

CASE # 2007-02  
RESOLUTION NUMBER 11-1

**GRANTING VARIANCES**  
FOR CERTAIN PROPERTY LOCATED AT  
**7103 IRWIN BRIDGE ROAD AND 7285 SPRING STREET**  
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:

**See Exhibit A**

WHEREAS, the Petitioner, **Melissa Myers**, has petitioned the Sangamon County Board for a **variance of the lot area requirement to allow 2 parcels less than 40 acres and a variance to allow the lot depth to exceed 2 ½ times the lot width for 2 parcels;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **January 18, 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 Board of Appeals.

**FILED**

FEB 01 2007

*Joe Aiello*  
Sangamon County Clerk

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this 13<sup>th</sup> day of February, 2007 that the request for a variance of the lot area requirement to allow 2 parcels less than 40 acres and a variance to allow the lot depth to exceed 2 ½ times the lot width for 2 parcels on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 13<sup>th</sup> day of February, 2007

Respectfully submitted,

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

\_\_\_\_\_  
TIM MOORE, CHAIRMAN

*Abe Forsyth*  
\_\_\_\_\_  
ABE FORSYTH, VICE CHAIRMAN

\_\_\_\_\_  
CATHY SCAIFE

\_\_\_\_\_  
TYRONE PACE

\_\_\_\_\_  
SAM SNELL

\_\_\_\_\_  
DON STEPHENS

\_\_\_\_\_  
DAVID MENDENHALL

**ATTEST:**

\_\_\_\_\_  
SANGAMON COUNTY CLERK

\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

**EXHIBIT A**

Part of the Southeast Quarter of Section 29, Township 17 North, Range 6 West of the Third Principal Meridian in Sangamon County, Illinois, being described as follows: Beginning at an iron pipe at the Northeast corner of the Southeast Quarter of Section 29; thence South 0 degrees 10 minutes 43 seconds West 486.25 feet to an iron pin; thence South 89 degrees 36 minutes 49 seconds West 414.19 feet to an iron pin; thence South 0 degrees 23 minutes 11 seconds East 1328.83 feet to an iron pin; thence North 89 degrees 15 minutes 02 seconds West 306.37 feet to an iron pin; thence North 0 degrees 17 minutes 49 seconds East 362.39 feet to an iron pin; thence West 127.00 feet to an iron pin; thence South 10.00 feet; thence North 81 degrees 38 minutes 23 seconds West 413.85 feet to an iron pin; thence North 11 degrees 39 minutes 37 seconds West 1428.04 feet to an iron pin; thence North 89 degrees 55 minutes 52 seconds East 1537.63 feet to the point of beginning, containing 39.45 acres more or less. Part East Half of the Northeast Quarter of Section 32, Township 17 North, Range 6 West of the Third Principal Meridian.

Part of the Southeast Quarter of Section 29, Township 17 North, Range 6 West of the Third Principle Meridian in Sangamon County, Illinois being described as follows: Commencing at a stone at the Northwest Corner of the Southeast Quarter of Section 29; thence North 89 degrees 55 minutes 52 seconds East 658.86 feet to an iron pin at the point of beginning, thence North 89 degrees 55 minutes 52 seconds East 457.32 feet to an iron pin; thence South 11 degrees 39 minutes 37 seconds East 1428.04 feet to an iron pin; thence South 8 degrees 06 minutes 58 seconds West 408.11 feet to an iron pin; thence North 89 degrees 09 minutes 24 seconds West 45.52 feet to an iron pin; thence North 73 degrees 34 minutes 40 seconds West 360.07 feet to an iron pin; thence North 67 degrees 25 minutes 37 seconds West 147.62 feet to an iron pin; thence North 24 degrees 36 minutes 24 seconds East 874.08 feet to an iron pin, thence North 67 degrees 24 minutes 21 seconds West 249.97 feet to an iron pin; thence South 24 degrees 33 minutes 28 seconds East 653.63 feet to an iron pipe; thence North 66 degrees 40 minutes 43 seconds West 102.75 feet; thence North 7 degrees 51 minutes 42 seconds East 146.67 feet, thence North 0 degrees 06 minutes 25 seconds East 1177.20 feet to the point of beginning, containing 19.73 acres, more or less

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: #1 NAME: Tom Fraase

DOCKET NUMBER: 2007-02

ADDRESS: 7103 Irwin Bridge Road, and 7285 Spring Street, Pleasant Plains, IL

PETITIONER: Melissa Myers

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: "A" Agricultural District with a variance of the lot area requirement to allow 2 parcels less than 40 acres and a variance to allow the lot depth to exceed 2 1/2 times the lot width for 2 parcels.

AREA: 59.25 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: **2007-02**  
 Melissa Myers )  
 )  
 ) PROPERTY LOCATED AT:  
 ) **7103 Irwin Bridge Rd & 7285 Spring St.**  
 ) **Pleasant Plains, IL 62677**  
 )

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 **January 18, 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 **7103 Irwin Bridge Road, and 7285 Spring Street, Pleasant Plains, Il** 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 **Residence, Manufactured home, farmland, timber.**
- 5. That the proposed land use of said property is that **existing uses continue on 2 tracts.**
- 6. That the requested **variances** of said property is: **to allow 2 parcels less than 40 acres and to allow the lot depth to exceed 2 ½ times the lot width for 2 parcels.**
- 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** are 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 **granted.**

\_\_\_\_\_  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Donn Malwick** 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, Marvin Traylor, Don Wulf**

NO:

ABSENT: **Patrick Somers, Barbara Braner**

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

