

CASE# 2018-012 5-1
RESOLUTION NUMBER _____

GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
12750 EDGEWATER WAY, NEW BERLIN
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 the variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Mike Hoyle**, has petitioned the Sangamon County Board for a **variance to allow the side yard setback to be approximately seven (7) feet instead of the required ten (10) feet and 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 **April 19, 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 variances**; and,

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

FILED

APR 25 2018

Don J. Hoyle
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this **8th Day of May, 2018** that the request for a variance to allow the side yard setback to be approximately seven (7) feet instead of the required ten (10) feet and 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 **8th day of May, 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

EXHIBIT A

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, ILLINOIS; DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCING AT AN IRON PIN MARKING THE WEST ONE QUARTER CORNER OF THE AFOREMENTIONED SECTION 4, THENCE SOUTH 89 DEGREES 32 MINUTES 27 SECONDS EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 946.39 FEET TO AN IRON PIPE MARKING THE TRUE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 12 MINUTES 12 SECONDS WEST 1.00 FEET TO AN IRON PIPE ON THE SOUTH RIGHT OF WAY LINE OF EDGEWATER WAY, SAID PIPE MARKS THE BEGINNING OF A 300.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THENCE NORTHEASTERLY 130.01 FEET ALONG SAID SOUTH RIGHT OF WAY WITH SAID CURVE HAVING A LONG CHORD THAT BEARS NORTH 78 DEGREES 02 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 129.00 FEET TO AN IRON PIPE MARKING THE BEGINNING OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHEASTERLY 99.68 FEET ALONG SAID SOUTH RIGHT OF WAY LINE WITH SAID CURVE HAVING A LONG CHORD THAT BEARS NORTH 78 DEGREES 02 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 98.90 FEET TO AN IRON PIPE, THENCE SOUTH 89 DEGREES 32 MINUTES 27 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 119.62 FEET TO AN IRON PIPE ON THE WEST RIGHT OF WAY LINE OF SOUTH WAKE ROAD, THENCE SOUTH 00 DEGREES 12 MINUTES 12 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 50.00 FEET TO AN IRON PIPE ON THE QUARTER SECTION LINE, THENCE NORTH 89 DEGREES 32 MINUTES 27 SECONDS WEST ALONG THE QUARTER SECTION LINE A DISTANCE OF 342.76 FEET TO THE TRUE POINT TO BEGINNING. SAID PARCEL CONTAINS 0.262 ACRE, MORE OR LESS.

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RECAP
(For County Board Use)

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

DOCKET NUMBER: **2018-012**

ADDRESS: **12750 Edgewater Way, New Berlin, IL 62670**

PETITIONER: **Mike Hoyle**

PRESENT ZONING CLASSIFICATION: **“A” Agricultural District.**

REQUESTED ZONING CLASSIFICATION: **A variance to allow the side yard setback to be approximately seven (7) feet instead of the required ten (10) feet and a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width.**

AREA: **0.262 acres**

COMMENTS: **None**

OBJECTORS: **Yes**

PLANNING COMMISSION RECOMMENDATION: **Recommend denial of the setback variance. The petition cites that the unique circumstances are that the contractor poured the concrete pad in the wrong location. While this may be the case, this is not a circumstance related to the property nor does it alleviate the responsibility of the property owner to ensure that the regulations of the ordinance are met. The Standards for Variation are not met for this request.**

Recommend approval of the lot depth variance. The subject property was created in 1996, so granting the lot depth variance will bring the parcel into compliance. The Standards for Variation are met for this request.

SANGAMON COUNTY BOARD OF APPEALS

RECOMMENDATION:

**Recommend that the petition be approved
(see attached Standards for Variations).**


RECORDING SECRETARY

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SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2018-012
Mike Hoyle)	
)	PROPERTY LOCATED AT:
)	12750 Edgewater Way
)	New Berlin, IL 62670

RECOMMENDATION OF THE BOARD OF APPEALS

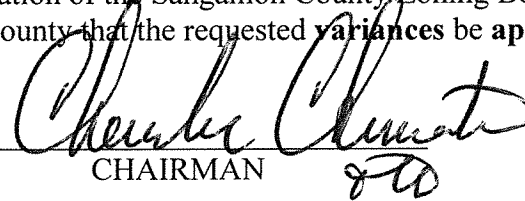
THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for **variances** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner (s); that legal publication has been made pursuant to law; and that a public hearing was held on **April 19, 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: **12750 Edgewater Way, New Berlin, IL 62670** 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 **recreational.**
- 5. That the proposed land use of said property is **recreational.**
- 6. That the requested **variances** of said property are **a variance to allow the side yard setback to be approximately seven (7) feet instead of the required ten (10) feet and 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 **variances** 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 **variances** be **approved.**


 CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Charlie Chimento**, to concur with the findings of fact as stated by the Petitioner and recommend to the County Board that the petition for a **variance to allow the side yard setback to be approximately seven (7) feet instead of the required ten (10) feet and a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width be approved** which was duly seconded by **Andrew Spiro**.

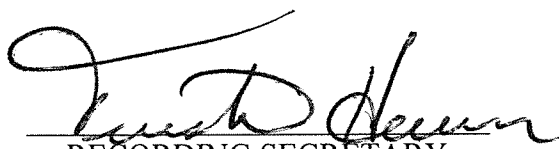
The vote of the Board was as follows:

YES: **Charlie Chimento, Andrew Spiro, Don Wulf**

NO: **Tony Mares, Gina Lathan**

PRESENT:

ABSENT:


RECORDING SECRETARY

ZONING BOARD OF APPEALS

RECOMMENDED – STANDARDS FOR VARIATIONS

Case #: 2018-012

Address: 12750 Edgewater Way, New Berlin, IL 62670

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 up on 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.

There is an economic hardship on the petitioner for him to have to tear down his building.

- (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 was not platted...a remnant, a deformed piece of property.

- (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.

The variance of 2 ½ feet will not alter the essential character of the locality. The variance will not 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.