

**Sangamon County, Illinois**  
**ZONING BOARD OF APPEALS**

The Zoning Board of Appeals met on February 15, 2018 at 7:00 P.M. in the County Board Chamber in the County Complex.

**ATTENDANCE**      **(X) denotes present**

<b>(X) Chairman Chimento</b>	<b>(X) Committee Member Mares</b>
<b>(X) Committee Member Wulf</b>	<b>() Committee Member Beaty</b>
<b>() Committee Member Spiro</b>	<b>(X) Committee Member Sudeth</b>
<b>(X) Committee Member Lathan</b>	

**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

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Chairman Chimento called the meeting to order.  
Approval of January 18, 2018 Minutes

**Committee Member Don Wulf made a motion to approve the minutes.**

**Committee Member Tony Mares seconds the motion.**

**5/0/0**

**Docket 2018-008 Roy & Madonna Strawn for property located at 9430 N. Pawnee Road, Pawnee, IL 62558**

PETITIONER(S): Roy & Madonna Strawn

OBJECTOR(S): None

PRESENT ZONING CLASSIFICATION: A

REQUESTING: Petitioners request for Proposed Parcel 1: a variance to allow one (1) parcel less than forty (40) acres (approximately 2.5 acres); and, for Proposed Parcel 2: a variance to allow one (1) parcel less than forty (40) acres (approximately 13 acres), a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width, and a Conditional Permitted Use to allow a fertilizer sales and service plant.

Madonna Strawn was sworn in.

Strawn: We are dividing up some ground and through the process of doing that...I found out that our property line runs through our house; so I am changing that so our house is on what parcel being taxed and then the fertilizer/hydrous plant that was built in 1966 and basically bring this property into compliance.

ZBA Chimento: Anyone have any questions? County Board?

ZBA Chimento: How big is that ammonia tank?

Strawn: 18,000 gallons.

STAFF RECOMMENDATION: Recommend approval. The effects on the character of the surrounding area will be limited because the fertilizer plant has been in operation prior to 1969 and is located 0.5 miles away from the nearest residence. The fertilizer plant serves the surrounding agricultural community and would be expected to be located within the Agricultural district. For the variances, the two parcels are unique in that the current property line splits the single-family residence. The petitioner is proposing to reconfigure the two parcels to place the single-family residence and pond on one parcel and the fertilizer plant with the farm ground on the other parcel. The reconfiguration triggers the need for the requested variances. 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**

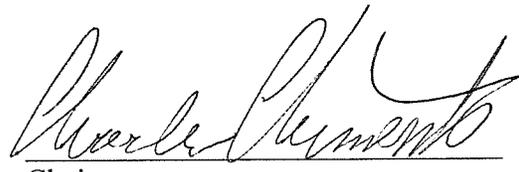
**Committee Member Tony Mares made a motion to adjourn.**

**Committee Member JD Sudeth seconded the motion.**

Meeting adjourned.

Respectfully submitted,

  
Recording Secretary

  
Chairman

Minutes of February 15, 2018.

Full record of minutes available upon request in the Zoning Department