

CASE # 2005-768-1  
RESOLUTION NUMBER 8-1

**DENYING A USE VARIANCE**  
**FOR CERTAIN PROPERTY LOCATED AT**  
**1200 NO. BRADFORDTON ROAD**  
**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 **deny a use variance to** the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See EXHIBIT A**

WHEREAS, the Petitioner, **Central Illinois Sports, Inc.**, has petitioned the Sangamon County Board for a **use variance to allow rental of Gym and Concession area for private parties with food supplied by renters;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **October 20, 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 **deny the use variance;** and

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

**FILED**

OCT 28 2005

*Joe Aiello*  
Sangamon County Clerk

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this **8<sup>th</sup> day of November, 2005** that the request for a use variance to allow rental of Gym and Concession area for private parties with food supplied by renters on the above referenced property is hereby denied.

Signed and passed by the Sangamon County Board in session on this **8<sup>th</sup> day of November, 2005.**

Respectfully submitted,

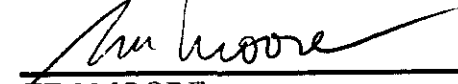
PUBLIC HEALTH, SAFETY & ZONING  
COMMITTEE OF THE SANGAMON COUNTY BOARD

\_\_\_\_\_  
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 Lot 22 of the Partition of the Estate of James M. Bradford, deceased, being part of the Southeast Quarter of Section 23, Township 16 North, Range 6 West of the Third Principal Meridian, described as follows: From the center of said Section 23, South on the Quarter Section line 1,309.04 feet to the Northwest corner of aforesaid Lot 22, thence continuing South on said Quarter Section line 254 feet to the point of beginning, thence East parallel to the North line of said Lot 22, beginning at the North line of the Southwest Quarter of the Southeast Quarter of said Section 23, 600 feet; Thence South parallel to the Quarter Section line 1218.47 feet; thence West 600 feet to a point on the Quarter Section line 122.49 feet South of the point of beginning; thence North 122.49 feet to the point of beginning.

Situated in Sangamon County, Illinois.

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RECAP  
(For County Board Use)

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

DOCKET NUMBER: **2005-76**

ADDRESS: **1200 No. Bradfordton Rd., Springfield, IL. 62711**

PETITIONER: **Central Illinois Sports, Inc.**

PRESENT ZONING CLASSIFICATION: **"A" Agricultural District with Use Variances for a Karate School and a Health Club and Gym.**

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with Use Variances for Karate School and Health Club and Gym and rent gym and concessions area for private parties where food is supplied by renter.**


AREA: **1.66 acres**

COMMENTS: **none**

OBJECTORS: **yes**

PLANNING COMMISSION RECOMMENDATION: **denial. The standards for use variation are not met.**

SANGAMON COUNTY BOARD OF APPEALS RECOMMENDATION: **denial.**

  
\_\_\_\_\_  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF: )	DOCKET NO: 2005-76
<b>Central Illinois Sports, Inc.</b> )	
)	PROPERTY LOCATED AT:
)	<b>1200 No. Bradfordton Rd.</b>
)	<b>Springfield, IL. 62711</b>
)	

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 **use 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 **October 20, 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 **1200 No. Bradfordton Rd., Springfield, IL. 62711** and more particularly described as:

See **EXHIBIT A**

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3. That the present zoning of said property is "A" Agricultural District with Use **variances for a Karate School and a Health Club and Gym.**
4. That the present land use of said property is a **Karate Club, Health Club and Gym.**
5. That the proposed land use of said property is a **Karate Club, Health Club & Gym and rent gym and concession area for private parties where food is supplied by renter.**
6. That the requested **use variance** of said property is: **to allow rental of gym and concession area for private parties with food supplied by renters.**
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 not** support the proposition that the adoption of the proposed **use 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 requested **use variance** be **denied**.

Charles Chimento  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member **Donn Malwick** to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the petition be **denied**, which was duly seconded by **Patrick Somers**.

