

CASE#2025-018,
RESOLUTION NUMBER 4

**GRANTING A REZONING, CONDITIONAL PERMITTED USES WITH
CONDITIONS, AND A VARIANCE
FOR CERTAIN PROPERTY LOCATED AT
6490 AND 6492 N. WALNUT STREET ROAD, 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 rezoning, Conditional Permitted Uses with conditions, and a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

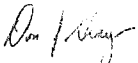
See Exhibit A

WHEREAS, the Petitioner, **Springfield C Store LLC**, has petitioned the Sangamon County Board requesting pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District and “B-2” Retail Business District to “B-3” General Business District; pursuant to Chapter 17.58 and Section 17.26.020, a Conditional Permitted Use for a liquor store; a Conditional Permitted Use for a tavern, for the purpose of video gaming, with no live entertainment and dancing (approximately 800 square feet); and, pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow two (2) principal uses on one (1) parcel: (1) fuel sales, retail only, with ancillary liquor sales and (2) a tavern, for the purpose of video gaming, with no live entertainment and dancing (approximately 800 square feet); and,

WHEREAS, a public hearing was held at the Sangamon County Building on November 20, 2025 after proper notice was posted on said property and given by news

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Sangamon County Clerk

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 rezoning, Conditional Permitted Uses with conditions, and a variance;** and,

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

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this **9th Day of December, 2025** that the following requests on the above described property are hereby approved:

- Pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District;
- Pursuant to Chapter 17.58 and Section 17.26.020, a Conditional Permitted Use for a liquor store; a Conditional Permitted Use for a tavern, for the purpose of video gaming, with no live entertainment and dancing (approximately 800 square feet) with the following conditions:
 - 1) the tavern is limited to no more than 800 square feet,
 - 2) the hours of operation are limited to the Sangamon County liquor license,
 - 3) no live entertainment and dancing are allowed, and
 - 4) the drive-up window is not to be used for the tavern or liquor sales; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow two (2) principal uses on one (1) parcel: (1) fuel sales, retail only, with ancillary liquor

sales and (2) a tavern, for the purpose of video gaming, with no live entertainment and dancing (approximately 800 square feet).

Signed and passed by the Sangamon County Board in session on this 9th day of December, 2025.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

EXHIBIT A

TRACT 1:

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION, THENCE SOUTH 16 RODS, THENCE EAST 10 RODS, THENCE NORTH 16 RODS THENCE WEST 10 RODS TO THE PLACE OF BEGINNING, SITUATED IN SANGAMON COUNTY, ILLINOIS.

EXCEPT THAT PART MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST QUARTER CORNER OF SECTION 28; THENCE NORTH 88 DEGREES 51 MINUTES 57 SECONDS EAST 44.06 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE SOUTH 1 DEGREES 08 MINUTES 03 SECONDS EAST 30.03 FEET TO THE INTERSECTION OF THE EXISTING EAST RIGHT OF WAY LINE OF FEDERAL AID ROUTE 658 (ILLINOIS ROUTE 29) AND THE EXISTING NORTH RIGHT OF WAY LINE OF FEDERAL AID SECONDARY ROUTE 634 (ANDREW ROAD) AND THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 52 MINUTES 46 SECONDS EAST 55.02 FEET ALONG SAID EXISTING NORTH RIGHT OF WAY LINE; THENCE SOUTH 57 DEGREES 01 MINUTES 57 SECONDS WEST 64.69 FEET TO THE EXISTING EAST RIGHT OF WAY LINE OF SAID F.A. ROUTE 658; THENCE NORTH 1 DEGREES 14 MINUTES 51 SECONDS WEST 34.13 FEET ALONG SAID EXISTING EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

TRACT 2:

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN; DESCRIBED MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A DISK MARKING THE WEST ONE QUARTER CORNER OF THE AFOREMENTIONED SECTION 28, THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 165.00 FEET TO A MAG NAIL MARKING THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 48 SECOND EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 185.00 FEET, THENCE SOUTH 00 DEGREES 02 MINUTES 58 SECONDS EAST A DISTANCE OF 264 FEET TO AN IRON PIPE, THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST A DISTANCE OF 185.00 FEET TO AN IRON PIPE, THENCE NORTH 00 DEGREES 02

MINUTES 58 SECONDS WEST A DISTANCE OF 264.00 FEET TO THE TRUE POINT OF BEGINNING, SITUATED IN SANGAMON COUNTY, ILLINOIS.

