

CASE# 2017-036
RESOLUTION NUMBER 4-1

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
3029 W. JEFFERSON STREET, 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:

Part of Lot 9 in the West one Half of the Northeast Quarter of the Southeast Quarter of Section Twenty-four (24), Township Sixteen (16) North, Range six (6) West of the Third Principal Meridian, Sangamon County, Illinois containing approximately 33.22 acres more or less.

WHEREAS, the Petitioners, **Kim & Pamela Schlicht**, have petitioned the Sangamon County Board for a **variance to allow two (2) parcels less than forty (40) acres (approx. 1.0 acre for Proposed Parcel 1 and approx. 32.22 acres for Proposed Parcel 2)**; and,

WHEREAS, a public hearing was held at the Sangamon County Building on **August 17, 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

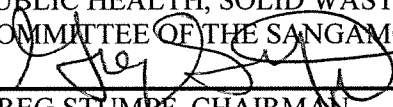
AUG 23 2017

Don J. King
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this **19th Day of September, 2017** that the request for a variance to allow two (2) parcels less than forty (40) acres (approx. 1.0 acre for Proposed Parcel 1 and approx. 32.22 acres for Proposed Parcel 2) on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this **19th day of September, 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 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: # 1 NAME: Tom Fraase, Jr.

DOCKET NUMBER: 2017-036

ADDRESS: 3029 W. Jefferson Street, Springfield, IL 62707

PETITIONER: Kim & Pamela Schlicht

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: A variance to allow two (2) parcels less than forty (40) acres (approximately 1 acre for Proposed Parcel 1 and approximately 32.22 acres for Proposed Parcel 2).

AREA: 33.22 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The petition states the local bank is requiring the petitioner to divide the residence from the farmland in order to refinance the residence. The petition indicates no change in current uses will occur. 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: 2017-036 |
| Kim & Pamela Schlicht) | |
|) | PROPERTY LOCATED AT: |
|) | 3029 W. Jefferson Street |
|) | Springfield, IL 62707 |

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 **August 17, 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:

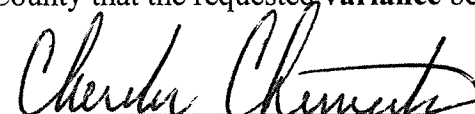
1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **3029 W. Jefferson Street, Springfield, IL 62707** and more particularly described as:

Part of Lot 9 in the West one Half of the Northeast Quarter of the Southeast Quarter of Section Twenty-four (24), Township Sixteen (16) North, Range six (6) West of the Third Principal Meridian, Sangamon County, Illinois containing approximately 33.22 acres more or less.

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- 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 cropland.**
- 5. That the proposed land use of said property is **a single-family residence and cropland.**
- 6. That the requested **variance** of said property is **for a variance to allow two (2) parcels less than forty (40) acres (approx. 1.0 acre for Proposed Parcel 1 and approx. 32.22 acres for Proposed Parcel 2).**
- 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 *TC*

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Larry Beaty**, 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, Tony Mares, Don Wulf, Andrew Spiro, Larry Beaty**

NO:

PRESENT:

ABSENT:


RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2017-036**

Address: **3029 West Jefferson Street, 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.

The bank is requiring separation of the residence from the cropland for refinancing purposes.

- (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 petition states the local bank is requiring the petitioner to divide the residence from the farmland in order to refinance the residence. The petition indicates no change in current uses will occur.

- (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 in granting the requested variance.