

CASE# 2019-002  
RESOLUTION NUMBER 5-1

**GRANTING A REZONING**  
FOR CERTAIN PROPERTY LOCATED AT  
**1129 TAINTOR 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 an amendment** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

**See Exhibit A**

WHEREAS, the Petitioners, **Y.T. Packing Co. and Joseph and Carolyn Turasky**, have petitioned the Sangamon County Board for a **rezoning from "A" Agricultural District to "B-1" Neighborhood Business District**; and,

WHEREAS, a public hearing was held at the Sangamon County Building on **January 17, 2019** 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,

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

**FILED**

JAN 23 2019


*Don J. Bray*  
Sangamon County Clerk

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Sangamon County, Illinois, in session assembled this **5<sup>th</sup> Day of February, 2019** that the request for a rezoning from **“A” Agricultural District to “B-1” Neighborhood Business District** on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this **5<sup>th</sup> day of February, 2019**.

Respectfully submitted,

PUBLIC HEALTH, SOLID WASTE & ZONING  
COMMITTEE OF THE SANGAMON COUNTY BOARD

  
\_\_\_\_\_  
GREG STUMPF, CHAIRMAN

\_\_\_\_\_  
DAVID MENDENHALL, VICE CHAIRMAN

\_\_\_\_\_  
CRAIG HALL

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

\_\_\_\_\_  
ABE FORSYTH

\_\_\_\_\_  
JASON RATTS

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

\_\_\_\_\_  
ANNETTE FULGENZI

\_\_\_\_\_  
LINDA FULGENZI

\_\_\_\_\_  
LISA HILLS

\_\_\_\_\_  
MIKE SULLIVAN

\_\_\_\_\_  
ROSE RUZIC

**ATTEST:**

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

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

**EXHIBIT A****PARCEL 1**

Part of the Northeast Quarter of Section 15, Township 16 North, Range 5 West of the Third Principal Meridian, described as follows, to-wit: Beginning at the center of said Section 15; thence North along the Half Section line 20.07 and 7/8 chains to a point; thence East a distance of 20.47 and 1/2 chains to a place of beginning; from said point of beginning thence North a distance of 1329.57 feet to a point; thence East a distance of 298 feet to a point; thence South 1329.57 feet to a point; thence West 298 feet to the place of beginning.

Except from said tract the following, to-wit: The West 198 feet of the South 440 feet thereof.

Situated in Sangamon County, Illinois.

Also excepting therefrom the following two parcels of land lying within Section 15, Township 16 North, Range 5 West of the Third Principal Meridian, Sangamon County, Illinois, the boundaries of which are described as follows:

Commencing at an iron pin at the North Quarter Corner of said Section 15; thence on the North line of said Section 15 North 88 degrees 20 minutes 25 seconds East, 1349.05 feet to the Northeast corner of property owned by Arthur D. and Anna Lee Cook; thence on the East line of said Cook property South 00 degrees 54 minutes 08 seconds East, 234.60 feet to the point of beginning; thence North 84 degrees 17 minutes 32 seconds East, 299.03 feet to the West line of property owned by Frances Rieken; thence on the said West line of the Rieken property South 00 degrees 54 minutes 09 seconds East, 268.62 feet; thence South 86 degrees 55 minutes 48 seconds West, 169.04 feet; thence South 63 degrees 12 minutes 55 seconds West, 143.44 feet to the East line of the said Cook property; thence on the East line of the said Cook property North 00 degrees 54 minutes 08 seconds West, 312.58 feet to the point of beginning, encompassing 1.876 acres, more or less; and

Commencing at an iron pin at the North Quarter Corner of said Section 15; thence on the North line of said Section 15 North 88 degrees 20 minutes 25 seconds East, 1349.05 feet to the point of beginning, said point also being the Northeast corner of property owned by Arthur D. and Anna Lee Cook; thence continuing on the North line of said Section 15 North 88 degrees 20 minutes 25 seconds East, 298.00 feet to the West line of property owned by Frances Rieken; thence on said West line of the Rieken property South 00 degrees 54 minutes 09 seconds East, 213.49 feet; thence South 84 degrees 17 minutes 32 seconds West, 299.03 feet to the East line of the said Cook property; thence on the said East line of the Cook property North 00 degrees 54 minutes 08 seconds West, 234.60 feet to the point of beginning, encompassing 1.533 acres, more or less.

