

**DENYING A REZONING BUT APPROVING A USE VARIANCE AND VARIANCES**  
FOR CERTAIN PROPERTY LOCATED AT  
**3255 & 3285 HENNEPIN ROAD, 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 **deny an amendment but grant a Use Variance and variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioners, **Virginia Bleisner & Ernest H. Bleisner, Jr**, have petitioned the Sangamon County Board for a **rezoning from “A” Agricultural District to “I-1” Restricted Industrial District and a variance to allow the parking area to remain gravel rather than paving to allow a fencing contractor’s office, shop and yard for both parcels; for Parcel 1: a variance to allow two (2) principal uses (a single-family residence and a fencing contractor’s office, shop and yard) on one (1) parcel, and a variance to allow a single-family residence in the “I-1” Restricted Industrial District; and, for Parcel 2: a variance to allow two (2) principal uses (a manufactured home and a fencing contractor’s office, shop and yard) on one (1) parcel and a variance to allow a manufactured home residence in the “I-1” Restricted Industrial District; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **September 17, 2015** 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**

SEP 25 2015

*Don Hays*  
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 **deny the amendment but, in the alternative, grant a Use Variance 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 **6<sup>th</sup> Day of October, 2015** that the request for a rezoning from **“A” Agricultural District to “I-1” Restricted Industrial District on the above described property is hereby denied. In the alternative, grant a Use Variance to allow a fencing contractor’s business with outdoor storage of fencing materials in the Agricultural District with the following conditions: (1) all outside storage of fencing materials and/or business related vehicles is located behind a solid fence, (2) no retail store or showroom that is accessible to the public is allowed, and (3) the business ceases operations by 8:00 PM; and grant a variance to allow the parking area to remain gravel rather than paving to allow a fencing contractor’s office, shop and yard for both parcels; and, for Parcel 1: a variance to allow two (2) principal uses (a single-family residence and a fencing contractor’s office, shop and yard) on one (1) parcel; and, for Parcel 2: a variance to allow two (2) principal uses (a manufactured home and a fencing contractor’s office, shop and yard) on one (1) parcel on the above described property is hereby approved.**

Signed and passed by the Sangamon County Board in session on this **6<sup>th</sup> day of October, 2015.**

Respectfully submitted,

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

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



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DAVID MENDENHALL, VICE CHAIRMAN

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

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

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

\_\_\_\_\_  
JASON RATTTS

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

\_\_\_\_\_  
ANNETTE FULGENZI

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

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

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

**ATTEST:**

\_\_\_\_\_  
SANGAMON COUNTY CLERK

\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

**EXHIBIT A**

PART OF THE NORTH THREE-QUARTERS OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE NORTH THREE-QUARTERS OF THE EAST HALF OF SAID SOUTHEAST QUARTER, THENCE WEST ON THE SOUTH LINE OF THE NORTH THREE-QUARTER OF THE EAST HALF OF SAID SOUTHEAST QUARTER, 300.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING WEST ON SAID SOUTH LINE, 200.00 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER, 910.00 FEET; THENCE EAST PARALLEL TO THE AFORESAID SOUTH LINE, 500.00 FEET TO A POINT ON THE SECTION LINE; THENCE SOUTH ON THE SECTION LINE, 150.00 FEET; THENCE WEST PARALLEL WITH AFORESAID SOUTH LINE, 300.00 FEET; THENCE SOUTH PARALLEL TO THE SECTION LINE, 150.00 FEET; THENCE EAST PARALLEL TO AFORESAID SOUTH LINE, 300.00 FEET; THENCE SOUTH ON THE SECTION LINE, 60.00 FEET; THENCE WEST PARALLEL TO AFORESAID SOUTH LINE, 300.00 FEET; THENCE SOUTH PARALLEL TO THE SECTION LINE 550.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.62 ACRES, MORE OR LESS.

AND

Part of the North three Quarters of the East Half of the South-east Quarter of Section 7, Township 16 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, described as follows:

Beginning at a point 610.00 feet North of the Southeast corner of the North three Quarters of the East Half of the Southeast Quarter of said Section; thence North on aforesaid East Section line 150.00 feet; thence West parallel to the south line of said North three Quarters 300.00 feet; thence South parallel to the East line of the Southeast Quarter of said Section 150.00 feet; thence East 300 feet to the point of beginning; containing 1.03 Acres, more or less, except that part used for road purposes.

