

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
IN THE 500 BLOCK OF S. STATE ROUTE 4, CHATHAM
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, **Carole Grigiski**, has petitioned the Sangamon County Board for a rezoning from "A" Agricultural District to "B-3" General Business District to allow for a self service storage facility; and

WHEREAS, a public hearing was held at the Sangamon County Building on **May 19, 2011** 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

MAY 27 2011

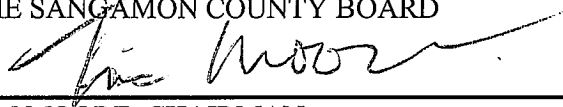
Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 14th day of June, 2011 that the request for a rezoning from "A" Agricultural District to "B-3" General Business District to allow for a self service storage facility on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 14th day of June, 2011.

Respectfully submitted,

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



TIM MOORE, CHAIRMAN

ABE FORSYTH, VICE CHAIRMAN

JOHN FULGENZI

DAVID MENDENHALL

SAM SNELL

DON STEPHENS

GREG STUMPF

LINDA DOUGLAS WILLIAMS

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

Exhibit A

Tract I:

THE NORTH 6.24 ACRES OF THE FOLLOWING DESCRIBED TRACT (BEING THE LAND INCLUDED IN TAX I.D. NO. 28-13-200-022):

SO MUCH OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, AS LIES BETWEEN THE STATE ROAD FROM SPRINGFIELD TO ST. LOUIS, AND THE CHICAGO AND ALTON RAILROAD, AND RUNNING SOUTH FROM THE NORTH LINE OF SAID SECTION 13 TO A WHITE THORNE HEDGE, WHICH HEDGE IS 15.06 CHAINS SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 13, AND WHICH HEDGE WAS THE NORTH LINE OF A TRACT OF LAND CONVEYED BY LEVERETT PARSONS TO THOMAS BEERUP BY DEED RECORDED IN BOOK 14 OF DEEDS AT PAGE 558 IN THE OFFICE OF THE RECORDER OF DEEDS OF SANGAMON COUNTY, ILLINOIS;

EXCEPTING THE RIGHT OF WAY OF THE DECATUR, SPRINGFIELD AND ST. LOUIS RAILWAY COMPANY BY WARRANTY DEED RECORDED DECEMBER 23, 1903 IN BOOK 110 OF DEEDS AT PAGE 383 IN THE OFFICE OF THE RECORDER OF DEEDS OF SANGAMON COUNTY, ILLINOIS; AND

EXCEPTING A STRIP OF LAND 10 FEET WIDE LYING PARALLEL WITH AND ADJACENT TO THE WEST LINE OF SAID RIGHT OF WAY ACROSS SAID LAND, CONVEYED BY WARRANTY DEED TO ILLINOIS TRACTION, INC., RECORDED AUGUST 10, 1929 IN BOOK 246 OF DEEDS AT PAGE 7 IN THE OFFICE OF THE RECORDER OF DEEDS OF SANGAMON COUNTY, ILLINOIS.

(THE ABOVE DESCRIBED PROPERTY IS ALSO KNOWN AS: A TRACT OF LAND LYING IN AND BEING A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A SET P.K. NAIL MARKING THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 14 MINUTES 58 SECONDS WEST ON THE NORTH LINE OF SAID NORTHEAST QUARTER, 527.64 FEET TO A FOUND PIPE ON THE WEST RIGHT OF WAY LINE OF THE ILLINOIS TRACTION SYSTEM RAILROAD, ALSO BEING THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; THENCE SOUTH 20 DEGREES 08 MINUTES 25 SECONDS WEST ON SAID WEST RIGHT OF WAY LINE, 483.14 FEET TO A SET IRON PIN; THENCE SOUTH 89 DEGREES 14 MINUTES 58 SECONDS WEST, 621.45 FEET TO A SET IRON PIN ON THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 4; THENCE NORTH 22 DEGREES 52 MINUTES 31 SECONDS EAST ON SAID EAST RIGHT OF WAY LINE, 155.67 FEET TO A SET IRON PIN ON A TANGENT CURVE HAVING A RADIUS OF 2,233.40 FEET WHOSE CENTER BEARS SOUTH 67 DEGREES 07 MINUTES 29 SECONDS EAST FROM SAID POINT; THENCE NORTHEASTERLY ON SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08 DEGREES 59 MINUTES 25 SECONDS, A CHORD DISTANCE OF 350.08 FEET TO A SET IRON PIN ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 14 MINUTES 58 SECONDS EAST ON SAID NORTH LINE, 566.34 FEET TO THE POINT OF BEGINNING, CONTAINING 6.240 ACRES MORE OR LESS; ALL AS PER SURVEY IN FEBRUARY OF 2011 OF HANS B. DISTALEHORSRT PROFESSIONAL LAND SURVEYOR #035-3271.)
EXCEPT ALL COAL, MINERALS AND MINING RIGHTS HERETOFORE CONVEYED OR RESERVED OF RECORD.
SITUATED IN SANGAMON COUNTY, ILLINOIS.

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RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #5 NAME: Donald Stephens Jr.

DOCKET NUMBER: 2011-021

ADDRESS: In the 500 Block of S. State Route 4, Chatham, IL. 62629

PETITIONER: Carole Grigiski

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTED ZONING CLASSIFICATION: "B-3" General Business District to allow for a self service storage facility.

AREA: 6.240 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The property to the immediate south was recently annexed into the Village of Chatham and rezoned to I-1, Industrial for the purpose of self-storage units. Given the location of the residential properties to the north and east and the I-1, Industrial zoning to the south, the requested B-3 zoning is seen as serving as a buffer between the residences and commercial. The LESA score is 168 requiring mitigating factors for non-agricultural development. Water service is available immediately to the north which is considered to be a mitigating factor.**

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: 2011-021
Carole Grigiski)
))
)) PROPERTY LOCATED AT:
)) **In the 500 Block of S. State**
)) **Route 4,**
)) **Chatham, IL. 62629**

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 19, 2011** 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 500 Block of S. State Route 4, Chatham, IL.** 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 **vacant farmland.**
- 5. That the proposed land use of said property is **self service storage facility.**
- 6. That the requested **rezoning** of said property is from **"A" Agricultural District to "B-3" General Business District to allow for a self service storage facility.**
- 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, **Marvin Traylor**, 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 **Byron Deaner.**

The vote of the Board was as follows:

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

NO:

ABSENT:

Cyndi Korobles
RECORDING SECRETARY