Tax ID #14-15.0-200-032

**PARCEL 2**

Northeast Quarter of the Northeast Quarter of Section 15, Township 16 North, Range 5 West of the Third Principal Meridian, excepting therefrom the following, to-wit:

Part of the Northeast Quarter of Section 15, Township 16 North, Range 5 West of the Third Principal Meridian, described as follows, to-wit: Beginning at the center of said Section 15, thence North along the Half-Section line 20.07 and 7/8 chains to a point thence East a distance of 20.47 and 1/2 chains to the place of beginning; from said point of beginning thence North a distance of 1329.57 feet to a point; thence East 298 feet to a point; thence South 1329.57 feet to a point; thence West 298 feet to the place of beginning, also, except that part conveyed to the Springfield Metro Sanitary District by Deed recorded February 17, 1995, as Document 95-04560, described as follows: That part of the Northeast Quarter of the Northeast Quarter of Section 15 lying North of the Right of Way of Route FA 662 (Veterans Parkway).

Excepting from the above parcel that portion conveyed to the People of the State of Illinois, Dept. of Transportation by Warranty Deed recorded December 21, 1994, as Document No. 94-50364.

Tax ID #14-15.0-200-041

**PARCEL 3**

That part of the Northwest Quarter of the Northwest Quarter of Section 14, Township 16 North, Range 5 West of the Third Principal Meridian, lying West of the public highway commonly called Peoria Road, excepting therefrom the following: That portion of premises conveyed to State of Illinois for the public highway by deed recorded June 9, 1925 as Document No. 148793 in Recorder's Office of Sangamon County; also excepting that portion conveyed to City of Springfield by Warranty Deed recorded July 28, 1928 as Document No. 154756 in Recorder's Office of Sangamon County. Further, excepting from said Parcels I and II that part of the Northwest Quarter of Northwest Quarter of Section 14 and that part of the Northeast Quarter of the Northeast Quarter of Section 15 aforesaid conveyed to Robert Dineen and Earl R. Schryver by Warranty Deed in Book 389 of Deeds, Page 195, in Recorder's Office of Sangamon County, more particularly described as follows: Beginning at a point 20 feet West of and 38.5 feet North of Southwest corner of Northwest Quarter of Northwest Quarter of Section 14 aforesaid, thence North and parallel with Section line between Sections 14 and 15, 342.15 feet to a point, thence North 67 degrees 10 minutes East 522 feet to a point, thence continued North 67 degrees 10 minutes East 236.8 feet to a point, thence South 18 degrees 20 minutes West 90.3 feet to a point, thence South 13 degrees 18 minutes West 250 feet to a point, thence South 27 degrees 7 minutes West 225 feet to a point, thence along a curved line a distance of 170 feet to a point, said curved line being 30 feet distance from a 10 degree 13 minute curve, said curve being the center line of the hard road designated as State Bond Issue Route #4, thence West 135 feet to a point, said point being 40 feet North of the center line of said State Bond Issue Route #4, thence West 213.95 feet to the point of beginning.

Excepting from the above parcel that portion conveyed to the People of the State of Illinois, Dept. of Transportation by Warranty Deed recorded December 21, 1994, as Document No. 94-50364.

