

**DENYING VARIANCES  
FOR CERTAIN PROPERTY LOCATED AT  
1514 WEST JEFFERSON STREET, 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 **deny the variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**Lot 29 and the East One-Half of a Vacated Alley Lying east of Lots 30 and 32 in Henry Selinger's Estate Subdivision.**

**PIN: 14-29.0-403-032**

WHEREAS, the Petitioner, **W C Media, Inc**, has petitioned the Sangamon County Board requesting **pursuant to Chapter 17.66, a variance of Section 17.62.030(H) to allow an off-premise sign (Billboard); a variance of Section 17.62.130(B) to allow three (3) freestanding signs instead of the two (2) allowed; a variance of Section 17.62.130(B) to allow 776 sq. ft. of total sign area instead of the maximum allowed 190 sq. ft.; a variance of Section 17.62.130(B) to allow an off-premise billboard sign with a height of forty-five (45) feet instead of the maximum allowed thirty-five (35) feet; and, a variance of Section 17.62.130(F) to allow an off-premise billboard sign to be three and one-half (3.5) feet from a street right-of-way instead of the required ten (10) feet; and,**

WHEREAS, a public hearing was held at the Sangamon County Building on **July 20, 2023** 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,

**FILED**

**JUL 27 2023**

  
Sangamon County Clerk

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 **deny the variances**; 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 **8<sup>th</sup> Day of August, 2023** that the following request(s) on the above described property are hereby denied:

- Pursuant to Chapter 17.66, a variance of Section 17.62.030(H) to allow an off-premise sign (Billboard);
- Pursuant to Chapter 17.66, a variance of Section 17.62.130(B) to allow three (3) freestanding signs instead of the two (2) allowed;
- Pursuant to Chapter 17.66, a variance of Section 17.62.130(B) to allow 776 sq. ft. of total sign area instead of the maximum allowed 190 sq. ft.;
- Pursuant to Chapter 17.66, a variance of Section 17.62.130(B) to allow an off-premise billboard sign with a height of forty-five (45) feet instead of the maximum allowed thirty-five (35) feet; and,
- Pursuant to Chapter 17.66, a variance of Section 17.62.130(F) to allow an off-premise billboard sign to be three and one-half (3.5) feet from a street right-of-way instead of the required ten (10) feet.

Signed and passed by the Sangamon County Board in session on this **8<sup>th</sup> day of August, 2023.**

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COUNTY BOARD CHAIRMAN

**ATTEST:**

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SANGAMON COUNTY CLERK

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**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: # 28                      NAME: Kevin McGuire

DOCKET NUMBER: 2023-016

ADDRESS: 1514 West Jefferson St., Springfield, IL 62702

PETITIONER: W C Media, Inc.

PRESENT ZONING CLASSIFICATION: B-3 General Business District.

REQUESTED ZONING CLASSIFICATION: Pursuant to Chapter 17.66, a variance of Section 17.62.030(H) to allow an off-premise sign (Billboard); a variance of Section 17.62.130(B) to allow three (3) freestanding signs instead of the two (2) allowed; a variance of Section 17.62.130(B) to allow 776 sq. ft. of total sign area instead of the maximum allowed 190 sq. ft.; a variance of Section 17.62.130(B) to allow an off-premise billboard sign with a height of forty-five (45) feet instead of the maximum allowed thirty-five (35) feet; and, a variance of Section 17.62.130(F) to allow an off-premise billboard sign to be three and one-half (3.5) feet from a street right-of-way instead of the required ten (10) feet.

AREA: 1.2 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend denial of the requested variances. The current sign regulations in the Zoning Ordinance adopted by the County Board in 2001, included the prohibition of billboards. This prohibition indicates the County Board believed no matter the location, billboards would have an adverse impact on the area. A new billboard constructed very close to the street will add even more visual clutter to Jefferson Street which is contrary to the purpose of prohibiting billboards in 2001. The purpose of a variance is to provide an adjustment to the allowed regulations in the Zoning Ordinance and is not meant to override a prohibited sign. The Standards for Variation are not met.

SANGAMON COUNTY ZONING BOARD OF APPEALS RECOMMENDATION:  
Approval of Staff Recommendation.

