

CASE# 2012-055  
RESOLUTION NUMBER 1-1

**GRANTING VARIANCES**  
FOR CERTAIN PROPERTY LOCATED AT  
**1052 & 1022 NORTH OAKLANE RD., 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 Petitioners, **Ed & Becky Handley & Dawn Anderson**, have petitioned the Sangamon County Board for a **variance to allow the lot depth to be greater than two and one half (2 ½) times the lot width for two (2) parcels and a variance to allow two (2) parcels less than forty (40) acres;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **December 20, 2012** 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**

DEC 27 2012

*Joe Aiello*  
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 8<sup>th</sup> day of January, 2013 that the request for a variance to allow the lot depth to be greater than two and one half (2 ½) times the lot width for two (2) parcels and a variance to allow two (2) parcels less than forty (40) acres on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 8<sup>th</sup> Day of January, 2013.

Respectfully submitted,

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

\_\_\_\_\_  
GREG STUMPF, CHAIRMAN  
*David Mendenhall*  
\_\_\_\_\_  
DAVID MENDENHALL, VICE CHAIRMAN

\_\_\_\_\_  
JOHN FULGENZI

\_\_\_\_\_  
LINDA FULGENZI

\_\_\_\_\_  
SAM SNELL

\_\_\_\_\_  
ABE FORSYTH

\_\_\_\_\_  
JASON RATTS

\_\_\_\_\_  
LINDA DOUGLAS WILLIAMS

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\_\_\_\_\_  
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**ATTEST:**

\_\_\_\_\_  
SANGAMON COUNTY CLERK

\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

**EXHIBIT A**

Part of the West Half of the Southeast Quarter of Section 21, Township 16 North, Range 4 West of the Third Principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of said Section 21; thence North 00 degrees 07 minutes 15 seconds East on the West line of said Southeast Quarter, a distance of 201.84 feet to the point of the beginning.

From said point of beginning; thence continuing North 00 degrees 07 minutes 15 seconds East on said West line, a distance of 30.00 feet; thence South 89 degrees 17 minutes 41 seconds East; a distance of 347.72 feet to found iron pin; thence South 00 degrees 07 minutes 44 seconds West, a distance of 30.00 feet to an iron pin set; thence North 89 degrees 17 minutes 42 seconds West, a distance of 347.72 feet to the point of the beginning, containing 10,431 square feet (0.240 acres), more or less.

and

The North 115 feet of the West 348 feet of the South 21 rods of all that part of the Southeast Quarter of Section 21, Township 16 North, Range 4 West of the Third Principal Meridian that lies West of the Sangamon River. Situated in Sangamon County, Illinois.

**RECAP**

(For County Board Use)

COUNTY BOARD MEMBER: # 9                      NAME: Sarah Musgrave

DOCKET NUMBER: 2012-055

ADDRESS: 1052 & 1022 North Oaklane Rd, Springfield, IL. 62707

PETITIONER: Ed & Becky Handley & Dawn Anderson

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

REQUESTED ZONING CLASSIFICATION: "A" Agricultural District and "R-1" Single-Family Residence District with a variance to allow the lot depth to be greater than two and one-half (2 1/2) times the lot width for two (2) parcels and a variance to allow two (2) parcels less than forty (40) acres.

AREA: 20.17 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: Recommended approval of the requested variances. The petitioners wish to divide land from the larger parcel to be combined with a smaller adjacent parcel. There are no anticipated negative impacts in allowing the requested division.

SANGAMON COUNTY BOARD OF APPEALS RECOMMENDATION:

Approval as staff recommended.

  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:	)	DOCKET NO: 2012-055
<b>Ed &amp; Becky Handley &amp; Dawn Anderson</b>	)	
	)	PROPERTY LOCATED AT:
	)	<b>1052 &amp; 1022 N. Oaklane Rd.</b>
	)	<b>Springfield, IL 62707</b>

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 **December 20, 2012** 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: **1052 & 1022 North Oaklane Rd; Springfield, IL** and more particularly described as:

**See EXHIBIT A**

He

3. That the present zoning of said property is **"A" Agricultural District and "R-1" Single-Family Residence District.**
4. That the present land use of said property is **Single-family residence on both parcels and out buildings.**
5. That the proposed land use of said property is **Single-family residence on both parcels and out buildings.**
6. That the requested **variances** of said property are **a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width for two (2) parcels and a variance to allow two (2) parcels less than forty (4) 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** are 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, **Peggy Egzii**, 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 **Bryon Deaner**.

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Peggy Egzii, John Lucchesi**

NO:

ABSENT: **Judith Johnson, Don Wulf, Janet Dobrinsky**

*Cyndi Knowles*  
RECORDING SECRETARY