

CASE # 2008-63  
RESOLUTION NUMBER 7-1

**GRANTING VARIANCES**  
FOR CERTAIN PROPERTY LOCATED AT  
**PARCEL I, THE 22,300 BLOCK OF WEBER ROAD, ILLIOPOLIS AND**  
**PARCEL II, THE 600 BLOCK OF LEONARD ROAD, BUFFALO**  
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 Petitioners, Sue Leonard, J. Lee Leonard III, Kay Jorgensen & Chris Miller, have petitioned the Sangamon County Board for **Parcel I; A variance to allow 2 parcels greater than 5 acres; Parcel II, a variance to allow 1 parcel greater than 5 acres;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **October 16, 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

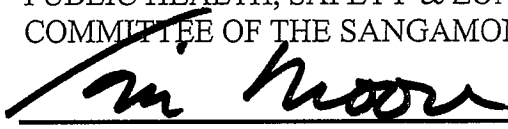
WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 12<sup>th</sup> day of November, 2008 that the request for Parcel I; A variance to allow 2 parcels greater than 5 acres; Parcel II, a variance to allow 1 parcel greater than 5 acres on the above described properties is hereby approved.

Signed and passed by the Sangamon County Board in session on this 12<sup>th</sup> day of November, 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 North Half of the Northwest Quarter of Section Thirty-Two (32), Township Seventeen (17) North, Range One (1) West of the Third Principal Meridian, Sangamon County, Illinois, consisting of 80 acres, more or less.

And

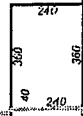
The north 60 acres of the Southwest Quarter of Section Twenty seven (27) and the Southeast Quarter of the Northwest Quarter of Section Twenty seven (27), all in Township Sixteen (16) North, Range Two (2) West of the Third Principal Meridian, Sangamon County, Illinois.

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2008-63  
22300 Block of Weber Rd

