

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF MENARD    )

The Menard County Zoning Board of Appeals (ZBA) met on Thursday, April 28<sup>th</sup>, 2022 at 6:30 pm, at the Menard County Courthouse in Petersburg, IL.

The meeting was called to order and roll call taken by Chairmen Tom Elderidge. The following ZBA members were in attendance: Dan Robertson, Steve Wilken, Steve Ozella, Karen Stott. Jayme Ray, Zoning Deputy was present and recorded minutes.

Applicant, Babe Hill and nearby property owners Valerie Taylor and David Berry were also present.

Minutes from April 18<sup>th</sup>, 2022 were presented. ZBA member Steve Ozella approved the minutes, Steve Wilken seconded the motion. The motion carried with 5 “ayes”, no “nays”.

**NEW BUSINESS:**

**ADMINISTRATIVE PUBLIC HEARING: (CASE NUMBER 22-2TA)**

APPLICATION FROM BABE HILL, ACTING ON THEIR OWN BEHALF OR WITH LEGAL REPRESENTATION, REQUESTING A TEXT AMENDMENT TO ALLOW SEASONAL AGRI-TOURISM INTO THE RURAL RESIDENTIAL ZONED DISTRICT.

The public meeting was opened for comments and considerations for Case Number 22-2TA at 6:32pm.

Babe Hill represented herself to give an overview of her text amendment application. Babe currently has 79 acres at 20387 Gudge Ave. She would like to use approximately 3 acres, once monthly during the warmer months to invite small vendors of many sorts, such as food, small business, live music, etc. from 10am- 3pm. Vendors only would be allowed to camp on her property for easily accessible set up. Other vendors will have the option to set up as early as 6am. Eventually, Babe would also like to interpret a produce and animal swap into the event. She would like to see this grow into a “blue grass festival”, that holds educational value as well.

Neighbors Valerie Talyor and David Berry were present to seek clarification on the Text Amendment definition and voice their live music concerns.

One concern from the ZBA members had alcohol sales/insurance. In discussion, Babe changed course of action to hinder away from use of any alcohol on her property.

After discussion, Zoning Board of Appeals moved to Recommend the Text Amendment with stipulations to Board of Commissioners.

Agri-tourism Activities:

Such as agricultural and horticultural fairs, displays, shows, exhibits, markets, and limited entertainment associated with the above activities.

Steve Ozella moved to close the public meeting. Steve Wilken seconded the motion. The motion carried with the five “ayes”, no “nays”. Public meeting closed at 7:03 pm.

**UNSCHEDULED PUBLIC COMMENTS/REQUESTS**

**ZONING DEPUTY'S REPORT**

**INDIVIDUAL ZBA MEMBER COMMENTS**

**ADJOURNMENT**

As no other business was brought before the Zoning Board of Appeals, ZBA member Steve Ozella moved to adjourn the meeting at 7:16 pm, Tom Elderidge seconded the motion. The motion carried with a unanimous vote.