Tax ID #14-14.0-101-004

**PARCEL 4**

That part of the Northwest Quarter of the Northwest Quarter of Section 14 and part of the Northeast Quarter of the Northeast Quarter of Section 15 in Township 16 North, Range 5 west of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at a point of 20 feet West of and 38.5 feet North of the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 14 aforesaid, thence North and parallel with the Section line between Sections 14 and 15 342.15 feet to a point, thence North 67 degrees, 10 minutes East 522 feet to a point, thence continued North 67 degrees 10 minutes East 236.8 feet to a point, thence South 18 degrees 20 minutes West 90.3 feet to a point, thence South 13 degrees 18 minutes West 250 feet to a point, thence South 27 degrees 7 minutes West 225 feet to a point, thence along a curved line a distance of 170 feet to a point, said curved line being 30 feet distance from a 10 degrees 13 minutes curve, said curve being the center line of the Hard Road, designated as State Bond Issue Route No. 4, thence West 135 feet to a point, said point being 40 feet North of the center line of said State Bond Issue Route No. 4, thence West 213.95 feet to the point of beginning, containing 5.95 acres, more or less.

Subject to any easements, covenants, restrictions and reservations of use and record, if any.

Tax ID #14-14.0-101-003

**RECAP**  
(For County Board Use)

COUNTY BOARD MEMBER: # 17                      NAME: **Annette Fulgenzi**

DOCKET NUMBER: **2019-002**

ADDRESS: **1129 Taintor Road, Springfield, IL 62702**

PETITIONER: **Y.T. Packing Co. and Joseph and Carolyn Turasky**

PRESENT ZONING CLASSIFICATION: **“A” Agricultural District.**

REQUESTED ZONING CLASSIFICATION: **“B-1” Neighborhood Business District.**

AREA: **36.27 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION: **Recommend approval. The purpose of the request is to rezone the subject property to B-1 in order to expand the parcel with the current meat processing and retail store use, and to rezone the parcel to a classification more appropriate to the area. The LESA score of 95 indicates the property is acceptable for non-agricultural development. The area has a commercial and industrial trend and while the subject property is unincorporated, the Springfield Comprehensive Plan designates the area as commercial, making the requested B-1 compatible with the character of the area.**

SANGAMON COUNTY 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: <b>2019-002</b>
<b>Y.T. Packing Co. and</b> )	
<b>Joseph &amp; Carolyn Turasky</b> )	
)	PROPERTY LOCATED AT:
)	<b>1129 Taintor Road</b>
)	<b>Springfield, IL 62702</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 an **amendment** 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, 2019** 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:

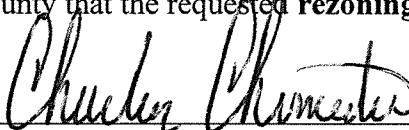
1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **1129 Taintor Road, Springfield, IL 62702** 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 **meat processing and retail store and cropland.**
5. That the proposed land use of said property is **meat processing and retail store, personal solar energy system, and cropland.**
6. That the requested **rezoning** of said property is **a rezoning from “A” Agricultural District to “B-1” Neighborhood Business District.**
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** 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** be **approved.**

  
CHAIRMAN 70



MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Andrew Spiro**, 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 **Don Wulf**.

The vote of the Board was as follows:

YES: **Charlie Chimento, Tony Mares, Don Wulf, Andrew Spiro**

NO:

PRESENT:

ABSENT:

  
RECORDING SECRETARY

**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: **2019-002**

Address: **1129 Taintor Road, Springfield**

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

**North – Sanitary district and police academy. East – Residence and pet services. South – Non-profit organization and state fairgrounds. West – Animal shelter.**

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

**North – City I-2 and City B-2. East – B-3. South – I-1, B-3, and Agricultural. West – Agricultural.**

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

**The LESA score of 95 indicates the property is acceptable for non-agricultural development. In order to expand the meat processing and retail store use, the Agricultural District is no longer appropriate for the subject property. The location of the subject property along major roadways, being surrounded by other commercial and industrial uses, and across the street from Springfield's corporate limits provide justification that the proposed B-1 District is suitable for the area. The Springfield Comprehensive Plan also calls for this area to be commercial.**

