

CASE# 2017-032 9-1
RESOLUTION NUMBER _____

GRANTING A REZONING AND VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
4200 BLOCK OF BISSELL 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 and variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Covenant Management, LLC**, has petitioned the Sangamon County Board for **Proposed Parcel 1 (Parcel A) and Proposed Parcel 2 (Parcel B): a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District; and, for Proposed Parcel 3 (Parcel C): a variance to allow a parcel to be less than forty (40) acres (approximately 31.381 acres), and a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width; and,**

WHEREAS, a public hearing was held at the Sangamon County Building on **July 20, 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 variances; and,**

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

FILED

JUL 26 2017

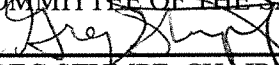
Don J. King
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this **8th Day of August, 2017** that the requests for **Proposed Parcel 1 (Parcel A) and Proposed Parcel 2 (Parcel B): a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and, for Proposed Parcel 3 (Parcel C): a variance to allow a parcel to be less than forty (40) acres (approximately 31.381 acres), and a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width on the above described property are hereby approved.**

Signed and passed by the Sangamon County Board in session on this **8th day of August, 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 RATTIS

LINDA DOUGLAS WILLIAMS

ANNETTE FULGENZI

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ROSE RUZIC

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

EXHIBIT A

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, LYING SOUTH OF IL RTE 54, IN TOWNSHIP 16 NORTH, RANGE 4 WEST OF THE 3RD P.M., SANGAMON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE MARKING THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE NORTH $00^{\circ}54'18''$ WEST ON THE WEST LINE OF SAID EAST HALF, 30.00 FEET TO A SET IRON PIN; THENCE NORTH $89^{\circ}10'06''$ EAST, 400.00 FEET TO A SET IRON PIN MARKING THE POINT OF BEGINNING; THENCE NORTH $00^{\circ}54'18''$ WEST, 1862.01 FEET TO A SET IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF ILLINOIS RTE 54; THENCE NORTH $61^{\circ}00'59''$ EAST ON SAID R.O.W. LINE, 136.35 FEET TO A SET IRON PIN; THENCE SOUTH $28^{\circ}59'01''$ EAST, 30.00 FEET TO A SET IRON PIN; THENCE NORTH $61^{\circ}00'59''$ EAST ON SAID R.O.W. LINE, 630.00 FEET TO A SET IRON PIN; THENCE NORTH $28^{\circ}59'01''$ WEST, 30.00 FEET; THENCE NORTH $61^{\circ}00'59''$ EAST 281.46 FEET TO A SET IRON PIN ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH $01^{\circ}01'27''$ EAST ON SAID EAST LINE, 2356.39 FEET TO A SET IRON PIN 30 FEET NORTH OF A FOUND IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE FROM SAID IRON PIN SOUTH $89^{\circ}10'06''$ WEST, 929.38 FEET TO THE POINT OF BEGINNING, CONTAINING 44.463 ACRES m/l, ALL AS PER SURVEY IN JUNE OF 2015, OF HANS B. DISTLEHORST, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-3271.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #8 NAME: Lori Williams

DOCKET NUMBER: 2017-032

ADDRESS: 4200 Block of Bissell Road, Springfield, IL 62707

PETITIONER: Covenant Management, LLC

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: Proposed Parcel 1 & 2 (Parcels A & B): "R-1" Single-Family Residence District.
Proposed Parcel 3 (Parcel C): A variance to allow one (1) parcel less than forty (40) acres (approximately 31.381 acres), and a variance to allow the lot depth to exceed two and one-half (2.5) times the lot width.

AREA: 44.46 acres

COMMENTS: None

OBJECTORS: Yes

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The LESA score of 137 indicates the property is suitable for non-agricultural development. The property is proposed to be divided with two parcels being rezoned to R-1 and the third parcel remaining agricultural farmland. This area along Bissell Road has a rural residential trend. Granting the variances would allow the petitioner to divide the subject property and keep the approximately 31.381 acres zoned Agricultural and in cropland.**

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Approval of Staff Recommendation.


RECORDING SECRETARY

me

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2017-032
Covenant Management, LLC)	
)	PROPERTY LOCATED AT:
)	4200 Block of Bissell Road
)	Springfield, IL 62707

RECOMMENDATION OF THE BOARD OF APPEALS

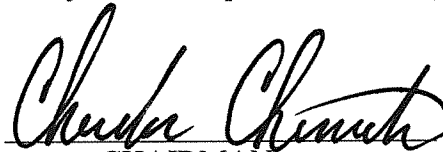

THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for an **amendment and variances** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner (s); that legal publication has been made pursuant to law; and that a public hearing was held on **July 20, 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: **4200 Block of Bissell Road, Springfield, IL 62707** 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 **cropland.**
- 5. That the proposed land use of said property is **single-family residences and cropland.**
- 6. That the requested **rezoning and variances** of said property are **for Proposed Parcel 1 (Parcel A) and Proposed Parcel 2 (Parcel B): a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District; and, for Proposed Parcel 3 (Parcel C): a variance to allow a parcel to be less than forty (40) acres (approximately 31.381 acres), and a variance to allow the lot depth to be greater than two and one-half (2 ½) 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 requested **rezoning and variances** be **approved.**


 CHAIRMAN 

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, Don Wulf, Andrew Spiro, JD Sudeth, Larry Beaty**

NO:

PRESENT:

ABSENT:


RECORDING SECRETARY

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**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2017-032**

Address: **4200 Block of Bissell Road, Springfield**

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

**North – Residences and railroad. East – Residence and vacant office.
South – Residence. West – Residence and cropland.**

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

North, South, & West – Agricultural. East – Agricultural & Office.

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

The LESA score of 137 indicates the property is suitable for non-agricultural development. The property is proposed to be divided with two parcels being rezoned to R-1 and the third parcel remaining agricultural farmland.

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

This area along Bissell Road has a rural residential trend. In 2016, B-3 was denied but 2 principal uses and an accessory structure height variance were granted northwest of the subject property. In 2016, variances were granted to allow a parcel to be less than 5 acres, to allow the lot depth to exceed 2.5 times the lot width, and to allow a parcel to be less than 40 acres west of the subject property. In 2007, variances were granted to allow the lot depth to be met greater than 60 feet from the road and to allow the lot depth to exceed 2.5 times the lot width west of the subject property. In 2002, three parcels were granted R-1 west of the subject property. In 1998, a side yard setback variance was granted west of the subject property. In 1990, B-3 was denied but a CPU for a tavern was granted in B-2 west of the subject property. In 1973, a large area east of the subject property was rezoned to Office.

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2017-032**

Address: **4200 Block of Bissell Road, Springfield**

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 would allow the petitioner to divide the subject property and keep the approximately 31.381 acres zoned Agricultural and in cropland.

- (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 subject property is in an area where rural residential development would be appropriate which could warrant granting the variances.

- (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 in granting the requested variances.

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Parcel # 15-08-300-051

Zoning Case # 2017-032

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	10
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	10
Incorporated area	0	

<u>SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL</u>		
75% or more	20	
50-74%	10	0
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	0
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	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	70
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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	1	100	1
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	

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257A	Clarksdale	P2	11	98	11
68A	Sable	P2		87	
679B	Blackberry	P		87	
705B	Buckhart	P	5	87	4
86B	Osco	P		87	
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		87	
3451A	Lawson	P3	1	75	1
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	65	75	49
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	2	74	1
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	0	50	
280D3	Fayette	I		44	

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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

AGRICULTURAL LAND EVALUATION TOTAL	67
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GRAND TOTAL	137
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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.