

IROQUOIS COUNTY  
ZONING BOARD OF APPEALS  
May 26th, 2026  
7:00 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; Bill Rogan, Douglas Township. Also, in attendance were Julie Feller, Zoning Administrator; County Board Members Kathleen Perkinson, Steve Huse and Roger Bard; Michael Lareau with a Variance Application; Erika Burrone with a Conditional Use Application. Members of the public present were Mike Waltz, Cameron Charles, Jerome Finnegan, Marion Jaworski, and Joseph Burrone.

Mr. Wagner asked who would be speaking to give the presentation of the case and asked them to step forward to be sworn in. Mr. Wagner swore in Mrs. Erika Burrone. Mrs. Burrone briefly explained to the board that her family has ten dogs and 3 cats; all are spayed or neutered and all are up to date on their shots. She further explains she is requesting a kennel license to legally have the animals on the property. Mrs. Feller asked Mrs. Burrone if she already has a license through the state to which Mrs. Burrone informed the board, she does. Mrs. Burrone explained she wants to get a kennel license because her family wants to get a foster license and doesn't want issues in the future. She additionally informed the board the closest neighbors to her property are 5 miles away and her entire property is fenced in.

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 "1. Compatibility with the Comprehensive Plan and Zoning District. Finding: The proposed kennel facility is a compatible and permissible conditional use within the A-2 Agricultural zoning district. Evidence: The property consists of 2.26 acres, providing adequate space to support the footprint. The operation aligns with local ordinances that allow animal care facilities subject to specific conditions to prevent urban sprawl and support local commercial services."

Mr. Rogan read, "2. Impact on Public Health, Safety, and General Welfare. Finding: The establishment, maintenance, and operation of the proposed kennel will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Evidence:

The facility will comply fully with the Illinois Animal Welfare Act. All interior surfaces (floors and walls) will consist of non-porous, sealed concrete and commercial-grade PVC panels to ensure seamless sanitization and disease control. Waste will be collected daily, stored in sealed containment structures, and hauled away weekly by a licensed waste management provider to mitigate odor and pests.”

Mr. Wagner read, “3. Impact on Adjacent Property Values and Neighborhood Character. Finding: The conditional use will not substantially diminish or impair the use and enjoyment of other property in the immediate vicinity, nor will it significantly alter the essential character of the neighborhood. Evidence: The primary animal housing areas are fully enclosed indoors. The animals in question are pets of the applicant. The number of pets on-site has initiated the requirement for kennel license.

Mr. Bennet read, “4. Noise and Nuisance Mitigation. Finding: Adequate measures have been taken to minimize sound, noise, and other potential environmental nuisances. Evidence: The indoor structure of the home appears to accommodate adequate noise reduction to absorb interior barking. Outdoor play groups will continue to be supervised by homeowners and make all efforts to stop habitual barking or stress responses.”

Mr. Rapp read, “5. Adequate Utilities, Access, and Infrastructure. Finding: Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided. Evidence: The property features a dedicated gravel/asphalt/concrete driveway without disrupting public traffic flow. Indoor approved septic/municipal sewer system adequately equipped.”

Mr. Wagner read F, “6. Fire Protection and Emergency Safety. Finding: The facility complies with the emergency protection mandates outlined in the Illinois Animal Welfare Act (225 ILCS 605/18.2).”

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 approve the Conditional Use”

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

Mr. Rogan said, “I’ll second.”

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

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

Mrs. Feller read the Public Notice for a Variance for Michael Lareau. Mr. Wagner asked who would be speaking to give the presentation of the case and asked them to step forward to be sworn in. Mr. Wagner swore in Mr. Michael Lareau. Mr. Lareau briefly explained to

the board where he wants to build a 35 X 36 garage for personal use. Mr. Lareau would like a variance to build the garage 3 feet from the property line opposed to the 8 feet stated in the ordinance. He explained there are no buildings over there and the location where he wants to build can't be moved too much due to his well, septic and a leach field being close by. Mr. Lareau explains it will not interfere with the neighboring properties at all and he has already raised the area the garage is supposed to go to be out of the flood plain. Mr. Mike Waltz tells the board that as his neighbor he has seen Mr. Lareau keep the property well manage and confirmed there are not building near where he wants to build.

Mr. Rapp read, "1. Description of the Property and Proposal. The subject property is a legally established lot located within the RR-1 Residential zone. The applicant proposes to construct a new garage on the property. The proposed construction seeks to elevate the previous footprint and foundation location of a pre-existing structure that was recently removed."

Mr. Rogan read, "2. Evidence of Prior Existing Structure. Public records and historical aerial photographs from 2024 confirm a permanent structure existed within the current setback buffer for approximately 20 years. The prior structure was situated 20 feet from the Side property line, establishing a historical pattern of development on the site. Demolition verified for the recent removal of the previous building."

Mr. Wagner read, "3. Evaluation of Variance Criteria (Findings of Fact) Special Circumstances and Hardship. Finding: Strict application of the current setback zoning ordinance creates an exceptional hardship due to unique physical site conditions. Fact: The location of the pre-existing concrete foundation, utility hookups, and mature grading makes shifting the new building footprint financially prohibitive and physically disruptive to the lot."

Mr. Bennet read, "No Granting of Special Privilege. Finding: Granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the same vicinity. Fact: The variance merely allows the owner to rebuild a structure substantially similar in scale and location to what legally existed on the property for decades."

Mr. Rapp read, "Consistency with Comprehensive Plan and Zoning Intent. Finding: The requested variance will not be detrimental to the public welfare or injurious to nearby property or improvements. Fact: The prior structure existed in this exact location without recorded complaints, sight-line obstructions, or safety issues. The neighborhood character remains unchanged by maintaining the historical footprint."

Mr. Rogan read, "Impact on Adjacent Property Values and Neighborhood Character. Finding: The Variance will not substantially diminish or impair the use and enjoyment of other property in the immediate vicinity, nor will it significantly alter the essential

character of the neighborhood. Fact: The neighboring farm field is not farmed and should that change, this variance will not create any restrictions for entry.”

Mr. Wagner read, “Minimum Variance Necessary. Finding: The variance requested is the minimum deviation necessary to afford relief to the property owner. Fact: The applicant is not seeking to encroach further into the setback than what is necessary to add value to his property.

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 approve the Variance”

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

Mr. Rogan said, “I’ll second.”

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

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

There was no New Business.

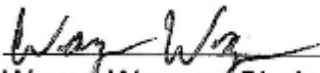
There was no Old Business.

Mr. Wagner made a Motion to Adjourn the Meeting.

Mr. Rogan 2<sup>nd</sup> the motion.

Motion carried by voice vote

The meeting adjourned at 7:28 p.m.



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



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Julie Feller  
Zoning Administrator