

CASE # 2008-54 M-1
RESOLUTION NUMBER _____

GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
423 N. OLD COVERED BRIDGE LANE, SPRINGFIELD
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, **David Whitlock**, has petitioned the Sangamon County Board for a **variance to allow two parcels less than 40 acres and a variance 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 **September 18, 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

OCT 01 2008

Joe Aiello
Sangamon County Clerk

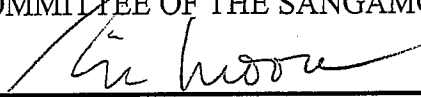
1-d

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 14th day of October, 2008 that the request for a variance to allow two parcels less than 40 acres and a variance 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 14th day of October, 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

Part of the North 33 acres of the West 63 acres of the Southeast Quarter of Section 27, and part of the East one-half of the East one-half of the Southwest Quarter of Section 27, all in Township 16 North, Range 6 West of the Third Principal Meridian and described more particularly as follows:

Beginning at a stone marking the center of the aforementioned Section 27, thence South 89 Degrees 37 Minutes 43 Seconds East along the Quarter Section line a distance of 93.52 feet to an iron pipe in the center of a Township road, thence South 00 Degrees 07 Minutes 34 Seconds West along the center of said road a distance of 700.22 feet to an iron pipe, thence South 89 Degrees 24 Minutes 27 Seconds West a distance of 170.13 feet to an iron pipe, thence South 89 Degrees 23 minutes 00 Seconds West a distance of 591.09 feet to an iron pipe on the West line of the East one-half of the East one-half of the Southwest Quarter of Section 27, thence North 00 Degrees 14 Minutes 43 Seconds East along said West line a distance of 713.27 feet to an iron pipe marking the Northwest Corner of the East one-half of the East one-half of the Southwest Quarter of Section 27, thence South 89 Degrees 37 Minutes 43 Seconds East along the Quarter Section line a distance of 666.16 feet to the point of beginning. Said tract contains 12.337 acres, more or less, all in the County of Sangamon, State of Illinois.

