

ZONING BOARD MEETING
February 3, 2021
7:30 PM
3137 S Illinois St Belleville, IL 62220
ZONING DESIGNATION REQUEST
MINUTES

This hearing was called to order at 7:32pm by Chairman Lori Rodriguez.

Zoning Board members present were: Tom Incrocci, Mark Parker, Dale Becherer, Tom Schanherr, Leo Simburger, Julie York. Also present were Chairman Lori Rodriguez, Zoning Administrator and Engineer Scott Saeger, Deputy Zoning Administrator Courtney Munie and Attorney Carmen Durso.

Chairman Rodriguez asked for a motion to approve the minutes for the meeting held on November 4, 2020. Motion was made by Tom Incrocci and seconded by Mark Parker. All were in favor, Dale Becherer was unable to be heard over the telephone conference at this time. Motion approved.

Deputy Zoning Administrator Munie read the Public Notice that was published in the Freeburg Tribune on January 14, 2021.

Chairman Rodriguez read the letter sent to surrounding residents and the list of those residents.

Applicant, Joseph Gerold, was sworn in to speak.

Gerold explained that he took over the house once his mother and father passed away. He previously was on well water, that smelled like sulfur. Mr. and Mrs. Gerold decided to put a city water line in for hook up. Gerold at the time did not realize his father was not annexed in to the Village of Smithton. Gerold is asking to be annexed in as Agricultural so he can continue to shoot his guns. Gerold does sight shooting with his guns for hunting and trap shooting, he would not be allowed to do so in the city limits.

Rodriguez opened the floor up to the zoning board to ask any questions or state any concerns.

Incrocci asked what the size of Gerold's property is in terms of acreage or sq footage.

Gerold believes it to be right at an acre.

Incrocci asked how much of the property would Gerold estimate is available to practice shooting. Incrocci is assuming Gerold would not be shooting his guns in the front of the home towards the highway.

Gerold stated at least 50 yards, the area is behind his home. Behind his home is 12 acres that is all grown up with trees and weeds. Gerold believes it is a quarter mile or better if there is even a home behind it.

Incrocci asked if he was currently doing any hunting on his property.

Gerold said no and that he was not living there yet.

Incrocci asked if target practice would extend on his neighbors' property.

Gerold said yes.

Incrocci asked if there was any fencing on his property and were.

Gerold said yes, it is located on the back property line that separates his ground from Sharon Campbell's ground.

Incrocci asked if that was from the west side of Gerold's property.

Gerold said yes.

Incrocci ask Saeger if the water lines would be tapped into the East or West side.

Saeger explained that it would be located on the West side, it will be in Gerold's front yard. They will not have to go under the highway.

Incrocci asked Gerold what hardship is incurred if the property is not approved for maintaining the Agricultural status.

Gerold stated that he did not know. He mentioned to his wife that when they do move out there that he would like to raise some chickens in the backyard for eggs.

Incrocci had no more questions.

Simburger stated that he was looking at Gerold's property on the map. He understood what Gerold had explained and had no other questions at this point.

Schanherr verified with Gerold that Sharon Campbell owned both properties on the South and West of Gerold.

Gerold stated that was correct.

Schanherr asked if there was any berm back there to stop the bullets.

Gerold said yes, once the ground goes across the creek which is about 300 yards it goes up a hill and would be stopped by a berm of about 6 to 7 acres of farm ground.

Schanherr asked if there were any animals back there.

Gerold said only the sheep that you see in the front. The fences are kind of shot in the back, so no animals can be back there.

Schanherr asked Gerold if there was going to be any sale of that property where it could be built on. Schanherr also stated that if Gerold was given the grant and somebody would build back there the grant would obviously be changed.

Gerold stated that he did not know, everything behind his house is low line areas that hold water. If you were to build anything you would need to build more to the South in Gerold's opinion.

Becherer wanted to verify that all the parcels that Gerold owns are going to be annexed into the city at this time.

Gerold said yes, that he only owns one parcel.

Becherer said ok, parcels around your home also.

Gerold said the one to the North is already annexed into Smithton. The parcels on the South and West are not.

*Editor's note: The parcels North, South & West of Gerold's are annexed. The parcel to the east is not.

Parker asked to verify that Gerold said he was not actually living there at this time.

Gerold said correct, he does not have water. He hooked up to the city water line not understanding the concept of what was going on. Gerold has not had water there since October.

Parker asked if Gerold had owned the property for a little bit.

Gerold said he has owned it since 2020. He took it over after his mom passed away, a quick deed was done.

Parker stated that all his other questions were answered, the size of the property, the terrain behind it regarding any type of a barrier to keep any type of a gun from going too far. Parker said in the State of Illinois you are only allowed to hunt with a shot gun or a bow, you cannot use a high powerful rifle.

Gerold said correct.

Rodriquez asked Gerold if he had been practicing shooting and if the neighbor minded it.

Gerold said yes, he has been shooting back there his whole life. Sharon and her son are aware that he does not go on their property. Gerold shoots off his property towards their property.

Rodriquez asked if Mr. Gerold had any technical difficulties or find this negatively impacting him by doing this over the phone.

Gerold said no, it was fine.

Durso stated that the properties North, South & West are annexed into the Village as Agricultural already. So, everything surrounding Mr. Gerold is already agricultural. Durso also stated that the zoning board is just an advisory decision. The regular board will have the final say.

Incrocci asked if the annexation of the property would be reviewed by the zoning board.

Durso responded by saying not to his knowledge.

Schanherr stated he was a little concerned that Gerold is already connected to water. That he must be annexed into the city or he will have to disconnect his water.

Durso stated that Gerold may have a connection, but Gerold is not getting water.

Gerold said yes, that he does not have water yet. He had a company come in and set up a new water system. The company told him he needed to go to Smithton and get a meter. This is when Gerold and Scott discussed that Gerold's father was not annexed into Smithton. Then Gerold started the process of annexation.

A motion was made by Mark Parker and seconded by Tom Schanherr to approve the request for this property to be brought in as Agricultural when it is approved by the full board. Roll call was taken. Mark Parker, yes; Tom Schanherr, yes; Tom Incrocci, abstain; Dale Becherer, yes; Leo Simburger, yes; Julie York, yes. Motion approved.

Meeting continued for 4623 Knab Rd and adjourned at 8:26pm.

