

GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
3313 N. MOUNT PULASKI ROAD, ILLIOPOLIS
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, **Crystal Lappe**, has petitioned the Sangamon County Board for: **proposed Parcel 1, a variance to allow one (1) parcel less than forty (40) acres; for proposed Parcel 2, a variance to allow one (1) parcel less than five (5) acres (approximately 2.5 acres); and, a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width for both parcels; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **January 16, 2014** 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.

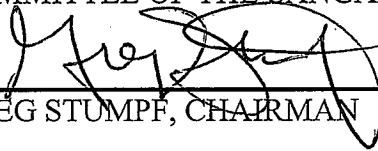
FILED
JAN 30 2014
Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 13th Day of February, 2014 that the request for proposed Parcel 1, a variance to allow one (1) parcel less than forty (40) acres; for proposed Parcel 2, a variance to allow one (1) parcel less than five (5) acres (approximately 2.5 acres); and, a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width for both parcels on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 13th Day of February, 2014.

Respectfully submitted,

PUBLIC HEALTH, SOLID WASTE & ZONING
COMMITTEE OF THE SANGAMON COUNTY BOARD



GREG STUMPF, CHAIRMAN

DAVID MENDENHALL, VICE CHAIRMAN

JOHN FULGENZI

CRAIG HALL

SAM SNELL

ABE FORSYTH

JASON RATTS

LINDA DOUGLAS WILLIAMS

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

EXHIBIT A

Part of the Southeast $\frac{1}{4}$ of Section 10, Township 16N, Range 2W of the 3rd P.M., Sangamon County, Illinois described as follows: Beginning at a point on the East line of the Southeast Quarter of said Section 10, 1208.68 feet North of the Southeast corner of the Southeast Quarter of said Section 10; thence North 89 degrees 54 minutes 38 seconds West, 1644.40 feet; thence deflecting to the right 89 degrees 24 minutes 11 seconds, 215.74 feet; thence deflecting to the right 22 degrees 49 minutes 48 seconds, 117.20 feet; thence deflecting to the right 39 degrees 09 minutes 48 seconds 113.388 feet; thence deflecting to the right 16 degrees 33 minutes 54 seconds, 173.00 feet; thence deflecting to the right 12 degrees 12 minutes 06 seconds, 283.27 feet; thence deflecting to the left 73 degrees 23 minutes 42 seconds, 187.33 feet; thence deflecting to the right 100 degrees 38 minutes 48 seconds, 163.80 feet; thence deflecting to the right 61 degrees 59 minutes 00 seconds, 104.48 feet; thence deflecting to the left 89 degrees 14 minutes 42 seconds, 280.92 feet; thence deflecting to the right 11 degrees 00 minutes 00 seconds, 121.92 feet; thence deflecting to the right 16 degrees 11 minutes 12 seconds, 157.87 feet; thence deflecting to the left 27 degrees 30 minutes 06 seconds, 307.84 feet to the East line of the aforesaid Southeast Quarter; thence South on the aforesaid East line 317.30 feet to the point of beginning, EXCEPT

Commencing at an iron pin marking the Northeast corner of the Southeast Quarter of said Section 10; thence S. 00 degrees 15 minutes 05 seconds E., 1128.33 feet along said section line; thence S. 89 degrees 44 minutes 55 seconds W., 307.84 feet; thence N. 62 degrees 44 minutes 59 seconds W., 157.87 feet; thence N. 78 degrees 56 minutes 11 seconds W., 121.92 feet; thence N. 89 degrees 56 minutes 11 seconds W., 280.92 feet to the true point of beginning; thence n. 89 degrees 56 minutes 20 seconds W., 200.55 feet ; thence N. 16 degrees 40 minutes 43 seconds E. 187.33 feet; thence S. 62 degrees 40 minutes 29 seconds E., 163.80 feet; thence S. 00 degrees 41 minutes 29 seconds E., 104.48 feet to the true point of beginning. (Except coal and minerals heretofore conveyed, if any). Situated in Sangamon County, Illinois.

RECAP
(For County Board Use)

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

DOCKET NUMBER: **2013-057**

ADDRESS: **3313 N. Mount Pulaski Rd., Illiopolis, IL 62539**

PETITIONER: **Crystal Lappe**

PRESENT ZONING CLASSIFICATION: **“A” Agricultural District with a CPU for boarding & training horses & a variance to allow two (2) principal uses on one (1) parcel for a single-family residence and a business.**

REQUESTED ZONING CLASSIFICATION: **“A” Agricultural District with a CPU for boarding & training horses & for proposed Parcel 1, a variance to allow one (1) parcel less than forty (40) acres; for proposed Parcel 2, a variance to allow one (1) parcel less than five (5) acres (approximately 2.5 acres); and, a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width for both parcels.**

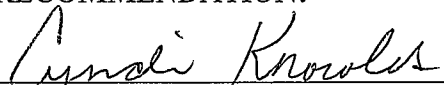
AREA: **14.78 Acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION
RECOMMENDATION: **Recommend approval of the requested variances. The standards for variation are met. The parcel contains three uses and is currently allowed by ordinance two uses from a variance granted by the County Board in February 2013. Allowing the division will bring the property into compliance with the regulations.**

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION: **Approve**


RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2013-057
Crystal Lappe)	
)	PROPERTY LOCATED AT:
)	3313 N. Mount Pulaski Rd
)	Illioopolis, IL 62539

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 **January 16, 2014** 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: **3313 N. Mount Pulaski Rd., Illioopolis, IL 62539** and more particularly described as:

See **EXHIBIT A**

3. That the present zoning of said property is **“A” Agricultural District with a CPU for boarding & training horses & a variance to allow two (2) principal uses on one (1) parcel for a single-family residence and a business.**
4. That the present land use of said property is a **two (2) mobile homes, horse training facility, and a horse barn.**
5. That the proposed land use of said property is **two (2) mobile homes, horse training facility, and a horse barn.**
6. That the requested **variances** of said property are for: **proposed Parcel 1, a variance to allow one (1) parcel less than forty (40) acres; for proposed Parcel 2, a variance to allow one (1) parcel less than five (5) acres (approximately 2.5 acres); and, a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width for both parcels**
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, **Byron Deaner**, to concur with the amended 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, Don Wulf, Janet Dobrinsky**

NO:

PRESENT:

ABSENT: **Peggy Egizii**


RECORDING SECRETARY

Standards included with amended petition

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2013-057**

Address: **3313 N. Mount Pulaski Road, Illiopolis**

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 being made to facilitate division of the property and will allow the resulting 2.5 acre parcel one manufactured home. Without the variance the petitioner would be required to relocate the current use, which could result in an economic loss to the owner.

- (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 parcel contains three uses and is currently allowed by ordinance two uses from a variance granted by the County Board in February 2013. Allowing the division will bring the property into compliance with the regulations.

- (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 related to the character of the area, the supply of light and air to adjacent property, traffic congestion or impaired property values.