

Sangamon County, Illinois
ZONING BOARD OF APPEALS

The Zoning Board of Appeals met on January 17, 2019 at 7:00 P.M. in the County Board Chamber in the County Complex.

ATTENDANCE (X) denotes present

(X) Chairman Chimento	(X) Committee Member Mares
(X) Committee Member Wulf	() Committee Member Sudeth
(X) Committee Member Spiro	() Committee Member Beaty

STAFF PRESENT:

Steve Keenan, Senior Planner, Spfld-Sang County Regional Planning Commission
Emily Prather, Associate Planner, Spfld-Sang County Regional Planning Commission
Dwayne Gab, Assistant States Attorney, States Attorney's Office
Trustin Harrison, Zoning Administrator, Sangamon County Zoning

Chairman Chimento called the meeting to order.
Approval of December 20, 2018 Minutes

Committee Member Tony Mares made a motion to approve the December 20, 2018 minutes.

Committee Member Andrew Spiro seconds the motion.

Motion carries 4/0/0

Docket 2019-001 Bryan & Cathy Martindale for property located at 6100 Block of Mansion Road, Chatham, IL 62629

PETITIONER(S): Bryan & Cathy Martindale

OBJECTOR(S): None

PRESENT ZONING CLASSIFICATION: A

REQUESTING: Petitioners request a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District.

Vince Salvo was sworn in.

Salvo: We are re-zoning the property from agricultural to residential. We would like to build a single-family residence on this property.

ZBA Chimento: Asked if any questions? County board? Objectors? Hearing none read the staff recommendation.

STAFF RECOMMENDATION: Recommend approval. The LESA score of 161 indicates the property is marginal requiring mitigating factors for non-agricultural development. In this case the area has a rural residential trend and the property to be rezoned is timbered with no cropland and has varying topography making it unlikely to be economically converted to cropland. The subject property also received a Letter of Map Amendment (LOMA) from the Federal Emergency Management Agency (FEMA) mitigating the floodplain on part of the subject property and indicating there will be at least 1 acre out of the floodplain for each proposed parcel.

Committee Member Don Wulf made a motion to recommend approval of staff recommendation.

Committee Member Andrew Spiro seconded the motion.

Motion carries 4/0/0

Docket 2019-002 Y.T. Packing Co. and Joseph & Carolyn Turasky for property located at 1129 Taintor Road, Springfield, IL 62702

PETITIONER(S): Y.T. Packing Co. and Joseph & Carolyn Turasky

OBJECTOR(S): None

PRESENT ZONING CLASSIFICATION: A

REQUESTING: Petitioners request a rezoning from “A” Agricultural District to “B-1” Neighborhood Business District.

Attorney Patrick Sheehan: We are asking that the Turasky meat parcel of property and the adjoining parcels that are owned either by Y.T. or Joseph and Carolyn to the corner of Peoria Road and Taintor Road be re-zoned agricultural to B-1. The current zoning is A with a CPU for the slaughter house and it ceased in 2004 and they still do little bit of deer processing but the slaughter itself is no longer applicable to their use. Another reason they are doing this is to install some solar panels on the property which will be part of the adjoining parcels and it needs the same zoning across.

ZBA Chimento: Asked if any questions? Objectors? County board? Hearing none read the staff recommendation.

STAFF RECOMMENDATION: Recommend approval. The purpose of the request is to rezone the subject property to B-1 in order to expand the parcel with the current meat processing and retail store use, and to rezone the parcel to a classification more appropriate to the area. The LESA score of 95 indicates the property is acceptable for non-agricultural development. The area has a commercial and industrial trend and while the subject property is unincorporated, the Springfield Comprehensive Plan designates the area as commercial, making the requested B-1 compatible with the character of the area.

Committee Member Andrew Spiro made a motion to recommend approval of staff recommendation.

Committee Member Don Wulf seconded the motion.

Motion carries 4/0/0

Docket 2019-003 Keith & Merilee Krumwiede for property located at 6906 Turkey Run Road, Sherman, IL 62684

PETITIONER(S): Keith & Merilee Krumwiede

OBJECTOR(S): None

PRESENT ZONING CLASSIFICATION: A

REQUESTING: 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 (approximately 32 acres).

Merilee Krumwiede was sworn in.

Mandy Steffen was sworn in.

Krumwiede: We currently own 33 acres on Turkey Run Road and she (Mandy) is our only heir and we would like to give her 1 acres to build her house.

ZBA Chimento: Asked if any questions? Objectors? County board? Hearing none read the staff recommendation.

STAFF RECOMMENDATION: Recommend approval. The purpose of the request is to divide off one (1) acre of land for estate planning purposes so a relative may construct an additional single-family residence. While the LESA score of 177 indicates the property is suitable for agricultural use only, the subject property is in an area of established rural residences, and the proposed parcel size is consistent with the other lots within one-half mile to the east and south ranging from one to five acres. The current parcel is under the 40 acre minimum requirement, so the requested variance will bring proposed parcel 2 into compliance after the proposed division for estate planning purposes has occurred. The Standards for Variation are met.

Committee Member Andrew Spiro made a motion to recommend approval of staff recommendation.

Committee Member Don Wulf seconded the motion.

Motion carries 4/0/0

Motion to Adjourn:

Committee Member Tony Mares made a motion to adjourn.

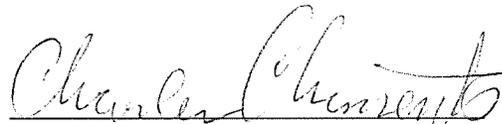
Committee Member Don Wulf seconded the motion.

Motion Carries 4/0/0

Meeting adjourned.

Respectfully submitted,


Recording Secretary


Chairman

Minutes of January 17, 2019

Full record of minutes available upon request in the Zoning Department