

CASE# 2011-026  
RESOLUTION NUMBER 9-1

**GRANTING A VARIANCE**  
FOR CERTAIN PROPERTY LOCATED AT  
**3716 SHERMAN STREET, SPRINGFIELD**  
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, **Courtney & Jillaine Grimes**, has petitioned the Sangamon County Board for a **variance of the side yard set back to four (4) feet instead of the required ten (10) feet to allow for a covered patio extension on the detached garage to be within the required side yard setback**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **May 19, 2011** 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**

MAY 27 2011

*Joe Aiello*  
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 June, 2011 that the request for a variance of the side yard set back to four (4) feet instead of the required ten (10) feet to allow for a covered patio extension on the detached garage to be within the required side yard setback 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 June, 2011.

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**

**The North 80.87 Feet of Lot 19 and the North 75 Feet of the West 75 Feet of Lot 18 in Charles S. Wanless Lake Springfield Estates, a Subdivision of Part of the South Half of Section 14, Township 15 North, Range 5 West of the Principal Meridian, as Platted by the Plat Recorded in Book 15 of Plats at Page 11 in the Office of the Recorder of Deeds in Sangamon County, Illinois. Except all Coal and Other Minerals Underlying said Lands, Together with the Right to Mine and Remove Same. Situated in Sangamon County, Illinois.**

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: #15                      NAME: Tim Krell

DOCKET NUMBER: 2011-026

ADDRESS: 3716 Sherman Street, Springfield, IL. 62703

PETITIONER: Courtney & Jillaine Grimes

PRESENT ZONING CLASSIFICATION: "R-1" Single Family Residence District.

REQUESTED ZONING CLASSIFICATION: "R-1" Single Family Residence District with a variance of the side yard set back to four (4) feet instead of the required ten (10) feet to allow for a covered patio extension on the detached garage to be within the required side yard setback.

AREA: 15,587 sq. ft.

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The south line of the subject property is irregular making it difficult for the owner to meet the side yard setbacks that would be met if the lot was symmetrical. The construction of the new garage and covered patio is likely to increase the economic yield of the property and it will have no negative impact on the area.**

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: <b>2011-026</b>
<b>Courtney &amp; Jillaine Grimes</b> )	
)	PROPERTY LOCATED AT:
)	<b>3716 Sherman Street,</b>
)	<b>Springfield, IL. 62703</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 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 **May 19, 2011** 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: **3716 Sherman Street, Springfield, IL.** and more particularly described as:

**See Exhibit A**

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- 3. That the present zoning of said property is "R-1" Single Family Residence District.
- 4. That the present land use of said property is a single family residence and a detached garage.
- 5. That the proposed land use of said property is a single family residence and a detached garage.
- 6. That the requested variance of said property is of the side yard set back to four (4) feet instead of the required ten (10) feet to allow for a covered patio extension on a detached garage to be within the required side yard setback.
- 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.

*Charles Chimento/ex*  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Byron Deaner**, 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 **Marvin Traylor**.

The vote of the Board was as follows:

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

NO:

ABSENT:

*Ayde Knowles*  
RECORDING SECRETARY