

CASE # 2006-34  
RESOLUTION NUMBER 13-1

**GRANTING A VARIANCE**  
**FOR CERTAIN PROPERTY LOCATED AT**  
**10857 BUCKHART ROAD, ROCHESTER**  
**SANGAMON COUNTY, ILLINOIS**

WHEREAS, the Zoning Board of Appeals has presented to the Sangamon County Board, Sangamon County, Illinois, its Finding of Facts and recommendation that the Sangamon County Board **approve a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioner, **Ronald A. Romanotto**, has petitioned the Sangamon County Board for a **variance to allow the lot depth to exceed 2 ½ times the lot width for one parcel**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **June 15, 2006**, 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 **approve the variance**; and

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

**FILED**

JUN 30 2006

*Joe Aiello*  
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 11<sup>th</sup> day of July, 2006 that the request for a variance, on the above described property, to allow the lot depth to exceed 2 ½ times the lot width for one parcel is hereby approved.

Signed and passed by the Sangamon County Board in session on this 11<sup>th</sup> day of July, 2006.

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

**Exhibit A**

**Parcel I:**

The East Half of the follow described real estate, to-wit: Part of the East Half of the Northeast Quarter of Section 17, Township 15 North, Range 3 West of the Third Principal Meridian, described as follows: Beginning at a point 30 feet North of the Quarter Section line and 640 feet East of the West line of the Southeast Quarter of the Northeast Quarter of said Section 17; thence North 304.92 feet parallel to the aforesaid Quarter-Quarter Section line; thence East 80 feet; thence South 304.70 feet; thence West 80 feet to the point of beginning. ALSO, part of the East Half of the Northeast Quarter of said Section 17, Township 15 North, Range 3 West of the Third Principal Meridian, described as follows: Beginning at a point 30 feet North of the Quarter Section line and 720 feet East of the West line of the Southeast Quarter of the Northeast Quarter of said Section 17: thence North 304.70 feet parallel to aforesaid Quarter-Quarter Section line; thence 80 fee; thence South 304.48 feet; thence West 80 feet to the point of beginning.

**Parcel II:**

Part of the East Half of the Northeast Quarter of Section 17, Township 15 North, Range 3 West of the Third Principal Meridian, described as follows: Beginning at a point 30 feet North of the Quarter Section line and 800 feet East of the West line of the Southeast Quarter of the Northeast Quarter of said Section 17; thence North 304.48 feet parallel to aforesaid Quarter-Quarter Section line; thence East 20 feet; thence South 304.25 feet; thence West 20 feet to the point of beginning.

**Parcel III:**

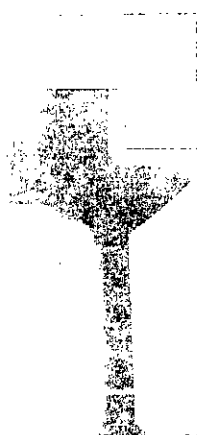
A parcel adjoining and running 100 feet to the North and 500.55 feet West of the Northeast corner of the above described parcel.

13-4

24-17  
200-036

24-17  
200-035

24-17  
200-005



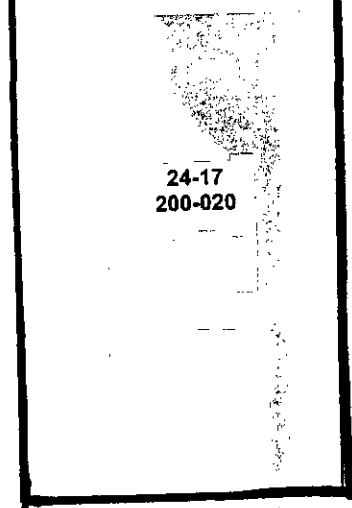
24-17  
200-006



24-17  
200-007



24-17  
200-020



24-17  
200-021

BUCKHART ROAD

125

RECAP  
(For County Board Use)

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

DOCKET NUMBER: **2006-34**

ADDRESS: **10857 Buckhart Road, Rochester, IL 62563**

PETITIONER: **Ronald A. Romanotto**

PRESENT ZONING CLASSIFICATION: **"A" Agricultural District**

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with a variance to allow the lot depth to exceed 2 ½ times the lot width for one parcel**

AREA: **2.12 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommended 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>2006-34</b>
<b>Ronald A. Romanotto</b> )	)
)	PROPERTY LOCATED AT:
)	<b>10857 Buckhart Road</b>
)	<b>Rochester, IL 62563</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 **June 15, 2006** 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 **10857 Buckhart Road, Rochester, IL 62563** and more particularly described as:

See Exhibit A

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- 3. That the present zoning of said property is "A" Agricultural District.
- 4. That the present land use of said property is SFR.
- 5. That the proposed land use of said property is SFR.
- 6. That the requested variance of said property is: to allow the lot depth to exceed 2 1/2 times the lot width for one parcel.
- 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.

*Charlie Chimento*  
 \_\_\_\_\_  
 CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Marvin Traylor** 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 **Peggy Egizii**.

