

CASE # 2010-003

RESOLUTION NUMBER 8-1

**GRANTING A REZONING**  
**GRANTING A VARIANCE**  
FOR CERTAIN PROPERTY LOCATED AT  
**13508 JODI ROAD, AUBURN**  
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 an amendment and grant a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioners, **Mitch Warnsing**, has petitioned the Sangamon County Board for a **rezoning from "A" Agricultural District to "R-1" Single Family Residence District and a variance to create one (1) parcel greater than five (5) acres; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **January 21, 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 rezoning and grant a variance; and**

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

**FILED**

JAN 28 2010

*Joe Aiello*  
Sangamon County Clerk

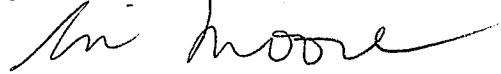
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NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 9<sup>th</sup> day of February, 2010 that the request for a rezoning from "A" Agricultural District to "R-1" Single Family Residence District and a variance to create one (1) parcel greater than five (5) acres on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 9<sup>th</sup> day of February, 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

**Exhibit A**

Part of the East half of the Southeast Quarter of Section 2, Township 13 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, and being more particularly described as follows:

Commencing at the Northeast corner of said East Half of the Southeast Quarter of Section 2; thence North 89 degrees 49 minutes 15 seconds East, 40.00 feet along the North line of the East half of the Southeast Quarter of Section 2, to a point on the East Right of Way line of Jodi Road, said point being the Point of beginning; thence continuing North 89 degrees 49 minutes 15 seconds East, 786.15 feet along said North line; thence South 00 degrees 29 minutes 52 seconds West 438.50 feet; thence South 89 degrees 30 minutes 36 seconds West, 546.00 feet; thence North 01 degrees 47 minutes 06 seconds West, 246.50 feet; thence North 85 degrees 55 minutes 25 seconds West, 229.50 feet to the East Right of Way line of Jodi Road; thence North 00 degrees 04 minutes 36 seconds East, 178.00 feet to the Point of Beginning, continuing 6.569 acres, more or less

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RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: # 6 NAME: **Sam Snell**

DOCKET NUMBER: **2010-003**

ADDRESS: **13508 Jodi Road, Auburn, IL 62615**

PETITIONER: **Mitch Warnsing**

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

REQUESTED ZONING CLASSIFICATION: **"R-1" Single Family Residence District**

AREA: **5 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommended approval of R-1 zoning. Although the LESA score is 167, there is a natural topography division from the surrounding acreage that remains as cropland. Returning the subject property to cropland is unlikely. Recommend approval of the requested variance to add additional land to the existing 5 acre parcel. The standards for variation are met.**

SANGAMON COUNTY BOARD OF APPEALS  
RECOMMENDATION:

**Approval**

  
RECORDING SECRETARY

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SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITON OF: )	DOCKET NO: <b>2010-003</b>
<b>Mitch Warnsing</b> )	
)	PROPERTY LOCATED AT:
)	<b>13508 Jodi Road,</b>
)	<b>Auburn, IL. 62615</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 an **amendment and 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 **January 21, 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: **13508 Jodi Road, Auburn, IL** and more particularly described as:

See Exhibit A

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- 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 rezoning of said property is from "A" Agricultural District to "R-1" Single Family Residence District and a variance to create one (1) parcel greater than five (5) 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 rezoning and a 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 rezoning and variance be approved.

Charles Chimento/ck  
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 **Byron Deaner**.

The vote of the Board was as follows:

**YES: Charles Chimento, Peggy Egizii, Judith Johnson, Byron Deaner, John Luchessi.**

**NO:**

**ABSENT: Marvin Traylor, Don Wulf**

Molly Bens  
RECORDING SECRETARY

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