

CASE # 2008-35 5-1
RESOLUTION NUMBER

GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
757 STANTON AIRPORT ROAD, RIVERTON
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, **Kay Bedolli**, has petitioned the Sangamon County Board for **variances to allow 0' of road frontage instead of the required 20', to allow the lot width to be met greater than 60' from the public road 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 **June 19, 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.

FILED

JUN 27 2008

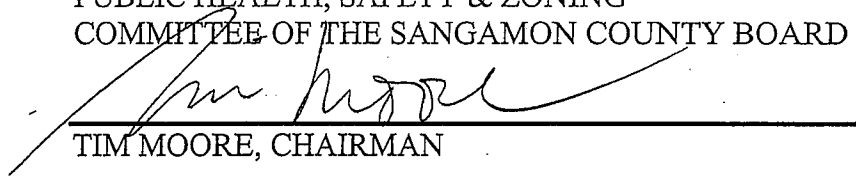
Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 8th day of July, 2008 that the request for variances to allow 0' of road frontage instead of the required 20', to allow the lot width to be met greater than 60' from the public road and 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 8th day of July, 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

EXHIBIT A

That part of the following described real estate that lies in Section 26, Township 16 North, Range 4 West of the Third Principal Meridian: Part of the Northeast quarter of Section 26 part of the West half of the West Half of the Northwest quarter of Section 25, both being in Township 16 North, Range 4 West of the Third Principal Meridian in Sangamon County, Illinois, more particularly described as follows: Commencing at an iron pin found marking the Northwest corner of the Northeast quarter of said Section 26; thence Easterly along the North line of said Section 26, 743.33 feet to a found iron pin located 25.55 feet West of the Southeast corner of an access easement in Section 23 as surveyed in August 1967 by Raynolds & Walschleger for Lena Cromley, marking the true point of beginning; thence South 00 degrees 15 minutes 21 seconds West 2364.86 feet to a set iron pin; thence North 85 degrees 13 minutes 19 seconds East 1918.86 feet to a set iron pin; thence South 00 degrees 24 minutes 58 seconds East, 145.82 feet to a set iron pin; thence North 89 degrees 54 minutes 12 seconds East, 373.73 feet to a set iron pin; thence North 00 degrees 24 minutes 59 seconds West 1047.79 feet to a set pin; thence South 89 degrees 54 minutes 12 seconds West 373.73 feet; thence South 00 degrees 24 minutes 59 seconds East, 370.30 feet to a set iron pin; thence South 86 degrees 49 minutes 47 seconds West, 569.41 feet to a set iron pin; thence South 85 degrees 18 minutes 58 seconds West, 1316.17 feet to a set iron pin; thence North 00 degrees 15 minutes 21 seconds East, 1812.34 feet to an iron pin found marking the Southeast corner of the aforesaid access easement; thence North 90 degrees 00 minutes 00 seconds West, 25.55 feet to the true point of beginning.

OAK CREST RD.

OAK CREST RD.

STANTON AIRPORT RD.

