

CASE# 2018-027 5-1
RESOLUTION NUMBER

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
2900 S. ALLIS 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 **grant an amendment** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

THE NORTH ½ OF LOT 6 IN BLOCK 6 OF BELMONT PARK GARDENS, A SUBDIVISION IN SECTION 10 AND 11, T15N, R5W OF THE 3RD P.M., SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD. TOWNSHIP OF WOODSIDE, COUNTY OF SANGAMON, STATE OF ILLINOIS. PARCEL NUMBER: 22-10.0-429-006.

WHEREAS, the Petitioner, **Robert Underwood**, 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 **June 21, 2018** 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

JUN 27 2018

Don J. Meyer
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this **10th Day of July, 2018** 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 approved.**

Signed and passed by the Sangamon County Board in session on this **10th day of July, 2018.**

Respectfully submitted,

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



GREG STUMPE, 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

RECAP
(For County Board Use)

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

DOCKET NUMBER: 2018-027

ADDRESS: 2900 S. Allis Street, Springfield, IL 62703

PETITIONER: Robert Underwood

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

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

AREA: 7, 932 sq. ft.

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend denial of the requested RM-4 zoning. While one parcel located on the corner of Henry and Allis was granted RM-4 in Zoning Case #1977-A-44, the trend of development for the surrounding area has remained R-2.**

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Approval
(see attached Findings of Fact).



RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2018-027
Robert Underwood)	
)	PROPERTY LOCATED AT:
)	2900 S. Allis 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 **June 21, 2018** 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: **2900 S. Allis Street, Springfield, IL 62703** and more particularly described as:

THE NORTH ½ OF LOT 6 IN BLOCK 6 OF BELMONT PARK GARDENS, A SUBDIVISION IN SECTION 10 AND 11, T15N, R5W OF THE 3RD P.M., SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD. TOWNSHIP OF WOODSIDE, COUNTY OF SANGAMON, STATE OF ILLINOIS. PARCEL NUMBER: 22-10.0-429-006.

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- 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 **vacant.**
- 5. That the proposed land use of said property is a **manufactured home.**
- 6. That the requested **rezoning** of said property is **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** 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.**

Charlie Chimento *HC*
 CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Andrew Spiro**, **not** 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 **Gina Lathan**.


The vote of the Board was as follows:

YES: **Charlie Chimento, Tony Mares, Andrew Spiro, Gina Lathan, JD Sudeth**

NO:

PRESENT:

ABSENT: **Don Wulf**



RECORDING SECRETARY

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**ZONING BOARD OF APPEALS
RECOMMENDED- FINDINGS OF FACT
June 21, 2018**

Case #: 2018-027

Address: 2900 S. Allis Street, Springfield, IL 62703

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

The existing uses of the property within the general area are a mix of residential and manufactured homes.

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

The zoning classification of the property within the general area of the property includes RM-4.

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

The R-2 District does not allow a manufactured home, but the property in question cannot be economically used or yield a reasonable return or be permitted to be used with only the conditions allowed by the regulations.

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

Looking at the area around the subject property with the other manufactured homes, RM-4 is suitable for the classification.

CASE# 2018-028
RESOLUTION NUMBER C-1

GRANTING A CONDITIONAL PERMITTED USE AND A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
660 N. OAK ROAD, ROCHESTER
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 a Conditional Permitted Use and a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit F

WHEREAS, the Petitioner, **Solar Provider Group IL LLC (SPG)**, has petitioned the Sangamon County Board for **a Conditional Permitted Use for a Solar Farm Energy System (SFES) and a variance to allow two (2) uses on one (1) parcel: (1) single family residence and (2) Solar Farm Energy System**; and,

WHEREAS, a public hearing was held at the Sangamon County Building on **June 21, 2018** 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 Conditional Permitted Use and a variance**; and,

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

FILED

JUN 27 2018

Don P. King
Sangamon County Board