

LaSalle County Zoning Board of Appeals

AGENDA

December 21, 2022 Government Complex

5:00 p.m. Room 250

The meeting will be live streamed on LaSalle County's YouTube Channel:

<https://www.youtube.com/channel/UCjwHFloW13M224SgVU95lfg>

A link is also available at www.lasallecounty.org on the main page.

Any person wishing to have a written comment read at the meeting, must submit such statement prior to 3:00 p.m., on December 21, 2022 by mailing to LaSalle County Land Use Department, 119 W. Madison Street, Rm 107, Ottawa, IL 61350 or emailing it to landuse@lasallecountyil.gov. Each statement/comment will be limited to 5 minutes.

- I. Call to Order
- II. Approve or Dispense of Previous Meeting Minutes
- III. Open Meeting
 - A. **22-27 SU McVay/ Ahmed (Special Use: Guest Accommodation)**
(2569 N 46th Rd) Northville Township (05-08-416-000)
 - B. **22-04 MA RTP Holdings LLC (Map Amendment: RR to AC)**
(623 W River Road) Brookfield Township (29-43-408-000, 29-43-411-000)
 - C. **22-28 SU RTP Holdings LLC (Special Use: Campground)**
(623 W River Road) Brookfield Township (29-43-408-000, 29-43-411-000)
- IV. Public Voice (time limit of 3 minutes per speaker, with maximum of 30 minutes for all comments)
- V. Recess/Adjourn Meeting

December 21, 2022, ZBA MINUTES

The LaSalle County Zoning Board of Appeals met on December 21, 2022 at the LaSalle County Governmental Center. Chairperson Sandi Billard called the meeting to order at 5:00 PM

Members present at the LaSalle County Governmental Complex were: Fred Seville, Monty Whipple, Jim Maierhofer, Deb Lane, Larry Louis, Tim Aussem, Gary Blankenship Alternate 1, and Larry Langston Alt 2.

Members absent: None

Motion by ZBA member Jim Maierhofer, 2nd by Deb Lane to approve the corrected minutes of the November 16, 2022 meeting.

Aye = All Nay = None Abstain = None

Petition 22-27 SU: McVay/ Ahmed

PIN: 05-08-416-000

Purpose: Guest Accommodation

Motion by Aussem, 2nd by Seville to recess the hearing on this petition.

Aye = Seville, Maierhofer Nay = Whipple, Lane, Aussem, Louis Abstain = None

Motion fails

Motion by Whipple, 2nd by Lane to recommend to the County Board for the petition to be approved.

Aye = Aussem Nay = Seville, Whipple, Maierhofer, Lane, Louis Abstain = None

Motion fails (Petition Denied)

(see Findings of Fact A-1)

Petition 22-04 MA: RTP Holding LLC

PIN: 29-43-408-000 / 29-43-411-000

Purpose: Map Amendment RR to AC

Motion by Seville, 2nd by Louis to recommend to the County Board for the petition to be approved.

Aye = Seville, Whipple, Maierhofer, Lane, Louis, and Aussem Nay = None Abstain = None

Motion passed to recommend to the County Board that the petition be approved.

(see Findings of Fact A-2)

Petition 22-28 SU: RTP Holdings LLC

PIN: 29-43-408-000 / 29-43-411-000

Purpose: Campground (RV Park)

Motion by Lane, 2nd by Louis to recommend to the County Board for the petition to be approved.

Aye = Seville, Whipple, Maierhofer, Lane, Louis, and Aussem Nay = None Abstain = None

Motion passed to recommend to the County Board that the petition be approved with conditions.
(see Findings of Fact A-3)

Public Voice: None

Motion by Tim Aussem; 2nd by Fred Seville to adjourn at 7:15 PM.

Aye = Seville, Whipple, Maierhofer, Lane, Louis, and Aussem

Nay = None Abstain = None

In Attendance: *Sign In Sheet available for review*

Minutes by: Myranda Posada

FINDINGS OF FACT (A-1)

				Meeting Date:	12/21/2022
Petition #	22-27 SU	Pin #	05-08-416-000	Township	Northville
Owner/Applicant	McVay/ Ahmed				
Purpose:	Guest Accommodation			Pursuant to Section:	7.1-4Q

Sec. 14.10-5 Standards for Special Uses

A.) That the granting of any Special Use is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's Comprehensive Plan for development; and specifically, that the granting of the Special Use will not:

	Seville	Whipple	Maierhofer	Lane	Louis	Aussem	Blankenship, Alt 1	Langston, Alt 2	Billard, Chair
1. Will Not: Impair an adequate supply of light and air to adjacent property	Y	Y	Y	Y	Y	Y			
2. Will Not: Increase the hazard from fire or other dangers to said property	Y	Y	Y	N	Y	Y			
3. Will Not: Diminish the value of land and buildings in the vicinity of the proposed Special Use	N	N	N	N	N	Y			
4. Will Not: Unduly increase traffic congestion in the public streets and highways	N	Y	N	Y	Y	N			
5. Will Not: Increase the potential for flood damages to adjacent property	Y	Y	Y	Y	Y	Y			
6. Will Not: Incur additional public expense for fire protection, rescue or relief	Y	Y	Y	Y	Y	Y			
7. Will Not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of LaSalle County nor will it otherwise create a nuisance	N	N	N	N	N	Y			

Motion to recess by Aussem, 2nd by Seville

Motion Failed

Motion by Whipple to approve, 2nd by Lane to recommend to the County Board that the petition be approved.

