

# 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](http://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](mailto: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, 2<sup>nd</sup> 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, 2<sup>nd</sup> by Gary Blankenship to recess to March 21<sup>st</sup>/ 22<sup>nd</sup> 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; 2<sup>nd</sup> 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. <b>Will Not:</b> Impair an adequate supply of light and air to adjacent property									
2. <b>Will Not:</b> Increase the hazard from fire or other dangers to said property									
3. <b>Will Not:</b> Diminish the value of land and buildings in the vicinity of the proposed Special Use									
4. <b>Will Not:</b> Unduly increase traffic congestion in the public streets and highways									
5. <b>Will Not:</b> Increase the potential for flood damages to adjacent property									
6. <b>Will Not:</b> Incur additional public expense for fire protection, rescue or relief									
7. <b>Will Not:</b> 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, 2<sup>nd</sup> by Gary Blankenship to recess to March 21<sup>st</sup>/ 22<sup>nd</sup> at 5 pm at the Knights of Columbus.**

**Motion Passed**

Y	Y		Y		Y	Y			