

WOODFORD COUNTY ZONING BOARD OF APPEALS

Hearing Officer Only

Woodford County Board Room

1837 S. Main St. Eureka, IL

6:00 P. M. Tuesday, July 26, 2022

- Call to Order:

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

- Roll Call: Kim Holmes was present.

Others present: Lisa Jording

- Approval of minutes.

- Minutes will be approved in June with the Zoning Board.

- Swearing in/ Affirmation – Completed for each petition.

- Presentation of Petitions

#2022-14-V Cruger Township filed June 22, 2022, by Andy Bauman on ground owned by Elizabeth Bauman for a Variance to build a lot maintenance shed as a second structure on a property with no dwelling in the Agricultural District, on 40 acres, SE ¼ NW ¼ Section 36, T26N-R2W of the 3rd P.M. Woodford County, Illinois, and more commonly described as farm and timber ground ½ mile north of 1340 County Road 500 N Eureka, Illinois.

Mr. Andy Bauman was affirmed.

Mr. Bauman explained that he is purchasing the ground from his mother and needs storage space for equipment to maintain the land and store hay. He would like to store all the equipment on the property to reduce road transportation of equipment. He noted he will be using much of the stored equipment for Agricultural uses. The property is surrounded by Ag ground, the lake is used for recreation, and they mow 3-5 acres weekly. He noted he may place cattle on the property in the future. A diagram showing the equipment that will be stored in the building was provided in the packet. There are 2 small sheds on the property that will be removed once the new structure is complete. This will help reduce traffic as the equipment will not need to be transported on the road. This property is well off the road and the shed will not be seen by any of the neighbors. The existing structure is a cabin without septic. Ms. Holmes noted that the shed would help remove an attractive nuisance and will also improve appearance and safety. It will also provide shelter for the equipment.

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 second structure is variable item. This is a necessity to maintain 40 acres.
- 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 property is 40 acres with multiple uses on the property. The equipment needed to maintain the property make this a necessary structure.
- C. The ZBA has found that the reasons set forth in the application justify the granting of the Variance. The equipment is necessary to maintain the lot.** On site storage removes the need to transport equipment on the roads regularly. Increases safety by removing traffic from the roads. Removes attractive nuisance and provides safety and security while also protecting the equipment.

- 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.** Equipment will be used to maintain the lot. Visual barriers and distance to surrounding properties prevents injury to surrounding property. Two old sheds will be removed and replaced with the new structure. This will improve the ability to maintain the lot.
- 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.** The request shows exactly what will be placed in the shed and the size requirement shows that it is the very minimum needed.

Ms. Holmes approved the requested Variance to allow second structure on a property with no dwelling in the Agricultural District, on 40 acres, SE ¼ NW ¼ Section 36, T26N-R2W of the 3rd P.M. Woodford County, Illinois, and more commonly described as farm and timber ground ½ mile north of 1340 County Road 500 N Eureka, Illinois for Andy Bauman.

- 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 & 1 Variance
- Public Input – None
- Executive Session – None
- Adjournment

Ms. Holmes adjourned the Hearing at 6:23

Lisa Jording, Secretary

Acting Chairman

Date