

CASE # 2005-25
RESOLUTION NUMBER 12-1

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
1621 N. 30TH STREET
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 South 40 feet of Lot 100 in Wanless Ridgewood Addition to the City of Springfield

WHEREAS, the Petitioners, **James O. Williamson & Joseph E. Raye**, have petitioned the Sangamon County Board for a **rezoning from "R-2" Single Family & Two Family Residence District to "RM-4" Manufactured Home District**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **April 21, 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 **grant the rezoning**; and

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

FILED

APR 29 2005

Joe [Signature]
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 10th day of May, 2005 that the request to rezone the above described property from "R-2" Single Family & 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 10th day of May, 2005.

Respectfully submitted,

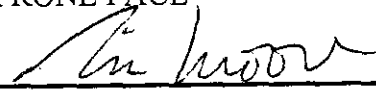
PUBLIC HEALTH, SAFETY & ZONING
COMMITTEE OF THE SANGAMON COUNTY BOARD

DAN VAUGHN, CHAIRMAN

ABE FORSYTH

BILL MOSS

TYRONE PACE



TIM MOORE

DON STEPHENS

ATTEST:



SANGAMON COUNTY CLERK



COUNTY BOARD CHAIRMAN

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 10 NAME: **Rosemarie F. Long**

DOCKET NUMBER: **2005-25**

ADDRESS: **1621 N. 30th Street, Springfield, IL. 62702**

PETITIONER: **James O. Williamson & Joseph E. Raye**

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

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

AREA: **6,000 Sq. Ft.**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval due to similar uses and zoning 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: **2005-25**
James O. Williamson & Joseph E. Raye)
) PROPERTY LOCATED AT:
) **1621 N. 30th Street**
) **Springfield, IL. 62702**
)

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 21, 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 **1621 N. 30th Street, Springfield, IL. 62702** and more particularly described as:

The South 40 feet of Lot 100 in Wanless Ridgewood Addition to the City of Springfield

- 3. That the present zoning of said property is **“R-2” Single Family & Two Family Residence District.**
- 4. That the present land use of said property is **Mobile home.**
- 5. That the proposed land use of said property is **Replace with a newer mobile home.**
- 6. That the requested **rezoning** of said property is: **from “R-2” to “RM-4”.**
- 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 **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 **John Goleman.**

The vote of the Board was as follows:

YES: **Charles Chimento, Donn Malwick, John Goleman, Patrick Somers, Marvin Traylor**

NO:

ABSENT:

RJ Amstutz
RECORDING SECRETARY



CASE #: 2005-25

INDEX #: 14-24-379-014

DATE: 4-7-05

INSPECTED BY: DK LW

ZONING AMENDMENT CHECK LIST

PETITIONER: Williamson, James O. & Raye, Joseph E.

ADDRESS: 1621 North 30th Street TWP. 16N RANGE 5 W SEC. 24 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: 6,000 Sq. Ft. ROAD FRONTAGE: 40 Lineal Ft. ROAD COND: Fair

EXISTING LAND USE: Mobile Home

PROPOSED LAND USE: Newer Mobile Home

TYPE OF STRUCTURE: Mobile Home CONDITION OF STRUCTURE: Fair

EXISTING YARDS: Front 20 ft. Side 5/20 ft. Rear 65 ft.

SPOT ZONING: X
 Yes No

NEARBY LAND USE:

- a. To North Mobile Home, Single Family Residences
- b. To South Single Family Residences
- c. To East Single Family Residence, Union Hall
- d. To West Single Family Residences

OTHER COMMENTS:

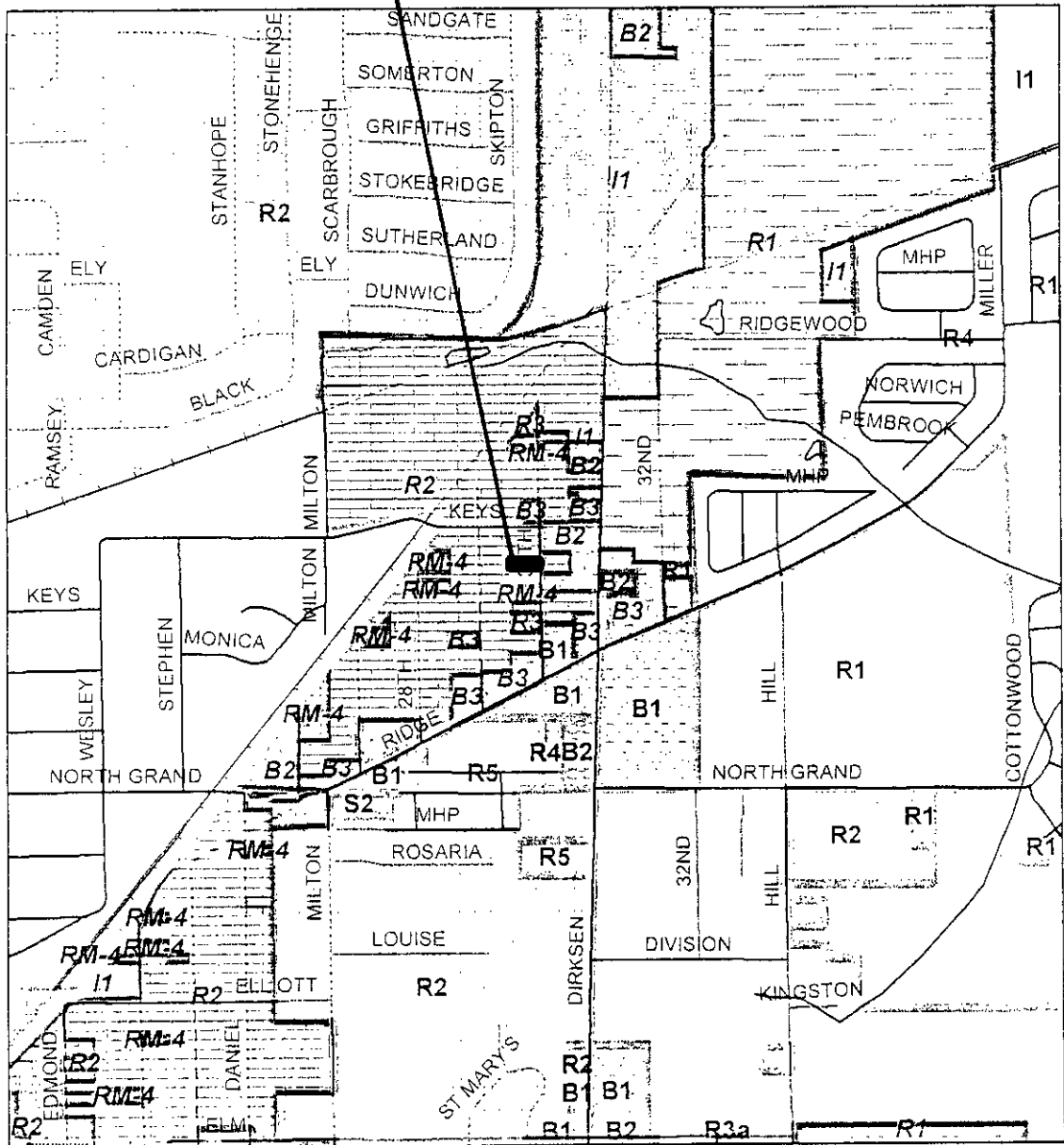
Staff Estimate of the Effect of the Amendment on the Area		None	Slight	Mod.	Great
CONTRASTS: CURRENT VS. PROPOSED	land use	X			
	appearance		X		
	height	X			
	parking spaces	X			
PROBLEMS FORESEEN	drainage	X			
	sewer	X			
	traffic flow	X			
WILL USE INCREASE	pop. density	X			
	dwellings, density	X	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















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

County Zoning



















Case# 2005-025



County Zoning

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

City Zoning

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

0 500 1,000 Feet





RECOMMENDED FINDINGS OF FACT

Case #: **2005-25**

Address: **1621 North 30th Street**

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

The area is generally single family residences although there is a mobile home to the north and a union hall to the east.

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

To the north, south and west is R-2. To the east is R-2 and B-2. Further south is RM-4 and R-3.

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

The request is made to replace an existing mobile home on the property with a newer mobile home.

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

Properties to the east were rezoned to B-2 in 1992 and 1995. Property further south was rezoned to RM-4 in 1983.