

CASE # 2008-64  
RESOLUTION NUMBER 8-1

**GRANTING A REZONING**  
FOR CERTAIN PROPERTY LOCATED AT  
**9596 CLARKSVILLE ROAD, ROCHESTER (BERRY)**  
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 2, 3, & 4, Block 4 Clarksville Subdivision**

WHEREAS, the Petitioners, **Christopher & Stacy Manion**, have petitioned the Sangamon County Board for a **rezoning from "R1" Single Family Residence District to "RM4" Manufactured Home District to allow for a manufactured home on the property;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **October 16, 2008**, 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 12<sup>th</sup> day of November, 2008 that the request to rezone the above described property from "R1" Single Family Residence District to "RM4" Manufactured Home District to allow for a manufactured home on the property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 12<sup>th</sup> day of November, 2008.

Respectfully submitted,

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

  
\_\_\_\_\_  
TIM MOORE, CHAIRMAN

\_\_\_\_\_  
ABE FORSYTH, VICE CHAIRMAN

\_\_\_\_\_  
JENNIFER DILLMAN

\_\_\_\_\_  
DAVID MENDENHALL

\_\_\_\_\_  
GEORGE PRECKWINKLE

\_\_\_\_\_  
SAM SNELL

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

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

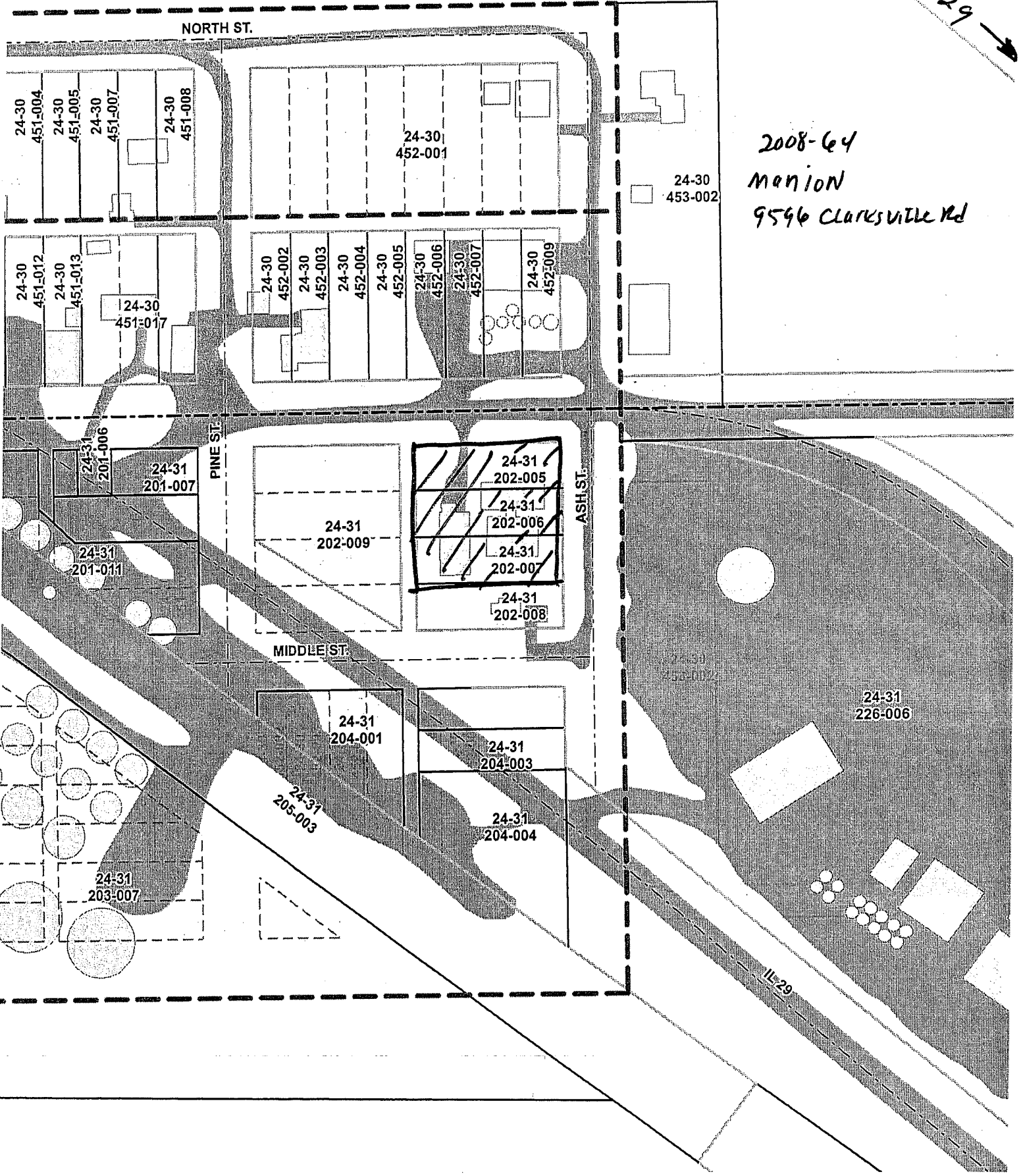
**ATTEST:**

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

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

# BERRY

8-2  
St Rt 29 →



2008-64  
MANION  
9596 CLARKSVILLE RD

24-30  
453-002

24-31  
226-006

11-29

8-4

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: # 3 NAME: David Mendenhall

DOCKET NUMBER: 2008-64

ADDRESS: 9596 Clarksville Road, Rochester (Berry), IL 62563

PETITIONER: Christopher & Stacy Manion

PRESENT ZONING CLASSIFICATION: "R1" Single Family Residence District

REQUESTED ZONING CLASSIFICATION: "RM4" Manufactured Home District

AREA: 22,308 Sq Ft

COMMENTS: None

