

CASE # 2005-84
RESOLUTION NUMBER 9-1

GRANTING A CONDITIONAL PERMITTED USE
FOR CERTAIN PROPERTY LOCATED AT
1550 RECREATION DRIVE
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, **Cheryl Sexton-Young**, has petitioned the Sangamon County Board for a **Conditional Permitted Use** to allow a **Banquet Hall** including the service of **alcoholic beverages**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **November 17, 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

NOV 30 2005

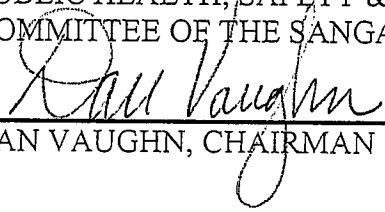
Joe Ciello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 13th day of December, 2005 that the request for a Conditional Permitted Use to allow a Banquet Hall including the service of alcoholic beverages on the above referenced property is hereby approved.

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

DAVID MENDENHALL

ATTEST:



SANGAMON COUNTY CLERK



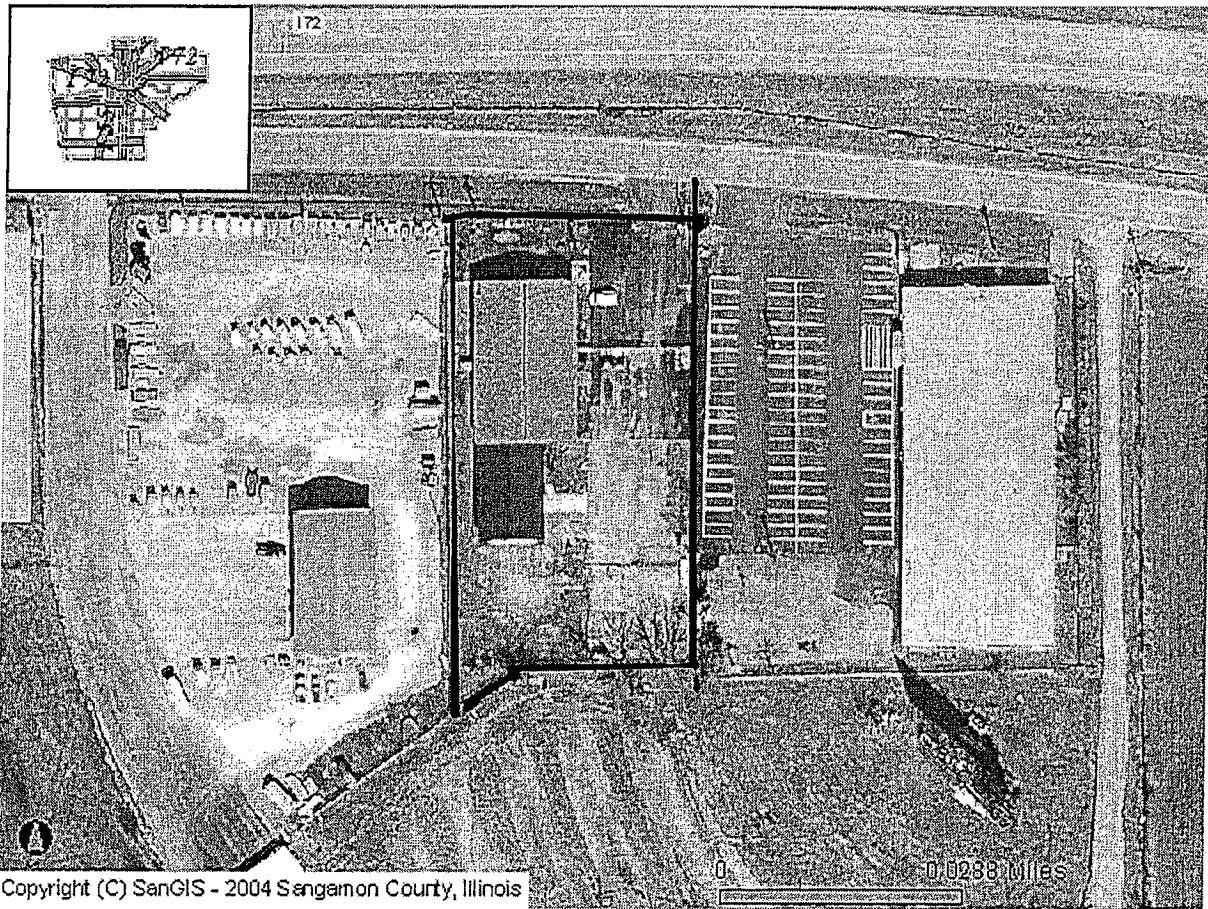
COUNTY BOARD CHAIRMAN

EXHIBIT A

Part of the Northwest Quarter of Section 20, Township 15 North, Range 5 West of the Third Principal Meridian, more particularly described as follows:

Commencing at a stone at the Northwest corner of the aforesaid Section 20, thence North 89 degrees 30 minutes East a distance of 2645 9 feet, thence South 0 degrees 33 minutes East a distance of 337.7 feet, thence North 86 degrees 18 minutes West a distance of 288 4 feet to the true point of beginning; thence South 0 degrees 33 minutes East a distance of 275 0 feet, thence South 89 degrees 27 minutes West a distance of 112 4 feet; thence South 54 degrees 46 minutes West a distance of 50 6 feet; thence North 0 degrees 33 minutes West a distance of 314 6 feet, thence South 86 degrees 18 minutes East a distance of 154 3 feet, more or less to the true point of beginning.

9-4



RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 13 NAME: Sam Montalbano

DOCKET NUMBER: 2005-84

ADDRESS: 1550 Recreation Drive, Springfield, IL. 62707

PETITIONER: Cheryl Sexton- Young

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

REQUESTED ZONING CLASSIFICATION: "B-3" General Business District with a
Conditional Permitted Use to allow a
Banquet Hall with the service of Alcoholic
beverages.

AREA: 1.05 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: Approval

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION: Approval


RECORDING SECRETARY

9-6

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2005-84
Cheryl Sexton-Young))
)	PROPERTY LOCATED AT:
)	1550 Recreation Drive
)	Springfield, IL. 62707
))

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 **November 17, 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 **1550 Recreation Drive, Springfield, IL. 62707** and more particularly described as:

See **EXHIBIT A**

- 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 Building.
- 5. That the proposed land use of said property is a Banquet Hall including the service of alcoholic beverages.
- 6. That the requested Conditional Permitted Use of said property is: to allow a Banquet Hall with the service of alcoholic beverages.
- 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 **Donn Malwick**.

The vote of the Board was as follows:

YES: **Charles Chimento, Donn Malwick, Peggy Egizii, Marvin Traylor, Patrick Somers**

NO:

ABSENT:

Pat Armstrong
RECORDING SECRETARY

9-8



CASE #: 2005-84
 INDEX #: 22-20-100-010
 DATE: 11-1-05
 INSPECTED BY: DK LW

ZONING AMENDMENT CHECK LIST

PETITIONER: Sexton-Young, Cheryl A.
 ADDRESS: 1550 Recreation Drive TWP. 15N RANGE 5 W SEC. 20 ¼ SEC. NW
 (OR NEAREST IDENTIFIABLE ROAD) TWP. _____ RANGE _____ W SEC. _____ ¼ SEC. _____
 CITY OR VILLAGE OR NEAREST ONE: Springfield

EXISTING ZONING: B-3 PROPOSED ZONING: B-3 with CPU*

LAND AREA: 1.05 acre ROAD FRONTAGE: 154 Lineal Ft. ROAD COND: Good

EXISTING LAND USE: Commercial Building
 PROPOSED LAND USE: Banquet Hall Including the Service of Alcoholic Beverages

TYPE OF STRUCTURE: Commercial CONDITION OF STRUCTURE: Good

EXISTING YARDS: Front 20 ft. Side 10/80 ft. Rear 150 ft.

