

# NOTICE OF PUBLIC MEETING

## Menard County Zoning Board of Appeals

Date: April 23, 2012

Time: 7:00 P.M.

Place: Menard County Courthouse, Petersburg, IL

### Agenda:

- CALL TO ORDER
- ROLL CALL
- APPROVAL OF MINUTES FROM MARCH 1, 2012 MEETING

### New Business:

- **ADMINISTRATIVE PUBLIC HEARING:** (Case number 12-01V) VINTAGE AG ASSOCIATION, ACTING ON THEIR OWN BEHALF OR WITH LEGAL REPRESENTATION OR BOTH, THAT SEEKS A VARIANCE FROM ARTICLE VI, SECTION 6.08(D)(3)(d) OF THE MENARD COUNTY ZONING ORDINANCE, REQUIRING A MINIMUM, STRUCTURE SETBACK OF ONE HUNDRED TWENTY-FIVE (125) FEET (FROM CENTER OF ILL. ROUTE 97) IN THE B-2 HIGHWAY BUSINESS ZONING DISTRICT. THE VARIANCE REQUEST SEEKS A ONE HUNDRED-FIVE (105) FEET STRUCTURE SETBACK FOR BUILDING CONSTRUCTION. THE BRIEF LEGAL DESCRIPTION FOR THE PROPERTY AFFECTED IS AS FOLLOWS: S10 T18 R7 N OF RT 97 PT MID PT E SIDE W ½ SE, CONTAINING 0.95 ACRES, MORE OR LESS. THE PROPERTY IDENTIFICATION NUMBER IS 11-10-400-007.

### 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 12-02V) LARRY & BONNIE FRICKE, ACTING ON THEIR OWN BEHALF OR WITH LEGAL REPRESENTATION OR BOTH, THAT SEEKS A VARIANCE FROM ARTICLE VI, SECTION 6.03(D)(3)(a) OF THE MENARD COUNTY ZONING ORDINANCE, REQUIRING A MINIMUM, FRONT YARD SETBACK OF ONE HUNDRED (100) FEET (FROM CENTER OF FAIRGROUNDS ST.) IN THE A-AGRICULTURE ZONING DISTRICT. THE VARIANCE REQUEST SEEKS A FORTY-SIX & ONE-HALF (46.5) FEET FRONT YARD SETBACK FOR BUILDING CONSTRUCTION.

THE BRIEF LEGAL DESCRIPTION FOR THE PROPERTY AFFECTED IS AS FOLLOWS: S27 T19 R7 N OF RD NW COR NE NE, CONTAINING 3 ACRES, MORE OR LESS. THE ADDRESS IS 21934 FAIRGROUNDS ST., PETERSBURG, IL. THE PROPERTY IDENTIFICATION NUMBER IS 06-27-200-008.

### 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 ADOPT NEW ZONING REGULATIONS PERTAINING TO MOBILE & MANUFACTURED HOMES. ARTICLE VI, SECTION 6.13. THE PROPOSED REGULATIONS SHALL READ AS FOLLOWS:

§6.13 MOBILE AND MANUFACTURED HOME REGULATIONS.

A. Purpose and Intent

The following regulations are established to provide minimum standards for the placement of mobile home dwelling units and manufactured homes (not modular homes) in Menard County. Refer to each specific zoning district for permissibility of mobile homes. Mobile homes are not authorized in any district which does not list mobile homes as a principal use or special use. For the purposes of this ordinance, the terms “mobile home” and “manufactured home” are synonymous.

B. Placing a mobile home dwelling unit in Menard County

1. The following requirements and standards must be met when placing a mobile home in Menard County:

Double-wide Mobile & Manufactured Home

- a) Minimum of a double-wide (multi-sectional) in the Rural Residential, B-1 Downtown Business District, and B-2 Highway Business District with the exception of the corporate boundaries of the Village of Tallula where single-wide manufactured/mobile homes shall be allowed.
- b) Constructed and/or manufactured within 15 years prior to the application for zoning permit
- c) Pitched roof
- d) Horizontal siding
- e) Tongue, hitch, and wheels removed
- f) Skirting in place

Single-wide Mobile & Manufactured Home

- a) Constructed and/or manufactured within 15 years prior to the application for zoning permit
- b) Tongue, hitch and wheels removed
- c) Skirting in place

C. Replacement of existing mobile home dwelling units

1. The following regulations apply when replacing an existing mobile home in Menard County:

- a) An existing single-wide, in any zoning district, may be replaced with a single-wide of equal or larger size and must meet the applicable regulations of §6.13B(1)
- b) Single-wides replaced with double-wides must meet the applicable regulations of §6.13B(1)
- c) An existing double-wide may be replaced with a double-wide of equal or larger size and must meet the applicable regulations of §6.13B(1)
- d) Have a minimum 500 square feet of inside living area exclusive of any decks and porches and be suitable for occupancy for one or more persons

- e) Comply with the applicable ordinances within the municipality in which the mobile home is to be located which regulate or otherwise provide for conditions regarding placement of a mobile home and/or trailer coach dwelling unit within the corporate limits of such municipality.
- f) Setback standards shall not be required to be met if the replacement mobile home is being relocated where existing utilities have been previously established, e.g., septic and well systems.
- g) Complete any forms as required by this code and submit any required fees.

**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**
  - **ZONING ADMINISTRATOR'S REPORT**
  - **INDIVIDUAL ZBA MEMBER COMMENTS**
  - **ADJOURN**