

CASE# 2018-007
RESOLUTION NUMBER 9-1

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
3364 HAZLETT ROAD, 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:

See Exhibit A

WHEREAS, the Petitioner, **Ann Kolaz**, has petitioned the Sangamon County Board for a **rezoning from “RM-4” Manufactured Home District to “A” Agricultural District**; and,

WHEREAS, a public hearing was held at the Sangamon County Building on **January 18, 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

JAN 24 2018

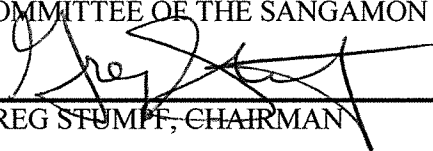
Don J. King
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this **13th Day of February, 2018** that the request for a rezoning from **“RM-4” Manufactured Home District to “A” Agricultural District** on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this **13th day of February, 2018**.

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

EXHIBIT A

Property commonly known as parcel number: 13-12.0-300-001

The West Half of Lot Five (5) of Pierson Rolls' Subdivision of the Northwest part of the Southwest Quarter of Section 12, Township 16 North, Range 6 West of the Third Principal Meridian.

EXCEPT that part of Lot Five (5) of the Pierson Rolls' Subdivision as shown in Book 181 of Deeds, page 106, in the Office of the Recorder of Deeds for Sangamon County, Illinois, to-wit:

Beginning at a point 180.90 feet East of an iron pin at the Southwest corner of said Lot Five (5); thence North 814.75 feet; thence East 56.04 feet; thence South 814.75; thence West 60 feet to the point of beginning.

9-4

RECAP
(For County Board Use)

COUNTY BOARD
MEMBER:

#1

NAME: **Tom Fraase, Jr.**

DOCKET NUMBER: **2018-007**

ADDRESS: **3364 Hazlett Road, Springfield, IL 62707**

PETITIONER: **Ann Kolaz**

PRESENT ZONING
CLASSIFICATION:

“RM-4” Manufactured Home District.

REQUESTED ZONING
CLASSIFICATION:

“A” Agricultural District.

AREA: **4.27 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION
RECOMMENDATION:

Recommend approval. The RM-4 on the subject property is inappropriate since the mobile home is gone. Rezoning the subject property will allow the petitioner to combine parcels -001 and -002 so the property line will no longer split a structure.

SANGAMON COUNTY 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: **2018-007**
Ann Kolaz)
))
)) PROPERTY LOCATED AT:
)) **3364 Hazlett Road**
)) **Springfield, IL 62707**

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 **January 18, 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:

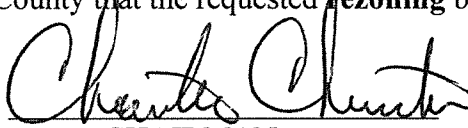

1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **3364 Hazlett Road, Springfield, IL 62707** and more particularly described as:

See Exhibit A

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- 3. That the present zoning of said property is **“RM-4” Manufactured Home District.**
- 4. That the present land use of said property is a **single-family residence.**
- 5. That the proposed land use of said property is a **single-family residence.**
- 6. That the requested **rezoning** of said property is **for a rezoning from “RM-4” Manufactured Home District to “A” Agricultural 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.**


 CHAIRMAN


MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Andrew Spiro**, 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 **Don Wulf**.

The vote of the Board was as follows:

YES: **Charles Chimento, Tony Mares, Don Wulf, Andrew Spiro, Gina Lathan**

NO:

PRESENT:

ABSENT:



RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2018-007**

Address: **3364 Hazlett Road, Springfield**

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

North – Timber & Sangamon River. East & South – Residence. West – Water Treatment Plant.

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

North, East, South, & West – Agricultural.

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

The RM-4 on the subject property is inappropriate since the mobile home is gone.

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

The subject property was rezoned to RM-4 in Zoning Case 1973-A-37. The area has a trend of rural residential. In 2017, the water treatment plant was granted front yard variances.