

AGENDA
ZONING BOARD OF APPEALS
Wednesday, November 4, 2020 @ 2:00 p.m.

The meeting can access through the following link:

<https://zoom.us/j/93247768678?pwd=czFQVmpQaFdZbDNsUIYxSFFLUWxZdz09> Meeting ID: 932 4776 8678 Passcode: 661185 which shall also be posted on the County's website at www.co.knox.il.us under "Knox County, IL News." Those who wish to only join via phone may attend by dialing (312) 626-6799, Meeting ID: 932 4776 8678 code 0# 066185#.

Call to Order

1. **Roll Call and Declaration of Quorum**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **PUBLIC COMMENT**
4. **CONSIDERATION OF MINUTES:**

Meeting September 2, 2020

5. **NEW BUSINESS**

Case SV-02-2020, a request for a "Setback Variance," to construct a room addition from the required side setback of 10' reduced down to 0' on the side setback under Section 7.1 of the Knox County Zoning Resolution, in the "R" Rural Res. District Filed by Goodwin Properties LLC.

CORRESPONDENCE:

DISCUSSION:

Case CU-05-2020, a request for a "Conditional Use Permit for Commercial/Recreational Agritainment/Agritourism Operation under section 5.302 (32) of the Knox County Zoning Resolution, in the "A" Agricultural Zoning District. Filed by Prairie Moon Farms, Represented by Miranda Karban, 1467 Illinois Route 97 Knoxville IL. 61448

OLD BUSINESS:

TABLED: Case CU-03-2020, a request for a "Conditional Use" to operate a Craft Grower Facility under Appendix D Recreational Marijuana Ordinance of the Knox County Zoning Resolution, in the "C" Conservation Zoning District and **Case CU-04-2020**, a request for a "Conditional Use," to operate a Transporter, under Appendix D Recreational Marijuana Ordinance of the Knox County Zoning Resolution, in the "C" Conservation Zoning District.

APPROVED: **DEFINITIONS:**

Case AM-01-2020 ADD Agritainment and **Case AM-02-2020 ADD Agritourism-**

ACTION ITEM: Approve Article 5 USE OF PREMISES IS REGULATED

APPROVED: text amendment **ADDITION** to the Knox County Zoning Resolution, under Section 5.2, the “C” Conservation Zoning District, and 5.202 Conditional Uses:

Case AM-03-2020 (21) **Commercial/Recreational Agritainment/Agritourism Operation –**

A commercial, recreational operation at a working farm conducted for the enjoyment and/ or education of visitors that involves agriculturally based operations or activities. Uses may include but not limited to non-farm retail sales/crafts sales such activities as "pick-your-own fruits &/or vegetables," corn mazes, pumpkin patches, farm markets, farm-related gift shop, milk & cheese creameries, children's discovery farms, farm animal petting zoos & school field trips, bus tours as long as proper parking space is in place. Accessory uses may include the sale of food and refreshments for consumption on site. Other farm-related activities could be taken into consideration under this Conditional Use by Zoning Board approval.

APPROVED: text amendment **ADDITION** to the Knox County Zoning Resolution, under Section 5.3, the “A” Apicultural Zoning District, and 5.302 Conditional Uses:

Case AM-03- 2020 (32) **Commercial/Recreational Agritainment/Agritourism Operation – A commercial, recreational operation at a working farm conducted for the enjoyment and/ or education of visitors that involves agriculturally based operations or activities.** Uses may include but not limited to non-farm retail sales/crafts sales such activities as "pick-your-own fruits &/or vegetables," corn mazes, pumpkin patches, farm markets, farm-related gift shop, milk & cheese creameries, children's discovery farms, farm animal petting zoos & school field trips, bus tours as long as proper parking space is in place. Accessory uses may include the sale of food and refreshments for consumption on site. Other farm-related activities could be taken into consideration under this Conditional Use by Zoning Board approval.

APPROVED: CASE AM -04-2020- A request to **REMOVE** the following from the Knox County Zoning Resolution.

Under Section 5.6 in the “B-2” Highway Business District under Permissive Uses,

(1) Remove all conditional uses of the “B” Local Business District.

ADJOURNMENT: