

FILED

DEC 29 2016

CASE# 2016-049
RESOLUTION NUMBER 51

Don / King
Sangamon County Clerk

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
2801 S. WOODWARD AVENUE
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:

Also the East One-half of Lot 261, EXCEPT the South Eighty (80) feet of the East One Hundred (100) feet thereof and the East One-half of the North Forty (40) feet of Lot 262, EXCEPT the East One Hundred (100) feet thereof, all in Miller's Bunn Park Addition.

WHEREAS, the Petitioners, **Jeff & Mei Franz**, have 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 **December 15, 2016** 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.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 10th Day of January, 2017 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 January, 2017.

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

RECAP
(For County Board Use)

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

DOCKET NUMBER: 2016-049

ADDRESS: 2801 S. Woodward Ave., Springfield, IL 62703

PETITIONER: Jeff & Mei Franz

PRESENT ZONING CLASSIFICATION: **“R-2” Single-Family and Two-Family Residence District.**

REQUESTED ZONING CLASSIFICATION: **“RM-4” Manufactured Home District.**

AREA: 29,638 sq. ft.

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval of the requested RM-4 zoning. There are a number of mobile homes and parcels that have been zoned RM-4 along South Woodward and scattered within an approximately two (2) block area.**

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: 2016-049 |
| Jeff & Mei Franz |) |
|) | PROPERTY LOCATED AT: |
|) | 2801 S. Woodward Avenue |
|) | 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 **December 15, 2016** 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: **2801 S. Woodward Ave., Springfield, IL 62703** and more particularly described as:

Also the East One-half of Lot 261, EXCEPT the South Eighty (80) feet of the East One Hundred (100) feet thereof and the East One-half of the North Forty (40) feet of Lot 262, EXCEPT the East One Hundred (100) feet thereof, all in Miller's Bunn Park Addition.

- 3. That the present zoning of said property is **“R-2” Single-Family and 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 for a **manufactured home.**
- 6. That the requested **rezoning** of said property is to rezone 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.**


 CHAIRMAN yct

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 **Anthony Mares**.


The vote of the Board was as follows:

YES: **Charles Chimento, Andrew Spiro, Anthony Mares, Don Wulf, John Lucchesi**

NO:

PRESENT:

ABSENT: **Merilyn Herbert, Janet Dobrinsky**


RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2016-049**

Address: **2801 South Woodward, Springfield**

- (i) Existing uses of property within the general area of the property in question.
North – Railroad and park. East, South, & West – Mixed residential.
- (ii) The zoning classification of property within the general area of the property in question.
North – I-2. East, South, & West – R-2 & RM-4.
- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.
The R-2 classification does not allow manufactured homes.
- (iv) The trend of development, within the vicinity since the property was originally classified.

There are a number of mobile homes and parcels that have been zoned RM-4 along South Woodward and scattered within an approximately two (2) block area. In 2005, 1983, 1982, 1974, and 1972, surrounding parcels were granted RM-4 zoning. In 1980, RM-4 was denied south of the subject property to allow two manufactured homes on one parcel.