

CASE # 2007-59
RESOLUTION NUMBER 60-1

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
1701 STEVENSON DR, 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:

The West 86' of lot 14, block 4 of Belmont Park Garden Subdivision.

WHEREAS, the Petitioner, **Amanda Tapscott**, has petitioned the Sangamon County Board for a **rezoning from "R-2" Single Family and Two Family Residence District with a use variance to "B-1" Neighborhood Business District;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **September 20, 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

SEP 28 2007

Joe Aiello
Sangamon County Clerk

6-2

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 9th day of October, 2007 that the request to rezone the above described property from "R-2" Single Family and Two Family Residence District with a use variance to "B-1" Neighborhood Business District is hereby granted.

Signed and passed by the Sangamon County Board in session on this 9th day of October, 2007.

Respectfully submitted,

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

TIM MOORE, CHAIRMAN

Abe Forsyth

ABE FORSYTH, VICE CHAIRMAN

JENNIFER DILLMAN

DAVID MENDENHALL

GEORGE PRECKWINKLE

SAM SNELL

DON STEPHENS

LINDA DOUGLAS WILLIAMS

ATTEST:

Joe Diello

SANGAMON COUNTY CLERK

A. U. Williams

COUNTY BOARD CHAIRMAN

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT
► As Amended by the Board of Appeals ◀**

Case #: **2007-59**
Address: **1701 Stevenson Drive**

- (i) Existing uses of property within the general area of the property in question.
To the west, east and north are residences. Further to the east is a construction company. To the south is a distribution company and warehouses.
- (ii) The zoning classification of property within the general area of the property in question.
To the north east and west is R-2. Further to the east is B-3. To the south is City I-2.
- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.
The property has been used for a business and is suited to business use.
- (iv) The trend of development, within the vicinity since the property was originally classified.
Property to the east was rezoned to B-3 in 1994.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 14 NAME: Joel Tjelmeland

DOCKET NUMBER: 2007-59

ADDRESS: 1701 Stevenson Dr, Springfield, IL 62703

PETITIONER: Amanda Tapscott

PRESENT ZONING CLASSIFICATION "R-2" Single Family and Two Family Residence District with a use variance

REQUESTED ZONING CLASSIFICATION: "B-1" Neighborhood Business District.

AREA: .13 acre

COMMENTS: None

OBJECTOR: Yes

PLANNING COMMISSION RECOMMENDATION: **Recommend denial as property is located in a residential neighborhood. (At this location and with the previous commercial use of property a use variance to allow a beauty salon may be appropriate if conditions of 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:
Amanda Tapscott)	
)	PROPERTY LOCATED AT:
)	1701 Stevenson Dr
)	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 **September 20, 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 **1701 Stevenson Dr, Springfield, IL 62703** and more particularly described as:

The West 86' of lot 14, block 4 of Belmont Park Garden Subdivision.

- 3. That the present zoning of said property is **“R-2” Single Family and Two Family Residence District with a use variance.**
- 4. That the most recent land use of said property was an **Embroidery Shop.**
- 5. That the proposed land use of said property is **Beauty Salon.**
- 6. That the requested **rezoning** of said property is from **“R-2” Single Family and Two Family Residence District with a use variance to “B-1” Neighborhood Business .**
- 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 amended findings of fact and recommend to the County Board that the petition be **approved**, which was duly seconded by **Peggy Egizii.**

