

**GRANTING A REZONING AND A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
4476 SAN TERRA ROAD, PAWNEE
SANGAMON COUNTY, ILLINOIS**

FILED
JUN 24 2026
[Signature]
Sangamon County Clerk

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 a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Thomas and Patricia Scott**, 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; 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,**

WHEREAS, a public hearing was held at the Sangamon County Building on **June 18, 2026** 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 a variance;** 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 July, 2026 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; 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,

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; 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.

Signed and passed by the Sangamon County Board in session on this 14th day of July, 2026.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

Exhibit A

Part of the S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Sec. 8 Twp. 13 N., R. 4 W. of the 3rd P.M., Sangamon County, Illinois, described as follows: Commencing at a stone at the N.E. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of said Sec. 8; thence S. 0 degrees 00' 00" E., 1320.00 ft. along the W. line of the E $\frac{1}{2}$ of said S.W. $\frac{1}{4}$ to an iron pin; thence S, 89 degrees 18' 20" E., 874.41 ft. to an iron pin and the true point of beginning; thence S. 89 degrees 18' 20" E. 604.73 ft. to an iron pin; thence S. 1 degree 24' 40" W., 204.50 feet along a fence to an iron pin; thence S. 86 degrees 01' 53" W. 598.36 ft. along a fence to an iron pin; thence N. 0 degrees 37' 2" W. 253.19 ft. to the true point of beginning. Contains 3.16 acres, including 0.28 acres, more or less, of public road right of way. Situated in Sangamon County.

PIN#: 36-08.0-300-023

Common Address: 4476 San Terra Road, Pawnee, IL 62558

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 4 NAME: Vacant

DOCKET NUMBER: 2026-013

ADDRESS: 4476 San Terra Road, Pawnee, IL 62558

PETITIONER: Thomas and Patricia Scott

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; 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.

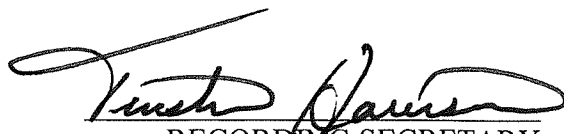
AREA: 3.16 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval. The petitioner is proposing to divide the subject property into two approximate 1-acre parcels. The LESA score of 164 indicates the property is marginal requiring mitigating factors for non-agricultural development. In this case, the relatively small size of Proposed Parcels 1 and 2 (approximately 1 acre each) and being located within one-quarter mile of the Village of Pawnee make residential zoning appropriate. Allowing an accessory structure to be 24 feet instead of 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: **2026-013**
Thomas and Patricia Scott)
)
) PROPERTY LOCATED AT:
) **4476 San Terra Road**
) **Pawnee, IL 62558**

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(s); that legal publication has been made pursuant to law; and that a public hearing was held on **June 18, 2026** 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: **4476 San Terra Road, Pawnee, IL 62558** 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 a **Single-family residence and an accessory structure.**
5. That the proposed land use of said property is **for Proposed Parcel 1: Single-family residence and accessory structure and Proposed Parcel 2: Single-family residence and accessory structure.**
6. That the requests 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.**
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).

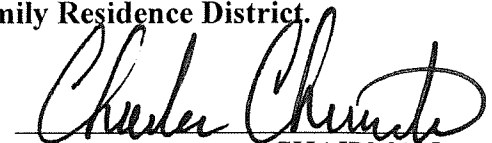
IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the following requests **are hereby approved:**

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; 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,**

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; 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.**


CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Richard Thompson**, which was duly seconded by **JD Sudeth**, 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; 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,

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; 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.

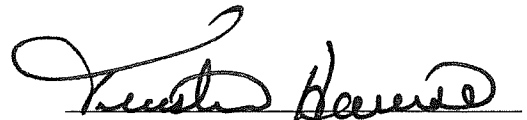
The vote of the Board was as follows:

YES: **Don Wulf, JD Sudeth, Charlie Chimento, Richard Thompson**

NO:

PRESENT:

ABSENT: **George Petrilli, Anthony Mares**


RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2026-013**

Address: **4476 San Terra Road, Pawnee**

- (i) Existing uses of property within the general area of the property in question.
North, East, & South – Cropland. West – Residence.
- (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.

