

CASE# 2014-037
RESOLUTION NUMBER 4-1

GRANTING VARIANCES
FOR CERTAIN PROPERTY LOCATED AT
IN THE 200 BLOCK OF WEST BROWNING 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 variances** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioners, **John & Deborah Staff**, have petitioned the Sangamon County Board for a **variance of Section 17.62.130B to allow a sign with a maximum of four-hundred (400) square feet area instead of the required two-hundred (200) square feet area and a variance of Section 17.62.030H to allow an off-premise sign;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **September 18, 2014** 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

SEP 26 2014

Joe O'Neil
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 14th day of October, 2014 that the request for a variance of Section 17.62.130B to allow a sign with a maximum of four-hundred (400) square feet area instead of the required two-hundred (200) square feet area and a variance of Section 17.62.030H to allow an off-premise sign on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 14th day of October, 2014.

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

Part of the Northeast Quarter of the Southeast Quarter of Section 16, Township 16 North, Range 5 West of the Third Principal Meridian, Springfield, Sangamon County, Illinois more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 16, thence North 00 degrees 39 minutes 15 seconds West on the East line of said Southeast Quarter, 2656.63 feet; thence South 89 degrees 19 minutes 53 seconds West on the North line of said Southeast Quarter of 1312.20 feet; thence South 00 degrees 20 minutes 56 seconds East, 92.18 feet to the point of beginning, said point being on the Southerly right of way line of Browning Road, said point also being on a curve concave to the South having a radius of 1070.92 feet; thence Southeasterly on said curve right a chord bearing of South 81 degrees 47 minutes 34 seconds East, a chord distance of 37.29 feet to the end of said curve; thence South 09 degrees 12 minutes 16 seconds West, 25.00 feet to a point at the beginning of a curve concave to the South having a radius of 1045.92 feet; thence Southeasterly on said curve right a chord bearing of South 76 degrees 02 minutes 08 seconds East, a chord distance of 173.57 feet to the end of said curve; thence South 42 degrees 24 minutes 33 seconds East, 48.31 feet to the point of intersection of said Southerly right of way line of Browning Road with the Northwesterly right of way line of Veterans Parkway; thence South 49 degrees 10 minutes 55 seconds West, 306.64 feet to the point of intersection with said Northwesterly right of way line of Veterans Parkway with the East right of way line of Browning Avenue; thence North 00 degrees 20 minutes 56 seconds West, 308.00 feet to the point of beginning.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #17 NAME: John Fulgenzi

DOCKET NUMBER: 2014-037

ADDRESS: 200 Block of West Browning Road, Springfield, IL 62707

PETITIONERS: John & Deborah Staff

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

REQUESTED ZONING CLASSIFICATION: "I-1" Restricted Industrial District with a variance of Section 17.62.130B to allow a sign with a maximum of four-hundred (400) square feet area instead of the required two-hundred (200) square feet area and a variance of Section 17.62.030H to allow an off-premise sign.

AREA: .86 acre

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION
RECOMMENDATION:

Recommend approval of the requested variances to allow an off-premise sign with a maximum of an area of 400 square feet. The request is being made to allow construction of a sign on the proposed vacant parcel that is adjacent to the business in order to increase visibility of the business. The topography of the proposed site of the sign is low and in the floodplain. The proposed sign will not affect the character of the area as the parcel is located on a major thoroughfare and is bound on two sides by a total of 525' of road frontage.

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: **2014-037**
John & Deborah Staff)
))
)) **PROPERTY LOCATED AT:**
)) **In the 200 Block of West Browning 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 **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 **September 18, 2014** 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: **In the 200 Block of West Browning Road, Springfield, IL 62707** and more particularly described as:

See Exhibit A

- 3. That the present zoning of said property is **"I-1" Restricted Industrial District.**
- 4. That the present land use of said property is **vacant.**
- 5. That the proposed land use of said property is a **"V" shaped sign for Staff Carpet.**
- 6. That the requested **variances** of said property are a **variance of Section 17.62.130B to allow a sign with a maximum of four-hundred (400) square feet area instead of the required two-hundred (200) square feet area and a variance of Section 17.62.030H to allow an off-premise sign.**
- 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 /ck
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Janet Dobrinsky**, 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 **John Lucchesi.**

The vote of the Board was as follows:

YES: **Charles Chimento, Merilyn Herbert, Andrew Spiro, John Lucchesi & Janet Dobrinsky**

NO:

PRESENT:

ABSENT: **Don Wulf**

Cyndi Knowles
RECORDING SECRETARY

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**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: 2014-037

Address: In the 200 Block of West Browning Road, Springfield

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 being made to allow construction of a sign on the proposed parcel that is adjacent to the business in order to increase visibility of the business. The property is only accessible through the adjacent business. It is not likely the parcel will ever be developed as a separate use as it has no established ingress/egress to the parcel. If the variance for the off-premise sign is granted it will help reduce congestion on the parcel containing the business which is a benefit to visitors to the location as the sign would be located on an adjacent parcel rather than the parcel containing the business.

- (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 topography of the proposed site of the sign is low and in the floodplain. The parcel is located on a major thoroughfare and is bound on two sides by a total of 525' of road frontage.

- (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. The proposed sign is located in an area that is bound on two sides by road frontage and is only accessible from the adjacent business. The proposed sign location will not impair light and air to adjacent property, negatively affect traffic or impair property values.