

CASE # 2006-23
RESOLUTION NUMBER 8-1

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
3525 S. MACARTHUR BLVD, 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 23 Pierik Place Subdivision, Woodside Township

WHEREAS, the Petitioner, **Robert A. Williams Const. Co. Inc.**, has petitioned the Sangamon County Board for a **rezoning from "R1" Single Family Residence District to "B3" General Business District**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **May 18, 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 **approve the rezoning**; and

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

FILED

JUN 02 2006

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 13th day of June, 2006 that the request to rezone the above described property from "R1" Single Family Residence District to "B3" General Business District is hereby approved.

Signed and passed by the Sangamon County Board in session on this 13th day of June, 2006.

Respectfully submitted,

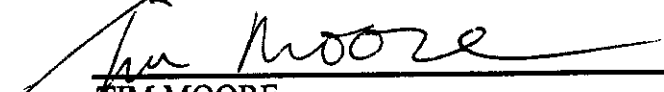
PUBLIC HEALTH, SAFETY & ZONING
COMMITTEE OF THE SANGAMON COUNTY BOARD

DAN VAUGHN, CHAIRMAN

ABE FORSYTH

BILL MOSS

TYRONE PACE



TIM MOORE

DON STEPHENS

ATTEST:



SANGAMON COUNTY CLERK



COUNTY BOARD CHAIRMAN

22-08
478-045

22-08
478-046

22-08
478-047

22-08
478-048

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478-049

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478-070

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478-064

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478-069

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478-032

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478-033

22-08
509-001



22-08
479-001

22-08
479-002

22-09
300-005

S. MAC ARTHUR BLVD.

22-09
300-002

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RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #12 NAME: **Cathy Scaife**

DOCKET NUMBER: **2006-23**

ADDRESS: **3525 S. MacArthur Blvd, Springfield, IL 62704**

PETITIONER: **Robert A. Williams Const. Co. Inc.**

PRESENT ZONING CLASSIFICATION: **"R1" Single Family Residence District**

REQUESTED ZONING CLASSIFICATION: **"B3" General Business District**

AREA: **1.01 acres**

COMMENTS: **None**

OBJECTORS: **Yes**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval due to trend in the area.**

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: 2006-23
Robert A. Williams Const. Co. Inc.)	
)	PROPERTY LOCATED AT:
)	3525 S. MacArthur Blvd
)	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 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 **May 18, 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 **3525 S. MacArthur Blvd, Springfield, IL 62704** and more particularly described as:

Lot 23 Pierik Place Subdivision, Woodside Township

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- 3. That the present zoning of said property is **“R1” Single Family Residence District.**
- 4. That the present land use of said property is **Construction Contractor.**
- 5. That the proposed land use of said property is **Construction Contractor.**
- 6. That the requested **rezoning** of said property is: **from “R1” Single Family Residence District to “B3” 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.**


 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**, which was duly seconded by **Charles Chimento.**

The vote of the Board was as follows:

YES: Charles Chimento, Peggy Egizii, and Patrick Somers

NO: Donn Malwick and Barbara Braner

ABSENT: Marvin Traylor


 RECORDING SECRETARY



CASE #: 2006-23

INDEX #: 22-08-478-049

DATE: _____

INSPECTED BY: DK JH LW

ZONING AMENDMENT CHECK LIST

PETITIONER: Robert A Williams Const. Co. Inc.

ADDRESS: 3535 S. MacArthur Blvd. TWP. 15N RANGE 5 W SEC. ¼ SEC. 8
 (OR NEAREST IDENTIFIABLE ROAD) TWP. RANGE W SEC. ¼ SEC.

CITY OR VILLAGE OR NEAREST ONE: Springfield

EXISTING ZONING: R1 PROPOSED ZONING: B3

LAND AREA: 1.01 acres ROAD FRONTAGE: 100 Lineal Ft. ROAD COND: fair

EXISTING LAND USE: Construction Contractor

PROPOSED LAND USE: Construction Contractor

TYPE OF STRUCTURE: Commercial CONDITION OF STRUCTURE: Good

EXISTING YARDS: Front 375 ft. Side 3'/3' ft. Rear 6 ft.

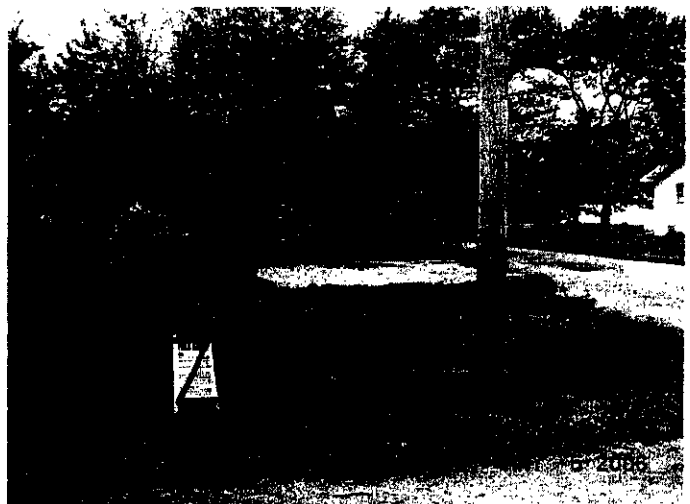
SPOT ZONING: X
 Yes No

NEARBY LAND USE:

- a. To North Single family residence, painting contractor, blind & shutter co., warehouse facility for limousine service
- b. To South 2 single family residences & construction company
- c. To East Bike trail & cropland
- d. To West Vacant, manufactured home, single family residences, church

OTHER COMMENTS:

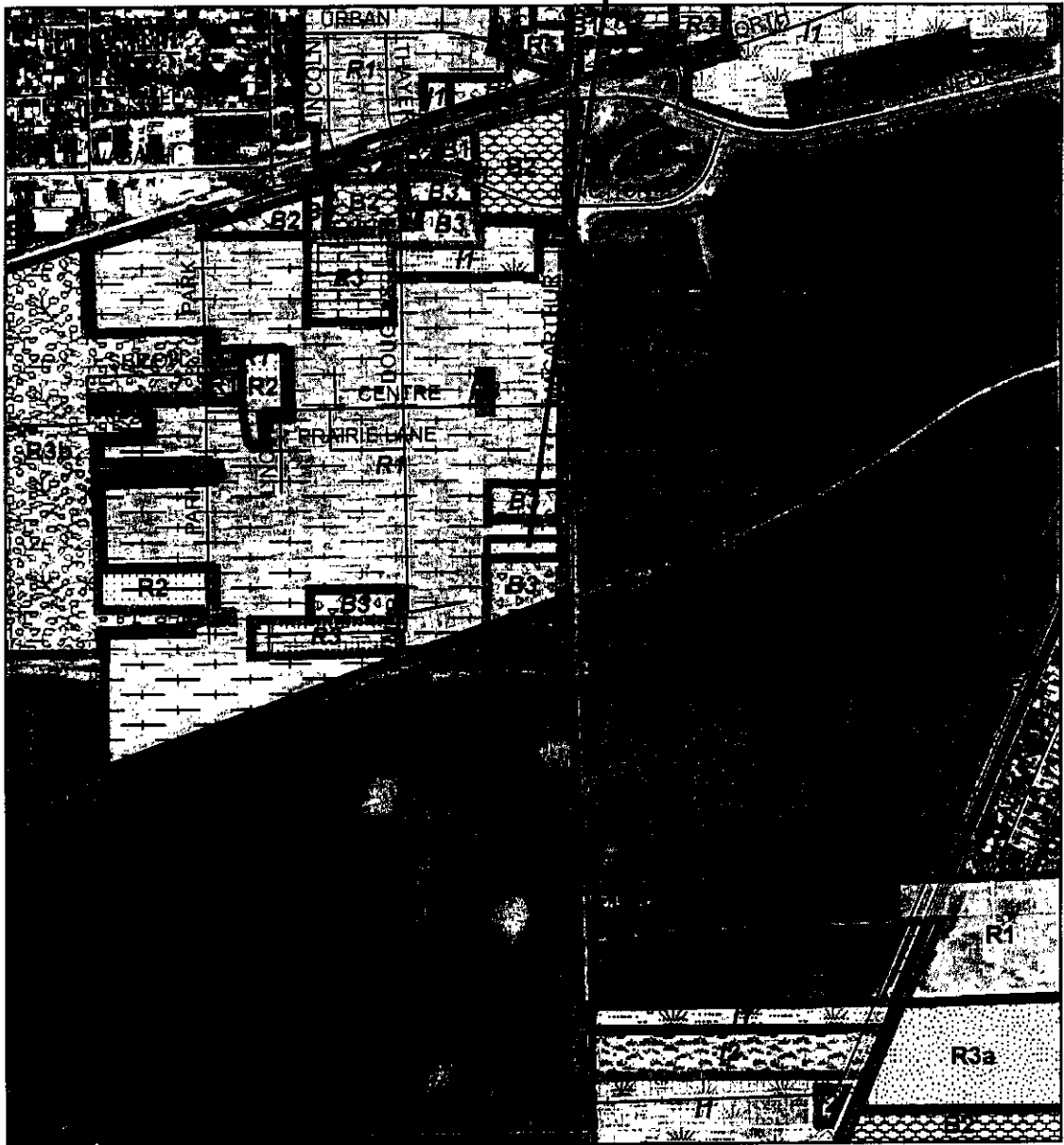
Staff Estimate of the Effect of the Amendment on the Area		None	Slight	Mod.	Great
CONTRASTS: CURRENT VS. PROPOSED	land use		X		
	appearance		X		
	height		X		
	parking spaces		X		
PROBLEMS FORESEEN	drainage	X			
	sewer	X			
	traffic flow		X		
WILL USE INCREASE	pop. density	X			
	dwellings, density	X	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



RECOMMENDATIONS: **Recommend approval due to trend in the area.**

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County Zoning Case# 2006-23

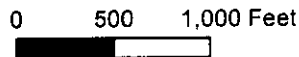


County Zoning

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

City Zoning

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





RECOMMENDED FINDINGS OF FACT

Case #: **2006-23**

Address: **3535 S. MacArthur Blvd.**

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

The area is a mixture of residential and business uses.

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

To the east is I-1; to the south is B-3 and A; to the west is R-1 and B-3; to the north is R-1 and B-3.

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

The property may no longer be suited to R-1 uses due to the number of businesses in the area and I-1 zoning to the east.

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

In 1993 a parcel four lots to the north was granted a use variance with stipulations for a paint contracting business. In 1994 a parcel two lots to the north and two parcels directly to the south were granted amendments to B-3 zoning.