

Sangamon County Zoning



Room 213-County Building
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AGENDA

The Sangamon County Zoning Board of Appeals will meet on Thursday, November 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 20, 2016 meeting.
2. 2016-035 [Phoenix Westside Properties, LLC](#) **CONTINUED FROM OCTOBER MTG**
County Board Member: Tom Fraase, District # 1
Address: 4047 W. Jefferson Street, Springfield, IL 62707
Tax ID # 13-23.0-400-053 Township: Gardner
Petitioner requests a variance to allow two (2) uses on one (1) parcel (auto body with paint shop and automobile sales), a variance to allow a portion of the parking to remain unpaved (rock), and a variance to allow fifteen (15) parking spaces to be unpaved.
3. 2016-036 [Kirk & Marilyn Jefferis](#)
County Board Member: Craig Hall, District # 7
Address: 6600 & 6711 State Route 4, Chatham, IL 62629
Tax ID # 21-36.0-400-005, 004 Township: Curran
Petitioners request a Conditional Permitted Use for a tavern with a beer garden and live entertainment limited to the Proposed 8.39 acres; a rezoning from "A" Agricultural District to "B-3" General Business District for the additional Proposed 3.39 acres; a variance to allow four (4) uses on one parcel: (1) bed and breakfast, (2) single-family residence to serve as an annex to the bed and breakfast or a watchman's quarters, (3) tavern with a beer garden and live entertainment, and (4) banquet hall; and a variance to allow for the tavern and banquet hall uses to have green space parking with grass pavers or similar material subject to approval of the Zoning Administrator instead of the required minimum bituminous seal coat.
4. 2016-037 [Christina Yoc](#)
County Board Member: Craig Hall, District # 7
Address: 5363 Mansion Road, Chatham, IL 62629
Tax ID # 21-34.0-400-004 Township: Curran
Petitioner requests a Conditional Permitted Use for a dog kennel; a variance to allow three (3) uses on one parcel; (1) dog kennel and other pets to be kenneled, (2) horse boarding, (3) single family residence; and, a variance to allow parking to remain unpaved (rock), approximately one thousand five hundred thirty (1,530) square feet, instead of the required bituminous seal coat.

5. 2016-038 [Richard Fritz](#) **CONTINUANCE REQUESTED**
County Board Member: Joel Tjelmeland, Jr., District # 14
Address: 2860 S. 15th Street, Springfield, IL 62703
Tax ID # 22-10.0-426-016 Township: Woodside
Petitioner requests a variance to allow an accessory structure (garage) in the rear yard to be one (1) foot instead of the required three (3) feet from the property line.
6. 2016-039 [William Baker](#)
County Board Member: Rose Ruzic, District # 18
Address: 409 & 413 N. Milton Ave, Springfield, IL 62702
Tax ID # 14-25.0-354-025, 026, 027 Township: Springfield
Petitioner requests a rezoning from “R-2” Single-Family & Two-Family Residence District to “B-1” Neighborhood Business District, and a variance to allow two (2) uses on one (1) parcel (single-family residence and bait shop); a variance to allow single-family residences in the “B-1” Neighborhood Business District for Parcels 025 and 026; a variance to allow the parking lot to be paved with millings (approximately ten (10) parking spaces) instead of the required minimum bituminous seal coat; and, a variance for the side yard buffer for a business to remain seven (7) feet instead of the required ten (10) feet.
7. 2016-040 [Jeffrey & Pamela Leka](#)
County Board Member: Rose Ruzic, District # 18
Address: 409 & 413 N. Wesley Street, Springfield, IL 62702
Tax ID # 14-25.0-351-007, 008 Township: Springfield
Petitioners request a rezoning from “R-2” Single-Family and Two-Family Residence District to “B-3” General Business District, a variance to allow the parking lot to remain unpaved (rock) instead of the required minimum bituminous seal coat limited to one (1) year; and, a variance to allow for outside storage limited to one (1) year until construction of a building.
8. 2016-041 [William & Sheila Goldsberry](#)
County Board Member: Tom Fraase, Jr., District # 1
Address: 3400 Block Rt. 97, Pleasant Plains, IL 62677
Tax ID # 13-08.0-400-011 Township: Gardner
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, and a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width.
9. 2016-042 [Rebecca Cramblit](#)
County Board Member: Sam Snell, District # 6
Address: 3926 Circle Drive, Auburn, IL 62615
Tax ID # 34-12.0-152-004 Township: Auburn
Petitioner requests a variance to allow the front yard setback to be approximately twenty (20) feet instead of the required thirty (30) feet.

10. 2016-043 [Drink-Em Up, Inc.](#)
County Board Member: Greg Stumpf, District # 16
Address: 4136 N. Peoria Road, Springfield, IL 62702
Tax ID # 14-11.0-278-031 Township: Springfield
Petitioner requests a Conditional Permitted Use for the sale of alcoholic beverages for a tavern and sale of alcoholic beverages and live entertainment within a beer garden to be consistent with Sangamon County Liquor License.
11. 2016-044 [Ricky & Karen Dunk](#)
County Board Member: Todd Smith, District # 2
Address: 1471 & 1525 Canterbury Road, Cantrall, IL 62625
Tax ID # 06-08.0-451-014, 06-08.0-300-011 Township: Fancy Creek
Petitioners request a rezoning from “A” Agricultural District to “R-1” Single Family Residence District for both parcels and, for Proposed Parcel 1: a variance to allow an accessory structure to be greater than the maximum height allowed in the “R-1” Single Family Residence District of eighteen (18) feet (approximately 24 feet); and, 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 the road frontage to be sixty (60) feet instead of the required eighty (80) feet.
12. 2016-045 [Text Amendment Chapter 17.02 General Provisions](#)
17.02.010 Title – Effective Date- Jurisdiction. The ordinance codified in this title shall be known, cited, and referred to as “The Sangamon County Zoning Ordinance.” It shall be effective from the twenty-second day of April, 1969, and it shall be effective for the entire county outside the limits from time to time of cities, villages, and incorporated towns which have or which may have from time to time in effect municipal zoning ordinances. It shall also be effective for all properties subject to an annexation agreement which are located, in whole or in part, more than 1.5 miles from the corporate boundaries of the annexing municipality.
13. 2016-046 [Text Amendment Chapter 17.76 Administration and Enforcement](#)
17.76.010 Authorities Designated. The administration of this ordinance is hereby vested in the Zoning Administrator of the County and in the Zoning Board of Appeals.
- 17.76.020 Zoning Administrator.** There is hereby created the Office of the Zoning Administrator. The head of the office shall be appointed or removed by the Chairman of the County Board, subject to County Board approval. Such other employees of the Office of the Zoning Administrator shall be appointed by the Zoning Administrator and authorized by the Public Health, Solid Waste and Zoning Committee of the County Board and applicable subsequent committees.
14. Public Comments

County Board Action:

Tuesday, December 13, 2016
7:00 p.m. in the County Board Chamber

ADDITIONAL INFORMATION AVAILABLE UPON REQUEST