

**GRANTING A REZONING AND A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
2400 NORTH 4TH STREET, SPRINGFIELD
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 a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Larry Williams**, has petitioned the Sangamon County Board requesting **pursuant to Chapters 17.68 and 17.28, a rezoning from “A” Agricultural District to “I-1” Restricted Industrial District; and, pursuant to Chapter 17.66 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 **March 19, 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.

FILED

MAR 23 2026

Don P. King

Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 7th Day of April, 2026, that the following requests on the above described property are hereby approved:

- Pursuant to Chapters 17.68 and 17.28, a rezoning from “R-2” Single-Family and Two-Family Residence District to “I-1” Restricted Industrial District; and,
- Pursuant to Chapter 17.66, a variance of Section 17.50.060(A) to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat.

Signed and passed by the Sangamon County Board in session on this 7th day of April, 2026.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

Exhibit A

Lots 93, 94, 95 and 96 in Roanoke Subdivision and part of the Alley between North Fourth Street and North Fifth Street from Browning Avenue to Fairfax Avenue, as shown on the Original Plat of Roanoke Subdivision. Situated in Sangamon County Illinois, 14-15-308-010, 14-15-308-011, 14-15-308-012, and 14-15-308-013.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 17 NAME: **Annette Fulgenzi**

DOCKET NUMBER: **2026-002**

ADDRESS: **2400 N. 4th Street, Springfield, IL 62702**

PETITIONER: **Larry Williams**

PRESENT ZONING CLASSIFICATION: **“R-2” Single-Family and Two-Family Residence District**

REQUESTED ZONING CLASSIFICATION: **Pursuant to Chapters 17.68 and 17.28, a rezoning from “R-2” Single-Family and Two-Family Residence District to “I-1” Restricted Industrial District; and, pursuant to Chapter 17.66, a variance of Section 17.50.060(A) to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat.**

AREA: **23,071 sq. ft.**

COMMENTS: **Yes**

OBJECTORS: **Yes**

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval. The pallet recycling business is not allowed in the current R-2 District. The proposed I-1 District is appropriate as the area north of Browning Road and west of North 5th Street is industrial. Although the subject property is unincorporated, the Springfield Comprehensive Plan designates the subject property as industrial. The use of heavy equipment on the subject property would cause continuous repairs to a paved surface, which would result in a reduced reasonable return on the subject property. Additionally, the petition states this portion of the business expansion will not be open to the public and will only provide parking for employees. 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: 2026-002
Larry Williams))
)	PROPERTY LOCATED AT:
)	2400 N. 4th Street, Springfield, IL 62702
))

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 a variance** 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 **March 19, 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: **2400 N. 4th Street, Springfield, IL 62702** and more particularly described as:

See Exhibit A

3. That the present zoning of said property is **“R-2” Single-Family and Two-Family Residence District.**
4. That the present land use of said property is **Pallet Recycling Business.**
5. That the proposed land use of said property is **Pallet Recycling Business.**
6. That the requests for the subject property **are pursuant to Chapters 17.68 and 17.28, a rezoning from “R-2” Single-Family and Two-Family Residence District to “I-1” Restricted Industrial District; and, pursuant to Chapter 17.66, 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 a variance** 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:**

- **Pursuant to Chapters 17.68 and 17.28, a rezoning from “R-2” Single-Family and Two-Family Residence District to “I-1” Restricted Industrial District; and,**
- **Pursuant to Chapter 17.66, a variance of Section 17.50.060(A) to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat.**


CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **George Petrilli**, which was duly seconded by **Anthony Mares**, 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**:

- Pursuant to Chapters 17.68 and 17.28, a rezoning from “R-2” Single-Family and Two-Family Residence District to “I-1” Restricted Industrial District; and,
- Pursuant to Chapter 17.66, a variance of Section 17.50.060(A) to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat.