LAKE FORK RD

WEBER RD



10-31-200-001

10-32-100-001

10-32-200-007

SUBJECT  
PROPERTY  
PARCEL I

LOOSE RD

10-32-100-002

75

KENT FARM RD

17-27-100-004

MECHILLIOP RD

17-24-100-004

17-27-100-001

2008-63  
600 Block of Leonard Rd

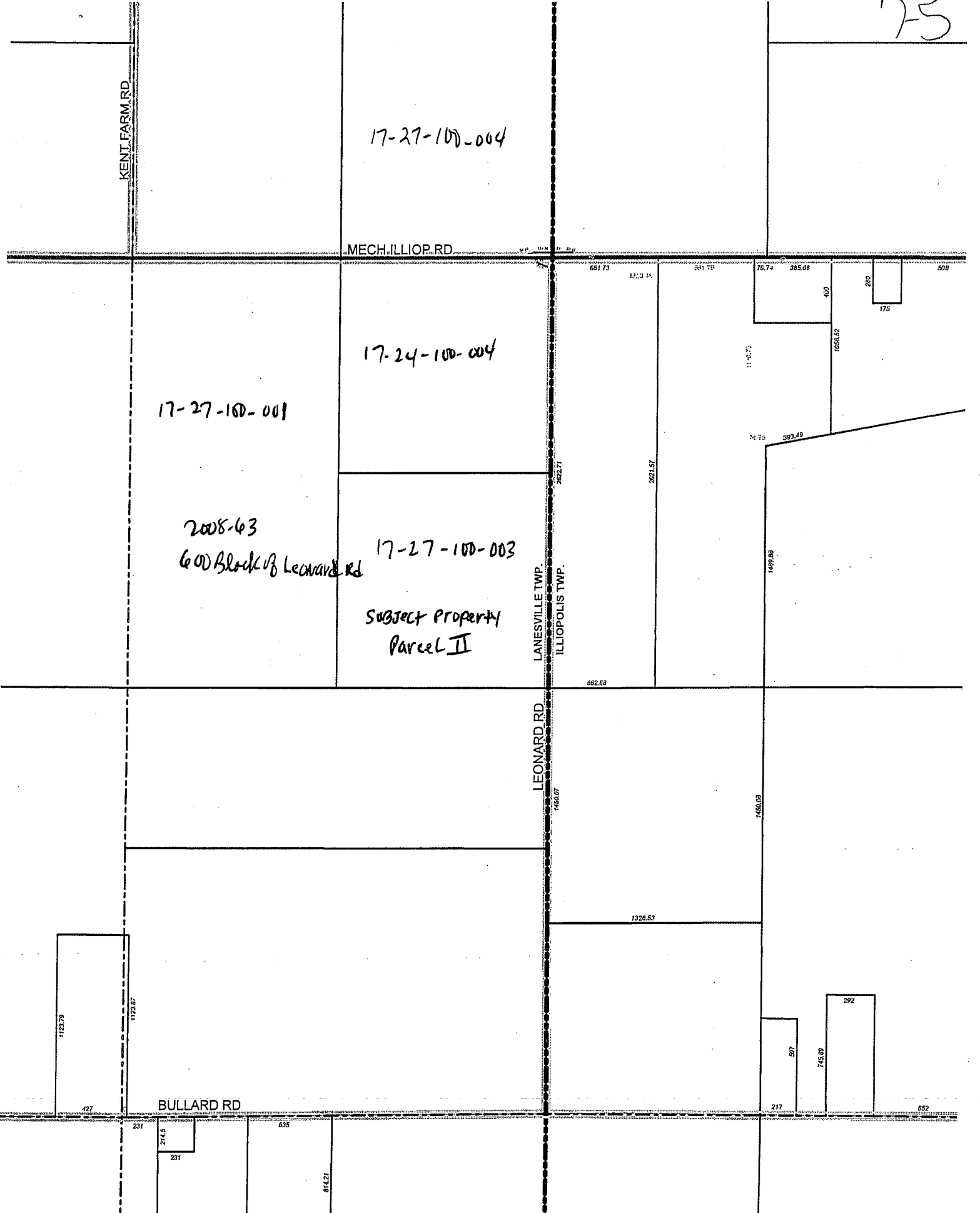
17-27-100-003

SUBJECT PROPERTY  
PARCEL II

LANESVILLE TWP.  
ILLIOPOLIS TWP.

LEONARD RD

BULLARD RD



He

RECAP  
(For County Board Use)

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

DOCKET NUMBER: **2008-63**

ADDRESS: **Parcel I, the 22,300 Block of Weber Road, Illiopolis, Illinois  
Parcel II, the 600 Block of Leonard Road, Buffalo, Illinois**

PETITIONER: **Sue Leonard, J. Lee Leonard III, Kay Jorgensen & Chris Miller**

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

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with Parcel I; A  
variance to allow 2 parcels greater than 5  
acres; Parcel II, a variance to allow 1  
parcel greater than 5 acres.**

AREA: **Parcel I: 80 Acres  
Parcel II: 40 Acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval of the  
requested variances for Parcel 1  
and Parcel 2. 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: 2008-63
Sue Leonard, J. Lee Leonard III,	)	
Kay Jorgensen & Chris Miller	)	PROPERTY LOCATED AT:
	)	Parcel I, the 22,300 Block of Weber Road
	)	Illioopolis, Illinois
	)	Parcel II, the 600 Block of Leonard Road
	)	Buffalo, Illinois

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 **October 16, 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, contract to purchase, or is the County Board Member representing the property commonly known as **Parcel I, the 22,300 Block of Weber Road, Illioopolis, Illinois and Parcel II, the 600 Block of Leonard Road, Buffalo, Illinois** and more particularly described as:

See Exhibit A

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Page 2

- 3. That the present zoning of said property is "A" Agricultural District.
- 4. That the present land use of said property is Agricultural.
- 5. That the proposed land use of said property is Agricultural.
- 6. That the requested variances of said property are Parcel I; A variance to allow 2 parcels greater than 5 acres; Parcel II, a variance to allow 1 parcel greater than 5 acres.
- 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 **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 **Don Wulf**.

