

Sangamon County, Illinois
ZONING BOARD OF APPEALS

The Zoning Board of Appeals met on August 17, 2017, at 7:00 P.M. in the County Board Chamber in the County Complex.

ATTENDANCE **(X) denotes present**

(X) Chairman Chimento	(X) Committee Member Mares
(X) Committee Member Wulf	() Committee Member Sudeth
(X) Committee Member Spiro	(X) Committee Member Beaty

STAFF PRESENT:

Molly Berns, Assistant Director, Spfld-Sang County Regional Planning Commission
Emily Prather, Associate Planner, Spfld-Sang County Regional Planning Commission
Steve Keenan, Senior Planner, Spfld-Sang County Regional Planning Commission
Dwayne Gabb, Assistant States Attorney, States Attorney's Office
Trustin Harrison, Zoning Administrator, Sangamon County Zoning

Chairman Chimento called the meeting to order.
Approval of July 20, 2017 Minutes

Committee Member Don Wulf made a motion to approve the July 20, 2017 minutes.

Committee Member Tony Mares seconds the motion.

5/0/0

Docket 2017-034 Marine Bank Trustee for property located at 9700 Block of Buckhart Road, Rochester, IL 62563

PETITIONER(S): Marine Bank Trustee

OBJECTOR(S): None

PRESENT ZONING CLASSIFICATION: A Agricultural District

REQUESTING: Petitioner requests a variance to allow one (1) parcel less than forty (40) acres and a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width.

Robert Collantino was sworn in.

Collantino: There is a 40 acre parcel of farmland that I have in an IRA trust and I want to withdraw from the trust by sub parcels each year and minimize my tax bill and spread over 3-4yrs instead of 1 year and then have this parcel join the other 200 acres that's already effects the partnership.

ZBA Chimento: Any objectors? County Board?

Chairman Chimento read staff recommendation.

STAFF RECOMMENDATION: Recommend approval. No change in current land use is contemplated. The variances are required in order to divide the property to implement the provisions of the family limited partnership for estate planning purposes. The Standards for Variation are met.

Committee Member Don Wulf made a motion to recommend approval of staff recommendation.

Committee Member Andrew Spiro seconded the motion.

Motion carries 5/0/0

Docket 2017-035 Joshua R. Schlicht for property located at 5025 Kinsinger Lane, Pleasant Plains, IL 62677

PETITIONER(S): Joshua R. Schlicht

OBJECTOR(S): None

PRESENT ZONING CLASSIFICATION: A Agricultural District

REQUESTING: Petitioner requests a variance to allow two (2) parcels less than forty (40) acres (approx. 6 acres for Proposed Parcel 1 and approx. 28 acres for Proposed Parcel 2) and a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width for both parcels.

Joshua Schlicht was sworn in.

Attorney Rutherford: Mr. Schlicht you have filed a petition seeking two different variances, one to allow two parcels less than 40 acres and the other variance to allow the lot depth to exceed 2.5 times the lot width for both parcels. Is that correct?

Schlicht: Yes, it is.

Attorney Rutherford: You are doing that because local bankers require you to divide your residence and farmland in order to refinance the residence? Is that correct?

Schlicht: That's correct.

Attorney Rutherford: You intend to make no changes to the property, is that correct?

Schlicht: That's correct.

Attorney Rutherford: The standards for variations have been met and there are no negative impacts anticipated in granting the relief, correct?

Schlicht: That's correct.

ZBA Chimento: Any objectors? County Board?

Chairman Chimento read staff recommendation.

STAFF RECOMMENDATION: Recommend approval. The petition states the local bank is requiring the petitioner to divide the residence from the farmland in order to refinance the residence. The petition indicates no change in current uses will occur. The Standards for Variation are met.

Committee Member Andrew Spiro made a motion to recommend approval of staff recommendation.

Committee Member Don Wulf seconded the motion.

Motion carries 5/0/0

Docket 2017-036 Kim & Pamela Schlicht for property located at 3029 W. Jefferson Street, Springfield, IL 62707

PETITIONER(S): Kim & Pamela Schlicht

OBJECTOR(S): None

PRESENT ZONING CLASSIFICATION: A Agricultural District

REQUESTING: Petitioner requests a variance to allow two (2) parcels less than forty (40) acres (approx. 1.0 acre for Proposed Parcel 1 and approx. 32.22 acres for Proposed Parcel 2).

