

**DENYING A REZONING, AND GRANTING A USE VARIANCE WITH A
CONDITION**

**FOR CERTAIN PROPERTY LOCATED AT
1700 BLOCK OF N. 32ND 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 **deny a rezoning, but in the alternative grant a Use Variance with a condition** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

Wanless Ridgewood Addition Lot 30 Except North 72’.

Parcel Number: 14-24.0-403-008.

WHEREAS, the Petitioners, **Michael & Melissa Adams**, have petitioned the Sangamon County Board requesting **pursuant to Chapters 17.68 and 17.18, a rezoning from “R-1” Single-Family Residence District to “RM-4” Manufactured Home District; and,**

WHEREAS, a public hearing was held via Zoom on **November 19, 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 **deny a rezoning, but in the alternative grant a Use Variance with a condition; and,**

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

FILED

NOV 23 2020

Don J. May

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this **8th Day of December, 2020** that the following request(s) on the above described property is hereby denied:

- Pursuant to Chapters 17.68 and 17.18, a rezoning from “R-1” Single-Family Residence District to “RM-4” Manufactured Home District.

The following recommendation on the above described property is hereby approved:

- Pursuant to Chapter 17.68.050(D), a Use Variance to allow a manufactured home on the subject property for a period not to exceed three (3) years.

Signed and passed by the Sangamon County Board in session on this **8th day of December, 2020**.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: #18 NAME: Rose Ruzic

DOCKET NUMBER: 2020-037

ADDRESS: 1700 Block of N. 32nd Street, Springfield, IL 62707

PETITIONER: Michael & Melissa Adams

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

REQUESTED ZONING CLASSIFICATION: Pursuant to Chapters 17.68 and 17.18, a rezoning from "R-1" Single-Family Residence District to "RM-4" Manufactured Home District.

AREA: 7,200 sq. ft.

COMMENTS: None

OBJECTORS: Yes

PLANNING COMMISSION STAFF RECOMMENDATION: **Recommend denial of the requested RM-4 District. All manufactured homes within the area are located within manufactured home parks. The block face along North 32nd Street contains single-family residences and a commercial business to the south making a single parcel of RM-4 inappropriate. However, the petitioners state their intent is to live in the manufactured home until they can build a house to the south. Therefore, staff recommends approval of a Use Variance in the R-1 District to allow a manufactured home on the subject property for a period not to exceed three (3) years, which will allow the petitioners time to construct a single-family residence.**

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: 2020-037
Michael & Melissa Adams)	
)	PROPERTY LOCATED AT:
)	1700 Block of N. 32nd Street
)	Springfield, IL 62707

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 **November 19, 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: **1700 Block of N. 32nd Street, Springfield, IL 62707** and more particularly described as:

Wanless Ridgewood Addition Lot 30 Except North 72'. Parcel Number: 14-24.0-403-008.

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 **Vacant**.
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-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) **but in the alternative, does** support the proposition that the adoption of a **Use Variance to allow a manufactured home on the subject property for a period not to exceed three (3) years**.

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 denied**:

- **Pursuant to Chapters 17.68 and 17.18, a rezoning from “R-1” Single-Family Residence District to “RM-4” Manufactured Home District.**

The following recommendation on the above described property is hereby approved:

- **Pursuant to Chapter 17.68.050(D), a Use Variance to allow a manufactured home on the subject property for a period not to exceed three (3) years.**

CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Andrew Spiro**, which was duly seconded by **Tony 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 denied**:

- **Pursuant to Chapters 17.68 and 17.18, a rezoning from “R-1” Single-Family Residence District to “RM-4” Manufactured Home District.**

The following recommendation on the above described property is hereby approved:

- **Pursuant to Chapter 17.68.050(D), a Use Variance to allow a manufactured home on the subject property for a period not to exceed three (3) years.**

The vote of the Board was as follows:

YES: Charlie Chimento, Tony Mares, Don Wulf, Andrew Spiro

NO: Phil Sidles

PRESENT:

ABSENT:

RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2020-037**

Address: **1700 Block of N. 32nd Street, Springfield**

- (i) Existing uses of property within the general area of the property in question.
North – Shed. East – Manufactured home park. South & West – Vacant.
- (ii) The zoning classification of property within the general area of the property in question.
North, South, & West – R-1. East – City R-4
- (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-1 District.
- (iv) The trend of development, within the vicinity since the property was originally classified.

All manufactured homes within the area are located within manufactured home parks. The block face along North 32nd Street contains single-family residences and a commercial business to the south making a single parcel of RM-4 inappropriate. In 1972, the City of Springfield rezoned the property immediately to the east to allow for a manufactured home park.

**SANGAMON COUNTY
RECOMMENDED STANDARDS FOR USE VARIATIONS**

Case #: **2020-037**

Address: **1700 Block of N. 32nd Street, Springfield**

The Zoning Board of Appeals shall not recommend to the Sangamon County Board that the regulations of the zoning ordinance be varied as authorized in Section 17.66.010 thereof, unless it shall make findings of fact based upon the evidence presented to it in each specified case:

- (i) that the variance is justified by a showing of special circumstances demonstrating practical difficulties or particular hardship in the way of carrying out the strict letter of the Zoning Regulations.

The Use Variance will allow the petitioners three years to live in a manufactured home on the subject property while constructing a single-family residence to the south.

- (ii) that the variance is compatible with the trend of development in the area.

The Use Variance temporarily allows the manufactured home on the subject property for a period not to exceed three years, and then the manufactured home will be removed to maintain the single-family residence trend along North 32nd Street.

- (iii) that the variance will benefit the community and be in harmony with the general purpose and intent of the Zoning Regulations.

The three year limitation for the manufactured home will be in harmony with the intent of the Zoning Ordinance.

- (iv) that the variance will not create a negative impact on the area, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality.

Negative impacts are not anticipated.