

CASE# 2012-051
RESOLUTION NUMBER 9-1

GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
6500, 6520 AND 6624 MINDER RD., ROCHESTER
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 variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

The Northeast Quarter of the Southeast Quarter of Section 32, Township 15 North, Range 4 West of the Third Meridian, in Rochester Township of Sangamon County, Illinois.

WHEREAS, the Petitioner, **Arlene Minder**, has petitioned the Sangamon County Board for a **variance to allow four (4) parcels greater than five (5) acres each, a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width for four (4) parcels, and a variance to allow two (2) residences on proposed parcel one (1); and**

WHEREAS, a public hearing was held at the Sangamon County Building on **October 18, 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 variances**; and

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

FILED

OCT 31 2012

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 18th day of October, 2012 that the request for a variance to allow four (4) parcels greater than five (5) acres each, a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width for four (4) parcels, and a variance to allow two (2) residences on proposed parcel one (1) on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 18th day of October, 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 RATTTS

LINDA DOUGLAS WILLIAMS

LINDA FULGENZI

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 4 NAME: Andy Goleman

DOCKET NUMBER: 2012-051

ADDRESS: 6500, 6520 and 6624 Minder Rd., Rochester, IL. 62563

PETITIONER: Arlene Minder

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: "A" Agricultural District with a variance to allow four (4) parcels greater than five (5) acres each, a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width for four (4) parcels, and a variance to allow two (2) residences on proposed parcel one (1).

AREA: 40 acre

COMMENTS: None

OBJECTORS: No

PLANNING COMMISSION RECOMMENDATION: **Recommend approval of the requested variances. The standards for variation are met. The request is being made in order to settle an estate among family members as the previous owner wished to divide the property into four (4) equal pieces to distribute to his children. To divide the land in four (4) equal parts, a variance is needed to allow two (2) residences on one (1) parcel. While such a request is not seen as appropriate under general planning principals, the houses were constructed a number of years ago prior to the adoption of the existing regulations. This results in unique circumstances because the residences already exist. Granting the division is not seen to have a**

9-4

**negative impact on the immediate
area.**

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Cyndi Knowles
RECORDING SECRETARY

Approval

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2012-051
Arlene Minder)	
)	PROPERTY LOCATED AT:
)	6500, 6520 & 6624 Minder Rd.
)	Rochester, IL. 62563

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 18, 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: **6500, 6520 & 6624 Minder Rd., Rochester, IL. 62563** and more particularly described as:

The Northeast Quarter of the Southeast Quarter of Section 32, Township 15 North, Range 4 West of the Third Meridian, in Rochester Township of Sangamon County, Illinois.

- 3. That the present zoning of said property is "A" Agricultural District
- 4. That the present land use of said property is 3 single-family residences and multiple outbuildings.
- 5. That the proposed land use of said property is 3 single-family residences and multiple outbuildings.
- 6. That the requested variances of said property are a variance to allow four (4) parcels greater than five (5) acres each, a variance to allow the lot depth to be greater than two and one-half (2 1/2) times the lot width for four (4) parcels, and a variance to allow two (2) residences on proposed parcel one (1).
- 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**.

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: **Judith Johnson, Peggy Egizii, Charles Chimento, Don Wulf, John Lucchesi**

NO:

ABSENT: **Byron Deaner**

Cyndee Knowles
RECORDING SECRETARY