

CASE# 2012-012 3-1  
RESOLUTION NUMBER

**GRANTING A VARIANCE**  
FOR CERTAIN PROPERTY LOCATED AT  
**1102 & 1084 S. TOWER RD., DAWSON**  
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, **Joann Martin**, has petitioned the Sangamon County Board for a **variance to allow two (2) parcels less than forty (40) acres; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **April 19, 2012** 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**

APR 27 2012

*Jae Aiello*  
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 8<sup>th</sup> day of May, 2012 that the request for a variance to allow two (2) parcels 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 8<sup>th</sup> day of May, 2012.

Respectfully submitted,

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

TIM MOORE, CHAIRMAN

*Abe Forsyth*  
ABE FORSYTH, VICE CHAIRMAN

JOHN FULGENZI

DAVID MENDENHALL

SAM SNELL

GREG STUMPF

JASON RATTS

LINDA DOUGLAS WILLIAMS

LINDA FULGENZI

**ATTEST:**

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

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

**EXHIBIT A**

That part of the Northeast Quarter of the Northeast Quarter of Section six (6), Township Fifteen (15) North, Range Three (3) West of the Third Principal Meridian, bounded and described as follows, to-wit:

Beginning at a point in the West line 224 feet South of the Northwest corner of said Quarter Quarter Section, running thence South along said West line a distance of 674.54 feet to a point, running thence North 89 degrees 43 minutes East a distance of 662 feet to a point, running thence North 37 degrees 41 minutes West, a distance of 637 feet to a point, running thence North 58 degrees 30 minutes West, a distance of 319.25 feet to a point of beginning, and containing 5.98 acres, more or less, situated in the County of Sangamon in the State of Illinois.

**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: #3                      NAME: David Mendenhall

DOCKET NUMBER: 2012-012

ADDRESS: 1102 & 1084 S. Tower Rd., Dawson, IL. 62520

PETITIONER: Joann Martin

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: A variance to allow two (2) parcels less than forty (40) acres.

AREA: 5.98 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Approval of the requested variance. The standards for variation are met. The subject property currently contains two principal uses and is legal non-conforming with the regulations. The requested variance will allow for division of the property into two parcels, each containing a single use.**

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: <b>2012-012</b>
<b>Joann Martin</b> )	
)	PROPERTY LOCATED AT:
)	<b>1102 &amp; 1084 S. Tower Rd.</b>
)	<b>Dawson, IL. 62520</b>

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 **April 19, 2012** 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: **1102 & 1084 S. Tower Rd., Dawson, 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 **a single-family residence and a manufactured home.**
- 5. That the proposed land use of said property is **a single-family residence and a manufactured home.**
- 6. That the requested **variance** of said property is **to allow two (2) parcels 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.**

Charles Chimento /cx  
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, Don Wulf, Peggy Egizii, Judith Johnson**

NO:

ABSENT: **Marvin Traylor**

Cyndi Knowles  
RECORDING SECRETARY