

COUNTY OF MENARD)
) SS.
STATE OF ILLINOIS)

The Menard County Zoning Board of Appeals (ZBA) met on May 3, 2010 at 7:00 p.m., at the Menard County Courthouse, Petersburg, Illinois. Zoning Board of Appeals members Tom Eldridge, Steve Ozella, Karen Stott, Barry Bass and Steve Wilken were present. A quorum was present. Zoning Administrator Steve Duncan was also present.

Chairperson Eldridge called the meeting to order at 7:00 p.m.

Minutes from the March 22, 2010 meeting were presented for approval. ZBA member Ozella moved to approve the minutes, as presented. ZBA member Wilken seconded the motion. The motion carried unanimously.

NEW BUSINESS

ADMINISTRATIVE PUBLIC HEARING: (Case number 10-03V) VINCENT S. & JUDITH L. BAUSER, ACTING ON THEIR OWN BEHALF OR WITH LEGAL REPRESENTATION OR BOTH, APPLICATION FOR 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-DAWSON STREET) FOR PRINCIPAL & ACCESSORY BUILDINGS, STRUCTURES & OUTSIDE STORAGE AREAS IN THE AGRICULTURE ZONING DISTRICT. THE VARIANCE REQUEST SEEKS A TWENTY-SEVEN FEET FRONT YARD SETBACK FOR A NEW SWIMMING POOL/DECK AND A FORTY-EIGHT FEET FRONT YARD SETBACK FOR A NEW STORAGE BLDG. THE BRIEF LEGAL DESCRIPTION FOR THE PROPERTY AFFECTED IS AS FOLLOWS: S30 T19 R6 1.55 ACRES OFF PT NE ¼ (EX. 0.30 ACRES) NW. THE PROPERTY IDENTIFICATION NUMBER IS 07-30-100-009. THE ADDRESS IS 21855 DAWSON STREET, GREENVIEW, IL.

Chairperson Eldridge opened the public hearing to give consideration to Vincent & Judith Bauser's variance request from Article VI, Section 6.03(D)(3)(a), requiring a minimum, front yard setback of eighty feet from the center of road-Dawson Street.

Chairperson Eldridge swore-in Vincent Bauser who gave a brief overview of the request. He informed that there was a deep ravine in the center of the property that made complying with the setbacks difficult.

ZBA member Bass asked Mr. Bauser if the shed had already been erected. Mr. Bauser stated that the shed had been erected. ZBA member Bass asked if the request for a twenty-seven feet setback, to the deck/pool, was to the building line of the proposed deck. Mr. Bauser stated that was correct.

Chairperson Eldridge asked if there was much traffic on Dawson Street. Mr. Bauser informed that there was not much traffic on Dawson Street, at his location.

As there were no other public comments, ZBA Member Wilken moved to adjourn the public hearing at 7:05 p.m. ZBA Member Stott seconded the motion. The motion carried unanimously.

The Zoning Board of Appeals reviewed the Finding of Facts. ZBA Member Wilken moved to approve the Finding of Facts and grant the variance, as requested. ZBA Member Ozella seconded the motion. The motion carried unanimously.

Unscheduled Public Comments/Requests

There were no unscheduled public comments/requests.

Zoning Administrator's Report

Zoning Administrator Duncan passed out some articles on wind farm developments. There was a brief discussion on wind turbines. No actions were taken.

Individual ZBA Member Comments/Requests

There were no comments/requests.

Adjournment

As no other business was brought before the Zoning Board of Appeals, ZBA member Ozella moved to adjourn the meeting at 7:10 p.m. ZBA member Wilken seconded the motion. The motion carried unanimously.