

CASE # 2004-84
RESOLUTION NUMBER 12-1

GRANTING A CONDITIONAL PERMITTED USE
FOR CERTAIN PROPERTY LOCATED
IN THE 4500-5000 BLOCK OF SOUTH 2ND STREET
SANGAMON COUNTY, ILLINOIS

WHEREAS, the Zoning Board of Appeals has presented to the Sangamon County Board, Sangamon County, Illinois, its Finding of Facts 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:

The West Half of the Southeast Quarter of Section 21, Township 15 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois

WHEREAS, the Petitioner, **Springfield Park District**, has petitioned the Sangamon County Board for a **conditional permitted use to allow a public park**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **December 16, 2004**, 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 Board of Appeals.

FILED

DEC 30 2004

Jan Cable
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 10th day of January, 2005 that the request for a conditional permitted use to allow a public park on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 10th day of January, 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

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 13 NAME: **Sam Montalbano**

DOCKET NUMBER: **2004-84**

ADDRESS: **In the 4500-5000 Block of South 2nd Street, Springfield, IL. 62703**

PETITIONER: **Springfield Park District**

PRESENT ZONING CLASSIFICATION: **"A" Agricultural District**

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with a conditional permitted use to allow a public park.**

AREA: **80 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval if proper protection is provided to the nearby residences.**

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


RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2004-84
Springfield Park District))
)	PROPERTY LOCATED AT:
)	In the 4500-5000 Block of South 2nd Street
)	Springfield, IL. 62703
))

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 **December 16, 2004** 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 **In the 4500-5000 Block of South 2nd Street, Springfield, IL. 62703** and more particularly described as:

The West Half of the Southeast Quarter of Section 21, Township 15 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois.

- 3. That the present zoning of said property is "A" Agricultural District.
- 4. That the present land use of said property is Cropland.
- 5. That the proposed land use of said property is Public Park.
- 6. That the requested conditional permitted use of said property is: to allow a public park.
- 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.

Charles Chimento
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member Marvin Traylor to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the petition be approved, which was duly seconded by Patrick Somers.

The vote of the Board was as follows:

