

CASE # 2007-36 10-1  
RESOLUTION NUMBER \_\_\_\_\_

**GRANTING A REZONING**  
**FOR CERTAIN PROPERTY LOCATED AT**  
**2801 RIDGE AVE. 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:

**Lot 128 and the South 16' of lot 129 of Wanless Ridgewood Addition.**

WHEREAS, the Petitioner, **JSP Automotive L.L.C.**, has petitioned the Sangamon County Board for a **rezoning from "R2" Single Family and Two-Family Residence District to "B3" General Business District for lot 128 and the South 16' of lot 129 (2801 Ridge) and the North 104' of lot 129 (1424 N. 28<sup>th</sup>); and**

WHEREAS, a public hearing was held at the Sangamon County Building on **June 21, 2007**, 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 to lot 128 and the south 16' of lot 129 only;** and

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

JUN 29 2007

*Joe Aiello*  
Sangamon County Clerk

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this 10<sup>th</sup> day of July, 2007 that the request to rezone the above described property from "R2" Single Family and Two-Family Residence District to "B3" General Business District is hereby approved for the South 16 feet of lot 129 and all of lot 128 and the request to rezone the North 104 feet of lot 129 is hereby denied.

Signed and passed by the Sangamon County Board in session on this 10<sup>th</sup> day of July, 2007.

Respectfully submitted,

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

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

*abe forsyth*  
\_\_\_\_\_  
ABE FORSYTH, VICE CHAIRMAN

\_\_\_\_\_

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

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

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

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

**ATTEST:**

*Joe Wells*  
\_\_\_\_\_  
SANGAMON COUNTY CLERK

*A. V. ...*  
\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

14-24  
377-029

14-24  
378-010

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378-026

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377-030

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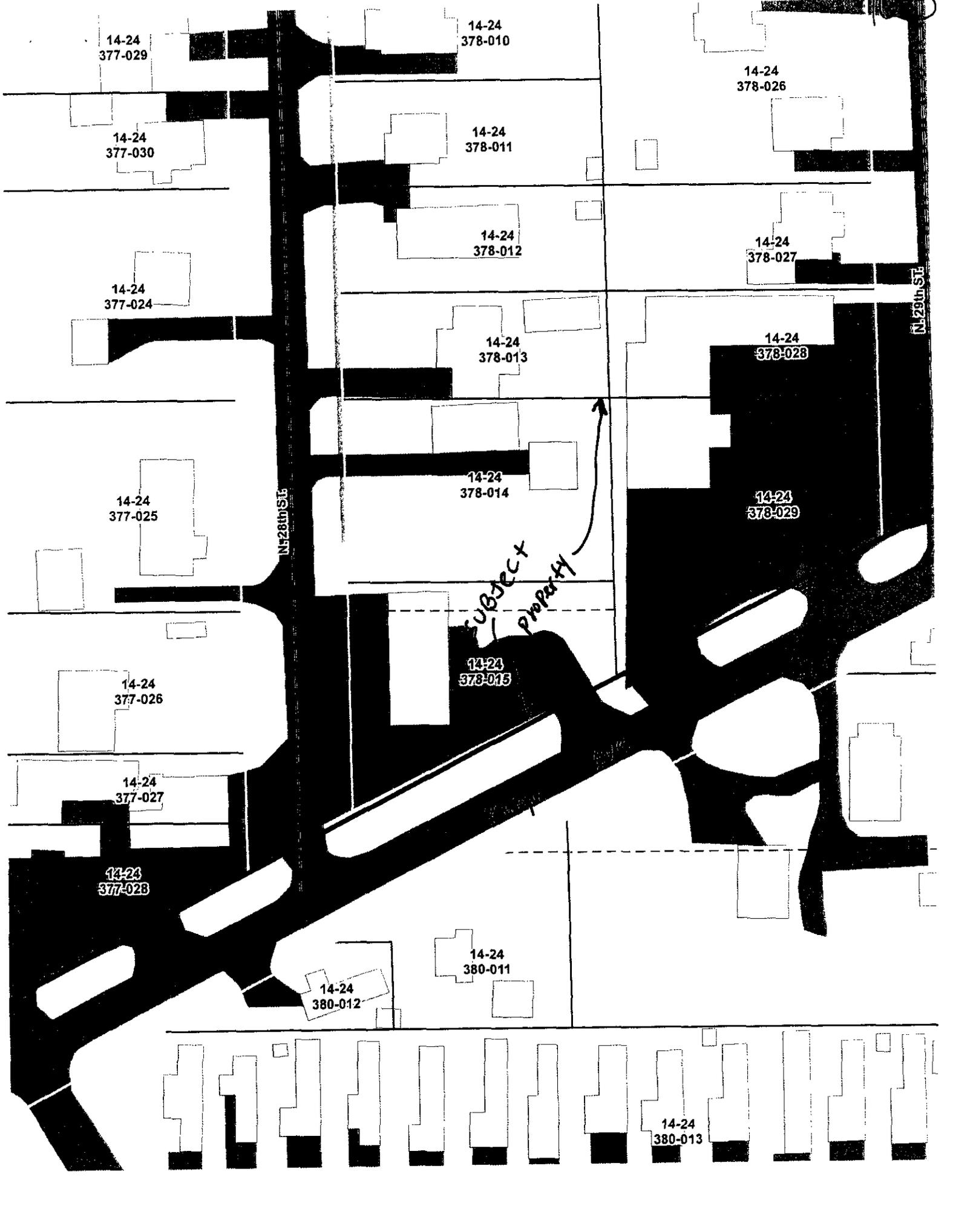
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N 28th St

