

CASE# 2017-037
RESOLUTION NUMBER 5-1

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
6811 RENTSHLER 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, **Alan and Janet Rentshler**, have petitioned the Sangamon County Board for **a variance to allow one (1) parcel less than forty (40) acres (approximately 11 acres)**; 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

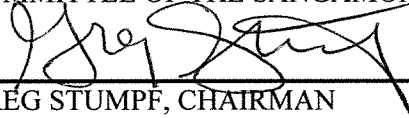
Don / May
SANGAMON COUNTY CLERK

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 one (1) parcel less than forty (40) acres (approximately 11 acres) 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

EXHIBIT A

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 15 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, ILLINOIS; DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING AT A STONE MARKING THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE AFOREMENTIONED SECTION 34, THENCE SOUTH 00 DEGREES 07 MINUTES 21 SECONDS EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 491.81 FEET TO AN IRON PIPE, THENCE SOUTH 89 DEGREES 41 MINUTES 33 SECONDS WEST 314.55 FEET TO AN IRON PIPE, THENCE SOUTH 00 DEGREES 42 MINUTES 28 SECONDS EAST 250.00 FEET TO AN IRON PIPE, THENCE NORTH 89 DEGREES 41 MINUTES 33 SECONDS EAST 312.00 FEET TO AN IRON PIPE ON THE QUARTER SECTION LINE, THENCE SOUTH 00 DEGREES 07 MINUTES 21 SECONDS EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 581.52 FEET TO AN IRON PIPE MARKING THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, THENCE NORTH 87 DEGREES 58 MINUTES 14 SECONDS WEST ALONG THE SECTION LINE A DISTANCE OF 2622.25 FEET TO AN IRON PIN MARKING THE SOUTHWEST CORNER OF SECTION 34, THENCE NORTH 00 DEGREES 27 MINUTES 25 SECONDS WEST ALONG THE SECTION LINE A DISTANCE OF 1326.75 FEET TO AN IRON PIPE MARKING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, THENCE SOUTH 87 DEGREES 54 MINUTES 10 SECONDS EAST ALONG THE QUARTER, QUARTER SECTION LINE A DISTANCE OF 2630.12 FEET TO THE POINT OF BEGINNING; EXCEPT THEREFROM ALL THAT PART OF SAID TRACT LYING WITHIN THE RIGHT OF WAY SANGAMON COUNTY HIGHWAY 37 BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 34, THENCE NORTH 00 DEGREES 27 MINUTES 25 SECONDS WEST ALONG THE SECTION LINE A DISTANCE OF 541.09 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTH 00 DEGREES 27 MINUTES 25 SECONDS WEST ALONG THE SECTION LINE A DISTANCE OF 245.40 FEET, THENCE NORTH 29 DEGREES 03 MINUTES 21 SECONDS EAST 605.52 FEET TO THE QUARTER, QUARTER SECTION LINE, THENCE SOUTH 87 DEGREES 54 MINUTES 10 SECONDS EAST ALONG THE QUARTER, QUARTER SECTION LINE A DISTANCE OF 134.63 FEET, THENCE SOUTH 29 DEGREES 03 MINUTES 21 SECONDS WEST 830.68 FEET TO THE BEGINNING OF A 1372.69 FOOT RADIUS, TANGENT CURVE TO THE LEFT, THENCE SOUTHWESTERLY 49.45 FEET ALONG SAID CURVE HAVING A LONG CHORD THAT BEARS SOUTH 28 DEGREES 01 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 49.44 FEET TO THE TRUE POINT OF BEGINNING.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 9 NAME: Tom Madonia, Jr.

DOCKET NUMBER: 2017-037

ADDRESS: 6811 Rentshler Road, Rochester, IL 62563

PETITIONER: Alan & Janet Rentshler

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: A variance to allow one (1) parcel less than forty (40) acres (approximately 11 acres).

AREA: 75.97 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. Granting the requested variance will separate the tillable cropland from the single-family residence and pond so the cropland can continue to be used economically. 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: 2017-037
Alan & Janet Rentshler)	
)	PROPERTY LOCATED AT:
)	6811 Rentshler 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 **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:

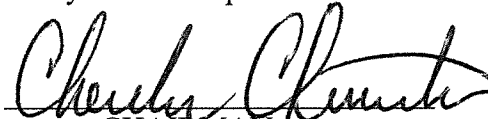
1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **6811 Rentshler Road, Rochester, IL 62563** and more particularly described as:

See Exhibit A

Page 2

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 **a variance to allow one (1) parcel less than forty (40) acres (approximately 11 acres).**
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
700

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, Tony Mares, Don Wulf, Andrew Spiro, Larry Beaty**

NO:

PRESENT:

ABSENT:


RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2017-037**

Address: **6811 Rentshler 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.

Granting the requested variance will separate the tillable cropland from the single-family residence and pond so the cropland can continue to be used economically.

- (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 75.97 acres providing a unique circumstance because generally parcels of this size do not contain single-family residences and allowing the variance will continue the rural residential trend in the area.

- (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.