

CASE # 2009-14 6-1  
RESOLUTION NUMBER \_\_\_\_\_

**GRANTING A VARIANCE**  
**FOR CERTAIN PROPERTY LOCATED AT**  
**6310 WESTWIND DRIVE, 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 **granting a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**Westwind 2<sup>nd</sup> Plat, Lot 10 and the west 2.05 feet of Lot 11.**

WHEREAS, the Petitioners, **Mark & Michelle Thielen**, have petitioned the Sangamon County Board for a **variance of the side yard requirement from 10' to 7'** to allow a room **addition to the existing single family residence**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **March 19, 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 variance**; and

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

**FILED**

APR 02 2009

*Joe Aiello*  
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 15<sup>th</sup> day of April, 2009 that the request for a variance of the side yard requirement from 10' to 7' to allow a room addition to the existing single family residence on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 15<sup>th</sup> day of April, 2009.

Respectfully submitted,

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

\_\_\_\_\_  
TIM MOORE, CHAIRMAN

*abe forsyth*  
\_\_\_\_\_  
ABE FORSYTH, VICE CHAIRMAN

\_\_\_\_\_  
JOHN FULGENZI

\_\_\_\_\_  
DAVID MENDENHALL

\_\_\_\_\_  
SAM SNELL

\_\_\_\_\_  
DON STEPHENS

\_\_\_\_\_  
GREG STUMPF

\_\_\_\_\_  
LINDA DOUGLAS WILLIAMS

**ATTEST:**

*Joe A. [Signature]*  
\_\_\_\_\_  
SANGAMON COUNTY CLERK

*A. Sam [Signature]*  
\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: # 1 NAME: Tom Fraase

DOCKET NUMBER: 2009-14

ADDRESS: 6310 Westwind Drive, Springfield, IL 62707

PETITIONER: Mark & Michelle Thielen

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 requirement from 10' to 7' to allow a room addition to the existing single family residence

AREA: 10,500 sq ft

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: Recommend approval of requested variance. The standards for variation are met.

SANGAMON COUNTY BOARD OF APPEALS  
RECOMMENDATION:

Approval

Cyndi Knowles  
RECORDING SECRETARY

64

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: )	DOCKET NO: <b>2009-14</b>
<b>Mark &amp; Michelle Thielen</b> )	
)	PROPERTY LOCATED AT:
)	<b>6310 Westwind Drive</b>
)	<b>Springfield, IL 62707</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 **March 19, 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 **6310 Westwind Drive, Springfield, IL 62707** and more particularly described as:

**Westwind 2<sup>nd</sup> Plat, Lot 10 and the west 2.05 feet of Lot 11.**

65

Page 2

- 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 Single Family Residence.
- 5. That the proposed land use of said property is existing use continued.
- 6. That the requested variance of said property is of the side yard requirement from 10' to 7' to allow a room addition to the existing single family residence.
- 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 /cx  
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**.

