

CASE# 2012-032
RESOLUTION NUMBER 7-1

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
9348 PRAIRIE SCHOOL RD., WILLIAMSVILLE
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, **Robert & Rex Williamson**, has petitioned the Sangamon County Board for a **variance to allow two (2) parcels less than forty (40) acres to allow the property to be divided into two (2) equal parcels; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **July 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

JUL 30 2012

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 14th day of August, 2012 that the request for a variance to allow two (2) parcels less than forty (40) acres on the above referenced property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 14th day of August, 2012.

Respectfully submitted,

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

Tim Moore

TIM MOORE, CHAIRMAN

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

The Northwest Quarter of the Southeast Quarter; and the West half of the Northeast Quarter of the Southeast Quarter; all in Section 12, Township 17 North, Range 4 West of the Third Principal Meridian.

Situated in Sangamon County, Illinois.

Together with all rights, easements and appurtenances in favor of said real estate.

Subject to easements, both in place and of record; covenants, restrictions, reservations, rights-of-way and all roadway dedications of record; any conveyances or reservations of coal, minerals and mining rights of record; building and use restrictions and applicable zoning laws; and taxes for 2011 and all subsequent years, which Grantees hereby assume and agree to pay.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 2 NAME: **Todd Smith**

DOCKET NUMBER: **2012-032**

ADDRESS: **6348 Prairie School Rd., Williamsville, IL. 62693**

PETITIONER: **Robert & Rex Williamson**

PRESENT ZONING CLASSIFICATION: **"A" Agricultural District**

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with a variance to allow two (2) parcels less than forty (40) acres.**

AREA: **60 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Approval of the requested variance. The standards for variation are met. The petitioners wish to separate ownership of the property into two (2) equal parcels. There is no negative impact anticipated on the surrounding area as the property will continue to be in agricultural production.**

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: 2012-032
Robert & Rex Williamson)	
)	PROPERTY LOCATED AT:
)	9348 Prairie School Rd.
)	Williamsville, IL. 62693

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 **July 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: **9348 Prairie School Rd., Williamsville, IL.** and more particularly described as:

SEE EXHIBIT A

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- 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 and cropland.
- 5. That the proposed land use of said property is a single-family residence and cropland.
- 6. That the requested variance of said property are 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**.


 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 **Judith Johnson**.

The vote of the Board was as follows:

YES: **Byron Deaner, Peggy Egizii, Judith Johnson, Don Wulf John Lucchesi**

NO:

ABSENT: **Charles Chimento**


 RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: 2012-032

Address: 9348 Prairie School Road, Williamsville

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.

The request is made to facilitate division of the property.

- (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 property was inherited and the petitioners wish to separate ownership into two (2) equal parcels.

- (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.

No negative impact is anticipated. The property will continue to be used for agricultural purposes with the existing farmstead to remain.