

RESOLUTION NUMBER

4-1

**DENYING A VARIANCE OF CHAPTER 16.72**  
**“DEVELOPMENT IN SPECIAL FLOOD HAZARD AREAS”**  
FOR CERTAIN PROPERTY LOCATED AT  
**2890 WEST JEFFERSON STREET, SPRINGFIELD**

WHEREAS, the Zoning and Land Use Committee of the Sangamon County Board has presented to the Sangamon County Board, Sangamon County, Illinois, Findings of Fact and Recommendation that the Sangamon County Board **deny a variance** to the Sangamon County Flood Ordinance with the following property, to wit:

**SEE EXHIBIT “A”**

WHEREAS, the petitioner, **Salvatore Moriconi on behalf of Connor Properties, LLC**, has petitioned the Sangamon County Board for a **variance of Section 16.72.130 to allow an uninhabited, unattached, wet-floodproofed, accessory storage building (a garage) not larger than 2,045 square feet constructed no more than 7.3 feet below the flood protection elevation; and**

WHEREAS, the Executive Director of the Springfield-Sangamon County Regional Planning Commission has presented to the Sangamon County Board of Sangamon County Findings of Fact and Recommendation that the Sangamon County Board **deny the variance based on the findings in Exhibit “B”;** and,

WHEREAS, the Zoning and Land Use Committee reviewed the staff recommendation at the meeting of the Zoning and Land Use Committee on **February 20, 2025** and **concurs with the Findings of Fact and Recommendation in Exhibit “B”;** and

WHEREAS, the Sangamon County Board **does hereby adopt the recommendation of the Zoning and Land Use Committee.**

**FILED**

FEB 21 2025

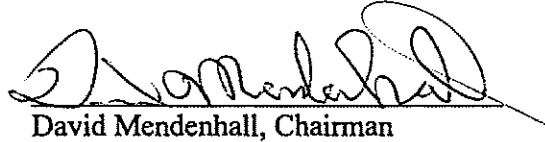
*Don J. King*  
Sangamon County Clerk

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**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session this 11<sup>th</sup> day of March, 2025 that the request for a variance of Section 16.72.130 allow an uninhabited, unattached, wet-floodproofed, accessory storage building (a garage) not larger than 2,045 square feet constructed no more than 7.3 feet below the flood protection elevation on the above described property is hereby denied.

Signed and passed by the Sangamon County Board in session this 11<sup>th</sup> day of March, 2025.

Respectfully submitted,  
ZONING & LAND USE COMMITTEE  
OF THE SANGAMON COUNTY BOARD



David Mendenhall, Chairman

**ATTEST:**

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

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

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EXHIBIT "A"

LEGAL DESCRIPTION

**Part of the Northwest ¼ of Section 30, Township 16 North, Range 5 West of the Third  
Principal Meridian. PIN 14-30.0-101-011**

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EXHIBIT "B"  
FINDINGS OF FACT

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**STANDARDS FOR VARIATION OF FLOODPLAIN ORDINANCE  
SECTION 16.72.150**

