

CASE# 2013-036
RESOLUTION NUMBER 41

GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
6749 & 6751 LICK RD., CHATHAM
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, **Mary Beth Workman & Shane Workman**, have petitioned the Sangamon County Board for a **variance to allow twenty (20) feet of road frontage instead of the required one hundred and fifty (150) feet, a variance to allow the lot depth to be met at a distance greater than sixty (60) feet from a public road and a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width for one (1) parcel to allow the property to be reconfigured; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **August 15, 2013** 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


AUG 21 2013

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 3rd day of September, 2013 that the request for a variance to allow twenty (20) feet of road frontage instead of the required one hundred and fifty (150) feet, a variance to allow the lot depth to be met at a distance greater than sixty (60) feet from a public road and a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width for one (1) parcel to allow the property to be reconfigured on the above referenced property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 3rd day of September, 2013.

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 RATTI

LINDA DOUGLAS WILLIAMS

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

ATTACHMENT A

Mary Beth Workman Property (72.36 acres)
Property Address: 6751 Lick Rd, Chatham IL 62629
PIN: 28-04.0-300-006

The West Half of the Southwest Quarter of Section 4, Township 14 North, Range 6 West of the Third Principal Meridian, except the following:

Beginning at a point where the South boundary line of Section 4 intersects the East line of the West Half of the Southwest Quarter of said Section, thence North 1,320 feet, more or less, to a post marking the Quarter Section center; thence continuing North 730 feet along the East line of said Half Quarter Section line; thence West 420 feet parallel to the North Quarter Section line; thence South 730 feet parallel to the Quarter Section line; thence East parallel to the South Quarter Section line 400 feet, more or less; thence South and parallel to the East line of said Half Quarter Section 1,320 feet, more or less, to the South line of said Section 4; thence East 20 feet to the point of beginning.

Situated in Sangamon County, Illinois.

Shane Workman Property (7.64 acres)
Property Address: 6749 Lick Rd, Chatham IL 62629
PIN: 28-04.0-300-007

A part of the West Half of the Southwest Quarter of Section 4, Township 14 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, described as follows: Beginning at a point where the South boundary line of Section 4 intersects the East line of the West Half of the Southwest Quarter of said Section, thence North 1,320 feet, more or less, to a post marking the Quarter Section center; thence continuing North 730 feet along the East line of said Half Quarter Section line; thence West 420 feet parallel to the North Quarter Section line; thence South 730 feet parallel to the Quarter Section line; thence East parallel to the South Quarter Section line 400 feet, more or less; thence South and parallel to the East line of said Half Quarter Section 1,320 feet, more or less, to the South line of said Section 4; thence East 20 feet to the point of beginning.

Situated in Sangamon County, Illinois.

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RECAP

(For County Board Use)

COUNTY BOARD MEMBER: #7 NAME: **Craig Hall**

DOCKET NUMBER: 2013-036

ADDRESS: 6749 & 6751 Lick Rd., Chatham, IL. 62629

PETITIONER: **Mary Beth Workman & Shane Workman**

PRESENT ZONING CLASSIFICATION: **"A" Agricultural District**

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with a variance to allow twenty (20) feet of road frontage instead of the required one hundred and fifty (150) feet, a variance to allow the lot depth to be met at a distance greater than sixty (60) feet from a public road and a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width for one (1) parcel to allow the property to be reconfigured.**

AREA: **80 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Approval of the requested variances. The standards for variation have been met. The existing "flag lot" was created before the regulations took effect and it would not be feasible for the parcel to come into compliance with the regulations. The petitioners are requesting a reconfiguration of the parcel so the existing home that contains the farmland will be located on a 1-acre site while the farmland would be transferred to the existing smaller parcel. By allowing the farmland to be transferred to the existing smaller parcel so the current owner can commence**

farming, it will allow the property to continue to be economically used. No negative impacts on the character of the surrounding area will be impacted.

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Approval.

Cyndi Knowles
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS
SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:) DOCKET NO: **2013-036**
Mary Beth Workman & Shane Workman)
)
) PROPERTY LOCATED AT:
) **6749 & 6751 Lick Rd.**
) **Chatham, IL. 62629**

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 **August 15, 2013** 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: **6749 & 6751 Lick Rd., Chatham, IL.** 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 2 single-family residences, 2 farm buildings, & farm ground.
- 5. That the proposed land use of said property is 2 single-family residences, 2 farm buildings, & farm ground.
- 6. That the requested variances of said property are a variance to allow twenty (20) feet of road frontage instead of the required one hundred and fifty (150) feet, a variance to allow the lot depth to be met at a distance greater than sixty (60) feet from a public road and a variance to allow the lot depth to be greater than two and one-half (2 1/2) times the lot width for one (1) parcel to allow the property to be reconfigured.
- 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/cx
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Judith Johnson**, 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 **Don Wulf**.

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Peggy Egizii, Judith Johnson, Don Wulf**

NO:

PRESENT:

ABSENT: **Janet Dobrinsky**

Cyndi Knowles
RECORDING SECRETARY

SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS

Case #: 2013-036

Address: 6749 & 6751 Lick Road, Chatham

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 petitioners are requesting that the existing home that contains the farmland be located on a 1-acre site while the farmland would be transferred to the existing smaller parcel. By allowing the farmland to be transferred to the existing smaller parcel so the current owner can commence farming, it will allow the property to continue to be economically used. Additionally, the existing "flag lot" was created before the regulations took effect and for the parcel to come into compliance would not be feasible. The petitioner is simply requesting a reconfiguration of the current land use.

- (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 flag lot at 6749 Lick Road has existed since before the 1960s and the petitioner would like to transfer the 20 foot access to 6751 Road in order for the lot lines to be reconfigured.

- (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 in allowing the requested variance. Granting the variance will not change the current land use of the property as the petitioners are requesting to only reconfigure the lot lines.