

Sangamon County Zoning



Room 213-County Building
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Springfield, IL 62701
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AGENDA

The Sangamon County Zoning Board of Appeals will meet on **Thursday, April 18, 2019** 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 March 21, 2019 meeting.
2. [2019-007 Taylor Collision Enterprises, LLC](#)
County Board Member: [Vera Small, District # 19](#)
Address: 1501 South Groth Street, Springfield, IL 62703
Tax ID # 22-02.0-226-018, 026 Township: Woodside
Petitioner requests a Conditional Permitted Use (CPU) for an automobile wrecking yard and junk yard; a variance to allow the off-street parking to not be located on the same zoning lot as the use served, and a variance to allow the existing fencing to remain six (6) feet tall instead of the required eight (8) feet tall fencing on rear and side yards; and, a variance to allow no fencing along the south property line.
3. [2019-008 Justin Dennis](#)
County Board Member: [Craig Hall, District # 7](#)
Address: 6895 Mansion Road, Chatham, IL 62629
Tax ID # 21-33.0-300-021 Township: Curran
Petitioner requests a Conditional Permitted Use (CPU) for a lawn care business and a variance to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat.
4. [2019-009 Brian Reilly](#)
County Board Member: [David Mendenhall, District # 3](#)
Address: 8788 Mechanicsburg Road, Dawson, IL 62520
Tax ID # 15-36.0-200-002 Township: Clear Lake
Petitioner requests for Proposed Parcel 1: a rezoning from "A" Agricultural District to "B-3" General Business District; a variance to allow two (2) uses on one (1) parcel: (1) single-family residence and (2) catering establishment; a variance to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat; a variance to allow the front yard setback to be approximately two (2) feet instead of the required fifteen (15) feet; and, a variance to allow a single-family residence in the "B-3" General Business District. Petitioner further requests for Proposed Parcel 1 that if the rezoning to "B-3" General Business District is deemed inappropriate that a Use Variance be granted in accordance with Chapter 17.68; and, a variance to allow the side yard setback to be approximately seven (7) feet instead of the required ten (10) feet. For Proposed Parcel 2: 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 (2.5) times the lot width; and, a variance to allow the accessory structure to be approximately twenty-four (24) feet instead of the maximum height of eighteen (18) feet allowed in the “R-1” Single-Family Residence District.

5. [2019-010](#) [William & Diana Meacham](#)
County Board Member: [Jason Ratts, District # 10](#)
Address: 1511 N. 30th Street, Springfield, IL 62702
Tax ID # 14-24.0-379-021, 022 Township: Springfield
Petitioners request a Conditional Permitted Use (CPU) for an auto towing service with temporary storage limited to six (6) months.
6. [2019-011](#) [Robert Freitag](#)
County Board Member: [Greg Stumpf, District # 16](#)
Address: 52 E. Camp Sangamo Road, Springfield, IL 62707
Tax ID # 14-10.0-100-003 Township: Springfield
Petitioner requests a variance to allow the side yard setback to be approximately four (4) feet instead of the required ten (10) feet.
7. [2019-012](#) [Jeff Mizeur](#)
County Board Member: [Annette Fulgenzi, District # 17](#)
Address: 2317 N. 5th Street, Springfield, IL 62702
Tax ID # 14-15.0-354-017 thru -024, -030, -036 Township: Springfield
Petitioner requests for Proposed Parcel 1: a rezoning from “R-2” Single-Family and Two-Family Residence District to “B-3” General Business District; a Conditional Permitted Use (CPU) for a tavern; and, a variance to allow the tavern property line to be less than one hundred (100) feet from a single-family residence (approximately seven and one-half (7.5) feet to the South).
8. [2019-013](#) [Farmingdale Presbyterian Church](#)
County Board Member: [Tom Fraase, Jr., District # 1](#)
Address: 7919 & 7971 Farmington Cemetery Road, Pleasant Plains, IL 62677
Tax ID # 13-17.0-301-012, -013 Township: Gardner
Petitioner requests for a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District; for Proposed Parcel 1: a variance to allow the side yard setback to be approximately one (1) foot instead of the required twenty (20) feet; and, for Proposed Parcel 2: a variance to allow the front yard setback to be approximately fifteen (15) feet instead of the required thirty (30) feet, and a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width.
9. Public Comments

County Board Action: **Tuesday, May 14, 2019**
7:00 p.m. in the County Board Chamber

ADDITIONAL INFORMATION AVAILABLE UPON REQUEST