

IROQUOIS COUNTY
ZONING BOARD OF APPEALS
September 29th, 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; Alicia Johnson, Onarga Township; Jerome Finley, Middleport Township; Bill Rogan, Douglas Township. Also, in attendance were Julie Feller, Zoning Administrator; Madeline Ussery, Zoning Deputy Clerk; County Board Member Steve Huse; Dominick Lambert with a Rezoning. Members of the public present were Gina Randles, Michael Randles and Rylie Kervunis.

Mr. Wagner asked for a motion to approve the Minutes from the previous meeting. Motion was made by Mr. Rogan and seconded by Ms. Johnson.

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. Dominick Lambert. Mr. Lambert explained he was gifted two acres from his parents who were in attendance and wants to build a home with his fiancé. The home will be a 53 X 53 with an existing 3 stall garage attached. Mr. Lambert mentioned his parents and sister will live by him.

Mr. Wagner stated the board will review the preliminary "Findings of Facts"

Mr. Wagner Read, "The Iroquois County Zoning Board of Appeals, having held a public hearing on this matter pursuant to the requirements of the Iroquois County Zoning Ordinance, hereby submits the following Findings of Fact in support of the recommendation regarding the proposed petition: 1. General Compliance with District Standards. Acreage Threshold: The Iroquois County Zoning Ordinance defines a "Rural Homestead" as a single-family homesite on a tract of 2.00 acres or more. The subject parcel satisfies this exact legal benchmark. Soil Productivity: Per Iroquois County Code, an RH-1 tract must ideally exhibit low-to-moderate agricultural value. The subject 2-acre plot has been evaluated and determined to possess a soil productivity index within permissible county parameters, making it poorly suited for modern, intensive commercial cultivation but highly suitable for a low-density residential use. The applicant will need to provide evidence of payment to Soil and Water."

Mr. Rogan Read, "2. Compatibility of Nearby Property Uses. Existing Surrounding Land Use: The immediate area surrounding 3254 N 1300 East Rd consists of a mix of active agricultural operations and established single-family rural dwellings. Harmonious Integration: Transitioning this 2-acre tract to an RH-1 classification introduces an

inherently compatible use. A single-family residence will not interfere with neighboring farming practices, equipment transit, or existing rural lifestyle dynamics.”

Mr. Finley Read,” 3. Economic Impact and Preservation of Land Value. Diminution of Value: Retaining the restrictive A-1 classification severely diminishes the economic utility of this isolated 2-acre parcel. Modern agricultural equipment cannot efficiently maneuver or farm a tract of this size, rendering it economically unfeasible for commercial crop production. Preservation of Adjacent Values: The construction of a high-quality single-family residence will stabilize and enhance area property values. It will not cause any reduction in valuation or operational capacity for adjacent large-scale farming plots.”

Ms. Johnson Read “4. Public Health, Safety, and General Welfare. Infrastructure Capacity: The proposed single-family home will utilize a private water well and an independent septic system. These facilities will be fully reviewed and permitted by the Iroquois County Public Health Department, preventing any burden on surrounding properties or public infrastructure. Emergency and Traffic Access: The property maintains direct access via 1300 East Road. This public right-of-way provides adequate site visibility and standard ingress/egress to fully accommodate local emergency services, school buses, and residential traffic. Stormwater and Safety Standards: All future construction will strictly adhere to the regional drainage, grading, and environmental standards governed by the county.”

Mr. Wagner Read, “5. Technical Layout & Bulk Requirement Conformity
The proposed building site plan confirms full capability to meet or exceed all standard bulk, area, and setback regulations enforced within the RH-1 Rural Homestead District: Lot Area: 2.00 Acres (Meets the 2-acre county minimum). Front Yard Setback: The proposed residence will sit a minimum of 80 feet from the front property line/road right-of-way. Side Yard Setback: The structure will maintain a minimum side yard clearance of 15 feet on one side and 8 feet on the other from property boundaries. Rear Yard Setback: A clear rear yard buffer of 20 feet will be preserved.”

Mr. Rogan Read, “6. Alignment with the Iroquois County Comprehensive Plan. Orderly Growth: The Iroquois County Comprehensive Plan supports a balanced land-use matrix. It aims to protect sprawling, continuous prime farmland while steering rural housing growth onto small, isolated, or hard-to-farm parcels. Consistent Planning: Granting this RH-1 amendment prevents the fragmentation of larger, contiguous agricultural fields elsewhere in the county. It provides an orderly avenue for rural residential infill along an established roadway infrastructure.”

Mr. Finley Read, “Conclusion and Recommendation- Based on the comprehensive analysis of the LaSalle/Sinclair factors and the specific statutory framework of the Iroquois County Zoning Ordinance, the Zoning Board of Appeals finds that the requested map amendment from A-1 to RH-1 is justified, serves the public interest, and represents the highest and best use of the property. The Iroquois County Zoning Board of Appeals hereby recommends APPROVAL of this petition to the Iroquois County Board.”

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

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

Ms. Johnson 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 Rezoning”

Ms. Johnson stated, “I’ll make the motion to recommend the change for A-1 to RH-1.”

Mr. Rogan said, “I’ll second.”

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

Mr. Lambert 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. Rogan made a Motion to Adjourn the Meeting.

Mr. Finley 2nd the motion.

Motion carried by voice vote

The meeting adjourned at 7:13 p.m.

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

Julie Feller
Zoning Administrator