The LESA score of 164 indicates the property is marginal requiring mitigating factors for non-agricultural development. In this case, the relatively small size of Proposed Parcels 1 and 2 (approximately 1 acre each) and being located within one-quarter mile of the Village of Pawnee 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 agricultural, rural residential, and residential within the Village of Pawnee.

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2026-013**

Address: **4476 San Terra Road, Pawnee**

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.

Allowing an accessory structure to be 24 feet instead of 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.

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	10
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	5
50-74%	5	
Under 50%	0	
<u>COUNTY SECTOR</u>		
Rural	20	10
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	20
16'-18' pavement, 40' ROW	15	
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	15
Sewer over 600'-1200' away	8	
Private central sewage system	5	
Sewer 600' or less away and available	0	

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

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

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

SITE ASSESSMENT TOTAL	90
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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	0	100	
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	Osco	P		87	
684B	Broadwell	P		87	
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		75	
86C2	Osco	I		74	
36C2	Tama	I		74	
684C2	Broadwell	I		74	
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	67	74	50

685C2	Middletown	I		74	
280D2	Fayette	I		74	
119D3	Elco	N		74	
259D2	Assumption	I	33	74	24
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	74
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GRAND TOTAL	164
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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.

**GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
14800 BLOCK OF MOOMEY ROAD, MECHANICSBURG
SANGAMON COUNTY, ILLINOIS**

FILED
JUN 24 2026
De J. Hays
Sangamon County Clerk

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 variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Mattea Tavernor, Executor of the Estate of Deborah Larson**, has petitioned the Sangamon County Board requesting **for Proposed Parcels 1 and 2: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 34.497 acres); 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 **June 18, 2026** 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 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 July, 2026**, that the following requests on the above described property are hereby approved:

For Proposed Parcel 1:

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 34.497 acres); 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 Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 34.497 acres); 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 July, 2026**.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

Exhibit A

Part of East Half of the Southeast Quarter of Section 12, Township 15 North, Range 3 West of the Third Principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Commencing at a stone found at the Northeast corner of said Southeast Quarter of Section 12, per Document Number 2002R66460 recorded in the Sangamon County Recorder's Office; thence South 00 degrees 27 minutes 41 seconds East on the East line of said Northeast Quarter, a distance of 40.00 to an iron pin set; thence South 89 degrees 05 minutes 30 seconds West, a distance of 185.44 feet to an iron pin set at the point of beginning.

From said point of beginning; thence 00 degrees 27 minutes 41 seconds East, a distance of 522.35 feet to an iron pin set; thence South 89 degrees 07 minutes 38 seconds West, a distance of 613.67 feet to an iron pin set; thence South 00 degrees 27 minutes 41 seconds East, a distance of 1993.15 feet to a point on the South top of bank of the Sangamon River; thence meandering Southwesterly on said South top of bank, to a point bearing South 60 degrees 17 minutes 33 seconds West, a distance of 208.20 feet from last described point; thence South 89 degrees 06 minutes 38 seconds West, a distance of 359.36 feet to an iron pin set at the Southwest corner of said East Half of the Southeast Quarter of Section 12; thence North 00 degrees 09 minutes 38 seconds West on the West line of said East Half, a distance of 2399.67 feet to an iron pin found; thence North 89 degrees 06 minutes 19 seconds East, a distance of 322.01 feet to an iron pin found; thence South 00 degrees 02 minutes 24 seconds West, a distance of 68.72 feet to a pipe found; thence North 89 degrees 07 minutes 38 seconds East, a distance of 316.66 feet to a pipe found; thence North 00 degrees 02 minutes 07 seconds West, a distance of 137.57 feet to an iron pin found; thence North 89 degrees 01 minutes 57 seconds East, a distance of 316.71 feet to an iron pin set; thence North 00 degrees 07 minutes 28 seconds West, a distance of 146.87 feet to an iron pin set; thence North 89 degrees 05 minutes 30 seconds East, a distance of 185.44 feet to the point of beginning. Containing 1,502,690.208 square feet (34.497 acres), more or less.

