

Sangamon County, Illinois
ZONING BOARD OF APPEALS

The Zoning Board of Appeals met on June 19, 2014, at 7:00 P.M. in the County Board Chamber in the County Complex.

ATTENDANCE (X) denotes present

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

STAFF PRESENT:

Molly Berns, Senior Planner, Spfld-Sang County Regional Planning Commission
Abby Bybee, 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 2014-023 for property located at 4043 & 4045 Thornbrook Dr., Springfield, IL. 62711

PETITIONER(S): Barbara J. & Bradley P. DeLuka

OBJECTOR(S): None

PRESENT ZONING CLASSIFICATION: “R-2” Single & Two-Family Residence District

REQUESTING: “R-2” Single & Two-Family Residence District with variances. For Proposed Parcel 1: A variance to allow a total side yard of ten point ten (10.10) feet instead of the required fifteen (15) feet total, a variance to allow a zero (0) foot common wall side yard instead of the required five (5) foot minimum, a variance of the road frontage to allow forty point eighty-four (40.84) feet instead of the required eighty (80) feet, and a variance to allow a total square foot area of six thousand thirty-four (6,034) square feet instead of the required eight thousand (8,000) square feet. Proposed Parcel 2: A variance to allow a total side yard of nine point forty-eight (9.48) feet instead of the required fifteen (15) feet total, a variance to allow a zero (0) foot common wall side yard instead of the required five (5) foot minimum, a variance of the road frontage to allow thirty-nine point sixteen (39.16) feet instead of the required eighty (80) feet, and a variance of the total square foot area to allow five thousand nine hundred sixty-six (5,966) feet instead of the required eight thousand (8,000) square feet.

STAFF RECOMMENDATION: Recommend approval. The owners are seeking to establish separate legal descriptions and parcel identification numbers to allow each housing unit to be sold separately with individual ownership. The property contains a duplex and the variances are required in order to allow separate fee-simple ownership as required by lending institutions.

Barbara and Bradley DeLuka were sworn.

No additional testimony was given.

Committee Member Wulf makes a motion to recommend approval of the variances.

Committee Member Dobrinsky seconds the motion.

Motion carries 5/0/0

Docket 2014-024 for property located at 1225 Adlai Stevenson Dr., Springfield, IL. 62703

PETITIONER(S): Devena Smith/Lake Springfield Tavern, Inc.

OBJECTOR(S): None

PRESENT ZONING CLASSIFICATION: "B-3" General Business District

REQUESTING: "B-3" General Business District with a variance to allow a zero (0) foot side yard setback adjacent to a street instead of the required seven and one-half (7 ½) feet.

STAFF RECOMMENDATION: Recommend approval of the requested variance to allow a zero (0) foot side yard setback instead of the required seven and one-half (7 ½) feet for a corner lot. The side property line sits forty (40) feet from the center line of 13th Street and requiring the property owner to place the ice vending unit seven and one-half (7 ½) feet from the side property line would locate the unit near the center of the parking lot where cars would be potentially parked. There is no anticipated visibility issues in placing the unit zero (0) feet from the side property line as vehicles exiting 13th Street onto Stevenson Drive will have ample visibility of cross traffic.

Jay Lauterbach & Devena Smith were sworn.

Jay Lauterbach stated that they are proposing to move an icehouse that currently sits on Peoria Rd. outside the fairgrounds to the parking lot located on the Lake Springfield Tavern property which is adjacent to 13th St. We are requesting a variance to allow a 0' side yard setback adjacent to the street instead of the required 7 ½'.

Chairman Chimento asked if there were any questions.

County Board Member Ratts stated this is really a zoning question but, does Public Health give any certification with those?

Jay Lauterbach stated that the existing one that we have now, they have never approached us.

County Board Member Ratts asked if they had to get any permits from Public Health to operate those machines.

Jay Lauterbach stated no, not to my knowledge. These units, no one touches them.

Committee Member Wulf asked why is it you want to put it right on this property line.

Jay Lauterbach stated that there are two reasons. First off, visibility from the street, people see it coming out and down the street and need it as far east in her parking lot so that people going east bound can see it beyond her building. In addition, it would put it further in the lot and she would lose so many parking spaces.

Molly Berns asked if the ice is already in bags when it gets there.

Jay Lauterbach stated no, this is a manufacturing machine. It makes the ice, bags it or you can get it in bulk to drop straight into your cooler. No hands ever touch anything.

Committee Member Wulf makes a motion to recommend approval of the variance.

Committee Member Spiro seconds the motion.

Motion carries 5/0/0

Docket 2014-025 for property located at 9180 State Route 29, Cantrall, IL. 62625

PETITIONER(S): Heyward Ball

OBJECTOR(S): None

PRESENT ZONING CLASSIFICATION: "A" Agricultural District

REQUESTING: "A" Agricultural District with a variance to allow a front yard setback from thirty (30) feet to fifteen (15) feet and a variance to allow an accessory structure in the required front yard.

STAFF RECOMMENDATION: Recommend approval of the requested variance to allow the front yard setback to fifteen (15) feet rather than the required thirty (30) feet. The

standards for variation are met. There will be no negative impact in allowing construction of a detached garage at the proposed location as the property is surrounded by timber in the front and there will be no visibility issues entering and exiting onto State Route 29.

Heyward Ball was sworn.

No additional testimony was given.

Committee Member Spiro makes a motion to recommend approval of the variances.

Committee Member Herbert seconds the motion.

Motion carries 5/0/0

Meeting adjourned.

Respectfully submitted,

Recording Secretary

Chairman

Minutes of June 17, 2014

Full record of minutes available upon request in the Zoning Department