

CASE#2025-021
RESOLUTION NUMBER 2

**GRANTING A REZONING AND VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
11396 STATE ROUTE 125, PLEASANT PLAINS
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, **Cathy I. Schwartz**, has petitioned the Sangamon County Board requesting **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, 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 **December 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,

DEC 26 2025

Don J. Hay
Sangamon County Clerk

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 13th Day of January, 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;
- 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 13th day of January, 2026.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

Exhibit A

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 16 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A STONE AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 3, AND RUNNING THENCE WEST ON THE SOUTH LINE OF SAID SECTION 3, 29.87 CHAINS TO A STONE; THENCE NORTH 14.38 CHAINS TO THE CENTER LINE OF THE SPRINGFIELD AND BEARDSTOWN ROAD, THENCE SOUTH 70 DEGREES AND 30 MINUTES EAST ALONG THE CENTER OF SAID ROAD 4.95 CHAINS; THENCE SOUTH 69 DEGREES EAST ALONG THE CENTER OF SAID ROAD 27 CHAINS TO A STONE IN THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 3, AND THENCE SOUTH 3.053 CHAINS TO THE PLACE OF BEGINNING, CONTAINING 26.17 ACRES; ALSO, PART OF THE WEST HALF OF THE EAST HALF OF SECTION 10, IN TOWNSHIP AND RANGE AFORESAID, AND PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID WEST HALF OF THE EAST HALF OF SAID SECTION 10, AT A STONE, AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 10, 39.826 CHAINS TO A STONE AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10, 17.152 CHAINS TO THE NORTH LINE OF THE RIGHT-OF-WAY OR LANDS OF THE BALTIMORE AND OHIO RAILROAD; THENCE SOUTH 56 DEGREES, .03 1/2 MINUTES EAST ALONG THE NORTH LINE OF THE RIGHT OF WAY OR LANDS OF SAID RAILROAD TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SECTION 10, AND THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 10, 43.91 CHAINS TO THE PLACE OF BEGINNING, CONTAINING 121.55 ACRES, MORE OR LESS; AND ALSO, PART OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 10, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A STONE IN THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 10, AT A POINT 18.248 CHAINS SOUTH OF A STONE AT THE NORTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 10, AND RUNNING THENCE SOUTH 24.560 CHAINS TO A POINT IN THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 10, 2.801 CHAINS SOUTH OF A STONE AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10, AND RUNNING THENCE EAST 19.890 CHAINS TO A POINT 2.80 CHAINS SOUTH OF THE CENTER OF SAID SECTION 10, AND RUNNING THENCE NORTH 11.179 CHAINS TO A STONE IN THE SOUTH LINE OF THE RIGHT OF WAY OR LANDS OF THE BALTIMORE & OHIO RAILROAD, AND RUNNING THENCE NORTH 56 DEGREES .03 1/2 MINUTES WEST ALONG THE SOUTH LINE OF THE RIGHT OF WAY OR LANDS OF SAID RAILROAD TO THE PLACE OF BEGINNING, CONTAINING 35.55 ACRES; REFERENCE FOR A MORE DEFINITE

DESCRIPTION OF SAID REAL ESTATE BEING MADE TO A SURVEY AND PLAT OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 10, THE WEST HALF OF THE EAST HALF OF SAID SECTION 10, AND PART OF THE SOUTH HALF OF SAID SECTION 3, MADE BY WOOD, WALRAVEN AND TILLEY UNDER DATE OF JULY 7,

