

CASE # 2005-31
RESOLUTION NUMBER 15-1

**GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
773 CAMP SANGAMO RD. WEST, 839 CAMP SANGAMO RD. WEST & 4123
CHINQUIPIN 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 to** the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See EXHIBIT A

WHEREAS, the Petitioners, **Elmer John & Marian Helen Roderick**, have petitioned the Sangamon County Board for a **rezoning from "A" Agricultural District to "R-1" Single Family Residence District**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **May 19, 2005**, 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 **approve the rezoning**; and

WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

FILED
MAY 19 2005
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 14th day of June, 2005 that the request to rezone the above referenced property from "A" Agricultural District to "R-1" Single Family Residence District is hereby approved.

Signed and passed by the Sangamon County Board in session on this 14th day of June, 2005.

Respectfully submitted,

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

Dan Vaughn

DAN VAUGHN, CHAIRMAN

ABE FORSYTH

BILL MOSS

TYRONE PACE

TIM MOORE

DON STEPHENS

ATTEST:

Joe Gallo

SANGAMON COUNTY CLERK

A. Van Meter

COUNTY BOARD CHAIRMAN

EXHIBIT A

PARCEL 1

Part of the Southwest Quarter of Section 4, Township 16 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, described as follows: From the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 4, South 00 degrees 04'59" East, on said Quarter Quarter Section line 588.27 feet; thence South 25 degrees 17'28" East, 804.23 feet to the South line of Section 4; thence North 89 degrees 41'00" West, on said South Section line 342.53 feet to the Point of Beginning; thence North 00 degrees 04'59" West, 230.00 feet; thence South 90 degrees 00'00" West, 229.26 feet; thence South 00 degrees 04'59" East 230.00 feet to said South Section line; thence North 90 degrees 00'00" East, on said South Section line 229.26 feet to the Point of Beginning, containing 1.21 acres, more or less.

PARCEL 2

Part of the Southwest Quarter of Section 4, Township 16 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois described as follows: From the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 4, South 00 degrees 04' 59" East, on said Quarter Quarter Section line 523.50 feet to the Point of Beginning; thence continuing South 00 degrees 04'59" East, on said Quarter Quarter Section line 64.77 feet; thence South 25 degrees 17' 28" East, 804.23 feet to a point on the South line of Section 4; thence continuing North 89 degrees 41'00" West, on said South Section line 342.53 feet; thence North 00 degrees 04'59" West, 230.00 feet; thence South 90 degrees 00'00" West, 229.26 feet; thence South 00 degrees 04'59" East 230.00 feet to a point on the South line of Section 4; thence South 90 degrees 00'00" West, on said South Section line 459.45 feet; thence North 00 degrees 04'59" West, 790.02 feet; thence North 90 degrees 00 degrees 04'59"West, 790.02 feet; thence North 90 degrees 00'00" East, 688.71 feet to the Point of Beginning, containing 14.13 acres, more or less.

FOR: MR. JACK RODERICK
 773 CAMP SANGAMO ROAD
 SPRINGFIELD, IL. 62707
 (217) 528-8275
 14 - 04 - 351 - 007
 14 - 04 - 351 - 008