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



**EXHIBIT A**

The North Half of the Northwest Quarter of Section Thirty-Two (32), Township Seventeen (17) North, Range One (1) West of the Third Principal Meridian, Sangamon County, Illinois, consisting of 80 acres, more or less.

And

The north 60 acres of the Southwest Quarter of Section Twenty seven (27) and the Southeast Quarter of the Northwest Quarter of Section Twenty seven (27), all in Township Sixteen (16) North, Range Two (2) West of the Third Principal Meridian, Sangamon County, Illinois.

**SSCRPC** Springfield Sangamon County Regional Planning Commission

**Staff Findings and Recommendation**

(inspected 9/30/08 by MB & AJ)

SANGAMON COUNTY ZONING CASE # 2008-63

ADDRESS 22,300 Block of Weber Road and 600 Block of Leonard Road

Property Index # 10-32-100-001 and 17-27-100-003

PETITIONER Sue Leonard, J. Lee Leonard III, Kay Jorgensen & Chris Miller

REQUESTED ZONING Parcel 1: A variance to allow 2 parcels greater than 5 acres. Parcel 2: A variance to allow 1 parcel greater than 5 acres.

PROPOSED LAND USE Cropland

EXISTING:

ZONING A

LAND USE Cropland

ROAD FRONTAGE	<u>Weber Rd. - 2630'</u>	CONDITION OF PAVEMENT	<u>Fair</u>
	<u>Leonard Rd. - 1300'</u>		<u>Fair</u>

STRUCTURE DESIGNED FOR N/A

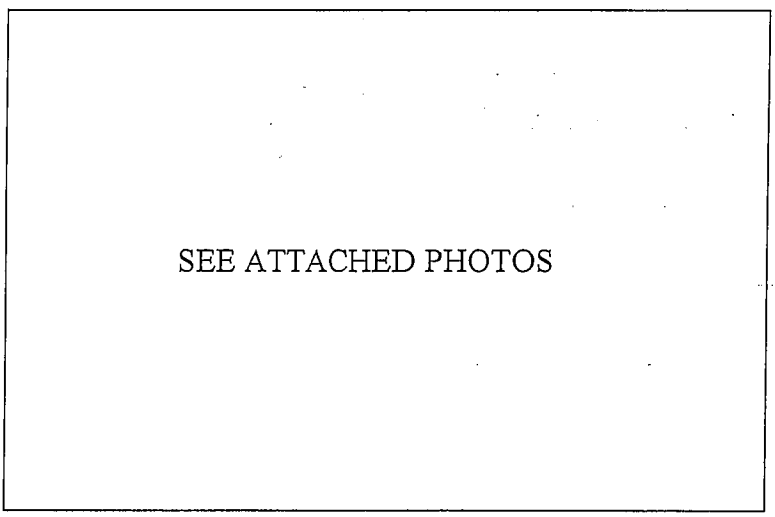
CONDITION OF STRUCTURE N/A

LOT AREA Parcel 1: 80 acres  
Parcel 2: 40 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 requested variances for Parcel 1 and Parcel 2. The standards for variation are met.**

