

# NOTICE OF PUBLIC MEETING

## Menard County Zoning Board of Appeals

Date: Thursday, September 1, 2011

Time: 7:00 P.M.

Place: Menard County Courthouse, Petersburg, IL

### Agenda:

- CALL TO ORDER
- ROLL CALL
- APPROVAL OF MINUTES FROM AUGUST 10, 2011 MEETING

### New Business:

- **ADMINISTRATIVE PUBLIC HEARING:** (Case number 11-05V) PETERSBURG PLUMBING & HEATING, INC., CORPORATE OFFICERS MILO H. VOGT (16788 OAKLAND HILL, PETERSBURG, IL), MILO F. VOGT III (16788 OAKLAND CEMETERY ST. PETERSBURG, IL), JODY R. ALDERMAN (19470 ALDERMAN LANE, PETERSBURG, IL), WITH MILO H. VOGT & MILO F. VOGT III OWNING 20% OR MORE OF ALL OUTSTANDING STOCK, ACTING ON THEIR OWN BEHALF OR WITH LEGAL REPRESENTATION, HAVE APPLIED TO SEE A VARIANCE FROM THE FOLLOWING:

ARTICLE VI, SECTION 6.03(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 55.76 FEET MINIMUM LOT WIDTH/PUBLIC ROAD FRONTAGE REQUIREMENT.

THE BRIEF LEGAL DESCRIPTION FOR THE PROPERTIES AFFECTED IS AS FOLLOWS: PART OF THE SE ¼, S36, T19N; AND PART OF S1 AND THE WEST HALF OF S12, T18N; ALL IN R7 WEST, 3<sup>RD</sup> P.M., CONTAINING 219.552 ACRES, MORE OR LESS. THE PROPERTIES ARE LOCATED AT THE NORTH END OF CLARY ST., 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 11-06V) DENNIS & LOIS HARRISON, ACTING ON THEIR OWN BEHALF OR WITH LEGAL REPRESENTATION OR BOTH, HAVE APPLIED TO SEEK A VARIANCE FROM THE FOLLOWING:

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, 2011.

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 ½ NE ¼. (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 APPEALS DELIBERATIONS/PREPARATION OF FINDING OF FACTS/ROLL CALL VOTE ON FINAL ACTION

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- 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