

CASE # 2007-46⁽⁷⁾
RESOLUTION NUMBER 8-1

GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
8295 BOMKE RD, 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:

The East 660 feet of the West 1320 feet of the North 1158.82 feet of the Northeast Quarter of Section 31, Township 16 North, Range 6 West of the Third Principal Meridian.

WHEREAS, the Petitioner, **Don Trott**, has petitioned the Sangamon County Board for a **variance to allow two parcels less than 40 acres 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, 2007 that the request for a variance to allow two parcels less than 40 acres 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

8-3

2637.33

660

13-31
200-021

SUBJECT

13-31
200-020

365

Proposed
Tract

400

1158.82

BOMKE, RD.

.84

150

396.57

354.49

267.24

13-31
200-009

13-31
200-022

13-31
200-011

13-31
200-014

29, r

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 1 NAME: **Tom Fraase**

DOCKET NUMBER: **2007-46**

ADDRESS: **8295 Bomke Rd, Pleasant Plains, IL 62677**

PETITIONER: **Don Trott**

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

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with a variance to allow two parcels less than 40 acres and a variance to allow the lot depth to exceed 2 1/2 times the lot width for one parcel**

AREA: **17.45 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: 2007-46
Don Trott)	
)	PROPERTY LOCATED AT:
)	8295 Bomke Rd
)	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 **8295 Bomke Rd, Pleasant Plains, IL 62677** and more particularly described as:

The East 660 feet of the West 1320 feet of the North 1158.82 feet of the Northeast Quarter of Section 31, Township 16 North, Range 6 West of the Third Principal Meridian.

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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/farm.
- 5. That the proposed land use of said property is Residential/farm.
- 6. That the requested variances of said property are to allow two parcels less than 40 acres and to allow the lot depth to exceed 2 1/2 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 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: Charles Chimento, Peggy Egizii, Patrick Somers, Marvin Traylor, Barbara Braner

NO:

ABSENT: Judith Johnson

RD Armstrong
RECORDING SECRETARY

SSCRPC Springfield Sangamon County Regional Planning Commission

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

SANGAMON COUNTY ZONING CASE # 2007-46
 ADDRESS 8295 Bomke Road
 Property Index # 13-31-200-020

PETITIONER Trott, Don

REQUESTED ZONING A variance to allow two parcels less than 40 acres and a variance to allow the lot depth to exceed 2 1/2 times the lot depth for one parcel.

PROPOSED LAND USE Separate home from farmland and outbuilding

EXISTING:

ZONING A

LAND USE Single family residence/pasture

ROAD FRONTAGE Bomke Road 660' CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR Residence

CONDITION OF STRUCTURE Good

LOT AREA 17.45 acres

FRONT YARD 117'

SIDE YARDS 212'/395'

REAR YARD 995'

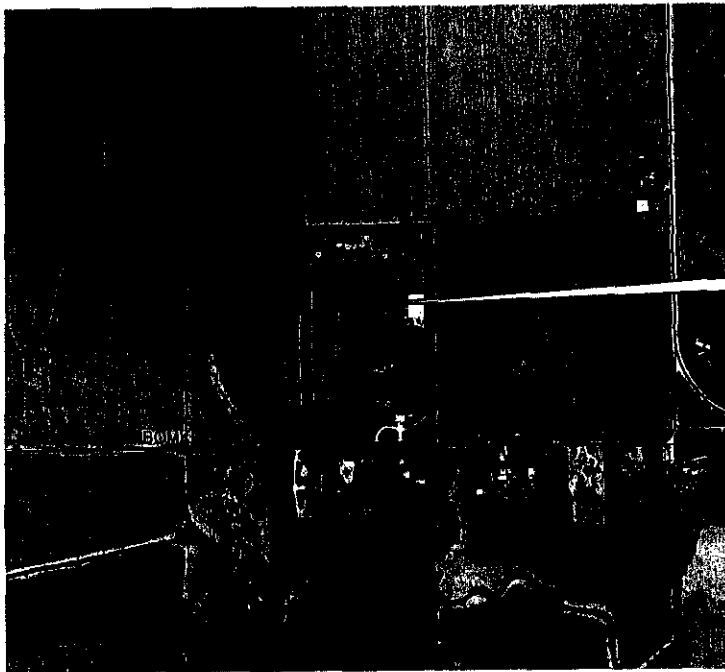


Would the proposed zoning be spot zoning? NA

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

County Zoning

Case# 2007-46



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



**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2007-46**

Address: **8295 Bomke 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.

Petitioner would like to divide the existing home from the pasture land.

- (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.