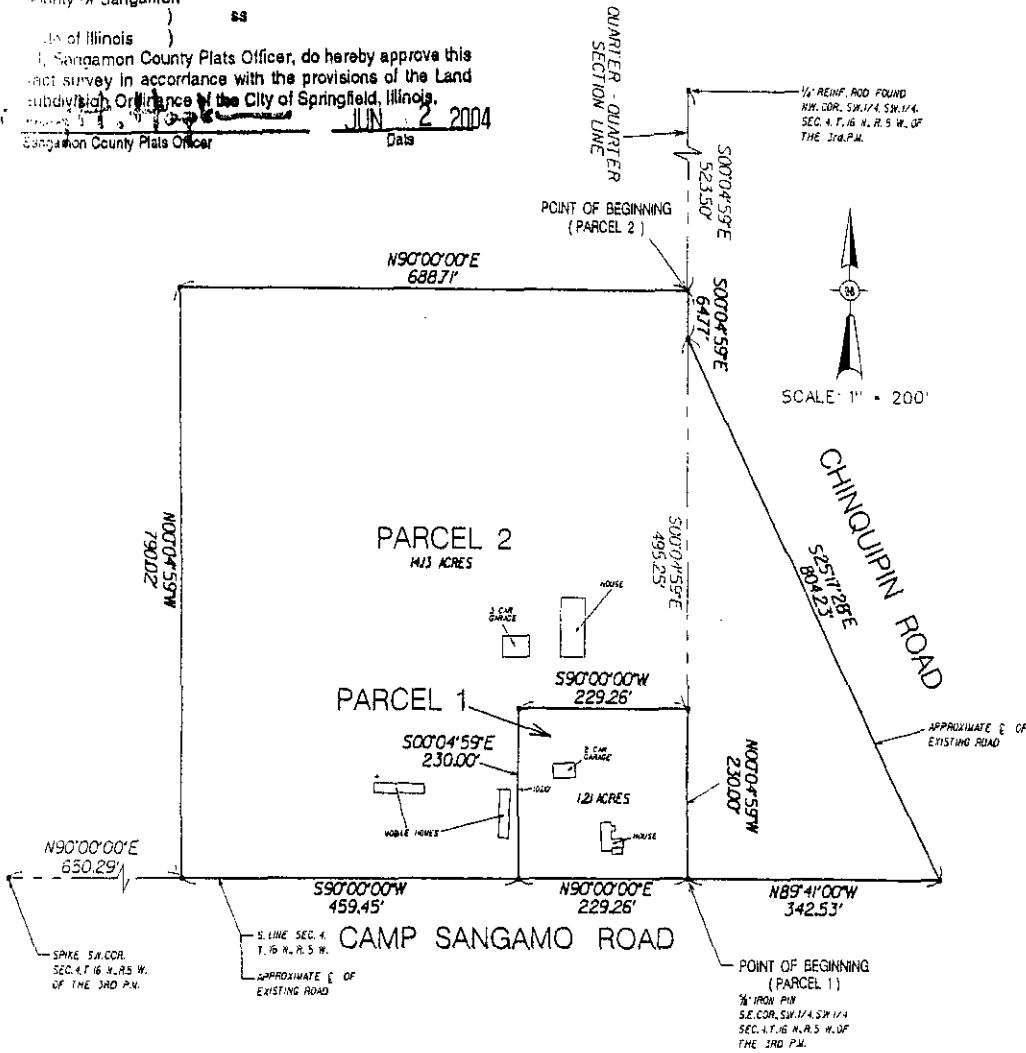
FROM: ALBERS ENGINEERING, INC.
 P.O. BOX 7378
 SPRINGFIELD, IL 62791
 (217) 793-2244

15-4
 12 A-1

PLAT OF SURVEY

SEE ATTACHED SHEET FOR LEGAL DESCRIPTIONS

County of Sangamon
 State of Illinois
 I, Sangamon County Plats Officer, do hereby approve this
 plat survey in accordance with the provisions of the Land
 Subdivision Ordinance of the City of Springfield, Illinois.
 JUN 2 2004
 Sangamon County Plats Officer Date



LEGEND

—●— DENOTES IRON PIN MONUMENT

NO PART OF THIS FINAL PLAT IS LOCATED WITHIN
 A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY
 THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I DO HEREBY CERTIFY THAT I MADE A SURVEY IN THE MONTH OF May 2004
 OF THE ABOVE DESCRIBED PROPERTY AND THE FOREGOING PLAT CORRECTLY REPRESENTS
 THE RESULTS OF SAID SURVEY.



Joseph G. Albers
 JOSEPH G. ALBERS NO. 1869
 ALBERS ENGINEERING, INC.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 17 NAME: **John Fulgenzi**

DOCKET NUMBER: **2005-31**

ADDRESS: **773 Camp Sangamo Rd. West, 839 Camp Sangamo Rd. West & 4123
Chinquipin Rd., Springfield, IL. 62707**

PETITIONER: **Elmer John & Marian Helen Roderick**

PRESENT ZONING CLASSIFICATION: **"A" Agricultural District**

REQUESTED ZONING CLASSIFICATION: **"R-1" Single Family Residence District**

AREA: **15.8 acres**

COMMENTS: **none**

OBJECTORS: **none**

PLANNING COMMISSION RECOMMENDATION: **approval due to Land Evaluation
and Site Assessment score of 124
and similar zoning and uses in the
area.**

