

CASE# 2011-037  
RESOLUTION NUMBER 4-1

**GRANTING A REZONING**  
**FOR CERTAIN PROPERTY LOCATED AT**  
**3201 PALMER, 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:

**Lot 54 of Southlawn, a subdivision of the Northeast Quarter of the Northwest Quarter of Section 14, Township 15 North, Range 5 West of the Third Principal Meridian. Excepting the coal, oil, gas, other minerals and mining rights Heretofore of record. Subject to restrictive covenants, and any easements heretofore conveyed of record. Situated in Sangamon County, Illinois.**

WHEREAS, the Petitioner, **Terri Thompson**, has petitioned the Sangamon County Board for a **rezoning from "B-1" Neighborhood Business District to "R-1" Single Family Residence District to allow the property to be used as a single family residence; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **August 18, 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 rezoning; and**

**FILED**

AUG 31 2011

*Joe Aiello*  
Sangamon County Clerk

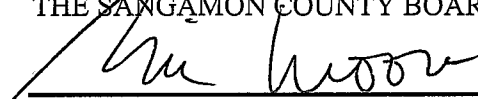
WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 13<sup>th</sup> day of September, 2011 that the request for a rezoning from "B-1" Neighborhood Business District to "R-1" Single Family Residence District to allow the property to be used as a single family residence on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 13<sup>th</sup> day of September, 2011.

Respectfully submitted,

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

  
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

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: #15                      NAME: Tim E. Krell

DOCKET NUMBER: 2011-037

ADDRESS: 3201 Palmer, Springfield, IL 62703

PETITIONER: Terri Thompson

PRESENT ZONING CLASSIFICATION: "B-1" Neighborhood Business District.

REQUESTED ZONING CLASSIFICATION: "R-1" Single Family Residence District to allow the property to be used as a single family residence.

AREA: 4,800 square feet

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION:      **Recommend approval of the requested R-1 zoning. The subject property was rezoned to B-1 in 2004 to allow for two commercial businesses. At that time, staff recommended the property was best suited for residential use, but ultimately the County Board granted the rezoning. The property is located on the south side of Stevenson Drive in an established residential neighborhood and commercial uses could have a detrimental effect on the neighborhood, both in the present and long term.**

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: 2011-037
Terri Thompson )	
)	PROPERTY LOCATED AT:
)	3201 Palmer
)	Springfield, IL 62703

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 **August 18, 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: **3201 Palmer, Springfield, IL** and more particularly described as:

**Lot 54 of Southlawn, a subdivision of the Northeast Quarter of the Northwest Quarter of Section 14, Township 15 North, Range 5 West of the Third Principal Meridian. Excepting the coal, oil, gas, other minerals and mining rights Heretofore of record. Subject to restrictive covenants, and any easements heretofore conveyed of record. Situated in Sangamon County, Illinois.**

- 3. That the present zoning of said property is **"B-1" Neighborhood Business District.**
- 4. That the present land use of said property is **a vacant single family residence.**
- 5. That the proposed land use of said property is **a single family residence.**
- 6. That the requested **rezoning** of said property is **"R-1" Single Family Residence District to allow the property to be used as a single family residence.**
- 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.**

Charles Chimento/cx  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Don Wulf**, 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 **Peggy Egizii**.

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Peggy Egizii, Judith Johnson, Don Wulf**

NO:

ABSENT: **Marvin Traylor**

Cyndi Knowles  
RECORDING SECRETARY