The vote of the Board was as follows:

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

NO: **Richard Thompson**

PRESENT:

ABSENT:



RECORDING SECRETARY

SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT

Case #: 2026-002

Address: 2400 North 4th Street, Springfield

(i) Existing uses of property within the general area of the property in question.
North & West – Industrial. East – Pallet company and industrial. South – Timber.

(ii) The zoning classification of property within the general area of the property in question.
North, South, & West – R-2. East – R-2 & I-1.

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

The pallet recycling business is not allowed in the current R-2 District. The proposed I-1 District is appropriate as the area north of Browning Road and west of North 5th Street is industrial. Although the subject property is unincorporated, the Springfield Comprehensive Plan designates the subject property as industrial.

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

The trend of development in the area is industrial north of Browning Road and west of North 5th Street. A parcel southeast of the subject property was granted a CPU for a tavern with a variance in 2019 and was granted a rezoning from R-2 to B-3 in 1999. In 1991, I-2 was granted for a parcel north of the subject property. In 1987, I-2 was granted for parcels north of the subject property. In 1985, I-1 with a CPU for auto repair was granted for a parcel immediately east of the subject property.

SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS

Case #: 2026-002

Address: 2400 North 4th Street, 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.

The use of heavy equipment on the subject property would cause continuous repairs to a paved surface, which would result in a reduced reasonable return on the subject property. Additionally, the petition states this portion of the business expansion will not be open to the public and will only provide parking for employees.

- (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 existing pallet recycling business located at the corner of North 5th Street and Browning Road is expanding to the subject property and this portion of the business will not be open to the public, will only have employees parking on the subject property, and will use heavy equipment that would cause continuous repairs to a paved surface, which provides unique circumstances to grant the requested paving variance.

- (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.

**GRANTING A REZONING AND A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
3652 WOLF CREEK ROAD, SHERMAN
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 a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Alan Withrow**, 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 **March 19, 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.

FILED

MAR 23 2026

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 7th Day of April, 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 7th day of April, 2026.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

Exhibit A

Part of the Northwest Quarter of the Southeast Quarter of Section Nineteen (19), Township Seventeen (17) North, Range Four (4) West of the Third Principal Meridian, bounded as follows, to-wit: Commencing at a stone in the Northwest corner of said Quarter Quarter Section, running thence South along the West boundary line of said Quarter Quarter Section, 4.42 chains to a stone; thence East parallel with the North boundary line of said Quarter Quarter Section, 5.6561 chains; thence North 4.42 chains to a point in the North line of said Quarter Quarter Section; thence West 5.6561 chains to the place of beginning, containing 2.5 acres.

Reserving a roadway along the West side of said tract of land as means of egress and ingress from public road to land South of said above described tract.

Also part of the Northwest Quarter of the Southeast Quarter of Section Nineteen (19), Township Seventeen (17) North, Range Four (4) West of the Third Principal Meridian, bounded as follows, to-wit: Beginning at a point in the North line of said Quarter Quarter Section 5.6561 chains East of the Northwest corner of said Quarter Quarter Section and running thence South parallel with the West line of said Quarter Quarter Section 4.42 chains to a point; thence East parallel with the North line of said Quarter Section 4.9664 chains to a stone in the West right of way line of Illinois Traction System; thence in a Northeasterly direction along said right of way line 4.63 chains to a point in the North line of said Quarter Quarter Section and thence West 6.3439 chains to the point of beginning, containing 2.5 acres more or less.

07-19.0-400-012

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 2 NAME: Casey Constant

DOCKET NUMBER: 2026-003

ADDRESS: 3652 Wolf Creek Road, Sherman, IL 62524

PETITIONER: Alan Withrow

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: 5 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval. The petitioner is proposing to divide the subject property into two 2.5-acre parcels. The LESA score of 136 indicates the property is acceptable for non-agricultural development. The relatively small size of Proposed Parcels 1 and 2 (approximately 2.5 acres each) and being located within 0.1 mile of residential subdivisions and the Village of Sherman 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: 2026-003
Alan Withrow))
)	PROPERTY LOCATED AT:
)	3652 Wolf Creek Road
)	Sherman, IL 62524

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 **March 19, 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: **3652 Wolf Creek Road, Sherman, IL 62524** 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 **residential.**
5. That the proposed land use of said property is **Proposed Parcel 1: Single-family Residence and Proposed Parcel 2: Single-family Residence.**
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).