TRACT 3:

PART OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT A PLAQUE MARKING THE WEST ONE-QUARTER CORNER OF THE AFOREMENTIONED SECTION 28; THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 165.00 FEET TO A P.K. NAIL MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 1159.86 FEET TO A P.K. NAIL MARKING THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 28, THENCE SOUTH 00 DEGREES 05 MINUTES 24 SECONDS EAST ALONG THE QUARTER, QUARTER SECTION LINE A DISTANCE OF 2306.23 FEET TO AN IRON PIPE; THENCE NORTH 89 DEGREES 51 MINUTES 37 SECONDS WEST A DISTANCE OF 1055.15 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 16 SECONDS WEST A DISTANCE OF 105.01 FEET TO A FOUND IRON PIPE; THENCE SOUTH 89 DEGREES 52 MINUTES 27 SECONDS WEST A DISTANCE OF 271.12 FEET TO A POINT ON THE SECTION LINE; THENCE NORTH 00 DEGREES 02 MINUTES 58 SECONDS WEST ALONG THE SECTION LINE A DISTANCE OF 291.16 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST A DISTANCE OF 220.00 FEET TO AN IRON PIPE; THENCE NORTH 00 DEGREES 02 MINUTES 58 SECONDS WEST A DISTANCE OF 150.00 FEET TO AN IRON PIPE; THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST A DISTANCE OF 220.00 FEET TO A POINT ON THE SECTION LINE; THENCE NORTH 00 DEGREES 02 MINUTES 58 SECONDS WEST ALONG THE SECTION LINE A DISTANCE OF 1494.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST A DISTANCE OF 165.00 FEET TO AN IRON PIPE; THENCE NORTH 00 DEGREES 02 MINUTES 58 SECONDS WEST A DISTANCE OF 264.00 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS 67.728 ACRES MORE OR LESS, INCLUDING 1.950 ACRES WITHIN THE RIGHT-OF-WAY OF SBI 124 (ILLINOIS ROUTE 29) AND .796 ACRES WITHIN THE RIGHT-OF-WAY OF COUNTY HIGHWAY 1.

EXCEPTING THE FOLLOWING DESCRIBED TRACTS:
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT A DISK MARKING THE WEST ONE QUARTER CORNER OF THE AFOREMENTIONED SECTION 28, THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 165.00 FEET TO A MAG NAIL MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 185.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 58 SECONDS EAST A DISTANCE OF 264.00 FEET TO AN IRON PIPE; THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST A DISTANCE OF 185.00 FEET TO AN IRON PIPE; THENCE NORTH 00 DEGREES 02 MINUTES 58 SECONDS WEST A DISTANCE OF 264.00 FEET TO THE TRUE POINT OF BEGINNING.

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A PLATE IN THE PAVEMENT OF ILLINOIS ROUTE 29, MARKING THE WEST QUARTER CORNER OF SECTION 28; THENCE SOUTH 00 DEGREES 02 MINUTES 58 SECONDS EAST 1758.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST 225.00 FEET TO AN IRON PIPE AT THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 59 MINUTES 48 SECONDS EAST 25.00 FEET TO AN IRON PIN; THENCE SOUTH 00 DEGREES 02 MINUTES 58 SECONDS EAST 150.00 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST 25.00 FEET TO AN IRON PIPE; THENCE NORTH 00 DEGREES 02 MINUTES 58 SECONDS WEST 150.00 FEET TO THE POINT OF BEGINNING.