Motion Failed (Petition Denied)

Y	N	Y	N	N	N				
N	N	N	N	N	Y				

FINDINGS OF FACT (A-2)

Meeting Date: **12/21/2022**

Petition #	22-04 MA	Pin #	29-43-408-00/ 29-43-411-00	Township	Brookfield
Owner/Applicant	RTP Holdings LLC				
Purpose:	Map Amendment RR to AC			Pursuant to Section:	14.9

Sec. 14.9-3 Findings for Amendments

Where the purpose and effect of the proposed Amendment is to change the zoning district classification of particular property, the Zoning Board of Appeals shall make findings and transmit a recommendation to the County Board based upon the evidence presented to it in each specific case with respect to the following matters:

	Seville	Whipple	Maierhofer	Lane	Louis	Aussem	Blankenship, Alt 1	Langston, Alt 2	Billard, Chair
1. Is the proposed change suitable and/or consistent with the existing uses of property within the general area?	Y	Y	Y	Y	Y	Y			
2. Is the proposed change suitable and/or consistent with the zoning classifications of the property within the general area?	Y	Y	Y	Y	Y	Y			
3. Is the property best suited for the uses permitted under the existing zoning classification?	N	N	N	N	N	Y			
4. Is the proposed change consistent with the trend of development, if any, that has taken place since the property was placed in its present zoning classification?	Y	Y	Y	Y	Y	Y			
5. Is the property vacant as zoned, if so, how long (consider in context with land development in the general area)?	N	N	N	N	N	N			
6. Are property values being diminished by particular present zoning restrictions?	Y	Y	Y	Y	Y	Y			
7. Is the requested change consistent with the Comprehensive Plan?	Y	Y	Y	Y	Y	Y			

Motion by Seville, 2nd by Louis to recommend to the County Board that the petition be approved.

Y	Y	Y	Y	Y	Y				

Motion Passed

FINDINGS OF FACT (A-3)

				Meeting Date:	12/21/2022
Petition #	22-28 SU	Pin #	29-43-408-00/ 29-43-411-00	Township	Brookfield
Owner/Applicant	RTP Holdings LLC				
Purpose:	Campground (RV Park)			Pursuant to Section:	7.2-4v

Sec. 14.10-5 Standards for Special Uses

A.) That the granting of any Special Use is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's Comprehensive Plan for development; and specifically, that the granting of the Special Use will not:

	Seville	Whipple	Maierhofer	Lane	Louis	Aussem	Blankenship, Alt 1	Langston, Alt 2	Billard, Chair
1. Will Not: Impair an adequate supply of light and air to adjacent property	Y	Y	Y	Y	Y	Y			
2. Will Not: Increase the hazard from fire or other dangers to said property	Y	Y	Y	Y	Y	Y			
3. Will Not: Diminish the value of land and buildings in the vicinity of the proposed Special Use	Y	Y	Y	Y	Y	Y			
4. Will Not: Unduly increase traffic congestion in the public streets and highways	Y	Y	Y	Y	Y	Y			
5. Will Not: Increase the potential for flood damages to adjacent property	Y	Y	Y	Y	Y	Y			
6. Will Not: Incur additional public expense for fire protection, rescue or relief	Y	Y	Y	Y	Y	Y			
7. Will Not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of LaSalle County nor will it otherwise create a nuisance	Y	Y	Y	Y	Y	Y			

Motion by Lane, 2nd by Louis to recommend to the County Board for the petition to be approved.

Y	Y	Y	Y	Y	Y				
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LaSalle County Zoning Board of Appeals

AGENDA

January 18, 2023 Government Complex

5:00 p.m. Room 250

The meeting will be live streamed on LaSalle County's YouTube Channel:

<https://www.youtube.com/channel/UCjwHFloW13M224SgVU95lfg>

A link is also available at www.lasallecounty.org on the main page.

Any person wishing to have a written comment read at the meeting, or introduce evidence at the hearing, shall submit such statement/evidence prior to 3:00 p.m., on January 18, 2023 by mailing to LaSalle County Land Use Department, 119 W. Madison Street, Rm 107, Ottawa, IL 61350 or emailing it to landuse@lasallecountyil.gov. Each statement/comment will be limited to 5 minutes. Zoning Board of Appeals rules of procedure are available to review at <https://lasallecountyil.gov/528/Zoning-Board-of-Appeals>

- I. Call to Order
- II. Approve or Dispense of Previous Meeting Minutes
- III. Open Meeting
 - A. **23-01 SU Danielson/Liberg (Special Use: Lot Less than 35 Acres in A1 District)**
(2769 N 32nd,Marseilles) Miller Township (16-22-400-000)
 - B. **23-01 VAR Aaron Sester (Variance: Reduce north side setback from 20' to 6')**
(3936 E 550th Rd, Mendota) Troy Grove Township (06-13-432-000)
 - C. **23-02 SU LaSalle Solar 1 LLC (Special Use: Solar Farm)**
(N 16th Rd) Allen Township (35-15-203-000)
- IV. Public Voice (time limit of 3 minutes per speaker, with maximum of 30 minutes for all comments)
- V. Recess/Adjourn Meeting

January 18, 2023, ZBA MINUTES

The LaSalle County Zoning Board of Appeals met on January 18, 2023, at the LaSalle County Governmental Center. Chairperson Sandi Billard called the meeting to order at 5:00 PM

Members present at the LaSalle County Governmental Complex were: Monty Whipple, Jim Maierhofer, Larry Louis, Tim Aussem, and Gary Blankenship Alternate 1.

Members absent: Fred Seville, Deb Lane, and Larry Langston Alt 2.

Motion by ZBA member Jim Maierhofer, 2nd by Larry Louis to approve the minutes of the December 21, 2022 meeting.

