

# FILED

FEB 28 2006

CASE # 2006-08  
RESOLUTION NUMBER 6-1

*Joe Aiello*  
Sangamon County Clerk

**GRANTING A REZONING**  
FOR CERTAIN PROPERTY LOCATED IN THE  
**600 BLOCK OF RIDDLE HILL ROAD, SPRINGFIELD**  
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 Petitioner, **Karen Stephens**, has 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 **February 16, 2006**, 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 Board of Appeals.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 14<sup>th</sup> day of March, 2006 that the request to rezone the above described 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 14<sup>th</sup> day of March, 2006.

Respectfully submitted,

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

  
\_\_\_\_\_  
DAN VAUGHN, CHAIRMAN

\_\_\_\_\_  
ABE FORSYTH

\_\_\_\_\_  
BILL MOSS

\_\_\_\_\_  
TYRONE PACE

\_\_\_\_\_  
TIM MOORE

\_\_\_\_\_  
DON STEPHENS

\_\_\_\_\_  
DAVID MENDENHALL

ATTEST:

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

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

**EXHIBIT A**

Part of the Northwest Quarter of the Southeast Quarter of Section 33, Township 16 North, Range 6 West of the Third Principal Meridian: described more particularly as follows:

Commencing at an iron pin marking the Northeast corner of the Northwest Quarter of the Southeast Quarter of the aforementioned section 33, thence South 00 degrees 09 minutes 40 seconds East along the Quarter, Quarter section line a distance of 100.00 feet to an iron pipe thence North 89 degrees 58 minutes 42 seconds West a distance of 60.00 feet to an iron pipe marking the true point of beginning, thence South 00 degrees 09 minutes 40 seconds East a distance of 720.00 feet to an iron pipe, thence North 89 degrees 58 minutes 42 seconds West a distance of 242.00 feet to an iron pipe, thence North 00 degrees 09 minutes 40 seconds West a distance of 720 feet to an iron pipe, thence South 89 degrees 58 minutes 42 seconds East a distance of 242.00 feet to the true point of beginning. Said parcel contains 4.0 acres, more or less, all in the county of Sangamon, State of Illinois.

Basis of Bearing is South 00 degrees 09 minutes 40 seconds East along the Quarter, Quarter section line.

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: #1 NAME: Tom Fraase

DOCKET NUMBER: 2006-08

ADDRESS: 600 Block of Riddle Hill Road, Springfield, 62711

PETITIONER: Karen Stephens

PRESENT ZONING CLASSIFICATION "A" Agricultural District

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

AREA: 4 Acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommended approval due to availability of infrastructure and similar uses and zoning 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: <b>2006-08</b>
<b>Karen Stephens</b> )	)
)	PROPERTY LOCATED IN:
)	<b>The 600 Block of Riddle Hill Road</b>
)	<b>Springfield, IL 62711</b>
)	)

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 **February 16, 2006** 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 **the 600 Block of Riddle Hill Road, Springfield, IL 62711** 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 **Farmland.**
- 5. That the proposed land use of said property is a **Four lot subdivision.**
- 6. That the requested **zoning** of said property is: 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 RPA  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Marvin Traylor** 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 **Donn Malwick**

The vote of the Board was as follows:

YES: **Donn Malwick, Patrick Somers, Marvin Traylor, Don Wulf**

NO:

ABSENT: **Charles Chimento, Peggy Egizii**

BJ Armstrong  
RECORDING SECRETARY

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Basis of Bearing is South 00 degrees 09 minutes 40 seconds East along the Quarter, Quarter section line.

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CASE #: 2006-08

INDEX #: 13-33-401-002 Pt.

**ZONING AMENDMENT CHECK LIST**

DATE: 1-31-06

INSPECTED BY: DK LW

PETITIONER: Stephens, Karen

ADDRESS: 600 Block of Riddle Hill Road TWP. 16N RANGE 6 W SEC. 33 ¼ SEC. SE  
 (OR NEAREST IDENTIFIABLE ROAD) TWP. \_\_\_\_\_ RANGE \_\_\_\_\_ W SEC. \_\_\_\_\_ ¼ SEC. \_\_\_\_\_

CITY OR VILLAGE OR NEAREST ONE: Springfield

EXISTING ZONING: A PROPOSED ZONING: R-1

LAND AREA: 4 acres ROAD FRONTAGE: 720 Lineal Ft. ROAD COND: Good

EXISTING LAND USE: Cropland

PROPOSED LAND USE: Four Single Family Residences

TYPE OF STRUCTURE: NA CONDITION OF STRUCTURE: NA

EXISTING YARDS: Front -- ft. Side -- ft. Rear -- ft.

