

CASE # 2008-25
RESOLUTION NUMBER 5-1

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
104 E. HOUSTON STREET, CLEAR LAKE VILLAGE
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:

Lot 3 of Block 6, Grandview Subdivision in the Village of Clear Lake

WHEREAS, the Petitioner, **Tracy L. Goodall**, has petitioned the Sangamon County Board for a **variance of the front yard requirement from 30' to 15' and of the west side yard requirement from 10' to 6' 1.0"** to allow for construction of a new garage; and

WHEREAS, a public hearing was held at the Sangamon County Building on **April 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 variance**; and

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

FILED

MAY 02 2008

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 13th day of May, 2008 that the request for a variance of the front yard requirement from 30' to 15' and of the west side yard requirement from 10' to 6' 1.0" to allow for construction of a new garage on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 13th day of May, 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:

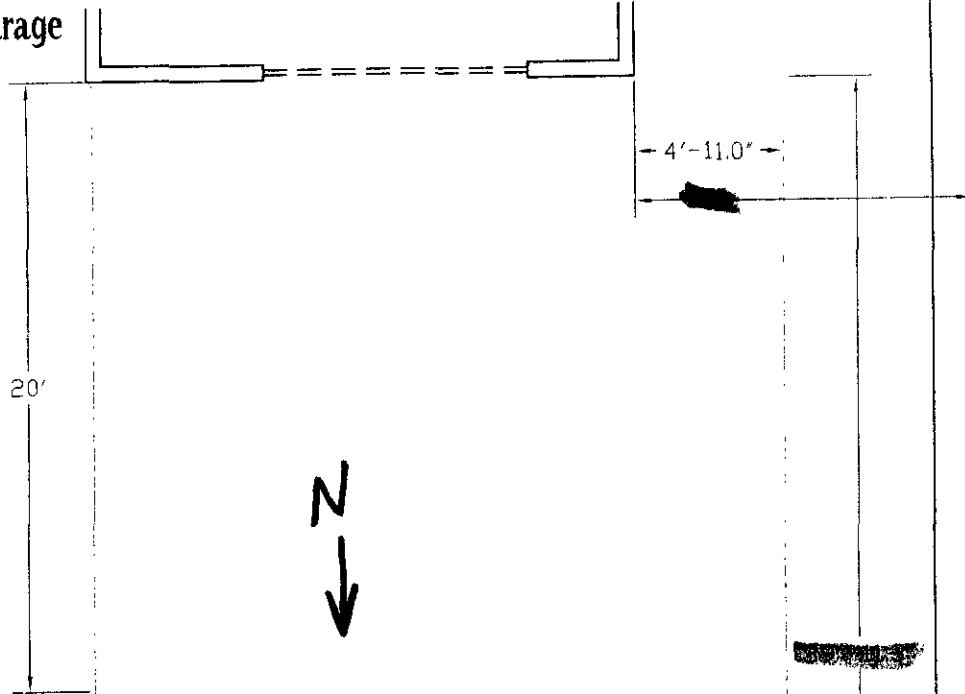
Joe DiIullo

SANGAMON COUNTY CLERK

A. V. ...

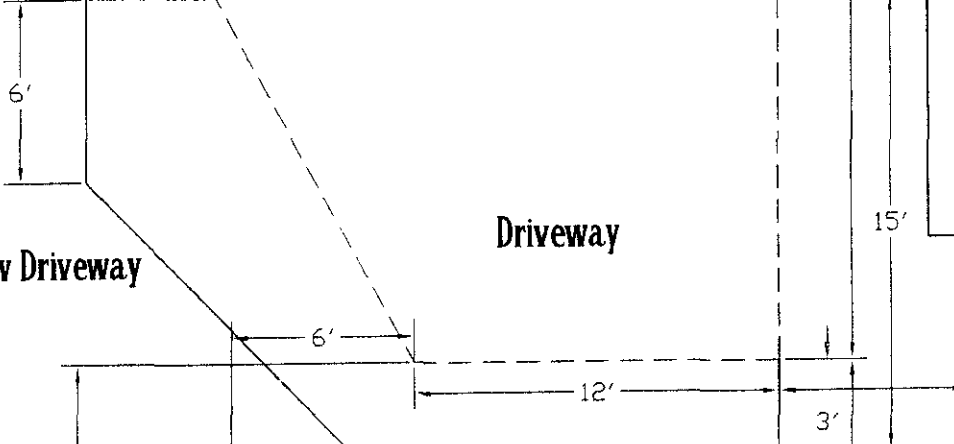
COUNTY BOARD CHAIRMAN

Current Garage



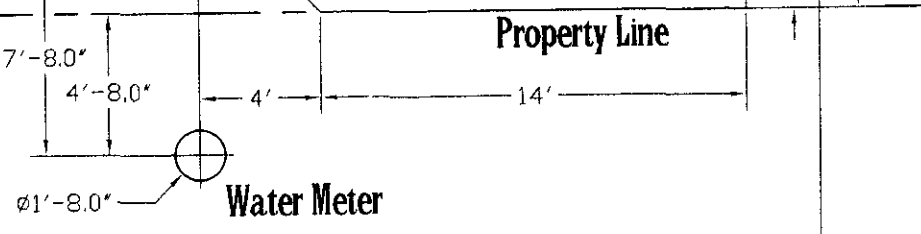
Property Line

New Garage



New Driveway

Driveway

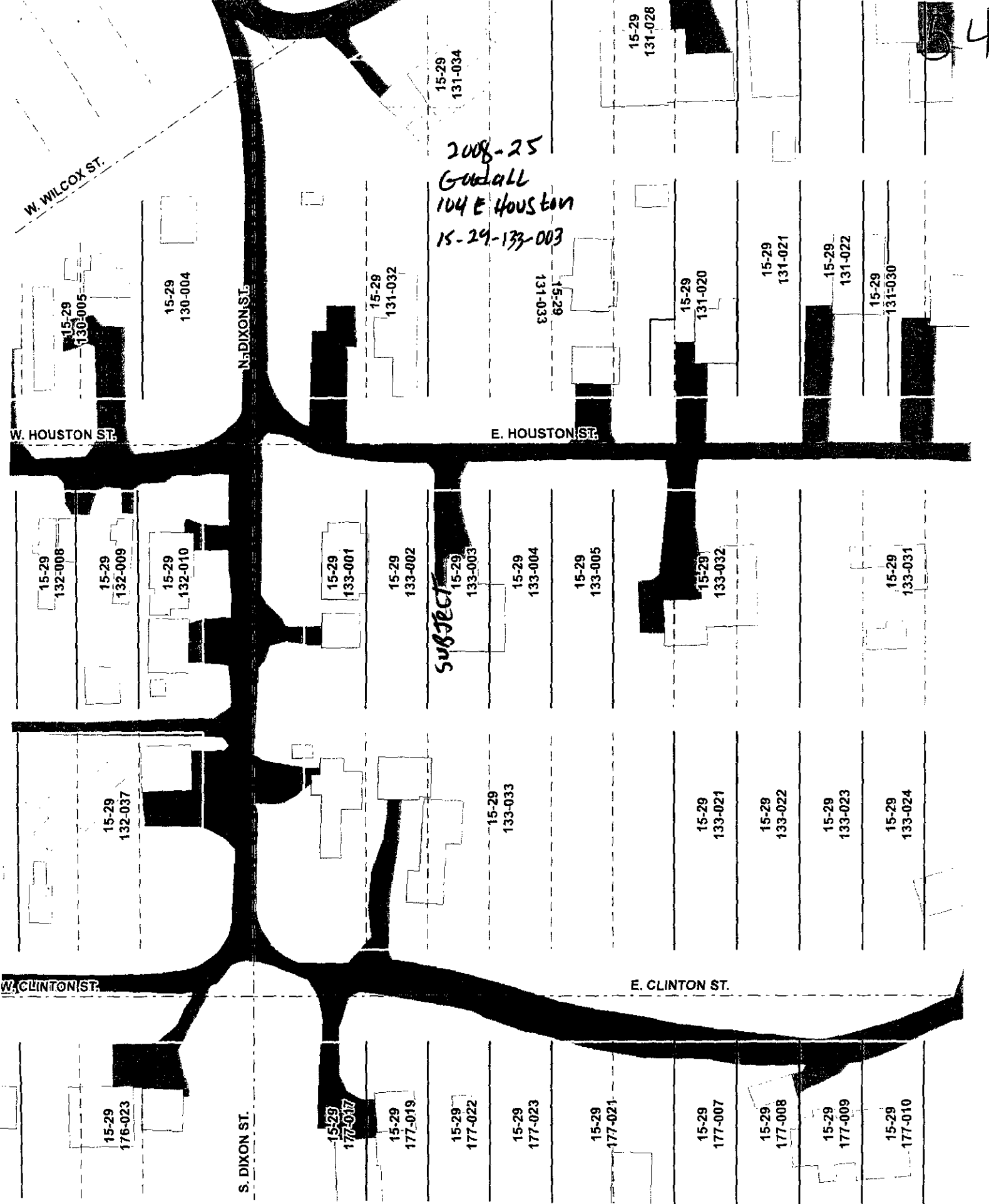


Property Line

Water Meter

 CURRENT PROPOSED

Houston St



W. WILCOX ST.

W. HOUSTON ST.

W. CLINTON ST.

S. DIXON ST.

N. DIXON ST.

E. HOUSTON ST.

E. CLINTON ST.

2008-25
Goodall
104 E Houston
15-29-133-003

SUBJECT

4

15-29
130-005

15-29
130-004

15-29
132-008

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132-009