**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: 11                      NAME: Mike Sullivan

DOCKET NUMBER: 2015-034

ADDRESS: 3255 & 3285 Hennepin Road, Springfield, IL 62707

PETITIONER: Virginia Bleisner & Ernest H. Bleisner, Jr

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: A rezoning from "A" Agricultural District to "I-1" Restricted Industrial District and a variance to allow the parking area to remain gravel rather than paving to allow a fencing contractor's office, shop and yard for both parcels, Parcel 1: a variance to allow two (2) principal uses (a single-family residence and a fencing contractor's office, shop and yard) on one (1) parcel and a variance to allow a single-family residence in the "I-1" Restricted Industrial District and, Parcel 2: a variance to allow two (2) principal uses (a manufactured home and a fencing contractor's office, shop and yard) on one (1) parcel and a variance to allow a manufactured home residence in the "I-1" Restricted Industrial District

AREA: 6.65 acres

COMMENTS: None

OBJECTORS: Yes, in writing.

PLANNING COMMISSION RECOMMENDATION: Recommend denial of the requested rezoning to I-1. The LESA score of 153 indicates the property is marginal for agricultural usage. Given the current uses of the parcels, it would be economically unfeasible to convert the property to agricultural uses. The area has a mixed trend of development, with residences located along both Hennepin and Tozer. Staff believes the list of allowable uses in the I-1 district might be too intense given the character of the area and that there is a clear line between the Agricultural zoning west of Hennepin and the I-2 zoning east of Hennepin.

**Recommend approval of a use variance to allow a fencing contractor's business with outdoor storage of fencing materials in the Agricultural district on the subject property with the following conditions: (1) all outside storage of fencing materials and/or business-related vehicles is located behind a solid fence, (2) no retail store or showroom that is accessible to the public is allowed, and (3) the business ceases operations by 8:00 PM. The parcels east of Hennepin and across from the subject property are zoned I-2 General Industrial District. The subject property is also very near the landing path for Abraham Lincoln Capital Airport. Therefore, staff finds there are mitigating circumstances to warrant a use variance. If a use variance is approved, it negates the need for a variance to allow a residence the I-1 classification.**

**Recommend approval of the requested variance to allow two (2) principal uses on Parcel 1, i.e. a single-family residence and a fencing contractor's office, shop and yard; and a variance to allow two (2) principal uses on Parcel 2, i.e. a manufactured home and a fencing contractor's office shop, and yard. Given the recommended approval of a use variance to allow the fencing business with outdoor storage on the subject property, the variance request is warranted.**

**Recommend denial of the requested variance to pave the parking area. The petition did not provide evidence to warrant the requested variance. Staff has concerns with vehicular circulation and meeting the Americans with Disabilities Act [ADA] will be met if the lot is not paved. The Standards of Variation are not met.**

**SANGAMON COUNTY BOARD OF APPEALS**

**RECOMMENDATION:**

**Approval of staff recommendation except for the variance on paved parking. ZBA amended the findings and recommended approval of the variance to not pave the parking area.**

  
**RECORDING SECRETARY**

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: )	DOCKET NO: <b>2015-034</b>
<b>Virginia Bleisner &amp; Ernest H. Bleisner, Jr</b> )	
)	PROPERTY LOCATED AT:
)	<b>3255 &amp; 3285 Hennepin Road</b>
)	<b>Springfield, IL 62707</b>

