

**GRANTING A SITING APPROVAL PERMIT
FOR CERTAIN PROPERTY LOCATED AT
1300-1500 BLOCK OF LENHART ROAD, SPRINGFIELD
SANGAMON COUNTY, ILLINOIS**

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

See Exhibit A

WHEREAS, the Petitioner, **Whisper Walk Dr, LLC**, has petitioned the Sangamon County Board requesting **pursuant to Chapter 17.37, a Commercial Solar Energy Conversion Facility Siting Approval Permit**; and,

WHEREAS, a public hearing was held at the Sangamon County Building on **May 21, 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 Recommendation that the Sangamon County Board **grant a Siting Approval Permit**; 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 **9th Day of June, 2026** that the following request on the above described property is hereby approved:

FILED

MAY 28 2026

Don J. May

- **Pursuant to Chapter 17.37, a Commercial Solar Energy Conversion Facility Siting Approval Permit.**

Signed and passed by the Sangamon County Board in session on this **9th day of June, 2026.**

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

Exhibit A

Lot Three (3) of the Subdivision of the Lot Ten (10) of the Partition of the Estate of William Archer, deceased, in the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 3, Township 15 North, Range 6 West of the Third Principal Meridian, reference being had to the plat of the subdivision of said Lot Ten (10) recorded in the Office of the Recorder of Deeds of Sangamon County, Illinois in Book 71 of Deeds at Page 533.

Except that part described as follows:

Beginning at a point of 1.77 feet South of the Northeast corner of said Lot Three (3) 223.00 feet, thence West 270.00 feet, thence North parallel to said East lot line 223.00 feet to a point on the South line of Jade Gardens, being a subdivision of Lots One (1) and Two (2) of the Estate of William Archer as said subdivision was established and platted, thence East on said South line to the point of beginning.

Situated in Sangamon County, Illinois, and generally known as the Jade Farm;

PIN# 21-03.0-100-007

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 29 NAME: Cathy Scaife

DOCKET NUMBER: 2026-006

ADDRESS: 1300-1500 Block of Lenhart Road, Springfield, IL 62704

PETITIONER: Whisper Walk Dr, LLC

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: Pursuant to Chapter 17.37, a Commercial Solar Energy Conversion Facility Siting Approval Permit.

AREA: 22.86 acres

COMMENTS: Yes

OBJECTORS: Yes

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval. Staff reviewed the materials submitted by the applicant and determined that the proposal complies with Sangamon County's Commercial Solar Energy Conversion Facility Siting Approval Permit regulations.**

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: **2026-006**
Whisper Walk Dr, LLC)
)
) PROPERTY LOCATED AT:
) **1300-1500 Block of Lenhart Road**
) **Springfield, IL 62704**

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 **Siting Approval Permit** 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 **May 21, 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: **1300-1500 Block of Lenhart Road, Springfield, IL 62704** 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 **Commercial Solar Energy Facility**.
6. That the request for the subject property is **pursuant to Chapter 17.37, a Commercial Solar Energy Conversion Facility Siting Approval Permit**.
7. The evidence adduced at the hearing **does** support the proposition that the adoption of the proposed **Siting Approval Permit** 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 request is **hereby approved**:

- **Pursuant to Chapter 17.37, a Commercial Solar Energy Conversion Facility Siting Approval Permit.**


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 recommendation of the Regional Planning Commission and recommend to the County Board that the following request is **hereby approved**:

- **Pursuant to Chapter 17.37, a Commercial Solar Energy Conversion Facility Siting Approval Permit.**

The vote of the Board was as follows:

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

NO:

PRESENT:

ABSENT:



RECORDING SECRETARY

**GRANTING A REZONING AND VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
1300-1400 BLOCK OF HORAN ROAD, MECHANICSBURG
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:

The North Half (N ½) of Lot Two (2) of the Southwest Quarter (SW ¼) of Section Six (6), Township Fifteen (15) North, Range Two (2) West of the Third Principal Meridian, Sangamon County, Illinois.