AND

Part of East Half of the Southeast Quarter of Section 12, Township 15 North, Range 3 West of the Third Principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Commencing at a stone found at the Northeast corner of said Southeast Quarter of Section 12 per Document Number 2002R66460 recorded in the Sangamon County Recorder's Office; thence South 00 degrees 27 minutes 41 seconds East on the East line of said Northeast Quarter, a distance of 40.00 to an iron pin set at the point of beginning.

From said point of beginning; thence continuing South 00 degrees 27 minutes 41 seconds East on said East line, a distance of 2046.49 feet to a point on the South top of bank of the Sangamon River; thence meandering Southwesterly on said South top of bank, to a point bearing South 58 degrees 49 minutes 03 seconds West, a distance of 929.54 feet from last described point; thence North 00 degrees 27 minutes 41 seconds West, a distance of 1933.15 feet to an iron pin set; thence North 89 degrees 07 minutes 38 seconds East, a distance of 613.67 feet to an iron pin set; thence North 00 degrees 27 minutes 41 seconds West, a distance of 522.35 feet to an iron pin set; thence North 89 degrees 05 minutes 30 seconds East, a distance of 185.44 feet to the point of beginning. Containing 1,502,690.208 square feet (34.497 acres), more or less.

AND

Part of East Half of the Southeast Quarter of Section 12, Township 15 North, Range 3 West of the Third Principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Beginning at a stone found at the Northeast corner of said Southeast Quarter of Section 12 per Document Number 2002R66460 recorded in the Sangamon County Recorder's Office; thence South 00 degrees 27 minutes 41 seconds East on the East line of said Northeast Quarter, a distance of 40.00 to an iron pin set; thence South 89 degrees 05 minutes 30 seconds West, a distance of 370.89 feet to an iron pin set; thence North 00 degrees 07 minutes 28 seconds West, a distance of 40.31 feet to an mag nail set on the North line of said East Half of the Southeast Quarter of Section 12; thence North 89 degrees 05 minutes 30 seconds East on said North line, a distance of 370.56 feet to the point of beginning. Containing 14,885.459 square feet (0.342 acres), more or less.

No Common Address – Farm Ground
24-12.0-400-014

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 3 NAME: David Mendenhall

DOCKET NUMBER: 2026-014

ADDRESS: 14800 Block of Moomey Road, Mechanicsburg, IL 62545

PETITIONER: Mattea Tavernor, Executor of the Estate of Deborah Larson

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: Proposed Parcels 1 and 2: Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 34.497 acres); 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: 68.02 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval. Granting the requested variances would facilitate a division of the subject property into two approximately 34-acre parcels to settle an estate. No change in land use is contemplated, and negative impacts are not anticipated. 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: **2026-014**
Mattea Tavernor,
Executor of the Estate of Deborah Larson)
)
) **PROPERTY LOCATED AT:**
) **14800 Block of Moomey Road**
) **Mechanicsburg, IL 62545**

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 **variances** 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 **June 18, 2026** 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: **14800 Block of Moomey Road, Mechanicsburg, IL 62545** 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 **Agricultural.**
5. That the proposed land use of said property is **Proposed Parcel 1: Agricultural.**
Proposed Parcel 2: Agricultural.
6. That the requests for the subject property **are for Proposed Parcels 1 and 2: Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 34.497 acres); 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 **variances** is in the public interest and is not solely in the interest of the petitioner(s).