Aye = All Nay = None Abstain = None

Petition 23-01 SU: Danielson/Liberg
PIN: 16-22-400-000
Purpose: Lot Less than 35 Acres in A1 District

Motion by Maierhofer, 2nd by Blankenship to recommend to the County Board for the petition to be approved.

Aye = All Nay = None Abstain = None

Motion passed
(see Findings of Fact A-1)

Petition 23-01 VAR: Aaron Sester
PIN: 06-13-432-000
Purpose: Reduce north side setback from 20' to 2'

Motion by Whipple, 2nd by Louis to recommend to the County Board for the petition to be amended with conditions.

1. The variance shall be for the life of the installation and shall not be valid for replacement of the solar panel support system.

Aye =All Nay = None Abstain = None

Motion by Whipple, 2nd by Blankenship to recommend to the County Board for the petition to be approved with conditions.

Aye =All Nay = None Abstain = None

Motion passed to recommend to the County Board that the petition be approved with conditions.
(see Findings of Fact A-2)

Petition 23-02 SU: LaSalle Solar 1 LLC

PIN: 35-15-203-000

Purpose: Solar Farm

Motion by Louis, 2nd by Blankenship to recommend to the County Board for the petition to be amended with conditions.

1. The solar farm owner/operator shall provide sufficient security for decommissioning of the facility. The decommissioning cost shall be approved by the County, considering the engineer's estimate.
2. That all required studies, reports, consultations, certifications, agreements, and approvals will be provided by the applicant in order to demonstrate compliance with provisions of the LaSalle County Zoning Ordinance prior to the commencement of construction.
3. Installation of all solar farm components shall follow the 2003 National Electric Code (or newer edition).
4. If battery storage is to be added to the project; the petitioner shall petition to amend the special use to include any proposed battery storage.
5. The type of fencing will be determined by the applicant as long as it is in compliance with LaSalle County Ordinances.

Aye =All Nay = None Abstain = None

Motion by Blankenship, 2nd by Whipple to recommend to the County Board for the petition to be approved with conditions.

Aye = All Nay = None Abstain = None

Motion passed to recommend to the County Board that the petition be approved with conditions.
(see Findings of Fact A-3)

Public Voice: None

Motion by Tim Aussem; 2nd by Monty Whipple to adjourn at 6:31 PM.

Aye = All Nay = None Abstain = None

In Attendance: *Sign In Sheet available for review*

Minutes by: Lauren Grumieaux

FINDINGS OF FACT (A-1)

				Meeting Date:	1/18/2023
Petition #	23-01 SU	Pin #	16-22-400-000	Township	Miller
Owner/Applicant	Danielson/Liberg				
Purpose:	Lot less than 35 acres			Pursuant to Section:	7.1-4B

Sec. 14.10-5 Standards for Special Uses

A.) That the granting of any Special Use is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's Comprehensive Plan for development; and specifically, that the granting of the Special Use will not:

	Seville	Whipple	Maierhofer	Lane	Louis	Aussem	Blankenship, Alt 1	Langston, Alt 2	Billard, Chair
1. Will Not: Impair an adequate supply of light and air to adjacent property		Y	Y		Y	Y	Y		
2. Will Not: Increase the hazard from fire or other dangers to said property		Y	Y		Y	Y	Y		
3. Will Not: Diminish the value of land and buildings in the vicinity of the proposed Special Use		Y	Y		Y	Y	Y		
4. Will Not: Unduly increase traffic congestion in the public streets and highways		Y	Y		Y	Y	Y		
5. Will Not: Increase the potential for flood damages to adjacent property		Y	Y		Y	Y	Y		
6. Will Not: Incur additional public expense for fire protection, rescue or relief		Y	Y		Y	Y	Y		
7. Will Not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of LaSalle County nor will it otherwise create a nuisance		Y	Y		Y	Y	Y		

Motion by Maierhofer to approve, 2nd by Blankenship to recommend to the County Board that the petition be approved.

Motion Passed

	Y	Y		Y	Y	Y			

FINDINGS OF FACT (A-2)

Meeting Date: **1/18/2023**

Petition #	23-01 VAR	Pin #	06-13-432-000	Township	Troy Grove
Owner/Applicant	Aaron Sester				
Purpose:	Reduction in 20' north side setback for solar			Pursuant to Section:	14.8

Sec. 14.8-3 (B)(C) Standards for Variations

“(B) That the granting of any Variance is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s Comprehensive Plan for development” -and-

“(C) That the granting of the Variance will not:”

	Seville	Whipple	Maierhofer	Lane	Louis	Aussem	Blankenship, Alt 1	Langston, Alt 2	Billard, Chair
1. Will Not: Impair an adequate supply of light and air to adjacent property		Y	Y		Y	Y	Y		
2. Will Not: Increase the hazard from fire or other dangers to said property		Y	Y		Y	Y	Y		
3. Will Not: Diminish the value of land and buildings in the vicinity of the proposed Variance		Y	Y		Y	Y	Y		
4. Will Not: Unduly increase traffic congestion in the public streets and highways		Y	Y		Y	Y	Y		
5. Will Not: Increase the potential for flood damages to adjacent property		Y	Y		Y	Y	Y		
6. Will Not: Incur additional public expense for fire protection, rescue or relief		Y	Y		Y	Y	Y		
7. Will Not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of LaSalle County nor will it otherwise create a nuisance		Y	Y		Y	Y	Y		

Motion by Whipple to amend with conditions, 2nd by Louis.

	Y	Y			Y	Y	Y		
	Y	Y			Y	Y	Y		

Motion by Whipple and seconded by Blankenship to recommend to the County Board that the petition be approved with conditions.