OBJECTORS: Yes

PLANNING COMMISSION RECOMMENDATION:

**Recommend approval. Circumstances unique to the property make this rezoning appropriate. The petitioner purchased this property with the intentions of replacing the mobile home that was on the parcel at the time of purchase with a new mobile home as was not aware of the six month time frame to do so.**

SANGAMON COUNTY BOARD OF APPEALS  
RECOMMENDATION:

**Approval**

  
\_\_\_\_\_  
RECORDING SECRETARY

85

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: )	DOCKET NO: 2008-64
<b>Christopher &amp; Stacy Manion</b> )	
)	PROPERTY LOCATED AT:
)	<b>9596 Clarksville Road</b>
)	<b>Rochester (Berry), IL 62563</b>
)	

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 **October 16, 2008** 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 **9596 Clarksville Road, Rochester (Berry), IL 62563** and more particularly described as:

**Lots 2, 3, & 4, Block 4 Clarksville Subdivision**

8-6

Page 2

3. That the present zoning of said property is **"R1" Single Family Residence District.**
4. That the present land use of said property is **an empty lot with pole barn.**
5. That the proposed land use of said property is **a manufactured home.**
6. That the requested **rezoning** of said property is **from "R1" Single Family Residence District to "RM4" Manufactured Home District to allow for a manufactured home on the property.**
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*

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 **Byron Deaner.**

The vote of the Board was as follows:

YES: **Byron Deaner, Marvin Traylor, Don Wulf**

NO: **Charles Chimento, Judith Johnson**

ABSENT: **Peggy Egizii**

*GD Armstrong*

RECORDING SECRETARY

87

**SSCRPC** Springfield Sangamon County Regional Planning Commission

**Staff Findings and Recommendation**  
 (inspected 9/26/08 by MB & AJ)

SANGAMON COUNTY ZONING CASE # 2008-64  
 ADDRESS 9596 Clarksville Road  
 Property Index # 24-31-202-005, 006 and 007

