

CASE# 2016-002 5-1  
RESOLUTION NUMBER

**GRANTING A REZONING**  
FOR CERTAIN PROPERTY LOCATED AT  
**875 LAWDALE AVE, 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 5 – 18 Sharps Lawndale Subdivision**

WHEREAS, the Petitioner, **US Truss Company**, has petitioned the Sangamon County Board for a **rezoning from “I-1” Restricted Industrial District to “I-2” General Industrial District;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **January 21, 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**

JAN 29 2016

  
Sangamon County Clerk

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this 9<sup>th</sup> Day of February, 2016 that the request for a rezoning from "I-1" Restricted Industrial District to "I-2" General Industrial District on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 9<sup>th</sup> day of February, 2016.

Respectfully submitted,

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

  
\_\_\_\_\_  
GREG STUMPF, CHAIRMAN

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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

**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: #13                      NAME: Sam Montalbano

DOCKET NUMBER: 2016-002

ADDRESS: 875 Lawndale Ave, Springfield, IL 62711

PETITIONER: US Truss Company

PRESENT ZONING CLASSIFICATION: "I-1" Restricted Industrial District

REQUESTED ZONING CLASSIFICATION: "I-2" General Industrial District

AREA: 1.67 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The petitioner is rezoning the subject property so that it may be combined with adjacent lots and have the same zoning. Wooden truss manufacturing is an allowable use in either the I-1 or the I-2 districts to the extent the proposed use is engaged in the "production...of materials, goods or products provided operations conform..." with the applicable performance standards of Chapter 17.34. The subject property is developed with storage buildings and a manufacturing building, and is in an area that is predominantly industrial, consistent with a 40-plus year trend of rezoning properties to I-1 and I-2.**

SANGAMON COUNTY BOARD OF APPEALS  
RECOMMENDATION: **Approval as staff recommended.**

  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:	)	DOCKET NO: <b>2016-002</b>
<b>US Truss Company</b>	)	
	)	PROPERTY LOCATED AT:
	)	<b>875 Lawndale Ave</b>
	)	<b>Springfield, IL 62711</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 **January 21, 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: **875 Lawndale Ave, Springfield, IL 62711** and more particularly described as:

**Lots 5 – 18 Sharps Lawndale Subdivision**

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- 3. That the present zoning of said property is **“I-1” Restricted Industrial District.**
- 4. That the present land use of said property is **a manufactured building truss plant.**
- 5. That the proposed land use of said property is **a manufactured building truss plant.**
- 6. That the requested **rezoning** of said property is **from “I-1” Restricted Industrial District to “I-2” General Industrial 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.**

Charles Chimento/ck  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Andrew Spiro**, 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: **Anthony Mares, Don Wulf, Andrew Spiro, Merilyn Herbert, & Janet Dobrinsky**

NO:

PRESENT:

ABSENT: **Charles Chimento**

Cyndi Knowles  
RECORDING SECRETARY

SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT

Case #: 2016-002

Address: 875 Lawndale Avenue, Springfield

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

To the north is outdoor storage and vacant industrial. To the east is a landscape chemicals facility. To the south is industrial (warehouses). To the west is a mobile home.

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

To the north is I-2. To the east and the south are I-1. To the west is Agricultural.

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

The petition is rezoning the subject property so that it may be combined with adjacent lots and have the same zoning. The subject property is in an area that is predominantly industrial in character. It is developed with storage buildings and a manufacturing building. There is one residence immediately west of the subject property, which replaced two (2) buildings and was constructed sometime between 1969 and 2003. I-2 is the most intensive zoning classification. However, it appears wooden truss manufacturing is an allowable use in either the I-1 or the I-2 districts to the extent the proposed use is engaged in the "production...of materials, goods or products provided operations conform..." with the applicable performance standards of Chapter 17.34.

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

In 1973, property to the north was rezoned to I-2. In 1984, I-2 with a CPU to allow an auto repair and salvage business was granted slightly southeast of the subject property. In 2000, the blockface on most of Lawndale was rezoned to I-1.