

GRANTING A REZONING AND VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
11619 BELL FOUNTAIN ROAD, DAWSON
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 an amendment and variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Michael Singleton**, has petitioned the Sangamon County Board for a **rezoning from "A" Agricultural District to "R-1" Single Family Residence District for one (1) parcel to be expanded to allow for a new site for a single family residence and a variance to allow the lot depth to exceed two and one-half (2 ½) times the lot width for one (1) parcel; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **May 19, 2011** 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 rezoning and variance; and**

WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

FILED

MAY 27 2011

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 14th day of June, 2011 that the request for a rezoning from "A" Agricultural District to "R-1" Single Family Residence District for one (1) parcel to be expanded to allow for a single family residence and a variance to allow the lot depth to exceed two and one-half (2 ½) times the lot width for one (1) parcel on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 14th day of June, 2011.

Respectfully submitted,

PUBLIC HEALTH, SAFETY & ZONING COMMITTEE OF
THE SANGAMON COUNTY BOARD



TIM MOORE, CHAIRMAN

ABE FORSYTH, VICE CHAIRMAN

JOHN FULGENZI

DAVID MENDENHALL

SAM SNELL

DON STEPHENS

GREG STUMPF

LINDA DOUGLAS WILLIAMS

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

Exhibit A

Parcel A: A TRACT OF LAND LYING IN AND BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 16 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON PIPE MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 02 MINUTES 52 SECONDS EAST ON THE EAST LINE OF SAID QUARTER, QUARTER, 40.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 39 SECONDS WEST, 100.00 FEET TO A SET IRON PIN, BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE CONTINUING SOUTH 89 DEGREES 53 MINUTES 39 SECONDS WEST, 638.67 FEET TO A FOUND IRON PIPE; THENCE NORTH 00 DEGREES 03 MINUTES 21 SECONDS WEST, 799.37 FEET TO A SET IRON PIN; THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS EAST, 375.00 FEET; THENCE SOUTH 54 DEGREES 48 MINUTES 12 SECONDS EAST, 324.24 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 52 SECONDS WEST, 612.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11.163 ACRES M/L, ALL AS PER SURVEY IN FEBRUARY OF 2011 OF HANS B. DISTLEHORST, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-3271.

Parcel B: A TRACT OF LAND LYING IN AND BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 16 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS; COMMENCING AT A FOUND IRON PIPE MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 02 MINUTES 52 SECONDS EAST ON THE EAST LINE OF SAID QUARTER, QUARTER, 40.00 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 53 MINUTES, 39 SECONDS WEST, 100.00 FEET TO A SET IRON PIN; THENCE NORTH 00 DEGREES 02 MINUTES 52 SECONDS EAST 612.00 FEET; THENCE NORTH 54 DEGREES 48 MINUTES 12 SECONDS WEST, 324.24 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 39 SECONDS WEST, 375.00 FEET TO A SET IRON PIN; THENCE SOUTH 00 DEGREES 03 MINUTES 21 SECONDS EAST, 61.63 FEET TO A FOUND IRON PIPE; THENCE SOUTH 89 DEGREES 54 MINUTES 27 SECONDS WEST, 590.23 FEET TO A FOUND IRON PIPE; THENCE NORTH 00 DEGREES 03 MINUTES 38 SECONDS WEST ON THE WEST LINE OF SAID QUARTER, QUARTER, 554.23 FEET TO A FOUND IRON PIPE; THENCE SOUTH 89 DEGREES 57 MINUTES 04 SECONDS EAST ON THE NORTH LINE OF SAID QUARTER, QUARTER, 1331.28 FEET TO A FOUND IRON PIPE; THENCE SOUTH 00 DEGREES 02 MINUTES 52 SECONDS WEST ON THE EAST LINE OF SAID QUARTER, QUARTER, 1288.52 FEET TO THE POINT OF BEGINNING, CONTAINING 18.238 ACRES M/L, ALL AS PER SURVEY IN FEBRUARY OF 2011 OF HANS B. DISTLEHORST, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-3271.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #3 NAME: David Mendenhall

DOCKET NUMBER: 2011-020

ADDRESS: 11619 Bell Fountain Road, Dawson, IL 62520

PETITIONER: Michael Singleton

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: "R-1" Single Family Residence District for one (1) parcel to be expanded to allow for a new single family residence with a variance to allow the lot depth to exceed two and one-half (2 ½) times the lot width for one (1) parcel.

AREA: 2.45 acres & 26.92 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: Recommend approval of the R-1 zoning. The property owner is seeking a variance to reconfigure two (2) parcels. One of the parcels already contains a single-family residence and the other is vacant. While the LESA score is 240 which indicates that the property shall be suitable for agricultural use only, neither of the parcels are in cropland, and the regulations would allow the petitioner to construct a new single-family residence on the existing vacant parcel without seeking relief. Because there will be a new residential use on the vacant land, the R-1 zoning is required. The owner desires to reconfigure the existing parcels with the road frontage of one (1) of the parcels being reduced to approximately 100'. Recommend approval of the

variance. In order to reconfigure the parcels to expand the existing vacant parcel, the variance is requested for the lot depth to exceed two and one half (2 1/2) times the lot width for one (1) parcel. It does not appear that there will be any negative impact.

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Cynali Knowles
RECORDING SECRETARY

Approval

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2011-020
Michael Singleton)	
)	PROPERTY LOCATED AT:
)	11619 Bell Fountain Road,
)	Dawson, IL 62520

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 an **amendment and 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 19, 2011** 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: **11619 Bell Fountain Road, Dawson, 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 a **single family residence and a vacant parcel**.
5. That the proposed land use of said property is **retain existing single family residence on proposed parcel A and create a new site for a single family residence on proposed parcel B**.
6. That the requested **rezoning and variance** of said property is a **rezoning from "A" Agricultural District to "R-1" Single Family Residence District for one (1) parcel to be expanded to allow for a new site for a single family residence and a variance to allow the lot depth to exceed two and one-half (2 ½) times the lot width for one (1) parcel**.
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 **rezoning and 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 **rezoning and variance** be **approved**.

Charles Chimento/ck

 CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Peggy Egizii**, 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 **Judith Johnson**.

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Peggy Egizii, Judith Johnson, Marvin Traylor**

NO:

ABSENT:

Cyndi Knowles

 RECORDING SECRETARY