

CASE # 2007-16 3-1  
RESOLUTION NUMBER \_\_\_\_\_

**GRANTING A CONDITIONAL PERMITTED USE**  
**FOR CERTAIN PROPERTY LOCATED IN THE**  
**8300 BLOCK OF CLARKSVILLE ROAD, ROCHESTER**  
**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 conditional permitted use** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**The East one-half of the East one-half of the Northwest Quarter of Section 36, Township 15 North, Range 4 West of the third principal meridian.**

WHEREAS, the Petitioners, **John J. & Sally K. Hundley**, have petitioned the Sangamon County Board for a **conditional permitted use for restricted landing area (airport)**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **April 19, 2007**, 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 conditional permitted use**; and

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

**FILED**

APR 27 2007

  
Sangamon County Clerk

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this 8<sup>th</sup> day of May, 2007 that the request for a conditional permitted use to allow for a restricted landing area (airport) on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 8<sup>th</sup> day of May, 2007.

Respectfully submitted,

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

*Tim Moore*

\_\_\_\_\_  
TIM MOORE, CHAIRMAN

\_\_\_\_\_  
ABE FORSYTH, VICE CHAIRMAN

\_\_\_\_\_  
CATHY SCAIFE

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

\_\_\_\_\_  
SAM SNELL

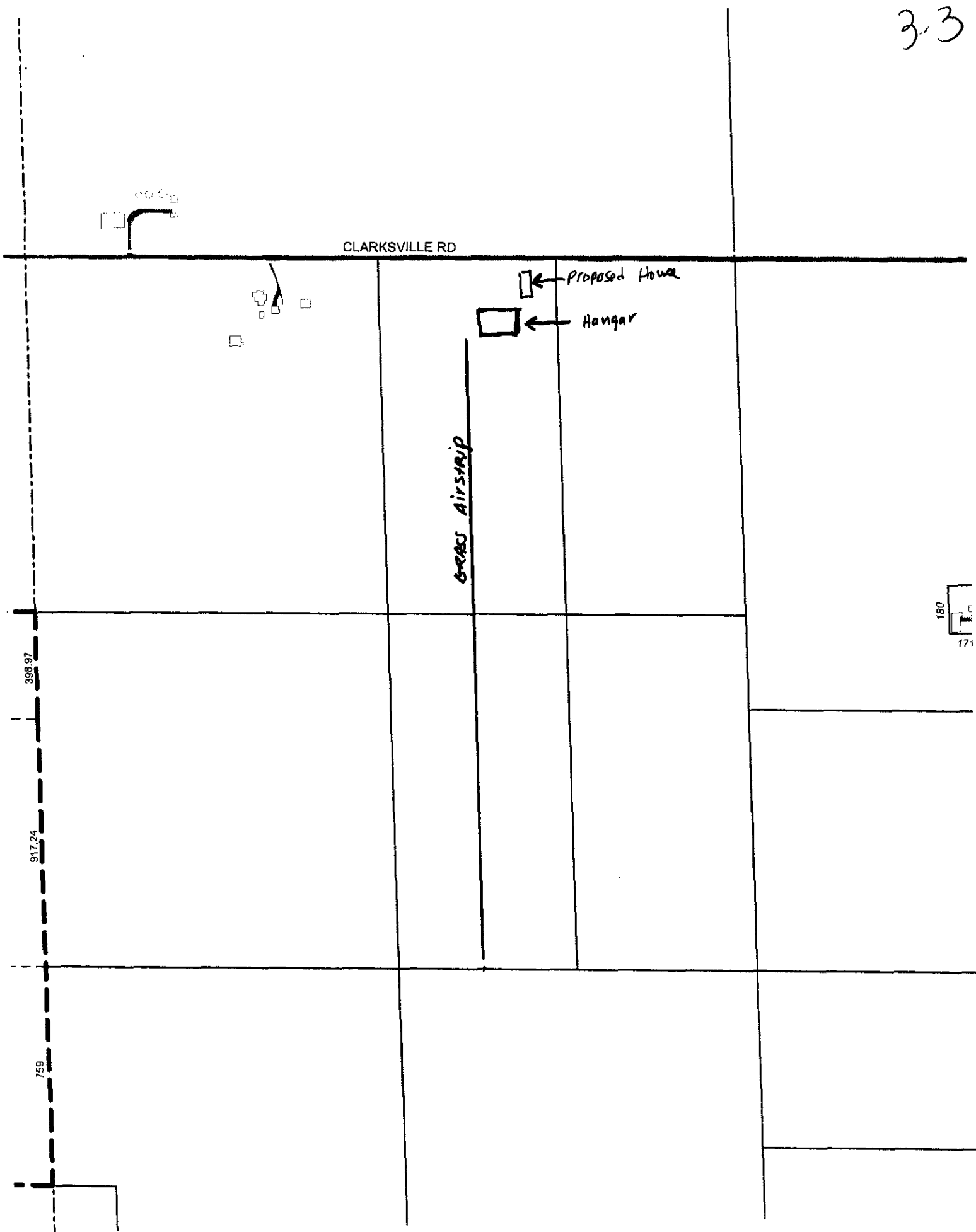
\_\_\_\_\_  
DON STEPHENS

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

**ATTEST:**

*Joe Aiello*  
\_\_\_\_\_  
SANGAMON COUNTY CLERK

*A. Sam Steiner*  
\_\_\_\_\_  
COUNTY BOARD CHAIRMAN



CLARKSVILLE RD

Proposed Hangar

Hangar

GRASS AIRSTRIP

398.97

917.24

759

180

171

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: #4 NAME: **Andy Goleman**

DOCKET NUMBER: **2007-16**

ADDRESS: **8300 Block of Clarksville Road, Rochester, IL 62563**

PETITIONER: **John J. & Sally K. Hundley**

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

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural with a Conditional Permitted Use to allow a restricted landing area (airport).**

