

IROQUOIS COUNTY
ZONING BOARD OF APPEALS
February 24, 2026
7:01 p.m.

Acting Chairman Wayne Wagner called the meeting to order and said this is an official meeting of the Zoning Board of Appeals. Everyone was asked to stand for the pledge of allegiance. He asked the Zoning Administrator to read the official notice of the meeting.

After the notice was read, Mr. Wagner said at each meeting the Board introduces themselves and everyone in attendance introduces themselves. In attendance were Wayne Wagner, Artesia Township; Steve Rapp, Ash Grove Township; Jerry Bennet, Middleport Township; Steve Anderson, Loda Township. Also, in attendance were Julie Feller, Zoning Administrator; Madeline Ussery, Zoning Clerk; County Board Members Kathleen Perkinson and Jamie Bakken; Braeden Lord, an associate with Taft Law; Jacob Dunham, surveyor for Atwell LLC and Karrie Polen, Chief Marketing Officer for Arcadia Care. Members of the public present were Mathew & Lisa Stewart and Zachary Sitarz.

Mr. Wagner asked who would be speaking for the presentation of the case and asked them to step forward to be sworn in. Mr. Wagner swore in Mr. Braeden Lord. Mr. Lord started by first explaining what variances Clifton Propco was requesting and the purpose of each building on the 3 parcels included in this subdivision. Clifton Propco Obtained the property in 2021 and is currently zoned A-2. He continues with Section 1 of the Illinois Plat Act requires property owners to subdivide when separated into two or more parts with parcels less than 5 acres in size. Mr. Lord explained the applicant was unaware the previous owners did not subdivide the property and upon further review the boundaries between the uses require certain variations from the subdivision ordinance. There are no changes to parcel boundaries or purposed improvements to the land. He reminded the Board of the variation requests and why they would be necessary along with the Variation Approval Standards listed in the ordinance. Mr. Lord goes on to explain hardships the parcel owners would go through if these variances were denied. When finished members of the public were given the opportunity to ask questions. Mr. Stewart and other members of the public asked for clarification on what was being done to the properties. Clarification was required between the difference of a subdivision being created and the subdivision of a parcel.

Motion made by Mr. Bennett to approve the standards of variations, seconded by Mr. Anderson. Roll call vote was taken and motion carried.

Mr. Wagner read, "Findings of Fact and Recommendations of the Zoning Board: After the close of the hearing on a proposed amendment, the Zoning Board shall set forth its findings of fact in a written report and shall submit the same together with its recommendations to the Planning and Zoning Committee. The Zoning Board shall make findings based upon evidence presented to it in each specific case, upon, among others, the following matters:

Mr. Rapp read “A. The proposed amendment is consistent with the purposes and intent of the zoning ordinance.” Mr. Rapp agreed with this.

Mr. Wagner read B, “Whether the proposed amendment is consistent with the goals, objective and policies of the Comprehensive Plan.” Mr. Wagner agreed with this.

Mr. Bennett read, C, “All required utilities, such as water and sanitary facilities, drainage, access to public rights-of way, recreational facilities, educational facilities, and public safety facilities have been or will be provided, and possess or will possess adequate capacity and/or manpower to accommodate the permitted uses within the zoning classification requested.” Mr. Bennett agreed with this.

Mr. Anderson read, D, “Compatibility with existing uses of property and the zoning classification of property within the general area of the property in question.” Mr. Anderson agreed with this.

Mr. Rapp read E, “The permitted uses in the zoning classification being requested will not substantially increase the level of congestion on public rights-of-way.” Mr. Rapp agreed with this.

Mr. Wagner read F, “The suitability of the subject property for the proposed uses under the existing zoning classification.” Mr. Wagner agreed with this.

Mr. Bennett read G, “The trend of development, if any, in general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification.” Mr. Bennett agreed.

Mr. Anderson read H “The LESA report reflects the suitability of the site for the proposed map amendment requested and uses allowed therein.” Mr. Anderson agreed.

Mr. Rapp read I “When the proposed amendment requests a residential use, whether the soils on the site are of the type capable of supporting residential use.” Mr. Rapp agreed.

Mr. Wagner read J, “Whether the proposed amendment is in the public interest.” Mr. Wagner agreed that it is.

Mr. Wagner said “Do we have a motion to approve the Finding of Facts”

Mr. Rapp stated, “I’ll make the motion.”

Mr. Bennett said, “I’ll second it.”

Roll call vote was taken to approve the Finding of Facts-Motion Carried.

Mr. Wagner stated, “Do we have a motion to recommend the variance be granted as stated in the public notice.”

Mr. Anderson stated, “I’ll make the motion.”

Mr. Bennet said “I’ll second.”

Roll call vote was taken to approve the variance and the motion carried.

Mr. Lord was informed of date and time for the Tax and Zoning Committee Meeting and next County Board Meeting.

Mr. Wagner made a Motion to Adjourn the Meeting.
Mr. Bennett 2nd the motion.

Motion carried by voice vote
The meeting adjourned at 7:51 p.m.

Wayne Wagner, Acting Chairman,
Iroquois County Zoning Board of Appeals

Julie Feller
Zoning Administrator