

CASE# 2011-10
RESOLUTION NUMBER 2-1

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
341 S. MEADOWBROOK 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 a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **John Ruby**, has petitioned the Sangamon County Board for **a variance of the existing use variance for a contractor's office and shop with no outside storage to allow the contractor's office, shop and yard with outside storage; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **April 21, 2011** 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.

FILED

APR 29 2011

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 10th day of May, 2011 that the request for a variance of the existing use variance for a contractor's office and shop with no outside storage to allow the contractor's office, shop and yard with outside storage on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 10th day of May, 2011.

Respectfully submitted,

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

Tim Moore /ck

TIM MOORE, CHAIRMAN

ABE FORSYTH, VICE CHAIRMAN

JOHN FULGENZI

DAVID MENDENHALL

SAM SNELL

DON STEPHENS

GREG STUMPF

LINDA DOUGLAS WILLIAMS

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

EXHIBIT A

THE EAST 566.6 FEET OF THE EAST 735.6 FEET OF THE SOUTH 149.4 FEET OF A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF SAID SECTION AT A POINT 70 ½ RODS SOUTH OF THE NORTHEAST CORNER THEREOF, THENCE SOUTH 46 RODS TO A TRACT OWNED BY EDWARD TAYLOR, BEING THE NORTHEAST CORNER OF LOT 1, BEING THE SOUTHEAST PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT IN BOOK 9 OF DEEDS, PAGE 186 THENCE WEST TO THE WEST LINE OF SAID TRACT, THENCE NORTH 46 RODS TO THE SOUTH LINE OF TRACT SOLD TO MINERVA LEE, THENCE EAST TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT 20 FEET IN WIDTH ALONG THE SOUTHSIDE THEREOF.

SITUATED IN SANGAMON COUNTY, ILLINOIS.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #27 NAME: Abe Forsyth

DOCKET NUMBER: 2011-010

ADDRESS: 341 S. Meadowbrook Road, Springfield, Il. 62707

PETITIONER: John Ruby

PRESENT ZONING CLASSIFICATION: "A" Agricultural District with a use variance for a contractor's office and shop with no outside storage.

REQUESTED ZONING CLASSIFICATION: "A" Agricultural District with a variance of the existing use variance for a contractor's office and shop with no outside storage to allow the contractor's office, shop and yard with outside storage.

AREA: 1.73 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: Recommend approval. In 1998, the owner was granted a use variance to allow an electrical contractor's office, shop and yard with no outside storage. The business and the need for outside storage have expanded since the original use variance was granted. The property contains a large commercial building near the rear of the property; however, it is not large enough to hold the requested inside storage of ten (10) vehicles, seven (7) trailers and electrical material. The property is fenced with some trees/landscaping that serves as a buffer. It does not appear that there will be a negative impact on the immediate 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: **2011-010**
John Ruby)
))
)) PROPERTY LOCATED AT:
)) **341 S. Meadowbrook Road**
)) **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 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 **April 21, 2011** 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: **341 S. Meadowbrook Road, Springfield, IL.** and more particularly described as:

See Exhibit A

- 3. That the present zoning of said property is "A" Agricultural District with a use variance for a contractor's office and shop with no outside storage.
- 4. That the present land use of said property is an electrical business with contractor's office, and shop with outside storage.
- 5. That the proposed land use of said property is an electrical business with contractor's office, shop and yard with outside storage.
- 6. That the requested variance of said property is to allow the contractor's office, shop and yard with outside storage.
- 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 / ex
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, Peggy Egizii, Judith Johnson, Marvin Traylor, Byron Deaner**

NO:

ABSENT:

Amyde Knowles
RECORDING SECRETARY