

# Menard County Zoning Board of Appeals

## MINUTES September 25, 2025

A regular meeting of the Menard County Zoning Board of Appeals was held on Thursday, September 25, 2025 at 6:00 p.m., at the Menard County Courthouse, Petersburg, Illinois. The meeting was called to order at 6 p.m. by Dan Robertson, Chair.

**A. THE PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

MEMBERS PRESENT: Karen Stott, Dan Robertson, Steve Ozella, Chris Becker

MEMBERS ABSENT (note if excused): Steve Wilken absent.

OTHERS PRESENT: Zoning Administrator Joseph Crowe.

**C. MINUTES**

Minutes from the Thursday, May 30, 2024 meeting were presented for approval.

MOTION: To approve the minutes as presented. ZBA Member Ozella motion, ZBA Member Stott second.

ROLL CALL

  3   in Favor: Karen Stott, Steve Ozella, Chris Becker

  0   Opposed:

MOTION CARRIED

**D. PUBLIC COMMENT** – There was no additional public comment.

**E. OLD BUSINESS** – There was no old business to be discussed.

**F. NEW BUSINESS** – There was no new business to be discussed.

## H. ADMINISTRATIVE HEARING

Zoning Administrator Crowe introduced the case by stating:

### ROSALIE E INGRAM, CLINT AND SHAUNA INGRAM SUBMITTED APPLICATION ON THEIR OWN BEHALF OR WITH COUNSEL SEEKING A VARIANCE FOR THE FOLLOWING:

Case 25-01V, Ingram - Rosalie E., Clint, and Shawna Ingram are seeking to relax roadway frontage requirement of the Menard County Zoning Ordinance, specifically, Section 6.03, the A-Agricultural District, subsection (D), Bulk Regulation item #2, minimum lot width of 200 feet, situated along the Athens Blacktop, just outside of the municipal city limits of Athens, Illinois, otherwise known as 13380 Post Street.

The filed application, requests a variance to section 6.03 from 200 feet to approximately 159.15 feet per file survey of Hans Distelhorst, the surveyor of record. Item number 2025-0024-3388.

All members of the board should have received copies of that survey along with the application filed.

Mr. and Mrs. Ingram requested zoning office approval for a converted farm residence split of approximately 4.62 acres from a larger 64-acre parcel of productive farm ground and a small amount of timberland. Soil PI of the remaining 59 acres of farm ground is approximately 110 and the presence of a 3-acre homestead makes it impractical to obtain the roadway frontage without creating an odd-shaped parcel.

I would offer as exhibits A, B, and C, a signed certification and mailing to meet our 400-foot requirement of notifying neighbors along with that the certificate of publication that it ran in the both editions of the paper of record in the county. Item B would be their case file that I currently have. I would offer the whole case file with all the originals of all of that. And item C which is an email document from Mr. Steve DiGiovanna Jr. and Sr. in favor of this variance request.

### Public Hearing Opened

Chairman Robertson swore in the parties to the case and began with Mr. Clint Ingrams comments. He explained "that what we are looking at is segregating the farmstead from the farmland. So, it is not currently in production. And even before we moved in there, that area was a pasture. It was not tillable land.

So, what we are looking at is just taking that strip where the driveway is and it is between two other parcels that are already split off and not owned by us, and making that part of the homestead. So that is where our variance comes in is up there at the front. I guess the west side of the property there is only 159 feet and a little bit of change. And so the only way to get 200 feet would actually to be to go around this house (that is not owned by Ingrams) to the south that is about three acres and come out to the road there as well which kind of makes it really weird looking parcels so from a layman's terms it looks like this would be you know match everything else that's on the road and be the most straightforward way to split.

Mrs. Shauna Ingram followed by stating; "that it was always part of Clint's parents' property. And so, Clint's father passed away two years ago, and his mom, while she is still with us, we are just trying to help her kind of clean up the estate as best as possible so that there is not as much, I do not know if the word's confusion or... Deliberation later?"

Chairman Robertson inquired if there was anything else Mr or Mrs. Ingram would like to add before the board questions? With nothing further, ZBA member Ozella inquired about the home and outbuilding on the parcel, Mr. Ingram responded "We've been there, well, we broke ground on the house in '11, yeah, 11. So we have been there, we have moved in in '12, so we have been there about 13 years, 14 years. A short

discussion ensued regarding the surrounding parcels being owned by the same family. With no further questions directed to the Ingrams, Chairman Robertson asked Zoning Administrator Crowe about any roadway issues, he explained “the county engineer and I spoke and he has no issues with the roadway there and the driveway is also good so no sight line issues. He went on, “I know it does come up from the there's a hill down there as it comes into Athens and you kind of go into a big sweeping corner there but there, the sight lines are good on the corner in both directions”. “There is an existing driveway it's been used and nothing new right and they live there for 10 years 13 years with no issues as far as sight lines”.

Chairman Robertson then closed the public discussion.

Menard County Zoning Board of Appeals Deliberation

Deliberation of case by members.

**I. DETERMINATION OF ZONING BOARD OF APPEALS**

Menard County Zoning Board of Appeals members determined the following and published their findings.

MOTION: The Menard County Zoning Board of Appeals recommends to approve this application (25-01V) for variance as amended in a public hearing held on Thursday September 25, 2025, for Rosalie E., Clint, and Shawna Ingram allowing:

“An administrative variance by the Menard County Zoning Board of Appeals to section 6.03 A-Agricultural District Regulations (D)(2) of the Menard County Zoning Ordinance, relaxing the minimum lot width requirement from 200 feet to approximately 159.15 feet per filed survey.”

Member Becker motion, Member Ozella second.

ROLL CALL

  3   in Favor: Karen Stott, Steve Ozella, Chris Becker

  0   Opposed: none

  0   Abstain: none

MOTION CARRIED

**J. DETERMINATION OF FINDINGS OF FACT**

Menard County Zoning Board of Appeals members determined the following and published their findings.

(i)

The granting of the variation will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

The Menard County Zoning Board of Appeals found that this petition is in harmony with the Menard County Ordinance, but will not be injurious to the neighborhood or otherwise detrimental and will thus satisfy the benchmark of determination.

- (ii) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the bulk, sign, or off-street parking regulations of the zoning classification of the property in question.

The Menard County Zoning Board of Appeals found that this petition cannot yield a reasonable return by the bulk regulations in its current state. The board feels this will meet the criteria set forth in the zoning ordinance, and should be allowed.

- (iii) The plight of the owner is due to special circumstances.

The Menard County Zoning Board of Appeals found that this petition does meet Special circumstances with the parcel positioning between the Athens city limits on the north side of the parcel and the farmstead on the south it would create an outlier on the parcel removing productive farm ground. The Board does not want this odd geometry and determined it will satisfy the ordinance criteria regarding this point.

Member Stott motion, Member Ozella second.

#### ROLL CALL

  3   in Favor: Karen Stott, Steve Ozella, Chris Becker

  0   Opposed: none

#### MOTION CARRIED

#### K. ZONING BOARD OF APPEALS COMMENTS/COMMUNICATIONS

Chairperson's Comments - none

#### L. ADJOURNMENT

There being no further business, the meeting was adjourned at  6:40  p.m.