

LIMESTONE TOWNSHIP PLANNING COMMISSION

1501 W. Garfield Ave. Bartonville, IL 61607-1798

Phone (309) 697-3521 Fax (309) 697-1724

Members: Steve Belfield ▪ Al Schneider ▪ Dave Schaab ▪ Tom Stagg
Rudy Lewis

June 18, 2024

7:00 pm

Petition for Special Use

CASE #ZBA-2024-0051

ID# 17-14-277-010

APPLICANT: Paul Lopez

E-911 ADDRESS OF PARCEL: 1103 S. Schmidt, Bartonville, IL 61605

SPECIAL USE REQUEST FROM SECTION(S): 20-6.6.1.1.C of Ordinance

Visitors: Paul Lopez, Melanie Hedgepeth, Derek Roemer

Petition of **Paul Lopez**, acting on his own behalf, a **Special Use** request from Section 20-6.6.1.1.C of the Unified Development Ordinance. The petitioner is requesting a special use for a lot size of 0.173 acre.

This property can be located by heading northwest on Main St and turning left onto SW Jefferson Ave. Turn right onto N William Kumpf Blvd. Turn left onto W John H Gwynn Jr Ave/West 3rd Ave and continue for approximately 1 mile. Turn left onto W Martin Luther King, Jr Dr and continue for approximately 1 mile. Merge onto IL-116. Turn left onto S Airport Rd. Turn left onto W. Middle Rd. Turn left onto S Schmidt Ave. and continue to 1103 S. Schmidt, Bartonville, IL 61605

The petitioner was present and stated that he has already occupied the property for two (2) years. He continued by informing the Committee that when he bought the property, he thought that it was commercial. His plan for the property is to work on trucks during the weekend in the garage. Eventually, he would like to build an additional building on the property.

The petitioner showed the Committee the parcel and where they plan to split it.

Mr. Schneider was concerned about the wording on the application. He thought that it was not usually a special use. Derek Roemer, Township Supervisor, explained that there were a lot of moving parts. All four need to be approved to make it work.

It was confirmed again where they would like to split the property. The petitioner confirmed that the house portion of the property will still stay residential.

Mr. Stagg informed the Committee that he has done business with the petitioner in the past.

Mr. Shneider clarified that after this vote, the entire property will remain R-2 but will become two (2) pieces instead of one (1).

Motion to: **ACCEPT Variance Request from Section 20-6.6.1.1.C** of the Unified Development Ordinance

Motion made by: Belfield Seconded by: Schneider

Ayes: 5 Nays: 0

Motion Carried: X

Motion to Adjourn: 7:14 pm

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Phone (309) 697-3521 Fax (309) 697-1724

Members: Steve Belfield ▪ Al Schneider ▪ Dave Schaab ▪ Tom Stagg
Rudy Lewis

June 18, 2024

7:15 pm

Petition for Rezoning

CASE #ZBA-2024-0052

ID# 17-14-277-010

APPLICANT: Paul Lopez

E-911 ADDRESS OF PARCEL: 1103 S. Schmidt, Bartonville, IL 61605

CURRENT ZONING CLASSIFICATION: R-2

PROPOSED ZONING CLASSIFICATION: C-2

Visitors: Paul Lopez, Melanie Hedgepeth, Derek Roemer

Petition of **Paul Lopez**, acting on his own behalf, a **Rezoning** request. The petitioner is requesting to rezone a portion of the subject property from R-2 to C-2 to apply for a special use for vehicle mechanical repair in the C-2 zoning district.

This property can be located by heading northwest on Main St and turning left onto SW Jefferson Ave. Turn right onto N William Kumpf Blvd. Turn left onto W John H Gwynn Jr Ave/West 3rd Ave and continue for approximately 1 mile. Turn left onto W Martin Luther King, Jr Dr and continue for approximately 1 mile. Merge onto IL-116. Turn left onto S Airport Rd. Turn left onto W. Middle Rd. Turn left onto S Schmidt Ave. and continue to 1103 S. Schmidt, Bartonville, IL 61605

Mr. Stagg asked for clarification. He inquired if there was an issue with an R-2 property being between two (2) C-2 properties. Mr. Schaab said that he cannot speak for the other property owners, but it is a good question.

The petitioner stated that the property is and will remain very clean. He does not store cars; he just delivers them for other companies. He gets paid to deliver cars, not to hold on to them.

The Committee looked at the property on the screen. It was discussed that the R-2 property that is in the middle of the two is owned by the Limousine Company that owns the C-2 company next to it. It was also noticed that there were other properties nearby that seem to be zoned incorrectly.

