

**GRANTING A REZONING AND A VARIANCE  
FOR CERTAIN PROPERTY LOCATED AT  
200-500 BLOCK OF TORONTO RD., 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 and a variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioner, **James Skeeters, Manager, WIEE LLC** , has petitioned the Sangamon County Board requesting **pursuant to Chapters 17.68 and 17.26, a rezoning from “B-2” Retail Business District to “B-3” General Business District; and, pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow two (2) principal uses on one (1) parcel: (1) a tavern (CPU granted 2021-044) and (2) a self-service storage facility; and,**

WHEREAS, a public hearing was held at the Sangamon County Building on **February 15, 2024** 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 a rezoning and a variance;** and,

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

**FILED**

**MAR 01 2024**

*Don J. May*  
Sangamon County Clerk

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this **12<sup>th</sup> Day of March, 2024** that the following request(s) on the above described property are hereby approved:

- Pursuant to Chapters 17.68 and 17.26, a rezoning from “B-2” Retail Business District to “B-3” General Business District; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow two (2) principal uses on one (1) parcel: (1) a tavern (CPU granted 2021-044) and (2) a self-service storage facility.

Signed and passed by the Sangamon County Board in session on this **12<sup>th</sup> day of March, 2024**.

\_\_\_\_\_  
COUNTY BOARD CHAIRMAN

**ATTEST:**

\_\_\_\_\_  
SANGAMON COUNTY CLERK

## EXHIBIT A

Part of the Northeast Quarter of the Northeast Quarter of Section 33, Township 15 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, further described as follow:

Commencing at a PK Nail marking the Northeast corner of said Section 33; thence South 00 degrees 08 minutes 08 seconds West, 595.49 feet along the East line of said Northeast Quarter to the point of beginning; thence continuing South 00 degrees 08 minutes 08 seconds West, 69.18 feet along said East line to the Southeast corner of the North 20 acres of the East Half of said Northeast Quarter; thence South 88 degrees 54 minutes 47 seconds West, 803.88 feet along the South line of the North 20 acres of the East Half of said Northeast Quarter; thence North 00 degrees 11 minutes 56 second West, 284.48 feet; thence South 89 degrees 48 minutes 04 seconds West, 170.00 feet; thence North 00 degrees 11 minutes 56 seconds West, 60.00 feet; thence South 89 degrees 48 minutes 04 seconds West 589.59 feet to a point on the Westerly right of way of South Second Street; thence North 00 degrees 11 minutes 52 seconds East, 260.55 feet along said Westerly right of way line; thence North 89 degrees 23 minutes 01 seconds East, 80.00 feet to a point on the Southerly right of way line of Toronto Road; thence North 68 degrees 56 minutes 24 seconds East, 89.51 feet along said Southerly right of way line; thence North 89 degrees 48 minutes 04 seconds East, 525.00 feet along said Southerly right of way line; thence South 87 degrees 35 minutes 19 seconds East, 363.70 feet along said Southerly right of way line; thence South 00 degrees 11 minutes 56 seconds East, 539.27 feet; thence North 89 degrees 48 minutes 04 seconds East, 310.00 feet to the point of beginning.

EXCEPT from a PK Nail marking the Northeast corner of said section 33, thence South 00 degrees 08 minutes 08 seconds West, 664.67 feet along the East line of said Northeast quarter to the Southeast corner of the North 20 acres of the East half of the Northeast quarter of said section 33; thence South 87 degrees 55 minutes 32 seconds West, 753.87 feet to the point of beginning, thence continuing South 87 degrees 55 minutes 32" seconds West, 50.01 feet; thence North 01 degrees 11 minutes 11 seconds West, 284.48 feet; thence South 88 degrees 48 minutes 49 seconds West, 170.00 feet; thence North 01 degree 11 minutes 11 seconds West, 60.00 feet; thence North 88 degrees 48 minutes 49 seconds East, 220.00 feet; thence South 01 degree 11 minutes 11 seconds East 343.70 feet to the point of beginning, containing 0.629 acres, more or less

Situated in Sangamon County, Illinois

Parcel Number: 22-33.0-200-041

**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: # 13                      NAME: Brad Miller

DOCKET NUMBER: 2024-003

ADDRESS: 200-500 Block of Toronto Rd., Springfield, IL 62711

PETITIONER: James Skeeters, Manager, WIEE LLC

PRESENT ZONING CLASSIFICATION: B-2 Retail Business District and CPU for tavern (approximately 1,200 square feet)

REQUESTED ZONING CLASSIFICATION: Pursuant to Chapters 17.68 and 17.26, a rezoning from “B-2” Retail Business District to “B-3” General Business District; and, pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow two (2) principal uses on one (1) parcel: (1) a tavern (CPU granted 2021-044) and (2) a self-service storage facility.

