

CASE# 2012-018 8-1  
RESOLUTION NUMBER \_\_\_\_\_

**GRANTING A VARIANCE**  
FOR CERTAIN PROPERTY LOCATED AT  
**52 E. CAMP SANGAMO RD., 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, **Robert P. Freitag**, has petitioned the Sangamon County Board for a **variance of the restrictions set forth in Resolution 13-1, dated December 9, 2003 to allow expansion of the existing 40 X 60 structure**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **April 19, 2012** 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**

APR 27 2012

*Joe Aiello*  
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 8<sup>th</sup> day of May, 2012 that the request for a variance of the restrictions set forth in Resolution 13-1, dated December 9, 2003 to allow expansion of the existing 40 X 60 structure on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 8<sup>th</sup> day of May, 2012.

Respectfully submitted,

PUBLIC HEALTH, SAFETY & ZONING COMMITTEE OF THE SANGAMON COUNTY BOARD

\_\_\_\_\_  
TIM MOORE, CHAIRMAN

*Abe Forsyth*  
\_\_\_\_\_  
ABE FORSYTH, VICE CHAIRMAN

\_\_\_\_\_  
JOHN FULGENZI

\_\_\_\_\_  
DAVID MENDENHALL

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

\_\_\_\_\_  
GREG STUMPF

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

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

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

**ATTEST:**

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

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

## EXHIBIT A

Part of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 10, Township 16 North, Range 5 West of the Third Principal Meridian, bounded and described as follows:

Beginning at a point in the North line of said Northwest Quarter and 230 feet East of a stone at the Northwest corner of the Northwest Quarter of said Section 10; thence South and parallel with the West Line of said Quarter Section, 190 feet; thence West 230 feet to the West line of said Northwest Quarter; thence South along the West line 474.12 feet to a stone, being the Southwest corner of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 10; thence East 460 feet; thence North 664.12 feet to the North line of said Northwest Quarter; thence West along the North line 230 feet to the place of beginning. EXCEPT that part described as follows: Beginning at a point in the North line of said Northwest Quarter and 460 feet East of a stone at the Northwest corner of the Northwest Quarter of said Section 10; thence South and parallel with the West line of said Quarter Section 300 feet; thence West 115 feet; thence North and parallel with the West line of said Quarter Section 300 feet to the North line of said Northwest Quarter; thence East 115 feet to the point of beginning.

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**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: # 16                      NAME: **Greg Stumpf**

DOCKET NUMBER: **2012-018**

ADDRESS: **52 E. Camp Sangamo Rd., Springfield, IL. 62707**

PETITIONER: **Robert P. Freitag**

PRESENT ZONING CLASSIFICATION: **“A” Agricultural District with a Conditional Permitted Use to allow for a lawn care and snow removal business with the condition that all storage be kept inside the existing 40 X 60 structure.**

REQUESTED ZONING CLASSIFICATION: **A variance of the restrictions set forth in Resolution 13-1, dated December 9, 2003 to allow expansion of the existing 40 X 60 structure.**

AREA: **5.21 acres**

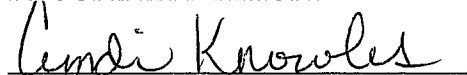
COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Approval of the requested variance with the condition that the business owner continues to store all equipment and materials associated with the business inside. The property was granted a Conditional Permitted Use in 2003 to allow for a lawn care and snow removal business limited to the existing building with inside storage only. The business has since grown and the petitioner is requesting to expand the building to continue to comply with the restriction that all storage be kept inside.**

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: **2012-018**  
**Robert P. Freitag** )  
)  
) PROPERTY LOCATED AT:  
) **52 E. Camp Sangamo Rd.**  
) **Springfield, IL. 62707**

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 **April 19, 2012** 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: **52 E. Camp Sangamo Rd., Springfield, IL.** and more particularly described as:

**See Exhibit A**

- 3. That the present zoning of said property is "A" Agricultural District with a **Conditional Permitted Use to allow a lawn care and snow removal business with the condition that all storage be kept inside the existing 40 X 60 structure with inside storage only.**
- 4. That the present land use of said property is a **single-family residence and lawn care and snow removal business.**
- 5. That the proposed land use of said property is a **single-family residence and lawn care and snow removal business.**
- 6. That the requested **variance** of said property is **of the restrictions set forth in Resolution 13-1, dated December 9, 2003 to allow expansion of the existing 40 X 60 structure.**
- 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 **Byron Deaner**.

The vote of the Board was as follows:

YES: **Charles Chimento, Peggy Egizii, Judith Johnson, Don Wulf & Byron Deaner**

NO:

ABSENT: **Marvin Traylor**

Lyndi Knowles  
RECORDING SECRETARY