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132-010

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133-001

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131-022

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131-030

15-29
131-034

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #9 NAME: Sarah Musgrave

DOCKET NUMBER: 2008-25

ADDRESS: 104 E. Houston Street, Clear Lake Village, 62707

PETITIONER: Tracy L. Goodall

PRESENT ZONING CLASSIFICATION: "R1" Single Family Residence District

REQUESTED ZONING CLASSIFICATION: "R1" Single Family Residence District with a variance of the front yard requirement from 30' to 15' and of the west side yard requirement from 10' to 6' 1.0" to allow for construction of a new garage

AREA: 5,600 square feet

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: Recommend approval. There is no foreseen impact on neighboring property. 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: **2008-25**
Tracy L. Goodall)
)
) PROPERTY LOCATED AT:
) **104 E. Houston Street**
) **Clear Lake Village, 62707**
)

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 **April 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* **104 E. Houston Street, Clear Lake Village, 62707** and more particularly described as:

Lot 3 of Block 6, Grandview Subdivision in the Village of Clear Lake

- 3. That the present zoning of said property is "R1" Single Family Residence District
- 4. That the present land use of said property is **Single family residence.**
- 5. That the proposed land use of said property is **Single family residence.**
- 6. That the requested **variance** of said property is **of the front yard requirement from 30' to 15' and of the west side yard requirement from 10' to 6' 1.0"** to allow for **construction of a new garage.**
