

CASE# 2016-009
RESOLUTION NUMBER 1

DENYING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
2814 S. 11TH STREET, 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 **deny an amendment** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

Lot 6 of Miller's Bunn Park Addition to the City of Springfield.

WHEREAS, the Petitioner, Kevin Miller, has petitioned the Sangamon County Board for **a rezoning from "R-2" Single-Family and Two-Family Residence District to "RM-4" Manufactured Home District;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **March 17, 2016** 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 **deny the rezoning;** and

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

FILED

MAR 23 2016

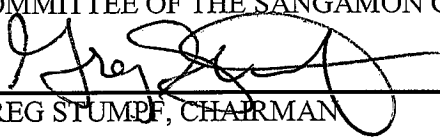
Don J. May
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 5th Day of April, 2016 that the request for a rezoning from "R-2" Single-Family and Two-Family Residence District to "RM-4" Manufactured Home District on the above described property is hereby denied.

Signed and passed by the Sangamon County Board in session on this 5th day of April, 2016.

Respectfully submitted,

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



GREG STUMPF, CHAIRMAN

DAVID MENDENHALL, VICE CHAIRMAN

CRAIG HALL

SAM SNELL

ABE FORSYTH

JASON RATTIS

LINDA DOUGLAS WILLIAMS

ANNETTE FULGENZI

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

RECAP

(For County Board Use)

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

DOCKET NUMBER: 2016-009

ADDRESS: 2814 S. 11th Street, Springfield, IL 62703

PETITIONER: Kevin Miller

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

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

AREA: 0.14 acre

COMMENTS: None

OBJECTORS: Yes

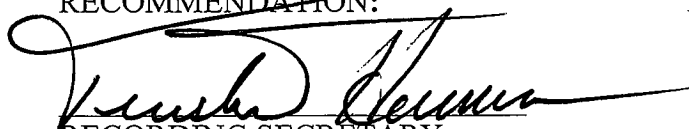
PLANNING COMMISSION
RECOMMENDATION:

Recommend denial. Parts of the east side of 11th Street were rezoned to RM-4, B-1, and B-3 in the 1970s. This leads to a mix of zoning in the general vicinity of the subject property, with the business classifications clustered near the intersections of Culver and Knox Avenues with 11th Street. However, most of 11th and 12th Streets between Culver and Knox are single-family residences. The Springfield 2020 Comprehensive Plan calls for this segment of 11th Street to be a redevelopment area which is defined as "mixed uses (residential, office/service, commercial) meeting stringent design guidelines to replace blighted or obsolete uses along major arterials." The plan further cautions against new piecemeal development. Zoning the parcel RM-4 for the purposes of a mobile home is considered to be piecemeal development which would restrict possible planned development along the 11th Street corridor and is contrary to good planning principles.

SANGAMON COUNTY BOARD OF APPEALS

RECOMMENDATION:

Denial as staff recommended.


RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:) DOCKET NO: **2016-009**
 Kevin Miller)
)
) PROPERTY LOCATED AT:
) **2814 S. 11th Street,**
) **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 **March 17, 2016** 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:

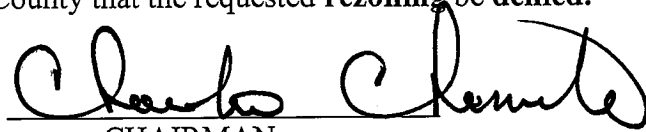
1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **2814 S. 11th Street, Springfield, IL 62703** and more particularly described as:

Lot 6 of Miller's Bunn Park Addition to the City of Springfield.

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- 3. That the present zoning of said property is **“R-2” Single-Family and Two-Family Residence District.**
- 4. That the present land use of said property is **a vacant lot.**
- 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-Family and 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 not** 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 **denied**.


 CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Anthony Mares**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the petition be **denied** which was duly seconded by **Don Wulf**.

The vote of the Board was as follows:

YES: **Charles Chimento, Anthony Mares, Don Wulf, Andrew Spiro, and Marilyn Herbert**

NO:

PRESENT:

ABSENT:


 RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: 2016-009

Address: 2814 S. 11th Street, Springfield

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

To the north, east, and south are single-family residences. To the west is vacant commercial.

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

To the north, east, and south are R-2. To the west is Springfield B-1. There is some RM-4 along 11th Street between Culver and Knox. There is some B-1 zoning concentrated near the intersections of 11th and Knox Avenue south of the subject property (engineering firm) and 11th and Culver (multiple tenant commercial) north of the subject property.

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

The R-2 classification does not allow manufactured homes.

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

Property along Culver Avenue north of the subject property was rezoned to B-3 and B-1 in 1976 and 2000, respectively. Two lots along 11th Street south of the subject property were rezoned to RM-4 in 1971. Property at the northeast corner of Knox Avenue and 11th Street south of the subject property was granted a use variance for a medical laboratory in 1979.

Parts of the east side of 11th Street were rezoned to RM-4, B-1, and B-3 in the 1970s. This leads to a mix of zoning in the general vicinity of the subject property, with the business classifications clustered near the intersections of Culver and Knox Avenues with 11th Street. However, most of 11th and 12th Streets between Culver and Knox are single-family residences. The Springfield 2020 Comprehensive Plan calls for this segment of 11th Street to be a redevelopment area which is defined as "mixed uses (residential, office/service, commercial) meeting stringent design guidelines to replace blighted or obsolete uses along major arterials." The plan further cautions against new piecemeal development. Zoning the parcel RM-4 for the purposes of a mobile home is considered to be piecemeal development which would restrict possible planned development along the 11th Street corridor and is contrary to good planning principles.