

CASE # 2008-09  
RESOLUTION NUMBER 3-1

**GRANTING A REZONING**  
FOR CERTAIN PROPERTY LOCATED AT  
**4000 PEORIA ROAD, 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 South 60 feet of lot 24 of James F. Brook's Subdivision.**

WHEREAS, the Petitioner, **Illinois State Police Heritage Foundation**, has petitioned the Sangamon County Board for a **rezoning from "R-1" Single Family Residence District to "B-2" Retail Business District to allow for a non-profit organization; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **February 21, 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**

FEB 29 2008

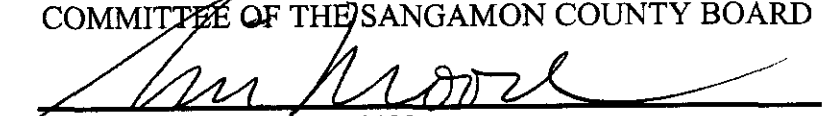
*Joe Diello*  
Sangamon County Clerk

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this 11<sup>th</sup> day of March 2008 that the request to rezone the above described property from "R-1" Single Family Residence District to "B-2" Retail Business District to allow for a non-profit organization museum is hereby granted.

Signed and passed by the Sangamon County Board in session on this 11<sup>th</sup> day of March, 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

