

JUN 25 2020

*Don J. King*  
Sangamon County Clerk

**GRANTING VARIANCES  
FOR CERTAIN PROPERTY LOCATED AT  
6517 STATE ROUTE 123, PLEASANT PLAINS  
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:

**The South Half of the Northwest Quarter of Section 25 containing approximately 80 acres, more or less; AND the North 55 acres of the East Half of the Southwest Quarter of Section 25. Parcel Numbers: 03-25.0-100-002 & 03-25.0-300-003.**

WHEREAS, the Petitioner, **Mark Wankel, Co-Trustee of the Ruthelma Wankel Trust**, has petitioned the Sangamon County Board requesting **for Proposed Parcel 1: pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot Depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 10 acres); and, a variance of Section 17.38.030 to allow the road frontage to be approximately one hundred eighteen (118) feet instead of the required one hundred fifty (150) feet in the "A" Agricultural District; and,**

WHEREAS, a public hearing was held at the Sangamon County Building on **June 18, 2020** 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,

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

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this **14<sup>th</sup> Day of July, 2020** that the following request(s) on the above described property are hereby approved:

**For Proposed Parcel 1:**

- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot Depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width;
- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 10 acres); and,
- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the road frontage to be approximately one hundred eighteen (118) feet instead of the required one hundred fifty (150) feet in the “A” Agricultural District.

Signed and passed by the Sangamon County Board in session on this **14<sup>th</sup> day of July, 2020.**

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COUNTY BOARD CHAIRMAN

**ATTEST:**

\_\_\_\_\_  
SANGAMON COUNTY CLERK

**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: #7 NAME: Craig Hall

DOCKET NUMBER: 2020-017

ADDRESS: 6517 State Route 123, Pleasant Plains, IL 62677

PETITIONER: Mark Wankel, Co-Trustee of the Ruthelma Wankel Trust

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: For Proposed Parcel 1: pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot Depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 10 acres); and, a variance of Section 17.38.030 to allow the road frontage to be approximately one hundred eighteen (118) feet instead of the required one hundred fifty (150) feet in the "A" Agricultural District.

AREA: 135 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval. The purpose of the request is to divide approximately ten (10) acres of land with the single-family residence to help settle an estate. No change in land use is contemplated. The Standards for Variation are met.

SANGAMON COUNTY ZONING 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: <b>2020-017</b>
<b>Mark Wankel, Co-Trustee</b> )	
<b>of the Ruthelma Wankel Trust</b> )	
)	PROPERTY LOCATED AT:
)	<b>6517 State Route 123</b>
)	<b>Pleasant Plains, IL 62677</b>

RECOMMENDATION OF THE ZONING 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 **June 18, 2020** 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: **6517 State Route 123, Pleasant Plains, IL 62677** and more particularly described as:

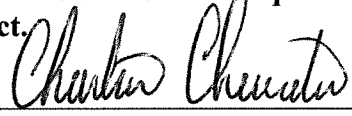
**The South Half of the Northwest Quarter of Section 25 containing approximately 80 acres, more or less; AND the North 55 acres of the East Half of the Southwest Quarter of Section 25. Parcel Numbers: 03-25.0-100-002 & 03-25.0-300-003.**

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 farmland.**
5. That the proposed land use of said property is a **Single-Family Residence and farmland.**
6. That the request(s) for the subject property is **Proposed Parcel 1: pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot Depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 10 acres); and, a variance of Section 17.38.030 to allow the road frontage to be approximately one hundred eighteen (118) feet instead of the required one hundred fifty (150) feet in the A Agricultural District.**
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 following request(s) **are hereby approved:**

**For Proposed Parcel 1:**

- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot Depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width;
- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 10 acres); and,
- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the road frontage to be approximately one hundred eighteen (118) feet instead of the required one hundred fifty (150) feet in the “A” Agricultural District.


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 460 CHAIRMAN

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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 following request(s) are hereby approved:

**For Proposed Parcel 1:**

- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot Depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width;
- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 10 acres); and,
- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the road frontage to be approximately one hundred eighteen (118) feet instead of the required one hundred fifty (150) feet in the "A" Agricultural District.

which was duly seconded by **Tony Mares**.

The vote of the Board was as follows:

YES: **Charlie Chimento, Tony Mares, Don Wulf, Andrew Spiro, Larry Beaty**

NO:

PRESENT:

ABSENT:

  
 \_\_\_\_\_  
 RECORDING SECRETARY

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**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2020-017**

Address: **6517 State Route 123, Pleasant Plains**

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 variances would facilitate a division of approximately ten (10) acres of land with the single-family residence to help settle an estate.**

- (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 division will help to settle an estate.**

- (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 change in land use is contemplated and negative impacts are not anticipated.**