

NOTICE OF PUBLIC MEETING
Menard County Zoning Board of Appeals

Date: Wednesday, February 22, 2017

Time: 7:30 P.M.

Place: Menard County Courthouse, Petersburg, IL

Agenda:

- **CALL TO ORDER**
- **ROLL CALL**
- **APPROVAL OF MINUTES FROM OCTOBER 19, 2016 MEETING**

New Business:

- **ADMINISTRATIVE PUBLIC HEARING:** (Case number 17-01 TA)
APPLICATION THAT SEEKS A TEXT AMENDMET TO REDEFINE ZONING REQUIREMENTS FOR MINIMUM LOT SIZES IN THE AGRICULTURAL AND RURAL RESIDENTIAL DISTRICTS.

6.03(D)(1)

b. Converted farm residences – one (1) acre

c. Non-farm residential use

1. One (1) dwelling unit per thirty (30) acres on soils with a predominant soil productivity index of more than 110; or
2. One (1) dwelling unit upon three (3) acres or more, on soils with a predominant soil productivity index of 110 and lower, per 30 acres of common ownership
 - a. Soil productivity is determined by the “Average Crop, Pasture, and Forestry Productivity Ratings for Illinois Soils” bulletin 810, which is managed by the University of Illinois. Soil classifications will be determined by the current approved USDA/NRCS Menard County Soil Survey.
 - b. Prior to the property being split, the owner must establish the boundaries of the thirty (30) acre property. Record of these splits will be maintained within the zoning and/or assessment office.

6.04(D)(1)

a. All uses unless otherwise specified below – three (3) acres

ADJOURN PUBLIC HEARING
ZONING BOARD OF APPEALS DELIBERATIONS/PREPARATION OF FINDING OF
FACTS/ROLL CALL VOTE ON RECOMMENDATION TO BOARD OF COMMISSIONERS

- **HEARING OF CITIZENS (UNSCHEDULED PUBLIC COMMENTS/REQUESTS, if needed)**
- **ZONING ADMINISTRATOR’S REPORT (If needed)**
- **INDIVIDUAL ZONING BOARD OF APPEALS MEMBER COMMENTS (If needed)**
- **ADJOURN**