



ZONING BOARD OF APPEALS MEETING MINUTES

Date: Monday, November 12, 2018
Location: Village Hall, 401 St. John's Drive, Sherman, Illinois 62684
Time: 6:00pm
Type: Meeting of the Village Zoning Board of Appeals

ZONING BOARD MEMBERS IN ATTENDANCE

Keith Bull, Chair; Jane VanHoos, Vice-Chair; Randy Burge, Member; Abby Bybee, Member; Kurtis Ratliff, Member; Krista Sherrock, Member

Absent: Dave Rush, Member

OFFICIALS IN ATTENDANCE

Michael Stratton, Village Administrator; Don Craven, Corporate Counsel.

Interpreter: Alisha Armenta

PUBLIC IN ATTENDANCE (From Sign In Sheet)

Sandy Walden, Peter Garvey, Josh Carter, Jim Nelson, Eileen Nelson.

OPENING

1. Roll Call. Acting Village Clerk Stratton conducted roll call of the Zoning Board of Appeals with all members present except Dave Rush. Chair Bull indicated that there was a quorum present to conduct Zoning Board business.
2. Pledge of Allegiance. Mayor Trevor Clatfelter led the group in the Pledge of Allegiance.
3. Presentation of Minutes of May 30, 2017 Zoning Board Meeting. Minutes of the May 30, 2017 Zoning Board of Appeals was presented. Chair Bull asked if there were any corrections or additions. There being none, Chair Bull entertained a *Motion to Approve* was made by Vice Chair VanHoos, seconded by Member Ratliff. *Voice Vote with Ayes having it (6/0). Motion Passed.*

PUBLIC HEARING

Chair Bull entertained a *Motion to open the public hearing on petition filed by Rail Golf, LLC.* by Member Burge, seconded by Vice Chair VanHoos. *Voice Vote will ayes having it 6-0. Board in Public Hearing.*

Chair Bull read in to the record, the purpose of the public hearing is to consider the petition submitted by the Rail Golf, LLC for a zoning change from B2 to R2 and variance changes for reduced side yard setback to 20ft, reduced front yard setback to 20ft and reduced front yard setback to 90 feet for property bearing no common street address but identified by property tax identification number 06-35.0-0400-017 situated in Sherman, Illinois.

Chair Bull noted the Village Engineer could not be present for the meeting but has provided written recommendation to the Board based on his review of the petition. Chair Bull requested Acting Village Clerk Stratton read the letter aloud and make it part of the minutes of the meeting. Acting Clerk Stratton read aloud the letter of recommendation by KnT Engineers, Kevin Kuhn lead engineer.

Chair Bull called the representative of the Rail Golf, LLC to come forward to be sworn in by legal counsel. Representative for the Rail Gold, LLC was Mr. Steve Luker, Developer was sworn in and provided oral testimony on the petition application before the Zoning Board. Members of the Board asked questions of Mr. Luker concerning the petition request.

PUBLIC COMMENT

There being no further questions of the Board, Chair Bull opened the meeting to public comment. Chair Bull recognized the following to address the Board on the petition request.

1. Ms. Sandra Walden. Ms. Walden addressed the Board supporting the development in that it will increase the assessed valuation of the property and bring more property tax to the Village and to other taxing bodies.
2. Mr. Jim Nelson. Mr. Nelson addressed the Board about the drainage issues in this area and requested that the development address the drainage problems.
3. Mr. Pete Garvey. Mr. Garvey addressed the Board about increased traffic in the area due to the development.

Chair Bull asked if there was anyone else that wanted to address the Board.

ADJOURNMENT OF PUBLIC HEARING – RETURN TO REGULAR SESSION

Chair Bull requested a *Motion to adjourn the public hearing and return to regular session of the Zoning Board of Appeals. On motion by Vice Chair VanHoos, seconded by Member Bybee and all in favor, the Public Hearing was adjourned and Zoning Board returned to regular session.*

ACTION

Chair Bull asked if the Board had any further questions on the petition. There being no further questions of the Board, Chair Bull called for a *Motion to approve the petition as presented by the petitioner and make recommendation to the Village Board of Trustees at their next regular scheduled Board meeting by Member Sherrock, seconded by Vice Chair VanHoos. Roll Call Vote with Ayes having it 6-0. Motion passed.*

ADJOURNMENT

Chair Bull noted there was no further matters to come before the Zoning Board and entertained a motion to adjourn the regular meeting. *Motion by Member Bybee, seconded by Member Ratliff. Voice Vote with Ayes having it (6/0). Motion Passed. Meeting was adjourned at 6:23pm.*

Minutes prepared by Acting Village Clerk, Michael Stratton, Village Administrator.