

CASE # 2006-05  
RESOLUTION NUMBER 51

**GRANTING A VARIANCE**  
FOR CERTAIN PROPERTY LOCATED IN THE  
**4300 BLOCK OF NORTH MT. PULASKI ROAD**  
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 a variance to** the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See **EXHIBIT A**

WHEREAS, the Petitioner, **Pickrell Enterprises, Inc.**, has petitioned the Sangamon County Board for a **variance of 17.04 to allow a front lot line of 0' instead of the required 20'**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **January 19, 2006**, 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**

JAN 20 2006

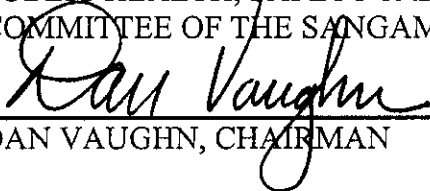
*Joe Aiello*  
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 1<sup>st</sup> day of February, 2006 that the request for a variance to allow a front lot line of 0' instead of the required 20' on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 1<sup>st</sup> day of February, 2006.

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

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

**ATTEST:**

  
\_\_\_\_\_  
SANGAMON COUNTY CLERK

  
\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

**EXHIBIT A**

A tract of land lying in and being a part of the southwest quarter of section 2 and part of the northwest quarter of section 11, township 16 north, range 2 west of the third principal meridian, Sangamon County, Illinois, being more particularly described as follows:

Commencing at the northwest corner of the southwest quarter of said section 2; thence south 00 degrees 09'18" west along the west line of said southwest quarter, 692.97 feet; thence south 89 degrees 43'41" east, 608.19 feet; thence south 09 degrees 40'26" east, 1209.61 feet; thence south 60 degrees 43'50" east, 1548.27 feet to the point of beginning, thence north 09 degrees 43'19" west, 1362.95 feet; thence south 60 degrees 42'58" east 389.24 feet; thence south 09 degrees 43'42" east, 113.63 feet; thence south 80 degrees 11'57" west, 94.42 feet; thence south 09 degrees 41'33" east, 1172.16 feet; thence north 60 degrees 43'50" west, 267.12 feet to the point of beginning, containing 6.828 acres more or less.

Situated in Sangamon County, Illinois.