1930; AND CONTAINING 183.27 ACRES MORE OR LESS, AS DEPICTED ON A PLAT OF SURVEY RECORDED JUNE 28, 2024 AS DOCUMENT NO. 2024R10483; AND A TRACT OF LAND LYING IN AND BEING A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10 AND PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, ALL IN TOWNSHIP 16 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS; DESCRIBED AS. FOLLOWS: BEGINNING AT A FOUND STONE MONUMENT MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00'53'43" EAST ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 1206.02 FEET TO A FOUND STONE MONUMENT ON THE SOUTH RIGHT OF WAY LINE OF THE FORMER B & O RAILROAD; THENCE SOUTH 88'59'33" WEST, 78.45 FEET TO A SET IRON PIN; THENCE NORTH 00'53'43" WEST, 2362.39 FEET TO A SET IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 125; THENCE (ON SAID SOUTH R.O.W. LINE THE FOLLOWING COURSES) SOUTH 70'55'49" EAST, 173.92 FEET TO A FOUND IRON PIN; THENCE SOUTH 59'37'29" EAST, 254.95 FEET TO A FOUND IRON PIN; THENCE SOUTH 70'55'49" EAST, 100.00 FEET TO A FOUND IRON PIN; THENCE NORTH 74'04'40" EAST, 61.03 FEET TO A FOUND IRON PIN; THENCE SOUTH 70'55'49" EAST, 192.14 FEET TO A FOUND IRON PIN; THENCE SOUTH 75'5T09" EAST, 16.91 FEET TO A SET IRON PIN; THENCE (LEAVING SAID SOUTH R.O.W. LINE) SOUTH 01'03'54" EAST ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 874.77 FEET TO A POINT ON THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 88'58'50" WEST ON SAID SOUTH LINE, 655.37 FEET TO THE POINT OF BEGINNING, CONTAINING 19.001 ACRES MORE OR LESS; AND
ALL OF THE RIGHT OF WAY OF THE BALTIMORE AND OHIO RAILROAD COMPANY INTERSECTING AND ADJACENT TO THE ABOVE-DESCRIBED REAL ESTATE.

PIN: 12-10.0-100-013

Address: 11396 State Route 125, Pleasant Plains, IL 62677

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 1 NAME: Harry "Tom" Fraase, Jr.

DOCKET NUMBER: 2025-021

ADDRESS: 11396 State Route 125, Pleasant Plains, IL 62677

PETITIONER: Cathy I. Schwartz

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: 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, 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.

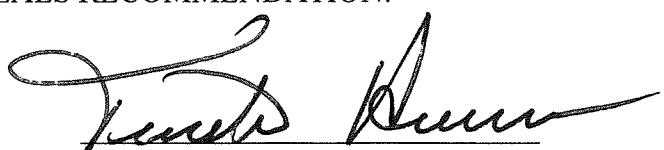
AREA: 202.88 Acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval. While the LESA score of 211 indicates the subject property is suitable for agricultural use only, the approximately 7 acres being proposed for R-1 is located along the existing tree line on the subject property to lessen the amount of cropland taken out of production. Additionally, the trend of development in the area is rural residential, agricultural, and a commercial business west of the subject property. 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 restriction. 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: 2025-021
Cathy I. Schwartz)
) PROPERTY LOCATED AT:
) 11396 State Route 125
) Pleasant Plains, IL 62677

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 **December 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: **11396 State Route 125, Pleasant Plains, IL 62677** and more particularly described as:

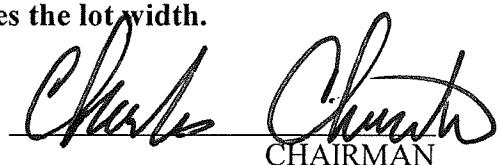
See Exhibit A

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 cropland.
5. That the proposed land use of said property is **Proposed Parcel 1: Single-family residence with an accessory structure, and for Proposed Parcel 2: Single-family residence and cropland.**
6. That the requests for the subject property are 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, 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.



Charles Church
CHAIRMAN

2-8

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Anthony Mares**, 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;
- 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, JD Sudeth, Don Wulf, George Petrilli**

NO:

PRESENT:

ABSENT: **Richard Thompson**



JD Sudeth
RECORDING SECRETARY

SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT

Case #: **2025-021**

Address: **11396 State Route 125, Pleasant Plains**

- (i) Existing uses of property within the general area of the property in question.
North – Residence, pasture, and cropland. East, South, & 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 211 indicates the subject property is suitable for agricultural use only, the approximately 7 acres being proposed for R-1 is located along the existing tree line on the subject property to lessen the amount of cropland taken out of production.
- (iv) The trend of development, within the vicinity since the property was originally classified.
The trend of development in the area is rural residential, agricultural, and a commercial business west of the subject property, which was granted a CPU for a banquet hall, variances for off-site signage and parking, and a CPU for a greenhouse in 2019.

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2025-021**

Address: **11396 State Route 125, Pleasant Plains**

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 purpose of the variances requested is to divide an approximate 7-acre parcel from the subject property for a future residence while utilizing the edge of an existing tree line to lessen the amount of cropland taken out of production. 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 restriction.

- (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.

