

CASE # 2007-09
RESOLUTION NUMBER 8-1

GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
3414 BRICKLER 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 variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

Lot 1 of the Farrel D. Williams Minor Subdivision.

WHEREAS, the Petitioner, **Farrel D. Williams**, has petitioned the Sangamon County Board for **variances to allow the lot width to be met greater than 60' from the public road for one lot and to allow the lot depth to exceed 2 ½ times the lot width for two lots**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **March 15, 2007**, 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 variances**; and

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

FILED

MAR 29 2007

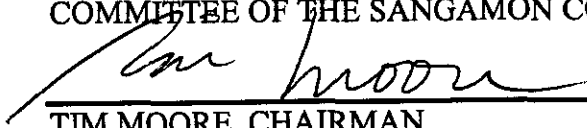
Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 11th day of April, 2007 that the requested Variances to allow the lot width to be met greater than 60' from the public road for one lot and to allow the lot depth to exceed 2 ½ times the lot width for two lots on the above described property are hereby approved.

Signed and passed by the Sangamon County Board in session on this 11th day of April, 2007.

Respectfully submitted,

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


TIM MOORE, CHAIRMAN

ABE FORSYTH, VICE CHAIRMAN

CATHY SCAIFE

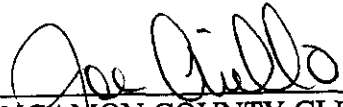
TYRONE PACE

SAM SNELL

DON STEPHENS

DAVID MENDENHALL

ATTEST:


