

CASE # 2005-55  
RESOLUTION NUMBER 8-1

**GRANTING A VARIANCE**  
FOR CERTAIN PROPERTY LOCATED AT  
**9786 WICS RD., DAWSON**  
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 variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**The Northeast Quarter of the Northeast Quarter of Section 31, Township 16 North, Range 3 West of the Third Principal Meridian excepting the East 641.00 feet.**

WHEREAS, the Petitioners, **Michael & Donna Holinga**, have petitioned the Sangamon County Board for a **variance to allow the lot width to be met greater than 60' from a public road for one lot**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **August 18, 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 variance**; 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 13<sup>th</sup> day of September, 2005 that the request for a variance to allow the lot width to be met greater than 60' from a public road for one lot on the above referenced property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 13<sup>th</sup> day of September, 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

8-3

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: # 3 NAME: **David Mendenhall**

DOCKET NUMBER: **2005-55**

ADDRESS: **9786 WICS Rd., Dawson, IL. 62520-3066**

PETITIONER: **Michael & Donna Holinga**

PRESENT ZONING CLASSIFICATION: **“A” Agricultural District**

REQUESTED ZONING CLASSIFICATION: **“A” Agricultural District with a variance to allow the lot width to be met greater than 60’ from a public road for one lot**

AREA: **20 acres**

COMMENTS: **none**

OBJECTORS: **none**

PLANNING COMMISSION RECOMMENDATION: **Approval. The standards for variation are met.**

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

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

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: )	DOCKET NO: <b>2005-55</b>
<b>Michael &amp; Donna Holinga</b> )	
)	PROPERTY LOCATED AT:
)	<b>9786 WICS Rd.</b>
)	<b>Dawson, IL. 62520-3066</b>
)	

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 a **variance** 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 **August 18, 2005** 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 or contract to purchase the property commonly known as **9786 WICS Rd., Dawson, IL. 62520-3066** and more particularly described as:

**The Northeast Quarter of the Northeast Quarter of Section 31, Township 16 North, Range 3 West of the Third Principal Meridian excepting the East 641.00 feet.**

- 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 and vacant land.**
- 5. That the proposed land use of said property is **to divide into 4 tracts for 4 Single Family Residences.**
- 6. That the requested **variance** of said property is: **to allow the lot width to be met greater than 60’ from a public road for one lot.**
- 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 **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 **variance** be **approved.**

\_\_\_\_\_  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

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

The vote of the Board was as follows:

YES: **Charles Chimento, Donn Malwick, John Goleman, Patrick Somers, Barbara Braner**

NO:

ABSENT: **Marvin Traylor**

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



CASE #: 2005-55 8-6

INDEX #: 16-31-200-019

**ZONING VARIANCE CHECK LIST**

DATE: 8-3-05

INSPECTED BY: DK LW

PETITIONER: Holinga, Michael and Donna

ADDRESS: 9786 WICS Road

EXISTING ZONING: A

REQUEST DESCRIPTION: Variance is requested to allow the lot width to be met greater than 60' from a public road for one lot.

Staff Estimate of the Effect of the Variance on the Area		None	Slight	Mod.	Great
CONTRASTS:	land use	X			
	appearance	X			
CURRENT VS. PROPOSED	height	X			
	parking	X			
PROBLEMS FORESEEN	drainage	X			
	sewer	X			
	traffic flow	X			

**SEE ATTACHED PHOTOS**

Frontage	Lineal Feet	Existing Yards (ft.)			Area
<u>WICS Road - 660</u>		<u>30</u>	<u>180/470</u>	<u>1,150</u>	<u>20 acres</u>
<u>So. Tower Road - 1,320</u>		front	side	rear	

OTHER COMMENTS:

STAFF RECOMMENDATIONS: **Recommend approval. The standards for variation are met.**

