

**GRANTING A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
501 N. DIRKSEN PARKWAY, UNIT A, SPRINGFIELD
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 variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**LOT THIRTY-EIGHT (38) WANLESS BERGEN PARK PLACE ADDITION
SITUATED IN SANGAMON COUNTY PIN 14-25.0-331-043**

WHEREAS, the Petitioner, **Jennifer Mazeika**, has petitioned the Sangamon County Board requesting pursuant to Chapter 17.66, a variance of Section 17.58.080(D)(4) to allow a liquor store property line to be approximately four (4) feet from a residence instead of the required one hundred (100) feet; and,

WHEREAS, a public hearing was held at the Sangamon County Building on **December 19, 2024** 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 a variance**; and,

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

FILED

DEC 23 2024


Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 13th Day of January, 2025 that the following request on the above described property is hereby approved:

- Pursuant to Chapter 17.66, a variance of Section 17.58.080(D)(4) to allow a liquor store property line to be approximately four (4) feet from a residence instead of the required one hundred (100) feet.

Signed and passed by the Sangamon County Board in session on this 13th day of January, 2025.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 9 NAME: Tom Madonia Jr.

DOCKET NUMBER: 2024-027

ADDRESS: 501 N. Dirksen Parkway, Unit A, Springfield, IL 62702

PETITIONER: Jennifer Mazeika

PRESENT ZONING CLASSIFICATION: I-1 Restricted Industrial District.

REQUESTED ZONING CLASSIFICATION: Pursuant to Chapter 17.66, a variance of Section 17.58.080(D)(4) to allow a liquor store property line to be approximately four (4) feet from a residence instead of the required one hundred (100) feet.

AREA: 13,775 sq. ft.

COMMENTS: None

OBJECTORS: Yes

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval of the requested variance. The subject property is bounded on all four sides by commercial zoning and fronts a commercial corridor where businesses of this nature are expected to be located. The proposed liquor store will be located within the existing convenience store with the entrance facing Dirksen Parkway. The Standards for Variation are met.

SANGAMON COUNTY ZONING BOARD OF APPEALS RECOMMENDATION:
Approval of Staff Recommendation.



RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:) DOCKET NO: 2024-027
Jennifer Mazeika)
)
) PROPERTY LOCATED AT:
) **501 N. Dirksen Parkway, Unit A,**
) **Springfield, IL 62702**

RECOMMENDATION OF THE ZONING 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 **variance** 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 19, 2024** 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:

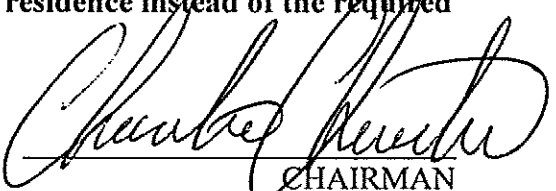
1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **501 N. Dirksen Parkway, Unit A, Springfield, IL 62702** and more particularly described as:

**LOT THIRTY-EIGHT (38) WANLESS BERGEN PARK PLACE ADDITION
SITUATED IN SANGAMON COUNTY PIN 14-25.0-331-043**

3. That the present zoning of said property is **I-1 Restricted Industrial District**.
4. That the present land use of said property is a **four (4) unit commercial strip building including a tavern in unit B**.
5. That the proposed land use of said property is a **four (4) unit commercial strip building including a liquor store in unit A and a tavern in unit B**.
6. That the request for the subject property is pursuant to **Chapter 17.66, a variance of Section 17.58.080(D)(4) to allow a liquor store property line to be approximately four (4) feet from a residence instead of the required one hundred (100) feet**.
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 **variance** 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 following request is hereby approved:

- Pursuant to **Chapter 17.66, a variance of Section 17.58.080(D)(4) to allow a liquor store property line to be approximately four (4) feet from a residence instead of the required one hundred (100) feet**.


CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **George Petrilli**, which was duly seconded by **Anthony Mares**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following request is hereby approved:

- Pursuant to Chapter 17.66, a variance of Section 17.58.080(D)(4) to allow a liquor store property line to be approximately four (4) feet from a residence instead of the required one hundred (100) feet.

The vote of the Board was as follows:

YES: **George Petrilli, Anthony Mares, Don Wulf, Charlie Chimento**

NO:

PRESENT:

ABSENT: **Richard Thompson**



RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - STANDARDS FOR VARIATIONS**

Case #: **2024-027**

Address: **501 North Dirksen Parkway, Springfield**

The Zoning Board of Appeals shall not recommend to the Sangamon County Board that the regulations of this ordinance be varied as authorized in F. (1) hereof, unless it shall make findings of fact based upon the evidence presented to it in each specified case:

- (i) that the property in question cannot be economically used or yield a reasonable return, if permitted to be used only for the conditions allowed by the regulations.

Similar relief was also granted for taverns in Zoning Cases #2023-001, #2019-036, #2016-027, and #1994-010. Therefore, the County Board has created a trend for granting requests similar to what is being proposed by the petitioner.

- (ii) that the plight of the owner is due to circumstances unique to the property and not generally applicable to other property in the area.

The subject property is bounded on all four sides by commercial zoning and fronts a commercial corridor where businesses of this nature are expected to be located. The proposed liquor store will be located within the existing convenience store with the entrance facing Dirksen Parkway.

- (iii) that the variation, if granted, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality.

Negative impacts are not anticipated.