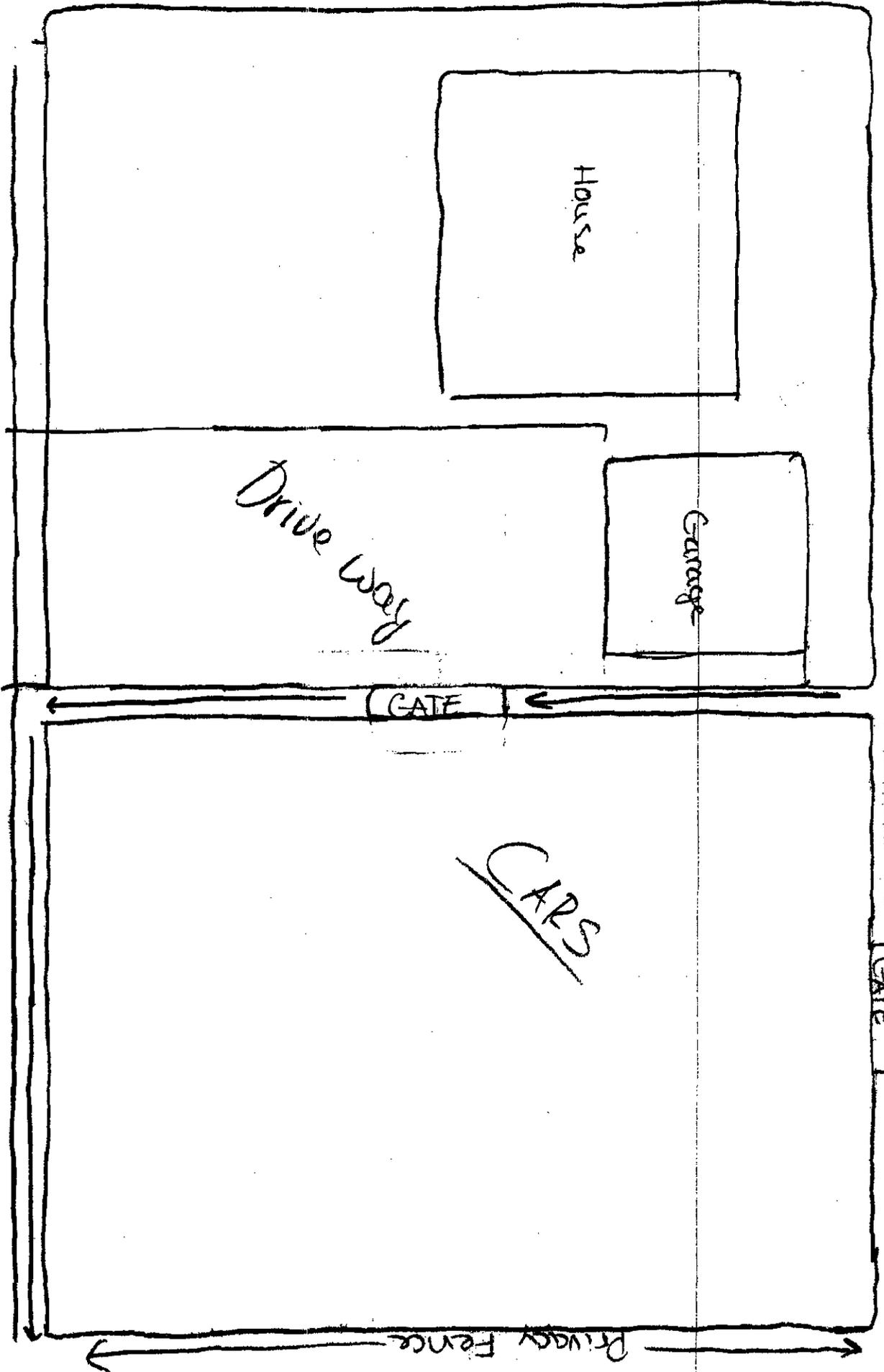
N 29th St

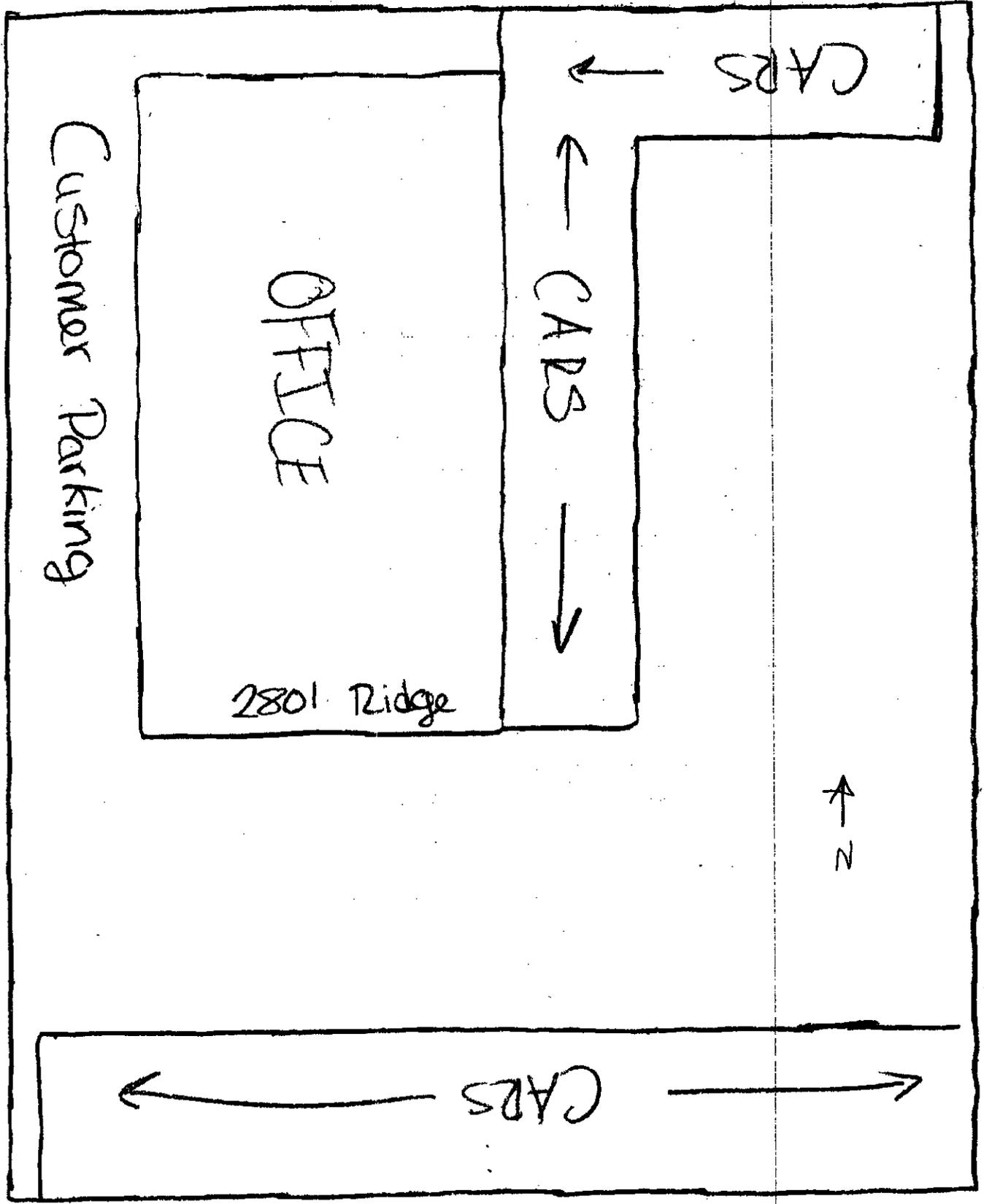
*SUBJECT  
PROPERTY*



28th Street

1424 N. 28th Street





28th Street

Ridge Street

10-6

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: # 10 NAME: **Rosemarie Long**

DOCKET NUMBER: **2007-36**

ADDRESS: **1424 N. 28<sup>th</sup> & 2801 Ridge Ave. Springfield, IL 62702**

PETITIONER: **JSP Automotive L.L.C.**

PRESENT ZONING CLASSIFICATION: **“R2” Single Family and Two-Family Residence District**

REQUESTED ZONING CLASSIFICATION: **“B3” General Business District**

AREA: **4.8 acres**

COMMENTS: **None**

OBJECTORS: **Yes**

PLANNING COMMISSION RECOMMENDATION:

**Recommend denial of B-3 on the northern lot as encroachment of commercial uses into the residential area north of Ridge Avenue would be detrimental to that neighborhood. Recommend approval of B-3 on the southern lot due to long history of commercial use and B-3 zoning to the east and west.**

SANGAMON COUNTY BOARD OF APPEALS  
