

**GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
7606 & 7750 LEAD LINE ROAD, LOAMI
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 Petitioners, **Christopher & Tiffany Stritzel**, have petitioned the Sangamon County Board requesting **for Proposed Parcel 1: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 7 acres);** and,

WHEREAS, a public hearing was held via Zoom on **November 19, 2020** 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 a variance**; and,

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

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this **8th Day of December, 2020** that **the following request(s) on the above described property is hereby approved:**

FILED

NOV 23 2020

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Don May
Sangamon County/Clerk

6-2

For Proposed Parcel 1:

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 7 acres).

Signed and passed by the Sangamon County Board in session on this 8th day of December, 2020.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

EXHIBIT A

THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6; THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6; ALSO THE NORTH 65 ACRES OF THE NORTHEAST QUARTER OF SECTION 7; ALL IN TOWNSHIP 14 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN.

AND

PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN SANGAMON COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 6; THENCE SOUTH 449.48 FEET TO A PK NAIL; THENCE EAST 40.00 FEET TO AN IRON PIN AT THE POINT OF BEGINNING; THENCE EAST 500.00 FEET TO AN IRON PIN; THENCE SOUTH 200.00 FEET TO AN IRON PIN; THENCE WEST 500.00 FEET TO AN IRON PIN; THENCE NORTH 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL NUMBERS: 28-06.0-300-002 & 28-06.0-300-003.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #7 NAME: **Craig Hall**

DOCKET NUMBER: **2020-038**

ADDRESS: **7606 & 7750 Lead Line Road, Loami, IL 62661**

PETITIONER: **Christopher & Tiffany Stritzel**

PRESENT ZONING CLASSIFICATION: **“A” Agricultural District.**

REQUESTED ZONING CLASSIFICATION: **For Proposed Parcel 1: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 7 acres).**

AREA: **118.14 acres.**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval. The 2.3-acre tract with the house on it was created in 2003 by a one-time zoning exception, which the petitioners now seek to expand to facilitate construction of a new pole barn to the north. The variance would allow approximately 4.5 acres to be split from the existing 115.84-acre tract and combined with the existing 2.3-acre tract using the creek as a natural dividing line to the south. The land uses will not change and negative impacts on the character of the area are not anticipated. The Standards for Variation are met.**

SANGAMON COUNTY ZONING BOARD OF APPEALS RECOMMENDATION:
Approval of Staff Recommendation.

RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2020-038
Christopher & Tiffany Stritzel)	
)	PROPERTY LOCATED AT:
)	7606 & 7750 Lead Line Road
)	Loami, IL 62661

RECOMMENDATION OF THE ZONING 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 **November 19, 2020** 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: **7606 & 7750 Lead Line Road, Loami, IL 62661** 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 **Single-Family Residence**.
5. That the proposed land use of said property is **Single-Family Residence**.
6. That the request(s) for the subject property **is for Proposed Parcel 1: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 7 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 following request(s) **is hereby approved:**

For Proposed Parcel 1:

- **Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 7 acres).**

CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Phil Sidles**, which was duly seconded by **Tony Mares**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following request(s) **is hereby approved:**

For Proposed Parcel 1:

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 7 acres).

The vote of the Board was as follows:

YES: **Charlie Chimento, Tony Mares, Don Wulf, Andrew Spiro, Phil Sidles**

NO:

PRESENT:

ABSENT:

RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2020-038**

Address: **7606 & 7750 Lead Line Road, Loami**

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 property could continue to be used economically as a residence on a parcel less than five acres. However, granting the variance would allow the subject property to be used in a manner that enhances its reasonable usage by the petitioner with a lot area, approximately seven (7) acres, which is not greatly out of character with other parcels in the vicinity. Further, similar variances have been granted in the past in other areas of the County for parcels under similar circumstances.

- (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 petitioners would like to construct a shed off of the existing driveway, and in order to do that, additional land to the north is needed due to the large distance (315 feet) the house is setback off the road. The proposed reconfiguration will also follow the creek as a natural dividing line to the south.

- (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.

The 2.3-acre tract with the house on it was created in 2003 by a one-time zoning exception, which the petitioners now seek to expand to facilitate construction of a new pole barn to the north. The variance would allow approximately 4.5 acres to be split from the existing 115.84-acre tract and combined with the existing 2.3-acre tract using the creek as a natural dividing line to the south. The land uses will not change and negative impacts on the character of the area are not anticipated.