

CASE # 2005-27  
RESOLUTION NUMBER 141

**GRANTING A REZONING**  
**FOR CERTAIN PROPERTY LOCATED AT**  
**3875 NORTH WALNUT STREET ROAD**  
**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 Petitioner, **Springfield Airport Authority**, has petitioned the Sangamon County Board for a **rezoning from "R-1" Single Family Residence District to "B-3" General Business District**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **April 21, 2005**, 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**

APR 29 2005

*Joe C. Miller*  
Sangamon County Cler.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 10<sup>th</sup> day of May, 2005 that the request to rezone the above described property from "R-1" Single Family District to "B-3" General Business District is hereby approved.

Signed and passed by the Sangamon County Board in session on this 10<sup>th</sup> day of May, 2005.

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

**ATTEST:**

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

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

14-3

**EXHIBIT A**

Lot 6 Estill Subdivision located in the North Half of the East Half of the Northwest Quarter of Section 9 Township 16 North, Range 5 West of the Third Principal Meridian. Except the coal and other minerals underlying the surface of said land and all rights and easements in favor of the Estate of said coal and minerals.

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: # 17 NAME: **John Fulgenzi**

DOCKET NUMBER: **2005-27**

ADDRESS: **3875 North Walnut Street Road, Springfield, IL. 62707**

PETITIONER: **Springfield Airport Authority**

PRESENT ZONING CLASSIFICATION: **"R-1" Single Family Residence District**

REQUESTED ZONING CLASSIFICATION: **"B-3" General Business District**

AREA: **.86 acre**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval**

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: )	DOCKET NO: <b>2005-27</b>
<b>Springfield Airport Authority</b> )	
)	PROPERTY LOCATED AT:
)	<b>3875 North Walnut Street Road</b>
)	<b>Springfield, IL. 62707</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 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 **April 21, 2005** 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 **3875 North Walnut Street Road, Springfield, IL. 62707** and more particularly described as:

See **EXHIBIT A**

- 3. That the present zoning of said property is **“R-1” Single Family Residence District.**
- 4. That the present land use of said property is **vacant commercial building**
- 5. That the proposed land use of said property is **office and showroom for home improvement construction business.**
- 6. That the requested **rezoning** of said property is: **from “R-1” to “B-3”.**
- 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.**

  
 CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **John Goleman** 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 **Donn Malwick.**

The vote of the Board was as follows:

YES: **Charles Chimento, Donn Malwick, John Goleman, Patrick Somers, Marvin Traylor**

NO:

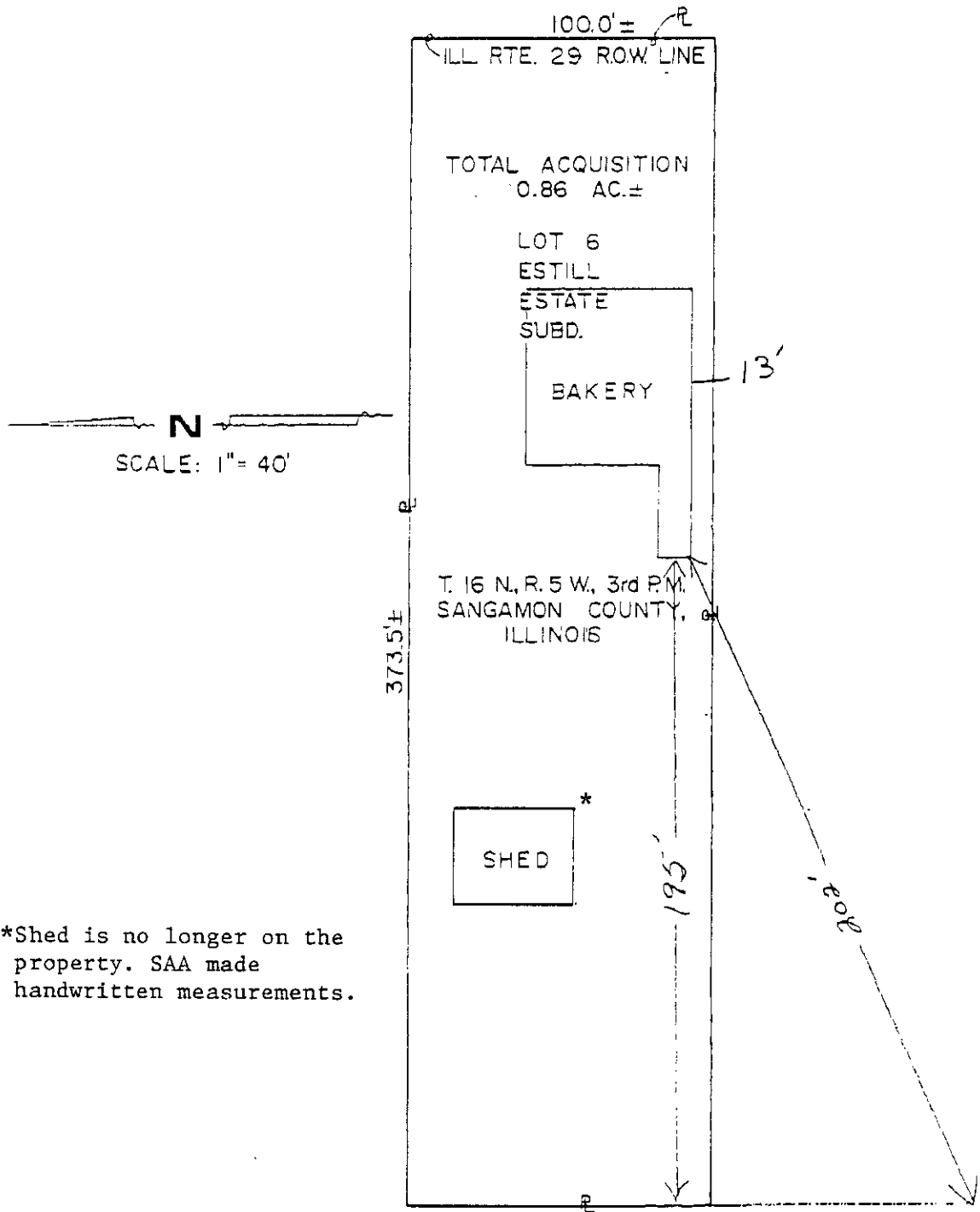
ABSENT:

  
 RECORDING SECRETARY

14-7

# Springfield Airport Authority - Capital Airport

## APPRAISAL PLAT



\*Shed is no longer on the property. SAA made handwritten measurements.

PREPARED BY -

**CMPT**  
 CLAYTON MURPHY & TITTE, INC.  
 Consulting Engineers  
 SPRINGFIELD, IL • LINCOLN, IL • AURORA, IL  
 1350 West Stephenson St. Springfield, IL 62762

OWNER - HAAS INVESTMENT CORPORATION

DATE January 29, 1980

CMPT PARCEL NO. 9-4-PP

CMPT JOB NO. 7935-28

TAX CODE NO. 14-09-0-126-014

# EXHIBIT

## A

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CASE #: 2005-27

INDEX #: 14-09-126-014

DATE: 4-7-05

INSPECTED BY: DK LW

**ZONING AMENDMENT CHECK LIST**

PETITIONER: Springfield Airport Authority

ADDRESS: 3875 North Walnut Street Road TWP. 16N RANGE 5 W SEC. 9 ¼ SEC. NW  
 (OR NEAREST IDENTIFIABLE ROAD) TWP. \_\_\_\_\_ RANGE \_\_\_\_\_ W SEC. \_\_\_\_\_ ¼ SEC. \_\_\_\_\_

CITY OR VILLAGE OR NEAREST ONE: Springfield

EXISTING ZONING: R-1 PROPOSED ZONING: B-3

LAND AREA: .86 acre ROAD FRONTAGE: 100 Lineal Ft. ROAD COND: Good

EXISTING LAND USE: Vacant Commercial Building

PROPOSED LAND USE: Office and Showroom for Home Improvement Construction Business

TYPE OF STRUCTURE: Commercial CONDITION OF STRUCTURE: Fair

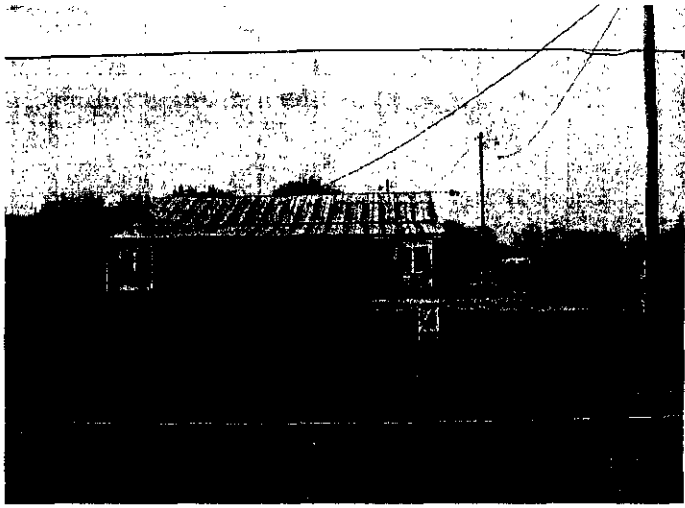
EXISTING YARDS: Front 70 ft. Side 30/10 ft. Rear 240 ft.

SPOT ZONING:          X    
 Yes No

- NEARBY LAND USE:
- a. To North Cropland
  - b. To South Cropland, Airport
  - c. To East Cropland
  - d. To West Cropland

OTHER COMMENTS:

Staff Estimate of the Effect of the Amendment 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 approval.**







## RECOMMENDED FINDINGS OF FACT

Case #: **2005-27**

Address: **3875 North Walnut Street Road**

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

**The property is surrounded by cropland with the airport further south.**

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

**To the north, south and west is R-1. Further north and south are spots of B-1. To the east is B-3.**

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

**There is an existing commercial structure on the property which is located on a state highway.**

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

**Property to the northeast was rezoned to B-2 in 1979.**