

**Jo Daviess County Planning Commission/Zoning Board of Appeals  
Minutes for Meeting  
At the Courthouse-7:00 PM  
June 22, 2011**

**Call to Order:** Mel Gratton called the meeting to order at 7:00 p.m.

**Roll Call Present:**

**Planning Commission:**

- ✓ Melvin Gratton
- ✓ Susie Davis
- William Tonne
- Nick Tranel
- ✓ Dave Jansen
- ✓ Jody Carroll, Alternate

**Staff & County Board Members:**

- ✓ Steve Keeffer, Highway Engineer
- ✓ Sandra Nolan, JDC Health Dept.
- Terry Kurt, State's Attorney
- ✓ Linda Delvaux, Building & Zoning
- ✓ Ron Mapes, JDC Board Member
- ✓ Marvin Schultz, JDC Board Chair

**Approval of Minutes:** A motion was made by Susie Davis to accept the May minutes. Seconded by Dave Jansen Voice Vote: All Ayes

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

**New Business**

**William Schaible, owner,** is requesting a variance from the required one hundred fifty (150) foot lot width at the Road Right of Way to one hundred thirty one (131) feet. A nineteen (19) foot variance. Location: 1095 S Elizabeth Scales Mound Road, Elizabeth IL

**Staff Report**

- Waste Treatment: The Health Department has soil information on file for this property. This variance request should have no affect on a future septic system.
- Access Considerations: This parcel utilizes an existing entrance onto county maintained Elizabeth Scales Mound Road. This entrance has been approved by the Jo Daviess County Highway Department.
- Other Considerations: This parcel is zoned Agriculture This piece was split in 2005 and was platted with a little over 131 feet of Road Right of Way. The Ordinance required 150 feet of frontage. This was drawn to our attention when the applicant inquired about building an accessory building. In order for us to issue a permit for this parcel it

must first be granted the variance. There is a mix of agricultural and residential uses in this area.

- An Eco Cat for endangered species protection and natural areas preservation was done on the requested parcel. There was no adverse affect and the consultation was terminated.

William Schaible, owner

- I bought the property in 2005 and did not meet the requirement to build a structure on it. The developer who developed it did not meet the requirement. In order to put a home on the property I need to get permission from you. The areas that we are covering, I don't think will be detrimental to health if I have 19 feet less than required, will not impact other neighbors or on their property, utilities are at the road, I think my only other alternative would be to purchase 19 feet from my neighbor, I am trying to avoid that.

Gratton asks when you bought this was it already platted this way.

- William Schaible states that it was already created when I bought it.

Gratton asks if this is to enhance the value of the property.

- William Schaible states that it is so that I can utilize the property the way I intended. I have a question why does it have to have the requirement of the 150 feet, is that to restrict the number of lots.
  - Gratton states that it doesn't apply as neatly to your situation as it does to people putting lots in the country, in order to avoid a lot with a very narrow access to it, 150 feet is the front width that has been established. Your property is accessed through an easement or do you own this.
  - William Schaible states that I own the driveway.

**Public Testimony**

None

**Public Testimony Closed**

**Discussion:**

A motion was made by Dave Jansen to approve the variance request stating the following:

1. Variation standards met
2. Appropriate septic will be in place
3. Existing entrance utilized

Seconded by Jody Carroll

Roll Call: Dave Jansen – Aye  
Susie Davis – Aye  
Jody Carroll – Aye  
Mel Gratton – Aye

**Steve Schemehorn, owner** requesting a special use permit to allow for the use of the property, existing structure and future structures for petitioners logging business in the AG Agriculture District. Common Address: 11200 Illinois Route 84 South, Savanna, IL

### **Staff Report**

- Comprehensive Plan: The Comprehensive Plan Land Use Map would recognize this area to be designated as Agriculture. This request is off of Illinois Route 84 3.6 miles South of Hanover, and is less than a mile from Carroll County.
- Waste Treatment: The Health Department has no septic information on file for this property. The septic system components should be located so they are protected from any vehicle or heavy equipment traffic.
- Access Considerations: The existing access is off of state maintained Illinois Route 84. There appears to be adequate sight distance. During IDOT's review of this request it was indicated that the petitioner may need to widen the access.
- Other Considerations: This parcel is zoned Agriculture and the request is coming through under Rural Business uses when found to be compatible with adjoining properties. The applicant owns the existing residence adjacent to the north of this request and there is an existing residence owned by someone else, approximately 300 feet to the north from this request. There is an existing tree line to the north of the property owned by the applicant that should help to buffer between the residence and the applicant's property. Any on premise signage must comply with the County's Ordinance, unless otherwise approved with the Special Use Permit.
- An Eco Cat for endangered species protection and natural areas preservation was done on the requested parcel. This parcel is in the area of the Savanna Army Depot INAI (Illinois Natural Areas Inventory). Our mapping shows these areas to be 2.6 miles to the Northwest and 1.05 miles to the Southeast of the requested parcel.

### **Steve Schemehorn, owner**

- Want to move my log yard to this location from where I am now on Pilot Knob because truckers hate it and would be better access. I would store the logs on the property and a semi coming in and out every once in a while. This would be day time operation.

Gratton asks if there are any noises that would be associated with this

- Steve Schemehorn states that the neighbors are separated by two different tree lines and when trucks come in they shut their trucks off.

Jansen asks about noise from saws

- Steve Schemehorn states once in a while when I have to cut a log off, but normally I do that out in the woods.

Gratton states that you are also asking to put a future building on the property

- Steve Schemehorn states I am looking to put it north of the existing garage. This would be for my usage. It will depend on what my taxes are going to be.

### **Public Testimony**

None

### **Public Testimony Closed**

A motion was made by Jody Carroll to recommend approval of the request stating the following:

1. Contingent of Illinois Department of Transportation compliance
2. Future Building on the property

Review of Standards – No danger, of public health safety or general welfare, not injurious to adjoining properties or diminish values, existing utilities and structures provided.

Seconded by Susie Davis

Roll Call:      Susie Davis – Aye  
                     Jody Carroll – Aye  
                     Mel Gratton – Aye  
                     Dave Jansen – Aye

### **Reports and Comments:**

Mel Gratton states next month we will have some members gone, so members if you know that you are not going to be able to attend let the Building and Zoning Office know so we can verify if we will have a quorum.

Susie Davis has resigned from the Planning Commission/Zoning Board of Appeals. Planning Commission, Staff, and County Board thank you for all that you have done and has been a pleasure to work with you.

Marvin Schultz states that he has appointed a five member committee for the agri-tourism review with Ron Mapes chairing that committee.

Susie Davis made a motion to adjourn at 7:45 PM. Dave Jansen seconded. Voice Vote:  
All Ayes