

CASE# 2017-023 8-1  
RESOLUTION NUMBER \_\_\_\_\_

**GRANTING A REZONING**  
FOR CERTAIN PROPERTY LOCATED AT  
**WEST CAMP BUTLER 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 **grant an amendment** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioner, **Half of What's Left, LLC**, has petitioned the Sangamon County Board for a **rezoning from "A" Agricultural District to "B-3" General Business District**; and,

WHEREAS, a public hearing was held at the Sangamon County Building on **May 18, 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**

MAY 25 2017

*Don J. Hays*  
SANGAMON COUNTY CLERK

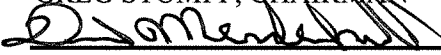
**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this **13<sup>th</sup> Day of June, 2017** that the request for a rezoning from **“A” Agricultural District to “B-3” General Business District** on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this **13<sup>th</sup> day of June, 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

8-4

**EXHIBIT A**

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE WABASH RAILROAD RIGHT OF WAY, EXCEPTING A TRACT CONVEYED TO THE STATE OF ILLINOIS FOR USE OF THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 88 DEGREES 47 MINUTES 52 SECONDS EAST, 1334.19 FEET ALONG THE NORTH LINE OF SAID SECTION 19; THENCE NORTH 89 DEGREES 26 MINUTES EAST 58.04 FEET, THENCE SOUTH 71 DEGREES 04 MINUTES WEST 361.69 FEET, THENCE NORTH 0 DEGREES 34 MINUTES 00 SECONDS WEST, 53.97 FEET TO A POINT WHICH IS 60.00 FEET SOUTH, WHEN MEASURED AT RIGHT ANGLES TO THE SURVEY CENTERLINE OF A HIGHWAY KNOWN AS STATE AID ROUTE 3, HEREINAFTER REFERRED TO AS S.A. 3, THENCE SOUTH 88 DEGREES 00 MINUTES 04 SECONDS WEST, 600.19 FEET TO A POINT WHICH IS 75.00 FEET SOUTH OF THE SURVEY CENTERLINE OF SAID S.A. 3; THENCE SOUTH 86 DEGREES 12 MINUTES 50 SECONDS WEST, 450.65 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 0 DEGREES 43 MINUTES 00 SECONDS WEST, 85.51 FEET TO THE POINT OF BEGINNING, CONTAINING 1.453 ACRES IN SAID EXCEPTION.  
SUBJECT TO SEWER AND UTILITY EASEMENTS OF RECORD, EASEMENTS AND CLAIMS OF EASEMENTS NOT SHOWN OF RECORD.  
SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

Tax Identification Number: 15-19.0-200-006  
Address: SE corner of Camp Butler Road and Colt Road, Springfield, Illinois

8-5

**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: #10                      NAME: Jason Ratts

DOCKET NUMBER: 2017-023

ADDRESS: West Camp Butler Road, Springfield, IL 62707

PETITIONER: Half of What's Left, LLC

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: "B-3" General Business District.

AREA: 4.55 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The LESA score of 178 indicates the property is suitable for agricultural uses only. However, the subject property is surrounded by two heavily traveled roads and a railroad, and there is water and sewer available within approximately 300 feet thus reducing the LESA score to 148 making it suitable for non-agricultural development.**

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>2017-023</b>
<b>Half of What's Left, LLC</b> )	
)	PROPERTY LOCATED AT:
)	<b>West Camp Butler 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** 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 **May 18, 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: **West Camp Butler Road, Springfield, IL 62707** and more particularly described as:

**See Exhibit A**

8-7

Page 2

3. That the present zoning of said property is **“A” Agricultural District.**
4. That the present land use of said property is **cropland.**
5. That the proposed land use of said property is a **storage warehouse.**
6. That the requested **rezoning** of said property is **for a rezoning from “A” Agricultural District to “B-3” General Business 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 78

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 **Andrew Spiro**.

The vote of the Board was as follows:

YES: **Charles Chimento, Tony Mares, Don Wulf, Andrew Spiro, JD Sudeth**

NO:

PRESENT:

ABSENT:

  
RECORDING SECRETARY



**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: **2017-023**

Address: **West Camp Butler Road, Springfield**

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

**North – Radio broadcaster, police station, police salvage yard, trucking company, and manufacturer. East & South – Cropland and railroad. West – Truck stop.**

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

**North & West – City I-1. East & South – Agricultural.**

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

**The LESA score of 178 indicates the property is suitable for agricultural uses only. However, the subject property is surrounded by two heavily traveled roads and a railroad, and there is water and sewer available within approximately 300 feet thus reducing the LESA score to 148 making it suitable for non-agricultural development.**

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

**Areas north and west of the subject property have development in the city with industrial uses including various warehouses and a truck stop. Areas south of the subject property have remained in crop production.**

**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	<b>5</b>
<b>50-74%</b>	<b>5</b>	
Under 50%	0	

<u>CONTIGUOUS AGRICULTURAL/RURAL LAND</u>		
90% or more	20	
75-89%	10	<b>0</b>
50-74%	5	
<b>Under 50%</b>	<b>0</b>	

<u>PERCENTAGE OF SITE AGRICULTURAL/RURAL</u>		
<b>75-100%</b>	<b>10</b>	<b>10</b>
50-74%	5	
Under 50%	0	

<u>COUNTY SECTOR</u>		
Rural	20	
<b>0.5 mile from incorporated area</b>	<b>10</b>	<b>10</b>
Incorporated area	0	

<u>SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL</u>		
<b>75% or more</b>	<b>20</b>	<b>20</b>
50-74%	10	
25-49%	5	
Less than 25% or sewer available	0	

<u>ENVIRONMENTAL IMPACT OF PROPOSED USE</u>		
Negative impact	15	<b>0</b>
Little or none with protective measures	5	
<b>Little or none</b>	<b>0</b>	

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

811

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

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

<u>AVAILABILITY OF PUBLIC WATER</u>		
<b>Not available</b>	<b>20</b>	
1,000-1,500' away	15	<b>20</b>
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	<b>5</b>
<b>2.6-5 miles</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>0</b>
<b>Less than 15 minutes</b>	<b>0</b>	

<b>SITE ASSESSMENT TOTAL</b>	<b>85</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	<b>57</b>	98	<b>56</b>

257A	Clarksdale	P2		98	
68A	Sable	P2	43	87	37
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		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>93</b>
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<b>GRAND TOTAL</b>	<b>178</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.