

CASE# 2017-051 8-1  
RESOLUTION NUMBER \_\_\_\_\_

**GRANTING VARIANCES**  
FOR CERTAIN PROPERTY LOCATED AT  
**14981 WALBAUM ROAD, PLEASANT PLAINS, IL 62677**  
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 Petitioners, **Elizabeth Vala et. al.**, have petitioned the Sangamon County Board for a **variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width for Proposed Parcels 1 & 2; and, a variance to allow four (4) parcels less than forty (40) acre for Proposed Parcel 1 (approx. 35.5 acres), for Proposed Parcel 2 (approx. 25.5 acres), for Proposed Parcel 4 (approx. 2 acres), and for Proposed Parcel 5 (approx. 3 acres); and,**

WHEREAS, a public hearing was held at the Sangamon County Building on **October 19, 2017** 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 25 2017

*Don J. [Signature]*  
Sangamon County Clerk

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this 14<sup>th</sup> Day of November, 2017 that the request for a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width for Proposed Parcels 1 & 2; and, a variance to allow four (4) parcels less than forty (40) acre for Proposed Parcel 1 (approx. 35.5 acres), for Proposed Parcel 2 (approx. 25.5 acres), for Proposed Parcel 4 (approx. 2 acres), and for Proposed Parcel 5 (approx. 3 acres) on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 14<sup>th</sup> day of November, 2017.

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

8-3

**ATTEST:**

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

**EXHIBIT A**

Part of the Southwest Quarter (SW ¼) of Section Six (6), described as follows:

Beginning at the Northwest corner of said Southwest Quarter (SW ¼), running thence directly South on the West line of said Southwest Quarter (SW ¼) to the Southwest corner of said Southwest Quarter (SW ¼), thence directly East on the South line of said Southwest Quarter (SW ¼), a distance of Thirteen Hundred Twenty (1320) feet to a point Thirteen Hundred Twenty-two (1322) feet directly West of the Southwest corner of said Southwest Quarter (SW ¼), thence directly North to a point on the North line of said Southwest Quarter (SW ¼) Thirteen Hundred Twenty-two (1322) feet directly West of the Northeast corner of said Southwest Quarter (SW ¼), thence directly West on the North line of said Southwest Quarter to the place of beginning, containing Eighty and Twenty-five One-hundredths (80.25) acres, more or less;

The West Eighty (80) rods of the North Twenty-four and Twenty-eight One-hundredths (24.28) rods of Section Seven (7), containing Twelve and Fourteen One-hundredths (12.14) acres;

All in Township Sixteen (16) North, Range Seven (7) West of the Third Principal Meridian;

The West Half (W ½) of the Northwest Quarter (NW ¼) of Section Seven (7), Township Sixteen (16) North, Range Seven (7) West of the Third Principal Meridian,

Excepting and reserving the North Four Hundred (400) fee thereof;  
Situated in the State of Illinois, in the County of Sangamon, commonly known as the Baker Moss Farm.

**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: #7                      NAME: **Craig Hall**

DOCKET NUMBER: **2017-051**

ADDRESS: **14981 Walbaum Road, Pleasant Plains, IL 62677**

PETITIONER: **Elizabeth Vala et. al.**

PRESENT ZONING CLASSIFICATION: **“A” Agricultural District.**

REQUESTED ZONING CLASSIFICATION: **A variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width for Proposed Parcels 1 & 2; and, a variance to allow four (4) parcels less than forty (40) acre for Proposed Parcel 1 (approx. 35.5 acres), for Proposed Parcel 2 (approx. 25.5 acres), for Proposed Parcel 4 (approx. 2 acres), and for Proposed Parcel 5 (approx. 3 acres).**

AREA: **160.56 acres**

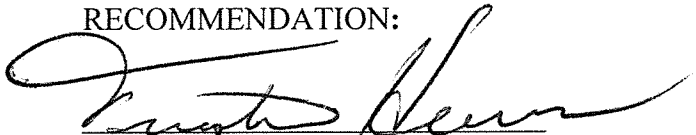
COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The variances are requested to settle an estate per an agreement among the family members. There will be no negative impacts on the immediate area. The Standards for Variation are met.**

SANGAMON COUNTY BOARD OF APPEALS  
RECOMMENDATION:

**Approval of Staff Recommendation.**

  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: )	DOCKET NO: <b>2017-051</b>
<b>Elizabeth Vala et. al.</b> )	
)	PROPERTY LOCATED AT:
)	<b>14981 Walbaum Road</b>
)	<b>Pleasant Plains, IL 62677</b>

RECOMMENDATION OF THE BOARD OF APPEALS

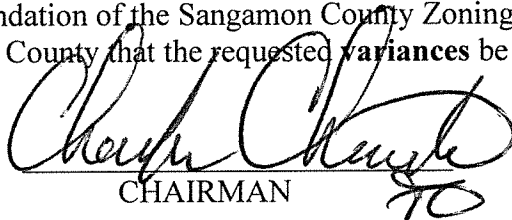
THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for **variances** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner (s); that legal publication has been made pursuant to law; and that a public hearing was held on **October 19, 2017** 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: **14981 Walbaum Road, Pleasant Plains, IL 62677** 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 **cropland, residence, and associated farm buildings.**
- 5. That the proposed land use of said property is **cropland, residence, and associated farm buildings.**
- 6. That the requested **variances** of said property are for a **variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width for Proposed Parcels 1 & 2; and, a variance to allow four (4) parcels less than forty (40) acre for Proposed Parcel 1 (approx. 35.5 acres), for Proposed Parcel 2 (approx. 25.5 acres), for Proposed Parcel 4 (approx. 2 acres), and for Proposed Parcel 5 (approx. 3 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 **variances** are 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

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Don Wulf**, 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: **Charles Chimento, Don Wulf, Andrew Spiro, Gina Lathan, Tony Mares**

NO:

PRESENT:

ABSENT:



RECORDING SECRETARY



**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2017-051**

Address: **14981 Walbaum, Pleasant Plains**

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 variances are requested to settle an estate per an agreement among the family members.**

- (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 variances are requested to help settle an estate.**

- (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.**