

CASE # 2008-33
RESOLUTION NUMBER 5-1

GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
3515 S. DOUGLAS, 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 variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

The South 60 feet of lot 64 except the East 176 feet and all of lot 65 Pierik Place

WHEREAS, the Petitioners, **Thomas & Joann Lewis**, have petitioned the Sangamon County Board for **variances to allow a lot width of 73' instead of the required 80', to allow a lot area of 7,800 Sq. Ft. instead of the required 10,000 Sq. Ft. and of the proposed side yard between the residence and the garage to be 1' instead of the required 10'; and**

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

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

FILED

MAY 22 2008

Joe Cirillo
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 2nd day of June, 2008 that the request for variances to allow a lot width of 73' instead of the required 80', to allow a lot area of 7,800 Sq. Ft. instead of the required 10,000 Sq. Ft. and of the proposed side yard between the residence and the garage to be 1' instead of the required 10' on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 2nd day of June, 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

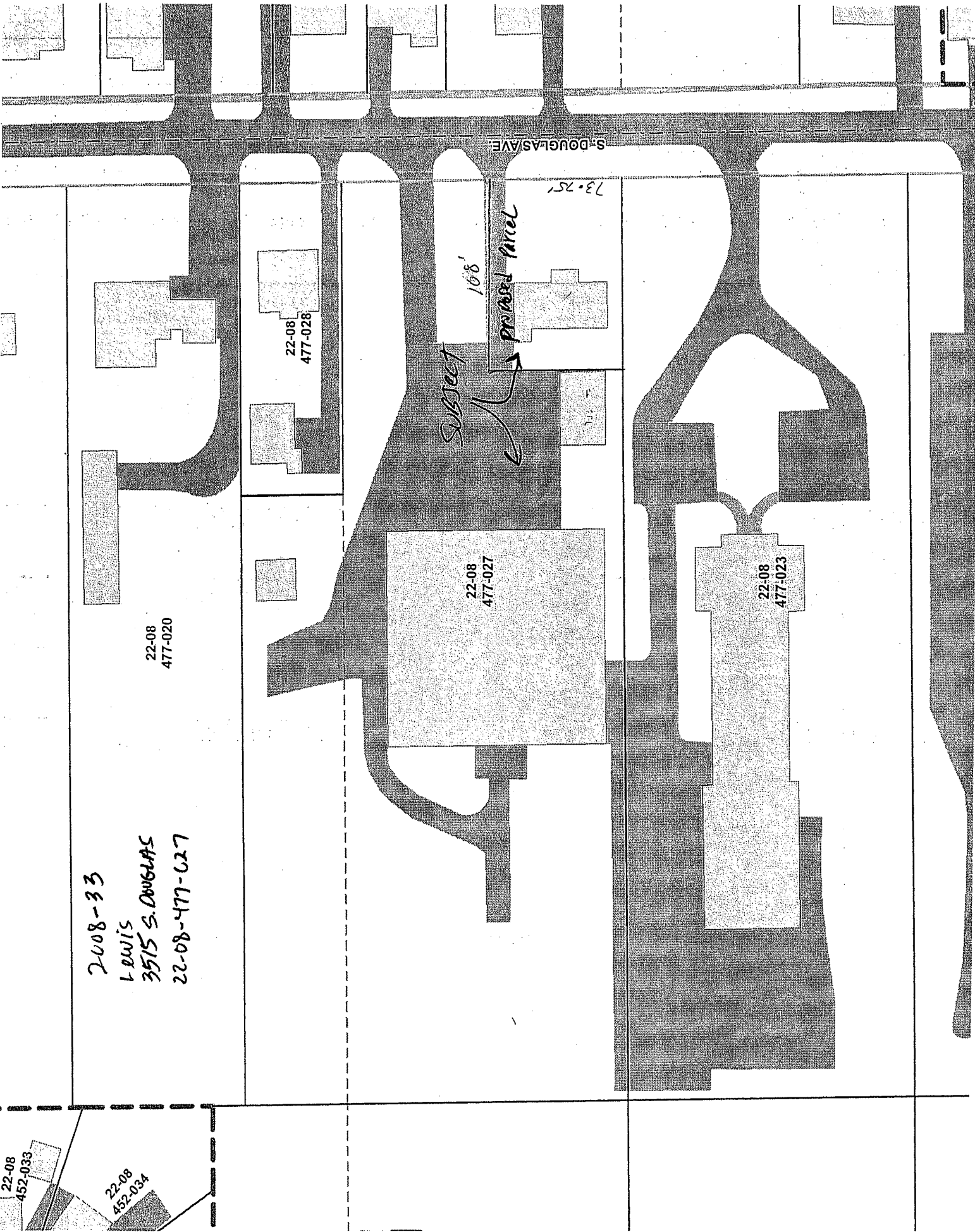
ATTEST:

Joe Quillo

SANGAMON COUNTY CLERK

A. Moore

COUNTY BOARD CHAIRMAN



RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #12 NAME: Linda Fulgenzi

DOCKET NUMBER: 2008-33

ADDRESS: 3515 S. Douglas, Springfield, IL 62707

PETITIONER: Thomas & Joann Lewis

PRESENT ZONING CLASSIFICATION: "R-1" Single Family Residence and "B-3" General business district

REQUESTED ZONING CLASSIFICATION: "R-1" Single Family Residence and "B-3" General business district with variances to allow a lot width of 73' instead of the required 80', to allow a lot area of 7,800 Sq. Ft. instead of the required 10,000 Sq. Ft. and of the proposed side yard between the residence and the garage to be 1' instead of the required 10'

AREA: 2.38 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The standards for variation are met.**

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: 2008-33
Thomas & Joann Lewis)	
)	PROPERTY LOCATED AT:
)	3515 S. Douglas
)	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 **variances** 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 15, 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 **3515 S. Douglas, Springfield, IL 62707** and more particularly described as:

The South 60 feet of lot 64 except the East 176 feet and all of lot 65 Pierik Place

- 3. That the present zoning of said property is "R-1" Single Family Residence and "B-3" General business district.
- 4. That the present land use of said property is a Single Family Residence, warehouse and office.
- 5. That the proposed land use of said property is to break off the Single Family Residence from the warehouse.
- 6. That the requested variances of said property is to allow a lot width of 73' instead of the required 80', to allow a lot area of 7,800 Sq. Ft. instead of the required 10,000 Sq. Ft. and of the proposed side yard between the residence and the garage to be 1' instead of the required 10'.
- 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 variances 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 variances be approved.

Charles Chimento 1871
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Judith Johnson** 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 **Peggy Egizii**.

The vote of the Board was as follows:

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

NO:

ABSENT:

B.D. Armstrong
RECORDING SECRETARY

SSCRPC Springfield Sangamon County Regional Planning Commission

Staff Findings and Recommendation

(inspected 4/30/08 by MB & AJ)

SANGAMON COUNTY ZONING CASE # 2008-33

ADDRESS 3525 S. Douglas and 3515 S. Douglas

Property Index # 22-08-477-027

PETITIONER Lewis, Thomas & Joann

REQUESTED ZONING Variances to allow a lot width of 73' instead of the required 80', to allow a lot area of 7800 sq. ft. instead of the required 10,000 sq. ft. and of the proposed side yard between the residence and the garage to be 1' instead of the required 10'.

PROPOSED LAND USE Divide the single family residence from the warehouse.

EXISTING:

ZONING R1-w / UV

LAND USE Single family residence, warehouse and office for party rental business

ROAD FRONTAGE S. Douglas - 160' CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR Residence

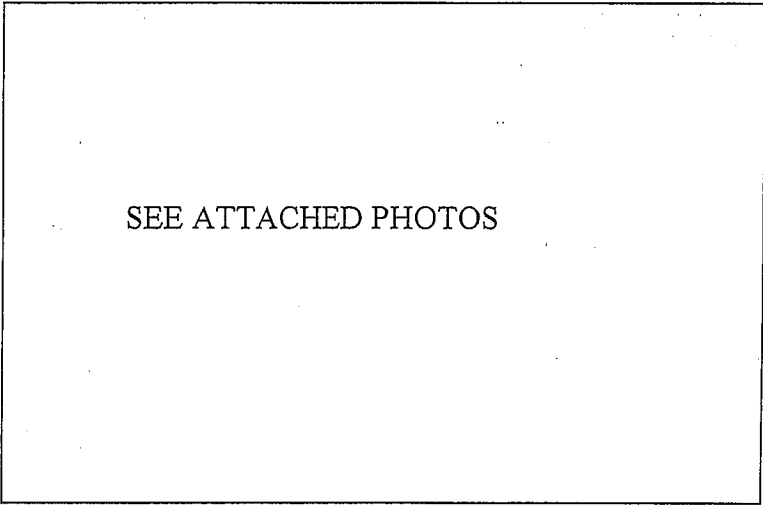
CONDITION OF STRUCTURE Fair

LOT AREA 2.38 acres

FRONT YARD 52'

SIDE YARDS 72' / 25'

REAR YARD 330'



Would the proposed zoning be spot zoning? N/A

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval.**
The standards for variation are met.