- (i) **The development activity cannot be located outside the floodplain. The requested garage could be placed in many other locations on the property that are outside the floodplain. There are serious concerns with granting a variance this far below the flood protection elevation for any building when alternate locations are on the subject property where the garage could be constructed in compliance with the ordinance.**
- (ii) **An exceptional hardship would result if the variance were not granted. In general, any hardship related to construction in the floodplain is considered to be self-imposed. In this case, there is no exceptional hardship of the property present to justify the requested variance. The garage was constructed without permits in violation of the floodplain ordinance at a site that is convenient for the petitioner. The hardship is self-imposed.**
- (iii) **The relief requested is the minimum necessary. The fact that the request is for a large garage constructed more than seven (7) feet below the flood protection elevation is an indication the relief is more than the minimum necessary to construct the building.**
- (iv) **There will be no additional threat to public health or safety or creation of a nuisance. Variances to the floodplain ordinance affect the safety of the community and therefore should be the rare exception rather than the rule. Allowing the garage in the floodplain could lead to the creation of a nuisance due to its remote location.**
- (v) **There will be no additional public expense for flood protection, rescue or relief operations, policing, or repairs to roads, utilities, or other public facilities. It is difficult to assess the potential public expense if the variance is granted. If the garage is not properly anchored, it could float away and potentially be a liability for public roads and/or bridges in the area and lead to flood protection problems. The garage is proposed to have electricity and the components would have to be elevated to the flood protection elevation of one foot above the 100-year flood elevation to comply with the floodplain ordinance. Unless removed, the garage will also need to have flood openings that comply with local ordinance and FEMA rules.**
- (vi) **The provisions of subsection 16.72.050(c) shall be met. The applicant was informed of other permits required by this section and will need to provide documentation during permitting.**
- (vii) **The provisions of subsection 16.72.120 are met. The building site is not in the floodway and therefore a permit from the Illinois Department of Natural Resources – Office of Water Resources would not be required. This will be confirmed with the floodplain development permit.**

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(viii) The applicant's circumstances are unique and do not establish a pattern inconsistent with the intent of the National Flood Insurance Program.

**There are no unique circumstances of the property. Granting the variance would set a pattern inconsistent with the intent of the National Flood Insurance Program and would jeopardize Sangamon County's reputation to not allow buildings in the floodplain and our continued participation in FEMA's Community Rating System program that allows residents to receive a flood insurance discount of up to 15 percent on flood insurance premiums. There are also concerns with the precedent this request would set for future garage requests on similarly situated properties in the floodplain throughout Sangamon County constructed without building and floodplain development permits.**

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# FLOODPLAIN ORDINANCE VARIANCE REQUEST

## STAFF RECOMMENDATION

**VARIANCE REQUEST:** A variance of Section 16.72.130 to allow an uninhabited, unattached, wet-floodproofed, accessory storage building (a garage) not larger than 2,045 square feet constructed no more than 7.3 feet below the flood protection elevation.

**PETITIONER:** Salvatore ("Sam") Moriconi for Connor Properties, LLC

**PROPERTY OWNER:** Connor Properties, LLC

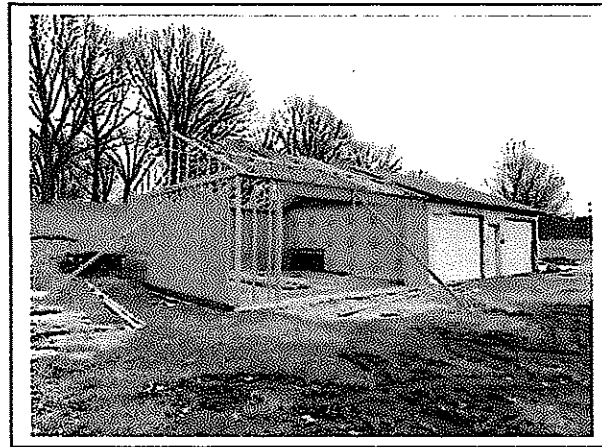
**PROPERTY ADDRESS:** 2890 West Jefferson Street, Springfield

**TAX ID#:** 14-30.0-101-011

**DATE OF INSPECTION:** February 11, 2025      **INSPECTED BY:** SK & EP

**BASE FLOOD ELEVATION:** 544'      **FLOOD PROTECTION ELEVATION:** 545'

**LOWEST GROUND ELEVATION:** 538.20'



**Recommendation: Recommend denial. The building under construction is a violation that has not obtained the required building and floodplain development permits. The variance would allow an enclosed 2,045 square-foot storage garage built 7.3 feet below the flood protection elevation and 6.3 feet below the base or 100-year flood elevation. There are serious concerns with granting a variance this far below the flood protection elevation for any building when alternate locations are on the subject property where the garage could be constructed in compliance with the ordinance. The petitioner was notified in a violation letter to cease and desist building construction at the end of December. Since that time, the petitioner has added a roof truss over the building without permits.**

