

SEP 24 2025

Don J. Hays
Sangamon County Clerk

**GRANTING A REZONING AND VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
7500 BLOCK OF OAK CREST ROAD, RIVERTON
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 and variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Alex Bruno**, has petitioned the Sangamon County Board requesting for **Proposed Parcels 1 and 2: pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single Family Residence District; pursuant to Chapter 17.66, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the "R-1" Single-Family Residence District; and, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,**

WHEREAS, a public hearing was held at the Sangamon County Building on **September 18, 2025** 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 variances; 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 14th Day of October, 2025 that the following requests on the above described property are hereby approved:

For Proposed Parcel 1:

- Pursuant to Chapters 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the “R-1” Single-Family Residence District; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,

For Proposed Parcel 2:

- Pursuant to Chapters 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the “R-1” Single-Family Residence District; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

Signed and passed by the Sangamon County Board in session on this 14th day of October,
2025.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

Exhibit A

Part of Section 23, Township 16 North, Range 4 West of the Third Principal Meridian,
Sangamon

County, Illinois, described as follows:

The North 18 2/3 acres of the East Half of the Southwest Quarter of said Section 23.

Also, a section of land in the northwest corner of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of said Section 23, described as follows:

Beginning at a 1 inch iron pipe marking the center of said Section 23; thence North 88°44'04" East along the north line of the Southeast Quarter of said Section 23 for a distance of 150.00 feet; thence South 01°05'46" East, parallel with the West line of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of said Section 23 for a distance of 150.00 feet; thence South 88°44'04" West, parallel with said north line of the Southeast Quarter a distance of 150.00 feet; thence North 01°05'46" West along said west line of the said Northwest Quarter of the Northwest Quarter of the Southeast Quarter for a distance of 150.00 feet to the point of beginning.

Also part of the following strip of land, recorded as Document #789433 on April 24, 1978 in the Office of the Recorder of Deeds, Sangamon County, Illinois, described as follows:

From the Southeast corner of the Southwest Quarter of said Section 23, East on the Section line, 662.88 feet; thence North on the East line of the West Half of the West Half of the Southeast Quarter, 2031.45 feet to the point of beginning; thence continuing North 13 feet; thence West on the North line of the south two-thirds acre of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of said Section 23 and the South one and one-third acres of the North Half of the Northeast Quarter of the Southwest Quarter of said Section 23, 1986.76 feet thence South on the Quarter Quarter Section line 9 feet; thence East to the point of beginning.

EXCEPT therefrom the said south two-thirds acre of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of said section 23.

Situated in Sangamon County, Illinois.

AND

TRACT A

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN;
DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE AFOREMENTIONED SECTION 23, THENCE SOUTH 88 DEGREES 45 MINUTES 13 SECONDS WEST ON THE QUARTER SECTION LINE A DISTANCE OF 80.00 FEET TO A

SET IRON PIN, THENCE NORTH 01 DEGREES 16 MINUTES 20 SECONDS WEST 84.33 FEET TO A SET IRON PIN ON THE CENTERLINE OF OAK CREST ROAD, THENCE SOUTH 64 DEGREES 59 MINUTES 45 SECONDS EAST ON SAID CENTERLINE A DISTANCE OF 89.22 FEET TO A FOUND IRON PIN ON THE QUARTER SECTION LINE, THENCE SOUTH 01 DEGREES 16 MINUTES 20 SECONDS EAST ON SAID LINE A DISTANCE OF 44.86 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 0.119 ACRE, MORE OR LESS, ALL IN THE COUNTY OF SANGAMON, STATE OF ILLINOIS.

EXCEPT

TRACT B

PART OF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN; DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND IRON PIPE MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE AFOREMENTIONED SECTION 23, THENCE SOUTH 88 DEGREES 45 MINUTES 13 SECONDS WEST ON THE QUARTER SECTION LINE A DISTANCE OF 80.00 FEET TO A SET IRON PIN MARKING THE POINT OF BEGINNING, THENCE SOUTH 01 DEGREES 16 MINUTES 20 SECONDS EAST 15.31 FEET TO A SET IRON PIN, THENCE SOUTH 88 DEGREES 37 MINUTES 17 SECONDS WEST 358.96 FEET TO A SET IRON PIN, THENCE NORTH 21 DEGREES 42 MINUTES 26 SECONDS EAST 17.50 FEET TO A FOUND IRON PIN ON THE QUARTER SECTION LINE, THENCE NORTH 88 DEGREES 45 MINUTES 13 SECONDS EAST ON SAID LINE A DISTANCE OF 352.13 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 0.128 ACRE, MORE OR LESS, ALL IN THE COUNTY OF SANGAMON, STATE OF ILLINOIS.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 8 NAME: Tom Rader