Case #: 2005-55

8-7

Address: 9786 WICS Road



**WICS Road Frontage**



**South Tower Road Frontage**

# County Zoning

## Case# 2005-055



### County Zoning

	RM-4		I1
	R3		I2
	R2		B3
	R1a		B2
	R1		B1
	OFF		A

### City Zoning

	R5		H1		OFF
	R1		H2		PUD
	R2		H3		B1
	R3a		S1		B2
	R3b		S2		I1
	R4		S3		I2

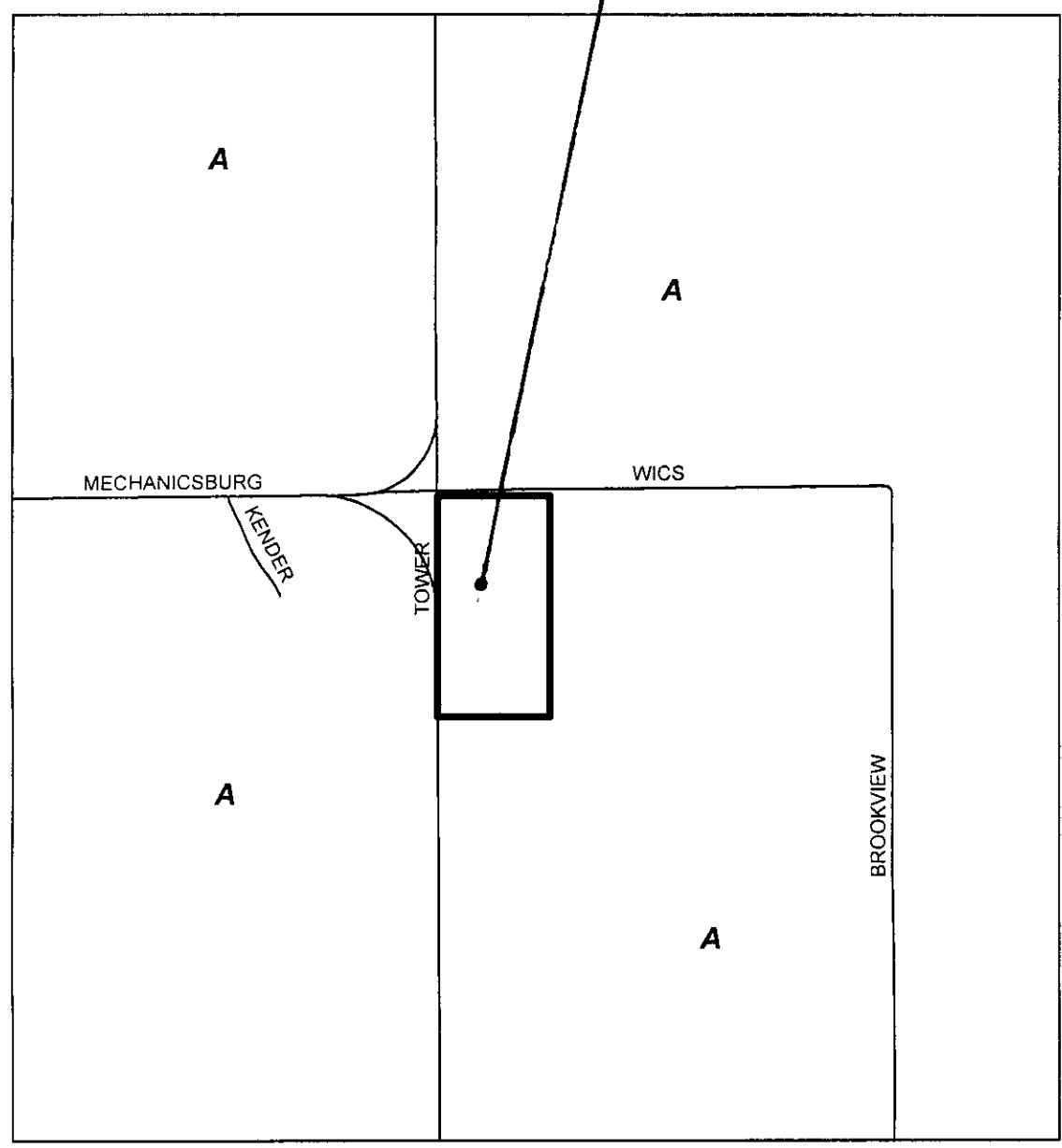
0 500 1,000 Feet





# County Zoning

## Case# 2005-055

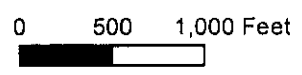


### County Zoning

	RM-4		I1
	R3		I2
	R2		B3
	R1a		B2
	R1		B1
	OFF		A

### City Zoning

	R5		H1		OFF
	R1		H2		PUD
	R2		H3		B1
	R3a		S1		B2
	R3b		S2		I1
	R4		S3		I2





**RECOMMENDED STANDARDS FOR VARIATIONS**

Case #: **2005-55**

Address: **9786 WICS Road**

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.

**The request is made to facilitate division of the 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 topography of the property limits building sites and access points. Each resulting tract would have owned, non-easement based access.**

- (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**