**STANDARDS FOR VARIATION OF FLOODPLAIN ORDINANCE  
SECTION 16.72.150**

- (i) **The development activity cannot be located outside the floodplain. The requested garage could be placed in many other locations on the property that are outside the floodplain. There are serious concerns with granting a variance this far below the flood protection elevation for any building when alternate locations are on the subject property where the garage could be constructed in compliance with the ordinance.**
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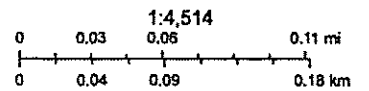
- (viii) The applicant's circumstances are unique and do not establish a pattern inconsistent with the intent of the National Flood Insurance Program.

**There are no unique circumstances of the property. Granting the variance would set a pattern inconsistent with the intent of the National Flood Insurance Program and would jeopardize Sangamon County's reputation to not allow buildings in the floodplain and our continued participation in FEMA's Community Rating System program that allows residents to receive a flood insurance discount of up to 15 percent on flood insurance premiums. There are also concerns with the precedent this request would set for future garage requests on similarly situated properties in the floodplain throughout Sangamon County constructed without building and floodplain development permits.**

# Sangamon County GIS



February 13, 2025



Parcel Number: 14300101011  
Copyright 2012-2022

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Salvatore Moriconi  
 2950 W Jefferson  
 Springfield, IL 62707  
 217-306-3333  
 connorrentals@gmail.com

2/7/2025

**Sangamon County Zoning and Land Use Committee**

**Subject: Request for Relief from the Floodplain Development Ordinance**

Board,

I am writing to formally request relief from the Sangamon County Floodplain Development Ordinance for the construction of an accessory storage building (a shed) at the following address: 2890 W Jefferson Springfield, IL. The shed is proposed to be **no larger than 2,040 square feet** and will be **wet-floodproofed**, as outlined below.

**Project Details:**

- **Type of Structure:** The structure is an unattached, uninhabitable accessory storage building (a shed) to be used solely for non-living purposes.
- **Floodplain Elevation:** The shed is proposed to be constructed **7.3 feet below the designated flood protection elevation** for this area.
- **Floodproofing:** The shed will be wet-floodproofed in accordance with the required guidelines for structures of this nature. This includes implementing design measures to minimize the potential damage from floodwaters and ensure it remains safe and functional during flood events.

I respectfully request that you consider granting a variance or relief from the standard ordinance requirement in this case due to the following reasons:

1. **Uninhabitable Structure:** The proposed shed is uninhabitable, and its use is strictly limited to storage. There will be no long-term human occupancy or impact on floodwater flows or hydraulic conditions.

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2. **Wet-Floodproofing Measures:** The structure will be wet-floodproofed in full compliance with applicable guidelines and best practices, ensuring minimal damage to the building and the surrounding area during flood events.
3. **Size and Location:** The proposed structure is no larger than 2,040 square feet, and its location will not interfere with critical flood control measures or infrastructure.
4. **Compliance with Other Local Regulations:** In addition to the wet-floodproofing measures, the proposed shed will comply with all other local zoning and building codes.

I am happy to provide any additional information, including detailed plans, engineering reports, or documentation, to support this request. Should you need further clarification or require a meeting to discuss this in more detail, please feel free to contact me at 217-306-3333 or via email at [connorrentals@gmail.com](mailto:connorrentals@gmail.com).

Thank you for your consideration of this request. I look forward to your response.

