

**GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
538 S. LIVINGSTON 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 a rezoning** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

Lot 31 and Lot 32 in Wanless' Bergen Park Addition to the City of Springfield, Second Plat, according to the plat recorded in Book 4 of Plats, Page 49, in the Office of the Recorder of Sangamon County, Illinois. Situated in Sangamon County, Illinois. Parcel Numbers: 14-35.0-282-011, 012.

WHEREAS, the Petitioners, **Greg & Pamela Monroe**, have petitioned the Sangamon County Board requesting **pursuant to Chapters 17.68 and 17.18, a rezoning from "R-2" Single-Family and Two-Family Residence District to "RM-4" Manufactured Home District;** and,

WHEREAS, a public hearing was held at the Sangamon County Building on **February 20, 2020** 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.

FILED

FEB 27 2020

Don J. Hayes
Sangamon County Clerk

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NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this **10th Day of March, 2020** that the following request(s) on the above described property is hereby approved:

- Pursuant to Chapters 17.68 and 17.18, a rezoning from “R-2” Single-Family and Two-Family Residence District to “RM-4” Manufactured Home District.

Signed and passed by the Sangamon County Board in session on this **10th day of March, 2020**.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #18 NAME: Rose Ruzic

DOCKET NUMBER: 2020-005

ADDRESS: 538 S. Livingston Street, Springfield, IL 62702

PETITIONER: Greg & Pamela Monroe

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

REQUESTED ZONING CLASSIFICATION: Pursuant to Chapters 17.68 and 17.18, a rezoning from "R-2" Single-Family and Two-Family Residence District to "RM-4" Manufactured Home District.

AREA: 11,192 sq. ft.

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend denial of the requested RM-4 zoning. The residential trend of development for the block face from Cook Street to Jackson Street extended along Livingston has remained single-family or duplex structures. Although the property is unincorporated, the Springfield Comprehensive Plan indicates the area should be low density residential, which fits the current R-2 zoning district.

AMENDED: Recommend approval. Although the Springfield Comprehensive Plan designates the subject property for lower-density residential use, additional testimony was provided regarding circumstances of the property. There is a mixed-use trend of residential, commercial and light industrial in the immediate area, including several mobile homes within an approximately one (1) block radius. Staff believes that this fact, combined with the history of zoning relief for mobile homes in the immediate area, indicates that RM-4 is appropriate for the subject property.

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


RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2020-005
Greg & Pamela Monroe)	
)	PROPERTY LOCATED AT:
)	538 S. Livingston Street
)	Springfield, IL 62703

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 **February 20, 2020** 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:

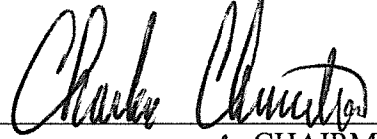
1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **538 S. Livingston Street** and more particularly described as:

Lot 31 and Lot 32 in Wanless' Bergen Park Addition to the City of Springfield, Second Plat, according to the plat recorded in Book 4 of Plats, Page 49, in the Office of the Recorder of Sangamon County, Illinois. Situated in Sangamon County, Illinois. Parcel Numbers: 14-35.0-282-011, 012.

- 3. That the present zoning of said property is: **“R-2” Single-Family and Two-Family Residence District.**
- 4. That the present land use of said property is **Garage.**
- 5. That the proposed land use of said property is **Manufactured home.**
- 6. That the request(s) for the subject property is **pursuant to Chapters 17.68 and 17.18, a rezoning from “R-2” Single-Family and 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 following request(s) is hereby approved:

- **Pursuant to Chapters 17.68 and 17.18, a rezoning from “R-2” Single-Family and Two-Family Residence District to “RM-4” Manufactured Home District.**



 YCB CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **JD Sudeth**, to concur with the amended findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following request(s) **is hereby approved:**

- **Pursuant to Chapters 17.68 and 17.18, a rezoning from “R-2” Single-Family and Two-Family Residence District to “RM-4” Manufactured Home District.**

which was duly seconded by **Anthony Mares**.


The vote of the Board was as follows:

YES: **Charlie Chimento, Anthony Mares, Don Wulf, Andrew Spiro, JD Sudeth**

NO:

PRESENT:

ABSENT: **Larry Beaty**



RECORDING SECRETARY

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AMENDED
SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT

Case #: 2020-005

Address: 538 South Livingston Street, Springfield

- (i) Existing uses of property within the general area of the property in question.
North, South, & West – Residence. East – Residence and shed.
- (ii) The zoning classification of property within the general area of the property in question.
North, East, & South – R-2. West – B-3.
- (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 current R-2 District.
- (iv) The trend of development, within the vicinity since the property was originally classified.

The residential trend of development for the block face from Cook Street to Jackson Street extended along Livingston has remained single-family or duplex structures. In 2004, B-3 was approved for a parcel southeast of the subject property along Cook Street. In 1997, B-3 was denied, but a Use Variance was granted for a greenhouse north of the subject property. In 1991, B-3 was denied, but a Use Variance was approved for a pavilion with off-street parking north of the subject property. In 1990, B-2 was denied, but a Use Variance was granted to design and manufacture artistic carpeting south of the subject property. In 1989, RM-4 was granted east of the subject property. In 1988, RM-4 was granted for four parcels to the east of the subject property. In 1984, I-1 was denied, but a Use Variance was granted for an automotive repair shop with spray painting northwest of the subject property.

AMENDED: Although the Springfield Comprehensive Plan designates the subject property for lower-density residential use, additional testimony was provided regarding circumstances of the property. There is a mixed-use trend of residential, commercial and light industrial in the immediate area, including several mobile homes within an approximately one (1) block radius. Staff believes that this fact, combined with the history of zoning relief for mobile homes in the immediate area, indicates that RM-4 is appropriate for the subject property. In 2004, B-3 was approved for a parcel southeast of the subject property along Cook Street. In 1997, B-3 was denied, but a Use Variance was granted for a greenhouse north of the subject property. In 1991, B-3 was denied, but a Use Variance was approved for a pavilion with off-street parking north of the subject property. In 1990, B-2 was denied, but a Use Variance was granted to design and manufacture artistic carpeting south of the subject property. In 1989, RM-4 was granted east of the subject property. In 1988, RM-4 was granted for four parcels to the east of the subject property. In 1984, I-1 was denied, but a Use Variance was granted for an automotive repair shop with spray painting northwest of the subject property.