

# NOTICE OF PUBLIC MEETING

## Menard County Zoning Board of Appeals

Date: Tuesday, August 26, 2014

Time: 7:00 P.M.

Place: Menard County Courthouse, Petersburg, IL

Agenda:

- CALL TO ORDER
- ROLL CALL
- APPROVAL OF MINUTES FROM NOVEMBER 18, 2013 MEETING

New Business:

- ADMINISTRATIVE PUBLIC HEARING: (Case number 14-01V)

APPLICATION FROM CHARLES & CAROL MULLER, ACTING ON THEIR OWN BEHALF OR WITH LEGAL REPRESENTATION, THAT SEEKS A VARIANCE FROM ARTICLE VI, SECTION 6.06(D)(2)(b) OF THE MENARD COUNTY ZONING ORDINANCE, REQUIRING A MINIMUM LOT WIDTH OF 60 FEET EXTENDING TO A DISTANCE EQUAL TO ANY FRONT SETBACK REQUIREMENT WITH 60 FEET OF FRONTAGE ON A PUBLIC ROAD MEASURED AT THE FRONT SETBACK LINE. THE VARIANCE REQUEST SEEKS A ZERO (0) FEET MINIMUM LOT WIDTH.

THE BRIEF LEGAL DESCRIPTIONS FOR THE PROPERTIES AFFECTED ARE AS FOLLOWS: S18 T18 R6 MID PT SE NW SE NW (EX ROW), S18 T18 R6 SE CORNER SE NW SE NW, S18 T18 R6 (EX E PT STRIP) PT SE 1/4 NW 1/4.

THE PROPERTY IDENTIFICATION NUMBERS ARE 12-18-100-036; 12-18-100-038; 12-18-100-007. THE PROPERTIES ARE LOCATED OFF OF STATE HIGHWAY 123, PETERSBURG, IL.

### ADJOURN PUBLIC HEARING

### ZONING BOARD OF APPEALS DELIBERATIONS/PREPARATION OF FINDING OF FACTS/ROLL CALL VOTE ON FINAL ACTION

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- ADMINISTRATIVE PUBLIC HEARING: (Case number 14-02V)

APPLICATION FROM DENNIS & LOIS HARRISON, ACTING ON THEIR OWN BEHALF OR WITH LEGAL REPRESENTATION OR BOTH, THAT SEEKS A VARIANCE FROM ARTICLE IX, SECTION 9.01(B)(4) OF THE MENARD COUNTY ZONING ORDINANCE, REQUIRING THAT WHEN A NON-CONFORMING USE OF A STRUCTURE, OR STRUCTURE AND LAND IN COMBINATION, CEASES FOR 18 CONSECUTIVE MONTHS OR FOR 18 MONTHS DURING ANY 3 YEAR PERIOD THE STRUCTURE, OR STRUCTURE AND LAND IN COMBINATION, SHALL NOT THEREAFTER BE USED EXCEPT IN CONFORMITY WITH THE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED.

THIS 18 MONTH TIME LIMITATION IS CONSIDERED A BULK REGULATION AND THEREFORE QUALIFIES FOR A VARIANCE REQUEST FROM THE STATED TIMEFRAME. THE VARIANCE REQUEST SEEKS AN 18 MONTH EXTENSION FROM SEPTEMBER 1, 2014.

THE BRIEF LEGAL DESCRIPTION FOR THE PROPERTIES AFFECTED ARE AS FOLLOWS: S26 T18 R7 NORTH PARK SUB-DIV LOT 1 & S26 T18 R7 SE COR E 1/2 NE 1/4. (Aka "Warburton's property")

THE PROPERTY IDENTIFICATION NUMBERS ARE 11-26-206-001 & 11-26-200-007. THE ADDRESS IS 18190 STATE PARK ROAD, PETERSBURG, IL.

### ADJOURN PUBLIC HEARING

### ZONING BOARD OF APPEAL DELIBERATIONS/PREPARATION OF FINDING OF FACTS/ROLL CALL VOTE ON RECOMMENDATION TO BOARD OF COMMISSIONERS

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