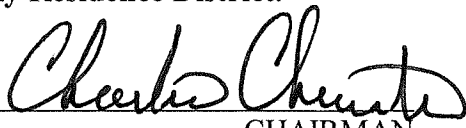
IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the following requests **are hereby approved:**

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 **George Petrilli**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following 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: **Richard Thompson, George Petrilli, Charlie Chimento, Don Wulf, Anthony Mares**

NO:

PRESENT:

ABSENT:


RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

4 - 8

Case #: **2026-003**

Address: **3652 Wolf Creek Road, Sherman**

- (i) Existing uses of property within the general area of the property in question.
North, South, & West – Residence. East – Bike trail and pasture.
- (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 136 indicates the property is acceptable for non-agricultural development. The relatively small size of Proposed Parcels 1 and 2 (approximately 2.5 acres each) and being located within 0.1 mile of residential subdivisions and the Village of Sherman make residential zoning appropriate.
- (iv) The trend of development, within the vicinity since the property was originally classified.
The trend of development in the area is rural residential and residential within the Village of Sherman. In 2025, R-1 and variances were granted east of the subject property.

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

4-9

Case #: **2026-003**

Address: **3652 Wolf Creek Road, Sherman**

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.

Parcel # 07-19-400-012

Zoning Case # 2026-003

LAND EVALUATION AND SITE ASSESSMENT

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

<u>CONDITION OF ROAD</u>		
unpaved, <40' ROW, or < 16' pavement	20	
16'-18' pavement, 40' ROW	15	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	
Sewer over 600'-1200' away	8	15
Private central sewage system	5	
Sewer 600' or less away and available	0	

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

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

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

SITE ASSESSMENT TOTAL		60
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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		100	
7037A	Worthen	P	6	100	6
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	44	75	33
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	14	74	10

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	36	74	27
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	1	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	76
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GRAND TOTAL	136
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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 A REZONING
FOR CERTAIN PROPERTY LOCATED AT
11,000 BLOCK OF CATHOLIC CEMETERY ROAD, GLENARM
SANGAMON COUNTY, ILLINOIS**

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

See Exhibit A

WHEREAS, the Petitioner, **Kenneth Millburg**, 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,**

WHEREAS, a public hearing was held at the Sangamon County Building on **March 19, 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,**

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 7th Day of April, 2026 that the following requests on the above described property are hereby approved:

For Proposed Parcel 1:

FILED

MAR 23 2026

- 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 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 7th day of April, 2026.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

Exhibit A

Part of Lots 13 and 14 of the Estate of Samuel O'Neal being part of the Southwest Quarter of the Northeast Quarter of Section 28, Township 14 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, described more particularly as follows:

Beginning at the Southwest corner of said Northeast Quarter of Section 28, thence North or 2r West, on the West line of said Northeast Quarter of Section 28, 1195.05 feet; thence North 88°30'15" East, 424.72 feet to the beginning of a curve concave to the Southwest having a radius of 150.00 feet; thence Southeasterly on said curve right a chord bearing of South 66°37'21" East, a chord distance of 126.19 feet to the end of said curve; thence South 41°44'42" East, 95.52 feet to the beginning of a curve concave to the Northeast having a radius of 135.00 feet; thence Southeasterly on said curve left a chord bearing of South 67°46'58" East, a chord distance of 118.51 feet to the end of said curve; thence North 86°11'04" East, 147.87 feet; thence South 80°36'49" East, 120.18 feet; thence North 87°20'23" East, 40.50 feet to a point on the West right of way line of Catholic Cemetery Road; thence South 02°39'20" East, on said West right of way line, 702.10 feet to the beginning of a curve concave to the East having a radius of 540.00 feet; thence Southeasterly, on said West right of way line and curve left, a chord bearing of South 11°16'53" East, a chord distance of 162.15 feet to the end of said curve; thence South 19°53'25" East, on said West right of way line, 86.66 feet to the beginning of a curve concave to the West having a radius of 460.00 feet; thence Southeasterly, on said West right of way line and curve right, a chord bearing of South 16°12'48" East, a chord distance of 61.15 feet to a point on the South line of said Northeast Quarter of Section 28; thence South 88°22'45" West, on said South line of the Northeast Quarter of Section 28, 1110.52 feet to the point of beginning, containing 26.58 acres, more or less.