**John W. Garrison, Jr.**  
 Professional Land Surveyor  
 1055 Glenview Drive  
 Glenview, IL 60045  
 (312) 483-7500

C/O MELISSA MYERS  
 7103 IRWIN BRIDGE ROAD  
 PLEASANT PLAINS, IL 62677  
 217-626-1397

EXISTING TAX ID: 06-29-401-019

RECORDED OF DEEDS

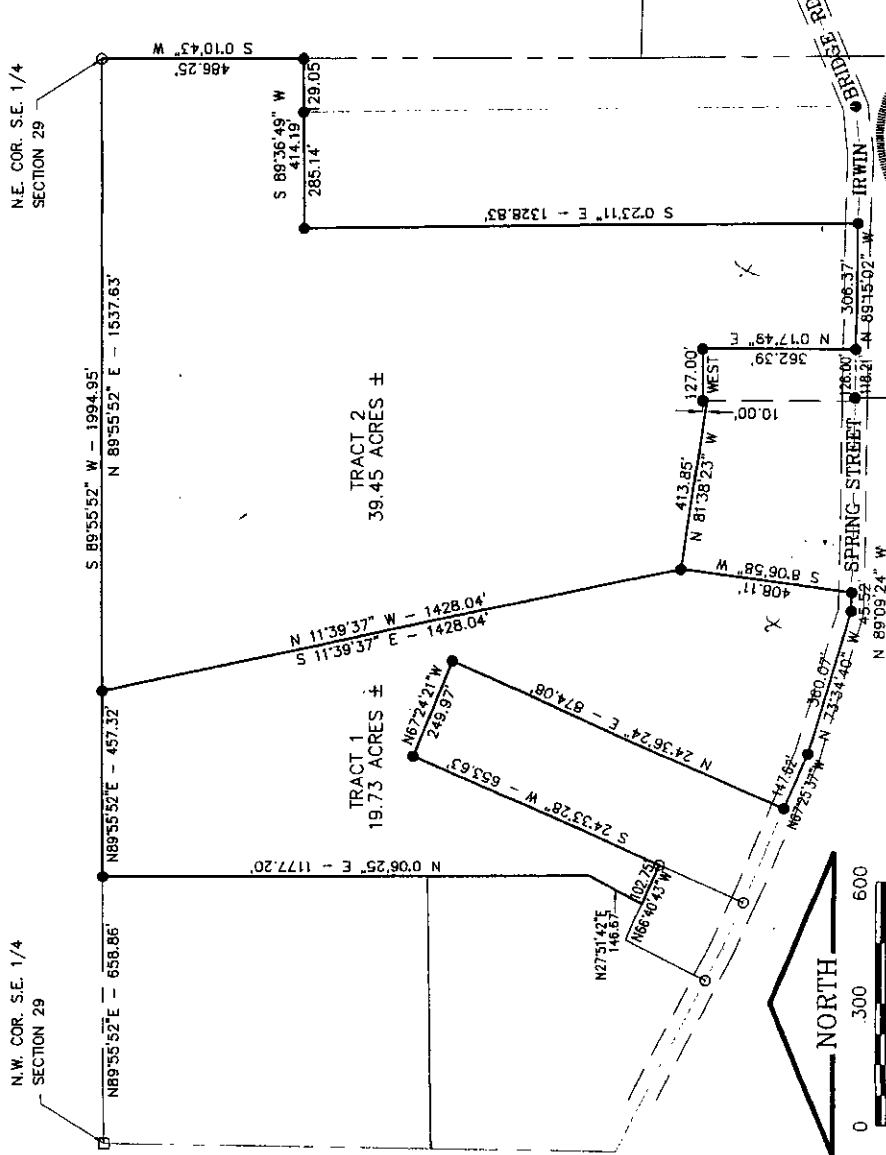
N.W. COR. S.E. 1/4  
 SECTION 29

N.E. COR. S.E. 1/4  
 SECTION 29

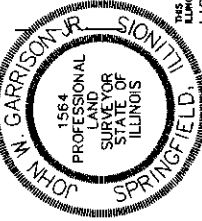
**PLAT OF SURVEY**

**TRACT 1**  
 PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A STONE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 29; THENCE NORTH 89 DEGREES 55 MINUTES 52 SECONDS EAST 457.32 FEET TO AN IRON PIN AT THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 55 MINUTES 52 SECONDS EAST 457.32 FEET TO AN IRON PIN; THENCE SOUTH 11 DEGREES 39 MINUTES 37 SECONDS WEST 1428.04 FEET TO AN IRON PIPE; THENCE SOUTH 11 DEGREES 39 MINUTES 37 SECONDS WEST 1428.04 FEET TO AN IRON PIPE; THENCE SOUTH 8 DEGREES 06 MINUTES 58 SECONDS WEST 408.11 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 09 MINUTES 24 SECONDS WEST 45.52 FEET TO AN IRON PIN; THENCE NORTH 73 DEGREES 34 MINUTES 40 SECONDS WEST 360.07 FEET TO AN IRON PIN; THENCE NORTH 67 DEGREES 25 MINUTES 37 SECONDS WEST 147.62 FEET TO AN IRON PIN; THENCE NORTH 24 DEGREES 36 MINUTES 24 SECONDS EAST 874.08 FEET TO AN IRON PIN; THENCE NORTH 67 DEGREES 24 MINUTES 24 SECONDS WEST 249.87 FEET TO AN IRON PIPE; THENCE SOUTH 24 DEGREES 33 MINUTES 28 SECONDS EAST 653.63 FEET TO AN IRON PIPE; THENCE NORTH 66 DEGREES 40 MINUTES 43 SECONDS WEST 102.75 FEET; THENCE NORTH 7 DEGREES 06 MINUTES 25 SECONDS EAST 1177.20 FEET TO THE POINT OF BEGINNING, CONTAINING 19.73 ACRES, MORE OR LESS.

