

CASE # 2008-62 (0-1)
RESOLUTION NUMBER _____

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
221 NO. DIRKSEN PARKWAY, 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 a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

Lot 61 Pine Crest Addition

WHEREAS, the Petitioner, **Parkway Motors/Mark Mayerle**, has petitioned the Sangamon County Board for a **variance to allow a sign 2' from the property line instead of the required 10'**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **October 16, 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 variance**; and

WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 12th day of November, 2008 that the request for a variance to allow a sign 2' from the property line instead of the required 10' on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 12th day of November, 2008.

Respectfully submitted,

PUBLIC HEALTH, SAFETY & ZONING
COMMITTEE OF THE SANGAMON COUNTY BOARD



TIM MOORE, CHAIRMAN

ABE FORSYTH, VICE CHAIRMAN

JENNIFER DILLMAN

DAVID MENDENHALL

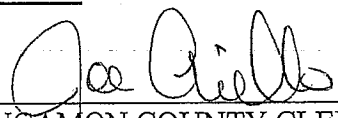
GEORGE PRECKWINKLE

SAM SNELL

DON STEPHENS

LINDA DOUGLAS WILLIAMS

ATTEST:



SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

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RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 9 NAME: Sarah Musgrave

DOCKET NUMBER: 2008-62

ADDRESS: 221 No. Dirksen Parkway, Springfield, IL. 62702

PETITIONER: Parkway Motors/Mark Mayerle

PRESENT ZONING CLASSIFICATION: "B2" Retail Business District

REQUESTED ZONING CLASSIFICATION: "B2" Retail Business District with a variance to allow a sign 2' from the property line instead of the required 10'.

AREA: 2,400 Sq. ft.

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The standards for variation are met to relocate the existing sign.**

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: 2008-62
 Parkway Motors/Mark Mayerle)
)
) PROPERTY LOCATED AT:
) 221 No. Dirksen Parkway,
) 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 a **variance** 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 **October 16, 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, contract to purchase, or is the County Board Member representing the property commonly known as **221 No. Dirksen Parkway, Springfield, IL. 62702** and more particularly described as:

Lot 61 Pine Crest Addition

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3. That the present zoning of said property is **"B2" Retail Business District.**
4. That the present land use of said property **Automotive Repair.**
5. That the proposed land use of said property is **Automotive Repair.**
6. That the requested **variance** of said property is **to allow a sign 2' from the property line instead of the required 10'.**
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 **variance** 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 **variance** be **approved.**

Charles Chimento

 CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Marvin Traylor** 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, Judith Johnson, Marvin Traylor, Don Wulf

NO:

ABSENT: Peggy Egizii

BD Armstrong

 RECORDING SECRETARY

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SSCRPC

Springfield
Sangamon County Regional
Planning Commission

Staff Findings and Recommendation

(inspected 9/26/08 by MB & AJ)

SANGAMON COUNTY ZONING CASE # 2008-62

ADDRESS 221 No. Dirksen Parkway

Property Index # 14-25-381-002

PETITIONER Parkway Motors/Mark Mayerle

REQUESTED ZONING A variance to allow a sign 2' from the property line instead of the required 10'.

PROPOSED LAND USE Automotive Repair

EXISTING:

ZONING B-2

LAND USE Automotive Repair

ROAD FRONTAGE N. Dirksen Parkway - 16' CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR Auto Service

CONDITION OF STRUCTURE Good

LOT AREA 2,400 sq. ft.

FRONT YARD Varied

SIDE YARDS Varied

REAR YARD Varied



Would the proposed zoning be spot zoning? N/A

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval. The standards for variation are met to relocate the existing sign.

County Zoning

Case# 2008-62

Requested:
Variance

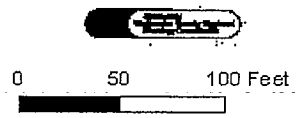


County Zoning

- RM-4
- R3
- R2
- R1a
- R1
- OFF
- I1
- I2
- B3
- B2
- B1
- A

City Zoning

- R5
- R1
- R2
- R3a
- R3b
- R4
- H1
- H2
- H3
- S1
- S2
- S3
- OFF
- PUD
- B1
- B2
- I1
- I2



**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: 2008-62

Address: 221 No. Dirksen Parkway

The Zoning Board of Appeals shall not recommend to the Sangamon County Board that the regulations of this ordinance be varied as authorized in F. (1) hereof, unless it shall make findings of fact based upon the evidence presented to it in each specified case:

- (i) that the property in question cannot be economically used or yield a reasonable return, if permitted to be used only for the conditions allowed by the regulations.

The request is made to move the existing sign to a new location, which sits further from the road than the existing sign location.

- (ii) that the plight of the owner is due to circumstances unique to the property and not generally applicable to other property in the area.

The current sign is located on a strip of land that the Illinois Department of Transportation is purchasing.

- (iii) that the variation, if granted, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality.

No negative impact is anticipated.