WHEREAS, the Petitioner, **Joel Johnson**, 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 **May 21, 2026** after proper notice was posted on said property and given by news publication, as is required by said Ordinance, and all procedural and jurisdictional requirements of the Sangamon County Zoning Ordinance have been met; and,

WHEREAS, the Sangamon County Zoning Board of Appeals has presented to the Sangamon County Board of Sangamon County its Findings of Fact and Recommendation that the Sangamon County Board **grant a rezoning and variances**; 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 **9th Day of June, 2026** that the following request(s) 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 **9th day of June, 2026**.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 3 NAME: David Mendenhall

DOCKET NUMBER: 2026-009

ADDRESS: 1300-1400 Block of Horan Road, Mechanicsburg, IL 62545

PETITIONER: Joel Johnson

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: **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: 71.74 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval. The LESA score of 220 indicates the subject property is suitable for agricultural use only. However, Proposed Parcel 1 requesting the R-1 zoning is all timber and is unlikely to be economically converted to cropland. Granting the requested lot-width-depth variance will facilitate a division to separate the timber from the cropland. Allowing an accessory structure to be 24 feet instead of the 18 feet in the R-1 District would be consistent with the height of accessory structures located on properties in this area that are zoned Agricultural, which has no height restrictions. The Standards for Variation are met.**

SANGAMON COUNTY ZONING BOARD OF APPEALS RECOMMENDATION:
Approval of Staff Recommendation.


RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:) DOCKET NO: **2026-009**
Joel Johnson)
)
) PROPERTY LOCATED AT:
) **1300-1400 Block of Horan Road**
) **Mechanicsburg, IL 62545**

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for 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 **May 21, 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: **1300-1400 Block of Horan Road, Mechanicsburg, IL 62545** and more particularly described as:

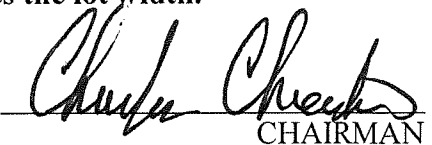
The North Half (N ½) of Lot Two (2) of the Southwest Quarter (SW ¼) of Section Six (6), Township Fifteen (15) North, Range Two (2) West of the Third Principal Meridian, Sangamon County, Illinois.

3. That the present zoning of said property is **“A” Agricultural District**.
4. That the present land use of said property is **a barn, timber, and cropland**.
5. That the proposed land use of said property is **Proposed Parcel 1: Barn and timber. Proposed Parcel 2: 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; and, pursuant to Chapter 17.66, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the “R-1” Single-Family Residence District; and, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.**
7. That required findings and standards of the Sangamon County Board of Appeals are accurately stated on the attached exhibit(s).
8. The evidence adduced at the hearing **does** support the proposition that the adoption of the proposed **rezoning and variances** is in the public interest and is not solely in the interest of the petitioner(s).

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

For Proposed Parcel 1:

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


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 **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;
- 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, George Petrilli, Charlie Chimento, Richard Thompson,
Don Wulf**

NO:

PRESENT:

ABSENT:



RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2026-009**

Address: **1300-1400 Block of Horan Road, Mechanicsburg**

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

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

- (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 220 indicates the subject property is suitable for agricultural use only. However, Proposed Parcel 1 requesting the R-1 zoning is all timber and is unlikely to be economically converted to cropland.

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

The trend of development is mostly agricultural, with some rural residences in the area. In 2015, variances were granted to allow 2 parcels less than 40 acres, and the lot depth to exceed 2.5 times the lot width for one of the parcels directly north of the subject property.

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: 2026-009

Address: 1300-1400 Block of Horan Road, Mechanicsburg

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

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

Granting the requested lot-width-depth variance will facilitate a division to separate the timber from the cropland. Allowing an accessory structure to be 24 feet instead of the 18 feet in the R-1 District would be consistent with the height of accessory structures located on properties in this area that are zoned Agricultural, which has no height restrictions.

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

While the lot width-depth ratio is greater than the allowed 2.5 times, the subject property is unique in that Proposed Parcel 1, being the northern approximately 20 acres, is heavily timbered, and the division will allow the separation of the timber from the cropland. 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
<u>AGRICULTURAL/RURAL LAND WITHIN .5 MILE</u>		
90% or more	20	20
75-89%	10	
50-74%	5	
Under 50%	0	
<u>CONTIGUOUS AGRICULTURAL/RURAL LAND</u>		
90% or more	20	20
75-89%	10	
50-74%	5	
Under 50%	0	
<u>PERCENTAGE OF SITE AGRICULTURAL/RURAL</u>		
75-100%	10	10
50-74%	5	
Under 50%	0	
<u>COUNTY SECTOR</u>		
Rural	20	20
0.5 mile from incorporated area	10	
Incorporated area	0	
<u>SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL</u>		
75% or more	20	10
50-74%	10	
25-49%	5	
Less than 25% or sewer available	0	
<u>ENVIRONMENTAL IMPACT OF PROPOSED USE</u>		
Negative impact	15	5
Little or none with protective measures	5	
Little or none	0	
<u>IMPACT ON UNIQUE HISTORICAL/CULTURAL FEATURES</u>		
Negative impact	10	0
No impact	0	

