

GRANTING A REZONING AND VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
3100 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 a rezoning and variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Charles B. Flatt III**, has petitioned the Sangamon County Board requesting **pursuant to Chapters 17.68 and 17.12, for Proposed Parcel 1: a rezoning from “A” Agricultural District and “I-2” General Industrial District to “R-1” Single-Family Residence District; pursuant to Chapter 17.66, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the “R-1” Single-Family Residence District; a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and, pursuant to Chapters 17.68 and 17.10, for Proposed Parcel 2: a rezoning from “A” Agricultural District and “I-2” General Industrial District to “A” Agricultural District; and,**

WHEREAS, a public hearing was held at the Sangamon County Building on **December 19, 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,

FILED

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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 a rezoning 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 **14th Day of January, 2020** that the following request(s) on the above described property are hereby approved:

- Pursuant to Chapters 17.68 and 17.12, for Proposed Parcel 1: a rezoning from “A” Agricultural District and “I-2” General Industrial District to “R-1” Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the “R-1” Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,
- Pursuant to Chapters 17.68 and 17.10, for Proposed Parcel 2: a rezoning from “A” Agricultural District and “I-2” General Industrial District to “A” Agricultural District.

Signed and passed by the Sangamon County Board in session on this **14th day of January, 2020.**

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

-042: Part of the Northeast Quarter of Section 17, being PARCEL C as per survey plat having a document #2010R30605, all in township 15 North, Range 3 west of the 3rd PM, Sangamon County, IL.

-049: Part of the East Half of the Northeast Quarter, lying north of the former railroad right of way, of Section 17, Township 15 North, Range 3 west of the 3rd PM, Sangamon County, IL.

Parcel Numbers: 24-17.0-200-042, 049

6-5

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #3 NAME: David Mendenhall

DOCKET NUMBER: 2019-043

ADDRESS: 3100 Block of Young Road, Mechanicsburg, IL 62545

PETITIONER: Charles B. Flatt III

PRESENT ZONING CLASSIFICATION: "A" Agricultural District & "I-2" General Industrial District

REQUESTED ZONING CLASSIFICATION: Pursuant to Chapters 17.68 and 17.12, for Proposed Parcel 1: a rezoning from "A" Agricultural District and "I-2" General Industrial District to "R-1" Single-Family Residence District; pursuant to Chapter 17.66, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the "R-1" Single-Family Residence District; a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and, pursuant to Chapters 17.68 and 17.10, for Proposed Parcel 2: a rezoning from "A" Agricultural District and "I-2" General Industrial District to "A" Agricultural District.

AREA: 86.46 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval.** The purpose of the request is to reconfigure the two parcels to develop a buildable site and provide road frontage for a proposed residence. Granting the requested lot width-depth variance will allow the buildable area to be separated from the quarry, thereby improving the subject property's economic yield. Proposed Parcel 1 received a Letter of Map Amendment (LOMA) from the Federal Emergency Management Agency (FEMA) mitigating the floodplain on part of the proposed parcel and indicating a buildable area of at least one (1) acre outside the floodplain. The LESA score of 112 indicates the property is acceptable for non-agricultural development. The subject property is very unlikely to be farmed because it is surrounded by floodplain and a quarry. Allowing an accessory structure to be 24 feet instead of 18 feet in the R-1 District would be consistent with the height of accessory structures located on properties in this area that are zoned Agricultural, which has no height restriction. The Standards for Variation are met.

