

CASE # 2008-43
RESOLUTION NUMBER 5-1

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
2700 S. SPRING, 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:

See Exhibit A

WHEREAS, the Petitioner, **Brian J. Shirley.**, 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 to allow self-service storage units;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **July 17, 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.


FILED
AUG 0 1 2008
Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 12th day of August, 2008 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 to allow self-service storage units is hereby approved.

Signed and passed by the Sangamon County Board in session on this 12th day of August, 2008.

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

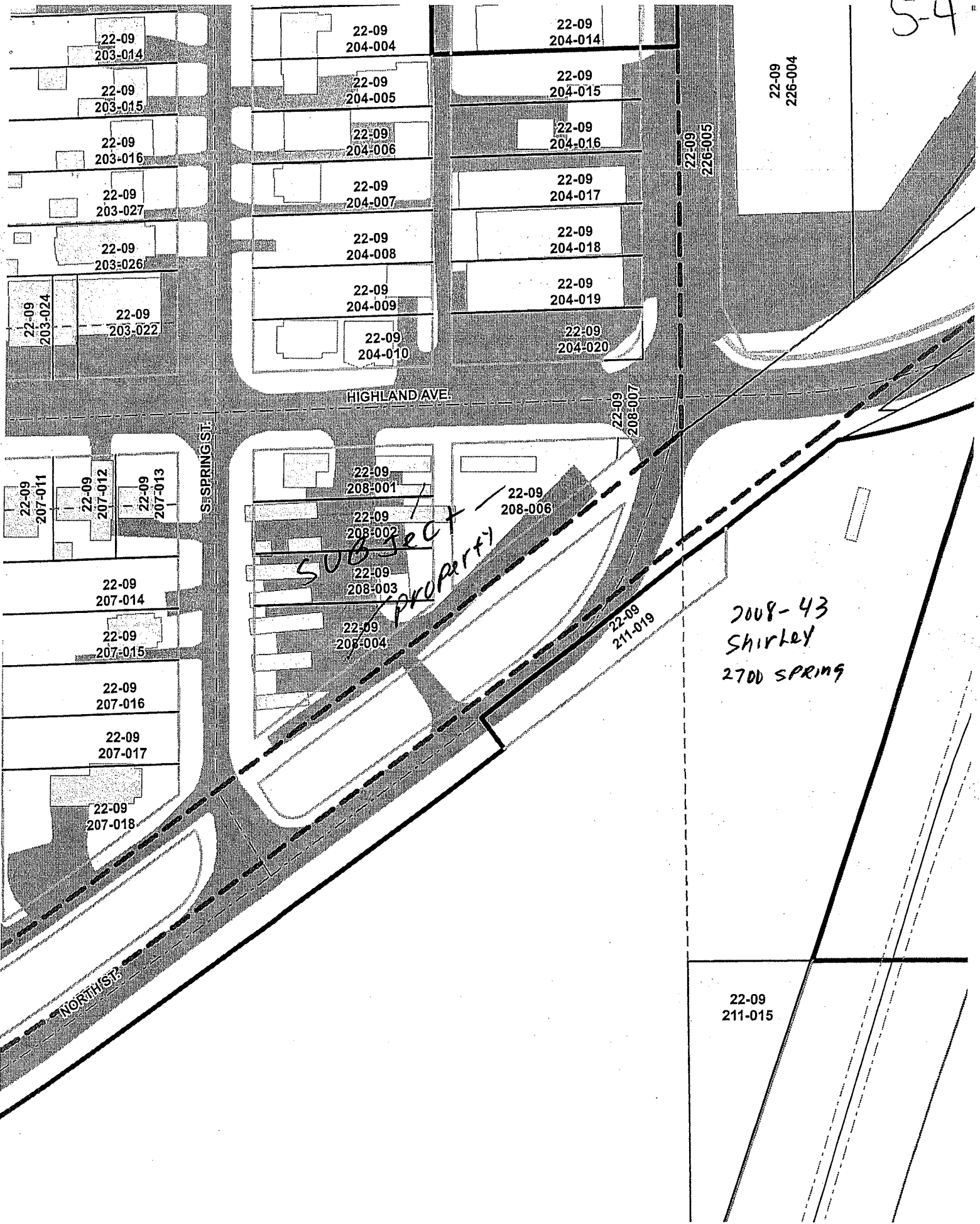
EXHIBIT A

Lots 11, 12, 13, 14 and 15 of the Highlands, Sangamon County, Illinois.

