

CASE# 2015-049
RESOLUTION NUMBER 9-1

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
3108, 3102, 3100 S. 11th Street and 3105 S. 12th 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 **grant an amendment** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioners, **Chronister Oil Co. & Grady Chronister**, have petitioned the Sangamon County Board for a **rezoning from "R-2" Single-Family and Two-Family Residence District to "B-3" General Business District**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **December 17, 2015** 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 rezoning**; and

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

FILED

DEC 29 2015

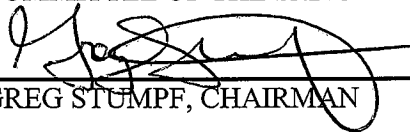
Don J. Bray
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 12th Day of January, 2016 that the request for a rezoning from "R-2" Single-Family and Two-Family Residence District to "B-3" General Business District on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 12th day of January, 2016.

Respectfully submitted,

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



GREG STUMPF, CHAIRMAN

DAVID MENDENHALL, VICE CHAIRMAN

CRAIG HALL

SAM SNELL

ABE FORSYTH

JASON RATTS

LINDA DOUGLAS WILLIAMS

ANNETTE FULGENZI

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

EXHIBIT A

PARCEL 1: LOT TWENTY EIGHT (28) IN BLOCK TEN (10) IN THE TOWN OF MILDRED ACCORDING TO THE PLAT THEREOF RECORDED MARCH 27, 1896. IN PLAT BOOK 3, AT PAGE 14. SITUATED IN SANGAMON COUNTY, ILLINOIS

STREET ADDRESS: 3108 S. 11TH STREET, SPRINGFIELD, ILLINOIS 67203 PIN: 22-10.0-454-003

PARCEL 2: LOTS TWENTY-NINE (29) AND THIRTY (30) IN BLOCK TEN (10) OF THE TOWN OF MILDRED. EXCEPT ALL COAL, MINERALS AND MINING RIGHTS HERETOFORE CONVEYED OR RESERVED OF RECORD. SITUATED IN SANGAMON COUNTY, ILLINOIS

STREET ADDRESS: 3100 - 3102 S; 11TH STREET, SPRINGFIELD, ILLINOIS, 62703
PIN(S): 22-10.0-454-002 & 22-10.0-454-032

PARCEL 3: THE EAST 110.84 FEET OF LOTS 1 AND 2 IN BLOCK 10 OF THE TOWN OF MILDRED. EXCEPT ALL COAL AND OTHER MINERALS UNDERLYING SAID LANDS, TOGETHER WITH THE RIGHT TO MINE AND REMOVE SAME. SITUATED IN SANGAMON COUNTY, ILLINOIS.

STREET ADDRESS: 3105 SOUTH 12TH STREET, SPRINGFIELD, ILLINOIS 62703 PIN: 22-10.0-454-016

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #14 NAME: **Joel Tjelmeland, Jr.**

DOCKET NUMBER: **2015-049**

ADDRESS: **3108, 3102, 3100 S. 11th Street and 3105 S. 12th Street Springfield, IL 62703**

PETITIONER: **Chronister Oil Co. & Grady Chronister**

PRESENT ZONING CLASSIFICATION: **“R-2” Single-Family and Two-Family Residence District.**

REQUESTED ZONING CLASSIFICATION: **“B-3” General Business District.**

AREA: **0.6 acres**

COMMENTS: **None**

OBJECTORS: **Yes, in person.**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval of the B-3 zoning. The zoning would be consistent with the trend in the area, especially along the 11th Street corridor.**

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION: **Approval as staff recommended.**

Cyndi Knowles
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS
SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:) DOCKET NO: **2015-049**
Chronister Oil Co. & Grady Chronister)
)
) PROPERTY LOCATED AT:
) **3108, 3102, 3100 S. 11th Street and**
) **3105 S. 12th Street**
) **Springfield, IL 62703**

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 an **amendment** 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 **December 17, 2015** 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: 3108, 3102, 3100 S. 11th Street and 3105 S. 12th Street, Springfield, IL 62703 and more particularly described as:

See Exhibit A

3. That the present zoning of said property is **“R-2” Single-Family and Two-Family Residence District.**
4. That the present land use of said property is **vacant property, abandoned house, abandoned office and vacated alley.**
5. That the proposed land use of said property is **an expansion of Qik N EZ Store to allow for more parking and accommodate entrance and exits necessary because of changes caused by 11th Street extension.**
6. That the requested **rezoning** of said property is **from “R-2” Single-Family and Two-Family Residence District to “B-3” General 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 requested **rezoning** be **approved.**

Charles Chimento/ex
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 **Anthony Mares.**

The vote of the Board was as follows:

YES: **Charles Chimento, Anthony Mares, Don Wulf, & Merilyn Herbert**

NO:

PRESENT:

ABSENT: **Andrew Spiro, John Lucchesi & Janet Dobrinsky**

Cyndi Knowles
RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: 2015-049

Address: 3108, 3102, 3100 S. 11th St., Springfield

- (i) Existing uses of property within the general area of the property in question.

To the north are residences. To the east are residences and commercial. To the south are truck parking and a residence. To the west are commercial and vacant commercial.

- (ii) The zoning classification of property within the general area of the property in question.

Parcels which front 11th Street have B-3 zoning. Parcels along 12th Street primarily have R-2 zoning, with some B-3 to the south closer to Stevenson. There is B-3 zoning to the east of the alley along Cottonwood at the north edge of the subject property.

- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

The R-2 classification is inappropriate for intensive commercial uses.

- (iv) The trend of development, within the vicinity since the property was originally classified.

Several properties fronting along 11th Street have been rezoned to B-3. There is some B-3 zoning to the east of the alley along Cottonwood at the northern edge of the subject property. B-3 zoning seems warranted as this is consistent with the trend in the area, especially along 11th Street.