

CASE # 2008-42  
RESOLUTION NUMBER 41

**GRANTING VARIANCES**  
FOR CERTAIN PROPERTY LOCATED AT  
**2674 KREPEL ROAD, BUFFALO**  
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 South 330' of the West 660' of the North ½ of the South ½ of the Northwest Quarter of Section 16, Township 16, North, Range 2 West of the Third Principal Meridian.**

WHEREAS, the Petitioner, **Jewell A. Mathias**, has petitioned the Sangamon County Board for **variances to allow 2 parcels less than 40 acres and 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 **July 17, 2008**, 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.

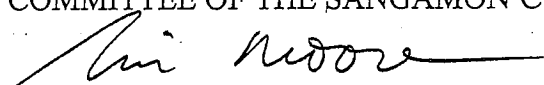
**WITNESSETH**  
**AUG 01 2008**  
*Joe Aiello*  
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 12<sup>th</sup> day of August, 2008 that the request for variances to allow 2 parcels less than 40 acres and to allow the lot depth to exceed 2 ½ 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 12<sup>th</sup> day of August, 2008.

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

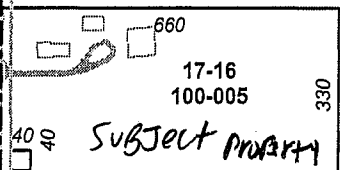
  
COUNTY BOARD CHAIRMAN

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17-16  
100-001

KREPEL RD

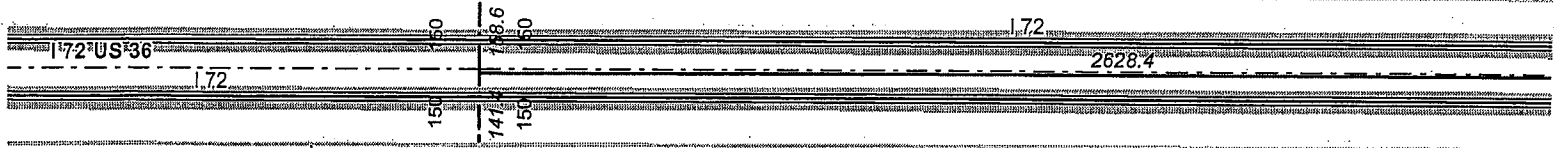
17-16  
100-004



17-16  
100-006

FA-72 SEC 84-10-3-225

FA-72 SEC 84-10-3-225  
2628.26



1075.51

347.6

2628.78

MENDENHALL RD

G-143BB

TR 2

TR 3

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: #3 NAME: David Mendenhall

DOCKET NUMBER: 2008-42

ADDRESS: 2674 Krepel Road, Buffalo, IL 62515

PETITIONER: Jewell A. Mathias

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

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

AREA: 4.96 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: Recommend approval of requested  
variances. 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: <b>2008-42</b>
<b>Jewell A. Mathias</b> )	
)	PROPERTY LOCATED AT:
)	<b>2674 Krepel Road</b>
)	<b>Buffalo, IL 62515</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 **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 **July 17, 2008** 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 **2674 Krepel Road, Buffalo, IL 62515** and more particularly described as:

**The South 330' of the West 660' of the North ½ of the South ½ of the Northwest Quarter of Section 16, Township 16, North, Range 2 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 **one single family residence.**
5. That the proposed land use of said property is **two single family residences.**
6. That the requested **variances** of said property are **to allow 2 parcels less than 40 acres and 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.**

\_\_\_\_\_  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Marvin Traylor** 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, Marvin Traylor, John Luchessi**

NO:

ABSENT: **Judith Johnson**

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

**SSCRPC** Springfield Sangamon County Regional Planning Commission

**Staff Findings and Recommendation**  
 (inspected 6/30/08 by & AJ)

SANGAMON COUNTY ZONING CASE # 2008-42  
 ADDRESS 2674 Krepel Road  
 Property Index # 17-16-100-005

PETITIONER Mathias, Jewell A.

REQUESTED ZONING Variances to allow 2 parcels less than 40 acres and to allow the lot depth to exceed 2 1/2 times the lot width for one parcel.