Except part of Lot 11 of the Highlands, a Subdivision of part of the North Half of Section 9, Township 15 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, more particularly described as follows:

Beginning at the Northeast corner of said Lot 11; thence South 01 degrees 14 minutes 23 seconds East along the East line of said Lot 11, a distance of .59 feet to a point on the Southeast corner of said Lot 11, said point being on a non-tangent curve having a radius of 8546.42 feet whose center bears North 38 degrees 47 minutes 12 seconds West from said point; thence Southwesterly along the South line of said Lot 11 and along said curve through a central angle of 00 degrees 10 minutes 52 seconds, a distance of 27.00 feet; thence North 03 degrees 39 minutes 04 seconds East 16.83 feet to the North line of said Lot 11; thence North 88 degrees 03 minutes 22 seconds East along the North line of said Lot 11, a distance of 20.00 feet to the point of beginning.

5-4



22-09
203-014

22-09
203-015

22-09
203-016

22-09
203-027

22-09
203-026

22-09
203-022

22-09
203-024

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204-004

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204-017

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204-018

22-09
204-019

22-09
204-020

22-09
226-004

22-09
226-005

HIGHLAND AVE.

S. SPRING ST.

22-09
208-001

22-09
208-002

22-09
208-003

22-09
208-004

22-09
208-006

22-09
208-007

22-09
211-019

2008-43
Shirley
2700 Spring

22-09
211-015

NORTH ST.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #21 NAME: Clyde Bunch

DOCKET NUMBER: 2008-43

ADDRESS: 2700 S. Spring, Springfield

PETITIONER: Brian J. Shirley

PRESENT ZONING CLASSIFICATION: "R-2" Single Family and Two Family Residence District.

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

AREA: .84 acre

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval of the requested B-3 zoning due to similar uses in the immediate 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:)
Brian J. Shirley)

DOCKET NO: 2008-43

PROPERTY LOCATED AT:
2700 S. Spring
Springfield, IL 62704

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 **July 17, 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 **2700 S. Spring, Springfield, IL 62704** and more particularly described as:

See Exhibit A

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 a **vacant lot.**
- 5. That the proposed land use of said property is **Self Service Storage Units (Mini warehouses).**
- 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 to allow self-service storage units.**
- 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 **Peggy Egizii** 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 **Marvin Traylor.**

The vote of the Board was as follows:

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

NO:

PRESENT: **John Luchessi**

ABSENT: **Judith Johnson**

RECORDING SECRETARY

EXHIBIT A

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SSCRPC

**Springfield
Sangamon County Regional
Planning Commission**

Staff Findings and Recommendation

(inspected 6/26/08 by MB & AJ)

SANGAMON COUNTY ZONING CASE # 2008-43

ADDRESS 2700 So. Spring

Property Index # 22-09-208-003, 004 and 006

PETITIONER Shirley, Brian J.

REQUESTED ZONING B-3

PROPOSED LAND USE Mini warehouses

EXISTING:

ZONING R-2

LAND USE Vacant

ROAD FRONTAGE S. Spring - 142.19'

CONDITION OF PAVEMENT Good

Highland - 129.21'

Good

STRUCTURE DESIGNED FOR N/A

CONDITION OF STRUCTURE N/A

LOT AREA .84 acre

FRONT YARD N/A

SIDE YARDS N/A

REAR YARD N/A

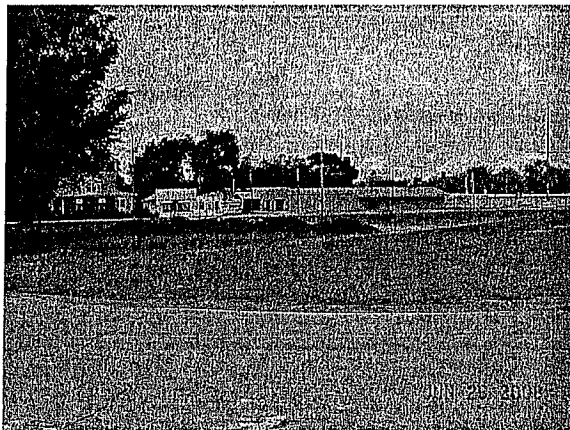
SEE ATTACHED PHOTOS

Would the proposed zoning be spot zoning? No

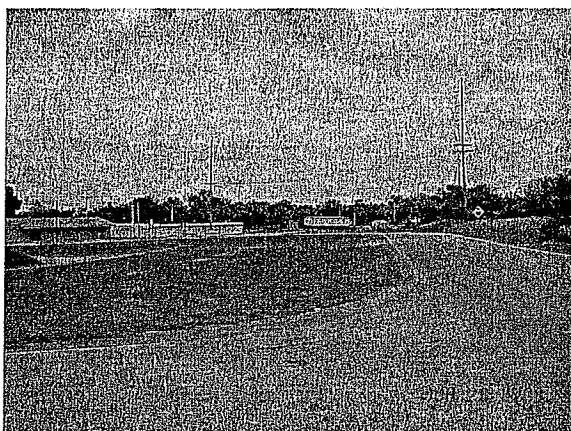
PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval of the requested B-3 zoning due to similar uses in the immediate area.**

