

**MACON COUNTY ZONING BOARD OF APPEALS**

**HEARING MINUTES – JULY 1, 2020**

**MEMBERS PRESENT**

Barb Lamont, Chair  
Ron Grider  
Marcia Potrafka  
Adam Brown  
Dennis Hughes, Alternate Member #2

**COUNTY PERSONNEL PRESENT**

Jennifer Gunter, Planning & Zoning Director  
Tracy Sumpter, Planning & Zoning  
Debra Kraft, County Board

**MEMBERS ABSENT**

Blake Noland  
Ed Leonard, Alternate Member #1

Chair Barb Lamont called the meeting to order at 8:30.

**MINUTES**

Marcia Potrafka made the motion to approve June 3, 2020 minutes, seconded by Dennis Hughes. All members present answering, Aye. Motion Carried (5-0).

**OLD BUSINESS:**

- 4.1** V-01-04-20 a petition filed by Village of Forsyth requesting a Variance to change the required minimum lot size from 10 acres to 1 acre in (A-1) Agricultural Zoning. The property is commonly known as ½ mile north of the intersection of North Brush College at E School Road  
PIN 10-03-17-300-003 (part of)

Mrs. Gunter stated Zoning Board of Appeals approved this petition June 3, 2020.

- 4.2** S-02-04-20 a petition filed by Village of Forsyth requesting a Special Use Permit for a municipal well and associated apparatus in (A-1) Agricultural Zoning. The property is commonly known as ½ mile north of the intersection of North Brush College at E School Road  
PIN 10-03-17-300-003 (part of)

Mrs. Gunter stated Zoning Board of Appeals approved this petition June 3, 2020, EEHW approved June 25, 2020 and it goes to full County Board July 9, 2020.

- 4.3** R-01-06-20 a petition filed by Nutrien Ag Solutions, Kevin Foreman requesting to rezone approximately 11.91 acres from (A-1) Agricultural Zoning to (M-1) Light

Industrial Zoning. The property is commonly known as 9650 Heman Road,  
Warrensburg, IL 62573  
PIN 08-06-05-400-006

Mrs. Gunter stated Zoning Board of Appeals approved this petition June 3, 2020,  
EEHW approved June 25, 2020 and it goes to full County Board  
July 9, 2020.

Chair Lamont asked for any persons wishing to speak today to please stand so she could  
swear them in.

**NEW BUSINESS:**

- 5.1 V-01-07-20 a petition filed by Carole Meyer requesting a variance to change  
the required minimum lot size from 10 acres to approximately 3 acres, but  
not less than 1 acre in (A-1) Agricultural Zoning. The property is commonly  
known as 7516 Nevada Road, Blue Mound, IL 62513  
PIN 02-15-23-100-002**

Dennis Barnard  
8699 Zion Chapel Road  
Blue Mound, IL 62513

Mr. Barnard stated he is here to represent his sister Carole, she is out of town. He stated his sister  
had built a house on some family farm land and had to have 10 acres when they did that. They  
are now selling the house and want to reduce the land to 2 or 3 acres for whoever buys the house  
and keep more land for the farm.

Jennifer Gunter was called on to present her finding of facts.

Petition: For a Variance, to change the required minimum lot size from 10 acres to  
approximately 3 acres, but not less than 1 acre in (A-1) Agricultural  
Zoning.

Parcel Number: 02-15-23-100-002

Location: This property is located at 7516 Nevada Road in Blue Mound Township.

Zoning: A-1 Agricultural Zoning

Acreage: 9.62 Acres

**Finding of Facts**

- Petitioner wants to separate approximate 3 acres from the existing 10 acres and  
combine the remaining acreage to the surrounding farm ground that she owns.

- The variance is needed to allow the minimum lot size to be reduced from 10 acres to 3 acres. Under the Macon County Zoning Ordinance, Section 155.183 states the minimum lot size for Agriculture is 10 acres.
- The petitioner cannot automatically reduce the lot size to one acre minimum because the house is not the original homestead and was not built prior to 1970.
- The petitioner does not want to take any more farm ground out of production.
- The property is not located within the floodplain.

