

CASE# 2011-055  
RESOLUTION NUMBER 12-1

**GRANTING A CONDITIONAL PERMITTED USE**  
FOR CERTAIN PROPERTY LOCATED AT  
**294 S. MEADOWBROOK 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 Petitioners, **Daniel & Donna VonLanken**, have petitioned the Sangamon County Board for a **Conditional Permitted Use to allow for a personal greenhouse.**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **November 17, 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 Conditional Permitted Use**; and

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

**FILED**

NOV 29 2011

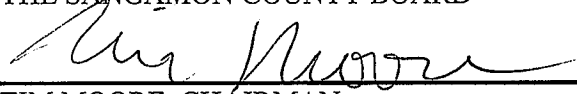
*Joe Aiello*  
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 13<sup>th</sup> day of December, 2011 that the request for a Conditional Permitted Use to allow for a personal greenhouse on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 13<sup>th</sup> day of December, 2011.

Respectfully submitted,

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

  
TIM MOORE, CHAIRMAN

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

\_\_\_\_\_  
JOHN FULGENZI

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

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

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

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

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

**ATTEST:**

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

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

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

## Exhibit A

THAT PART OF LOT 6 IN PARTITION OF LANDS BELONGING TO THE ESTATE OF REZIN RAY, DECEASED, MORE PARTICULARLY DESCRIBED IN THE PLAT OF SAID ESTATE RECORDED IN THE OFFICE OF THE CIRCUIT CLERK OF SANGAMON COUNTY, IN RECORD "L" PAGE 394 AND BEING THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN.

BEGINNING AT A POINT IN THE WEST LINE OF SAID QUARTER QUARTER SECTION 940.50 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, RUNNING THENCE 230.93 FEET TO AN IRON PIN; THENCE NORTH 188.75 FEET TO AN IRON PIN; THENCE WEST 230.93 FEET TO A POINT IN THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH ALONG SAID WEST LINE 188.75 FEET TO THE PLACE OF BEGINNING.

SITUATED IN SANGAMON COUNTY, ILLINOIS.

12-4

RECAP  
(For County Board Use)

COUNTY BOARD MEMBER: #27                      NAME: Abe Forsyth

DOCKET NUMBER: 2011-055

ADDRESS: 294 S. Meadowbrook Road, Springfield, Il. 62711

PETITIONER: Daniel & Donna VonLanken

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: "A" Agricultural District with a Conditional Permitted Use to allow for a personal greenhouse.

AREA: 1 acre

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION:      **Recommend denial of the requested conditional permitted use to allow for a personal greenhouse because of the potential negative impact on the area. The greenhouse is proposed to be 2,800 square feet in size and the location sits approximately 25 feet in front of the current residence, which could have a negative visual effect on the character of the area and could also impair traffic visibility for this residence as well as the residence to the south. Furthermore, Meadowbrook Road is considered a minor arterial on the City of Springfield Arterial Roadway Network and is to be widened from 20 feet to 80 feet, which could have a significant impact on the placement of the proposed greenhouse.**

SANGAMON COUNTY BOARD OF APPEALS  
RECOMMENDATION:

**Approval of the Conditional  
Permitted Use to allow a personal  
greenhouse.**

  
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

|                                     |   |                                |
|-------------------------------------|---|--------------------------------|
| IN THE MATTER OF THE PETITION OF:   | ) | DOCKET NO: <b>2011-055</b>     |
| <b>Daniel &amp; Donna VonLanken</b> | ) |                                |
|                                     | ) | PROPERTY LOCATED AT:           |
|                                     | ) | <b>294 S. Meadowbrook Road</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 **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 **November 17, 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: **294 S. Meadowbrook Road, Springfield, IL.** and more particularly described as:

**See Exhibit A**

- 3. That the present zoning of said property is "A" Agricultural 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 with two (2) (30 x 50) greenhouses for personal use only.
- 6. That the requested Conditional Permitted Use of said property is to allow for a personal greenhouse.
- 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.

*Charles Chimento/ck*  
 CHAIRMAN

MINUTES OF THE  
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, Marvin Traylor, does not 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 Charles Chimento.

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

**ZONING BOARD OF APPEALS  
RECOMMENDED – FINDING OF FACT  
FOR CONDITIONAL PERMITTED USES  
NOVEMBER 17, 2011**

Case #: 2011-055

Address: 294 S. Meadowbrook Road, Springfield

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.

**Upon changing the layout of the greenhouse by creating 2 smaller greenhouses and moving them back even with the residence, it will not have an adverse impact on the area.**

- (ii) Is so proposed to be operated, designed and located so that the public health, safety, and welfare will be protected.

**Yes, after hearing testimony from the hearing, it appears that the operation, design and location will protect the public health, safety and welfare of the property and surrounding area.**

- (iii) Will not cause substantial injury to the value of other property in the vicinity in which it is located.

**Due to the new location and size it will have very minimal impact on the area.**

- (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.

N/A



(b) Mobile home parks – must meet the requirements of Section III(R) Large Scale Development.

N/A

(c) Tourist home, motels, hotels – that the proposed use must be located on or within 400 feet of a major thoroughfare.

N/A

(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.

N/A