

**GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
2418 & 2424 CATALINA LANE, 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 a rezoning** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioners, **Kevin & Carolyn Schuh**, have petitioned the Sangamon County Board requesting **pursuant to Chapters 17.68 and 17.18, a rezoning from “R-1” Single-Family Residence District to “RM-4” Manufactured Home District; and,**

WHEREAS, a public hearing was held via Zoom on **February 18, 2021** 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 a rezoning; and,**

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

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this **9th Day of March, 2021** that the following request(s) on the above described property is hereby approved: **FILED**

FEB 26 2021


Sangamon County Clerk

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- Pursuant to Chapters 17.68 and 17.18, a rezoning from “R-1” Single-Family Residence District to “RM-4” Manufactured Home District.

Signed and passed by the Sangamon County Board in session on this 9th day of March, 2021.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

EXHIBIT A

Parcel 1:

Part of the East Half of the Southeast Quarter of Section Eleven (11) Township Sixteen (16) North, Range Five (5) West of the Third Principal Meridian, bounded as follows, to wit:

Beginning at a stake situated thirty-three (33) feet south and six hundred (600) feet west of a stone, being the northeast corner of the said southeast quarter of section eleven (11); thence running south one-hundred fifty (150) feet to a stake; thence running west forty (40) feet to a stake; thence running north one-hundred fifty (150) feet to a stake; thence running east forty (40) feet to the place of beginning.

Parcel Number: 14-11.0-426-004.

Parcel 2:

That part of the Southeast Quarter of Section Eleven (11) Township Sixteen (16) North, Range Five (5) West of the Third Principal Meridian, described as follows:

Commencing at a point 33 feet south and 500 feet west of a stone, being the northeast corner of the southeast quarter of section eleven (11), Township Sixteen (16) North, Range Five (5) West of the Third Principal Meridian, thence south 172 feet, thence west 100 feet, thence north 172 feet, thence east 100 feet to the place of beginning.

Parcel Number: 14-11.0-426-003.

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RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 16 NAME: **Greg Stumpf**

DOCKET NUMBER: **2021-007**

ADDRESS: **2418 & 2424 Catalina Lane, Springfield, IL 62702**

PETITIONER: **Kevin & Carolyn Schuh**

PRESENT ZONING CLASSIFICATION: **“R-1” Single-Family Residence District.**

REQUESTED ZONING CLASSIFICATION: **Pursuant to Chapters 17.68 and 17.18, a rezoning from “R-1” Single-Family Residence District to “RM-4” Manufactured Home District.**

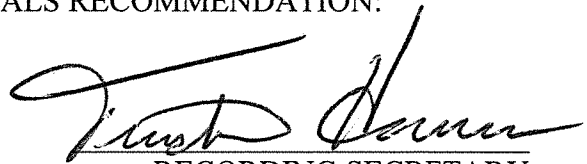
AREA: **23,200 sq. ft.**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval. The owner’s son would like to place a new manufactured home on the subject property which triggered the need to rezone it to RM-4. The proposed RM-4 zoning fits the trend along the south side of Catalina on this block as there are currently six manufactured homes including one on the subject property. The lot immediately east of the subject property was rezoned from R-1 to RM-4 last year in Zoning Case #2020-023.**

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


RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

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SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2021-007
Kevin & Carolyn Schuh))
)	PROPERTY LOCATED AT:
)	2418 & 2424 Catalina Lane
)	Springfield, IL 62702

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 **February 18, 2021** 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: **2418 & 2424 Catalina Lane, Springfield, IL 62702** and more particularly described as:

See Exhibit A

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3. That the present zoning of said property is **“R-1” Single-Family Residence District.**
4. That the present land use of said property is **Manufactured home.**
5. That the proposed land use of said property is **Manufactured home with an accessory structure.**
6. That the request(s) for the subject property is **pursuant to Chapters 17.68 and 17.18, a rezoning from “R-1” Single-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 following request(s) **is hereby approved:**

- **Pursuant to Chapters 17.68 and 17.18, a rezoning from “R-1” Single-Family Residence District to “RM-4” Manufactured Home District.**


CHAIRMAN

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MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **JD Sudeth**, which was duly seconded by **Tony 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(s) **is hereby approved**:

- Pursuant to Chapters 17.68 and 17.18, a rezoning from “R-1” Single-Family Residence District to “RM-4” Manufactured Home District.

The vote of the Board was as follows:

YES: **Charlie Chimento, Tony Mares, Don Wulf, JD Sudeth**

NO:

PRESENT:

ABSENT: **Andrew Spiro**



RECORDING SECRETARY

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**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2021-007**

Address: **2418 & 2424 Catalina Lane, Springfield**

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

North: Shed and Residence. South: Manufactured Home Sales and Repair. East: Residence. West: Residence and Two Manufactured Homes.

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

North: R-1. South: Springfield I-1. East: RM-4. West: Springfield R-1.

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

A manufactured home is not allowed in the existing R-1 zoning district.

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

The area is mostly residential with a mix of manufactured homes and single-family residences. There are six manufactured homes on this block of Catalina. Some businesses are clustered near Peoria Road and there is a small light industrial area south of the subject property. The lot immediately east of the subject property was rezoned from R-1 to RM-4 last year in Zoning Case #2020-023. There is also a trend of granting Use Variances on City of Springfield lots to allow manufactured homes on properties zoned R-1. There is also manufactured homes sales and repair shop immediately west and south of the subject property.