

CASE # 2005-79
RESOLUTION NUMBER 7-1

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
6138 MAIN STREET, PLEASANT PLAINS
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:

Lots 5 and 6 except the South 99.6' of Salisbury.

WHEREAS, the Petitioner, **Scott Sponsler**, has petitioned the Sangamon County Board for a **rezoning from "B-1" Neighborhood Business District to "R-1" Single Family Residence District**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **November 17, 2005**, 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

NOV 30 2005

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 13th day of December, 2005 that the request to rezone the above referenced property from "B-1" Neighborhood Business District to "R-1" Single Family Residence District is hereby approved.

Signed and passed by the Sangamon County Board in session on this 13th day of December, 2005.

Respectfully submitted,

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

Dan Vaughn

DAN VAUGHN, CHAIRMAN

ABE FORSYTH

BILL MOSS

TYRONE PACE

TIM MOORE

DON STEPHENS

DAVID MENDENHALL

ATTEST:

Joe Gille

SANGAMON COUNTY CLERK

A. Van Meter

COUNTY BOARD CHAIRMAN

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 1 NAME: **Harry "Tom" Fraase, Jr.**

DOCKET NUMBER: **2005-79**

ADDRESS: **6138 Main St., Pleasant Plains, IL. 62677**

PETITIONER: **Scott Sponsler**

PRESENT ZONING CLASSIFICATION: **"B-1" Neighborhood Business District**

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

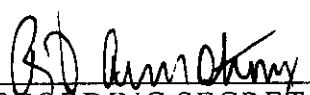
AREA: **.24 acre**

COMMENTS: **none**

OBJECTORS: **none**

PLANNING COMMISSION RECOMMENDATION: **Approval**

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: 2005-79
Scott Sponsler)
)
) PROPERTY LOCATED AT:
) **6138 Main St.**
) **Pleasant Plains, IL. 62677**
)

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 **November 17, 2005** 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 or contract to purchase the property commonly known as **6138 Main St., Pleasant Plains, IL. 62677** and more particularly described as:

Lots 5 and 6 except the South 99.6' of Salisbury.

- 3. That the present zoning of said property is **“B-1” Neighborhood Business District.**
- 4. That the present land use of said property is a **Single Family Residence.**
- 5. That the proposed land use of said property is a **Room addition onto the Single Family Residence.**
- 6. That the requested **rezoning** of said property is: **from “B-1” to “R-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 **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 **granted.**

Charles Chimento
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Donn Malwick** 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 **Patrick Somers.**

The vote of the Board was as follows:

YES: **Charles Chimento, Donn Malwick, Peggy Egizii, Patrick Somers, Marvin Traylor**

NO:

ABSENT:

JD Armstrong
RECORDING SECRETARY

7-6



CASE #: 2005-79

INDEX #: 05-29-378-015

ZONING AMENDMENT CHECK LIST

DATE: 11-1-05

INSPECTED BY: DK LW

PETITIONER: Sponsler, Scott

ADDRESS: 6138 Main Street TWP. 17N RANGE 6 W SEC. 29 ¼ SEC. SW
 (OR NEAREST IDENTIFIABLE ROAD) TWP. _____ RANGE _____ W SEC. _____ ¼ SEC. _____

CITY OR VILLAGE OR NEAREST ONE: Pleasant Plains

EXISTING ZONING: B-1 PROPOSED ZONING: R-1

LAND AREA: .24 acre ROAD FRONTAGE: -0- Lineal Ft. ROAD COND: --

EXISTING LAND USE: Single Family Residence

PROPOSED LAND USE: Room Addition

TYPE OF STRUCTURE: Residential CONDITION OF STRUCTURE: Good

EXISTING YARDS: Front 40 ft. Side 15/25 ft. Rear 25 ft.

SPOT ZONING: X
 Yes No

NEARBY LAND USE:

- a. To North Vacant
- b. To South Single Family Residence
- c. To East Single Family Residence
- d. To West Single Family Residence