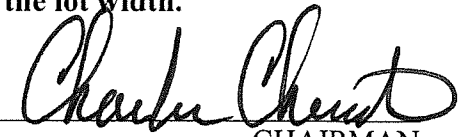
IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the following requests **are hereby approved:**

For Proposed Parcel 1:

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 34.497 acres); 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 Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 34.497 acres); 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, **JD Sudeth**, which was duly seconded by **Richard Thompson**, 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 Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 34.497 acres); 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 Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 34.497 acres); 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: **JD Sudeth, Richard Thompson, Don Wulf, Charlie Chimento**

NO:

PRESENT:

ABSENT: **George Petrilli, Anthony Mares**



RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2026-014**

Address: **14800 Block of Moomey Road, Mechanicsburg**

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 variances would facilitate a division of the subject property into two approximately 34-acre parcels to settle an estate.

- (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.

The division will help settle an estate.

- (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.

No change in land use is contemplated, and negative impacts are not anticipated.

**GRANTING A REZONING AND VARIANCES (IN PART)
FOR CERTAIN PROPERTY LOCATED AT
6728 BRITTIN ROAD, SPRINGFIELD
SANGAMON COUNTY, ILLINOIS**

FILED
JUN 24 2026
De J. Hays
Sangamon County Clerk

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 (in part)** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Fancy Creek Township**, has petitioned the Sangamon County Board requesting **for Proposed Parcels 1 and 3: pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and, for Proposed Parcel 2: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 8 acres); and, a variance of Section 17.50.060(A) to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat; and,**

WHEREAS, a public hearing was held at the Sangamon County Building on **June 18, 2026** 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 (in part); 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 July, 2026** 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;

For Proposed Parcel 2:

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 8 acres); and,
- Pursuant to Chapter 17.66, a variance of Section 17.50.060(A) to allow a portion of the parking to remain unpaved (rock) instead of the required bituminous seal coat for the access drives and employee parking. The parking spaces that would be utilized by the public for the township office shall be paved, subject to the approval of the Zoning Administrator; and,

For Proposed Parcel 3:

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

Signed and passed by the Sangamon County Board in session on this **14th day of July, 2026**.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

Exhibit A

Part of the South 64.88 acres of the East Half of the Northeast Quarter of Section 27, Township 17 North, Range 5 West of the Third Principal Meridian, lying South and West of the right of way of the Chicago & Illinois Midland Railway Company, EXCEPT the following described tract:

Beginning at a point on the South line of said Quarter Section 235.43 feet West of the Southeast corner of said Quarter Section; thence North 28 degrees 54 minutes West 982.60 feet to an iron pin; thence Northeasterly 135 feet to an iron pin on the Westerly right of way line of the Chicago and Illinois Midland Railway Company; thence Southeasterly along said right of way line 522.50 feet to an iron pin; thence Southwesterly along said right of way line 50 feet to an iron pin; thence Southeasterly along said right of way line 493.50 feet to a drill hole in the pavement on the South line of said Quarter Section; thence West along the South line of said Quarter Section 68.85 feet to the point of beginning.

AND ALSO EXCEPTING that part that is more particularly described as follows:

From the point where a line that lies parallel with and 33 feet normally distant Southwesterly from the center of the Chicago & Illinois Midland Railway Company's main track, Intersects the South line of said Southeast Quarter of the Northeast Quarter of Section 27, being the point of beginning; run Northwesterly along said parallel line, a distance of 533 feet to a point and property corner; thence Southwesterly at a right angle to the last described course, a distance of 50 feet to a point and property corner; thence Southeasterly in a straight line, a distance of 493.50 feet to a point and property corner in the aforesaid South line of the Southeast Quarter of the Northeast Quarter of Section, 27, said point situated 108 feet normally distant Southwesterly from said center of main track; thence Easterly along said South line, a distance of 85 feet more or less to return to the point of beginning.

