

CASE# 2018-032
RESOLUTION NUMBER 4-1

GRANTING A CONDITIONAL PERMITTED USE
FOR CERTAIN PROPERTY LOCATED AT
1525 WEST JEFFERSON STREET, 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 Conditional Permitted Use** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **James Skeeters**, has petitioned the Sangamon County Board for a **Conditional Permitted Use (CPU) for a tavern**; and,

WHEREAS, a public hearing was held at the Sangamon County Building on **July 19, 2018** 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 provided that the tavern is limited to no more than 750 square feet in the location shown on the site plan attached to the petition and the hours of operation are limited to the Sangamon County Liquor Ordinance**; and,

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

FILED

JUL 25 2018

Don H. King
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this **14th Day of August, 2018** that the request for a **Conditional Permitted Use (CPU) for a tavern limited to no more than 750 square feet in the location shown on the site plan attached to the petition and the hours of operation are limited to the Sangamon County Liquor Ordinance on the above described property is hereby approved.**

Signed and passed by the Sangamon County Board in session on this **14th day of August, 2018.**

Respectfully submitted,

PUBLIC HEALTH, SOLID WASTE & ZONING
COMMITTEE OF THE SANGAMON COUNTY BOARD



GREG STUMPF, CHAIRMAN

DAVID MENDENHALL, VICE CHAIRMAN

CRAIG HALL

SAM SNELL

ABE FORSYTH

JASON RATTS

LINDA DOUGLAS WILLIAMS

ANNETTE FULGENZI

LINDA FULGENZI

LISA HILLS

MIKE SULLIVAN

ROSE RUZIC

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

EXHIBIT A

That part of the East Half of the West Half of the Southeast Quarter of Section 29, Township 16 North, Range 5 West of the Third Principal Meridian, bounded as follows:

Beginning at a drill hole in the concrete pavement on the old center line of the Springfield and Beardstown Road 346.49 feet Northwesterly from a stone on said old center line of said road and on the center line of Amos Avenue, as said Avenue is now laid out and established; thence Southeasterly along said old center line of said road 80.75 feet; thence North 300.52 feet; thence West 75 feet to a point 6 feet South of a stake and thence South 270.75 feet to the place of beginning.

EXCEPTING a strip of land 40 feet in width, measured at right angles to the old center line of the Springfield and Beardstown Road, off of the Southerly end of said tract heretofore dedicated as a public highway.

Situated in Sangamon County, Illinois.

1525 & 1525 ½ W. Jefferson Street, Springfield, IL 62702

Parcel Number: 14-29.0-401-011

RECAP

(For County Board Use)

COUNTY BOARD MEMBER: #11 NAME: Mike Sullivan

DOCKET NUMBER: 2018-032

ADDRESS: 1525 W. Jefferson Street, Springfield, IL 62702

PETITIONER: James J. Skeeters

PRESENT ZONING CLASSIFICATION: "B-3" General Business District.

REQUESTED ZONING CLASSIFICATION: A Conditional Permitted Use (CPU) for a tavern.

AREA: 16,690 sq. ft.

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval of the requested Conditional Permitted Use provided that the tavern is limited to no more than 750 square feet in the location shown on the site plan attached to the petition and the hours of operation are limited to the Sangamon County Liquor Ordinance. This use at this location will not have an adverse impact on the area.**

SANGAMON COUNTY 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: 2018-032
James J. Skeeters)	
)	PROPERTY LOCATED AT:
)	1525 W. Jefferson Street
)	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 19, 2018** 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:

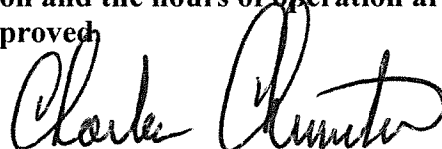
1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **1525 W. Jefferson Street, Springfield, 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.**
- 4. That the present land use of said property is **a commercial dress shop and event planning.**
- 5. That the proposed land use of said property is **a tavern.**
- 6. That the requested **Conditional Permitted Use** of said property is **for a tavern.**
- 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 provided that the tavern is limited to no more than 750 square feet in the location shown on the site plan attached to the petition and the hours of operation are limited to the Sangamon County Liquor Ordinance** 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 provided that the tavern is limited to no more than 750 square feet in the location shown on the site plan attached to the petition and the hours of operation are limited to the Sangamon County Liquor Ordinance** be approved


 CHAIRMAN T10

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Don Wulf**, 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 provided that the tavern is limited to no more than 750 square feet in the location shown on the site plan attached to the petition and the hours of operation are limited to the Sangamon County Liquor Ordinance** which was duly seconded by **Tony Mares**.

The vote of the Board was as follows:

YES: **Charlie Chimento, Tony Mares, Don Wulf, Andrew Spiro, Gina Lathan**

NO:

PRESENT:

ABSENT:


RECORDING SECRETARY

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

Case #: **2018-032**

Address: **1525 West Jefferson Street, 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.
Conditions are suggested regarding size, location, and hours of operation to 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 tavern is located along a commercial corridor surrounded by other commercial businesses.
- (iii) Will not cause substantial injury to the value of other property in the vicinity in which it is located.
The tavern, with the proposed size and hours of operation restrictions, will not likely cause substantial injury to property values in the vicinity, which includes various commercial uses.
- (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) Mobile home parks - must meet the requirements of Section III(R) 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.