

Mazon Zoning Board Minutes for March 21, 2022

Meeting was held at the Mazon Village Hall 520 Depot Street, Mazon, IL 60444

The meeting opened at 7:02 pm with the pledge of allegiance.

Role Call:

Present, Board Members: Al Pfiefer, Ed Emrich, Harold Webster, Lloyd Bentz, Ron Clavey, Bob Hintze, Lisa Stuart, Zoning Officer: Tim Stiles

Absent, None

Guests: Shannon Stiles

Approval of the December 20, 2021, meeting minutes were presented for review. Ed Emrich made motion to approve minutes, Al Pfiefer second, Al Pfiefer, Yes; Ed Emrich, Yes; Harold Webster, Yes; Lloyd Bentz, yes; Ron Clavey, yes, Bob Hintze, Yes Motion Carried.

Public Comment: None

Old Business:

Zoning Board Secretary Update - Shannon Stiles willing to take over secretary duties, and would be a volunteer, not collecting pay. The board asked to recommend Shannon as Secretary to the Zoning Board to the village board. Lloyd Bentz made motion to recommend, Ron Clavey Second, Al Pfiefer, Yes, Ed Emrich, Yes, Harold Webster, Yes; Lloyd Bentz, Yes; Ron Clavey, Yes; Bob Hintze, Yes. Motion Carried

508 and 510 Center Street – Update. Village Attorney advised in communication with Lisa Stuart that the property owners would need to amend their application to include a zoning text amendment, zoning variance, and likely a zoning map amendment. The owner was advised to find their own legal counsel to help them in the specific requests needed. Lisa advised the board that the owner has until the Thursday before the April 18 board meeting to amend their application. If the application is not amended by then, the Zoning Board will make a recommendation to deny the application as it is currently written.

New Business:

- a. Addresses already collected by Kim.

Zoning Officer:

Review of permits: 504 7th Street, Gutting house full remodel, ASAP for completion. 503 Grundy, mild remodel of the kitchen. Ran a drain and two new water lines, almost complete. Approved by Grundy County for food, permanent permit now. 417 Center, roof repair.

Old Market hasn't made any application for permit yet. Tim attempting to speak with them. Business registration is going through the village for businesses that are in Mazon.

Tim Stiles sending letter to Front Street property for removal of junk from the garage that came down.

Harold Webster made a motion to adjourn, Bob Hintze Second. Al Pfiefer, Yes; Ed Emrich, Yes; Harold Webster, Yes; Lloyd Bentz, Yes; Ron Clavey, Yes, Bob Hintze, Yes. Motion Carried. Adjournment 7:28 pm.