

CASE# 2012-015
RESOLUTION NUMBER 6-1

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
**IN THE 6,200 BLOCK OF WALDMIRE RD. & IN THE 6,000 BLOCK OF CARDINAL
HILL RD., 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, **Edwin & William Waldmire**, have petitioned the Sangamon County Board for **a variance to allow two (2) parcels less than forty (40) acres;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **April 19, 2012** 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

APR 27 2012

Joe Aiello
Sangamon County Clerk

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NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 8th day of May, 2012 that the request for a variance to allow two (2) parcels less than forty (40) acres on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 8th day of May, 2012.

Respectfully submitted,

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

TIM MOORE, CHAIRMAN

Abe Forsyth

ABE FORSYTH, VICE CHAIRMAN

JOHN FULGENZI

DAVID MENDENHALL

SAM SNELL

GREG STUMPF

JASON RATTS

LINDA DOUGLAS WILLIAMS

LINDA FULGENZI

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

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EXHIBIT A

Part of the Northwest Quarter of the Northwest Quarter of Section 34, Township 15 North, Range 4 West of the Third Principal Meridian, Sangamon County, Illinois, described as follows:

From the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 34, thence S 1° -28' -08" E, on the Quarter Quarter Section line, 491.03 feet to the point of beginning, thence continuing S 1° -28' -08" E, 715.41 feet; thence N 86° -35' -05" W, 198.34 feet; thence S 1° -12' -10" W, 405.05 feet; thence N 86° -41' -34" W, 824.00 feet; thence N 1° -45' -07" W, 776.83 feet; thence N 33° -31' -05" W, 801.73 feet; thence N 1° -47' -43" W, 57.79 feet; thence S 88° -36' -13" E, 154.55 feet; thence S 1° -25' -00" E, 216.40 feet; thence N 89° -38' -05" E, 580.06 feet; thence S 2° -42' -11" W, 302.04 feet; thence S 88° -38' -40" E, 284.74 feet; thence N 1° -20' -44" E, 93.91 feet; thence S 88° -39' -16" E, 466.30 feet to the point of beginning, containing 27.66 acres more or less.

RECAP

(For County Board Use)

COUNTY BOARD MEMBER: # 4 NAME: Andy Goleman

DOCKET NUMBER: 2012-015

ADDRESS: In the 6,200 Block of Waldmire Rd. & In the 6,000 Block of Cardinal Hill Rd.,
Rochester, IL. 62563

PETITIONER: Edwin & William Waldmire

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: A variance to allow two (2) parcels less than
forty (40) acres.

AREA: 55.97 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Approval of the requested
variance. The standards for
variation are met. The petitioner is
requesting to divide the property in
order to settle a trust among family
members. The property will
continue to be used as cropland and
no negative impacts are anticipated
in allowing the requested division.**

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Approval.


RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2012-015
Edwin & William Waldmire)	
)	PROPERTY LOCATED AT:
)	In the 6,200 Bl. of Waldmire
)	Rd. & In the 6,000 Bl. of
)	Cardinal Hill Rd.
)	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 **April 19, 2012** 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: **In the 6,200 Block of Waldmire Rd. & In the 6,000 Block of Cardinal Hill Rd., Rochester, 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 farmland.
- 5. That the proposed land use of said property is farmland.
- 6. That the requested variance of said property is to allow two (2) parcels less than forty (40) 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.

Charles Chimento/ck
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Byron Deaner**, 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 **Peggy Egizii**.

The vote of the Board was as follows:

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

NO:

ABSENT: **Marvin Traylor**

Aydie Knowles
RECORDING SECRETARY