  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: )	DOCKET NO: <b>2023-016</b>
<b>W C Media, Inc.</b> )	)
)	PROPERTY LOCATED AT:
)	<b>1514 West Jefferson St.</b>
)	<b>Springfield, IL 62702</b>

RECOMMENDATION OF THE ZONING 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 **variances** 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 **July 20, 2023** 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: **1514 West Jefferson St., Springfield, IL 62702** and more particularly described as:

**Lot 29 and the East One-Half of a Vacated Alley Lying east of Lots 30 and 32 in Henry Selinger's Estate Subdivision.**  
**PIN:14-29.0-403-032**

3. That the present zoning of said property is **B-3 General Business District**.
4. That the present land use of said property is **Commercial building**.
5. That the proposed land use of said property is **Commercial building and off-premise sign (Billboard)**.
6. That the request(s) for the subject property **are pursuant to Chapter 17.66, a variance of Section 17.62.030(H) to allow an off-premise sign (Billboard); a variance of Section 17.62.130(B) to allow three (3) freestanding signs instead of the two (2) allowed; a variance of Section 17.62.130(B) to allow 776 sq. ft. of total sign area instead of the maximum allowed 190 sq. ft.; a variance of Section 17.62.130(B) to allow an off-premise billboard sign with a height of forty-five (45) feet instead of the maximum allowed thirty-five (35) feet; and, a variance of Section 17.62.130(F) to allow an off-premise billboard sign to be three and one-half (3.5) feet from a street right-of-way instead of the required ten (10) feet .**
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 not** support the proposition that the adoption of the proposed **variances** 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 following request(s) **are hereby denied**:

- Pursuant to Chapter 17.66, a variance of Section 17.62.030(H) to allow an off-premise sign (Billboard);
- Pursuant to Chapter 17.66, a variance of Section 17.62.130(B) to allow three (3) freestanding signs instead of the two (2) allowed;
- Pursuant to Chapter 17.66, a variance of Section 17.62.130(B) to allow 776 sq. ft. of total sign area instead of the maximum allowed 190 sq. ft.;
- Pursuant to Chapter 17.66, a variance of Section 17.62.130(B) to allow an off-premise billboard sign with a height of forty-five (45) feet instead of the maximum allowed thirty-five (35) feet; and,
- Pursuant to Chapter 17.66, a variance of Section 17.62.130(F) to allow an off-premise billboard sign to be three and one-half (3.5) feet from a street right-of-way instead of the required ten (10) feet.

  
 CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Anthony Mares**, which was duly seconded by **Charlie Chimento**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following request(s) are hereby denied:

- Pursuant to Chapter 17.66, a variance of Section 17.62.030(H) to allow an off-premise sign (Billboard);
- Pursuant to Chapter 17.66, a variance of Section 17.62.130(B) to allow three (3) freestanding signs instead of the two (2) allowed;
- Pursuant to Chapter 17.66, a variance of Section 17.62.130(B) to allow 776 sq. ft. of total sign area instead of the maximum allowed 190 sq. ft.;
- Pursuant to Chapter 17.66, a variance of Section 17.62.130(B) to allow an off-premise billboard sign with a height of forty-five (45) feet instead of the maximum allowed thirty-five (35) feet; and,
- Pursuant to Chapter 17.66, a variance of Section 17.62.130(F) to allow an off-premise billboard sign to be three and one-half (3.5) feet from a street right-of-way instead of the required ten (10) feet.

The vote of the Board was as follows:

YES: **Charlie Chimento, Anthony Mares, Richard Thompson, George Petrilli, Phil Sidles**

NO:

PRESENT:

ABSENT: **Don Wulf**



RECORDING SECRETARY

**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2023-016**

Address: **1514 West Jefferson Street, Springfield**

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 petition provides a dollar amount the property owner will receive for allowing a billboard to be placed on the subject property; however, this is insufficient to meet this standard as an increase in revenue is expected when any sign is added to a property. The subject property can continue to be used economically with the existing business and the two pre-existing freestanding signs.**

- (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 regulations in the Zoning Ordinance adopted by the County Board in 2001, included the prohibition of billboards. The purpose of a variance is to provide an adjustment to the allowed regulations in the Zoning Ordinance and is not meant to override a prohibited sign.**

- (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.

**In 2001, the County Board adopted the sign regulations prohibiting billboards in Sangamon County, which indicates the County Board believed no matter the location, billboards would have an adverse impact on the area. A new billboard constructed very close to the street will add even more visual clutter to Jefferson Street which is contrary to the purpose of prohibiting billboards in 2001.**