

CASE# 2012-020  
RESOLUTION NUMBER 4-1

**GRANTING A REZONING AND VARIANCES**  
FOR CERTAIN PROPERTY LOCATED AT  
**IN THE 1,100 BLOCK OF JEFFERIES RD.**  
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 and variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See **EXHIBIT A**

WHEREAS, the Petitioners, **Jeff and April Jefferies**, have petitioned the Sangamon County Board for a **rezoning for Lot B from "A" Agricultural District to "R-1" Single-Family Residence District** and for **Lot A, a variance of the road frontage requirements from one-hundred fifty (150) feet to approximately sixty-six (66) feet, a variance to allow the lot width to be met at a distance greater than sixty (60) feet from a public road, a variance to allow the lot depth to be greater than two and one-half (2 1/2) times the lot width for one (1) parcel and a variance to allow one (1) parcel to be less than forty (40) acres; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **May 17, 2012** 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 an amendment and variances; and**

**FILED**

MAY 31 2012

*Gay Aiello*  
Sangamon County Clerk

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 12<sup>th</sup> day of June, 2012 that the request for a rezoning for Lot B from "A" Agricultural District to "R-1" Single-Family Residence District and for Lot A, a variance of the road frontage requirements from one-hundred fifty (150) feet to approximately sixty-six (66) feet, a variance to allow the lot width to be met at a distance greater than sixty (60) feet from a public road, a variance to allow the lot depth to be greater than two and one-half (2 1/2) times the lot width for one (1) parcel and a variance to allow one (1) parcel to be less than forty (40) acres on the above referenced property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 12<sup>th</sup> day of June, 2012.

Respectfully submitted,  
PUBLIC HEALTH, SAFETY & ZONING COMMITTEE OF  
THE SANGAMON COUNTY BOARD



TIM MOORE, CHAIRMAN

ABE FORSYTH, VICE CHAIRMAN

JOHN FULGENZI

DAVID MENDENHALL

SAM SNELL

GREG STUMPF

JASON RATTS

LINDA DOUGLAS WILLIAMS

LINDA FULGENZI

**ATTEST:**

\_\_\_\_\_  
SANGAMON COUNTY CLERK

\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

**EXHIBIT A**

Part of the Southeast Quarter of the Southeast Quarter of Section 29, Township 17 North, Range 5 West of the Third Principal Meridian, described as follows:

Commencing at a point on the South line of said Quarter Quarter Section 711 feet 2 inches East of the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 29 being the point of beginning; thence North 1322.15 feet to a point in the North line of said Quarter Quarter Section; thence running West along said North line a distance of 381 feet 2 inches to a point in the East line of the West 10 acres of said Quarter Quarter Section; thence South along the East line of said West 10 acres to a point 653 feet 5 inches North of the South line of said Quarter Quarter Section; thence East 100 feet; thence South 653 feet 5 inches to the South line of said Quarter Quarter Section; thence East 281 feet 2 inches to the point of beginning.

**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: # 11                      NAME: Dan Sausaman

DOCKET NUMBER: 2012-020

ADDRESS: In the 1,100 Block of Jefferies Rd., Springfield, IL. 62707

PETITIONER: Jeff & April Jefferies

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: A rezoning for Lot B from "A" Agricultural District to "R-1" Single-Family Residence District and for Lot A, a variance of the road frontage requirements from one-hundred fifty (150) feet to approximately sixty-six (66) feet, a variance to allow the lot width to be met at a distance greater than sixty (60) feet from a public road, a variance to allow the lot depth to be greater than two and one-half (2 1/2) times the lot width for one (1) parcel and a variance to allow one (1) parcel to be less than forty (40) acres.

AREA: 9.9 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: Approval of the requested variances for Parcel A. The petitioner is requesting division of the parcel because the financial institution is requiring a smaller parcel for construction purposes. No negative impact is anticipated and the standards for variation have been met. Recommend approval of the requested R-1 zoning for Parcel B. The Land Evaluation and Site Assessment score of 146 indicates the property is deemed acceptable for non-

agricultural development. There is a trend of development in the area for residential homes and no negative impact is anticipated in allowing construction of a single family residence.

SANGAMON COUNTY BOARD OF APPEALS  
RECOMMENDATION:

Approval of the requested rezoning and variances.