1. The variance shall be for the life of the installation and shall not be valid for replacement of the solar panel support system.

Motion Passed

FINDINGS OF FACT (A-3)

				Meeting Date:	1/18/2023
Petition #	23-02 SU	Pin #	35-15-203-000	Township	Allen
Owner/Applicant	Ryan/ LaSalle Solar 1 LLC				
Purpose:	Solar Farm (2MW)			Pursuant to Section:	7.1-4NN

Sec. 14.10-5 Standards for Special Uses

A.)*That the granting of any Special Use is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s Comprehensive Plan for development; and specifically, that the granting of the Special Use will not:*

	Seville	Whipple	Maierhofer	Lane	Louis	Aussem	Blankenship, Alt 1	Langston, Alt 2	Billard, Chair
1. Will Not: Impair an adequate supply of light and air to adjacent property		Y	Y		Y	Y	Y		
2. Will Not: Increase the hazard from fire or other dangers to said property		Y	Y		Y	Y	Y		
3. Will Not: Diminish the value of land and buildings in the vicinity of the proposed Special Use		Y	N		Y	Y	Y		
4. Will Not: Unduly increase traffic congestion in the public streets and highways		Y	Y		Y	Y	Y		
5. Will Not: Increase the potential for flood damages to adjacent property		Y	N		Y	Y	Y		
6. Will Not: Incur additional public expense for fire protection, rescue or relief		Y	N		Y	Y	N		
7. Will Not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of LaSalle County nor will it otherwise create a nuisance		Y	N		Y	Y	Y		

Motion by Louis, 2nd by Blankenship to amend with conditions.

	Y	Y			Y	Y	Y		
	Y	Y			Y	Y	Y		

Motion by Blankenship, 2nd by Whipple to recommend to the County Board for the petition to be approved with conditions.

1. The solar farm owner/operator shall provide sufficient security for decommissioning of the facility.
The decommissioning cost shall be approved by the County, considering the engineer’s estimate.
2. That all required studies, reports, consultations, certifications, agreements, and approvals will be provided by the applicant in order to demonstrate compliance with provisions of the LaSalle County Zoning Ordinance prior to the commencement of construction.
3. Installation of all solar farm components shall follow the 2003 National Electric Code (or newer edition).
4. If battery storage is to be added to the project; the petitioner shall petition to amend the special use to include any proposed battery storage.
5. The type of fencing will be determined by the applicant as long as it is in compliance with LaSalle County Ordinances.

Motion Passed

LESA: LE 77, SE 140, Total 217

LaSalle County Zoning Board of Appeals

AGENDA

February 15, 2023 Government Complex

5:00 p.m. Room 250

The meeting will be live streamed on LaSalle County's YouTube Channel:

<https://www.youtube.com/channel/UCjwHFloW13M224SgVU95lfg>

A link is also available at www.lasallecountyil.gov on the main page.

Any person wishing to have a written comment read at the meeting, or introduce evidence at the hearing, shall submit such statement/evidence at least 24 hours prior to the hearing by mailing to LaSalle County Land Use Department, 119 W. Madison Street, Rm 107, Ottawa, IL 61350 or emailing it to landuse@lasallecountyil.gov. Each statement/comment will be limited to 5 minutes. Zoning Board of Appeals rules of procedure are available to review at <https://lasallecountyil.gov/528/Zoning-Board-of-Appeals>

- I. Call to Order
- II. Approve or Dispense of Previous Meeting Minutes
- III. Open Meeting
 - A. **23-03 SU William/Brent Pezanoski (Special Use: Lot Less than 35 Acres in A1 District)**
(E 8th Rd) Waltham Township (Part 12-20-203-000)
 - B. **23-01 MA George/Robin Taylor (A1 Agriculture to RR Rural Residential)**
(E 2351st Rd) Northville Township (05-08-303-000)
 - C. **23-04 SU Kavanaugh/IL Solar 9000 LLC (Special Use: Solar Farm)**
(N 21st Rd) Brookfield Township (29-14-303-000)
- IV. Public Voice (time limit of 3 minutes per speaker, with maximum of 30 minutes for all comments)
- V. Recess/Adjourn Meeting

February 15, 2023, ZBA MINUTES

The LaSalle County Zoning Board of Appeals met on February 15, 2023, at the LaSalle County Governmental Center. Chairperson Sandi Billard called the meeting to order at 5:01 PM

Members present at the LaSalle County Governmental Complex were: Fred Seville, Monty Whipple, Jim Maierhofer, Deb Lane, Larry Louis, Tim Aussem, and Gary Blankenship Alternate 1.

Members absent: Larry Langston Alt 2.

Motion by ZBA member Jim Maierhofer, 2nd by Monty Whipple to approve the minutes of the January 18, 2023 meeting.

Aye = All Nay = None Abstain = Fred Seville and Deb Lane

Petition 23-03 SU: William/Brent Pezanoski

PIN: Part 12-20-203-000

Purpose: Lot less than 35 Acres in A1 District

Motion by Lane, 2nd by Whipple to recommend to the County Board for the petition to be approved.

Aye = All Nay = None Abstain = None

Motion passed

(see Findings of Fact A-1)

Petition 23-01 MA: George/Robin Taylor

PIN: 05-08-303-000

Purpose: A1 Agriculture to RR Rural Residential

Motion by Seville, 2nd by Lane to recommend to the County Board for the petition to be approved.

Aye = All Nay = None Abstain = None

Motion passed

(see Findings of Fact A-2)

Petition 23-04 SU: Kavanaugh/IL Solar 9000 LLC

PIN: 29-14-303-000

Purpose: Solar Farm

Motion by Seville, 2nd by Whipple to recess to the March 15th meeting at 5 pm.

