

CASE # 2007-56  
RESOLUTION NUMBER 5-1

**GRANTING A VARIANCE**  
FOR CERTAIN PROPERTY LOCATED AT  
**3801 WOODHAVEN DRIVE, 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 a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioners, **Ralph L. & Carolyn Moore**, have petitioned the Sangamon County Board for a **variance of the lot area requirement to allow 2 parcels less than 40 acres**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **September 20, 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**

SEP 28 2007

*Joe Aiello*  
Sangamon County Clerk

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this 9<sup>th</sup> day of October, 2007 that the request for a variance of the lot area requirement to allow 2 parcels less than 40 acres on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this

Respectfully submitted,

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

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

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

\_\_\_\_\_  
JENNIFER DILLMAN

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

\_\_\_\_\_  
GEORGE PRECKWINKLE

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

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

\_\_\_\_\_  
LINDA DOUGLAS WILLIAMS

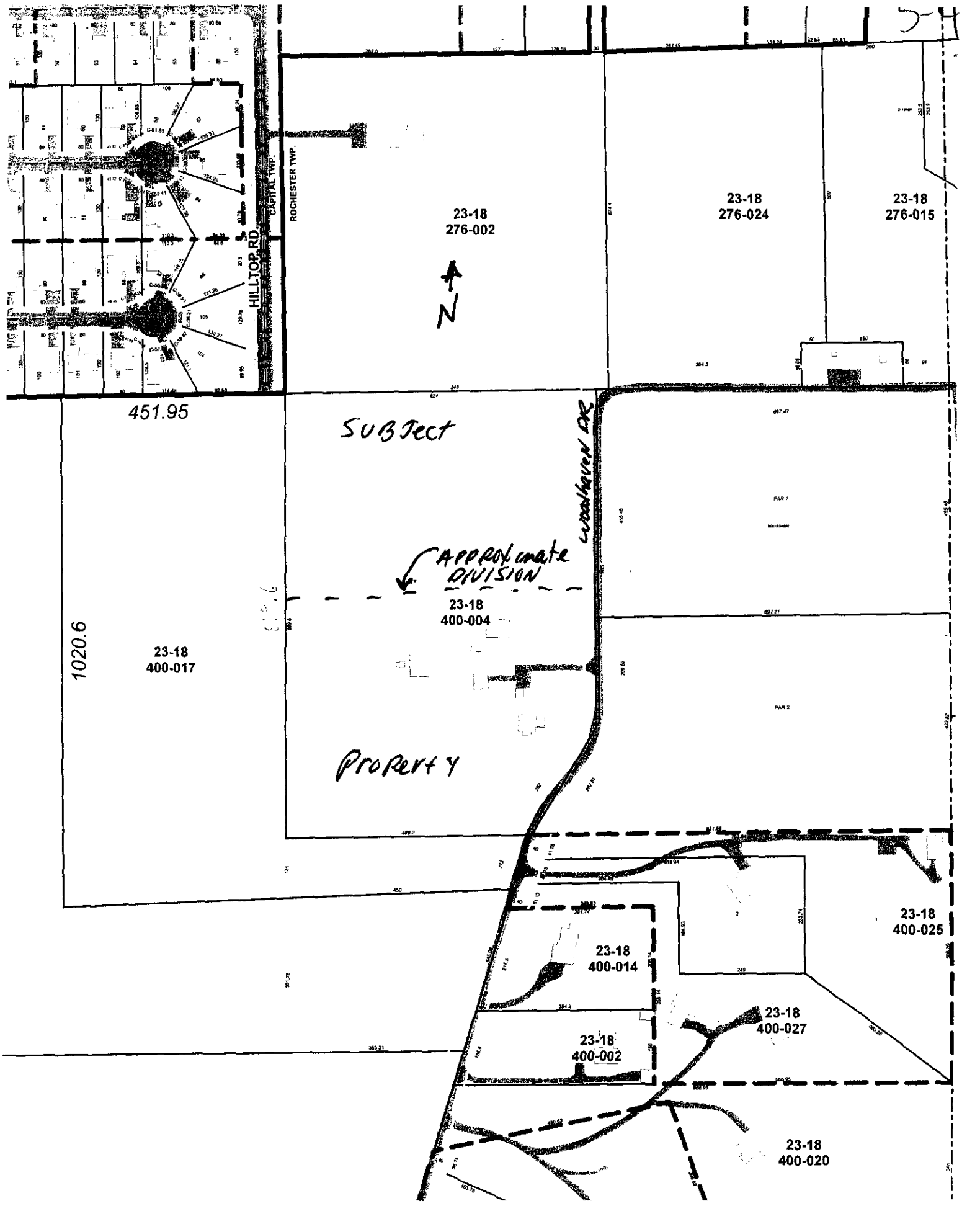
**ATTEST:**

*Joe Aiello*  
\_\_\_\_\_  
SANGAMON COUNTY CLERK

*A. Williams*  
\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

**EXHIBIT A**

Part of the East Half of the Southeast Quarter of Section 18, Township 15 North, Range 4 West of the Third Principal Meridian, described as follows: Beginning at the Northwest corner of said East Half, thence East along the North line of the East Half, Southeast Quarter 624 feet; thence deflecting right 90 degrees 25 minutes, measure 665 feet; thence deflecting right 30 degrees 56 minutes, measure 263 feet; thence deflecting right 58 degrees 39 minutes, measure 488.2 feet to a point on the West line of the East Half, Southeast Quarter; thence deflecting right 90 degrees 21 minutes, measure 889.6 feet to the point of beginning.



54

HILLTOP RD.  
CAPITAL TWP.

ROCHESTER TWP.

23-18  
276-002

23-18  
276-024

23-18  
276-015

N  
↑

451.95

SUBJECT

WOODHAVEN DR

APPROXIMATE  
DIVISION

23-18  
400-004

1020.6

23-18  
400-017

PROPERTY

23-18  
400-025

23-18  
400-014

23-18  