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

**The area has a commercial and industrial trend and while the subject property is unincorporated, the Springfield Comprehensive Plan designates the area as commercial, making the requested B-1 compatible with the character of the area. In 1988, the subject property was granted a CPU for a slaughterhouse. In 2011, B-3 and variances to allow five principal uses and to allow an apartment on the first floor were granted south of the subject property. In 2011, I-1 and a variance to allow two principal uses were granted west of the subject property. In 1995, a CPU for a dog kennel was granted west of the subject property.**

**LAND EVALUATION AND SITE ASSESSMENT****Part 1: Site Assessment**

	Available Points	Points
<b><u>AGRICULTURAL/RURAL LAND WITHIN .5 MILE</u></b>		
90% or more	20	
75-89%	10	<b>0</b>
50-74%	5	
<b>Under 50%</b>	<b>0</b>	
<b><u>CONTIGUOUS AGRICULTURAL/RURAL LAND</u></b>		
90% or more	20	
75-89%	10	<b>0</b>
50-74%	5	
<b>Under 50%</b>	<b>0</b>	
<b><u>PERCENTAGE OF SITE AGRICULTURAL/RURAL</u></b>		
<b>75-100%</b>	<b>10</b>	
50-74%	5	<b>10</b>
Under 50%	0	
<b><u>COUNTY SECTOR</u></b>		
Rural	20	
<b>0.5 mile from incorporated area</b>	<b>10</b>	<b>10</b>
Incorporated area	0	
<b><u>SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WASTE DISPOSAL</u></b>		
75% or more	20	
<b>50-74%</b>	<b>10</b>	<b>10</b>
25-49%	5	
Less than 25% or sewer available	0	
<b><u>ENVIRONMENTAL IMPACT OF PROPOSED USE</u></b>		
Negative impact	15	
Little or none with protective measures	5	<b>0</b>
<b>Little or none</b>	<b>0</b>	
<b><u>IMPACT ON UNIQUE HISTORICAL/CULTURAL FEATURES</u></b>		
Negative impact	10	
<b>No impact</b>	<b>0</b>	<b>0</b>
<b><u>CONDITION OF ROAD</u></b>		
unpaved, <40' ROW, or < 16' pavement	20	<b>0</b>

5-12

16'-18' pavement, 40' ROW	15	
18'-20' pavement, 40' ROW	10	
<b>&gt; 20' pavement, 40' ROW or County or State Highway</b>	<b>0</b>	

<u>AVAILABILITY OF PUBLIC SEWER</u>		
Not available	15	
Sewer over 600'-1200' away	8	<b>0</b>
Private central sewage system	5	
<b>Sewer 600' or less away and available</b>	<b>0</b>	

<u>AVAILABILITY OF PUBLIC WATER</u>		
Not available	20	
1,000-1,500' away	15	<b>0</b>
Less than 1,000' away	5	
<b>Public water available at site</b>	<b>0</b>	

<u>DISTANCE FROM RESPONDING FIREHOUSE</u>		
Not in fire protection district	20	
More than 5 miles or fire protection by assignment	10	<b>0</b>
2.6-5 miles	5	
<b>0-2.5 miles</b>	<b>0</b>	

<u>DRIVING TIME TO HIGH SCHOOL</u>		
Over 30 minutes	10	
15-30 minutes	5	<b>0</b>
<b>Less than 15 minutes</b>	<b>0</b>	

<b>SITE ASSESSMENT TOTAL</b>		<b>30</b>
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**Part 2: Agricultural Land Evaluation (Based on Sangamon County Soil Survey)**

<u>Soil</u>	<u>Name</u>	<u>Type</u>	<u>%</u>	<u>Relative Value</u>	<u>Points</u>
198A	Elburn	P		100	
199A	Plano	P		100	

