

CASE # 2007-75
RESOLUTION NUMBER 9-1
GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
3112, 3116 & 3120 S. 11th St. 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 **grant an amendment** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

Lots, 25, 26, & 27 Block 10 Town of Mildred

WHEREAS, the Petitioner, **Chronister Oil Company**, has petitioned the Sangamon County Board for a **rezoning from "R-2" Single family and Two family residence district to "B-3" General 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-3" General Business District.

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

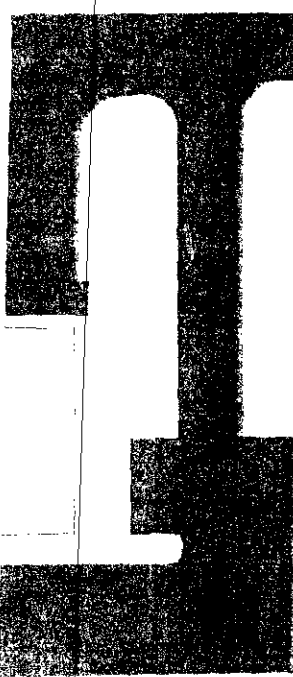
LINDA DOUGLAS WILLIAMS

ATTEST:


SANGAMON COUNTY CLERK


COUNTY BOARD CHAIRMAN

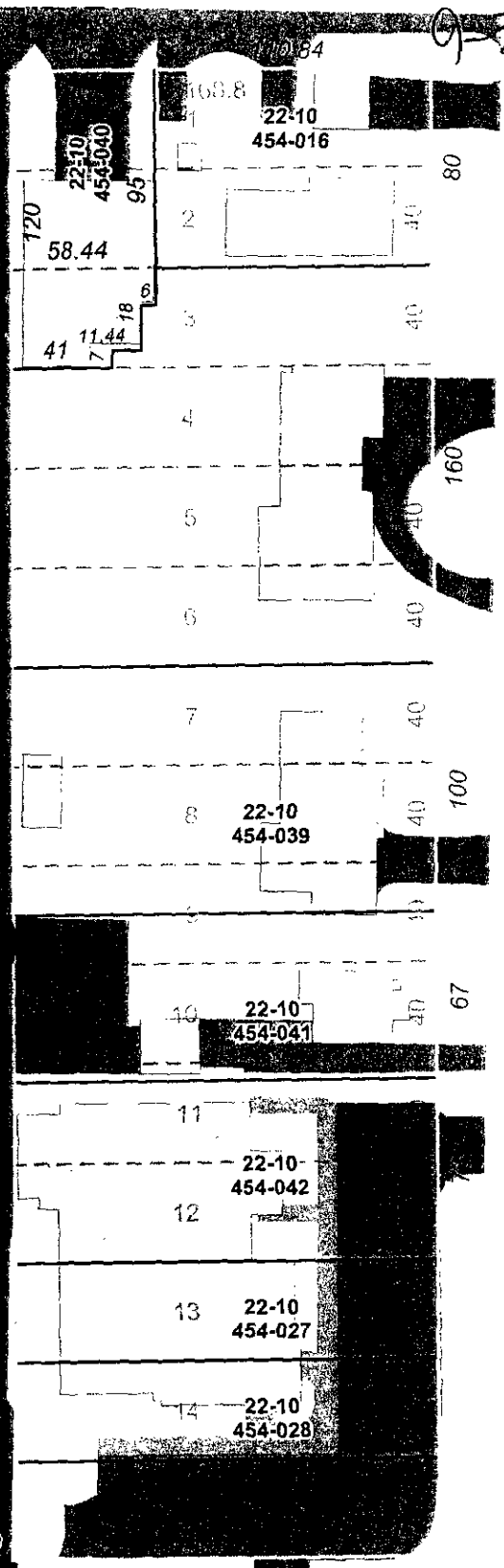
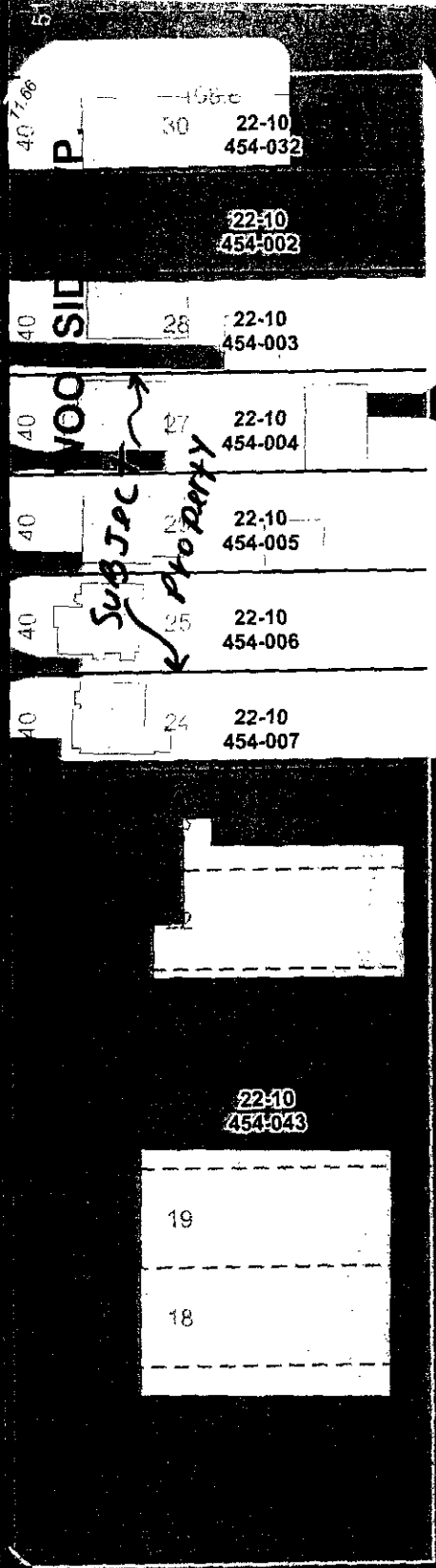
9-3



