

10-1
**A RESOLUTION APPROVING THE
LOCATION AND SKETCH MAP OF CANTRALL CREEK
ESTATES
AND
VARIANCES OF 16.14.030(J) AND 16.04.040(A)(4)**

WHEREAS, the developer for Cantrall Creek Estates has requested a variance of Section 16.14.030(J) of the Sangamon County Subdivision Ordinance pertaining to stub streets, with the condition that a 10' strip of land south of the stub street and south of that portion of the entrance road along the property line be conveyed to Sangamon County;

WHEREAS, the developer for Cantrall Creek Estates has requested a variance of Section 16.04.040(A) (4) of the Sangamon County Subdivision Ordinance to allow 35' of right-of-way instead of the required 40' of right-of-way along Wildwood Acres Rd from the intersection of Gabbert Rd. to the entrance of the proposed Cantrall Creek Estates Subdivision with the condition that the Cross Section For Access Road To a Conventional Subdivision will be met;

WHEREAS, the criteria for granting a variance of the Land Subdivision Ordinance are set forth by Section 16.22.022(C) of the Land Subdivision Ordinance as follows:

- (1) The Intent of the title is maintained;
- (2) Extraordinary circumstances of topography, land ownership, adjacent development or other circumstances not provided for in the title exist;
- (3) The extraordinary circumstances will result in a hardship, not merely an inconvenience;
- (4) The circumstances upon which the request for variance is based are not common to most other tracts of land;
- (5) The circumstances upon which the request for variance is based are not the result of the subdivider's or previous owners' affirmative act or failure to act; and
- (6) The purpose of a variance is not based exclusively on the desire to eliminate development costs at the expense of the public improvement standards outlined in this title.

And the Springfield Sangamon County Regional Planning Commission has found that there are sufficient reasons to recommend approval of the variances with conditions;

WHEREAS, the Springfield-Sangamon County Regional Planning Commission has found all requirements of the 2001 Sangamon County Land Subdivision Regulations have been met and recommends approval of the Location and Sketch Map of Cantrall Creek Estates as prepared by John Reynolds with variances of Sections 16.14.030(J) and 16.04.040(A)(4)

FILED

OCT 21 2005

Joe Quillo
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED, on the 8th day of Nov, 2005, by the County Board of Sangamon County that the Location and Sketch Map of Cantrall Creek Estates with the variances of Sec. 16.14.030(J) and Sec. 16.04.040(A)(4) with the conditions stated above is hereby approved.

Signed and passed by the Sangamon County Board in session on this 8th day of November, 2005.

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

Dan Vaughn
DAN VAUGHN, CHAIRMAN

Don Stephens Jr
DON STEPHENS JR

TIM MOORE

William E. Moss
BILL MOSS

Abe Forsyth
ABE FORSYTH

David Mendenhall
DAVID MENDENHALL

TYRONE PACE

ATTEST:

A. Vornite
COUNTY BOARD

Joe Aullo
SANGAMON COUNTY CLERK