SANGAMON COUNTY ZONING 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: 2019-043
Charles B. Flatt III)	
)	PROPERTY LOCATED AT:
)	3100 Block of Young Road
)	Mechanicsburg, IL 62545

RECOMMENDATION OF THE ZONING 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 a **rezoning 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 **December 19, 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: **3100 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 & “I-2” General Industrial District.**
- 4. That the present land use of said property is **a lake/quarry.**
- 5. That the proposed land use of said property is **a single-family residence and lake/quarry.**
- 6. That the request(s) for the subject property **are pursuant to Chapters 17.68 and 17.12, for Proposed Parcel 1: a rezoning from “A” Agricultural District and “I-2” General Industrial District to “R-1” Single-Family Residence District; pursuant to Chapter 17.66, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the “R-1” Single-Family Residence District; a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and, pursuant to Chapters 17.68 and 17.10, for Proposed Parcel 2: a rezoning from “A” Agricultural District and “I-2” General Industrial District to “A” Agricultural 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 and 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 following request(s) **are hereby approved:**

- **Pursuant to Chapters 17.68 and 17.12, for Proposed Parcel 1: a rezoning from “A” Agricultural District and “I-2” General Industrial District to “R-1” Single-Family Residence District;**
- **Pursuant to Chapter 17.66, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the “R-1” Single-Family Residence District;**
- **Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,**
- **Pursuant to Chapters 17.68 and 17.10, for Proposed Parcel 2: a rezoning from “A” Agricultural District and “I-2” General Industrial District to “A” Agricultural District.**



 CHAIRMAN *cto*

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Anthony Mares**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following request(s) **are hereby approved:**

- Pursuant to Chapters 17.68 and 17.12, for Proposed Parcel 1: a rezoning from “A” Agricultural District and “I-2” General Industrial District to “R-1” Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Section 17.36.010(B) to allow an accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the “R-1” Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,
- Pursuant to Chapters 17.68 and 17.10, for Proposed Parcel 2: a rezoning from “A” Agricultural District and “I-2” General Industrial District to “A” Agricultural District which was duly seconded by **Don Wulf**.

The vote of the Board was as follows:

YES: **Charlie Chimento, Anthony Mares, Don Wulf, Andrew Spiro, JD Sudeth**

NO:

PRESENT:

ABSENT:



 RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2019-043**

Address: **3100 Block of Young Rd., Mechanicsburg**

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

North & West – Quarry. East – Quarry and asphalt batch plant. South – Residences, indoor shooting range, and quarry.

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

North & West – Agricultural. East – I-2. South – Agricultural and R-1.

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

Proposed Parcel 1 received a Letter of Map Amendment (LOMA) from the Federal Emergency Management Agency (FEMA) mitigating the floodplain on part of the proposed parcel and indicating a buildable area of at least one (1) acre outside the floodplain. The LESA score of 112 indicates the property is acceptable for non-agricultural development. The subject property is very unlikely to be farmed because it is surrounded by floodplain and a 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 2017, 2005, 2004, and 1989. Properties in the vicinity of the subject property were rezoned to commercial in 1988 and 1985. Properties in the vicinity of the subject property were rezoned to agricultural in 1992, 1987, and 1984. Properties in the vicinity of the subject property were rezoned to industrial in 1974.

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2019-043**

Address: **3100 Block of Young Rd., Mechanicsburg**

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.

Granting the requested lot width-depth variance will allow the buildable area to be separated from the quarry, thereby improving the subject property's economic yield. Allowing an accessory structure to be 24 feet instead of 18 feet in the R-1 District would be consistent with the height of accessory structures located on properties in this area that are zoned Agricultural, which has no height restriction.

- (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 proposed building site has an irregularly long shape due to the presence of a private drive associated with the old quarry, which has been on the site since at least 1983. Other parcels in the area are zoned Agricultural, which has no height restrictions.

- (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.

Negative impacts are not anticipated.

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	20
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	10
50-74%	5	
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	20
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	5
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	
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	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	5
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		105
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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		75	
3107A	Sawmill	P5		75	
7075B	Drury	P		75	
8396A	Vesser	P2	0	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	3	75	2
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	7	74	5
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	17		
864	Pits, Quarries	N			
801C	Orthents, Silty	N			
W	Water		72		

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	7
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GRAND TOTAL	112
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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.