

CASE # 2005-48
RESOLUTION NUMBER 8-1

GRANTING A REZONING AND VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
6063, 6065, 6067 & 6069 CARDINAL HILL 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 an amendment and variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See EXHIBIT A (R-1 zoning description)

WHEREAS, the Petitioners, **Edwin, William & Arlene Waldmire**, have petitioned the Sangamon County Board for a **rezoning from "A" Agricultural District and "B-2" Retail Business District to "R-1" Single Family Residence District with a variance to allow 3 lots with the lot depth more than 2 ½ times the lot width**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **July 21, 2005**, 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 variance**; and

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

FILED

JUL 29 2005

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 9th day of August, 2005 that the request to rezone the above referenced property from "A" Agricultural District to "R-1" Single Family Residence District with a variance to allow 3 lots with the lot depth more than 2 ½ times the lot width is hereby approved.

Signed and passed by the Sangamon County Board in session on this 9th day of August, 2005.

Respectfully submitted,

PUBLIC HEALTH, SAFETY & ZONING
COMMITTEE OF THE SANGAMON COUNTY BOARD



DAN VAUGHN, CHAIRMAN

ABE FORSYTH

BILL MOSS

TYRONE PACE

TIM MOORE

DON STEPHENS

ATTEST:



SANGAMON COUNTY CLERK



COUNTY BOARD CHAIRMAN

FOR: William Waldmire
6067 Cardinal Hill Road
Rochester, Illinois 62563

EXHIBIT "A"

B-2 ZONING DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section 34, Township 15 North, Range 4 West of the Third Principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Commencing at a pipe at the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 34; thence South 01 degrees 28 minutes 08 seconds East, 185.05 feet along the east line of the Northwest Quarter of the Northwest Quarter of said Section 34 to the Point of Beginning; thence North 88 degrees 39 minutes 16 seconds West, 241.04 feet thence South 44 degrees 56 minutes 49 seconds West, 199.50 feet; thence South 02 degrees 36 minutes 46 seconds West, 75.50 feet; thence South 88 degrees 39 minutes 16 seconds East, 384.22 feet, to the east line of the Northwest Quarter of the Northwest Quarter of said Section 34; thence North 01 degrees 28 minutes 09 seconds West, 220.05 feet along said east line to the Point of Beginning, containing 1.71 acres, more or less.

R-1 ZONING DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section 34, Township 15 North, Range 4 West of the Third Principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Beginning at a found stone at the Northwest corner of said Section 34; thence South 88 degrees 39 minutes 16 seconds East, 1314.04 feet along the north line of the Northwest Quarter of the Northwest Quarter of said Section 34 to a found pipe at the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 34; thence South 01 degrees 28 minutes 08 seconds East, 585.00 feet along the east line of the Northwest Quarter of the Northwest Quarter of said Section 34; thence North 88 degrees 39 minutes 16 seconds West, 755.66 feet along a line running parallel with the north line of the Northwest Quarter of the Northwest Quarter of said Section 34; thence North 02 degrees 42 minutes 11 seconds East, 302.04 feet; thence South 89 degrees 38 minutes 07 seconds West, 580.06 feet to the west line of the Northwest Quarter of the Northwest Quarter of said Section 34; thence North 01 degrees 25 minutes 00 seconds West, 300.00 feet along said west line to the Point of Beginning, containing 13.795 acres, more or less.

Excepting that part in the area to be zoned B-2 as described above.

COOMBE-BLOXDORF P.C.
Engineers / Land Surveyors
755 South Grand Avenue West
Springfield, Illinois
Design Firm License No. 184-002703

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 4 NAME: **Andy Goleman**

DOCKET NUMBER: **2005-48**

ADDRESS: **6063,6065,6067 & 6069 Cardinal Hill Rd., Rochester, IL. 62563**

PETITIONER: **Edwin, William & Arlene Waldmire**

PRESENT ZONING CLASSIFICATION: **“A” Agricultural District and “B-2” Retail Business District**

REQUESTED ZONING CLASSIFICATION: **“R-1” Single Family Residence District with variance to allow 3 lots with the lot depth more than 2 ½ times the lot width.**

AREA: **12 acres**

COMMENTS: **none**

OBJECTORS: **none**

PLANNING COMMISSION RECOMMENDATION: **approval due to Land Evaluation and Site Assessment score of 122, existing residences on the property and other residences in the area. The standards for variation are met.**

SANGAMON COUNTY BOARD OF APPEALS RECOMMENDATION: **approval**

Randolph J. Armstrong /ct
RECORDING SECRETARY

3. That the present zoning of said property is **“A” Agricultural District and “B-2” Retail Business District**
4. That the present land use of said property is **2 Single Family Residences and 2 Mobile Homes**
5. That the proposed land use of said property is **2 Single Family Residences and 2 Mobile Homes.**
6. That the requested **rezoning** of said property is: **from “A” Agricultural District and “B-2” Retail Business District to “R-1” Single Family Residence District with a variance to allow 3 lots with the lot depth more than 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 variance** 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 variance** be **approved.**

CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Donn Malwick** 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 **John Goleman**.

The vote of the Board was as follows:

YES: **Charles Chimento, Donn Malwick, John Goleman, Patrick Somers, Marvin Traylor**

NO:

ABSENT:

Randolph J. Armstrong/cv
RECORDING SECRETARY