

CASE # 2007-11
RESOLUTION NUMBER 10-1

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
2424 SAND HILL ROAD, 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:

See Exhibit A

WHEREAS, the Petitioner, **Ronald Skeeters**, has petitioned the Sangamon County Board for a **rezoning from "A" Agricultural District to "I-1" Restricted Industrial District;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **March 15, 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;** and

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

FILED

MAR 29 2007


Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 11th day of April, 2007 that the request to rezone the above described property from "A" Agricultural District to "I-1" Restricted Industrial District is hereby approved.

Signed and passed by the Sangamon County Board in session on this 11th day of April, 2007.

Respectfully submitted,

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



TIM MOORE, CHAIRMAN

ABE FORSYTH, VICE CHAIRMAN

CATHY SCAIFE

TYRONE PACE

SAM SNELL

DON STEPHENS

DAVID MENDENHALL

ATTEST:



SANGAMON COUNTY CLERK



COUNTY BOARD CHAIRMAN

EXHIBIT A

A parcel of land forming a portion of the Illinois Central Gulf Railroad Company's non-operating Alson district (former P&N) right of way and property situated in the Southeast Quarter of the Southwest Quarter of Section 1 and in the Northeast Quarter of the Northwest Quarter of Section 12, Township 16 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, said parcel of land being more particularly described as follows: Begin at the Southeast corner of said Southeast Quarter of the Southwest Quarter of Section 1, and run West along the South line of said Southeast Quarter of the Southwest Quarter, 300 feet to Grantor's property corner; thence South 25 degrees 15 minutes West along Grantor's Southeast property line, 300 feet to a point; thence Northwesterly at a right angle to the last described course, 255 feet to a point in Grantor's Northwest property line; thence Northeasterly along said Northwest property line, being along the Northwest line of the former St. Louis, Peoria and Northern Railway Company's original 150 foot wide right of way, 600 feet to a point; thence Southeasterly in a straight line, 200 feet, more or less, to a point 290 feet North and 178 feet West from the aforesaid Southeast corner of the Southeast Quarter of the Southwest Quarter of Section 1; thence East, 178 feet to a point in the East line of the last said Quarter Quarter 290 feet North from the aforesaid Southeast corner thereof; thence South along the last said East line, 290 feet to return to the point of beginning.

10-4

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT
▶ As Amended by the Board of Appeals ◀**

Case #: **2007-11**
Address: **2424 Sand Hill Road, Springfield**

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

To the north there are single family residences. To the northeast is the landfill. To the west is a residences and concrete business. To the east is a residence. To the south is vacant land, a trucking company and a concrete plant.

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

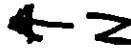
To the north is "A" and "R-1". To the east is "A" and "RM-4". To the south is "A" and City "I-1". To the west is "B-3".

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

The property is better suited to industrial use due to the nearby landfill, the B-3 to the west and the industrial area to the south.

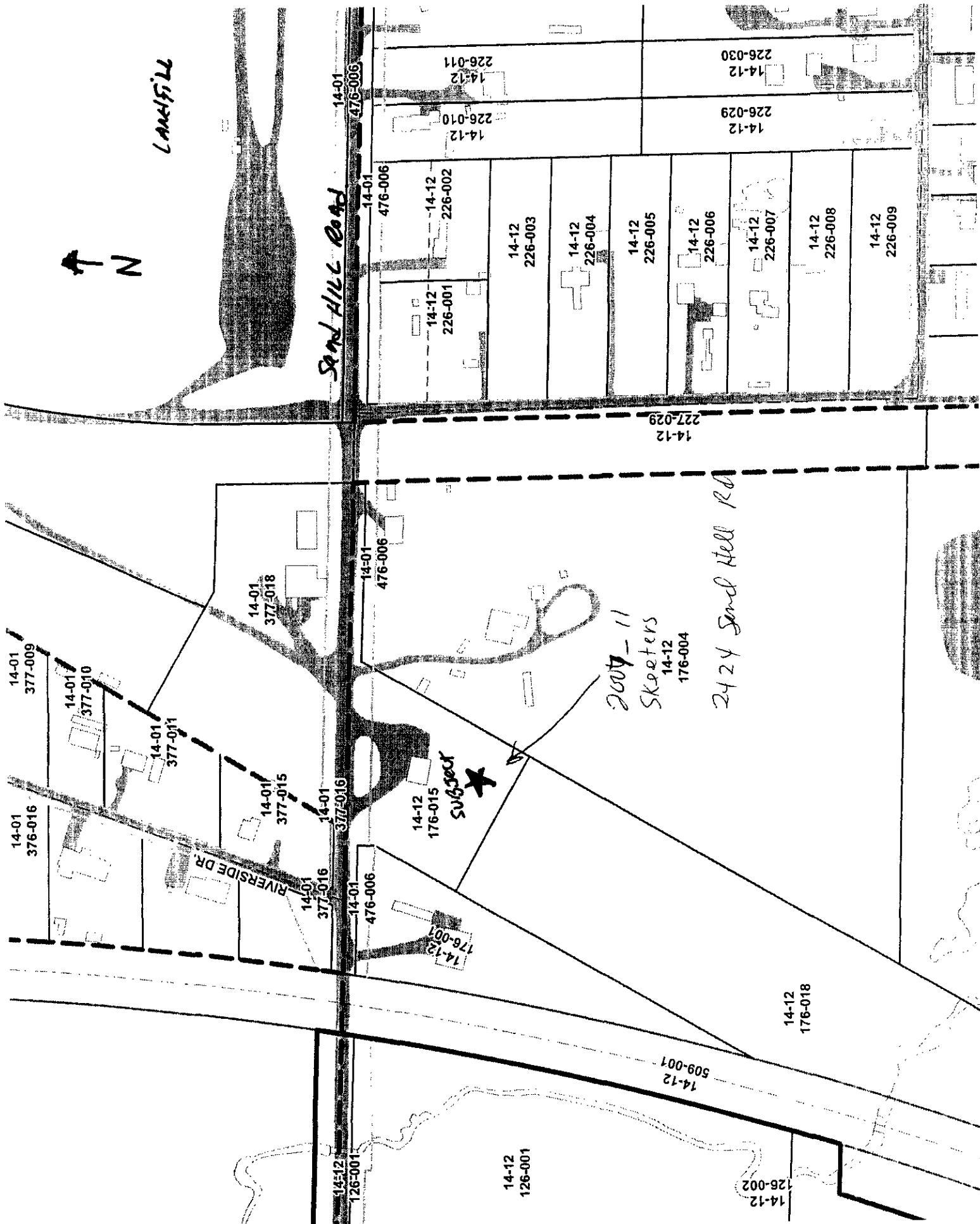
- (iv) The trend of development, within the vicinity since the property was originally classified.

