

CASE# 2011-028
RESOLUTION NUMBER 11-1

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
IN THE 700 BLOCK OF SHOSHONI DR., 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 a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Tom & Joan Rippel**, has petitioned the Sangamon County Board for a **variance to allow a five (5) foot side yard setback along the west side, instead of the required ten (10) foot side yard setback;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **May 19, 2011** 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 27 2011

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 14th day of June, 2011 that the request for a variance to allow a five (5) foot side yard setback along the west side, instead of the required ten (10) foot side yard setback on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 14th day of June, 2011.

Respectfully submitted,

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



TIM MOORE, CHAIRMAN

ABE FORSYTH, VICE CHAIRMAN

JOHN FULGENZI

DAVID MENDENHALL

SAM SNELL

DON STEPHENS

GREG STUMPF

LINDA DOUGLAS WILLIAMS

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

EXHIBIT A

Lot 134 of Western Knolls Subdivision, Plat No.3, Except all Coal and Coal Bearing Minerals in Vein No. 5, Together with the Right to Mine and Remove Same. Situated in Springfield, Sangamon County, Illinois.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #27 NAME: Abe Forsyth

DOCKET NUMBER: 2011-028

ADDRESS: In the 700 Block of Shoshoni Dr., Springfield, Il. 62711

PETITIONER: Tom & Joan Rippel

PRESENT ZONING CLASSIFICATION: "R-1" Single Family Residence District.

REQUESTED ZONING CLASSIFICATION: "R-1" Single Family Residence District with
a variance to allow a five (5) foot side yard
setback along the west side, instead of the
required ten (10) foot side yard setback.

AREA: 10,900 sq. ft.

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The lot has
an irregular shape and is slightly
smaller than the other lots in the
immediate area. Given the
placement of the structure on the
lot to the west of the subject
property, it does not appear that
there is likely to be a negative
impact.**

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: 2011-028
Tom & Joan Rippel)	
)	PROPERTY LOCATED AT:
)	In the 700 Block of Shoshoni Dr.
)	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 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 19, 2011** 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: **In the 700 Block of Shoshoni Dr., Springfield, IL.** and more particularly described as:

See Exhibit A

- 3. That the present zoning of said property is "R-1" Single Family Residence District.
- 4. That the present land use of said property is a vacant lot.
- 5. That the proposed land use of said property is a single family residence.
- 6. That the requested variance of said property is to allow a five (5) foot side yard setback along the west side, instead of the required ten (10) foot side yard setback.
- 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/ck
 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:

Ayni Knowles
 RECORDING SECRETARY