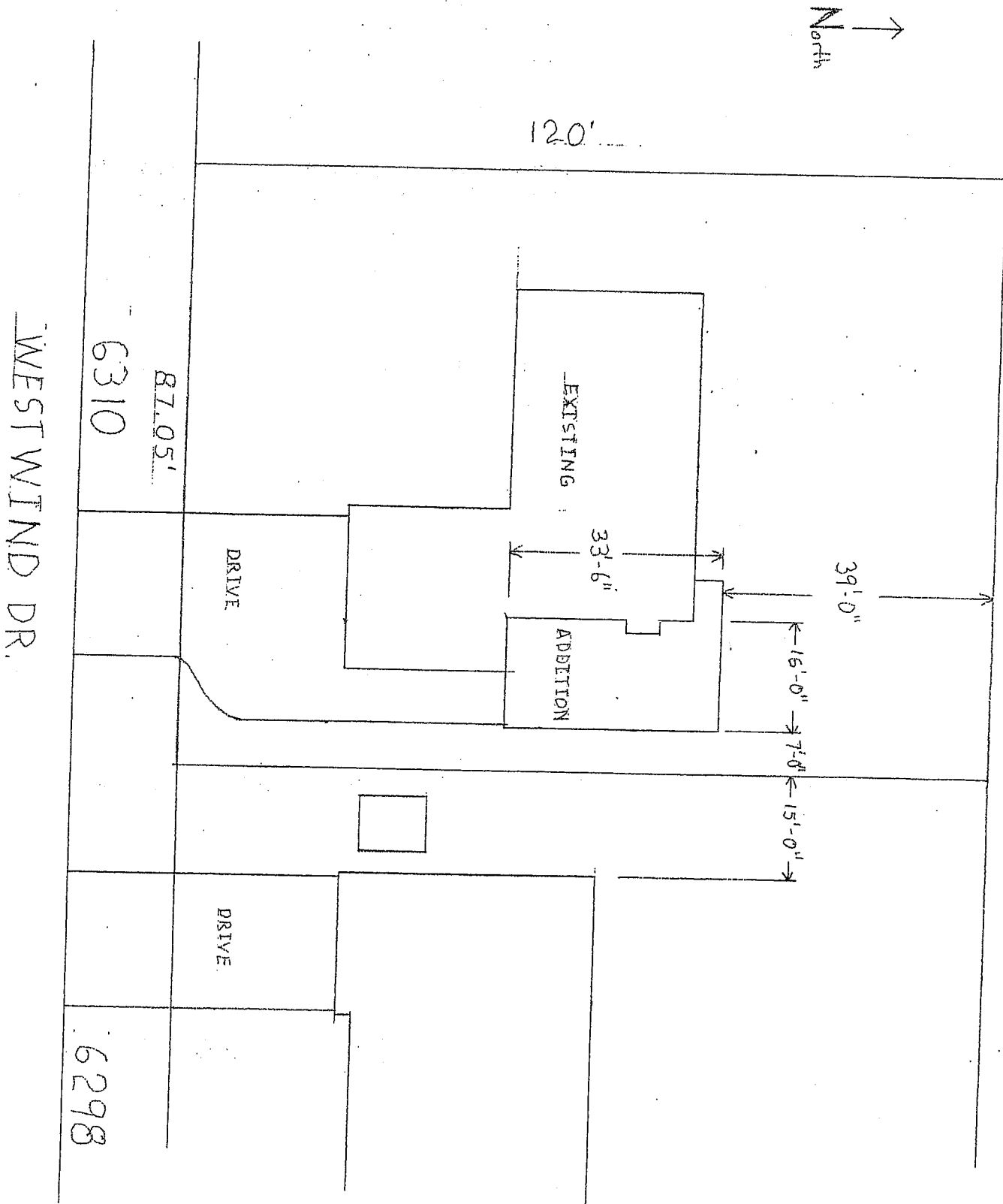
The vote of the Board was as follows:

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

NO:

ABSENT:

Cyndi Knowles  
RECORDING SECRETARY



North

120'

WEST WIND DR.

6310

87.05'

DRIVE

EXISTING

33'-6"

ADDITION

39'-0"

15'-0"

7'-0"

15'-0"

DRIVE

6298

67

103.45

90  
98

72.98  
64.98

C-63.3

C-61.0

118

199

WINDHILL DR.

13-33  
455-017

85  
13-33  
455-001

85  
13-33  
455-002

13-33  
455-003

2009-14  
THIEM  
14-33-455-007  
6310 Westwind Dr.

125

112.57

112.63

PCA-330C

52.4

19

200

20

11

14

112.32

85  
87.05

SUBJECT PROPERTY

83.2  
85.25

455-009

130.07

13-33  
455-008

120

10

120

13-33  
455-007

13-33  
455-006

80.86

120

85

87.05

87.12

C-37.47

79

C-21

WESTWIND DR.

PCG-018B  
G-018B

100

100

100

100

100

100.00

13-33  
454-007

150.22

13-33  
454-006

150.4

13-33  
454-002

150.58

13-33  
454-003

150.75

13-33  
454-004

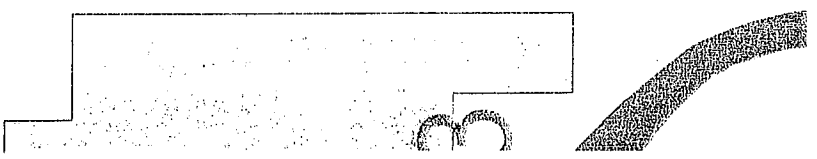
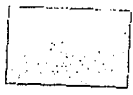
100

100.1

100

100

100



6-8

**SSCRPC**

Springfield  
Sangamon County Regional  
Planning Commission

**Staff Findings and Recommendation**

(inspected 3/2/09 by MB & AJ)

SANGAMON COUNTY ZONING CASE # 2009-14

ADDRESS 6310 Westwind Drive

Property Index # 13-33-455-007

PETITIONER Mark & Michelle Thielen

REQUESTED ZONING A variance of the east side yard requirement to be 7' instead of the required 10'.

