

CASE# 2013-031
RESOLUTION NUMBER 1-1

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
6123 OLIVER ST., SALISBURY
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:

Village of Salisbury, Main Street Lot 16.

WHEREAS, the Petitioner, **Michelle Woolsey**, 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 15, 2013** 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

AUG 21 2013

Jae Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 3rd day of September, 2013 that the request to rezone from "R-1" Single-Family Residence District to "RM-4" Manufactured Home District on the above referenced property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 3rd day of September, 2013.

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: # 1 NAME: Harry "Tom" Fraase, Jr.

DOCKET NUMBER: 2013-031

ADDRESS: 6123 Oliver St., Salisbury, IL. 62677

PETITIONER: Michelle Woolsey

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

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

AREA: 9,500 square feet

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Approval of the requested RM-4 zoning. The immediate area is a mix of single-family residences, mobile and manufactured homes and light retail. The petitioner would like to replace the single-wide manufactured home that is currently on the property with a double-wide manufactured home. The suitability of the existing R-1 zoning is not appropriate given its current land use and RM-4 zoning is in line with the trend of development in the area. No negative impacts are anticipated.**

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Approval.


Cyndi Knowles
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS
SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:) DOCKET NO: **2013-031**
Michelle Woolsey)
)
) PROPERTY LOCATED AT:
) **6123 Oliver St.**
) **Salisbury, IL. 62677**

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 15, 2013** 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: **6123 Oliver St., Salisbury, IL.** and more particularly described as:

Village of Salisbury, Main Street Lot 16.

- 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 single-wide manufactured home.**
- 5. That the proposed land use of said property is **a double-wide 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.**

Charles Chimento/ck
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Peggy Egizii**, 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 **Don Wulf**.

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Peggy Egizii, Judith Johnson, Don Wulf**

NO:

PRESENT:

ABSENT: **Janet Dobrinsky**

Cyndi Knowles
RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: 2013-031

Address: 6123 Oliver Street, Salisbury

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

To the north are three mobile homes. To the east are two single-family residences. To the south is a single-family residence. To the west is a single-family residence and retail.

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

To the north is RM-4 and R-1. To the east is RM-4 and R-1. To the south is B-3 and RM-4. To the west is B-3 and R-1.

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

The area is developed with mixed uses of single-family residences, mobile/manufactured homes, and light retail. There is currently a manufactured home on the property and the existing R-1 zoning does not appear to be suitable.

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

Property to the north was rezoned to RM-4 in 1971. Properties to the east were rezoned to RM-4 in 2000 and 1983. Property to the south was rezoned to RM-4 in 1994. Property to the west was rezoned to B-3 in 1981.