

CASE # 2006-41 9-1  
RESOLUTION NUMBER

**GRANTING A USE VARIANCE**  
FOR CERTAIN PROPERTY LOCATED AT  
**2601 SOUTH LOWELL & 600 W. LENOX, SPRINGFIELD, IL 62704**  
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 Use Variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**Lot Two Hundred Twenty-five (225) of "The Highlands." A subdivision of part of the North half of Section 9, Township 15 North, Range 5 West of the Third Principle Meridian.**

WHEREAS, the Petitioner, **Daniel Sronce**, has petitioned the Sangamon County Board for a **Use Variance**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **July 20, 2006**, 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 Use Variance**; and

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

**FILED**

JUL 28 2006

*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 August, 2006 that the requested Use Variance to allow a barber shop and or beauty shop with related services such as, tanning, pedicure and manicure 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 August, 2006.

Respectfully submitted,

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

  
\_\_\_\_\_  
DAN VAUGHN, CHAIRMAN

\_\_\_\_\_  
ABE FORSYTH

\_\_\_\_\_  
BILL MOSS

\_\_\_\_\_  
TYRONE PACE

\_\_\_\_\_  
TIM MOORE

\_\_\_\_\_  
DON STEPHENS

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

**ATTEST:**

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

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

**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR USE VARIATIONS**

**► As Recommended by the Board of Appeals ◀**

Case #: 2006-41

Address: 2601 S. Lowell, 600 W. Lenox, Springfield, IL

The Zoning Board of Appeals shall not recommend to the Sangamon County Board that the regulations of the zoning ordinance be varied as authorized in Section 17.66.010 thereof, unless it shall make findings of fact based upon the evidence presented to it in each specified case:

- (i) that the variance is justified by a showing of special circumstances demonstrating practical difficulties or particular hardship in the way of carrying out the strict letter of the Zoning Regulations.

**Circumstances are unique due to the number of businesses in the area and the fact that the property has been used for numerous commercial purposes over the years.**

- (ii) that the variance is compatible with the trend of development in the area.

**Use variances and rezonings have been granted in the area.**

- (iii) that the variance will benefit the community and be in harmony with the general purpose and intent of the Zoning Regulations.

**The business will benefit the community and provide a needed service.**

- (iv) that the variance will not create a negative impact on the area, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality.

**The business will not generate a lot of traffic and none of the neighbors object to the use variance. The current "O" Office zoning classification could generate as much or more traffic that the barber-beauty shop.**

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PHOTO DATE 7-5-2006	PHOTO TIME:
SITE NAME Daniel Sronce	CASE #: 2006-41
ADDRESS 2601 South Lowell & 600 W. Lenox, Springfield	INDEX #: 22-09-0-128-012



COMMENTS: From Lenox looking south.

LAND AREA:	EXISTING ZONING:	PROPOSED ZONING:
OTHER COMMENTS:		
PHOTO TAKEN BY:	DISC #:	PHOTO #:

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: # 21 NAME: **Clyde Bunch**

DOCKET NUMBER: **2006-41**

ADDRESS: **2601 South Lowell & 600 W. Lenox, Springfield, IL 62704**

PETITIONER: **Daniel Sronce**

PRESENT ZONING CLASSIFICATION: **"O" Office District**

REQUESTED ZONING CLASSIFICATION: **"O" Office District with a Use Variance to allow for a barber shop and or beauty shop with related services, tanning, pedicure and manicure.**

AREA: **5,600 Sq ft**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend denial. Allowing a commercial use in this residential area will change the character of the neighborhood.**

SANGAMON COUNTY BOARD OF APPEALS RECOMMENDATION: **Approval.**

  
\_\_\_\_\_  
RECORDING SECRETARY

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SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: ) DOCKET NO: **2006-41**  
**Daniel Sronce** )  
) )  
) ) **PROPERTY LOCATED AT:**  
) ) **2601 S. Lowell**  
) ) **Springfield, IL 62704**  
) )

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 **Use 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 **July 20, 2006** 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 or contract to purchase the property commonly known as **2601 South Lowell & 600 W. Lenox, Springfield, IL 62704** and more particularly described as:

**Lot Two Hundred Twenty-five (225) of "The Highlands." A subdivision of part of the North half of Section 9, Township 15 North, Range 5 West of the Third Principle Meridian.**

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3. That the present zoning of said property is **"O" Office District.**
4. That the present land use of said property is **Residential/Office.**
5. That the proposed land use of said property is **Barber and/or beauty shop with related services, tanning, pedicure and manicure.**
6. That the requested **Use Variance** of said property is: **to allow for a barber shop and or beauty shop with related services, tanning, pedicure and manicure.**
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 **Use 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 **Use Variance** be approved.

