

CASE# 2016-003
RESOLUTION NUMBER 2-1

GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
IN THE 5700 BLOCK OF SAGLE ROAD AND 5988 SAGLE ROAD, WILLIAMSVILLE
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, **Matthew Hankins (fee owner and contract purchaser) & Michael Campbell (fee owner)**, have petitioned the Sangamon County Board for **Parcel 2: a variance to allow forty (40) feet of road frontage instead of the required one-hundred fifty (150) feet and a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **February 18, 2016** 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

FEB 25 2016


Don J. May
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 8th Day of March, 2016 that the request for Parcel 2: a variance to allow forty (40) feet of road frontage instead of the required one-hundred fifty (150) feet and a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 8th day of March, 2016.

Respectfully submitted,

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



GREG STUMPF, CHAIRMAN

DAVID MENDENHALL, VICE CHAIRMAN

CRAIG HALL

SAM SNELL

ABE FORSYTH

JASON RATTIS

LINDA DOUGLAS WILLIAMS

ANNETTE FULGENZI

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

EXHIBIT A

PARCEL 1: PARTS OF THE THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN. THE WEST 185.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 01 MINUTE 48 SECONDS WEST ALONG THE EAST LINE OF SAID EAST HALF, 842.29 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 04 SECONDS EAST, 57.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 51 MINUTES 04 SECONDS EAST 127.40 FEET; TO THE EAST LINE OF SAID WEST 185.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE 681.47 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 04 SECONDS WEST, 184.90 FEET TO THE EAST LINE OF SAID EAST HALF: THENCE CONTINUING SOUTH 89 DEGREES 51 MINUTES 04 SECONDS WEST 406.77 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 48 SECONDS EAST, 235.00 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 04 SECONDS EAST, 406.77 FEET TO THE EAST LINE OF SAID EAST HALF; THENCE CONTINUING NORTH 89 DEGREES 51 MINUTES 04 SECONDS EAST, 57.54 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 48 SECONDS EAST, 446.47 FEET TO THE POINT OF BEGINNING. CONTAINING 4.498 ACRES, MORE OR LESS.

PARCEL 2: PARTS OF THE THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN. THE WEST 185.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS.

BEGINNING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 89 DEGREES 35 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF SAID EAST HALF, 185.00 FEET; TO THE NORTHEAST CORNER OF THE WEST 185.00' OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00 DEGREES 02 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID WEST 185.00 FEET, AT A DISTANCE OF 843.10 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 04 SECONDS WEST, 258.93 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 48 SECONDS EAST, 842.29 FEET; TO THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 89 DEGREES 51 MINUTES 04 SECONDS EAST, ALONG SAID NORTH LINE, 73.95 FEET, TO THE POINT OF BEGINNING. CONTAINING 5.009 ACRES, MORE OR LESS.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #2 NAME: **Todd Smith**

DOCKET NUMBER: **2016-003**

ADDRESS: **In the 5700 Block of Sagle Road and 5988 Sagle Road, Williamsville, IL 62693**

PETITIONER: **Matthew Hankins (fee owner and contract purchaser) & Michael Campbell (fee owner)**

PRESENT ZONING CLASSIFICATION: **“A” Agricultural District**

REQUESTED ZONING CLASSIFICATION: **“A” Agricultural District and for Parcel 2: a variance to allow forty (40) feet of road frontage instead of the required one-hundred fifty (150) feet and a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width.**

AREA: **91.87 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. Granting the variance would allow the property owner to divide the outbuildings from the larger farmland tract and combine them with the residence on the smaller tract with the long driveway. The forty (40) foot of road frontage is existing, platted in 2009. The Standards for Variation are met.**

SANGAMON COUNTY BOARD OF APPEALS

RECOMMENDATION: **Approval as staff recommended.**


Cynali Knowles
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

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|---|--|
| IN THE MATTER OF THE PETITION OF:) | DOCKET NO: 2016-003 |
| Matthew Hankins & Michael Campbell) | |
|) | PROPERTY LOCATED AT: |
|) | In the 5700 Block of Sagle Road and |
|) | 5988 Sagle Road |
|) | Williamsville, IL 62693 |

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 **February 18, 2016** 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 5700 Block of Sagle Road and 5988 Sagle Road, Williamsville, IL 62693** and more particularly described as:

See Exhibit A

3. That the present zoning of said property is **"A" Agricultural District.**
4. That the present land use of said property is **a single-family residence and out buildings.**
5. That the proposed land use of said property is **a single-family residence and out buildings.**
6. That the requested **variances** of said property are **for Parcel 2: a variance to allow forty (40) feet of road frontage instead of the required one-hundred fifty (150) feet and a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width.**
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/ck
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Merilyn Herbert**, 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 **Anthony Mares.**

The vote of the Board was as follows:

YES: **Charles Chimento, Anthony Mares, Andrew Spiro, Merilyn Herbert, and John Lucchesi**

NO:

PRESENT:

ABSENT: **Don Wulf**

Cyndi Knowles
RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2016-003**

Address: **5700 Block and 5988 Sagle Road, Williamsville**

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 allow the property owner to divide the outbuildings from the larger farmland tract and combine them with the residence on the smaller tract with the long driveway. This would make the usage of the remaining approximately 80-acre tract clearer. A portion of current Parcel -006 would be combined with an adjacent 148 acre tract of farm ground as well.

- (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 forty (40) foot of road frontage is existing, platted in 2009.

- (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 impacts are anticipated.