

CASE # 2005-33
RESOLUTION NUMBER 17-1

**GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
1812 CULVER AVENUE
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:

The East 58.17' of Lot 23 and the East 58.17' of the North one-half of Lot 22, Belmont Park Gardens.

WHEREAS, the Petitioners, **Roger & Judy Ushman**, have petitioned the Sangamon County Board for a **rezoning from "R-2" Single & Two Family Residence District to "RM-4" Manufactured Home District**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **May 19, 2005**, 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 **approve the rezoning**; and

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

FILED

MAY 31 2005

Joe A. [Signature]
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 14th day of June, 2005 that the request to rezone the above described property from "R-2" Single & Two Family Residence District to "RM-4" Manufactured Home District is hereby approved.

Signed and passed by the Sangamon County Board in session on this 14th day of June, 2005.

Respectfully submitted,

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

Dan Vaughn

DAN VAUGHN, CHAIRMAN

ABE FORSYTH

BILL MOSS

TYRONE PACE

TIM MOORE

DON STEPHENS

ATTEST:

Joe Quillo

SANGAMON COUNTY CLERK

A. VanMatre

COUNTY BOARD CHAIRMAN

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 14 NAME: **Joel Tjelmeland, Jr.**

DOCKET NUMBER: **2005-33**

ADDRESS: **1812 Culver Ave., Springfield, IL. 62703**

PETITIONER: **Roger & Judy Ushman**

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

REQUESTED ZONING CLASSIFICATION: **"RM-4" Manufactured Home District**

AREA: **6,835 Sq. Ft.**

COMMENTS: **none**

OBJECTORS: **none**

PLANNING COMMISSION RECOMMENDATION: **approval due to similar zoning and uses in the area.**

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: 2005-33
Roger & Judy Ushman)
)
) PROPERTY LOCATED AT:
) **1812 Culver Ave.**
) **Springfield, IL. 62703**
)

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, 2005** 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 **1812 Culver Ave., Springfield, IL. 62703** and more particularly described as:

The East 58.17' of Lot 23 & the East 58.17' of the North one-half of Lot 22, Belmont Park Gardens.

- 3. That the present zoning of said property is **“R-2” Single & Two Family Residence Distict.**
- 4. That the present land use of said property is **vacant land.**
- 5. That the proposed land use of said property is **a Manufactured Home.**
- 6. That the requested **rezoning** of said property is: **from “R-2” Single & Two Family Residence District to “RM-4” Manufactured Home 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

 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 **John Goleman.**

The vote of the Board was as follows:

YES: **Donn Malwick, John Goleman, Patrick Somers, Barbara Braner & Don Wulf**

NO:

ABSENT: **Charles Chimento & Marvin Traylor**

BJ Armstrong

 RECORDING SECRETARY

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CASE #: 2005-33

INDEX #: 22-11-302-038

DATE: 5-4-05

INSPECTED BY: DK LW

ZONING AMENDMENT CHECK LIST

PETITIONER: Ushman, Roger & Judy

ADDRESS: 1812 Culver Avenue TWP. 15N RANGE 5 W SEC. 11 ¼ SEC. SW
 (OR NEAREST IDENTIFIABLE ROAD) TWP. _____ RANGE _____ W SEC. _____ ¼ SEC. _____

CITY OR VILLAGE OR NEAREST ONE: Springfield

EXISTING ZONING: R-2 PROPOSED ZONING: RM-4

LAND AREA: 6,835 Sq. Ft. ROAD FRONTAGE: 65 Lineal Ft. ROAD COND: Fair

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Manufactured Home

TYPE OF STRUCTURE: NA CONDITION OF STRUCTURE: NA

EXISTING YARDS: Front -- ft. Side -- ft. Rear -- ft.

SPOT ZONING: X
 Yes No

NEARBY LAND USE:

- a. To North Ball Park
- b. To South Single Family Residences, Mobile Homes
- c. To East Single Family Residences
- d. To West Single Family Residences, Mobile Home

OTHER COMMENTS:

