

NOTICE OF PUBLIC MEETING

Menard County Zoning Board of Appeals

Date: August 30, 2012

Time: 7:00 P.M.

Place: Menard County Courthouse, Petersburg, IL

Agenda:

- **CALL TO ORDER**
- **ROLL CALL**
- **APPROVAL OF MINUTES FROM MAY 21, 2012 MEETING**

New Business:

ADMINISTRATIVE PUBLIC HEARING: (Case number 12-04V) EAST PETERSBURG DEVELOPMENT COMPANY, C/O DALE VAN ETEN, ACTING ON THEIR OWN BEHALF OR WITH LEGAL REPRESENTATION OR BOTH, THAT SEEKS A VARIANCE FROM ARTICLE VI, SECTION 6.04(D)(1)(a) OF THE MENARD COUNTY ZONING ORDINANCE, REQUIRING A MINIMUM LOT AREA OF FIVE ACRES, IN THE RR – RURAL RESIDENTIAL ZONING DISTRICT. THE VARIANCE REQUEST SEEKS A 0.204 ACRE MINIMUM LOT AREA TO CREATE A NEW PARCEL AROUND AN EXISTING LANDSCAPE FOUNTAIN SO AS TO CONVEY TO, AND ESTABLISH AS COMMON GROUND FOR, THE EAST BLUFF HOMEOWNER'S ASSOCIATION.

THE BRIEF LEGAL DESCRIPTION FOR THE PROPOSED PROPERTY IS AS FOLLOWS: PT OF N ½, S13, T18N, R7 W OF 3RD PRINCIPAL MERIDIAN CONTAINING 0.204 ACRES, MORE OR LESS. THE LOCATION IS AT THE INTERSECTION OF EAST BLUFF DR. & STATE HWY. 123, PETERSBURG, IL, AROUND THE EXISTING LANDSCAPE FOUNTAIN. THE PROPERTY IDENTIFICATION NUMBER OF THE PARCEL AFFECTED IS 11-13-200-040.

ADJOURN PUBLIC HEARING

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

ADMINISTRATIVE PUBLIC HEARING: (Case number 12-02SUP) LARRY FITSCHEN, ON BEHALF OF CRAIG FITSCHEN WHO WOULD OPERATE THE APPLIED FOR BUSINESS, SEEKS A SPECIAL USE PERMIT FOR THE PURPOSE OF ESTABLISHING AN AUTO BODY SHOP IN THE AGRICULTURAL ZONING DISTRICT.

THE PROPERTY IS LOCATED AT THE INTERSECTION OF POST STREET AND DIGIOVANNA AVENUE (NORTHEAST CORNER), SOUTH OF ATHENS, IL. A BRIEF LEGAL DESCRIPTION FOR THE SUBJECT PARCEL IS AS FOLLOWS: S12, T17, R6 PT E ½ NW ¼, 79.35 ACRES, MORE OR LESS. THE PROPERTY IDENTIFICATION NUMBER IS 17-13-100-008.

ADJOURN PUBLIC HEARING

ZONING BOARD OF APPEALS DELIBERATIONS/PREPARATION OF FINDING OF FACTS/ROLL CALL VOTE ON RECOMMENDATION TO BOARD OF COMMISSIONERS

ADMINISTRATIVE PUBLIC HEARING: (Case number 12-03SUP) JOHN & JUDY LYONS/JOHM M LYONS TRUST, DBA INDIAN CREEK FARMSTEAD LLC, SEEKS A SPECIAL USE PERMIT FOR THE PURPOSE OF ESTABLISHING AN AGRI-BUSINESS IN THE AGRICULTURAL ZONING DISTRICT.

THE PROPERTY IS LOCATED AT 19468 CURTIS BLACKTOP RD., PETERSBURG, IL. A BRIEF LEGAL DESCRIPTION FOR THE SUBJECT PARCELS ARE AS FOLLOWS: Section 5, Township 18, Range 6. THE FOUR, ADJACENT PARCELS HAVE A COMBINED ACREAGE OF 96, MORE OR LESS. THE PROPERTY IDENTIFICATION NUMBERS ARE 12-05-300-004, 12-05-100-004, 12-05-300-005 & 12-05-400-001.

ADJOURN PUBLIC HEARING

ZONING BOARD OF APPEALS DELIBERATIONS/PREPARATION OF FINDING OF FACTS/ROLL CALL VOTE ON RECOMMENDATION TO BOARD OF COMMISSIONERS

- **UNSCHEDULED PUBLIC COMMENTS/REQUESTS**
- **ZONING ADMINISTRATOR'S REPORT**
- **INDIVIDUAL ZBA MEMBER COMMENTS**
- **ADJOURN**