

CASE # 2008-08 | 2-1  
RESOLUTION NUMBER \_\_\_\_\_

**GRANTING A USE VARIANCE**  
FOR CERTAIN PROPERTY LOCATED AT  
**1019 N. LINCOLN, SPRINGFIELD, IL 62702**  
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 9, Starns Subdivision.**

WHEREAS, the Petitioner, **Margaret Scott**, has petitioned the Sangamon County Board for a **use variance to allow for contractor storage**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **January 17, 2008**, 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**

JAN 30 2008

*Joe Aiello*  
Sangamon County Clerk

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this 13<sup>th</sup> day of February, 2008 that the request for a use variance to allow for contractor storage on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 13<sup>th</sup> day of February, 2008.

Respectfully submitted,

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

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

*Abe Forsyth*  
\_\_\_\_\_  
ABE FORSYTH, VICE CHAIRMAN

\_\_\_\_\_  
JENNIFER DILLMAN

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

\_\_\_\_\_  
GEORGE PRECKWINKLE

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

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

\_\_\_\_\_  
LINDA DOUGLAS WILLIAMS

**ATTEST:**

*Joe Aiello*  
\_\_\_\_\_  
SANGAMON COUNTY CLERK

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

14-29  
227-036

14-29  
227-037

14-29  
227-057

14-29  
227-041

14-29  
227-048

14-29  
227-049

14-29  
227-050

14-29  
227-051

14-29  
230-007

14-29  
230-008

14-29  
230-009

14-29  
230-010

2008-08  
1151 W. Calhoun  
Scott

14-29  
228-014

14-29  
228-015

14-29  
228-025

14-29  
228-026

14-29  
228-027

14-29  
228-021

14-29  
228-018

*SUBJECT PROPERTY*

14-29  
228-019

14-29  
228-020

14-29  
277-001

14-29  
277-002

14-29  
277-003

14-28  
101-032

14-28  
101-033

14-28  
101-034

14-28  
101-035

14-28  
101-036

14-28  
101-037

W. WILMOUTH AVE.

14-28  
104-040

14-28  
104-003

14-28  
104-004

14-28  
104-005

14-28  
104-018

14-28  
104-019

14-28  
104-020

14-28  
104-021

14-28  
104-022

W. CALHOUN AVE.

14-28  
151-001

14-28  
151-002

14-28  
151-003

14-28  
151-004

14-28  
151-005

14-28  
151-017

14-28  
151-018

14-28  
151-019

14-28  
151-020

14-28  
151-021

DORLAN AVE.

N. LINCOLN AVE.

2-2

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: # 11      NAME: Mike Sullivan

DOCKET NUMBER:      2008-08

ADDRESS:      1019 N. Lincoln, Springfield, IL 62702

PETITIONER:      Margaret Scott

PRESENT ZONING CLASSIFICATION: "R-2" Single Family and Two Family Residence District

REQUESTED ZONING CLASSIFICATION: "R-2" Single Family and Two Family Residence District with a use variance to allow for contractor storage

AREA:      30,000 sq. ft.

COMMENTS:      None

OBJECTORS:      None

PLANNING COMMISSION RECOMMENDATION:      **Recommend approval. Since the development under existing residential zoning is highly questionable a use variance at this location is appropriate.**

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

  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: )  
Margaret Scott )

DOCKET NO: 2008-08

PROPERTY LOCATED AT:  
1019 N. Lincoln  
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 **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 **January 17, 2008** 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 **1019 N. Lincoln, Springfield, IL 62702** and more particularly described as:

**Lot 9, Starns Subdivision.**

- 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 lot.**
- 5. That the proposed land use of said property is **Construct a building for contractor storage.**
- 6. That the requested **use variance** of said property is: **to allow for contractor storage.**
- 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 **Peggy Egizii** 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 **Byron Deaner**.

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Peggy Egizii, Judith Johnson, Marvin Traylor**

NO:

ABSENT:

  
RECORDING SECRETARY

12-7

**SSCRPC** Springfield Sangamon County Regional Planning Commission

**Staff Findings and Recommendation**  
 (inspected 12/5/07 by LW & AJ)

SANGAMON COUNTY ZONING CASE # 2008-08  
 ADDRESS 1019 N. Lincoln  
 Property Index # 14-29-228-018 & 019

PETITIONER Scott, Margaret

REQUESTED ZONING Use variance for contractor's storage.