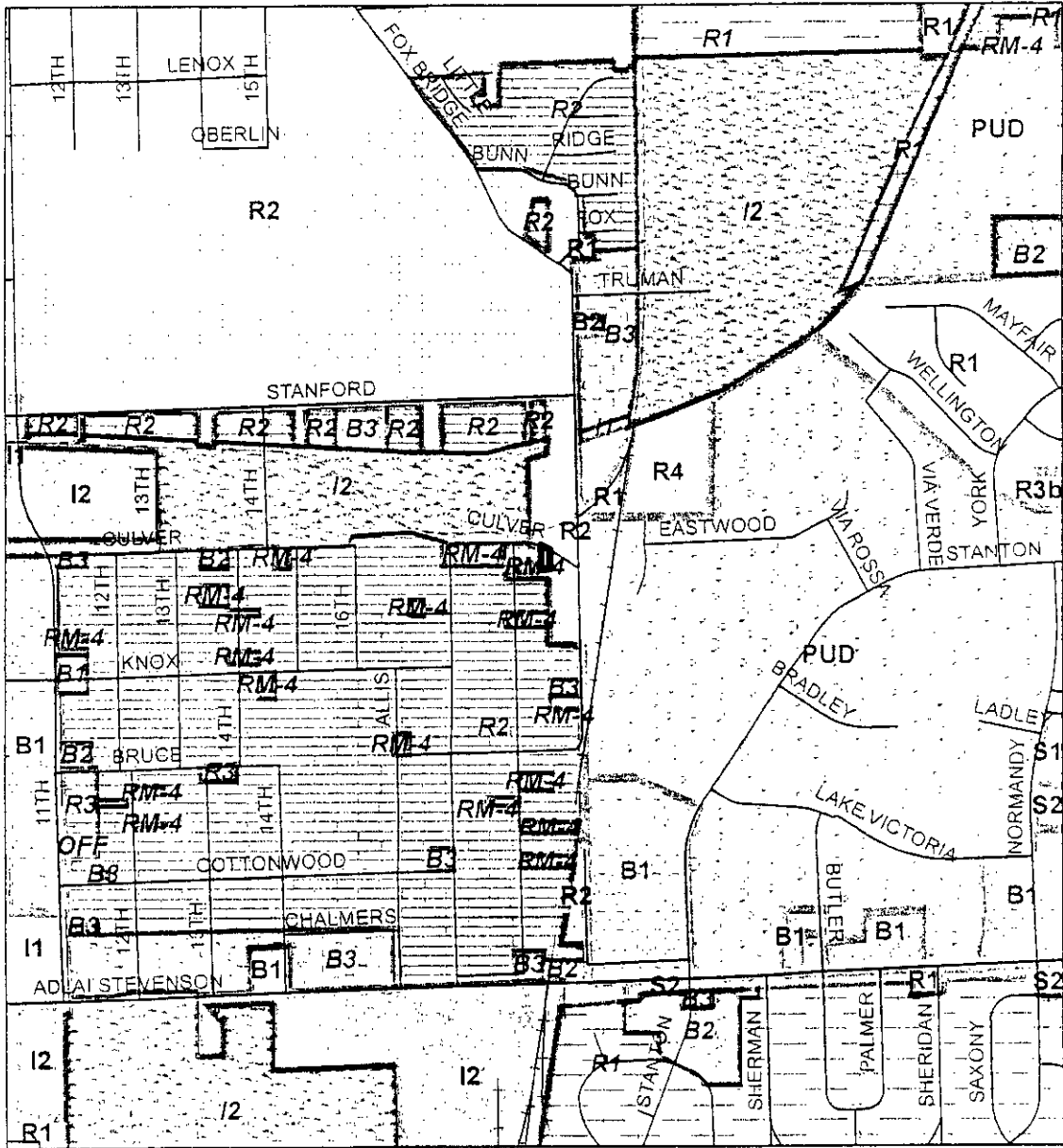
Staff Estimate of the Effect of the Amendment on the Area		None	Slight	Mod.	Great
CONTRASTS:	land use		X		
	appearance		X		
CURRENT VS. PROPOSED	height	X			
	parking spaces	X			
PROBLEMS FORESEEN	drainage	X			
	sewer	X			
	traffic flow	X			
WILL USE INCREASE	pop. density	X			
	dwellings, density	X			
	school pop.	X			
	traffic volume	X			



RECOMMENDATIONS: **Recommend approval due to similar zoning and uses in the area.**

County Zoning

Case# 2005-033

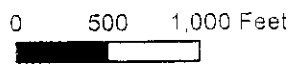


County Zoning

City Zoning

	RM-4		I1
	R3		I2
	R2		B3
	R1a		B2
	R1		B1
	OFF		A

	R5		H1		OFF
	R1		H2		PUD
	R2		H3		B1
	R3a		S1		B2
	R3b		S2		I1
	R4		S3		I2



N

N



RECOMMENDED FINDINGS OF FACT

Case #: **2005-33**

Address: **1812 Culver Avenue**

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

To the north is a ball park. To the east are single family residences. To the south and west are single family residences and mobile homes.

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

Property to the north and east is City R-2. To the south and west is County R-2 and RM-4.

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

The area is developed with single family residences and mobile homes.

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

Several rezonings to RM-4 were approved in the area during the following years: 1972, 1974, 1978, 1982, 1983, and 1990.