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION: **approval**



RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:) DOCKET NO: 2005-31
 Elmer John & Marian Helen Roderick)
)
) PROPERTY LOCATED AT:
) 773 & 839 Camp Sangamo Rd. West
) & 4123 Chinquipin 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** 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 19, 2005** 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 or contract to purchase the property commonly known as **773 & 839 Camp Sangamo Rd. West & 4123 Chinquipin 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 **Parcel 1: a Single Family Residence Parcel 2: a Single Family Residence and 2 Manufactured Homes.**
- 5. That the proposed land use of said property is **4 Single Family Residences and 2 Manufactured Homes.**
- 6. That the requested **rezoning** of said property is: **from "A" Agricultural 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 requested **rezoning** be **approved.**

Charles Chimento
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 **Patrick Somers.**

The vote of the Board was as follows:

YES: **Donn Malwick, John Goleman, Patrick Somers, Barbara Braner & Don Wulf**

NO:

ABSENT: **Charles Chimento & Marvin Traylor**

BJ Armstrong
RECORDING SECRETARY

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CASE #: 2005-31
 INDEX #: 14-04-351-007, 008
& 14-04-377-001
 DATE: 5-9-05
 INSPECTED BY: DK LW

ZONING AMENDMENT CHECK LIST

PETITIONER: Roderick, Elmer John & Marian Helen
 ADDRESS: 773, 839 Camp Sangamo Rd. West & 4123 Chinquipin Rd. TWP. 16N 5 W SEC. 4 ¼ SEC. SW
 (OR NEAREST IDENTIFIABLE ROAD) TWP. _____ RANGE _____ W SEC. _____ ¼ SEC. _____
 CITY OR VILLAGE OR NEAREST ONE: Springfield

EXISTING ZONING: A & R-1 PROPOSED ZONING: R-1
 LAND AREA: 15.8 acres ROAD FRONTAGE: Chinquipin - 869 Lineal Ft. ROAD COND: Good
Camp Sangamo - 1,030 Good

EXISTING LAND USE: Parcel 1 - Single Family Residence Parcel 2 - Single Family Residence and 2 Mobile Homes
 PROPOSED LAND USE: 4 Single Family Residences, 2 Mobile Homes

TYPE OF STRUCTURE: Residential CONDITION OF STRUCTURE: Good

EXISTING YARDS: Front Varied ft. Side _____ ft. Rear _____ ft.

SPOT ZONING: _____ X _____
 Yes No

- NEARBY LAND USE:
- a. To North Mobile Homes, Single Family Residence
 - b. To South Single Family Residences
 - c. To East Single Family Residences, Mobile Home
 - d. To West Single Family Residences, Mobile Home

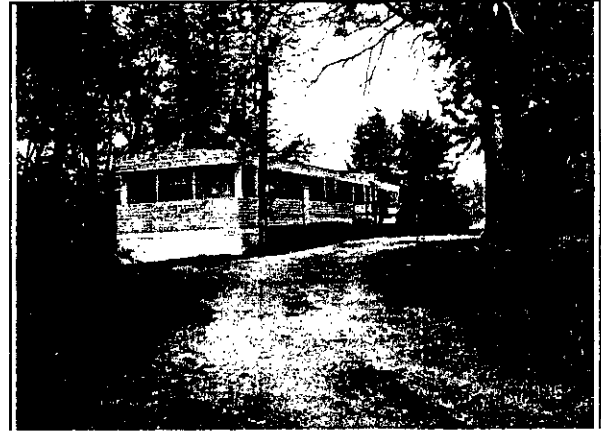
OTHER COMMENTS:

Staff Estimate of the Effect of the Amendment on the Area		None	Slight	Mod.	Great
CONTRASTS: CURRENT VS. PROPOSED	land use	X			
	appearance	X			
	height	X			
	parking spaces	X			
PROBLEMS FORESEEN	drainage	X			
	sewer	X			
	traffic flow	X			
WILL USE INCREASE	pop. density	X			
	dwelling density	X			
	school pop.	X			
	traffic volume	X			

RECOMMENDATIONS: **Recommend approval due to Land Evaluation and Site Assessment score of 124 and similar zoning and uses in the area.**