PROPOSED LAND USE Contractor's storage

EXISTING:

ZONING R-2

LAND USE Vacant lot

ROAD FRONTAGE N. Lincoln - 85'      CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR NA

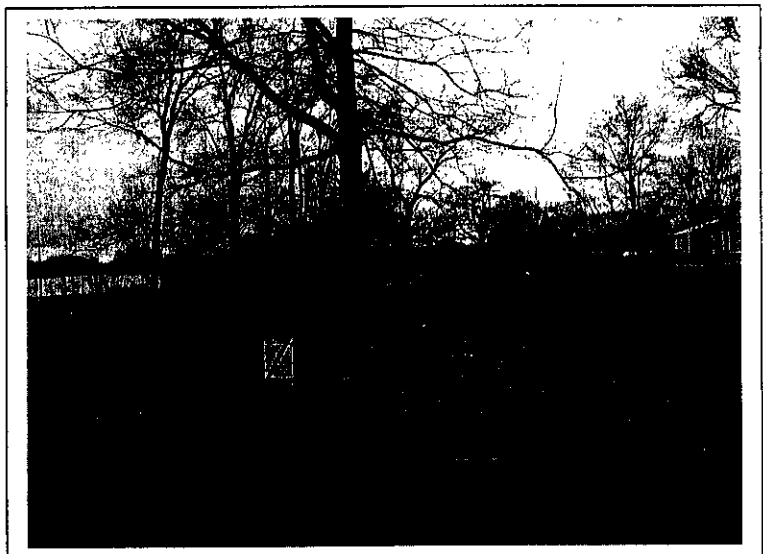
CONDITION OF STRUCTURE NA

LOT AREA 30,000 sq. ft.

FRONT YARD NA

SIDE YARDS NA

REAR YARD NA



Would the proposed zoning be spot zoning? NA

**PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval. Since development under the existing residential zoning is highly questionable a use variance at this location is appropriate.**

# County Zoning

## Case# 2008-08

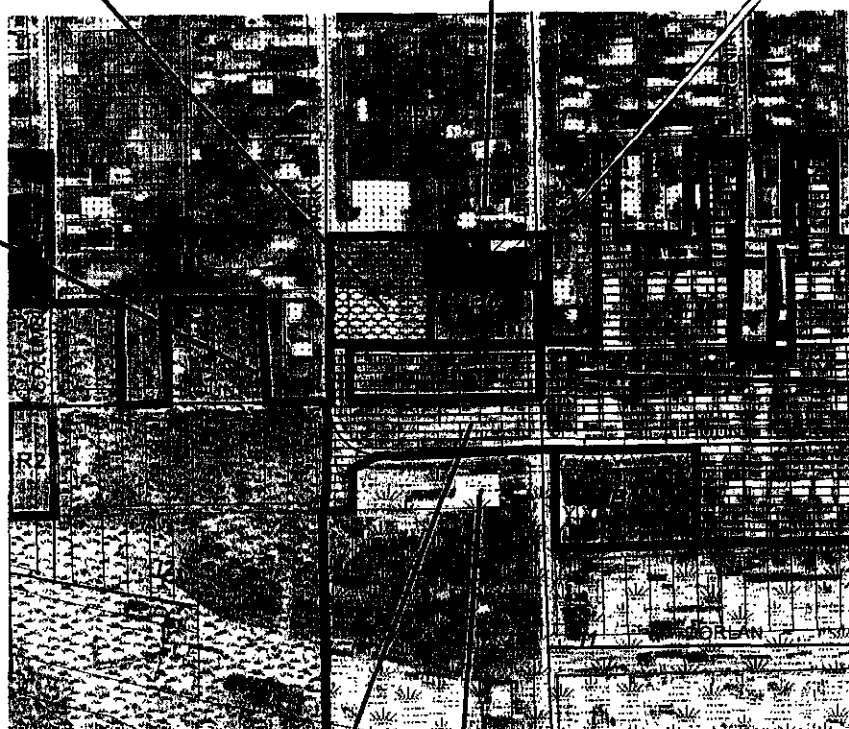
Requested:  
Use Variance

Commercial  
Building

Single Family  
Residence

Concrete  
Service

Single Family  
Residence



Vacant

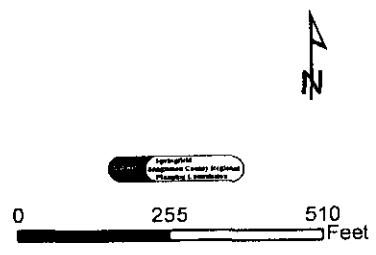
Diesel Service

### County Zoning

	RM-4		I1
	R3		I2
	R2		B3
	R1a		B2
	R1		B1
	OFF		A

### City Zoning

	R5		H1		OFF
	R1		H2		PUD
	R2		H3		B1
	R3a		S1		B2
	R3b		S2		I1
	R4		S3		I2



**RECOMMENDED STANDARDS FOR USE VARIATIONS**

Case #: **2008-08**

Address: **1019 N. Lincoln**

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 potential for development under the existing residential zoning is questionable, although with the nearby residences allowing all uses under a more intense zoning classification would not be appropriate.**

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

**The area is residential to the northwest, north and east although commercial/industrial in character to the southwest, south and southeast.**

- (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 located at the edge of a transition area between commercial development to the south and residential development to the east, north, and northwest. A single family residence on the subject property is unlikely given its location between a vacant lot and diesel service to the south and a commercial building to the north.**

- (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.

**No negative impact is anticipated.**