PROPOSED LAND USE 2 single family residences

EXISTING:

ZONING A

LAND USE Single family residence

ROAD FRONTAGE Krepel Rd. - 330'      CONDITION OF PAVEMENT Fair

STRUCTURE DESIGNED FOR Residence

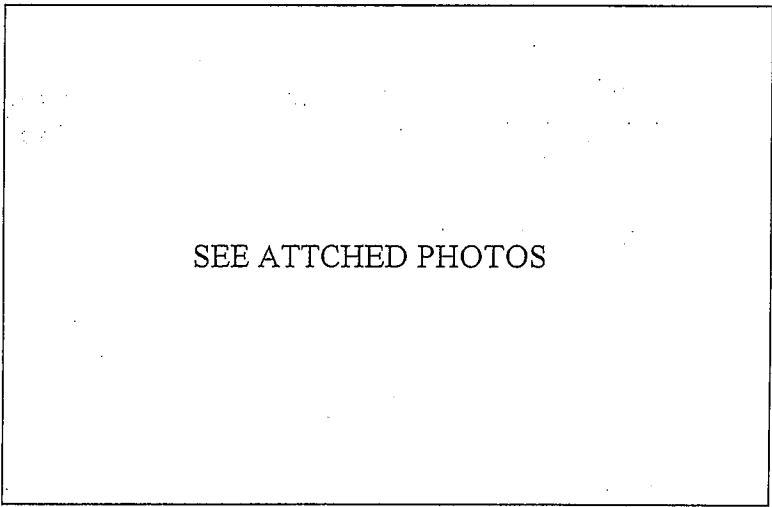
CONDITION OF STRUCTURE Good

LOT AREA 4.96 acres

FRONT YARD 90'

SIDE YARDS 210' / 60'

REAR YARD 503'



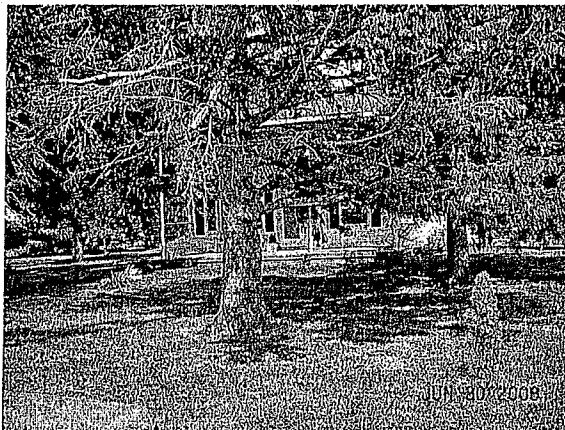
Would the proposed zoning be spot zoning? N/A

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

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Case #: 2008-42

Address: 2674 Krepel Road



**2008-42A 2674 Krepel Road**



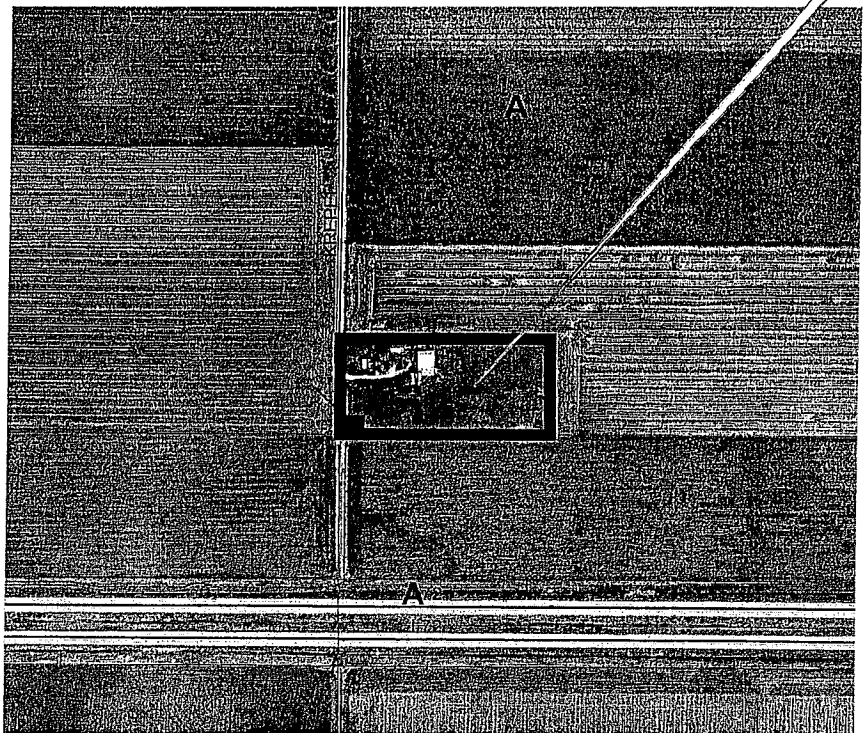
**2008-42B**



# County Zoning

## Case# 2008-42

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

SSCRPC Springfield Sangamon County Regional Planning Commission

0 200 400 800 Feet



410

**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2008-42**

Address: **2674 Krepel 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.

**The variance would allow the existing home, which sits over 3700 ft. from the nearest residential structure, to be divided off, creating a new building site.**

- (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.**