

# NOTICE OF PUBLIC MEETING

## Menard County Zoning Board of Appeals

**Date:** Tuesday, January 19, 2010

**Time:** 7:00 P.M.

**Place:** Menard County Courthouse, Petersburg, IL

**Agenda:**

- **CALL TO ORDER**
- **ROLL CALL**
- **APPROVAL OF MINUTES FROM NOVEMBER 17, 2009 MEETING**

**New Business:**

- **ADMINISTRATIVE PUBLIC HEARING:** (Case number 10-01V) JAMES A. CLINE, ACTING ON HIS OWN BEHALF OR WITH LEGAL REPRESENTATION OR BOTH, HAS APPLIED TO SEEK 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 is to reduce the minimum lot width from 200 feet to 70 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: S10 T18 R6 E ¼ NW NW, containing 30.0 acres, more or less.

This property is located at 18849 Cline Street. The property identification number is 12-10-100-002.

### **ADJOURN PUBLIC HEARING**

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

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- **LEGISLATIVE PUBLIC HEARING:** Text Amendments are being proposed by the County to amend zoning requirements. Following is a list of proposed changes:

**A-AGRICULTURE DISTRICT**

- AMEND ARTICLE IV, SECTION 6.03(C)(1)(a) "AGRI-BUSINESS" TO PROVIDE FOR LAWN & LANDSCAPING SERVICES BUSINESSES (MAY INCLUDE GREENHOUSE, NURSERY & OTHER ASSOCIATED BUSINESS) TO BE PROVIDED FOR BY SPECIAL USE PERMIT ONLY. LAWN & LANDSCAPING SERVICES BUSINESSES ARE NOT CURRENTLY ALLOWED.

**RR-RURAL RESIDENTIAL DISTRICT**

- AMEND ARTICLE IV, SECTION 6.04(C) TO PROVIDE FOR LAWN & LANDSCAPING SERVICES BUSINESSES (MAY INCLUDE GREENHOUSE, NURSERY & OTHER ASSOCIATED BUSINESS) TO BE PROVIDED FOR AS A PRINCIPAL USE OF PROPERTY & BY SPECIAL USE PERMIT ONLY. LAWN & LANDSCAPING SERVICES BUSINESSES ARE NOT CURRENTLY ALLOWED.
- AMEND ARTICLE IV, SECTION 6.04(D)(1) "MINIMUM LOT AREA" TO ESTABLISH A ONE ACRE MINIMUM LOT AREA FOR LAWN & LANDSCAPING SERVICES BUSINESSES, WHEN A PRINCIPAL USE OF PROPERTY.

**B-1 DOWNTOWN BUSINESS DISTRICT**

- AMEND ARTICLE IV, SECTION 6.07(B) TO PROVIDE FOR LAWN & LANDSCAPING SERVICES BUSINESSES (MAY INCLUDE GREENHOUSE, NURSERY & OTHER ASSOCIATED BUSINESS) TO BE PROVIDED FOR AS A PERMITTED USE. LAWN & LANDSCAPING SERVICES BUSINESSES ARE NOT CURRENTLY ALLOWED.

**B-2 HIGHWAY BUSINESS DISTRICT**

- AMEND ARTICLE IV, SECTION 6.08(B) TO PROVIDE FOR LAWN & LANDSCAPING SERVICES BUSINESSES (MAY INCLUDE GREENHOUSE, NURSERY & OTHER ASSOCIATED BUSINESS) TO BE PROVIDED FOR AS A PERMITTED USE. LAWN & LANDSCAPING SERVICES BUSINESSES ARE NOT CURRENTLY ALLOWED.

**SPECIAL USE REGULATIONS**

- AMEND ARTICLE X, SECTION 10.01(D)(2)(f) TO PROVIDE FOR SPECIFIC STANDARDS FOR LAWN & LANDSCAPING SERVICES BUSINESSES APPLYING FOR A SPECIAL USE PERMIT

**ADJOURN PUBLIC HEARING**

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

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- **UNSCHEDULED PUBLIC COMMENTS/REQUESTS (If needed)**
- **ZONING ADMINISTRATOR'S REPORT (If needed)**
- **INDIVIDUAL ZONING BOARD OF APPEALS MEMBER COMMENTS (If needed)**
- **ADJOURN**