

NOTICE OF PUBLIC MEETING

Menard County Zoning Board of Appeals

Date: Wednesday, August 10, 2011

Time: 7:00 P.M.

Place: Menard County Courthouse, Petersburg, IL

Agenda:

- **CALL TO ORDER**
- **ROLL CALL**
- **APPROVAL OF MINUTES FROM JUNE 15, 2011 MEETING**

New Business:

- **LEGISLATIVE PUBLIC HEARING:** (Case number 11-01MA) ZONING MAP AMENDMENT APPLICATION FROM RONALD POND TO RE-ZONE PROPERTY HE OWNS LOCATED AT 501 N. YATES ST., TALLULA, IL. THE BRIEF LEGAL DESCRIPTION OF THE PROPERTY IS AS FOLLOWS: PART OF LOT 13, COUNTY CLERK'S PLAT #3, SOUTHEAST ¼, SECTION 1, TOWNSHIP 17 NORTH, RANGE 6 WEST OF THE 3RD PRINCIPAL MERIDIAN, CONTAINING 7 ACRES, MORE OR LESS. THE PROPOSAL IS TO AMEND THE CURRENT ZONING OF THE PROPERTY FROM B-1 DOWNTOWN BUSINESS TO RURAL RESIDENTIAL.

ADJOURN PUBLIC HEARING

ZONING BOARD OF APPEAL DELIBERATIONS/ROLL CALL VOTE ON RECOMMENDATION TO BOARD OF COMMISSIONERS

- **ADMINISTRATIVE PUBLIC HEARING:** (Case number 11-04V) APPLICATION FROM MICHAEL BLASKO, ACTING ON HIS OWN BEHALF OR WITH LEGAL REPRESENTATION, THAT SEEKS A VARIANCE FROM 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 SIXTY (60) FEET MINIMUM LOT WIDTH. THE BRIEF LEGAL DESCRIPTION FOR THE PROPERTY AFFECTED IS AS FOLLOWS: S21 T18 R6 W PT NW NE, CONTAINING 11.0 ACRES, MORE OR LESS. THE PROPERTY IDENTIFICATION NUMBER IS 12-21-200-008. THE PROPERTY IS LOCATED AT 21445 INDIAN POINT AVE., PETERSBURG, IL.

ADJOURN PUBLIC HEARING

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

- **LEGISLATIVE PUBLIC HEARING:** TEXT AMENDMENTS ARE BEING PROPOSED BY THE COUNTY TO AMEND ZONING REQUIREMENTS TO PROVIDE FOR THE FOLLOWING:

DEFINITIONS

- AMEND ARTICLE III, SECTION 3.01 TO PROVIDE AN AMENDED DEFINITION OF BED & BREAKFAST WITH THE FOLLOWING LANGUAGE BEING CONSIDERED FOR ADOPTION "AS IS" OR WITH MODIFICATION: Bed and Breakfast. A building, or portion thereof, providing accommodations for a charge to the public with no more than 5 guest rooms for rent, in operation for more than 10 nights in a 12 month period, where breakfast or other meals may be provided to the guests only. Bed and Breakfast establishments shall not include motels, hotels, boarding houses, or food service establishments.

A-AGRICULTURE DISTRICT

- AMEND ARTICLE VI, SECTION 6.03 TO PROVIDE BED AND BREAKFAST ESTABLISHMENTS AS A PERMITTED ACCESSORY USE TO THE PRINCIPAL USES OF PROPERTY "FARMS". "CONVERTED FARM RESIDENCES" & "SINGLE FAMILY DWELLINGS"

RR-RURAL RESIDENTIAL DISTRICT

- AMEND ARTICLE VI, SECTION 6.04 TO PROVIDE BED & BREAKFAST ESTABLISHMENTS AS A PERMITTED ACCESSORY USE TO THE PRINCIPAL USE OF PROPERTY "FARMS" & "SINGLE FAMILY DWELLINGS"

ADJOURN PUBLIC HEARING

ZONING BOARD OF APPEALS DELIBERATIONS/ROLL CALL VOTE ON RECOMMENDATIONS TO BOARD OF COMMISSIONERS

- **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**