

DENYING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
1705 HENRY 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 a rezoning** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

The East 50 feet of lot 13 in Block 5 of BELMONT PARK GARDENS, a Subdivision in Sections 10 and 11, T15N, R5W of the 3rd P.M., situated in the County of Sangamon and State of Illinois.

Parcel Number: 22-10.0-430-019.

WHEREAS, the Petitioner, **Lillian Marie Callahan**, has petitioned the Sangamon County Board requesting pursuant to Chapter 17.68 and 17.18, 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 **October 17, 2019** 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

OCT 23 2019

Don J. May
Sangamon County Clerk


NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 12th Day of November, 2019 that the following request on the above described property is hereby denied:

- Pursuant to Chapter 17.68 and 17.18, a rezoning from “R-2” Single-Family and Two-Family Residence District to “RM-4” Manufactured Home District.

Signed and passed by the Sangamon County Board in session on this 12th day of November, 2019.

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 RATTS

LINDA DOUGLAS WILLIAMS

ANNETTE FULGENZI

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ROSE RUZIC

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

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RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #14 NAME: **Joel Tjelmeland**

DOCKET NUMBER: **2019-033**

ADDRESS: **1705 Henry Street, Springfield, IL 62703**

PETITIONER: **Lillian Marie Callahan**

PRESENT ZONING CLASSIFICATION: **“R-2” Single-Family and Two-Family
Residence District.**

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

AREA: **5,000 sq. ft.**

COMMENTS: **None**

OBJECTORS: **Yes**

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend denial of the
requested RM-4 zoning. The trend of development for the block bounded by Henry,
Woodward, Hoover, and Knox Street extended around the subject property has remained
R-2.**

SANGAMON COUNTY ZONING BOARD OF APPEALS RECOMMENDATION:
Approval of Staff Recommendation.


RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2019-033
Lillian Marie Callahan))
)	PROPERTY LOCATED AT:
)	1705 Henry Street
)	Springfield, IL 62703

RECOMMENDATION OF THE ZONING 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 a **rezoning** 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 **October 17, 2019** 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: **1705 Henry Street, Springfield, IL 62703** and more particularly described as:

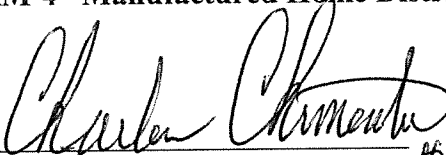
The East 50 feet of lot 13 in Block 5 of BELMONT PARK GARDENS, a Subdivision in Sections 10 and 11, T15N, R5W of the 3rd P.M., situated in the County of Sangamon and State of Illinois.

Parcel Number: 22-10.0-430-019.

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 **vacant.**
5. That the proposed land use of said property is **manufactured home.**
6. That the request(s) for the subject property is **pursuant to Chapter 17.68 and 17.18, a rezoning 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 following request is hereby **denied**:

- **Pursuant to Chapter 17.68 and 17.18, a rezoning from “R-2” Single-Family and Two-Family Residence District to “RM-4” Manufactured Home District.**


 CHAIRMAN 416

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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 following request **is hereby denied**:

- Pursuant to Chapter 17.68 and 17.18, a rezoning from “R-2” Single-Family and Two-Family Residence District to “RM-4” Manufactured Home District, which was duly seconded by **Andrew Spiro**.

The vote of the Board was as follows:

YES: **Charlie Chimento, Anthony Mares, Andrew Spiro, JD Sudeth, Larry Beaty**

NO:

PRESENT:

ABSENT: **Don Wulf**


RECORDING SECRETARY

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**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2019-033**

Address: **1705 Henry Street, Springfield**

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

North, East, South, & West – Residence.

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

North, East, South, & West – R-2.

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

The R-2 District does not allow manufactured homes.

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

The trend of development for the block bounded by Henry, Woodward, Hoover, and Knox Street extended around the subject property has remained R-2. Four parcels in the surrounding blocks have been rezoned to RM-4. In the block to the west of the subject property, a parcel was granted RM-4 in Zoning Case #2018-027 and another parcel was granted RM-4 in Zoning Case #1977-A-44. In the block to the south of the subject property, a parcel on Henry Street was denied RM-4 in Zoning Case #1994-042. In the block east of the subject property, a parcel was granted RM-4 in Zoning Case #1986-058. In the block southeast of the subject property, a parcel was granted RM-4 in Zoning Case # 1973-A-024.