

CASE # 2005-56
RESOLUTION NUMBER 9-1

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED IN THE
300 BLOCK OF E. HOUSTON ST., (CLEAR LAKE VILLAGE)
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:

Lots 23 & 24, Block 13 in Grandview Subdivision being part of the East ½ of the Northwest ¼ of the Northeast ¼ of Section 29, Township 16 North, Range 4 West of the Third Principal Meridian.

WHEREAS, the Petitioner, **Cynthia Luster**, has petitioned the Sangamon County Board for a **rezoning from “R-1” Single Family Residence District to “RM-4” Manufactured Home District; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **August 18, 2005**, 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 13th day of September, 2005 that the request to rezone the above referenced property from "R-1" Single Family Residence District to "RM-4" Manufactured Home District is hereby approved.

Signed and passed by the Sangamon County Board in session on this 13th day of September, 2005.

Respectfully submitted,

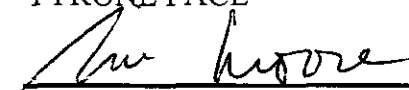
PUBLIC HEALTH, SAFETY & ZONING
COMMITTEE OF THE SANGAMON COUNTY BOARD

DAN VAUGHN, CHAIRMAN

ABE FORSYTH

BILL MOSS

TYRONE PACE



TIM MOORE

DON STEPHENS

ATTEST:



SANGAMON COUNTY CLERK



COUNTY BOARD CHAIRMAN

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 9 NAME: **Sarah Musgrave**

DOCKET NUMBER: **2005-56**

ADDRESS: **In the 300 block of East Houston Street, Springfield, IL. 62707 (Clear Lake Village)**

PETITIONER: **Cynthia Luster**

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

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

AREA: **.26 acre**

COMMENTS: **none**

OBJECTORS: **none**

PLANNING COMMISSION RECOMMENDATION: **approval due to similar uses and zoning in the area.**

SANGAMON COUNTY BOARD OF APPEALS RECOMMENDATION: **approval.**

RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2005-56
Cynthia Luster)	
)	PROPERTY LOCATED AT:
)	In the 300 block of E. Houston St.
)	Springfield, IL. 62707
)	(Clear Lake Village)

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 **August 18, 2005** 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 or contract to purchase the property commonly known as **in the 300 block of E. Houston St., Springfield, IL. 62707 (Clear Lake Village)** and more particularly described as:

Lots 23 & 24, Block 13 in Grandview Subdivision being part of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 16 North, Range 4 West of the Third Principal Meridian.

- 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 **vacant land.**
- 5. That the proposed land use of said property is **a Manufactured Home.**
- 6. That the requested **rezoning** of said property is: **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.**

CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Patrick Somers** 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 **Barbara Braner.**

The vote of the Board was as follows:

YES: Charles Chimento, Donn Malwick, John Goleman, Patrick Somers, Barbara Braner

NO:

ABSENT: Marvin Traylor

RECORDING SECRETARY

9-6



CASE #: 2005-56
 INDEX #: 15-29-204-043
 DATE: 8-3-05
 INSPECTED BY: DK LW

ZONING AMENDMENT CHECK LIST

PETITIONER: Luster, Cynthia
 ADDRESS: 300 Block of East Houston Street TWP. 16N RANGE 4 W SEC. 29 ¼ SEC. NE
 (OR NEAREST IDENTIFIABLE ROAD) TWP. _____ RANGE ____ W SEC. _____ ¼ SEC. _____
 CITY OR VILLAGE OR NEAREST ONE: Clear Lake

EXISTING ZONING: R-1 PROPOSED ZONING: RM-4

LAND AREA: .26 acre ROAD FRONTAGE: 80 Lineal Ft. ROAD COND: Fair

EXISTING LAND USE: Vacant
 PROPOSED LAND USE: Manufactured Home

TYPE OF STRUCTURE: NA CONDITION OF STRUCTURE: NA

EXISTING YARDS: Front -- ft. Side -- ft. Rear -- ft.

SPOT ZONING: X
 Yes No

- NEARBY LAND USE:
- a. To North Single Family Residences
 - b. To South Mobile Homes, Single Family Residences
 - c. To East Mobile Homes
 - d. To West Mobile Home, Single Family Residences

OTHER COMMENTS:

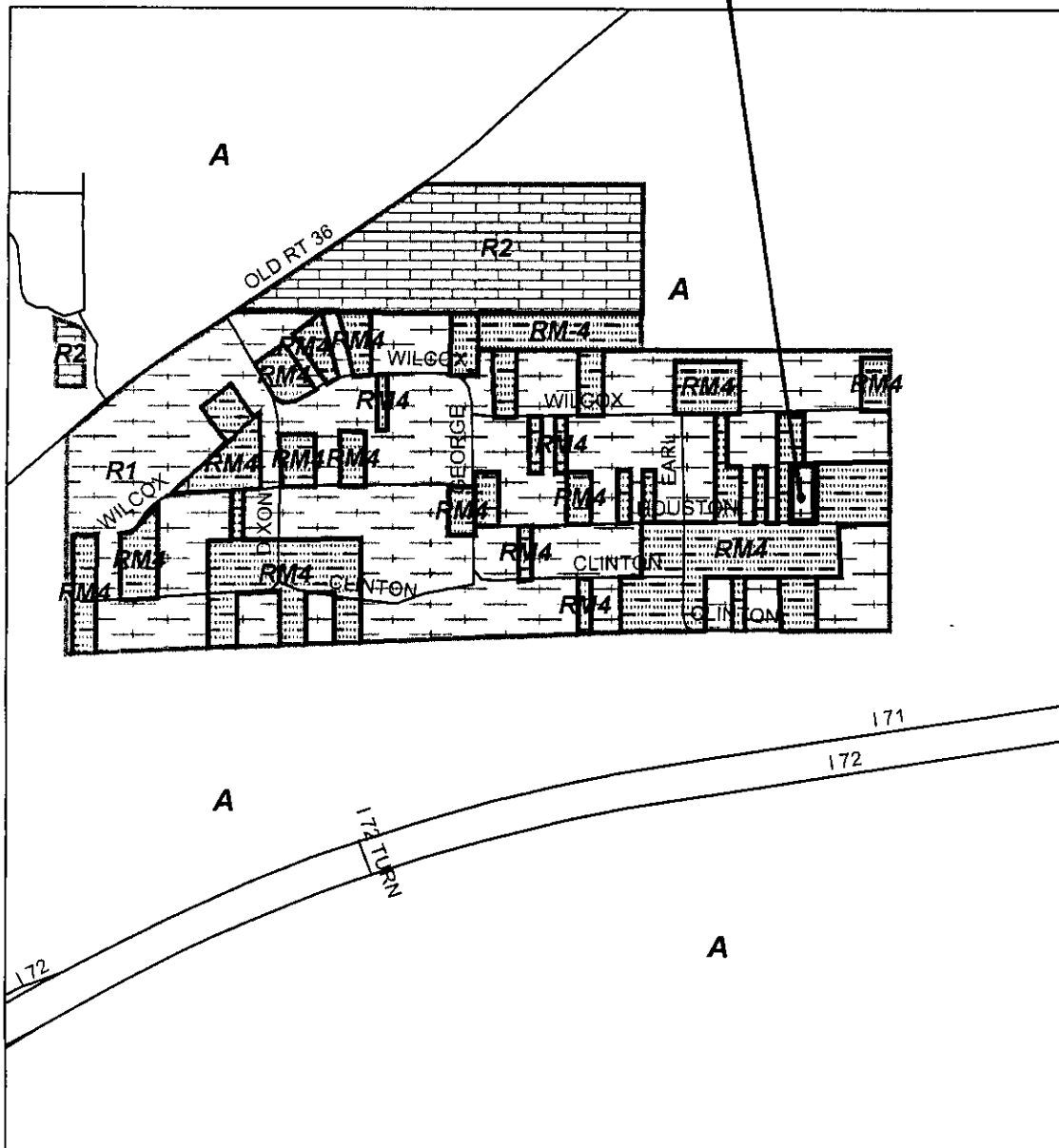
Staff Estimate of the Effect of the Amendment on the Area		None	Slight	Mod.	Great
CONTRASTS: CURRENT VS. PROPOSED	land use	X			
	appearance	X			
	height	X			
	parking spaces	X			
PROBLEMS FORESEEN	drainage	X			
	sewer	X			
	traffic flow	X			
WILL USE INCREASE	pop. density	X			
	dwellings, density	X			
	school pop.	X			
	traffic volume	X			



RECOMMENDATIONS: **Recommend approval due to similar uses and zoning in the area.**

County Zoning

Case# 2005-056



County Zoning

	RM-4		I1
	R3		I2
	R2		B3
	R1a		B2
	R1		B1
	OFF		A

City Zoning

	R5		H1		OFF
	R1		H2		PUD
	R2		H3		B1
	R3a		S1		B2
	R3b		S2		I1
	R4		S3		I2

0 250 500 Feet



9-8



RECOMMENDED FINDINGS OF FACT

Case #: **2005-56**

Address: **300 Block of East Houston Street**

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

Along Houston Street there is a mixture of mobile homes and single family residences. To the north along Wilcox Street are single family residences.

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

To the north and west is RM-4 and R-1.

To the east and south is RM-4.

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

The property would appear suitable for development under R-1 zoning.

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

There have been ten cases along this block rezoning property to RM-4.