

CASE# 2010-14  
RESOLUTION NUMBER 10-1

**GRANTING A REZONING**  
FOR CERTAIN PROPERTY LOCATED AT  
**IN THE 11,000 BLOCK OF LYNN 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 an amendment** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioner, **William Shutt**, has petitioned the Sangamon County Board for a rezoning from **"A" Agricultural District to "R-1" Single Family Residence District;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **March 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 rezoning;** and

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

**FILED**

MAR 26 2010

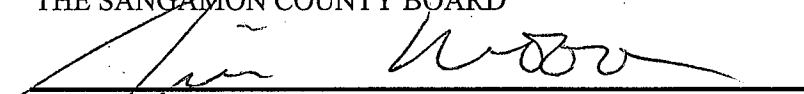
*Joe Aiello*  
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 6th day of April, 2010 that the request for a rezoning to divide approximately 2.2 acres off of the 39.60 acre parcel on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 6<sup>th</sup> day of April, 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

Part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 17 North Range 3 west of the Third Principal Meridian, Sangamon County, Illinois described as follows;

From the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 16 , East on the Section Line 523.00 feet to the point of beginning; Thence continuing East on the Section line 408.00 feet; Thence deflecting to the Left 75 Degrees 25 Minutes 00 Seconds 412.17 feet; Thence deflecting to the Left 10 Degrees 50 Minutes, 00 Seconds 196.03 feet; Thence deflecting to the Right 101 Degrees 38 Minutes 00 Seconds 472.82 feet; Thence deflecting to the Right 76 Degrees 32 Minutes 00 Seconds 469.30 feet to the Section Line; Thence East on the Section Line 1170.72 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 16; Thence North on the Quarter Quarter Section Line 1320.00 feet; Thence West on the Quarter Quarter Section Line 1609.48 feet; Thence in a Southwesterly direction on the Southerly Right of Way Line to U.S. Route 54 a Chord Distance of 653.70 feet; Thence South parallel to the West Line of the Southeast Quarter of the Southwest Quarter of said Section 16, 931.66 feet to the point of beginning.

EXCEPT, that part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 17 North Range-3 West of the Third Principal Meridian, Sangamon County, Illinois, described as follows;

From the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 16, East on the Section Line 523.00 feet to the point of beginning; Thence continuing East on the Section Line 408.00 feet; Thence deflecting to the Left 75 Degrees 25 Minutes 00 Seconds 412.17 feet; Thence deflecting to the Left 10 Degrees 50 Minutes 00 Seconds 196.03 feet; Thence deflecting to the Right 101 Degrees 38 Minutes 00 Seconds 472.82 feet; Thence in a Northwesterly direction 970.30 feet to a Point on the Southerly R.O.W. Line of U.S. Route 54, said Point Being 279.20 feet West of the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 16; Thence in a Southwesterly direction on the Southerly Right of Way Line of U.S. Route 54 a Chord Distance of 653.70 feet; Thence South Parallel to the West Line of the Southeast Quarter of the Southwest Quarter of said Section 16, 1931.66 feet to the Point of Beginning. Situated in Sangamon County, Illinois.

10-4

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: #3                      NAME: David Mendenhall

DOCKET NUMBER: 2010-14

ADDRESS: In the 11,000 Block of Lynn Road, Buffalo, IL. 62515

PETITIONER: William Shutt

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: "R-1" Single Family Residence District

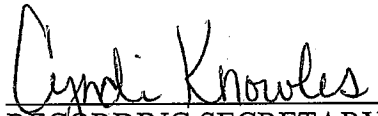
AREA: 39.6 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION:      **Recommend approval of R-1 zoning on the 2.2 acres that is being divided.**

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: **2010-14**  
 William Shutt )  
 )  
 ) PROPERTY LOCATED AT:  
 ) **In the 11,000 Block of Lynn 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 an **amendment** 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 **March 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 11,000 Block of Lynn Road, Buffalo, 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 **farmland**.
- 5. That the proposed land use of said property is a **single family residence**.
- 6. That the requested **rezoning** of said property is "**R-1**" **Single Family Residence District**.
- 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** 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** 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