

CASE # 2007-73
RESOLUTION NUMBER 7-1
GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
725 N. DIRKSEN PARKWAY
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:

See exhibit A

WHEREAS, the Petitioner, **Parkway Motors**, has petitioned the Sangamon County Board for a **rezoning from "R-2" Single family and Two family residence district to "B-2" Retail business district; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **November 15, 2007**, 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 2007


Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 11th day of December, 2007 that the request to rezone the above described property from "R-2" Single family and Two family residence district to "B-2" Retail business district is hereby approved.

Signed and passed by the Sangamon County Board in session on this 11th day of December 2007.

Respectfully submitted,

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



TIM MOORE, CHAIRMAN

ABE FORSYTH, VICE CHAIRMAN

JENNIFER DILLMAN

DAVID MENDENHALL

GEORGE PRECKWINKLE

SAM SNELL

DON STEPHENS

LINDA DOUGLAS WILLIAMS

ATTEST:



SANGAMON COUNTY CLERK



COUNTY BOARD CHAIRMAN

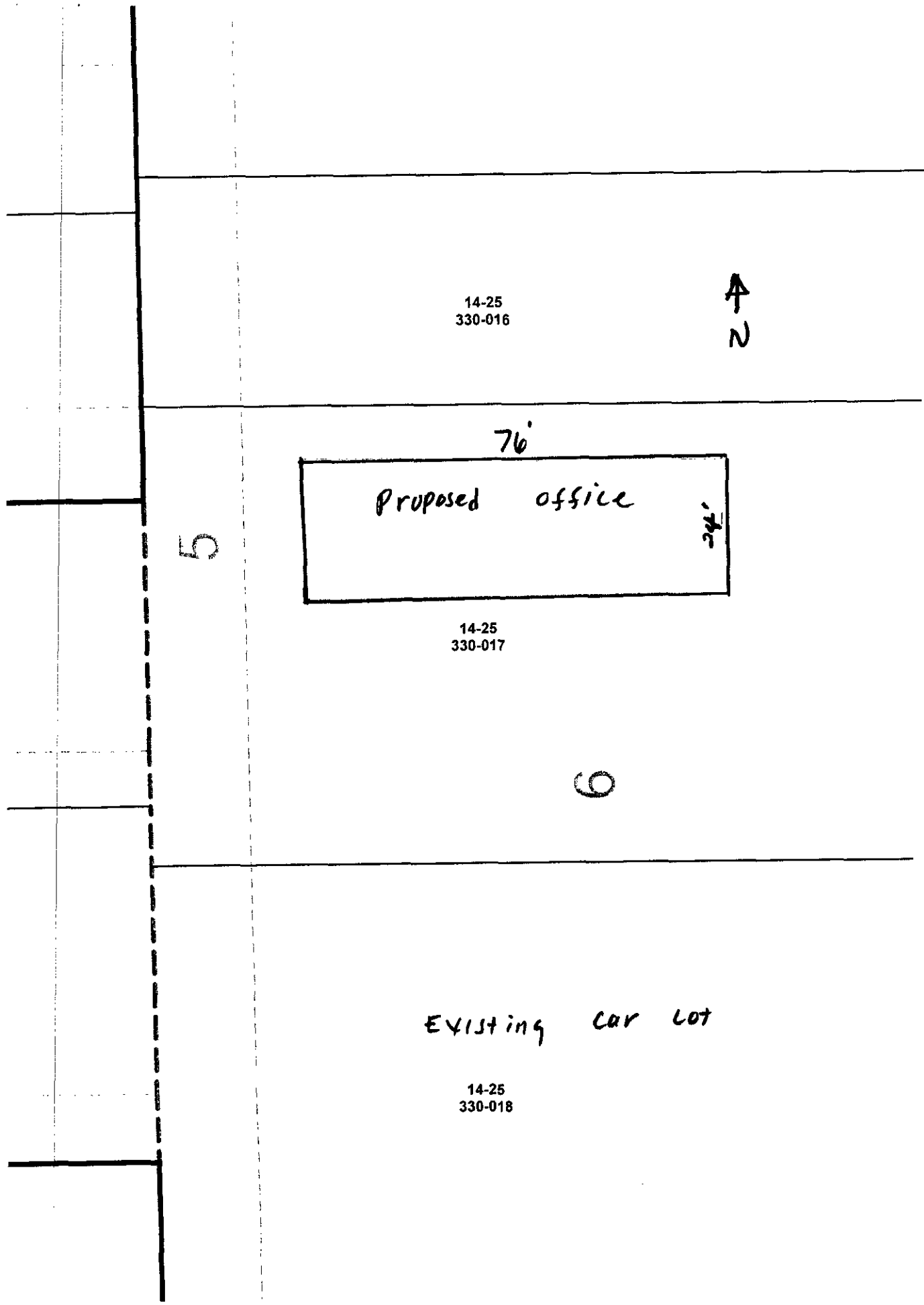
EXHIBIT A

Part of Lots 5, 6 and 7 in Wanless Bergen Park Addition in the City of Springfield, as Platted by the Plat recorded in the Recorder's Office of Sangamon County, Illinois, in Book 4 Plats, at page 40 described as follows:

Beginning at the point in the West Boundary line of U.S. Route 66 Bypass, 200.02 feet North of the point of Intersection of said West boundary line with the North boundary line of Enos Ave as the same is Platted in said Wanless' Bergen Park Addition, thence West 130 feet parallel with the North boundary line of Enos Avenue to a stake 200 feet North of the North line of Enos Avenue, thence North 160 feet parallel with the East line of said Lot 5, thence East parallel with the North line of Enos Avenue, 136.98 feet to a stake in the West boundary line of U.S. Route 66 Bypass and thence South along said West boundary line 160.016 feet to the place of beginning, commonly known and numbered as 725 North Dirksen Parkway.

