

CASE # 2008-24
RESOLUTION NUMBER 4-1

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
2485 SAND HILL 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:

See Exhibit A

WHEREAS, the Petitioner, **Donnie Beechler**, has petitioned the Sangamon County Board for a **rezoning from "A" Agricultural District to "I-1" Restricted Industrial District to allow for trailer repair and reconstruction**; 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 amendment**; 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 "A" Agricultural District to "I-1" Restricted Industrial District to allow for trailer repair and reconstruction is hereby approved with the condition that a buffer is constructed along the east side of the property separating it from the residential area.

Signed and passed by the Sangamon County Board in session on this

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 Qualls

SANGAMON COUNTY CLERK

A. V. [Signature]

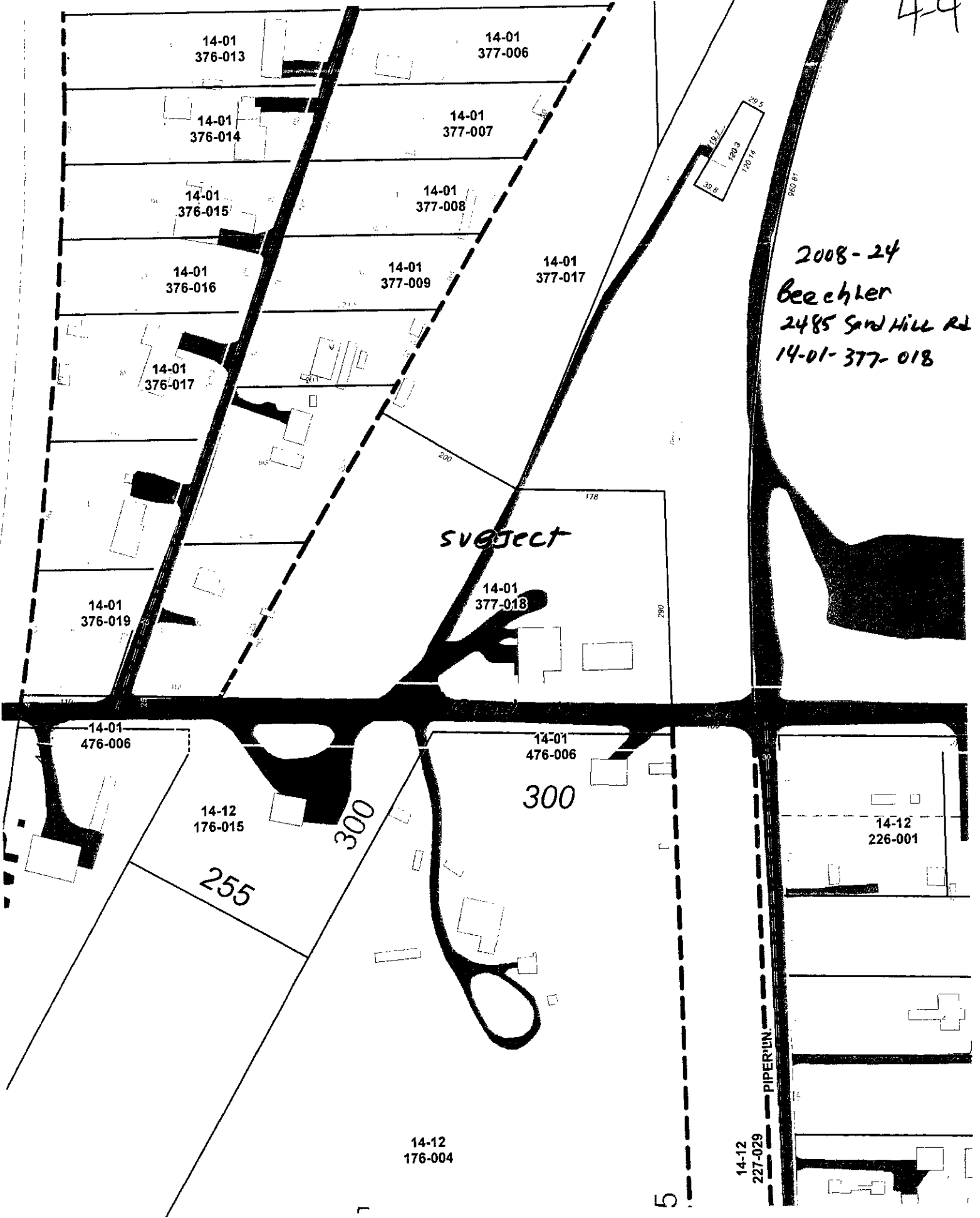
COUNTY BOARD CHAIRMAN

EXHIBIT A

That part of the following described tract lying in the Southeast Quarter of the Southwest Quarter of Section 1, Township 16 North, Range 5 West of the Third Principal Meridian.