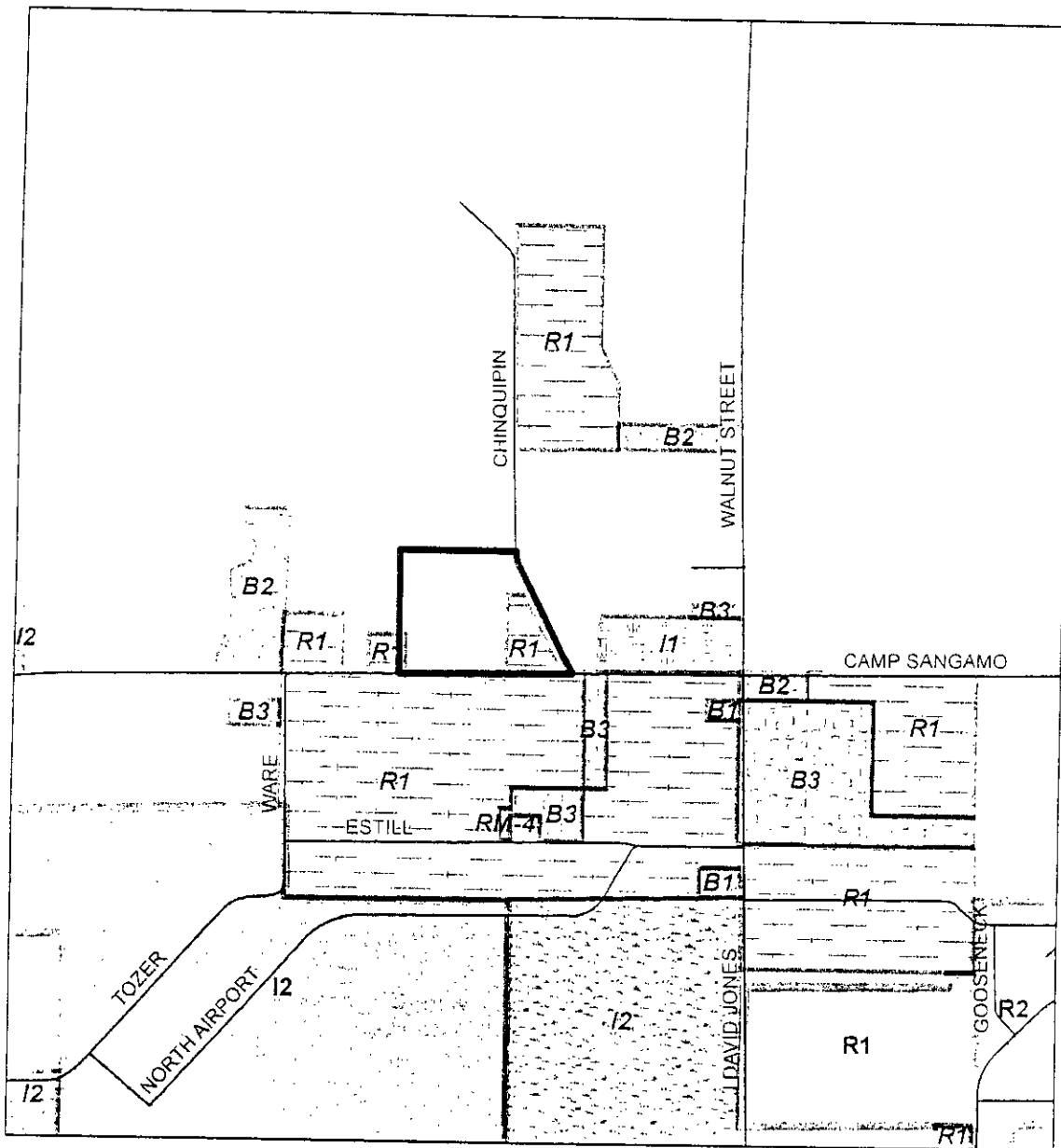
Case #: 2005-31

Address: 773, 839 Camp Sangamo Rd. West & 4123 Chinquipin Rd.



County Zoning

Case# 2005-031



County Zoning

	RM-4		I1
	R3		I2
	R2		B3
	R1a		B2
	R1		B1
	OFF		A

City Zoning

	R5		H1		OFF
	R1		H2		PUD
	R2		H3		B1
	R3a		S1		B2
	R3b		S2		I1
	R4		S3		I2

0 500 1,000 Feet





RECOMMENDED FINDINGS OF FACT

Case #: **2005-31**
Address: **773, 839 Sangamo Rd. West & 4123 Chiquipin Rd.**

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

The property is surrounded by residences.

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

To the north is A. To the east is A and I-1. To the south is R-1. To the west is R-1 and A.

(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 124 indicates the property is suitable for non-agricultural development. The requested R-1 is appropriate.

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

The immediate area has developed residentially.

