

CASE # 2007-51
RESOLUTION NUMBER 13-1

GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
16068 WATTS ROAD, PLEASANT PLAINS
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, **Francis Edwards**, has petitioned the Sangamon County Board for **variances to allow a parcel in excess of the 5 acres allowed under the one time exception to the bulk regulations provision of the Zoning Ordinance and 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 **August 16, 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
AUG 24 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 September that the request for variances to allow a parcel in excess of the 5 acres allowed under the one time exception to the bulk regulations provision of the Zoning Ordinance and a variance to allow the lot depth to exceed 2 1/2 times the lot width for one parcel on the above described property is hereby approved.

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

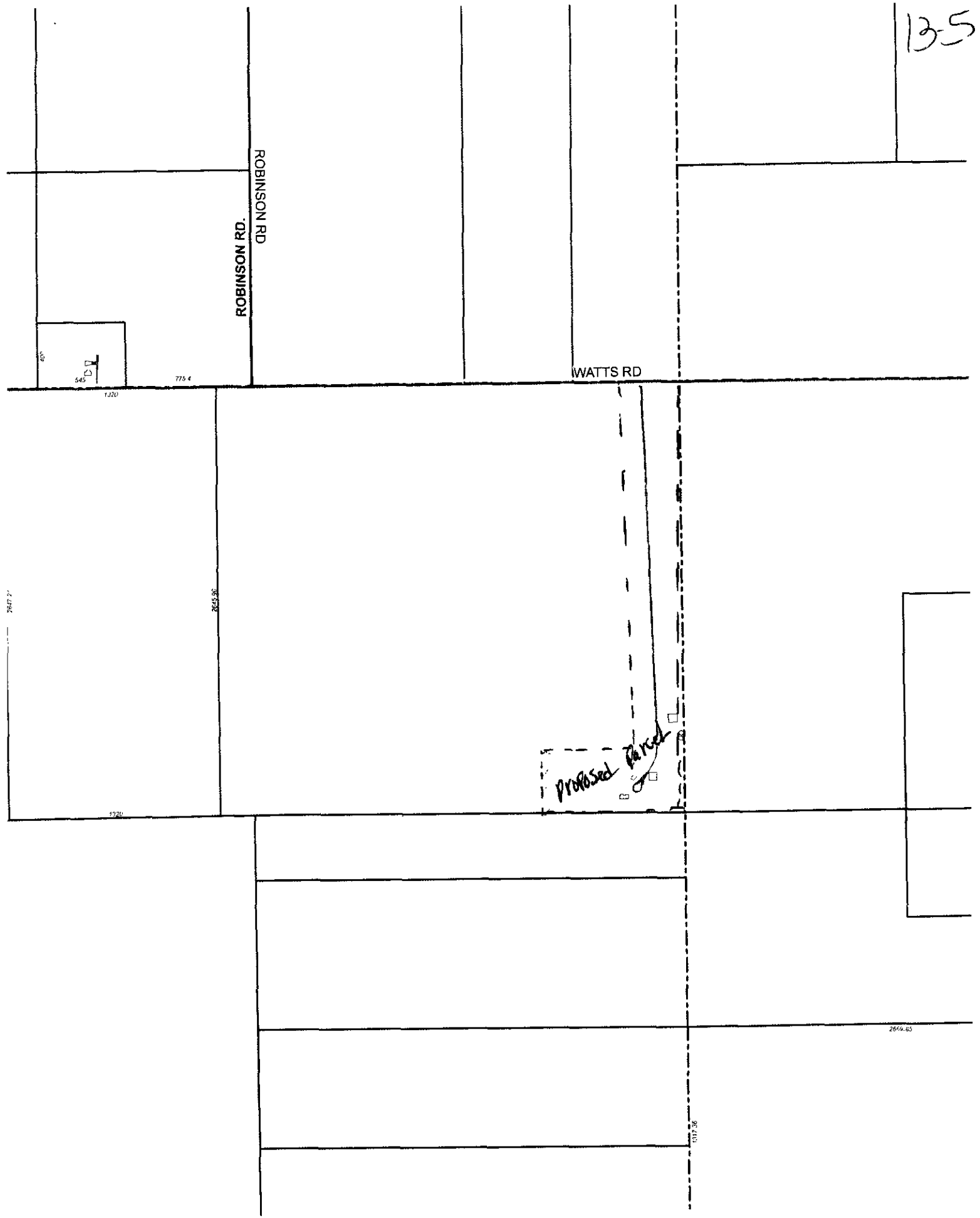
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 16 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN,
SANGAMON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF SAID
SECTION 23; THENCE SOUTH 89°34'41" WEST ON THE QUARTER SECTION LINE
FOR A DISTANCE OF 650.00 FEET; THENCE NORTH 00°36'23" WEST FOR A
DISTANCE OF 420.38 FEET; THENCE NORTH 89°40'34" EAST FOR A DISTANCE OF
470.37 FEET; THENCE NORTH 02°20'33" WEST FOR A DISTANCE OF 2185.02 FEET;
THENCE NORTH 89°38'00" EAST FOR A DISTANCE OF 253.62 FEET; THENCE SOUTH
00°26'06" EAST ON THE SECTION LINE FOR A DISTANCE OF 2603.13 FEET TO THE
POINT OF BEGINNING, CONTAINING 17.16 ACRES, MORE OR LESS.

