

CASE # 2008-74
RESOLUTION NUMBER 5-1

GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
3400 BLOCK OF RADFORD ROAD, 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 variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Georgia Coons**, has petitioned the Sangamon County Board for **variances to allow 2 parcels less than 40 acres and to allow the lot width to be met greater than 60 feet from the road for two parcels;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **December 18, 2008**, 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.

RECEIVED

DEC 23 2008

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 12th day of January, 2008 that the request for variances to allow 2 parcels less than 40 acres and to allow the lot width to be met greater than 60 feet from the road for two parcels on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 12th day of January, 2008.

Respectfully submitted,

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

Tim Moore
TIM MOORE, CHAIRMAN

ABE FORSYTH, VICE CHAIRMAN

JENNIFER DILLMAN

DAVID MENDENHALL

GEORGE PRECKWINKLE

SAM SNELL

DON STEPHENS

LINDA DOUGLAS WILLIAMS

ATTEST:

Joe Quillo
SANGAMON COUNTY CLERK

Don Stephens
COUNTY BOARD CHAIRMAN

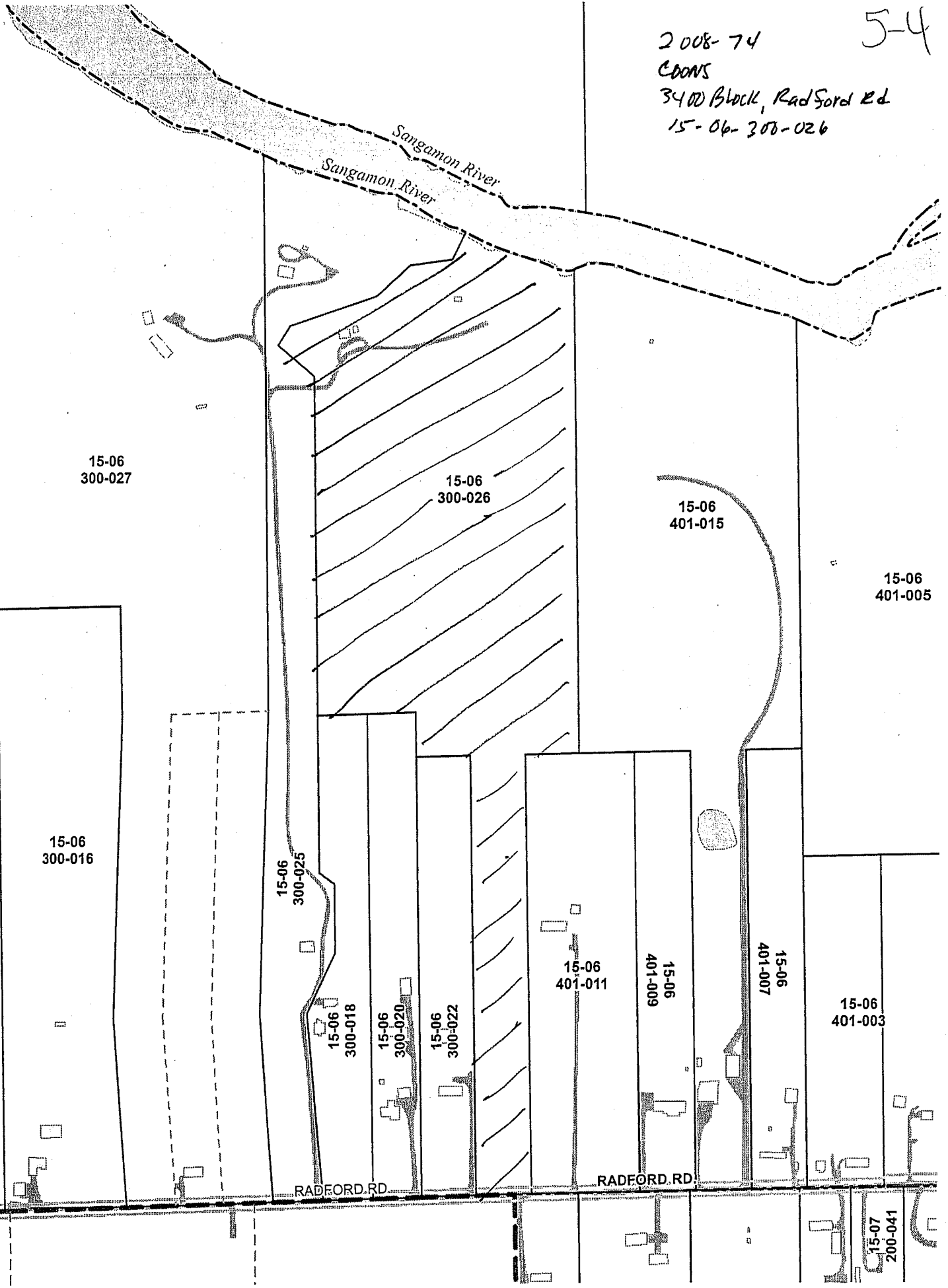
EXHIBIT A

Part of the Southwest Quarter, part of the Northwest Quarter, part of the Northeast Quarter and part of the Southeast Quarter of Section 6, Township 16 North, Range 4 West of the Third Principal Meridian in Sangamon County, Illinois, being described as follows:

Beginning at a stone at the Southeast corner of the Southwest Quarter of Section 6; thence South 89 degrees 01 minutes 36 seconds West 115.11 feet to an iron pin; thence North 00 degrees 04 minutes 01 seconds West 1319.65 feet to an iron pin; thence South 89 degrees 08 minutes 55 seconds West 165.02 feet to an iron pin; thence North 00 degrees 04 minutes 01 seconds West 134.72 feet to an iron pin; thence South 89 degrees 01 minutes 36 seconds West 300.04 feet to an iron pin; thence North 1022 .76 feet to the center of a ravine; thence along the center of said ravine, North 55 degrees 23 minutes 40 seconds West 145.49 feet; thence North 15 degrees 19 minutes 46 seconds East 67.88 feet; thence North 67 degrees 45 minutes 12 seconds East 277.25 feet; thence North 60 degrees 09 minutes 55 seconds East 138.02 feet; thence North 86 degrees 54 minutes 55 seconds East 138.02 feet; thence North 86 degrees 54 minutes 57 seconds East 130.00 feet; thence North 39 degrees 13 minutes 00 seconds East 90.58 feet to the bank of the Sangamon River; thence Southeasterly along said bank, 347 feet more or less; thence South 1452.48 feet to an iron pin; South 89 degrees 49 minutes 59 seconds West 165.00 feet to an iron pin; thence South 00 degrees 04 minutes 01 seconds East 1320.00 feet to an iron pin; thence South 89 degrees 49 minutes 59 seconds West 49.90 feet to the pint of beginning.

