

CASE # 2009-23 | 1-1
RESOLUTION NUMBER _____

GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
8383 PRAIRIE SCHOOL RD, WILLIAMSVILLE
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 **granting variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Phillip Simpson**, has petitioned the Sangamon County Board for a **variance to allow 1 parcel greater than 5 acres and to allow the lot depth to exceed 2 ½ times the lot width for 1 parcel**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **April 16, 2009**, 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 01 2009

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 12th day of May, 2009 that the request for a variance to allow 1 parcel greater than 5 acres and to allow the lot depth to exceed 2 1/2 times the lot width for 1 parcel on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 12th day of May, 2009.

Respectfully submitted,

PUBLIC HEALTH, SAFETY & ZONING
COMMITTEE OF THE SANGAMON COUNTY BOARD



TIM MOORE, CHAIRMAN

ABE FORSYTH, VICE CHAIRMAN

JOHN FULGENZI

DAVID MENDENHALL

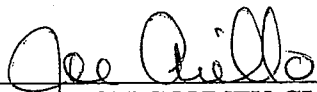
SAM SNELL

DON STEPHENS

GREG STUMPF

LINDA DOUGLAS WILLIAMS

ATTEST:


SANGAMON COUNTY CLERK
COUNTY BOARD CHAIRMAN

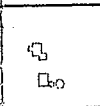
11-3

EXHIBIT A

The South Half of the Southeast Quarter of the Northwest Quarter of Section Thirteen (13), all in Township Seventeen (17) North, Range Four (4) West of the Third Principal Meridian; and The Northeast Quarter of the Northwest Quarter and the North Half of the Southeast Quarter of the Northwest Quarter of said Section Thirteen (13), all in Township Seventeen (17) North, Range Four (4) West of the Third Principal Meridian; and the West Half of the Northwest Quarter of Section Thirteen (13) and the North Half of the Northwest Quarter of the Southwest Quarter of Section Thirteen (13), all in Township Seventeen (17) North, Range Four (4) West of the Third Principal Meridian, EXCEPT the West Twelve Feet (12) thereof: situated in Sangamon County Illinois

11-4

2009-23
1190 Water Tower Rd

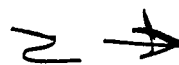


KIMBALL RD

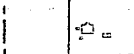
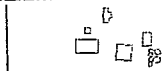
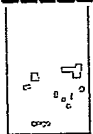
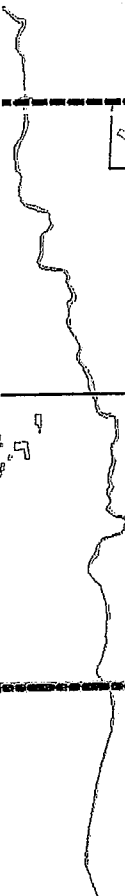


Subject Property

07-13-100-004



PRAIRIE SCHOOL RD



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RECAP
(For County Board Use)

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

DOCKET NUMBER: **2009-23**

ADDRESS: **8383 Prairie School Rd., Williamsville, IL. 62693**

PETITIONER: **Phillip Simpson**

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

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with a variance to allow 1 parcel greater than 5 acres and to allow the lot depth to exceed 2 ½ times the lot width for 1 parcel.**

AREA: **200 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The property owner seeks to divide off a parcel that already contains a residential structure. The standards for variation are met.**

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Approval



RECORDING SECRETARY

11-6

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2009-23
Phillip Simpson)	
)	PROPERTY LOCATED AT:
)	8383 Prairie School Rd
)	Williamsville, IL. 62693
)	

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 **April 16, 2009** 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 **8383 Prairie School Rd., Williamsville, IL. 62693** and more particularly described as:

See Exhibit A

(1-1)

Page 2

3. That the present zoning of said property is **"A" Agricultural District.**
4. That the present land use of said property is **Single Family Residence & farmland.**
5. That the proposed land use of said property is **existing use continued.**
6. That the requested **variances** of said property are **to allow 1 parcel greater than 5 acres and to allow the lot depth to exceed 2 ½ times the lot width for 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** 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.**

Charles Chimento/ok
 CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Byron Deaner** 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 **John Luchessi.**

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Marvin Traylor, John Luchessi, Don Wulf**

NO:

ABSENT: **Peggy Egizii, Judith Johnson**

Cyndi Knowles
 RECORDING SECRETARY

EXHIBIT A

The South Half of the Southeast Quarter of the Northwest Quarter of Section Thirteen (13), all in Township Seventeen (17) North, Range Four (4) West of the Third Principal Meridian; and The Northeast Quarter of the Northwest Quarter and the North Half of the Southeast Quarter of the Northwest Quarter of said Section Thirteen (13), all in Township Seventeen (17) North, Range Four (4) West of the Third Principal Meridian; and the West Half of the Northwest Quarter of Section Thirteen (13) and the North Half of the Northwest Quarter of the Southwest Quarter of Section Thirteen (13), all in Township Seventeen (17) North, Range Four (4) West of the Third Principal Meridian, EXCEPT the West Twelve Feet (12) thereof: situated in Sangamon County Illinois

1-9

SSCRPC

Springfield
Sangamon County Regional
Planning Commission

SANGAMON COUNTY ZONING CASE # 2009-23

Staff Findings and Recommendation

ADDRESS 8383 Prairie School Road

(inspected 4/1/2009 by MB & AJ)

Property Index # 07-13-100-004

PETITIONER Phillip Simpson

REQUESTED ZONING A variance to allow 1 parcel greater than 5 acres and to allow the lot depth to exceed 2 1/2 times the lot width for 1 parcel.

