

**DENYING A REZONING AND A VARIANCE  
FOR CERTAIN PROPERTY LOCATED AT  
1450 BUFFALO-MECHANICSBURG ROAD, 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 **deny a rezoning and a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioner, **Travis Heck**, has petitioned the Sangamon County Board requesting **for Proposed Parcel 1: pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and, pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,**

WHEREAS, a public hearing was held at the Bank of Springfield Center on **August 20, 2020** 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 **deny a rezoning and a variance**; and,

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

**FILED**

AUG 28 2020

*Don J. Hayes*  
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 September, 2020** that the following request(s) on the above described property are hereby denied:

**For Proposed Parcel 1:**

- Pursuant to Chapters 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

Signed and passed by the Sangamon County Board in session on this **8<sup>th</sup> day of September, 2020**.



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

**ATTEST:**



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

**EXHIBIT A**

The North 127 acres of the Southwest Quarter of Section 23; Except that part conveyed to the People of the State of Illinois for the use of the Department of Transportation recorded February 14, 1974, as Document No. 361194 in Book 671 at Page 537.

Also, excepting Commencing at the Northwest corner of the Southwest Quarter of Section 23, Township 16 North, Range 3 West of the Third Principal Meridian; thence South on the West line of said Quarter Section, 264.85 feet; thence East on a line forming an 89 degrees 30 minutes angle with said West line (as measured from North to East), 82.00 feet to the point of beginning of the tract to be described; thence continue East on prolongation of said line, 209.00 feet; thence South on a line parallel with the West line of said Southwest Quarter Section, 209.00 feet; thence West on a line forming a 90 degree 30 minutes angle with last described course (as measured from North to West), 209.00 feet; thence North on a line 209.00 feet to the point of beginning on the tract herein described in Sangamon County, Illinois containing one acre, more or less. Pursuant to the survey of Donald W. Frey. Sangamon County, Illinois.

Parcel Number: 16-23.0-300-007.

**RECAP**  
(For County Board Use)

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

DOCKET NUMBER: **2020-019**

ADDRESS: **1450 Buffalo-Mechanicsburg Road, Dawson, IL 62520**

PETITIONER: **Travis Heck**

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

REQUESTED ZONING CLASSIFICATION: **For Proposed Parcel 1: pursuant to Chapters 17.68 and 17.12, a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District; and, pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.**

AREA:      **124.48 acres**

COMMENTS:      **None**

OBJECTORS:      **None**

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend denial of the requested variance. The petitioner did not provide a reason why the subject property could not be used economically if the variance was not granted. Staff also has concerns allowing a proposed parcel with a lot depth that is more than 27 times the lot width when the code calls for the lot depth to be no greater than 2.5 times the lot width. While the subject property does have an area of floodplain, the subject property is also approximately 124 acres, so there is ample area outside the floodplain without topography issues to divide the subject property for a residence in compliance with the ordinance. Due to the recommended denial of the requested variance, staff recommends denial of the requested R-1 zoning for proposed parcel 1 and feels R-1 for the entire 124 acres is not appropriate.**

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: <b>2020-019</b>
<b>Travis Heck</b> )	
)	PROPERTY LOCATED AT:
)	<b>1450 Buffalo-Mechanicsburg Road</b>
)	<b>Dawson, IL 62520</b>

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 **rezoning 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 **August 20, 2020** 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: **1450 Buffalo-Mechanicsburg Road, Dawson, IL 62520** and more particularly described as:

**See Exhibit A**

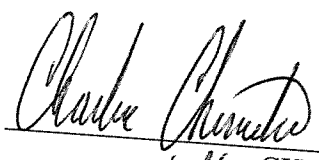
6-6

3. That the present zoning of said property is "A" Agricultural District.
4. That the present land use of said property is Agricultural.
5. That the proposed land use of said property is Single-family residence and agricultural.
6. That the request(s) for the subject property are for Proposed Parcel 1: pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and, pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) 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 not** support the proposition that the adoption of the proposed rezoning and a 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) are hereby denied:

**For Proposed Parcel 1:**

- Pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

  
 \_\_\_\_\_  
 CHAIRMAN