

# 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](mailto:zoning@co.sangamon.il.us)

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## AGENDA

The Sangamon County Zoning Board of Appeals will meet on **Thursday, September 20, 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 August 16, 2018 meeting.
2. [2018-039](#) [Jacob Godar](#)  
County Board Member: [Lori Williams, District # 8](#)  
Address: 3204 Bissell Road, Springfield, IL 62707  
Tax ID # 15-18.0-100-026 Township: Clear Lake  
Petitioner requests a Conditional Permitted Use for a landscaping company with a greenhouse (approximately 400 square feet), a variance to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat, and a variance to allow the side yard setback to be zero (0) feet instead of the required ten (10) feet.
3. [2018-040](#) [Scott Franklin](#)  
County Board Member: [Tom Fraase, Jr., District # 1](#)  
Address: 6107 Franklin Street, Pleasant Plains, IL 62677  
Tax ID # 05-29.0-451-012 Township: Gardner  
Petitioner requests for a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District.
4. [2018-041](#) [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.
5. [2018-042](#) [450 Partners INC.](#)  
County Board Member: [Clyde Bunch, District # 21](#)  
Address: 450 North Street, Springfield, IL 62704  
Tax ID # 22-09.0-179-061 Township: Woodside  
Petitioner requests a variance to allow multiple uses on one (1) parcel, and a variance to allow a “B-3” General Business District Conditional Permitted Use (CPU) for a tavern (limited to 540 square feet) in an “I-1” Restricted Industrial District.

6.     [2018-043](#)     [Patrick O'Dell](#)  
County Board Member: [Tom Madonia, Jr., District # 9](#)  
Address: 526 Cravens Road, Springfield, IL 62712  
Tax ID # 15-32.0-300-006     Township: Clear Lake  
Petitioner requests a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District, 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, and a variance to allow the front yard setback to be approximately twelve (12) feet instead of the required thirty (30) feet allowed for the existing accessory structure in the "R-1" Single-Family Residence District.
  
7.     [2018-044](#)     [Monica Lee](#)  
County Board Member: [Abe Forsyth, District # 27](#)  
Address: 4927 Margaret Avenue, Springfield, IL 62711  
Tax ID # 13-35.0-351-003     Township: Gardner  
Petitioner requests a rezoning from "A" Agricultural District to "B-2" Retail Business District; a variance to allow three (3) uses on one (1) parcel: (1) single-family residence, (2) sharpening business, and (3) small engine repair shop; a variance to allow a single-family residence in a "B-2" Retail Business District; and, a variance to allow the parking to remain unpaved (rock) instead of the required bituminous seal coat.
  
8.     [2018-045](#)     [Innovative Power Systems, Inc.](#)  
County Board Member: [Tom Madonia, Jr., District # 9](#)  
Address: 6300 Block of E. Walnut Road, Springfield, IL 62707  
Tax ID # 23-03.0-100-015     Township: Rochester  
Petitioner requests a Conditional Permitted Use for a Solar Farm Energy System (SFES).
  
9.     [2018-046](#)     [Innovative Power Systems, Inc.](#)  
County Board Member: [Craig Hall, District # 7](#)  
Address: 5800 Block of Old Rte. 54, New Berlin, IL 62670  
Tax ID # 21-15.0-300-012 & 21-22.0-100-002     Township: Curran  
Petitioner requests a Conditional Permitted Use for a Solar Farm Energy System (SFES) and a variance to allow principal structures on parcels without public road frontage.
  
10.    [2018-047](#)     [Innovative Power Systems, Inc.](#)  
County Board Member: [Tom Madonia, Jr., District # 9](#)  
Address: 700 Block of Main Street, Rochester, IL 62563  
Tax ID # 23-16.0-351-005     Township: Rochester  
Petitioner requests a Conditional Permitted Use for a Solar Farm Energy System (SFES), and a variance to allow the west side yard setback to be zero (0) feet instead of the required fifty (50) feet side yard setback.

11.    Public Comments

County Board Action:

**Tuesday, October 9, 2018**

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

ADDITIONAL INFORMATION AVAILABLE UPON REQUEST