

Sangamon County Zoning Department

Room 213-County Building
200 South Ninth Street
Springfield, IL 62701

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AGENDA

The Sangamon County Zoning Board of Appeals will meet on **Thursday, December 17, 2016** 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 October 15, 2015 meeting.
2. 2015-040 Kevin D. Guinan
County Board Member: Joel Tjelmeland, Jr., District # 14
Address: 1305 Adlai Stevenson Drive, Springfield, IL 62703
Tax ID # 22-10.0-456-040 Township: Woodside
Petitioner requests a Conditional Permitted Use to allow the sale & consumption of alcoholic beverages (tavern with beer & wine only), a variance to allow a tavern property line to be within forty (40) feet of a residential structure, and a variance to allow two (2) principal uses (a tattoo parlor and a tavern) on one (1) parcel, tavern limited to 2,139 square feet with 1,100 square feet devoted to the public. Also in attendance to hear the testimony will be the members of the Public Health, Solid Waste & Zoning Committee of the Sangamon County Board.
3. 2015-043 Edward & Tracy Tuxhorn
County Board Member: Tom Madonia, Jr., District # 9
Address: 7749 Clarksville Road, Rochester, IL 62563
Tax ID # 23-26.0-400-007 Township: Rochester
Petitioners request for Proposed Parcel 1: a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and, for Proposed Parcel 2: a variance to allow one (1) parcel less than forty (40) acres.
4. 2015-044 Brent & Halley Hustedde
County Board Member: Craig Hall, District # 7
Address: In the 10,600 Block of Keplinger Road, Loami, IL 62661
Tax ID # 27-26.0-100-004 Township: Loami
Petitioners request for Proposed Parcel 1: 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; and, for Proposed Parcel 2: a variance to allow 1 parcel less than 40 acres.
5. 2015-045 Herrin, Ltd. and Rosen's Inc.
County Board Member: David Mendenhall, District # 3
Address: 3419 Cannon Road, Buffalo, IL 62515
Tax ID # 16-12.0-300-008 Township: Mechanicsburg
Petitioners request for Proposed Parcel 1: a Conditional Permitted Use to allow a wholesale establishment for agricultural seed sales, storage and distribution warehouse and equipment storage, and a variance to allow one (1) parcel less than forty (40) acres; and, for

Proposed Parcel 2: a Conditional Permitted Use to allow a wholesale establishment for sales, storage and distribution of crop protection and fertilizer products; a variance to allow one (1) parcel less than five (5) acres; 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 a rear yard setback of ten (10) feet instead of the required thirty (30) feet.

6. 2015-046 Joseph & Lydia Hicks
County Board Member: Tom Madonia, Jr., District # 9
Address: 4502 Gaule Road, Springfield, IL 62712
Tax ID # 23-05.0-200-007 Township: Rochester
Petitioners request a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District on both parcels to allow the construction of a single-family residence on Proposed Parcel 2.
7. 2015-047 William & Christie Rincker
County Board Member: David Mendenhall, District # 3
Address: 14670 Nave Rd., Mechanicsburg, IL. 62545
Tax ID # 24-12.0-200-012 Township: Cooper
Petitioners request a rezoning from “A” Agricultural District to “B-1” Neighborhood Business District; a variance to allow four (4) principal uses on one (1) parcel (Single-Family Residence, dog obedience training/kennel, horse boarding/breeding, camping & tent park); a variance to allow a single-family residence in the B-1 District, a variance to allow agricultural uses in the B-1 District; a variance to allow the parking area to remain grass rather than being paved; and, a Conditional Permitted Use to allow a camper and tent park.
8. 2015-048 Janice D. Park
County Board Member: Craig Hall, District # 7
Address: In the 1000 & 1100 Blocks of Farley Road and In the 8600 Block of Old Jacksonville Road, Pleasant Plains, IL 62677
Tax ID # 21-06.0-100-017 Township: Curran
Petitioner requests for Proposed Parcels 1, 2 & 3: a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District; and for Proposed Parcel 3: a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width.
9. 2015-049 Chronister Oil Co. & Grady Chronister
County Board Member: Joel Tjelmeland, Jr., District # 14
Address: 3108, 3102, 3100 S. 11th Street and 3105 S. 12th Street Springfield, IL 62703
Tax ID # 22-10.0-454-002, 003, 032 & 016 Township: Woodside
Petitioners request a rezoning from “R-2” Single-Family and Two-Family Residence District to “B-3” General Business District.

10. Public Comments

County Board Action:

Tuesday, January 12, 2016

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

ADDITIONAL INFORMATION AVAILABLE UPON REQUEST