

CASE # 2008-28
RESOLUTION NUMBER 2-1

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
3515 SOUTH MACARTHUR, 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** the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

Lot 22 Pierik Place Subdivision.

WHEREAS, the Petitioner, **Jarrell Harmony**, has petitioned the Sangamon County Board for a rezoning from **"R1" Single Family Residence to "B3" General Business District to allow parking for limousine company vehicles;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **May 15, 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
MAY 22 2008
Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 2nd day of June, 2008 that the request to rezone the above described property from "R1" Single Family Residence District to "B3" General Business District to allow parking for limousine company vehicles is hereby granted.

Signed and passed by the Sangamon County Board in session on this 2nd day of June, 2008.

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:

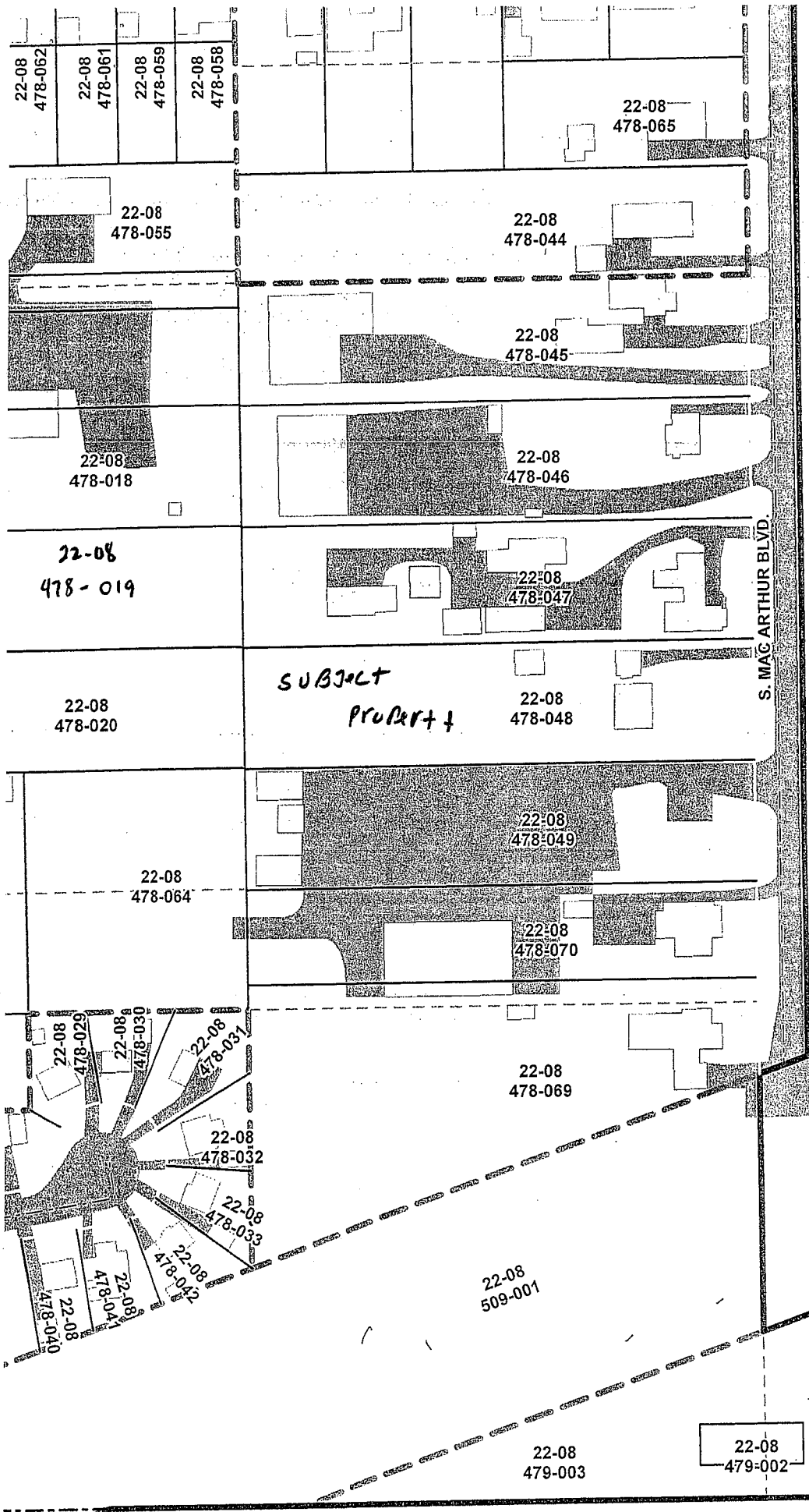
Joe Ault

SANGAMON COUNTY CLERK

A. V. Moore

COUNTY BOARD CHAIRMAN

2-3



22-09
300-002

2008-28
HARMONY
3515 S. MAC ARTHUR
22-08-478-048

22-09
300-007

SUBJECT
Property

S. MAC ARTHUR BLVD.

22-08
479-002

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 12 NAME: Linda Fulgenzi

DOCKET NUMBER: 2008-28

ADDRESS: 3515 South MacArthur, Springfield, Il 62704

PETITIONER: Jarrell Harmony

PRESENT ZONING CLASSIFICATION: "R1" Single Family Residence District

REQUESTED ZONING CLASSIFICATION: "B3" General Business District to allow
parking for limousine company vehicles.

AREA: .98 acre

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval due to the
commercial trend in the 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: **2008-28**
