

CASE # 2008-36  
RESOLUTION NUMBER 60-1

**GRANTING VARIANCES**  
FOR CERTAIN PROPERTY LOCATED AT  
**10,781 THUNDERBIRD ROAD, LOAMI**  
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, **Dale Molohon.**, 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 **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

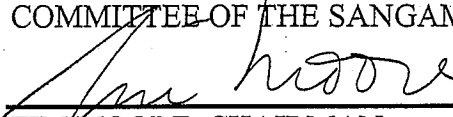
*Joe Diello*  
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 8<sup>th</sup> day of July, 2008 that the request for 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 on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 8<sup>th</sup> 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

The Northwest Quarter of the Northwest Quarter of Section 35, Township 14 North, Range 7 West of the Third Principal Meridian in Sangamon County, Illinois, EXCEPT that part described as follows:

Commencing at an iron pin at the Southwest corner of said Quarter Quarter Section; thence North 0 degrees 09 minutes 15 seconds East 40.00 feet to an iron pin at the point of beginning; thence North 0 degrees 09 minutes 15 seconds 389.00 feet to an iron pin; thence South 89 degrees 43 minutes 24 seconds East 553.00 feet to an iron pin; thence South 0 degrees 09 minutes 15 seconds West 82.00 feet to an iron pin; thence South 89 degrees 43 minutes 24 seconds East 10 feet to an iron pin; thence 0 degrees 09 minutes 15 seconds West 307 feet to an iron pin; thence North 89 degrees 43 minutes 24 seconds West 563.00 feet to the point of beginning.

