

# NOTICE OF PUBLIC MEETING

## Menard County Zoning Board of Appeals

**Date:** Wednesday, June 15, 2011

**Time:** 7:00 P.M.

**Place:** Menard County Courthouse, Petersburg, IL

**Agenda:**

- **CALL TO ORDER**
- **ROLL CALL**
- **APPROVAL OF MINUTES FROM MARCH 10, 2011 MEETING**

**New Business:**

- **ADMINISTRATIVE PUBLIC HEARING:** (Case number 11-01SUP) Mid-America Advertising Midwest, Inc., has applied for a Special Use Permit for the purpose of establishing an off-premises advertising sign in the B-2 Highway Business zoning district.

The brief legal description for the property affected is as follows: S35 T18 R7 NE Cor. S End E ½ SE ¼, approx. 3.0 acres, more or less. The property owners are Jay & Tammy Bradford.

This property is located at 14163 State Hwy. 97, Petersburg, IL. The property identification number is 11-35-400-010.

**ADJOURN PUBLIC HEARING**

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

- **ADMINISTRATIVE PUBLIC HEARING:** (Case number 11-02V) Kevin & Michael Thomas, acting on their own behalf or with legal representation or both, have applied to seek a variance from the following:

- Article VI, Section 6.03(D)(2) Agriculture Zoning District Regulations; Subparagraph (D) "Bulk Regulations"; (2) "Minimum Lot Width: 200' extending to a distance equal to any front setback requirement with 200' of frontage on a public road measured at the front setback line. Roadside produce stands shall have no minimum lot width."

The request is to reduce the minimum lot width from 200 feet to zero (0) feet.

The properties are located in the Agriculture Zoning District. The brief legal descriptions for the properties affected by the variance request are as follows: S1 T19 R8 E FR NW, containing 70.0 acres, more or less & S1 T19 R8 NE SW, containing 40.0 acres, more or less.

The properties are located off of Brown Road, Oakford, Illinois. The property identification numbers are 05-01-100-002 & 05-01-300-002.

**ADJOURN PUBLIC HEARING**

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

- **ADMINISTRATIVE PUBLIC HEARING:** (Case number 11-03V) Steven & Maureen Douglas, acting on their own behalf or with legal representation or both, have applied to seek a variance from Article VI, Section 6.03(D)(3)(a) of the Menard County Zoning Ordinance, requiring a minimum, front yard setback of eighty feet (from center of road-Willis Avenue) for principal & accessory buildings, structures & outside storage areas in the Agriculture zoning district. The variance request seeks a sixty feet front yard setback for a house addition.

The brief legal description for the property affected is as follows: S24 T19 R5 S 130 feet E ½ (EX W 230 feet) NE 1/4, containing 3.0 acres, more or less. The property identification number is 08-24-200-006. The address is 30828 Willis Avenue, Middletown, IL.

**ADJOURN PUBLIC HEARING**

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

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- **UNSCHEDULED PUBLIC COMMENTS/REQUESTS (If needed)**
  - **ZONING ADMINISTRATOR'S REPORT (If needed)**
  - **INDIVIDUAL ZONING BOARD OF APPEALS MEMBER COMMENTS (If needed)**
  - **ADJOURN**