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A PLATE IN THE PAVEMENT OF ILLINOIS ROUTE 29, MARKING THE WEST QUARTER CORNER OF SECTION 28; THENCE SOUTH 00 DEGREES 02 MINUTES 58 SECONDS EAST 1758.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST 225.00 FEET TO AN IRON PIPE; THENCE SOUTH 00 DEGREES 02 MINUTES 58 SECONDS EAST 150.00 FEET TO AN IRON PIPE; THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST 225.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 58 SECONDS WEST 150.00 FEET TO THE POINT OF BEGINNING.

SITUATED IN SANGAMON COUNTY, ILLINOIS.

EXCEPTING FROM TRACTS 1, 2 & 3 ALL THAT PART CONVEYED BY SPECIAL WARRANTY DEED RECORDED NOVEMBER 18, 2013 AS DOCUMENT NO.

2013R36784, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCING AT A PLAQUE MARKING THE WEST ONE-QUARTER CORNER OF THE AFOREMENTIONED SECTION 28; THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 165.00 FEET TO A P.K. NAIL MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 48

SECONDS EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 1159.86 FEET TO A P.K. NAIL MARKING THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 28, THENCE SOUTH 00 DEGREES 05 MINUTES 24 SECONDS EAST ALONG THE QUARTER, QUARTER SECTION LINE A DISTANCE OF 2306.23 FEET TO AN IRON PIPE; THENCE NORTH 89 DEGREES 51 MINUTES 37 SECONDS WEST A DISTANCE OF 1055.15 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 16 SECONDS WEST A DISTANCE OF 105.01 FEET TO A FOUND IRON PIPE; THENCE SOUTH 89 DEGREES 52 MINUTES 27 SECONDS WEST A DISTANCE OF 271.12 FEET TO A POINT ON THE SECTION LINE; THENCE NORTH 00 DEGREES 02 MINUTES 58 SECONDS WEST ALONG THE SECTION LINE A DISTANCE OF 291.16 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST A DISTANCE OF 220.00 FEET TO AN IRON PIPE; THENCE NORTH 00 DEGREES 02 MINUTES 58 SECONDS WEST A DISTANCE OF 150.00 FEET TO AN IRON PIPE; THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST A DISTANCE OF 220.00 FEET TO A POINT ON THE SECTION LINE; THENCE NORTH 00 DEGREES 02 MINUTES 58 SECONDS WEST ALONG THE SECTION LINE A DISTANCE OF 1494.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST A DISTANCE OF 165.00 FEET TO AN IRON PIPE; THENCE NORTH 00 DEGREES 02 MINUTES 58 SECONDS WEST A DISTANCE OF 264.00 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS 67.728 ACRES MORE OR LESS, INCLUDING 1.950 ACRES WITHIN THE RIGHT-OF-WAY OF SBI 124 (ILLINOIS ROUTE 29) AND .796 ACRES WITHIN THE RIGHT-OF-WAY OF COUNTY HIGHWAY 1.

EXCEPTING THE FOLLOWING DESCRIBED TRACTS:

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCING AT A DISK MARKING THE WEST ONE QUARTER CORNER OF THE AFOREMENTIONED SECTION 28, THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST ALONG THE QUARTER SETION LINE A DISTANCE OF 165.00 FEET TO A MAG NAIL MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 185.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 58 SECONDS EAST A DISTANCE OF 264.00 FEET TO AN IRON PIPE; THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST A DISTANCE OF 185.00 FEET TO AN IRON PIPE; THENCE NORTH 00 DEGREES 02 MINUTES 58 SECONDS WEST A DISTANCE OF 264.00 FEET TO THE TRUE POINT OF BEGINNING.

