

CASE# 2013-013 3-1  
RESOLUTION NUMBER \_\_\_\_\_

**GRANTING A REZONING AND VARIANCE**  
**FOR CERTAIN PROPERTY LOCATED AT**  
**8472 CARDINAL HILL RD., ROCHESTER**  
**SANGAMON COUNTY, ILLINOIS**

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

See **EXHIBIT A**

WHEREAS, the Petitioner, **Aaron Acree**, has petitioned the Sangamon County Board for **proposed Parcel 2, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District and a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width to allow approximately six point thirty five (6.35) acres to be divided off the existing seven point fifty nine (7.59) acres; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **February 21, 2013** 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 rezoning and variance; and**

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

**FILED**

FEB 22 2013

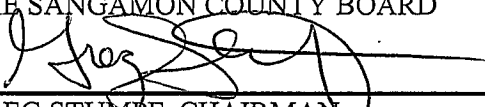
*Joe Aiello*  
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 5<sup>th</sup> day of March, 2013 that the request for proposed Parcel 2, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District and a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width to allow approximately six point thirty five (6.35) acres to be divided off the existing seven point fifty nine (7.59) acres on the above referenced property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 5<sup>th</sup> day of March, 2013.

Respectfully submitted,

PUBLIC HEALTH, SAFETY & ZONING COMMITTEE OF  
THE SANGAMON COUNTY BOARD



\_\_\_\_\_  
GREG STUMPF, CHAIRMAN

\_\_\_\_\_  
DAVID MENDENHALL, VICE CHAIRMAN

\_\_\_\_\_  
JOHN FULGENZI

\_\_\_\_\_  
CRAIG HALL

\_\_\_\_\_  
SAM SNELL

\_\_\_\_\_  
ABE FORSYTH

\_\_\_\_\_  
JASON RATTS

\_\_\_\_\_  
LINDA DOUGLAS WILLIAMS

\_\_\_\_\_  
LINDA FULGENZI

\_\_\_\_\_  
LISA HILLS

\_\_\_\_\_  
MIKE SULLIVAN

**ATTEST:**

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

**EXHIBIT A**

That part of the Southwest Quarter of the Northwest Quarter of Section 10, Township 14 North, Range 4 West of the Third Principal Meridian, described as follows: Beginning at a ½" pin found at the Southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 10; thence North 89 degrees 12 minutes 20 seconds West along the South line thereof a distance of 447.35 feet to a ½" pin found; thence North 0 degrees 03 minutes 42 seconds West a distance of 250.04 feet to a ½" pin found; thence South 89 degrees 12 minutes 02 seconds East a distance of 227.62 feet to a ½" pin set; thence South 0 degrees 00 minutes 00 seconds East along the East line of said Southwest Quarter of the Northwest Quarter a distance of 250.00 feet to the point of beginning. And, the South 250 feet of the West 871.20 feet of the Southwest Quarter of the Northwest Quarter of Section 10, Township 14 North, Range 4 West of the Third Principal Meridian, Except all coal and minerals underlying said lands, together with the right to mine and remove same.

**RECAP**

(For County Board Use)

COUNTY BOARD MEMBER: # 4 NAME: Andy Goleman

DOCKET NUMBER: 2013-013

ADDRESS: 8472 Cardinal Hill Rd., Rochester, IL. 62563

PETITIONER: Aaron Acree

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: For proposed Parcel 2, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District and a variance to allow the lot depth to be greater than two and one-half (2 1/2) times the lot width to allow approximately six point thirty five (6.35) acres to be divided off the existing seven point fifty nine (7.59) acres.

AREA: 7.59 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION:

Approval of the requested R-1 zoning. The Land Evaluation and site Assessment score of 147 indicates the property is deemed acceptable for non-agricultural development. Recommend approval of the requested variance to allow the lot depth to be greater than two and one-half (2 1/2) times the lot width for one (1) parcel. The standards for variation are met. Dividing the existing parcel to create a new single-family residential building site will have no negative effects on the immediate area.

SANGAMON COUNTY BOARD OF APPEALS  
RECOMMENDATION:

Approval of staff recommendation.