135

ROBINSON RD.
ROBINSON RD

WATTS RD

Proposed Parcel



1320

775.4

1720

2643.96

2643.96

2643.96

2643.96

2643.96

2643.96

545

400

2643.96

RECAP
(For County Board Use)

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

DOCKET NUMBER: **2007-51**

ADDRESS: **16068 Watts Road, Pleasant Plains, IL 62677**

PETITIONER: **Francis Edwards**

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

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with variances to allow a parcel in excess of the 5 acres allowed under the one time exception to the bulk regulations provision of the Zoning Ordinance and a variance to allow the lot depth to exceed 2 ½ times the lot width for one parcel.**

AREA: **17.16 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: 2007-51
Francis Edwards))
)	PROPERTY LOCATED AT:
)	16068 Watts Road
)	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 **August 16, 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 **16068 Watts Road, Pleasant Plains, IL 62677** and more particularly described as:

See Exhibit A

Page 2

- 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 and out building.**
- 5. That the proposed land use of said property is **Separate home from farm land.**
- 6. That the requested **variances** of said property is: **to allow a parcel in excess of the 5 acres allowed under the one time exception to the bulk regulations provision of the Zoning Ordinance and a variance to allow the lot depth to exceed 2 ½ 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 **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.**

Charlie 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 **Barbara Braner.**

The vote of the Board was as follows:

YES: **Charles Chimento, Peggy Egizii, Patrick Somers, Marvin Traylor, Barbara Braner**

NO:

ABSENT: **Judith Johnson**

RD Armstrong
RECORDING SECRETARY

EXHIBIT A

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 16 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN,
SANGAMON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF SAID
SECTION 23; THENCE SOUTH 89°34'41" WEST ON THE QUARTER SECTION LINE
FOR A DISTANCE OF 650.00 FEET; THENCE NORTH 00°36'23" WEST FOR A
DISTANCE OF 420.38 FEET; THENCE NORTH 89°40'34" EAST FOR A DISTANCE OF
470.37 FEET; THENCE NORTH 02°20'33" WEST FOR A DISTANCE OF 2185.02 FEET;
THENCE NORTH 89°38'00" EAST FOR A DISTANCE OF 253.62 FEET; THENCE SOUTH
00°26'06" EAST ON THE SECTION LINE FOR A DISTANCE OF 2603.13 FEET TO THE
POINT OF BEGINNING, CONTAINING 17.16 ACRES, MORE OR LESS.

1310

SSCRPC Springfield Sangamon County Regional Planning Commission

Staff Findings and Recommendation
(inspected 8/2/07 by LW & AJ)

SANGAMON COUNTY ZONING CASE # 2007-51

ADDRESS 16068 Watts Road

Property Index # Pt. 11-23-200-002

PETITIONER Edwards, Francis

REQUESTED ZONING Variances to allow a parcel in excess of the 5 acres allowed under the one time exception to the bulk regulations provision of the Zoning Ordinance and a variance to allow the lot depth to exceed 2 1/2 times the lot width for one parcel.