Aye = All Nay = None Abstain = None

Motion passed

Public Voice: None

Motion by Tim Aussem; 2nd by Jim Maierhofer to adjourn at 6:15 PM.

Aye = All Nay = None Abstain = None

In Attendance: *Sign In Sheet available for review*

Minutes by: Lauren Grumieaux

FINDINGS OF FACT (A-1)

				Meeting Date:	2/15/2023
Petition #	23-03 SU	Pin #	12-20-203-000	Township	Waltham
Owner/Applicant	William Pezanoski/ Brent Pezanoski				
Purpose:	Lot less than 35 acres in A-1			Pursuant to Section:	7.1-4 B

Sec. 14.10-5 Standards for Special Uses

A.) That the granting of any Special Use is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's Comprehensive Plan for development; and specifically, that the granting of the Special Use will not:

	Seville	Whipple	Maierhofer	Lane	Louis	Aussem	Blankenship, Alt 1	Langston, Alt 2	Billard, Chair
1. Will Not: Impair an adequate supply of light and air to adjacent property	Y	Y	Y	Y	Y	Y			
2. Will Not: Increase the hazard from fire or other dangers to said property	Y	Y	Y	Y	Y	Y			
3. Will Not: Diminish the value of land and buildings in the vicinity of the proposed Special Use	Y	Y	Y	Y	Y	Y			
4. Will Not: Unduly increase traffic congestion in the public streets and highways	Y	Y	Y	Y	Y	Y			
5. Will Not: Increase the potential for flood damages to adjacent property	Y	Y	Y	Y	Y	Y			
6. Will Not: Incur additional public expense for fire protection, rescue or relief	Y	Y	Y	Y	Y	Y			
7. Will Not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of LaSalle County nor will it otherwise create a nuisance	Y	Y	Y	Y	Y	Y			

Motion by Lane to approve, 2nd by Whipple to recommend to the County Board that the petition be approved.

Motion Passed

Y	Y	Y	Y	Y	Y				

FINDINGS OF FACT (A-2)

				Meeting Date:	2/15/2023
Petition #	23-01 MA	Pin #	05-08-303-000	Township	Northville
Owner/Applicant	George and Robin Taylor				
Purpose:	Map Amendment A-1 to RR			Pursuant to Section:	14.9

Sec. 14.9-3 Findings for Amendments

Where the purpose and effect of the proposed Amendment is to change the zoning district classification of particular property, the Zoning Board of Appeals shall make findings and transmit a recommendation to the County Board based upon the evidence presented to it in each specific case with respect to the following matters:

	Seville	Whipple	Maierhofer	Lane	Louis	Aussem	Blankenship, Alt 1	Langston, Alt 2	Billard, Chair
1. Is the proposed change suitable and/or consistent with the existing uses of property within the general area?	Y	Y	Y	Y	Y	Y			
2. Is the proposed change suitable and/or consistent with the zoning classifications of the property within the general area?	Y	Y	Y	Y	Y	Y			
3. Is the property best suited for the uses permitted under the existing zoning classification?	Y	N	N	Y	N	Y			
4. Is the proposed change consistent with the trend of development, if any, that has taken place since the property was placed in its present zoning classification?	Y	Y	Y	Y	Y	Y			
5. Is the property vacant as zoned, if so, how long (<i>consider in context with land development in the general area</i>)?	Y	Y	Y	Y	Y	Y			
6. Are property values being diminished by particular present zoning restrictions?	N	Y	Y	N	Y	Y			
7. Is the requested change consistent with the Comprehensive Plan?	Y	Y	N	Y	Y	Y			

Motion by Seville, 2nd by Lane to recommend to the County Board for the petition to be approved.

Y	Y	Y	Y	Y	Y				
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Motion passes.

LaSalle County Zoning Board of Appeals

SPECIAL MEETING

AGENDA

March 7, 2023 Government Complex

5:00 p.m. Room 250

The meeting will be live streamed on LaSalle County's YouTube Channel:

<https://www.youtube.com/channel/UCjwHFloW13M224SgVU95Ifg>

A link is also available at www.lasallecountyil.gov on the main page.

Any person wishing to have a written comment read at the meeting, or introduce evidence at the hearing, shall submit such statement/evidence at least 24 hours prior to the hearing by mailing to LaSalle County Land Use Department, 119 W. Madison Street, Rm 107, Ottawa, IL 61350 or emailing it to landuse@lasallecountyil.gov. Each statement/comment will be limited to 5 minutes. Zoning Board of Appeals rules of procedure are available to review at <https://lasallecountyil.gov/528/Zoning-Board-of-Appeals>

- I. Call to Order
- II. Approve or Dispense of Previous Meeting Minutes
- III. Open Meeting

A. 23-05 SU Hickory Wind LLC (Special Use: Wind Farm)
Eden and Peru Townships (Various Parcels)

- IV. Public Voice (time limit of 3 minutes per speaker, with maximum of 30 minutes for all comments)
- V. Recess/Adjourn Meeting

March 7, 2023, ZBA MINUTES

The LaSalle County Zoning Board of Appeals met on March 7, 2023, at the LaSalle County Governmental Center. Chairperson Sandi Billard called the meeting to order at 5:09 PM

Members present at the LaSalle County Governmental Complex were: Fred Seville, Monty Whipple, Jim Maierhofer, Deb Lane, Tim Aussem, and Gary Blankenship Alternate 1.

Members absent: Larry Louis and Larry Langston Alt 2.

Motion by ZBA member Jim Maierhofer, 2nd by Monty Whipple to dispense the minutes of the February 15, 2023 meeting.

