

Sangamon County Zoning



Room 213-County Building
200 South Ninth Street
Springfield, IL 62701
(217)753-6760 - (FAX) 535-3194
zoning@co.sangamon.il.us

AGENDA

The Sangamon County Zoning Board of Appeals will meet on **Thursday, December 21, 2017** at 7:00 p.m. in the County Board Chamber of the County Building to hear the following petitions:

1. Approval of the minutes of the November 16, 2017 meeting.
2. 2017-057 David & Corey House
County Board Member: Joel Tjelmeland, Jr., District # 14
Address: 1405 & 1409 Adlai Stevenson Drive, Springfield, IL 62703
Tax ID # 22-10.0-479-008, 009, 010 Township: Woodside
Petitioners request a Conditional Permitted Use for a tavern; a variance to allow multiple businesses; a variance to allow a tavern to be in same building as a church (approximately zero (0) feet) instead of the required one hundred (100) feet; and, a variance to allow a tavern to be approximately six (6) feet from a residence instead of the required one hundred (100) feet.
3. 2017-058 J & L Strawn Properties, LLC
County Board Member: Tom Madonia, Jr., District # 9
Address: 7836 Johnson Road, Rochester, IL 62563
Tax ID # 23-35.0-400-008 Township: Rochester
Petitioner requests for Proposed Parcels 1-6: a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District; and, a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width.
4. 2017-059 Eric Oswald & Sara Workman-Hodgson
County Board Member: Tom Fraase, Jr., District # 1
Address: 1000 Block of Farmingdale Road, New Berlin, IL 62670
Tax ID # 21-05.0-100-001 Township: Curran
Petitioners request a variance to allow two (2) parcels less than forty (40) acres (approximately 25 acres for both parcels).
5. 2017-060 Kevin Sullivan
County Board Member: Craig Hall, District # 7
Address: 12000 Block of Irish Road, New Berlin, IL 62670
Tax ID # 20-28.0-400-015 Township: New Berlin
Petitioner requests a variance to allow one (1) parcel less than forty (40) acres (approximately 37 acres) and a variance to allow the lot depth to be greater than two and one-half (2 ½) times lot width.

6. [2017-061](#) [Scott & Christina Pearce](#)
County Board Member: Craig Hall, District # 7
Address: 2189 Haven Lane, New Berlin, IL 62670
Tax ID # 20-11.0-100-014 Township: Island Grove
Petitioners request a Conditional Permitted Use for a riding stable; a variance to allow two (2) uses on one (1) parcel: a) single-family residence and b) riding stable; and, a variance to allow the parking to remain unpaved (rock), instead of the required bituminous seal coat.
7. [2017-062](#) [Guy Taylor](#)
County Board Member: David Mendenhall, District # 3
Address: 7595 Mechanicsburg Road, Springfield, IL 62712
Tax ID # 15-26.0-400-005 Township: Clear Lake
Petitioner requests a variance to allow a solid privacy fence in the required front yard; and, a variance to allow a portion of the fence within the proposed County right-of-way (approximately twenty (20) feet).
8. [2017-063](#) [Bruce & Annette Settles](#)
County Board Member: Tom Madonia, Jr., District # 9
Address: 4521 Mechanicsburg Road, Springfield, IL 62712
Tax ID # 15-29.0-300-027, 15-29.0-400-009 Township: Clear Lake
Petitioners request a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District; a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width; a variance to allow an accessory structure to be greater than the maximum height allowed in the “R-1” Single-Family Residence District of eighteen (18) feet (approximately 24 feet) for Proposed Parcel 1; and, a variance to allow one (1) parcel less than forty (40) acres for Proposed Parcel 2.
9. [2017-064](#) [Chronister Oil Company](#)
County Board Member: Joel Tjelmeland, Jr., District # 14
Address: 3124 S. 11th Street, Springfield, IL 62702
Tax ID # 22-10.0-454-006, 007, 016, 032 & 041 Township: Woodside
Petitioner requests for Proposed Parcel 1: a Conditional Permitted Use for the sale of packaged liquor and a variance to allow the liquor store property lines to be within one hundred (100) feet of a residential structure; and, for Proposed Parcels 2-4: a variance to allow an off premise sign.
10. [2017-065](#) [A to Z Radiator & Air Conditioning](#)
County Board Member: Rose Ruzic, District # 18
Address: 2807 E. Cook Street, Springfield, IL 62703
Tax ID # 14-36.0-154-034, 035 Township: Springfield
Petitioner requests a rezoning from “B-3” General Business District and “RM-4” Manufactured Home District to “I-1” Restricted Industrial District; a Conditional Permitted Use for auto body repair with spray painting; a variance to allow three (3) uses on one (1) parcel: a) radiator repair, b) auto repair, and c) auto body repair with auto sales; a variance to allow the front yard setback for building four (4) to be approximately ten (10) feet instead of the required twenty (20) feet; and, a variance to allow the transitional side yard to be zero (0) feet instead of the required fifteen (15) feet.

11. [2017-066](#) [Nick Kieffer](#)
County Board Member: Tom Madonia, Jr., District # 9
Address: 1485 N. Oak Road, Rochester, IL 62563
Tax ID # 23-10.0-100-013 Township: Rochester
Petitioner requests a rezoning from "A" Agricultural District to "I-1" Restricted Industrial District; and, a Conditional Permitted Use for garage auto service, auto body repair with spray painting for auto restoration (no outside storage).

12. [2017-067](#) [Darrell Lynch](#)
County Board Member: Tom Fraase, Jr., District # 1
Address: 6495 Old Salem Lane, Springfield, IL 62711
Tax ID # 13-33.0-200-016 Township: Gardner
Petitioner requests a Conditional Permitted Use for greenhouses.

13. Public Comments

County Board Action:

Tuesday, January 9, 2018
7:00 p.m. in the County Board Chamber

ADDITIONAL INFORMATION AVAILABLE UPON REQUEST