

**GRANTING A REZONING AND VARIANCE**  
FOR CERTAIN PROPERTY LOCATED AT  
**895 TAINTOR 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 an amendment and variance** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioner, **William Jerry Winter**, has petitioned the Sangamon County Board for a **rezoning from "R-3" Multi-family Residence District to "I-1" Restricted Industrial District to allow for a single-family residence and a plumbing contractor's office, shop and yard with outside storage, and a variance to allow two (2) principal uses on one (1) parcel; and**

WHEREAS, a public hearing was held at the Sangamon County Building on **May 19, 2011** 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 rezoning and variance; and**

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

**FILED**

MAY 27 2011

*Joe Aiello*  
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 14<sup>th</sup> day of June, 2011 that the request for a rezoning from "R-3" Multi-family Residence District to "I-1" Restricted Industrial District to allow for a single-family residence and a plumbing contractor's office, shop and yard with outside storage, and a variance to allow two (2) principal uses on one (1) parcel on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 14<sup>th</sup> day of June, 2011.

Respectfully submitted,

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



TIM MOORE, CHAIRMAN

\_\_\_\_\_  
ABE FORSYTH, VICE CHAIRMAN

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JOHN FULGENZI

\_\_\_\_\_  
DAVID MENDENHALL

\_\_\_\_\_  
SAM SNELL

\_\_\_\_\_  
DON STEPHENS

\_\_\_\_\_  
GREG STUMPF

\_\_\_\_\_  
LINDA DOUGLAS WILLIAMS

**ATTEST:**

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

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

**EXHIBIT A**

Part of the West 30 acres of the Northwest Quarter of the Northeast Quarter of Section 15, Township 16 North, Range 5 West of the Third Principal Meridian described as follows:

Commencing at a point in the center of Section 15, Township and Range aforesaid, thence North 1324.68 feet, thence easterly 532.51 feet to an iron pin, the point of beginning, thence North 197 feet to a point, thence West 7 feet to a point, thence North 1130 feet more or less to a point in the North line of said Section 15, thence East 488 feet to a point, thence South 1330 feet to an iron pin located in the Quarter Quarter Section line, thence West 481 feet to the point of beginning containing 14.10 acres. More or less

And excepting therefrom a tract off the East side of said West 30 acres of the North half of the Northwest Quarter of the Northeast Quarter of said Section 15 described as follows:  
Beginning at a point on the North line of said Section 15, 20 rods West of the Northeast corner of the said Quarter Quarter Section, running thence West 3 rods to a point, thence South 40 rods to a point, thence East 3 rods to a point, thence North 40 rods to the point of beginning, containing 0.75 acres, more or less.

Except the following 2 parcel deed to the State Of Illinois for road purposes:  
A) A parcel of land lying with Section 15, Township 16 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, the boundary of which is described as follows:  
Commencing at an iron pin at the North Quarter corner of said Section 15; proceed on the North line of said Section 15 North 88 degrees 20 minutes 25 seconds East, 519.04 feet to the Northeast corner owned by the Wake Corporation, said corner being the point of beginning; thence on the East line of said Wake Corporation Property South 01 degree 29 minutes 50 seconds East, 406.73 feet; thence North 68 degrees 26 minutes 06 seconds East, 237.04 feet; thence North 77 degrees 34 minutes 22 seconds East, 218.62 feet to the West line of property owned by Arthur D. and Anna Lee Cook: thence on the West line of the said Cook property North 01 degree 15 minutes 28 seconds West, 285.18 feet to the North line of said Section 15; thence on said North line South 88 degrees 20 minutes 25 seconds West, 438.50 feet to the point of beginning, encompassing 3.383 acres, more or less.  
B) Commencing at an iron pin at the North Quarter corner of said Section 15; proceed on the North line of said Section 15 North 88 degrees 20 minutes 25 seconds East, 519.04 feet to the Northeast corner of property owned by the Wake Corporation; thence on the East line of the said Wake Corporation Property South 01 degree 29 minutes 50 seconds East, 406.73 feet to the point of beginning; thence North 68 degrees 26 minutes 06 seconds East, 237.04 feet; thence North 77 degrees 34 minutes 22 seconds East, 218.62 feet to the West line of property owned by Arthur D. and Anna Lee Cook; thence on the West line of the said Cook property South 01 degree 15 minutes 28 seconds East, 302.16 feet; thence South 83 degrees 35 minutes 59 seconds West, 120.73 feet; thence North 87 degrees 33 minutes 06 seconds West, 132.04 feet; thence South 61 degrees 57 minutes 46 seconds West, 205.70 feet to the East line of the said Wake Corporation property; thence on said East line of the Wake Corporation property North 01 degree 29 minutes 50 seconds West, 272.52 feet to the point of beginning, encompassing 2.738 acres, more or less.

Except the coal and other minerals underlying the surface of said land and all rights and easements in favor of the Estate of said coal and minerals.

Situated in Sangamon County, Illinois

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: #17                      NAME: John Fulgenzi

DOCKET NUMBER: 2011-027

ADDRESS: 895 Taintor Rd., Springfield, IL. 62702

PETITIONER: William Jerry Winter

PRESENT ZONING CLASSIFICATION: "R-3" Multi-family Residence District.

REQUESTED ZONING CLASSIFICATION: "I-1" Restricted Industrial District to allow for a single-family residence and a plumbing business, and a variance to allow two (2) principal uses on one (1) parcel.

AREA: 7.98 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION: **Recommend approval of the I-1 zoning and the variance to allow two (2) principal uses on the property. The property is surrounded by commercial uses and I-1 zoning. The variance request is to allow for two (2) principal uses on the property to allow the single-family residence to remain in the proposed I-1 zoning, and to allow a plumbing contractor's business on the location. Given the commercial nature of the area and the size of the parcel, it does not appear that there will be any negative impact on the area.**

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: 2011-027  
 William Jerry Winter )  
 )  
 ) PROPERTY LOCATED AT:  
 ) 895 Taintor Rd.,  
 ) 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 an **amendment and 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 **May 19, 2011** 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: **895 Taintor Rd., Springfield, IL.** and more particularly described as:

**See Exhibit A**

- 3. That the present zoning of said property is "R-3" Multi-family Residence District.
- 4. That the present land use of said property is a single family residence.
- 5. That the proposed land use of said property is a single family residence and a plumbing business.
- 6. That the requested rezoning and variance of said property is a rezoning from "R-3" Multi-family Residence District to "I-1" Restricted Industrial District to allow for a single-family residence and a plumbing contractor's office, shop and yard with outside storage, and a variance to allow two (2) principal uses on one (1) parcel.
- 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 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 rezoning and variance be approved.

Charles Chimento/ck  
CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

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

The vote of the Board was as follows:

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

NO:

ABSENT:

Cyndi Knowles  
RECORDING SECRETARY