

CASE # 2008-23
RESOLUTION NUMBER 3-1

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
3515 S. DOUGLAS, 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 64 except the East 176 feet and excepting therefrom the South 73.75 feet of the East 108 feet of lot 65 Pierik Place

WHEREAS, the Petitioners, **Thomas & Joann Lewis**, have petitioned the Sangamon County Board for a **rezoning from "R-1" Single Family Residence with a use variance to "B-3" General business district to allow continued business use of the property**; and

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

MAY 02 2008

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 13th day of May, 2008 that the request to rezone the above described property from "R-1" Single Family Residence with a use variance to "B-3" General business district to allow continued business use of the property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 13th day of May, 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

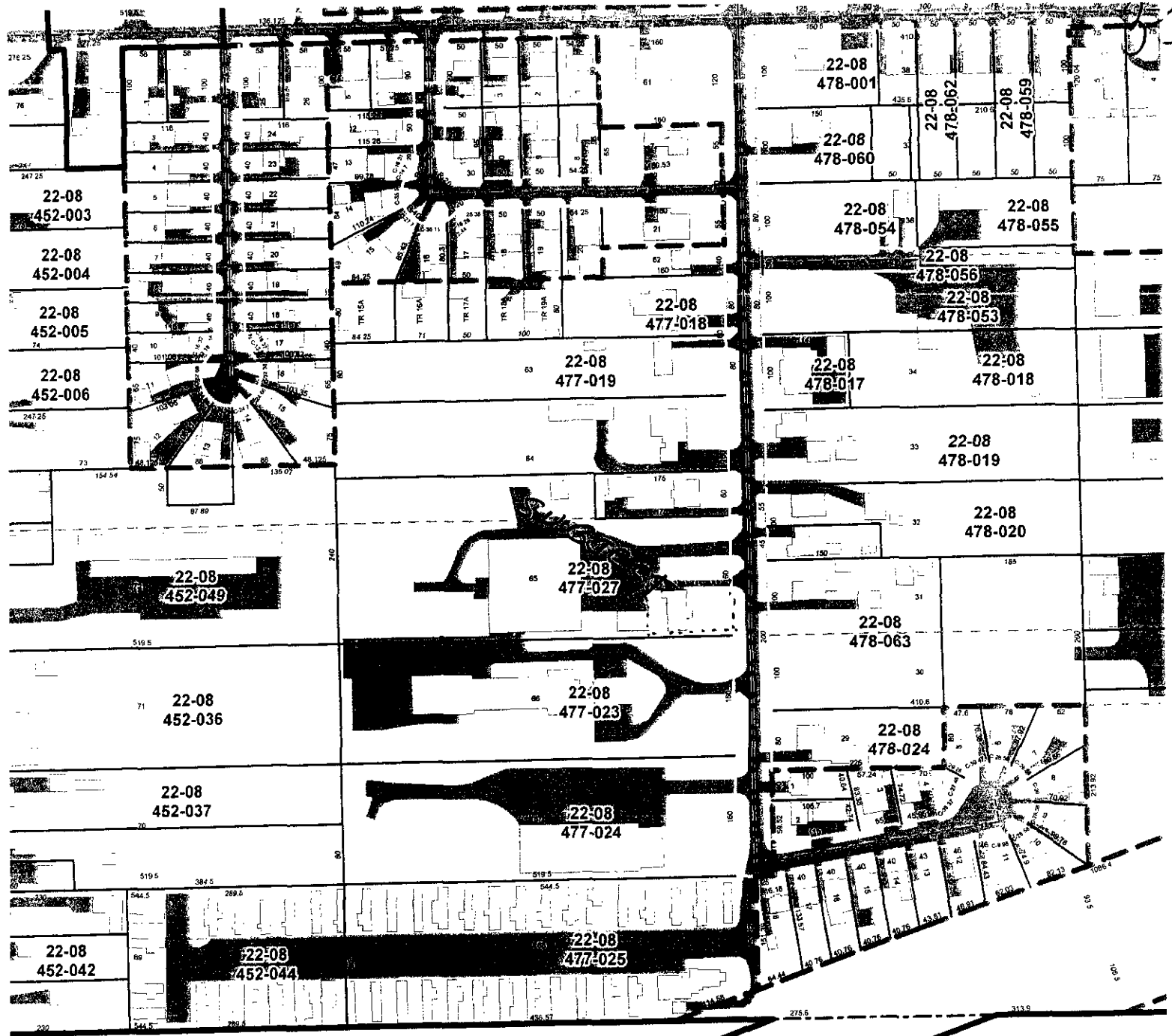
ATTEST:

Joe Riello

SANGAMON COUNTY CLERK

A. V. Davis

COUNTY BOARD CHAIRMAN



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478-024

208-23
LEWIS
3515 S. DOUGLAS,
22-08-477-027

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #12 NAME: **Linda Fulgenzi**

DOCKET NUMBER: **2008-23**

ADDRESS: **3515 S. Douglas, Springfield, IL 62707**

PETITIONER: **Thomas & Joann Lewis**

PRESENT ZONING CLASSIFICATION: **"R-1" Single Family Residence with a use variance.**

REQUESTED ZONING CLASSIFICATION: **"B-3" General business district to allow continued business use of the property**