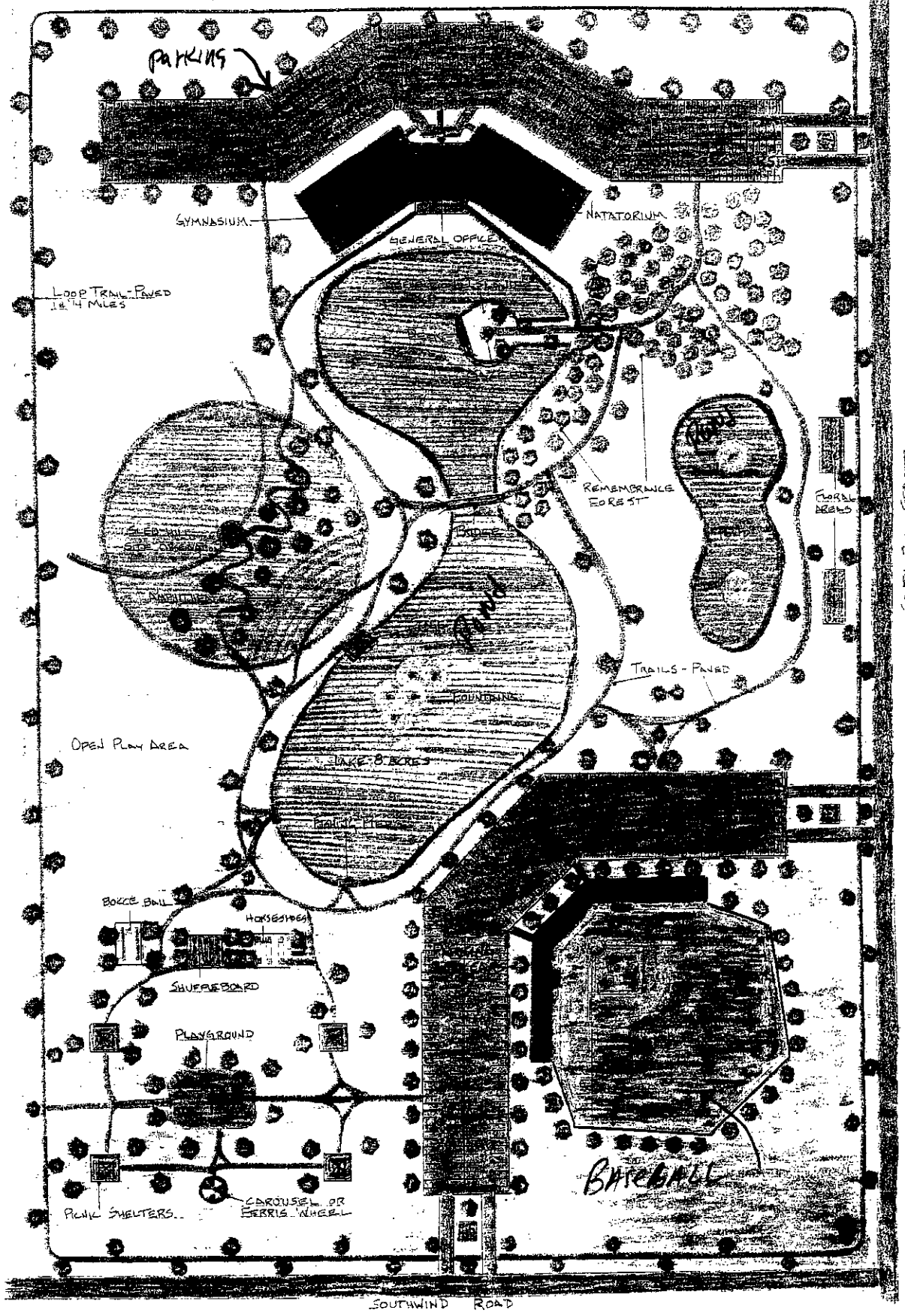
YES: Charles Chimento, Donn Malwick, John Goleman, Patrick Somers, Marvin Traylor

NO:

ABSENT:

RJ Armstrong
RECORDING SECRETARY

PROPOSED SOUTH PARK SITE



A
N

SOUTH 2ND STREET

SOUTHWIND ROAD





CASE #: 2004-84
 INDEX #: 22-21-400-001, 002
 DATE: 12-1-04
 INSPECTED BY: DK LW

ZONING AMENDMENT CHECK LIST

PETITIONER: Springfield Park District
 ADDRESS: 4500 - 5000 Block of South 2nd Street TWP. 15N RANGE 5 W SEC. 21 ¼ SEC. SE
 (OR NEAREST IDENTIFIABLE ROAD) TWP. _____ RANGE _____ W SEC. _____ ¼ SEC. _____
 CITY OR VILLAGE OR NEAREST ONE: Springfield

EXISTING ZONING: A PROPOSED ZONING: A with CPU*
 LAND AREA: 80 acres ROAD FRONTAGE: 2,640 Lineal Ft. ROAD COND: Good
Southwind Rd. - 1,320

