

NOV 26 2024

*Don / Kay*  
Sangamon County Clerk

**GRANTING A REZONING  
FOR CERTAIN PROPERTY LOCATED AT  
7598 WALNUT STREET, 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 a rezoning** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A: Lots 1 and 2 in the Original Town of Salisbury on the South side of Walnut Street in the Village of Salisbury, Illinois.**

WHEREAS, the Petitioner, **Domer J. Huffman III**, has petitioned the Sangamon County Board requesting **pursuant to Chapters 17.68 and 17.18, 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 **November 21, 2024** 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 a 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 **10<sup>th</sup> Day of December, 2024** that the following request on the above described property is hereby approved:

- Pursuant to Chapters 17.68 and 17.18, a rezoning from “R-1” Single Family Residence District to “RM-4” Manufactured Home District.

Signed and passed by the Sangamon County Board in session on this **10<sup>th</sup> day of December, 2024**.

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

**ATTEST:**

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

**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: # 1                      NAME: **Tom Fraase, Jr.**

DOCKET NUMBER: **2024-024**

ADDRESS: **7598 Walnut Street, Salisbury, IL 62677**

PETITIONER: **Domer J. Huffman III**

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

REQUESTED ZONING CLASSIFICATION: **Pursuant to Chapters 17.68 and 17.18, a rezoning from “R-1” Single Family Residence District to “RM-4” Manufactured Home District.**

AREA:     **0.29 acres**

COMMENTS:     **None**

OBJECTORS:     **None**

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval of the requested RM-4 District. The trend of development in the area is a mix of single-family residences and manufactured homes. Five other zoning cases were granted manufactured home zoning in this area, including the parcels adjacent to the east and west of the subject property.**

SANGAMON COUNTY ZONING BOARD OF APPEALS RECOMMENDATION:  
**Approval of Staff Recommendation.**

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

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: ) DOCKET NO: **2024-024**  
**Domer J. Huffman III** )  
) )  
) ) PROPERTY LOCATED AT:  
) ) **7598 North Walnut Street**  
) ) **Salisbury, IL 62677**

RECOMMENDATION OF THE ZONING 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 a **rezoning** 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 **November 21, 2024** 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: **7598 North Walnut Street, Salisbury, IL 62677** and more particularly described as:

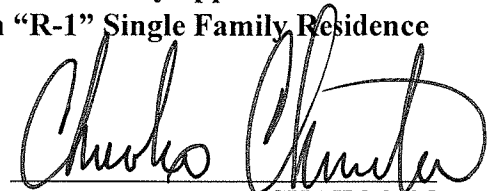
**See Exhibit A**

**Lots 1 and 2 in the Original Town of Salisbury on the South side of Walnut Street in the Village of Salisbury, Illinois.**

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.**
5. That the proposed land use of said property is **Manufactured home.**
6. That the request for the subject property is **pursuant to Chapters 17.68 and 17.18, a rezoning 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 following request **is hereby approved:**

- **Pursuant to Chapters 17.68 and 17.18, a rezoning from “R-1” Single Family Residence District to “RM-4” Manufactured Home District.**

  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Richard Thompson**, which was duly seconded by **JD Sudeth**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following request is hereby approved:

- Pursuant to Chapters 17.68 and 17.18, a rezoning from “R-1” Single Family Residence District to “RM-4” Manufactured Home District.

The vote of the Board was as follows:

YES: **Charlie Chimento, Anthony Mares, Don Wulf, Richard Thompson, and JD Sudeth**

NO:

PRESENT:

ABSENT: **George Petrilli**



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RECORDING SECRETARY

**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: **2024-024**

Address: **7598 Walnut Street, Salisbury**

- (i) Existing uses of property within the general area of the property in question.  
**North & South – Residence. East – Vacant. West – Manufactured home.**
- (ii) The zoning classification of property within the general area of the property in question.  
**North – R-1. East & West – RM-4. South – B-1.**
- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

**A manufactured home is not permitted in the existing R-1 District.**

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

**The trend of development in the area is a mix of single-family residences and manufactured homes with some commercial businesses located along State Route 97. In 2005, R-1 was granted for a parcel southeast of the subject property. In 2000, RM-4 and a lot area variance were granted for a parcel northeast of the subject property. In 1992, RM-4 was granted for a parcel southwest of the subject property. In 1984, RM-4 was granted for part of a parcel west of the subject property. In 1983, B-2 was granted for part of a parcel southwest of the subject property. In 1980, RM-4 was granted for a parcel east of the subject property. In 1971, RM-4 was granted for part of a parcel southwest of the subject property.**