

CASE# 2016-022  
RESOLUTION NUMBER 6-1

**GRANTING A REZONING**  
FOR CERTAIN PROPERTY LOCATED AT  
**931 LAWNDALE AVENUE, 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 an amendment** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioner, **US Truss Company**, has petitioned the Sangamon County Board for a **rezoning from "A" Agricultural District to "I-2" General Industrial District to allow a manufactured building truss plant; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **July 21, 2016** 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**

JUL 29 2016

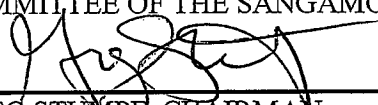
*Don J. Gray*  
Sangamon County Clerk

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this 9<sup>th</sup> Day of August, 2016 that the request for rezoning from "A" Agricultural District to "I-2" General Industrial District to allow a manufactured building truss plant on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 9<sup>th</sup> day of August, 2016.

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 RATTS

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

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

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

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

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

**ATTEST:**

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

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

EXHIBIT A

Lots One (1), Two (2), Three (3) and Four (4) of Sharp's Lawndale Subdivision of Lot Five (5) of W. H. Schwiering's Subdivision of the Southwest Part of the Northwest Quarter and the West part of the Southwest Quarter of Section Sixteen (16), Township Fifteen (15) North, Range Five (5) West of the Third Principal Meridian.

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**RECAP**

(For County Board Use)

COUNTY BOARD MEMBER: #13                      NAME: **Sam Montalbano**

DOCKET NUMBER: **2016-022**

ADDRESS: **931 Lawndale Avenue, Springfield, IL 62711**

PETITIONER: **US Truss Company**

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

REQUESTED ZONING CLASSIFICATION: **“I-2” General Industrial District**

AREA: **0.47 acres approximately**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The LESA score of 173 indicates the subject property is marginal for non-agricultural usage, but it is located in the middle of an industrially zoned area. The zoning would be in accord with the City Plan and is located across the street from the City of Springfield. There is further a trend of rezoning properties to industrial classifications in the area, as noted in Zoning Case #2016-02.**

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>2016-022</b>
<b>US Truss Company</b> )	)
)	PROPERTY LOCATED AT:
)	<b>931 Lawndale Avenue</b>
)	<b>Springfield, IL 62711</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 **July 21, 2016** 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: **931 Lawndale Avenue, Springfield, IL** and more particularly described as:

**Lots One (1), Two (2), Three (3), Four (4) of Sharp's Lawndale Subdivision of Lot Five (5) of W.H. Schwiering's Subdivision of the Southwest Part of the Northwest Quarter and the West part of the Southwest Quarter of Section Sixteen (16), Township Fifteen (15) North, Range Five (5) West of the Third Principal Meridian.**

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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 **a single-family residence and an accessory structure.**
5. That the proposed land use of said property is **a manufactured building truss plant.**
6. That the requested **rezoning** of said property is **"I-2" General 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** 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, **Andrew Spiro**, 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 **Don Wulf**.

The vote of the Board was as follows:

YES: **Charles Chimento, Don Wulf, Andrew Spiro, Merilyn Herbert and John Lucchesi**

NO:

PRESENT:

ABSENT: **Anthony Mares and Janet Dobrinsky**

  
 RECORDING SECRETARY

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**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: **2016-022**

Address: **931 Lawndale Avenue, Springfield**

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

**To the north is vacant industrial and outdoor storage. To the east is a wooden truss manufacturer with lumber storage. To the south is vacant industrial. To the west is vacant commercial.**

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

**To the north and east are I-2. To the south is I-1. To the west is vacant commercial in the (Springfield) Legacy Pointe PUD.**

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

**The LESA score of 173 indicates the site is marginal for non-agricultural usage. Staff notes the subject property is located in the middle of an industrially zoned area, which mitigates the very strong soils component of the LESA score (100 points). The subject property is improved with a machine shed. The current zoning classification does not allow wooden truss manufacturing.**

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

**In 1973, property to the north was rezoned to I-1. In 1984, I-2 with a CPU to allow an auto repair and salvage business was granted slightly southeast of the subject property. In 2000, the blockface on most of Lawndale was rezoned to I-1. In Zoning Case # 2016-002, the County Board granted a rezoning from I-1 to I-2 for the property immediately east of the subject property along Lawndale.**

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Parcel # 22-16-151-001 thru -004

Zoning Case # 2016-022

**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	



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<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>20</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>8</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>5</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>73</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>Relative</u>		<u>Points</u>
			<u>%</u>	<u>Value</u>	
198A	Elburn	P		100	
199A	Plano	P		100	
43A	Ipava	P	100	100	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	Viriden	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	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>100</b>
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<b>GRAND TOTAL</b>	<b>173</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.