

CASE# 2011-011
RESOLUTION NUMBER 6-1

GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
2401 STOCKYARD 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 a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Dan Mickle**, has petitioned the Sangamon County Board for **a variance to allow two (2) principal uses on the property; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **March 17, 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 variance; and**

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

FILED

MAR 24 2011

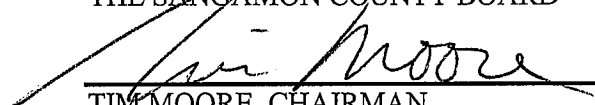
Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 5th day of April, 2011 that the request for a variance to allow two (2) principal uses on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 5th day of April, 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

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Exhibit A

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 16 NORTH RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A P-K NAIL AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER; THENCE NORTH, 755.60 FEET TO A DRILL HOLE AT THE TRUE POINT OF BEGINNING; THENCE WEST, 215.00 FEET TO AN IRON PIN; THENCE NORTH 62.36 FEET TO AN IRON PIN; THENCE EAST, 215.00 FEET TO P-K NAIL; THENCE SOUTH, 63.15 FEET ALONG THE EAST LINE OF SAID QUARTER-QUARTER TO THE TRUE POINT OF BEGINNING.

ALSO, A 15.0 FOOT EASEMENT ALONG THE NORTH 215.0 FEET OF THE ABOVE DESCRIBED PROPERTY. SITUATED IN SANGAMON COUNTY, ILLINOIS.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #8 NAME: Jim Good

DOCKET NUMBER: 2011-011

ADDRESS: 2401 Stockyard Road, Springfield, IL. 62702

PETITIONER: Dan Mickle

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

REQUESTED ZONING CLASSIFICATION: "I-2" General Industrial District with a
variance to allow two (2) principal uses on
the property.

AREA: .25 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval to allow a
car cleaning product supply
business that operates by delivery
only and an internet car sales
business with all but up to two (2)
vehicles being stored inside. The
two (2) proposed uses and the
related hours and method of
operation will not result in a
negative impact on the immediate
area.**

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: 2011-011
Dan Mickle)	
)	PROPERTY LOCATED AT:
)	2401 Stockyard 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 a **variance** 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 17, 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: **2401 Stockyard Road, Springfield, IL.** and more particularly described as:

See Exhibit A

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- 3. That the present zoning of said property is **"I-2" General Industrial District.**
- 4. That the present land use of said property is **a car-cleaning products supply business.**
- 5. That the proposed land use of said property is **a car-cleaning products supply business and internet car sales.**
- 6. That the requested **variance** of said property is **approved.**
- 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 **variance** 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 **variance** be **approved.**

Charles Chimento/ck
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 **Marvin Traylor**.

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Don Wulf, Judith Johnson, Marvin Traylor**

NO:

ABSENT: **Peggy Egizii**

Cyndi Knowles
RECORDING SECRETARY