  
 CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Marvin Traylor** based on the amended findings to recommend to the County Board that the petition be approved, which was duly seconded by **Donn Malwick**.

The vote of the Board was as follows:

YES: **Charles Chimento, Donn Malwick, Peggy Egizii, Patrick Somers, Marvin Traylor**

NO:

ABSENT:

  
 RECORDING SECRETARY

**SANGAMON COUNTY  
RECOMMENDED - STANDARDS FOR USE VARIATIONS**

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- (i) that the variance is justified by a showing of special circumstances demonstrating practical difficulties or particular hardship in the way of carrying out the strict letter of the Zoning Regulations.

**Circumstances are unique due to the number of businesses in the area and the fact that the property has been used for numerous commercial purposes over the years.**

- (ii) that the variance is compatible with the trend of development in the area.

**Use variances and rezonings have been granted in the area.**

- (iii) that the variance will benefit the community and be in harmony with the general purpose and intent of the Zoning Regulations.

**The business will benefit the community and provide a needed service.**

- (iv) that the variance will not create a negative impact on the area, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality.

**The business will not generate a lot of traffic and none of the neighbors object to the use variance. The current "O" Office zoning classification could generate as much or more traffic that the barber-beauty shop.**





CASE #: 2006-41  
 INDEX #: 22-09-128-012  
 DATE: 7/7/06  
 INSPECTED BY: LW JH

**USE VARIANCE CHECK LIST**

PETITIONER: Sronce, Daniel  
 ADDRESS: 2601 South Lowell & 600 W. Lenox CITY OR VILLAGE OR NEAREST ONE: Springfield  
 REQUEST DESCRIPTION: Barber and/or beauty shop with related services, tanning, pedicure and manicure.  
 EXISTING ZONING: "O"  
 EXISTING LAND USE: Residential/Office  
 PROPOSED LAND USE: Barber and/or beauty shop with related services, tanning, pedicure and manicure.

LAND AREA: 5,600 sq. ft. ROAD FRONTAGE: Lowell 40' Lineal Ft. ROAD COND: Good  
Lenox 140' Good

STRUCTURE DESIGNED FOR: Commercial/residential CONDITION OF STRUCTURE: Good

EXISTING YARDS: Front 20 ft. Side 5/0 ft. Rear 60 ft.

- NEARBY LAND USE:
- a. To North Multi family residence, single family residences
  - b. To South Single family residences
  - c. To East Single family residences
  - d. To West Single family residences