Property to the west was rezoned to "B-3" in 1997.



LAKESIDE

SAND HILL ROAD



14-01
377-009

14-01
377-010

14-01
377-011

14-01
377-018

14-01
377-015

14-01
377-016

14-01
377-016

14-01
476-006

14-12
176-015

14-12
176-001

14-12
176-004

14-12
176-008

14-12
126-001

14-12
126-002

14-12
509-001

14-12
176-018

2007-11

Skaters

14-12
176-004

2424 Sand Hill Rd

14-12
227-029

14-01
476-006

14-01
476-006

14-12
226-001

14-12
226-002

14-12
226-003

14-12
226-004

14-12
226-005

14-12
226-006

14-12
226-007

14-12
226-008

14-12
226-009

14-12
226-010

14-12
226-011

14-12
226-029

14-12
226-030

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RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 8 NAME: **Dennis Wieland**

DOCKET NUMBER: 2007-11

ADDRESS: 2424 Sand Hill Road, Springfield, IL 62707

PETITIONER: **Ronald Skeeters**

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: "I-1" Restricted Industrial District

AREA: 1.08 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend denial. There are residences on three sides of the property making the requested industrial zoning inappropriate.**

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: 2007-11
Ronald Skeeters))
)	PROPERTY LOCATED AT:
)	2424 Sand Hill Road
)	Springfield, IL 62707
))

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 **March 15, 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 **2424 Sand Hill Road, Springfield, IL 62707** and more particularly described as:

See Exhibit A

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- 3. That the present zoning of said property is **"A" Agricultural District**
- 4. That the present land use of said property is **Old Springfield Township office.**
- 5. That the proposed land use of said property is a **grading, excavating and landscaping contractor and lawn care company.**
- 6. That the requested **rezoning** of said property is: **from "A" Agricultural District to "I-1" Restricted Industrial 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 **Marvin Traylor** to concur with the amended findings of fact 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: **Marvin Traylor, Peggy Egizii, Donn Malwick, Charles Chimento**

NO: **Patrick Somers**

ABSENT:



 RECORDING SECRETARY

10-9

SSCRPC Springfield Sangamon County Regional Planning Commission

Staff Findings and Recommendation
 (inspected 2/27/07 by LW & AJ)

SANGAMON COUNTY ZONING CASE # 2007-11
 ADDRESS 2424 Sand Hill Road
 Property Index # 14-12-176-015

PETITIONER Skeeters, Ronald

REQUESTED ZONING I-1

PROPOSED LAND USE Grading, excavating, landscaping contractor and lawn care

EXISTING:

ZONING A

LAND USE Vacant township office

ROAD FRONTAGE Sand Hill Road 290' CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR Business

CONDITION OF STRUCTURE Fair

LOT AREA 1.08 acres

FRONT YARD 75'

SIDE YARDS 125' / 97'

REAR YARD 145'



Would the proposed zoning be spot zoning? Yes

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend denial. There are residences on three sides of the property making the requested industrial zoning inappropriate.

County Zoning Case# 2007-11

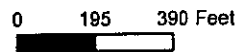


County Zoning

	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



10-11

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2007-11**

Address: **2424 Sand Hill Road**

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

There are single family residences to the north and a landfill to the northeast. To the east and west are mobile homes. Further west is a concrete plant. To the south is timber.

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

To the north is A and R-1. To the east is A, RM-4 and R-1. To the west is B-3 and City R-1. To the south is A.

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

There is a vacant building formerly used as a township office on the property which is located in the urbanized area so A zoning is not seen as suitable.

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

Property to the north has remained residential. Several lots to the east were rezoned to RM-4 in 1991, 1992, and 1994. Property to the west was rezoned to B-3 in 1997. Property further west was rezoned to I-1 in 1997 but upon annexation to Springfield in 1999 was zoned R-1.