

CASE# 2019-010
RESOLUTION NUMBER 8-1

DENYING A CONDITIONAL PERMITTED USE
FOR CERTAIN PROPERTY LOCATED AT
1511 N. 30TH STREET, 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 **deny a Conditional Permitted Use** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

Lots 105 & 106 of Wanless' Ridgewood Addition to the City of Springfield.

Parcel Numbers: 14-24.0-379-021, -022

WHEREAS, the Petitioners, **William & Diana Meacham**, have petitioned the Sangamon County Board for a **Conditional Permitted Use (CPU) for an auto towing service with temporary storage limited to six (6) months**; and,

WHEREAS, a public hearing was held at the Sangamon County Building on **April 18, 2019** 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 **deny the Conditional Permitted Use**; and,

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

FILED

APR 30 2019

Don J. May
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 14th Day of May, 2019 that the request for a Conditional Permitted Use (CPU) for an auto towing service with temporary storage limited to six (6) months on the above described property is hereby denied.

Signed and passed by the Sangamon County Board in session on this 14th day of May, 2019.

Respectfully submitted,

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



GREG STUMPE, CHAIRMAN

DAVID MENDENHALL, VICE CHAIRMAN

CRAIG HALL

SAM SNELL

ABE FORSYTH

JASON RATTS

LINDA DOUGLAS WILLIAMS

ANNETTE FULGENZI

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ROSE RUZIC

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

RECAP

(For County Board Use)

COUNTY BOARD MEMBER: # 10 NAME: Jason Ratts

DOCKET NUMBER: 2019-010

ADDRESS: 1511 N. 30th Street, Springfield, IL 62702

PETITIONER: William & Diana Meacham

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

REQUESTED ZONING CLASSIFICATION: Conditional Permitted Use (CPU) for an auto towing service with temporary storage limited to six (6) months.

AREA: 0.6 acres

COMMENTS: None

OBJECTORS: Yes

PLANNING COMMISSION RECOMMENDATION: **Recommend denial of the requested Conditional Permitted Use. There is a concern for the residences to the north and west of the proposed towing service, because if a Conditional Permitted Use for an auto towing service is granted the business could operate 24 hours a day and the gate to the subject property is located right next to the residence to the north.**

SANGAMON COUNTY 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: 2019-010
William & Diana Meacham)	
)	PROPERTY LOCATED AT:
)	1511 N. 30th Street
)	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 **Conditional Permitted Use** 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 18, 2019** 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: **1511 N. 30th Street, Springfield, IL 62702** and more particularly described as:

**Lots 105 & 106 of Wanless' Ridgewood Addition to the City of Springfield.
Parcel Numbers: 14-24.0-379-021, -022**

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3. That the present zoning of said property is "**B-3**" **General Business District**.
4. That the present land use of said property is **vacant**.
5. That the proposed land use of said property is an **auto towing service with temporary storage limited to six (6) months**.
6. That the requested **Conditional Permitted Use** of said property is an **auto towing service with temporary storage limited to six (6) months**.
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 not** support the proposition that the adoption of the proposed **Conditional Permitted Use** 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 **Conditional Permitted Use** be **denied**.


CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Larry Beaty**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the petition be **denied** which was duly seconded by **Don Wulf**.

The vote of the Board was as follows:

YES: **Charlie Chimento, Tony Mares, Don Wulf, Andrew Spiro, Larry Beaty**

NO:

PRESENT:

ABSENT:


RECORDING SECRETARY

**SANGAMON COUNTY - RECOMMENDED FINDINGS OF FACT
FOR CONDITIONAL PERMITTED USES**

Case #: **2019-010**

Address: **1511 N. 30th Street, Springfield**

No conditional permitted uses shall be granted by the County Board unless the conditional permitted use:

- (i) Is so proposed that the proposed location, design and method of operation of such use will minimize the adjacent effects on the character of the surrounding area.

While the subject property does front Ridge Avenue, it also is adjacent to residences to the north and west in which a proposed automobile towing service could create a negative effect on the character of the area due to the fact that the towing service could operate 24 hours a day. The gate for the subject property is also located right next to the residence to the north.

- (ii) Is so proposed to be operated, designed and located so that the public health, safety, and welfare will be protected.

There is a concern for the residences to the north and west of the proposed towing service, because if a Conditional Permitted Use for an auto towing service is granted the business could operate 24 hours a day and the gate to the subject property is located right next to the residence to the north.

- (iii) Will not cause substantial injury to the value of other property in the vicinity in which it is located.

There is a concern for the residences to the north and west.

- (iv) In addition to the above general standards for all conditional permitted uses that may be allowed, no conditional permitted use listed below shall be granted unless the proposed use can meet the standards as noted:

- (a) Fairgrounds, public or private outdoor recreation centers - that the principal vehicle access for such use is located on a major thoroughfare or a secondary thoroughfare or within one-quarter mile of a major thoroughfare, that such use is so located as to draw a minimum of vehicular traffic to and through minor and collector streets in residential areas.

N/A

- (b) Mobile home parks - must meet the requirements of Section III(R) Large Scale Development.

N/A

- (c) Tourist home, motels, hotels - that the proposed use must be located on or within 400 feet of a major thoroughfare.

N/A

- (d) Taverns and liquor stores - that the following distances be maintained: (1) schools - 100' from the property line of the school to the property line of the tavern or liquor store; (2) churches - 100' from the church building to the tavern or liquor store building; and (3) residences - 100' from the tavern or liquor store property line to the residential structure or institutional care facility.

N/A