AREA: **40 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval with evidence that airstrip will be used only for petitioner's private, personal use.**

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: )  
John J. & Sally K. Hundley )

DOCKET NO:

)  
)  
)  
)  
)

PROPERTY LOCATED AT:  
8300 Block of Clarksville Road  
Rochester, IL 62563

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 a **conditional permitted use** 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 **April 19, 2007** 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 **8300 Block of Clarksville Road, Rochester, IL 62563** and more particularly described as:

**The East one-half of the East one-half of the Northwest Quarter of Section 36, Township 15 North, Range 4 West of the third principal meridian.**

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- 3. That the present zoning of said property is "A" Agricultural.
- 4. That the present land use of said property is Farmland.
- 5. That the proposed land use of said property is Farmland, restricted airstrip, residence.
- 6. That the requested conditional permitted use of said property is: to allow a restricted landing area (airport).
- 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 conditional permitted use 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 conditional permitted use be approved.

Charles Chimento  
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 **Patrick Somers**.

The vote of the Board was as follows:

**YES: Charles Chimento, Peggy Egizii, Judith Johnson, Patrick Somers, Marvin Traylor**

**NO:**

**ABSENT:**

R. J. Armstrong  
RECORDING SECRETARY

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**SSCRPC** Springfield Sangamon County Regional Planning Commission

**Staff Findings and Recommendation**  
 (inspected 4/4/07 by LW & AJ)

SANGAMON COUNTY ZONING CASE # 2007-16  
 ADDRESS 8300 block of Clarksville Road  
 Property Index # 23-36-100-003, 006

PETITIONER Hundley, John J. and Sally K.

REQUESTED ZONING A Conditional Permitted Use to allow for a restricted landing strip.

