

GRANTING A REZONING AND VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
5656 RICHLAND ROAD, PLEASANT PLAINS
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, **Carol Swettman**, has petitioned the Sangamon County Board requesting for **Proposed Parcel 1: pursuant to Chapter 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the lot width to be approximately forty-two (42) feet instead of the required eighty (80) feet; and, 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,**

WHEREAS, a public hearing was held at the Sangamon County Building on **October 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 variances; and,**

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

FILED

OCT 23 2019

Don / May
Sangamon County Clerk

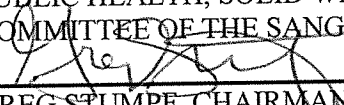
NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this **12th Day of November, 2019** that the following requests on the above described property are hereby approved for Proposed Parcel 1:

- Pursuant to Chapter 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the lot width to be approximately forty-two (42) feet instead of the required eighty (80) feet; and,
- 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.

Signed and passed by the Sangamon County Board in session on this **12th day of November, 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 RATTIS

LINDA DOUGLAS WILLIAMS

ANNETTE FULGENZI

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ROSE RUZIC

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

EXHIBIT A

PARCEL ONE

PART OF THE NORTHWEST QUARTER OF SECTION 35 AND PART OF THE NORTHEAST QUARTER OF SECTION 34, BOTH LYING IN TOWNSHIP 17 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID SECTION 35, THENCE $S0^{\circ}-35'-30''E$ ON THE SECTION LINE, 897.27 FEET TO THE POINT OF BEGINNING, THENCE $S82^{\circ}-54'-25''E$, 543.24 FEET; THENCE $S0^{\circ}-56'-19''E$, 267.25 FEET; THENCE $S87^{\circ}-43'-54''W$, 166.38 FEET; THENCE $S30^{\circ}-27'-31''W$, 300.16 FEET; THENCE $S74^{\circ}-42'-09''W$, 70.27 FEET; THENCE $S70^{\circ}-27'-56''W$, 28.25 FEET; THENCE $S76^{\circ}-03'-57''W$, 103.31 FEET; THENCE $S67^{\circ}-38'-56''W$, 57.71 FEET; THENCE $S55^{\circ}-00'-10''W$, 29.16 FEET; THENCE $S46^{\circ}-01'-20''W$, 44.86 FEET; THENCE $S43^{\circ}-55'-10''W$, 121.87 FEET; THENCE $S46^{\circ}-16'-17''W$, 72.63 FEET; THENCE $S57^{\circ}-16'-18''W$, 64.10 FEET TO A POINT ON THE NORTHEASTERY RIGHT OF WAY LINE OF RICHLAND ROAD; THENCE $N30^{\circ}-43'-20''W$, 42.09 FEET; THENCE $N60^{\circ}-31'-55''E$, 114.59 FEET; THENCE $N0^{\circ}-40'-20''W$, 372.60 FEET; THENCE $N87^{\circ}-51'-13''E$, 200.78 FEET; THENCE $N0^{\circ}-35'-30''W$ ON THE SECTION LINE, 422.23 FEET TO THE POINT OF BEGINNING, CONTAINING 7.228 ACRES, MORE OR LESS.

PARCEL TWO

PART OF THE NORTHWEST QUARTER OF SECTION 35 AND PART OF THE NORTHEAST QUARTER OF SECTION 34, BOTH LYING IN TOWNSHIP 17 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 35, THENCE $S0^{\circ}-35'-30''E$ ON THE SECTION LINE, 897.27 FEET; THENCE $S82^{\circ}-54'-25''E$, 543.24 FEET; THENCE $S0^{\circ}-56'-19''E$, 267.25 FEET; THENCE $S87^{\circ}-43'-54''W$, 166.38 FEET; THENCE $S30^{\circ}-27'-31''W$, 300.16 FEET; THENCE $S74^{\circ}-42'-09''W$, 70.27 FEET; THENCE $S70^{\circ}-27'-56''W$, 28.25 FEET; THENCE $S76^{\circ}-03'-57''W$, 103.31 FEET; THENCE $S67^{\circ}-38'-56''W$, 57.71 FEET; THENCE $S55^{\circ}-00'-10''W$, 29.16 FEET; THENCE $S46^{\circ}-01'-20''W$, 44.86 FEET; THENCE $S43^{\circ}-55'-10''W$, 121.87 FEET; THENCE $S46^{\circ}-16'-17''W$, 72.63 FEET; THENCE $S57^{\circ}-16'-18''W$, 64.10 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF RICHLAND ROAD; THENCE $S30^{\circ}-43'-44''E$, 5.00 FEET; THENCE $N59^{\circ}-16'-16''E$, 5.00 FEET; THENCE $S28^{\circ}-49'-22''E$, 75.12 FEET; THENCE $S26^{\circ}-21'-30''E$, 100.39 FEET; THENCE $S25^{\circ}-33'-52''E$, 236.63 FEET; THENCE $N74^{\circ}39'-33''E$, 445.89 FEET; THENCE $S86^{\circ}-13'-02''E$, 650.09 FEET; THENCE $N00^{\circ}-37'-37''W$, 2099.19 FEET; THENCE $S89^{\circ}-12'-37''W$, 983.03 FEET TO THE POINT OF BEGINNING, CONTAINING 43.522 ACRES, MORE OR LESS.