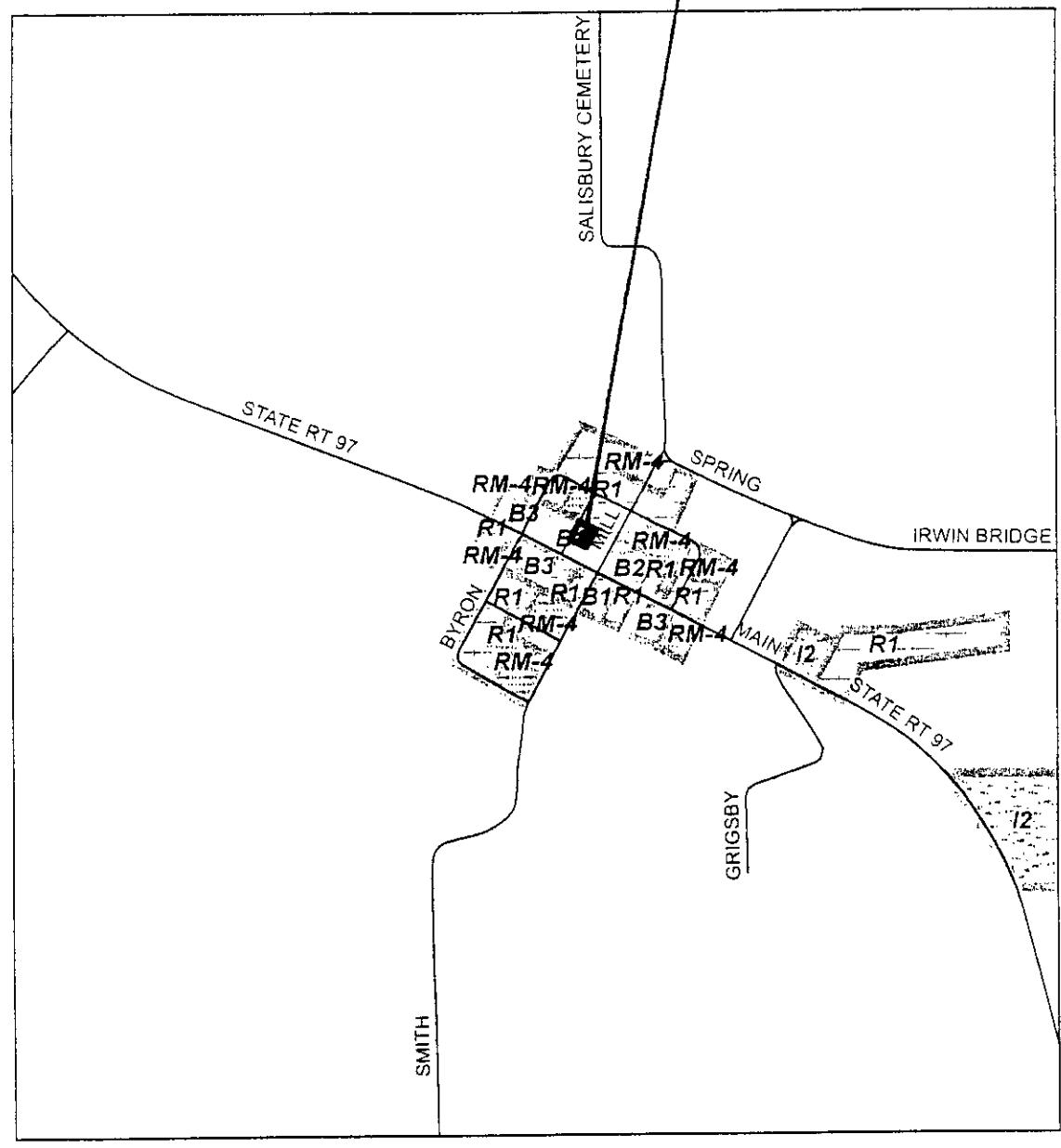
OTHER COMMENTS:

XStaff Estimate of the Effect of the Amendment on the Area		None	Slight	Mod.	Great
CONTRASTS: CURRENT VS. PROPOSED	land use	X			
	appearance	X			
	height	X			
	parking spaces	X			
PROBLEMS FORESEEN	drainage	X			
	sewer	X			
	traffic flow	X			
WILL USE INCREASE	pop. density	X			
	dwellings, density	X			
	school pop.	X			
	traffic volume	X			



RECOMMENDATIONS: **Recommend approval.**

County Zoning Case# 2005-079

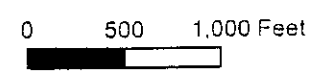


County Zoning

	R1		B1
	R1a		B2
	R2		B3
	R3		I1
	RM-4		I2
	OFF		A

City Zoning

	R1		H1		OFF
	R2		H2		PUD
	R3a		H3		B1
	R3b		S1		B2
	R4		S2		I1
	R5		S3		I2





RECOMMENDED FINDINGS OF FACT

Case #: **2005-79**

Address: **6138 Main Street**

- (i) Existing uses of property within the general area of the property in question.

To the north is vacant and single family residences.

To the east, south and west are single family residences.

- (ii) The zoning classification of property within the general area of the property in question.

To the north is R-1 and RM-4.

To the east, south and west is B-1.

- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

The property is developed with a single family residence and is surrounded by residences.

- (iv) The trend of development, within the vicinity since the property was originally classified.

Property to the northwest was rezoned to RM-4 in 1980. The area has otherwise remained stable.