Proposed Parcel 1 is being created along the edge of the existing tree line on the subject property to allow the petitioner to divide the subject property without taking a larger area of cropland out of production to construct a residence. 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**

Available Points	Points
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AGRICULTURAL/RURAL LAND WITHIN .5 MILE

90% or more	20
75-89%	10
50-74%	5
Under 50%	0

20CONTIGUOUS AGRICULTURAL/RURAL LAND

90% or more	20
75-89%	10
50-74%	5
Under 50%	0

20PERCENTAGE OF SITE AGRICULTURAL/RURAL

75-100%	10
50-74%	5
Under 50%	0

10COUNTY SECTOR

Rural	20
0.5 mile from incorporated area	10
Incorporated area	0

20SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL

75% or more	20
50-74%	10
25-49%	5
Less than 25% or sewer available	0

10ENVIRONMENTAL IMPACT OF PROPOSED USE

Negative impact	15
Little or none with protective measures	5
Little or none	0

0IMPACT ON UNIQUE HISTORICAL/CULTURAL FEATURES

Negative impact	10
No impact	0

0

CONDITION OF ROAD

unpaved, <40' ROW, or < 16' pavement	20	
16'-18' pavement, 40' ROW	15	0
18'-20' pavement, 40' ROW	10	
> 20' pavement, 40' ROW or County or State Highway	0	

AVAILABILITY OF PUBLIC SEWER

Not available	15	
Sewer over 600'-1200' away	8	15
Private central sewage system	5	
Sewer 600' or less away and available	0	

AVAILABILITY OF PUBLIC WATER

Not available	20	
1,000-1,500' away	15	20
Less than 1,000' away	5	
Public water available at site	0	

DISTANCE FROM RESPONDING FIREHOUSE

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	

DRIVING TIME TO HIGH SCHOOL

Over 30 minutes	10	
15-30 minutes	5	0
Less than 15 minutes	0	

SITE ASSESSMENT TOTAL**120**

Part 2: Agricultural Land Evaluation (Based on Sangamon County Soil Survey)

<u>Soil</u>	<u>Name</u>	<u>Type</u>	<u>%</u>	<u>Value</u>	<u>Relative</u>	<u>Points</u>
198A	Elburn	P		100		
199A	Plano	P		100		
43A	Ipava	P	34	100	34	
7148A	Proctor	P		100		
46A	Herrick	P		100		
7037A	Worthen	P		100		
705A	Buckhart	P	2	98	2	
199B	Plano	P		98		
36B	Tama	P		98		
244A	Hartsburg	P2		98		
257A	Clarksdale	P2		98		
68A	Sable	P2	33	87	29	
679B	Blackberry	P		87		
705B	Buckhart	P		87		
86B	Osco	P	24	87	21	
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	7	74	5	
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

91

GRAND TOTAL

211

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 A REZONING AND VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
7750 CARDINAL HILL ROAD, ROCHESTER
SANGAMON COUNTY, ILLINOIS**

WHEREAS, the Zoning Board of Appeals has presented to the Sangamon County Board, Sangamon County, Illinois, its Findings of Fact and Recommendation that the Sangamon County Board **grant a rezoning and variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **David P. Ginder**, has petitioned the Sangamon County Board requesting 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; 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 **December 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,

FILED

DEC 26 2025
Case #2025-020 Page 1 of 14

Don J. May

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 **13th Day of January, 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;
- 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 **13th day of January, 2026**.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

Exhibit A

Part of the West Half of the Southwest Quarter of Section 3, 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 3, thence North 02 degrees 07 minutes 09 seconds West along the Section line a distance of 1292.50 feet to the true point of beginning; thence continuing North 02 degrees 07 minutes 09 seconds West along the Section line a distance of 366.51 feet; thence North 89 degrees 38 minutes 52 seconds East a distance of 1314.91 feet to an iron pipe on the Quarter Quarter Section line; thence South 02 degrees 01 minutes 22 seconds East along the Quarter Quarter Section line a distance of 366.49 feet to an iron pipe; thence South 89 degrees 38 minutes 52 seconds West a distance of 1314.29 feet to the true point of beginning.

PIN: 30-03.0-300-010

Address: 7750 Cardinal Hill Road, Rochester, IL 62563

RECAP

(For County Board Use)

COUNTY BOARD MEMBER: # 4

NAME: Jeffrey A. Thomas

DOCKET NUMBER: 2025-020

ADDRESS: 7750 Cardinal Hill Road, Rochester, IL 62563

PETITIONER: David P. Ginder

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: 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; 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: 11.055 Acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval. The petitioner is proposing to divide the subject property into an approximate 2-acre parcel with the existing residence and an approximate 9-acre parcel. The LESA score of 113 indicates the property is acceptable for non-agricultural development. The trend of development in the area is rural residential, and the proposed R-1 District is in accord with this trend. Granting the requested lot-width-depth variance will facilitate a division of the 11-acre subject property into two parcels. 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.