SANGAMON COUNTY CLERK

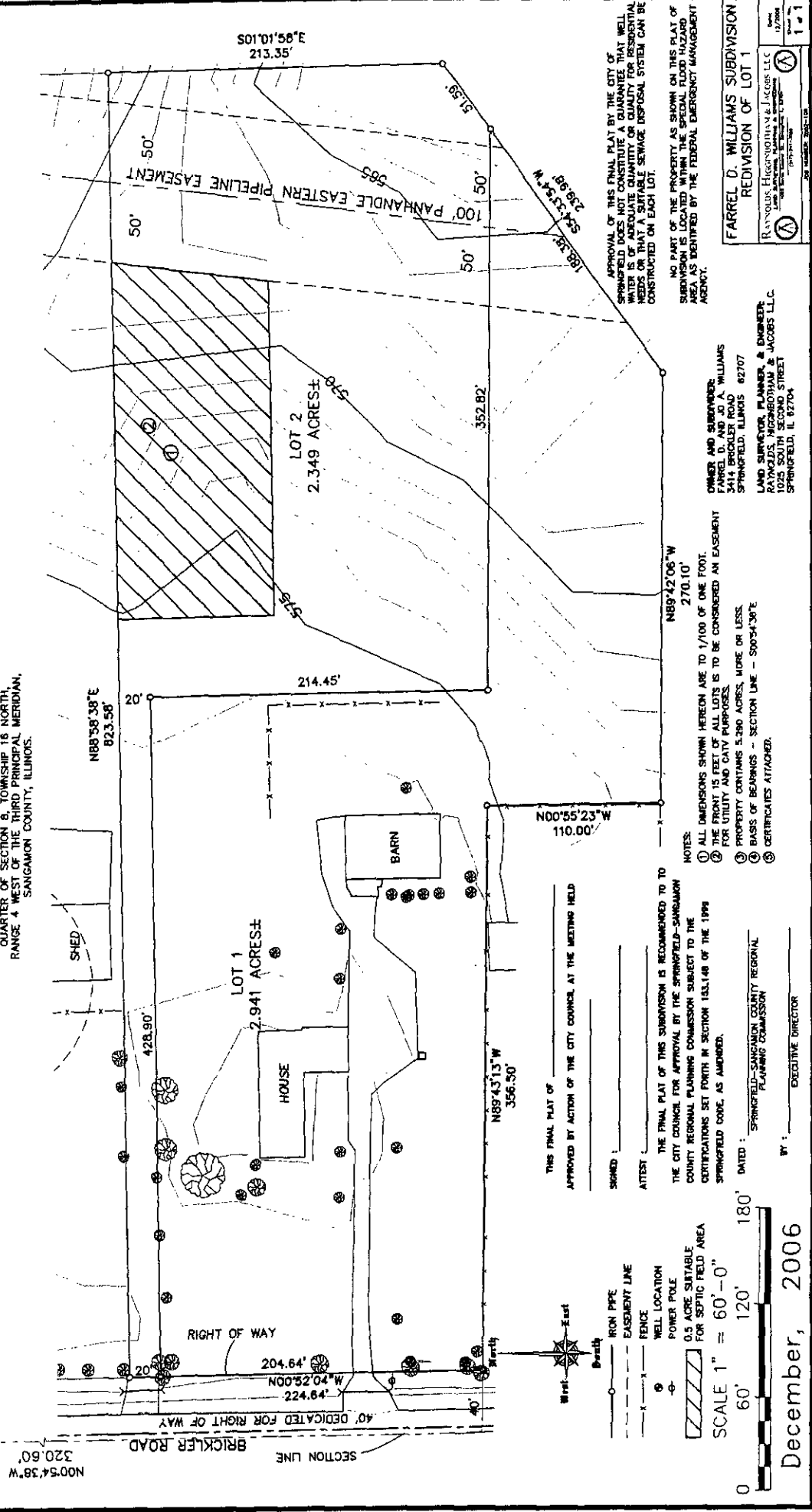

COUNTY BOARD CHAIRMAN

8-3

FINAL PLAT FARREL D. WILLIAMS SUBDIVISION REDIVISION OF LOT 1

RECEIVED
SPRINGFIELD, ILLINOIS CO
DEC 22 2006
REGIONAL PLANNING
COMMISSION

PART OF THE WEST HALF OF THE SOUTHWEST
QUARTER OF SECTION 16 NORTH,
RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN,
SANGAMON COUNTY, ILLINOIS.



APPROVAL OF THIS FINAL PLAT BY THE CITY OF SPRINGFIELD DOES NOT CONSTITUTE A GUARANTEE THAT WELL WATER IS OF ADEQUATE QUANTITY OR QUALITY FOR RESIDENTIAL USES OR THAT A SATISFACTORY SEWAGE DISPOSAL SYSTEM CAN BE CONSTRUCTED ON EACH LOT.

NO PART OF THE PROPERTY AS SHOWN ON THIS PLAT OF SUBDIVISION IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

OWNER AND SUBDIVIDER:
FARREL D. AND JO A. WILLIAMS
3414 BRICKLER ROAD
SPRINGFIELD, ILLINOIS 62707

LAND SURVEYOR, PLANNER & ENGINEER:
RAYMOND HIGGINS & JACOBS LLC
1025 SOUTH SECOND STREET
SPRINGFIELD, IL 62704

FARREL D. WILLIAMS SUBDIVISION
REDIVISION OF LOT 1

RAYMOND HIGGINS & JACOBS LLC
1025 SOUTH SECOND STREET
SPRINGFIELD, IL 62704

- NOTES:
- ① ALL DIMENSIONS SHOWN HEREON ARE TO 1/100 OF ONE FOOT.
 - ② THE FRONT 15 FEET OF ALL LOTS IS TO BE CONSIDERED AN EASEMENT FOR UTILITY AND CITY PURPOSES.
 - ③ PROPERTY CONTAINS 5.280 ACRES, MORE OR LESS.
 - ④ BASIS OF BEARINGS - SECTION LINE - S00°54'30"E
 - ⑤ CERTIFICATES ATTACHED.

THIS FINAL PLAT OF _____
APPROVED BY ACTION OF THE CITY COUNCIL AT THE MEETING HELD
SIGNED: _____
ATTEST: _____

THE FINAL PLAT OF THIS SUBDIVISION IS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL BY THE SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION SUBJECT TO THE CERTIFICATIONS SET FORTH IN SECTION 143.148 OF THE 1999 SPRINGFIELD CODE, AS AMENDED.

DATED: _____
BY: _____ EXECUTIVE DIRECTOR

W 1/4 CORNER
SEC. 8-16-4

SCALE 1" = 60'-0"
0 60' 120' 180'

December, 2006

8-4

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 8 NAME: **Dennis Wieland**

DOCKET NUMBER: **2007-09**

ADDRESS: **3414 Brickler Road, Springfield, IL 62707**

PETITIONER: **Farrel D. Williams**

PRESENT ZONING CLASSIFICATION: **"R1" Single Family Residence**

REQUESTED ZONING CLASSIFICATION: **"R1" Single Family Residence with Variances to allow the lot width to be met greater than 60' from the public road for one lot and to allow the lot depth to exceed 2 1/2 times the lot width for two lots.**

AREA: **5.30 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend 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: 2007-09 |
| Farrel D. Williams |) | |
| |) | PROPERTY LOCATED AT: |
| |) | 3414 Brickler Road |
| |) | Springfield, IL 62707 |
| |) | |

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 **variances** 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 **March 15, 2007** 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 **3414 Brickler Road, Springfield, IL** and more particularly described as:

Lot 1 of the Farrel D. Williams Minor Subdivision.