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A PLATE IN THE PAVEMENT OF ILLINOIS ROUTE 29, MARKING THE WEST QUARTER CORNER OF SECTION 28; THENCE SOUTH 00 DEGREES 02 MINUTES 58 SECONDS EAST 1758.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST 225.00 FEET TO AN IRON PIPE AT THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 59

MINUTES 48 SECONDS EAST 25.00 FEET TO AN IRON PIN; THENCE SOUTH 00 DEGREES 02 MINUTES 58 SECONDS EAST 150.00 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST 25.00 FEET TO AN IRON PIPE; THENCE NORTH 00 DEGREES 02 MINUTES 58 SECONDS WEST 150.00 FEET TO THE POINT OF BEGINNING.

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A PLATE IN THE PAVEMENT OF ILLINOIS ROUTE 29, MARKING THE WEST QUARTER CORNER OF SECTION 28; THENCE SOUTH 00 DEGREES 02 MINUTES 58 SECONDS EAST 1758.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST 225.00 FEET TO AN IRON PIPE; THENCE SOUTH 00 DEGREES 02 MINUTES 58 SECONDS EAST 150.00 FEET TO AN IRON PIPE; THENCE SOUTH 89 DEGREES 59 MINUTES 48 SECONDS WEST 225.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 58 SECONDS WEST 150.00 FEET TO THE POINT OF BEGINNING.

A TRACT OF LAND LYING IN AND BEING A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND DISK MARKING THE NORTHWEST CORNER OF SAID WEST HALF; THENCE SOUTH 01 DEGREES 11 MINUTES 15 SECONDS EAST ON THE WEST LINE OF SAID WEST HALF, 263.94 FEET; THENCE NORTH 88 DEGREES 53 MINUTES 04 SECONDS EAST, 44.30 FEET TO A SET IRON PIN ON THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 29, ALSO BEING THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 53 MINUTES 04 SECONDS EAST, 305.65 FEET TO A FOUND IRON PIPE; THENCE NORTH 01 DEGREES 10 MINUTES 14 SECONDS WEST, 264.07 FEET TO A SET MAG NAIL ON THE NORTH LINE OF SAID WEST HALF; THENCE NORTH 88 DEGREES 51 MINUTES 49 SECONDS EAST ON SAID NORTH LINE, 90.18 FEET TO A SET MAG NAIL; THENCE SOUTH 01 DEGREE 10 MINUTES 14 SECONDS EAST, 439.10 FEET TO A SET IRON PIN; THENCE SOUTH 88 DEGREES 53 MINUTES 04 SECONDS WEST, 395.55 FEET TO A SET IRON PIN ON THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 29; THENCE NORTH 01 DEGREE 15 MINUTES 42 SECONDS WEST ON SAID EAST LINE, 175.00 FEET TO THE POINT OF BEGINNING.

SITUATED IN SANGAMON COUNTY, ILLINOIS.

TRACTS 1, 2 & 3 ARE ALSO DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN AND BEING A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND DISK MARKING THE NORTHWEST CORNER OF SAID WEST HALF; THENCE NORTH 88 DEGREES 51 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF SAID WEST HALF, 99.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 51 MINUTES 49 SECONDS EAST, 341.18 FEET TO A SET PK NAIL;

THENCE SOUTH 01 DEGREES 10 MINUTES 14 SECONDS EAST, 439.10 FEET TO A SET IRON PIN; THENCE SOUTH 88 DEGREES 53 MINUTES 04 SECONDS WEST, 395.55 FEET TO A SET IRON PIN ON THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 29; THENCE NORTH 01 DEGREES 15 MINUTES 42 SECONDS WEST ON SAID EAST R.O.W. LINE, 375.02 FEET TO A FOUND R.O.W. MARKER; THENCE NORTH 57 DEGREES 02 MINUTES 02 SECONDS EAST ON SAID EAST R.O.W. LINE, 64.59 FEET TO A FOUND R.O.W. MARKER; THENCE NORTH 01 DEGREES 11 MINUTES 15 SECONDS WEST, 29.83 FEET TO THE POINT OF BEGINNING.

