

CASE # 2005-46
RESOLUTION NUMBER 6-1

GRANTING A CONDITIONAL PERMITTED USE
FOR CERTAIN PROPERTY LOCATED AT
1901 CAMP LINCOLN RD
SANGAMON COUNTY, ILLINOIS

WHEREAS, the Zoning Board of Appeals has presented to the Sangamon County Board, Sangamon County, Illinois, its Findings of Fact and Recommendation that the Sangamon County Board **grant a Conditional Permitted Use** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See **EXHIBIT A**

WHEREAS, the Petitioner, **The Gym of Springfield, Inc.**, has petitioned the Sangamon County Board for a **Conditional Permitted Use to allow a private outdoor recreation center**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **July 21, 2005**, after proper notice was posted on said property and given by news publication, as is required by said Ordinance, and all procedural and jurisdictional requirements of the Sangamon County Zoning Ordinance have been met; and

WHEREAS, the Sangamon County Zoning Board of Appeals has presented to the Sangamon County Board of Sangamon County its Findings of Fact and Recommendation that the Sangamon County Board **grant the Conditional Permitted Use**; and

WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

FILED

JUL 29 2005

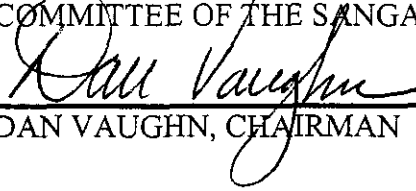
Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 9th day of August, 2005 that the request for a Conditional Permitted Use to allow a private outdoor recreation center on the above referenced property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 9th day of August, 2005.

Respectfully submitted,

PUBLIC HEALTH, SAFETY & ZONING
COMMITTEE OF THE SANGAMON COUNTY BOARD



DAN VAUGHN, CHAIRMAN

ABE FORSYTH

BILL MOSS

TYRONE PACE

TIM MOORE

DON STEPHENS

ATTEST:



SANGAMON COUNTY CLERK



COUNTY BOARD CHAIRMAN

EXHIBIT A

The Southeast Quarter of Northwest Quarter of Northeast Quarter of Section 20, Township 16 North, Range 5 West of the Third Principal Meridian, containing 10 acres, more or less. Being also known as the North 2/3 of the East Half of Lot 3 of the Subdivision of the West Half of Northeast Quarter of said Section 20, as platted and surveyed by John B. Watson, Surveyor, in December 1841.

Excepting therefrom a tract legally described as follows: Part of the West Half of the Northeast Quarter of Section 20, Township 16 North, Range 5 West of the Third Principal Meridian, said part being further described as follows: Commencing at a stone at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 20, thence North 89 degrees 18 minutes 41 seconds East 662.45 feet along the North line of said Northeast Quarter of Section 20, thence South 0 degrees 06 minutes 57 seconds East 664.70 feet to the point of beginning, thence North 89 degrees 18 minutes 41 seconds East 660.12 feet, thence South 0 degrees 04 minutes 59 seconds West 100.23 feet, thence South 89 degrees 18 minutes 41 seconds West 185.10 feet to a point on a curve having a radius of 9,349.30 feet and its center located South 24 degrees 57 minutes 33 seconds East from said point, thence Southwesterly along the above-described curve 530.28 feet, thence North 0 degrees 06 minutes 57 seconds West 332.61 feet to the point of beginning. Containing 2.75 acres, more or less.

Also excepting a parcel of land in the Northeast Quarter of Section 20, Township 16 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, the boundary of which is described as follows, to wit:

Commencing at the Northwest Corner of the Northeast Quarter of said Section 20, proceed on a local bearing North 89 degrees 18 minutes 41 seconds East 662.45 feet along the North line of said Northeast Quarter of Section 20; thence South 00 degrees 06 minutes 57 seconds East, 664.70 feet; thence North 89 degrees 18 minutes 41 seconds East, 660.12 feet; thence South 00 degrees 04 minutes 59 seconds West, 100.23 feet to the point of beginning; thence South 89 degrees 18 minutes 41 seconds West, 20.09 feet; thence South 13 degrees 37 minutes 47 seconds East, 84.74 feet; thence North 00 degrees 04 minutes 59 seconds East, 82.59 feet to the point of beginning, encompassing 0.020 acres more or less.

Situated in Sangamon County, Illinois

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 17 NAME: **John Fulgenzi**

DOCKET NUMBER: 2005-46

ADDRESS: 1901 Camp Lincoln Rd., Springfield, IL. 62702

PETITIONER: **The Gym of Springfield, Inc.**

PRESENT ZONING CLASSIFICATION: **“B-3” General Business District with a CPU for a Tavern**

REQUESTED ZONING CLASSIFICATION: **“B-3” General Business District with a CPU for a Tavern and a CPU for a Private Outdoor Recreation Center**

AREA: 6.38 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **approval if limited to the proposed north and west locations as the southeast location is adjacent to a residence.**

SANGAMON COUNTY BOARD OF APPEALS RECOMMENDATION: **approval**

Randolph J. Armstrong /ct
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2005-46
The Gym of Springfield, Inc.)	
)	PROPERTY LOCATED AT:
)	1901 Camp Lincoln Rd.
)	Springfield, IL. 62702
)	

RECOMMENDATION OF THE BOARD OF APPEALS

THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for a **Conditional Permitted Use** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner (s); that legal publication has been made pursuant to law; and that a public hearing was held on **July 21, 2005** pursuant to law; and that said Board took testimony of witnesses, examined the evidence, and otherwise being fully advised in the premises, therefore finds as follows:

1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in or contract to purchase the property commonly known as **1901 Camp Lincoln Rd., Springfield, IL. 62702** and more particularly described as:

See **EXHIBIT A**

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3. That the present zoning of said property is **“B-3” General Business District with a CPU for a tavern.**
4. That the present land use of said property is **a Gymnasium with sale of Alcoholic Beverages and a Single Family Residence**
5. That the proposed land use of said property is **a Gymnasium with sale of Alcoholic Beverages, a Single Family Residence and a Private outdoor recreation center.**
6. That the requested **Conditional Permitted Use** of said property is: **to allow a private outdoor recreation center.**
7. That required findings and standards of the Sangamon County Board of Appeals are accurately stated on the attached exhibit (s).
8. The evidence adduced at the hearing **does** support the proposition that the adoption of the proposed **Conditional Permitted Use** is in the public interest and is not solely in the interest of the petitioner (s).

IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the requested **Conditional Permitted Use** be **approved**.

CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Patrick Somers** to concur with the findings of fact and recommendation of the Regional Planning Commission, whose one concern regarding proximity to the adjacent residence was allayed by the owner of that property, and recommend to the County Board that the petition be **approved**, which was duly seconded by **John Goleman**.

The vote of the Board was as follows:

YES: **Charles Chimento, Donn Malwick, John Goleman, Patrick Somers, Marvin Traylor**

NO:

ABSENT:

Randolph J. Armstrong / ex
RECORDING SECRETARY