EXISTING LAND USE: Cropland
 PROPOSED LAND USE: Public Park

TYPE OF STRUCTURE: NA CONDITION OF STRUCTURE: NA

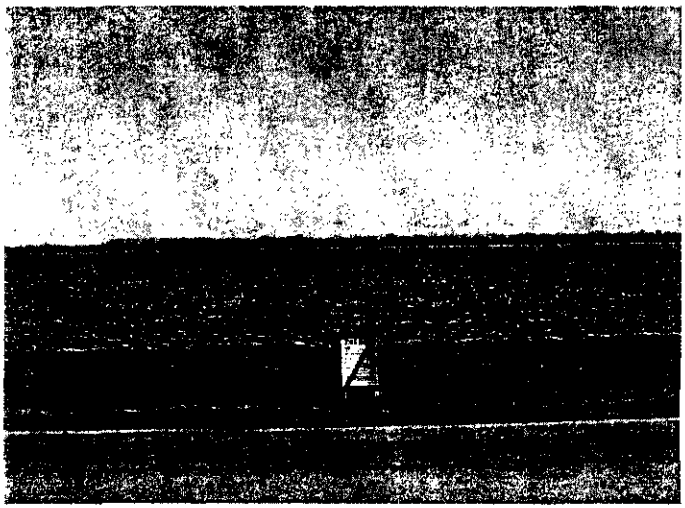
EXISTING YARDS: Front -- ft. Side -- ft. Rear -- ft.

SPOT ZONING: NA
 Yes No

- NEARBY LAND USE:
- a. To North Residential Subdivision
 - b. To South Cropland
 - c. To East Church, Cropland, Single Family Residences
 - d. To West Cropland, Single Family Residence

OTHER COMMENTS: *** A Conditional Permitted Use is requested to allow a public park.**

Staff Estimate of the Effect of the Amendment on the Area **		None	Slight	Mod.	Great
CONTRASTS: CURRENT VS. PROPOSED	land use				
	Appearance				
	Height				
	parking spaces				
PROBLEMS FORESEEN	Drainage				
	Sewer				
	traffic flow				
WILL USE INCREASE	pop. Density				
	dwelling, density				
	school pop.				
	traffic volume				