**TRACT 2**  
 PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 29; THENCE SOUTH 0 DEGREES 10 MINUTES 43 SECONDS WEST 486.25 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 36 MINUTES 49 SECONDS WEST 414.19 FEET TO AN IRON PIN; THENCE SOUTH 0 DEGREES 15 MINUTES 02 SECONDS WEST 306.37 FEET TO AN IRON PIN; THENCE NORTH 0 DEGREES 17 MINUTES 49 SECONDS EAST 362.39 FEET TO AN IRON PIN; THENCE WEST 127.00 FEET TO AN IRON PIN; THENCE SOUTH 10.00 FEET; THENCE NORTH 81 DEGREES 38 MINUTES 23 SECONDS WEST 413.85 FEET TO AN IRON PIN; THENCE NORTH 11 DEGREES 39 MINUTES 37 SECONDS WEST 1428.04 FEET TO AN IRON PIPE; THENCE NORTH 89 DEGREES 55 MINUTES 52 SECONDS EAST 1537.63 FEET TO THE POINT OF BEGINNING, CONTAINING 39.45 ACRES, MORE OR LESS.



SCALE IN FEET  
 0 300 600  
 ● = IRON PIN  
 ○ = IRON PIPE  
 □ = STONE  
 BASIS OF BEARINGS: N 89°55'52" E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29.



I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT CORRECTLY REPRESENTS THE RESULTS OF A LAND SURVEY MADE UNDER MY DIRECTION.

*John W. Garrison, Jr.*  
 PROFESSIONAL LAND SURVEYOR NO. 1564

NO PART OF THIS SURVEY IS WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. LICENSE EVIDENCE: 11/7/20/2006 NOVEMBER 22, 2005 DATE

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CASE #: 2007-02 11-86  
 INDEX #: 05-29-401-019

**ZONING VARIANCE CHECK LIST**

DATE: 1/2/07

INSPECTED BY: LW

PETITIONER: Myers, Melissa  
 ADDRESS: 7103 Irwin Bridge Road and 7285 Spring Street  
 EXISTING ZONING: A

REQUEST DESCRIPTION: **A variance of the lot area requirement to allow 2 parcels less than 40 acres and a variance to allow the lot depth to exceed 2 ½ times the lot width for 2 parcels.**

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

**SEE ATTACHED PHOTOS**

Frontage	Lineal Feet	Existing Yards (ft.)			Area
		front	side	rear	
<u>Spring Street / Irwin</u>				<u>Varied</u>	<u>59.25 acres</u>
<u>Bridge Road 507 + 306</u>		front	side	rear	

OTHER COMMENTS:

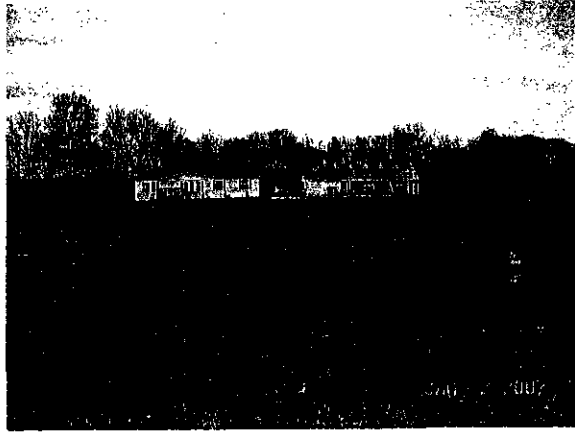
STAFF RECOMMENDATIONS: **Recommend approval. The standards for variation are met.**



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Case #: 2007-02

Address: 7103 Irwin Bridge Road and 7285 Spring Street



7103 Irwin Bridge Road



7285 Spring Street

# County Zoning Case# 2007-02



## 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

0 400 800 Feet



## RECOMMENDED STANDARDS FOR VARIATIONS

Case #: **Myers, Melissa**

Address: **7103 Irwin Bridge Road and 7285 Spring Street**

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 are two existing homes on the property and petitioner desires to divide the property so each home is on a separate lot. The odd configuration with road frontage at separated locations and existing depth prohibit conformance with the lot width/depth ratio requirement.**

- (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 physical circumstances of the property will not change.**