Cyndi Knowles  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: ) DOCKET NO: **2012-020**  
**Jeff & April Jefferies** )  
) )  
) **PROPERTY LOCATED AT:**  
) **In the 1,100 Block of Jefferies**  
) **Rd.**  
) **Springfield, IL. 62707**

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 and variances** 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 **May 17, 2012** 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: **In the 1,100 Block of Jefferies Rd., Springfield, IL. 62707** and more particularly described as:

See **EXHIBIT A**

- 3. That the present zoning of said property is "A" Agricultural District.
- 4. That the present land use of said property is vacant farm land.
- 5. That the proposed land use of said property is a single-family residence and farm land.
- 6. That the requested rezoning and variances of said property are for Lot B from "A" Agricultural District to "R-1" Single-Family Residence District and for Lot A, a variance of the road frontage requirements from one-hundred fifty (150) feet to approximately sixty-six (66) feet, a variance to allow the lot width to be met at a distance greater than sixty (60) feet from a public road, a variance to allow the lot depth to be greater than two and one-half (2 1/2) times the lot width for one (1) parcel and a variance to allow one (1) parcel to be less than forty (40) acres.
- 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 and variances are 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 and variances be approved.

*Charles Chimento /cx*  
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 Judith Johnson.

The vote of the Board was as follows:

YES: Charles Chimento, Don Wulf, John Lucchesi, Judith Johnson

NO:

ABSENT: Byron Deaner, Peggy Egizii, Maryin Traylor

*Cyndi Knowles*  
RECORDING SECRETARY

SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT

Case #: 2012-020

Address: In the 1,100 Block of Jefferies Road, Springfield

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

There are single family residences to the north, east and west. There is cropland to the south and west.

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

There is Agricultural zoning to the east, south and west. There is R-3 zoning to the north.

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

The Land Evaluation and Site Assessment score of 146 indicates the property is considered acceptable for non-agricultural development.

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

The area has remained stable with single family residences built in the area.



SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS

Case #: 2012-020

Address: In the 1,100 Block of Jefferies Road

The Zoning Board of Appeals shall not recommend to the Sangamon County Board that the regulations of this ordinance be varied as authorized in F. (1) hereof, unless it shall make findings of fact based upon the evidence presented to it in each specified case:

- (i) that the property in question cannot be economically used or yield a reasonable return, if permitted to be used only for the conditions allowed by the regulations.

The request is made to facilitate division of the property to allow for construction of a single family residence, which would allow the property owner to yield a reasonable return on the property.

- ~~(ii) that the plight of the owner is due to circumstances unique to the property and not generally applicable to other property in the area.~~

The petition states that financing requirements require a smaller parcel in order to construct a single family residence.

- (iii) that the variation, if granted, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality.

No negative impact is anticipated.

LAND EVALUATION AND SITE ASSESSMENT

## Part 1: Site Assessment

Available  
Points      PointsAGRICULTURAL/RURAL LAND WITHIN .5 MILE

90% or more	20	
75-89%	10	<b>5</b>
50-74%	5	
Under 50%	0	

CONTIGUOUS AGRICULTURAL/RURAL LAND

90% or more	20	
75-89%	10	<b>5</b>
50-74%	5	
Under 50%	0	

PERCENTAGE OF SITE AGRICULTURAL/RURAL

75-100%	10	
50-74%	5	<b>10</b>
Under 50%	0	

COUNTY SECTOR

Rural	20	
0.5 mile from incorporated area	10	<b>20</b>
Incorporated area	0	

SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL

75% or more	20	
50-74%	10	<b>5</b>
25-49%	5	
Less than 25% or sewer available	0	

ENVIRONMENTAL IMPACT OF PROPOSED USE

Negative impact	15	
Little or none with protective measures	5	<b>0</b>
Little or none	0	

IMPACT ON UNIQUE HISTORICAL/CULTURAL FEATURES

Negative impact	10	<b>0</b>
No impact	0	

CONDITION OF ROAD

unpaved, <40' ROW, or < 16' pavement	20	
16'-18' pavement, 40' ROW	15	<b>0</b>
18'-20' pavement, 40' ROW	10	
> 20' pavement, 40' ROW or County or State Highway	0	

