

CASE # 2005-49
RESOLUTION NUMBER 9-1

GRANTING A REZONING AND VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
7653 CARDINAL HILL ROAD, 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 an amendment and variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See **EXHIBIT A**

WHEREAS, the Petitioner, **Marjorie Crenshaw**, has petitioned the Sangamon County Board for a **rezoning from "A" Agricultural District to "R-1" Single Family Residence District with a variance to allow the lot depth to exceed 2 ½ times the lot width for one lot;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **July 21, 2005**, 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 rezoning and variance;** and

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

FILED

JUL 29 2005

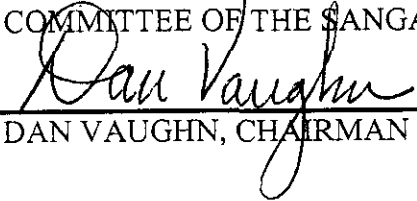
Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 9th day of August, 2005 that the request to rezone the above described property from "A" Agricultural District to "R-1" Single Family Residence District with a variance to allow the lot width to exceed 2 ½ times the lot depth for one lot is hereby approved.

Signed and passed by the Sangamon County Board in session on this 9th day of August, 2005.

Respectfully submitted,

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



DAN VAUGHN, CHAIRMAN

ABE FORSYTH

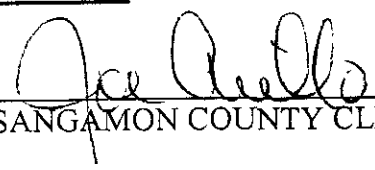
BILL MOSS

TYRONE PACE

TIM MOORE

DON STEPHENS

ATTEST:



SANGAMON COUNTY CLERK



COUNTY BOARD CHAIRMAN

"EXHIBIT A"

PROPERTY LEGAL DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 4, Township 14 North, Range 4 West of the Third Principal Meridian, further described as follows:

Beginning at a point on the East line of said Northeast Quarter, Southeast Quarter, said point bearing North 00 degrees 00 minutes 00 seconds West, 1694.00 feet from a stone marking the Southeast corner of Section 4; thence North 86 degrees 45 minutes 25 seconds West, 630.12 feet to an iron pin; thence South 00 degrees 00 minutes 00 seconds West 376.00 feet to an iron pin on the South line of said Northeast Quarter, Southeast Quarter; thence North 86 degrees 45 minutes 25 seconds West, 372.19 feet along the South line of said Northeast Quarter, Southeast Quarter to an iron pin; thence South 00 degrees 00 minutes 08 seconds East, 517.57 feet to an iron pipe on the centerline of the township road; thence South 89 degrees 44 minutes 10 seconds West 151.29 feet along the centerline of the township road; thence North 00 degrees 05 minutes 25 seconds East, 242.00 feet to an iron pin; thence South 89 degrees 44 minutes 10 seconds West, 181.28 feet to an iron pin on the West line of said Southeast Quarter, Southeast Quarter, said pin also being on the centerline of the township road; thence North 00 degrees 05 minutes 25 seconds East, 295.92 feet along said West line to an iron pipe marking the Northwest corner of said Southeast Quarter, Southeast Quarter; thence North 00 degrees 01 minutes 17 seconds East, 1315.74 feet to an iron pipe marking the Northwest corner of said Northeast Quarter, Southeast Quarter; thence South 86 degrees 50 minutes 27 seconds East, 1335.37 feet to a PK nail marking the Northeast corner of said Northeast Quarter, Southeast Quarter; thence South 00 degrees 00 minutes 00 seconds East, 914.68 feet to the point of beginning.

Except reservations as to coal, gas and mineral rights heretofore conveyed of record.

Situated in Sangamon County, Illinois.

7653 Cardinal Hill Road, Rochester
Tax ID Number(s): 30-04-400-020
502-24989

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 4 NAME: **Andy Goleman**

DOCKET NUMBER: **2005-49**

ADDRESS: **7653 Cardinal Hill Rd., Rochester, IL. 62563**

PETITIONER: **Marjorie Crenshaw**

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

REQUESTED ZONING CLASSIFICATION: **"R-1" Single Family Residence District with a variance to allow the lot depth to exceed 2 1/2 times the lot width for one lot.**

AREA: **37.89 acres**

COMMENTS: **none**

OBJECTORS: **none**

PLANNING COMMISSION RECOMMENDATION: **Approval due to Land Evaluation and Site Assessment score of 141 indicating poor soil quality and presence of two homes on the property.**

SANGAMON COUNTY BOARD OF APPEALS RECOMMENDATION: **Approval**

Randolph J. Armstrong
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2005-49
Marjorie Crenshaw)	
)	PROPERTY LOCATED AT:
)	7653 Cardinal Hill 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 an **amendment and 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 **July 21, 2005** 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 or contract to purchase the property commonly known as **7653 Cardinal Hill Rd., Rochester, IL. 62563** 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 2 Single Family Residences, cropland & Timber.
- 5. That the proposed land use of said property is 2 Single Family Residences, cropland & Timber.
- 6. That the requested rezoning of said property is: from "A" to "R-1" with a variance to allow lot depth to exceed 2 1/2 times the lot width for one lot.
- 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 rezoning and 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 rezoning and variance be approved.

CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Patrick Somers** 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, Donn Malwick, John Goleman, Patrick Somers, Marvin Traylor**

NO:

ABSENT:

Randolph J. Armstrong

RECORDING SECRETARY