

CASE # 2008-30 31
RESOLUTION NUMBER _____

GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
700 BLOCK OF EAST MAIN STREET, MECHANICSBURG
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, **Kenneth R. Metcalf, Sr.**, has petitioned the Sangamon County Board for a **variance to allow the lot depth to exceed 2 ½ times the lot width for one parcel and a variance to allow the lot width to be met greater than 60' from the public road for one parcel;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **May 15, 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
MAY 22 2008
Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 2nd day of June, 2008 that the request for a variance to allow the lot depth to exceed 2 ½ times the lot width for one parcel and a variance to allow the lot width to be met greater than 60' from the public road for one parcel on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 2nd day of June, 2008.

Respectfully submitted,

PUBLIC HEALTH, SAFETY & ZONING
COMMITTEE OF THE SANGAMON COUNTY BOARD

TIM MOORE, CHAIRMAN

Abe Forsyth

ABE FORSYTH, VICE CHAIRMAN

JENNIFER DILLMAN

DAVID MENDENHALL

GEORGE PRECKWINKLE

SAM SNELL

DON STEPHENS

LINDA DOUGLAS WILLIAMS

ATTEST:

Joe Wells

SANGAMON COUNTY CLERK

A. White

COUNTY BOARD CHAIRMAN

55

EXHIBIT A

The Northeast Quarter of the Southeast Quarter of Section 26 in Township 16 North, Range 3 West of the Third Principal Meridian, excepting the West 3.20 - 1/2 chains, also excepting that portion of the property within the village of Mechanicsburg, also excepting the following described tract: Beginning at a point 784 feet 10 inches West from the Half Section corner stone located at the Northeast corner of the East Half of the Southeast Quarter of said Section 26, running thence South 455 feet, thence East 312 feet, thence North 455 feet, thence West 312 feet to the place of beginning.

RECAP
(For County Board Use)

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

DOCKET NUMBER: **2008-30**

ADDRESS: **700 Block of East Main Street, Mechanicsburg, IL 62545-0087**

PETITIONER: **Kenneth R. Metcalf, Sr.**

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

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with a variance to allow the lot depth to exceed 2 ½ times the lot width for one parcel and a variance to allow the lot width to be met greater than 60' from the public road for one parcel.**

AREA: **28.16 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval of the variances. The standards for variation are met. Although the oil well vent on the subject property has no bearing on the requested variances, it does affect development on the land and appropriate measures need to be taken with state & local officials prior to construction.**

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: **2008-30**
Kenneth R. Metcalf, Sr.)
)
) PROPERTY LOCATED AT:
) **700 Block of East Main Street**
) **Mechanicsburg, IL 62545-0087**
)

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 **May 15, 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 **700 Block of East Main Street, Mechanicsburg, IL 62545-0087** and more particularly described as:

See Exhibit A

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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 pasture.
- 5. That the proposed land use of said property is Single Family Residence.
- 6. That the requested variances of said property are to allow the lot depth to exceed 2 ½ times the lot width for one parcel and to allow the lot width to be met greater than 60' from the public road 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 AFA
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 **Byron Deaner**.

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Peggy Egizii, Judith Johnson, Marvin Traylor**

NO:

ABSENT:

Byron Deaner
RECORDING SECRETARY

EXHIBIT A

The Northeast Quarter of the Southeast Quarter of Section 26 in Township 16 North, Range 3 West of the Third Principal Meridian, excepting the West 3.20 - ½ chains, also excepting that portion of the property within the village of Mechanicsburg, also excepting the following described tract: Beginning at a point 784 feet 10 inches West from the Half Section corner stone located at the Northeast corner of the East Half of the Southeast Quarter of said Section 26, running thence South 455 feet, thence East 312 feet, thence North 455 feet, thence West 312 feet to the place of beginning.

SSCRPC Springfield Sangamon County Regional Planning Commission

Staff Findings and Recommendation
 (inspected 4/30/08 by MB & AJ)

SANGAMON COUNTY ZONING CASE # 2008-30
 ADDRESS 700 Block of East Main Street
 Property Index # 16-26-426-012

PETITIONER Metcalf, Kenneth R. Sr.

REQUESTED ZONING A variance to allow the lot depth to exceed 2 1/2 times the lot width for one parcel and a variance to allow the lot width to be met greater than 60' from the public road for one parcel.

PROPOSED LAND USE Single family residence

EXISTING:

ZONING A

LAND USE Pasture

ROAD FRONTAGE E. Main St. - 496'

CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR N/A

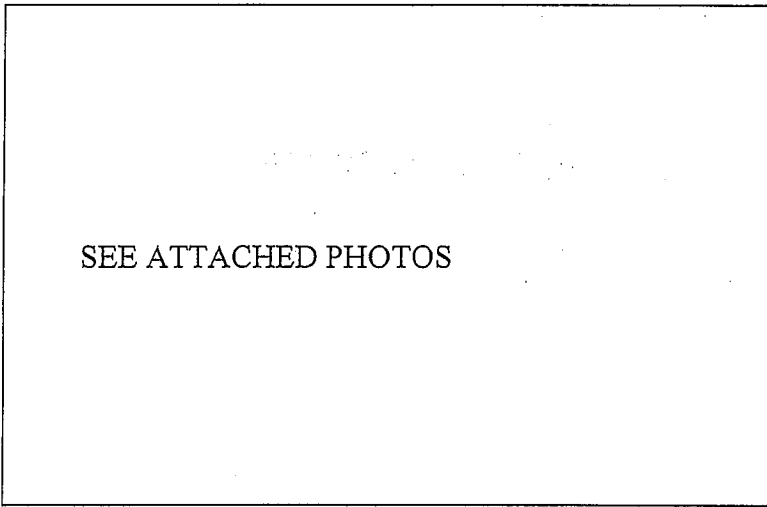
CONDITION OF STRUCTURE N/A

LOT AREA 28.16 acres

FRONT YARD N/A

SIDE YARDS N/A

REAR YARD N/A



Would the proposed zoning be spot zoning? N/A

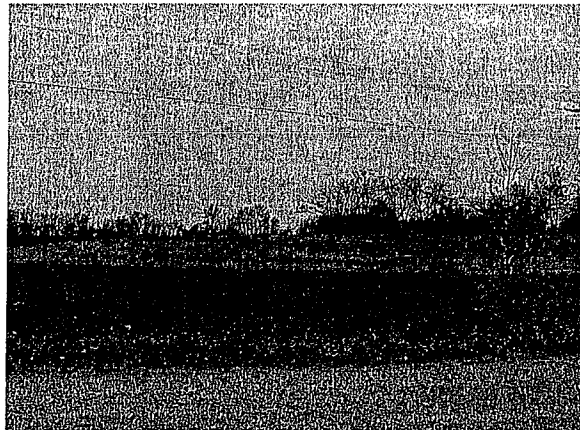
PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval of the variances. The standards for variation are met. Although the oil well vent on the subject property has no bearing on the requested variances, it does affect development on the land and appropriate measures need to be taken with state & local officials prior to construction.

Case #: 2008-30

Address: 700 Block of East Main Street



700 Block of East Main Street



2008-30b



2008-30c

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: 2008-30

Address: 700 Block of East Main Street

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 request is made to divide the subject property for a suitable building site on the east with the remaining tract to be combined with property adjacent to the west. Each resulting tract will have owned, non-easement based access. It should be noted there is an oil well vent on the property and although this has no bearing on the requested variance, it does have an impact on the development and construction of the land and appropriate measures will need to be taken with state and/or local officials.

- (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.