

COUNTY OF MENARD)
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STATE OF ILLINOIS)

The Menard County Zoning Board of Appeals (ZBA) met on Thursday, August 3, 2017, at 7:00 p.m., at the Menard County Courthouse in Petersburg, Illinois.

The meeting was called to order and roll call taken with the following ZBA members in attendance: Tom Eldridge, Karen Stott, Steve Wilken and Steve Ozella. ZBA member Barry Bass was absent. A quorum was present. Zoning Administrator Brian Hollenkamp was in attendance and took the minutes.

Minutes from the February 22, 2017 meeting were presented for approval. ZBA member Ozella moved to approve the minutes, as presented. ZBA member Wilken seconded the motion. The motion carried with four “ayes” and one “absent” (Bass).

NEW BUSINESS

ADMINISTRATIVE PUBLIC HEARING: (Case number 17-01V)

APPLICATION FROM GEORGE DYER, THAT SEEKS A VARIANCE FROM ARTICLE VI, SECTION 6.04(D)(1)(a) OF THE MENARD COUNTY ZONING ORDINANCE, REQUIRING A MINIMUM LOT AREA OF 3 ACRES AND ARTICLE VI, SECTION 6.04(D)(2) OF THE MENARD COUNTY ZONING ORDINANCE, REQUIRING A MINIMUM LOT WIDTH OF 200 FEET EXTENDING TO A DISTANCE EQUAL TO ANY FRONT SETBACK REQUIREMENT WITH 200 FEET OF FRONTAGE ON A PUBLIC ROAD MEASURED AT THE FRONT SETBACK LINE. THE VARIANCE REQUEST SEEKS A .70 ACRE LOT SIZE AND 142.21 FEET MINIMUM LOT WIDTH.

The public hearing was opened at 7:02 for comments and considerations to case number 17-01V. There was discussion with Mr. Dyer about the dates of acquisition of the property and what he planned on doing with it. It was stated that there was no new construction planned there, no new entrances to the public road, and no extra traffic created on the public road.

After discussion, ZBA member Wilken moved to approve the findings of fact and recommend approval of the variance application. ZBA member Stott seconded the motion. The motion carried with four “ayes”, and no “nays” and one “absent”.

NEW BUSINESS

ADMINISTRATIVE PUBLIC HEARING: (Case number 17-01MA)

APPLICATION FROM BRUCE KUGLER, ACTING ON THEIR OWN BEHALF OR WITH LEGAL REPRESENTATION, THAT SEEKS REZONING OF PROPERTY HE OWNS FROM RR RURAL RESIDENTIAL TO B-1 DOWNTOWN BUSINESS.

The public hearing was opened at 7:07 for comments and considerations to case number 17-01MA. There was discussion with Mr. Kugler about what he planned on doing with the property if it were to be rezoned. He stated that he was fixing up the existing house. He wanted to sell the house on part of the existing parcel, and sell the remaining parcel as another residential home site.

Several neighbors were in attendance to voice their concern about having another house on that road. They stated that they have had trouble with some of the previous residences in the neighborhood.

Sever board members voiced concern about what else would be allowed on that property if it became Downtown Business. Once rezoned, any allowable use within the Downtown Business District would be allowed on that property.

It was suggested by ZBA member Eldridge that a variance might be a better option for that property. It would be more restrictive and better protect the neighbors and owner. Upon this advice, Mr. Kugler withdrew his application for a map amendment.

As there were no other public comments, ZBA member Wilken moved to close the public hearing. ZBA member Ozella seconded the motion. The motion carried with four “ayes”, no “nays”, and one “absent”.

Unscheduled Public Comments/Requests

No additional public comments were made at the meeting.

Zoning Administrator’s Report

There was no zoning administrator’s report

Individual ZBA Member Comments

There were no ZBA member comments.

Adjournment

As no other business was brought before the Zoning Board of Appeals, ZBA member Ozella moved to adjourn the meeting at 7:34 p.m. ZBA member Stott seconded the motion. The motion carried with four “ayes”, no “nays”, and one “absent”.