5-4

2008-74
CDONS
3400 Block, Radford Rd
15-06-300-026



15-06
300-027

15-06
300-026

15-06
401-015

15-06
401-005

15-06
300-016

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300-025

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300-018

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300-022

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401-011

15-06
401-009

15-06
401-007

15-06
401-003

RADFORD RD

RADFORD RD

15-07
200-041

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 8 NAME: **Jim Good**

DOCKET NUMBER: **2008-74**

ADDRESS: **3400 Block of Radford Road, Springfield, IL**

PETITIONER: **Georgia Coons**

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

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with variances to allow 2 parcels less than 40 acres and to allow the lot width to be met greater than 60 feet from the road for two parcels**

AREA: **31.07 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: 2008-74
Georgia Coons)	
)	PROPERTY LOCATED AT:
)	3400 Block of Radford Road
)	Springfield, IL
)	

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 **December 18, 2008** 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 **3400 Block of Radford Road, Springfield, IL** and more particularly described as:

See Exhibit A

Page 2

- 3. That the present zoning of said property is "A" Agricultural District.
- 4. That the present land use of said property is to Farm Hay & Pasture.
- 5. That the proposed land use of said property is existing use continued.
- 6. That the requested variances of said property is to allow 2 parcels less than 40 acres and to allow the lot width to be met greater than 60 feet from the road for two parcels.
- 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 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 variances be approved.



 CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

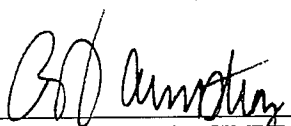
There was a motion by Zoning Board Member **Byron Deaner** to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the petition be **approved** which was duly seconded by **Marvin Traylor**.

The vote of the Board was as follows:

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

NO:

ABSENT:



 RECORDING SECRETARY

EXHIBIT A

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SSCRPC Springfield Sangamon County Regional Planning Commission

Staff Findings and Recommendation
 (inspected 11/3/08 by MB & AJ)

SANGAMON COUNTY ZONING CASE # 2008-74
 ADDRESS 3400 Block of Radford Road
 Property Index # 15-06-300-026

PETITIONER Coons, Georgia

REQUESTED ZONING Variance to allow two parcels less than 40 acres and to allow the lot width to be met greater than 60 feet from the road for two parcels.

