

CASE# 2015-031
RESOLUTION NUMBER 2-1

GRANT A REZONING
FOR CERTAIN PROPERTY LOCATED AT
2611 CANTRELL ROAD, ILLIOPOLIS
SANGAMON COUNTY, ILLINOIS

WHEREAS, the Zoning Board of Appeals has presented to the Sangamon County Board, Sangamon County, Illinois, its Findings of Fact and Recommendation that the Sangamon County Board **grant an amendment** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioners, **John S. & Brenda L. Bruntjen**, have petitioned the Sangamon County Board for a **rezoning from "I-2" General Industrial District to "A" Agricultural District;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **September 17, 2015** after proper notice was posted on said property and given by news publication, as is required by said Ordinance, and all procedural and jurisdictional requirements of the Sangamon County Zoning Ordinance have been met; and

WHEREAS, the Sangamon County Zoning Board of Appeals has presented to the Sangamon County Board of Sangamon County its Findings of Fact and Recommendation that the Sangamon County Board **grant the amendment;** and

WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

FILED

SEP 25 2015

Don / May
Sangamon County Clerk

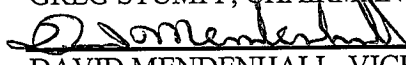
NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 6th Day of October, 2015 that the request for a rezoning from "I-2" General Industrial District to "A" Agricultural District on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 6th day of October, 2015.

Respectfully submitted,

PUBLIC HEALTH, SOLID WASTE & ZONING
COMMITTEE OF THE SANGAMON COUNTY BOARD

GREG STUMPF, CHAIRMAN



DAVID MENDENHALL, VICE CHAIRMAN

CRAIG HALL

SAM SNELL

ABE FORSYTH

JASON RATTS

LINDA DOUGLAS WILLIAMS

ANNETTE FULGENZI

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

EXHIBIT A

Tract 1

Part of the North Half of the Northeast Quarter of Section 14, Township 16 North, Range 2 West of the Third Principal Meridian, Sangamon County, Illinois described as beginning at the Southeast corner of said North Half of the Northeast Quarter; thence North along the East line of said North Half of the Northeast Quarter 150 feet to the center line of Flying Tiger Road; thence West along said centerline to the West line of said North Half of the Northeast Quarter of Section 14; thence south to the Southwest corner of said North Half of the Northeast Quarter; thence East to point of beginning, situated in the County of Sangamon and State of Illinois, North Part Illiopolis Township, Sangamon County, Illinois.

And

Tract 2

The South Half of the Northeast Quarter of Section 14, and, in addition, all that part of the Southeast Quarter in Section 14 lying north of and contiguous to the North Line of U.S. Interstate Route 72, consisting of 5.09± acres, in Township 16 North, Range 2 West of the Third Principal Meridian, North Part Illiopolis Township, Sangamon County, Illinois.

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2015-031
John S. & Brenda L. Bruntjen)	
)	PROPERTY LOCATED AT:
)	2611 Cantrell Road
)	Illioopolis, IL 62539

RECOMMENDATION OF THE BOARD OF APPEALS

THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for an **amendment** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner (s); that legal publication has been made pursuant to law; and that a public hearing was held on **September 17, 2015** pursuant to law; and that said Board took testimony of witnesses, examined the evidence, and otherwise being fully advised in the premises, therefore finds as follows:

1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **2611 Cantrell Road, Illioopolis, IL 62539** and more particularly described as:

See Exhibit A

- 3. That the present zoning of said property is **"I-2" General Industrial District.**
- 4. That the present land use of said property is **farmland, a barn and home.**
- 5. That the proposed land use of said property is **farmland, a barn, a home and a pole barn used for agricultural purposes.**
- 6. That the requested **rezoning** of said property is from **"I-2" General Industrial District to "A" Agricultural District.**
- 7. That required findings and standards of the Sangamon County Board of Appeals are accurately stated on the attached exhibit (s).
- 8. The evidence adduced at the hearing **does** support the proposition that the adoption of the proposed **rezoning** is in the public interest and is not solely in the interest of the petitioner(s).

IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the requested **rezoning** be **approved.**

Charles Chimento /cc
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Don Wulf**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the petition be **approved**, which was duly seconded by **Andrew Spiro**.

The vote of the Board was as follows:

YES: **Charles Chimento, Anthony Mares, Don Wulf, Andrew Spiro, & Marilyn Herbert.**

NO:

PRESENT:

ABSENT:

Amyli Knowles
RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: 2015-031

Address: 2611 Cantrell Road, Illiopolis

- (i) Existing uses of property within the general area of the property in question.

The surrounding property is cropland.

- (ii) The zoning classification of property within the general area of the property in question.

Property to the west of Cantrell Road is I-2. Property to the east of Cantrell Road is Agricultural.

- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

While agricultural usage is exempted and thus allowed in the I-2 district, the property is better suited for an agricultural classification given that it is under cultivation and that there is a residence on the subject property.

- (iv) The trend of development, within the vicinity since the property was originally classified.

The property appears to be zoned I-2 that might pre-date zoning back to World War II, despite little industrial development in the area. In 2013, staff suggested rezoning the area (see Zoning Case # 2013-11) to an agricultural classification.