

CASE# 2019-017  
RESOLUTION NUMBER 7-1

**GRANTING VARIANCES**  
FOR CERTAIN PROPERTY LOCATED AT  
**8800 BLOCK OF REVERE ROAD, PAWNEE**  
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 the variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**The North Half of the Southwest Quarter of the Southeast Quarter of Section 9, Township 14 North, Range 4 West of the Third Principal Meridian in Sangamon County, Illinois.**  
**Parcel Number: 30-09.0-400-013**

WHEREAS, the Petitioner, **James Rooney**, has petitioned the Sangamon County Board for **Proposed Parcel 1 and Proposed Parcel 2: a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width and a variance to allow two (2) parcels to be less than forty (40) acres (approximately 10 acres each); and,**

WHEREAS, a public hearing was held at the Sangamon County Building on **May 16, 2019** 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 29 2019 Case #2019-017 Page 1 of 7

*Don [Signature]*  
[Signature]

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this 11<sup>th</sup> Day of June, 2019 that the requests for Proposed Parcel 1 and Proposed Parcel 2: a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width and a variance to allow two (2) parcels to be less than forty (40) acres (approximately 10 acres each) on the above described property are hereby approved.

Signed and passed by the Sangamon County Board in session on this 11<sup>th</sup> day of June, 2019.

Respectfully submitted,

PUBLIC HEALTH, SOLID WASTE & ZONING  
COMMITTEE OF THE SANGAMON COUNTY BOARD

\_\_\_\_\_  
GREG STUMPF, CHAIRMAN



\_\_\_\_\_  
DAVID MENDENHALL, VICE CHAIRMAN

\_\_\_\_\_  
CRAIG HALL

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

\_\_\_\_\_  
ABE FORSYTH

\_\_\_\_\_  
JASON RATTS

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

\_\_\_\_\_  
ANNETTE FULGENZI

\_\_\_\_\_  
LINDA FULGENZI

\_\_\_\_\_  
LISA HILLS

\_\_\_\_\_  
MIKE SULLIVAN

\_\_\_\_\_  
ROSE RUZIC

**ATTEST:**

\_\_\_\_\_  
SANGAMON COUNTY CLERK

\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: #4                      NAME: **Jeff Thomas**

DOCKET NUMBER: **2019-017**

ADDRESS: **8800 Block of Revere Road, Pawnee, IL 62558**

PETITIONER: **James Rooney**

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

REQUESTED ZONING CLASSIFICATION: **Proposed Parcel 1 & 2: A variance to allow the lot depth to exceed two and one-half (2.5) times the lot width and a variance to allow two (2) parcels to be less than forty (40) acres (approximately 10 acres each).**


AREA:     **20 acres**

COMMENTS:     **None**

OBJECTORS:     **None**

PLANNING COMMISSION RECOMMENDATION:     **Recommend approval. The petitioner is requesting the variances to divide the subject property to help settle an estate. No change in land use is contemplated. The Standards for Variation are met.**

SANGAMON COUNTY 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: <b>2019-017</b>
<b>James Rooney</b> )	
)	PROPERTY LOCATED AT:
)	<b>8800 Block of Revere Road</b>
)	<b>Pawnee, IL 62558</b>

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 16, 2019** 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: **8800 Block of Revere Road, Pawnee, IL 62558** and more particularly described as:

**The North Half of the Southwest Quarter of the Southeast Quarter of Section 9, Township 14 North, Range 4 West of the Third Principal Meridian in Sangamon County, Illinois. Parcel Number: 30-09.0-400-013**

3. That the present zoning of said property is “**A**” **Agricultural District**.
4. That the present land use of said property is for **cropland**.
5. That the proposed land use of said property is for **cropland**.
6. That the requested **variances** of said property is **for Proposed Parcel 1 and Proposed Parcel 2: a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width and a variance to allow two (2) parcels to be less than forty (40) acres (approximately 10 acres each)**.
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, **JD Sudeth**, 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 **Tony Mares**.

The vote of the Board was as follows:

YES: **Don Wulf, Andrew Spiro, Tony Mares, JD Sudeth**

NO:

PRESENT:

ABSENT: **Charlie Chimento**

  
RECORDING SECRETARY

**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2019-017**

Address: **8800 Block of Revere Road, Pawnee**

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.

**Granting the variances would facilitate a division of the subject property to help settle an estate. The property is and will remain in cropland.**

- (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 division will help to settle an estate.**

- (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 change in land use is contemplated and negative impacts are not anticipated.**