

CASE # 2008-34  
RESOLUTION NUMBER 6-1

**GRANTING VARIANCES  
FOR CERTAIN PROPERTY LOCATED AT  
8775 OLD ROUTE 66, CHATHAM  
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:

**The North 14.34 acres of the Southwest Quarter of the Southwest Quarter of Section 11, Township 14 North, Range 5 West of the Third Principal Meridian.**

WHEREAS, the Petitioners, **William J. and Cathryn Anne Sallenger**, have petitioned the Sangamon County Board for a **variance to allow two lots less than 40 acres and a variance to allow the lot depth to exceed the lot width by more than 2 ½ times**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **May 15, 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.

**FILED**

MAY 22 2008

*Joe Aiello*  
Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 2<sup>nd</sup> day of June, 2008 that the request for a variance to allow two lots less than 40 acres and a variance to allow the lot depth to exceed the lot width by more than 2 ½ times on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 2<sup>nd</sup> day of June, 2008.

Respectfully submitted,

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

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

*Abe Forsyth*  
\_\_\_\_\_  
ABE FORSYTH, VICE CHAIRMAN

\_\_\_\_\_  
JENNIFER DILLMAN

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

\_\_\_\_\_  
GEORGE PRECKWINKLE

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

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

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

**ATTEST:**

*Joe Aiello*  
\_\_\_\_\_  
SANGAMON COUNTY CLERK

*A. Williams*  
\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

6-3

EXHIBIT B

EXISTING TOPOGRAPHIC SURVEY

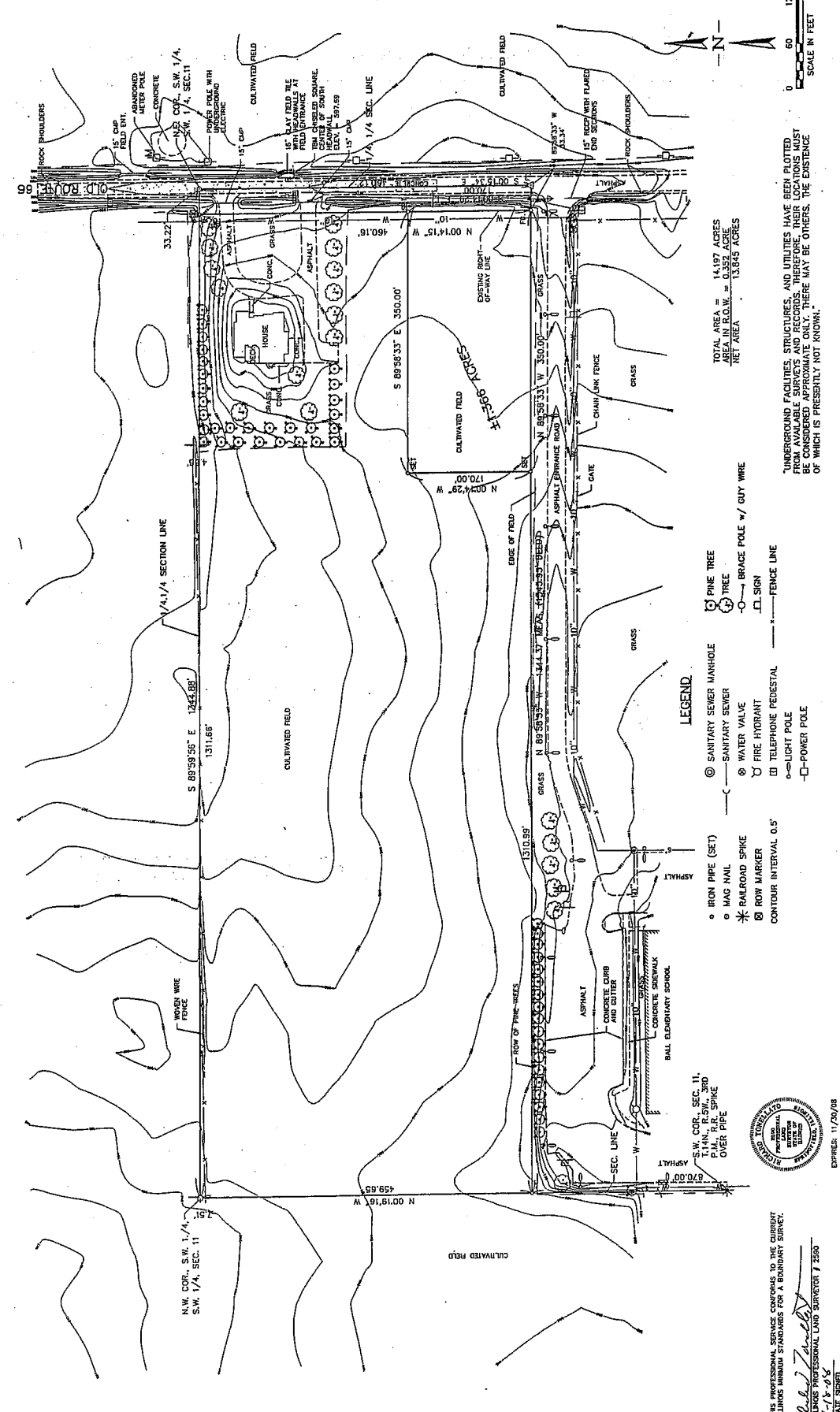
LEGAL DESCRIPTION  
 THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF SANGHORN, STATE OF ILLINOIS.  
 870.00 FEET THEREOF, ALL IN THE COUNTY OF SANGHORN, STATE OF ILLINOIS.

