

CASE# 2010-11 7-1
RESOLUTION NUMBER _____

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
7679 TOLAN ROAD, 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 an amendment** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Marjorie Cox**, has petitioned the Sangamon County Board for a rezoning from "A" Agricultural District to "R-1" Single Family Residence District; and

WHEREAS, a public hearing was held at the Sangamon County Building on **March 18, 2010** 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 rezoning**; and

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

FILED

MAR 26 2010

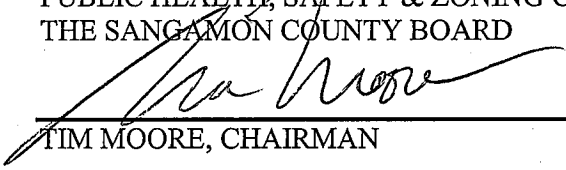
Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 6th day of April, 2010 that the request for rezoning from "A" Agricultural District to "R-1" Single Family Residence District on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 6th day of April, 2010.

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

Parcel 1

The West Half of That Part of the Northeast Quarter of the Northwest Quarter of Section 5, Township 16 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, Described as Follows: Commencing at the Northeast Corner of the Intersection of 2 Public Roads, Which Point of Intersection is in the West Line of Said Quarter Quarter Section 1363.89 Feet (By Deed) South of the Northwest Corner of Said Quarter Quarter Section Running Thence East Along the North Side of Said Public Road 260.85 feet to an Iron Pin, The Place of Beginning; Thence Continuing East Along said North Right-Of-Way Line 416 Feet to an Iron Pin, Thence North 416 Feet to an Iron Pin, Thence West 416 Feet to an Iron Pin, and Thence South 416 feet to an Iron Pin at the Place of Beginning. Also, Described as Tract one of the Plat made By C. R. Baxter, Illinois Land Surveyor No. 10 on the 7th Day of March, 1964 Recorded in Recorder's Office of Sangamon County, Illinois on the 24th Day of March, 1964, As Document No. 302288 in Book 18 of Plats at Page 93, Sangamon County, Illinois. Containing 1.98 Acres, More or Less.

Parcel 2

The East half of That Part of the Northeast Quarter of the Northwest Quarter of Section 5, Township 16 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, Described as Follows: Commencing at the Northeast Corner of the Intersection of 2 Public Roads, Which Point of Intersection is in the West Line of Said Quarter Quarter Section 1363.89 Feet (By Deed) South of the Northwest Corner of Said Quarter Quarter Section Running Thence East Along the North Side of Said Public Road 260.85 Feet to an Iron Pin, The Place of Beginning; Thence Continuing East Along Said North Right-Of-Way Line 416 Feet to an Iron Pin, Thence North 416 feet to an Iron Pin, Thence West 416 Feet to an Iron Pin, and Thence South 416 feet to an Iron Pin at the Place of Beginning. Also, Described as Tract One of the Plat Made By C. R. Baxter, Illinois Land Surveyor No. 10 on the 7th day of March, 1964, Recorded in the Recorder's Office of Sangamon County, Illinois on the 24th Day of March, 1964, as Document No. 302288 In Book 18 of Plats at Page 93, Sangamon County, Illinois. Containing 1.98 Acres, More or Less.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #1 NAME: Harry "Tom" Fraase

DOCKET NUMBER: 2010-11

ADDRESS: 7679 Tolan Road, Pleasant Plains, IL. 62677

PETITIONER: Marjorie Cox

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: "R-1" Single Family Residence District

AREA: 4 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: Recommend approval of the requested R-1 zoning. Returning the subject property to cropland is unlikely.

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: 2010-11
Marjorie Cox)	
)	PROPERTY LOCATED AT:
)	7679 Tolan Road,
)	Pleasant Plains, IL. 62677

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 an **amendment** 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 an public hearing was held on **March 18, 2010** 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: **7679 Tolan Road, Pleasant Plains, 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 a single family residence.
- 5. That the proposed land use of said property is a single family residence.
- 6. That the requested rezoning of said property is to divide a four (4) acre tract into two, two (2) acre tracts.
- 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 rezoning 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 rezoning 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 **Byron Deaner**.

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Peggy Egizii, Judith Johnson, Marvin Traylor**

NO:

ABSENT:

Cyndi Knowles
RECORDING SECRETARY