Excepting and reserving the South 80 feet of said tract.

7-4



EXISTING CAR LOT

7-6

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #19 NAME: Doris Turner

DOCKET NUMBER: 2007-73

ADDRESS: 725 N. Dirksen Parkway, Springfield, IL 62702

PETITIONER: Parkway Motors

PRESENT ZONING CLASSIFICATION: "R-2" Single family and Two family residence district

REQUESTED ZONING CLASSIFICATION: "B-2" Retail business district

AREA: 9,600 Sq Ft

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval due to trend toward 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: **2007-73**
Parkway Motors)
))
)) **PROPERTY LOCATED AT:**
)) **725 N. Dirksen Parkway,**
)) **Springfield, IL 62702**
))

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 15, 2007** 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 **725 N. Dirksen Parkway, Springfield, IL 62702** and more particularly described as:

See exhibit A

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- 3. That the present zoning of said property is **"R-2" Single family and Two family residence district.**
- 4. That the present land use of said property is **residential.**
- 5. That the proposed land use of said property is **vehicle sales.**
- 6. That the requested **rezoning** of said property is: **from "R-2" Single family and Two family residence district to "B-2" 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.**

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**, which was duly seconded by **Don Wulf**.

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Marvin Traylor, Don Wulf**

NO: **Judith Johnson**

ABSENT: **Peggy Egizii**

Peggy Egizii

 RECORDING SECRETARY

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Excepting and reserving the South 80 feet of said tract.

7-10

SSCRPC **Springfield Sangamon County Regional Planning Commission**

Staff Findings and Recommendation
 (inspected 10/29/07 by AJ)

SANGAMON COUNTY ZONING CASE # 2007-73
 ADDRESS 725 N. Dirksen Parkway
 Property Index # 14-25-330-017

PETITIONER Parkway Motors

REQUESTED ZONING B-2

PROPOSED LAND USE Expansion of existing automobile sales which is adjacent to the south.

