

CASE# 2013-044
RESOLUTION NUMBER 8-1

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
123 NORTH STEPHENS, 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:

Lot 43, Spaulding Capital Park Addition.

WHEREAS, the Petitioner, **Patrick O'Dell**, has petitioned the Sangamon County Board for a **rezoning from "R-2" Single 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, 2013** 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

OCT 30 2013

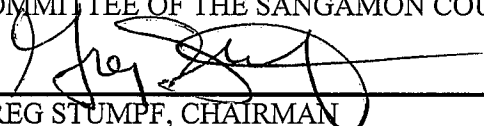
Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 12th day of November, 2013 that the request to rezone from "R-2" Single and Two-Family Residence District to "RM-4" Manufactured Home District on the above referenced property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 12th day of November, 2013.

Respectfully submitted,

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



GREG STUMPF, CHAIRMAN

DAVID MENDENHALL, VICE CHAIRMAN

JOHN FULGENZI

CRAIG HALL

SAM SNELL

ABE FORSYTH

JASON RATTTS

LINDA DOUGLAS WILLIAMS

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

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RECAP

(For County Board Use)

COUNTY BOARD MEMBER: # 18 NAME: Rose Ruzic

DOCKET NUMBER: 2013-044

ADDRESS: 123 North Stephens, Springfield, IL. 62702

PETITIONER: Patrick O'Dell

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

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

AREA: 4,800 sq. ft.

COMMENTS: None

OBJECTORS: Yes

PLANNING COMMISSION RECOMMENDATION:

Recommend approval. The suitability of the current R-2 zoning is inappropriate given the current use of the property. The petitioner would like to replace the existing structure that is in fair condition, with a newer mobile home with requires rezoning the property to RM-4. Staff recognizes that the property is an existing lot of record and is very small. It would be difficult for the petitioner to build a single-family residence to comply with the current zoning regulations. Given the setback requirements for the current zoning, the buildable footprint for a single-family residence would be no larger than 25'X75', unless the owner seeks further setback variances.

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Approval as staff recommended.


RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

| | |
|-------------------------------------|-------------------------------|
| IN THE MATTER OF THE PETITION OF:) | DOCKET NO: 2013-044 |
| Patrick O'Dell) | |
|) | PROPERTY LOCATED AT: |
|) | 123 North Stephens |
|) | 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 **October 17, 2013** 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: **123 North Stephens, Springfield, IL.** and more particularly described as:

Lot 43 Spaulding Capital Park Addition.

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- 3. That the present zoning of said property is **“R-2” Single & Two-Family Residence District.**
- 4. That the present land use of said property is **a manufactured home.**
- 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 & 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.**

Charles Chimento/ex
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Judith Johnson**, 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 **Peggy Egizii**.

The vote of the Board was as follows:

YES: **Charles Chimento, Peggy Egizii, Judith Johnson, Don Wulf, John Lucchesi**

NO:

PRESENT:

ABSENT: **Byron Deaner, Janet Dobrinsky**

Cyndi Knowles
RECORDING SECRETARY

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**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2013-043**

Address: **123 N. Stephens, Springfield**

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

To the north is a mobile home, to the east is a single-family residence and mobile home, to the south and west are single-family residences.

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

The property is surrounded by R-2 zoning.

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

There is a mobile home on the property and R-2 zoning is suited towards single-family residences, making RM-4 zoning more appropriate.

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

The immediate area has remained stable residential.