PROPOSED LAND USE Farmland, restricted airstrip, residence

EXISTING:

ZONING A

LAND USE Cropland

ROAD FRONTAGE Clarksville Rd. 660' CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR NA

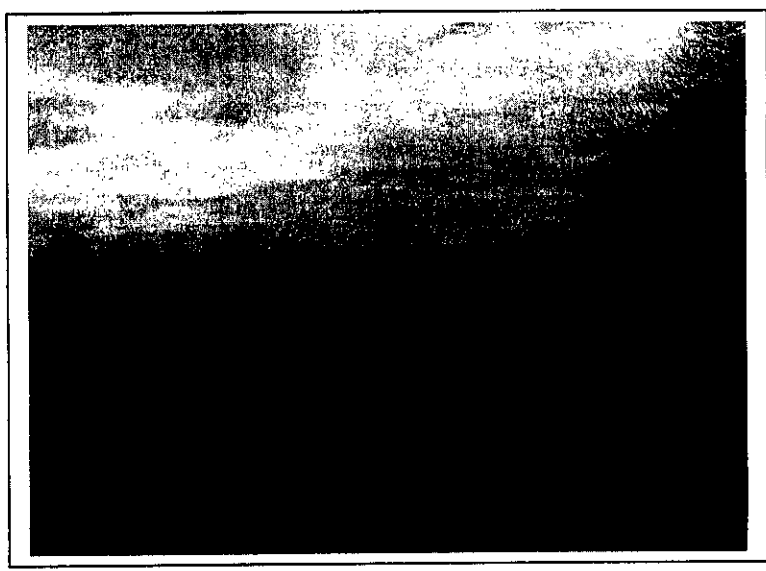
CONDITION OF STRUCTURE NA

LOT AREA 40 acres

FRONT YARD NA

SIDE YARDS NA

REAR YARD NA



Would the proposed zoning be spot zoning? NA

**PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval with evidence that airstrip will be used only for petitioner's private, personal use.**

# County Zoning

## Case# 2007-16

Requested:  
CPU

Single Family  
Residences

Cropland

Single Family  
Residences

Cropland

### 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



5000 Feet



**SANGAMON COUNTY - RECOMMENDED FINDINGS OF FACT  
FOR CONDITIONAL PERMITTED USES**

Case #: 2007-16

Address: 8300 block of Clarksville Road

No conditional permitted uses shall be granted by the County Board unless the conditional permitted use:

- (i) Is so proposed that the proposed location, design and method of operation of such use will minimize the adjacent effects on the character of the surrounding area.

**The subject property is surrounded by cropland. The nearest home is 1/4 mile to the east.**

- (ii) Is so proposed to be operated, designed and located so that the public health, safety, and welfare will be protected.

**According to petitioner the airstrip will meet all FAA requirements.**

- (iii) Will not cause substantial injury to the value of other property in the vicinity in which it is located.

**There is a concern with the impact of noise from the aircraft on the residences in the general vicinity, although it would appear that no substantial injury to property in the area would occur if limited to petitioner's private, personal use.**

- (iv) In addition to the above general standards for all conditional permitted uses that may be allowed, no conditional permitted use listed below shall be granted unless the proposed use can meet the standards as noted:

- (a) Fairgrounds, public or private outdoor recreation centers - that the principal vehicle access for such use is located on a major thoroughfare or a secondary thoroughfare or within one-quarter mile of a major thoroughfare, that such use is so located as to draw a minimum of vehicular traffic to and through minor and collector streets in residential areas.

**NA**

- (b) Mobile home parks - must meet the requirements of Section III(R) Large Scale Development.

**NA**

- (c) Tourist home, motels, hotels - that the proposed use must be located on or within 400 feet of a major thoroughfare.

**NA**

- (d) Taverns and liquor stores - that the following distances be maintained: (1) schools - 100' from the property line of the school to the property line of the tavern or liquor store; (2) churches - 100' from the church building to the tavern or liquor store building; and (3) residences - 100' from the tavern or liquor store property line to the residential structure or institutional care facility.

**NA**