

COUNTY OF MENARD        )  
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STATE OF ILLINOIS        )

The Menard County Zoning Board of Appeals (ZBA) met on Thursday, September 16th 2021, at 6:00 p.m., at the Menard County Courthouse in Petersburg, Illinois.

The meeting was called to order and roll call was taken with the following ZBA members in attendance: Tom Eldridge, Karen Stott, Steve Ozella, Dan Robertson and Steven Wilken. District # 9 Road Commissioner, Eric Golden was present. Jayme Ray, Zoning Deputy and Dara Worthington, County Coordinator were also present.

Minutes from the March 29<sup>th</sup>, 2021 meeting were presented for approval. ZBA member Steve Wilken moved to approve the minutes, as presented. ZBA member Wilken seconded the motion. The motion carried with five “ayes”, no “nays”.

**NEW BUSINESS**

**ADMINISTRATIVE PUBLIC HEARING:** (Case number 21- 10V)

APPLICATION FROM ERIC AND GAIL ADAMSKI SEEKING RELIEF FROM THE MENARD COUNTY ORDINANCE, REQUIRING A MINIMUM OF 200 FEET OF PUBLIC ACCESS ROAD. THE VARIANCE REQUESTS SEEKS A 25 FEET LOT WIDTH AT THE PUBLIC ACCESS ROAD. ERIC AND GAIL ADAMSKI ARE ALSO SEEKING RELIEF FROM THE MENARD COUNTY ZONING ORDINANCE, REQUIRING A MINIMUM LOT AREA OF 5 ACRES. THE VARIANCE REQUEST SEEKS APPROVAL OF THE SALE OF A LOT SLIGHTLY SMALLER THAN 5 ACRES.

APPLICATION FROM PAUL AND NICOLE HULL SEEKING RELIEF ON THE FRONT YARD SETBACK REQUIREMENT FOR THE PLACEMENT OF A 2009 DUTCH MOBILE/MODULAR HOME. THE APPLICANT IS SEEKING TO PLACE THE STRUCTURE LESS THAN 50 FEET FROM THE FRONT YARD SETBACK, INSTEAD OF THE BULK REGUALTION REQUIREMENT IN THE RURAL RESIDENTAL ZONING DISTRICT, WHICH REQUIRES SUCH A S STRUCTURE TO BE A PLACED AT A MINIMUM OF 50 FOOT FROM THE PROPRTY LINE TO BUILDING LINE.

The public meeting hearing was opened for comments and considerations to case number 21-10V.

Gail Adamski was sworn in. Gail asked for permission to cut their property in “half” with the southern parcel (approx 28 acres) consisting of their home and shop and the northern parcel (approx 30 acres) consisting of the Bed & Breakfast and events venue. Also, they are seeking consideration to cut out a portion of less than 5 acres creating a third parcel. A legal easement will be required for parcels.

After discussion, which included the direction that they must obtain a legal easement, Karen Stott moved to approve, Dan Robertson seconded the motion. The motion carried with five “ayes”, and no “nays”

**ADMINISTRATIVE PUBLIC HEARING:** (Case Number 21-11V)

Paul and Nicole Hull were both sworn in. The Hull's stated they purchased the property in 2015 with a previous unidentified zoning officer having stated to them that it was ok to bring mobile home to property without a permit. The Hulls applied for a 911 address at which time it was discovered that there was no building permit that had been applied for and that a variance application was needed for the needed setback and lack of 200' frontage road.

Discussion ensued with many issues noted including: What are the repercussions for someone placing a structure without prior approval?, What should the consequences be?, and Should there be consequences for such actions? It was noted that the board believes this incident to be unintentional. It was the consensus of the board that the permit process should change in order to avoid any other problems such as this. This new process should include proof of septic permit from Sangamon County, contact with the appropriate road district commissioner and notification of county commissioner.

Road Commissioner Eric reported that the driveway meets safety recommendations and site lines.

After discussion, Steve Wilken moved to approve, Dan Robertson seconded the motion. The motion carried with five "ayes" and no "nays".

**Unscheduled Public Comments/Requests**

**New Business:**

**Zoning Administrator's Report**

There was no zoning administrator's report

**Individual ZBA Member Comments**

It was reiterated that a text amendment is needed for all future zoning/building permits to be issued.

**Adjournment**

As no other business was brought before the Zoning Board of Appeals, Steve Ozella moved to adjourn the meeting at 6:53 p.m. Dan Robertson seconded the motion. The motion carried with five "ayes", no "nays".