

WOODFORD COUNTY ZONING BOARD OF APPEALS

Woodford County Board Room
6:00 P. M. Tuesday, November 26, 2019

Minutes

- Call to Order:

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

- Roll Call: Teresa Gauger, Jerry Lay, Kim Holmes, and Marty Clinch were present.

Ms. Gauger declared a quorum present and asked for a nomination for acting Chairman.

Mr. Lay made the nomination of Ms. Gauger, seconded by Ms. Holmes. *Motion Carried.*

- Approval of minutes for October 22, 2019.

Motion to approve October minutes made by Holmes, seconded by Clinch. *Motion Carried.*

- Permit Extensions

- 17367-17 Douglas & Cheryl Frasier- extension of SFD permit at 1743 County Road 2300 N Washburn.

Mr. Fraiser explained that they have had several issues during the construction of their home. Several things have had to be re-done including some electrical and plumbing as well as tile and drywall. Mr. Frasier requested a 180 day extension to complete the home.

Ms. Holmes made a motion to approve a 180 day extension with the extension starting from the day the permit is issued, seconded by Lay.

Roll call vote: Teresa Gauger – *Yes*, Jerry Lay – *Yes*, Kim Holmes – *Yes*, Marty Clinch – *Yes*. *Motion Carried.*

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

- Petitions Submitted for Review:

2019-34-Z Spring Bay Township - filed October 11, 2019, by Bruce & Carol Gaumnitz for a Map Amendment to change 166 E. North Lakeview Road from Residential Single Family (R-1) to Agriculture (AG) on 37.82 acres in the Residential Single Family (R-1) District, Far Hills Subd, commonly described as 166 E. North Lakeview Dr., East Peoria, Illinois.

- Swearing in and/or Affirmation: was completed for petition **2019-34-Z**

Ms. Gaumnitz was sworn in.

Ms. Gaumnitz explained that they would like to re-zone their property from Residential Single Family (R-1) to Agriculture (AG). She discussed that they have built a shed on the property and are currently building a home as well. She noted that in the future they would like to have the ability to erect buildings for Agriculture type uses that may not conform to the standards of the R-1 district. In order to allow for those type of activities she would like to re-zone, this would prevent her from needing a variance for additional buildings that may exceed the R-1 limitations.

Ms. Holmes clarified with Ms. Gaumnitz that she is able to have agriculture type animals on the parcel due to the size. It was noted that the property to the south has already been re-zoned to Agriculture district and has horse stables. Ms. Gaumnitz noted that the property is very isolated and they can only see a few houses when the trees are bare so farm type animals should not bother anyone. She noted she currently has 22 chickens

Findings by the Zoning Board of Appeals for Petition 2019-24-Z:

- A. Whether the proposed zoning district classification is consistent with the Woodford County Comprehensive Land Use Plan; (Affirmative)

- B. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;** (Affirmative) Re-Zoning will allow construction of agriculture buildings in the future.
- C. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on the other properties in the immediate vicinity;** (Affirmative)
- D. Whether adequate infrastructure exists or can be provided to serve the uses that would be permitted on the property if it were rezoned;** (Affirmative)
- E. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular traffic in the vicinity;** (Affirmative) A single family dwelling is on the site and re-zoning to Agriculture district eliminated the possibility of a large scale subdivision.
- F. Whether a reasonably viable economic use of the subject property will be denied if the proposed rezoning is not approved;** (Affirmative)
- G. Information submitted at the public hearing.** (Affirmative) Information presented justifies the rezoning for the purposes stated.

Motion to approve petition 2019-34-Z

Mr. Lay made the motion to approve petition 2019-34-Z for map amendment from Residential Single Family District (R-1) to Agriculture District (AG) on 37.82 acres at 166 E. North Lakeview Dr. seconded by Clinch.

Roll call vote: Jerry Lay – *Yes*, Kim Holmes – *Yes*, Marty Clinch – *Yes*, Teresa Gauger – *Yes*. *Motion Carried.*

• 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
Ms. Jording noted there is one Variance petition and she expects at least one Met tower special use to be filed.

- IACZO Seminar discussion: None
- ZBA By-Law discussion - (if necessary) None, Ms. Holmes noted this could be removed for future agendas.
- Executive Session – None
- Adjournment

Ms. Holmes made the motion to adjourn at 6:45, 2nd by Mr. Lay. *Motion Carried.*

Lisa Jording, Secretary

Teresa Gauger, Acting Chairman

Date