2007-75
CARONISTER OIL
3112, 3116, 3120
80 11th Street

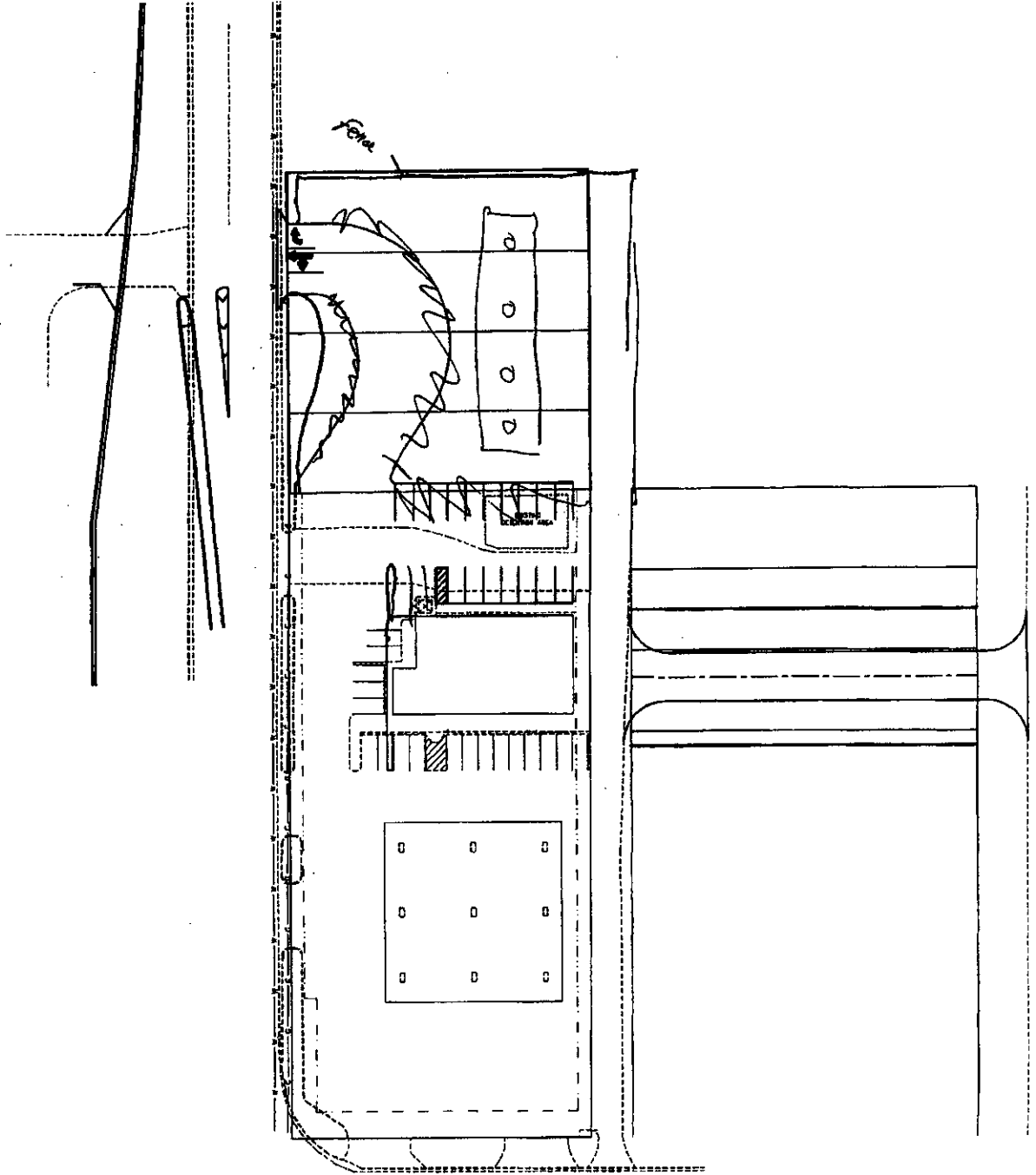
18.84
15.91

11th St



FA-8011 SEC. 15-1-1-001742

ADLAI STEVENSON DR.



RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #21 NAME: Clyde Bunch

DOCKET NUMBER: 2007-75

ADDRESS: 3112, 3116 & 3120 S. 11th St. Springfield, Illinois

PETITIONER: Chronister Oil Company

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

REQUESTED ZONING CLASSIFICATION: "B-3" General Business District


AREA: 20,160 Sq Ft

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval due to similar uses and zoning in the immediate area.**

SANGAMON COUNTY BOARD OF APPEALS RECOMMENDATION: **Approval**



RECORDING SECRETARY

4-6

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

| | |
|-------------------------------------|---|
| IN THE MATTER OF THE PETITION OF:) | DOCKET NO: 2007-75 |
| Chronister Oil Company) | |
|) | PROPERTY LOCATED AT: |
|) | 3112, 3116 & 3120 S. 11th St. |
|) | Springfield, IL 62703 |
|) | |

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 **3112, 3116 & 3120 S. 11th St. Springfield, IL 62703** and more particularly described as:

Lots, 25, 26, & 27 Block 10 Town of Mildred

Page 2

- 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 **parking for gas station/convenience store.**
- 6. That the requested **rezoning** of said property is **from "R-2" Single family and Two family residence district to "B-3" General 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 **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 **Judith Johnson.**

The vote of the Board was as follows:

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

NO:

ABSENT: **Peggy Egizii**



 RECORDING SECRETARY

SSCRPC Springfield Sangamon County Regional Planning Commission

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

SANGAMON COUNTY ZONING CASE # 2007-75
 ADDRESS 3112, 3116 & 3120 S. 11th Street
 Property Index # 22-10-454-004, 005, & 006

PETITIONER Chronister Oil Company

REQUESTED ZONING B-3

PROPOSED LAND USE Parking lot and driveway for gas station further south

EXISTING:

ZONING R-2

LAND USE Single family residences

ROAD FRONTAGE S. 11th Street 120' CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR Residences

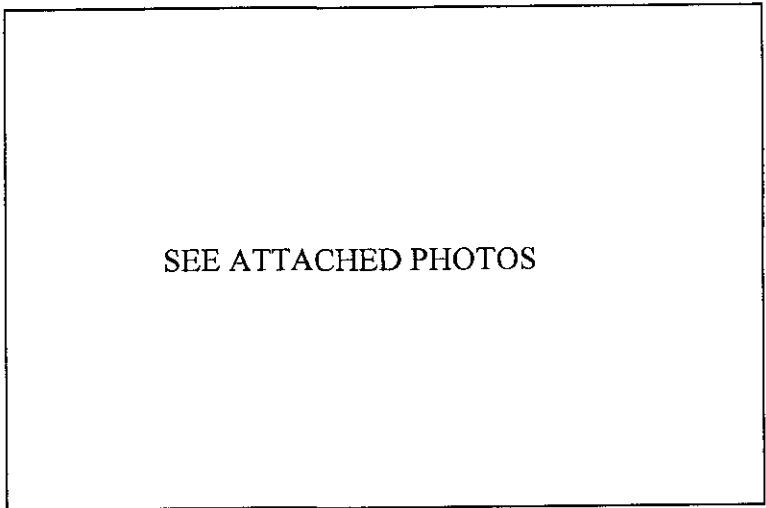
CONDITION OF STRUCTURE good

LOT AREA 20, 160 sq.ft.

