

CASE # 2010-005

RESOLUTION NUMBER 4-1

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED
IN THE 1,000 BLOCK OF MECLA RD., BUFFALO
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:

See **EXHIBIT A**

WHEREAS, the Petitioner, **David Mendenhall**, has petitioned the Sangamon County Board for a **variance to create one (1) parcel less than forty (40) acres**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **February 18, 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 variance**; and

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

FILED

FEB 25 2010

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 9th day of March, 2010 that the request for a variance to create one (1) parcel less than forty (40) acres on the above described property is hereby approved.


Signed and passed by the Sangamon County Board in session on this 9th day of March, 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

Parcel 1

Part of the Southeast Quarter of the Southeast Quarter of Section 23 and Part of the East Half of the Northeast Quarter of Section 26, All in the Township 16 North, Range 3 West of the 3rd P.M., Sangamon County, Illinois Described as follows: Beginning at a Pipe Marking the Northeast Corner of said Section 26; Thence South 00 Degrees 15 Minutes 57 Seconds West on the East Line of said East Half, 497.68 Feet To A Set Spike; Thence North 88 Degrees 25 minutes 53 Seconds West, 1199.53 Feet to A Set Iron Pin; Thence North 00 Degrees 05 minutes 49 Seconds East, 44.39 Feet To A Set Iron Pin; Thence North 89 Degrees 15 Minutes 11 Seconds East, 16.19 Feet To A Found Iron Pin; Thence North 01 Degrees 24 Minutes 03 Seconds West, 276.52 Feet To A Set Iron Pin; Thence South 89 Degrees 11 Minutes 28 Seconds west, 156.72 feet To A Point on the West Line of said East Half; Thence North 00 Degrees 05 Minutes 45 Seconds East on said west Line, 182.94 Feet to a Found Iron Pipe Marking the Northwest Corner of said East Half; Thence North 00 Degrees 22 Minutes 06 Seconds East on the West Line of said Quarter, Quarter Section, 854.88 Feet to a Found Iron Pin; Thence South 89 Degrees 18 Minutes 24 Seconds East, 1350.04 Feet to a Found Iron Pipe on the east Line of said Quarter, Quarter; Thence south 00 Degrees 28 Minutes 07 Seconds West on said East Line, 595.47 Feet; Thence North 88 Degrees 25 Minutes 53 Seconds West, 560.00 Feet; Thence South 00 Degrees 28 Minutes 07 Seconds West, 280.00 Feet to a Point on the North Line of said East Half; Thence South 88 Degrees 25 Minutes 53 Seconds East on said South Line, 560.00 Feet to the Point of Beginning, Containing 37.440 Acres m/l, With the Above Described Subject to that Portion of MECLA Road Now Being Used for Public Road Purposes; All As Per Survey In July of 2009 of Hans B. Distlehorst, Illinois Professional Land Surveyor #035-3271

Parcel 2

Part of the East Half of the Northeast Quarter of Section 26, Township 16 North, Range 3 West of the 3rd P.M., Sangamon County, Illinois, Described as follows: Commencing at a Found Iron Pipe Marking the Northeast Corner of said Section 26; Thence South 00 Degrees 15 Minutes 57 Seconds West on the East Line of said East Half, 497.68 Feet to a Set Spike Marking the Point of Beginning. From said Point of Beginning ; Thence Continuing South 00 Degrees 15 Minutes 57 Seconds West on said East Line, 1215.42 Feet; Thence North 89 Degrees 12 Minutes 00 Seconds West, 217.81 Feet; Thence South 00 Degrees 15 Minutes 57 Seconds West, 200.01 Feet; Thence North 89 Degrees 12 Minutes 00 Seconds West, 691.44 Feet to Found Stone; Thence North 89 Degrees 15 Minutes 10 Seconds West, 285.80 Feet; Thence North 00 Degrees 05 Minutes 49 Seconds East, 1431.83 Feet to a set Iron Pin; Thence South 88 Degrees 25 Minutes 53 Seconds East, 1199.53 Feet to the Point of Beginning, Containing 38.120 Acres m/l, With the Above Described Subject to that Portion of Mecla Road now Being Used For Public Road Purposes; All As Per Survey in July of 2009 of Hans B. Distelhorst, Illinois Professional Land Surveyor #035-3271.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 3 NAME: **David Mendenhall**

DOCKET NUMBER: **2010-005**

ADDRESS: **In the 1,000 Block of Mecla Rd., Buffalo, IL. 62515**

PETITIONER: **David Mendenhall**

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

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with a variance to create one (1) parcel less than forty (40) acres.**

AREA: **50.88 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Approval of the requested variance.
The standards for variation are met.**

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Approval

Cyndi Knowles
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2010-005
David Mendenhall)	
)	PROPERTY LOCATED AT:
)	In the 1,000 Block of Mecla 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 18, 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: **In the 1,000 Block of Mecla Rd., Buffalo, 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 cropland.
- 5. That the proposed land use of said property is cropland.
- 6. That the requested variance of said property is to create one (1) parcel less than forty (40) 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, **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: **Byron Deaner, Peggy Egizii, Judith Johnson, Marvin Traylor & Don Wulf.**

NO:

ABSENT: **Charles Chimento**


 RECORDING SECRETARY