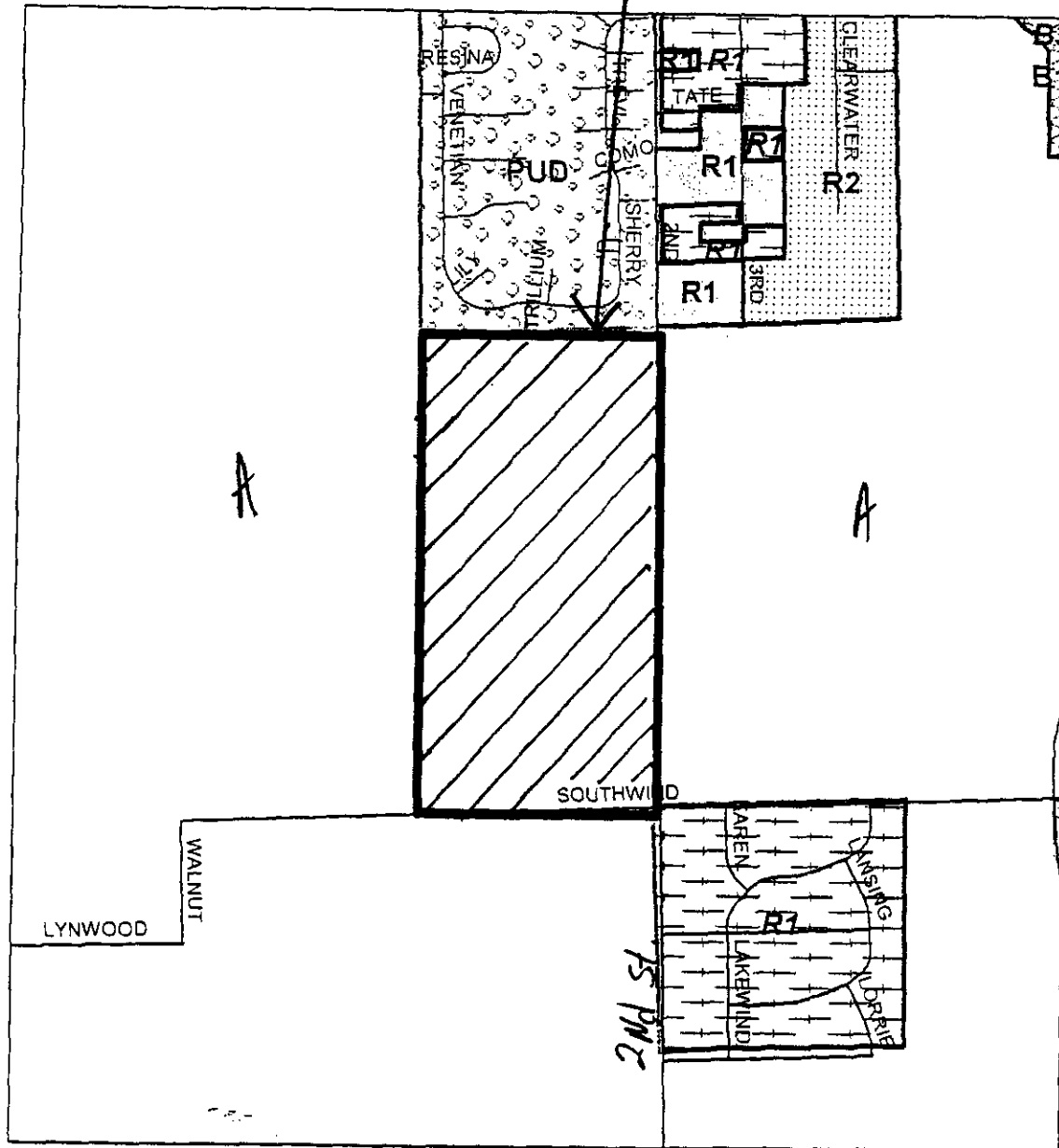


** Without more specific plans these issues cannot be addressed.

RECOMMENDATIONS: **Recommend approval if proper protection is provided to the nearby residences.**

County Zoning

Case# 2004-084



County Zoning

	RM-4		I1
	R3		I2
	R2		B3
	R1a		B2
	R1		B1
	OFF		

City Zoning

	R5		H1		OFF
	R1		H2		PUD
	R2		H3		B1
	R3a		S1		B2
	R3b		S2		I1
	R4		S3		I2

0 500 1,000 Feet

↑
N



**AMENDED FINDINGS OF FACT
FOR CONDITIONAL PERMITTED USES**

Case #: 2004-84

Address: 4500 – 5000 Block of South 2nd Street

No conditional permitted uses shall be granted by the County Board unless the conditional permitted use:

- (i) Is so proposed that the proposed location, design and method of operation of such use will minimize the adjacent effects on the character of the surrounding area.

Because no specific plans were submitted it is difficult to address this finding. With residential subdivisions directly north and southeast and a single family residence to the west, there is a concern regarding the impact of potential activities that could result in noise, trespass or lighting nuisances without proper buffers.

- (ii) Is so proposed to be operated, designed and located so that the public health, safety, and welfare will be protected.

Being developed by the Park District it is assumed these protections will be included in the project.

- (iii) Will not cause substantial injury to the value of other property in the vicinity in which it is located.

With proper consideration to the proximity of residences, a public park can be an asset to property in the area.

- (iv) In addition to the above general standards for all conditional permitted uses that may be allowed, no conditional permitted use listed below shall be granted unless the proposed use can meet the standards as noted:

- (a) Fairgrounds, public or private outdoor recreation centers - that the principal vehicle access for such use is located on a major thoroughfare or a secondary thoroughfare or within one-quarter mile of a major thoroughfare, that such use is so located as to draw a minimum of vehicular traffic to and through minor and collector streets in residential areas.

NA

- (b) Mobile home parks - must meet the requirements of Section III(R) Large Scale Development.

NA

- (c) Tourist home, motels, hotels - that the proposed use must be located on or within 400 feet of a major thoroughfare.

NA

- (d) Taverns and liquor stores - that the following distances be maintained: (1) schools - 100' from the property line of the school to the property line of the tavern or liquor store; (2) churches - 100' from the church building to the tavern or liquor store building; and (3) residences - 100' from the tavern or liquor store property line to the residential structure or institutional care facility.

NA