SPOT ZONING: NA
 Yes No

- NEARBY LAND USE:
- a. To North Interstate 72, Cropland
 - b. To South Drive-in Movie Theater
 - c. To East Indoor Roller Skating Rink
 - d. To West Trailer Sales, Outdoor Recreation Center

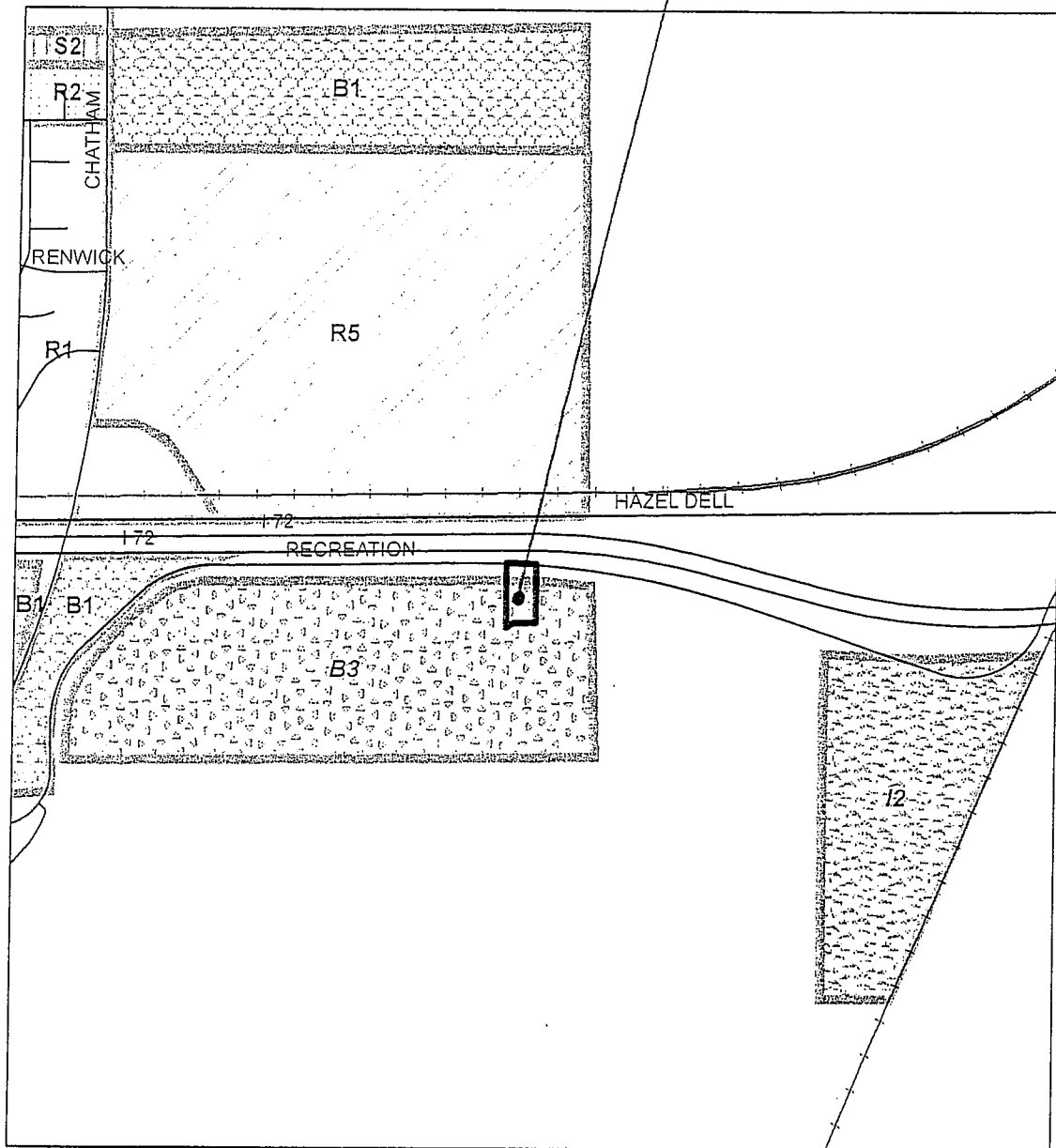
OTHER COMMENTS: * A Conditional Permitted Use is requested to allow a banquet hall with the service of alcoholic beverages.

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



RECOMMENDATIONS: **Recommend approval.**

County Zoning Case# 2005-084

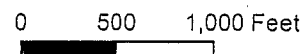


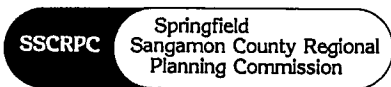
County Zoning

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

City Zoning

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





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

Case #: 2005-84

Address: 1550 Recreation Drive

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. This is a commercial/entertainment area.

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

Yes

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

No. The location is well removed from any residences.

- (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