

CASE# 2012-043
RESOLUTION NUMBER 6-1

DENYING REZONING
FOR CERTAIN PROPERTY LOCATED AT
912 N. EDMOND, 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 **deny an amendment** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

Lot 43, Except the East 40 feet and Lot 44, Except the East 40 feet thereof and Except the South 50 feet thereof in Wanless Capital Place Addition.

WHEREAS, the Petitioner, **Arthur Shulte**, has 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 **September 20, 2012** 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 **deny a rezoning**; and

WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

FILED

SEP 26 2012

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this **9th day of October, 2012** that the request for rezoning from **"R-2" Single-Family and Two-Family Residence District to "RM-4" Manufactured Home District on the above referenced property is hereby denied.**

Signed and passed by the Sangamon County Board in session on this **9th day of October, 2012.**

Respectfully submitted,

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



TIM MOORE, CHAIRMAN

ABE FORSYTH, VICE CHAIRMAN

JOHN FULGENZI

DAVID MENDENHALL

SAM SNELL

GREG STUMPF

JASON RATTI

LINDA DOUGLAS WILLIAMS

LINDA FULGENZI

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

RECAP

(For County Board Use)

COUNTY BOARD MEMBER: # 19 NAME: Rose Ruzic

DOCKET NUMBER: 2012-043

ADDRESS: 912 N. Edmond, Springfield, IL. 62702

PETITIONER: Arthur Shulte

PRESENT ZONING CLASSIFICATION: "R-2" Single-Family & Two-Family Residence District.

REQUESTED ZONING CLASSIFICATION: "RM-4" Manufactured Home District to allow a Manufactured Home and a 2-car detached garage.

AREA: 7,500 square feet

COMMENTS: None

OBJECTORS: Yes

PLANNING COMMISSION RECOMMENDATION: **Recommend approval of requested "RM-4" Manufactured Home District zoning. The area is a mixture of single-family homes and mobile homes with the majority of the block the subject property is on consisting of mobile homes. It should be noted that the same request was recommended approval by the Planning Commission in 2007, but was ultimately denied by the County Board.**

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Deny the rezoning.


RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2012-043
Arthur Shulte)	
)	PROPERTY LOCATED AT:
)	912 N. Edmond
)	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 **September 20, 2012** 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: **912 N. Edmond, Springfield, IL. 62702** and more particularly described as:

Lot 43, Except the East 40 feet and Lot 44, Except the East 40 feet thereof and Except the South 50 feet thereof in Wanless Capital Place Addition.

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- 3. That the present zoning of said property is "**R-2**" **Single-Family & Two-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 and a 2-car detached garage.**
- 6. That the requested **rezoning** of said property is "**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 not** 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 denied.**

Charles Chimento /ck
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **John Lucchesi**, does not concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the petition be **denied**, which was duly seconded by **Peggy Egizii**.

The vote of the Board was as follows:

YES: **Peggy Egizii, Judith Johnson, John Lucchesi, Janet Dobrinsky**

NO: **Charles Chimento**

ABSENT: **Byron Deaner, Don Wulf**

Cyndi Knowles
RECORDING SECRETARY

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**ZONING BOARD OF APPEALS
RECOMMENDED - FINDINGS OF FACT**

Case #: 2012-043

Address: 912 N. Edmond, Springfield, IL. 62702

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

While there is a mixed use in the area, it is advantageous that it is suitable for single-family and it is zoned for single-family.

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

The property within the general area appears to be single-family zoned and it is believed to be that the plight of the owner has been brought on by himself.

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

The land can be used "as is" for what it is zoned.

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

The trend in the area is towards a more single-family home development.

SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT

Case #: 2012-043

Address: 912 N. Edmond, Springfield

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

The area is a mix of mobile homes, manufactured homes and single family residences.

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

To the north is RM-4. To the east is R-2 and RM-4. To the south is R-2 and further south is RM-4. To the west is RM-4 and R-2.

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

The property is vacant and the entire block is a mixture of R-2 and RM-4 zoning.

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

Property adjacent to the north was rezoned to RM-4 in 1992 and two properties directly west were rezoned to RM-4 in 1976 and 1979. There are six properties on the block of the subject property that were rezoned to RM-4 from 1971 to 1985.