

CASE# 2012-003

RESOLUTION NUMBER 8-1

GRANTING VARIANCES

FOR CERTAIN PROPERTY LOCATED AT
4500 STARWALT LANE, SHERMAN
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:

Parcel 1: The East 23.47 acres of the Southeast Quarter of the Northwest Quarter of Section 32, Township 17 North, Range 4 West of the Third Principal Meridian. EXCEPTING the North 20 feet used for road purposes.

WHEREAS, the Petitioner, **Carole Grigiski**, has petitioned the Sangamon County Board for a **variance of the road frontage requirements from one hundred fifty (150) feet to zero (0) feet for two (2) parcels and a variance of the lot depth to be greater than two and one-half (2 ½) times the lot width for one (1) parcel; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **January 19, 2012** 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

JAN 25 2012

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 February, 2012 that the request for a variance of the road frontage requirements from one hundred fifty (150) feet to zero (0) feet for two (2) parcels and a variance of the lot depth to be greater than two and one-half (2 ½) times the lot width for one (1) parcel on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 14th day of February, 2012.

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

GREG STUMPF

JASON RATTS

LINDA DOUGLAS WILLIAMS

LINDA FULGENZI

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

8-3

RECAP

(For County Board Use)

COUNTY BOARD MEMBER: # 2 NAME: **Todd Smith**

DOCKET NUMBER: **2012-003**

ADDRESS: **4500 Starwalt Ln., Sherman, IL. 62684**

PETITIONER: **Carole Grigiski**

PRESENT ZONING CLASSIFICATION: **"A" Agricultural District**

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with a variance of the road frontage requirements from one hundred fifty (150) feet to zero (0) feet for two (2) parcels and a variance of the lot depth to be greater than two and one-half (2 ½) times the lot width for one (1) parcel.**

AREA: **23.11 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Approval of the requested variances. The petitioner is requesting to reconfigure the existing parcel, which already has no road frontage, so the existing single family residence can be combined with an adjacent parcel. No negative impact is anticipated in allowing this reconfiguration. The standards for variation are met.**

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Approval


Cyndi Knowles
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2012-003
Carole Grigiski)	
)	PROPERTY LOCATED AT:
)	4500 Starwalt Ln.
)	Sherman, IL. 62684

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 **January 19, 2012** 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: **4500 Starwalt Ln., Sherman, IL.** and more particularly described as:

Parcel 1: The East 23.47 acres of the Southeast Quarter of the Northwest Quarter of Section 32, Township 17 North, Range 4 West of the Third Principal Meridian. EXCEPTING the North 20 feet used for road purposes.

- 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.
- 5. That the proposed land use of said property is a single family residence.
- 6. That the requested variances of said property are of the road frontage requirements from one hundred fifty (150) feet to zero (0) feet for two (2) parcels and of the lot depth to be greater than two and one-half (2 1/2) times the lot width 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 variances are 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.

Charles Chimento/ck
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Don Wulf**, 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, Judith Johnson, John Lucchesi, Don Wulf**

NO:

ABSENT: **Peggy Egizii, Marvin Traylor**

Cyndi Knowles
RECORDING SECRETARY

SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS

Case #: 2012-004

Address: 4500 Starwalt Lane, Sherman

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 petitioner is requesting to reconfigure the existing parcel by dividing approximately 5 acres to be combined with the adjacent 5 acre parcel.

- (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 subject parcel currently has zero road frontage and there is already a single family residence on the property.

- (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 character of the parcels will remain the same since the subject parcel is being reconfigured. Therefore no negative impact is anticipated.