

CASE # 2006-20
RESOLUTION NUMBER 7-1

APPROVING A CONDITIONAL PERMITTED USE
FOR CERTAIN PROPERTY LOCATED AT
4055 W. JEFFERSON, SPRINGFIELD
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 **approve a conditional permitted use** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See EXHIBIT A

WHEREAS, the Petitioner, **Georgianna Kirbach**, has petitioned the Sangamon County Board for a **conditional permitted use to allow for automotive repair/refinishing**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **April 20, 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 **approve the conditional permitted use**; and

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

FILED

APR 27 2006

Joe Aiello
Sangamon County Clerk

7-2

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 9th day of May, 2006 that the requested conditional permitted use on the above described property to allow for automotive repair/refinishing is hereby approved, limited to the one third section of the building proposed in the lease and provided that there shall be no wrecked vehicles stored out side.

40x60ft
^

Signed and passed by the Sangamon County Board in session on this 9th day of May, 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

EXHIBIT A

Part of the Northeast quarter of the Southeast quarter of Section 23, Township 16 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, Described as follows:

Beginning at a point on the South Right-Of-Way line of the Baltimore and Ohio Southwestern Railroad and 45.80 feet South of the Northeast corner of aforesaid quarter quarter section; thence South on the East line of aforesaid quarter quarter section, a distance of 419.30 feet to a point on the Northerly Right-Of-Way line of Beardstown Road, Illinois Route 125; thence deflecting to the right 106 degrees 41 minutes 00 seconds, a distance of 370.83 feet; thence 316.46 feet parallel to the aforesaid section line to the aforesaid railroad Right-Of-Way line; thence Easterly on said Right-Of-Way line 355.24 feet to the point of beginning.

Situated in Sangamon County, Illinois

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 1 NAME: Tom Fraase

DOCKET NUMBER: 2006-20

ADDRESS: 4055 W. Jefferson, Springfield, IL 62707

PETITIONER: Georgianna Kirbach

PRESENT ZONING CLASSIFICATION: "I2" General Industrial District

REQUESTED ZONING CLASSIFICATION: "I2" General Industrial District with a conditional permitted use to allow for automotive repair/refinishing.

AREA: 3 Ac.

COMMENTS: None

OBJECTORS: Yes

PLANNING COMMISSION RECOMMENDATION: **Recommended approval due to location within a commercial complex with no residences in close proximity.**

SANGAMON COUNTY BOARD OF APPEALS RECOMMENDATION: **Approval, limited to the one third section of the building proposed in the lease and provided that there shall be no wrecked vehicles stored out side.**



RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2006-20
Georgianna Kirbach)	
)	PROPERTY LOCATED AT:
)	4055 W. Jefferson
)	Springfield, IL 62707
)	

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 **conditional permitted use** 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 20, 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 **4055 W. Jefferson, Springfield, IL 62707** and more particularly described as:

See **EXHIBIT A**

- 3. That the present zoning of said property is **"I2" General Industrial District.**
- 4. That the present land use of said property is **an Industrial Park.**
- 5. That the proposed land use of said property is **automotive repair/refinishing.**
- 6. That the requested **conditional permitted use** of said property is: **to allow for automotive repair/refinishing.**
- 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 **conditional permitted use** 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 **conditional permitted use** be **approved.**

Charles Chimento
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Marvin Traylor** 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, limited to the one third section of the building proposed in the lease and provided that there shall be no wrecked vehicles stored out side**, 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: **Charles Chimento**

ABSENT:

[Signature]
RECORDING SECRETARY

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↑
N

1" = 300'

