

CASE # 2005-72  
RESOLUTION NUMBER 6-1

**GRANTING A VARIANCE**  
FOR CERTAIN PROPERTY LOCATED AT  
**2450 TAYLOR AVENUE**  
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, **1<sup>st</sup> General Baptist Church**, has petitioned the Sangamon County Board for a **variance to allow a sign of 72 sq. ft. instead of the 25 sq. ft. maximum**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **October 20, 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 variance**; and

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

**FILED**

OCT 28 2005

*Joe 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 November, 2005 that the request for a variance to allow a sign of 72 sq. ft. instead of the 25 sq. ft. maximum on the above referenced property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 8<sup>th</sup> day of November, 2005.

Respectfully submitted,

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

\_\_\_\_\_  
DAN VAUGHN, CHAIRMAN

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

\_\_\_\_\_  
BILL MOSS

\_\_\_\_\_  
TYRONE PACE

  
\_\_\_\_\_  
TIM MOORE

\_\_\_\_\_  
DON STEPHENS

\_\_\_\_\_  
DAVID MENDENHALL

**ATTEST:**

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

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

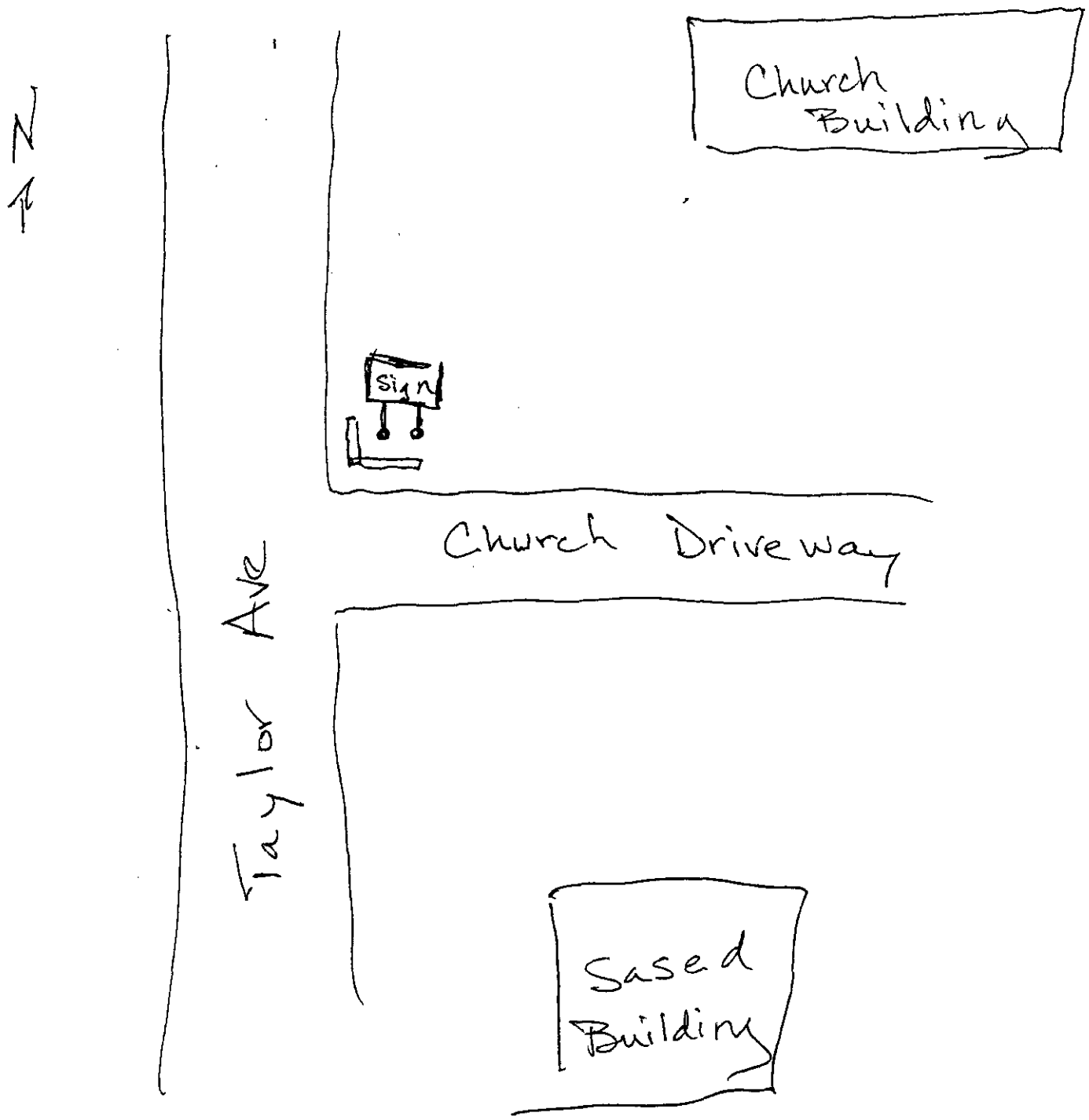
EXHIBIT A

The North Half of Lot 1, except that part being used for Taylor Avenue, of Edwin A. Wilson's Subdivision of the Northwest Quarter of the Northeast Quarter of Section 11, Township 15 North, Range 5 West of the Third Principal Meridian, ALSO, part of the North Half of the West part of the East Half of the Northeast Quarter of said Section 11, described as follows: Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 11; thence East on the Section line 446.52 feet, thence South 514.64 feet to a point 442.32 feet East of the Quarter Quarter Section line; thence West 442.32 feet to the Quarter Quarter Section line, thence North 514.50 feet to the point of beginning situated in the County of Sangamon, State of Illinois.

20. FRONT YARD DISTANCE \_\_\_\_\_ SIDE YARD \_\_\_\_\_ REAR  
YARD \_\_\_\_\_

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Signature of applicant Clit Cook  
By signing the above you are verifying the all above information is true.



RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: # 14 NAME: Joel Tjelmeland, Jr.

DOCKET NUMBER: 2005-72

