

CASE# 2015-016  
RESOLUTION NUMBER 9-1

**GRANT REZONING AND VARIANCES**  
FOR CERTAIN PROPERTY LOCATED AT  
**601 NORTH OAK ROAD, ROCHESTER**  
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 amendments and variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**Comprised of 40 acres, more or less, legally described as the Southeast Quarter of the Southwest Quarter, Section 10, Township 15 North Range 4 West of the Third Principal Meridian, Sangamon County Illinois.**

WHEREAS, the Petitioner, **David Goranson**, has petitioned the Sangamon County Board for **Proposed Lots 1 and 2: a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; Proposed Lot 2: a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and for Proposed Lot 3: a variance to allow one (1) parcel less than forty (40) acres; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **May 21, 2015** 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**

**FILED**

MAY 28 2015

*Don J. King*  
Sangamon County Clerk

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 9<sup>th</sup> Day of June, 2015 that the request for Proposed Lots 1 and 2: a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; Proposed Lot 2: a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and for Proposed Lot 3: a variance to allow one (1) parcel less than forty (40) acres on the above described property is hereby granted.

Signed and passed by the Sangamon County Board in session on this 9<sup>th</sup> day of June, 2015.

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

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

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

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

**ATTEST:**

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

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

**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: 9 NAME: Tom Madonia, Jr.

DOCKET NUMBER: 2015-016

ADDRESS: 601 North Oak Road, Rochester, IL 62563

PETITIONER: David Goranson

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: For Proposed Lots 1 and 2: "R-1" Single-Family Residence District; Proposed Lot 2: "A" Agricultural District with a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and for Proposed Lot 3: "A" Agricultural District with a variance to allow one (1) parcel less than forty (40) acres.

AREA: 40 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION  
RECOMMENDATION:

Recommend approval of the requested R-1 zoning for proposed Lots 1 and 2. The LESA score of 143 indicates the subject property is acceptable for non-agricultural development. Recommend approval of the requested variances for proposed Lots 2 and 3. Granting the variances will allow the owner to separate the existing residence (proposed Lot 1) and a possible future home site (proposed Lot 2) from the tillable acreage (proposed Lot 3). It would be difficult for proposed Lot 2, i.e. the possible future home site, to be economically converted to agricultural usage given the varied terrain, the stream, and the timber area. The standards of variation are met.

SANGAMON COUNTY BOARD OF APPEALS  
RECOMMENDATION:

Approval as staff recommended.

  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: ) DOCKET NO: **2015-016**  
**David Goranson** )  
) )  
) PROPERTY LOCATED AT:  
) **601 North Oak Road**  
) **Rochester, IL 62563**

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 **amendments 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, 2015** 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: **601 North Oak Road, Rochester, IL 62563** and more particularly described as:

**Comprised of 40 acres, more or less, legally described as the Southeast Quarter of the Southwest Quarter, Section 10, Township 15 North Range 4 West of the Third Principal Meridian, Sangamon County Illinois.**

- 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, garage, timber and farmland.**
- 5. That the proposed land use of said property is **a single-family residence, garage, timber and farmland and future home site.**
- 6. That the requested **rezoning and variances** of said property are **for Proposed Lots 1 and 2: a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District; Proposed Lot 2: a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and for Proposed Lot 3: a variance to allow one (1) parcel less than forty (40) 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 requested **rezoning and variances** be **approved.**

Charles Chimento/ck  
CHAIRMAN

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 petition be **approved**, which was duly seconded by **Andrew Spiro**.

The vote of the Board was as follows:

YES: **Charles Chimento, Anthony Mares, Andrew Spiro, Merilyn Herbert & John Lucchesi**

NO:

PRESENT:

ABSENT: **Don Wulf**

  
RECORDING SECRETARY

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**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: 2015-016

Address: 601 N. Oak Rd., Rochester

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

**To the north are tillable, timber, a residence, and an Ameren substation. To the east are pasture, tillable, a residence, and an Ameren substation. To the south are single-family, duplexes, park/open space, and tillable in the Village of Rochester. To the west are pasture and tillable.**

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

**Property to the west, north, and east are County Agricultural. Property to the south is Rochester R-2, Duplex Housing Residential.**

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

**The LESA score of 143 indicates the subject property is acceptable for non-agricultural development. Given its contiguity to the Village of Rochester, it seems likely at least part of the subject property will eventually develop as residences.**

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

**As indicated in (i), the property directly south is subdivided into single-family and duplex residential. Also, there has been an Ameren substation constructed across Oak Road from the southeast part of the property since the last aerial photographs were taken in 2011.**

**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2015-016**

Address: **601 N. Oak Rd., Rochester**

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 variances will allow the owner to separate the existing residence (proposed Lot 1) and a possible future home site (proposed Lot 2) from the tillable acreage (proposed Lot 3). It would be difficult for proposed Lot 2, i.e. the possible future home site, to be economically converted to agricultural usage given the varied terrain, the stream, and the timber area. The variance to create one (1) parcel less than forty (40) acres for proposed Lot 3 will separate the tillable acreage from the existing home site and the future home site, thus increasing the economic yield of the subject property.**

- (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 varied terrain, the stream, the timber area, and the floodplain are circumstances unique to the property for the request for the lot width to exceed two and one-half (2.5) times the lot width for proposed Lot 2. Also, there is a natural division of the existing and the proposed residence sites from the tillable acreage.**

- (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.

**No negative impacts are anticipated.**



**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	
50-74%	5	<b>5</b>
Under 50%	0	
<b><u>CONTIGUOUS AGRICULTURAL/RURAL LAND</u></b>		
90% or more	20	
75-89%	10	
50-74%	5	<b>5</b>
Under 50%	0	
<b><u>PERCENTAGE OF SITE AGRICULTURAL/RURAL</u></b>		
75-100%	10	
50-74%	5	<b>5</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	
25-49%	5	<b>10</b>
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>5</b>
Little or none	0	

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

<u>CONDITION OF ROAD</u>		
unpaved, <40' ROW, or < 16' pavement	20	<b>15</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>0</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>0</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>70</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		98	
257A	Clarksdale	P2	1	98	1
68A	Sable	P2		87	
679B	Blackberry	P		87	
705B	Buckhart	P		87	
86B	Osco	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	25	87	22
3451A	Lawson	P3		75	
3107A	Sawmill	P5		75	
7075B	Drury	P		75	
8396A	Vesser	P2		75	
3074A	Radford	P3	13	75	10
3073A	Ross	P3		75	
3284A	Tice	P3		75	
279B	Rozetta	P	32	75	24
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		74	
567C2	Elkhart	I		74	
134C2	Camden	I		74	

259C2	Assumption	I		74	
685C2	Middletown	I		74	
280D2	Fayette	I		74	
119D3	Elco	N	11	74	8
259D2	Assumption	I		74	
212C2	Thebes	I		74	
630C2	Navlys	I	11	74	8
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>73</b>
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<b>GRAND TOTAL</b>	<b>143</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.