Kim & Pamela Schlicht were sworn in.

Attorney Rutherford: Mr. Schlicht you have filed a petition requesting that two parcels less than forty acres, one being 1 acre tract with residence and the other 32.22 acres of farmland, is that correct?

Schlicht: Yes, that's correct.

Attorney Rutherford: Your local bank is asking that you divide off the residence from the farmland for purposes of refinancing, is that correct?

Schlicht: That's correct.

Attorney Rutherford: You intend to make no changes to the property, correct?

Schlicht: Correct.

Attorney Rutherford: The standards for variations have been met and there are no negative impacts anticipated in granting the relief, correct?

Schlicht: Correct.

ZBA Chimento: Any objectors? County Board?

Chairman Chimento read staff recommendation.

STAFF RECOMMENDATION: Recommend approval. The petition states the local bank is requiring the petitioner to divide the residence from the farmland in order to refinance the residence. The petition indicates no change in current uses will occur. The Standards for Variation are met.

Committee Member Larry Beaty made a motion to recommend approval of staff recommendation.

Committee Member Don Wulf seconded the motion.

Motion carries 5/0/0

Docket 2017-037 Alan & Janet Rentshler for property located at 6811 Rentshler Road, Rochester, IL 62563

PETITIONER(S): Alan & Janet Rentshler

OBJECTOR(S): None

PRESENT ZONING CLASSIFICATION: A Agricultural District

REQUESTING: Petitioner requests a variance to allow one (1) parcel less than forty (40) acres (approximately 11 acres).

Ed Mahoney was sworn in.

Mahoney: They have petitioned to parcel off approx. 11 acres from the 75 acres parcel to have a house on a parcel less than 40 acres.

ZBA Chimento: That still stays agricultural, you aren't changing the zoning?

Mahoney: No, not changing zoning... just parceling off the 11 acres from the 75 acres to sell.

ZBA Chimento: Ok.

ZBA Chimento: Any objectors? County Board?

Chairman Chimento read staff recommendation.

STAFF RECOMMENDATION: Recommend approval. Granting the requested variance will separate the tillable cropland from the single-family residence and pond so the cropland can continue to be used economically. The Standards for Variation are met.

Committee Member Don Wulf made a motion to recommend approval of staff recommendation.

Committee Member Tony Mares seconded the motion.

Motion carries 5/0/0

Docket 2017-038 Brett & Michelle Dalby for property located at 11637 Catholic Cemetery Road, Glenarm, IL 62536

PETITIONER(S): Brett & Michelle Dalby

OBJECTOR(S): None

PRESENT ZONING CLASSIFICATION: A Agricultural District

REQUESTING: Petitioner requests for Proposed Parcel 1: a variance to allow one (1) parcel less than forty (40) (approximately 3 acres); for Proposed Parcel 2: a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and, for both parcels: a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width.

Michelle Dalby was sworn in.

Dalby: We would like to take the 5 acres and split the parcel into 2 parcels... approx. 3 acres and ours would be approx. 2 acres which we will be constructing a house on. It is currently zoned agricultural and we would need to re-zone to R-1 residential.

ZBA Chimento: Any objectors? County Board?

Chairman Chimento read staff recommendation.

STAFF RECOMMENDATION: Recommend approval. The LESA score of 164 indicates the property is marginal requiring mitigating factors for non-agricultural development. In this case, the subject property is located in an area with a rural residential trend and contains timber making it unlikely to be economically converted to cropland. The proposed parcel sizes are also consistent with other lots within the immediate area. The Standards for Variation are met.

Committee Member Larry Beaty made a motion to recommend approval of staff recommendation.

Committee Member Tony Mares seconded the motion.

Motion carries 5/0/0

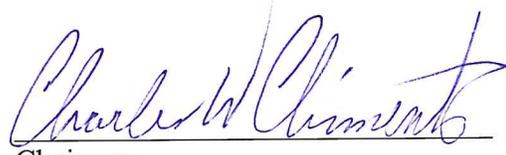
Committee Member Andrew Spiro made a motion to adjourn.

Committee Member Don Wulf seconded the motion.

Meeting adjourned.

Respectfully submitted,


Recording Secretary


Chairman

Minutes of August 17, 2017

Full record of minutes available upon request in the Zoning Department