SPOT ZONING: X  
 Yes No

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

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		
	dwellings, density		X		
	school pop.	X			
	traffic volume	X			



RECOMMENDATIONS: **Recommend approval due to availability of infrastructure and similar uses and zoning in the area.**



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# County Zoning Case# 2006-08



## County Zoning

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

## City Zoning

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



0 500 1,000 Feet



**RECOMMENDED FINDINGS OF FACT**

Case #: **2006-8**  
Address: **600 Block of Riddle Hill Road**

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

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

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

**The property is surrounded by A zoning although to the northeast, southeast and further south is R-1.**

- (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 168 indicates the property may be suitable for non-agricultural development if mitigating factors are present. With public water available, adequate roads and residential development in the area, rezoning to R-1 is appropriate.**

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

**There have been many homes built in the area and property to the northeast was rezoned to R-1 in 2003.**

**LAND EVALUATION AND SITE ASSESSMENT****Part 1: Site Assessment**

	Available Points	Points
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<u>AGRICULTURAL/RURAL LAND WITHIN .5 MILE</u>		
90% or more	20	
75-89%	10	
<b>50-74%</b>	<b>5</b>	<b>5</b>
Under 50%	0	

<u>CONTIGUOUS AGRICULTURAL/RURAL LAND</u>		
90% or more	20	
<b>75-89%</b>	<b>10</b>	<b>10</b>
50-74%	5	
Under 50%	0	

<u>PERCENTAGE OF SITE AGRICULTURAL/RURAL</u>		
<b>75-100%</b>	<b>10</b>	
50-74%	5	<b>10</b>
Under 50%	0	

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

<u>SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL</u>		
75% or more	20	
<b>50-74%</b>	<b>10</b>	<b>10</b>
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	<b>0</b>
<b>Little or none</b>	<b>0</b>	

<u>IMPACT ON UNIQUE HISTORICAL/CULTURAL FEATURES</u>		
Negative impact	10	
<b>No impact</b>	<b>0</b>	<b>0</b>

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

AVAILABILITY OF PUBLIC SEWER

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	

AVAILABILITY OF PUBLIC WATER

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

DISTANCE FROM RESPONDING FIREHOUSE

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

DRIVING TIME TO HIGH SCHOOL

Over 30 minutes	10	<b>0</b>
15-30 minutes	5	
<b>Less than 15 minutes</b>	<b>0</b>	

**SITE ASSESSMENT TOTAL****85****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	
<b>17</b>	<b>Keomah</b>	<b>Prime</b>	<b>33</b>	<b>77</b>	<b>25</b>
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	
<b>43</b>	<b>Ipava</b>	<b>Prime</b>	<b>33</b>	<b>100</b>	<b>33</b>
45	Denny	Prime		77	
50	Viriden	Prime		87	
67	Harpster	Prime		87	
68	Sable	Prime		95	
73	Ross	Prime		95	

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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		77	
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		55	
242	Kendall	Prime		77	
244	Hartsburg	Prime		87	
249	Edinburg	Prime		77	
259C	Assumption	Prime		77	
259D2	Assumption	Important		72	
<b>280B</b>	<b>Fayette</b>	<b>Prime</b>	<b>17</b>	<b>77</b>	<b>13</b>
<b>280C2</b>	<b>Fayette</b>	<b>Important</b>	<b>17</b>	<b>72</b>	<b>12</b>
280D2	Fayette	Important		72	
280D3	Fayette	Important		55	
284	Tice	Prime*		90	
451	Lawson	Prime*		95	
551F	Gosport	Non-prime		0	
567C	Elkhart	Prime		77	
567D2	Elkhart	Important		72	
684B	Broadwell	Prime		87	
684C2	Broadwell	Prime		77	
685B	Middletown	Prime		77	
685C2	Middletown	Important		72	
801	Orthents	Non-prime		0	

\*subject to flooding

<b>AGRICULTURAL LAND EVALUATION TOTAL</b>	<b>83</b>
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<b>GRAND TOTAL</b>	<b>168</b>
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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.