6-4

27-28  
300-008

27-27  
400-008

27-26  
300-016

2008-36  
MULOHUN  
10781 THUNDERBIRD RD.  
27-35-100-012

27-35  
100-006

SUBJECT  
PROPERTY

27-35  
100-012

27-35  
100-007

27-35  
100-013

10441

Pole Barn

THUNDERBIRD RD

THUNDERBIRD RD

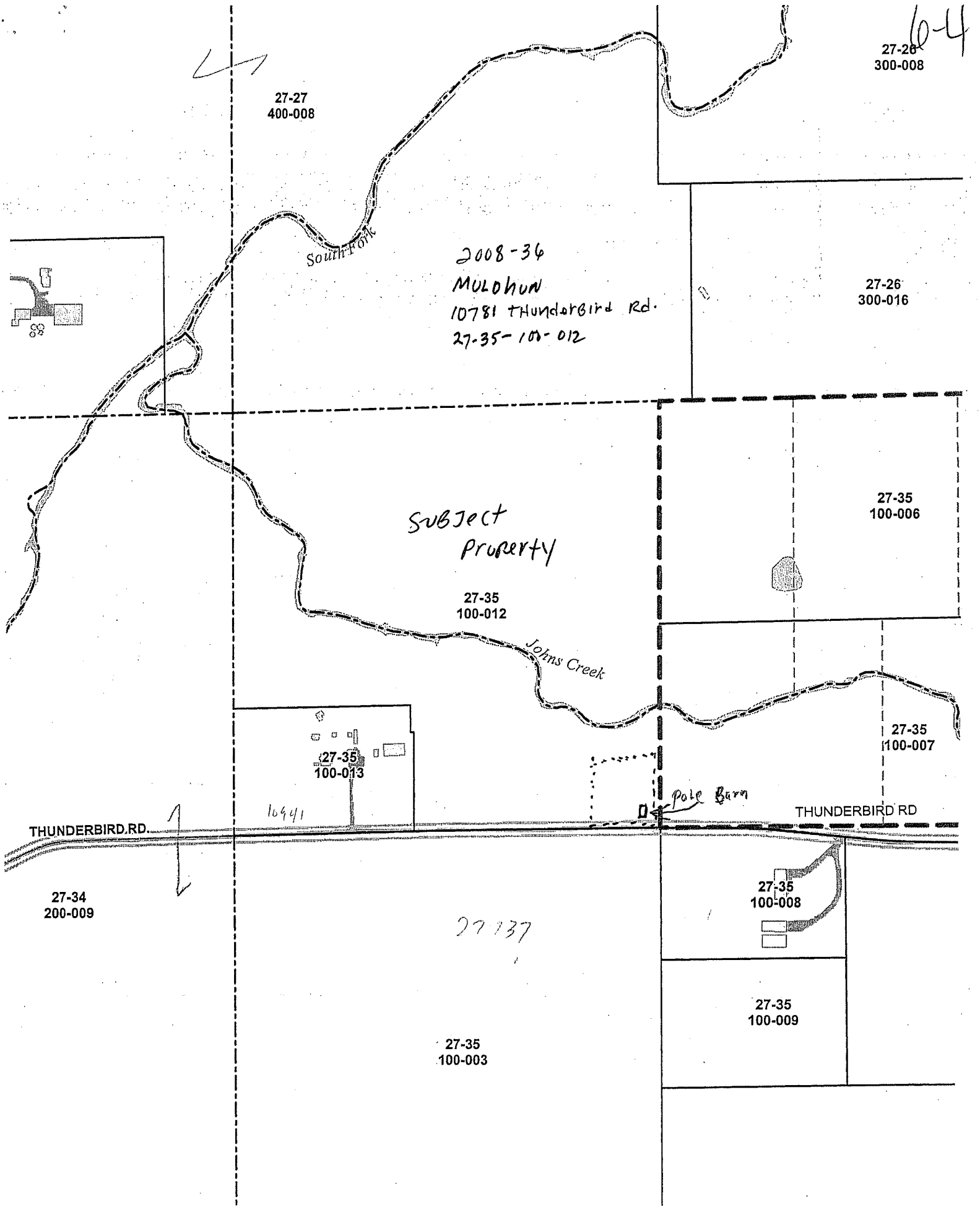
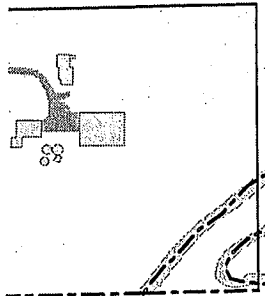
27-34  
200-009

27-35  
100-008

27 137

27-35  
100-009

27-35  
100-003



RECAP  
(For County Board Use)

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

DOCKET NUMBER: **2008-36**

ADDRESS: **10,781 Thunderbird Road, Loami, Il 62661-8456**

PETITIONER: **Dale Molohon**

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: **34.99 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

606

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: ) DOCKET NO: **2008-36**  
 Dale Molohon )  
 )  
 ) PROPERTY LOCATED AT:  
 ) **10,781 Thunderbird Road**  
 ) **Loami, IL 62661-8456**  
 )

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 **10,781 Thunderbird Road, Loami, IL 62661-8456** and more particularly described as:

See Exhibit A

6-7

Page 2

3. That the present zoning of said property is "A" Agricultural District.
4. That the present land use of said property is a pole barn and crop land.
5. That the proposed land use of said property is to create a new building site for a home.
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 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 **Don Wulf** 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 **Byron Deaner**.

The vote of the Board was as follows:

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

NO:

ABSENT: **Peggy Egizii**

R. D. Armstrong  
RECORDING SECRETARY

68

**EXHIBIT A**

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**SSCRPC**

**Springfield  
Sangamon County Regional  
Planning Commission**

**Staff Findings and Recommendation**

(inspected 6/5/08 by MB & AJ)

SANGAMON COUNTY ZONING CASE # 2008-36

ADDRESS 10781 Thunderbird Road

Property Index # 27-35-100-012

PETITIONER Molohon, Dale

REQUESTED ZONING A variance 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 Create a new building site for a single family residence.

