

WOODFORD COUNTY ZONING BOARD OF APPEALS

Woodford County Board Room
5:30 P. M. Tuesday, February 13, 2020
Minutes

- Call to Order:
Ms. Holmes called the meeting to order at 3:30 pm
- Roll Call: Teresa Gauger, Jerry Lay, Kim Holmes, Karen Krug and Marty Clinch were present.
Ms. Holmes declared a quorum present
- Swearing in and/or affirmation- completed for each petition.
- Petitions Submitted for Review:

2020-06-Z Montgomery Township, by Premier Fabrication, Inc. for a Map Amendment from Agriculture District (AG) to Heavy Industrial (I-2), on a 0.2 acre parcel, Tract Z-6 in SW ¼ SE ¼ Sec 10, T25N R1W of the 3rd P.M. Woodford County, Illinois, and more commonly described as vacant ground adjacent to 311 County Highway 8, Congerville, IL.

- Swearing in and/or Affirmation: was completed for petition **2020-06-Z**
Mr. Scott Aberle was sworn in. He discussed that they would like to clean up the remaining parcel so all the parcels are zoned alike and then the parcels can be consolidated from 6 parcels to a single parcel. The board asked what the current use of the parcel is. Mr. Aberle noted they only use it to enter the parking lot. There is on infrastructure on or under this parcel.

Findings by the Zoning Board of Appeals for Petition 2020-06-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) Coincides with what exists in the immediate area.
- 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) No Changes to the use of the land.
- 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;** Not applicable, the use will not be changing
- F. Whether a reasonably viable economic use of the subject property will be denied if the proposed rezoning is not approved;** (Affirmative) Will allow the clean up of the property zoning and tax parcels.
- G. Information submitted at the public hearing.** (Affirmative)

Motion to approve petition 2020-06-Z

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

-
- Adjournment
Ms. Gauger made the motion to adjourn at 3:40, 2nd by Mr. Lay. *Motion Carried.*

Lisa Jording, Secretary

Kim Holmes, Chairman

Date