RECOMMENDATION:

**Denial of rezoning of the North 104 feet of lot 129 and approval of the rezoning of lot 128 and the South 16 feet of lot 129.**

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

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: )	DOCKET NO: <b>2007-36</b>
JSP Automotive L.L.C. )	
)	PROPERTY LOCATED AT:
)	<b>1424 N. 28<sup>th</sup> &amp; 2801 Ridge Ave.</b>
)	<b>Springfield, IL 62702</b>
)	

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 **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 **June 21, 2007** 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 **1424 N. 28<sup>th</sup> & 2801 Ridge Ave. Springfield, IL 62702** and more particularly described as:  
  
**Lot 128 and the South 16' of lot 129 of Wanless Ridgewood Addition.**

3. That the present zoning of said property is **"R2" Single Family and Two-Family Residence District.**

4. That the present land use of said property is **lot 128 and the South 16' of lot 129 (2801 Ridge Ave) automobile sales, the North 104' of lot 129 (1424 N. 28<sup>th</sup> St.) single family residence.**

5. That the proposed land use of said property is **automobile sales.**

6. That the requested **rezoning** of said property is: **to "B3" General Business District amended to all of lot 128 and the South 16 feet of lot 129.**

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 **amendment for lot 128 and the South 16' of lot 129 (2801 Ridge Ave) only** 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 for lot 128 and the South 16' of lot 129 (2801 Ridge Ave) only.**

  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Patrick Somers** 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 for lot 128 and the South 16' of lot 129 only**, which was duly seconded by **Judith Johnson.**

The vote of the Board was as follows:

YES: **Charles Chimento, Peggy Egizii, Judith Johnson, Patrick Somers**

NO: **Barbara Braner**

ABSENT: **Marvin Traylor**

  
RECORDING SECRETARY