

CASE # 2008-40
RESOLUTION NUMBER 8-1

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
3200 Block of State Route 97, 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 a variance to** the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

Tracts 1, 2 and 3 on a plat of survey in the Southwest Quarter of Section 9, Township 16 North, Range 6 West of the Third Principal Meridian, recorded March 21, 2007 as document number 2007R09202.

WHEREAS, the Petitioner, **Richard McCormick.**, has petitioned the Sangamon County Board for a **variance to allow a parcel greater than 5 acres 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 variance;** and

WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

FILED

JUN 27 2008

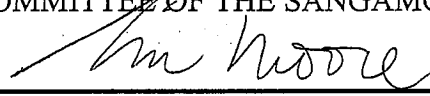
Joe Aiello
Sangamon County Clerk

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 a variance to allow a parcel greater than 5 acres 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:

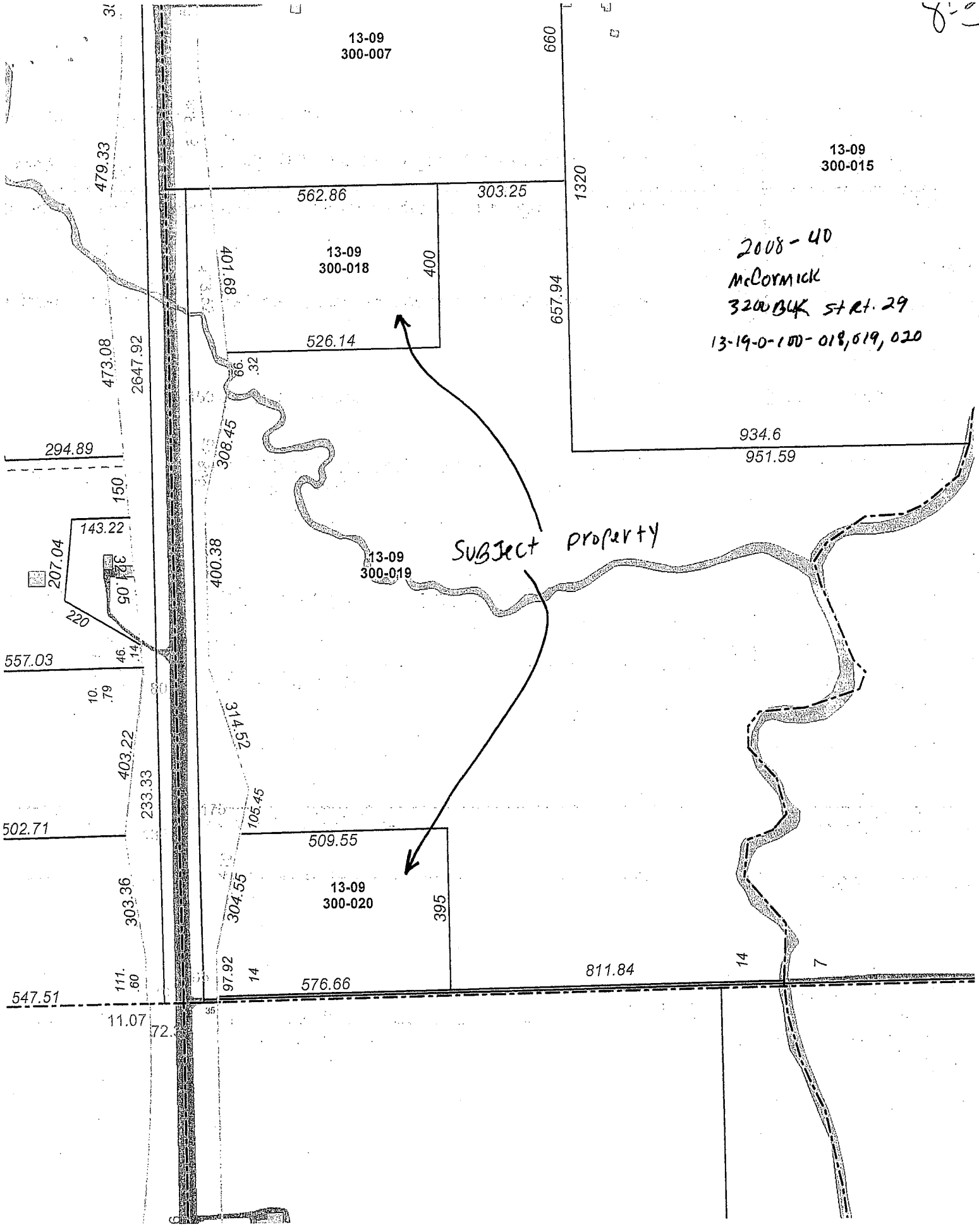

SANGAMON COUNTY CLERK
COUNTY BOARD CHAIRMAN

8-9

13-09
300-007

13-09
300-015

2008-40
McCORMICK
3200 BLK ST RT. 29
13-19-0-100-018, 019, 020



SUBJECT PROPERTY

13-09
300-018

13-09
300-019

13-09
300-020

31
479.33
473.08
2647.92
294.89
150
143.22
207.04
220
557.03
46.14
10.79
403.22
233.33
502.71
303.36
111.60
547.51
11.07
72

660
1320
657.94

562.86
303.25
400
526.14
89.68
66.32
308.45
400.38
314.52
105.45
509.55
395
304.55
97.92
14
576.66
811.84
14
7

934.6
951.59

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 1 NAME: Tom Fraase

DOCKET NUMBER: 2008-40

ADDRESS: 3200 Block of State Route 97, Pleasant Plains, IL 62677

PETITIONER: Richard McCormick

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: "A" Agricultural District with a variance to
allow a parcel greater than 5 acres for one
parcel

AREA: 56.357 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

84

SANGAMON COUNTY ZONING BOARD OF APPEALS
SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:) DOCKET NO: 2008-40
Richard McCormick)
)
) PROPERTY LOCATED AT:
) 3200 Block of State Route 97