ADDRESS: 6490 & 6492 North Walnut Street Road, Springfield, IL 62707
PINS: 06-28.0-300-015, 06-28.0-300-021 & 06-28.0-300-024

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 17 NAME: Annette Fulgenzi

DOCKET NUMBER: 2025-018

ADDRESS: 6490 and 6492 N. Walnut Street Road, Springfield, IL 62707

PETITIONER: Springfield C Store LLC

PRESENT ZONING CLASSIFICATION: B-2 Retail Business District with a Conditional Permitted Use for package liquor sales and an automobile service station, and "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: Pursuant to Chapters 17.68 and 17.26, a rezoning from "A" Agricultural District and "B-2" Retail Business District to "B-3" General Business District; pursuant to Chapter 17.58 and Section 17.26.020, a Conditional Permitted Use for a liquor store; a Conditional Permitted Use for a tavern, for the purpose of video gaming, with no live entertainment and dancing (approximately 800 square feet); and, pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow two (2) principal uses on one (1) parcel: (1) fuel sales, retail only, with ancillary liquor sales and (2) a tavern, for the purpose of video gaming, with no live entertainment and dancing (approximately 800 square feet).

AREA: 3.93 Acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval of the requested B-3 District. The petition is requesting the rezoning, CPUs, and multiple use variance in order to add video gaming to the site, which was once present when the site was designated as a truck stop, in addition to the existing fuel sales with package liquor sales. The LESA score of 146 indicates the property is acceptable for non-agricultural development. A portion of the subject property has been zoned for business use, and the proposed B-3 District will bring the existing use into compliance as well as provide consistent zoning so the three parcels can be combined. The subject property is located at an intersection of a state route and county highway, where commercial zoning is appropriate and has existed for over 20 years. Recommend approval of the requested CPUs for a liquor store and a tavern with the following conditions: 1) the tavern is limited to no more than 800 square feet, 2) the hours of operation are limited to the Sangamon County liquor license, 3) no live entertainment and dancing are allowed, and 4) the drive-up window is not to be used for the tavern or liquor sales. Recommend approval of the multiple-use variance. As mentioned above, the subject property previously operated with the proposed uses as a truck stop, and the requested multiple-use variance is compatible with the previous operation.

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: **2025-018**
Springfield C Store LLC)
)
) PROPERTY LOCATED AT:
) **6490 & 6492 N. Walnut Street Road**
) **Springfield, IL 62707**

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 **rezoning, Conditional Permitted Uses, and 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 **November 20, 2025** 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: **6490 and 6492 N. Walnut Street Road, Springfield, IL 62707** and more particularly described as:

See Exhibit A

3. That the present zoning of said property is **B-2 Retail Business District with a Conditional Permitted Use for package liquor sales and an automobile service station, and A Agricultural District.**
4. That the present land use of said property is **Gas Station, Convenience Store with ancillary package liquor sales.**
5. That the proposed land use of said property is **Gas Station, Convenience Store with ancillary package liquor sales, and a Tavern for the purpose of video gaming.**
6. That the request(s) for the subject property are pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District and “B-2” Retail Business District to “B-3” General Business District; pursuant to Chapter 17.58 and Section 17.26.020, a Conditional Permitted Use for a liquor store; a Conditional Permitted Use for a tavern, for the purpose of video gaming, with no live entertainment and dancing (approximately 800 square feet); and, pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow two (2) principal uses on one (1) parcel: (1) fuel sales, retail only, with ancillary liquor sales and (2) a tavern, for the purpose of video gaming, with no live entertainment and dancing (approximately 800 square 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 **rezoning, Conditional Permitted Uses with conditions, and 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 requests **are hereby approved**:

- Pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District;
- Pursuant to Chapter 17.58 and Section 17.26.020, a Conditional Permitted Use for a liquor store; a Conditional Permitted Use for a tavern, for the purpose of video gaming, with no live entertainment and dancing (approximately 800 square feet) with the following conditions:
 - 1) The tavern is limited to no more than 800 square feet,
 - 2) The hours of operation are limited to the Sangamon County liquor license,
 - 3) No live entertainment and dancing are allowed, and
 - 4) The drive-up window is not to be used for the tavern or liquor sales; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow two (2) principal uses on one (1) parcel: (1) fuel sales, retail only, with ancillary liquor sales and (2) a tavern, for the purpose of video gaming, with no live entertainment and dancing (approximately 800 square 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 requests are hereby approved:

- Pursuant to Chapters 17.68 and 17.26, a rezoning from “A” Agricultural District to “B-3” General Business District;
- Pursuant to Chapter 17.58 and Section 17.26.020, a Conditional Permitted Use for a liquor store; a Conditional Permitted Use for a tavern, for the purpose of video gaming, with no live entertainment and dancing (approximately 800 square feet) with the following conditions:
 - 1) The tavern is limited to no more than 800 square feet,
 - 2) The hours of operation are limited to the Sangamon County liquor license,
 - 3) No live entertainment and dancing are allowed, and
 - 4) The drive-up window is not to be used for the tavern or liquor sales; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow two (2) principal uses on one (1) parcel: (1) fuel sales, retail only, with ancillary liquor sales and (2) a tavern, for the purpose of video gaming, with no live entertainment and dancing (approximately 800 square feet).

The vote of the Board was as follows:

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

NO:

PRESENT:

ABSENT:

RECORDING SECRETARY

**SANGAMON COUNTY
RECOMMENDED - FINDINGS OF FACT**

Case #: **2025-018**

Address: **6490 & 6492 North Walnut Street Road, Springfield**

- (i) Existing uses of property within the general area of the property in question.

North – Bank. East & South – Cropland. West – Residence and pasture.

- (ii) The zoning classification of property within the general area of the property in question.

North – B-2. East, South, & West – Agricultural.

- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

The LESA score of 146 indicates the property is acceptable for non-agricultural development. A portion of the subject property has been zoned for business use, and the proposed B-3 District will bring the existing use into compliance as well as provide consistent zoning so the three parcels can be combined. The subject property is located at an intersection of a state route and county highway, where commercial zoning is appropriate and has existed for over 20 years.

- (iv) The trend of development, within the vicinity since the property was originally classified.

The subject property is located at an intersection of a state route and county highway where commercial development has occurred. One parcel of the subject property was granted B-2 with a CPU for package liquor and an automotive service station in 1989. Another parcel of the subject property was granted B-2 with a CPU for package liquor in 1998. In 2002, B-2 (or A with a CPU for a veterinary clinic) was denied directly west of the subject property. In 1993, B-2 was granted directly north of the subject property.

**SANGAMON COUNTY - RECOMMENDED FINDINGS OF FACT
FOR CONDITIONAL PERMITTED USES**

Case #: **2025-018**

Address: **6490 & 6492 North Walnut Street Road, Springfield**

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.
Yes, the proposed conditions should minimize potential impacts.
- (ii) Is so proposed to be operated, designed and located so that the public health, safety, and welfare will be protected.
Yes, the proposed conditions should help minimize effects on the public health, safety, and welfare.
- (iii) Will not cause substantial injury to the value of other property in the vicinity in which it is located.
Negative impacts are unlikely as the subject property previously operated with these uses as a truck stop.
- (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.
N/A
 - (b) Manufactured home parks - must meet the requirements of Chapter 17.48 Large Scale Development.
N/A
 - (c) Tourist home, motels, hotels - that the proposed use must be located on or within 400 feet of a major thoroughfare.
N/A
 - (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.
Yes
 - (e) Adult-use cannabis business establishments as defined in Chapter 17.04:
 - 1) that the following distances be maintained from the principal structure of an adult-use cannabis business establishment to the property line of a use defined in Chapter 17.04 as a "sensitive area":
 - (A) Adult-use cannabis craft grower – 1,500 feet
 - (B) Adult-use cannabis cultivation center – 1,500 feet
 - (C) Adult-use cannabis dispensing organization (dispensary) – 250 feet
 - (D) Adult-use cannabis infuser organization (infuser) – 1,500 feet
 - (E) Adult-use cannabis processing organization (processor) – 1,500 feet
 - (F) Adult-use cannabis transporting organization (transporter) – 1,500 feet
 - 2) On-premise consumption of cannabis at cannabis dispensing organizations and smoking lounges in unincorporated Sangamon County is prohibited.

