

CASE# 2013-018
RESOLUTION NUMBER 13-1

GRANTING AN AMENDMENT
FOR CERTAIN PROPERTY LOCATED AT
21 COUNTRY LAKE RD., 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, **Kelli Blaise**, has petitioned the Sangamon County Board for **a rezoning from "R-1" Single-Family Residence District to "R-2" Single & Two-Family Residence District to allow for a semi-detached duplex; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **April 18, 2013** 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 amendment; and**

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

FILED

APR 29 2013

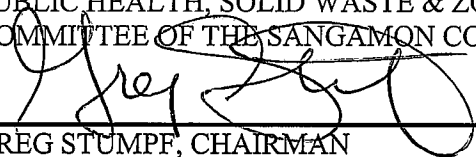
Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 14th day of May, 2013 that the request to rezone from "R-1" Single-Family Residence District to "R-2" Single & Two-Family Residence District on the above referenced property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 14th day of May, 2013.

Respectfully submitted,

PUBLIC HEALTH, SOLID WASTE & ZONING
COMMITTEE OF THE SANGAMON COUNTY BOARD



GREG STUMPF, CHAIRMAN

DAVID MENDENHALL, VICE CHAIRMAN

JOHN FULGENZI

CRAIG HALL

SAM SNELL

ABE FORSYTH

JASON RATTS

LINDA DOUGLAS WILLIAMS

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

EXHIBIT A

A part of the Northeast Quarter of the Northwest Quarter of Section 32, Township 16 North, Range 6 West of the Third Principal Meridian, more particularly described as follows:
Commencing at a found stone at the Northeast corner of the Northwest Quarter of Section 32 Township 16 North, Range 6 West of the Third Principal Meridian; thence North 89 degrees 59 minutes 32 seconds West along the North line of the Northeast Quarter of the Northwest Quarter of Section 32 a distance of 216.00 feet to a set iron pin, said iron pin being the point of beginning; thence South 00 degrees 00 minutes 00 seconds West, a distance of 247.50 feet to a set iron pin; thence South 89 degrees 59 minutes 32 seconds East, a distance of 176.00 feet to a set iron pin; thence South 00 degrees 00 minutes 00 seconds West, a distance of 261.31 feet to a found iron pin; thence North 89 degrees 59 minutes 32 seconds West, a distance of 620.00 feet to a set iron pin, thence North 00 degrees 00 minutes 00 seconds East, a distance of 508.81 feet to a set iron pin; thence South 89 degrees 59 minutes 32 seconds East along the North line of the Northeast Quarter of the Northwest Quarter of Section 32 a distance of 444.00 feet to the point of beginning.

Except any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any.

Situated in the County of Sangamon, State of Illinois.

RECAP

(For County Board Use)

COUNTY BOARD MEMBER: # 1 NAME: Harry "Tom" Fraase, Jr.

DOCKET NUMBER: 2013-018

ADDRESS: 21 Country Lake Rd., Springfield, IL. 62711

PETITIONER: Kelli Blaise

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

REQUESTED ZONING CLASSIFICATION: "R-2" Single & Two-Family Residence District

AREA: 6.24 acres

COMMENTS: None

OBJECTORS: Yes

PLANNING COMMISSION RECOMMENDATION: **Approval. The parcel is large and could be developed with several single-family residential units. Doing so would create more traffic and result in a greater impact on the area. Construction of a duplex unit on the 6.24 acres will have no negative impact on the immediate vicinity which is located in a rural residential area.**

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Approval


Cyndi Knowles
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2013-018
Kelli Blaise)	
)	PROPERTY LOCATED AT:
)	21 Country Lake Rd.
)	Springfield, IL. 62711

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 18, 2013** 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, contract to purchase, or is the County Board Member representing the property commonly known as: **21 Country Lake Rd., Springfield, IL.** 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 land.**
- 5. That the proposed land use of said property is **a semi-detached duplex.**
- 6. That the requested **rezoning** of said property is **from “R-1” Single-Family Residence District to “R-2” Single & Two-Family Residence 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.**

Charles Chimento/ck
 CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Don Wulf**, 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 **Judith Johnson.**

The vote of the Board was as follows:

YES: **Charles Chimento, Don Wulf, Byron Deaner, Peggy Egizii, Judith Johnson**

NO:

PRESENT:

ABSENT:

Cyndi Knowlton
 RECORDING SECRETARY

SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT

Case #: 2013-018

Address: 21 Country Lake Road, Springfield

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

There is a subdivision of single-family residences to the north. Single-family residences are on parcels to the northeast, east, south and southwest. There is a pasture to the west and cropland to the northwest.

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

R-1 is to the north and south.

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

The property is vacant and could be developed with single-family residential. The property is large at 6.24 acres and is appropriate for multiple residential units.

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

The property has developed with single-family residential units in this rural sector of the county.