

**GRANTING A REZONING  
FOR CERTAIN PROPERTY LOCATED AT  
228 SOUTH LIVINGSTON, 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 62 of SPAULDING'S BERGEN PARK SIDE ADDITION to the City of Springfield, except coal, oil, gas, and other minerals underlying, situated in the County of Sangamon and State of Illinois.**

**Parcel ID Number: 14-35.0-235-007**

WHEREAS, the Petitioners, **Willie & Cellastine Ousley**, has 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 **May 19, 2022** 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**

MAY 26 2022

*Don J. May*  
Sangamon County Clerk

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this **14<sup>th</sup> Day of June, 2022** 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 **14<sup>th</sup> day of June, 2022.**

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COUNTY BOARD CHAIRMAN

**ATTEST:**

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

**RECAP**

(For County Board Use)

COUNTY BOARD MEMBER: # 19                      NAME: Vera Small

DOCKET NUMBER: 2022-010

ADDRESS: 228 S. Livingston, Springfield, IL 62703

PETITIONER: Willie R. & Cellastine Ousley

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: 559.76 sq. ft.

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend approval. The trend of development in the area is a mix of single-family residences with manufactured homes scattered along Livingston and Wesley. Eleven other zoning cases were granted manufactured home zoning in this area.**

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: **2022-010**  
**Willie & Cellastine Ousley** )  
)  
) PROPERTY LOCATED AT:  
) **228 S. Livingston**  
) **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 **May 19, 2022** 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: **228 S. Livingston, Springfield, IL 62703** and more particularly described as:

**Lot 62 of SPAULDING’S BERGEN PARK SIDE ADDITION to the City of Springfield, except coal, oil, gas, and other minerals underlying, situated in the County of Sangamon and State of Illinois.**

**Parcel ID Number: 14-35.0-235-007**

3. That the present zoning of said property is **“R-2” Single-Family and Two-Family Residence.**
4. That the present land use of said property is **Vacant Lot.**
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.**

  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Don Wulf**, which was duly seconded by **Anthony Mares**, to concur with the 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.

The vote of the Board was as follows:

YES:           **Charlie Chimento, Anthony Mares, Don Wulf**

NO:

PRESENT:

ABSENT:      **Richard Thompson**

  
RECORDING SECRETARY

**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: **2022-010**

Address: **228 South Livingston, Springfield**

- (i) Existing uses of property within the general area of the property in question.  
**North, East, South, & West – Residence.**
- (ii) The zoning classification of property within the general area of the property in question.  
**North, East, South, & West – R-2.**
- (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 trend of development in the area is a mix of single-family residences with manufactured homes scattered along Livingston and Wesley. In 2010, RM-4 was approved south of the subject property. In 2003, RM-4 was approved south of the subject property. In 2001, RM-4 was denied southwest of the subject property. In 2001, lot width and lot area variances were denied but in 1995, RM-4 was approved for a parcel northeast of the subject property. In 1995, RM-4 was approved southeast of the subject property. In 1990, RM-4 was approved after being denied in 1989, and a restriction for RM-4 limiting the number of manufactured homes was removed that was granted in 1983. In 1982, RM-4 was denied for two parcels and granted for two parcels north and northeast of the subject property. In 1981, RM-4 was granted for two parcels southeast of the subject property. In 1980, RM-4 was granted southeast of the subject property. In 1979, RM-4 was granted north of the subject property.**