

**GRANTING A VARIANCE  
FOR CERTAIN PROPERTY LOCATED AT  
2667 LANESVILLE ROAD, 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 Petitioners, **F. Otto & Leigh Ann Rentschler**, have petitioned the Sangamon County Board requesting **for Proposed Parcel 1: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 6 acres)**; and,

WHEREAS, a public hearing was held at the Sangamon County Building on **May 19, 2022** 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 a variance**; and,

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

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this **14<sup>th</sup> Day of June, 2022** that the following request(s) on the **above described property is hereby approved:**

**FILED**

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*Don May*

**For Proposed Parcel 1:**

- Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 6 acres).

Signed and passed by the Sangamon County Board in session on this 14<sup>th</sup> day of June, 2022.

\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

**ATTEST:**

\_\_\_\_\_  
SANGAMON COUNTY CLERK

## EXHIBIT A

The South Half of the Northeast Quarter of Section 18, Township 16 North, Range 2 West of the Third Principal Meridian.

EXCEPT A part of the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section 18, Township 16 North, Range 2 West the Third Principal Meridian, Sangamon County, Illinois. Said land is referenced to the centerline of construction and plans for Federal Aid Interstate Route 72, between Springfield and Decatur, Illinois, Said plans are on file in the Office of the Department of Transportation of the State of Illinois in Springfield, Illinois. The said land is described in detail as follows: Beginning at the Southeast corner of the Northwest Quarter (NE1/4) of said Section 18; thence North 89 degrees 45 minutes 03 seconds West a distance of 2657.20 feet, along the South line of said Northeast Quarter to the West line of said Northeast Quarter; thence North 0 degrees 33 minutes 14 seconds East a distance of 366.74 feet, along said West line, thence South 77 degrees 19 minutes 37 seconds East a distance of 100.33 feet; thence along a non-tangent curve to the left, whose center bears North 9 degrees 27 minutes 35 seconds East, having a radius of 15128.87 feet, through a central angle of 9 degrees 10 minutes 31 seconds, an arc distance of 2422.75 feet, thence South 89 degrees 42 minutes 57 seconds East a distance of 43.22 feet; thence North 8 degrees 44 minutes 28 seconds East a distance of 252.75 feet; thence North 3 degrees 30 minutes 29 seconds East a distance of 600.95 feet, to the West Right of Way line of County Highway 34; thence South 89 degrees 42 minutes 57 seconds East a distance of 30.00 feet, to the East line of the Northeast Quarter of said Section 18; thence South 0 degrees 14 minutes 03 seconds West a distance of 1000.00 feet, along said East line to the point of beginning.

EXCEPT A part of the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section 18, Township 16 North, Range 2 West the Third Principal Meridian, Sangamon County, Illinois. Said land is referenced to the centerline of construction and plans for Federal Aid Interstate Route 72, between Springfield and Decatur, Illinois, Said plans are on file in the Office of the Department of Transportation of the State of Illinois in Springfield, Illinois. The said land is described in detail as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 18; thence North 0 degrees 14 minutes 03 seconds East a distance of 445.05 feet, along the East line of said Northeast Quarter; thence North 89 degrees 42 minutes 57 seconds West a distance of 61.75 feet, to the point of beginning; thence North 82 degrees 07 minutes 24 seconds West a distance of 113.53 feet; thence North 0 degrees 17 minutes 03 seconds East a distance of 26.00 feet; thence North 83 degrees 22 minutes 51 seconds East a distance of 116.48 feet; thence South 3 degrees 30 minutes 29 seconds West a distance of 55.09 feet, to the point of beginning. The bearings in the above description refer to Grid North in the Illinois State Plane Coordinate System.

ALSO EXCEPT one square acre in the Northeast corner of the South Half of the Northeast Quarter of Section Eighteen (18), Township Sixteen (16) North, Range Two (2) West of the Third Principal Meridian in Sangamon County, Illinois. Reserving unto the Grantor, however, a 25 foot wide easement of ingress and egress all along the North side of said One (1) square acre tract to the Township Highway on the East side of said One (1) square acre tract.

Except any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals if any.

Situated in Sangamon County, Illinois

Commonly known as: 2667 Lanesville Rd., Buffalo, IL 62515  
Parcel Number: 17-18-200-005

**RECAP**  
(For County Board Use)

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

DOCKET NUMBER: **2022-009**

ADDRESS: **2667 Lanesville Road, Buffalo, IL 62515**

PETITIONER: **F. Otto & Leigh Ann Rentschler**

PRESENT ZONING CLASSIFICATION: **“A” Agricultural District**

REQUESTED ZONING CLASSIFICATION: **For Proposed Parcel 1: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 6 acres).**

AREA:     **64.34 acres**

COMMENTS:   **None**

OBJECTORS:   **None**

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval. Granting the requested variance will facilitate a division in order to sell the single-family residence while allowing the petitioners to keep the cropland. No change in land use is contemplated and negative impacts are not anticipated. The Standards for Variation are met.**

SANGAMON COUNTY ZONING 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: ) DOCKET NO: **2022-009**  
F. Otto & Leigh Ann Rentschler )  
)  
) PROPERTY LOCATED AT:  
) **2667 Lanesville Road**  
) **Buffalo, IL 62515**

RECOMMENDATION OF THE ZONING 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 **May 19, 2022** 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: **2667 Lanesville Road, Buffalo, IL 62515** 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 **Single-family residence with agriculture**.
5. That the proposed land use of said property is **for Proposed Parcel 1: Single-family residence; and, for Proposed Parcel 2: Cropland and pasture**.
6. That the request(s) for the subject property is **for Proposed Parcel 1: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 6 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 following request(s) is **hereby approved**:

**For Proposed Parcel 1:**

- **Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 6 acres).**

  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Anthony Mares**, which was duly seconded by **Don Wulf**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following request(s) **is hereby approved:**

**For Proposed Parcel 1:**

- **Pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 6 acres).**

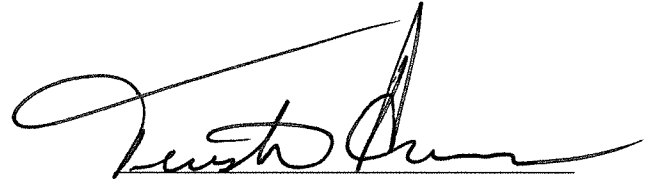
The vote of the Board was as follows:

YES:           **Charlie Chimento, Anthony Mares, Don Wulf**

NO:

PRESENT:

ABSENT:      **Richard Thompson**

A handwritten signature in black ink, appearing to read "Justin", written over a horizontal line.

RECORDING SECRETARY



**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2022-009**

Address: **2667 Lanesville Road, 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.

**Granting the requested variance will facilitate a division in order to sell the single-family residence while allowing the petitioners to keep the cropland.**

- (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.

**In order to separate the existing single-family residence from the cropland, the requested variance is necessary.**

- (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 change in land use is contemplated and negative impacts are not anticipated.**