

CASE# 2010-29
RESOLUTION NUMBER 7-1

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
IN THE 500 BLOCK OF S. JOHN WAYNE ROAD, DAWSON
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:

The Northeast Quarter of the Southwest Quarter and the South half of the Northwest Quarter of the Southwest Quarter of Section 33, Township 16 North, Range 3 West of the Third Principal Meridian, Sangamon County, Illinois

WHEREAS, the Petitioner, **Rick Moushon**, has petitioned the Sangamon County Board for a **variance of the lot width to be met at a distance greater than sixty (60) feet from the public road for one (1) parcel; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **June 17, 2010** 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

JUL 01 2010

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 13th day of July, 2010 that the request for a variance of the lot width to be met at a distance greater than sixty (60) feet from the public road for one (1) parcel on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 13th day of July, 2010.

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

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #3 NAME: David Mendenhall

DOCKET NUMBER: 2010-29

ADDRESS: In the 500 Block of S. John Wayne Rd., Dawson, IL. 62520

PETITIONER: Rick Moushon

PRESENT ZONING CLASSIFICATION: A "Agricultural District"

REQUESTED ZONING CLASSIFICATION: A "Agricultural District" with a variance of the lot width to be met at a distance greater than sixty (60) feet from the public road for one (1) parcel.

AREA: 60 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval of the requested variance. The reconfiguration of the property for a new building site is required for mortgage purposes. The division of land would occur by utilizing the one (1) time exception of the bulk requirements to create a parcel between one (1) and five (5) acres. As such, no rezoning is required. While this is considered a "flag lot", the petitioner has minimized the amount of acreage being removed from agricultural production.**

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: 2010-29
Rick Moushon)
)
) PROPERTY LOCATED AT:
) In the 500 Block of
) S. John Wayne Rd.,
) Dawson, IL. 62520

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 **June 17, 2010** 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: **In the 500 Block of S. John Wayne Rd., Dawson, IL.** and more particularly described as:

The Northeast Quarter of the Southwest Quarter and the South half of the Northwest Quarter of the Southwest Quarter of Section 33, Township 16 North, Range 3 West of the Third Principal Meridian, Sangamon County, Illinois

- 3. That the present zoning of said property is "A" **Agricultural District** .
- 4. That the present land use of said property is **vacant land**.
- 5. That the proposed land use of said property is **single family residence**.
- 6. That the requested **variance** of said property is **for the lot width to be met at a distance greater than sixty (60) feet from the public road for one (1) parcel**.
- 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 /cc
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 **Judith Johnson**.

The vote of the Board was as follows:

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

NO:

ABSENT:

Cyndi Knowles
RECORDING SECRETARY