N/A

**SANGAMON COUNTY
RECOMMENDED STANDARDS FOR USE VARIATIONS
(TWO USES ON ONE PARCEL: 1) FUEL SALES, RETAIL ONLY, WITH ANCILLARY
LIQUOR SALES & 2) TAVERN, FOR THE PURPOSE OF VIDEO GAMING, WITH NO
LIVE ENTERTAINMENT AND DANCING)**

Case #: **2025-018**

Address: **6490 & 6492 North Walnut Street Road, Springfield**

The Zoning Board of Appeals shall not recommend to the Sangamon County Board that the regulations of the zoning ordinance be varied as authorized in Section 17.66.010 thereof, unless it shall make findings of fact based upon the evidence presented to it in each specified case:

- (i) that the variance is justified by a showing of special circumstances demonstrating practical difficulties or particular hardship in the way of carrying out the strict letter of the Zoning Regulations.

The subject property previously held a video gaming license as a truck stop, but has since lost the truck stop designation. In order to have video gaming at this location again, the subject property needs approval for a tavern, which triggers a multiple-use variance.

- (ii) that the variance is compatible with the trend of development in the area.

The subject property previously operated with the proposed uses as a truck stop, and the requested multiple-use variance is compatible with the previous operation. Additionally, the subject property is located at an intersection of a state route and county highway where commercial uses are appropriate and has existed for over 20 years.

- (iii) that the variance will benefit the community and be in harmony with the general purpose and intent of the Zoning Regulations.

The Use Variance with the proposed CPU limitations will ensure the business is in harmony with the purpose and intent of the Zoning Ordinance.

- (iv) that the variance will not create a negative impact on the area, 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.

LAND EVALUATION AND SITE ASSESSMENT**Part 1: Site Assessment**

Part 1: Site Assessment	Available Points	Points
<u>AGRICULTURAL/RURAL LAND WITHIN .5 MILE</u>		
90% or more	20	10
75-89%	10	
50-74%	5	
Under 50%	0	
<u>CONTIGUOUS AGRICULTURAL/RURAL LAND</u>		
90% or more	20	0
75-89%	10	
50-74%	5	
Under 50%	0	
<u>PERCENTAGE OF SITE AGRICULTURAL/RURAL</u>		
75-100%	10	5
50-74%	5	
Under 50%	0	
<u>COUNTY SECTOR</u>		
Rural	20	20
0.5 mile from incorporated area	10	
Incorporated area	0	
<u>SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL</u>		
75% or more	20	20
50-74%	10	
25-49%	5	
Less than 25% or sewer available	0	
<u>ENVIRONMENTAL IMPACT OF PROPOSED USE</u>		
Negative impact	15	0
Little or none with protective measures	5	
Little or none	0	
<u>IMPACT ON UNIQUE HISTORICAL/CULTURAL FEATURES</u>		
Negative impact	10	0
No impact	0	

<u>CONDITION OF ROAD</u>		
unpaved, <40' ROW, or < 16' pavement	20	0
16'-18' pavement, 40' ROW	15	
18'-20' pavement, 40' ROW	10	
> 20' pavement, 40' ROW or County or State Highway	0	

<u>AVAILABILITY OF PUBLIC SEWER</u>		
Not available	15	0
Sewer over 600'-1200' away	8	
Private central sewage system	5	
Sewer 600' or less away and available	0	