43A	Ipava	P		100	
7148A	Proctor	P		100	
46A	Herrick	P		100	
7037A	Worthen	P		100	
705A	Buckhart	P		98	
199B	Plano	P		98	
36B	Tama	P		98	
244A	Hartsburg	P2		98	
257A	Clarksdale	P2		98	
68A	Sable	P2		87	
679B	Blackberry	P		87	
705B	Buckhart	P		87	
86B	Osco	P		87	
684B	Broadwell	P		87	
50A	Virden	P2		87	
712A	Spaulding	P2		87	
127B	Harrison	P		87	
3077A	Huntsville	P3		87	
138A	Shiloh	P2		87	
249A	Edinburg	P2		87	
242A	Kendall	P2		87	
7242A	Kendall	P2	<b>7</b>	87	<b>6</b>
134A	Camden	P		87	
17A	Keomah	P2		87	
3451A	Lawson	P3	<b>1</b>	75	<b>1</b>
3107A	Sawmill	P5	<b>34</b>	75	<b>26</b>
7075B	Drury	P	<b>14</b>	75	<b>11</b>
8396A	Vesser	P2	<b>2</b>	75	<b>2</b>
3074A	Radford	P3		75	
3073A	Ross	P3		75	
3284A	Tice	P3		75	
279B	Rozetta	P	<b>16</b>	75	<b>12</b>
45A	Denny	P2		75	
134B	Camden	P		75	
112A	Cowden	P2		75	
685B	Middletown	P		75	
3405A	Zook	P5		75	
131C2	Alvin	P		75	
86C2	Osco	I		74	
36C2	Tama	I		74	
684C2	Broadwell	I		74	
119C2	Elco	I		74	
119D	Elco	I		74	
127C2	Harrison	I		74	
119D2	Elco	I		74	
567C2	Elkhart	I		74	
134C2	Camden	I	<b>1</b>	74	<b>1</b>
259C2	Assumption	I		74	
685C2	Middletown	I		74	
280D2	Fayette	I		74	
119D3	Elco	N	<b>8</b>	74	<b>6</b>
259D2	Assumption	I		74	
212C2	Thebes	I		74	
630C2	Navlys	I		74	
630D2	Navlys	I		74	

630D3	Navlys	I		57
131D2	Alvin	I		57
8D	Hickory	I		50
8D2	Hickory	I		50
280D3	Fayette	I		44
8D3	Hickory	I		44
8F	Hickory	N		44
549G	Marseilles	N	15	0
533	Urban Land	N		
536	Dumps	N		
830	Orthents, Land	N		
862	Pits, Sand	N		
864	Pits, Quarries	N		
801C	Orthents, Silty	N		
W	Water			

Prime/Important Farmlands Designations:

P: Prime farmland

P2: Prime where drained

P3: Prime where protected from flooding or flooding is less often than once in two years during the growing season.

P5: Prime where drained and either protected from flooding or flooding is less often than once in two years during the growing season.

I: Important farmland

N: Not Prime/Important Farmland

<b>AGRICULTURAL LAND EVALUATION TOTAL</b>	<b>65</b>
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<b>GRAND TOTAL</b>	<b>95</b>
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Fewer than 150 points shall be deemed acceptable for non-agricultural development.

From 150 - 175 points is considered marginal requiring mitigating factors for non-ag development.

Greater than 175 points shall be considered suitable for agricultural use only.

**SANGAMON COUNTY  
RECOMMENDED - FINDINGS OF FACT**

Case #: **2019-003**

Address: **6906 Turkey Run Road, Sherman**

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

**North & West – Cropland. East – Residence. South – Residence and cropland.**

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

**North, East, South, & West – Agricultural.**

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

**While the LESA score of 177 indicates the property is suitable for agricultural use only, the subject property is in an area of established rural residences, and the proposed parcel size is consistent with the other lots within one-half mile to the east and south ranging from one to five acres.**

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

**The area is agricultural with single-family residences clustered to the east along Barlow Road and the intersection with Turkey Run Road. In 1999, a lot width variance was approved south of the subject property. In 1986, a road frontage variance was approved southeast of the subject property.**