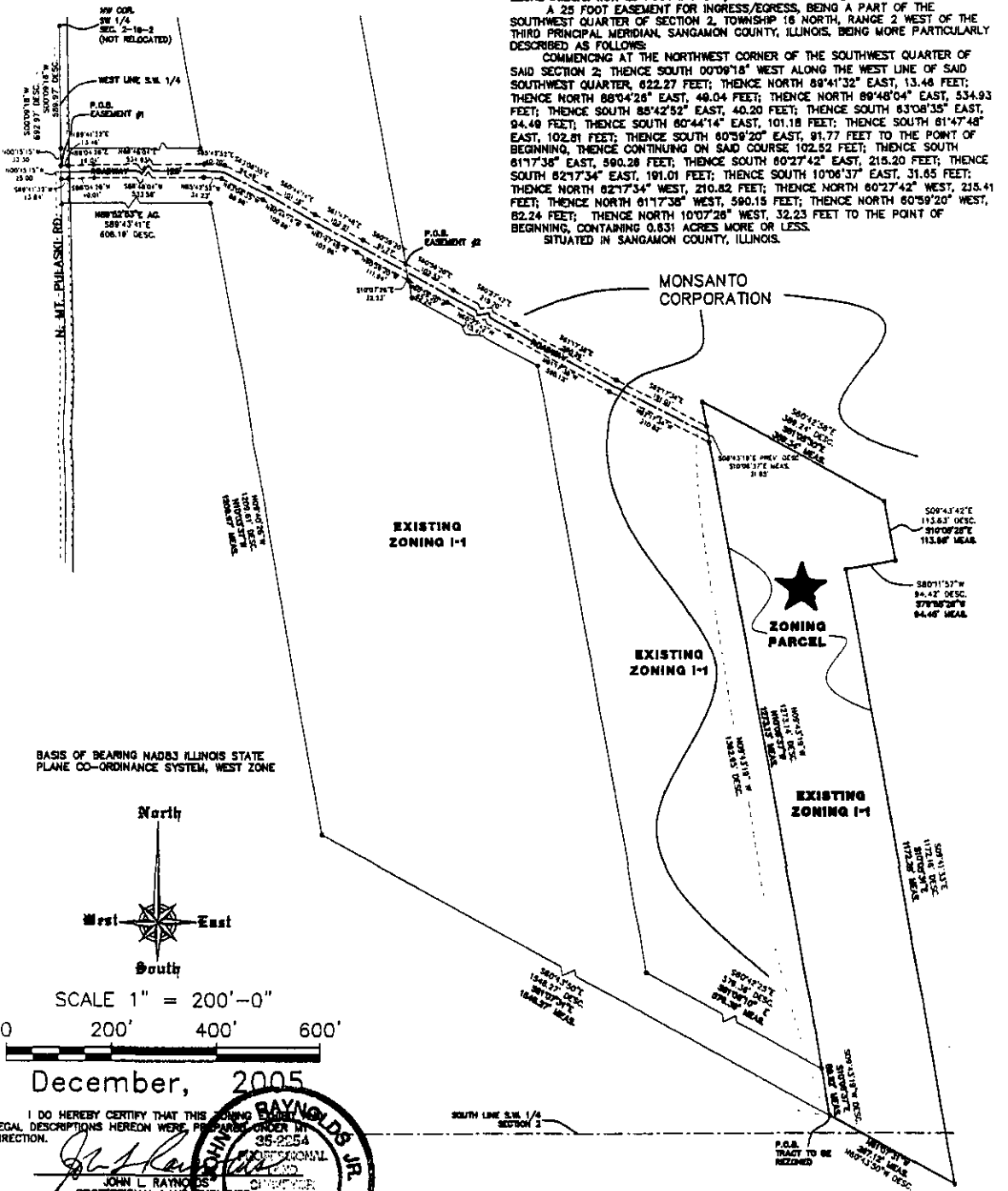
# ZONING EXHIBIT

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B

A TRACT OF LAND LYING IN AND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 00°09'18" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 892.07 FEET; THENCE SOUTH 89°43'41" EAST, 808.19 FEET; THENCE SOUTH 09°40'28" EAST, 1209.81 FEET; THENCE SOUTH 80°43'50" EAST, 1548.27 FEET TO THE POINT OF BEGINNING, THENCE NORTH 09°43'19" WEST, 1362.95 FEET; THENCE SOUTH 80°42'58" EAST, 389.24 FEET; THENCE SOUTH 09°43'42" EAST, 113.63 FEET; THENCE SOUTH 80°11'57" WEST, 94.42 FEET; THENCE SOUTH 09°41'33" EAST, 1172.16 FEET; THENCE NORTH 80°43'50" WEST, 287.12 FEET TO THE POINT OF BEGINNING, CONTAINING 8.828 ACRES MORE OR LESS.  
SITUATED IN SANGAMON COUNTY, ILLINOIS.

**LEGAL DESCRIPTION 25 FOOT INGRESS/EGRESS EASEMENT #1**  
A 25 FOOT EASEMENT FOR INGRESS/EGRESS, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 00°09'18" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 822.27 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°41'32" EAST, 13.46 FEET; THENCE NORTH 89°48'04" EAST, 534.93 FEET; THENCE SOUTH 85°42'32" EAST, 40.20 FEET; THENCE SOUTH 83°08'35" EAST, 94.49 FEET; THENCE SOUTH 80°44'14" EAST, 101.18 FEET; THENCE SOUTH 81°47'48" EAST, 102.81 FEET; THENCE SOUTH 80°58'20" EAST, 91.77 FEET; THENCE SOUTH 10°07'28" EAST, 32.23 FEET; THENCE NORTH 80°58'20" WEST, 111.84 FEET; THENCE NORTH 81°47'48" WEST, 102.88 FEET; THENCE NORTH 80°44'14" WEST, 100.88 FEET; THENCE NORTH 83°08'35" WEST, 86.88 FEET; THENCE NORTH 85°42'32" WEST, 34.23 FEET; THENCE SOUTH 89°48'04" WEST, 533.58 FEET; THENCE SOUTH 88°04'28" WEST, 49.01 FEET; THENCE SOUTH 89°41'32" WEST, 13.84 FEET; THENCE NORTH 00°15'51" WEST, 25.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.592 ACRES MORE OR LESS.  
SITUATED IN SANGAMON COUNTY, ILLINOIS.