DOCKET NUMBER: 2025-016

ADDRESS: 7500 Block of Oak Crest Road, Riverton, IL 62561

PETITIONER: Alex Bruno

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: Proposed Parcels 1 and 2: Pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single Family Residence District; pursuant to Chapter 17.66, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the "R-1" Single-Family Residence District; and, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

AREA: 19.78 Acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval. While the LESA score of 220 indicates the property is suitable for agricultural use only, the relatively small size of the subject property and the rural residential trend in the area make residential zoning appropriate. Granting the requested lot-width-depth variances will facilitate a division of the subject property into two approximately 9-acre parcels, which is consistent with other surrounding rural residential parcels. Allowing an accessory structure to be 24 feet instead of the 18 feet in the R-1 District would be consistent with the height of accessory structures located on properties in this area that are zoned Agricultural, which has no height restrictions. The Standards for Variation are met.

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: **2025-016**
Alex Bruno)
)
) PROPERTY LOCATED AT:
) **7500 Block of Oak Crest Road**
) **Riverton, 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 and variances** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner; that legal publication has been made pursuant to law; and that a public hearing was held on **September 18, 2025** 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: **7500 Block of Oak Crest Road, Riverton, IL 62561** 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 **an agricultural building and pasture.**
5. That the proposed land use of said property is **Proposed Parcel 1: Single-family residence with an accessory structure. Proposed Parcel 2: Single-family residence with an accessory structure.**
6. That the request(s) for the subject property are for **Proposed Parcels 1 and 2: pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single Family Residence District; and, pursuant to Chapter 17.66, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the "R-1" Single-Family Residence District; and, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.**
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 and variances** 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 following requests are hereby approved:

For Proposed Parcel 1:

- Pursuant to Chapters 17.68 and 17.12, a rezoning from **"A" Agricultural District to "R-1" Single-Family Residence District;**
- Pursuant to Chapter 17.66, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the **"R-1" Single-Family Residence District; and,**
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,

For Proposed Parcel 2:

- Pursuant to Chapters 17.68 and 17.12, a rezoning from **"A" Agricultural District to "R-1" Single-Family Residence District;**
- Pursuant to Chapter 17.66, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the **"R-1" Single-Family Residence District; and,**
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.


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 **Don Wulf**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following requests **are hereby approved**:

For Proposed Parcel 1:

- Pursuant to Chapters 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the “R-1” Single-Family Residence District; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,

For Proposed Parcel 2:

- Pursuant to Chapters 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the “R-1” Single-Family Residence District; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

The vote of the Board was as follows:

YES: **Anthony Mares, Don Wulf, Charlie Chimento, Richard Thompson, George Petrilli**

NO:

PRESENT:

ABSENT:


RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2025-016**

Address: **7500 Block of Oak Crest Road, Riverton**

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

North – Residence & cropland. East – Residence. South – Pasture. West – Cropland.

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

North, East, South, & West – Agricultural.

- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

While the LESA score of 220 indicates the property is suitable for agricultural use only, the relatively small size of the subject property and the rural residential trend in the area make residential zoning appropriate.

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

The trend of development in the area is rural residential and agricultural. In 1980, a CPU was granted for an airport east of the subject property. In 1975, a variance was granted for a parcel to have no road frontage south of the subject property.

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2025-016**

Address: **7500 Block of Oak Crest Road, Riverton**

The Zoning Board of Appeals shall not recommend to the Sangamon County Board that the regulations of this ordinance be varied as authorized in F. (1) hereof, unless it shall make findings of fact based upon the evidence presented to it in each specified case:

- (i) that the property in question cannot be economically used or yield a reasonable return, if permitted to be used only for the conditions allowed by the regulations.