Aye = All Nay = None Abstain = None

Member Jim Maierhofer recused himself from the hearing.

Petition 23-05 SU: Hickory Wind LLC

PIN: Various Parcels

Purpose: Wind Farm

Motion by Tim Aussem, 2nd by Gary Blankenship to recess to March 21st/ 22nd at 5 pm at the Knights of Columbus.

Aye =All Nay = None Abstain = Jim Maierhofer

Motion passed

(see Findings of Fact A-1)

Public Voice: None

Motion by Deb Lane; 2nd by Gary Blankenship to adjourn at 6:56 PM.

Aye = All Nay = None Abstain = None

In Attendance: *Sign In Sheet available for review*

Minutes by: Lauren Grumieaux

FINDINGS OF FACT (A-1)

				Meeting Date:	3/7/2023
Petition #	23-05 SU	Pin #	Various	Township	Eden/Peru
Owner/Applicant	Hickory Wind LLC				
Purpose:	Wind Farm	Pursuant to Section:			7.1-4 RR

Sec. 14.10-5 Standards for Special Uses

A.) That the granting of any Special Use is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's Comprehensive Plan for development; and specifically, that the granting of the Special Use will not:

	Seville	Whipple	Maierhofer	Lane	Louis	Aussem	Blankenship, Alt 1	Langston, Alt 2	Billard, Chair
1. Will Not: Impair an adequate supply of light and air to adjacent property									
2. Will Not: Increase the hazard from fire or other dangers to said property									
3. Will Not: Diminish the value of land and buildings in the vicinity of the proposed Special Use									
4. Will Not: Unduly increase traffic congestion in the public streets and highways									
5. Will Not: Increase the potential for flood damages to adjacent property									
6. Will Not: Incur additional public expense for fire protection, rescue or relief									
7. Will Not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of LaSalle County nor will it otherwise create a nuisance									

Motion by Tim Aussem, 2nd by Gary Blankenship to recess to March 21st/ 22nd at 5 pm at the Knights of Columbus.

Motion Passed

Y	Y		Y		Y	Y			

LaSalle County Zoning Board of Appeals

AGENDA

March 15, 2023 Government Complex

5:00 p.m. Room 250

The meeting will be live streamed on LaSalle County's YouTube Channel:

<https://www.youtube.com/channel/UCjwHFloW13M224SgVU95Ifg>

A link is also available at www.lasallecountyil.gov on the main page.

Any person wishing to have a written comment read at the meeting, or introduce evidence at the hearing, shall submit such statement/evidence at least 24 hours prior to the hearing by mailing to LaSalle County Land Use Department, 119 W. Madison Street, Rm 107, Ottawa, IL 61350 or emailing it to landuse@lasallecountyil.gov. Each statement/comment will be limited to 5 minutes. Zoning Board of Appeals rules of procedure are available to review at <https://lasallecountyil.gov/528/Zoning-Board-of-Appeals>

- I. Call to Order
- II. Approve or Dispense of Previous Meeting Minutes
- III. Open Meeting
 - A. **23-04 SU Kavanaugh/IL Solar 9000 LLC (Special Use: Solar Farm) (Recessed from 2/15/2023)**
(N 21st Rd) Brookfield Township (29-14-303-000)
 - B. **23-06 SU Bumpus Boating LLC (Special Use: Campground)**
(1130 N 27th Rd) Utica Township (19-24-107-000)
 - C. **23-07 SU Justin Newell (Special Use: Mini Storage Expansion)**
(1086 E US RT 6) Utica Township (19-02-402-000)
 - D. **23-07 SU Northern White Sand LLC (Special Use: Amend Special Use to add additional loadout facilities)** (1168 E US RT 6) Utica Township (19-12-201-000)
 - E. **Text Amendments: 14.8-5, 14.8-6, 14.9-4, 14.10-7, and 14.10-8** (Proposed amendments include procedural changes for transfer of petitions between the ZBA and the County Board)
- IV. Public Voice (time limit of 3 minutes per speaker, with maximum of 30 minutes for all comments)
- V. Recess/Adjourn Meeting

March 15, 2023, ZBA MINUTES

The LaSalle County Zoning Board of Appeals met on March 15, 2023, at the LaSalle County Governmental Center. Chairperson Sandi Billard called the meeting to order at 5:01 PM

Members present at the LaSalle County Governmental Complex were: Fred Seville, Monty Whipple, Jim Maierhofer, Deb Lane, Larry Louis, Tim Aussem, Gary Blankenship Alternate 1 and Larry Langston Alternate 2.

Members absent: None

Motion by ZBA member Deb Lane, 2nd by Larry Louis to approve the minutes of the February 15, 2023 meeting.

Aye = All Nay = None Abstain = None

Motion by ZBA member Gary Blankenship, 2nd by Fred Seville to approve the minutes of the March 7, 2023 meeting.

Aye = All Nay = None Abstain = None

Motion by ZBA member Monty Whipple, 2nd by Jim Maierhofer, to open the recessed hearing from 2/15/2023.

Aye = All Nay = None Abstain = None

Petition 23-04 SU: Kavanaugh/IL Solar 9000 LLC

PIN: 29-14-303-000

Purpose: Solar Farm

Motion by Tim Aussem, 2nd by Larry Louis to recommend to amend with conditions.