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Case #: 2008-63

Address: 22,300 Block of Weber Road and  
600 Block of Leonard Road



**22,300 Block of Weber Road**



**600 Block of Leonard Road**

# County Zoning

## Case# 2008-63 (Parcel 1)

Requested:  
Variance

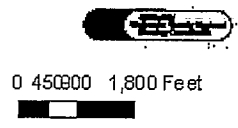


### County Zoning

	RM-4		I1
	R3		I2
	R2		B3
	R1a		B2
	R1		B1
	OFF		A

### City Zoning

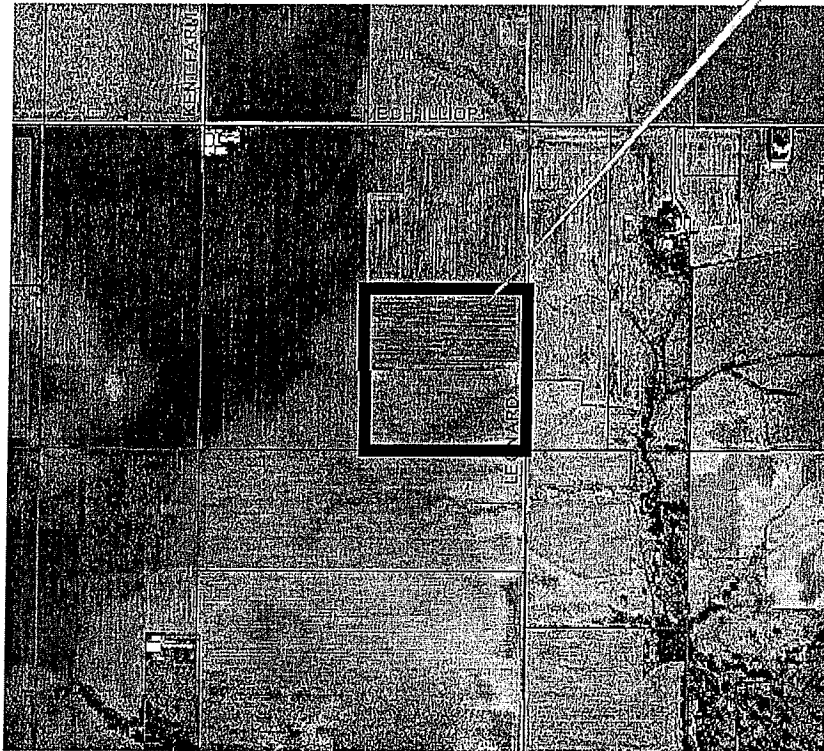
	R5		H1		OFF
	R1		H2		PUD
	R2		H3		B1
	R3a		S1		B2
	R3b		S2		I1
	R4		S3		I2



# County Zoning

Case# 2008-63 (Parcel 2)

Requested:  
Variance



## County Zoning

## City Zoning

RM-4	I1	R5	H1	OFF
R3	I2	R1	H2	PUD
R2	B3	R2	H3	B1
R1a	B2	R3a	S1	B2
R1	B1	R3b	S2	I1
OFF	A	R4	S3	I2

0 400 800 Feet



**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: 2008-63 (Parcel 1)

Address: 22,300 Block of Weber 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.

**Granting the variance would 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 division of the property is requested to implement the provisions of a will. The subject property has a large road frontage and all tillable ground will be preserved.**

- (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.**

**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: 2008-63 (Parcel 2)

Address: 600 Block of Leonard 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.

**Granting the variance would 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 division of the property is requested to implement the provisions of a will. The petitioner wishes to divide the land while preserving the tillable acreage.**

- (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.**

SANGAMON COUNTY BOARD MEETING  
ZONING TESTIMONY

Resolution # 8

Date 11-12-08

I. Property (Please Print)

Name of Owner Christopher + Stacy Manion  
Address 9596 Clarksville Rd. Rochester  
Street City State Zip

II. Identification (PLEASE PRINT) of person testifying:

Name Charles Stode - lives in family (Grandmother's) home.  
Address 5986 Pine St. Rochester  
Street City State Zip

complained that owner does not keep  
property cleaned up or mowed. worried  
about wild animals living under mobile home  
& that property won't be rented out.

III. Position (Check one)

Proponent

Opponent

Joe  
Signature

RECEIVED

NOV 12 2008

Joe Diello  
Sangamon County Clerk