

**Sangamon County, Illinois**  
**ZONING BOARD OF APPEALS**

The Zoning Board of Appeals met on **September 17, 2020** at 7:00 P.M. at the Bank of Springfield Center, 1 Convention Center Plaza, Springfield, Illinois.

**ATTENDANCE**      **(X) denotes present**

<b>(X) Chairman Chimento</b>	<b>(X) Committee Member Mares</b>
<b>(X) Committee Member Wulf</b>	<b>(X) Committee Member Sudeth</b>
<b>(X) Committee Member Spiro</b>	

**STAFF PRESENT:**

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

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Chairman Chimento called the meeting to order.  
Approval of **August 20, 2020** Minutes

**Committee Member Tony Mares made a motion to approve the August minutes.**

**Committee Member Andrew Spiro seconds the motion.**  
**Motion carries 5/0/0**

**Docket 2020-023      Kenzi Schuh for property located at 2504 Catalina Lane, Springfield, IL 62702**

PETITIONER(S): Kenzi Schuh

OBJECTOR(S): No

PRESENT ZONING CLASSIFICATION: R-1

Carolyn Schuh was sworn in.

Emily Prather: The petitioner has requested pursuant to Chapters 17.68 and 17.18, a rezoning from "R-1" Single-Family Residence District to "RM-4" Manufactured Home District. The planning commission staff has recommended approval. The blockface on the south side of Catalina Lane east of Peoria Road contains five manufactured homes and a manufactured homes sales and repair business creating a trend of development toward manufactured homes.

ZBA Chimento: Ok, do you have anything you wanted to say?

Schuh: Nope, I am here for my daughter. She bought my mother-in law's house and its termite infested and water damage, so it needs to be torn down anyway. And we own the property adjacent to it, so she is a young girl, a nurse; and just starting off and this is what she wanted to do.

ZBA Chimento: Any questions? County board? Objectors? Hearing none entertained a motion.

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

**Committee Member Tony Mares seconded the motion.  
Motion carries 5/0/0**

**Docket 2020-024 Gloria Colean Lamb for property located at 15724 Wangen Road, Pawnee, IL 62558**

PETITIONER(S): Gloria Colean Lamb

OBJECTOR(S): No

PRESENT ZONING CLASSIFICATION: Ag

Attorney Kurt Wilke was sworn in.

Emily Prather: The petitioner has requested for Proposed Parcel 1: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 35 acres). The planning commission staff has recommended approval. The purpose of the request is to divide approximately 35 acres of cropland to help settle an estate. No change in land use is contemplated. The Standards for Variation are met.

ZBA Chimento: Ok, anything you want to say Kurt?

Attorney Wilke: Nothing to add, thanks.

ZBA Chimento: Any questions? County board? Objectors? Hearing none entertained a motion.

**Committee Member Tony Mares made a motion to recommend approval of staff recommendation.**

**Committee Member Don Wulf seconded the motion.  
Motion carries 5/0/0**

**Docket 2020-025 Steven & Susan Doubet for property located at 8801 Werner Road, New Berlin, IL 62670**

PETITIONER(S): Steven & Susan Doubet

OBJECTOR(S): No

PRESENT ZONING CLASSIFICATION: Ag

Steven Doubet was sworn in.

Emily Prather: The petitioners have requested for Proposed Parcel 1: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 3 acres); and, for Proposed Parcel 2: pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow one (1) parcel less than forty (40) acres (approximately 38 acres); and, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width. The planning commission staff has recommended approval. Granting the requested variances will increase the reasonable return on the subject property by allowing the petitioners to divide the property to keep the cropland and sell the house with approximately three (3) acres. The topography marks a natural dividing line between the portion of the property with the house and the cropland. Also, like other properties on the north side of Werner Road in the area, the subject property is relatively deep due to the presence of I-72 along the north property line. No change in land use is contemplated and negative impacts are not anticipated. The Standards for Variation are met.

ZBA Chimento: Any questions? County board? Objectors? Do you have anything you like to say?

Doubet: Not really, no.

ZBA Chimento: You're going to move to Florida?

Doubet: Yes, moving to Florida.

ZBA Chimento: That's too bad. I entertain a motion.

