

CASE # 2008-45  
RESOLUTION NUMBER 7-1

**GRANTING A REZONING**  
FOR CERTAIN PROPERTY LOCATED AT  
**101 NO. STEPHENS, 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:

**Lot Thirty-Five (35) Except the South Eighteen (18) Feet thereof and the South Twenty (20) feet of Lot Thirty-Six (36) in Spaulding's Capital Park Addition.**

WHEREAS, the Petitioner, **Ronald L. Metzger.**, has petitioned the Sangamon County Board for a rezoning from **"R-2" Single & Two Family District to "O" Office District to allow an office;** 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.

RECEIVED

AUG 01 2008

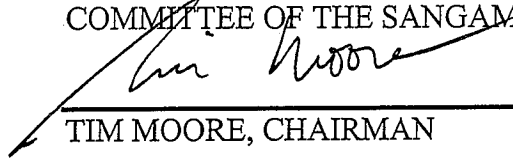
*Joe Aiello*  
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 12<sup>th</sup> day of August, 2008 that the request to rezone the above described property from "R-2" Single & Two Family District to "O" Office District to allow an office is hereby approved.

Signed and passed by the Sangamon County Board in session on this 12<sup>th</sup> 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

14-25  
356-012

14-25  
356-029

14-25  
357-012

14-25  
356-013

14-25  
356-030

14-25  
357-013

14-25  
356-014

14-25  
356-031

14-25  
357-014

14-25  
356-015

2008-45  
METZGER  
101 N. STEPHENS  
14-25-356-038

14-25  
356-032

14-25  
357-015

14-25  
356-016

14-25  
356-038

14-25  
357-016

14-25  
356-040

SUBJECT PROPERTY

14-25  
357-017

14-25  
356-036

14-25  
357-018

115-29 & 197 CLEAR LAKE AVE.

14-36  
102-002

14-36  
102-003

14-36  
102-019

14-36  
102-020

14-36  
102-021

14-36  
102-022

14-36  
102-023

14-36  
102-024

14-36  
102-025

14-36  
102-026

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: # 19      NAME:      Doris Turner

DOCKET NUMBER:      2008-45

ADDRESS:      101 No. Stephens, Springfield, IL. 62702

PETITIONER:      Ronald L. Metzger

PRESENT ZONING CLASSIFICATION: "R-2" Single & Two Family District

REQUESTED ZONING CLASSIFICATION: to "O" Office District

AREA:      4800 sq. ft.

COMMENTS:      None

OBJECTORS:      None

PLANNING COMMISSION RECOMMENDATION:      **Recommend approval. The request of OFF zoning is less intense than the zoning and uses to the east, west and south of the subject property.**

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: 2008-45  
Ronald L. Metzger )  
)  
) PROPERTY LOCATED AT:  
) 101 No. Stephens  
) 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 **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 **101 No. Stephens, Springfield, IL. 62702** and more particularly described as:

**Lot Thirty-Five (35) Except the South Eighteen (18) Feet thereof and the South Twenty (20) feet of Lot Thirty-Six (36) in Spaulding's Capital Park Addition.**

- 3. That the present zoning of said property is **“R-2” Single & Two Family District.**
- 4. That the present land use of said property is a **single family residence.**
- 5. That the proposed land use of said property is an **office.**
- 6. That the requested **rezoning** of said property is from **“R-2” Single & Two Family District to “O” Office District to allow an office.**
- 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 **Byron Deaner** 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 **Peggy Egizii.**

The vote of the Board was as follows:

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

**NO:**

**ABSENT: Judith Johnson**

\_\_\_\_\_  
RECORDING SECRETARY

**SSCRPC** Springfield Sangamon County Regional Planning Commission

**Staff Findings and Recommendation**  
 (inspected 7/2/08 by MB & AJ)

SANGAMON COUNTY ZONING CASE # 2008-45

ADDRESS 101 N. Stephens

Property Index # 14-25-356-038

PETITIONER Metzger, Ronald

REQUESTED ZONING OFF

PROPOSED LAND USE Office

EXISTING:

ZONING R-2

LAND USE Single family residence

ROAD FRONTAGE N. Stephens - 42'      CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR Residence

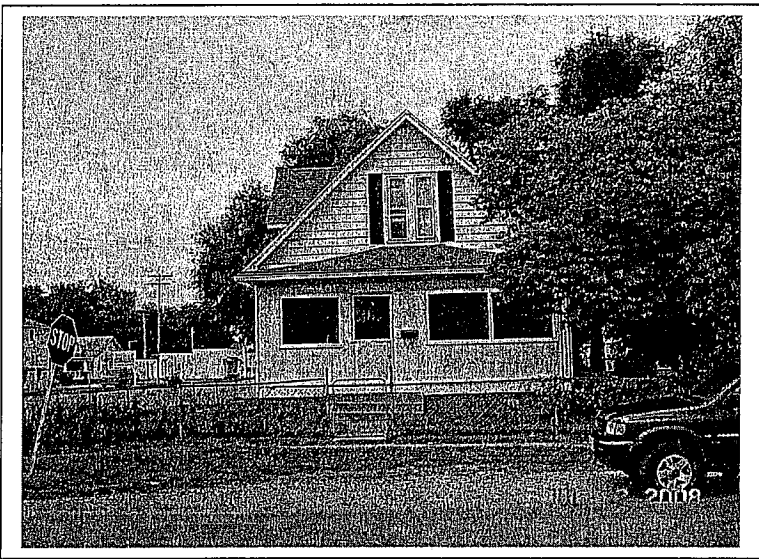
CONDITION OF STRUCTURE Fair

LOT AREA 4800 sq. ft.

