

CASE# 2017-006 3-1  
RESOLUTION NUMBER \_\_\_\_\_

**GRANTING A VARIANCE**  
FOR CERTAIN PROPERTY LOCATED AT  
**15845 MECHANICSBURG ILLIOPOLIS ROAD BUFFALO, IL 62515**  
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 a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**Part of the East Half of the Southeast Quarter of Section 19, Township 16 North, Range 2 West of the Third Principal Meridian, Sangamon County, Illinois.**

WHEREAS, the Petitioners, **Barbara Carlson, Karen Hubbs, Robert Lytle, Nancy Ledbetter, & Eric Secoy**, have petitioned the Sangamon County Board for **a variance to allow one (1) parcel less than forty (40) acres (approximately 20 acres)**; and,

WHEREAS, a public hearing was held at the Sangamon County Building on **February 16, 2017** 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 variance**; and,

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

**FILED**

MAR 01 2017

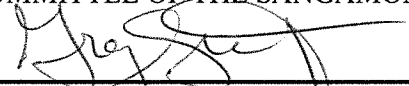
*Don J. Hayes*  
Sangamon County Clerk

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this **14<sup>th</sup> Day of March, 2017** that the request for a variance to allow one (1) parcel less than forty (40) acres (approximately 20 acres) 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 March, 2017**.

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: #3                      NAME: David Mendenhall

DOCKET NUMBER: 2017-006

ADDRESS: 15845 Mechanicsburg Illiopolis Road, Buffalo, IL 62515

PETITIONER: Barbara Carlson, Karen Hubbs, Robert Lytle, Nancy Ledbetter, & Eric Secoy

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: For Proposed Parcel A: "A" Agricultural District with a variance to allow one (1) parcel less than forty (40) acres (approximately 20 acres).

AREA: 80 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval of the requested variance. Granting the requested variance will help facilitate a division and sell part of the subject property (less than 40 acres) to a long-time tenant. The subject property has a part that will remain in cropland (60 acres) and another part that will likely remain in pasture (approximately 18 acres) with the house and farm outbuildings. Agricultural usage is the most reasonable use for both parcels as the larger portion will remain cropland and the smaller portion will likely remain pasture due to the presence of the creek.**

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: )  
**Barbara Carlson, Karen Hubbs,**  
**Robert Lytle, Nancy Ledbetter, & Eric**  
**Secoy** )

DOCKET NO: **2017-006**

)  
) PROPERTY LOCATED AT:  
) **15845 Mechanicsburg Illiopolis Rd.**  
) **Buffalo, IL 62515**

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 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 **February 16, 2017** 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: **15845 Mechanicsburg Illiopolis Rd, Buffalo, IL 62515** and more particularly described as:

**Part of the East Half of the Southeast Quarter of Section 19, Township 16 North, Range 2 West of the Third Principal Meridian, Sangamon County, Illinois.**

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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 **single-family residence, barns, silos, pasture, and cropland.**
5. That the proposed land use of said property is **single-family residence, barns, silos, pasture, and cropland.**
6. That the requested **variance** of said property is **to allow one (1) parcel less than forty (40) acres (approximately 20 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 **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 **variance** be **approved.**

  
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 **Tony Mares**.

The vote of the Board was as follows:

YES: **Charles Chimento, Tony Mares, Don Wulf, Andrew Spiro, Marilyn Herbert**

NO:

PRESENT:

ABSENT:

  
\_\_\_\_\_  
RECORDING SECRETARY

**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2017-006**

Address: **15845 Mechanicsburg Illiopolis Rd., Buffalo**

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 property could continue to be used economically without the requested variance. However, granting the requested variance will help facilitate a division and sell part of the subject property (less than 40 acres) to a long-time tenant. The subject property has a part that will remain in cropland (60 acres) and another part that will likely remain in pasture (approximately 18 acres) with the house and farm outbuildings. Agricultural usage is the most reasonable use for both parcels as the larger portion will remain cropland and the smaller portion will likely remain pasture due to the presence of the creek.**

- (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 southern 18 acres of the subject property has a low likelihood to be cropland due to the creek dividing it in roughly the middle.**

- (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 impacts are anticipated.**