

CASE# 2016-026  
RESOLUTION NUMBER 4-1

**GRANTING A REZONING**  
FOR CERTAIN PROPERTY LOCATED AT  
**3605 CHATHAM 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 an amendment** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioner, **The Rock Yard LLC**, has petitioned the Sangamon County Board for a **rezoning from “B-3” General Business District to “R-1” Single Family Residence District for Proposed Parcel 1**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **August 18, 2016** 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

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

**FILED**

AUG 26 2016

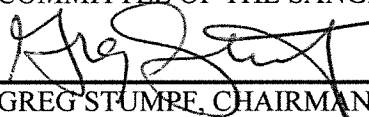
  
Sangamon County Clerk

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this 13<sup>th</sup> Day of September, 2016 that the request for rezoning from “B-3” General Business District to “R-1” Single Family Residence District for Proposed Parcel 1 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, 2016.

Respectfully submitted,

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



\_\_\_\_\_  
GREG STUMPE, CHAIRMAN

\_\_\_\_\_  
DAVID MENDENHALL, VICE CHAIRMAN

\_\_\_\_\_  
CRAIG HALL

\_\_\_\_\_  
SAM SNELL

\_\_\_\_\_  
ABE FORSYTH

\_\_\_\_\_  
JASON RATTS

\_\_\_\_\_  
LINDA DOUGLAS WILLIAMS

\_\_\_\_\_  
ANNETTE FULGENZI

\_\_\_\_\_  
LINDA FULGENZI

\_\_\_\_\_  
LISA HILLS

\_\_\_\_\_  
MIKE SULLIVAN

**ATTEST:**

\_\_\_\_\_  
SANGAMON COUNTY CLERK

\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

**EXHIBIT A**

Part of the Northeast Quarter of Section 18, Township 15 North, Range 5 West of the Third Principal Meridian, described as follows:

Beginning at a point in the East line of said Quarter Section and 568.58 feet North of a lead plug in a concrete pavement at the Southeast corner thereof, and running thence West parallel with the South line of said Quarter Section, 1,099.55 feet to the Southeasterly line of the right of way of the Chicago and Alton Railroad Company; thence Northeasterly with said Southeasterly line of the right of way of said Railroad Company to a point in the East line of said Quarter Section; thence South along the East line of said Quarter Section, 396.17 feet to the point of beginning, containing 5 acres, more or less situated in Sangamon County, Illinois.

**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: #13                      NAME: **Sam Montalbano**

DOCKET NUMBER: **2016-026**

ADDRESS: **3605 Chatham Road, Springfield, IL 62704**

PETITIONER: **The Rock Yard LLC**

PRESENT ZONING CLASSIFICATION: **“B-3” General Business District with variance.**

REQUESTED ZONING CLASSIFICATION: **Proposed Parcel 1: “R-1” Single Family Residence District**

AREA: **5 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The purpose of the request is to allow the owner to separate the residence from the existing stone contracting business. In conjunction with the split, the owner is voluntarily requesting to rezone the property from B-3 to R-1. While the City Plan calls for the area to remain heavy commercial, staff believes the requested R-1 zoning is an acceptable alternative given the longstanding use of the building as a residence.**

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: <b>2016-026</b>
<b>The Rock Yard LLC</b> )	)
)	PROPERTY LOCATED AT:
)	<b>3605 Chatham Road</b>
)	<b>Springfield, IL 62704</b>

RECOMMENDATION OF THE BOARD OF APPEALS

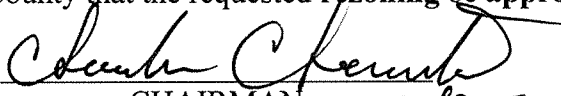
THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for an **amendment** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner (s); that legal publication has been made pursuant to law; and that a public hearing was held on **August 18, 2016** 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: **3605 Chatham Road, Springfield, IL 62704** and more particularly described as:

**See Exhibit A**

- 3. That the present zoning of said property is **“B-3” General Business District with variance.**
- 4. That the present land use of said property is **a residence and stone contracting business.**
- 5. That the proposed land use of said property is **for Proposed Parcel 1: Residence; and, for Proposed Parcel 2: Stone Contractor.**
- 6. That the requested **rezoning** of said property is **for Proposed Parcel 1: “R-1” Single-Family Residence District.**
- 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**.

  
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 **Anthony Mares**.

The vote of the Board was as follows:

YES: **Charles Chimento, Anthony Mares, Don Wulf, Andrew Spiro, and Marilyn Herbert**

NO:

PRESENT:

ABSENT: **John Lucchesi and Janet Dobrinsky**

  
RECORDING SECRETARY

**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: **2016-026**

Address: **3605 Chatham Road, Springfield**

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

**North and West: Stone contractor. South: Aquatic and athletic center.  
East: Cropland.**

- (ii) The zoning classification of property within the general area of the property in question.

**North and West: B-3. South: City S-2. East: Ag.**

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

**A residence is not an allowable use in the B-3 district.**

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

**In 1986, the subject property was rezoned to B-3. In 2008, a variance was granted on the subject property for an off-premise sign for the aquatic/athletic club to the south.**