<u>AVAILABILITY OF PUBLIC WATER</u>		
Not available	20	0
1,000-1,500' away	15	
Less than 1,000' away	5	
Public water available at site	0	

<u>DISTANCE FROM RESPONDING FIREHOUSE</u>		
Not in fire protection district	20	5
More than 5 miles or fire protection by assignment	10	
2.6-5 miles	5	
0-2.5 miles	0	

<u>DRIVING TIME TO HIGH SCHOOL</u>		
Over 30 minutes	10	0
15-30 minutes	5	
Less than 15 minutes	0	

SITE ASSESSMENT TOTAL	60
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Part 2: Agricultural Land Evaluation (Based on Sangamon County Soil Survey)

<u>Soil</u>	<u>Name</u>	<u>Type</u>	<u>%</u>	<u>Relative</u>	<u>Points</u>
				<u>Value</u>	
198A	Elburn	P		100	
199A	Plano	P		100	
43A	Ipava	P		100	
7148A	Proctor	P		100	
46A	Herrick	P		100	
7037A	Worthen	P		100	
705A	Buckhart	P		98	
199B	Plano	P		98	
36B	Tama	P		98	
244A	Hartsburg	P2		98	
257A	Clarksdale	P2		98	
68A	Sable	P2		87	
679B	Blackberry	P		87	
705B	Buckhart	P		87	
86B	Oscos	P		87	
684B	Broadwell	P		87	
50A	Virden	P2		87	
712A	Spaulding	P2		87	
127B	Harrison	P		87	
3077A	Huntsville	P3		87	
138A	Shiloh	P2		87	
249A	Edinburg	P2		87	
242A	Kendall	P2		87	
7242A	Kendall	P2		87	
134A	Camden	P		87	
17A	Keomah	P2	86	87	75
3451A	Lawson	P3		75	
3107A	Sawmill	P5		75	
7075B	Drury	P		75	
8396A	Vesser	P2		75	
3074A	Radford	P3		75	
3073A	Ross	P3		75	
3284A	Tice	P3		75	
279B	Rozetta	P	14	75	11
45A	Denny	P2		75	
134B	Camden	P		75	
112A	Cowden	P2		75	
685B	Middletown	P		75	
3405A	Zook	P5		75	
131C2	Alvin	P		75	
86C2	Oscos	I		74	
36C2	Tama	I		74	
684C2	Broadwell	I		74	
119C2	Elco	I		74	
119D	Elco	I		74	
127C2	Harrison	I		74	
119D2	Elco	I		74	
567C2	Elkhart	I		74	
134C2	Camden	I		74	
259C2	Assumption	I		74	

685C2	Middletown	I	74
280D2	Fayette	I	74
119D3	Elco	N	74
259D2	Assumption	I	74
212C2	Thebes	I	74
630C2	Navlys	I	74
630D2	Navlys	I	74
630D3	Navlys	I	57
131D2	Alvin	I	57
8D	Hickory	I	50
8D2	Hickory	I	50
280D3	Fayette	I	44
8D3	Hickory	I	44
8F	Hickory	N	44
549G	Marseilles	N	0
533	Urban Land	N	
536	Dumps	N	
830	Orthents, Land	N	
862	Pits, Sand	N	
864	Pits, Quarries	N	
801C	Orthents, Silty	N	
W	Water		

Prime/Important Farmlands Designations:

P: Prime farmland

P2: Prime where drained

P3: Prime where protected from flooding or flooding is less often than once in two years during the growing season.

P5: Prime where drained and either protected from flooding or flooding is less often than once in two years during the growing season.

I: Important farmland

N: Not Prime/Important Farmland

AGRICULTURAL LAND EVALUATION TOTAL	86
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GRAND TOTAL	146
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Fewer than 150 points shall be deemed acceptable for non-agricultural development.

From 150 - 175 points is considered marginal requiring mitigating factors for non-ag development.

Greater than 175 points shall be considered suitable for agricultural use only.