

**Jo Daviess County Planning Commission/Zoning Board of Appeals
Minutes for Meeting
At the Courthouse-7:00 PM
February 24, 2016**

Call to Order: Mel Gratton called the meeting to order at 7:10 p.m.

Roll Call Present:

Planning Commission:

- ✓ Melvin Gratton
- ✓ Nick Tranel
- ✓ Laura Winter
Ron Mapes
- ✓ Gary Diedrick
- ✓ Jody Carroll, Alternate

Staff & County Board Members:

- ✓ Steve Keeffer, Highway Engineer
Matt Calvert, JDC Health Dept.
John Hay, State's Attorney
- ✓ Linda Delvaux, Building & Zoning
- ✓ John O'Boyle, JDC Board Member

Approval of Minutes: A motion was made by Jody Carroll to accept the January 27, 2016 minutes. Seconded by Gary Diedrick. Voice Vote: All Ayes

Mel Gratton swore in all who might want to testify on any request this evening.

Unfinished Business

Wayne J Wand (address: 6014 S Derinda Road, Elizabeth IL 61028), owner, and William & Dena Boehm (address: 4502 S Derinda Road, Elizabeth IL 61028), contract purchaser/petitioner, requesting a Map Amendment from the AG Agricultural District to R-1 Single Family Residential District. Common Address: 4840 S Derinda Road, Elizabeth IL 61028

A motion was made by Tranel to approve the withdrawal of the Wayne J Wand request
Seconded by Winter

Roll Call:	Laura Winter – Aye	Jody Carroll – Aye
	Nick Tranel – Aye	Mel Gratton – Aye
	Gary Diedrick – Aye	

New Business

Corey & Jennifer Kaiser, (address: 10049 W Furlong Road, Galena, IL 61036), owner, requesting a variance from the allowed accessory structure square footage, Chapter 3, Article A-4,B, 2 of the County Zoning Ordinance. Property is located in the AG Agricultural District. Common Address: 10049 W Furlong Road, Galena.

Staff

- Comprehensive Plan: The Comprehensive Plan does not address Variances, but does recognize the importance of planning for future infrastructure such as roadway expansion, and variances should be reviewed with that in mind.
- Wastewater Treatment: This house has an existing septic system that was

installed in 2015. The septic tank is located 46' west of the house and the septic drain field is located west of the tank. The well is located east of the house. The variance request should not affect the septic system or well.

- Access Considerations: There is an existing entrance in place with adequate sight distance onto Vinegar Hill Township maintained Furlong Road. The site plan indicates that this existing drive will be used to access the proposed building
- Other Considerations: The applicant procured a special use permit in 2014 to allow for a single family home to be built on 6 acres. A home was constructed with a garage area of 1,000 square feet which would leave an available 2,600 square feet of additional accessory area structure to be built. Applicant has requested to exceed the allowable square footage area by 2,400 square feet. The anticipated additional accessory structure if the variance is approved will be 5,000 square feet in size. Applicant is anticipating placement to the rear of his house area and has indicated he will use the structure as an accessory to his residence and not for commercial purposes

Corey Kaiser, owner

- Started excavating spot already. If you were to have driven by you would note that you would not see it from the east due to the heavy tree cover, the house will then block the view from the roadway. The building will have a brick veneer front. The additional space would be to store trailers and trucks inside during the winter months; this is not to run the business out of here.

Deidrick asks what type of utilities would the building have.

- Corey Kaiser states that it would have in floor heat and a sink.

Gratton asks about the septic.

- Corey Kaiser states that Ben Wiene had installed the house septic, and this could be tied into the current system. Before any work would be done, they would double check with the Environmental Health Department.

Public Testimony

None

Public Testimony Closed

Tranel states that the building is not oversized for the lot size.

Diedrick states that it would meet standards and that a limited amount of the building would be seen from the road.

A motion was made by Tranel to approve the variance from the allowed accessory structure square footage of 3,600 square feet to 5,000 square feet stating the variance standards are met.

Seconded by Diedrick stating that the use is not for commercial use as the owner indicated

Roll Call: Laura Winter – Aye Jody Carroll – Aye
 Nick Tranel – Aye Mel Gratton – Aye
 Gary Diedrick – Aye

Dorrance & Susan Averkamp, owners, (7747 N. Main, East Dubuque IL 61025), requesting a Map Amendment from Ag Agricultural District to R-1 Single Family Residential District.
Common Address: 7987 N. Main, East Dubuque IL 61025

Staff

- **Comprehensive Plan:** The Comprehensive Plan would indicate this parcel to be in the area of farmland of statewide importance in an agricultural preservation area 2. This parcel is within the mile and ½ planning area of the Village of Menominee but is not identified as part of their contiguous growth area. The County’s Comprehensive Plan would encourage growth and development adjacent to a community or at least a part of the City or Villages desirable growth area. The County’s Comprehensive Plan recognizes that home building provides an enormous infusion of dollars to the local economy. It contributes not only the construction value of the homes but also increases the tax base and provides hundreds of well-paying jobs. The County recognizes the importance of this sector of the local economy.
- **Waste Treatment:** According to the USDA soil survey, the soils on this parcel are Group I and suitable for a conventional septic system. On-site soil borings have not been completed at this time and would ultimately determine the soil type and best location for the septic system. This property will be served by private water well.
- **Access Considerations:** This site has an existing entrance onto Menominee Township maintained Main Street with adequate sight distance.
- **Other Considerations:** This parcel is what is left of a larger parcel that has had multiple splits off of it through the years. This is the original home site to the once larger farm parcel. This home had extensive damage from the November 2015 storm and was subsequently torn down and the area cleaned up. The applicant has the ability to rebuild on this lot, but, according to 8-3A-2, C of the County Zoning Ordinance he would only have 24 months to do so. Applicant would like to have the ability to rebuild on this parcel someday, but, does not anticipate that to happen within the allotted time. Since this parcel is within approximately 40 feet to the Village of Menominee it would make a certain amount of sense to anticipate it will be annexed in at some point and residential zoning would be appropriate.

Kevin Averkamp, representing petitioner

- I am Kevin Averkamp, Dorrance’s son. On November 11, 2015 a storm came through and destroyed the house and buildings. We are requesting a map amendment from the AG District to R-1 Single Family Residential District. As a family member would like the build a house back here, but, not within the 24 months.

Diedrick asks when the original house was constructed.

- Kevin Averkamp indicates that while he does not have the exact date, the kitchen area was used by the pastor for church services prior to other additions making it into the house and his father had been born in the house 73 years ago.

Public Testimony

None

Public Testimony Closed

Tranel questions the new house location compared to where the prior house was.

- Kevin indicates that the house would be moved back a bit, and let the board know that he had requested the Village of Menominee Board about annexation. They were not interested in annexing the property in at this time.

Gratton states that the residential zoning district would be better versus a special use, based upon the village boundary line being within approximately fifty (50) feet of the property line.

A motion was made by Diedrick to recommend approval of a map amendment from Ag Agricultural District to R-1 Single-Family Residential District.

Seconded by Tranel

Standards have been met

Roll Call:	Nick Tranel – Aye	Mel Gratton – Aye
	Gary Diedrick – Aye	Laura Winter - Aye
	Jody Carroll – Aye	

Reports and Comments:

Nick Tranel made a motion to adjourn at 7:45 PM. Laura Winter seconded. Voice Vote: All Ayes