

Sangamon County Zoning



Room 213-County Building
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AGENDA

The Sangamon County Zoning Board of Appeals will meet on **Thursday, June 21, 2018** 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 May 17, 2018 meeting.
2. 2018-017 J & L Strawn Properties, LLC **REMANDED BACK TO ZBA BY COUNTY BOARD**
County Board Member: Tom Madonia, Jr., District # 9
Address: 7836 Johnson Road, Rochester, IL 62563
Tax ID # 23-35.0-400-008 Township: Rochester
Petitioners request for Proposed Parcel 1: 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, and a variance to allow an 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; for Proposed Parcel 2: a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width, and a variance to allow one (1) parcel less than forty (40) acres (approximately 6 acres); and, for Proposed Parcel 3: a variance to allow one (1) parcel less than forty (40) acres (approximately 25 acres).
3. [2018-023 Erik Karhliker](#)
County Board Member: [Tom Madonia, Jr., District # 9](#)
Address: 2623 Hilltop Road, Springfield, IL 62707
Tax ID # 23-07.0-200-056 Township: Rochester
Petitioner requests a variance to allow the front yard setback to be approximately seven (7) feet instead of the required thirty (30) feet and a variance to allow a parcel without public road frontage.
4. [2018-024 Michael Hemberger](#)
County Board Member: [Sam Snell, District # 6](#)
Address: 3550 Hudson Road, Auburn, IL 62615
Tax ID # 34-01.0-100-036 Township: Auburn
Petitioner requests a variance to allow an accessory structure to be approximately twenty-one (21) feet instead of the required eighteen (18) feet allowed in the “R-1” Single-Family Residence District.

5. [2018-025 Cheryl Kutchma](#)
County Board Member: [Todd Smith, District # 2](#)
Address: 5959 Barlow Road, Riverton, IL 62561
Tax ID # 07-35.0-100-009 Township: Williams
Petitioner requests for a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District, and for Proposed Parcel 1: a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width.
6. [2018-026 Richard Narup](#)
County Board Member: [Tom Fraase, Jr., District # 1](#)
Address: 20 Country Lake Road, Springfield, IL 62711
Tax ID # 13-32.0-200-001 Township: Gardner
Petitioner requests a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District, and for Proposed Parcel 1: a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width.
7. [2018-027 Robert Underwood](#)
County Board Member: [Joel Tjelmeland, Jr., District # 14](#)
Address: 2900 S. Allis Street, Springfield, IL 62703
Tax ID # 22-10.0-429-006 Township: Woodside
Petitioner requests a rezoning from “R-2” Single-Family and Two-Family Residence District to “RM-4” Manufactured Home District.
8. [2018-028 Solar Provider Group IL LLC \(SPG\)](#)
County Board Member: [Tom Madonia, Jr., District # 9](#)
Address: 660 N. Oak Road, Rochester, IL 62563
Tax ID # 23-10.0-400-008 Township: Rochester
Petitioner requests a Conditional Permitted Use for a Solar Farm Energy System (SFES) and a variance to allow two (2) uses on one (1) parcel: (1) single family residence and (2) Solar Farm Energy System.
9. [2018-029 Legacy Real Estate Professionals LLC](#)
County Board Member: [Jeff Thomas, District # 4](#)
Address: 12051 Main Street, Glenarm, IL 62536
Tax ID # 29-33.0-229-004 Township: Ball
Petitioner requests a rezoning from “R-1” Single-Family Residence District to “B-3” General Business District; a variance to allow the front yard setback to be five (5) feet instead of the required fifteen (15) feet; a variance to allow the side yard setback on a corner lot to be five (5) feet instead of the required seven and one-half (7 ½) feet; and, a variance to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat.
10. [2018-030 Advanced Seed Solutions, LLC](#)
County Board Member: [Craig Hall, District # 7](#)
Address: 3000 Block of Curran Road, New Berlin, IL 62670
Tax ID # 21-16.0-100-014 Township: Curran
Petitioner requests for Proposed Parcel 1: a rezoning from “A” Agricultural District to “B-2” Retail Business District and a variance to allow the parking and access way to remain unpaved (rock) instead of the required bituminous seal coat. Petitioner further requests for Proposed Parcel 1 that if the request for rezoning to “B-2” Retail Business District is deemed inappropriate that a Use Variance be granted in accordance with Chapter 17.68; and a variance to allow one (1) parcel

less than forty (40) acres (approximately 5 acres).

11. Public Comments

County Board Action:

Tuesday, July 10, 2018

7:00 p.m. in the County Board Chamber

ADDITIONAL INFORMATION AVAILABLE UPON REQUEST