PEC RD

662.46

662.46

13-27
200-019

PAR 1

PAR 2

13-27
100-015

13-27
200-017

2008-54
WHITLACK
423 W. OLD EMERALD BRIDGE
13-27-300-021

RP-165

13-27
100-013

13-27
200-013

666.19

516.4

661.91

283.59

13-27
100-016

13-27
300-021

SUBJECT

Property

13-27-400-029

13-27
400-021

1320

700

590.2

13-27
300-022

PCG-142AL

13-27
400-014

660

742.44

935.91

549.83

13-27
300-023

1320

6

858

666.16

347.07

13-27
400-030

13-27
400-034

13-27
300-011

804

1254.09

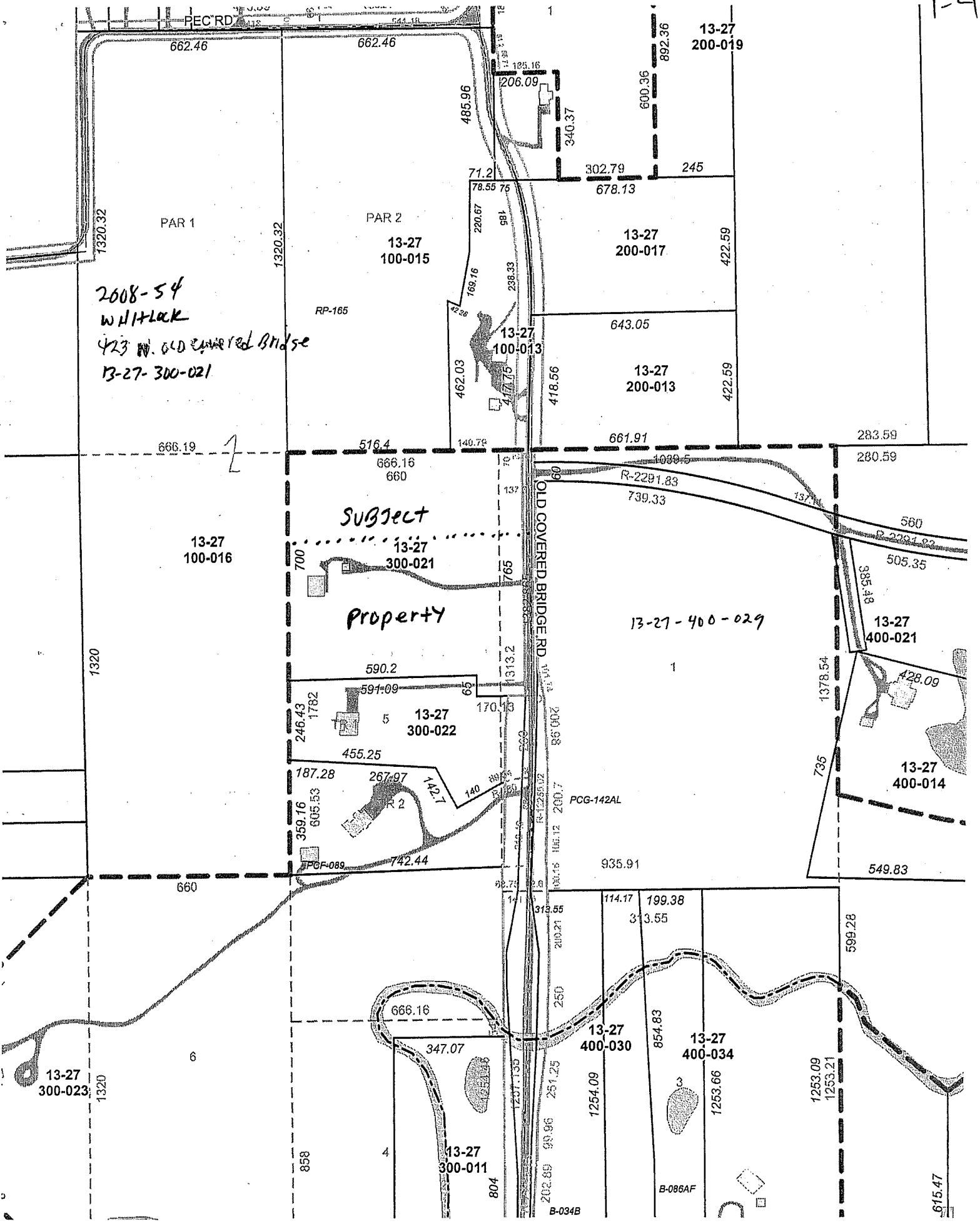
1253.66

B-086AF

1253.09
1253.21

B-034B

615.47



RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #1 NAME: Tom Fraase

DOCKET NUMBER: 2008-54

ADDRESS: 423 N. Old Covered Bridge Lane, Springfield, IL 62711

PETITIONER: David Whitlock

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: "A" Agricultural District with a variance to allow two parcels less than 40 acres and a variance to allow the lot depth to exceed 2 1/2 times the lot width for one parcel.


AREA: 12.34 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

He

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)
David Whitlock)

DOCKET NO: **2008-54**

PROPERTY LOCATED AT:
423 N. Old Covered Bridge Lane
Springfield, IL 62711

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 **September 18, 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 **423 N. Old Covered Bridge Lane, Springfield, IL 62711** and more particularly described as:

See Exhibit A

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 garage and barn.
- 5. That the proposed land use of said property is to build two new homes.
- 6. That the requested variances of said property are to allow two 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.


 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 **Judith Johnson**.

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Peggy Egizii, Judith Johnson, John Luchessi**

NO:

ABSENT: **Don Wulf, Marvin Traylor**


 RECORDING SECRETARY

EXHIBIT A

Part of the North 33 acres of the West 63 acres of the Southeast Quarter of Section 27, and part of the East one-half of the East one-half of the Southwest Quarter of Section 27, all in Township 16 North, Range 6 West of the Third Principal Meridian and described more particularly as follows:

Beginning at a stone marking the center of the aforementioned Section 27, thence South 89 Degrees 37 Minutes 43 Seconds East along the Quarter Section line a distance of 93.52 feet to an iron pipe in the center of a Township road, thence South 00 Degrees 07 Minutes 34 Seconds West along the center of said road a distance of 700.22 feet to an iron pipe, thence South 89 Degrees 24 Minutes 27 Seconds West a distance of 170.13 feet to an iron pipe, thence South 89 Degrees 23 minutes 00 Seconds West a distance of 591.09 feet to an iron pipe on the West line of the East one-half of the East one-half of the Southwest Quarter of Section 27, thence North 00 Degrees 14 Minutes 43 Seconds East along said West line a distance of 713.27 feet to an iron pipe marking the Northwest Corner of the East one-half of the East one-half of the Southwest Quarter of Section 27, thence South 89 Degrees 37 Minutes 43 Seconds East along the Quarter Section line a distance of 666.16 feet to the point of beginning. Said tract contains 12.337 acres, more or less, all in the County of Sangamon, State of Illinois.

SSCRPC Springfield Sangamon County Regional Planning Commission

SANGAMON COUNTY ZONING CASE # 2008-54

Staff Findings and Recommendation

ADDRESS 423 N. Old Covered Bridge Lane

(inspected 9/5/08 by MB & AJ)

Property Index # 13-27-300-021

PETITIONER Whitlock, David

REQUESTED ZONING A variance to allow two parcels less than 40 acres and a variance to allow the lot depth to exceed 2 1/2 times the lot width for one parcel.

PROPOSED LAND USE Build 2 single family residences

EXISTING:

ZONING A

LAND USE Garage and barn

ROAD FRONTAGE N. Old Covered Bridge Lane - 762' CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR Outbuildings

CONDITION OF STRUCTURE Good

LOT AREA 12.34 acres

FRONT YARD 542'

SIDE YARDS 320' / 327'

REAR YARD 145'



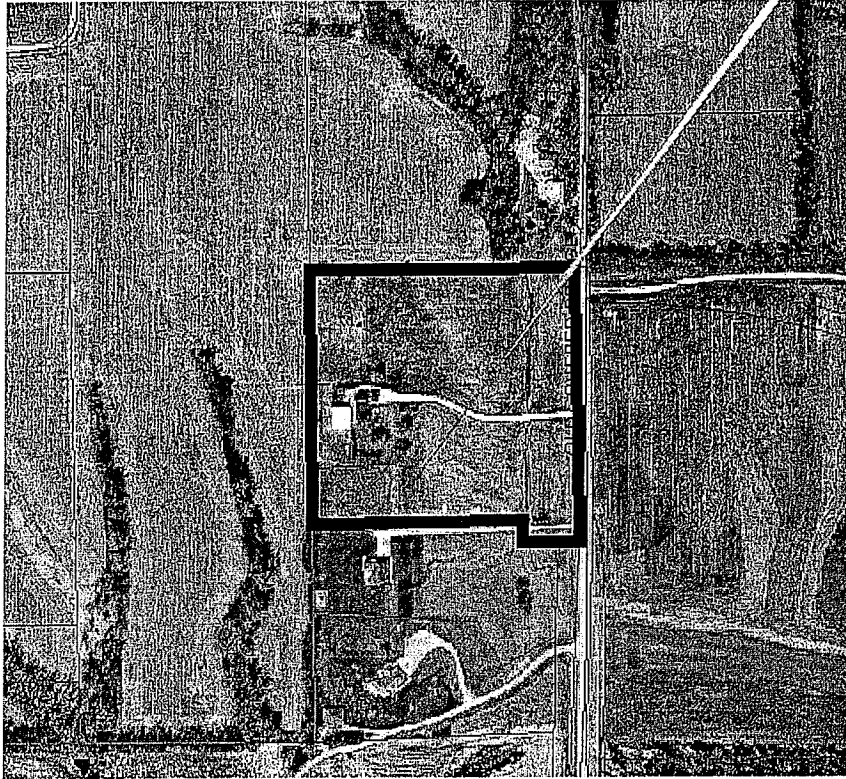
Would the proposed zoning be spot zoning? N/A

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

County Zoning

Case# 2008-54

Requested:
Variance

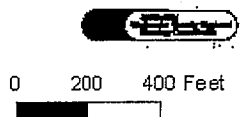


County Zoning

	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 #: **2008-54**

Address: **423 N. Old Covered Bridge Lane**

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.

Petitioner would like to divide the property so construction of two single family residences on each remaining lot is 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.