Aye = Seville, Whipple, Lane, Louis, and Aussem Nay = Jim Maierhofer Abstain = None

Motion by Monty Whipple, 2nd by Larry Louis to recommend to the County Board for the petition to be approved with conditions:

1. *The solar farm owner/operator shall provide sufficient security for decommissioning of the facility. The decommissioning cost shall be approved by the County, considering the engineer's estimate.*
2. *Proof of completion of all required studies, reports, consultations, certifications, agreements, and approvals shall be provided by the applicant in order to demonstrate compliance with provisions of the LaSalle County Zoning Ordinance prior to issuance of the building permit.*
3. *The owner shall adhere to all IDNR recommendations included in the EcoCat Review and all LaSalle County Soil and Water Conservation District recommendations.*
4. *Installation of all solar farm components shall follow the 2003 National Electric Code (or newer edition).*
5. *If battery storage is to be added to the project; the petitioner shall petition to amend the special use to include any proposed battery storage.*

Aye = Seville, Whipple, Lane, Louis, and Aussem Nay = Jim Maierhofer Abstain = None

Motion passed to recommend to the County Board that the petition be approved with conditions.
(see Findings of Fact A-1)

Petition 23-06 SU: Bumpus Boating LLC
PIN: 19-24-107-000
Purpose: Campground

Motion by Fred Seville, 2nd by Jim Maierhofer to recess hearing on this petition to April 19th at 5 pm.

Aye = All Nay = None Abstain = None

Motion passed
(see Findings of Fact A-2)

Petition 23-07 SU: Justin Newell
PIN: 19-02-402-000
Purpose: Mini Storage Expansion

Motion by Jim Maierhofer, 2nd by Monty Whipple to recommend to the County Board for the petition to be approved.

Aye = All Nay = None Abstain = None

Motion passed
(see Findings of Fact A-3)

Petition 23-08 SU: Northern White Sands LLC
PIN: 19-12-201-000
Purpose: Amend Special Use to add additional loadout facilities

Motion by Deb Lane, 2nd by Fred Seville to recommend to amend with conditions:

1. *Northern White Sand LLC shall follow up on the issues presented by residents at the hearing and that all reasonable measures shall be taken to resolve them.*

Aye =All Nay = None Abstain = None

Motion by Deb Lane, 2nd by Tim Aussem to recommend to the County Board for the petition to be approved with conditions.

Aye =All Nay = None Abstain = None

Motion passed to recommend to the County Board that the petition be approved with conditions.
(see Findings of Fact A-4)

Text Amendments to the LaSalle County Zoning Ordinance amending the following ordinance sections:

14.8-5, 14.8-6, 14.9-4,14.10-7, and 14.10-8

(Proposed amendments include procedural changes for transfer of petitions between the ZBA and the County Board.)

After review of the proposed amendments the following motion was made:

Motion by Jim Maierhofer and seconded by Deb Lane to forward and recommend to the County Board that the amendments be approved.

Aye = All Nay = None Abstain = None

Motion passed to recommend to the County Board that the petition be approved.
(see Findings of Fact A-5)

Public Voice: None

Motion by Tim Aussem; 2nd by Fred Seville to adjourn at 8:07 PM.

Aye = All Nay = None Abstain = None

In Attendance: *Sign In Sheet available for review*

Minutes by: Lauren Grumieaux

FINDINGS OF FACT (A-1)

				Meeting Date:	3/15/2023
Petition #	23-04 SU	Pin #	29-14-303-000	Township	Brookfield
Owner/Applicant	Kavanaugh/IL Solar 9000 LLC				
Purpose:	Wind Farm	Pursuant to Section:	7.1-4 NN		

Sec. 14.10-5 Standards for Special Uses

A.) That the granting of any Special Use is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's Comprehensive Plan for development; and specifically, that the granting of the Special Use will not:

	Seville	Whipple	Maerhofer	Lane	Louis	Aussem	Blankenship, Alt 1	Langston, Alt 2	Billard, Chair
1. Will Not: Impair an adequate supply of light and air to adjacent property	Y	Y	Y	Y	Y	Y			
2. Will Not: Increase the hazard from fire or other dangers to said property	Y	Y	Y	Y	Y	Y			
3. Will Not: Diminish the value of land and buildings in the vicinity of the proposed Special Use	Y	Y	Y	Y	Y	Y			
4. Will Not: Unduly increase traffic congestion in the public streets and highways	Y	Y	Y	Y	Y	Y			
5. Will Not: Increase the potential for flood damages to adjacent property	Y	Y	Y	Y	Y	Y			
6. Will Not: Incur additional public expense for fire protection, rescue or relief	Y	Y	Y	Y	Y	Y			
7. Will Not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of LaSalle County nor will it otherwise create a nuisance	Y	Y	Y	Y	Y	Y			

Motion by Aussem, 2nd by Louis to amend with conditions:

- The solar farm owner/operator shall provide sufficient security for decommissioning of the facility. The decommissioning cost shall be approved by the County, considering the engineer's estimate.
- Proof of completion of all required studies, reports, consultations, certifications, agreements, and approvals shall be provided by the applicant in order to demonstrate compliance with provisions of the LaSalle County Zoning Ordinance prior to issuance of the building permit.
- The owner shall adhere to all IDNR recommendations included in the EcoCat Review and all LaSalle County Soil and Water Conservation District recommendations.
- Installation of all solar farm components shall follow the 2003 National Electric Code (or newer edition).
- If battery storage is to be added to the project; the petitioner shall petition to amend the special use to include any proposed battery storage.

Y	Y	N	Y	Y	Y				

Motion by Whipple, 2nd by Louis to recommend to the County Board for the petition to be approved with conditions.

