

CASE # 2008-03
RESOLUTION NUMBER 8-1

GRANTING A CONDITIONAL PERMITTED USE
FOR CERTAIN PROPERTY LOCATED AT
25 COUNTRY LAKE 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 conditional permitted use** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

See Exhibit A

WHEREAS, the Petitioner, **Connie Buecker**, has petitioned the Sangamon County Board for a **conditional permitted use to allow a bed and breakfast**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **January 17, 2008**, 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

JAN 30 2008


Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 13th day of February, 2008 that the request for a conditional permitted use to allow a bed and breakfast on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 13th day of February, 2008.

Respectfully submitted,

PUBLIC HEALTH, SAFETY & ZONING
COMMITTEE OF THE SANGAMON COUNTY BOARD

TIM MOORE, CHAIRMAN



ABE FORSYTH, VICE CHAIRMAN

JENNIFER DILLMAN

DAVID MENDENHALL

GEORGE PRECKWINKLE

SAM SNELL

DON STEPHENS

LINDA DOUGLAS WILLIAMS

ATTEST:



SANGAMON COUNTY CLERK



COUNTY BOARD CHAIRMAN

EXHIBIT A

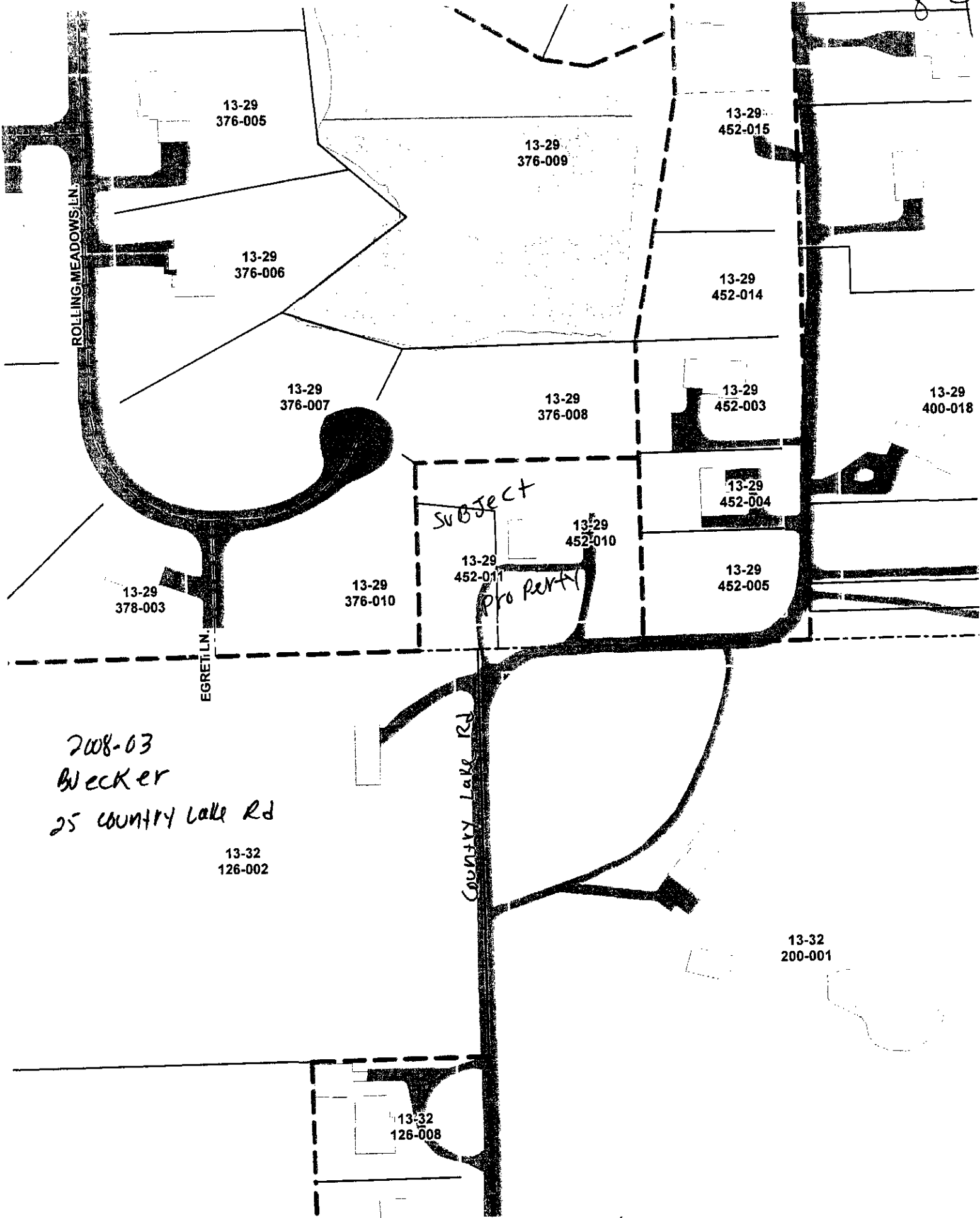
Parcel 1:

Part of the Southeast Quarter of the Southwest Quarter and part of the West Half of the Southwest Quarter of the Southeast Quarter of Section 29, Township 16 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, described as follows: Beginning at the Stone at the Southeast corner of the Southwest Quarter of said Section 29, thence West on the South line of said Section, 69.15 feet; thence North at right angles, 234.00 feet; thence East parallel to aforesaid South Section line, 279.23 feet; thence South 234.00 feet; thence West on aforesaid Section line, 210.08 feet to the point of beginning, except part of the Southeast Quarter of the Southwest Quarter and part of the West Half of the Southwest Quarter of the Southeast Quarter of Section 29, Township 16 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, described as follows: Beginning at a point 26.00 feet East of the Southeast corner of the Southwest Quarter of said Section 29, thence West on the South line of said Section, 26.00 feet to said Southeast corner; thence continuing West on said South line, 69.15 feet; thence North at right angles, 195.00 feet; thence Southeasterly, 97.89 feet to a point 172.00 feet North of the point of beginning; thence South 172.00 feet to the point of beginning.

Parcel 2:

Part of the Southeast Quarter of the Southwest Quarter and part of the West Half of the Southwest Quarter of the Southeast Quarter of Section 29, Township 16 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, described as follows: Beginning at a point 26.00 feet East of the Southeast corner of the Southwest Quarter of said Section 29, thence West on the South line of said Section, 26.00 feet to said Southeast corner; thence continuing West on said South line, 69.15 feet; thence North at right angles, 195.00 feet; thence Southeasterly, 97.89 feet to a point 172.00 feet North of the point of beginning; thence South 172.00 feet to the point of beginning.

All situated in Sangamon County, Illinois



13-29
376-005

13-29
376-009

13-29
452-015

13-29
376-006

13-29
452-014

13-29
376-007

13-29
376-008

13-29
452-003

13-29
400-018

13-29
452-004

13-29
452-010

subject

13-29
452-011

13-29
452-005

pro party

13-29
378-003

13-29
376-010

EGRET LN

*2008-03
Becker
25 Country Lake Rd*

13-32
126-002

COUNTRY LAKE RD

13-32
200-001

13-32
126-008

RECAP
(For County Board Use)

COUNTY BOARD MEMBER: # 1 NAME: **Tom Fraase**

DOCKET NUMBER: **2008-03**

ADDRESS: **25 Country Lake Road, Springfield, IL 62711**

PETITIONER: **Connie Buecker**

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

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with a conditional permitted use to allow a bed and breakfast**

AREA: **1.5 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend Approval. A Conditional Permitted Use to allow for a bed and breakfast seems appropriate at this location.**

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: 2008-03
Connie Buecker))
)	PROPERTY LOCATED AT:
)	25 Country Lake Road
)	Springfield, IL 62711
))

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 **January 17, 2008** 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 **25 Country Lake Road, Springfield, IL 62711** and more particularly described as:

See Exhibit A

Page 2

- 3. That the present zoning of said property is **"A" Agricultural District.**
- 4. That the present land use of said property is **Single family residence.**
- 5. That the proposed land use of said property is **Bed & Breakfast.**
- 6. That the requested **conditional permitted use** of said property is: **to allow a bed and breakfast.**
- 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.**


 CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Peggy Egizii** 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 **Judith Johnson** .

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Peggy Egizii, Judith Johnson, Marvin Traylor**

NO:

ABSENT:


 RECORDING SECRETARY

EXHIBIT A

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All situated in Sangamon County, Illinois

8-9

SSCRPC Springfield
Sangamon County Regional
Planning Commission

Staff Findings and Recommendation
(inspected 1/4/08 by LW & AJ)

SANGAMON COUNTY ZONING CASE # 2008-03
ADDRESS 25 Country Lake Road
Property Index # 13-29-452-010 and 011

PETITIONER Buecker, Connie

REQUESTED ZONING A Conditional Permitted Use to allow for a bed and breakfast in the existing single family residence.

