

CASE# 2011-048  
RESOLUTION NUMBER 10-1

**DENYING A REZONING**  
FOR CERTAIN PROPERTY LOCATED AT  
**9596 CLARKSVILLE ROAD, ROCHESTER**  
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 **deny an amendment** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**Lots Two (2), Three (3) and Four (4) of Block Four (4) Town of Clarksville, Now Berry.**

WHEREAS, the Petitioner, **Chris Manion**, has petitioned the Sangamon County Board for a rezoning from "R-1" Single Family Residence District to "RM-4" Manufactured Home District to allow for a manufactured home; and

WHEREAS, a public hearing was held at the Sangamon County Building on **October 20, 2011** 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 **deny the rezoning**; and

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

**FILED**

OCT 28 2011

*Joe Aiello*  
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 8<sup>th</sup> day of November, 2011 that the request for a rezoning from "R-1" Single Family Residence District to "RM-4" Manufactured Home District to allow for a manufactured home on the above described property is hereby denied.

Signed and passed by the Sangamon County Board in session on this 8<sup>th</sup> day of November, 2011.

Respectfully submitted,

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

  
TIM MOORE, CHAIRMAN

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

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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: #3                      NAME: David Mendenhall

DOCKET NUMBER: 2011-048

ADDRESS: 9596 Clarksville Road, Rochester, IL 62563

PETITIONER: Chris Manion

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

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

AREA: 22,308 square feet

COMMENTS: None

OBJECTORS: Yes

PLANNING COMMISSION RECOMMENDATION:

Recommend denial of the requested RM-4 zoning. In 2008, staff recommended approval of this request because there were unique circumstances in that the owner did not place a the new manufactured home in place of the old one within the six month time frame. At that time, it was considered a resonable amount of time and an acceptable request. However, the request was denied by the County Board and precedent was set for the subject parcels. It has been approximately three years since the original request and a spot of RM-4 zoning is not seen as appropriate since a single family residence could be placed on the vacant lot.

SANGAMON COUNTY BOARD OF APPEALS  
RECOMMENDATION:

Denied

Cyndi Knowles  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: )	DOCKET NO: <b>2011-048</b>
<b>Chris Manion</b> )	)
)	PROPERTY LOCATED AT:
)	<b>9596 Clarksville Road,</b>
)	<b>Rochester, 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 20, 2011** 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, IL.** and more particularly described as:

**Lots Two (2), Three (3) and Four (4) of Block Four (4) Town of Clarksville, Now Berry.**

- 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 pole barn.**
- 5. That the proposed land use of said property is **a manufactured home and a pole barn.**
- 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 not** 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 **denied.**

Charles Chimento /cx  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Don Wulf**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the petition be **denied**, which was duly seconded by **John Lucchesi**.

The vote of the Board was as follows:

YES: **Charles Chimento, Don Wulf, Peggy Egizii, John Lucchesi**

NO:

PRESENT: **Judith Johnson**

ABSENT: **Byron Deaner, Marvin Traylor**

Cyndi Knowles  
RECORDING SECRETARY