- 3. That the present zoning of said property is **"R1" Single Family Residence.**
- 4. That the present land use of said property is **Single Family Residence.**
- 5. That the proposed land use of said property is **2 Single Family Residences.**
- 6. That the requested **variances** of said property are to allow the lot width to be met **greater than 60' from the public road for one lot and to allow the lot depth to exceed 2 1/2 times the lot width for two lots.**
- 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 **variances** 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 **variances** be **approved.**

Charles Chimento
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Patrick Somers** 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: **Marvin Traylor, Patrick Somers, Peggy Egizii, Donn Malwick, Charles Chimento**

NO:

ABSENT:

R.D. Armstrong
RECORDING SECRETARY

8-7

SSCRPC **Springfield Sangamon County Regional Planning Commission**

Staff Findings and Recommendation
 (inspected 2/27/07 by LW & AJ)

SANGAMON COUNTY ZONING CASE # 2007-09
 ADDRESS 3414 Brickler Road
 Property Index # 15-08-301-014

PETITIONER **Williams, Farrel D.**

REQUESTED ZONING **Variances to allow the lot width to be met greater than 60' from the public road for one lot and to allow the lot depth to exceed 2 1/2 times the lot width for two lots.**

PROPOSED LAND USE **2 Single family residences**

EXISTING:

ZONING **R-1**

LAND USE **Single family residence**

ROAD FRONTAGE **Brickler Road. 225'** CONDITION OF PAVEMENT **Good**

STRUCTURE DESIGNED FOR **Residence**

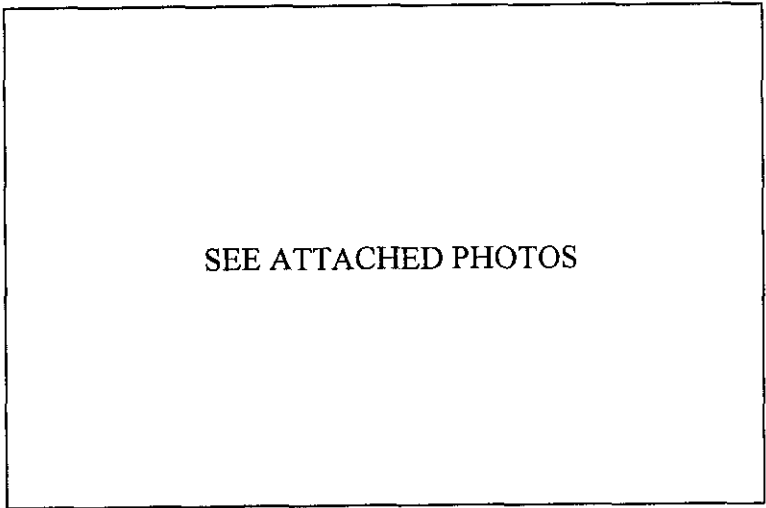
CONDITION OF STRUCTURE **good**

LOT AREA **5.30 acres**

FRONT YARD **145'**

SIDE YARDS **84' / 95'**

REAR YARD **607'**



Would the proposed zoning be spot zoning? NA

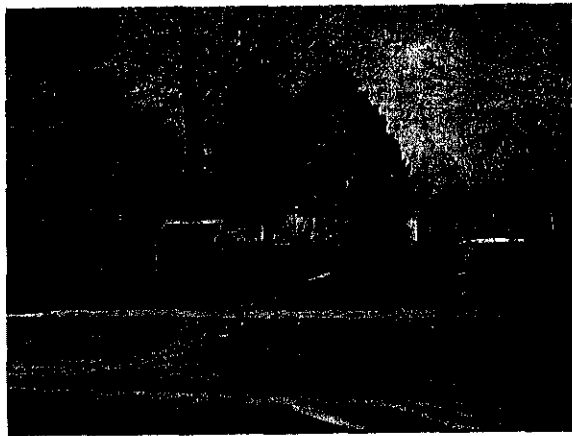
PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval. The standards for variation are met.**

Case #: 2007-09

Address: 3414 Brickler Road



Access to proposed rear lot



Existing home

County Zoning

Case# 2007-09

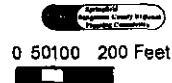


Requested:
Variance

County Zoning

City Zoning

| | | | | | | | | | |
|--|------|--|----|--|-----|--|----|--|-----|
| | RM-4 | | I1 | | R5 | | H1 | | OFF |
| | R3 | | I2 | | R1 | | H2 | | PUD |
| | R2 | | B3 | | R2 | | H3 | | B1 |
| | R1a | | B2 | | R3a | | S1 | | B2 |
| | R1 | | B1 | | R3b | | S2 | | I1 |
| | OFF | | A | | R4 | | S3 | | I2 |



**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2007-09**

Address: **3414 Brickler 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.

There is an area behind the existing home that is a suitable building site and each resulting tract will 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 impact is anticipated.