ALSO EXCEPTING the following:

Part of the South 64.88 acres of the East Half of the Northeast Quarter of Section 27, Township 17 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, as described in Warranty Deed and shown on a Plat of Survey dated July 10, 1951, and recorded July 11, 1951, in Book 426 at Page 383, as Document No. 242486, more particularly described as follows:

Commencing at steel plate round at the East Quarter Corner of said Section 27, thence South 88 degrees 54 minutes 25 seconds West (bearings assumed for description purposes only) along the south line of said Northeast Quarter 1330.89 feet to the Southwest Corner of said East Half, thence North 1 degree 13 minutes 22 seconds West along the west line of said East Half 1735.75 feet to the Point of Beginning of the Andrew Substation to be described;

From the Point of Beginning, thence continuing North 1 degree 13 minutes 22 seconds West along said west line 378.84 feet to an iron rod found at the northwest corner of said South 64.88 acres; thence North 89 degrees 17 minutes 00 seconds East along the north line of said South 64.88 acres 91.07 feet to the intersection of said north line with the southwesterly right of way line of the Chicago and Illinois Midland Railway Company (now known as Illinois & Midland Railroad, Inc.); thence South 29 degrees 57 minutes 43 seconds East along said southwesterly right of way line 431.07 feet; thence South 88 degrees 45 minutes 53 seconds West 298.33 feet to the Point of Beginning.

Except any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any.

Situated in Sangamon County, Illinois

Common Address: 6728 S. Brittin Rd, Springfield, IL 62707

PIN #: 06-27.4-276-004 & 06-27.0-276-004

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 2 NAME: Casey Constant

DOCKET NUMBER: 2026-015

ADDRESS: 6728 Brittin Road, Springfield, IL 62707

PETITIONER: Fancy Creek Township

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: Proposed Parcels 1 and 3: pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and, for Proposed Parcel 2: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 8 acres); and, a variance of Section 17.50.060(A) to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat.

AREA: 27.87 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval of the requested R-1 District for Proposed Parcels 1 and 3. The LESA score of 173 indicates the property is marginal, requiring mitigating factors for non-agricultural development. In this case, there is a trend toward rural residences in the area, as the subject property is adjacent to the former incorporated community of Andrew, making residential zoning appropriate.

Recommend approval of the lot area variance for Proposed Parcel 2. The Township is dividing the subject property into 3 parcels, and Proposed Parcel 2 is proposed for the township office, which is a permitted use in the Agricultural District, making the lot area variance request necessary for this parcel.

Recommend denial of a portion of the paving variance. Staff recommends that the petitioners be required to pave the required parking spaces that would be utilized by the public for the township office, subject to the approval of the Zoning Administrator. Recommend approval to allow the access drives and employee parking to remain unpaved. The petitioner will use heavy equipment on Proposed Parcel 2 that would cause continuous repairs to a paved surface.

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: **2026-015**
Fancy Creek Township)
)
) PROPERTY LOCATED AT:
) **6728 Brittin Road**
) **Springfield, IL 62707**

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(s); that legal publication has been made pursuant to law; and that a public hearing was held on **June 18, 2026** 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: **6728 Brittin Road, Springfield, IL 62707** 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 **cropland and pasture**.
5. That the proposed land use of said property is for **Proposed Parcel 1: Residential, Proposed Parcel 2: Township hall and machinery storage shed, and Proposed Parcel 3: Residential**.
6. That the requests for the subject property are for **Proposed Parcels 1 and 3: pursuant to Chapters 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District; and, for Proposed Parcel 2: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 8 acres); and, a variance of Section 17.50.060(A) to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat**.
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 (in part)** 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**;

For Proposed Parcel 2:

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 8 acres); and,
- Pursuant to Chapter 17.66, a variance of Section 17.50.060(A) to allow a portion of the parking to remain unpaved (rock) instead of the required bituminous seal coat for the access drives and employee parking. The parking spaces that would be utilized by the public for the township office shall be paved, subject to the approval of the Zoning Administrator; and,

For Proposed Parcel 3:

- Pursuant to Chapters 17.68 and 17.12, a rezoning from **“A” Agricultural District 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, **JD Sudeth**, which was duly seconded by **Richard Thompson**, 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;

For Proposed Parcel 2:

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 8 acres); and,
- Pursuant to Chapter 17.66, a variance of Section 17.50.060(A) to allow a portion of the parking to remain unpaved (rock) instead of the required bituminous seal coat for the access drives and employee parking. The parking spaces that would be utilized by the public for the township office shall be paved, subject to the approval of the Zoning Administrator; and,

For Proposed Parcel 3:

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

The vote of the Board was as follows:

YES: **JD Sudeth, Richard Thompson, Charlie Chimento, Don Wulf**

NO:

PRESENT:

ABSENT: **George Petrilli, Anthony Mares**


RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2026-015**

Address: **6728 Brittin Road, Springfield**

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

**North – Electric Substation. East – Residence, railroad track, and cropland.
South – Residence. West – Residence, pasture, and cropland.**

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

North & East – Agricultural. South – R-1. West – R-1 & Agricultural.

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

The LESA score of 173 indicates the property is marginal, requiring mitigating factors for non-agricultural development. In this case, there is a trend toward rural residences in the area, as the subject property is adjacent to the former incorporated community of Andrew, making 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.

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2026-015**

Address: **6728 Brittin Road, Springfield**

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.

Lot Area Variance: The Township is dividing the subject property into 3 parcels, and Proposed Parcel 2 is proposed for the township office, which is a permitted use in the Agricultural District, making the lot area variance request necessary for this parcel.

Paving Variance: Staff is recommending that the petitioners pave the required parking spaces that would be utilized by the public, subject to the approval of the Zoning Administrator. Staff does agree that the access drives and employee parking may remain unpaved as the petitioner will use heavy equipment on Proposed Parcel 2 that would cause continuous repairs to a paved surface.

- (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.

Lot Area Variance: Fancy Creek only needs the approximately 7-acre Proposed Parcel 2 for the new township office, which is a permitted use in the Agricultural District, making the variance for the parcel to be less than 40 acres necessary.

Paving Variance: The petitioner will use heavy equipment that would consistently damage paved surfaces, which justifies allowing the access drives and employee parking to remain unpaved; however, there are no unique circumstances that exist for the required public parking spaces, so those should be paved.

- (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.

Requiring paving for the public parking spaces will provide a safe surface for anyone from the public visiting the proposed township office, and additional 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	10
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	0
16'-18' pavement, 40' ROW	15	
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	15
Sewer over 600'-1200' away	8	
Private central sewage system	5	
Sewer 600' or less away and available	0	

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

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

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

SITE ASSESSMENT TOTAL	105
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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		100	
7148A	Proctor	P		100	
46A	Herrick	P	24	100	24
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	3	87	3
679B	Blackberry	P		87	
705B	Buckhart	P		87	
86B	Oscos	P		87	
684B	Broadwell	P		87	
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	26	87	23
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	16	75	12
45A	Denny	P2		75	
134B	Camden	P		75	
112A	Cowden	P2		75	
685B	Middletown	P		75	
3405A	Zook	P5		75	
131C2	Alvin	P		75	
86C2	Oscos	I		74	
36C2	Tama	I		74	
684C2	Broadwell	I		74	
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	6
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	68
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GRAND TOTAL	173
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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.

FILED

JUN 24 2026

De J. King
Sangamon County Clerk

**GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
6045 NEW CITY 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 the variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Curtis & Kim Howard**, has petitioned the Sangamon County Board requesting **for Proposed Parcel 1: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 1 acre); and, for Proposed Parcel 2: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 2 acres); and,**

WHEREAS, a public hearing was held at the Sangamon County Building on **June 18, 2026** 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 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 July, 2026** that the following requests on the above described property are hereby approved:

For Proposed Parcel 1:

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 1 acre); and,

For Proposed Parcel 2:

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 2 acres).