3-24-2006

2006-20

← SUBJECT PROPERTY

13-23
400-029

13-23
400-028

13-23
400-020

13-23
400-012

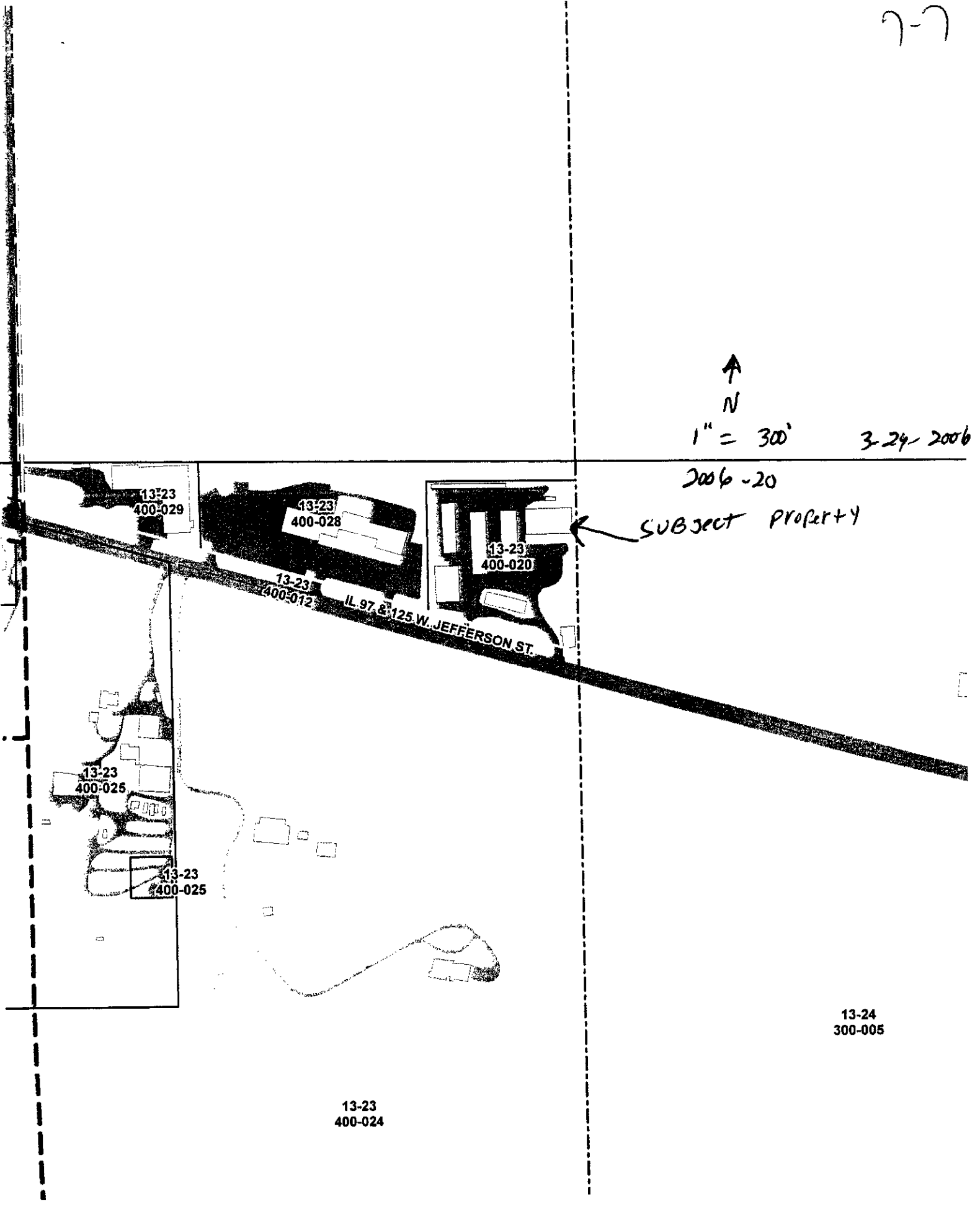
IL 97 & 125 W. JEFFERSON ST.

13-23
400-025

13-23
400-025

13-24
300-005

13-23
400-024



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CASE #: 2006-20
 INDEX #: 13-23-400-020
 DATE: 4/03/06
 INSPECTED BY: DK LH LW

ZONING AMENDMENT CHECK LIST

PETITIONER: Kirbach, Georgianna
 ADDRESS: 4055 West Jefferson TWP. 16N RANGE 6 W SEC. 23 ¼ SEC. SE
 (OR NEAREST IDENTIFIABLE ROAD) TWP. _____ RANGE _____ W SEC. _____ ¼ SEC. _____
 CITY OR VILLAGE OR NEAREST ONE: Springfield

EXISTING ZONING: I-2 PROPOSED ZONING: I-2 with CPU *
 LAND AREA: 3 Ac. ROAD FRONTAGE: 370 Lineal Ft. ROAD COND: good

EXISTING LAND USE: Industrial Park
 PROPOSED LAND USE: Automotive repair/refinishing

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

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

SPOT ZONING: NA
 Yes No

- NEARBY LAND USE:
- a. To North Cropland
 - b. To South Cropland & single family residence
 - c. To East Cropland
 - d. To West Various commercial

OTHER COMMENTS: * A Conditional Permitted Use for Automotive repair and refinishing is requested.

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 due to location within a commercial complex with no residences in close proximity.**

County Zoning

Case# 2006-20



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

0 500 1,000 Feet





RECOMMENDED FINDINGS OF FACT FOR CONDITIONAL PERMITTED USES

Case #: 2006-20

Address: 4055 West Jefferson

No conditional permitted uses shall be granted by the County Board unless the conditional permitted use:

- (i) Is so proposed that the proposed location, design and method of operation of such use will minimize the adjacent effects on the character of the surrounding area.
To the north and east is cropland. To the west is commercial land use. To the south is cropland and one residence set way off the road.
- (ii) Is so proposed to be operated, designed and located so that the public health, safety, and welfare will be protected.
Specific details were not submitted; however, plans are for the paint booth to be state approved. There are no residences in close proximity.
- (iii) Will not cause substantial injury to the value of other property in the vicinity in which it is located.
There is no foreseen impact.
- (iv) In addition to the above general standards for all conditional permitted uses that may be allowed, no conditional permitted use listed below shall be granted unless the proposed use can meet the standards as noted:
 - (a) Fairgrounds, public or private outdoor recreation centers - that the principal vehicle access for such use is located on a major thoroughfare or a secondary thoroughfare or within one-quarter mile of a major thoroughfare, that such use is so located as to draw a minimum of vehicular traffic to and through minor and collector streets in residential areas.
NA
 - (b) Mobile home parks - must meet the requirements of Section III(R) Large Scale Development.
NA
 - (c) Tourist home, motels, hotels - that the proposed use must be located on or within 400 feet of a major thoroughfare.
NA
 - (d) Taverns and liquor stores - that the following distances be maintained: (1) schools - 100' from the property line of the school to the property line of the tavern or liquor store; (2) churches - 100' from the church building to the tavern or liquor store building; and (3) residences - 100' from the tavern or liquor store property line to the residential structure or institutional care facility.
NA

NA