

CASE# 2017-052 5-1  
RESOLUTION NUMBER \_\_\_\_\_

**GRANTING A REZONING**  
FOR CERTAIN PROPERTY LOCATED AT  
**3200 BLOCK OF YOUNG 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 an amendment** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioner, **Mary K. Ramsey**, has petitioned the Sangamon County Board for **Proposed Parcel 1: 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 **November 16, 2017** 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**

NOV 29 2017

*Don [Signature]*  
SANGAMON COUNTY CLERK

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this **12<sup>th</sup> Day of December, 2017 that the request for Proposed Parcel 1: 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 **12<sup>th</sup> day of December, 2017.**

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 THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 3 WEST OF THE 3<sup>RD</sup> PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MAG SPIKE MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 00°50'39" WEST ON THE EAST LINE OF SAID NORTHEAST QUARTER, 632.88 FEET TO A FOUND P.K. NAIL MARKING THE POINT OF BEGINNING;

THENCE SOUTH 88°59'49" WEST, 249.89 FEET TO A FOUND IRON PIN; THENCE NORTH 00°49'47" WEST, 85.10 FEET TO A FOUND IRON PIN MARKING THE NORTHEAST CORNER OF LOT 1 OF FLATT ACRE MINOR SUBDIVISION; THENCE NORTH 68°03'35" EAST, 55.00 FEET; THENCE NORTH 42°14'17" EAST, 232.00 FEET TO A SET IRON PIN; THENCE NORTH 89°09'21" EAST, 40.08 FEET TO A POINT ON SAID EAST LINE; THENCE SOUTH 00°50'39" EAST, 273.65 FEET TO THE POINT OF BEGINNING, CONTAINING 1.052 ACRES M/L, WITH THE ABOVE DESCRIBED SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES (YOUNG ROAD).

**RECAP**

(For County Board Use)

COUNTY BOARD MEMBER: # 3                      NAME: **David Mendenhall**

DOCKET NUMBER: **2017-052**

ADDRESS: **3200 Block of Young Road, Mechanicsburg, IL 62545**

PETITIONER: **Mary K. Ramsey**

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

REQUESTED ZONING CLASSIFICATION: **Proposed Parcel 1: a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District.**

AREA: **1.052 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The purpose of the request is to allow a neighbor immediately to the south to buy a portion of the property and combine it with the adjoining property to the south. Rezoning would allow R-1 on the entire two acre property to be created. The LESA score is 120, which indicates the subject property is suitable for non-agricultural usage. The subject property will never be farmed because it is surrounded by floodplain and a rock quarry.**

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: <b>2017-052</b>
<b>Mary K. Ramsey</b> )	
)	PROPERTY LOCATED AT:
)	<b>3200 Block of Young Road</b>
)	<b>Mechanicsburg, IL 62545</b>

RECOMMENDATION OF THE BOARD OF APPEALS

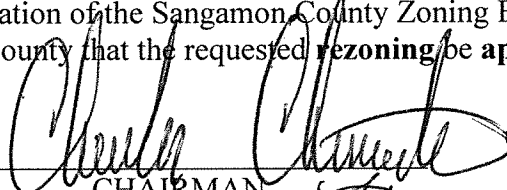
THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for an **amendment** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner (s); that legal publication has been made pursuant to law; and that a public hearing was held on **November 16, 2017** 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: **3200 Block of Young Road, Mechanicsburg, IL 62545** 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 **vacant.**
- 5. That the proposed land use of said property is **combine subject property with parcel immediately south.**
- 6. That the requested **rezoning** of said property is **for Proposed Parcel 1: 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 **Tony Mares**.

The vote of the Board was as follows:

YES: **Charles Chimento, Tony Mares, Don Wulf, JD Sudeth, Larry Beaty**

NO:

PRESENT:

ABSENT: **Andrew Spiro, Gina Lathan**

  
RECORDING SECRETARY

**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: **2017-052**

Address: **3200 Block of Young Road, Mechanicsburg**

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

**North & East: Sand & gravel pit. South & West: Residences.**

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

**North: A and I-2. South: R-1. East: I-2. West: A and R-1.**

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

**The LESA score is 120, which indicates the subject property is suitable for non-agricultural usage. The subject property will never be farmed because it is surrounded by floodplain and a rock quarry.**

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

**Properties in the vicinity of the subject property were rezoned to residential in 1989 and 2005. Properties in the vicinity of the subject property were rezoned to commercial in 1985 and 1988. Properties in the vicinity of the subject property were rezoned to industrial in 1974.**



**LAND EVALUATION AND SITE ASSESSMENT**

**Part 1: Site Assessment**

	Available Points	Points
<b><u>AGRICULTURAL/RURAL LAND WITHIN .5 MILE</u></b>		
<b>90% or more</b>	<b>20</b>	
75-89%	10	<b>20</b>
50-74%	5	
Under 50%	0	
<b><u>CONTIGUOUS AGRICULTURAL/RURAL LAND</u></b>		
90% or more	20	
75-89%	10	<b>5</b>
<b>50-74%</b>	<b>5</b>	
Under 50%	0	
<b><u>PERCENTAGE OF SITE AGRICULTURAL/RURAL</u></b>		
75-100%	10	
50-74%	5	<b>0</b>
<b>Under 50%</b>	<b>0</b>	
<b><u>COUNTY SECTOR</u></b>		
<b>Rural</b>	<b>20</b>	
0.5 mile from incorporated area	10	<b>20</b>
Incorporated area	0	
<b><u>SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL</u></b>		
<b>75% or more</b>	<b>20</b>	
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	
<b>Little or none with protective measures</b>	<b>5</b>	<b>5</b>
Little or none	0	
<b><u>IMPACT ON UNIQUE HISTORICAL/CULTURAL FEATURES</u></b>		

Negative impact	10	
<b>No impact</b>	<b>0</b>	<b>0</b>

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

<u>AVAILABILITY OF PUBLIC SEWER</u>		
<b>Not available</b>	<b>15</b>	
Sewer over 600'-1200' away	8	
Private central sewage system	5	
Sewer 600' or less away and available	0	<b>15</b>

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

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

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

<b>SITE ASSESSMENT TOTAL</b>		<b>110</b>
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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	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		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		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	14	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	86
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>10</b>
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<b>GRAND TOTAL</b>	<b>120</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.