Case #: 2008-42

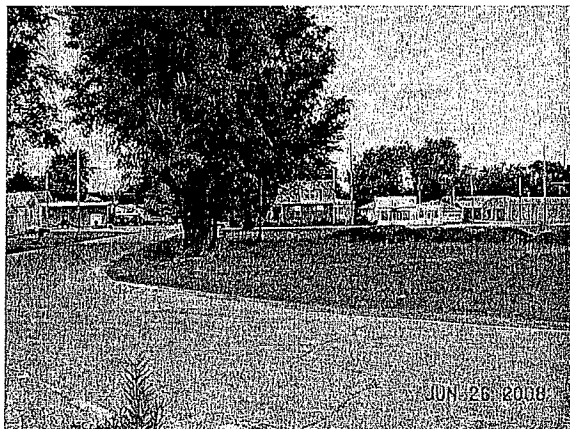
Address: 2700 S. Spring



2008-43A 2700 S. Spring



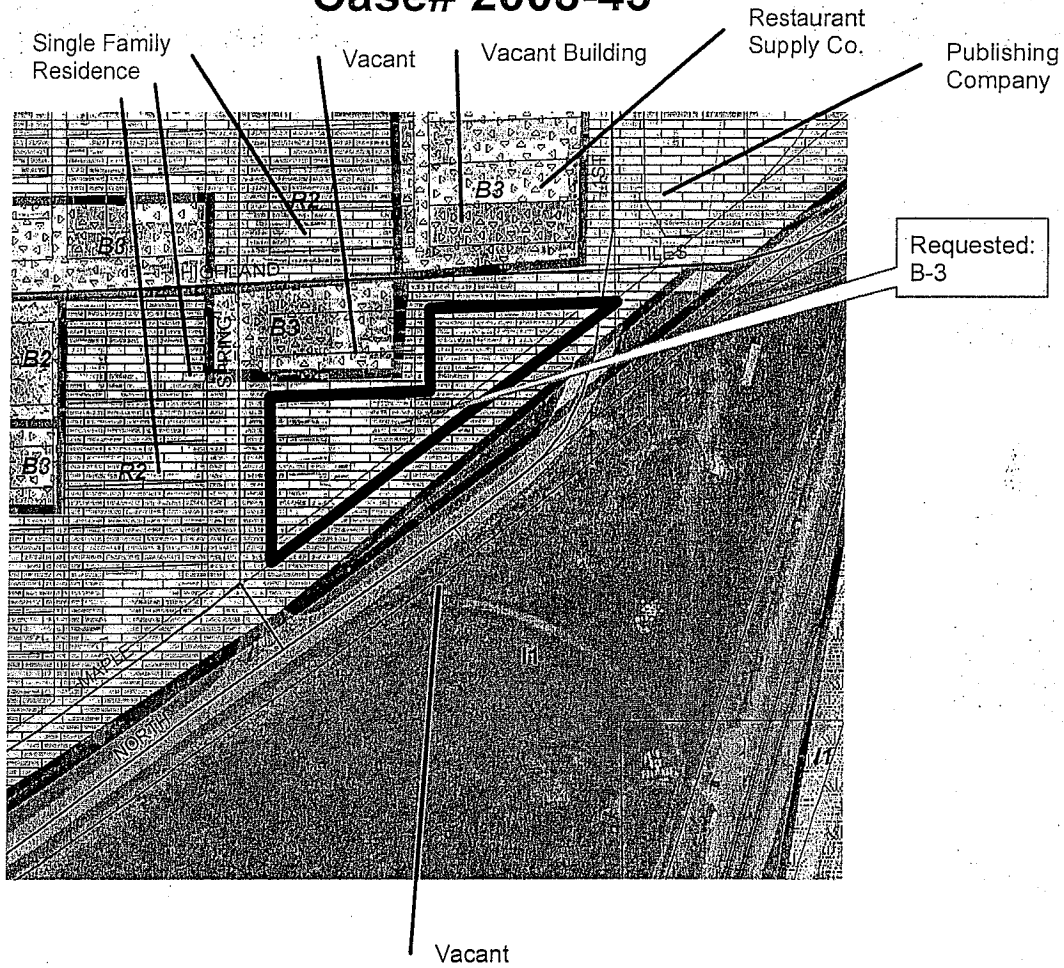
2008-43B



2008-43C

County Zoning

Case# 2008-43



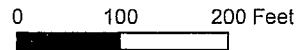
County Zoning

	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

SSCRPC Springfield Sangamon County Regional Planning Commission



**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: 2008-43

Address: 2700 So. Spring

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

To the west are single family residences. To the South is vacant. To the north is vacant property. Further north is a vacant building, a restaurant supply company and a publishing company.

- (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 and south is I-1. To the west is R-2 and B-3. Further west is B-2.

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

It is unlikely the property will be developed with a single family residence.

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

Property to the north was rezoned to B-3 in 1987. Property further north was rezoned to B-3 in 1973. Property further west was rezoned to B-3 in 1977, 1984 and 1987.