

**Sangamon County, Illinois**  
**ZONING BOARD OF APPEALS**

The Zoning Board of Appeals met on **February 20, 2020** at 7:00 P.M. in the County Board Chamber in the County Complex.

**ATTENDANCE**      (X) denotes present

(X) Chairman Chimento	(X) Committee Member Mares
(X) Committee Member Wulf	(X) Committee Member Sudeth
(X) Committee Member Spiro	() Committee Member Beaty

**STAFF PRESENT:**

Steve Keenan, Senior Planner, Spfld-Sang County Regional Planning Commission  
Joel Benoit, Assistant States Attorney, States Attorney's Office  
Trustin Harrison, Zoning Administrator, Sangamon County Zoning

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Chairman Chimento called the meeting to order.  
Approval of **January 16, 2020** Minutes

**Committee Member Anthony Mares made a motion to approve the January 16, 2020 minutes.**

**Committee Member Don Wulf seconds the motion.**

**Motion carries 5/0/0**

**Docket 2020-005 Greg & Pamela Monroe for property located at 538 S. Livingston Ave., Springfield, IL 62703**

PETITIONER(S): Greg & Pamela Monroe

OBJECTOR(S): None

PRESENT ZONING CLASSIFICATION: R-2

REQUESTING: Petitioners request 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.

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.

Greg Monroe sworn in.

Steve Keenan reads petitioner's request and staff recommendation.

ZBA Chimento: Have anything to say?

Greg Monroe: My father bought the property 48 years ago. My mother lived there and she passed away in a house fire 2 years ago. The house was too burnt up to rebuild. So my only option at this point in time is a mobile home on the property so I can continue to maintain the property.

ZBA Chimento: You're going to move there?

Greg Monroe: Yes Sir. I inherited the property. Financial wise, I can't build a new house. My only option is to put a mobile home there.

ZBA Chimento: Any Questions? County Board?

Rose Ruzic: Yes. I would like to just state that I've known the Monroe's for many many years. As far as the neighborhood, there are about 23 mobile homes on that street already. Nobody has objected to it and I don't see a problem placing a mobile home there after what happened. There's mobile homes on the street next to it. I haven't had 1 person talk to me about denying this. I would appreciate if the board considered passing this for these people.

Greg Monroe: I took a walk and I started from Cook Street down to Clearlake then over to Wesley and back and there are already 23 existing mobile homes lots and that includes 3 double wides. I've taken care of the property all my life and I would like to stay on the property and maintain it.

ZBA Sudeth: Are you going to put a new mobile home on that property?

Greg Monroe: Yea it will be a new one.

Steve Keenan: If I could can I ask a couple of questions?

ZBA Chimento: Sure.

Steve Keenan: Can you describe some of the uses that are on your block? Just on Livingston and the general area.

Greg Monroe: To the south within a block of us is Springfield Battery and behind us is Auto Electric. Two houses down there was a greenhouse business that has since closed. Then there is a church down the street.

Steve Keenan: Could you describe some of the uses on Wesley? You mentioned a number of mobile homes.

Greg Monroe: There are 3 mobile homes to the north down towards Cook Street already existing.

Steve Keenan: Based on the testimony tonight, we would like to amend our staff analysis. On page 3 of the analysis, we are going to amend finding #4, which is the trend of development, within the vicinity since the property was originally classified to state as follows: 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. For those reasons Mr. Chairman, on page 1 we would like to change our recommendation to read as follows: 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.

**Committee Member JD Sudeth made a motion to recommend approval of the amended staff recommendation.**

**Committee Member Anthony Mares seconded the motion.  
Motion carries 5/0/0**

**Motion to Adjourn:**

**Committee Member Charlie Chimento made a motion to adjourn.**

**Committee Member JD Sudeth seconded the motion.  
Motion Carries 5/0/0**

Meeting adjourned.

Respectfully submitted,

  
Recording Secretary

  
Chairman

Minutes of **February 20, 2020**  
Full record of minutes available upon request in the Zoning Department