

MINUTES
ZONING BOARD OF APPEALS MEETING
October 19, 2022

The meeting was called to order at 9:03 A.M.

BOARD MEMBERS PRESENT: Acting Chairman Dennis VanDaele, Bob Brown, Kathy Parrish, Don Deloose, and Jim Boyd.

STAFF PRESENT: Phil Tunnicliff, Gregory Thorpe

A reading of procedures was handled by staff.

A motion was made to approve the September 21, 2022 minutes. The motion was made by Mr. Brown, and seconded by Mr. Boyd. A voice vote was taken, motion carried.

CASE: VZ-22-003

CALVIN & VICKI MCKENZIE

VARIANCE

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **CALVIN & VICKI MCKENZIE** (owner) to consider a variance of Section 3-2-8.4.C of the Rock Island County Code of Ordinances to allow the applicant to construct an accessory building 15 ft within the 40 ft front yard setback, as allowed in Section 3-2-6.0.G.1. There were no objectors present. A motion was made to approve the request by Mr. Deloose and seconded by Mr. Brown. The vote to approve the request was as follows: Acting Chairman VanDaele – Yes; Mr. Brown – Yes; Mr. Deloose – Yes; Ms. Parrish – Yes & Mr. Boyd – Yes. Motion carried.

SU-22-213

JONATHAN AGAN

SPECIAL USE

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **JONATHAN AGAN** (petitioner) on behalf of **SHELDON & ANNE MORRIS** (Owner) to consider a Special Use Permit for a Reception Hall, in an R-1, Single Family Dwelling District as authorized in Section 3-2-14.3.J of the Rock Island County Code of Ordinances. There were no objectors present. A motion was made to approve the request with conditions by Mr. Deloose and seconded by Mr. Brown. The vote to approve the request was as follows: Acting Chairman VanDaele – Yes; Mr. Brown – Yes; Mr. Deloose – Yes; Ms. Parrish – Yes & Mr. Boyd – Yes. Motion carried.

SU-22-214

GREG & DIANE BORUFF FARMS INC.

SPECIAL USE

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **GREG & DIANE BORUFF FARMS INC.** (Petitioners) on behalf of **ELIZABETH L. TREXLER TRUST** (Owner) to consider a Special Use Permit for a Density Increase in an AG-1, Agricultural Preservation District as authorized in Section 3-2-10.3.H of the Rock Island County Code of Ordinances. There were no objectors present. A motion was made to approve the request with conditions by Mr. Boyd and seconded by Ms. Parrish. The vote to approve the request was as follows: Acting Chairman VanDaele – Yes; Mr. Brown – Yes; Mr. Deloose – Yes; Ms. Parrish – Yes & Mr. Boyd – Yes. Motion carried.

SU-22-215

ROBERT JOHNSTON & VICTORIA JOHNSTON

SPECIAL USE

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **ROBERT JOHNSTON & VICTORIA JOHNSTON** (Owners) to consider a Special Use Permit for a Density Increase in an AG-1, Agricultural Preservation District as authorized in Section 3-2-10.3.H of the Rock Island County

Code of Ordinances. There were no objectors present. A motion was made to approve the request with conditions by Mr. Brown and seconded by Mr. Deloose. The vote to approve the request was as follows: Acting Chairman VanDaele – Yes; Mr. Brown – Yes; Mr. Deloose – Yes; Ms. Parrish – Yes & Mr. Boyd – Yes. Motion carried.

RZ-22-112

AUCTIONEERS REALTY

REZONING

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **AUCTIONEERS REALTY LLC** (Owner) to consider a rezoning from R-1, Single Family Dwelling District, to I-1, Light Industrial District. There were no objectors present. A motion was made to approve the request by Mr. Boyd and seconded by Ms. Parrish. The vote to approve the request was as follows: Acting Chairman VanDaele – Yes; Mr. Brown – Yes; Mr. Deloose – Yes; Ms. Parrish – Yes & Mr. Boyd – Yes. Motion carried.

The following Finding of Facts from September 21, 2022 were approved with a motion by Mr. Brown and second by Mr. Boyd. A voice vote was taken, motion carried.

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|--------------|-----------------------------|----------------------------|----|
| a. VZ-22-002 | Arthur Dennis | Acc Bldg in front yard | DR |
| b. SU-22-211 | Tom Bridge | Rural Residential Bldg Lot | BP |
| c. SU-22-212 | Corn Crib Land Holdings LLC | Recreational Facility | CV |
| d. RZ-22-111 | Bob’s Blacktop | SE-1 to SE-2 | CO |

The next hearing will be November 16, 2022. Four cases are scheduled currently.

The motion to adjourn was made by Mr. Brown and second by Mr. Deloose. A voice vote was taken, motion carried. Meeting adjourned at 9:35 a.m.

This concludes the minutes of the Zoning Board of Appeals meeting.

Respectfully submitted _____



Gregory Thorpe, Secretary