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 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 **September 17, 2015** 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: **3255 & 3285 Hennepin Road, 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 **on Parcel 1: a single-family residence, 4 out-buildings that house materials and personal items (cars, etc.) and a fencing contractor's business and on Parcel 2: a manufactured home, and a fencing contractor's business.**
5. That the proposed land use of said property is **on Parcel 1: a single-family residence, 4 out-buildings that house materials and personal items (cars, etc.) and a fencing contractor's business and on Parcel 2: a manufactured home, and a fencing contractor's business.**
6. That the requested **rezoning and variances** of said property are **a rezoning from "A" Agricultural District to "I-1" Restricted Industrial District and a variance to allow the parking area to remain gravel rather than paving to allow a fencing contractor's office, shop and yard for both parcels; for Parcel 1: a variance to allow two (2) principal uses (a single-family residence and a fencing contractor's office, shop and yard) on one (1) parcel, and a variance to allow a single-family residence in the "I-1" Restricted Industrial District; and, for Parcel 2: a variance to allow two (2) principal uses (a manufactured home and a fencing contractor's office, shop and yard) on one (1) parcel and a variance to allow a manufactured home residence in the "I-1" Restricted Industrial 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 not** 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). However, the evidence adduced at the hearing **does** support the proposition that the adoption of a **Use Variance** and the proposed **variances** are 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 from "A" Agricultural District to "I-1" Restricted Industrial District** be denied. In the alternative, it is recommended that a **Use Variance to allow a fencing contractor's business with outdoor storage of fencing materials in the Agricultural District with the following conditions: (1) all outside storage of fencing materials and/or business related vehicles is located behind a solid fence, (2) no retail store or showroom that is accessible to the public is allowed, and (3) the business ceases operations by 8:00 PM; and, a variance to allow the parking area to remain gravel rather than paving to allow a fencing contractor's office, shop and yard for both parcels; and, for Parcel 1: a variance to allow two (2) principal uses (a single-family residence and a fencing contractor's office, shop and yard) on one (1) parcel; and, for**



Parcel 2: a variance to allow two (2) principal uses (a manufactured home and a fencing contractor's office, shop and yard) on one (1) parcel be approved.

Charles Chimento/ck  
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 regarding the denial of the rezoning but approval of a Use Variance and variance to allow two (2) principal uses on two (2) separate parcels, and to approve the variance to not pave the parking area based on the Findings of Fact as provided by Don Wulf. Therefore, it is recommended to the County Board that the petition for rezoning from "A" Agricultural District to "I-1" Restricted Industrial District be denied. In the alternative, a Use Variance to allow a fencing contractor's business with outdoor storage of fencing materials in the Agricultural District with the following conditions: (1) all outside storage of fencing materials and/or business related vehicles is located behind a solid fence, (2) no retail store or showroom that is accessible to the public is allowed, and (3) the business ceases operations by 8:00 PM; and a variance to allow the parking area to remain gravel rather than paving to allow a fencing contractor's office, shop and yard for both parcels; and, for Parcel 1: a variance to allow two (2) principal uses (a single-family residence and fencing contractor's office, shop and yard) on one (1) parcel; and, for Parcel 2: a variance to allow two (2) principal uses (a manufactured home and a fencing contractor's office, shop and yard) on one (1) parcel be approved which was duly seconded by Andrew Spiro.

The vote of the Board was as follows:

YES: Charles Chimento, Anthony Mares, Don Wulf, Andrew Spiro, & Merilyn Herbert.

NO:

PRESENT:

ABSENT:

Aynali Knowles  
RECORDING SECRETARY

**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: 2015-034

Address: 3225 & 3285 Hennepin Road, Springfield

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

To the north is a single-family residence. To the east is the airport. To the south is a vacant lot owned by the Springfield Airport Authority. To the west is cropland with a residence.

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

The zoning classification on the west side of Hennepin is Agricultural. The zoning classification on the east side of Hennepin is I-2 General Industrial District.

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

The LESA score of 153 indicates the property is marginal for agricultural usage. In this case, the general presumption is that a property of this nature is then suitable for a residential use. Given the subject property's proximity to the airport, it may be in the public's interest to have a wider mixture of uses in the area than contemplated by a pure separation of uses. Alternatively, the list of allowable uses in the I-1 zoning district might be too intense for the subject property.

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

The area has a mixed trend of development. There are residences along both Hennepin and Tozer. However, the parcels east of Hennepin and across from the subject property are zoned I-2 General Industrial District. The subject property is also very near the landing path for Abraham Lincoln Capital Airport.

**RECOMMENDED STANDARDS FOR USE VARIATIONS  
[TO ALLOW A FENCING CONTRACTOR'S BUSINESS WITH OUTDOOR  
STROAGE OF FENCING MATERIALS IN THE AGRICULTURAL  
DISTRICT; AND, TO ALLOW TWO (2) PRINCIPAL USES ON TWO (2)  
PROPERTIES]**

Case #: 2015-034

Address: 3225 & 3285 Hennepin Road, Springfield

The Zoning Board of Appeals shall not recommend to the Sangamon County Board that the regulations of the zoning ordinance be varied as authorized in Section 17.66.010 thereof, unless it shall make findings of fact based upon the evidence presented to it in each specified case:

- (i) that the variance is justified by a showing of special circumstances demonstrating practical difficulties or particular hardship in the way of carrying out the strict letter of the Zoning Regulations.

