

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.