EFFECTS ON GENERAL WELFARE: None

EFFECTS ON NEARBY PROPERTY: None

EFFECT ON DEVELOPMENT OF SURROUNDING PROPERTY: None

ADEQUACY OF UTILITIES & FACILITIES: Correct

INGRESS & EGRESS: Already existing.

CONFORMITY TO REGULATIONS: With the passage of the Variance the property will conform.

STAFF RECOMMENDATION: You may vote to approve or deny this petition, or amend as appropriate. Staff has been on site and Staff recommends approval for the variance to change the required minimum lot size from 10 acres to approximately 3 acres, but not less than 1 acre in (A-1) Agricultural Zoning.

Ron Grider made the motion to approve the petition, seconded by Adam Brown. All members present voting, Aye. Motion carried (5-0).

**5.2 R-02-07-20 a petition filed by Suzanne Bloomfield requesting to rezone approximately 3 acres from (RE-5) Single Family Estate Zoning to (R-1) Single Family Residential Zoning. The property is commonly known as 1715 Heritage Road, Decatur, IL 62521  
PIN 17-12-33-377-001**

Suzanne Bloomfield  
1715 Heritage Road  
Decatur, IL 62521

Ms. Bloomfield stated they would like to split their property in half and build a house on the back side. There would be a house on the front and a house on the back.

Chair Lamont asked if there was already a house on the road side.

Ms. Bloomfield stated yes. She pointed out on the map where the driveway and new house

would be located. One lot would be an L-shape and the other would be rectangular. It would be an even split.

Marcia Potrafka asked the acreage of the current lot.

Ms. Bloomfield stated it is 3 acres.

Jennifer Gunter was called on to present her finding of facts.

Petition: For rezoning, approximate 3 acres from (RE-5) Single Family Estate Zoning to (R-1) Single Family Residential Zoning.

Parcel Number: 17-12-33-377-001

Location: This property is located at 1715 Heritage Road in South Wheatland Township.

Acreage: 3.0 acres

Zoning: RE-5 Single Family Estate Zoning

**Finding of Facts**

- This is a rezoning of 3 acres from (RE-5) Single Family Estate Zoning to (R-1) Single Family Residential Zoning.
- The rezoning is needed for the property to be divided into two lots because with the current zoning of (RE-5) Single Family Estate the minimum lot size is 2 acres. This regulation is stated in Section 155.183 of the Macon County Zoning Ordinance.
- The surrounding properties are zoned: (R-1) Single Family Residential Zoning to the North and west, (A-1) Agricultural zoning to the South, and (RE-5) Single Family Estate Zoning to the East.
- There is no floodplain located on this property.

EFFECTS ON GENERAL WELFARE: None

EFFECTS ON NEARBY PROPERTY: None

EFFECT ON DEVELOPMENT OF SURROUNDING PROPERTY: None

ADEQUACY OF UTILITIES & FACILITIES: Shall conform to Macon County Ordinance Rules and Regulations.

INGRESS & EGRESS: Adequate if used properly.

CONFORMITY TO REGULATIONS: With the passage of the rezoning by the Macon County Board the property will conform.

**STAFF RECOMMENDATION:** While you may vote to recommend approval or denial of this petition, staff has inspected the property and staff recommends **approval** for rezoning, approximate 3 acres from (RE-5) Single Family Estate Zoning to (R-1) Single Family Residential Zoning.

Ron Grider made the motion to approve the petition, seconded by Marcia Potrafka. All members present voting, Aye. Motion carried (5-0).

**CITIZENS COMMENTS:** None.

Chair Lamont asked Mrs. Gunter if the board has anything for next month.

Mrs. Gunter stated we currently have one petition.

**ADJOURNMENT:** Ron Grider made the motion to adjourn; Marcia Potrafka seconded. All members present voting, Aye. Motion Carried. (5-0). Meeting adjourned at approximately 8:40 A.M.

*Minutes submitted by Tracy Sumpter, Macon County Planning and Zoning Dept.*