Granting the requested lot-width-depth variances will facilitate a division of the subject property into two approximately 9-acre parcels, which is consistent with other surrounding rural residential parcels. Allowing an accessory structure to be 24 feet instead of the 18 feet in the R-1 District would be consistent with the height of accessory structures located on properties in this area that are zoned Agricultural, which has no height restrictions.

- (ii) that the plight of the owner is due to circumstances unique to the property and not generally applicable to other property in the area.

Granting the requested lot-width-depth variances will facilitate a division of the 19-acre subject property into two parcels via the tract survey process. Other parcels in the area are zoned Agricultural, which has no height restrictions.

- (iii) that the variation, if granted, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality.

Negative impacts are not anticipated.

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

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

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

<u>AVAILABILITY OF PUBLIC SEWER</u>		
Not available	15	
Sewer over 600'-1200' away	8	15
Private central sewage system	5	
Sewer 600' or less away and available	0	

<u>AVAILABILITY OF PUBLIC WATER</u>		
Not available	20	
1,000-1,500' away	15	20
Less than 1,000' away	5	
Public water available at site	0	

<u>DISTANCE FROM RESPONDING FIREHOUSE</u>		
Not in fire protection district	20	
More than 5 miles or fire protection by assignment	10	5
2.6-5 miles	5	
0-2.5 miles	0	

<u>DRIVING TIME TO HIGH SCHOOL</u>		
Over 30 minutes	10	
15-30 minutes	5	0
Less than 15 minutes	0	

SITE ASSESSMENT TOTAL	130
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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>
198A	Elburn	P		100	
199A	Plano	P		100	
43A	Ipava	P	21	100	21
7148A	Proctor	P		100	
46A	Herrick	P		100	
7037A	Worthen	P		100	
705A	Buckhart	P		98	
199B	Plano	P		98	
36B	Tama	P		98	
244A	Hartsburg	P2		98	
257A	Clarksdale	P2		98	
68A	Sable	P2		87	
679B	Blackberry	P		87	
705B	Buckhart	P		87	
86B	Oscos	P		87	
684B	Broadwell	P	77	87	67
50A	Virden	P2		87	
712A	Spaulding	P2		87	
127B	Harrison	P		87	
3077A	Huntsville	P3		87	
138A	Shiloh	P2		87	
249A	Edinburg	P2		87	
242A	Kendall	P2		87	
7242A	Kendall	P2		87	
134A	Camden	P		87	
17A	Keomah	P2		87	
3451A	Lawson	P3		75	
3107A	Sawmill	P5		75	
7075B	Drury	P		75	
8396A	Vesser	P2		75	
3074A	Radford	P3		75	
3073A	Ross	P3		75	
3284A	Tice	P3		75	
279B	Rozetta	P		75	
45A	Denny	P2		75	
134B	Camden	P		75	
112A	Cowden	P2		75	
685B	Middletown	P		75	
3405A	Zook	P5		75	
131C2	Alvin	P	1	75	1
86C2	Oscos	I		74	
36C2	Tama	I		74	
684C2	Broadwell	I	1	74	1
119C2	Elco	I		74	
119D	Elco	I		74	
127C2	Harrison	I		74	
119D2	Elco	I		74	
567C2	Elkhart	I		74	
134C2	Camden	I		74	

259C2	Assumption	I	74
685C2	Middletown	I	74
280D2	Fayette	I	74
119D3	Elco	N	74
259D2	Assumption	I	74
212C2	Thebes	I	74
630C2	Navlys	I	74
630D2	Navlys	I	74
630D3	Navlys	I	57
131D2	Alvin	I	57
8D	Hickory	I	50
8D2	Hickory	I	50
280D3	Fayette	I	44
8D3	Hickory	I	44
8F	Hickory	N	44
549G	Marseilles	N	0
533	Urban Land	N	
536	Dumps	N	
830	Orthents, Land	N	
862	Pits, Sand	N	
864	Pits, Quarries	N	
801C	Orthents, Silty	N	
W	Water		

Prime/Important Farmlands Designations:

P: Prime farmland

P2: Prime where drained

P3: Prime where protected from flooding or flooding is less often than once in two years during the growing season.

P5: Prime where drained and either protected from flooding or flooding is less often than once in two years during the growing season.

I: Important farmland

N: Not Prime/Important Farmland

AGRICULTURAL LAND EVALUATION TOTAL	90
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GRAND TOTAL	220
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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.