

CASE # 2009-52

RESOLUTION NUMBER 11-1

GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
8700 BLOCK OF FARMINGDALE CEMETARY ROAD, PLEASANT PLAINS
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:

See Exhibit A

WHEREAS, the Petitioners, **Roxie D. McCullar**, has petitioned the Sangamon County Board for a **variance to allow the lot depth to exceed 2 ½ times the lot width for three (3) parcels and a variance to allow three (3) parcels less than forty (40) acres.;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **October 15, 2009**, 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 29 2009

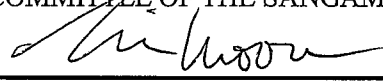
Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 10th day of November, 2009 that the request to allow for a variance to allow the lot depth to exceed 2 ½ times the lot width for three (3) parcels and a variance to allow three (3) parcels less than forty (40) acres on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 10th day of November, 2009.

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

Southeast Quarter of Northwest Quarter of Section 18, Township 16 North, Range 6 West, of the Third Principal Meridian, and

the East Half of the Southwest Quarter of Section 18, Township 16 North, Range 6 West of the Third Principal Meridian except the following:

Commencing at an Iron Pipe Marking the Southwest Corner of the east Half Of the Southwest Quarter of the Aforementioned Section 18, Thence North 00 Degrees 27 Minutes 58 Seconds East Along the Quarter, Quarter Section Line a Distance of 54.46 Feet to an Iron Pipe Marking the True Point of Beginning, Thence Continuing North 00 Degrees 27 Minutes 58 Seconds East Along the Quarter, Quarter Section Line a Distance of 293.39 Feet, Thence South 88 Degrees 59 Minutes 28 Seconds East a Distance of 296.95 Feet, Thence South 00 Degrees 27 Minutes 58 Seconds West a Distance of 293.39 Feet To an Iron Pipe, Thence North 88 Degrees 59 Minutes 28 Seconds West a Distance of 296.95 Feet to the True Point of Beginning, All in the County of Sangamon, State of Illinois.

11-4

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 1 NAME: **Harry "Tom" Fraase**

DOCKET NUMBER: **2009- 52**

ADDRESS: **8700 Block of Farmingdale Cemetary Rd., Pleasant Plains, IL. 62677**

PETITIONER: **Roxie D. McCullar**

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

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with a variance to allow the lot depth to exceed 2 ½ times the lot width for three (3) parcels and a variance to allow three (3) parcels less than forty (40) acres.**

AREA: **109 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The standards for variation are met.**

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: 2009- 52
Roxie D. McCullar)
)
) PROPERTY LOCATED AT:
) 8700 Block of Farmingdale Cemetary Rd.,
) Pleasant Plains, Il. 62677

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 15, 2009** 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: **8700 Block of Farmingdale Cemetary Rd., 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 agricultural.
- 5. That the proposed land use of said property is agricultural.
- 6. That the requested variance of said property is to divide 109 acres into 3 parcels, combining 2 parcels with 2 existing parcels of 4 and 5 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.

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

NO:

ABSENT:

Cyndi Knowles
RECORDING SECRETARY