Sincerely,



Salvatore Moriconi

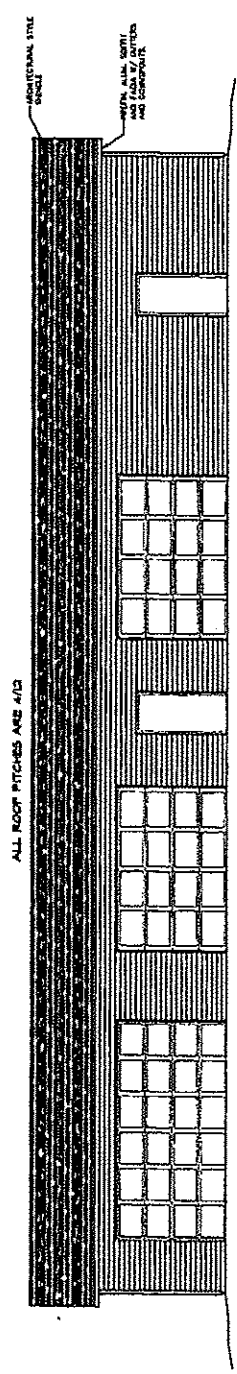
- NOTES**
1. WALLS ARE 8" MASONRY WITH 2" INSULATION. ALL WALLS TO BE FINISHED WITH 1/2" PLASTER AND PAINT.
  2. ROOFING IS TO BE 1/2" GYPSONUM BOARD OVER 1" INSULATION AND 1/2" PLASTER AND PAINT.
  3. ALL ROOF PITCHES ARE 4/12.
  4. FINISH FLOOR SHALL BE 4" CONCRETE ON 8" GRAVEL.
  5. FINISH CEILING SHALL BE 1/2" GYPSONUM BOARD AND PAINT.
  6. FINISH WALLS ARE 8" MASONRY WITH 2" INSULATION AND 1/2" PLASTER AND PAINT.

CONTRACTOR: \_\_\_\_\_

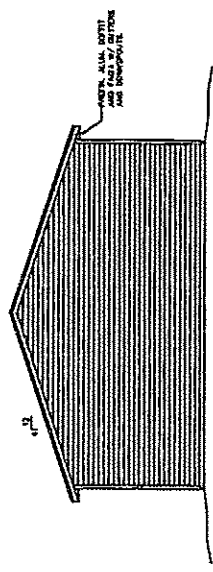
**Moriconi Garage**

Elevations

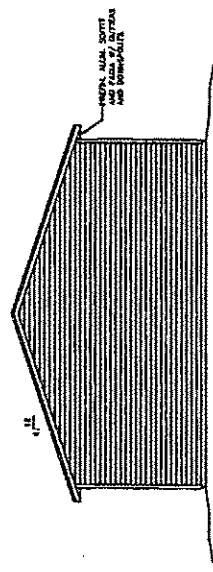
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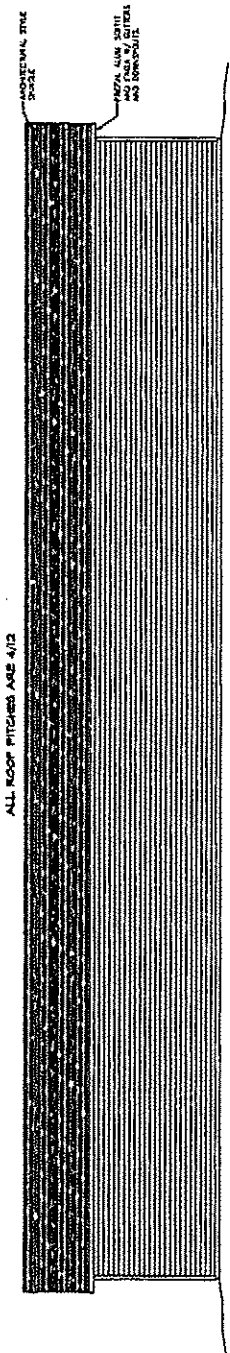
Front Elevation  
SCALE: 1/4" = 1'-0"



Side Elevation  
SCALE: 1/4" = 1'-0"



Side Elevation  
SCALE: 1/4" = 1'-0"