FRONT YARD Varied

SIDE YARDS Varied

REAR YARD Varied



PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval due to similar uses and zoning in the immediate area.**

Case #: 2007-75

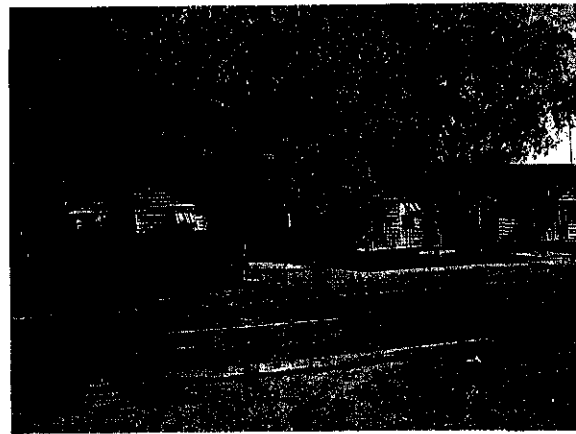
Address: 3112, 3116, & 3120 S. 11th Street



3112 S. 11th Street



3116 S. 11th Street



3120 S. 11th Street

County Zoning

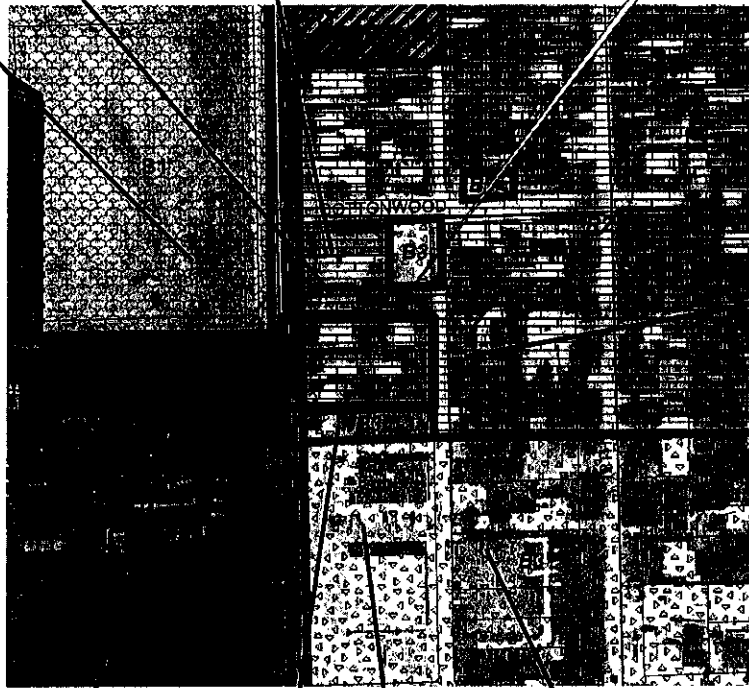
Case# 2007-75

Requested:
B-3

Single Family Residence

Union Hall

Vacant



Single Family Residence

State Offices

Single Family Residence

Gas Station

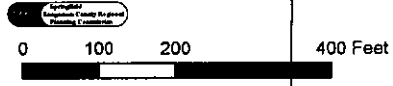
Animal Hospital

County Zoning

City Zoning

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

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



U-11

Case #: 2007-75

Address: 3112, 3116 & 3120 S. 11th Street

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

To the north are single family residences and a union hall. To the east are single family residences. Directly to the south is a single family residence and just beyond that is a gas station and an animal hospital. To the west are state offices and vacant land.

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

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

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

The majority of the block is in non-residential use.

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

Property further northeast was rezoned to B-3 in 2005. Property to the south was rezoned to B-3 in 2001 and property just south of that was rezoned to B-3 and has a CPU to allow for the sale of packaged liquor in 1999. The expansion of commercial zoning north on 11th street from Stevenson Drive would be a logical progression.