PARCEL NUMBERS: 04-35.0-100-011 & 04-34.0-200-015

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #1 NAME: Tom Fraase, Jr.

DOCKET NUMBER: 2019-037

ADDRESS: 5656 Richland Road, Pleasant Plains, IL 62677

PETITIONER: Carol Swettman

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: Proposed Parcel 1: pursuant to Chapter 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the lot width to be approximately forty-two (42) feet instead of the required eighty (80) feet; and, 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

AREA: 51.54 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval of the requested R-1 zoning for Proposed Parcel 1. The LESA score of 197 indicates the property is suitable for agricultural use only. However, the petitioner is proposing to divide the residence from the cropland and rezone Proposed Parcel 1 with the residence to R-1. This property is unlikely to ever be converted back to cropland and the 7 acres is consistent with the rural residential trend in the area. Recommend approval of the requested variances. In order to reconfigure the subject property to provide road access to the residence and to separate the existing residence while maintaining all of the cropland, the requested lot width variance is needed. The location of the residence, which has been on the subject property for over thirty (30) years, necessitates the variance for lot width-to-depth when the property is reconfigured. 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: 2019-037
Carol Swettman)	
)	PROPERTY LOCATED AT:
)	5656 Richland Road
)	Pleasant Plains, IL 62677

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 **October 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: **5656 Richland Road, Pleasant Plains, IL 62677** 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 **Single-family residence, outbuildings, and cropland.**
5. That the proposed land use of said property is **Single-family residence, outbuildings, and cropland.**
6. That the request(s) for the subject property **are for Proposed Parcel 1: pursuant to Chapter 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District; pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the lot width to be approximately forty-two (42) feet instead of the required eighty (80) feet; and, 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.**
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** 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 following requests are hereby **approved for Proposed Parcel 1:**

- **Pursuant to Chapter 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District;**
- **Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the lot width to be approximately forty-two (42) feet instead of the required eighty (80) feet; and,**
- **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.**



 CHAIRMAN 410

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 requests for Proposed Parcel 1 **are hereby approved:**

- Pursuant to Chapter 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District;
- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the lot width to be approximately forty-two (42) feet instead of the required eighty (80) feet; and,
- 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.

which was duly seconded by **JD Sudeth**.

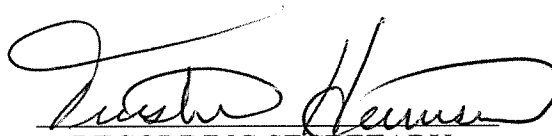
The vote of the Board was as follows:

YES: **Charlie Chimento, Anthony Mares, Andrew Spiro, JD Sudeth, Larry Beaty**

NO:

PRESENT:

ABSENT: **Don Wulf**



RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2019-037**

Address: **5656 Richland Road, Pleasant Plains**

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

North & West – Residence and timber/pasture. East – Timber/pasture. South – Residence.

(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 197 indicates the property is suitable for agricultural use only. However, the petitioner is proposing to divide the residence from the cropland and rezone Proposed Parcel 1 with the residence to R-1. This property is unlikely to ever be converted back to cropland and the 7 acres is consistent with the rural residential trend in the area.

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

The trend of development has remained agricultural with some single-family residences located in the area. In 1983, a variance to allow the lot width to be 45 feet instead of 150 feet was granted northeast of the subject property along Horse Barn Road. In 1983, a variance to allow the lot width to be 22 feet instead of 150 feet was granted northeast of the subject property along Salisbury Road.

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2019-037**

Address: **5656 Richland Road, Pleasant Plains**

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 variances will allow the cropland to be separated from the existing residence while providing road access for the residence, thereby improving the subject property's economic yield.

- (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.

In order to reconfigure the subject property to provide road access to the residence and to separate the existing residence while maintaining all of the cropland, the requested lot width variance is needed. The location of the residence, which has been on the subject property for over thirty (30) years, necessitates the variance for lot width-to-depth when the property is reconfigured.

- (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.

7-11

Parcel # 04-35-100-011 & 04-34-200-015

Zoning Case # 2019-037

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	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	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	10
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	20
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		125
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<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	Oско	P		87	
684B	Broadwell	P		87	
50A	Virден	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	14	87	12
3451A	Lawson	P3	26	75	20
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	20	75	15
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	Oско	I		74	
36C2	Tama	I		74	
684C2	Broadwell	I		74	
119C2	Elco	I	10	74	7
119D	Elco	I		74	
127C2	Harrison	I		74	
119D2	Elco	I	13	74	10
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	2	50	1
280D3	Fayette	I		44	
8D3	Hickory	I	15	44	7
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

AGRICULTURAL LAND EVALUATION TOTAL	72
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GRAND TOTAL	197
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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.