29-28.0-200-025

RECAP

(For County Board Use)

COUNTY BOARD MEMBER: # 4 NAME: Jeffrey A. Thomas

DOCKET NUMBER: 2026-004

ADDRESS: 11,000 Block of Catholic Cemetery Road, Glenarm, IL 62536

PETITIONER: Kenneth Millburg

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.

AREA: 26.58 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval. The petitioner is proposing to divide the subject property into two 13.29-acre parcels and is not proposing a change in the existing agricultural land use. While the LESA score of 216 indicates the subject property is suitable for agricultural use only, the subject property is located adjacent to a large area of rural residences and rural residential subdivisions, and the proposed R-1 zoning fits this trend.

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: 2026-004
Kenneth Millburg))
)	PROPERTY LOCATED AT:
)	11,000 Block of Catholic Cemetery Road
)	Glenarm, IL 62536

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for a **rezoning** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner(s); that legal publication has been made pursuant to law; and that a public hearing was held on **March 19, 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: **11,000 Block of Catholic Cemetery Road, Glenarm, IL 62536** 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 **Agricultural**.
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**.
7. That required findings and standards of the Sangamon County Board of Appeals are accurately stated on the attached exhibit(s).
8. The evidence adduced at the hearing **does** support the proposition that the adoption of the proposed **rezoning** is in the public interest and is not solely in the interest of the petitioner(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,**

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.**


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 **George Petrilli**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following 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,

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.

The vote of the Board was as follows:

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

NO:

PRESENT:

ABSENT:


 RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2026-004**

Address: **11,000 Block of Catholic Cemetery Road, Glenarm**

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

While the LESA score of 216 indicates the subject property is suitable for agricultural use only, the subject property is located adjacent to a large area of rural residences and rural residential subdivisions, and the proposed R-1 zoning fits 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 and agricultural. In 2017, R-1 and variances were granted for a parcel south of the subject property. In 2015, R-1 and variances were granted for a parcel north of the subject property. In 2005, variances were granted for lot area and lot-width-depth for a parcel east of the subject property. In 2004, a lot area variance was granted for a parcel north of the subject property. In 1995, R-1 was granted for a parcel southeast of the subject property. In 1991, R-1 was granted for a parcel west of the subject property. In 1990, R-1 was granted for a parcel west of the subject property. In 1986, a parcel south of the subject property was granted a rezoning from R-1 to Agricultural. In 1985, a side yard variance was granted for a parcel west of the subject property. In 1977, R-1 was granted for parcels south of the subject property for a rural residential subdivision.

LAND EVALUATION AND SITE ASSESSMENT

Part 1: Site Assessment

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

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

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

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

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

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

SITE ASSESSMENT TOTAL		140
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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		100	
7037A	Worthen	P		100	
705A	Buckhart	P		98	
199B	Plano	P		98	
36B	Tama	P		98	
244A	Hartsburg	P2		98	
257A	Clarksdale	P2		98	
68A	Sable	P2		87	
679B	Blackberry	P		87	
705B	Buckhart	P		87	
86B	Oscos	P		87	
684B	Broadwell	P		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	50	75	38
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	5	75	4
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	5	74	4
119D2	Elco	I	40	74	30
567C2	Elkhart	I		74	
134C2	Camden	I		74	
259C2	Assumption	I		74	

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

Prime/Important Farmlands Designations:

P: Prime farmland

P2: Prime where drained

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

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

I: Important farmland

N: Not Prime/Important Farmland

AGRICULTURAL LAND EVALUATION TOTAL	76
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GRAND TOTAL	216
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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.

