

Sangamon County, Illinois
ZONING BOARD OF APPEALS

The Zoning Board of Appeals met on December 18, 2014, at 7:00 P.M. in the County Board Chamber in the County Complex.

ATTENDANCE **(X) denotes present**

(X) Chairman Chimento	() Committee Member
(X) Committee Member Wulf	(X) Committee Member Herbert
(X) Committee Member Spiro	(X) Alt. Committee Member Lucchesi
() Alt. Committee Member Dobrinsky	

STAFF PRESENT:

Molly Berns, Senior Planner, Spfld-Sang County Regional Planning Commission
Steve Keenan, Associate Planner, Spfld-Sang County Regional Planning Commission
Dwayne Gabb, Assistant States Attorney, States Attorneys Office
Cyndi Knowles, Zoning Administrator, Sangamon County Zoning

Chairman Chimento called the meeting to order.

Docket 2014-047 for property located at 1823 Camp Lincoln Rd., Springfield, IL. 62707

PETITIONER(S): Roy F. Throop, Jr.

OBJECTOR(S): None

PRESENT ZONING CLASSIFICATION: “B-3” General Business District with a Conditional Permitted Use for a tavern and a Conditional Permitted Use for a private outdoor recreation center.

REQUESTING: “B-3” General Business District with a Conditional Permitted Use for a tavern, a Conditional Permitted Use for a private outdoor recreation center and a variance of section 17.62.030 to allow an off-premise sign.

STAFF RECOMMENDATION: Recommend approval of the requested variance to allow one (1) new off-premise sign directing customers to a truck inspection business. The location of the sign next to a major thoroughfare for trucks (Veterans Parkway) and the low topography of the business indicate that one off-premise sign is appropriate at the subject property. The ordinance contemplates allowing one small off-premise sign on a property where the yield of placing the sign on the property being advertised is greatly reduced through extenuating circumstances, such as the low topography of the truck inspection business in this case. Staff recommends the sign meet all other bulk standards,

be constructed outside the visibility triangle if placed near the entrance to the subject property, and have maximum size indicated on the petition. The standards for variation are met.

Bill Moss and Roy Throop were sworn.

Bill Moss stated that Mr. Throop is wanting to start up a truck inspection business and the business is off Rt. 4 there on Camp Lincoln. Without the sign to show which direction and how to get there, it will be hard and dangerous for people to get there. He wants to put a small sign up with an arrow to show people where to turn.

Chairman Chimento asked if that was on the Gymnasium ground.

Bill Moss stated that is correct.

Committee Member Spiro asked where his business is in relation to the Gym.

Roy Throop stated that is where the sign will be, my place is a couple hundred feet below it.

Bill Moss stated that Mr. Klunick, the owner of the Gym and his family, has given him permission to put the sign on their property or seek relief for it.

Chairman Chimento asked if there were any other questions, any objectors?

Found none.

Committee Member Wulf makes a motion to recommend approval as staff recommended.

Committee Member Lucchesi seconds the motion.

Motion carries 5/0/0

Docket 2014-048 for property located at 25 Carole Rd., Springfield, IL. 62711

PETITIONER(S): William & Martha Coombe

OBJECTOR(S): None

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTING: "A" Agricultural District

STAFF RECOMMENDATION: "A" Agricultural District with a variance to allow the lot depth to exceed two and one-half (2 ½) times the lot width.

William Coombe was sworn.

No additional testimony was given.

Committee Member Spiro makes a motion to recommend approval as staff recommended.

Committee Member Herbert seconds the motion.

Motion carries 5/0/0

Docket 2014-049 for property located at 2425 Catalina Ln., Springfield, IL. 62702

PETITIONER(S): Joseph & Cindy Fickas

OBJECTOR(S): Yes

PRESENT ZONING CLASSIFICATION: “R-1” Single-Family Residence District

REQUESTING: “RM-4” Manufactured Home District

STAFF RECOMMENDATION: Recommend approval. The petitioner desires to place a manufactured home on the site and RM-4 is not considered to be spot zoning. While the property is vacant and can be developed with a use permitted in the existing R-1 zoning, the trend of development in the area is a mix of mobile homes, and commercial versus single-family residences.

