

CASE# 2011-038 5-1
RESOLUTION NUMBER

GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
4232 PEORIA 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 variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Betty Graham**, has petitioned the Sangamon County Board for a **variance to allow two (2) principal uses on one (1) parcel (an apartment and a dog training and grooming business) and a variance to allow a residence in the B-3 district; 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 variances; and**

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

FILED

AUG 31 2011

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 13th day of September, 2011 that the request for a variance to allow two (2) principal uses on one (1) parcel (an apartment and a dog training and grooming business) and a variance to allow a residence in the B-3 district on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 13th 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

Exhibit A

Parcel I:

Part of the Northeast Quarter of Section 11, Township 16 North, Range 5 West of the Third Principal Meridian, described as follows: Beginning at a point 1,832.2 feet South and 338 feet West of the Northeast corner of said Section 11, thence West parallel to the North line of said Section 121.7 feet to a point on the Easterly right of way line of U.S. Route 66, which said point is 1,832.2 feet South and 459.7 feet West of the Northeast corner of said Section 11, thence Southwesterly along said Easterly right of way line of U.S. Route 66 to a point which is 2,022.2 feet South and 551.6 feet West of the Northeast corner of said Section 11, thence East parallel to the North line of said Section 11, 213.6 feet thence North parallel to and 338 feet West of the East line of said Section 11, 190 feet to the place of beginning.

Except all coal, minerals and mining rights heretofore conveyed or reserved of record.

Situated in Sangamon County, Illinois.

Parcel II:

Part of the East Half of the Northeast Quarter of Section 11, Township 16 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, described as follows: From the Northeast corner of said Section 11 South on the Section line 1,832.20 feet; thence West parallel to the North right of way line of Ardmore Avenue 317.00 feet to the point of beginning; thence South parallel to the East line of said section 11, 200.00 feet; thence parallel to the North right of way line of Ardmore Avenue, 33.00 feet; thence North parallel to the East line of said Section 11, 10.00 feet thence East parallel to the North right of way line of Ardmore Avenue, 12.00 feet; thence North parallel to the East line of said Section 11, 190.00 feet; thence East parallel to the North right of way line of Ardmore Avenue 21.00 feet to the point of beginning.

Except all coal, minerals and mining rights heretofore conveyed or reserved of record.

Situated in Sangamon County, Illinois.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #8 NAME: Jim Good

DOCKET NUMBER: 2011-038

ADDRESS: 4232 Peoria Road, Springfield, IL 62702

PETITIONER: Betty Graham

PRESENT ZONING CLASSIFICATION: "B-3" General Business District.

REQUESTED ZONING CLASSIFICATION: "B-3" General Business District with a variance to allow two (2) principal uses on one (1) parcel (an apartment and a dog training and grooming business) and a variance to allow a residence in the B-3 district.

AREA: .8 acres

COMMENTS: None

OBJECTORS: Yes

PLANNING COMMISSION RECOMMENDATION: Recommend approval of the requested variances. The standards for variation have been met. Operation of a dog training, grooming and boarding facility in the current vacant building is permitted under the current B-3 zoning, however, allowing a one bedroom apartment within the building makes the requested variances necessary. It is the opinion of staff that the proposed one bedroom apartment should only be used for purposes to accommodate the business owner/staff while dogs are in training at the facility.

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

RECORDING SECRETARY

Approval Cyndi Knowles

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2011-038
Betty Graham)	
)	PROPERTY LOCATED AT:
)	4232 Peoria Road
)	Springfield, IL 62702

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 **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 **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: **4232 Peoria Road, Springfield, IL.** and more particularly described as:

See Exhibit A

- 3. That the present zoning of said property is "B-3" General Business District.
- 4. That the present land use of said property is a vacant commercial building.
- 5. That the proposed land use of said property is a one (1) bedroom apartment and a dog training and grooming business with boarding facility only for the dogs in training.
- 6. That the requested variances of said property are a variance to allow two (2) principal uses on one (1) parcel (an apartment and dog training and grooming business) and a variance to allow a residence in the B-3 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 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 requested variances be approved.

Charles Chimento/ck
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Judith Johnson**, 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, Byron Deaner, Peggy Egizii, Judith Johnson, Don Wulf**

NO:

ABSENT: **Marvin Traylor**

Cyndi Knowles
RECORDING SECRETARY