PROPOSED LAND USE Single family residence with a room addition

EXISTING:

ZONING R-1

LAND USE Single family residence

ROAD FRONTAGE Westwind Drive - 85'      CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR Residence

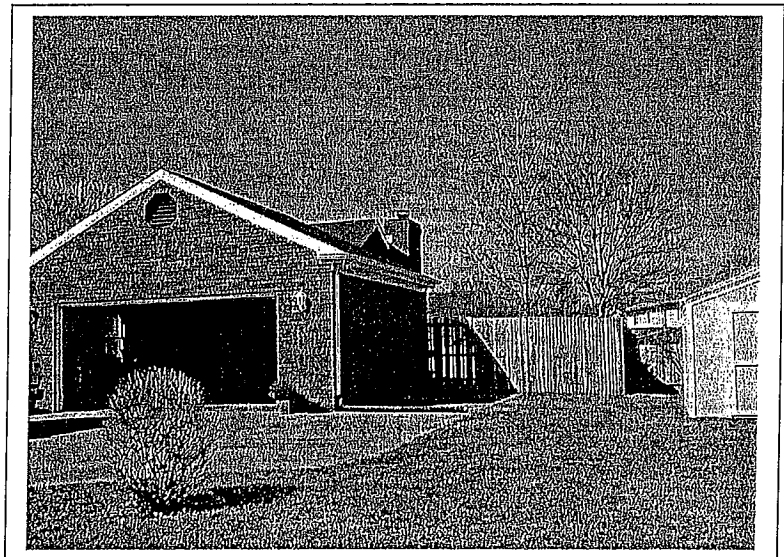
CONDITION OF STRUCTURE Good

LOT AREA 10,500 sq. ft.

FRONT YARD 30'

SIDE YARDS 13' / 16'

REAR YARD 35'



Would the proposed zoning be spot zoning? N/A

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval of requested variance. The standards for variation are met.**



SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS

Case #: 2009-14

Address: 6310 Westwind Drive

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 allow construction of an attached room addition on the east side 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 owner requires additional living space due to an expanding family. The owner is unable to add on to the rear of the structure because of the location of the septic system.**

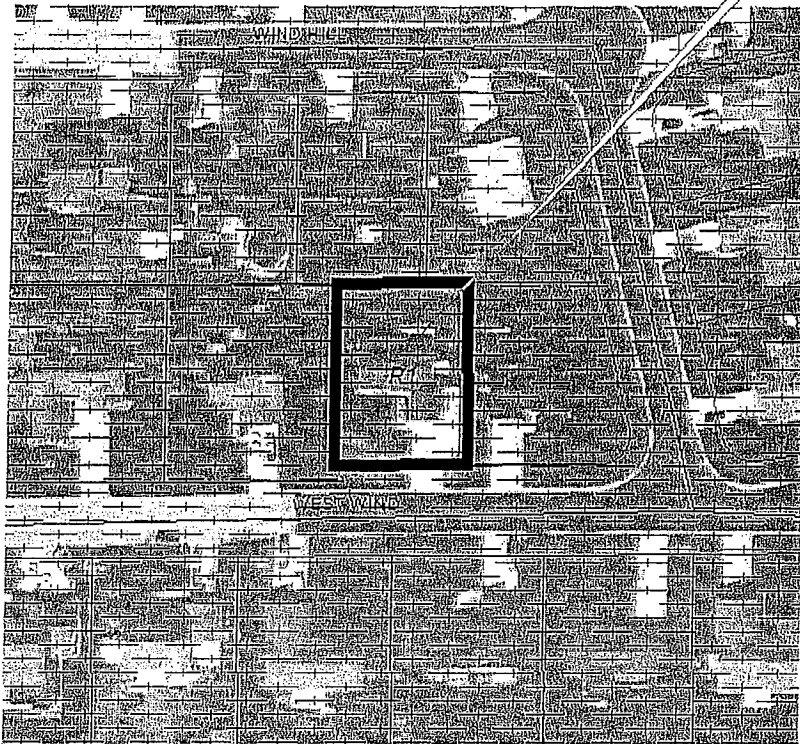
- (iii) that the variation, if granted, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality.

**No negative impact is anticipated.**

# County Zoning

## Case# 2009-14

Requested:  
Variance



### County Zoning

	RM-4		I1
	R3		I2
	R2		B3
	R1a		B2
	R1		B1
	OFF		A

### City Zoning

	R5		H1		OFF
	R1		H2		PUD
	R2		H3		B1
	R3a		S1		B2
	R3b		S2		I1
	R4		S3		I2

