

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
7380 E. STATE RT. 54, RIVERTON
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 a rezoning** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioners, **Richard and Joan Batson**, have petitioned the Sangamon County Board requesting **pursuant to Chapters 17.68 and 17.12, a rezoning from “I-1” Restricted Industrial District to “R-1” Single-Family Residence District; and,**

WHEREAS, a public hearing was held at the Sangamon County Building on **December 19, 2019** 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 **14th Day of January, 2020** that the following request(s) on the above described property is hereby approved:

FILED

JAN 03 2020

Case #2019-045 Page 1 of 8


Don H. Hays
Sangamon County Clerk

- Pursuant to Chapters 17.68 and 17.12, a rezoning from “I-1” Restricted Industrial District to “R-1” Single-Family Residence District.

Signed and passed by the Sangamon County Board in session on this 14th day of January, 2020.

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

All that part of Lots One (1) and Two (2) lying South of the South Right of Way Line of Illinois Route 54, and all of Lots Three (3) and Four (4); all of the above land being located in Block Fourteen (14) of the town of Barclay (PIN: 07-35.0-380-018 4).

Parcel Number: 07-35.0-380-018.

RECAP
(For County Board Use)

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

DOCKET NUMBER: **2019-045**

ADDRESS: **7380 E. State Rt. 54, Riverton, IL 62561**

PETITIONER: **Richard & Joan Batson**

PRESENT ZONING CLASSIFICATION: **“I-1” Restricted Industrial District.**

REQUESTED ZONING CLASSIFICATION: **Pursuant to Chapters 17.68 and 17.12, a rezoning from “I-1” Restricted Industrial District to “R-1” Single-Family Residence District.**

AREA: **1.1 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval. The petitioners are planning to sell the residence and the bank is requesting the zoning be residential. The subject property contains a single-family residence and garage which is better suited in the proposed R-1 District as a residence is not a permitted use in the I-1 District.**

SANGAMON COUNTY ZONING 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: **2019-045**
Richard & Joan Batson)
))
)) PROPERTY LOCATED AT:
)) **7380 E. State Rt. 54**
)) **Riverton, IL 62561**

RECOMMENDATION OF THE ZONING 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 a **rezoning** 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 **December 19, 2019** 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: **7380 E. State Rt. 54, Riverton, IL 62561** and more particularly described as:

All that part of Lots One (1) and Two (2) lying South of the South Right of Way Line of Illinois Route 54, and all of Lots Three (3) and Four (4); all of the above land being located in Block Fourteen (14) of the town of Barclay (PIN: 07-35.0-380-018 4).

Parcel Number: 07-35.0-380-018.

3. That the present zoning of said property is **“I-1” Restricted Industrial District**.
4. That the present land use of said property is **single-family residence and garage**.
5. That the proposed land use of said property is **single-family residence and garage**.
6. That the request(s) for the subject property is **pursuant to Chapters 17.68 and 17.12, a rezoning from “I-1” Restricted Industrial District to “R-1” Single-Family Residence 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 following request(s) **is hereby approved**:

- **Pursuant to Chapters 17.68 and 17.12, a rezoning from “I-1” Restricted Industrial District to “R-1” Single-Family Residence District.**


CHAIRMAN *40*

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Andrew Spiro**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following request(s) **is hereby approved:**

- **Pursuant to Chapters 17.68 and 17.12, a rezoning from “I-1” Restricted Industrial District to “R-1” Single-Family Residence District** which was duly seconded by **Anthony Mares**.

The vote of the Board was as follows:

YES: **Charlie Chimento, Anthony Mares, Don Wulf, Andrew Spiro, JD Sudeth**

NO:

PRESENT:

ABSENT:


RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2019-045**

Address: **7380 East State Route 54, Riverton**

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

North – Railroad and residence. East – Residence. South – Storage shed and manufactured home & junk yard. West – Storage shed.

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

North & East – Agricultural. South – I-2 & B-3. West – I-1.

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

The existing residence is not a permitted use in the I-1 District.

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

The prevailing trend of development is rural residential with some scattered rural businesses and light industrial uses typical of an unincorporated village like Barclay. In 1987, I-2 with a CPU for a junk yard was granted south of the subject property.