

# WOODFORD COUNTY ZONING BOARD OF APPEALS

Woodford County Board Room  
1837 S. Main St. Eureka, IL  
6:00 P. M. Tuesday, August 24, 2021

- Call to Order:

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

- Roll Call: Kim Holmes, Teresa Gauger, Karen Krug, Dean Backer, and Marty Clinch were present.

Ms. Holmes declared a quorum present.

Others present: Erik Gibson

- Approval of minutes.

Motion to approve minutes as amended made by Gauger, seconded by Clinch. *Motion Carried.*

- Permit/Petition Extensions

- Permit extension 17891-19 Michael & Lauryn Carr 2281 County Road 600 N Secor, IL

Motion to approve a permit extension of 365 days for permit 17891-19 till July 17, 2022 made by Clinch, seconded by Backer. *Motion Approved*

- Swearing in/ Affirmation

- Presentation of Petitions

- #2021-19-S **Worth Township** filed, Jul 19, 2021, by Kevin Wernsman for a Special Use to allow deer breeding and raising and Variance allowing an 8 ft. fence, an increase of 2 ft. located in the Residential Single Family (R-1) District on a .85 acre parcel, described as Lot 25 Woodland Knolls T27N-R3W Section 19 of the 3<sup>rd</sup> P.M. Woodford County, Illinois, and more commonly described as 1307 N. Woodland Ln. Metamora, Illinois.

Mr. Kevin Wernsman was sworn in.

Mr. Wernsman explained that they would like to begin raising deer to sell. He stated they plan to start with 3 bred females initially. He noted that they plan to have a larger property within three years. The board asked about the size of the lot. He noted that operations have 100 deer on 10 acres. These deer will be fed and watered which reduces the amount of land needed. He noted that 8 ft. fencing is used universally in the industry at other deer farms. Minimum fence size of 75' x 150' due to the lay of the land, he noted that size will adjust based on how much area is suitable for fencing. Mr. Wernsman noted he has spoken to several neighbors and no one has any issues. Ms. Jording noted that no interested party forms were received. He reiterated that they expect to be at this location for three years tops. They raise the buck fawns for 2-3 years and then sell them to hunting outfits. The White tail deer are breed for rack size with genetic selection. They will sell the females as they populate. The does will be bred every year, the young males will be fed a hormone inhibitor to control rut activities. The Board asked about having a shelter for the animals. Mr. Wernsman noted that the other operations he spoke with told him not to build a shelter because the deer will not use it. He stated he visited two operations and spoke with a third to learn about the business. He noted he does not expect to have more than 15 deer on this property. When asked about the fence he noted that it is dual purpose to keep the deer contained and other animals and predators out. When asked about permitting he noted that the IDNR requires permits to raise deer. The board asked about waste, Mr. Wernsman noted that there will not be a significant enough amount of waste produced to cause issues. There are already a large number of deer in the area. The board asked if there were any concerns with animal rights groups. Mr. Wernsman stated he is not aware of any.

## Findings by the Zoning Board of Appeals for Petition 2020-19-S:

**A. Will not be detrimental to the public health, safety, and welfare;** (Affirmative) Deer will be contained in an 8 ft. fence, no danger from the deer being there.

**B. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the**

**purpose already permitted. The applicant need not demonstrate complete compatibility, but the applicant shall demonstrate reasonable efforts to minimize incompatibility;** No concerns from neighbors, petitioner is across the street. (Affirmative)

- C. Will not be injurious to the district in which it shall be located;** There are already wild deer in the area, these deer will be caged for their own protection. (Affirmative)
- D. Will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the districts;** No Changes. Surrounding area already has wild deer. (Affirmative)
- E. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided;** No shed is needed, natural drainage will be retained. Road is immediately adjacent. (Affirmative)
- F. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public roads;** Existing entrance in place. (Affirmative)
- G. Is consistent with the Woodford County Comprehensive Land Use Plan.**  
This is promoting stewardship of ground. They will not overpopulate. (Affirmative)

Motion to approve petition 2021-19-S for Kevin Wernsman to allow a Special Use allow deer breeding and raising on .85 acres at 1307 N. Woodland Ln. Metamora, IL. With the following conditions:

Maximum of 15 deer on the property at any time.

Roll call vote: Dean Backer – *Yes*, Marty Clinch – *Yes*, Kim Holmes – *Yes*, Karen Krug – *Yes*, Teresa Gauger – *Yes*.

*Motion Carried.*

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- #2021-20-V **Worth Township** filed, Jul 19, 2021, by Kevin Wernsman for a Special Use to allow deer breeding and raising and Variance allowing an 8 ft. fence, an increase of 2 ft. located in the Residential Single Family (R-1) District on a .85 acre parcel, described as Lot 25 Woodland Knolls T27N-R3W Section 19 of the 3<sup>rd</sup> P.M. Woodford County, Illinois, and more commonly described as 1307 N. Woodland Ln. Metamora, Illinois.

Mr. Wernsman presented both petitions together and the Board asked questions relating to both petitions at that time. Findings of Fact were completed for each petition.

**Findings by the Zoning Board of Appeals for Petition 2021-20-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.** (Affirmative)
- 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.** (Affirmative) This is a one of a kind request, benchmark in the area. No other property was considered.
- C. The ZBA has found that the reasons set forth in the application justify the granting of the Variance.** (Affirmative) Deer can jump so the taller fence is necessary.
- 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.** (Affirmative) 8 ft. fence to contain deer and keep animals and people out. Deer are already in the area.
- 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.** (Affirmative) Aesthetics don't play a roll. 8 ft. fencing is the standard size used in the industry to secure the deer.

Motion to approve petition 2021-20-V for a variance allowing an 8 ft. fence, and increase of 2 ft., at 1307 N. Woodland Ln. Metamora, IL made by Gauger, seconded by Clinch.  
Roll call vote: Marty Clinch – *Yes*, Kim Holmes – *Yes*, Karen Krug – *Yes*, Teresa Gauger – *Yes*, Dean Backer – *Yes*.  
*Motion Carried.*

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- Review of Executive session minutes
  - January 24, 2017 Release or Keep Confidential
  - September 23, 2014 Release or Keep Confidential

Motion to approve and keep confidential the Executive session minutes from January 24, 2017 and September 23, 2014 made by Gauger, seconded by Krug. *Motion Carried.*

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• 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 are Four petitions for next month, a Special use and 3 variance.
- Public Input - None
- Executive Session – None
- Adjournment

Mr. Backer made the motion to adjourn at 6:45, 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