400-002

23-18  
400-027

23-18  
400-020

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: # 4 NAME: **Andy Goleman**

DOCKET NUMBER: **2007-56**

ADDRESS: **3801 Woodhaven Drive, Springfield, IL 62707**

PETITIONER: **Ralph L. & Carolyn Moore**

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**

AREA: **12.4 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The standards of 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>2007-56</b>
<b>Ralph L. &amp; Carolyn Moore</b> )	
)	PROPERTY LOCATED AT:
)	<b>3801 Woodhaven Drive</b>
)	<b>Springfield, IL 62707</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 **September 20, 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 **3801 Woodhaven Drive, Springfield, IL 62707** 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 Residential and agricultural.
- 5. That the proposed land use of said property is Residential and agricultural.
- 6. That the requested variance of said property is of the lot area requirement to allow 2 parcels 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 approved.

*Charles Chimento*  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Judith Johnson** 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, Byron Deaner, Peggy Egizii, Judith Johnson, Marvin Traylor**

NO:

ABSENT:

*Bob Armstrong*  
RECORDING SECRETARY

**EXHIBIT A**

Part of the East Half of the Southeast Quarter of Section 18, Township 15 North, Range 4 West of the Third Principal Meridian, described as follows: Beginning at the Northwest corner of said East Half, thence East along the North line of the East Half, Southeast Quarter 624 feet; thence deflecting right 90 degrees 25 minutes, measure 665 feet; thence deflecting right 30 degrees 56 minutes, measure 263 feet; thence deflecting right 58 degrees 39 minutes, measure 488.2 feet to a point on the West line of the East Half, Southeast Quarter; thence deflecting right 90 degrees 21 minutes, measure 889.6 feet to the point of beginning.



**SSCRPC** Springfield Sangamon County Regional Planning Commission

**Staff Findings and Recommendation**  
 (inspected 8/30/07 by LW & AJ)

SANGAMON COUNTY ZONING CASE # 2007-56  
 ADDRESS 3801 Woodhaven Drive  
 Property Index # 23-18-400-004

PETITIONER Moore, Ralph L. & Carolyn

REQUESTED ZONING A variance of the lot area requirement to allow 2 parcels less than 40 acres.

