

CASE# 2011-039  
RESOLUTION NUMBER 6-1

**GRANTING A VARIANCE**  
**FOR CERTAIN PROPERTY LOCATED AT**  
**6200 WALDMIRE 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 Petitioner, **Edwin S. Waldmire III**, has petitioned the Sangamon County Board for a **variance to allow the lot depth to be greater than 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 **August 18, 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 variance; and**

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

**FILED**

AUG 31 2011

*Joe Aiello*  
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 13<sup>th</sup> day of September, 2011 that the request for a variance to allow the lot depth to be greater than 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 13<sup>th</sup> day of September, 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

**All that part of the East Half of the Northeast Quarter of Section Thirty-three (33) that lies South of Bottom Prairie Branch and East of the South Fork of the Sangamon River, supposed to contain 12 acres, more or less;**

**All that part of the Northeast Quarter of the Southeast Quarter of Section 33 lying East of the center line of the South Fork of the Sangamon River, containing 28 acres more or less;**

**Also the Northwest Quarter of the Southwest Quarter of Section 34, containing 40 acres more or less;**

**Also that part of the East Half of the Northeast Quarter of Section 33 that lies North of Bottom Prairie Branch and North and East of the South Fork of the Sangamon River, except about 1 acre in the Northeast corner thereof, being 518-3/4 feet long East and West and 84 feet wide, North and South;**

**Also, the West half of the Northwest Quarter of Section 34;**

**All situated in Township 15 North, Range 4 west of the Third Principal Meridian; Excepting, however, therefrom, Gorey's Riverside Park Subdivision of part of said Section 33 and those parcels heretofore conveyed to Edwin Sutton Waldmire III and Susan Marie Waldmire, Jon K. Ellis and Sally M. Ellis, and Stephen Leonard and Gail Leonard, but including any easements or roadways benefiting the property conveyed.**

**Situated in the County of Sangamon, in the State of Illinois.**

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: #4                      NAME: Andy Goleman

DOCKET NUMBER: 2011-039

ADDRESS: 6200 Waldmire Road, Rochester, IL 62563

PETITIONER: Edwin S. Waldmire III

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: "A" Agricultural District with a variance to allow the lot depth to be greater than two and one-half (2 1/2) times the lot width for one (1) parcel.

AREA: 55.97 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval of the requested variance. The standards for variation are met. The petitioner seeks the variance to facilitate the equitable division of properties held in a trust which is set to expire in one (1) year.**

SANGAMON COUNTY BOARD OF APPEALS  
RECOMMENDATION: **Approval**

Cyndi Knowles  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS  
SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: ) DOCKET NO: 2011-039  
Edwin S. Waldmire III )  
)  
) PROPERTY LOCATED AT:  
) 6200 Waldmire 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 18, 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: **6200 Waldmire Road, Rochester, IL.** and more particularly described as:

See Exhibit A

6-6

- 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.
- 5. That the proposed land use of said property is a single family residence.
- 6. That the requested variance of said property is a variance to allow the lot depth to be greater than 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 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.

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 **Don Wulf**.

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Peggy Egizii, Judith Johnson, Don Wulf**

NO:

ABSENT: **Marvin Traylor**

Cyndi Knowles  
RECORDING SECRETARY