Signed and passed by the Sangamon County Board in session on this **14th day of July, 2026**.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

Exhibit A

Part of the Southwest Quarter of the Southwest Quarter of Section 10, Township 14 North, Range 4 West of the Third Principal Meridian; described more particularly as follows: Beginning at an iron pipe marking the Southwest corner of the aforementioned Section 10; thence North along the section line a distance of 659.66 feet to an Iron pipe; thence South 89 degrees 00 minutes 41 seconds East a distance of 331.78 feet to an iron pipe; thence South a distance of 659.66 feet to an iron pipe on the section line; thence North 89 degrees 00 minutes 41 seconds West along the section line a distance of 331.78 feet to the point of beginning. EXCEPTING therefrom that part described as follows:

Part of the Southwest Quarter of the Southwest Quarter of Section 10, Township 14 North, Range 4 West of the Third Principal Meridian; described more particularly as follows: Commencing at an iron pipe marking the Southwest Corner of the aforementioned Section 10; thence North 00 degrees 00 Minutes 00 seconds East along the Section Line a distance of 509.66 feet to the true point of beginning; thence continuing North 00 degrees 00 minutes 00 seconds East along the Section Line a distance of 150.00 feet; thence South 89 degrees 00 minutes 41 seconds East a distance of 331.78 feet to an iron pipe; thence South 00 degrees 00 minutes 00 seconds West a distance of 150.00 feet to an iron pipe; thence North 89 degrees 00 minutes 41 seconds West a distance of 331.78 feet to the true point of beginning.

Situated in Sangamon County, Illinois.

PIN# 30-10.0-300-029

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 4 NAME: Vacant

DOCKET NUMBER: 2026-016

ADDRESS: 6045 New City Road, Rochester, IL 62563

PETITIONER: Curtis and Kim Howard

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: For Proposed Parcel 1: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 1 acre); and, for Proposed Parcel 2: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 2 acres).

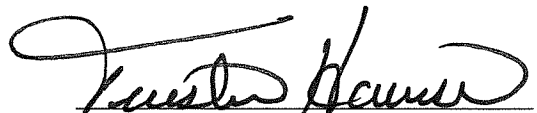
AREA: 3.2 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval. The petitioner is proposing to divide the subject property and have a roadside stand on Proposed Parcel 1 and the existing residence on Proposed Parcel 2. The division is needed to allow the roadside stand to have a separate access from the existing single-family residence. Additionally, the petitioner wishes to maintain the Agricultural District since the roadside stand is an agricultural use, making the requested lot area variances necessary. 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: **2026-016**
Curtis & Kim Howard)
)
) PROPERTY LOCATED AT:
) **6045 New City Road**
) **Rochester, IL 62563**

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 **variances** 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 **June 18, 2026** 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: **6045 New City Road, Rochester, IL 62563** 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 **Single-family residence and pasture.**
5. That the proposed land use of said property is **Proposed Parcel 1: Agricultural roadside stand. Proposed Parcel 2: Single-family residence.**
6. That the requests for the subject property **are for Proposed Parcel 1: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 1 acre); and, for Proposed Parcel 2: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 2 acres) .**
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 **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 Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 1 acre); and,**

For Proposed Parcel 2:

- **Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 2 acres).**


CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Don Wulf**, which was duly seconded by **JD Sudeth**, 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 Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 1 acre); and,

For Proposed Parcel 2:

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 2 acres).

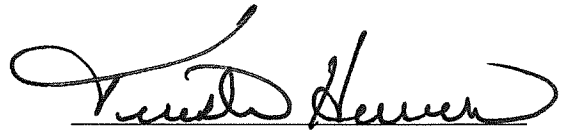
The vote of the Board was as follows:

YES: **Don Wulf, JD Sudeth, Charlie Chimento, Richard Thompson**

NO:

PRESENT:

ABSENT: **George Petrilli, Anthony Mares**


RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2026-016**

Address: **6045 New City Road, Rochester**

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.

The petitioner wishes to maintain the Agricultural District since the roadside stand is an agricultural use, making the requested lot area variances necessary.

- (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.

In order to have a separate entrance off of Cardinal Hill for the proposed roadside stand, the subject property needs to be divided.

- (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.