CASE#2026-005
RESOLUTION NUMBER 6

FILED

MAR 23 2026

**GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
5,000 BLOCK OF OLD SALEM LANE, SPRINGFIELD
SANGAMON COUNTY, ILLINOIS**

Don J. King
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, **TJ Heritage LLC and Aamir Banday**, 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 20 acres);** and,

WHEREAS, a public hearing was held at the Sangamon County Building on **March 19, 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 **7th Day of April, 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 20 acres); 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 20 acres).

Signed and passed by the Sangamon County Board in session on this 7th day of April, 2026.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

Exhibit A

PART OF NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH,
RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY,
ILLINOIS, DESCRIBED AS FOLLOWS:

FROM THE CENTER OF SAID SECTION 34; THENCE NORTH 89 DEGREES 26
MINUTES 09 SECONDS EAST, 941.22 FEET ON THE QUARTER SECTION LINE
TO THE S.W. CORNER OF LOT 9 OF THE ESTATE OF JOHNSON BALDWIN,
DECEASED, THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 54
MINUTES 03 SECONDS WEST ON THE WEST LINE OF SAID LOT 9, 1317.69
FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 9; THENCE NORTH
89 DEGREES 23 MINUTES 47 SECONDS EAST ON THE NORTH LINE OF LOTS 9
AND 10, 1364.05 FEET; THENCE SOUTH 00 DEGREES 53 MINUTES 49 SECONDS
EAST, 1318.62 FEET TO A POINT ON AFORESAID QUARTER SECTION LINE;
THENCE SOUTH 89 DEGREES 26 MINUTES 09 SECONDS WEST, 607.18 FEET;
THENCE NORTH 00 DEGREES 47 MINUTES 51 SECONDS WEST, 308.50 FEET;
THENCE SOUTH 89 DEGREES 26 MINUTES 09 SECONDS WEST, 162.00 FEET;
THENCE SOUTH 00 DEGREES 47 MINUTES 51 SECONDS EAST, 308.50 FEET TO
A POINT ON AFORESAID QUARTER SECTION LINE; THENCE SOUTH 89
DEGREES 26 MINUTES 09 SECONDS WEST, 594.79 FEET TO THE POINT OF
BEGINNING, CONTAINING 40.128 ACRES, MORE OR LESS.

SITUATED IN SANGAMON COUNTY, ILLINOIS.

TAX I.D. NO. 13-34-200-047

5,000 Block of OLD SALEM LANE

SPRINGFIELD, IL

RECAP
(For County Board Use)

6-4

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

DOCKET NUMBER: 2026-005

ADDRESS: 5,000 Block of Old Salem Lane, Springfield, IL 62707

PETITIONER: TJ Heritage LLC and Aamir Banday

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 20 acres).

AREA: 40.03 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval. The subject property is currently under joint ownership, and granting the requested variances would facilitate a division to separate the parcel into two equal 20-acre parcels of cropland between the two owners. 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: **2026-005**
TJ Heritage LLC and Aamir Banday)
))
)) PROPERTY LOCATED AT:
)) **5,000 Block of Old Salem Lane**
)) **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 **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 **March 19, 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: **5,000 Block of Old Salem Lane, 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**.
5. That the proposed land use of said property is **cropland**.
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 20 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 **variance** 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 20 acres); 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 20 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 **Anthony Mares**, 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 20 acres); 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 20 acres).

The vote of the Board was as follows:

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

NO:

PRESENT:

ABSENT:


 RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2026-005**

Address: **5000 Block of Old Salem Ln, 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.

The subject property is currently under joint ownership, and granting the requested variances would facilitate a division to separate the parcel into two equal 20-acre parcels of cropland between the two owners.

- (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 split up the subject property equally between the two owners.

- (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.