

CASE # 2008-20
RESOLUTION NUMBER 11-1

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
10720 NORTH STREET, WAVERLY
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** the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

Lots 1, 2, 3 and the East 45 feet of lot 4 in block 3 in the town of Lowder.

WHEREAS, the Petitioner, **Tom Crouch**, has petitioned the Sangamon County Board for a **rezoning from "R-1" Single Family Residence District to "B-3" General Business District;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **March 20, 2008**, 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.

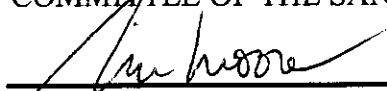
FINAL
MAR 26 2008
Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 9th day of April, 2008 that the request to rezone the above described property from "R-1" Single Family Residence District to "B-3" General Business District is hereby approved.

Signed and passed by the Sangamon County Board in session on this

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

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

Case #: **2008-20**
Address: **10720 North Street, Waverly (Lowder)**

- (i) Existing uses of property within the general area of the property in question.
To the north is a township hall. There are residences in other directions. A short distance to the west is a grain elevator.
- (ii) The zoning classification of property within the general area of the property in question.
The town is a mixture of R-1 and RM-4 but a short distance to the west is a large area of I-1.
- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.
Business use is appropriate due to the nearby grain elevator and town hall.
- (iv) The trend of development, within the vicinity since the property was originally classified.
A CPU was granted for the grain elevator recently and there have been several rezoning for manufactured homes in Lowder.

11-4

4

33-23
300-008

33-23
300-024

PUBLIC SQUARE

2008-20
CROUCH
16726 NORTH ST.

300

150

NORTH ST

75

103

108

120

60

60

60

60

60

60

60

60

94

124

6

5

4

33-26
126-015

2

1

124

124

33-26
127-015

6

33-26
125-002

3

124

8

9

10

11

12

124

124

6

GREENLEAF ST

LOWLAND

MAIN ST

180

60

60

60

180

60

124

4

124

6

8

AYERS ST

6

124

124

6

100

6

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 7 NAME: **Craig Hall**

DOCKET NUMBER: **2008-20**

ADDRESS: **10720 North Street, Waverly, IL 62629**

PETITIONER: **Tom Crouch**

PRESENT ZONING CLASSIFICATION: **"R-1" Single Family Residence District**

REQUESTED ZONING CLASSIFICATION: **"B-3" General Business District to allow mini warehouse and RV storage**

AREA: **29,760 sq. ft.**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend denial. A spot of B-3 zoning would not be appropriate in this residential and agricultural 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: **2008-20**
Tom Crouch)
))
)) PROPERTY LOCATED AT:
)) **10720 North Street**
)) **Waverly, IL 62629**
))

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 **March 20, 2008** 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 **10720 North Street, Waverly, IL 62629** and more particularly described as:

Lots 1, 2, 3 and the East 45 feet of lot 4 in block 3 in the town of Lowder

- 3. That the present zoning of said property is **“R-1” Single Family Residence District.**
- 4. That the present land use of said property is **vacant on lots 1 & 2 with a single family residence on lots 3 & 4.**
- 5. That the proposed land use of said property is **mini warehouses & RV storage.**
- 6. That the requested **rezoning** of said property **from “R-1” Single 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**, in accord with the amended, recommended findings of fact, to recommend to the County Board that the petition be **approved**, which was duly seconded by **Byron Deaner.**

The vote of the Board was as follows:

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

NO:

ABSENT:


 RECORDING SECRETARY

SSCRPC Springfield Sangamon County Regional Planning Commission

Staff Findings and Recommendation
 (inspected 3/4/08 by AJ)

SANGAMON COUNTY ZONING CASE # 2008-20
 ADDRESS 10720 North Street
 Property Index # 33-26-126-006, 007 and 015

PETITIONER Crouch, Tom

REQUESTED ZONING B-3

PROPOSED LAND USE Mini warehouse & RV storage

EXISTING:

ZONING R-1

LAND USE Vacant on Lots 1 & 2 with single family residences on Lots 3 & 4

ROAD FRONTAGE	<u>North St.</u>	<u>249'</u>	CONDITION OF PAVEMENT	<u>Good</u>
	<u>Ayers St.</u>	<u>124'</u>		<u>Good</u>

STRUCTURE DESIGNED FOR Residence

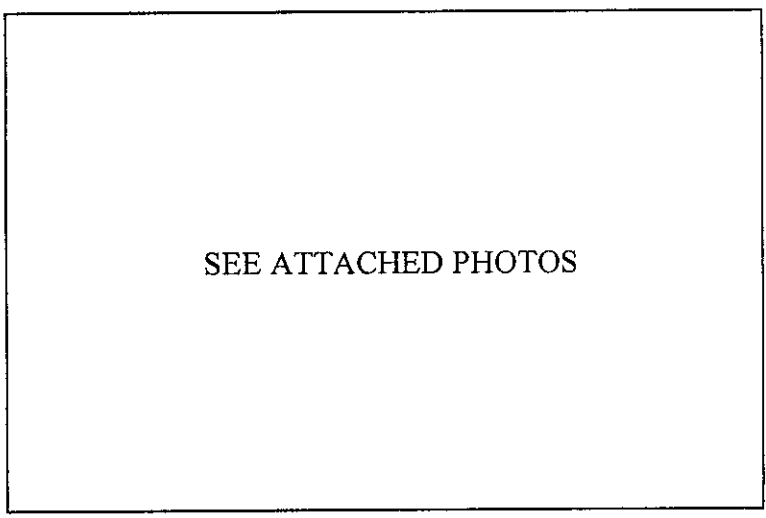
CONDITION OF STRUCTURE Good

LOT AREA 29,760 sq. ft.

FRONT YARD Varied

SIDE YARDS Varied

REAR YARD Varied



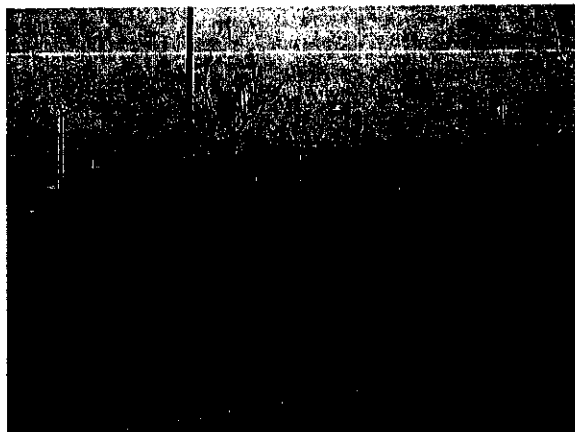
Would the proposed zoning be spot zoning? Yes

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend denial. A spot of B-3 zoning would not be appropriate in this residential and agricultural area.

11-9

Case #: 2008-20

Address: 10720 North Street



10720 North Street (a)



10720 North Street (b)

1110

County Zoning

Case# 2008-20

Requested:
B-3

Cropland

Township Hall

Single Family
Residence



Single Family
Residence

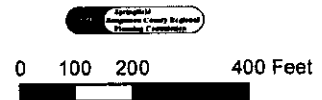
Sheds

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



11/1

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2008-20**

Address: **10720 North Street**

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

To the north is a township hall and single family residences. To the east are single family residences. To the south are garages/sheds. To the west are single family residences.

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

The subject property is completely surrounded by R-1 zoning. Further east and west is RM-4 zoning. Further northeast and northwest is agricultural.

- (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.

Property further east was rezoned to RM-4 in 1984. Property further south and further west were rezoned to RM-4 in 1990 and 1981.