<u>CONDITION OF ROAD</u>		
unpaved, <40' ROW, or < 16' pavement	20	
16'-18' pavement, 40' ROW	15	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	5
2.6-5 miles	5	
0-2.5 miles	0	

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

SITE ASSESSMENT TOTAL		145
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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	35	100	35
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	36	75	27
7075B	Drury	P		75	
8396A	Vesser	P2		75	
3074A	Radford	P3	3	75	2
3073A	Ross	P3		75	
3284A	Tice	P3		75	
279B	Rozetta	P		75	
45A	Denny	P2		75	
134B	Camden	P		75	
112A	Cowden	P2		75	
685B	Middletown	P		75	
3405A	Zook	P5		75	
131C2	Alvin	P		75	
86C2	Osco	I		74	
36C2	Tama	I		74	
684C2	Broadwell	I		74	
119C2	Elco	I		74	
119D	Elco	I		74	
127C2	Harrison	I		74	
119D2	Elco	I		74	
567C2	Elkhart	I		74	
134C2	Camden	I		74	

259C2	Assumption	I		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	24	44	11
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	75
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GRAND TOTAL	220
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Fewer than 150 points shall be deemed acceptable for non-agricultural development.

From 150 - 175 points is considered marginal requiring mitigating factors for non-ag development.

Greater than 175 points shall be considered suitable for agricultural use only.

MAY 28 2026

**GRANT A REZONING AND VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
4133 OLD JACKSONVILLE ROAD, SPRINGFIELD
SANGAMON COUNTY, ILLINOIS**


Sangamon County Clerk

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

See Exhibit A

WHEREAS, the Petitioners, **Spencer and Tessa Pulliam**, has petitioned the Sangamon County Board **requesting for Proposed Parcels 1 and 2: pursuant to Chapter 17.68 and 17.12 a rezoning from “B-2” Retail Business District to “R-1” Single-Family Residence District; pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the lot width to be approximately forty (40) feet instead of the required eighty (80) feet; 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 **May 21, 2026** after proper notice was posted on said property and given by news publication, as is required by said Ordinance, and all procedural and jurisdictional requirements of the Sangamon County Zoning Ordinance have been met; and,

WHEREAS, the Sangamon County Zoning Board of Appeals has presented to the Sangamon County Board of Sangamon County its Findings of Fact and Recommendation that the Sangamon County Board **grant a rezoning and variances; 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 **9th Day of June, 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 “B-2” Retail Business District to “R-1” Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the lot width to be approximately forty (40) feet instead of the required eighty (80) feet; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,

For Proposed Parcel 2:

- Pursuant to Chapters 17.68 and 17.12, a rezoning from “B-2” Retail Business District to “R-1” Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the lot width to be approximately forty (40) feet instead of the required eighty (80) feet; 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 **9th day of June, 2026**.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

Exhibit A

Commencing from a disk found at the Southeast corner of said Section 35; thence North 06 degrees 00 minutes 42 seconds West on the East line of said Section 35, a distance of 526.76 feet to a point; thence South 83 degrees 36 Minutes 35 seconds West, a distance of 40.54 feet to an iron pin on the West right of way line of South Meadowbrook Road, being the point of beginning.

From said point of beginning; thence South 06 degrees. 03 minutes 46 seconds East on said West right of way line, a distance of 82.73 feet to an iron pin on the Northerly right of way line of the Chicago & Northwestern Railroad; thence South 34 degrees 16 minutes 13 seconds West on said Northerly right of way line, a distance of 496.20 feet to an iron pin on the North right of way line of Old Jacksonville Road; thence South 84 degrees 23 minutes 54 seconds West on said North right away line, a distance of 123.58 feet to an iron pin; thence North 06 degrees 07 minutes 00 seconds West, a distance of 286.11 feet to an Iron pin; thence North 61 degrees 53 minutes 25 seconds West, a distance of 72.07 feet to an Iron pin; thence North 06 degrees 07 minutes 00 Seconds West, a distance of 130.51 feet to an iron pin; thence North 83 degrees 36 Minutes 35 Seconds East, a distance of 146.45 feet to an iron pin; thence South 04 degrees 41 minutes 09 seconds East, a distance of 7.99 feet to an iron pin; thence North 85 degrees 37 minutes 25 seconds East, a distance of 31.17 feet to an iron pin; thence North 04 degrees 41 minutes 37 seconds West, a distance of 9.08 feet to an iron pin: thence North 83 degrees 36 minutes 35 seconds East, a distance of 327.12 feet to the point of beginning, Containing 152,472.07 square feet (3.500 acres), more or less:

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

Situated In SANGAMON COUNTY, ILLINOIS.

PIN#: 13-35.0-426-052

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 27 NAME: Abe Forsyth

DOCKET NUMBER: 2026-010

ADDRESS: 4133 Old Jacksonville Road, Springfield, IL 62711

PETITIONER: Spencer and Tessa Pulliam

PRESENT ZONING CLASSIFICATION: "B-2" Retail Business District.

REQUESTED ZONING CLASSIFICATION: Proposed Parcels 1 and 2: pursuant to Chapter 17.68 and 17.12 a rezoning from "B-2" Retail Business District to "R-1" Single-Family Residence District; pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the lot width to be approximately forty (40) feet instead of the required eighty (80) feet; 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: 3.5 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval. The petitioner is proposing to rezone the subject property from B-2 to R-1 to develop a two-lot minor residential subdivision. The trend of development in the area is residential, with a parcel of office to the west and a landscaping company to the east. The size of the two proposed parcels are consistent with the other residential parcels in the area. The subject property currently has road frontage along Meadowbrook Road and Old Jacksonville Road in compliance with the minimum 80-foot requirement needed for the R-1 District; however, the Sangamon County Highway Department is removing the subject property's access to Old Jacksonville Road. This provides a unique circumstance to grant the lot width variance of approximately 40 feet and the lot-width-depth variance. 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: **2026-010**
Spencer and Tessa Pulliam)
)
) PROPERTY LOCATED AT:
) **4133 Old Jacksonville Road**
) **Springfield, IL 62711**

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 **May 21, 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: **4133 Old Jacksonville Road, Springfield, IL 62711** and more particularly described as:

See Exhibit A

3. That the present zoning of said property is **“B-2” Retail Business District**.
4. That the present land use of said property is **vacant commercial lot**.
5. That the proposed land use of said property is **Proposed Parcel 1: Single-family residence. Proposed Parcel 2: Single-family residence**.
6. That the requests for the subject property are for **Proposed Parcels 1 and 2: pursuant to Chapter 17.68 and 17.12 a rezoning from “B-2” Retail Business District to “R-1” Single-Family Residence District; pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the lot width to be approximately forty (40) feet instead of the required eighty (80) feet; 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 **“B-2” Retail Business District to “R-1” Single-Family Residence District**;
- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the lot width to be approximately forty (40) feet instead of the required eighty (80) feet; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,

For Proposed Parcel 2:

- Pursuant to Chapters 17.68 and 17.12, a rezoning from **“B-2” Retail Business District to “R-1” Single-Family Residence District**;
- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the lot width to be approximately forty (40) feet instead of the required eighty (80) feet; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.


CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **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 “B-2” Retail Business District to “R-1” Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the lot width to be approximately forty (40) feet instead of the required eighty (80) feet; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,

For Proposed Parcel 2:

- Pursuant to Chapters 17.68 and 17.12, a rezoning from “B-2” Retail Business District to “R-1” Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the lot width to be approximately forty (40) feet instead of the required eighty (80) feet; 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.

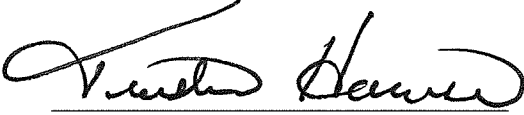
The vote of the Board was as follows:

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

NO:

PRESENT:

ABSENT:



RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2026-010**

Address: **4133 Old Jacksonville Road, Springfield**

- (i) Existing uses of property within the general area of the property in question.
North – Residence. East – Trail and residence. South – Trail. West – Strip office.
- (ii) The zoning classification of property within the general area of the property in question.
North & East – Agricultural. South – R-1 & B-2. West – B-2.
- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.
Single-family residences are not permitted in the existing B-2 District.
- (iv) The trend of development, within the vicinity since the property was originally classified.