PROPOSED LAND USE Separate single family residence from cropland.

EXISTING:

ZONING A

LAND USE Single family residence and out building

ROAD FRONTAGE Watts Road 254' CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR Residence

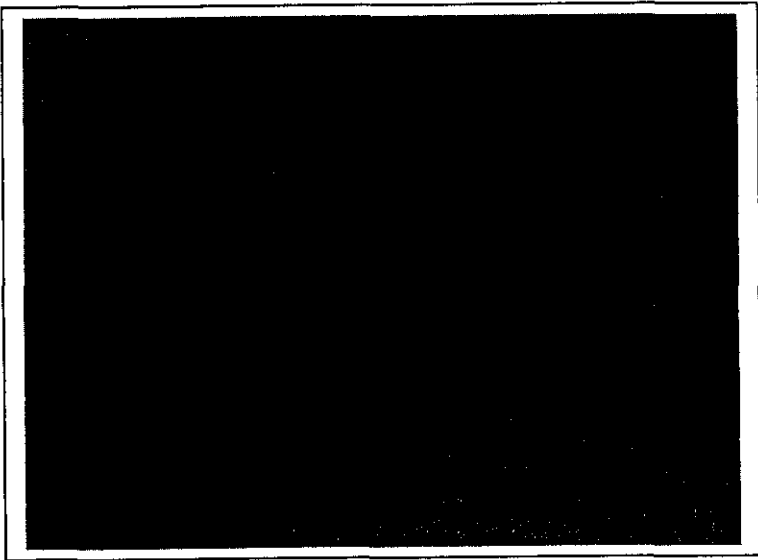
CONDITION OF STRUCTURE Good

LOT AREA 17.16 acres

FRONT YARD 2210'

SIDE YARDS 422'/168'

REAR YARD 205'

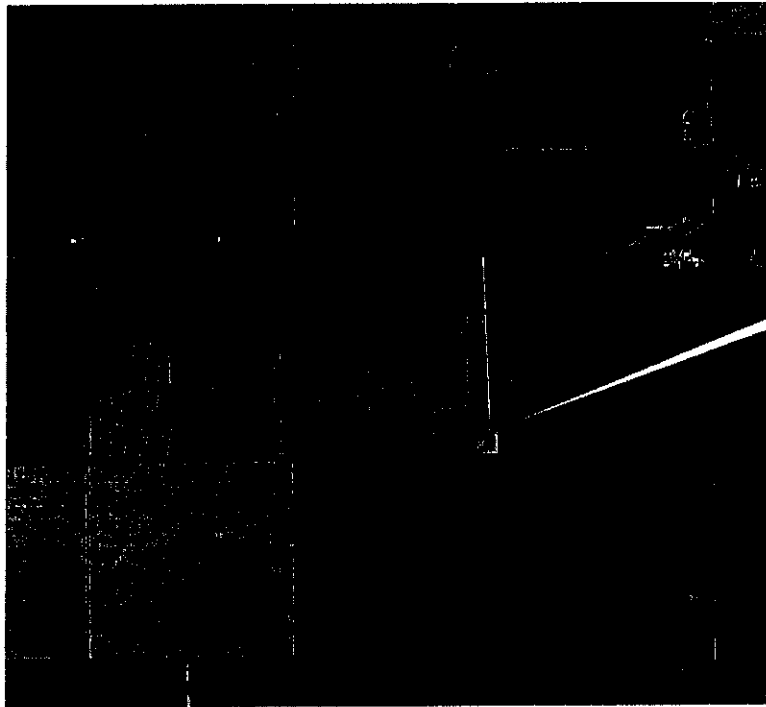


Would the proposed zoning be spot zoning? NA

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

County Zoning

Case# 2007-51



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



0 300 600 1,200 Feet

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2007-51**

Address: **16068 Watts 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 as allowed under the one-time exception to the bulk regulations provision of the zoning ordinance.

- (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 variance would allow the division of the existing home, that sits nearly a 1/2 mile from the road and approximately 205 feet from the rear property line, from the tillable ground.

- (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.