PROPOSED LAND USE Separate home from cropland

EXISTING:

ZONING A

LAND USE Single family residence and cropland

ROAD FRONTAGE Woodhaven Drive 524' CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR Residence

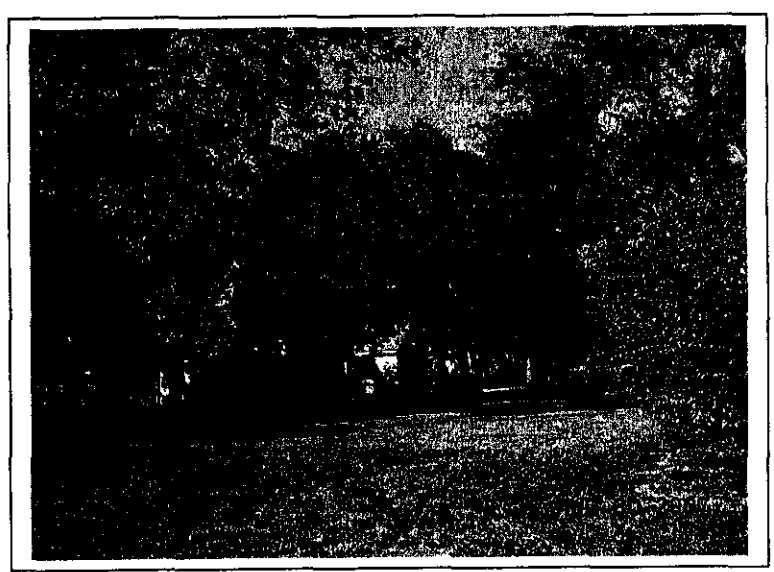
CONDITION OF STRUCTURE Fair

LOT AREA 12.4 acres

FRONT YARD 155'

SIDE YARDS 535' / 296'

REAR YARD 390'

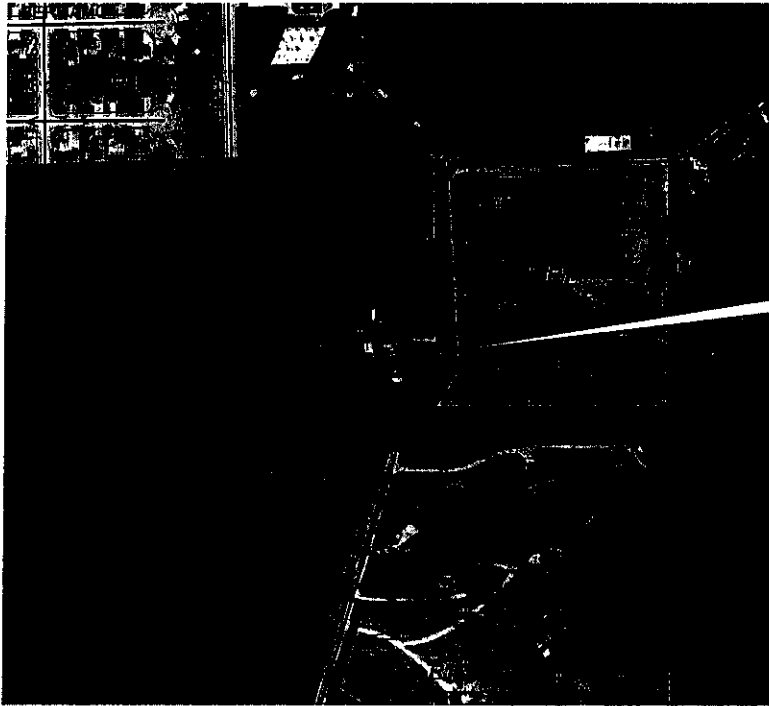


Would the proposed zoning be spot zoning? NA

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

# County Zoning

## Case# 2007-56



Requested:  
Variance

### 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



250 500 1,000 Feet

**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2007-56**

Address: **3801 Woodhaven Drive**

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.

**Petitioner would like to divide the existing home from the cropland.**

- (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 negative impact is anticipated.**