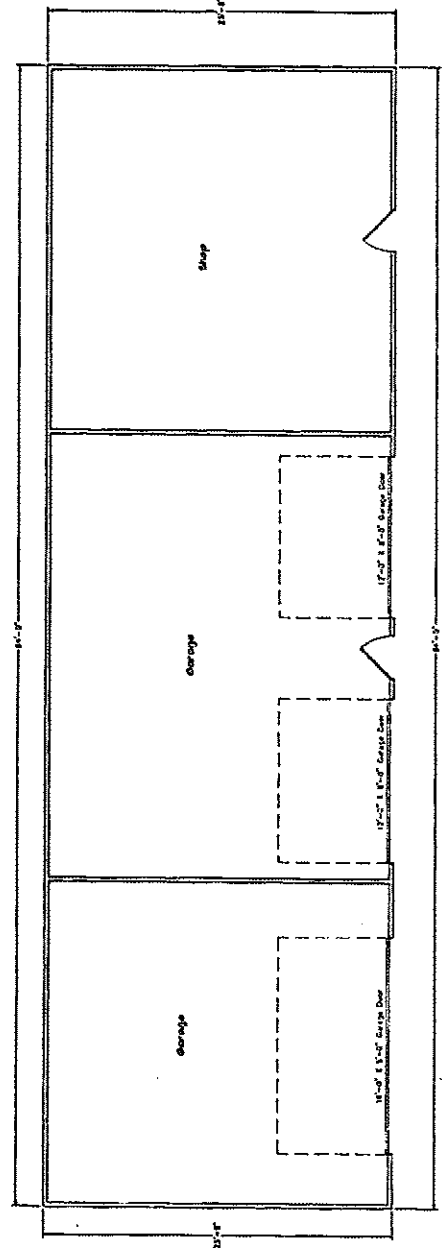
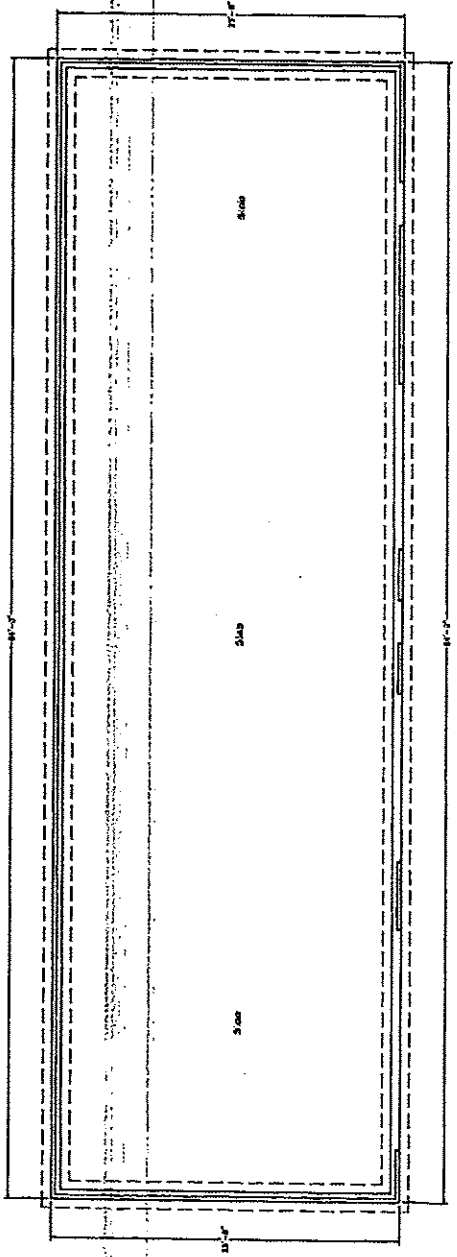


Back Elevation  
SCALE: 1/4" = 1'-0"

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- NOTES:
1. ALL WALLS ARE MASONRY UNLESS NOTED TO THE CONTRARY. ALL WALLS TO BE FINISHED TO FACE UNLESS NOTED OTHERWISE.
  2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND FINISHES. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
  3. ALL DIMENSIONS AND FINISHES TO BE VERIFIED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
  4. FIRST FLOOR SHALL BE 4'-0" FULL HEIGHT UNLESS NOTED OTHERWISE.