 Jarrell Harmony)
)
) PROPERTY LOCATED AT:
) **3515 South MacArthur**
) **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 **May 15, 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 **3515 South MacArthur, Springfield, Il 62704** and more particularly described as:

Lot 22 Pierik Place Subdivision

- 3. That the present zoning of said property is **“R1” Single Family Residence District.**
- 4. That the present land use of said property is **Single family residence.**
- 5. That the proposed land use of said property is **Parking for limousine company vehicles.**
- 6. That the requested **rezoning** of said property is from **“R1” Single Family Residence to “B3” 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 **granted.**

Charles Chimento *CC*
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 **granted** which was duly seconded by **Marvin Traylor.**

The vote of the Board was as follows:

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

NO:

ABSENT:

B. D. Amstutz
RECORDING SECRETARY

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SSCRPC Springfield
Sangamon County Regional
Planning Commission

Staff Findings and Recommendation
(inspected 4/30/08 by MB & AJ)

SANGAMON COUNTY ZONING CASE # 2008-28

ADDRESS 3515 South MacArthur

Property Index # 22-08-478-048

PETITIONER Harmony, Jarrell

REQUESTED ZONING B-3

PROPOSED LAND USE Parking for limousine company vehicles

EXISTING:

ZONING R-1

LAND USE Single family residence

ROAD FRONTAGE S. MacArthur - 100' CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR Residence

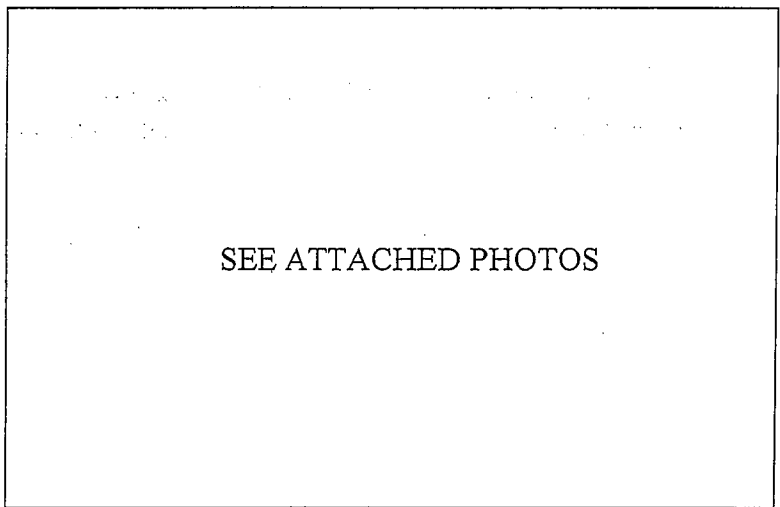
CONDITION OF STRUCTURE Good

LOT AREA .98 acre

FRONT YARD 80'

SIDE YARDS 33' / 27'

REAR YARD 310'



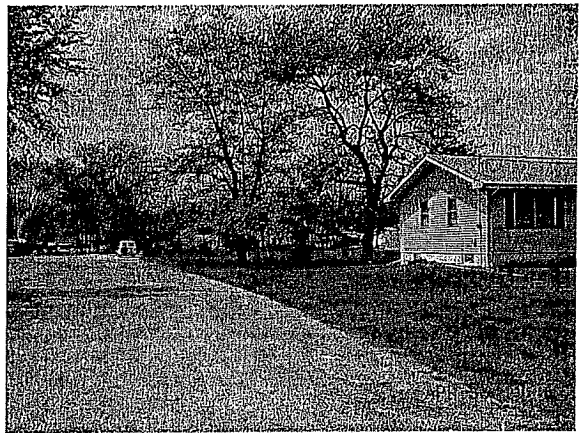
Would the proposed zoning be spot zoning? No