Joseph Fickas was sworn.

Joseph Fickas stated that they wish to get this rezoned to the RM-4 for the family to move in there and put a pole barn up. There are a lot of manufactured homes over there. If I built, I think I would be over the price for the area. With a manufactured home, I feel it would be more suited for the price I want to be in.

Chairman Chimento asked if there were any questions, any objectors?

Marie Blast and Phillip Cornell were sworn.

Phillip Cornell stated that we don't know which way we are supposed to do this, this is all new to us. We are not opposing or saying no but we have some concerns about the layout because of the way the property is. There is a lot of water problems with that area. It is a very marshy place.

Marie Blast stated that it is a natural waterway, the property runs downhill. I have had the city out. I have had the county out. I have even had the mine subsidence people out. With the old tenant, there is a section, past the boundary lines of about 25-30 feet that is a natural waterway. Right now, you can stand there and it is wet. The water goes around the back of my building and all the way down the street. There use to be an old drain on the property right next to mine that is collapsed now, that collected the water. My driveway and the driveway next to it, when the water runs downhill the flow of water goes between these buildings. Where they want to set their property is in the middle of a waterway. If they build up that property, then my home will be totally flooded.

Phillip Cornell stated, we need to figure out how to keep that water flowing so that it doesn't flood and ruin her foundation on her house and garage. My understanding from where they are wanting to put it, on the maps, they are going to have to bring in some kind of dirt or fill because the ground is not level. If they do that, it is going to create a dam and then we will have one heck of a problem at my mom's house. We are not opposing anything, we are just concerned with the waterway and what will happen if it is changed.

Chairman Chimento stated that would be dealt with during the building permit process. This is zoning, it is just one step in the process.

Joseph Fickas stated that to address the water issue. If I get approved for the RM-4 for a Manufactured Home and put it there, it will have nothing to do with the water around there. I will pour footings and a slab. Whatever way the water is flowing, it will still be flowing that way. Now if I build, and I build the land up for a house, I will put tiles in but whatever way the water flows, I can't do anything about that. I am not going to build up to where the water is going to build up in any direction for whatever neighbor. I will retain whatever is mine in that area. As far as the RM-4, I am just here to get the zoning, it has nothing to do with what she is asking about.

Marie Blast stated that is why they are here because, I'm all for it. I am just concerned because water will run that way. I didn't know what to do. When I bought my home, I just want everybody to be ok.

Joseph Fickas stated that he won't put a septic in, he will hook up to sewer.

Chairman Chimento asked if there were any other questions.

County Board Member Stumpf stated that he is the County Board Member in that district and so he would really like to know if this is septic system or a sanitary sewer. Are we over an acre here?

Joseph Fickas stated yes. It's one acre but it's in the County. The way I understand it, I can have sewer or septic.

County Board Member Stumpf asked what his plan is. You going to tie into the sewer?

Joseph Fickas stated that he would like to stay in the County if I can but from what I am hearing, they won't let me tap into City Water without annexing.

County Board Member John Fulgenzi asked staff, don't they have to control the water shed? They are not allowed to direct water onto another person's property.

Chairman Chimento stated no. Counselor, am I right?

Staff, Dwayne Gab stated that it is not an easy issue to answer. There are some drainage ditch and natural waterway issues but I do not know the topography of this area. I assume it is not an actual natural waterway, that it is just how the water happens to move across the property. I question really rather or not that there would be anything that could be done about that. Now there would probably be mitigation actions that could be taken by the property owner to correct how the water flows and that would have to be done in the right manner but, I don't think it is as simple as saying, no, he is responsible for it.

Committee Member Wulf makes a motion to recommend approval of staff recommended.

Committee Member Spiro seconds the motion.

Motion carries 5/0/0

Meeting adjourned.

Respectfully submitted,

Recording Secretary

Chairman

Minutes of December 18, 2014

Full record of minutes available upon request in the Zoning Department