EXISTING:

ZONING A

LAND USE Pole barn and crop land

ROAD FRONTAGE Thunderbird Rd - 768' CONDITION OF PAVEMENT Fair

STRUCTURE DESIGNED FOR N/A

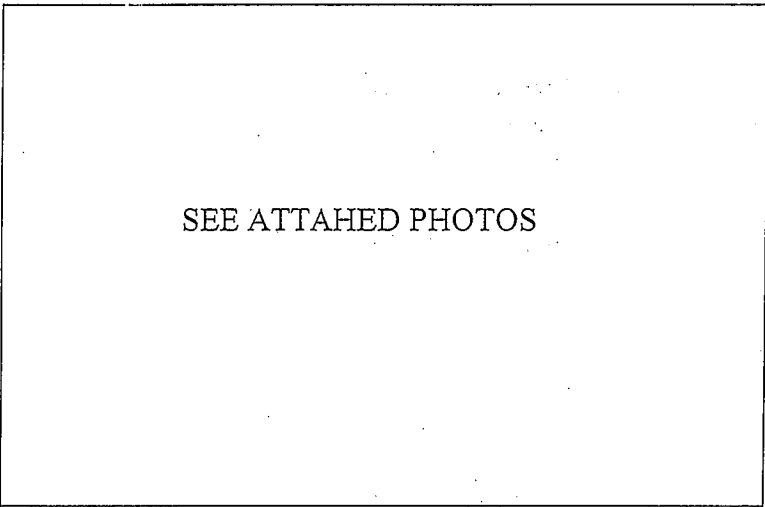
CONDITION OF STRUCTURE N/A

LOT AREA 34.99 acres

FRONT YARD N/A

SIDE YARDS N/A

REAR YARD N/A



Would the proposed zoning be spot zoning? N/A

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

Case #: 2008-36

Address: 10781 Thunderbird Road



**10781 Thunderbird Rd.**

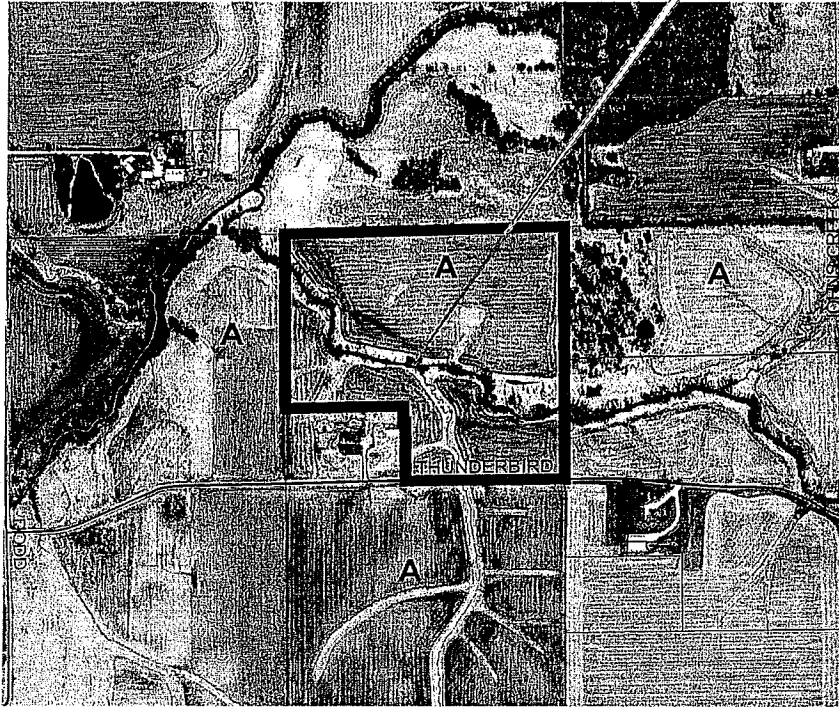


**2008-36B**

# County Zoning

## Case# 2008-36

Requested:  
Variance

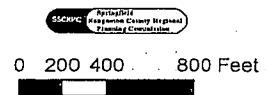


### County Zoning

	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 #: 2008-36

Address: 10781 Thunderbird 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 petitioner must create a new parcel that does not include floodplain property, which some of the subject property sits on.**

- (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.**