**LEGAL DESCRIPTION 25 FOOT INGRESS/EGRESS EASEMENT #2**  
A 25 FOOT EASEMENT FOR INGRESS/EGRESS, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 00°09'18" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 622.27 FEET; THENCE NORTH 89°41'32" EAST, 13.46 FEET; THENCE NORTH 88°04'28" EAST, 49.04 FEET; THENCE NORTH 89°48'04" EAST, 534.93 FEET; THENCE SOUTH 85°42'52" EAST, 40.20 FEET; THENCE SOUTH 83°08'35" EAST, 94.49 FEET; THENCE SOUTH 80°44'14" EAST, 101.18 FEET; THENCE SOUTH 81°47'48" EAST, 102.81 FEET; THENCE SOUTH 80°58'20" EAST, 91.77 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ON SAID COURSE 102.52 FEET; THENCE SOUTH 81°17'38" EAST, 590.28 FEET; THENCE SOUTH 80°27'42" EAST, 215.20 FEET; THENCE SOUTH 82°17'34" EAST, 191.01 FEET; THENCE SOUTH 10°06'37" EAST, 31.85 FEET; THENCE NORTH 82°17'34" WEST, 210.82 FEET; THENCE NORTH 80°27'42" WEST, 215.41 FEET; THENCE NORTH 81°17'38" WEST, 590.15 FEET; THENCE SOUTH 80°58'20" WEST, 82.24 FEET; THENCE NORTH 10°07'28" WEST, 32.23 FEET TO THE POINT OF BEGINNING, CONTAINING 0.831 ACRES MORE OR LESS.  
SITUATED IN SANGAMON COUNTY, ILLINOIS.



December, 2005

I DO HEREBY CERTIFY THAT THE ZONING PARCEL NUMBER AND LEGAL DESCRIPTIONS HEREON WERE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE ILLINOIS SURVEYING ACT OF 1984 AND THE ILLINOIS SURVEYING ACT OF 1997.

*John L. Raynolds, Jr.*  
JOHN L. RAYNOLDS, JR.  
PROFESSIONAL LAND SURVEYOR  
NO. 12254

CHINA BAYNOLDS JR.  
35-2254  
PROFESSIONAL  
LAND SURVEYOR  
STATE OF ILLINOIS

ZONING EXHIBIT  
SPRINGFIELD, ILLINOIS

JOHN L. RAYNOLDS, INC. Land Surveying, Planning & Engineering 185 South Grand Street, Springfield, IL 62761 Tel: 217-223-1111	Date: 12/2005
Sheet No. 1 of 1	JOB NUMBER: 2005-145

J:\A\MONSANTO\2005145\ZONING\RHRT.dwg Dec 29, 2005 - 9:44am bradd

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: # 3 NAME: **Dave Mendenhall**

DOCKET NUMBER: **2006-05**

ADDRESS: **4300 Block of North Mt. Pulaski Road**

PETITIONER: **Pickrell Enterprises, Inc**

PRESENT ZONING CLASSIFICATION: **"I1" Restricted Industrial District**

REQUESTED ZONING CLASSIFICATION: **"I1" Restricted Industrial District with a variance of 17.04 to allow a front lot line of 0' instead of the required 20'**

AREA: **6.828 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: )  
Pickrell Enterprises, Inc )  
)  
)  
)  
)  
)

DOCKET NO: 2006-05  
PROPERTY LOCATED AT:  
4300 Block of North Mt. Pulaski Road

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 **January 19, 2006** 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 **4300 Block of North Mt. Pulaski Road** and more particularly described as:

**See Exhibit A**

Page 2

- 3. That the present zoning of said property is **"I1" Restricted Industrial District**
- 4. That the present land use of said property is **Farmland**
- 5. That the proposed land use of said property is **Farmland**
- 6. That the requested **variance** of said property is **to allow a front lot line of 0' instead of the required 20'**
- 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**.

  
 \_\_\_\_\_  
 CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Barbara Braner** 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, Peggy Egizii, Barbara Braner, Pat Somers, Donn Malwick**

NO: **None**

ABSENT: **Marvin Traylor**

  
 \_\_\_\_\_  
 RECORDING SECRETARY

**EXHIBIT A**

A tract of land lying in and being a part of the southwest quarter of section 2 and part of the northwest quarter of section 11, township 16 north, range 2 west of the third principal meridian, Sangamon County, Illinois, being more particularly described as follows:

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Situated in Sangamon County, Illinois.



**ZONING VARIANCE CHECK LIST**

DATE: 1-6-06

INSPECTED BY: DK LW

PETITIONER: Pickrell Enterprises, Inc.

ADDRESS: 4300 Block of North Mt. Pulaski Road

EXISTING ZONING: I-1

REQUEST DESCRIPTION: Variance of 17.04 to allow a front lot line of 0' instead of the required 20'.