Mr. Schneider let the Committee know that he is struggling with this because he has worked around it for so many years. He inquired how this case ended up coming about. The petitioner said that a neighbor that owned a dumpster business got called on, and his property got involved in their mix.

Mr. Roemer stated that he is hopeful that this will help clean up the zoning classifications that are going on there now, keeping residential as residential and commercial as commercial.

Motion to: **ACCEPT Variance Request to rezone a subject property from R-2 to C-2.**

Motion made by: Belfield Seconded by: Lewis

Ayes: 5 Nays: 0

Motion Carried: X

Motion to Adjourn: 7:27 pm

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Phone (309) 697-3521 Fax (309) 697-1724

Members: Steve Belfield ▪ Al Schneider ▪ Dave Schaab ▪ Tom Stagg
Rudy Lewis

June 18, 2024

7:28 pm

Petition for Variance

CASE #ZBA-2024-0053

ID# 17-14-277-010

APPLICANT: Paul Lopez

E-911 ADDRESS OF PARCEL: 1103 S. Schmidt, Bartonville, IL 61605

VARIANCE REQUEST FROM SECTION(s): 20-6.9.2.2.d.1 of Ordinance

Visitors: Paul Lopez, Melanie Hedgepeth, Derek Roemer

Petition of **Paul Lopez**, acting on his own behalf, a **Variance** request from Section 20-6.9.2.2.d.1 of the Unified Development Ordinance. The petitioner is requesting a setback of 10' for a variance of 10'.

This property can be located by heading northwest on Main St and turning left onto SW Jefferson Ave. Turn right onto N William Kumpf Blvd. Turn left onto W John H Gwynn Jr Ave/West 3rd Ave and continue for approximately 1 mile. Turn left onto W Martin Luther King, Jr Dr and continue for approximately 1 mile. Merge onto IL-116. Turn left onto S Airport Rd. Turn left onto W. Middle Rd. Turn left onto S Schmidt Ave. and continue to 1103 S. Schmidt, Bartonville, IL 61605

It was confirmed that this will not change the existing structures on the property. He will not get any bigger equipment than he has now.

The petitioner is planning to build a new building on the side that would now be rezoned C-2. It was also stated that if he starts building a new building on the property, he will need a new variance.

Motion to: **ACCEPT Variance Request from Section 20-6.9.2.2.d.1** of the Unified Development Ordinance

Motion made by: Belfield Seconded by: Lewis

Ayes: 5 Nays: 0

Motion Carried: X

Motion to Adjourn: 7:35 pm.

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Rudy Lewis

June 18, 2024

7:00 pm

Petition for Special Use

CASE #ZBA-2024-0054

ID# 17-14-277-010

APPLICANT: Paul Lopez

E-911 ADDRESS OF PARCEL: 1103 S. Schmidt, Bartonville, IL 61605

SPECIAL USE REQUEST FROM SECTION(s): 20-5.8.2.1.p of Ordinance

Visitors: Paul Lopez, Melanie Hedgepeth, Derek Roemer

Petition of **Paul Lopez**, acting on his own behalf, a **Special Use** request from Section 20-5.8.2.1.p of the Unified Development Ordinance. The petitioner is requesting a special use for using a C-2 zoned parcel for vehicle maintenance and repair.

This property can be located by heading northwest on Main St and turning left onto SW Jefferson Ave. Turn right onto N William Kumpf Blvd. Turn left onto W John H Gwynn Jr Ave/West 3rd Ave and continue for approximately 1 mile. Turn left onto W Martin Luther King, Jr Dr and continue for approximately 1 mile. Merge onto IL-116. Turn left onto S Airport Rd. Turn left onto W. Middle Rd. Turn left onto S Schmidt Ave. and continue to 1103 S. Schmidt, Bartonville, IL 61605

The petitioner confirmed that he only works on vehicles on the weekend. No employees will be there working on cars during the week.

Mr. Schneider asked if the proposed new building would serve the same purpose as the other existing building.

The petitioner confirmed, yes. His business has gone from six (6) to two (2) trucks. The employees take the trucks home with them. This new building will allow for the storage of these new trucks when needed.

Motion to: **ACCEPT Variance Request from Section 20-5.8.2.1.p** of the Unified Development Ordinance

Motion made by: Belfield Seconded by: Stagg

Ayes: 5 Nays: 0

Motion Carried: X

Motion to Adjourn: 7:42 pm.