EXISTING:

ZONING R-2

LAND USE Single family residence

ROAD FRONTAGE Dirksen Pkwy 80'

CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR Residence

CONDITION OF STRUCTURE Good

LOT AREA 9,600 sq. ft.

FRONT YARD 65'

SIDE YARDS 20' / 32'

REAR YARD 20'



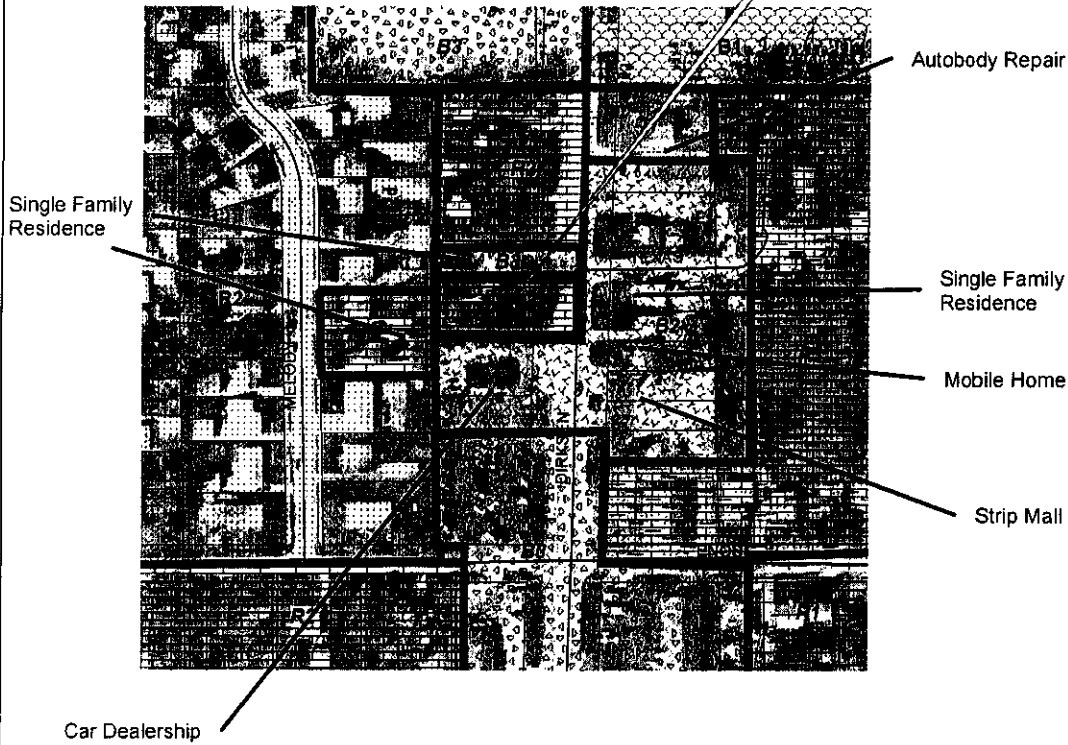
Would the proposed zoning be spot zoning? No

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval due to trend toward commercial zoning in the area.**

County Zoning

Case# 2007-73

Requested:
B-2

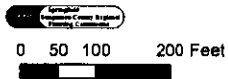


County Zoning

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

City Zoning

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



**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: 2007-73

Address: 725 N. Dirksen Parkway

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

To the west, north and east are single family residences. To the south is auto sales. Further northeast is autobody repair and further southeast is a mobile home.

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

To the north is B-3 and R-2. To the west is city R2 and county R-2. To the east is B-2. To the south is B-2 and B-3. Further northeast is I-1.

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

There is a single family residence on the property.

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

There have been several rezonings in the area. Property to the south was rezoned to B-2 in 1990 while a tract south of it was rezoned to B-3 in 1993. A tract further northeast was rezoned to I-1 with a conditional permitted use allowing auto repair and an auto body shop with spray painting in 1983. Property directly north of the subject property was rezoned to B-3 in 2004.