<u>AVAILABILITY OF PUBLIC SEWER</u>		
Not available	15	<b>15</b>
Sewer over 600'-1200' away	8	
Private central sewage system	5	
Sewer 600' or less away and available	0	

<u>AVAILABILITY OF PUBLIC WATER</u>		
Not available	20	<b>0</b>
1,000-1,500' away	15	
Less than 1,000' away	5	
Public water available at site	0	

<u>DISTANCE FROM RESPONDING FIREHOUSE</u>		
Not in fire protection district	20	<b>5</b>
More than 5 miles or fire protection by assignment	10	
2.6-5 miles	5	
0-2.5 miles	0	

<u>DRIVING TIME TO HIGH SCHOOL</u>		
Over 30 minutes	10	<b>0</b>
15-30 minutes	5	
Less than 15 minutes	0	

<b>SITE ASSESSMENT TOTAL</b>	<b>65</b>
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Part 2: Agricultural Land Evaluation (Based on Sangamon County Soil Survey)

<u>Soil</u>	<u>Name</u>	<u>Type</u>	<u>%</u>	<u>Relative Value</u>	<u>Points</u>
198A	Elburn	P		100	
199A	Plano	P		100	
43A	Ipava	P		100	
7148A	Proctor	P		100	
46A	Herrick	P		100	
7037A	Worthen	P		100	
705A	Buckhart	P		98	
199B	Plano	P		98	
36B	Tama	P		98	
244A	Hartsburg	P2		98	
257A	Clarksdale	P2		98	
68A	Sable	P2		87	
679B	Blackberry	P		87	
705B	Buckhart	P		87	
86B	Oско	P		87	
684B	Broadwell	P		87	
50A	Virden	P2		87	
712A	Spaulding	P2		87	
127B	Harrison	P		87	

3077A	Huntsville	P3		87	
138A	Shiloh	P2		87	
249A	Edinburg	P2		87	
242A	Kendall	P2		87	
7242A	Kendall	P2		87	
134A	Camden	P		87	
17A	Keomah	P2	40	87	35
3451A	Lawson	P3		75	
3107A	Sawmill	P5		75	
7075B	Drury	P		75	
8396A	Vesser	P2		75	
3074A	Radford	P3		75	
3073A	Ross	P3		75	
3284A	Tice	P3		75	
279B	Rozetta	P	56	75	42
45A	Denny	P2		75	
134B	Camden	P		75	
112A	Cowden	P2		75	
685B	Middletown	P		75	
3405A	Zook	P5		75	
131C2	Alvin	P		75	
86C2	Oscos	I		74	
36C2	Tama	I		74	
684C2	Broadwell	I		74	
119C2	Elco	I		74	
119D	Elco	I		74	
127C2	Harrison	I		74	
119D2	Elco	I		74	
567C2	Elkhart	I		74	
134C2	Camden	I		74	
259C2	Assumption	I		74	
685C2	Middletown	I		74	
280D2	Fayette	I		74	
280C2	Fayette	I		72	
119D3	Elco	N		74	
259D2	Assumption	I		74	
212C2	Thebes	I		74	
630C2	Navlys	I	5	74	4
630D2	Navlys	I		74	
630D3	Navlys	I		57	
131D2	Alvin	I		57	
8D	Hickory	I		50	
8D2	Hickory	I		50	
280D3	Fayette	I		44	
8D3	Hickory	I		44	
8F	Hickory	N		44	
549G	Marseilles	N		0	
533	Urban Land	N			
536	Dumps	N			
830	Orthents, Land	N			
862	Pits, Sand	N			
864	Pits, Quarries	N			
801C	Orthents, Silty	N			
W	Water				

Prime/Important Farmlands Designations:

P: Prime farmland

P2: Prime where drained

P3: Prime where protected from flooding or flooding is less often than once in two years during the growing season.

P5: Prime where drained and either protected from flooding or flooding is less often than once in two years during the growing season.

I: Important farmland

N: Not Prime/Important Farmland

AGRICULTURAL LAND EVALUATION TOTAL	81
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GRAND TOTAL	146
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Fewer than 150 points shall be deemed acceptable for non-agricultural development.

From 150 - 175 points is considered marginal requiring mitigating factors for non-ag development.

Greater than 175 points shall be considered suitable for agricultural use only.