) 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 a **variance** 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 **the 3200 Block of State Route 97, Pleasant Plains, IL 62677** and more particularly described as:

Tracts 1, 2 and 3 on a plat of survey in the Southwest Quarter of Section 9, Township 16 North, Range 6 West of the Third Principal Meridian, recorded March 21, 2007 as document number 2007R09202.

- 3. That the present zoning of said property is "A" Agricultural District.
- 4. That the present land use of said property vacant land, Agricultural land.
- 5. That the proposed land use of said property is to combine 3 parcels into 2 parcels for 2 single family residence home sites.
- 6. That the requested variance of said property is to allow a parcel greater than 5 acres 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 variance 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 variance 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 **Judith Johnson**.

The vote of the Board was as follows:

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

NO:

ABSENT: **Peggy Egizii**

B.D. Armstrong
RECORDING SECRETARY

SSCRPC

Springfield
Sangamon County Regional
Planning Commission

Staff Findings and Recommendation

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

SANGAMON COUNTY ZONING CASE # 2008-40

ADDRESS 3200 Block of State Route 97

Property Index # 13-09-300- 018, 019, and 020

PETITIONER McCormick, Richard

REQUESTED ZONING A variance to allow a parcel greater than 5 acres.

PROPOSED LAND USE Combine 3 parcels into 2 parcels for 2 single family residence home sites.

EXISTING:

ZONING A

LAND USE Vacant

ROAD FRONTAGE State Route 97 - 1984' CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR N/A

CONDITION OF STRUCTURE N/A

LOT AREA 56.357 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.**

County Zoning

Case# 2008-40

Requested:
Variance

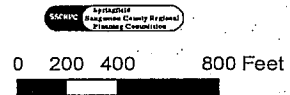


County Zoning

	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 #: **2008-40**

Address: **3200 Block of State Route 97**

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.

Yes. The topography and existing timber on the subject property support this request.

- (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.