

CASE # 2007-43 4-1
RESOLUTION NUMBER _____

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
11251 SULPHUR SPRINGS ROAD, LOAMI
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:

See Exhibit A

WHEREAS, the Petitioner, **Linda Bee**, has petitioned the Sangamon County Board for a **variance to allow 2 lots less than 40 acres**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **July 19, 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 variance**; and

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

FILED

AUG 02 2007


Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 14th day of August, 2007 that the request for a variance to allow 2 lots less than 40 acres on the above described parcel is hereby approved.

Signed and passed by the Sangamon County Board in session on this 14th day of August, 2007.

Respectfully submitted,

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



TIM MOORE, CHAIRMAN

ABE FORSYTH, VICE CHAIRMAN

JENNIFER DILLMAN

DAVID MENDENHALL

GEORGE PRECKWINKLE

SAM SNELL

DON STEPHENS

LINDA DOUGLAS WILLIAMS

ATTEST:



SANGAMON COUNTY CLERK



COUNTY BOARD CHAIRMAN

EXHIBIT A

Part of the Southeast Quarter of Section 15, Township 14 North, Range 7 West of the Third Principal Meridian, Sangamon County, Illinois, described as follows: From the center of said Section 15, South on the Quarter Section line 276.10 feet; thence deflecting to the left 75 degrees, 50 minutes, 28 seconds 504 feet; to the point of beginning; thence on a curve to the left of radius 400 feet, a chord distance of 539 feet; thence in a Northeasterly direction 405.04 feet to the Southwest corner of the East Half of the Northeast Quarter of said Section 15; thence East on the Quarter Section line 219.31 feet; thence South 885.40 feet; thence Southwesterly 517.28 feet; thence North 299.5 feet; thence West 264 feet; thence South 107.22 feet; thence West 294.72 feet; thence North 426 feet to the point of beginning.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 7 NAME: **Craig Hall**

DOCKET NUMBER: **2007-43**

ADDRESS: **11251 Sulphur Springs Road, Loami, IL 62661**

PETITIONER: **Linda Bee**

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

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with a variance to allow 2 lots less than 40 acres**

AREA: **17.3 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: 2007-43
Linda Bee)	
)	PROPERTY LOCATED AT:
)	11251 Sulphur Springs Road
)	Loami, IL 62661
)	

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 **July 19, 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 **11251 Sulphur Springs Road, Loami, IL 62661** and more particularly described as:

See Exhibit A

- 3. That the present zoning of said property is "A" Agricultural District.
- 4. That the present land use of said property is Single Family Residence, timber, pasture.
- 5. That the proposed land use of said property is Divide the property into 2 lots.
- 6. That the requested variance of said property is: to allow 2 lots less than 40 acres.
- 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 granted.

Charles Chimento
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Peggy Egizii** 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 **Judith Johnson**.

The vote of the Board was as follows:

YES: **Charles Chimento, Peggy Egizii, Judith Johnson, Patrick Somers, Marvin Traylor**

NO:

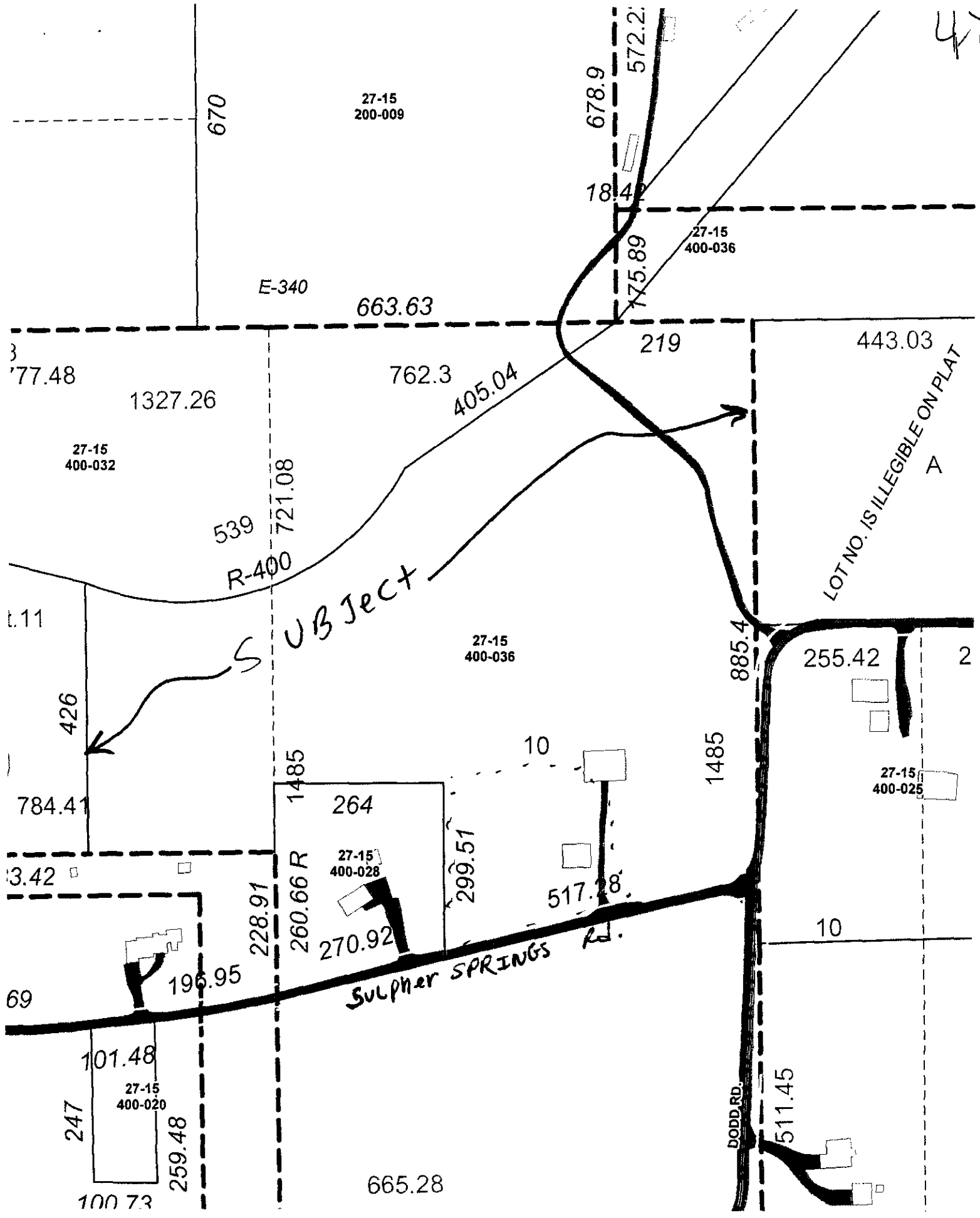
ABSENT:

B.D. Armstrong
RECORDING SECRETARY

EXHIBIT A

Part of the Southeast Quarter of Section 15, Township 14 North, Range 7 West of the Third Principal Meridian, Sangamon County, Illinois, described as follows: From the center of said Section 15, South on the Quarter Section line 276.10 feet; thence deflecting to the left 75 degrees, 50 minutes, 28 seconds 504 feet; to the point of beginning; thence on a curve to the left of radius 400 feet, a chord distance of 539 feet; thence in a Northeasterly direction 405.04 feet to the Southwest corner of the East Half of the Northeast Quarter of said Section 15; thence East on the Quarter Section line 219.31 feet; thence South 885.40 feet; thence Southwesterly 517.28 feet; thence North 299.5 feet; thence West 264 feet; thence South 107.22 feet; thence West 294.72 feet; thence North 426 feet to the point of beginning.

48



670

27-15
200-009

678.9

572.2

18.42

27-15
400-036

E-340

663.63

219

443.03

3
777.48

1327.26

762.3

405.04

27-15
400-032

539

721.08

R-400

SUBJECT

27-15
400-036

LOT NO. IS ILLEGIBLE ON PLAT
A

1.11

426

784.41

3.42

1485

264

27-15
400-028

299.51

10

517.28

1485

885.4

255.42

2

27-15
400-025

69

196.95

Sulpher Springs Rd.

10

101.48

27-15
400-020

247

259.48

100.73

665.28

DODD RD.

511.45