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval due to the commercial trend in the area.**

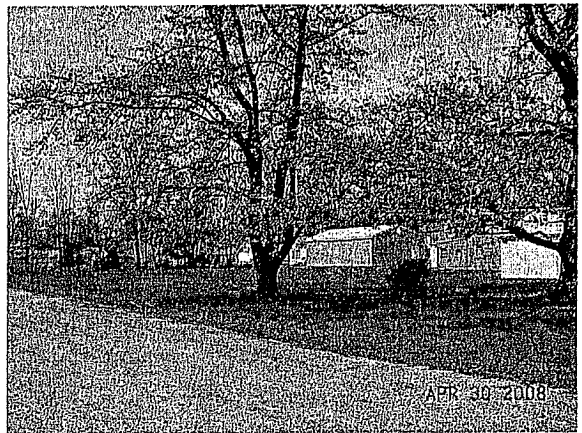
Case #: 2008-28
Address: 3515 South MacArthur



3515 S. MacArthur



3515 S. MacArthur



2008-28c

County Zoning

Case# 2008-28

Requested:
B-3

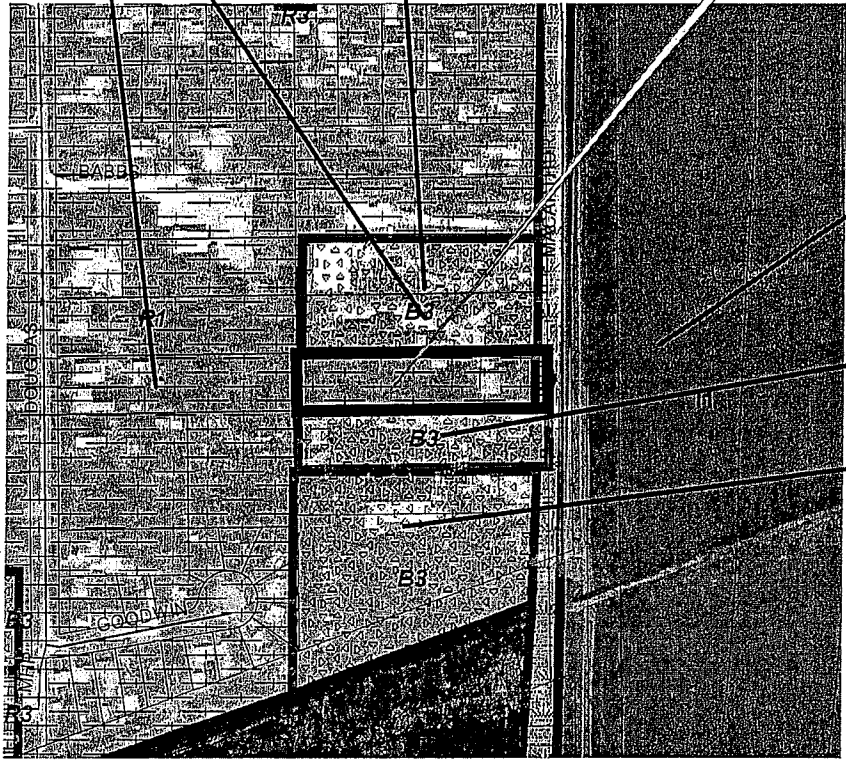
Single Family
Residence

Warehouse Facility/
Limousine Company

Vacant

Single Family
Residence with
Contractor's Yard

Single Family
Residence

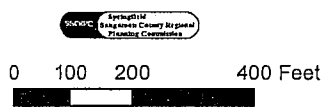


County Zoning

	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 #: 2008-28

Address: 3515 South MacArthur

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

The area is a mixture of residential and business uses.

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

To the east is I-1. To the south is B-3, to the west is R-1. To the north is B-3.

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

The property may no longer be suited to R-1 uses due to the number of businesses in the area and I-1 zoning to the east.

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

In 1993 a parcel three lots to the north was granted a use variance with stipulations for a paint contracting business. Property directly north of the subject property was rezoned to B-3 in 1994 and property directly north of that was rezoned to B-3 in 2001. Property directly south of the subject property was rezoned to B-3 in 2006.