

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, July 21, 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 June 16, 2016 meeting.
2. 2016-014 [Paul K. & Libby J. Miller](#) ****Remanded Back by the County Board****
County Board Member: Todd Smith, District # 2
Address: 3977 Dinius Road, Williamsville, IL 62693
Tax ID # 02-31.0-400-003 Township: Williams
Petitioners request a variance to allow the side yard setback to be three (3) feet instead of the required ten (10) feet.
3. 2016-020 [Rolla J. Womack](#)
County Board Member: David Mendenhall, District # 3
Address: 14751 Bullard Road, Buffalo, IL 62515
Tax ID # 16-25.0-400-002 Township: Mechanicsburg
Petitioner requests a variance to allow one (1) parcel less than forty (40) acres (approximately 1.1 acres).
4. 2016-021 [Tommy Sheppard](#)
County Board Member: Craig Hall, District # 7
Address: 17020 Old Route 54, New Berlin, IL 62670
Tax ID # 19-27.0-200-007 Township: New Berlin
Petitioner requests to replace the existing Conditional Permitted Use and variances (petitions 2013-020 & 2015-024) which limit the hours of operation for the outdoor recreation to Sundays from 11:00 AM to 6:00 PM with the following: a Conditional Permitted Use for a tavern with a beer garden and live entertainment allowed outside, limited by the Sangamon County Liquor Ordinance; a Conditional Permitted Use for a private outdoor recreation center; a variance to allow two (2) uses on one parcel (tavern and private outdoor recreation center); a variance to allow the paving to remain rock; and a variance to allow non-standard fencing materials, subject to approval by the Zoning Administrator, to be used on the East, South, and West sides of the recreation area.

5. 2016-022 [US Truss Company](#)
County Board Member: Sam Montalbano, District # 13
Address: 931 Lawndale Ave, Springfield, IL 62711
Tax ID # 22-16.0-151-001, 002, 003 & 004 Township: Woodside
Petitioner requests a rezoning for “A” Agricultural District to “I-2” General Industrial District to allow a manufactured building truss plant.
6. 2016-023 [Mid-Town Auto Mart, Inc.](#)
County Board Member: Jason Ratts, District # 10
Address: 2532 Ridge Ave, Springfield, IL 62702
Tax ID # 14-25.0-107-025 Township: Springfield
Petitioner requests a variance to allow two (2) uses on one parcel (convenience store with a drive through window and auto service).
7. 2016-024 [John Benanti & Carolyn Benanti](#)
County Board Member: Harry “Tom” Fraase, Jr., District # 1
Address: 3598 & 3626 Stagecoach Road, Springfield, IL 62707
Tax ID # 13-11.0-200-005 Township: Gardner
Petitioners request for Proposed Parcel 1: a rezoning from “A” Agricultural District to “R-2” Single-Family and Two-Family Residence District; and, for Proposed Parcel 2: a variance to allow one (1) parcel less than forty (40) acres (approximately 9.3 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 of the front yard setback to be less than the required thirty (30) feet (approximately 14 feet).
8. 2016-025 [John Ridings Plumbing](#)
County Board Member: Linda Fulgenzi, District # 12
Address: 3609 S. Douglas, Springfield, IL 62704
Tax ID # 22-08.0-477-024 Township: Woodside
Petitioner requests a rezoning from “B-3” General Business District to “I-1” Restricted Industrial District and a variance to allow two (2) uses on one (1) parcel (plumbing contractor and lawn care business).
9. Public Comments

County Board Action:

Tuesday, August 9, 2016

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

ADDITIONAL INFORMATION AVAILABLE UPON REQUEST