

VILLAGE OF AVISTON
MINUTES OF THE ZONING BOARD MEETING HELD ON:
Tuesday, February 28, 2023

The regular monthly meeting of the Aviston Zoning Board was called to order at 7:00 p.m. on February 28, 2023, at the Village Hall by Michael Engel. In attendance were Michael Engel, Amelia Morgan, Jan Kapp, Terry Tebbe, Rick Zobrist, Zachary Meyer, Administrator Dave Trame, and Irma Deimeke. Pledge of Allegiance was recited by all.

1. GUESTS:

Leroy Rittgers

2. AGENDA:

Added VIII d) Ameren Sursee Project Update and e) County Public Hearing – Ratermann Property Rezoning Update to the agenda. A motion to approve the agenda was made by Amelia Morgan and seconded by Jan Kapp. Motion carried.

3. MINUTES:

Minutes of January 2023 meeting were available for all to review. A motion to approve the minutes was made by Jan Kapp and seconded by Amelia Morgan. Motion carried.

4. Mr. Rittgers (125 Rosewood Ln) was acknowledged and presented a drawing of lattice work that he's wanting to put on his property where there used to be trees. He is also wanting to go up further than the back of his house. He was given a building permit application and use variance paperwork to fill out and return for consideration.

5. OLD BUSINESS:

a. Current permits: Dave Trame reported: February permits issued: 1 – Miscellaneous. Totals for 2023 are: 4 – Miscellaneous.

b. Follow-up: Fence – Matt Maple. Dave Trame reported that Mr. Maple is to get it surveyed. Dave is working with Mr. Maple.

c. Ordinance changes regarding village use of property: The discussion regarding village use of property referenced the zoning codes of other municipalities. It also was tempered by the fact that the village has the authority to use property as it sees fit. Therefore, the following options were discussed:

a) Make no change to the code understanding the village has the authority to use property as they see fit (Belleville, Albers model)

b) Place language in each district stating the village has the authority to use property in each district (Carlyle, Breese model)

c) Place language in each residential district that village use is a “special use”. (triggering a public hearing). All other districts would be a permitted use (Highland model)

d) Place language in each district that village use is a “special use” triggering a public hearing.

The Zoning Board tentatively recommends option c which would provide an opportunity for residents comments when use is in a residential zone.

d. Ameren Sursee Project: Mike pulled up the map on the computer/TV screen and showed the final projected route. It will be just west of Trenton and coming east along Highline Road to the substation south of Aviston.

e. Public Hearing for Ratermann property. We received a notice of a new county public hearing to be held by the County on March 6th at 6 p.m. The county asked the engineering company to redraw the boundaries of the proposed zoning change. We have no comment.

6. NEW BUSINESS:

a. Restaurant discussion: A meeting was held between the Mayor, Zoning Administrator, Zoning President, 3 members from the restaurant, restaurant advisor, and 2 construction contractors. They would like to use as much of the old building (footings and possibly some walls) as possible. From a planning commission viewpoint, the board would like to see any rebuild to be in conformance with current codes. Our new comprehensive plan, as well as the purpose of the zoning code (Para 14-1-2(A), (B), & (C)) lists goals for improving village property. Reducing non-conformance is paramount.

From a zoning board viewpoint, it appears the current site poses a nuisance situation as described in code 8-2-4(D). If that is the case, then under paragraph 14-6-4(c)2 the structure shall be rebuilt under the current code (conforming).

7. A motion to adjourn the meeting at 7:52 p.m. was made by Jan Kapp, seconded by Amelia Morgan. Motion carried.

Irma Deimeke