

Sangamon County, Illinois
ZONING BOARD OF APPEALS

The Zoning Board of Appeals met on August, 18 2016, 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	(X) Committee Member Herbert
(X) Committee Member Spiro	(X) Alt. Committee Member Lucchesi
(X) Alt. Committee Member Dobrinsky	

STAFF PRESENT:

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

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

Committee Member Wulf made a motion to accept the July meeting Minutes.

Committee Member Mares seconds the motion.

5/0/0

Docket 2016-026 for property located at 3605 Chatham Rd., Springfield, IL 62704

PETITIONER(S): Bill Winberg

OBJECTOR(S): None

PRESENT ZONING CLASSIFICATION: B-3 General Business District with variance.

REQUESTING: Proposed Parcel 1: R-1 Single-Family Residence District.

Bill Winberg was sworn in.

Chimento: What would you like to do?

Winberg: I have been approach by a potential buyer for a house located on the property. I would like to separate the house from the business to sell the house.

Chairman Chimento asked if there were any objectors...hearing none. Chairman Chimento read the staff recommendation.

STAFF RECOMMENDATION: Recommend approval. The purpose of the request is to allow the owner to separate the residence from the existing stone contracting business. In conjunction with the split, the owner is voluntarily requesting to rezone the property from B-3 to R-1. While the City Plan calls for the area to remain heavy commercial, staff believes the requested R-1 zoning is an acceptable alternative given the longstanding use of the building as a residence.

Committee Member Wulf made a motion to recommend to accept the staff recommendations.

Committee Member Mares seconded the motion.

Motion carries 5/0/0

Meeting adjourned.

Respectfully submitted,


Recording Secretary


Chairman

Minutes of , 2016

Full record of minutes available upon request in the Zoning Department