

COUNTY OF MENARD)
) SS.
STATE OF ILLINOIS)

The Menard County Zoning Board of Appeals (ZBA) met on March 10, 2011 at 7:00 p.m., at the Menard County Courthouse, Petersburg, Illinois. Zoning Board of Appeals members Tom Eldridge, Karen Stott, Barry Bass, Steve Ozella and Steve Wilken were present. A quorum was present. Zoning Administrator Steve Duncan was also present.

Chairperson Tom Eldridge called the meeting to order at 7:00 p.m.

Minutes from the May 3, 2010 meeting were presented for approval. ZBA member Ozella moved to approve the minutes, as presented. ZBA member Bass seconded the motion. The motion carried unanimously.

NEW BUSINESS

ADMINISTRATIVE PUBLIC HEARING: (Case number 11-01V) Debra K. Davis acting on her own behalf and with legal representation (Jerry Tice), application for a variance from the following: Article VI, Section 6.03(D)(2) Agriculture Zoning District Regulations; Subparagraph (D) "Bulk Regulations"; (2) "Minimum Lot Width: 200' extending to a distance equal to any front setback requirement with 200' of frontage on a public road measured at the front setback line. Roadside produce stands shall have no minimum lot width." The request was to reduce the minimum lot width from 200 feet to 167.85 feet. This property is located in the Agriculture Zoning District. The brief legal description for the property affected by the variance request is as follows: S19 T17 R7 NW 1/4, containing 141.0 acres, more or less. This property is located at 11011 Schone Street. The property identification number is 16-19-100-001.

Chairperson Eldridge opened the public hearing to give consideration to Debra K. Davis's variance request for the purpose of reducing the minimum lot width from 200 feet to 167.85 feet so as to create a new parcel off of parcel/property identification number 16-19-100-001, located in the A-Agriculture zoning district.

Chairperson Eldridge swore-in Jerry Tice, attorney representing Ms. Davis. Chairperson Eldridge informed that the variance request did not appear to be necessary as the plat of survey that had been prepared and submitted showed compliance with the minimum lot width requirement and showed 229.46 feet of minimum lot width and not 167.85 feet as submitted by the applicant. Chairperson Eldridge asked Mr. Tice if the applicant agreed with this point and the plat of survey information. Mr. Tice said that his client and he agreed that there was actually 229.46 feet of minimum lot width and the variance request was not necessary.

As there were no other public comments, ZBA Member Wilken moved to adjourn the public hearing at 7:03 p.m. ZBA Member Stott seconded the motion. The motion carried unanimously.

ZBA Member Bass moved that the variance was not necessary per the plat of survey submitted with the application for a variance, that there was 229.46 feet of minimum lot width/public road frontage (along Schone Street) and that a simple error had been made in reading the plat of survey that led to an assumption that only 167.85 feet of minimum lot width/public road frontage was present and thus a variance was needed. ZBA Member Ozella seconded the motion. The motion carried unanimously.

Unscheduled Public Comments/Requests

There were no unscheduled public comments/requests.

Zoning Administrator's Report

Zoning Administrator Duncan informed that there would likely be a need to have a meeting in the future to give consideration to various text amendments to the County zoning ordinance.

Individual ZBA Member Comments/Requests

There were no comments/requests

Adjournment

As no other business was brought before the Zoning Board of Appeals, ZBA member Ozella moved to adjourn the meeting at 7:08 p.m. ZBA member Bass seconded the motion. The motion carried unanimously.