

CASE # 2009-18  
RESOLUTION NUMBER 2-1

**GRANTING A REZONING**  
FOR CERTAIN PROPERTY LOCATED AT  
**THE CORNER OF BYRON & RICHMOND ST**  
**PLEASANT PLAINS (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 an amendment** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**Lots 67, 68, 69 & 70 in Kettner's Addition to the Town of Salisbury.**

WHEREAS, the Petitioner, **Raymond M. McCurley**, has 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**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **April 16, 2009**, 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**

MAY 01 2009

*Joe Aiello*  
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 12<sup>th</sup> day of May, 2009 that the request for rezoning from "R1" Single Family Residence District to "RM4" Manufactured Home District to allow for a manufactured home on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 12<sup>th</sup> day of May, 2009.

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

2009-18  
McCurley



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RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: # 1 NAME: **Tom Fraase**

DOCKET NUMBER: **2009-18**

ADDRESS: **The Corner of Byron & Richmond St., Pleasant Plains (Salisbury), IL 62677**

PETITIONER: **Raymond M. McCurley**

PRESENT ZONING CLASSIFICATION: **"R1" Single Family Residence District**

REQUESTED ZONING CLASSIFICATION: **"RM4" Manufactured Home.**

AREA: **.78 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval of the RM-4 zoning due to similar uses and zoning in the immediate area. The large subject property appears to be acceptable for RM-4 uses, and is adjacent to similar zoning to the east and south.**

SANGAMON COUNTY BOARD OF APPEALS  
RECOMMENDATION:

**Approval**

  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: )	DOCKET NO: <b>2009-18</b>
<b>Raymond M. McCurley</b> )	
)	PROPERTY LOCATED AT:
)	<b>The Corner of Byron &amp; Richmond St</b>
)	<b>Pleasant Plains (Salisbury), IL 62677</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 **April 16, 2009** 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 **The Corner of Byron & Richmond St., Pleasant Plains (Salisbury), IL 62677** and more particularly described as:

**Lots 67, 68, 69 & 70 in Kettner's Addition to the Town of Salisbury.**

He

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3. That the present zoning of said property is **"R1" Single Family Residence District.**
4. That the present land use of said property is **Vacant lots.**
5. That the proposed land use of said property is **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.**
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.**

Charlie 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 **approved** which was duly seconded by **John Luchessi.**

The vote of the Board was as follows:

**YES: Charles Chimento, Byron Deaner, Marvin Traylor, John Luchessi, Don Wulf**

**NO:**

**ABSENT: Peggy Egizii, Judith Johnson**

Cyndi Knowles  
RECORDING SECRETARY

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**SSCRPC**

Springfield  
Sangamon County Regional  
Planning Commission

**Staff Findings and Recommendation**

(inspected 4/4/2009 by MB & AJ)

SANGAMON COUNTY ZONING CASE # 2009-18

ADDRESS Corner of Byron & Richland Street,  
Salisbury

Property Index # 05-29-379-009, -010, -011, -012

PETITIONER Raymond M. McCurley

REQUESTED ZONING RM-4

PROPOSED LAND USE Manufactured Home

EXISTING:

ZONING R-1

LAND USE Vacant

ROAD FRONTAGE Byron Street – 185'      CONDITION OF PAVEMENT Good

Richmond Street – 205'      Good

STRUCTURE DESIGNED FOR N/A

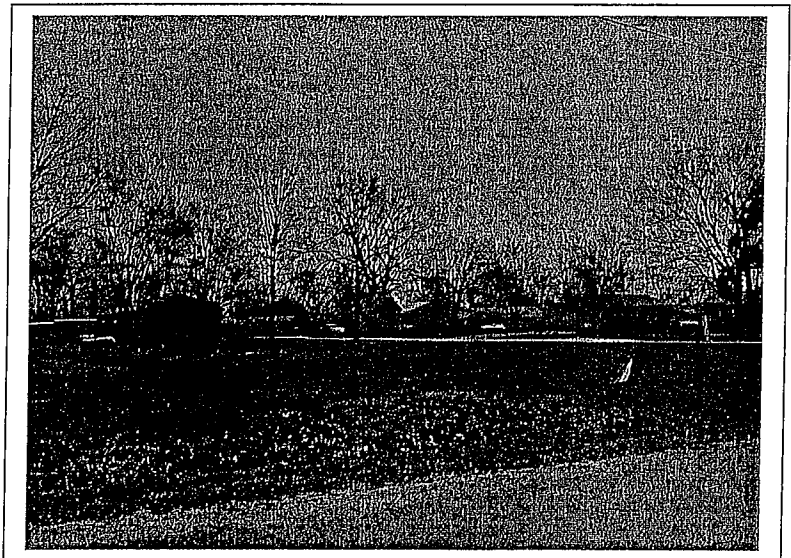
CONDITION OF STRUCTURE N/A

LOT AREA .78 acre

FRONT YARD N/A

SIDE YARDS N/A

REAR YARD N/A



Would the proposed zoning be spot zoning? No

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval of the RM-4 zoning due to similar uses and zoning in the immediate area. The large subject property appears to be acceptable for RM-4 uses, and is adjacent to similar zoning to the east and south.

