

COUNTY OF MENARD)
) SS.
STATE OF ILLINOIS)

The Menard County Zoning Board of Appeals (ZBA) met on Thursday, September 7, 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, Barry Bass and Steve Ozella. ZBA member Steve Wilken was absent. A quorum was present. Zoning Administrator Brian Hollenkamp was in attendance and took the minutes.

Minutes from the August 3, 2017 meeting were presented for approval. ZBA member Ozella moved to approve the minutes, as presented. ZBA member Stott seconded the motion. The motion carried with four “ayes” and one “absent”.

NEW BUSINESS

ADMINISTRATIVE PUBLIC HEARING: (Case number 17-02V)

APPLICATION FROM BRUCE KUGLER, ACTING ON THEIR OWN BEHALF OR WITH LEGAL REPRESENTATION, 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. THE VARIANCE REQUEST SEEKS A 1.87 ACRE LOT SIZE.

The public hearing was opened at 7:01 for comments and considerations to case number 17-02V. Mr. Kugler spoke about his intentions with the variance request. He stated that he wanted the property split one time to create another buildable residential lot.

Several neighbors were in attendance to voice their concerns. They questioned if a variance was a good use here. It was stated that granting this variance would not keep in line with the intent of the zoning ordinance.

ZBA Member Ozella moved to close the public hearing. ZBA member Stott seconded the motion. The public hearing closed at 7:38.

Discussion occurred between the board members about whether a variance was appropriate in this situation. It was stated that there is not a hardship to the property in question because it is currently being used as a residential property. The inability to create a second residential lot is not a hardship.

ZBA Member Stott moved to approve and accept the finding of fact. There was no second and the motion was not brought to a vote. ZBA member Bass moved to deny the application for a variance. ZBA member Ozella second the motion. The motion carried with three “ayes”, one “nay” and one “absent”.

Unscheduled Public Comments/Requests

A local resident spoke about some issues he had with a neighbor and how they could be resolved.

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 8:05 p.m. ZBA member Bass seconded the motion. The motion carried with four “ayes”, no “nays”, and one “absent”.