PROPOSED LAND USE Divide single family residence from the cropland.

EXISTING:

ZONING A

LAND USE Single family residence and cropland.

ROAD FRONTAGE Prairie School Road – 3,297' CONDITION OF PAVEMENT Good

Kimball Road – 2,697' Good

STRUCTURE DESIGNED FOR Residence

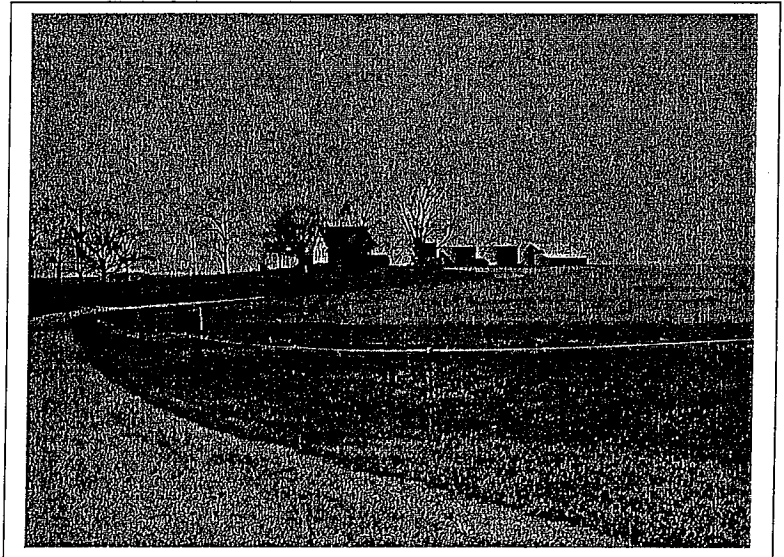
CONDITION OF STRUCTURE Good

LOT AREA 200 acres

FRONT YARD 800'

SIDE YARDS 2,796' / 470'

REAR YARD 1,756'



Would the proposed zoning be spot zoning? N/A

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval. The property owner seeks to divide off a parcel that already contains a residential structure. The standards for variation are met.

1110

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: 2009-23

Address: 8383 Prairie School Road

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 parcel that the owner seeks to divide off contains a pre-existing residential structure and outbuildings. It would not be economically feasible to return the property to farmland since the property has been used as residential.

- (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 property is a large lot area (200 acres) and has ample road frontage on Kimball Road and Prairie School Road. The petitioner is requesting to divide the residence from the tillable acreage.

- (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.

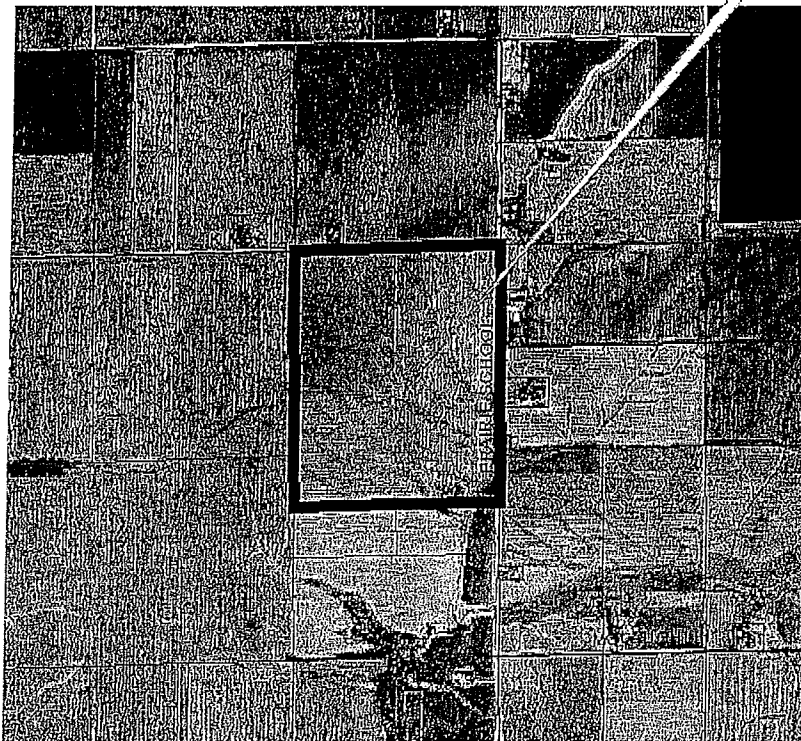
No negative impact is anticipated.

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County Zoning

Case# 2009-23

Requested:
Variance



County Zoning

	RM-4		I1
	R3		I2
	R2		B3
	R1a		B2
	R1		B1
	OFF		A

City Zoning

	R5		H1		OFF
	R1		H2		PUD
	R2		H3		B1
	R3a		S1		B2
	R3b		S2		I1
	R4		S3		I2



SSC RPC
Springfield-Spartanburg
Regional Planning Commission

0 500 1,000 2,000 3,000 Feet