

**GRANTING A REZONING**  
FOR CERTAIN PROPERTY LOCATED AT  
**4849 LAVERNA 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 a rezoning** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioner, **Hospital Sisters of St. Francis- USA, Inc.**, has petitioned the Sangamon County Board requesting **pursuant to Chapters 17.68 and 17.10, a rezoning from “O” Office and College District to “A” Agricultural District;** and,

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

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 **10<sup>th</sup> Day of December, 2019** that the following request(s) on **the above described property is hereby approved:**

**FILED**

NOV 27 2019

  
Sangamon County Clerk

4-2

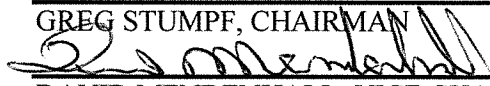
- Pursuant to Chapters 17.68 and 17.10, a rezoning from “O” Office and College District to “A” Agricultural District.

Signed and passed by the Sangamon County Board in session on this 10<sup>th</sup> day of December, 2019.

Respectfully submitted,

PUBLIC HEALTH, SOLID WASTE & ZONING  
COMMITTEE OF THE SANGAMON COUNTY BOARD

\_\_\_\_\_  
GREG STUMPF, CHAIRMAN



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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

**EXHIBIT A**

The Northeast Quarter of the Northeast Quarter of Section 17, Township 16 North, Range 4 West of the Third Principal Meridian, Sangamon County, Illinois, EXCEPT that part of said Northeast Quarter of the Northeast of Section 17 more particularly described as follows:

Beginning at an iron pin found at the Northwest corner of said Northeast Quarter of the Northeast Quarter of Section 17; thence North 89 degrees 11 minutes 23 seconds East on the North line of said Northeast Quarter of the Northeast Quarter of Section 17, a distance of 145.53 feet; thence South 58 degrees 14 minutes 44 seconds West, a distance of 169.52 feet to a point on the West line of said Northeast Quarter of the Northeast Quarter of Section 17; thence North 00 degrees 54 minutes 16 seconds West on said West line, a distance of 87.17 feet to the point of beginning. Containing 1,736,057.157 square feet (39.854 acres), more or less.

Parcel Number: 15-17.0-200-005.

**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: #8 NAME: Lori Williams

DOCKET NUMBER: 2019-040

ADDRESS: 4849 LaVerna Road, Springfield, IL 62707

PETITIONER: Hospital Sisters of St. Francis- USA, Inc.

PRESENT ZONING CLASSIFICATION: "O" Office and College District.

REQUESTED ZONING CLASSIFICATION: Pursuant to Chapters 17.68 and 17.10, a rezoning from "O" Office and College District to "A" Agricultural District.

AREA: 39.854 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION:

**Recommend approval. The proposed Agricultural District will provide consistent zoning in order to reconfigure the multiple convent parcels.**

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: **2019-040**  
**Hospital Sisters of St. Francis- USA, Inc.** )  
) PROPERTY LOCATED AT:  
) **4849 LaVerna Road**  
) **Springfield, IL 62707**

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** 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 **November 21, 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: **4849 LaVerna Road, Springfield, IL 62707** and more particularly described as:

**See Exhibit A**

3. That the present zoning of said property is **“O” Office and College District.**
4. That the present land use of said property is **a convent and cemetery.**
5. That the proposed land use of said property is **a convent and cemetery.**
6. That the request(s) for the subject property **is pursuant to Chapters 17.68 and 17.10, a rezoning from “O” Office and College District to “A” Agricultural 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 following request(s) **is hereby approved:**

- **Pursuant to Chapters 17.68 and 17.10, a rezoning from “O” Office and College District to “A” Agricultural District.**

*Charles Chimento*  
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 CHAIRMAN

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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) is hereby approved:

- **Pursuant to Chapters 17.68 and 17.10, a rezoning from “O” Office and College District to “A” Agricultural District**  
which was duly seconded by **Andrew Spiro**.

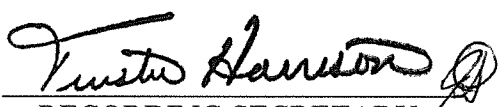
The vote of the Board was as follows:

YES: **Charlie Chimento, Larry Beaty, Don Wulf, Andrew Spiro, JD Sudeth**

NO:

NOT VOTING: **Tony Mares**

ABSENT:

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

**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: **2019-040**

Address: **4849 LaVerna Road, Springfield**

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

**North & East – Cropland/timber. South – Convent. West – Monastery/non-profit organization/social services organization/cemetery.**

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

**North – OFF & Agricultural. East & South – Agricultural. West – OFF.**

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

**The current convent use on the subject property is permitted under the Office District and the proposed Agricultural District. The proposed Agricultural District will provide consistent zoning in order to reconfigure the multiple convent parcels.**

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

**The subject property has been a convent for over 100 years. In 1973, the subject property and adjacent parcel to the west were rezoned from Agricultural to OFF.**