A parcel of land forming a portion of the Illinois Central Gulf Railroad Company's non-operating Alson District (former P&N) right of way and property situated in the Southeast Quarter of the Southwest Quarter of Section 1 and in the Northeast Quarter of the Northwest Quarter of Section 12, Township 16 North Range 5 West of the Third Principal Meridian, Sangamon County, Illinois said parcel of land being more particularly described as follows: Begin at the Southeast corner of said Southeast Quarter of the Southwest Quarter of Section 1, and run West along the South line of said Quarter of the Southwest Quarter 300 feet to the Grantor's property corner; thence South 25 degrees 15 minutes West along Grantor's Southeast property line, 300 feet to a point; thence Northwesterly at a right angle to the last described course, 255 feet to a point in Grantor's Northwest property line; thence Northeasterly along said Northwest property line, being along the Northwest line of the former St. Louis, Peoria and Northern Railway Company's original 150 foot wide right of way, 600 feet to a point; thence Southeasterly in a straight line, 200 feet, more or less, to a point 290 feet North and 178 feet West from the aforesaid Southeast corner of the Southeast Quarter of the Southwest Quarter of Section 1; thence East, 178 feet to a point in the East line of the last said Quarter Quarter 290 feet North from the aforesaid Southeast corner thereof; thence South along the last said East line, 290 feet to return to the point of beginning.

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RECAP
(For County Board Use)

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

DOCKET NUMBER: 2008-24

ADDRESS: 2485 Sand Hill Road, Springfield, IL 62684

PETITIONER: Donnie Beechler

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: "I-1" Restricted Industrial District to allow for trailer repair and reconstruction

AREA: 2.96 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION:

Recommend approval. Property directly south was rezoned to I-1 in 2007, setting precedence for property in this area. However, due to the current use of the subject property and it's current condition, construction of a buffer along the east side of the property separating it from the residential district is strongly recommended.

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Approval with the condition that a buffer is constructed along the east side of the property separating it from the residential area.


RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS
SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:) DOCKET NO: **2008-24**
Donnie Beechler)
)
) PROPERTY LOCATED AT:
) **2485 Sand Hill Road**
) **Springfield, IL 62684**
)

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 **2485 Sand Hill Road, Springfield, IL 62684** and more particularly described as:

See Exhibit A

- 3. That the present zoning of said property is **"A" Agricultural District.**
- 4. That the present land use of said property is **an office building and mobile home rahab storage.**
- 5. That the proposed land use of said property is **Trailer repair and reconstruction.**
- 6. That the requested **rezoning** of said property is **from "A" Agricultural District to "I-1" Restricted Industrial District to allow for trailer repair and reconstruction.**
- 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 with the condition that a buffer is constructed along the east side of the property separating it from the residential area.**


 CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Judith Johnson** 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 with the condition that a buffer is constructed along the east side of the property separating it from the residential area** 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: **Don Wulf**


 RECORDING SECRETARY

SSCRPC Springfield Sangamon County Regional Planning Commission

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

SANGAMON COUNTY ZONING CASE # 2008-24
 ADDRESS 2485 Sand Hill Road
 Property Index # 14-01-377-018

PETITIONER Beechler, Donnie

REQUESTED ZONING I-1

PROPOSED LAND USE Trailer repair and reconstruction

EXISTING:

ZONING A

LAND USE Office and mobile home rehab storage.

ROAD FRONTAGE Sand Hill Road – 570' CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR Office

CONDITION OF STRUCTURE Fair

LOT AREA 2.96 acres

FRONT YARD 50'

SIDE YARDS 140'/342'

REAR YARD 113'



Would the proposed zoning be spot zoning? Yes

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval. Property directly south was rezoned to I-1 in 2007, setting precedence for property in this area. However, due to the current use of the subject property and it's current condition, construction of a buffer along the east side of the property separating it from the residential district is strongly recommended.

County Zoning

Case# 2008-24

Single Family Residences

Requested:
I-1



Landfill

Mobile Home

Single Family Residence/Shop

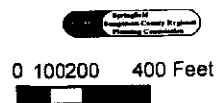
Vacant Single Family Residence

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 #: **2008-24**

Address: **2485 Sand Hill Road**

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

To the north and east is a landfill. To the south is a mobile home, a single family residence with a shop, a vacant single family residence and a grading, excavating and landscaping contractor. To the west are single family residences.

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

To the north and is agricultural zoning. To the south is agricultural and I-1 zoning. To the west is R-1. To the southwest is B-3. To the southeast is RM-4 and R-1.

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

There is an office building on the property and it is located in an urbanized area, so A zoning is not seen as suitable.

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

Property to the south was rezoned to I-1 in 2007. Property to the southwest was rezoned to B-3 in 1997. Property to the southeast was rezoned to RM-4 in 1986.