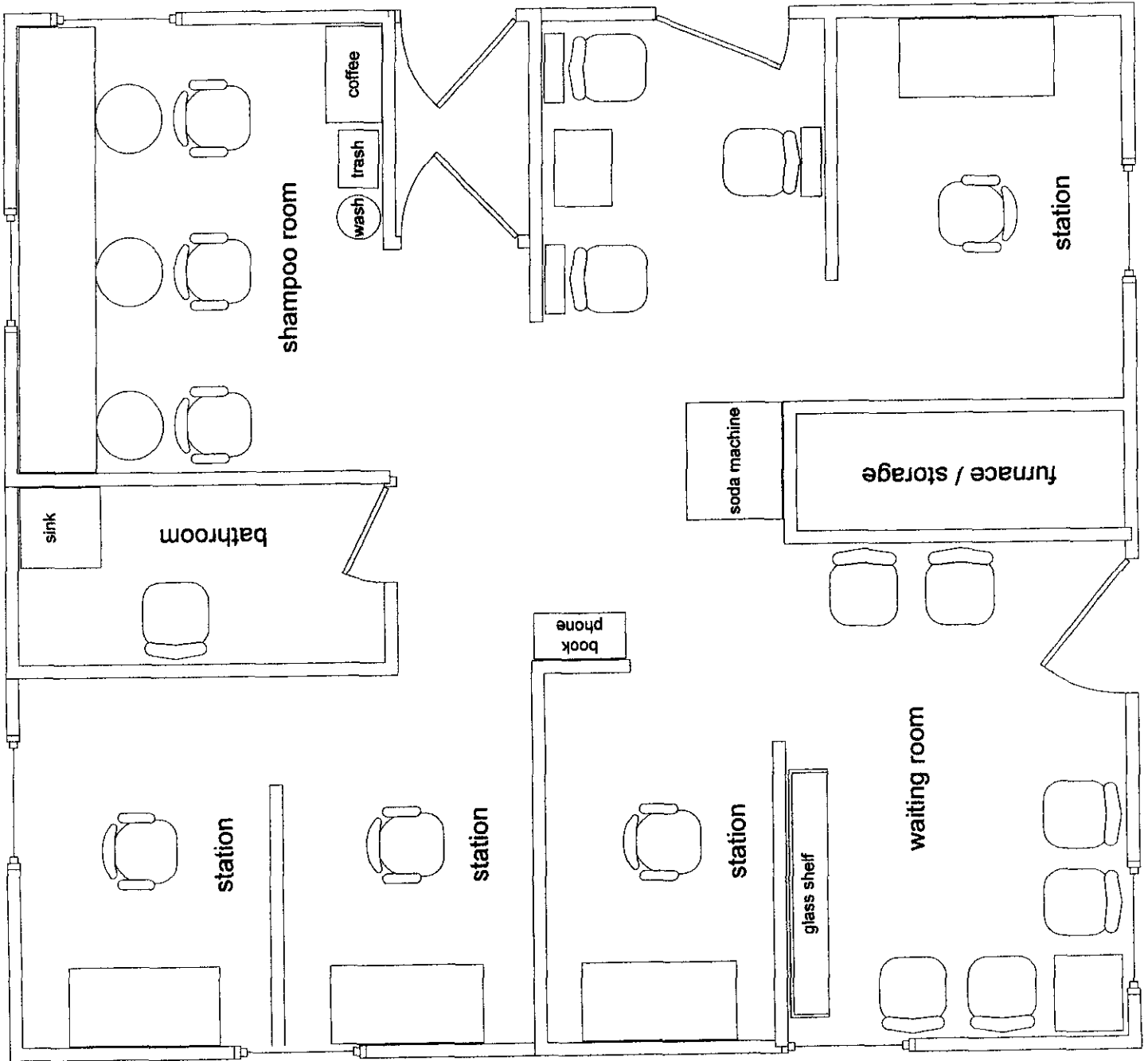
The vote of the Board was as follows:

YES: Charles Chimento, Byron Deaner, Peggy Egizii, Judith Johnson, Marvin Traylor

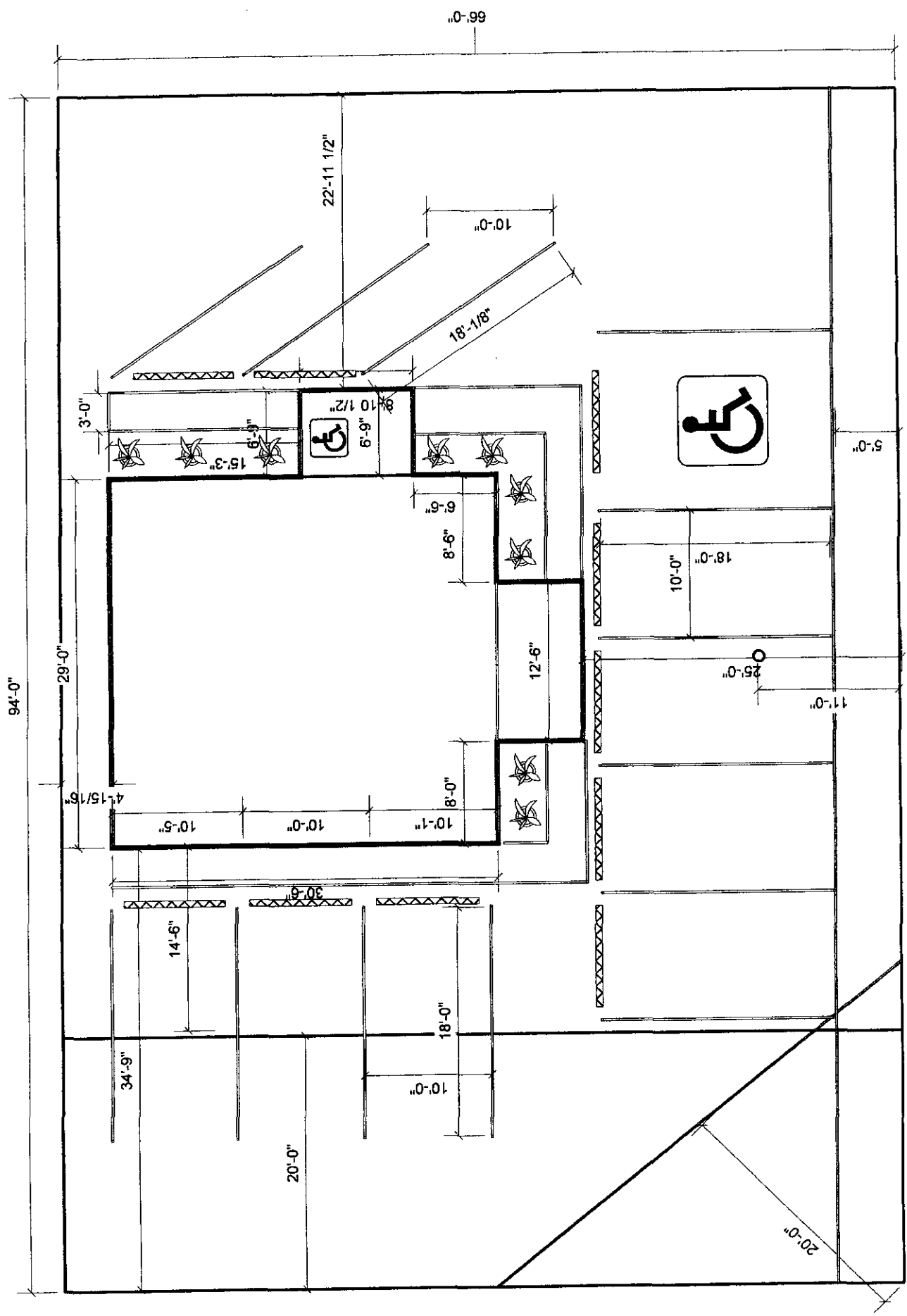
NO:

ABSENT:


 RECORDING SECRETARY



6-8



22-10
480-013

22-10
481-042

6

22-10
481-017

22-10
480-014

22-10
481-043

22-10
480-015

22-10
481-037

22-10
481-018

22-10
480-016

22-10
481-038

WOODWARD AVE.

22-10
480-017

22-10
481-039

subject
PROPERTY

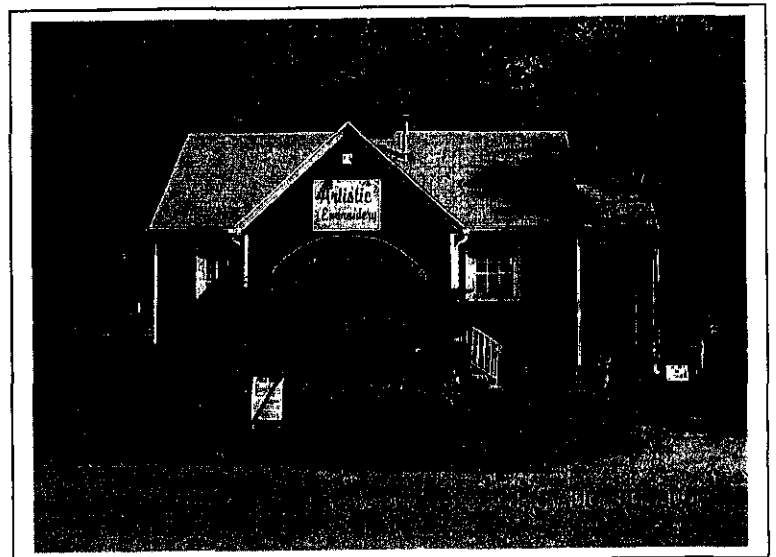
22-10
481-040

ADLAI STEVENSON DR.

ADLAI STEVENSON DR.

22-15
200-011

SSCRPC

Springfield
Sangamon County Regional
Planning Commission**Staff Findings and Recommendation**(inspected 8/30/07 by LW & AJ)SANGAMON COUNTY ZONING CASE # 2007-59ADDRESS 1701 Stevenson DriveProperty Index # 22-10-481-039PETITIONER Tapscott, AmandaREQUESTED ZONING B1PROPOSED LAND USE Beauty SalonEXISTING:ZONING R-2 with a Use VarianceLAND USE Embroidery shopROAD FRONTAGE Stevenson Drive 85' CONDITION OF PAVEMENT GoodSTRUCTURE DESIGNED FOR ResidenceCONDITION OF STRUCTURE GoodLOT AREA .13 acreFRONT YARD 20'SIDE YARDS 20' / 25'REAR YARD 10'Would the proposed zoning be spot zoning? Yes

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend denial as property is located in a residential neighborhood. (At this location and with the previous commercial use of the property a use variance to allow a beauty salon may be appropriate if conditions of variation are met.)

County Zoning

Case# 2007-59

Single Family Residences



Requested:
B-1

Warehouse/
Distributor

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 #: **2007-59**

Address: **1701 Stevenson Drive**

- (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 a distribution company and warehouses.

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

Directly west, north, and east is zoned R-2. Directly south is zoned City I-2. Further west and further east is B-3.

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

Although this property has a Stevenson Drive address, it does not have direct access to Stevenson Drive and is located in a residential neighborhood.

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

The immediate area has remained a residential neighborhood.