

COUNTY OF MENARD)
) SS.
STATE OF ILLINOIS)

The Menard County Zoning Board of Appeals (ZBA) met on July 23, 2013 at 7:00 p.m., at the Menard County Courthouse, Petersburg, Illinois. Zoning Board of Appeals members Tom Eldridge, Karen Stott, Barry Bass, Steve Ozella 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 18, 2013 meeting were presented for approval. ZBA member Bass moved to approve the minutes, as presented. ZBA member Wilken seconded the motion. The motion carried unanimously.

NEW BUSINESS

LEGISLATIVE PUBLIC HEARING: (Case number 13-01MA) ZONING MAP AMENDMENT APPLICATION FROM CRAIG REINCKE TO RE-ZONE PROPERTY HE OWNS LOCATED WEST OF THE FORMER NEW SALEM COUNTRY OPRY BUILDING/HWY. 97 AND DIRECTLY NORTH OF THE LINCOLN VIEW SUBDIVISION/LINCOLN VIEW DR., PETERSBURG, IL. THE BRIEF LEGAL DESCRIPTION OF THE PROPERTY IS AS FOLLOWS: PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, CONTAINING 16.21 ACRES, MORE OR LESS. THE PROPOSAL IS TO AMEND THE CURRENT ZONING OF THE PROPERTY FROM B-2 HIGHWAY BUSINESS TO R-1 SINGLE FAMILY.

Chairperson Eldridge opened the public hearing at 7:01 p.m. to give consideration to Craig Reincke’s application for a map amendment to re-zone property he owns (PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, CONTAINING 16.21 ACRES, MORE OR LESS) from B-2 Highway Business to R-1 Single Family.

Chairperson Eldridge swore-in Mr. Reincke who provided a brief overview of the map amendment application. He informed that he believed the proposed area was best used for residential development.

ZBA member Bass asked why Rural Residential zoning had not been sought instead of R-1. Mr. Reincke informed he had a potential buyer for the property. ZBA member Bass asked if they would want livestock or horses. Mr. Reincke indicated there was not a desire for livestock (farms). Zoning Administrator Duncan informed that the current proposal only complied with R-1 single family requirements as it relates to minimum road frontage/lot width (60 feet of public road frontage in this particular situation).

Chairperson Eldridge asked if the entrance to the property would be through Lincoln View subdivision. Zoning Administrator Duncan informed that it had been represented to him that the goal of the re-zoning was to sell the proposed acreage and parcel to one individual, to build one house, which would work, if re-zoned to R-1. Mr. Duncan informed that if more than the one parcel was desired, and the property were re-zoned to R-1, the property owner would have to extend the public road and go through the subdivision process. Mr. Duncan informed that any “road” that would be established from where the public road (LincolnView Drive)

currently stubs, without going through a plat process, would be looked at as nothing more than a private driveway by current zoning regulations.

As there were no other public comments, ZBA member Ozella moved to adjourn the public hearing at 7:06 p.m. ZBA member Stott seconded the motion. The motion carried unanimously.

ZBA member Ozella moved to send a recommendation to approve the map amendment application to the Menard County Board of Commissioners, as presented. ZBA member Wilken seconded the motion. The motion carried unanimously.

ZBA member Bass moved to send a recommendation that the Menard County Board of Commissioners give strong consideration in the future to re-zoning LincolnView subdivision to R-1 single family as well. ZBA member Wilken seconded the motion. The motion carried unanimously.

Unscheduled Public Comments/Requests

There were no unscheduled public comments.

Zoning Administrator's Report

There was no Zoning Administrator report.

Individual Zoning Board of Appeals Member Comments

ZBA member Ozella informed that the Warburton's building was apparently set for an auction.

Adjournment

As no other business was brought before the Zoning Board of Appeals, ZBA member Bass moved to adjourn the meeting at 7:12 p.m. ZBA member Ozella seconded the motion. The motion carried unanimously.