

CASE# 2012-49 7-1  
RESOLUTION NUMBER

**GRANTING A REZONING AND A VARIANCE**  
FOR CERTAIN PROPERTY LOCATED AT  
**11110 DARNELL 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 an amendment and a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See **EXHIBIT A**

WHEREAS, the Petitioners, **Shirley Wade Patton and Teresa Patton**, have petitioned the Sangamon County Board **for rezoning from "A" Agricultural District to "R-1" Single-Family Residence District and a variance to allow one (1) parcel to have a lot depth that is two and one-half (2 ½) times the lot width;** and

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

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

**FILED**

OCT 31 2012

*Joe Aiello*  
Sangamon County Clerk

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this **18<sup>th</sup> day of October, 2012** that the request for rezoning from "A" Agricultural District to "R-1" Single-Family Residence District and a variance to allow one (1) parcel to have a lot depth that is two and one-half (2 ½) times the lot width on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this **18<sup>th</sup> day of October, 2012.**

Respectfully submitted,

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

*Tim Moore /ck*

TIM MOORE, CHAIRMAN

ABE FORSYTH, VICE CHAIRMAN

JOHN FULGENZI

DAVID MENDENHALL

SAM SNELL

GREG STUMPF

JASON RATT

LINDA DOUGLAS WILLIAMS

LINDA FULGENZI

**ATTEST:**

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

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

M-3

**EXHIBIT A**

**Part of the West Half of the Southwest Quarter of Section 4, bounded as follows, to wit: Beginning at a stone at the Northwest corner of the Southwest Quarter of said Section 4, and running thence East 9594 chains 646.81 and 52.8 links to a stone, thence South 1980 chains and 2012.34 links, thence South 45 degrees West 66' chain and 64.45 links to a stone, thence West 9594 chains and 2497 links to the West line of Said Quarter Section, thence North 2046 chains and 16.5 links to the place of beginning, excepting therefrom a tract in the Northeast corner, being a part of a School House Lot, containing exclusive of said exception 30.20 acres, and The Northeast Quarter of the Southeast Quarter Section 5, All in Township 15 North, Range 3 West of the Third Principal Meridian, Sangamon County, Illinois.**

**And**

**The Northeast Quarter of the Southeast Quarter of Section 5; All in Township 15 North, Range 3 West of the Third Principal Meridian; Except Pattons addition and Pattons second addition.**

**Situated in Sangamon County, Illinois**

7-4

**RECAP**  
(For County Board Use)

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

DOCKET NUMBER: 2012-049

ADDRESS: 11110 Darnell Road, Dawson, IL. 62520

PETITIONER: **Shirley Wade Patton & Teresa Patton**

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: "R-1" Single-Family Residence District and a variance to allow one (1) parcel to have a lot depth that is two and one-half (2 ½) times the lot width.

AREA: **54.53 acres**

COMMENTS: **None**

OBJECTORS: **Yes**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval of the requested R-1 zoning as this is the trend of development in the immediate area. The LESA score of 136 deems the property is acceptable for non-agricultural uses and no negative impact is anticipated in allowing a single-family residence at this location. Recommend approval of the requested variance. The standards for variation are met.**

SANGAMON COUNTY BOARD OF APPEALS  
RECOMMENDATION: **Approval of the rezoning and variance.**

  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:	)	DOCKET NO: <b>2012-049</b>
<b>Shirley Wade &amp; Teresa Patton</b>	)	
	)	PROPERTY LOCATED AT:
	)	<b>11110 Darnell Road</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 an **amendment and 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 **October 18, 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: **11110 Darnell Road, Dawson, IL. 62520** 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 **timber and cropland**.
- 5. That the proposed land use of said property is **a single-family residence**.
- 6. That the requested **rezoning and variance** of said property is **from "A" Agricultural District to R-1" Single-Family Residence District and a variance to allow one (1) parcel to have a lot depth greater than two and one-half (2 1/2) times the lot width**.
- 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 and 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 **rezoning and variance** be **approved**.

Charles Chimento/ck  
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 **John Lucchesi**.

The vote of the Board was as follows:

YES: **Don Wulf, John Lucchesi, Charles Chimento, Peggy Egizii, Judith Johnson**

NO:

ABSENT: **Byron Deaner**

Cyndi Knowles  
RECORDING SECRETARY