

CASE# 2010-24  
RESOLUTION NUMBER 4-1

**GRANTING A REZONING**  
FOR CERTAIN PROPERTY LOCATED AT  
**324 SOUTH LIVINGSTON, 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 an amendment** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**Spaulding Bergen Park Garden Addition Lot 9 & Part of Vacated Capitol Ave.**

**Between Lots 9 & 10 Except South One (1) Foot in Spaulding Bergen Park**

**Garden Addition in the City of Springfield, County of Sangamon, State of Illinois.**

WHEREAS, the Petitioner, **Neil L. Dodson**, has petitioned the Sangamon County Board for a rezoning from **"B-3" General Business District & "R-2" Single Family & Two Family Residence District** to **"RM-4" Manufactured Home District**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **June 17, 2010** 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**

JUL 01 2010

*Joe Aiello*  
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 13th day of July, 2010 that the request for rezoning from "B-3" General Business District & "R-2" Single Family & 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 13th day of July, 2010.

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

\_\_\_\_\_  
DON STEPHENS

\_\_\_\_\_  
GREG STUMPF

\_\_\_\_\_  
LINDA DOUGLAS WILLIAMS

**ATTEST:**

\_\_\_\_\_  
SANGAMON COUNTY CLERK

\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: #19                      NAME: Doris Turner

DOCKET NUMBER: 2010-24

ADDRESS: 324 South Livingston, Springfield, IL. 62703

PETITIONER: Neil L. Dodson

PRESENT ZONING CLASSIFICATION: "B-3" General Business District & "R-2" Single Family & Two Family Residence District.

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

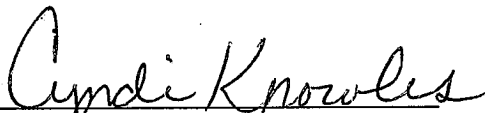
AREA: .3 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: See Exhibit B

SANGAMON COUNTY BOARD OF APPEALS  
RECOMMENDATION: Approval

  
RECORDING SECRETARY

## Exhibit B

**Planning Commission Staff Recommendation:** Recommend denial of the requested RM-4 zoning. There does not appear to be significant trend in the area towards mobile homes and this block primarily single family residential. However, the property is currently zoned B-3 and is not currently being used as such. The property was rezoned to B-3 in 1975 and is considered to have been spot zoning, which is inconsistent with positive planning principals. Such intense commercial zoning is not appropriate in this residential neighborhood. It is the position of staff that although RM-4 zoning is not appropriate, the request is a positive down zoning from the current B-3 zoning.

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:	)	DOCKET NO: 2010-024
Neil L. Dodson	)	
	)	PROPERTY LOCATED AT:
	)	324 S. Livingston,
	)	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 **June 17, 2010** 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: **324 S. Livingston, Springfield, IL.** and more particularly described as:

**See Exhibit A**

- 3. That the present zoning of said property is **"B-3" General Business District & "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 **mobile home.**
- 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** 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/cx  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Marvin Traylor**, 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 **Peggy Egizii**.

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Peggy Egizii, Judith Johnson, Marvin Traylor**

NO:

ABSENT:

Cyndi Knowles  
RECORDING SECRETARY