

CASE# 2013-056
RESOLUTION NUMBER 3-1

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
509, 513, 525, & 533 N. LINCOLN & 1213 W. REYNOLDS, 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:

Lots 22, 23, 24 and 25 of Starne's Subdivision of part of the East Half of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 16 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois.

WHEREAS, the Petitioners, **John & Perry Broughton**, have petitioned the Sangamon County Board for a **rezoning from "R-2" Single-Family and Two-Family Residence District and "B-3" General Business District to "I-1" Restricted Industrial District to allow for the property to be developed for contractors' office, shop, and yard; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **March 20, 2014** 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 **deny the rezoning to I-1, but grant a rezoning to B-3; and**

FILED

MAR 28 2014

Joe Aiello
Sangamon County Clerk

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

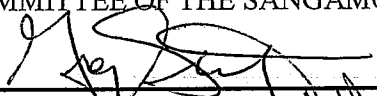
NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 7th day of April, 2014 that the request for a rezoning from **“R-2” Single-Family and Two-Family Residence District and “B-3” General Business District to “I-1” Restricted Industrial District to allow for the property to be developed for contractors’ office, shop, and yard on the above described property is hereby denied but, in the alternative, rezoning to “B-3” General Business District is hereby approved.**

Signed and passed by the Sangamon County Board in session on this 7th day of April,

2014.

Respectfully submitted,

PUBLIC HEALTH, SOLID WASTE & ZONING
COMMITTEE OF THE SANGAMON COUNTY BOARD



GREG STUMPF, CHAIRMAN



DAVID MENDENHALL, VICE CHAIRMAN

JOHN FULGENZI

CRAIG HALL



SAM SNELL

ABE FORSYTH

JASON RATTS

LINDA DOUGLAS WILLIAMS

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

RECAP

(For County Board Use)

COUNTY BOARD MEMBER: # 28 NAME: Catie Sheehan

DOCKET NUMBER: 2013-056

ADDRESS: 509, 513, 525, & 533 N. Lincoln & 1213 W. Reynolds, Springfield, IL 62704

PETITIONER: John & Perry Broughton

PRESENT ZONING CLASSIFICATION: "R-2" Single-Family and Two-Family Residence District and "B-3" General Business District

REQUESTED ZONING CLASSIFICATION: "I-1" Restricted Industrial District
Amended: Petitioner amends to accept "B-3" General Business District zoning in place of the "I-1" Restricted Industrial District zoning as staff recommended.

AREA: 2.7 acres

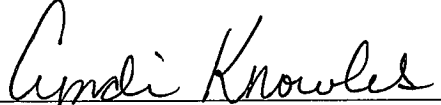
COMMENTS: Yes

OBJECTORS: Yes

PLANNING COMMISSION RECOMMENDATION: Recommend denial of the requested I-1 zoning as it is seen as too intense and could be a detriment to the residences adjacent to and west of the subject property. In the alternative, staff recommends B-3 zoning is appropriate for the entire subject property as this would act as a buffer between the industrial uses to the east and the residences to the west.

SANGAMON COUNTY 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: 2013-056
John & Perry Broughton)
))
)) PROPERTY LOCATED AT:
)) **509, 513, 525, & 533 N. Lincoln**
)) **1213 W. Reynolds,**
)) **Springfield, IL 62704**

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 **March 20, 2014** 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: **509, 513, 525, & 533 N. Lincoln & 1213 W. Reynolds, Springfield, IL 62704** and more particularly described as:

Lots 22, 23, 24 and 25 of Starne's Subdivision of part of the East Half of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 16 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois.

- 3. That the present zoning of said property is **“R-2” Single-Family and Two-Family Residence District and “B-3” General Business District.**
- 4. That the present land use of said property is **vacant.**
- 5. That the proposed land use of said property is **contractors’ office, shop and yard.**
- 6. That the requested **rezoning** of said property is from **“R-2” Single-Family and Two-Family Residence District and “B-3” General Business District to “I-1” Restricted Industrial District to allow for the property to be developed for contractors’ office, shop, and yard.**
- 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 **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 denied but, in the alternative, rezoning to “B-3” General Business District be approved.**

Charles Chimento/cx
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Byron Deaner**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the petition, **as amended**, be **approved**, which was duly seconded by **Don Wulf**.

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Don Wulf, John Lucchesi and Janet Dobrinsky**

NO:

PRESENT:

ABSENT:

Cyndi Knowles
RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: 2013-056

Address: 509, 513, 525, and 535 N. Lincoln Avenue and 1213 W. Reynolds,
Springfield

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

To the north is an irrigation company and single-family residences. To the east is a state maintenance garage. To the south is a garage door company. 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 is B-3 and R-2. To the east is County I-1. To the south is City I-1. To the west is R-2.

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

The property is currently vacant and can be developed under any zoning classification. While the property is bound on three sides by industrial & commercial zoning, there are residences immediately to the west of the subject property and industrial zoning could be a detriment.

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

Property to the north was rezoned to B-3 in 1997. Properties to the northwest were rezoned to RM-4 in 1983 and 2004.