PETITIONER Manion, Christopher & Stacy

REQUESTED ZONING RM-4

PROPOSED LAND USE Modular Home

EXISTING:

ZONING R-1

LAND USE Empty lot with pole barn

ROAD FRONTAGE Clarksville - 140'

CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR N/A

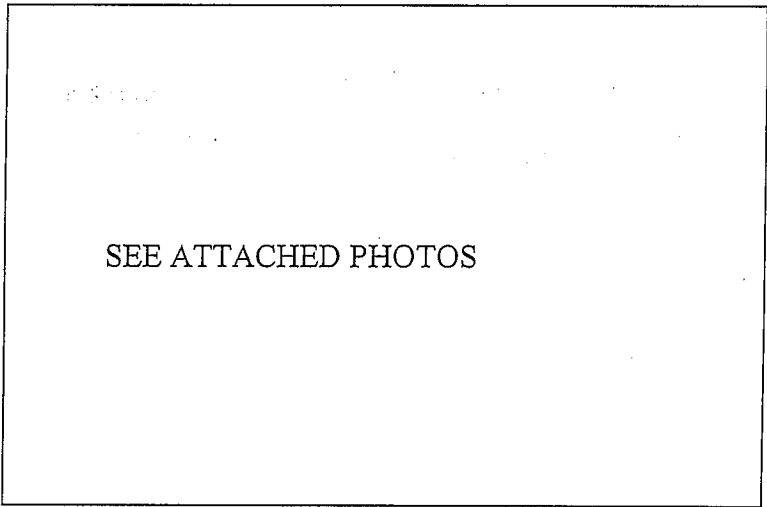
CONDITION OF STRUCTURE N/A

LOT AREA 22,308 sq. ft.

FRONT YARD N/A

SIDE YARDS N/A

REAR YARD N/A



Would the proposed zoning be spot zoning? Yes

**PLANNING COMMISSION STAFF RECOMMENDATION:** Recommend approval. Circumstances unique to the property make this rezoning appropriate. The petitioner purchased this property with the intentions of replacing the mobile home that was on the parcel at the time of purchase with a new mobile home and was not aware of the six month time frame to do so.

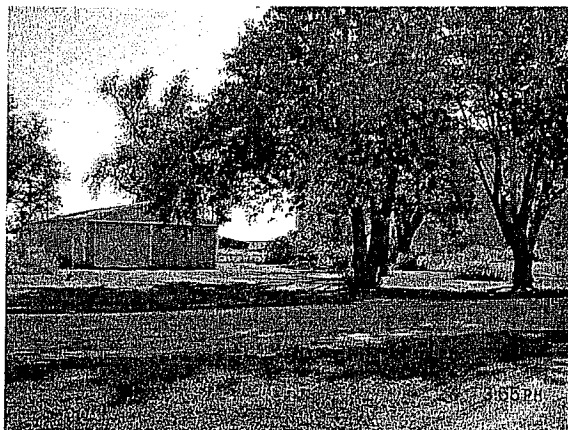
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Case #: 2008-64

