

**GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
2504 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 Petitioner, **Kenzi Schuh**, has 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 at the Bank of Springfield Center on **September 17, 2020** 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 **13th Day of October, 2020** that the following request(s) on the above described property is hereby approved:

FILED

SEP 29 2020

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Don J. Gray
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 13th day of October, 2020.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

EXHIBIT A

That part of the Southeast Quarter (1/4) of Section Eleven (11), Township Sixteen (16) North, Range Five (5) West of the Third Principal Meridian, described as follows:

Beginning at a point 33 feet South of and 400 feet West of a stone, being the Northeast corner of the Southeast Quarter (1/4) of Section Eleven (11), Township and Range aforesaid, thence 172 feet South, thence West 100 feet, thence North 172 feet, thence East 100 feet to the point of beginning.

Parcel Number: 14-11.0-426-005.

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 16 NAME: Greg Stumpf

DOCKET NUMBER: 2020-023

ADDRESS: 2504 Catalina Lane, Springfield, IL 62702

PETITIONER: Kenzi 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: 17,200 sq. ft.

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval. The blockface on the south side of Catalina Lane east of Peoria Road contains five manufactured homes and a manufactured homes sales and repair business creating a trend of development toward manufactured homes.**

SANGAMON COUNTY ZONING 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: **2020-023**
Kenzi Schuh)
))
)) PROPERTY LOCATED AT:
)) **2504 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 **September 17, 2020** 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: **2504 Catalina Lane, Springfield, IL 62702** and more particularly described as:

See Exhibit A

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 **Single-family residence with a garage.**
5. That the proposed land use of said property is **Manufactured home with a garage.**
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

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Andrew Spiro**, 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, Andrew Spiro, JD Sudeth**

NO:

PRESENT:

ABSENT:



RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2020-023**

Address: **2504 Catalina Lane, Springfield**

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

North – Shed and residence. East & West – Manufactured home. South – Manufactured home sales & repair.

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

North – R-1 & City R-1. East – City R-1. South – City I-2. West – R-1.

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

A manufactured home is not permitted in the current R-1 District.

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

The blockface on the south side of Catalina Lane east of Peoria Road contains five manufactured homes and a manufactured homes sales and repair business creating a trend of development toward manufactured homes. In 2018, B-3 was denied but a Use Variance was granted for a grass parking lot to be used for the adjacent tavern along with the single-family residence northwest of the subject property. In 2016 and 2015, a CPU for a tavern with conditions was granted northwest of the subject property. In 2005, a CPU for a tavern was granted northwest of the subject property. In 2014, RM-4 was denied north of the subject property. In 2004, Agricultural with a CPU for an RV campground was approved southeast of the subject property. In 1982, B-3 with a Use Variance to allow outside storage of vehicles was approved northwest of the subject property. In 1980, a Use Variance was granted to allow a manufactured home northeast of the subject property. There have also been three city zoning cases in the area where RM-4 was denied but Use Variances were granted to allow manufactured homes.