

CASE# 2012-017
RESOLUTION NUMBER 7-1

GRANTING A REZONING AND VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
IN THE 10,700 BLOCK OF GORDON DR., CHATHAM
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 and variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Robert G. Edwards Jr.**, has petitioned the Sangamon County Board for a **rezoning from "A" Agricultural District to "R-1" Single-Family Residence District for one (1) parcel, 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 a variance to allow one (1) parcel to be less than forty (40) acres to allow the property to be divided and a single-family residence constructed; 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 amendment and variances; 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

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 rezoning from "A" Agricultural District to "R-1" Single-Family Residence District for one (1) parcel, 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 a variance to allow one (1) parcel to be less than forty (40) acres to allow the property to be divided and a single-family residence constructed 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

EXHIBIT A

Part of the Southwest Quarter of Section 20, Township 14 North, Range 5 West of the Third Principal Meridian, described more particularly as follows:

Commencing at an iron pipe over a stone marking the Southwest corner of the aforementioned Section 20 thence North 00 degrees 00 minutes 37 seconds West along the Section Line a distance of 1085.27 feet measured to an iron pipe marking the true Point of Beginning thence continuing North 00 degrees 00 minutes 37 seconds West along the Section Line a distance of 562.95 feet to an iron pipe thence North 89 degrees 59 minutes 09 seconds East 550.68 feet to an iron pipe, thence North 05 degrees 55 minutes 38 seconds West 33.47 feet to an iron pipe, thence South 80 degrees 53 minutes 13 seconds East 78.05 feet to an iron pipe, thence, South 69 degrees 51 minutes 14 seconds East 98.00 feet to an iron pipe, thence North 89 degrees 08 minutes 55 seconds East 228.71 feet to an iron pipe, thence North 86 degrees 54 minutes 07 seconds East 629.47 feet to an iron pipe, thence North 89 degrees 58 minutes 58 seconds East 404.33 feet to a stone, thence South 00 degrees 04 minutes 48 seconds East 587.59 feet to an iron pipe, thence South 89 degrees 59 minutes 37 seconds West 1978.58 feet to the true Point of Beginning, said tract contains 25.901 acres, more or less, all in the County of Sangamon, State of Illinois.

Subject to: all covenants of record; building and use restrictions of record; conveyances or reservations of coal, minerals and mining rights of record, if any; easements of record or in place; fence lines and encroachments in place, if any; and the liens of the taxes for 2010 and subsequent years, which the Grantees herein assume and agree to pay.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 5 NAME: Don Stephens, Jr.

DOCKET NUMBER: 2012-017

ADDRESS: In the 10,700 Block of Gordon Dr., Chatham, IL. 62629

PETITIONER: Robert G. Edwards Jr.

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: A rezoning from "A" Agricultural District to "R-1" Single-Family Residence District for one (1) parcel, 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 a variance to allow one (1) parcel to be less than forty (40) acres to allow the property to be divided and a single-family residence constructed.

AREA: 28.69 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: Approval of the requested R-1 zoning for the five acres to be divided from the subject parcel for construction of a single family residence. The remaining twenty-three acres will remain cropland. The LESA score indicates the property is considered marginal requiring mitigating factors for non-agricultural development. There are unique circumstances in that the petitioner is requesting to divide five acres from the subject parcel that contains road frontage and combine the remainder of that parcel with an the existing subject parcel that does not contain road

frontage. Granting the variance would ultimately allow road access to a parcel that currently is landlocked.

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Approval.

Cyndi Knowles
RECORDING SECRETARY

7-6

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2012-017
Robert G. Edwards, Jr.))
)	PROPERTY LOCATED AT:
)	In the 10,700 Block of Gordon
)	Dr.
)	Chatham, IL. 62629

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 and 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 **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 10,700 Block of Gordon Dr., Chatham, 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 **pasture**.
- 5. That the proposed land use of said property is **a single-family residence and pasture**.
- 6. That the requested **rezoning and variances** of said property are from "A" Agricultural District to "R-1" Single-Family Residence District for one (1) parcel, 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, and a variance to allow one (1) parcel to be less than forty (40) acres to allow the property to be divided and a single-family residence constructed.
- 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 and 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 **rezoning and variances** be **approved**.

Charles Chimento/ck
 CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Judith Johnson**, 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**

Cyndie Knowles
 RECORDING SECRETARY