**The contemplated use is not permitted in the Agricultural district and staff finds that I-1 is too intense for the area.**

- (ii) that the variance is compatible with the trend of development in the area.

**The area has a mixed trend of development. There are residences along both Hennepin and Tozer. However, the parcels east of Hennepin and across from the subject property are zoned I-2 General Industrial District. The subject property is also very near the landing path for Abraham Lincoln Capital Airport. The City of Springfield Comprehensive Plan calls for the area to be agricultural/conservation as the perimeter area provides for the airport's expansion. To this effect, the Springfield Airport Authority has bought properties in the area. However, the planned expansion of the airport has not materialized. This begs the question of what is the proper use for the property in the area. Given the mixed trend of development in the area, there appears to be circumstances to warrant a use variance as requested.**

- (iii) that the variance will benefit the community and be in harmony with the general purpose and intent of the Zoning Regulations.

**It is likely to benefit the community more to grant the use variance rather than I-1.**

- (iv) that the variance will not create a negative impact on the area, 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.**

**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS  
[TO ALLOW GRAVEL INSTEAD OF PAVED PARKING]**

Case #: 2015-034

Address: 3225 & 3285 Hennepin 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.

**The petition did not provide evidence as to how paving the lot is an economic hardship.**

- (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 petition did not mention any particularly unique circumstances to warrant the requested 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.

**There are concerns with vehicular circulation and meeting the requirements of the Americans with Disabilities Act [ADA] if the lot is not paved.**

Parcel # 14-07-400-061, -062

Zoning Case # 2015-034

**LAND EVALUATION AND SITE ASSESSMENT**

**Part 1: Site Assessment**

	Available Points	Points
<b><u>AGRICULTURAL/RURAL LAND WITHIN .5 MILE</u></b>		
90% or more	20	
75-89%	10	<b>5</b>
50-74%	5	
Under 50%	0	
<b><u>CONTIGUOUS AGRICULTURAL/RURAL LAND</u></b>		
90% or more	20	
75-89%	10	<b>0</b>
50-74%	5	
Under 50%	0	
<b><u>PERCENTAGE OF SITE AGRICULTURAL/RURAL</u></b>		
75-100%	10	
50-74%	5	<b>0</b>
Under 50%	0	
<b><u>COUNTY SECTOR</u></b>		
Rural	20	
0.5 mile from incorporated area	10	<b>10</b>
Incorporated area	0	
<b><u>SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL</u></b>		
75% or more	20	
50-74%	10	<b>20</b>
25-49%	5	
Less than 25% or sewer available	0	
<b><u>ENVIRONMENTAL IMPACT OF PROPOSED USE</u></b>		
Negative impact	15	
Little or none with protective measures	5	<b>0</b>
Little or none	0	

<u>IMPACT ON UNIQUE HISTORICAL/CULTURAL FEATURES</u>		
Negative impact	10	<b>0</b>
No impact	0	

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

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

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

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

<b>SITE ASSESSMENT TOTAL</b>		<b>70</b>
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515

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	8	100	8
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	1	98	1
68A	Sable	P2	30	87	26
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	20	87	17
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	6	75	5
45A	Denny	P2	34	75	26
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	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

<b>AGRICULTURAL LAND EVALUATION TOTAL</b>	<b>83</b>
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<b>GRAND TOTAL</b>	<b>153</b>
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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.



**ZONING BOARD OF APPEALS  
RECOMMENDED – STANDARDS FOR VARIATIONS  
September 17, 2015**

Case #: 2015-034

Address: 3255 & 3285 Hennepin Rd., Springfield, IL. 62707

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 up on 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.

**No evidence was provided that there would be a retail store or showroom at this location. Paving the parking lot would impose an economic hardship with no return on an investment since no parking for the public is needed.**

- (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.

**Because there is no retail business, this makes it a unique situation.**

- (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.

**With no outside or business customers coming to the property, I do not feel it will impact the surrounding area or have a negative impact.**