

CASE# 2018-049  
RESOLUTION NUMBER 6-1

**GRANTING VARIANCES**  
FOR CERTAIN PROPERTY LOCATED AT  
**5677 HUNTER 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 the variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioner, **Huntco Partners, LP**, has petitioned the Sangamon County Board for **Proposed Parcel 1, Proposed Parcel 2, and Proposed Parcel 3: a variance to allow three (3) parcels less than forty (40) acres; and, for Proposed Parcel 2: 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 **October 18, 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**

OCT 24 2018

*Don J. King*  
SANGAMON COUNTY CLERK


6-2

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this **13<sup>th</sup> Day of November, 2018** that the requests for **Proposed Parcel 1, Proposed Parcel 2, and Proposed Parcel 3: a variance to allow three (3) parcels less than forty (40) acres; and, for Proposed Parcel 2: 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 are hereby approved.**

Signed and passed by the Sangamon County Board in session on this **13<sup>th</sup> day of November, 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 NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 4 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 88°-38'-59" EAST ON THE QUARTER SECTION LINE, 552.37 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF THE SOUTH FORK OF THE SANGAMON RIVER, THENCE FOLLOWING THE MEANDERINGS OF SAID CENTERLINE ACCORDING TO THE FOLLOWING COURSES, SOUTH 39°-39'-29" EAST, 96.63 FEET; THENCE SOUTH 58°-01'-00" EAST, 153.17 FEET; THENCE SOUTH 63°-25'-35"E, 182.40 FEET; THENCE SOUTH 82°-40'-21" EAST, 89.42 FEET; THENCE SOUTH 86°-58'-40" EAST, 92.34 FEET; THENCE NORTH 72°-51'-51" EAST, 94.99 FEET; THENCE NORTH 39°-47'-53" EAST 108.30 FEET; THENCE NORTH 10°-18'-35" EAST, 80.86 FEET; THENCE NORTH 3°-48'-57" EAST, 45.93 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE SOUTH 88°-38'-59" EAST ON THE QUARTER SECTION LINE, 63.93 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 1°-44'-31" EAST ON THE QUARTER, QUARTER SECTION LINE 1314.92 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 88°-43'-51" EAST ON THE QUARTER, QUARTER SECTION LINE, 1334.11 FEET TO THE SOUTHWEST CORNER OF AFORESAID QUARTER, QUARTER SECTION; THENCE NORTH 1°-32'-50" WEST ON THE QUARTER SECTION LINE, 1314.99 FEET TO THE POINT OF BEGINNING, CONTAINING 37.327 ACRES, MORE OR LESS.

PARCEL NUMBER: 30-04.0-400-001

**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: #4                      NAME: Jeff Thomas

DOCKET NUMBER: 2018-049

ADDRESS: 5677 Hunter Road, Rochester, IL 62563

PETITIONER: Huntco Partners, LP

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: Proposed Parcels 1-3: A variance to allow three (3) parcels less than forty (40) acres.

Proposed Parcel 2: A variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

AREA: 38 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The petition states, "The property is, and has been for many years, improved with three separate dwellings. Dividing the parcel in a logical manner which accommodates the topography and the need for access to a public roadway, requires one of the lots to violate the width to depth ratio requirement." Staff agrees these unique circumstances exist and in order to separate the three residences the variances are necessary to bring the subject property into compliance with the code. The Standards for Variation are met.**

SANGAMON COUNTY BOARD OF APPEALS  
RECOMMENDATION: **Approval of Staff Recommendation.**

Justin Deen  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: )	DOCKET NO: <b>2018-049</b>
<b>Huntco Partners, LP</b> )	
)	PROPERTY LOCATED AT:
)	<b>5677 Hunter Road</b>
)	<b>Rochester, IL 62563</b>

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 **October 18, 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:

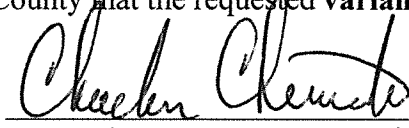
1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **5677 Hunter Road, Rochester, IL 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 **three (3) single-family residences.**
- 5. That the proposed land use of said property is **three (3) single-family residences and three (3) separate parcels.**
- 6. That the requested **variances** of said property is **for Proposed Parcel 1, Proposed Parcel 2, and Proposed Parcel 3: a variance to allow three (3) parcels less than forty (40) acres; and, for Proposed Parcel 2: 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 78



MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Andrew Spiro**, 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: **Charlie Chimento, Tony Mares, Don Wulf, Andrew Spiro, Larry Beaty**

NO:

PRESENT:

ABSENT: **Gina Lathan**

  
RECORDING SECRETARY

6-10

**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: 2018-049

Address: 5677 Hunter 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 variances would facilitate a division of the subject property in order to place the three existing single-family residences on their own separate parcels. The proposed division of the subject property will allow the petitioner, in the future, to sell the individual residences on separate lots allowing the petitioner to yield a reasonable return.**

- (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 petition states, "The property is, and has been for many years, improved with three separate dwellings. Dividing the parcel in a logical manner which accommodates the topography and the need for access to a public roadway, requires one of the lots to violate the width to depth ratio requirement." Staff agrees these unique circumstances exist and in order to separate the three residences the variances are necessary to bring the subject property into compliance with the code.**

- (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.

**Negative impacts are not anticipated in granting the requested variances.**