

CASE# 2011-019
RESOLUTION NUMBER H-1

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
8220 FARMINGTON CEMETERY ROAD, PLEASANT PLAINS
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, **Robert Kaufman**, has petitioned the Sangamon County Board for a **variance to create one (1) parcel less than forty (40) acres**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **May 19, 2011** 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

MAY 27 2011

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 14th day of June, 2011 that the request for a variance to create one (1) parcel less than forty (40) acres on the above described property is hereby approved. Signed and passed by the Sangamon County Board in session on this 14th day of June, 2011.

Respectfully submitted,

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



TIM MOORE, CHAIRMAN

ABE FORSYTH, VICE CHAIRMAN

JOHN FULGENZI

DAVID MENDENHALL

SAM SNELL

DON STEPHENS

GREG STUMPF

LINDA DOUGLAS WILLIAMS

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

Exhibit A

Part of the East Half of the Northeast Quarter of Section 19, Township 16 North, Range 6 West of the Third Principal Meridian in Sangamon County, Illinois, being described as follows:

Commencing at the Northwest Corner of the East Half of the Northeast Quarter of said Section 19; thence South along the West Line thereof 1132 Feet to the Point of beginning; thence deflecting left 90 degrees 29 minutes 40 seconds, measure 369.60 Feet; thence deflecting left 90 degrees 00 minutes, measure 652.00 Feet; thence deflecting left 90 degrees 00 minutes, measure 364.00 Feet to said West Line; thence south 652.00 Feet to the point of beginning.

Also a strip of land 40 Feet in width, described as beginning 359.85 Feet East of the Northwest corner of the East Half of the Northeast Quarter of Section 19; thence deflecting right 90 degrees 00 minutes, measure 480.00 Feet; thence deflecting right 90 degrees 00 minutes measure 40.00 Feet; thence deflecting right 90 degrees 00 minutes measure 480.00 feet; thence deflecting right 90 degrees 00 minutes measure 40.00 Feet to the point of beginning.

Situated in Sangamon County, Illinois.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #1 NAME: Harry "Tom" Fraase Jr.

DOCKET NUMBER: 2011-019

ADDRESS: 8220 Farmington Cemetery Road, Pleasant Plains, IL 62677

PETITIONER: Robert Kaufman

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: "A" Agricultural District with a variance to create one (1) parcel less than forty (40) acres.

AREA: 57.2 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The owner is seeking to refinance the property and the lending institution is requiring that the cropland be separated from the single-family residence. There is an existing single-family residence and no additional residence will be added as a result of this division of land. As such, there will be no new negative impacts on the immediate area.**

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: 2011-019
Robert Kaufman))
)	PROPERTY LOCATED AT:
)	8220 Farmington Cemetery Rd.,
)	Pleasant Plains, IL 62677

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 **May 19, 2011** 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: **8220 Farmington Cemetery Rd., Pleasant Plains, IL.** 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 a single family residence and farmland.
- 5. That the proposed land use of said property is a single family residence and farmland.
- 6. That the requested variance of said property is a variance to create one (1) parcel less than forty (40) acres.
- 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
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Peggy Egizii**, 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:

Cynedi Knowles
RECORDING SECRETARY