ADDRESS: 2450 Taylor Ave., Springfield, IL. 62703

PETITIONER: 1<sup>st</sup> General Baptist Church

PRESENT ZONING CLASSIFICATION: "R-3" Multi-Family Residence District

REQUESTED ZONING CLASSIFICATION: "R-3" Multi-Family Residence District with a variance to allow a sign of 72 sq. ft. instead of the 25 sq. ft. maximum.

AREA: 3.6 acres

COMMENTS: none

OBJECTORS: none

PLANNING COMMISSION RECOMMENDATION: approval. The standards for variation are met.

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>2005-72</b>
<b>1<sup>st</sup> General Baptist Church</b>	)	
	)	PROPERTY LOCATED AT:
	)	<b>2450 Taylor Ave.</b>
	)	<b>Springfield, IL. 62703</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 **October 20, 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 **2450 Taylor Ave., Springfield, IL. 62703** and more particularly described as:

See **EXHIBIT A**

- 3. That the present zoning of said property is **“R-3” Multi-Family Residence District.**
- 4. That the present land use of said property is **a Church.**
- 5. That the proposed land use of said property is **a Church with the addition of a sign.**
- 6. That the requested **variance** of said property is: **to allow a sign of 72 sq. ft. instead of the 25 sq. ft. maximum.**
- 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 *CC*  
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 **Donn Malwick.**

The vote of the Board was as follows:

**YES: Charles Chimento, Donn Malwick, Patrick Somers, Marvin Traylor, Don Wulf**

**NO:**

**ABSENT: Peggy Egizii**

B. J. Armstrong  
RECORDING SECRETARY

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**SSCRPC** **Springfield Sangamon County Regional Planning Commission**

CASE #: 2005-72  
 INDEX #: 22-11-200-021

**ZONING VARIANCE CHECK LIST**

DATE: 10-4-05

INSPECTED BY: DK LW

PETITIONER: 1<sup>st</sup> General Baptist Church

ADDRESS: 2450 Taylor Avenue

EXISTING ZONING: R-3

REQUEST DESCRIPTION: A variance is requested to allow a sign of 72 sq. ft. instead of the 25 sq. ft. maximum.

Staff Estimate of the Effect of the Variance on the Area		None	Slight	Mod.	Great
CONTRASTS:	land use	X			
	appearance	X			
CURRENT VS. PROPOSED	height	X			
	parking	X			
PROBLEMS FORESEEN	drainage	X			
	sewer	X			
	traffic flow	X			



Frontage	Lineal Feet	Existing Yards (ft.)			Area
<u>Taylor Avenue – 520'</u>		<u>Varied</u>			<u>3.6 acres</u>
		front	side	rear	