Cyndi Knowles  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS  
SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: ) DOCKET NO: **2013-013**  
**Aaron Acree** )  
)  
) PROPERTY LOCATED AT:  
) **8472 Cardinal Hill Rd.**  
) **Rochester, IL. 62563**

RECOMMENDATION OF THE 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 an **amendment and 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 **February 21, 2013** 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: **8472 Cardinal Hill Rd., Rochester, IL.** and more particularly described as:

See EXHIBIT A

- 3. That the present zoning of said property is "A" Agricultural District.
- 4. That the present land use of said property is a single-family residence and shed.
- 5. That the proposed land use of said property is two (2) single-family residences and a shed.
- 6. That the requested rezoning and variance of said property are for proposed Parcel 2, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District and a variance to allow the lot depth to be greater than two and one-half (2 1/2) times the lot width to allow approximately six point thirty five (6.35) acres to be divided off the existing seven point fifty nine (7.59) 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 rezoning and 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 requested rezoning and variance be approved.

*Charles Chimento /cc*  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Don Wulf**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the petition be **approved**, which was duly seconded by **Peggy Egizii**.

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Don Wulf, Peggy Egizii, Judith Johnson**

NO:

PRESENT:

ABSENT:

*Cyndi Knowles*  
RECORDING SECRETARY

SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT

Case #: 2013-013

Address: 8472 Cardinal Hill Road, Rochester

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

To the north and south are single-family residences. To the east and west is cropland.

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

The property is surrounded by Agricultural zoning.

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

The Land Evaluation and Site Assessment score of 147 indicates the property is deemed acceptable for non-agricultural development.

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

The area has remained agricultural in character with many single-family residences built in the immediate area.



SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS

Case #: 2013-013

Address: 8472 Cardinal Hill Road, Rochester

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

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

The request is made to facilitate division of the property for the purposes of building a new single-family residence.

- (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 owner desires to sell the existing single-family residence and divide the property so a new single-family residence can be built at the rear of the property, which is longer and more narrow than other property in the immediate area. Additionally, the new building site is pasture and the LESA score indicates that the property is acceptable for non-agricultural development.

- (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 negative impacts are anticipated in allowing the requested division.

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	5
50-74%	5	
Under 50%	0	

<u>PERCENTAGE OF SITE AGRICULTURAL/RURAL</u>		
75-100%	10	
50-74%	5	0
Under 50%	0	

<u>COUNTY SECTOR</u>		
Rural	20	
0.5 mile from incorporated area	10	20
Incorporated area	0	

<u>SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL</u>		
75% or more	20	
50-74%	10	5
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	0
No impact	0	

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

<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	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	

<b>SITE ASSESSMENT TOTAL</b>		<b>70</b>
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Part 2: Agricultural Land Evaluation (Based on Sangamon County Soil Survey)

Soil	Name	Type	%	Relative Value	Points
198A	Elburn	P		100	
199A	Plano	P		100	
43A	Ipava	P	5	100	5
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	45	87	39
684B	Broadwell	P		87	
50A	Virden	P2		87	
712A	Spaulding	P2		87	
127B	Harrison	P		87	

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Parcel # 30-10-100-047

Case # 2013-013 \_\_\_\_\_

3077A	Huntsville	P3		87	
138A	Shiloh	P2		87	
249A	Edinburg	P2		87	
242A	Kendall	P2		87	
7242A	Kendall	P2		87	
134A	Camden	P		87	
17A	Keomah	P2		87	
3451A	Lawson	P3		75	
3107A	Sawmill	P5		75	
7075B	Drury	P		75	
8396A	Vesser	P2		75	
3074A	Radford	P3		75	
3073A	Ross	P3		75	
3284A	Tice	P3		75	
279B	Rozetta	P		75	
45A	Denny	P2		75	
134B	Camden	P		75	
112A	Cowden	P2		75	
685B	Middletown	P		75	
3405A	Zook	P5		75	
131C2	Alvin	P		75	
86C2	Osco	I	10	74	7
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	
280C2	Fayette	I		72	
119D3	Elco	N		74	
259D2	Assumption	I	35	74	26
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				

Parcel # 30-10-100-047

Case # 2013-013 \_\_\_\_\_

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	77
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GRAND TOTAL	147
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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.