

COUNTY OF MENARD)
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STATE OF ILLINOIS)

The Menard County Zoning Board of Appeals (ZBA) met on Monday, April 25, 2016, at 7:00 p.m., at the Menard County Courthouse in Petersburg, Illinois.

Chairperson Tom Eldridge called to reconvene the meeting from February 29, 2016 and took the roll call with the following ZBA members in attendance: Tom Eldridge, Karen Stott, Steve Ozella, and Barry Bass. ZBA member Steve Wilken was absent. A quorum was present. Zoning Administrator Brian Hollenkamp was in attendance and took the minutes.

NEW BUSINESS

ADMINISTRATIVE PUBLIC HEARING: (Case number 16-01V)

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 MARCH 1, 2015.

Dennis and Lois Harrison were present to represent themselves to give an overview of their application. Chairperson Eldridge opened the public hearing at 7:02 p.m. to give consideration to case number 16-01V. The Harrisons had no new information to add from the last meeting.

There was an explanation of why the ZBA had to reconvene the last meeting. The application was passed as a Special Use instead of a Variance.

As there were no other public comments, ZBA member Bass moved to close the public hearing at 7:06 p.m. ZBA member Stott seconded the motion. The motion carried with four “ayes” and one absent.

ZBA member Bass withdrew the motion of approving the Special Use Permit. There was a motion from ZBA member Stott to approve the findings of fact and recommended approval the variance which extends for 18 months to continue as a restaurant. ZBA member Ozella seconded the motion. The motion carried with four “ayes” 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 7:19 p.m. ZBA member Stott seconded the motion. The motion carried with four "ayes" and one "absent" (Bass).