

WOODFORD COUNTY ZONING BOARD OF APPEALS

Hearing Officer Only

Woodford County Board Room

1837 S. Main St. Eureka, IL

6:00 P. M. Tuesday, May 24, 2022

- Call to Order:

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

- Roll Call: Kim Holmes was present.

Others present: Julie Plym

- Approval of minutes.
 - Minutes will be approved in June with the Zoning Board.
- Swearing in/ Affirmation – Completed for each petition.
- Presentation of Petitions

#2022-12-V Palestine Township, filed April 11, 2022, by Cory Gerber for a Variance to reduce the road setback on County Road 1050 N from 65 ft. to 40 ft. a reduction of 25 ft. located in the (I-2) Heavy Industrial District, on 1.5 acres, described as Parcel G-1 Part NW ¼ SE ¼ Section 5, T26N-R1E of the 3rd P.M. Woodford County, Illinois, and more commonly described 2163 County Road 1050 N, Secor, Illinois.

Cory Gerber was affirmed in. Mr. Gerber explained that he is looking to erect a shed at his business location. He is asking for a reduction from 65 ft. to 40 ft. He noted if he adds on to the existing shed to the West it would make it extremely difficult to get trailers into the building. Adding on to the North is the best option. Adding to the East is not feasible because of the shape of the lot. Based on the shape of the lot the front of the lot the building will be closer to the 65 ft. setback, as the lot narrows, he will only be 40 ft. to the centerline of the road. He did speak with the Road Commissioner about the request and the Road Commissioner did not have any concerns. Ms. Holmes asked if this is an expansion of the existing business. Mr. Gerber explained that it is an expansion of his small trucking company, they utilize the buildings to maintain and clean the trucks. The new building will be cold storage to keep the snow off the trucks in the winter. The new building will be 38' x 80'. West of the existing building is an existing concrete pad. The septic field is to the East preventing expansion in that direction, there is a fuel tank to the West. The size of the trucks restricts the turning radius which prevents adding to the West. The height of the structure is 12.6'. He will be matching the height of the existing shed. Mr. Gerber also noted that this is a dead-end road with only two houses. Ms. Holmes noted that the Road Commissioner provided a letter stating he sees no issues with the request.

Evidentiary portion of the hearing closed.

Findings by the Zoning Board of Appeals for Petition 2022-12-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.** This is not a non-conforming use, the lot is zoned Industrial and the new building will continue to be used for that purpose.
- 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.** The geography and dimensions of the lot, and the current zoning of Heavy Industrial this is the highest and best use of the lot. This will retain safety of access and preserve the ability to enter the existing building. This is a low traffic and low population area.

- C. The ZBA has found that the reasons set forth in the application justify the granting of the Variance.** Applicant will use this as cold storage to get the trucks out of the weather, this also cleans up the area. This also limits what would be an attractive nuisance and places the trucks under lock and key.
- 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.** This is zoned Heavy Industrial and therefore this is in harmony with the area, there are fields to the North and railroad tracks and fields to the South. This will not be injurious to the area and will be used in accordance with the intent of the Zoning District.
- 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.** There is septic to the East, a fuel tank to the West and railroad tracks to the South. The building is not extreme in size considering it will be used for semi-truck storage.

Ms. Holmes approved the requested Variance to allow a reduction in road setback on County Road 1050 N from 65 ft. to 40 ft. a reduction of 25. Ft. This reduction is to the North side only for this specific building for Cory Gerber in the Heavy Industrial District at 2163 County Road 1050 N. Secor.

- Other Business to Come Before the Board:
 - Update on previous months petition/s: All petitions were approved
 - Update on next month petition/s: 1 Special Use
- Public Input – None
- Executive Session – None
- Adjournment

Ms. Holmes adjourned the Hearing at 6:16.

Lisa Jording, Secretary

Kim Holmes, Chairman

Date