2008-35
Bedolli
757 Stanton Airport Rd
15-26-0-200-010

SUBJECT PROPERTY

Sangamon River

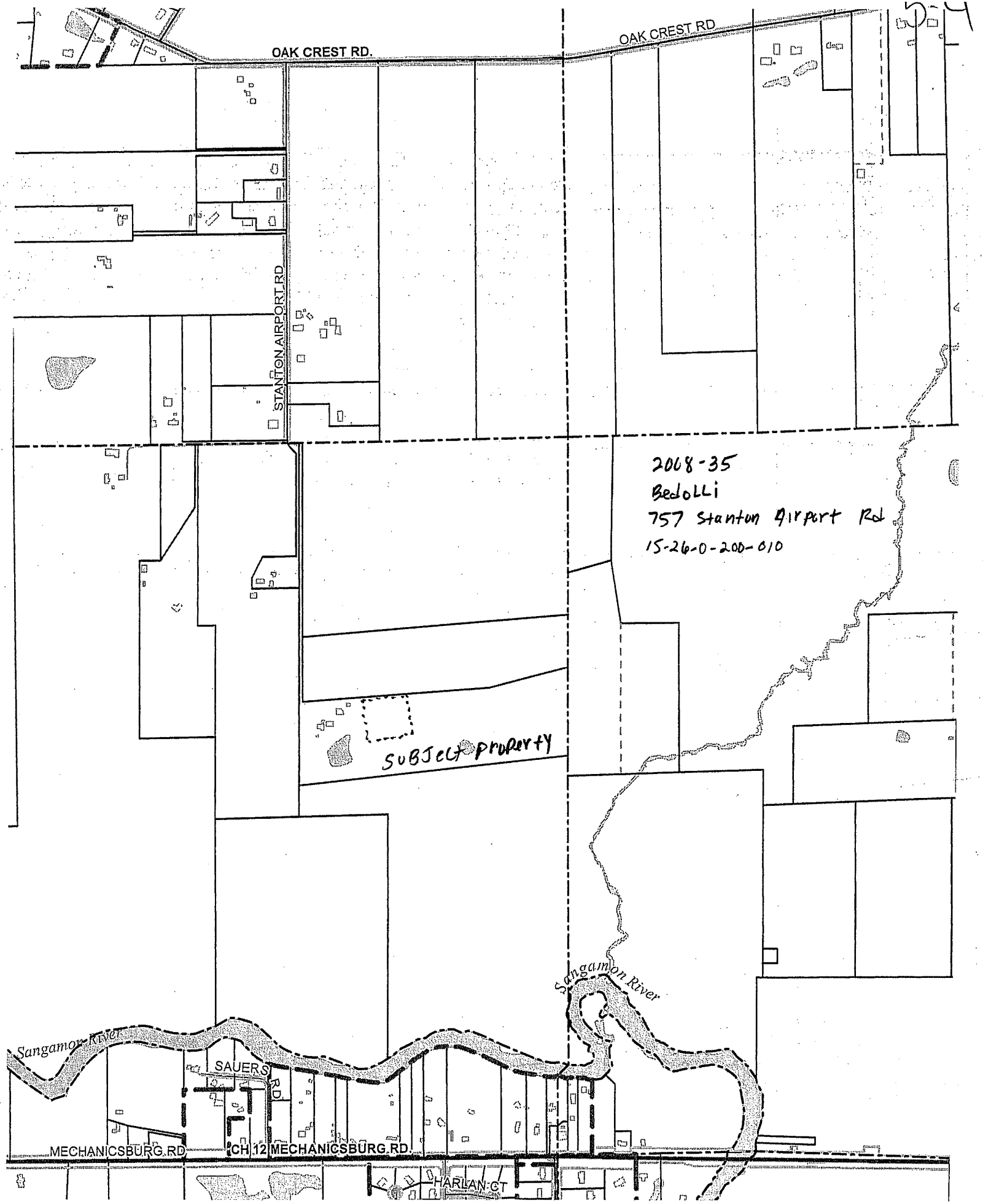
Sangamon River

SAUERS RD

MECHANICSBURG RD.

CH 12 MECHANICSBURG RD.

HARLAN CT



RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #3 NAME: **David Mendenhall**

DOCKET NUMBER: **2008-35**

ADDRESS: **757 Stanton Airport Road, Riverton**

PETITIONER: **Kay Bedolli**

PRESENT ZONING CLASSIFICATION: **"A" Agricultural District with a CPU for a Bed and Breakfast**

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with a CPU for a Bed and Breakfast and variances to allow 0' of road frontage instead of the required 20', to allow the lot width to be met greater than 60' from the public road and to allow the lot depth to exceed 2 1/2 times the lot width for one parcel.**

AREA: **26.22 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: **2008-35**
 Kay Bedolli)
)
) PROPERTY LOCATED AT:
) **757 Stanton Airport Road**
) **Riverton, IL 62561**
)

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 **June 19, 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 **757 Stanton Airport Road, Riverton, IL 62561** and more particularly described as:

See Exhibit A

5-7

Page 2

3. That the present zoning of said property is "A" Agricultural District with a CPU for a Bed and Breakfast.
4. That the present land use of said property is Single family residence and bed and breakfast.
5. That the proposed land use of said property is Divide off parcel for another single family residence.
6. That the requested variances of said property are to allow 0' of road frontage instead of the required 20', to allow the lot width to be met greater than 60' from the public road 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.

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 **Marvin Traylor**.

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Judith Johnson, Marvin Traylor, Don Wulf**

NO:

ABSENT: **Peggy Egizii**

Bob Armstrong
RECORDING SECRETARY

EXHIBIT A

That part of the following described real estate that lies in Section 26, Township 16 North, Range 4 West of the Third Principal Meridian: Part of the Northeast quarter of Section 26 part of the West half of the West Half of the Northwest quarter of Section 25, both being in Township 16 North, Range 4 West of the Third Principal Meridian in Sangamon County, Illinois, more particularly described as follows: Commencing at an iron pin found marking the Northwest corner of the Northeast quarter of said Section 26; thence Easterly along the North line of said Section 26, 743.33 feet to a found iron pin located 25.55 feet West of the Southeast corner of an access easement in Section 23 as surveyed in August 1967 by Reynolds & Walschleger for Lena Cromley, marking the true point of beginning; thence South 00 degrees 15 minutes 21 seconds West 2364.86 feet to a set iron pin; thence North 85 degrees 13 minutes 19 seconds East 1918.86 feet to a set iron pin; thence South 00 degrees 24 minutes 58 seconds East, 145.82 feet to a set iron pin; thence North 89 degrees 54 minutes 12 seconds East, 373.73 feet to a set iron pin; thence North 00 degrees 24 minutes 59 seconds West 1047.79 feet to a set pin; thence South 89 degrees 54 minutes 12 seconds West 373.73 feet; thence South 00 degrees 24 minutes 59 seconds East, 370.30 feet to a set iron pin; thence South 86 degrees 49 minutes 47 seconds West, 569.41 feet to a set iron pin; thence South 85 degrees 18 minutes 58 seconds West, 1316.17 feet to a set iron pin; thence North 00 degrees 15 minutes 21 seconds East, 1812.34 feet to an iron pin found marking the Southeast corner of the aforesaid access easement; thence North 90 degrees 00 minutes 00 seconds West, 25.55 feet to the true point of beginning.

SSCRPC Springfield Sangamon County Regional Planning Commission

Staff Findings and Recommendation
 (inspected 6/5/08 by MB & AJ)

SANGAMON COUNTY ZONING CASE # 2008-35
 ADDRESS 757 Stanton Airport Road
 Property Index # 15-26-200-010

PETITIONER Bedolli, Kay

REQUESTED ZONING A variance to allow 0' of road frontage instead of the required 20', to allow the lot width to be met greater than 60' from the public road and to allow the lot depth to exceed 2 1/2 times the lot width for one parcel.

PROPOSED LAND USE Divide off parcel, (approximately 1 acre) for another single family residence.

EXISTING:

ZONING Agricultural with a Conditional Permitted Use.

LAND USE Single family residence with a bed and breakfast.

ROAD FRONTAGE Stanton Airport Rd. - 25.25' CONDITION OF PAVEMENT Fair

STRUCTURE DESIGNED FOR Residence

CONDITION OF STRUCTURE Good

LOT AREA 26.22

FRONT YARD 125'

SIDE YARDS 165' / 264'

REAR YARD 363'



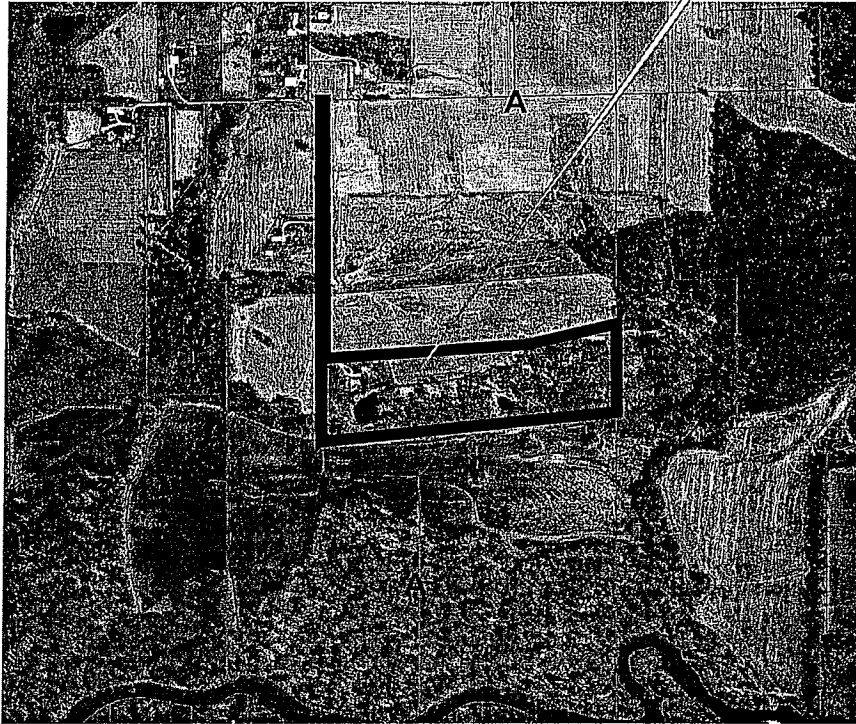
Would the proposed zoning be spot zoning? N/A

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

County Zoning

Case# 2008-35

Requested:
Variance

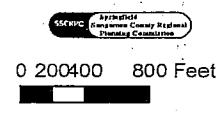


County Zoning

	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



5-11

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: 2008-35

Address: 757 Stanton Airport 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 subject property is located ¼ mile from the road so any division would require such variances.

- (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.