

**GRANTING A REZONING AND VARIANCES  
FOR CERTAIN PROPERTY LOCATED AT  
11000 BLOCK OF MAURER ROAD, BUFFALO  
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 Petitioners, **James R. & Gail A. Cravens**, have petitioned the Sangamon County Board requesting **for Proposed Parcel 1: pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and, for Proposed Parcel 2: 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, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 39 acres); and,**

WHEREAS, a public hearing was held at the Sangamon County Building on **May 21, 2020** 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 a rezoning and variances**; and,

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

**FILED**

MAY 28 2020

*Don J. May*  
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 June, 2020** that the following request(s) on the above described property are hereby approved:

**For Proposed Parcel 1:**

- Pursuant to Chapters 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District;

**For Proposed Parcel 2:**

- 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 Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 39 acres).

Signed and passed by the Sangamon County Board in session on this **9<sup>th</sup> day of June, 2020**.

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

**ATTEST:**

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

**EXHIBIT A**

Part of the Southeast Quarter of Section 28, Township 17 North, Range 3 West of the Third Principal Meridian, Sangamon County, Illinois described as follows:

Commencing at the Southwest corner of said Southeast Quarter and running thence North 24.80 chains; thence East 19.09 chains; thence South 24.86 chains to the South line of said Southeast Quarter; thence West 19.09 chains to the place of beginning, said trach of land also described as Lots 3, 4 and 5 in Partition of lands of Jacob D. Constant, deceased, as shown by survey recorded in Plat Record Book "O", page 267;

EXCEPT that part described as follows:

Commencing at an iron pipe marking the Southwest corner of the Southeast Quarter of the aforementioned Section 28; thence North 90 degrees 00 minutes 00 seconds East along the Section line a distance of 542.21 feet to an iron pipe marking the true point of beginning; thence North 01 degrees 04 minutes 11 seconds West a distance of 263.00 feet to an iron pipe; thence South 87 degrees 55 minutes 39 seconds East a distance of 82.94 feet to an iron pipe; thence South 01 degrees 04 minutes 11 seconds East a distance of 35.00 feet to an iron pipe; thence North 90 degrees 00 minutes 00 seconds East a distance of 144.00 feet to an iron pipe; thence South 01 degrees 04 minutes 11 seconds East a distance of 225.00 feet to an iron pipe on the Section line; thence South 90 degrees 00 minutes 00 seconds West along the Section line a distance of 226.83 feet to the true point of beginning;

ALSO, EXCEPT that part described as follows:

Commencing at an iron pipe at the Southwest corner of the Southeast Quarter of Section 28; thence East along the Section line 769.34 feet to an iron pipe at the place of beginning; thence North 1 degree 04 minutes 11 seconds West 225.00 feet to an iron pipe; thence East 499.08 feet to an iron pin; thence South 1 degree 04 minutes 11 seconds East 225.00 feet to an iron pin; thence West 495.78 feet to the point of beginning;

Further Except all coal and other minerals mixed with coal underlying the surface, as conveyed by Document No. 377577 recorded May 7, 1976.

Parcel Number: 08-28.0-400-011.

**RECAP**  
(For County Board Use)

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

DOCKET NUMBER: **2020-014**

ADDRESS: **11000 Block of Maurer Road, Buffalo, IL 62515**

PETITIONER: **James R. & Gail A. Cravens**

PRESENT ZONING CLASSIFICATION: **"A" Agricultural District.**

REQUESTED ZONING CLASSIFICATION: **For Proposed Parcel 1: pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and, for Proposed Parcel 2: 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, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 39 acres).**

AREA: **44.19 ac. (approx.)**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval of the requested rezoning to R-1. While the LESA score of 222 indicates agricultural use, a variance was granted to facilitate other rural residential parcels in the area. Recommend approval of the requested variances. 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: <b>2020-014</b>
<b>James R. &amp; Gail A. Cravens</b> )	
)	PROPERTY LOCATED AT:
)	<b>11000 Block of Maurer Road</b>
)	<b>Buffalo, IL 62515</b>

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 **May 21, 2020** 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: **11000 Block of Maurer Road, Buffalo, IL 62515** and more particularly described as:

**See Exhibit A**

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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 **Cropland & timber.**
5. That the proposed land use of said property is **Proposed Parcel 1 - Residence. Proposed Parcel 2 – Cropland & timber.**
6. That the request(s) for the subject property **are for Proposed Parcel 1: pursuant to Chapters 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District; and, for Proposed Parcel 2: 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, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 39 acres).**
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).

