

Jo Daviess County Planning Commission/Zoning Board of Appeals
Minutes for Meeting
At the Courthouse-7:00 PM
April 27, 2016

Call to Order: Mel Gratton called the meeting to order at 7:00 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 Nick Tranel to accept the March 23, 2016 minutes. Seconded by Gary Diedrick. Voice Vote: All Ayes Ron Mapes: - Abstain

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

New Business

Conrad Gacki, owner, (address: 1212 S Naper Blvd. Suite 119, Naperville, IL 60540), requesting a variance from the required minimum lot width of one hundred fifty (150) feet at the road right of way. Property is located in the AG Agricultural District. Common Location: Off of E Krohmer Road approximately 0.1 miles from the intersection of E Krohmer Road and US Route 20 East.

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 parcel does not have a septic system or well & this variance request should not affect their installation in the future.
- Access Considerations: While not very well delineated, there appears to be an existing entrance onto Woodbine Township maintained Krohmer Road at the outside of a sharp bend. There is adequate sight distance at this location.
- Other Considerations: The applicant acquired this parcel through a tax sale. We have done parcel history research on this piece and it appears that it was a left over parcel of land from the sale of land in 2000 and was subsequently sold for unpaid taxes. This piece of property is not considered a lot-of-record and therefore needs the variance in order to bring it into compliance. Applicant intends to sell the property which will then have an accessory building

constructed for the purpose of maintaining the property. The applicant has been informed the property is not zoned for a residence nor is it zoned for commercial purposes

Paul Brashaw, surveyor representing owner

- This property was surveyed in September 1989 along with 5.65 acres. It was then sold for tax sale in 1998, it was deeded back to the bank, then in 2004 Gacki bought this 1.3 acres and someone else bought the other portion of that acreage. Gacki has an easement from the owner; he just has to get it recorded in the Recorder's Office. The existing trailer on the property is in bad shape and will be removed. John and Jill Jackson will be purchasing the property and want to construct an accessory building to store equipment to maintain the property. They understand that if they want to build a house they need to apply for a Special Use Permit. The easement is 75 feet by 30 feet to the west of this property.

Mapes asks to confirm where the access is

- Paul Brashaw states it is where the gate is located

Public Testimony

None

Public Testimony Closed

Paul Brashaw states that he feels we meet the standards for variance

Diedrick states this is pretty straight forward

A motion was made by Mapes to approve the request for variance of the road frontage requirement of 150 feet with the following conditions:

1. Easement is to be recorded

Variance Standards have been met

Seconded by Tranel

Roll Call:	Nick Tranel – Aye	Gary Diedrick – Aye
	Laura Winter - Aye	Mel Gratton – Aye
	Ron Mapes – Aye	

Reports and Comments:

Nick Tranel made a motion to adjourn at 7:30 PM. Gratton seconded. Voice Vote: All Ayes