|                         |  |                        |  |
|-------------------------|--|------------------------|--|
| CONTRACTOR:             |  | Morloni Garage         |  |
| FLOOR PLAN 4 FOUNDATION |  | DATE: February 1, 2011 |  |
| SHEET:                  |  | 2                      |  |
| TOTAL:                  |  | 2                      |  |



Floor Plan  
SCALE: 1/4" = 1'-0"



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**NOTES:**

- BASE FLOOD ELEVATION(B.F.E.) = 544.00 AS PER F.E.M.A.
- 1' MINOR CONTOUR
- 5' MAJOR CONTOUR



SCALE : 1" = 40'



**KUHN & TRELLO**  
 A LIMITED LIABILITY COMPANY  
 109 N. 7TH STREET, 3RD FLOOR  
 SPRINGFIELD, IL 62701  
 PHONE: 217-579-0044  
 PROFESSIONAL DESIGN FIRM NO. 184-006516

**PROJECT LOCATION**  
**SUBJECT BUILDING(GARAGE)**

SPRINGFIELD, SANGAMON COUNTY, ILLINOIS

SURVEYED BY: J&J DRAWN BY: RMC CHECKED BY: HBD DATE: 2/12/2025 1 OF 1

PROJECT #:  
25100.004  
**EXHIBIT**  
 1  
 SHEET:

4-16

**Memo**

**To:** Sam Moriconi, Connor Properties LTD

**From:** Ray Boosinger, Trustee to Fred and Jeane Boosinger Declarations of Trust

**Date:** February 12, 2025

**Re:** History of flood levels at 2802 West Jefferson

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Sam,

My parents, Fred and Jeane Boosinger purchased the farm located at 2802 West Jefferson in 1956. The total acreage at that time was approximately 100 acres bounded on the north by Jefferson Street, south and east by Spring Creek, and west by the railroad track. I was either a resident living on that property or living close-by from the date of purchase until the property was sold to you in 2021, totaling over 65 years.

I can say with certainty that flooding from Spring Creek at no point during that 65-year period rose either to or near to the elevation of the extension of Plainview Drive. I understand the question at hand regards the construction of a building on the north side of Plainview Drive, which is higher in elevation than Plainview Drive.

For clarification, Plainview Drive was platted at some time in the 1960's when my father, contemplated developing the Boosinger property. Even though the property was never developed as my father planned, maps from that time period show the access road from Jefferson Street being named Plainview Drive. For purposes of this memo, I consider the road in question as an extension of Plainview Drive.

If you have any questions about this matter, please feel free to contact me.



Ray Boosinger, Trustee to Fred and Jeane Boosinger Declarations of Trust



4-17



Springfield-Sangamon County  
Regional Planning Commission

TO: Zoning & Land Use Committee  
Sangamon County Board

FROM: Steve Keenan, CFM, Senior Planner – Land Use *SK*

DATE: February 18, 2025

SUBJECT: Flood Variance at 2890 W. Jefferson Street, Springfield, for Connor Properties, LLC

Attached please find the following documents for consideration by the Zoning and Land Use Committee and the Sangamon County Board for this agenda item:

- 1) Proposed Resolution
- 2) SSCRPC Staff Analysis of the Flood Variance Request
- 3) Owner's Request for Variance, Site Plan, and Former Owner's Letter

The site is near the intersection of West Jefferson Street and Veterans Parkway, Springfield. The variance is recommended for denial due to the size and the location of the garage being over seven (7) feet below the flood protection elevation. The Zoning and Land Use Committee will make a recommendation to the County Board for final action on the requested flood variance. It has been several years since we have had one of these requests. Questions are welcome to Steve Keenan by phone at (217) 753-6762 (direct), (217) 535-3110 (office), or email [Steve.Keenan@sangamonil.gov](mailto:Steve.Keenan@sangamonil.gov).

cc: Tom Fraase, Jr.