- 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 **Peggy Egizii** 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: **Don Wulf**

B. J. Armstrong
RECORDING SECRETARY

SSCRPC Springfield Sangamon County Regional Planning Commission

Staff Findings and Recommendation
 (inspected 4-2-08 by MB & AJ)

SANGAMON COUNTY ZONING CASE # 2008-25
 ADDRESS 104 E. Houston Street
 Property Index # 15-29-133-003

PETITIONER Goodall, Tracy L.

REQUESTED ZONING A variance of the front yard requirement from 30' to 15' and of the west side yard requirement from 10' to 6'10" to allow for construction of a new garage.

PROPOSED LAND USE Single family residence with new construction of a garage

EXISTING:

ZONING R-1

LAND USE Single family residence

ROAD FRONTAGE East Houston - 40' CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR Residence

CONDITION OF STRUCTURE Good

LOT AREA 5,600 square feet

FRONT YARD 38'

SIDE YARDS 10'/10'

REAR YARD 33'



Would the proposed zoning be spot zoning? N/A

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval. There is no foreseen impact on neighboring property. The standards for variation are met.**

County Zoning

Case# 2008-25

Requested:
Variance

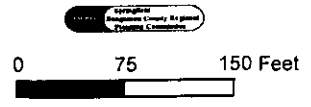


County Zoning

	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 #: 2008-25

Address: 104 E. Houston 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 allow construction of an addition to the existing garage.

- (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.

Due to the topography of the property, an addition to the east side of the property is not possible.

- (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.