The trend of development in the area is residential, with a parcel of office to the west and a landscaping company to the east. The size of the two proposed parcels are consistent with the other residential parcels in the area. In 2009, the subject property and the west adjacent parcel were granted variances for the lot-width-depth ratio. In 2008, the subject property and the west adjacent parcel were granted a rezoning from Agricultural and B-3 to B-2. In 2014, 2013, and 2012, variances for the lot area, lot width, and side yard were granted for parcels in the residential subdivision north of the subject property, and the parcels were granted rezoning from Agricultural to R-2 in 1987. In 1989, R-2 was denied, but R-1 was granted for parcels northwest of the subject property. In 1983, a rezoning from R-1 to B-2 was granted for a portion of a parcel to the southeast of the subject property. In 1979, R-2 was granted for a parcel northeast of the subject property. In 1973, R-2 was granted for a parcel northeast of the subject property.

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2026-010**

Address: **4133 Old Jacksonville Road, Springfield**

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

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

Granting the requested lot width variance and lot-width-depth variance will facilitate a two-lot minor subdivision to allow the construction of two single-family residences on parcels sized similarly to other residential parcels in the area.

- (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 subject property currently has road frontage along Meadowbrook Road and Old Jacksonville Road in compliance with the minimum 80-foot requirement needed for the R-1 District; however, the Sangamon County Highway Department is removing the subject property's access to Old Jacksonville Road. This provides a unique circumstance to grant the lot width variance of approximately 40 feet and the lot-width-depth 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. Staff notes that the Springfield Arterial Roadway Network Plan shows a new alignment for this section of Meadowbrook Road that would provide a better connection to Meadowbrook to the south of Old Jacksonville Road, which may require the petitioner to modify their access if the new alignment is implemented.

**GRANTING A CONDITIONAL PERMITTED USE WITH CONDITIONS AND A
VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
3750 & 3754 EAST COOK 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 Conditional Permitted Use with conditions and a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **MR Lawn Care and More Incorporated**, has petitioned the Sangamon County Board requesting **pursuant to Chapter 17.58 and Section 17.10.020, a Conditional Permitted Use for a landscaping company; 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 **May 21, 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 Conditional Permitted Use with conditions and a variance;** and,

WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

FILED

MAY 28 2026

[Handwritten Signature]

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this **9th Day of June, 2026** that the following requests on the above described property are hereby approved:

- Pursuant to Chapter 17.58 and Section 17.10.020, a Conditional Permitted Use for a landscaping company with the following conditions:
 - 1) No outside storage of equipment or materials,
 - 2) The business will not be open to the public, and
 - 3) A maximum of five (5) employee vehicles be parked outside on the subject property at any given time; 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 **9th day of June, 2026**.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

Exhibit A

The North 266 feet of Lot 7 in Wanless Place, Second Plat, Sangamon County, Illinois, lying East of the East right-of-way line of F.A.I. Route 55, Except the following: beginning at the Northeast corner of said Lot 7, thence Southerly, along the West right-of-way line of Cook Street, a distance of 137.50 feet, thence deflecting to the right 90 degrees 19 minutes 56 seconds, a distance of 304.93 feet to a point on the East right-of-way line of F.A.I. Route 55; thence deflecting to the right 109 degrees 34 minutes 18 seconds, along said East right-of-way line, a distance of 54.08 feet; thence deflecting to the left 13 degrees 38 minutes 41 seconds, along said East right-of-way line a distance of 87.04 feet to a point on the North line of said Lot 7, said point being 139.01 feet East of the Northwest corner of said Lot 7; thence deflecting to the right 84 degrees 04 minutes 43 seconds, along said North line, a distance of 277.03 feet, to the point of beginning.

Except the coal and other minerals underlying the surface of said land and all rights and easements in favor of the estate of said coal and minerals.

Commonly known as: 3750 and 3754 East Cook Street, Springfield, IL 62704

Sangamon County Property Identification Numbers: 14-36.0-427-006 and 14-36.0-427-007

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 9 NAME: Tom Madonia Jr.

