

CASE # 2006-22
RESOLUTION NUMBER 7-1

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
6111 MILL ST, PLEASANT PLAINS (SALISBURY)
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 23 and 24 and one half of the adjacent alley fronting on Main Street of the Village of Salisbury.

WHEREAS, the Petitioners, **Adolphe & Winifred Colin**, have petitioned the Sangamon County Board for a **rezoning from "B1" Neighborhood Business District to "B2" Retail Business District**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **May 18, 2006**, 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

JUN 02 2006

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 June, 2006 that the request to rezone the above described property from "B1" Neighborhood Business District to "B2" Retail Business District is hereby approved.

Signed and passed by the Sangamon County Board in session on this 13th day of June, 2006.

Respectfully submitted,

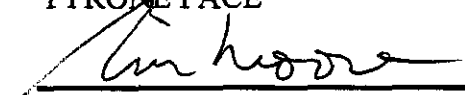
PUBLIC HEALTH, SAFETY & ZONING
COMMITTEE OF THE SANGAMON COUNTY BOARD

DAN VAUGHN, CHAIRMAN

ABE FORSYTH

BILL MOSS

TYRONE PACE



TIM MOORE

DON STEPHENS

DAVID MENDENHALL

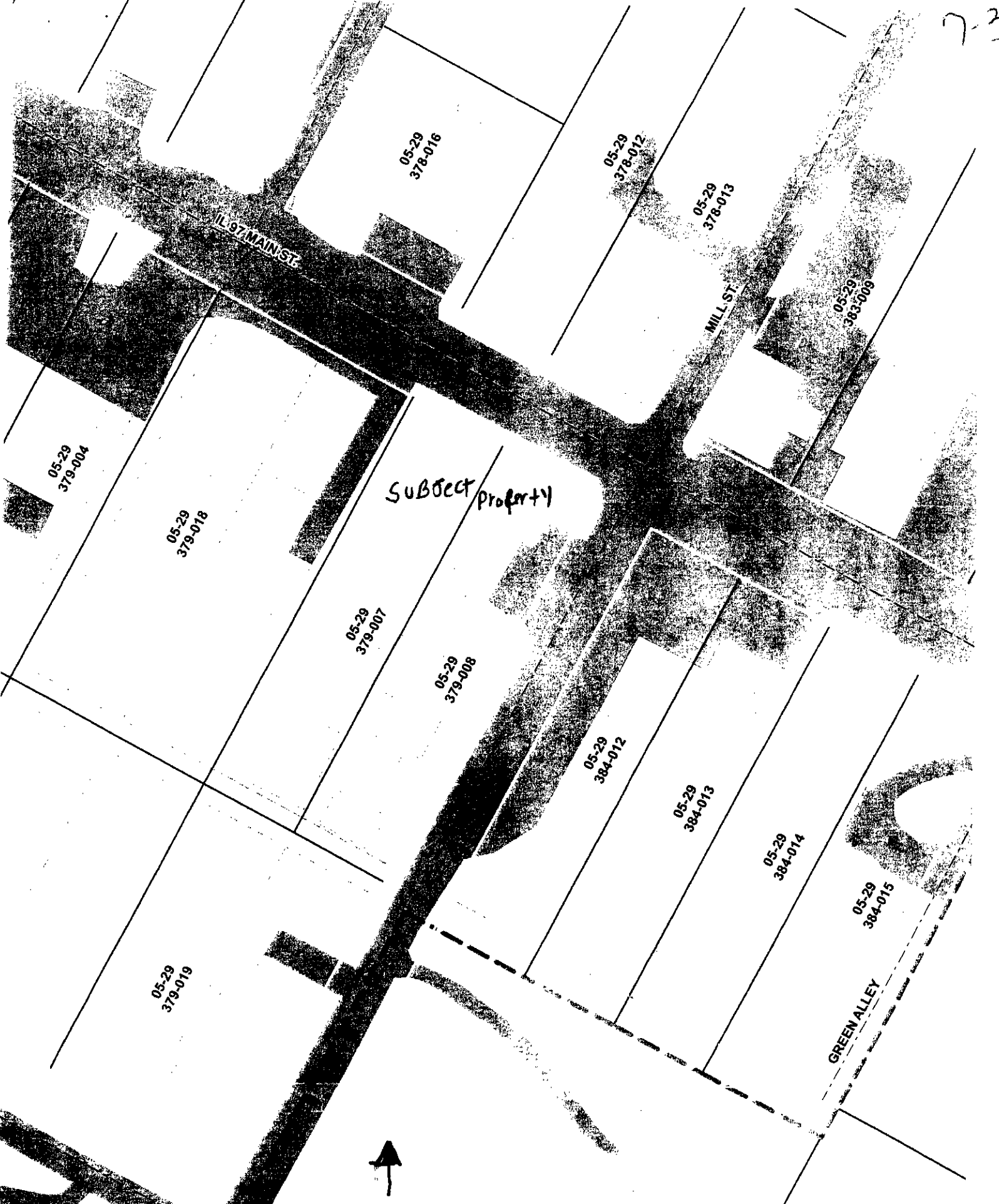
ATTEST:



SANGAMON COUNTY CLERK



COUNTY BOARD CHAIRMAN

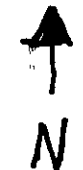


SUBJECT PROPERTY

IL 97 MAIN ST

MILL ST

GREEN ALLEY



RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 1 NAME: Tom Fraase

DOCKET NUMBER: 2006-22

ADDRESS: 6111 Mill St., Pleasant Plains, IL 62677

PETITIONER: Adolphe & Winifred Colin

PRESENT ZONING CLASSIFICATION: B1" Neighborhood Business District

REQUESTED ZONING CLASSIFICATION: "B2" Retail Business District

AREA: 21,500 sq ft

COMMENTS: NONE

OBJECTORS: YES

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. B-2 zoning would be consistent with other commercial zoning in the area.**

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: 2006-22 |
| Adolphe & Winifred Colin) | |
|) | PROPERTY LOCATED AT: |
|) | 6111 Mill 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 a 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 **May 18, 2006** 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 **6111 Mill St., Pleasant Plains, IL 62677** and more particularly described as:

Lots 23 and 24 and one half of the adjacent alley fronting on Main Street of the Village of Salisbury.

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3. That the present zoning of said property is **“B1” Neighborhood Business District**
4. That the present land use of said property is **SFR & Art Gallery**
5. That the proposed land use of said property is **Same**
6. That the requested **rezoning** of said property is: **from “B1” Neighborhood Business District to “B2” Retail Business District**
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 **approved**.


 CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Barbra Braner** 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 Summers**.

The vote of the Board was as follows:

YES: **Charles Chimento, Donn Malwick, Peggy Egizii, and Barbara Braner**

NO: **None**

ABSENT: **Marvin Traylor**


 RECORDING SECRETARY



CASE #: 2006-22
 INDEX #: 05-29-379-007
& 008
 DATE: _____
 INSPECTED BY: DK JH LW

ZONING AMENDMENT CHECK LIST

PETITIONER: Colin, Adlophe & Winifred
 ADDRESS: 6111 Mill Street TWP. 17 N RANGE 6 W SEC. _____ ¼ SEC. 29
 (OR NEAREST IDENTIFIABLE ROAD) TWP. _____ RANGE W SEC. _____ ¼ SEC. _____
 CITY OR VILLAGE OR NEAREST ONE: Salisbury
 EXISTING ZONING: B1 PROPOSED ZONING: B2

LAND AREA: 21,500 sq.ft. ROAD FRONTAGE: 215 Lineal Ft. ROAD COND: good

EXISTING LAND USE: Single family residence & Art Gallery
 PROPOSED LAND USE: Single family residence & Art Gallery

TYPE OF STRUCTURE: Residential/Commercial CONDITION OF STRUCTURE: good

EXISTING YARDS: Front varied ft. Side _____ ft. Rear _____ ft.

SPOT ZONING: _____ X
 Yes No

- NEARBY LAND USE:
- a. To North Restaurant, nursery/gift shop
 - b. To South Tavern, single family residence
 - c. To East Tavern, gift shop, vacant building, single family residence
 - d. To West Manufactured home, single family residence

OTHER COMMENTS:

| Staff 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. B-2 zoning would be consistent with other commercial zoning in the area.**

County Zoning Case# 2006-22

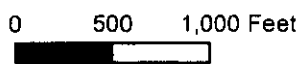


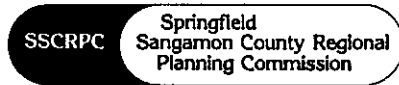
County Zoning

| | | | |
|--|------|--|----|
| | 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 #: **2006-22**
Address: **6111 Mill Street**

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

There is a restaurant and nursery/gift shop to the west, there is a residence, vacant building, tavern and gift shop to the north, there is a tavern and residence to the east, and there is a manufactured home and residence to the south.

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

To the north and east is B-1 & B-2; To the west is B-3; To the south is R-1, RM4, and A.

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

The property is suited to B-1 zoning but there is also B-2 and B-3 zoning in the immediate area.

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

The vicinity has been stable with some fairly recent commercial development of long standing commercially zoned properties.