

CASE# 2017-044
RESOLUTION NUMBER 2-1

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
7563 NEW CITY ROAD, ROCHESTER
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 Petitioners, **James and Sandra Farris**, 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 both parcels**; and,

WHEREAS, a public hearing was held at the Sangamon County Building on **October 19, 2017** 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

OCT 25 2017

Don J. May
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 14th Day of November, 2017 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 both parcels on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 14th day of November, 2017.

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 RATTTS

LINDA DOUGLAS WILLIAMS

ANNETTE FULGENZI

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ROSE RUZIC

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

EXHIBIT A

PARCEL 3

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN; DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT AN IRON PIPE MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE AFOREMENTIONED SECTION 11, THENCE NORTH 00 DEGREES 25 MINUTES 22 SECONDS EAST ALONG THE QUARTER, QUARTER SECTION LINE A DISTANCE OF 50.00 FEET TO AN IRON PIPE MARKING THE TRUE POINT OF BEGINNING, THENCE NORTH 87 DEGREES 55 MINUTES 51 SECONDS WEST A DISTANCE OF 545.15 FEET TO AN IRON PIPE, THENCE NORTH 00 DEGREES 00 MINUTES 01 SECONDS WEST A DISTANCE OF 707.72 FEET TO A POINT IN THE CENTER OF A BRANCH, THENCE EASTERLY ALONG SAID BRANCH WITH THE FOLLOWING 22 COURSES; NORTH 67 DEGREES 15 MINUTES 09 SECONDS EAST A DISTANCE OF 177.48 FEET, NORTH 40 DEGREES 12 MINUTES 27 SECONDS EAST A DISTANCE OF 31.49 FEET, NORTH 53 DEGREES 45 MINUTES 01 SECONDS EAST A DISTANCE OF 23.73 FEET, NORTH 67 DEGREES 41 MINUTES 33 SECONDS EAST A DISTANCE OF 26.50 FEET, NORTH 77 DEGREES 56 MINUTES 40 SECONDS EAST A DISTANCE OF 29.26 FEET, NORTH 85 DEGREES 02 MINUTES 01 SECONDS EAST A DISTANCE OF 42.55 FEET, SOUTH 36 DEGREES 57 MINUTES 21 SECONDS EAST A DISTANCE OF 62.38 FEET, SOUTH 59 DEGREES 28 MINUTES 15 SECONDS EAST A DISTANCE OF 19.81 FEET, NORTH 13 DEGREES 47 MINUTES 58 SECONDS EAST A DISTANCE OF 28.94 FEET, NORTH 32 DEGREES 24 MINUTES 05 SECONDS EAST A DISTANCE OF 32.27 FEET, NORTH 61 DEGREES 31 MINUTES 51 SECONDS EAST A DISTANCE OF 16.15 FEET, SOUTH 40 DEGREES 54 MINUTES 06 SECONDS EAST A DISTANCE OF 63.10 FEET, NORTH 77 DEGREES 26 MINUTES 12 SECONDS EAST A DISTANCE OF 26.56 FEET, NORTH 05 DEGREES 37 MINUTES 33 SECONDS WEST A DISTANCE OF 27.35 FEET, NORTH 71 DEGREES 47 MINUTES 28 SECONDS WEST A DISTANCE OF 24.21 FEET, NORTH 37 DEGREES 36 MINUTES 14 SECONDS WEST A DISTANCE OF 13.68 FEET, NORTH 04 DEGREES 36 MINUTES 41 SECONDS EAST A DISTANCE OF 26.47 FEET, SOUTH 76 DEGREES 45 MINUTES 32 SECONDS EAST A DISTANCE OF 63.48 FEET, SOUTH 49 DEGREES 44 MINUTES 38 SECONDS EAST A DISTANCE OF 38.47 FEET, SOUTH 06 DEGREES 23 MINUTES 50 SECONDS WEST A DISTANCE OF 51.25 FEET, SOUTH 05 DEGREES 46 MINUTES 36 SECONDS EAST A DISTANCE OF 61.74 FEET, SOUTH 61 DEGREES 46 MINUTES 19 SECONDS EAST A DISTANCE OF 35.74 FEET, TO A POINT ON THE QUARTER, QUARTER SECTION LINE, THENCE SOUTH 00 DEGREES 25 MINUTES 22 SECONDS WEST ALONG THE QUARTER, QUARTER SECTION LINE A DISTANCE OF 718.56 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.068 ACRES, MORE OR LESS, ALL IN THE COUNTY OF SANGAMON, STATE OF ILLINOIS.

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BASIS OF BEARING IS NORTH 00 DEGREES 25 MINUTES 22 SECONDS EAST
ALONG THE QUARTER, QUARTER SECTION LINE.

RECAP

(For County Board Use)

COUNTY BOARD MEMBER: #4 NAME: **Jeff Thomas**

DOCKET NUMBER: **2017-044**

ADDRESS: **7563 New City Road, Rochester, IL 62563**

PETITIONER: **James & Sandra Farris**

PRESENT ZONING CLASSIFICATION: **“R-1” Single-Family Residence District**

REQUESTED ZONING CLASSIFICATION: **A variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width for both parcels.**

AREA: **10.07 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The purpose of the requested variance is to allow the property owner to split the property into two pieces. The subject property contains a natural split north to south such that any division would result in the need for a lot width-depth variance. Also, the property is zoned residential and the split will not have any effect on any farm ground in the area. The Standards for Variation are met.**

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Approval of Staff Recommendation.


RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2017-044
James and Sandra Farris)	
)	PROPERTY LOCATED AT:
)	7563 New City Road
)	Rochester, IL 62563

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 **October 19, 2017** 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:

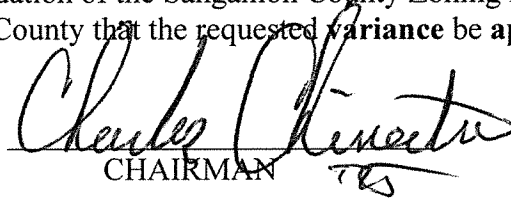
1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **7563 New City Road, Rochester, IL 62563** and more particularly described as:

See Exhibit A

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- 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 single-family residence.**
- 5. That the proposed land use of said property is **a single-family residence.**
- 6. That the requested **variance** of said property is **a variance to allow the lot depth to be greater than two and one-half (2 ½) 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 **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.**


 CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Don Wulf**, 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 **Tony Mares**.

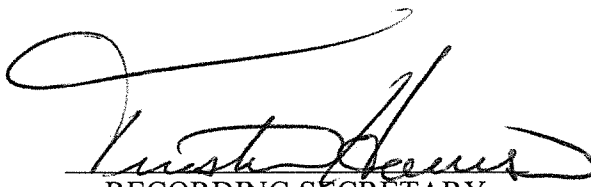
The vote of the Board was as follows:

YES: **Charles Chimento, Don Wulf, Andrew Spiro, Gina Lathan, Tony Mares**

NO:

PRESENT:

ABSENT:


RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2017-044**

Address: **7563 New City Road, Rochester**

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 purpose of the requested variance is to allow the property owner to split the property into two pieces. The lot configuration is such that any division of the property along the natural north-south dividing line would result in the need for a lot width-depth variance. Also, the property is zoned residential and the split will not have any effect on any farm ground in the area.

- (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 subject property contains a natural split north to south such that any division would result in the need for a lot width-depth variance.

- (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.