries to the zoning office regarding the petition. Mr. Kamphuis discussed having a sign at the entrance of the property. Ms. Holmes addressed parking, Mr. Kamphuis stated that the parking surface will be aggregate. Ms. Jording noted that he will be well within the required parking spots. Mr. Kamphuis discussed that the building will be a barn look both inside and out, the greenhouse will be all glass. Seating for the barn will be 300-320 for the greenhouse seating will be about 280. Lewis, Yockey and Brown will be completing the erosion and storm water retention requirements.

Ms. Jording clarified that this is for a Special Use which would require a new hearing if the business would be sold. This is opposed to a rezoning which permanently changes the zoning district. Ms. Jording recommended placing a condition on the Special Use that any sign would comply with the commercial sign requirements.

Motion to approve petition 2018-08-S by Holmes with the condition that signage be compliant with the commercial and industrial section of the Zoning Ordinance, section 22-1600 of the Woodford County Zoning Ordinance, seconded by Losher:

Findings by the Zoning Board of Appeals for Petition 2018-08-S:

- A. Will not be detrimental to the public health, safety, and welfare; (Affirmative)

- B. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted. The applicant need not demonstrate complete compatibility, but the applicant shall demonstrate reasonable efforts to minimize incompatibility;(Affirmative).
- C. Will not be injurious to the district in which it shall be located;(Affirmative).
- D. Will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the districts;(Affirmative).
- E. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided;(Affirmative)
- F. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public roads;(Affirmative).
- G. Is consistent with the Woodford County Comprehensive Land Use Plan.(Affirmative).

Roll call vote: Teresa Gauger – *Yes*, Kim Holmes – *Yes*, Jerry Lay – *Yes*, James Loshier – *Yes* Jerry Smith – *Yes*. *Motion carried.*

- Swearing in and/or Affirmation: was completed for petition 2018-09-V
 - **2018-09-V** Kansas Township – William Wettstein requests a variance in front yard setback to erect a shed at 303 County Road 2150 E, Carlock, IL, which is in the Agriculture District. Mr. Wettstein discussed that he would like to put up a 54 x 72 sq. ft. building, and is requesting that the setback be reduced from 65 ft. to 50 ft. He cannot move the building further off the road due to his septic system, water line, other building, pasture and fence and the elevation of the driveway. He also discussed that he must ensure sufficient room to maneuver tractors and equipment in and out of the doors. He noted the doors will open away from the road. Ms. Homes discussed the issues driving the request. Mr. Wettstein further explained the ability to get equipment in and out without hitting the other building. Mr. Wettstein discussed that he has spoken to Mr. McClure (Township Road Commissioner) who expressed no concerns. Ms. Jording noted she received no calls from Mr. McClure or any neighbors. Ms. Holmes asked how the building would be used. Mr. Wettstein noted it would be a shop to work on and store the tractors, he noted they may use it for family gatherings occasionally. Ms. Jording noted it would be permitted based on how it will be used and this could be

Motion to approve petition 2018-09-V by Holmes to reduce the road setback from 65 ft. to 50 ft. with all findings in the affirmative, seconded by Loshier:

- **Findings by the Zoning Board of Appeals for Petition 2018-09-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)
 - C. The ZBA has found that the reasons set forth in the application justify the granting of the variance.** (Affirmative)

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)

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)

Roll call vote: Kim Holmes – *Yes*, Jerry Lay – *Yes*, James Losher – *Yes* Jerry Smith – *Yes*, Teresa Gauger – *Yes*. *Motion carried.*

6. Other Business to Come Before the Board:

17079-16 permit extension for Single Family Dwelling Adolf Walters 1610 Upper Spring Bay Rd

Mr. Wolters discussed that he was accepted into a training program right after he broke ground, he is building the house himself and it has taken longer than planned since he has been work two jobs. This will be his first extension. Ms. Gauger made the motion to grant a 365 day extension to permit 17079-16 for the Single Family Dwelling at 1610 Upper Spring Bay Rd. seconded by Holmes. *Motion Carried.*

- Update on next month petition/s – Two petitions have been filed, a variance for shed size and a Special Use for a Solar Farm, a second solar farm petition is expected before the April 27 filing deadline.
- ZBA By-Law discussion - (if necessary) – None

7. Executive Session (if necessary) - None

8. Any action coming out of Executive Session

9. Adjournment

Ms. Holmes made the motion to adjourn at 7:06, 2nd by Mr. Lay. *Motion Carried.*

Lisa Jording, Secretary

Jerry Smith, Chairman

Date