

CASE# 2018-016 3-1
RESOLUTION NUMBER

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
30 W. HOECHESTER ROAD, 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:

The West Half of the East Half of the Northwest Quarter of the Southwest Quarter of Section 34, Township 15 North, Range 5 West of the Third Principal Meridian, EXCEPT 198 feet off the South end thereof. Parcel Number: 22-34.0-303-001.

WHEREAS, the Petitioner, **Brentan Hickman**, has petitioned the Sangamon County Board for **Proposed Parcel 1: a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width**; and,

WHEREAS, a public hearing was held at the Sangamon County Building on **May 17, 2018** 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 23 2018

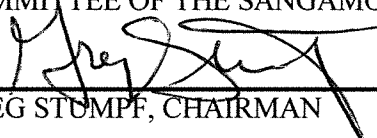
Don / King
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this **12th Day of June, 2018** that the request for **Proposed Parcel 1: a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width on the above described property is hereby approved.**

Signed and passed by the Sangamon County Board in session on this **12th day of June, 2018.**

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 RATTS

LINDA DOUGLAS WILLIAMS

ANNETTE FULGENZI

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ROSE RUZIC

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #13 NAME: **Brad Miller**

DOCKET NUMBER: **2018-016**

ADDRESS: **30 W. Hoechester Road, Springfield, IL 62711**

PETITIONER: **Brentan Hickman**

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

REQUESTED ZONING CLASSIFICATION: **Proposed Parcel 1: A variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width.**

AREA: **8.5 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 to facilitate construction of a future residence on an R-1 lot. The subject property is unique in that it is a larger older lot of record that has existed prior to the development of the Zoning Ordinance in which smaller single-family residential lots have built up around the property to the east and west. 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: 2018-016
Brentan Hickman)	
)	PROPERTY LOCATED AT:
)	30 W. Hoecheater Road
)	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 17, 2018** 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:

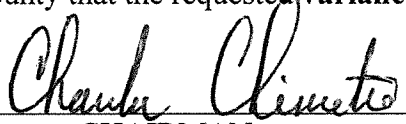
1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **30 W. Hoecheater Road, Springfield, IL 62711** and more particularly described as:

The West Half of the East Half of the Northwest Quarter of the Southwest Quarter of Section 34, Township 15 North, Range 5 West of the Third Principal Meridian, EXCEPT 198 feet off the South end thereof. Parcel Number: 22-34.0-303-001.

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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 with outbuildings.**
5. That the proposed land use of said property is **Proposed Parcel 1: Single-family residence with outbuildings and Proposed Parcel 2: Single-family residence.**
6. That the requested **variance** of said property is **for Proposed Parcel 1: a variance to allow the lot depth to be greater than two and one-half (2.5) 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 **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 776

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

NO:

PRESENT:

ABSENT:


RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2018-016**

Address: **30 West Hoechester Road, Springfield**

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 will allow the petitioner to economically use the subject property by splitting the property into two residential lots in an area that has an established trend of smaller residential lots to the east and west of the property.

- (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 is unique in that it is a larger older lot of record that has existed prior to the development of the Zoning Ordinance in which smaller single-family residential lots have built up around the property to the east and west.

- (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.

Negative impacts are not anticipated.