Address: 9596 Clarksville Road



**9596 Clarksville Road**

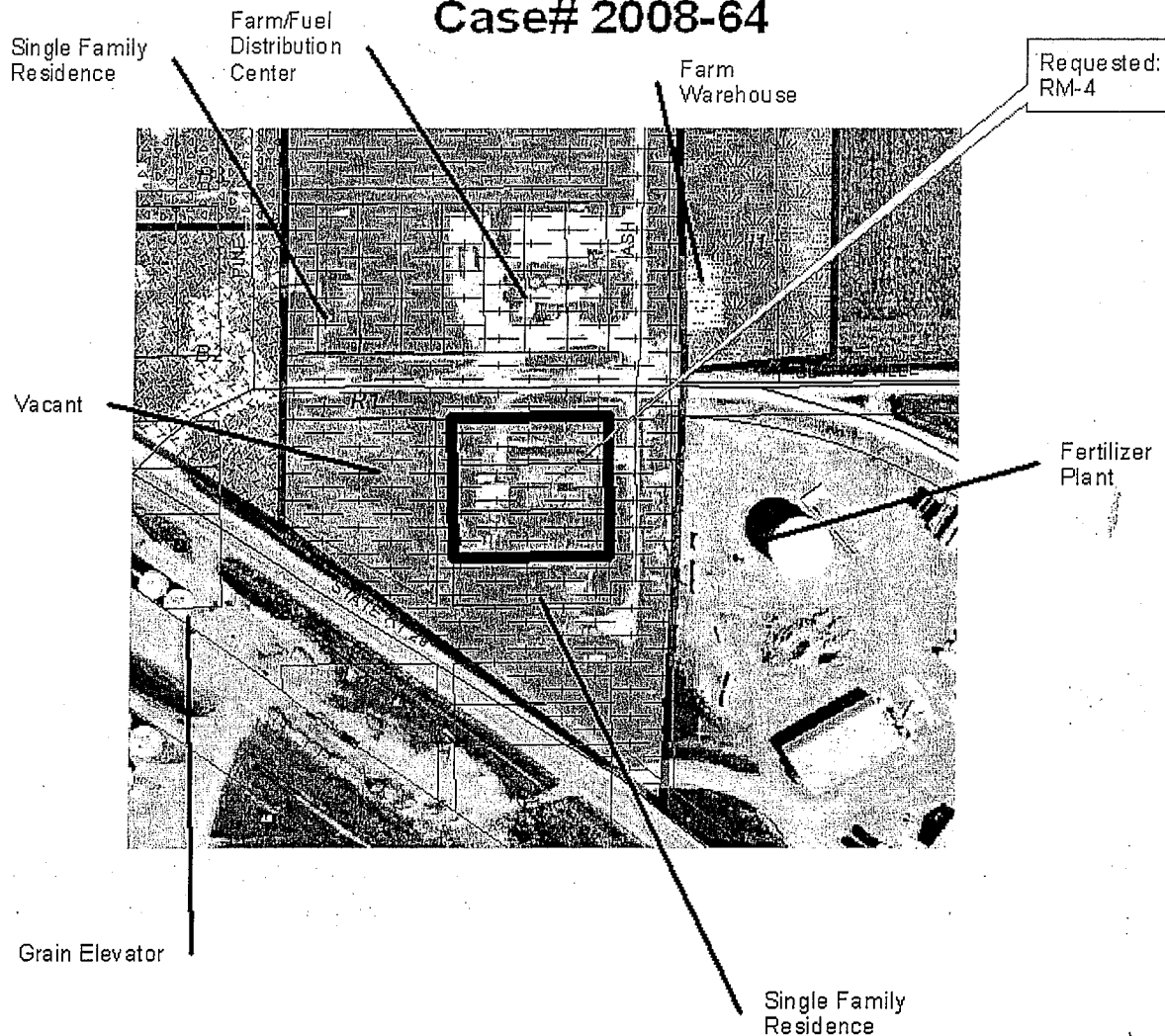


**9596 Clarksville Road**



# County Zoning

Case# 2008-64

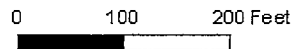


## County Zoning

	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



**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: 2008-64

Address: 29596 Clarksville Road

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

To the north is a farm and fuel distribution center. To the northeast is a farm warehouse. To the east is a fertilizer plant. To the south is a single family residence. To the southwest is a grain elevator. To the west is vacant. To the northwest is a single family residence.

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

The property is completely surrounded by R-1 zoning. Further northeast is I-1. Further east and south is A. Further west and northwest is B-2 and B-3.

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

The subject property consists of an empty lot with a pole barn.

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

Property further northeast was rezoned to I-1 in 1981. Property further northwest was rezoned to B-2 in 1979 and B-3 in 1998.