

CASE# 2012-019 9-1
RESOLUTION NUMBER

GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
313 & 319 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 the variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioners, **Linda Freitag & Joseph Blasko**, have petitioned the Sangamon County Board for a **variance to allow two (2) parcels less than forty (40) acres, a variance for Parcel A to allow the lot depth to be greater than two and one-half (2 ½) times the lot width for one (1) parcel, and a variance for Parcel B to allow two (2) principal uses of a single-family residence and a manufactured home on one (1) parcel to allow the property to be re-configured;** 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 variances;** 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 8th day of May, 2012 that the request for a variance to allow two (2) parcels less than forty (40) acres, a variance for Parcel A to allow the lot depth to be greater than two and one-half (2 ½) times the lot width for one (1) parcel, and a variance for Parcel B to allow two (2) principal uses of a single-family residence and a manufactured home on one (1) parcel to allow the property to be re-configured on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 8th 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 Southwest Quarter of Section 3, Township 16 North, Range 5 West of the Third Principal Meridian in Sangamon County, Illinois said part being further described as follows:

Beginning at an iron pin on the South line of said Section 3; said iron pin being 804.23 feet West of a stone at the Southeast corner of the Southwest Quarter of said Section 3; thence West along said South line of Section 3, 208.71 feet to an iron pin; thence North 208.71 feet to an iron pin; thence East 208.71 feet to an iron pin; thence South 208.71 feet to the point of beginning, containing 1 acre more or less.

And

Part of the SW1/4 of Section 3, Township 16 North, Range 5 West of the Third Principal Meridian in Sangamon County, Illinois. Said parcel being further described as follows:

Beginning at an iron pin on the South line of said Section 3, said pin being 1012.94 feet West of a stone in the Southeast corner of the Southwest Quarter of said Section 3, thence West 52.14 feet along said South line of Section 3, thence North 670 feet, thence East 260.85 feet, thence South 461.29 feet to an iron pin, thence West 208.71 feet to an iron pin, thence South 208.71 feet to the point of beginning, containing three acres, more or less, except the coal and minerals underlying same.

And

Part of the Southwest Quarter of Section 3, Township 16 North, Range 5 West of the Third Principal Meridian in Sangamon County, Illinois. Said part being further described as follows:

Beginning at an iron pin on the South line of said Section 3; said iron pin being 804.23 feet West of a stone at the Southeast corner of the Southwest Quarter of said Section 3, thence West along said South line of Section 3, 208.71 feet to an iron pin; thence North 208.71 feet to an iron pin; thence East 208.71 feet to an iron pin; thence South 208.71 feet to the point of beginning, containing 1 acre more or less, except the coal and minerals underlying said land.

All being situated in Sangamon County, Illinois.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 17 NAME: John Fulgenzi

DOCKET NUMBER: 2012-019

ADDRESS: 313 & 319 E. Camp Sangamo Rd., Springfield, IL. 62707

PETITIONER: Linda Freitag & Joseph Blasko

PRESENT ZONING CLASSIFICATION: "A" Agricultural District with a use variance to allow for an auto body shop with no outside storage.

REQUESTED ZONING CLASSIFICATION: A variance to allow two (2) parcels less than forty (40) acres, a variance for Parcel A to allow the lot depth to be greater than two and one-half (2 ½) times the lot width for one (1) parcel, and a variance for Parcel B to allow two (2) principal uses of a single-family residence and a manufactured home on one (1) parcel to allow the property to be re-configured. NOTE: Petition was amended at the hearing to remove the request to expand the use variance to allow for outside storage.

AREA: 4 acres

COMMENTS: None


OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: Approval of the requested variances to allow two parcels less than forty acres, to allow the lot depth to be 2 ½ times the lot width for one parcel and to allow two principal uses on Parcel B. The petitioner is requesting to reconfigure the property lines to separate the manufactured home from the auto body business to combine the residential uses on one parcel. Staff recommends denial of the requested variance for Parcel A

to allow expansion of the existing Use Variance, Resolution 12, dated July 10, 1979 to allow for outside storage. There is a concern in allowing outside storage for the auto body shop, which could ultimately be a detriment to the area aesthetically and the character of the area could be significantly affected. NOTE: Petition was amended at the hearing to remove the request to expand the use variance to include outside storage.

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Approval as amended by the petitioner.



RECORDING SECRETARY

9-6

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2012-019
Linda Freitag & Joseph Blasko)	
)	PROPERTY LOCATED AT:
)	313 & 319 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 **variances** 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: **313 & 319 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 use variance to allow for an auto body shop with no outside storage.
- 4. That the present land use of said property is an auto body shop, single-family residence and a manufactured home.
- 5. That the proposed land use of said property is an auto body shop, a single-family residence and a manufactured home.
- 6. That the requested variances of said property are a variance to allow two (2) parcels less than forty (40) acres, a variance for Parcel A to allow the lot depth to be greater than two and one-half (2 1/2) times the lot width for one (1) parcel, and a variance for Parcel B to allow two (2) principal uses of a single-family residence and a manufactured home on one (1) parcel to allow the property to be re-configured.
- 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 variances 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 variances be approved.

Charles Chimento
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Byron Deaner**, 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 as amended by petitioner**, which was duly seconded by **Peggy Egizii**.

The vote of the Board was as follows:

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

NO:

ABSENT: **Marvin Traylor**

Cyndi Kuroles
RECORDING SECRETARY