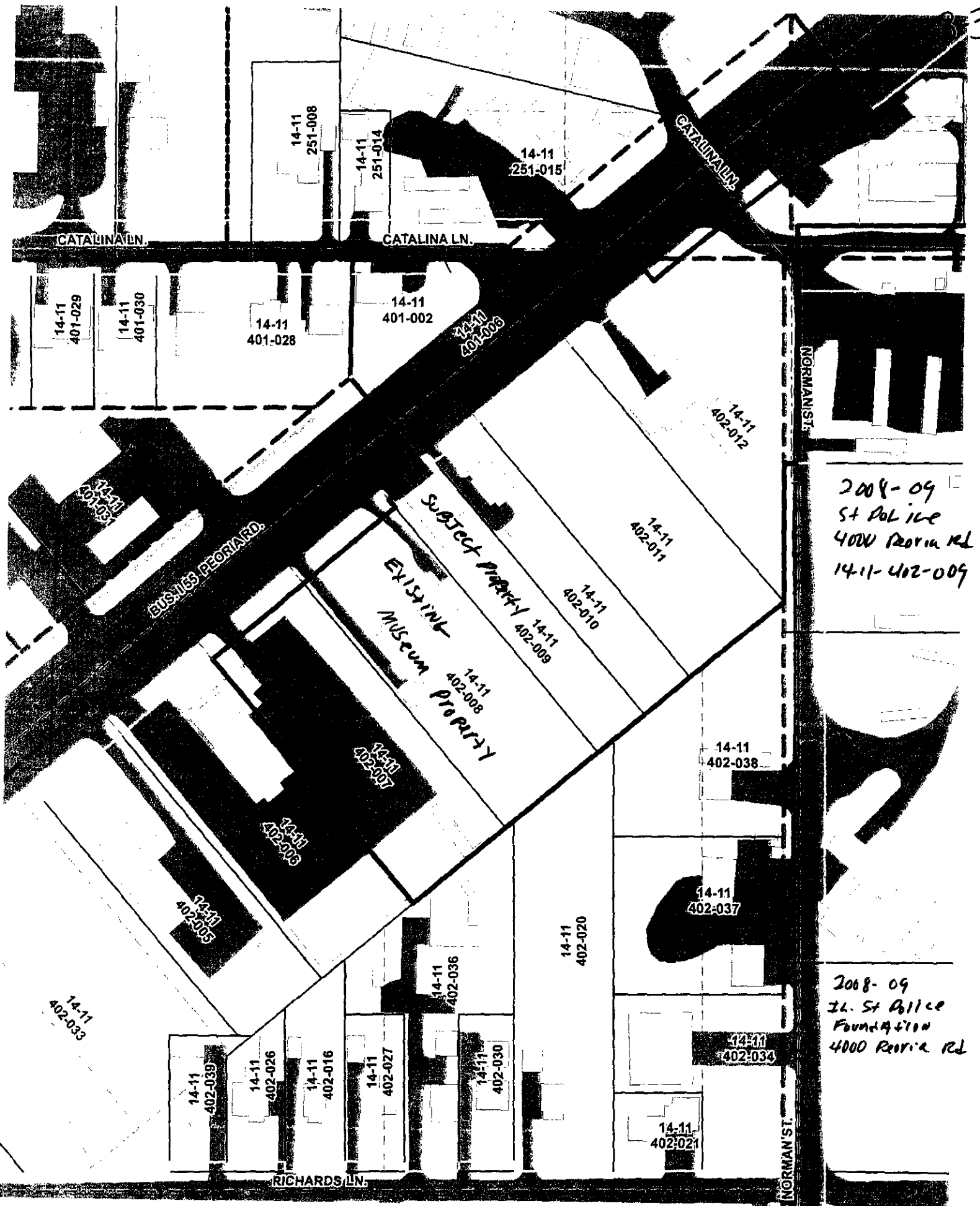
\_\_\_\_\_  
DON STEPHENS

\_\_\_\_\_  
LINDA DOUGLAS WILLIAMS

**ATTEST:**

  
SANGAMON COUNTY CLERK

  
COUNTY BOARD CHAIRMAN



2008-09  
 St Police  
 4000 Peoria Rd  
 14-11-402-009

2008-09  
 St Police  
 Foundation  
 4000 Peoria Rd

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: # 8 NAME: **Jim Good**

DOCKET NUMBER: **2008-09**

ADDRESS: **4000 Peoria Road, Springfield, IL. 62702**

PETITIONER: **Illinois State Police Heritage Foundation**

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

REQUESTED ZONING CLASSIFICATION: **"B-2" Retail Business District**

AREA: **19,920 sq. ft.**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval of B-2 zoning. There is a 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: <b>2008-09</b>
<b>Illinois State Police Heritage Foundation</b>	)	
	)	PROPERTY LOCATED AT:
	)	<b>4000 Peoria Road</b>
	)	<b>Springfield, IL. 62702</b>
	)	

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 **February 21, 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 **4000 Peoria Road, Springfield, IL. 62702** and more particularly described as:

**The South 60 feet of lot 24 of James F. Brook's Subdivision.**

- 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 **1 Single Family Residence.**
- 5. That the proposed land use of said property is **Non-for-profit organization museum.**
- 6. That the requested **rezoning** of said property is **from "R-1" Single Family Residence District to "B-2" Retail Business District to allow for a non-profit organization museum.**
- 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 **Don Wulf**.

The vote of the Board was as follows:

YES: **Byron Deaner, Peggy Egizii, Judith Johnson, Marvin Traylor, Don Wulf**

NO:

ABSENT: **Charles Chimento**

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

**SSCRPC** **Springfield Sangamon County Regional Planning Commission**

**Staff Findings and Recommendation**  
 (inspected 2/5/08 by LW & AJ)

SANGAMON COUNTY ZONING CASE # 2008-09  
 ADDRESS 4000 Peoria Road  
 Property Index # 14-11-402-009

PETITIONER Illinois State Police Heritage Foundation

REQUESTED ZONING B-2

PROPOSED LAND USE Expansion of State Police museum located to the southwest

EXISTING:

ZONING R-1

LAND USE Single family residence

ROAD FRONTAGE Peoria Rd. 60'      CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR Residence

