

CASE# 2014-049 4-1
RESOLUTION NUMBER

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
2425 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 an amendment** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**LOT 8 IN MICHAEL BURKE'S SUBDIVISION TO THE CITY OF SPRINGFIELD,
ACCORDING TO THE PLAT RECORDED JANUARY 03, 1914 IN BOOK 11, PAGE 10,
SITUATED IN THE COUNTY OF SANGAMON AND THE STATE OF ILLINOIS.**

WHEREAS, the Petitioners, **Joseph Fickas & Cindy Fickas**, have petitioned the Sangamon County Board for a **rezoning from "R-1" Single-Family Residence District to "RM-4" Manufactured Home District to allow for a manufactured home to be placed on the property; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **December 18, 2014** 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

DEC 29 2014

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 13th Day of January, 2015 that the request for a rezoning from "R-1" Single-Family Residence District to "RM-4" Manufactured Home District to allow for a manufactured home to be placed on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 13th day of January, 2015.

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 RATTS

LINDA DOUGLAS WILLIAMS

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

RECAP
(For County Board Use)

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

DOCKET NUMBER: **2014-049**

ADDRESS: **2425 Catalina Lane, Springfield, IL 62702**

PETITIONERS: **Joseph Fickas & Cindy Fickas**

PRESENT ZONING CLASSIFICATION: **"R-1" Single-Family Residence District**

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

AREA: **1 acre**

COMMENTS: **None**

OBJECTORS: **Yes**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The petitioner desires to place a manufactured home on the site and RM-4 is not considered to be spot zoning. While the property is vacant and can be developed with a use permitted in the existing R-1 zoning, the trend of development in the area is a mix of mobile homes and commercial versus single-family residences.**

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Approval


RECORDING SECRETARY

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SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2014-049
Joseph Fickas & Cindy Fickas)	
)	PROPERTY LOCATED AT:
)	2425 Catalina Lane
)	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 **December 18, 2014** 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: **2425 Catalina Lane, Springfield, IL 62702** and more particularly described as:

**LOT 8 IN MICHAEL BURKE'S SUBDIVISION TO THE CITY OF SPRINGFIELD,
ACCORDING TO THE PLAT RECORDED JANUARY 03, 1914 IN BOOK 11, PAGE 10,
SITUATED IN THE COUNTY OF SANGAMON AND THE STATE OF ILLINOIS.**

- 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 **a vacant lot.**
- 5. That the proposed land use of said property is **a Manufactured Home & Pole barn.**
- 6. That the requested **amendment** of said property is **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 requested **rezoning** be **approved.**

Charles Chimento/ck
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

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

The vote of the Board was as follows:

YES: **Charles Chimento, Don Wulf, Merilyn Herbert, Andrew Spiro, & John Lucchesi**

NO:

PRESENT:

ABSENT: **Janet Dobrinsky**

Cyndi Knowles
RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2014-049**

Address: **2425 Catalina Lane, Springfield**

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

To the north is single family and vacant. To the east is single-family. To the south is single-family and mobile home. To the west is a duplex.

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

To the north is R-1 and B-3. To the east is Springfield R-1. To the south is R-1. To the west is R-1.

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

The property is currently vacant. The petitioner proposes to place a manufactured home on the site. The suitability of the subject property for a manufactured home is appropriate, given that there are a number of mobile homes currently along Catalina and the trend of development in the area is mobile homes and commercial versus single family residences.

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

The area contains a mixture of uses: commercial, mobile homes, single-family, duplex, and multi-family. A manufactured home is compatible with the uses in the area. RM-4 was granted in the area in 1993.