PROPOSED LAND USE Divide property into 2 tracts.

EXISTING:

ZONING A

LAND USE Farm hay and pasture

ROAD FRONTAGE Radford Rd. - 165' CONDITION OF PAVEMENT Fair

STRUCTURE DESIGNED FOR N/A

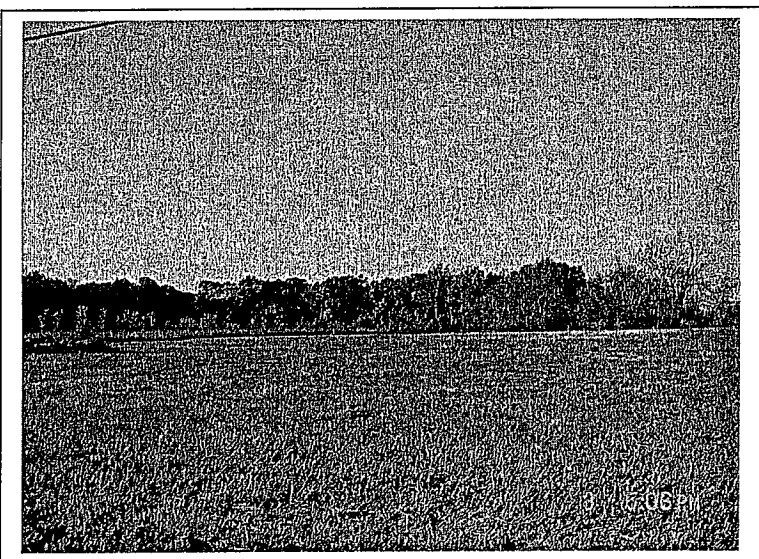
CONDITION OF STRUCTURE N/A

LOT AREA 31.07 acres

FRONT YARD N/A

SIDE YARDS N/A

REAR YARD N/A



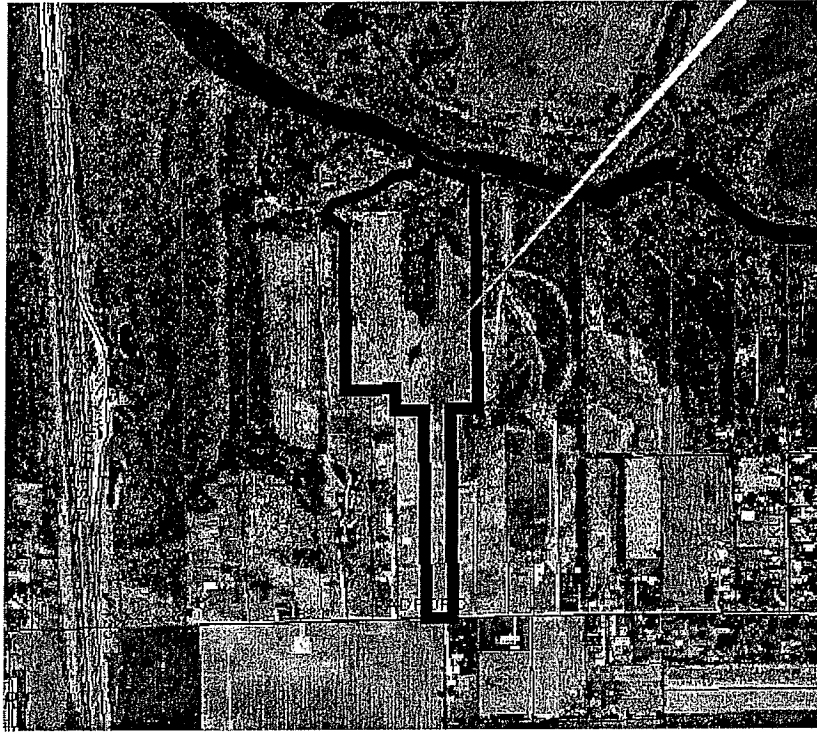
Would the proposed zoning be spot zoning? N/A

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

County Zoning

Case# 2008-74

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



 Springfield-Emery County
 Regional Planning Commission
 0 400 800 Feet


511

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: 2008-74

Address: 3400 Block of Radford Road

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 facilitate division 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.

Each resulting tract will have owned, non-easement based access.

- (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 impact is anticipated.