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**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: 2009-18

Address: Corner of Byron Street & Richmond Street, Salisbury

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

To the north is a single family residence, a mobile home, museum and café. To the east is a tavern and manufactured homes. To the south are single family residences and manufactured homes. To the west is a church and a single family residence.

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

To the north is R-1, RM-4, and B-3. To the west is B-1, B-2 and RM-4. To the south is R-1 and RM-4. To the east is Agricultural zoning.

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

The area is developed with single family residences, mobile home and manufactured homes.

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

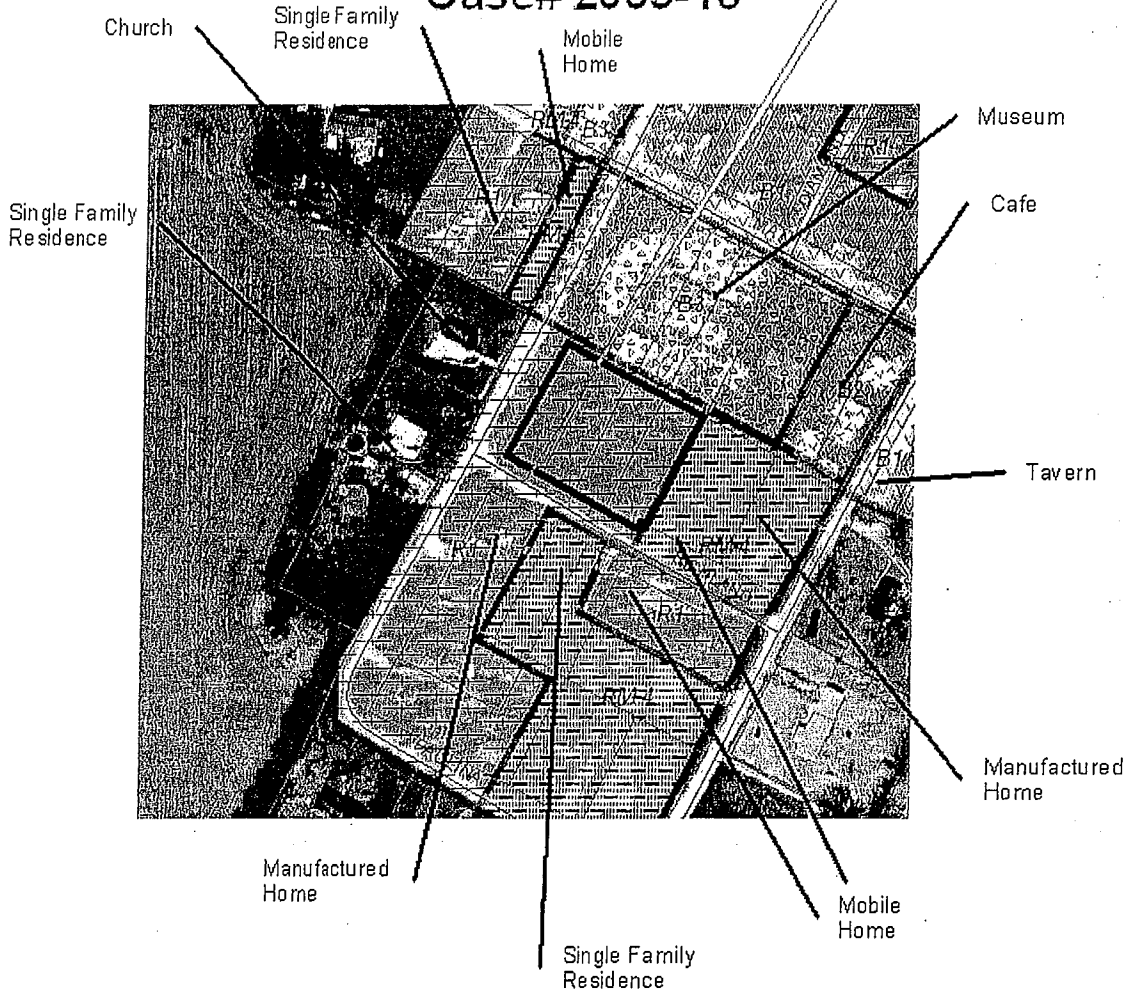
Properties to the north were rezoned to RM-4 in 1971, B-3 in 1969 and 1984, and B-1 in 1976. Properties to the east were rezoned to B-2 in 2006 and RM-4 in 1976. Property to the south was rezoned to RM-4 in 1978. Property to the west was rezoned to RM-4 in 1992. Properties further east were rezoned to RM-4 in 1971 and 1983.



# County Zoning

## Case# 2009-18

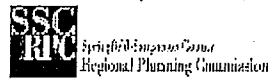
Requested:  
RM-4



### County Zoning

### City Zoning

	RM-4		I1		R5		H1		OFF
	R3		I2		R1		H2		PUD
	R2		B3		R2		H3		B1
	R1a		B2		R3a		S1		B2
	R1		B1		R3b		S2		I1
	OFF		A		R4		S3		I2



0 50 100 200 Feet