Leah Neuman
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS
SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:) DOCKET NO: **2025-020**
David P. Ginder)
) PROPERTY LOCATED AT:
) **7750 Cardinal Hill 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 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 **December 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 is the owner and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **7750 Cardinal Hill 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 a Single-family residence.
5. That the proposed land use of said property is for Proposed Parcel 1: Single-family residence with an accessory structure; and, for Proposed Parcel 2: Single-family residence with an accessory structure.
6. That the requests for the subject property are 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; 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; 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;
- 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.



CHARLES J. MURPHY
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 **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;
- 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.

The vote of the Board was as follows:

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

NO:

PRESENT:

ABSENT: **Richard Thompson**


Karen A. Neumayr
RECORDING SECRETARY

SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT

Case #: **2025-020**

Address: **7750 Cardinal Hill Road, Rochester**

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

North & West – Residence. East – Timber/pasture. South – Residence, cropland, and timber/pasture.

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

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

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

The LESA score of 113 indicates the property is acceptable for non-agricultural development. The trend of development in the area is rural residential, and the proposed R-1 District is in accord with this trend.

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

The trend of development in the area is rural residential. In 2024, R-1 and variances for accessory structure height and lot-width-depth were granted for a parcel directly south of the subject property. In 2005, R-1 and a variance for lot-width-depth were granted for a parcel northwest of the subject property.

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2025-020**

Address: **7750 Cardinal Hill 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.

Granting the requested lot-width-depth variance will facilitate a division of the 11-acre subject property into an approximate 2-acre and an approximate 9-acre parcel, which is consistent with the lot area of other parcels in the area. 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.

Granting the requested lot-width-depth variance will facilitate a division of the 11-acre subject property into two parcels. 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.

Parcel # 30-03-300-010Zoning Case # 2025-020LAND EVALUATION AND SITE ASSESSMENT**Part 1: Site Assessment**

Available Points	Points
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AGRICULTURAL/RURAL LAND WITHIN .5 MILE

90% or more	20	
75-89%	10	10
50-74%	5	
Under 50%	0	

CONTIGUOUS AGRICULTURAL/RURAL LAND

90% or more	20	
75-89%	10	0
50-74%	5	
Under 50%	0	

PERCENTAGE OF SITE AGRICULTURAL/RURAL

75-100%	10	
50-74%	5	10
Under 50%	0	

COUNTY SECTOR

Rural	20	
0.5 mile from incorporated area	10	20
Incorporated area	0	

SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL

75% or more	20	
50-74%	10	0
25-49%	5	
Less than 25% or sewer available	0	

ENVIRONMENTAL IMPACT OF PROPOSED USE

Negative impact	15	
Little or none with protective measures	5	0
Little or none	0	

IMPACT ON UNIQUE HISTORICAL/CULTURAL FEATURES

Negative impact	10	
No impact	0	0

CONDITION OF ROAD

unpaved, <40' ROW, or < 16' pavement	20	
16'-18' pavement, 40' ROW	15	0
18'-20' pavement, 40' ROW	10	
> 20' pavement, 40' ROW or County or State Highway	0	

AVAILABILITY OF PUBLIC SEWER

Not available	15	
Sewer over 600'-1200' away	8	15
Private central sewage system	5	
Sewer 600' or less away and available	0	

AVAILABILITY OF PUBLIC WATER

Not available	20	
1,000-1,500' away	15	0
Less than 1,000' away	5	
Public water available at site	0	

DISTANCE FROM RESPONDING FIREHOUSE

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	

DRIVING TIME TO HIGH SCHOOL

Over 30 minutes	10	
15-30 minutes	5	0
Less than 15 minutes	0	

SITE ASSESSMENT TOTAL**60**

Part 2: Agricultural Land Evaluation (Based on Sangamon County Soil Survey)

<u>Soil</u>	<u>Name</u>	<u>Type</u>	<u>%</u>	<u>Value</u>	<u>Relative</u>	<u>Points</u>
198A	Elburn	P		100		
199A	Plano	P		100		
43A	Ipava	P		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	Osclo	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	5	87		4
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	53	75		40
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	Osclo	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	12	74	9
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

53

GRAND TOTAL

113

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.