

Stephenson County Zoning Board of Appeals

Public Meeting

April 8, 2004

7:00 p.m.

Call to Order 7:05 pm in the County Courthouse, Courtroom #3 by Chairman Yeoman

Roll call:

Patrick Foley	Ernest Stabenow	John Urish	Wm. Flynn	Jim Yeoman
X	X		X	X

1. Minutes

Motion to approve March 4, 2004 minutes

Motion made by Patrick Foley seconded by Ernest Stabenow

Jim Yeoman	Patrick Foley	Ernest Stabenow	John Urish	Wm Flynn	VOTE
Y	Y	Y		Y	4-0

2. **Residential Special Use** for Andrea Alongi

Owner Andrea Alongi
 Location Korth Rd.
 Zoning A-1
 Request Residential Special Use

Testimony given by Andrea Alongi of 8502 Korth Rd. McConnell
 Keith Kohn of 5861 Empire Rd. McConnell. Mr. Kohn voiced his support of the granting of the Residential Special Use

Motion to grant Special Use made by William Flynn seconded by Patrick Foley

John Urish	Wm. Flynn	Jim Yeoman	Patrick Foley	Ernest Stabenow	VOTE
	Y	Y	N	N	2-2

Board Decision: With a non-majority vote (2-2) the ZBA presents the application to the

full County Board without a recommendation to grant or deny.

REASONS:

YES.

- A. Mr. Alongi is a long time resident of the area.
- B. There were no objectors, one person came in support.
- C. The location is close to McConnell
- D. Evidence was presented showing the placement of the dwelling would not be detrimental to agricultural use in the area.

NO

- a. The site has not changed.
- b. This is tillable property and granting would be splitting the lot.
- c. This is an ag area with no new homes in the area.
- d. Concerns over livestock in the area.

2. **Rezoning from A-2 to B-2** Wayne Schofield

Owner Wayne Schofield - proposed owner
 Location Lily Creek Rd.
 Zoning A-2
 Request Rezoning for a business

Testimony was given by Wayne Schofield of 1003 Longhorn Ct. Freeport
 Donna Coss, owner, 3208 Lily Creek Freeport

Motion to grant made by Patrick Foley seconded by William Flynn.

Wm Flynn	Jim Yeoman	Patrick Foley	Ernest Stabenow	John Urish	VOTE
Y	Y	Y	Y		4-0

Board Decision: The Zoning Board of Appeals hereby recommends that the REZONING be GRANTED.

REASONS:

- a. If approved the granting would be cleaning up a discrepancy in the area
- b. The area already has several B zonings in close proximity.
- c. This would be a compatible zoning for the area.
- d. Best use for the piece of property.

5. **Residential Special Use** - Gary Schoney

Owner Gary Schoney
 Location Crossroads Rd..

Zoning A-1
Request Residential Special Use

Testimony given by James Madden, 218 W. Exchange, Freeport, attorney for Gary Schoney,

Motion to grant made by William Flynn seconded by Patrick Foley

John Urish	Wm. Flynn	Jim Yeoman	Patrick Foley	Ernest Stabenow	VOTE
	Y	Y	Y	Y	4-0

Board Decision: The Zoning Board hereby recommends that the Special Use be GRANTED.

REASONS:

- a. This would be a good use for the property.
- b. There are already several new homes in the area
- c. There were no objectors.
- d. The granting would have no impact on livestock operations in the area.

5. **Rezoning A-1 to M-2** by Civil Constructors

Owner Civil
Location West of current quarry operation
Zoning A-1
Request Map amendment from A-1 to M-2 to accommodate an asphalt plant and future development reflected in the County Land Use Plan.

Testimony given by Eric Helm, 2057 Bird Haven, Freeport

Motion to grant made by Ernest Stabenow seconded by Patrick Foley.

Patrick Foley	Ernest Stabenow	John Urish	Wm. Flynn	Jim Yeoman	VOTE
Y	Y		Y	Y	4-0

Board Decision: The Zoning Board of Appeals hereby recommends that the

Rezoning be GRANTED.

REASONS:

- a. The rezoning adheres to the County Comprehensive Plan.
 - b. It would reduce traffic in the area.
 - c. There were no objectors
 - d. It would produce a stable environment for the area.
 - e. The rezoning would not be detrimental to permitted uses in the area.
6. Residential Special Use for William Reiling

Owner William Reiling
 Location Timber Lane
 Zoning A-1
 Request 2 Residential Special Uses

Testimony was given by William Reiling, 632 Fairway, Lena

Motion to grant made by Patrick Foley seconded by William Flynn.

Ernest Stabenow	John Urish	Wm. Flynn	Jim Yeoman	Patrick Foley	VOTE
N		N	N	N	0-4

Board Decision: The Zoning Board of Appeals hereby recommends that the Special Use be DENIED.

REASONS:

- a. The parcels are 100% tillable.
 - b. The parcels are part of a 40 acres piece of farmable ground.
 - c. Mr. Reiling should look at planning a rural subdivision rather than parceling off the acreage piece by piece.
 - d. The granting would create a problem for farming with large farm equipment used in current farming methods.
7. Motion to adjourn made by William Flynn seconded by Ernest Stabenow.

Meeting adjourned at 8:40 p.m.

Next scheduled meeting date: June 3, 2004, 7:00 pm