

**GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
2940 N. 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 a rezoning** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioners, **Stepping Stones Child Development Center, LLC (Jim & Renee Williamson)**, have petitioned the Sangamon County Board requesting **pursuant to Chapters 17.68 and 17.22, a rezoning from “R-1” Single-Family Residence District to “B-1” Neighborhood Business District**; and,

WHEREAS, a public hearing was held at the Bank of Springfield Center on **October 15, 2020** 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 a rezoning**; and,

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 **10th Day of November, 2020** that the following request(s) on the above described property is hereby approved:

FILED

OCT 20 2020

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Don J. May
Sangamon County Clerk

6-2

- Pursuant to Chapters 17.68 and 17.22, a rezoning from “R-1” Single-Family Residence District to “B-1” Neighborhood Business District.

Signed and passed by the Sangamon County Board in session on this 10th day of November, 2020.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

EXHIBIT A

PART OF LOT 4 OF WILLIAM AND GERSHOM JAYNE'S PLAT OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE NORTH LINE OF SAID LOT 4, WITH THE CENTERLINE OF PEORIA ROAD, EAST ON THE NORTH LINE OF SAID LOT 302.80 FEET TO THE WEST RIGHT OF WAY LINE OF THE C. & I.M. RAILROAD, THENCE SOUTHERLY ON SAID RIGHT OF WAY LINE 30.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTHERLY ON AFORESAID RIGHT OF WAY LINE 338.42 FEET; THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT, 321.84 FEET TO THE EAST RIGHT OF WAY LINE OF PEORIA ROAD; THENCE NORTHEASTERLY ON AFORESAID RIGHT OF WAY LINE 21.86 FEET TO THE NORTHWEST CORNER OF A TRACT CONVEYED TO CENTRAL ILLINOIS LIGHT COMPANY BY DEED RECORDED IN VOLUME 601 OF DEED AT PAGE 310 AS DOCUMENT NO. 314230 IN THE OFFICE OF THE SANGAMON COUNTY RECORDER OF DEEDS; THENCE CONTINUING NORTHEASTERLY ON AFORESAID RIGHT OF WAY LINE 123.22 FEET; THENCE DEFLECTING TO THE LEFT 4 DEGREES 23 MINUTES 42 SECONDS, 190.60 FEET; THENCE DEFLECTING TO THE RIGHT 54 DEGREES 31 MINUTES 40 SECONDS, 53.60 FEET; THENCE DEFLECTING TO THE RIGHT 19 DEGREES 09 MINUTES 23 SECONDS, 197.20 FEET ON THE SOUTH RIGHT OF WAY LINE OF TAINTOR ROAD TO THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED TO CENTRAL ILLINOIS LIGHT COMPANY BY AFORESAID DOCUMENT NO. 314230. ALSO EXCEPT THAT PART CONVEYED TO THE STATE OF ILLINOIS, FOR THE USE OF THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS IN DEED RECORDED JULY 7, 1969 AS DOCUMENT NO. 329999.

PARCEL NUMBERS: 14-14.0-152-001, 002.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #17 NAME: Annette Fulgenzi

DOCKET NUMBER: 2020-033

ADDRESS: 2940 N. Peoria Road, Springfield, IL 62702

PETITIONER: Stepping Stones Child Development Center, LLC

PRESENT ZONING CLASSIFICATION: "R-1" Single-Family Residence District.

REQUESTED ZONING CLASSIFICATION: Pursuant to Chapters 17.68 and 17.22, a rezoning from "R-1" Single-Family Residence District to "B-1" Neighborhood Business District.

AREA: 2.1 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval. The purpose of the request is to rezone the subject property to B-1 for a commercial daycare center. The proposed B-1 zoning is acceptable because the subject property is located along a commercial area of Peoria Road with other B-1 and B-3 zoning in the area.

SANGAMON COUNTY ZONING 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: 2020-033
Stepping Stones Child Development)	
Center LLC)	PROPERTY LOCATED AT:
)	2940 N. Peoria Road
)	Springfield, IL 62702

RECOMMENDATION OF THE ZONING 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 **rezoning** 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 **October 15, 2020** 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:

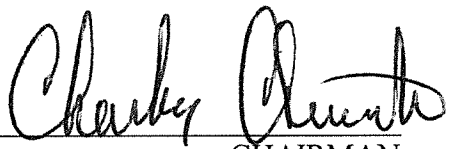
1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **2940 N. Peoria Road, Springfield, IL 62702** and more particularly described as:

See Exhibit A

- 3. That the present zoning of said property is **“R-1” Single-Family Residence District**.
- 4. That the present land use of said property is **Office Building**.
- 5. That the proposed land use of said property is **Commercial Day Care Center**.
- 6. That the request(s) for the subject property is **pursuant to Chapters 17.68 and 17.22, a rezoning from “R-1” Single-Family Residence District to “B-1” Neighborhood Business 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 following request(s) **is hereby approved**:

- **Pursuant to Chapters 17.68 and 17.22, a rezoning from “R-1” Single-Family Residence District to “B-1” Neighborhood Business District.**



 CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Don Wulf**, which was duly seconded by **Tony Mares**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following request(s) **is hereby approved:**

- **Pursuant to Chapters 17.68 and 17.22, a rezoning from “R-1” Single-Family Residence District to “B-1” Neighborhood Business District.**

The vote of the Board was as follows:

YES: **Charlie Chimento, Tony Mares, Don Wulf, Andrew Spiro, Phil Sidles**

NO:

PRESENT:

ABSENT:



RECORDING SECRETARY

SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT

Case #: 2020-033

Address: 2940 North Peoria Road, Springfield

- (i) Existing uses of property within the general area of the property in question.
North – Pet services. East – Recycling center. South & West – Vacant.
- (ii) The zoning classification of property within the general area of the property in question.
North, South, & West – B-3. East – I-2.
- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

The proposed commercial day care center is not a permitted use in the R-1 District. This area along Peoria Road has a commercial trend; therefore, R-1 is not suitable.

- (iv) The trend of development, within the vicinity since the property was originally classified.
The proposed B-1 zoning is acceptable because the subject property is located along a commercial area of Peoria Road with other B-1 and B-3 zoning in the area. In 1976, the subject property was rezoned from B-3 to R-1 for the former church. In 2019, B-1 was approved for property northwest of the subject property. In 2015, a multiple use variance and variance was approved for a property north of the subject property. In 2011, B-3 with a multiple use variance and variance was approved for a property west of the subject property.