

CASE# 2017-025
RESOLUTION NUMBER 2-1

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
3000 BLOCK MT. PULASKI 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 Petitioner, **John Bruntjen**, has 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 **June 15, 2017** 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 rezoning**; and,

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

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 11th Day of July, 2017 that the request for a rezoning from **“I-2” General Industrial District to “A” Agricultural District on the above described property is hereby approved.**

FILED


JUN 28 2017

Don H. Hays
Sangamon County Clerk

Signed and passed by the Sangamon County Board in session on this 11th day of July,
2017.

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

ROSE RUZIC

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

EXHIBIT A

Part of the Southwest Quarter (SW $\frac{1}{4}$) of Section Eleven (11), Township Sixteen (16) North, Range Two (2) West of the Third Principal Meridian, Sangamon County, Illinois, described as follows:

Beginning at an iron pin on the West line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Eleven (11), 99.85 feet South of the iron pin at the Northwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Eleven; thence South 89 degrees 52 minutes 50 seconds East, 470.00 feet along the centerline of Victory Road to an iron pin; thence South 0 degrees 15 minutes 05 seconds East, 585.77 feet; thence West, 470.00 feet to the West line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Eleven (11); thence North 0 degrees 15 minutes 05 seconds West, 586.75 feet along the West line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Eleven (11) to the point of beginning.

2.4

RECAP

(For County Board Use)

COUNTY BOARD MEMBER: #3 NAME: **Dave Mendenhall**

DOCKET NUMBER: **2017-025**

ADDRESS: **3000 Block of Mt. Pulaski Road, Illiopolis, IL 62539**

PETITIONER: **John Bruntjen**

PRESENT ZONING CLASSIFICATION: **"I-2" General Industrial District.**

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District.**

AREA: **6.33 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. While agricultural usage is allowed in the I-2 district, the property is better suited for an agricultural classification given that it is under cultivation, and the subject property is proposed to have several grain bins.**

SANGAMON COUNTY BOARD OF APPEALS

RECOMMENDATION: **Approval of Staff Recommendation.**



RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2017-025
John Bruntjen))
)	PROPERTY LOCATED AT:
)	3000 Block of Mt. Pulaski 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 **June 15, 2017** 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: **3000 Block of Mt. Pulaski Road, Illioopolis, IL 62539** and more particularly described as:

See Exhibit A.

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- 3. That the present zoning of said property is **“I-2” General Industrial District.**
- 4. That the present land use of said property is **cropland.**
- 5. That the proposed land use of said property is **cropland and grain storage.**
- 6. That the requested **rezoning** of said property is **for a rezoning 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.**


 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 **Tony Mares**.

The vote of the Board was as follows:

YES: **Charles Chimento, Tony Mares, Don Wulf, Andrew Spiro, Larry Beaty**

NO:

PRESENT:

ABSENT:


RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2017-025**

Address: **3000 Block Mt. Pulaski Road, Illiopolis**

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

North – Railroad, cropland, and agricultural services business. East – Cropland, residence, and water treatment plant. South – Cropland and water tower. West – Cropland and agricultural buildings.

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

North – I-2, I-1, and Agricultural. East & West – I-2. South – I-2 and Agricultural.

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

While agricultural usage is allowed in the I-2 district, the property is better suited for an agricultural classification given that it is under cultivation, and the subject property is proposed to have several grain bins.

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

Even though the area is zoned I-2, little industrial development has occurred. The area has remained agricultural in character. In 2015, Agricultural zoning was granted southeast of the subject property. In 2013, Agricultural zoning, a CPU for horse boarding and training, and a variance to allow two uses on one parcel was granted southwest of the subject property. In 2006, a variance was granted to allow a 0 foot front lot line north of the subject property.