

# WOODFORD COUNTY ZONING BOARD OF APPEALS

Woodford County Board Room  
1837 S. Main St. Eureka, IL  
6:00 P. M. Tuesday, February 23, 2021  
**Minutes**

- Call to Order:
  - Ms. Holmes called the meeting to order at 6:00 pm
- Roll Call: Kim Holmes, Teresa Gauger, Jerry Lay, Dean Backer, and Marty Clinch were present. Ms. Holmes declared a quorum present.
- Permit/Petition Extensions  
17750-19 Bruce Heman for a shed at 957 County Road 1600 N, Metamora. PIN 09-08-200-021  
Mr. Heman explained that Covid – 19 has caused him issues will keeping subcontractors on the job and has delayed completion of the project. He noted that this is a rebuild of his former home after a lightning fire. He has now settled with the insurance company and will finish the structure as a house instead of a shed. Motion to extend the Building permit as a dwelling until 1 October 2021 made by Gauger, seconded by Clinch. *Motion Carried, all Ay.*
- Swearing in and/or affirmation- completed for each petition.
- Petitions Submitted for Review:

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- Swearing in/ Affirmation  
Mr. Dale Merriman was sworn in.
  - Presentation of Petitions

**2021-01-Z Minonk Township** filed, January 14, 2021, by Dale Merriman for a map amendment from Heavy Industrial District (I-2) to Agriculture District (AG) to allow construction of a Dwelling, on a 8.5 acre parcel in the Heavy Industrial District (I-2), Part of NW ¼ NW ¼ NE ¼, section 30, T28N-R2E of the 3<sup>rd</sup> P.M. Woodford County, Illinois, and more commonly described as 2659 County Road 1900 N, Minonk, Illinois

Mr. Merriman explained that he purchased this parcel several years ago and would like to build a house on the parcel. He discussed that he will complete all the required permitting for the dwelling with the Health Department and Zoning Department. He also noted that he will be removing the smaller building on the property to make room for the home. It was discussed that this property has been zoned Heavy Industrial for some time.

## **Findings by the Zoning Board of Appeals for Petition 2020-08-Z:**

- A. Whether the proposed zoning district classification is consistent with the Woodford County Comprehensive Land Use Plan;** (Affirmative) The map amendment requested is for I-2 to AG, the area currently has no Industrial operations and the surrounding area is being farmed. The properties to the North and West are currently zoned AG.
- B. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;** (Affirmative) No Industrial operations are currently going on in the surrounding area, land around this parcel is being farmed.

- 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) The parcel is currently surrounded by agriculturally used land.
- 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) A septic system will be installed, water and power already exist on the property.
- 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) There will be no impact on traffic as a result of this change.
- F. Whether a reasonably viable economic use of the subject property will be denied if the proposed rezoning is not approved;** (Affirmative) A dwelling will increase the value of the property. The re-zoning would have a positive effect.
- G. Information submitted at the public hearing.** (Affirmative) The land owner provided all necessary information to justify the request in the hearing.

Motion to approve petition 2021-01-Z for a map amendment from Heavy Industrial District (I-2) to Agriculture District (AG) made by Gauger, seconded by Lay.

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

- Approval of Minutes
  - October 27, 2020  
Motion to approve minutes made by Lay, seconded by Clinch. *Motion Carried.*
  - November 24, 2020  
Motion to approve minutes made by Gauger, seconded by Clinch. *Motion Carried.*
  - November 16, 2020
  - November 19, 2020
  - December 1, 2020
  - December 3, 2020
  - December 8, 2020
  - December 10, 2020  
Mr. Clinch noted that one change was need on the adjourning motion on Dec 10, 2020. Clinch should be the second on the motion.  
Motion to approve the minutes from the six wind Hearing as amended made by Lay, seconded by Clinch. *Motion Carried.*
- Review of Executive session minutes
  - Executive Session minutes for September 23, 2014, to keep confidential/make public.  
Motion to approve Executive Session minutes and Keep Confidential made by Gauger, seconded by Lay. *Motion Carried.*
  - Executive Session minutes for January 28, 2017, to keep confidential/make public.

Motion to approve Executive Session minutes and Keep Confidential made by Gauger, seconded by Lay. *Motion Carried.*

- Other Business to Come Before the Board:
  - Update on previous months petition/s
  - Update on next month petition/s: 2 Variance, 1 Map amendment
- Public Input - None
- Executive Session - None
- Action out of Executive Session
- Adjournment

Mr. Lay made the motion to adjourn at 6:37, 2<sup>nd</sup> by Mr. Clinch. *Motion Carried.*

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Lisa Jording, Secretary

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Kim Holmes, Chairman

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Date