

Rossville Zoning Board of Appeals
March 15, 2018

Board members, M Williams, M Price, and J. Sprague were present for the Zoning Board of Appeals meeting held at the Rossville Municipal Building on March 15, 2018, for the Rezoning request for the property legally described as Hendersons Add to Rossville L22 & L23, Rossville, IL from R4 to R2. T Hufford, C Brooks and C Wichman and Rex Hackett were absent. Guests present were Gayla Comstock, Marty Casner, Theresa Casner, Ralph Larkin and Dick Queen.

Jason Sprague, Chairman called the meeting to order at 6:00 p.m. Roll call was taken.

Members of the board had previously received a copy of the May 8, 2017 minutes for review. M. Williams made a motion to approve the minutes as typed M. Price seconded the motion. All were in favor. None opposed. Motion carried.

Chairman Sprague announced purpose of the meeting being to consider a request to rezone the property legally described as Hendersons Add to Rossville L22 & L23 from R4 (Multi-family Residential) to R2 (Single Family Residential). An application was previously submitted by the owners of the property, Marty & Theresa Casner, on behalf of the Village of Rossville.

The floor was opened for discussion. Marty and Theresa Casner purchased the named lots years ago without knowledge of the property's zoning status. The previous owner, Julie Mullen, had the property zoned as R4 so she could build apartments on the property. Ms. Mullen did not build apartments on the property. Marty and Theresa Casner's house burned that was located on 210 Henderson Street. The Casner's are in the process of purchasing a house to be delivered and would like to place the new house on these lots. Superintendent Lusk had explained to the Casners that the lots would need to be rezoned for single family residential.

After discussion, with no special conditions or stipulations added, and no further questions, M. Williams made a motion to approve the rezoning of the property legally described as Hendersons Add to Rossville L22 & L23 from Multi-Family Residential (R4) to Single Family Residential (R2) for the purpose of building a house. M. Price seconded the motion. All were in favor. None opposed. Motion carried.

With no further business to discuss, M. Williams moved to adjourn the meeting. M Price seconded the motion. All were in favor. None opposed. Motion carried.

Meeting adjourned.

The Zoning Board of Appeals will recommend, to the Rossville Village Board of Trustees, approving the Rezoning of the property legally described as Hendersons Add to Rossville L22 & L23, Rossville, IL, from Multi-Family (R4) to R2 single family residential. The Rossville Village Board will review the recommendation at their March 19, 2018 board meeting.

Respectfully submitted,
Jason Sprague
Chairman, Zoning Board of Appeals

Approved 10-20-25

AGENDA

01. Meeting Called to Order
02. Roll Call
03. Recognize guests
04. Review minutes from Previous meeting
05. Review and discuss request