AREA: 10.21 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval. Part of the purpose of the B-3 District is that it is “designed to accommodate highway oriented services.” The subject property is located near the on/off ramps for I-55, which would make B-3 uses at this location in harmony with the general purpose and intent of the Zoning Regulations. The subject property is a larger commercial parcel at 10.21 acres, which makes it reasonable to site multiple uses. The two proposed commercial uses will be compatible with the existing commercial uses along/near Toronto Road.

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: **2024-003**  
**James J. Skeeters** )  
)  
) PROPERTY LOCATED AT:  
) **200-500 Block of Toronto Rd.**  
) **Springfield, IL 62711**

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 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 **February 15, 2024** 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: **200-500 Block of Toronto Rd. Springfield, IL 62711** and more particularly described as:

See Exhibit A

3. That the present zoning of said property is **B-2 Retail Business District and CPU for a tavern (approx. 1,200 square feet).**
4. That the present land use of said property is **Vacant.**
5. That the proposed land use of said property is **3-unit strip commercial building: 1) tavern, 2) unknown, and 3) self-service storage facility.**
6. That the request(s) for the subject property **are pursuant to Chapters 17.68 and 17.26, a rezoning from “B-2” Retail Business District to “B-3” General Business District; and, pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow two (2) principal uses on one (1) parcel: (1) a tavern (CPU granted 2021-044) and (2) a self-service storage facility.**
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 and a 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 “B-2” Retail Business District to “B-3” General Business District; and,**
- **Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow two (2) principal uses on one (1) parcel: (1) a tavern (CPU granted 2021-044) and (2) a self-service storage facility.**

  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Anthony Mares**, which was duly seconded by **George Petrilli**, 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 “B-2” Retail Business District to “B-3” General Business District; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot) to allow two (2) principal uses on one (1) parcel: (1) a tavern (CPU granted 2021-044) and (2) a self-service storage facility.

The vote of the Board was as follows:

YES:           **Anthony Mares, George Petrilli, Charlie Chimento, Richard Thompson  
                  Phil Sidles**

NO:

PRESENT:

ABSENT:      **Don Wulf**

  
RECORDING SECRETARY

**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: **2024-003**

Address: **200-500 Block of Toronto Rd., Springfield**

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

**North – Church, truck stop, and cropland. East – Truck stop and cropland. South & West – Warehouse and cropland.**

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

**North – City B-1. East – B-2 and City B-1. South & West – B-2 and Agricultural.**

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

**Self-service storage facilities are not permitted in the existing B-2 District. Although the subject property is unincorporated, the Springfield Comprehensive Plan designates the subject property commercial.**

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

**The trend of development in the area is commercial along/near Toronto Road. In 2021, the subject property was granted a CPU for a tavern. In 2017, B-3 with a CPU for a tavern was granted for the restaurant to the east of the subject property before it was eventually annexed into the City and rezoned to City B-1. In 1995, B-3 was granted southeast of the subject property. Other parcels in the area have been annexed into the City of Springfield and have been rezoned to City B-1, including the truck stop located east of the subject property and the church and other vacant land north of the subject property.**



**SANGAMON COUNTY  
RECOMMENDED STANDARDS FOR USE VARIATIONS  
(TWO USES ON ONE PARCEL: TAVERN & SELF-SERVICE STORAGE FACILITY)**

Case #: **2024-003**

Address: **200-500 Block of Toronto Rd., 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 is a larger commercial parcel at 10.21 acres, which makes it reasonable to site multiple uses.**

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

**The two proposed commercial uses will be compatible with the existing commercial uses along/near Toronto Road.**

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

**Part of the purpose of the B-3 District is that it is “designed to accommodate highway oriented services.” The subject property is located near the on/off ramps for I-55, which would make B-3 uses at this location in harmony with the general purpose and intent of the Zoning Regulations.**

- (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.**