

CASE# 2014-027  
RESOLUTION NUMBER 7-1

**GRANTING AN AMENDMENT**  
FOR CERTAIN PROPERTY LOCATED AT  
**3200 SANGAMON AVENUE, 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, **James Kolba**, has petitioned the Sangamon County Board for a **rezoning from "R-1" Single-Family Residence District to "B-3" General Business District to allow mini warehouse storage units**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **July 17, 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 amendment**; and

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

**FILED**

JUL 29 2014


*Joe Aiello*  
Sangamon County Clerk

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this 12<sup>th</sup> day of August, 2014 that the request for a rezoning from "R-1" Single-Family Residence District to "B-3" General Business District to allow mini warehouse storage units on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 12<sup>th</sup> day of August, 2014.

Respectfully submitted,

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

  
\_\_\_\_\_  
GREG STUMPF, CHAIRMAN

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DAVID MENDENHALL, VICE CHAIRMAN

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JOHN FULGENZI

\_\_\_\_\_  
CRAIG HALL

\_\_\_\_\_  
SAM SNELL

\_\_\_\_\_  
ABE FORSYTH

\_\_\_\_\_  
JASON RATTTS

\_\_\_\_\_  
LINDA DOUGLAS WILLIAMS

\_\_\_\_\_  
LINDA FULGENZI

\_\_\_\_\_  
LISA HILLS

\_\_\_\_\_  
MIKE SULLIVAN

**ATTEST:**

\_\_\_\_\_  
SANGAMON COUNTY CLERK

\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

**EXHIBIT A**

**Parcel I:**

Lot Five (5) in Wanless' Ridgewood Addition to the City of Springfield as platted by the Plat recorded in Book 4 of Plats, at Page 39 in the Office of the Recorder of Deeds of Sangamon County, Illinois. Except that part dedicated for highway purposes by Dedicated dated April 23, 1928 and recorded June 7, 1928 as Document Number 154266; and EXCEPT that part described as follows: Commencing at a point on the West line of said Lot 5, 613 feet South of Sangamon Avenue; thence South 189 feet; thence East 35 feet, thence North 189 feet, thence West 35 feet to the point of beginning.

**Parcel II:**

That part of Lot Five (5) in Wanless' Ridgewood Addition to the City of Springfield as platted by the plat recorded in Book 4 of Plats, at Page 39 in the Office of the Recorder of Deeds of Sangamon County, Illinois, described as follows: Commencing at a point on the West line of said Lot 5, 613 feet South of Sangamon Avenue; thence South 189 feet, thence East 35 feet, thence North 189 feet, thence West 35 feet to the point of beginning.

Except the coal and other minerals underlying the surface of said land and all rights and easements in favor of the estate of said coal and minerals.

Situated in SANGAMON COUNTY, ILLINOIS.

**RECAP**

(For County Board Use)

COUNTY BOARD MEMBER: # 10                      NAME: Jason Ratts

DOCKET NUMBER: 2014-027

ADDRESS: 3200 Sangamon Avenue, Springfield, IL 62702

PETITIONER: James Kolba

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

REQUESTED ZONING CLASSIFICATION: "B-3" General Business District.

AREA: Approximately 4.5 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION:      **Recommend approval of the requested B-3 zoning to allow for the construction of mini-storage buildings and an office in the existing single-family residence. The petitioner states that there will be two (2) employees and the property will be fenced and gated with hours of operation to be 7am-10pm, 7 days a week. Furthermore, there will be a key pad for renters to enter when the office is not open and appropriate parking will be provided around the office. Staff feels that the request is appropriate as this parcel will provide a buffer from the adjacent zoning to the west and the Use Variance that was granted in 2012 on the parcel to the east.**

SANGAMON COUNTY BOARD OF APPEALS  
RECOMMENDATION:

**Approval as Staff recommended.**

  
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 RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: )	DOCKET NO: <b>2014-027</b>
<b>James Kolba</b> )	
)	PROPERTY LOCATED AT:
)	<b>3200 Sangamon Avenue</b>
)	<b>Springfield, IL 62702</b>

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 **July 17, 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: **3200 Sangamon Avenue, Springfield, IL 62702** 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 **alfalfa hay, single-family residence and one (1) out building.**
- 5. That the proposed land use of said property is **mini warehouse storage buildings.**
- 6. That the requested **amendment** of said property is **rezoning from “R-1” Single-Family Residence District to “B-3” General Business District to allow mini warehouse storage units.**
- 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 **amendment** 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 **amendment** be **approved.**

Charles Chimento/cx  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Andrew Spiro**, 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 **Merilyn Herbert.**

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Merilyn Herbert, Andrew Spiro & John Lucchesi**

NO:

PRESENT:

ABSENT: **Don Wulf & Janet Dobrinsky**

Cyndi Knowles  
RECORDING SECRETARY

**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: **2014-027**

Address: **3200 Sangamon Avenue, Springfield**

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

**To the north is Sangamon Avenue, to the east is a flea market and mini storage sales, to the south is vacant, and to the west is a gas station, two restaurants, an oil change center, a tavern, a collision center and a construction/materials business.**

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

**To the north is I-1, to the east is R-1, to the south is I-1 and R-1, to the west is B-2, B-3 and I-1.**

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

**There is a single-family residence on the property that is in fair/poor condition. The property is long and narrow making it less desirable for uses permitted in the current zoning classification given its location behind a major thoroughfare of commercial uses.**

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

**The property to the east has been developed with commercial uses. The property adjacent to the east of the subject property was granted a Use Variance for a flea market in 2012. At this time, staff believed that a Use Variance was appropriate for this parcel given the location between two R-1 zoning classifications. Unlike the subject parcel in 2012, the current subject parcel is located adjacent to the commercial uses on the major thoroughfare to the east and provides a buffer between those uses and the Use Variance that was granted in 2012.**