

CASE# 2012-001  
RESOLUTION NUMBER 3-1

**GRANTING A REZONING**  
FOR CERTAIN PROPERTY LOCATED AT  
**635 N. WESLEY STREET, 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:

**Lot 247 Spaulding Capital Park Addition. Situated in Sangamon County, Illinois.**

WHEREAS, the Petitioner, **Mary H. Hancock**, has petitioned the Sangamon County Board for a rezoning from **“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 **February 16, 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 **grant the rezoning**; and

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

**FILED**

FEB 23 2012

*Joe Aiello*  
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 13<sup>th</sup> day of March, 2012 that the request for a rezoning from "R-2" Single - Family and 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 13<sup>th</sup> day of March, 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 RATTS

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: 2012-001

ADDRESS: 635 N. Wesley St., Springfield, IL. 62702

PETITIONER: Mary H. Hancock

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

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

AREA: 4,800 square feet

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION:

**Recommend approval of the requested RM-4 zoning due to similar zoning and uses in the immediate area. The subject property contained a manufactured home until June 2011 and a new manufactured home was not placed on the property within the six month time frame allowed by the grandfather rule. The area is a mix of mobile homes and single family residences, with approximately ten (10) mobile homes within five hundred (500) feet of the subject property and the requested zoning is seen as appropriate.**

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: <b>2012-001</b>
Mary H. Hancock )	
)	PROPERTY LOCATED AT:
)	<b>635 N. Wesley St.</b>
)	<b>Springfield, IL. 62702</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 **February 16, 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: **635 N. Wesley St., Springfield, IL.** and more particularly described as:

**Lot 247 Spaulding Capital Park Addition. Situated in Sangamon County, Illinois.**

- 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.**
- 6. That the requested **rezoning** of said property is **from “R-2” Single - Family & Two - 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/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 **Byron Deaner.**

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

**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: 2012-001

Address: 635 N. Wesley, Springfield

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

**The area is a mixture of single family residences and mobile homes. There is an exterior home design business across the street from the subject parcel. There is a mobile home park to the west.**

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

**To the north is RM-4. To the east, west and south is R2 zoning. Further south and further northwest is RM-4 zoning.**

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

**The property currently sits vacant and has a concrete slab from the previous manufactured home that was recently removed.**

- (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. Multiple properties further south were rezoned to RM-4 in 1972, 1978, 1989 and 1994. Property further southeast was rezoned to RM-4 in 1983 and 1985.**