AREA: **2.38 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval due to all the commercial uses previously allowed in the area and on this property through use variances.**

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: 2008-23
Thomas & Joann Lewis)
)
) PROPERTY LOCATED AT:
) 3515 S. Douglas
) Springfield, IL 62707
)

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 **April 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 **3515 S. Douglas, Springfield, IL 62707** and more particularly described as:

The South 60 feet of lot 64 except the East 176 feet and excepting therefrom the South 73.75 feet of the East 108 feet of lot 65 Pierik Place

- 3. That the present zoning of said property is **“R-1” Single Family Residence with a use variance.**
- 4. That the present land use of said property is **a single family residence, warehouse and office for party rental business.**
- 5. That the proposed land use of said property is **a single family residence with a warehouse for business use.**
- 6. That the requested **rezoning** of said property is **from “R-1” Single Family Residence with a use variance to “B-3” General business district to allow continued business use of the property.**
- 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**.

Charles Chimento
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 **Byron Deaner**.

The vote of the Board was as follows:

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

NO:

ABSENT: **Don Wulf**

Bob Armstrong
RECORDING SECRETARY

SSCRPC Springfield Sangamon County Regional Planning Commission

Staff Findings and Recommendation
 (inspected 4-2-08 by MB & AJ)

SANGAMON COUNTY ZONING CASE # 2008-23
 ADDRESS 3515 S. Douglas
 Property Index # 22-08-477-027

PETITIONER Lewis, Thomas & Joann

REQUESTED ZONING B-3

PROPOSED LAND USE Single family residence with a warehouse for business use.

EXISTING:

ZONING R1 with use variance

LAND USE Single family residence with a warehouse and office for party rental business.

ROAD FRONTAGE South Douglas - 160' CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR Residence

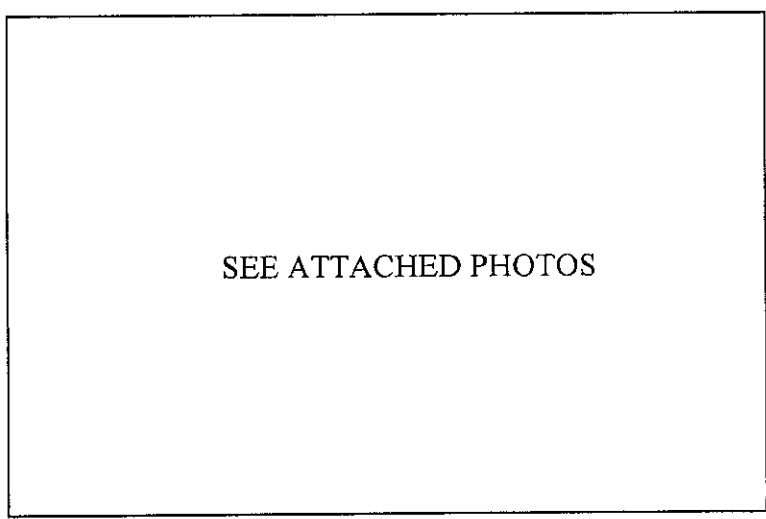
CONDITION OF STRUCTURE Fair

LOT AREA 2.38 acres

FRONT YARD 52'

SIDE YARDS 72'/25'

REAR YARD 330'

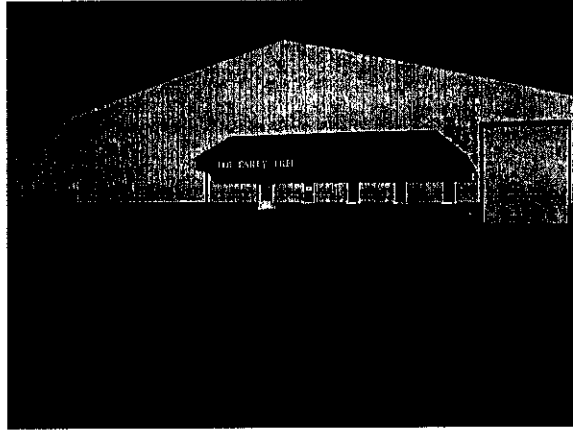


Would the proposed zoning be spot zoning? Yes

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval due to all the commercial uses previously allowed in the area and on this property through use variances.**

Case #: 2008-23

Address: 3513 S. Douglas Avenue



3515 S. Douglas Warehouse



3515 S. Douglas

County Zoning

Case# 2008-23

Requested:
B-3

Apartment
Complex

Single Family
Residence



Single Family
Residence

Mobile
Home

Single Family
Residence

Construction
Company

Mobile Home
Park

Construction Company/
Plumbing Business

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 #: **2008-23**

Address: **3515 S. Douglas**

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

To the north is a single family residence. To the east are single family residences and a mobile home. To the south is a construction company. To the west is an apartment complex. Further south is a construction company and plumbing business and a mobile home park.

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

The property is surrounded on all sides by R-1 zoning. Further south is B-3 and R-3. Further east is B-3.

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

The use variance to allow a warehouse facility on this property was granted in 1991 and is so developed.

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

The subject property was granted a use variance for a warehouse facility in 1991. Property directly south was approved for a use variance to allow for a construction office for homebuilding in 1996. Property to the south was rezoned to B-3 in 1994.