DOCKET NUMBER: 2026-012

ADDRESS: 3750 and 3754 East Cook Street, Springfield, IL 62703

PETITIONER: MR Lawn Care and More Incorporated

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: Pursuant to Chapter 17.58 and Section 17.10.020, a Conditional Permitted Use for a landscaping company; 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: 2 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval of the requested Conditional Permitted Use for a landscaping company with the following conditions: 1) no outside storage of equipment or materials, 2) the business will not be open to the public, and 3) a maximum of five (5) employee vehicles be parked outside on the subject property at any given time. The landscaping company will not be open to the public and will only have employees coming to the site, which provides a unique circumstance to grant the requested paving variance. 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: **2026-012**
MR Lawn Care and More Incorporated)
)
) PROPERTY LOCATED AT:
) **3750 and 3754 East Cook Street**
) **Springfield, IL 62703**

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 **Conditional Permitted Use 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 **May 21, 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: **3750 and 3754 East Cook Street, Springfield, IL 62703** and more particularly described as:

See Exhibit A

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Anthony Mares**, 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:

- Pursuant to Chapter 17.58 and Section 17.10.020, a Conditional Permitted Use for a landscaping company with the following conditions:
 - 1) No outside storage of equipment or materials,
 - 2) The business will not be open to the public, and
 - 3) A maximum of five (5) employee vehicles be parked outside on the subject property at any given time; 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, George Petrilli, Charlie Chimento, Richard Thompson, Don Wulf**

NO:

PRESENT:

ABSENT:



RECORDING SECRETARY

**SANGAMON COUNTY - RECOMMENDED FINDINGS OF FACT
FOR CONDITIONAL PERMITTED USES**

Case #: **2026-012**

Address: **3750 & 3754 East Cook Street, Springfield**

No conditional permitted uses shall be granted by the County Board unless the conditional permitted use:

- (i) Is so proposed that the proposed location, design and method of operation of such use will minimize the adjacent effects on the character of the surrounding area.

The proposed conditions should minimize the adjacent effects on the character of the surrounding area.

- (ii) Is so proposed to be operated, designed and located so that the public health, safety, and welfare will be protected.

Conditions have been suggested to not allow any outside storage of equipment or materials for the business, not allow the business to be open to the public, and limit the number of employee vehicles parked outside on the subject property to five to help protect the public health, safety, and welfare.

- (iii) Will not cause substantial injury to the value of other property in the vicinity in which it is located.

Negative impacts are not anticipated.

- (iv) In addition to the above general standards for all conditional permitted uses that may be allowed, no conditional permitted use listed below shall be granted unless the proposed use can meet the standards as noted:

- (a) Fairgrounds, public or private outdoor recreation centers - that the principal vehicle access for such use is located on a major thoroughfare or a secondary thoroughfare or within one-quarter mile of a major thoroughfare, that such use is so located as to draw a minimum of vehicular traffic to and through minor and collector streets in residential areas.

N/A

- (b) Manufactured home parks - must meet the requirements of Chapter 17.48 Large Scale Development.

N/A

- (c) Tourist home, motels, hotels - that the proposed use must be located on or within 400 feet of a major thoroughfare.

N/A

- (d) Taverns and liquor stores - that the following distances be maintained: (1) schools - 100' from the property line of the school to the property line of the tavern or liquor store; (2) churches - 100' from the church building to the tavern or liquor store building; and (3) residences - 100' from the tavern or liquor store property line to the residential structure or institutional care facility.

N/A

- (e) Adult-use cannabis business establishments as defined in Chapter 17.04:
 - 1) that the following distances be maintained from the principal structure of an adult-use cannabis business establishment to the property line of a use defined in Chapter 17.04 as a “sensitive area”:
 - (A) Adult-use cannabis craft grower – 1,500 feet
 - (B) Adult-use cannabis cultivation center – 1,500 feet
 - (C) Adult-use cannabis dispensing organization (dispensary) – 250 feet
 - (D) Adult-use cannabis infuser organization (infuser) – 1,500 feet
 - (E) Adult-use cannabis processing organization (processor) – 1,500 feet
 - (F) Adult-use cannabis transporting organization (transporter) – 1,500 feet
 - 2) On-premise consumption of cannabis at cannabis dispensing organizations and smoking lounges in unincorporated Sangamon County is prohibited.

N/A

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2026-012**

Address: **3750 & 3754 East Cook 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.

Based on the limitation for the Conditional Permitted Use to not be open to the public and limiting the number of employees, granting the requested rock parking is consistent with similar requests where the parking is for employees only.

- (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 landscaping company will not be open to the public and will only have employees coming to the site, which provides a unique circumstance 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.