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

**Committee Member Tony Mares seconded the motion.**

**Motion carries 5/0/0**

**Docket 2020-026 Alexander Chen & Chun D. Hu for property located at 1405 & 1409 Adlai Stevenson Drive, Springfield, IL 62703**

PETITIONER(S): Alexander Chen & Chun D. Hu

OBJECTOR(S): No

PRESENT ZONING CLASSIFICATION: B-3

Talkington: I don't see Chen here tonight, so I am just representing them, from the property owner side. We are still working out a lease with them, in order to move forward; I think we will.

Trustin Harrison: Mr. Chairman, that is ok since they are the property owner...they ultimately grant them to speak on Chen/Hu behalf.

ZBA Chimento: Ok, we are going to swear you in.

Flint Talkington was sworn in.

Emily Prather: The petitioners have requested pursuant to Chapter 17.58 and Section 17.26.020 a Conditional Permitted Use for a tavern (approximately 958 sq. ft.); and, pursuant to Chapter 17.66, a variance of Section 17.58.080(D)(4) to allow a tavern property line to be approximately six (6) feet from a residence instead of the required one hundred (100) feet; and, a variance of Section 17.50.020 to allow fifty two (52) parking spaces instead of the required sixty two (62) parking spaces. The planning commission staff has recommended approval of the Conditional Permitted Use for a tavern with the following conditions: 1) the tavern is limited to approximately 958 square feet in Suite 1 as shown on the site plan (Exhibits F & G) in the petition, 2) no live entertainment and dancing are allowed, and 3) the hours of operation are limited to the Sangamon County Liquor Ordinance. Recommend approval of the requested variances. There is a unique circumstance in that the customer entrance to the proposed tavern will be over 100 feet away from a residence. The subject property contains a business strip mall that has been operating for over 30 years with varying uses and there have been no known parking problems in that time, so requiring additional parking spaces could reduce the yield of reasonable return expected for the subject property. The Standards for Variation are met.

ZBA Chimento: Any questions? County board? Objectors? Do you have anything you like to say?

Talkington: No.

ZBA Chimento: Hearing none entertained a motion.

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

**Committee Member Tony Mares seconded the motion.**

**Motion carries 5/0/0**

Docket 2020-027 Melissa Baker for property located at 6858 Old Jacksonville Road, New Berlin, IL 62670

PETITIONER(S): Melissa Baker

OBJECTOR(S): No

PRESENT ZONING CLASSIFICATION: Ag

Melissa Baker was sworn in.

Emily Prather: The petitioner has requested pursuant to Chapter 17.66, a variance of Section 17.38.030 to allow the front yard setback to be less than the required thirty (30) feet (approximately 15 feet). The planning commission staff has recommended approval. The subject property is unusual for the immediate area because it is a corner lot where the front yard, per the Zoning Ordinance, is on New Salem Church Road, but the perceived front yard is off Old Jacksonville Road. If the front yard was off of Old Jacksonville Road, the proposed attached garage would comply with the 15 foot corner side yard setback requirement. The church is being renovated into a single-family residence. Other single-family residences in the area have garages. Approving the variance, allows the petitioner to construct a garage, and use the property economically. The Standards for Variation are met.

ZBA Chimento: Do you have anything you want to say?

Baker: No.

ZBA Chimento: I grew up on the farm, just east of you years ago. County board? Objectors? I entertain a motion.

**Committee Member JD Sudeth made a motion to recommend approval of staff recommendation.**

**Committee Member Tony Mares seconded the motion.  
Motion carries 5/0/0**

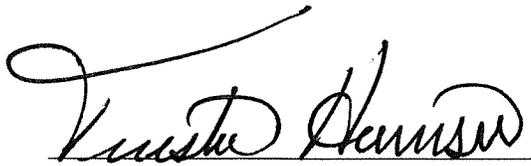
**Motion to Adjourn:**

**Committee Member Don Wulf made a motion to adjourn.**

**Committee Member Tony Mares seconded the motion.  
Motion Carries 5/0/0**

Meeting adjourned.

Respectfully submitted,

  
Recording Secretary

  
Chairman

Minutes of September 17, 2020  
Full record of minutes available upon request in the Zoning Department