FRONT YARD 22'

SIDE YARDS 12' / 13'

REAR YARD 59'



Would the proposed zoning be spot zoning? Yes

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval. The request of OFF zoning is less intense than the zoning and uses to the east, west and south of the subject property.**

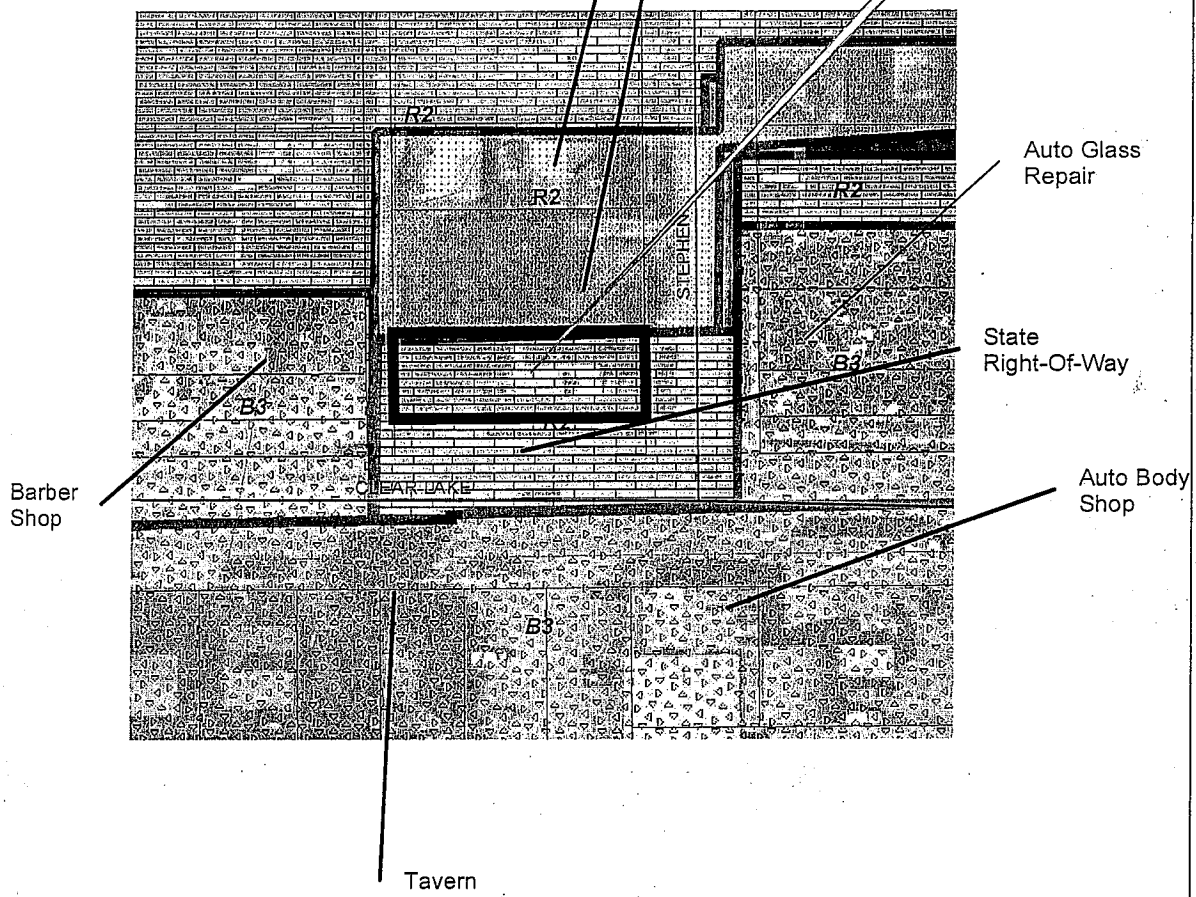
# County Zoning

Case# 2008-45

Single Family Residence

Vacant Lot

Requested:  
OFF



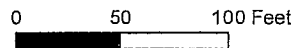
## County Zoning

	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 #: 2008-45

Address: 101 No. Stephens

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

**To the north is a vacant lot and a single family residence. To the east is an auto glass repair shop, to the south is an auto body shop and a tavern. To the west is a barber shop.**

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

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

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

**The subject property is among commercial uses and is not suitable to a single family residence.**

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

**In 2003, property to the south was approved for a Conditional Permitted Use to allow the sale of packaged liquor. Property to the west was rezoned to B-3 in 1989.**