

**The Fulton County Zoning Board of Appeals Minutes**  
Fulton County Board Office, 257 W Lincoln Street, Lewistown, IL.  
Phone: Janice Emmons at (309) 547-0902

**Committee:** Zoning Board of Appeals

**Meeting Place:** Fulton County Board Office, 257 W Lincoln Street, Lewistown, IL.

**Time:** 4:15pm

**Date:** June 29, 2022

**Call information:**

**Call in number:** 1-425-436-6307

**Access code:** 835427

**MEETING AGENDA**

**1. Call to Order**

**Time:** 4:15pm

**Members:**

**Bob Ackerman** (present/xxxxxx)  
**Sally Jo Clark** (present/xxxxxx)  
**Cathy Eathington** (present/xxxxxx)  
**Mat Fletcher** (present/xxxxxx) – attended by phone  
**Jayson Herrick** (present/xxxxxx)  
**Bill Phillips** (present/xxxxxx)  
**Damon Roberson** (present/xxxxxx)

**OTHER BOARD MEMBERS:** Steve Bohler- by phone

**ELECTED & APPOINTED OFFICIALS:** Janice Emmons Zoning Director

**STAFF:**

**GUEST(S):** Ralph Sedgwick Jr., Joshua Morgan, John McCarthy – Attorney, Patrick O’Flaherty and Victoria Strong

**1. Roll Call/Quorum**

Roll Call was taken, quorum present

**2. Additions, Deletions, Corrections to the Agenda**

Member Roberson moved to approve the agenda with a second by Member Ackerman. Motion carried by roll call vote (7-0).

**3. Approval of Minutes – May 25, 2022**

Member Eathington moved to approve the May 25, 2022, minutes with a second from Member Clark. Motion carried by roll call vote (7-0).

**4. Public Remarks - None**

## 5. New Business

### a. **Discussion/Action:** PUBLIC HEARING FOR A CONDITIONAL USE PERMIT TO OPERATE ADDITIONAL STORAGE FACILITIES ON PARCEL #09-08-10-200-010

Ralph Sedgwick Jr. discussed the additional storage units to possibly be built. The storm water runoff issue was addressed and a map was provided to the committee members. A letter from Maurer Stutz recommended a drainage ditch be installed along the South and West side of the property to collect the storm water. The farm field to the North has been tiled and will limit the outflow by connecting the existing drainage tile.

Additional storage units will not be built until the first storage unit is  $\frac{3}{4}$  full.

Member Eathington inquired why the application states ten units and one unit was approved at the May ZBA meeting.

Member Phillips stated since the drawing showed only ten units, this permit is for ten units.

Mr. Sedgwick discussed the usage of two signs to show the difference between the storage units and the potential dog grooming business next door.

Member Phillips stated to have Mr. Sedgwick meet with Zoning officer Emmons, to discuss signage for the storage units.

Member Herrick moved to approve the conditional use permit to a Conditional Use permit to operate 10 storage facilities on Parcel #09-08-10-200-010 with a second from Member Roberson. Motion carried by roll call vote (7-0).

### b. **Discussion/Action:** PUBLIC HEARING FOR VARIANCE TO THE ORDINANCE TO CONSTRUCT AN ADDITION AND GARAGE LESS THAN 10 FEET FROM THE SIDE YARD OF PARCEL #08-07-24-300-007 IN AN AGRICULTURAL/CONSERVATION DISTRICT.

Member Phillips swore in Joshua Morgan to the public hearing. Mr. Morgan purchased the property on 17202 E. Wertman Road West of Canton, IL. Josh discussed with the configuration of the home and the addition of a second stair case to the upper level, a laundry room and bathroom to the main level and an attached garage. There needs to be an additional option to exit the home in case of an emergency. With the addition to the home this will set the home 5 to 7 feet from the adjacent property line. Josh Morgan checked with Mr. Robert Beoletto the home owner of the adjacent property, and he is fine with the addition being 5 to 7 feet from the property line.

Janice Emmons stated everything looks fine.

Member Phillips stated all of the property owners have been notified and hearing no objections to the addition.

Member Fletcher inquired if the previous building that was torn down was as close to the property line as the new building. Mr. Morgan stated the new building will be two feet closer to the property line.

Member Roberson moved to approve a Variance to the Ordinance to construct a garage approximately 10 feet from the boundary line on Parcel #08-07-24-300-007 in an agricultural/conservation district with a second from Member Clark. Motion carried by roll call vote (7-0).

- a. **Discussion/Action:** PUBLIC HEARING FOR VARIANCE TO THE ORDINANCE TO CONSTRUCT A GARAGE APPROXIMATELY 10 FEET FROM THE BOUNDARY LINE OF ON PARCEL #13-13-03-101-020 POKIHANTUS DRIVE ON PARCEL #13-13-03-101-020.

John McCarthy Attorney, representing Sally I. Hills property owner. The Hills recently purchased this property on Pokihantus Drive and want to build a garage.

Member Phillips inquired where the garage is sitting on the property currently. Attorney McCarthy stated Hills intend to build a garage 32' X 24' and an 8'X32' side porch. The garage will be less than two feet from the side lot line but will be less than 40feet back from the common right-of-way property line boundary for the township or private road.

Victoria Strong property owner was sworn in and discussed the proposed garage will block the view of the lake and cause a possible drainage issue. Victoria Strong owns the property next to the Hills where the proposed garage will be built. Mrs. Strong stated she has owned her property for 17 years and is at the residence full time. The value of living in Wee -Ma-Tuk is the view of the lake.

The normal set back is 40 feet for any structure. Mrs. Strong feels there is another location for the garage on the Hill's Property without blocking the view of the lake.

Attorney McCarthy stated the Hills could build the garage with the set back of 40 feet and that would be worse for Mrs. Strong's view. The Hills would like to begin work on the garage by mid-July.

Mrs. Strong discussed the lot she purchased was smaller but offered a view of the lake. There was a lot down the street that was larger but had no view of the lake.

Member Phillips stated the map does not provide enough information for the committee to make a decision on the variance. The ZBA committee discussed to table the variance.

Member Phillips stated to have the Hills talk to their contractor, Brad Burrow, for a better map.

Member Herrick wants to see drawings of the garage, elevations to the street this will allow the ZBA committee to make the best decision.

Attorney McCarthy inquired if a solution is reached can a special meeting be heard. Member Phillips stated the matter would be on the next ZBA meeting July 27, 2022.

Member Herrick moved to table the Variance to the Ordinance to construct an addition and garage less than 10 feet from the boundary line of Pokihantus Drive on Parcel #13-13-03-101-020, with a second from Member Eathington. Members unanimously voted to table for the July meeting.

6. **Old Business** – None
7. **Other** – None
8. **Executive Session** – None
9. **Adjournment**  
Time: 4:50pm

Member Roberson moved to adjourn at 4:50pm with a second from Member Eathington. Motion carried by roll call vote (7-0).