PROPOSED LAND USE Bed and breakfast

EXISTING:

ZONING A

LAND USE Single family residence

ROAD FRONTAGE Country Lake Rd. - 232' CONDITION OF PAVEMENT Good

STRUCTURE DESIGNED FOR Residence

CONDITION OF STRUCTURE Good

LOT AREA 1.5 acres

FRONT YARD 105'

SIDE YARDS 100' / 118'

REAR YARD 70'

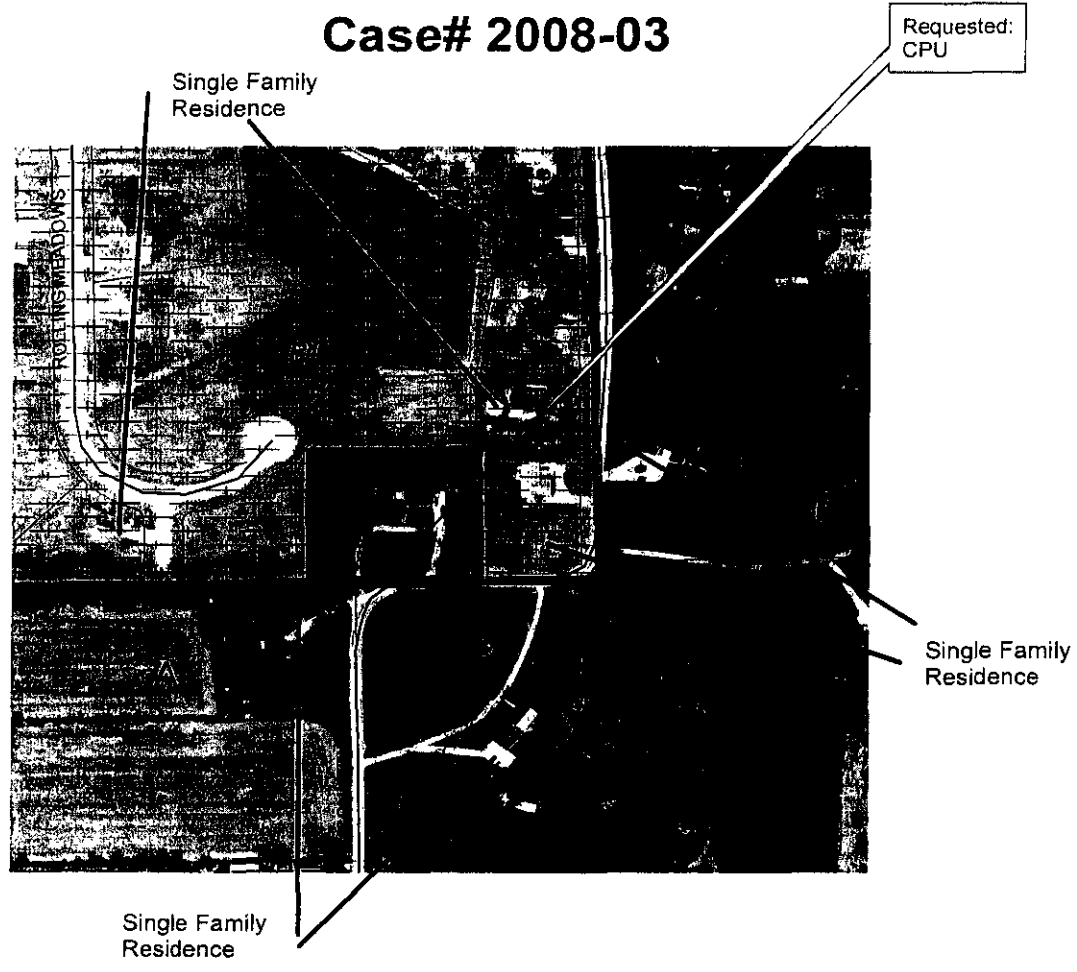


Would the proposed zoning be spot zoning? NA

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval. A Conditional Permitted Use to allow for a bed and breakfast seems appropriate at this location.

County Zoning

Case# 2008-03

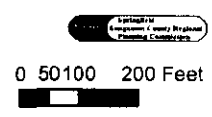


County Zoning

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

City Zoning

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



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

Case #: 2008-03

Address: 25 Country Lake Road

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.

This appears to be the case. The proposed bed & breakfast sits on a 1½ acre lot a reasonable distance from the road. The nearest residence is approximately 150 feet away.

- (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.

There is no foreseen impact.

- (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