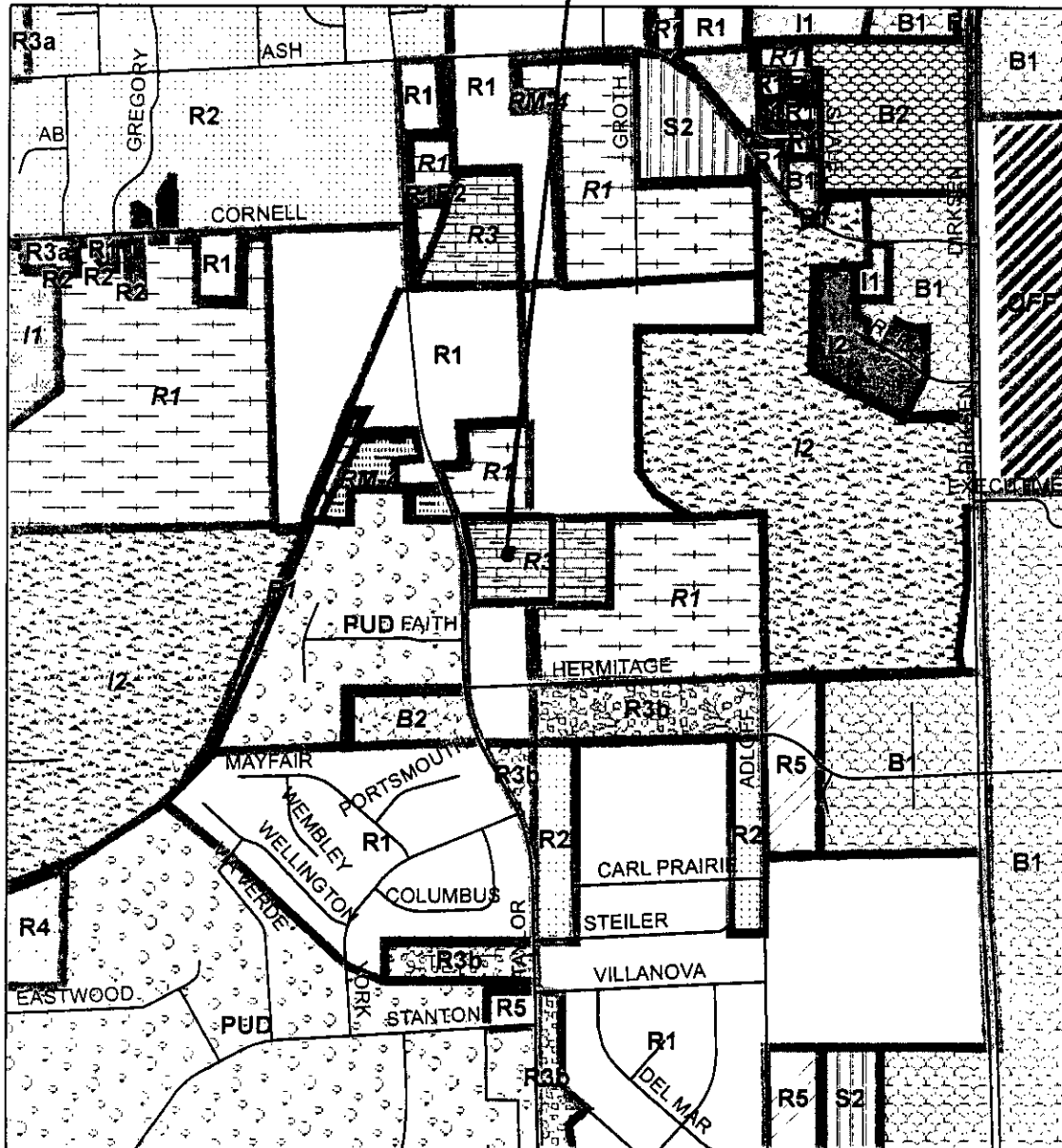
OTHER COMMENTS:

STAFF RECOMMENDATIONS: **Recommend approval. The standards for variation are met.**



# County Zoning

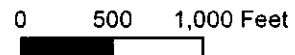
## Case# 2005-072



### County Zoning

### City Zoning

R1	B1	R1	H1	OFF
R1a	B2	R2	H2	PUD
R2	B3	R3a	H3	B1
R3	I1	R3b	S1	B2
RM-4	I2	R4	S2	I1
OFF	A	R5	S3	I2



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## RECOMMENDED STANDARDS FOR VARIATIONS

Case #: **2005-72**

Address: **2450 Taylor Avenue**

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.

**The church building is located far off the road on a hill and is not visible from Taylor Avenue.**

- (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 current church sign is in the Taylor Avenue right-of-way which is very wide. To be located on the church property would require placement quite a distance up the hill necessitating a larger sign than allowed for visibility.**

- (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**