

CASE# 2015-011 9-1  
RESOLUTION NUMBER \_\_\_\_\_

**GRANTING VARIANCES**  
FOR CERTAIN PROPERTY LOCATED AT  
**15300 DARNELL ROAD, MECHANICSBURG**  
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 variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioner, **Dale Ames**, has petitioned the Sangamon County Board for a **variance to allow two (2) parcels less than 40 acres and a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width for Proposed Parcel 1;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **April 16, 2015** 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 variances;** and

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

**FILED**

APR 29 2015

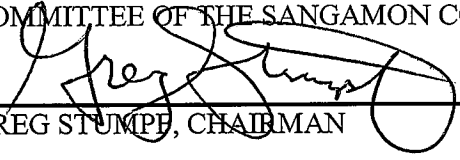
*Don Hays*  
Sangamon County Clerk

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this 12<sup>th</sup> Day of May, 2015 that the request for a variance to allow two (2) parcels less than 40 acres and a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width for Proposed Parcel 1 on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 12<sup>th</sup> day of May, 2015.

Respectfully submitted,

PUBLIC HEALTH, SOLID WASTE & ZONING  
COMMITTEE OF THE SANGAMON COUNTY BOARD

  
\_\_\_\_\_  
GREG STUMPF, CHAIRMAN

\_\_\_\_\_  
DAVID MENDENHALL, VICE CHAIRMAN

\_\_\_\_\_  
JOHN FULGENZI

\_\_\_\_\_  
CRAIG HALL

\_\_\_\_\_  
SAM SNELL

\_\_\_\_\_  
ABE FORSYTH

\_\_\_\_\_  
JASON RATTI

\_\_\_\_\_  
LINDA DOUGLAS WILLIAMS

\_\_\_\_\_  
LINDA FULGENZI

\_\_\_\_\_  
LISA HILLS

\_\_\_\_\_  
MIKE SULLIVAN

**ATTEST:**

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

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

**EXHIBIT A**

The South 44 acres of the East Half of Lot 2 of the Northwest Fractional Quarter of Section 6, Township 15 North, Range 2 West of the Third Principal Meridian, EXCEPT the following described real estate: commencing at the Northeast corner of said Lot 2; thence South 00 degrees 03 minutes 07 seconds East 1,457.38 feet; thence along the center of Darnell Road, North 89 degrees 51 minutes 37 seconds West 1,048.20 feet to an iron pin at the point of beginning; thence North 89 degrees 51 minutes 37 seconds West 198.85 feet to an iron pin; thence South 00 degrees 31 minutes 53 seconds West 468.94 feet to an iron pin; then East 75.19 feet to an iron pin; thence North 204.69 feet to an iron pin; thence North 25 degrees 53 minutes 18 seconds East 293.17 feet to the point of beginning.

**RECAP**  
(For County Board Use)

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

DOCKET NUMBER: **2015-011**

ADDRESS: **15300 Darnell Road, Mechanicsburg, IL 62545**

PETITIONER: **Dale Ames**

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

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with a variance to allow two (2) parcels less than 40 acres and a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width for Proposed Parcel 1.**

AREA: **43.16 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval of the variances. A financial institution is requiring a smaller piece of ground to reconstruct the home on the site that was damaged by a tornado in February 2014. This affects the reasonable return that the property owner can anticipate for the property. The variance request will facilitate this requirement through a division of the property into a smaller tract of approximately five acres. No negative impact is anticipated in allowing the variance. The standards of variation are met.**

SANGAMON COUNTY BOARD OF APPEALS  
RECOMMENDATION:

**Approval as staff recommended.**

  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: )	DOCKET NO: <b>2015-011</b>
<b>Dale Ames</b> )	
)	PROPERTY LOCATED AT:
)	<b>15300 Darnell Road</b>
)	<b>Mechanicsburg, IL 62545</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 **variances** 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 16, 2015** 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: **15300 Darnell Road, Mechanicsburg, IL 62545** 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, pole barn, farm ground and timber.**
- 5. That the proposed land use of said property is **a single-family residence, pole barn, farm ground and timber.**
- 6. That the requested **variances** of said property are **a variance to allow two (2) parcels less than 40 acres and a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width for Proposed Parcel 1.**
- 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 **variances** 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 **variances** 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 **Andrew Spiro.**

The vote of the Board was as follows:

YES: **Charles Chimento, Anthony Mares, Don Wulf, Andrew Spiro & Merilyn Herbert**

NO:

PRESENT:

ABSENT:

Cyndi Knowles  
RECORDING SECRETARY

9-7

**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: 2015-011

Address: 15300 Darnell Road, Mechanicsburg

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.

**According to the zoning petition, a financial institution is requiring a smaller piece of ground to reconstruct the home on the site that was damaged by a tornado in February, 2014. This affects the reasonable return that the property owner can anticipate with the property. The variance request will facilitate this requirement through a division of the property into a smaller tract of approximately five (5) acres.**

- (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.

**The residence in question was damaged by a tornado in February, 2014. Additionally, a financial institution is requiring a smaller piece of ground in order to reconstruct the storm damaged residence.**

- (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 negative impact is anticipated.**