OWNER: WILLIAM J. & CARRIE ANNE  
 TAX ID. NO. 12-11-300-008  
 SURVEY COMPLETED: 04/15/08  
 BASIS OF RECORD: ASSUMED APPROXIMATE

REVISIONS	DATE	BY
SAVED TONELLATO	04/17/08	
DRAWN BISHOP		
CHECKED TONELLATO		
APPROVED TONELLATO		

GREENE & BRADFORD, INC.  
 CONSULTING ENGINEERS  
 1515 S. WASHINGTON ST.  
 SPRINGFIELD, ILLINOIS 62703  
 PROFESSIONAL ENGINEERING FIRM NO. 048-000098  
 LICENSE NO. 048-000098  
 (217) 793-8844, 793-8272 (F), E-MAIL - cbradford@gbinc.com

EXISTING TOPOGRAPHIC SURVEY  
 SW 1/4, SW 1/4, SECTION 11,  
 T. 14 N., R. 3 W., 3rd P.M.  
 EXCEPT THE SOUTH 870 FEET.  
 SHEET NO. 60  
 DRAWING NO. 06-085  
 DATE: 11/20/08



TOTAL AREA = 14.187 ACRES  
 AREA IN R.O.W. = 0.352 ACRE  
 NET AREA = 13.845 ACRES

- LEGEND
- IRON PIPE (SET)
  - ⊙ SANITARY SEWER MANHOLE
  - ⊖ MAG NAIL
  - ⊕ ROW MARKER
  - ⊗ ROW MARKER
  - ⊛ CONTOUR INTERVAL 0.5'
  - ⊙ PINE TREE
  - ⊖ TREE
  - ⊕ BRACE POLE W/ GUY WIRE
  - ⊗ SIGN
  - ⊛ FENCE LINE
  - ⊙ TELEPHONE PEDESTAL
  - ⊖ LIGHT POLE
  - ⊕ POWER POLE

UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED  
 FROM AVAILABLE RECORDS AND FIELD SURVEY. THE EXISTENCE OF THESE  
 FACILITIES AND UTILITIES IS NOT GUARANTEED. THERE MAY BE OTHERS, THE EXISTENCE  
 OF WHICH IS PRESENTLY NOT KNOWN.



WILLIAM J. & CARRIE ANNE  
 PROFESSIONAL ENGINEERS  
 LICENSE NO. 048-000098  
 DATE SIGNED: 11/20/08

THE PROFESSIONAL SERVICES CONTAINED ON THIS SURVEY  
 MEET THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
 WJB  
 4-15-08  
 ILLINOIS PROFESSIONAL LAND SURVEYOR 72500  
 DATE SIGNED:

6-4

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: # 5 NAME: Don Stephens

DOCKET NUMBER: 2008-34

ADDRESS: 8775 Old Route 66, Chatham

PETITIONER: William J. and Cathryn Anne Sallenger

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: "A" Agricultural District with a variance to allow two lots less than 40 acres and a variance to allow the lot depth to exceed the lot width by more than 2 1/2 times.

AREA: 14.34 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

6-5

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:	)	DOCKET NO:
William J. and Cathryn Anne Sallenger	)	
	)	PROPERTY LOCATED AT:
	)	8775 Old Route 66
	)	Chatham, IL 62629
	)	

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 **May 15, 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 or contract to purchase the property commonly known as **8775 Old Route 66, Chatham, IL 62629** and more particularly described as:

**The North 14.34 acres of the Southwest Quarter of the Southwest Quarter of Section 11, Township 14 North, Range 5 West of the Third Principal Meridian.**

606

Page 2

3. That the present zoning of said property is "A" Agricultural District.
4. That the present land use of said property is farm and single family residential.
5. That the proposed land use of said property is farm and single family residential.
6. That the requested variance of said property is to allow two lots less than 40 acres and a variance to allow the lot depth to exceed the lot width by more than 2 1/2 times.
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 **Marvin Traylor** 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 **Byron Deaner**.