Y	Y	N	Y	Y	Y				

Motion Passed with Conditions

FINDINGS OF FACT (A-2)

				Meeting Date:	3/15/2023
Petition #	23-06 SU	Pin #	19-02-402-000	Township	Utica
Owner/Applicant	Bumpus Boating LLC				
Purpose:	Campground			Pursuant to Section:	7.1-4 E

Sec. 14.10-5 Standards for Special Uses

A.) That the granting of any Special Use is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's Comprehensive Plan for development; and specifically, that the granting of the Special Use will not:

	Seville	Whipple	Maierhofer	Lane	Louis	Aussem	Blankenship, Alt 1	Langston, Alt 2	Billard, Chair
1. Will Not: Impair an adequate supply of light and air to adjacent property									
2. Will Not: Increase the hazard from fire or other dangers to said property									
3. Will Not: Diminish the value of land and buildings in the vicinity of the proposed Special Use									
4. Will Not: Unduly increase traffic congestion in the public streets and highways									
5. Will Not: Increase the potential for flood damages to adjacent property									
6. Will Not: Incur additional public expense for fire protection, rescue or relief									
7. Will Not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of LaSalle County nor will it otherwise create a nuisance									

1. Will Not: Impair an adequate supply of light and air to adjacent property

2. Will Not: Increase the hazard from fire or other dangers to said property

3. Will Not: Diminish the value of land and buildings in the vicinity of the proposed Special Use

4. Will Not: Unduly increase traffic congestion in the public streets and highways

5. Will Not: Increase the potential for flood damages to adjacent property

6. Will Not: Incur additional public expense for fire protection, rescue or relief

7. Will Not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of LaSalle County nor will it otherwise create a nuisance

Motion by Seville, 2nd by Maierhofer to recess to April 19th at 5 pm.

Y	Y	Y	Y	Y	Y	Y		
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Motion Passed

FINDINGS OF FACT (A-3)

				Meeting Date:	3/15/2023
Petition #	23-07 SU	Pin #	19-02-402-000	Township	Utica
Owner/Applicant	Justin Newell				
Purpose:	Mini Storage	Pursuant to Section:		7.1-4 W	

Sec. 14.10-5 Standards for Special Uses

A.) That the granting of any Special Use is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's Comprehensive Plan for development; and specifically, that the granting of the Special Use will not:

	Seville	Whipple	Maierhofer	Lane	Louis	Aussem	Blankenship, Alt 1	Langston, Alt 2	Billard, Chair
1. Will Not: Impair an adequate supply of light and air to adjacent property	Y	Y	Y	Y	Y	Y			
2. Will Not: Increase the hazard from fire or other dangers to said property	Y	Y	Y	N	Y	Y			
3. Will Not: Diminish the value of land and buildings in the vicinity of the proposed Special Use	Y	Y	Y	Y	Y	Y			
4. Will Not: Unduly increase traffic congestion in the public streets and highways	Y	Y	Y	Y	Y	Y			
5. Will Not: Increase the potential for flood damages to adjacent property	Y	Y	Y	Y	Y	Y			
6. Will Not: Incur additional public expense for fire protection, rescue or relief	Y	Y	Y	Y	Y	Y			
7. Will Not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of LaSalle County nor will it otherwise create a nuisance	Y	Y	Y	Y	Y	Y			

Motion by Maierhofer, 2nd by Whipple to recommend to the County Board for the petition to be approved.

Y	Y	Y	Y	Y	Y				

Motion Passed

FINDINGS OF FACT (A-4)

				Meeting Date:	3/15/2023
Petition #	23-08 SU	Pin #	19-12-201-000	Township	Utica
Owner/Applicant	Northern White Sand LLC				
Purpose:	Amend to add additional loadout facilities		Pursuant to Section:	7.1-4 V	

Sec. 14.10-5 Standards for Special Uses

A.) That the granting of any Special Use is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's Comprehensive Plan for development; and specifically, that the granting of the Special Use will not:

	Seville	Whipple	Maierhofer	Lane	Louis	Aussem	Blankenship, Alt 1	Langston, Alt 2	Billard, Chair
1. Will Not: Impair an adequate supply of light and air to adjacent property	Y	Y	N	Y	Y	Y			
2. Will Not: Increase the hazard from fire or other dangers to said property	Y	Y	Y	Y	Y	Y			
3. Will Not: Diminish the value of land and buildings in the vicinity of the proposed Special Use	N	Y	Y	Y	N	Y			
4. Will Not: Unduly increase traffic congestion in the public streets and highways	Y	Y	Y	Y	Y	Y			
5. Will Not: Increase the potential for flood damages to adjacent property	Y	Y	Y	Y	Y	Y			
6. Will Not: Incur additional public expense for fire protection, rescue or relief	Y	Y	Y	Y	Y	Y			
7. Will Not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of LaSalle County nor will it otherwise create a nuisance	N	Y	Y	Y	Y	Y			

Motion by Lane, 2nd by Seville to amend with conditions:

- Northern White Sand LLC shall follow up on the issues presented by residents at the hearing and that all reasonable measures shall be taken to resolve them.*

Y	Y	Y	Y	Y	Y				

Motion by Lane, 2nd by Aussem to recommend to the County Board for the petition to be approved with conditions.

Y	Y	Y	Y	Y	Y				

Motion Passed with conditions

FINDINGS OF FACT (A-5)

Meeting Date: **03/15/2023**

Purpose:	14.8-5, 14.8-6, 19.9-4, 14.10-7 and 14.10-8	Pursuant to Section:	14.9
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Seville	Whipple	Maierhofer	Lane	Louis	Aussem	Blankenship, Alt 1	Langston, Alt 2	Billard, Chair
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	Y	Y	Y	Y	Y	Y		

Motion by Maierhofer and seconded by Lane to recommend to the County Board that the Text Amendments be approved.

Motion passed.