

Sangamon County, Illinois
ZONING BOARD OF APPEALS

The Zoning Board of Appeals met on February 20, 2013, 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 Deaner
(X) Committee Member Johnson	(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 2014-007 for property located at 4424 Irwin Bridge Rd., Cantrall, IL. 62625

PETITIONER(S): Joseph & Linda Smith

OBJECTOR(S): None

PRESENT ZONING CLASSIFICATION: "R-1" Single-Family Residence District

REQUESTING: "RM-4" Manufactured Home District for two (2) parcels and for proposed Parcel 1: a variance to allow the lot depth to be greater than two and one half (2 ½) times the lot width.

STAFF RECOMMENDATION: Recommend denial of the requested rezoning as RM-4 is inconsistent with the area. While there are other mobile homes in the area, those structures are on parcels which are zoned Agricultural. Rezoning the property to Agricultural which allows mobile homes is not considered to be good planning principles since the primary use of the subject property is not cropland. In the alternative, staff recommends that the property should remain in the R-1 zoning classification and that a Use Variance be granted for proposed Parcels 1 and 2 to allow one (1) mobile home on each parcel. This action would be in line with the general intent of the zoning regulations and is consistent with the area. Recommend approval of the requested variance for proposed Parcel 1. The standards for variation are met. The property contains two (2) mobile homes and granting the variance would divide the property so each parcel

contains one (1) mobile home and bring the property into compliance with the zoning regulations. There will be no physical alterations to the property or changes in use that would result in a negative impact on the area.

Linda Smith was sworn.

No additional testimony was given.

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

Committee Member Lucchesi seconds the motion.

Motion carries 5/0/0

Docket 2014-008 for property located at 2708 N. Peoria Rd., Springfield, IL. 62702

PETITIONER(S): Jay Timm

OBJECTOR(S): None

PRESENT ZONING CLASSIFICATION: “R-3” General Residence District and “B-3” General Business District.

REQUESTING: “I-1” Restricted Industrial District to allow a microbrewery with a variance to allow two (2) uses on one (1) parcel, and a variance to allow a duplex in the “I-1” Restricted Industrial District.

STAFF RECOMMENDATION: Recommend denial of the requested I-1 zoning, as it is seen as too intense along this commercial and residential corridor of Peoria Road. Given the adjacent B-3 zoning to the north and south, and the nature of this corridor, staff recommends the entire subject property be classified as B-3 General Business District. It is recognized that the duplex is zoned appropriately; however, given the age of the structure and the location of this parcel along a commercial corridor it is more likely that in the future the land use will convert to all commercial rather than back to residential. Staff also recommends that a Use Variance is appropriate to allow two uses on one parcel with the uses being the duplex and a microbrewery. The duplex has existed for many years and there will be no negative impact on the area. The petitioners have proposed that a microbrewery, up to but not exceeding a 5 barrel system, be located in the rear outbuildings with all brewing operations to take place inside. The petition states that all beer will be kegged and/or bottled on site, deliveries will be not more than once a month, and there will be no consumption or sale of beer on-site. Production will be for distribution to local bars and restaurants only. Given the method of operation stated in the petition, there will be no negative impacts related to the character of the area, light and air to adjacent properties, traffic congestion or impaired property values. The standards for variation have been met.

Jay Timm was sworn.

Jay Timm stated that my brother and I are wanting to start a microbrewery here. We want to craft beer and bring another brewery to the area. It would be a small brewery, not to exceed a 5 barrel system, about 150 gallons at a time. It will be an electrical brew station. Everything will take place inside of a building, including storage of our product. We will have videotaping inside and outside of the building to make sure that if anything was broken into that there would be a taping of that. Also, to show that there would not be any tasting or sales of our product on the premises. Product would be sold, only to local restaurants and/or bars in the central Illinois area.

Chairman Chimento asked where they will store the ingredients.

Jay Timm stated that they have air-tight tubs that the ingredients will be stored in. We would have deliveries about once a month, as needed. They come in burlap sacks but would be stored within air-tight containers to ensure freshness of the grains.

Chairman Chimento asked if it would be in kegs.

Jay Timm stated it would either be in 5 gallon kegs and we will be doing bottling as well.

Chairman Chimento asked if they would be working daily.

Jay Timm stated no, they would not. If we do a double brewing, it would be Friday evening to Saturday and we would do our distributions on Saturday afternoons.

Chairman Chimento asked if it only took a few hours to do it.

Jay Timm stated that it is usually a 6-7 hour process.

County Board Member Stumpf asked, in case you wanted to expand, this property that you have, how much more could you expand regarding the gallons per month that you are talking about?

Jay Timm stated the area that they have is just under 2 acres and the building is a 22 X 55 building. We also have an additional building that is 30 X 60 there on site. If we did grow, which would be fantastic, we could move over to the larger building.

Chairman Chimento asked if there were any other questions.

Staff, Molly Berns stated, just for clarification of the board, you also have a residential structure that abuts Peoria Rd and that it is a duplex and your petition is requesting that you can keep that as well.

Jay Timm stated that is correct.

Committee Member Johnson makes a motion to recommend approval.

Committee Member Deaner seconds the motion.

Motion carries 5/0/0

Meeting adjourned.

Respectfully submitted,

Recording Secretary

Chairman

Minutes of February 20, 2014

Full record of minutes available upon request in the Zoning Department