CASE#**2026-029**
RESOLUTION NUMBER 5

GRANTING A REZONING AND VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
100 BLOCK OF N. GIFFITH CREEK RD., MECHANICBURG
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:

Part of the Southeast Quarter of the Southwest Quarter of Section 27, Township 16 North, Range 3 West of the Third Principal Meridian, described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 27, thence North on the Quarter Quarter Section line 208.71 feet; thence East parallel with the Section line, 208.71 feet; thence South parallel with the Quarter Quarter Section line, 208.71 feet; thence West on the Section line 208.71 feet to the point of beginning.
PIN # 16-27.0-300-006

WHEREAS, the Petitioner, **Guy R. Taylor**, has petitioned the Sangamon County Board requesting **for Proposed Parcel 1: pursuant to Chapter 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 Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and, for Proposed Parcel 2: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 29 acres)**; and,

WHEREAS, a public hearing was held at the Sangamon County Building on **October 15, 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,

FILED
OCT 28 2026
Sangamon County Clerk

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 **10th Day of November, 2026, that the following request(s) on the above described property are hereby approved:**

For Proposed Parcel 1:

- **Pursuant to Chapter 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 Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,**

For Proposed Parcel 2:

- **Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 29 acres).**

Signed and passed by the Sangamon County Board in session on this **10th day of November, 2026.**

_____
COUNTY BOARD CHAIRMAN

ATTEST:

_____
SANGAMON COUNTY CLERK

RECAP
(For County Board Use)

County Board Member: **#3** **David Mendenhall**

Docket Number: **2026-029**

Address: **100 Block of N. Griffith Creek Rd., Mechanicsburg, IL 62545**

Petitioner: **Guy Taylor**

Existing Zoning: **"A" Agricultural District.**

Existing Land Use: **Agricultural cropland.**

Proposed Land Use: **Proposed Parcel 1: Single-family residence. Proposed Parcel 2: Agricultural cropland.**

Proposed Zoning: **Proposed Parcel 1: pursuant to Chapter 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 Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and, for Proposed Parcel 2: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 29 acres).**

Planning Commission Staff Recommendations: **Recommend approval. The LESA score of 160 indicates the property is marginal requiring mitigating factors for non-agricultural development. In this case, the approximately 10 acres being proposed for R-1 is located approximately ¼ mile away from residential subdivision within the Village of Mechanicsburg, making the proposed residential zoning appropriate. Granting the requested variances for the lot area and lot-width-depth will facilitate a division to separate the proposed residence from the cropland and will allow the remaining cropland to stay agriculturally zoned. The Standards for Variation are met.**

Objectors: **None**

Zoning Board of Appeals member, Don Wulf, made a motion, 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 17.68 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 Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,**

For Proposed Parcel 2:

- **Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 29 acres).**

The motion passed 5/0/0.

RECORDING SECRETARY

CHAIRMAN