The vote of the Board was as follows:

**YES: Charles Chimento, Donn Malwick, Peggy Egizii, Patrick Somers, and Marvin Traylor**

**NO:**

**ABSENT:**

*AO Armstrong*  
 \_\_\_\_\_  
 RECORDING SECRETARY

ZONING VARIANCE CHECK LIST

PETITIONER: Romanotto, Ronald A.  
 ADDRESS: 10857 Buckhart Road  
 EXISTING ZONING: A

REQUEST DESCRIPTION: A variance to allow the lot depth to exceed 2 1/2 times the lot width.

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			



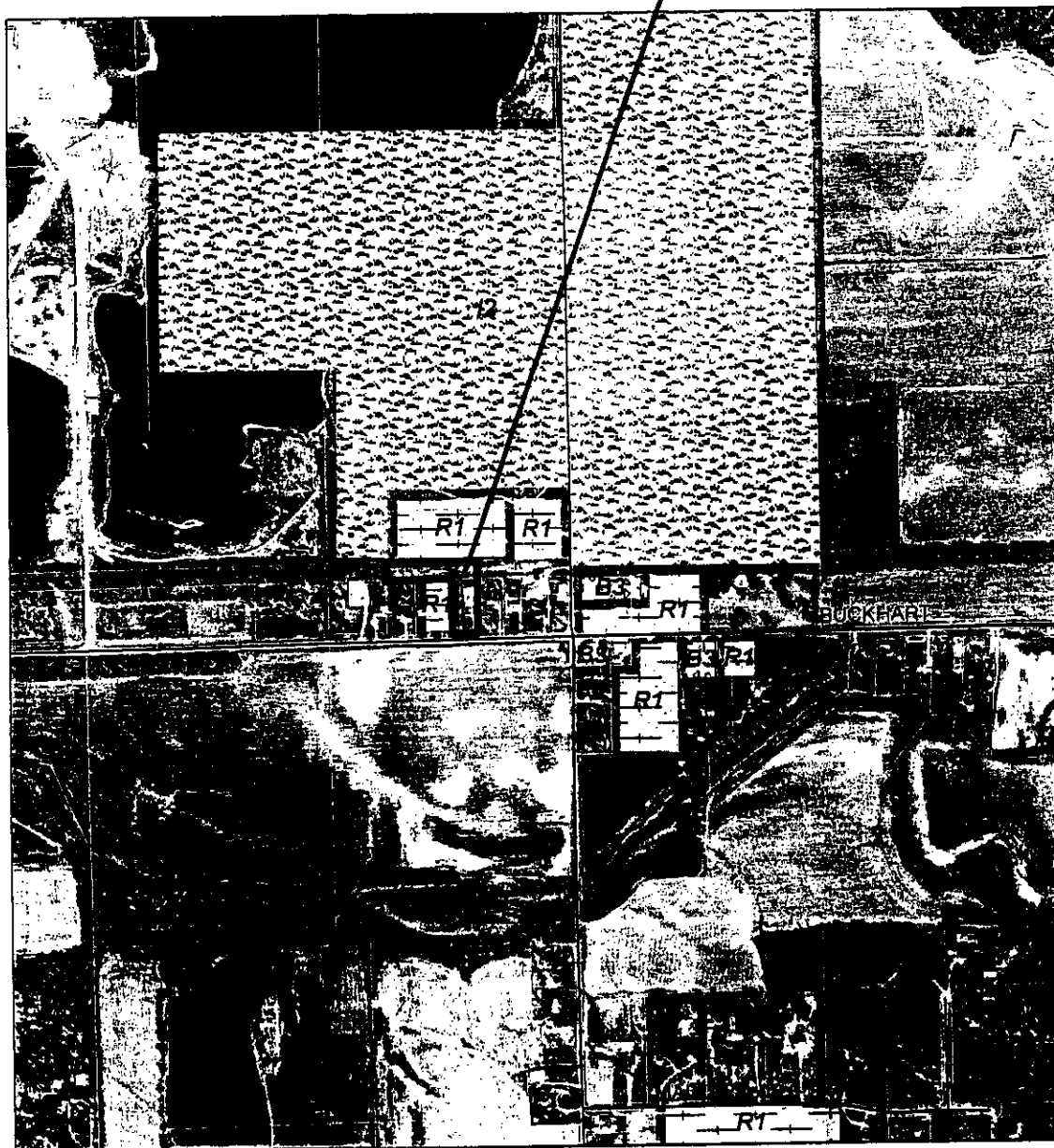
Frontage	Lineal Feet	Existing Yards (ft.)			Area
<u>Buckhart 140'</u>		<u>83'</u>	<u>64'/33'</u>	<u>145'</u>	<u>2.12 acres</u>
		<i>front</i>	<i>side</i>	<i>rear</i>	

OTHER COMMENTS:

STAFF RECOMMENDATION: Recommend approval. The standards for variation are met.



# County Zoning Case# 2006-34

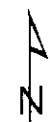
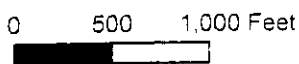


## County Zoning

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

## City Zoning

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



**RECOMMENDED STANDARDS FOR VARIATIONS**

Case #: 2006-34

Address: 10857 Buckhart 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.

**Petitioner wishes to acquire contiguous land, (former railroad right-of-way) to the rear of his 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 resulting lot depth to width ratio of 2.9 is only minimally larger than the maximum 2.5 representing only an additional 54' of lot depth.**

- (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.

**The variation will not alter the criteria mentioned above.**