

CASE# 2019-001
RESOLUTION NUMBER 4-1

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
6100 BLOCK OF MANSION ROAD, CHATHAM
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** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioners, **Bryan & Cathy Martindale**, have petitioned the Sangamon County Board for 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 **January 17, 2019** 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,

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

FILED

JAN 23 2019


Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this **5th Day of February, 2019** that the request for a rezoning from **“A” Agricultural District to “R-1” Single-Family Residence District** on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this **5th day of February, 2019**.

Respectfully submitted,

PUBLIC HEALTH, SOLID WASTE & ZONING
COMMITTEE OF THE SANGAMON COUNTY BOARD



GREG STUMPF, CHAIRMAN

DAVID MENDENHALL, VICE CHAIRMAN

CRAIG HALL

SAM SNELL

ABE FORSYTH

JASON RATTS

LINDA DOUGLAS WILLIAMS

ANNETTE FULGENZI

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ROSE RUZIC

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

EXHIBIT A

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 15 NORTH,
RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED MORE
PARTICULARLY AS FOLLOWS:

COMMENCING AT AN IRON PIPE MARKING THE SOUTH QUARTER CORNER OF
THE AFOREMENTIONED SECTION 33; THENCE SOUTH 89 DEGREES 16 MINUTES 40
SECONDS EAST ALONG THE SECTION LINE, A DISTANCE OF 723.03 FEET; THENCE
NORTH 00 DEGREES 06 MINUTES 49 SECONDS WEST, A DISTANCE OF 25.93 FEET
TO AN IRON PIPE MARKING THE TRUE POINT OF BEGINNING; THENCE
CONTINUING NORTH 00 DEGREES 06 MINUTES 49 SECONDS WEST, A DISTANCE OF
269.96 FEET MEASURED (270.00 FOOT DEED) TO AN IRON PIPE; THENCE SOUTH 89
DEGREES 45 MINUTES 07 SECONDS EAST, A DISTANCE OF 592.70 FEET MEASURED
(592.71 FOOT DEED) TO AN IRON PIPE; THENCE SOUTH 00 DEGREES 38 MINUTES 33
SECONDS WEST, A DISTANCE OF 187.07 FEET MEASURED (187.73 FOOT DEED) TO
AN IRON PIN; THENCE SOUTH 66 DEGREES 39 MINUTES 21 SECONDS WEST, A
DISTANCE OF 59.15 FEET TO A POINT MARKING THE BEGINNING OF A 398.40 FOOT
RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE
HAVING A LONG CHORD WITH A COURSE OF SOUTH 72 DEGREES 20 MINUTES 07
SECONDS WEST; A DISTANCE OF 58.01 FEET; THENCE SOUTH 13 DEGREES 29
MINUTES 24 SECONDS EAST TO A DISTANCE OF 30.00 FEET TO A POINT MARKING
THE BEGINNING OF A 428.40 FOOT RADIUS CURVE TO THE RIGHT; THENCE
SOUTHWESTERLY ALONG SAID CURVE HAVING A LONG CHORD WITH A COURSE
OF SOUTH 83 DEGREES 22 MINUTES 44 SECONDS WEST AND A DISTANCE OF 102.47
FEET; THENCE NORTH 89 DEGREES 45 MINUTES 07 SECONDS WEST, A DISTANCE
OF 385.69 FEET TO THE POINT OF BEGINNING.

PARCEL NUMBER: 21-33.0-400-021

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 7 NAME: **Craig Hall**

DOCKET NUMBER: **2019-001**

ADDRESS: **6100 Block of Mansion Road, Chatham, IL 62629**

PETITIONER: **Bryan & Cathy Martindale**

PRESENT ZONING CLASSIFICATION: **“A” Agricultural District.**

REQUESTED ZONING CLASSIFICATION: **“R-1” Single-Family Residence District.**

AREA: **3.76 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The LESA score of 161 indicates the property is marginal requiring mitigating factors for non-agricultural development. In this case the area has a rural residential trend and the property to be rezoned is timbered with no cropland and has varying topography making it unlikely to be economically converted to cropland. The subject property also received a Letter of Map Amendment (LOMA) from the Federal Emergency Management Agency (FEMA) mitigating the floodplain on part of the subject property and indicating there will be at least 1 acre out of the floodplain for each proposed parcel.**

SANGAMON COUNTY 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: 2019-001
Bryan & Cathy Martindale)	
)	PROPERTY LOCATED AT:
)	6100 Block of Mansion Road
)	Chatham, IL 62629

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** 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 **January 17, 2019** 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:

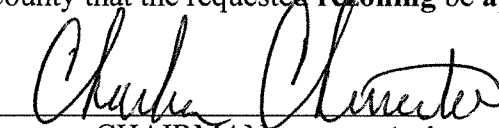
1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **6100 Block of Mansion Road, Chatham, IL 62629** and more particularly described as:

See Exhibit A

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3. That the present zoning of said property is **“A” Agricultural District.**
4. That the present land use of said property is **timber.**
5. That the proposed land use of said property is **two single-family residences on separate parcels.**
6. That the requested **rezoning** of said property is **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 requested **rezoning** be **approved.**


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 **Andrew Spiro**.

The vote of the Board was as follows:

YES: **Charlie Chimento, Tony Mares, Don Wulf, Andrew Spiro**

NO:

PRESENT:

ABSENT:


RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: 2019-001

Address: 6100 Block of Mansion Road, Chatham

- (i) Existing uses of property within the general area of the property in question.
North & East – Residence. South & West – 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 161 indicates the property is marginal requiring mitigating factors for non-agricultural development. In this case the area has a rural residential trend and the property to be rezoned is timbered with no cropland and has varying topography making it unlikely to be economically converted to cropland. The subject property also received a Letter of Map Amendment (LOMA) from the Federal Emergency Management Agency (FEMA) mitigating the floodplain on part of the subject property and indicating there will be at least 1 acre out of the floodplain for each proposed parcel.

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

The area has a rural residential trend. In 2006, a variance was granted to allow the lot depth to exceed 2.5 times the lot width northwest of the subject property. In 2000, a variance was denied to allow the lot width to be met at a distance greater than 60 feet from a public road west of the subject property. In 1998, B-3 was denied but a use variance was granted for an existing woodshop northeast of the subject property.

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	10
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	20
Incorporated area	0	
<u>SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL</u>		
75% or more	20	
50-74%	10	10
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	15
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	20

4-10

16'-18' pavement, 40' ROW	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	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		120
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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	18	75	14
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	7	75	5
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		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	49	44	22
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	41
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GRAND TOTAL	161
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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.