Parcel # 14-04-351-007
14-04-351-008
 14-04-377-001

Zoning Case # 2005-31

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LAND EVALUATION AND SITE ASSESSMENT

Part 1: Site Assessment	Available Points	Points
<u>AGRICULTURAL/RURAL LAND WITHIN .5 MILE</u>		
90% or more	20	
75-89%	10	5
50-74%	5	
Under 50%	0	
<u>CONTIGUOUS AGRICULTURAL/RURAL LAND</u>		
90% or more	20	
75-89%	10	0
50-74%	5	
Under 50%	0	
<u>PERCENTAGE OF SITE AGRICULTURAL/RURAL</u>		
75-100%	10	
50-74%	5	0
Under 50%	0	
<u>COUNTY SECTOR</u>		
Rural	20	
0.5 mile from incorporated area	10	10
Incorporated area	0	
<u>SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL</u>		
75% or more	20	
50-74%	10	0
25-49%	5	
Less than 25% or sewer available	0	
<u>ENVIRONMENTAL IMPACT OF PROPOSED USE</u>		
Negative impact	15	
Little or none with protective measures	5	0
Little or none	0	
<u>IMPACT ON UNIQUE HISTORICAL/CULTURAL FEATURES</u>		
Negative impact	10	
No impact	0	0
<u>CONDITION OF ROAD</u>		
unpaved, <40' ROW, or < 16' pavement	20	
16'-18' pavement, 40' ROW	15	20
18'-20' pavement, 40' ROW	10	
> 20' pavement, 40' ROW or County or State Highway	0	

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Parcel # 14-04-351-007
14-04-351-008
14-04-377-001

Zoning Case # 2005-31

<u>AVAILABILITY OF PUBLIC SEWER</u>		
Not available	15	15
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	20
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	5
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	0
15-30 minutes	5	
Less than 15 minutes	0	

SITE ASSESSMENT TOTAL	75
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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>
8D3	Hickory	Important		55	
8E	Hickory	Important		55	
8E3	Hickory	Non-prime		52	
8F	Hickory	Non-prime		0	
17	Keomah	Prime		77	
19C2	Sylvan	Important		72	
19D	Sylvan	Important		72	
19D3	Sylvan	Important		55	
19E3	Sylvan	Non-prime		52	
36A	Tama	Prime		100	
36B	Tama	Prime		95	
36C2	Tama	Prime		90	
36D2	Tama	Important		72	
43	Ipava	Prime		100	
45	Denny	Prime		77	
50	Virden	Prime		87	
67	Harpster	Prime		87	
68	Sable	Prime		95	
73	Ross	Prime		95	

Parcel #	<u>14-04-351-007</u> <u>14-04-351-008</u> <u>14-04-377-001</u>			Zoning Case #	<u>2005-31</u>
74	Radford	Prime*		87	
77	Huntsville	Prime*		95	
107	Sawmill	Prime*		87	
112	Cowden	Prime		77	
119D	Elco	Important		72	
119D3	Elco	Important		55	
119E3	Elco	Non-prime		52	
131C	Alvin	Prime	18	77	14
131D	Alvin	Prime		77	
131E2	Alvin	Important		55	
134A	Camden	Prime		90	
134B	Camden	Prime		77	
134C2	Camden	Important		72	
134D3	Camden	Important		55	
138	Shiloh	Prime		87	
198	Elburn	Prime		100	
199A	Plano	Prime		95	
199B	Plano	Prime		90	
208	Sexton	Prime		77	
212D3	Thebes	Important	9	55	5
242	Kendall	Prime		77	
244	Hartsburg	Prime		87	
249	Edinburg	Prime		77	
259C	Assumption	Prime		77	
259D2	Assumption	Important		72	
280B	Fayette	Prime		77	
280C2	Fayette	Important		72	
280D2	Fayette	Important		72	
280D3	Fayette	Important		55	
284	Tice	Prime*		90	
451	Lawson	Prime*		95	
551F	Gosport	Non-prime	13	0	
567C	Elkhart	Prime		77	
567D2	Elkhart	Important		72	
684B	Broadwell	Prime		87	
684C2	Broadwell	Prime		77	
685B	Middletown	Prime	27	77	21
685C2	Middletown	Important	13	72	9
801	Orthents	Non-prime		0	

*subject to flooding

AGRICULTURAL LAND EVALUATION TOTAL	49
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GRAND TOTAL	124
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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.