The vote of the Board was as follows:

YES: **Charles Chimento, Donn Malwick, Patrick Somers, Don Wulf**

NO: **Marvin Traylor**

ABSENT: **Peggy Egizii**

Peggy Egizii  
RECORDING SECRETARY

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CASE #: 2005-76

INDEX #: 13-23-400-047

DATE: 10-4-05

INSPECTED BY: DK LW

**USE VARIANCE CHECK LIST**

PETITIONER: Central Illinois Sports Inc.

ADDRESS: 1200 North Bradfordton Road CITY OR VILLAGE OR NEAREST ONE: Springfield

REQUEST DESCRIPTION: Rental of Gym and Concession area for private parties with food supplied by renters

EXISTING ZONING: A with Use Variances for a Karate School and a Health Club and Gym

EXISTING LAND USE: Karate Club, Health Club and Gym

PROPOSED LAND USE: Karate Club, Health club & Gym and Rent Gym for Private Parties where Food is supplied by Renter

LAND AREA: 1.66 acres ROAD FRONTAGE: 122 Lineal Ft. ROAD COND: Good

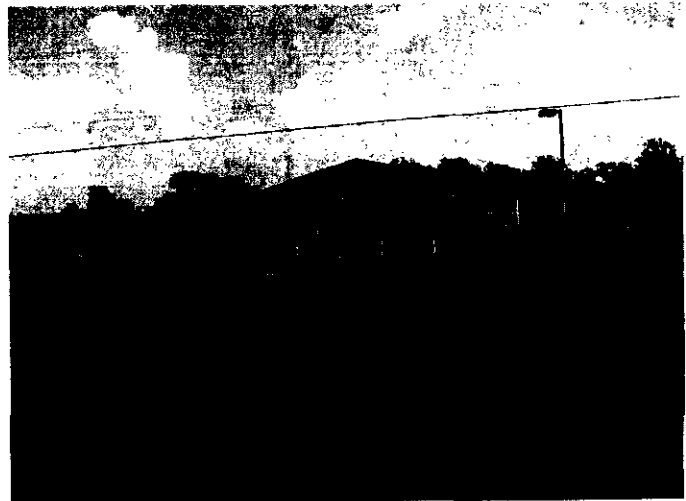
STRUCTURE DESIGNED FOR: Business CONDITION OF STRUCTURE: Good

EXISTING YARDS: Front 100 ft. Side 10/10 ft. Rear 230 ft.

- NEARBY LAND USE:
- a. To North Township Hall/Maintenance Facility, Cropland
  - b. To South Offices, Vacant, Single Family Residence
  - c. To East Single Family Residence
  - d. To West Cropland

OTHER COMMENTS:

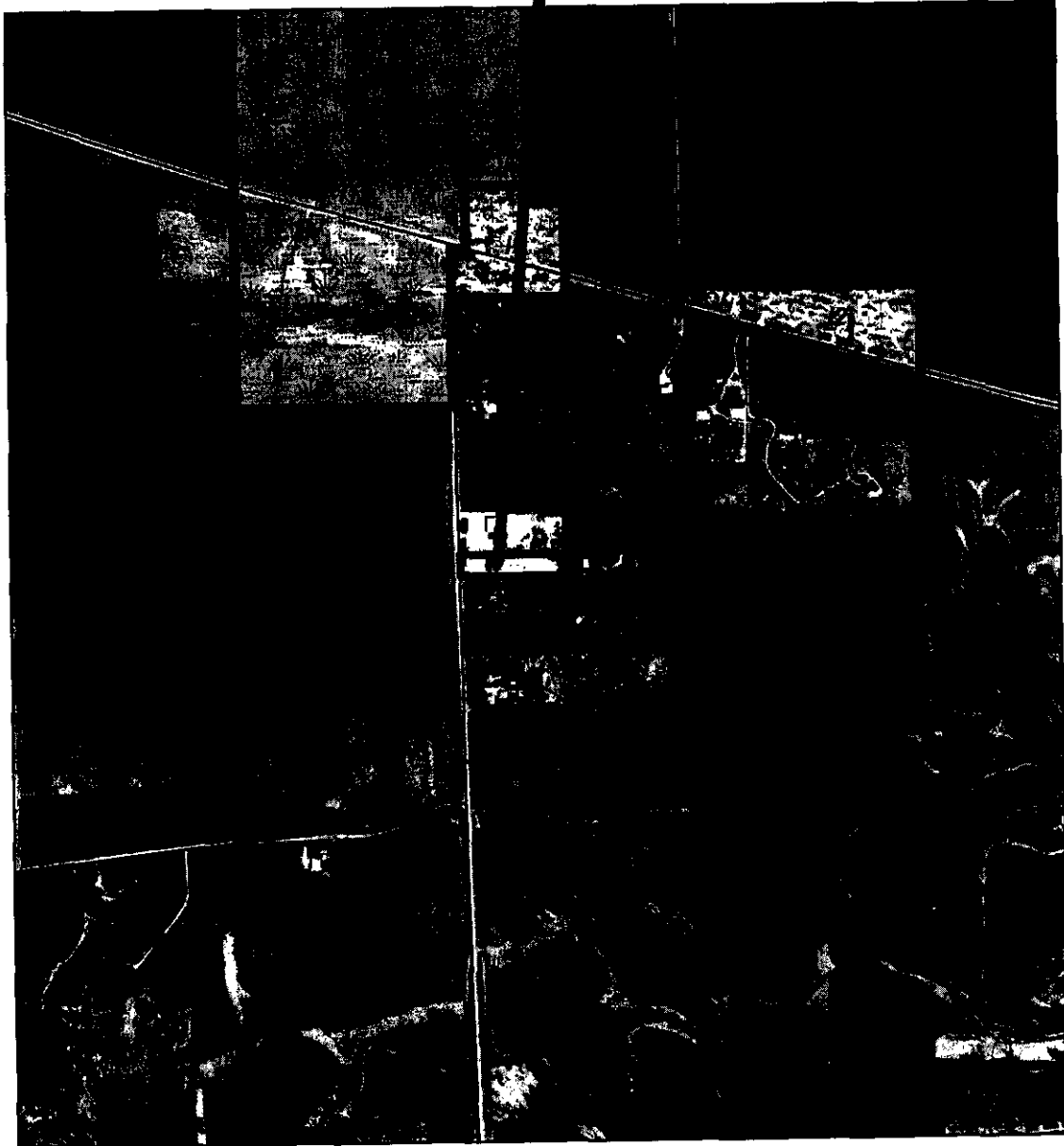
Staff Estimate of the Effect of the Use Variance on the Area		None	Slight	Mod.	Great
CONTRASTS: CURRENT VS. PROPOSED	land use			X	
	appearance	X			
	height	X			
	parking spaces	X			
PROBLEMS FORESEEN	drainage	X			
	sewer	X			
	traffic flow	X			
WILL USE INCREASE	pop. density	X			
	dwellings, density	X			
	school pop.	X			
	traffic volume	X			



RECOMMENDATIONS: **Recommend denial. The standards for use variation are not met.**































# County Zoning

## Case# 2005-076



### County Zoning

### City Zoning

 R1	 B1	 R1	 H1	 OFF
 R1a	 B2	 R2	 H2	 PUD
 R2	 B3	 R3a	 H3	 B1
 R3	 I1	 R3b	 S1	 B2
 RM-4	 I2	 R4	 S2	 I1
 OFF	 A	 R5	 S3	 I2

0 500 1,000 Feet





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## RECOMMENDED STANDARDS FOR USE VARIATIONS

Case #: 2005-76

Address: 1200 North Bradfordton Road

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.

**No. The existing karate club, health club and gym are operating under use variances previously granted.**

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

**The requested use is not particularly compatible with adjacent residences.**

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

**The property is currently operating with three different uses. There does not appear to be any particular benefit in adding the proposed use.**

- (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.

**There is a concern with the proximity to residences.**