The vote of the Board was as follows:

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

NO:

ABSENT:

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

67

**SSCRPC** Springfield Sangamon County Regional Planning Commission

**Staff Findings and Recommendation**  
 (inspected 4/30/08 by MB & AJ)

SANGAMON COUNTY ZONING CASE # 2008-34  
 ADDRESS 8775 Old Route 66  
 Property Index # 29-11-300-006

PETITIONER Sallenger, William J. and Cathryn Anne

REQUESTED ZONING A variance to allow two lots less than 40 acres and a variance to allow the lot depth to exceed the lot width by more than 2 1/2 times.

PROPOSED LAND USE Single family residence

EXISTING:

ZONING A

LAND USE Single family residence and cropland

ROAD FRONTAGE Old Route 66 - 400'      CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR Residence

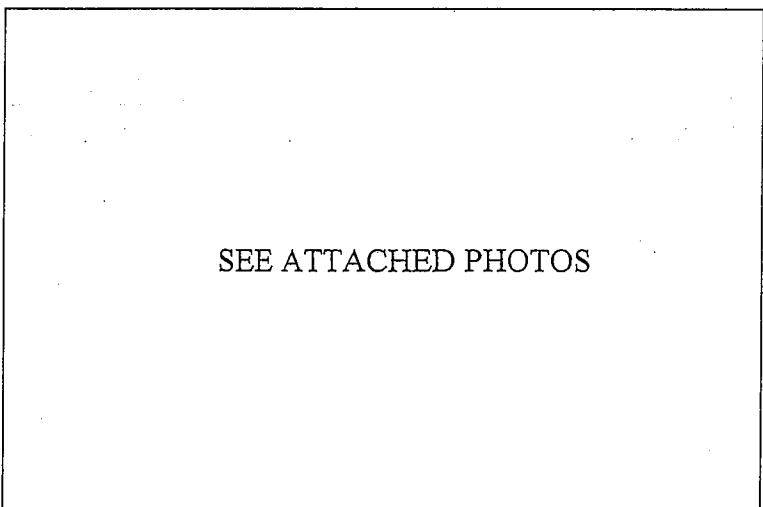
CONDITION OF STRUCTURE Good

LOT AREA 14.34 acres

FRONT YARD 140'

SIDE YARDS 66' / 341'

REAR YARD 1087'



Would the proposed zoning be spot zoning? N/A

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

6-8

Case #: 2008-34

Address: 8775 Old Route 66



8775 Old Route 66



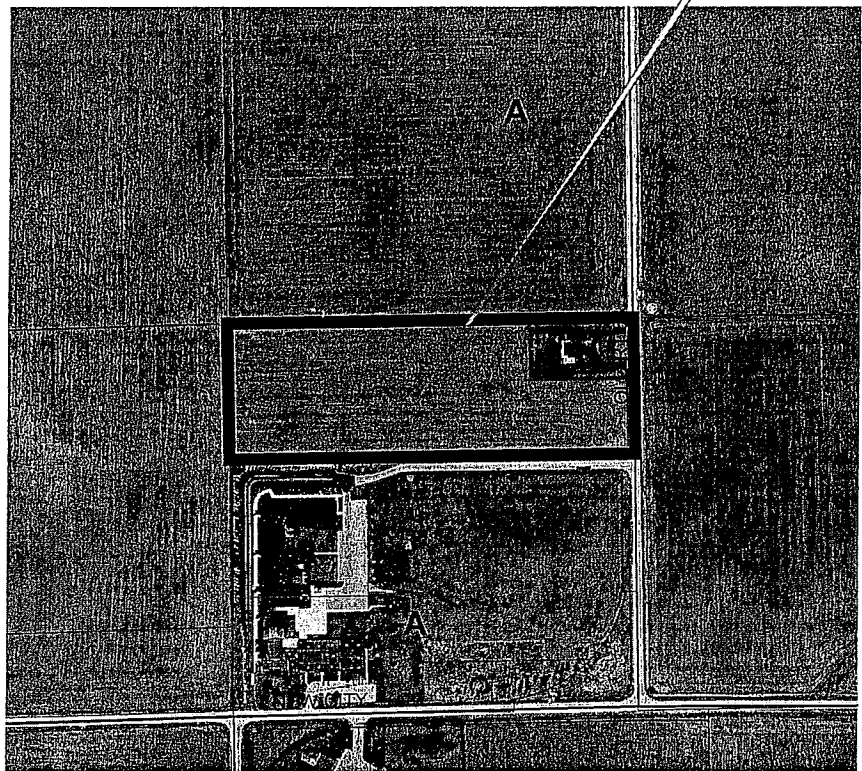
Southeast side of property



# County Zoning

## Case# 2008-34

Requested:  
Variance

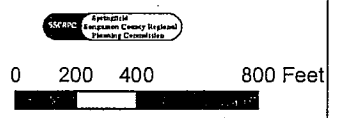


### County Zoning

	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



6-10

**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: 2008-34

Address: 8775 Old Route 66

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.

**The petitioner requests to divide and sell a 1.4 acre tract in the southeast corner of the subject property and retain the existing single family residence and cropland.**

- (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.**