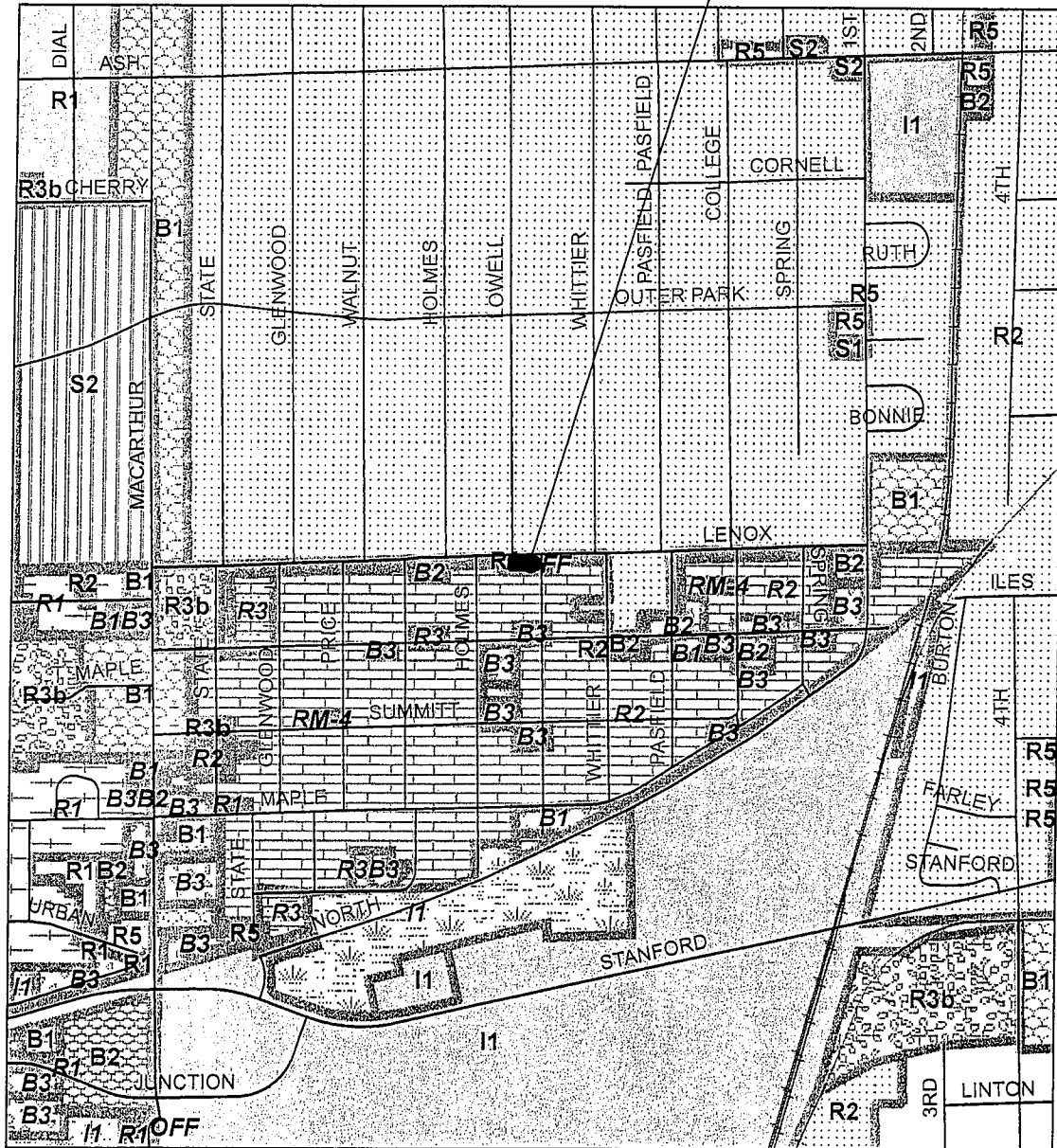
**OTHER COMMENTS:**

Staff Estimate of the Effect of the Use Variance on the Area		None	Slight	Mod.	Great
CONTRASTS: CURRENT VS. PROPOSED	land use		X		
	appearance	X			
	height	X			
	parking spaces		X		
PROBLEMS FORESEEN	drainage	X			
	sewer	X			
	traffic flow		X		
WILL USE INCREASE	pop. density	X			
	dwellings, density	X			
	school pop.	X			
	traffic volume	X			



RECOMMENDATIONS: **Recommend denial. Allowing a commercial use in this residential area will change the character of the neighborhood.**

# County Zoning Case# 2006-41



## County Zoning

## City Zoning

	R1		B1		R1		H1		OFF
	R1a		B2		R2		H2		PUD
	R2		B3		R3a		H3		B1
	R3		I1		R3b		S1		B2
	RM-4		I2		R4		S2		I1
	OFF		A		R5		S3		I2

0 500 1,000 Feet





## RECOMMENDED STANDARDS FOR USE VARIATIONS

Case #: 2006-41

Address: 2601 South Lowell & 600 W. Lenox

The Zoning Board of Appeals shall not recommend to the Sangamon County Board that the regulations of the zoning ordinance be varied as authorized in Section 17.66.010 thereof, unless it shall make findings of fact based upon the evidence presented to it in each specified case:

- (i) that the variance is justified by a showing of special circumstances demonstrating practical difficulties or particular hardship in the way of carrying out the strict letter of the Zoning Regulations.

**The structure was designed for commercial/residential use but is in a predominately residential area with a narrow street and limited parking.**

- (ii) that the variance is compatible with the trend of development in the area.

**The immediate area is residential. A request to rezone the subject property to commercial was denied in 2003. At that time office zoning was deemed most appropriate for the property.**

- (iii) that the variance will benefit the community and be in harmony with the general purpose and intent of the Zoning Regulations.

**The property is surrounded by residential uses. The zoning regulations are designed to encourage & preserve low density neighborhoods.**

- (iv) that the variance will not create a negative impact on the area, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality.

**It is important to preserve residential neighborhoods. By allowing a commercial use the door is opened for other such uses. Along with the increase in traffic the essential character of the area will be impacted. The property is suitable for an office use.**