

**GRANTING A REZONING AND VARIANCE**  
FOR CERTAIN PROPERTY LOCATED AT  
**IN THE 10900 BLOCK OF SALISBURY ROAD, PLEASANT PLAINS**  
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 variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioner, **Jeffrey L. Schoneweis**, has petitioned the Sangamon County Board for a **rezoning from "A" Agricultural District to "R-1" Single Family Residence District to allow for a single family residence and a variance of the lot depth to exceed 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 **May 19, 2011** 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 variance;** and

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

**FILED**

MAY 27 2011

*Joe Aiello*  
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 14<sup>th</sup> day of June, 2011 that the request for a rezoning from "A" Agricultural District to "R-1" Single Family Residence District to allow for a single family residence and a variance of the lot depth to exceed 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 14<sup>th</sup> day of June, 2011.

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

**The East 20 acres of the East Half of the Northeast Quarter of Section 27, Township 17 North, Range 7 West of the Third Principal Meridian and, the West Half of Section 26, Township 17 North, Range 7 West of the Third Principal Meridian, EXCEPT the East 72 9/10 Poles and FURTHER EXCEPT that Part Lying South of the Center of the Public Road. Situated in the County of Sangamon and State of Illinois.**

8-4

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: #7                      NAME: Craig Hall

DOCKET NUMBER: 2011-025

ADDRESS: In the 10,900 Block of Salisbury Road, Pleasant Plains, IL 62677

PETITIONER: Jeffrey L. Schoneweis

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: "R-1" Single Family Residence District to allow for a single family residence with a variance of the lot depth to exceed two and one-half (2 ½) times the lot width for one (1) parcel.

AREA: 18 acres to be divided from parcels totaling 119.94 acres.

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: Recommended approval of the R-1 zoning. The owner seeks to reconfigure three (3) parcels to create an eighteen (18) acre parcel for the purpose of a single-family residence. The proposed new parcel contains some timber and maximizes the existing crop production. Recommend approval of the variance for the lot depth to exceed two and one half (2 1/2) times the lot width for one (1) parcel. The proposed new parcel will contain approximately 358 feet of road frontage. There will be no negative impact on the immediate area.

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: **2011-025**  
 Jeffrey L. Schoneweis )  
 )  
 ) PROPERTY LOCATED AT:  
 ) **In the 10,900 Block of**  
 ) **Salisbury Road,**  
 ) **Pleasant Plains, IL 62677**

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 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 **May 19, 2011** 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 10,900 Block of Salisbury Road, Pleasant Plains, IL.** 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 cropland.
5. That the proposed land use of said property is cropland and a single family residence.
6. That the requested rezoning and variance of said property is a rezoning from "A" Agricultural District to "R-1" Single Family Residence District to allow for a single family residence and a variance of the lot depth to exceed two and one-half (2 ½) 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 rezoning and 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 **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