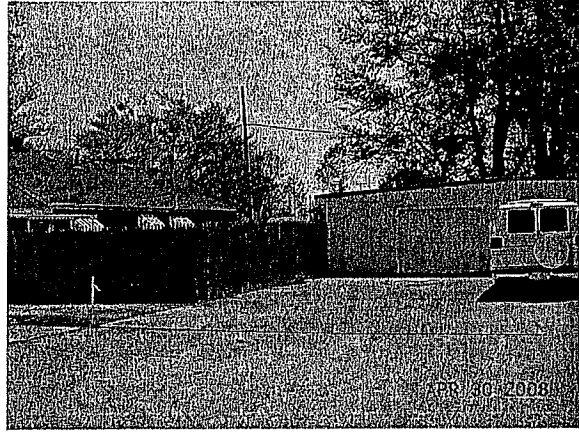
Case #: 2008-33
Address: 3515 S. Douglas



3515 S. Douglas



3515 S. Douglas - Warehouse

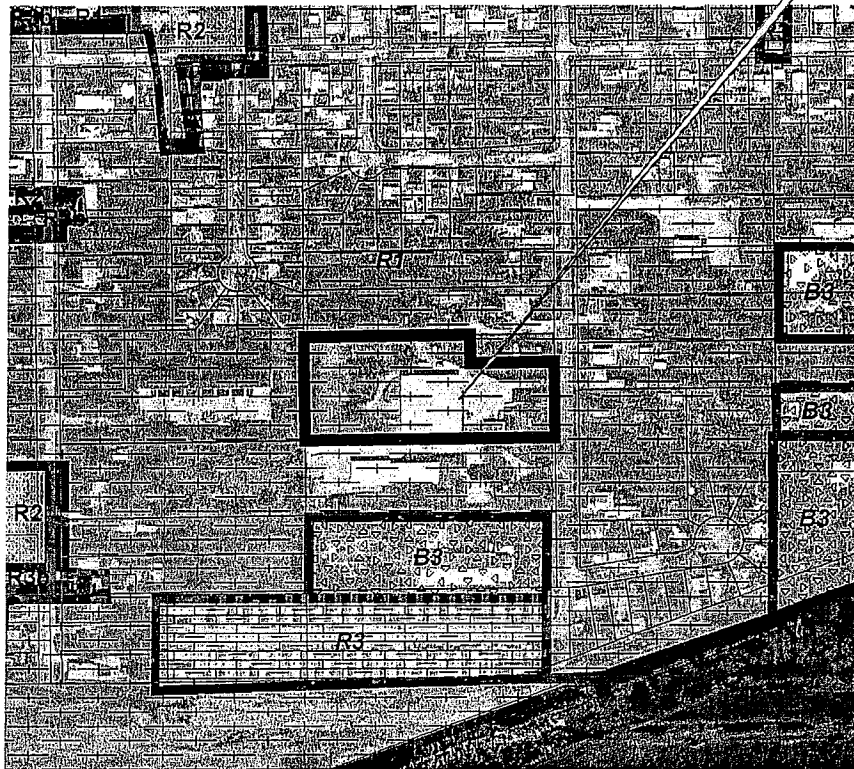


Garage

County Zoning

Case# 2008-33

Requested:
Variance

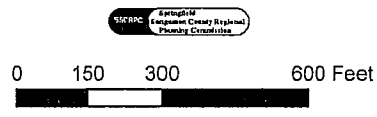


County Zoning

	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



Springfield
Empowerment County Regional
Planning Commission

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2008-33**

Address: **3515 S. Douglas**

The Zoning Board of Appeals shall not recommend to the Sangamon County Board that the regulations of this ordinance be varied as authorized in F. (1) hereof, unless it shall make findings of fact based upon the evidence presented to it in each specified case:

- (i) that the property in question cannot be economically used or yield a reasonable return, if permitted to be used only for the conditions allowed by the regulations.

The request is made to facilitate division of the property.

- (ii) that the plight of the owner is due to circumstances unique to the property and not generally applicable to other property in the area.

The subject property is mixed use with single family residence and a warehouse.

- (iii) that the variation, if granted, 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.