

CASE#2024-019  
RESOLUTION NUMBER 2-1

**GRANTING A REZONING  
FOR CERTAIN PROPERTY LOCATED AT  
225 NORTH MAIN STREET, SPAULDING  
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 Petitioner, **Jerald Mellinger**, has petitioned the Sangamon County Board requesting pursuant to Chapters 17.68 and 17.12, a rezoning from “I-1” Restricted Industrial to “R-1” Single Family Residence District; and,

WHEREAS, a public hearing was held at the Sangamon County Building on **August 15, 2024** 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 a 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 **10<sup>th</sup> Day of September, 2024** that the following request(s) on the above described property is hereby approved:

**FILED**

AUG 20 2024

  
Sangamon County Clerk

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

Signed and passed by the Sangamon County Board in session on this 10<sup>th</sup> Day of September, 2024.

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

**ATTEST:**

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

**Exhibit A**

Part of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 4, Township 16 North, Range 4 West of the Third Principle Meridian, described as follows:

Beginning at the Northeast corner of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter of said Section 4, and running thence West along the North line thereof South parallel to the East line of said Northeast corner: thence South Southeast Quarter of the Northeast Quarter to a point 431.30 feet South of the North line: thence East parallel to said North line 104 feet: thence South parallel to the said East line 88.69 feet: thence East parallel to said North line 208 feet to the said East line: thence North along said East line 520 feet to the point of the beginning.

Excepting therefrom the following described tract of land, to-wit:

The North 168.70 feet of the East 312 feet of that part of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 4, Township 16 North, Range 4 West of the Third Principle Meridian, described as follows:

Beginning at the Northeast corner of said Northeast Quarter of the Southeast Quarter of the Northeast Quarter of said Section 4, and running thence West along the North line thereof to a point 312 feet West of said Northeast corner; thence South parallel to the East line of said Northeast Quarter of the Southeast Quarter of the Northeast Quarter to a point 431.30 feet South of said North line; thence East parallel to said North line 104 feet; thence South parallel to the said East line 88.69 feet: thence East Parallel to said North line 208 feet to said East line, thence North along said East line 520 feet to the point of beginning.

Except all coal and minerals together with the right to mine and remove same.

PIN: 15-04.0-276-022

**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: # 8                      NAME: Tom Rader

DOCKET NUMBER: 2024-019

ADDRESS: 225 North Main Street, Spaulding, IL 62561

PETITIONER: Jerald Mellinger

PRESENT ZONING CLASSIFICATION: "I-1" Restricted Industrial District

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

AREA: 1.84 Acres

COMMENTS: Yes

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval. The petitioner is planning to construct a single-family residence which is not permitted in the existing I-1 District. Within the past five years, the subject property had a single-family residence that was torn down. The proposed R-1 District is better suited because the subject property is adjacent to a residential area.**

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: **2024-019**  
**Jerald Mellinger** )  
)  
) PROPERTY LOCATED AT:  
) **225 North Main Street**  
) **Spaulding, 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 **August 15, 2024** 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: **225 North Main Street, Spaulding, IL 62561** and more particularly described as:

**See Exhibit A**

3. That the present zoning of said property is **“I-1” Restricted Industrial District**.
4. That the present land use of said property is **Vacant; Single-Family Residence removed within last 4 years**.
5. That the proposed land use of said property is **Single-Family Residence**.
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 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.

IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the following request is **hereby approved**:

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

---

CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Anthony Mares**, which was duly seconded by **George Petrilli**, 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 to “R-1” Single Family Residence District.

The vote of the Board was as follows:

YES: **Anthony Mares, George Petrilli, JD Sudeth, Don Wulf**

NO:

PRESENT:

ABSENT: **Charlie Chimento, Richard Thompson**

---

RECORDING SECRETARY

**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: **2024-019**

Address: **225 North Main Street, Spaulding**

- (i) Existing uses of property within the general area of the property in question.  
**North – Garden center. East – Timber. South – Residence. West – Pasture.**
- (ii) The zoning classification of property within the general area of the property in question.  
**North – I-1. West – Agricultural. East & South – Village of Spaulding.**
- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.  
**A single-family residence is not permitted in the existing I-1 District.**
- (iv) The trend of development, within the vicinity since the property was originally classified.  
**The trend of development in the area is residential. The subject property is adjacent to the Spaulding village limits. In 1973, the subject property and the parcel to the north were rezoned from A to I-1.**