Staff Estimate of the Effect of the Variance on the Area		None	Slight	Mod.	Great
CONTRASTS: CURRENT VS. PROPOSED	land use	X			
	appearance	X			
	height	X			
	parking	X			
PROBLEMS FORESEEN	drainage	X			
	sewer	X			
	traffic flow	X			

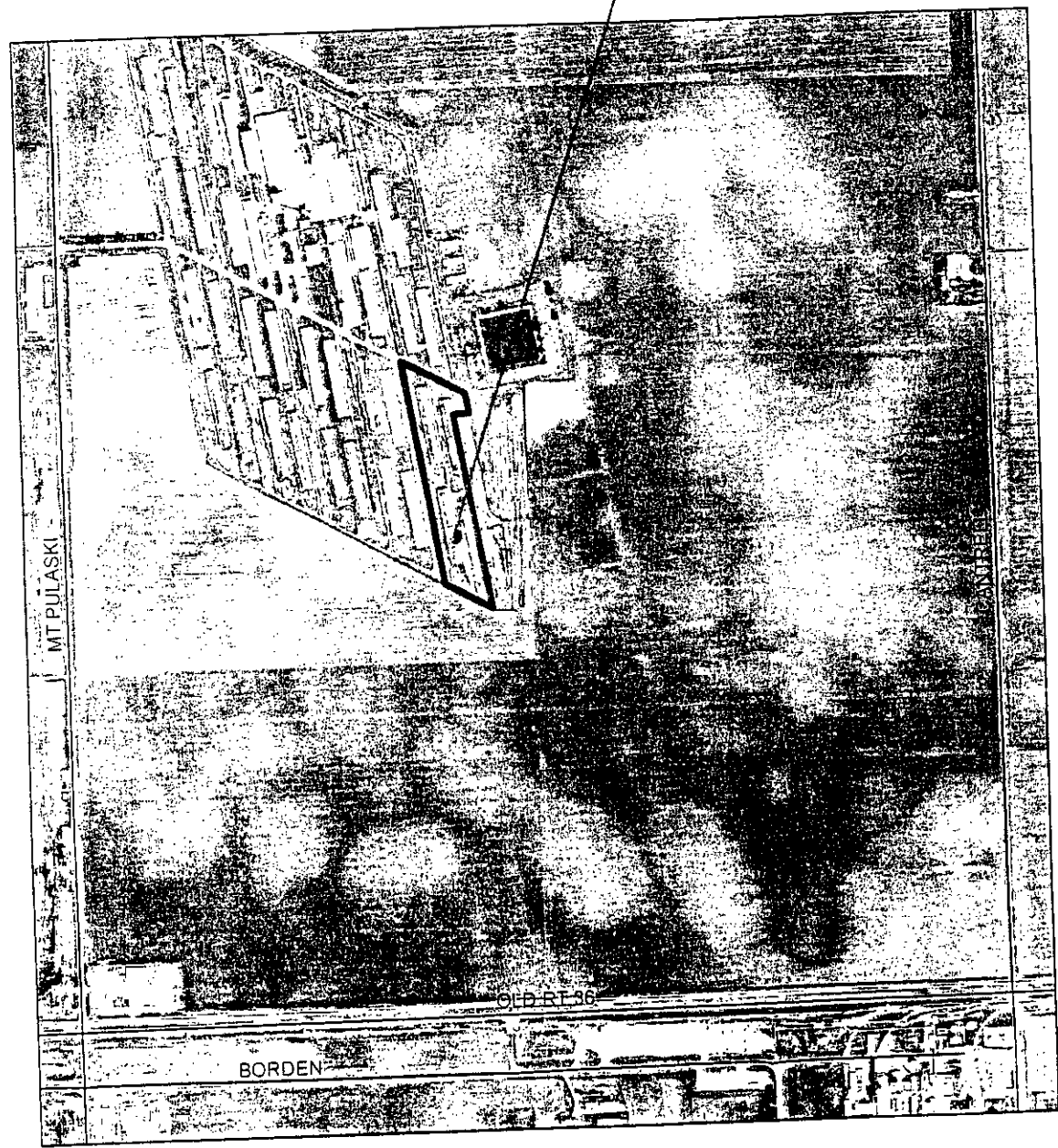


Frontage	Lineal Feet	Existing Yards (ft.)			Area
	<u>-0-</u>		<u>Varied</u>		<u>6.828 acres</u>
		<u>front</u>	<u>side</u>	<u>rear</u>	

OTHER COMMENTS:

STAFF RECOMMENDATIONS: **Recommend approval. The standards for variation are met.**

# County Zoning Case# 2006-05

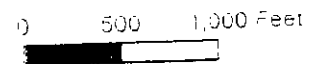


## County Zoning

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

## City Zoning

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





RECOMMENDED STANDARDS FOR VARIATIONS

Case #: 2006-5

Address: 4300 Block of North Mt. Pulaski 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. Petitioner wishes to retain several buildings at the rear of the property that are used for a farming operation.**

- (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 remainder of the property will be sold to the adjacent property owner, Monsanto, for expansion of a long-existing seed production facility. The petitioner and Monsanto have been sharing access for quite some time. The proposed division will only reconfigure the access point.**

- (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