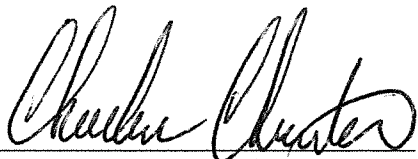
IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the following request(s) **are hereby approved:**

**For Proposed Parcel 1:**

- **Pursuant to Chapters 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District;**

**For Proposed Parcel 2:**

- **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 Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 39 acres).**

  
 CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Larry Beaty**, 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:**

**For Proposed Parcel 1:**

- Pursuant to Chapters 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District;

**For Proposed Parcel 2:**

- 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 Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 39 acres).

which was duly seconded by **Andrew Spiro**.

The vote of the Board was as follows:

YES: **Charlie Chimento, Tony Mares, Don Wulf, Andrew Spiro, Larry Beaty**

NO:

PRESENT:

ABSENT:

  
 \_\_\_\_\_  
 RECORDING SECRETARY

**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: **2020-014**

Address: **11000 Block of Maurer Road, Buffalo**

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

**North – Cropland & timber. South – Cropland, group home, rural residence & outbuilding. East – Cropland. West – Rural residence & cropland.**

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

**The subject property is surrounded by Agricultural zoning.**

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

**While the LESA score of 222 indicates agricultural use, a variance was granted to facilitate other rural residential parcels in the area.**

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

**The area has remained agricultural with some scattered rural residences, mostly clustered near the subject property. Zoning Case # 2006-057 granted a variance to allow the approximately 3.81 acre parcel located immediately south of the subject property to be divided into two parcels less than 40 acres.**



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**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2020-014**

Address: **11000 Block of Maurer Road, Buffalo**

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.

**The variances will facilitate separating the proposed residence on a proposed approximately 5-acre tract from the remaining cropland which will be an approximately 39-acre tract.**

- (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 parcels to the south were divided into two tracts using two tract surveys and a minor subdivision between 1999 and 2008, which reduced the road frontage of the larger farmland tract over time and set a trend for the requested variances being necessary for the requested split on the subject property.**

- (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**

<b>Part 1: Site Assessment</b>	<b>Available Points</b>	<b>Points</b>
<b><u>AGRICULTURAL/RURAL LAND WITHIN .5 MILE</u></b>		
90% or more	20	<b>20</b>
75-89%	10	
50-74%	5	
Under 50%	0	
<b><u>CONTIGUOUS AGRICULTURAL/RURAL LAND</u></b>		
90% or more	20	<b>10</b>
75-89%	10	
50-74%	5	
Under 50%	0	
<b><u>PERCENTAGE OF SITE AGRICULTURAL/RURAL</u></b>		
75-100%	10	<b>10</b>
50-74%	5	
Under 50%	0	
<b><u>COUNTY SECTOR</u></b>		
Rural	20	<b>20</b>
0.5 mile from incorporated area	10	
Incorporated area	0	
<b><u>SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL</u></b>		
75% or more	20	<b>20</b>
50-74%	10	
25-49%	5	
Less than 25% or sewer available	0	
<b><u>ENVIRONMENTAL IMPACT OF PROPOSED USE</u></b>		
Negative impact	15	<b>0</b>
Little or none with protective measures	5	
Little or none	0	
<b><u>IMPACT ON UNIQUE HISTORICAL/CULTURAL FEATURES</u></b>		
Negative impact	10	<b>0</b>
No impact	0	

<u>CONDITION OF ROAD</u>		
unpaved, <40' ROW, or < 16' pavement	20	
16'-18' pavement, 40' ROW	15	<b>20</b>
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	<b>15</b>
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	<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>
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	<b>0</b>
Less than 15 minutes	0	

<b>SITE ASSESSMENT TOTAL</b>	<b>140</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	5	100	5
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	20	98	20

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68A	Sable	P2	14	87	12
679B	Blackberry	P		87	
705B	Buckhart	P		87	
86B	Osco	P	1	87	1
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	16	87	14
3451A	Lawson	P3		75	
3107A	Sawmill	P5		75	
7075B	Drury	P		75	
8396A	Vesser	P2		75	
3074A	Radford	P3	17	75	13
3073A	Ross	P3		75	
3284A	Tice	P3		75	
279B	Rozetta	P	6	75	5
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	16	74	12
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	

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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>82</b>
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<b>GRAND TOTAL</b>	<b>222</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.