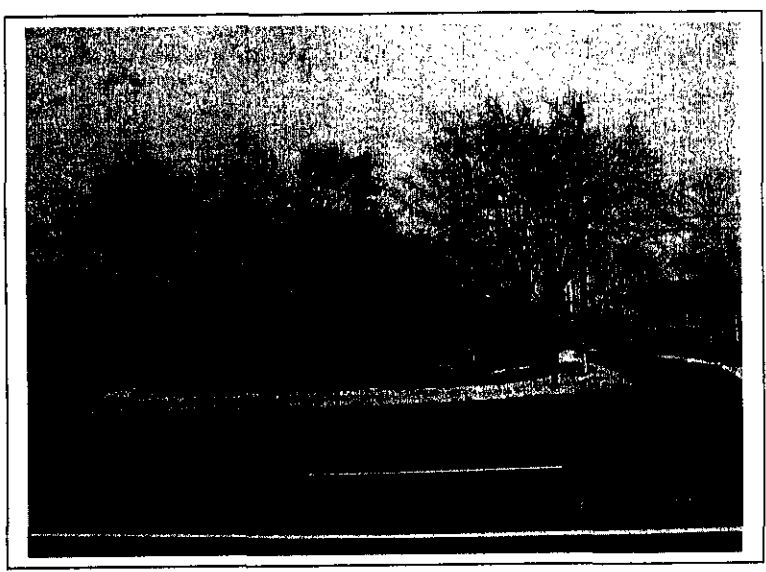
CONDITION OF STRUCTURE Good

LOT AREA 19,920 sq. ft.

FRONT YARD 10'

SIDE YARDS 10' / 8'

REAR YARD 252'



Would the proposed zoning be spot zoning? No

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval of B-2 zoning. There is a commercial trend in the area.**

# County Zoning

## Case# 2008-09

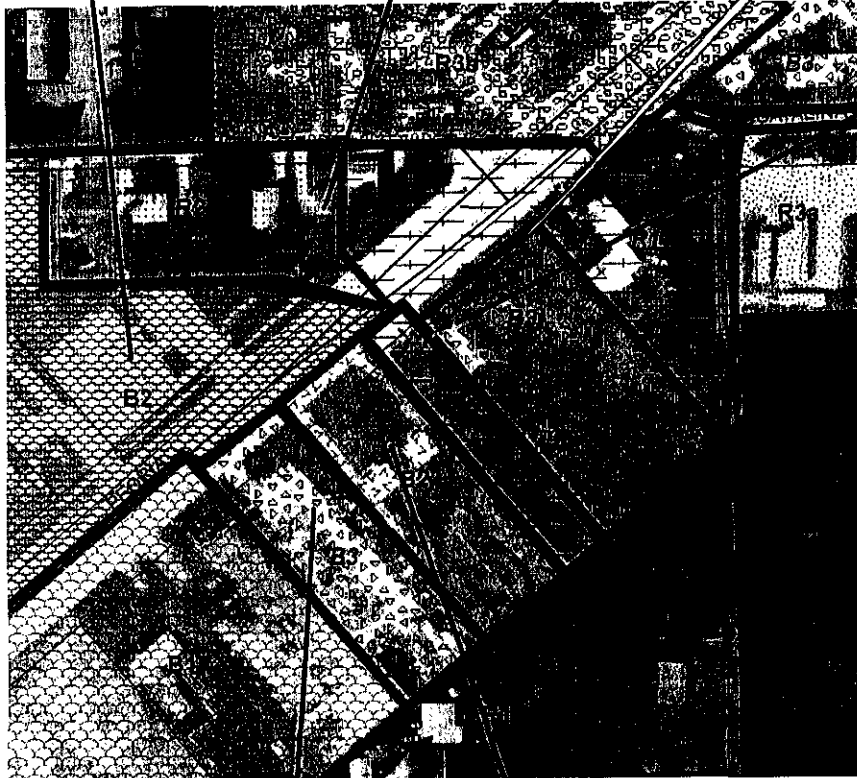
Gas Station/  
Convenience Store

Single Family  
Residence

Mobile  
Homes

Requested:  
B-2

Single Family  
Residence



Contractor's  
Yard

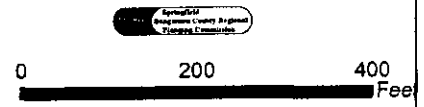
Museum

### 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 #: 2008-09

Address: 4000 Peoria Road

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

**To the north is a single family residence and mobile homes. To the east is a single family residence (although on property zoned B-3). To the south is a museum and a contractor's yard. To the west is a gas station/convenience store.**

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

**To the north is R-1 and City R-2. To the east is B-3. To the south is city: R-1 and City I-1. To the west is B-2. Further west is B-3 and city B-1 and B-2.**

- (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 although with the surrounding commercial zoning and uses R-1 zoning is probably no longer appropriate.**

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

**The trend of development has been commercial. Property directly west was rezoned to B-2 in 2004. Property directly east was rezoned to B-3 in 2002.**