

CASE # 2010-009

RESOLUTION NUMBER 8-1

GRANTING A CONDITIONAL PERMITTED USE
FOR CERTAIN PROPERTY LOCATED AT
615 COUNTRY LAKE 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 Petitioner, **Steven Bomke**, has petitioned the Sangamon County Board for a **conditional permitted use to allow for a retail plant business in the greenhouses**; and

WHEREAS, a public hearing was held at the Sangamon County Building on **February 18, 2010**, 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

FEB 25 2010

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 9th day of March, 2010 that the request for a conditional permitted use to allow for a retail plant business in the greenhouses on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 9th day of March, 2010.

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

GREG STUMPF

LINDA DOUGLAS WILLIAMS

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

Exhibit A

Part of the Northeast Quarter of Section 29, Township 16 North, Range 6 West of the Third Principal Meridian Described More Particularly As Follows:

Commencing At a Stone Marking the Southeast Corner of the Southwest Quarter of the Northeast Quarter of the Aforementioned Section 29, Thence North 00 Degrees 02 Minutes 01 Seconds West Along the Quarter Quarter Section Line a Distance of 495.01 Feet to the True Point of Beginning; Thence South 75 Degrees 15 Minutes 35 Seconds West a Distance of 148.60 Feet to an Iron Pipe; Thence North 00 Degrees 00 Minutes 17 Seconds East a Distance of 442.29 Feet to an Iron Pipe; Thence 89 Degrees 59 Minutes 48 Seconds East a Distance of 500.00 Feet to an Iron Pipe, Thence South 00 Degrees 00 Minutes 17 Seconds West a Distance of 369.94 Feet to an Iron Pipe; Thence South 84 Degrees 28 Minutes 09 Seconds West a Distance of 357.53 Feet to an Iron Pipe, Thence South 75 Degrees 15 Minutes 35 Seconds West a Distance of 0.45 Feet to the True Point of Beginning Said Tract Contains 4.564 acres, More or Less, All In The County Of Sangamon, State of Illinois.

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RECAP
(For County Board Use)

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

DOCKET NUMBER: **2010-009**

ADDRESS: **615 Country Lake Rd., Springfield, IL. 62707**

PETITIONER: **Steven Bomke**

PRESENT ZONING CLASSIFICATION: **"A" Agricultural District**

REQUESTED ZONING CLASSIFICATION: **"A" Agricultural District with a conditional permitted use to allow a retail plant business in the greenhouses.**

AREA: **4.56 acres**

COMMENTS: **None**

OBJECTORS: **None**

PLANNING COMMISSION RECOMMENDATION:

Approval of requested CPU to allow for operation of three greenhouses. The petition states that the subject property was utilized as a retail plant business at one time, and the petitioner would like to construct one greenhouse for a total of three on site. The proposed use appears to have no negative effects on adjacent property in the area.

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Approval

Cindi Knowles
RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:)	DOCKET NO: 2010-009
Steven Bomke)	
)	PROPERTY LOCATED AT:
)	615 Country Lake Rd.
)	Springfield, IL. 62707

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 **February 18, 2010** 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: **615 Country Lake Rd., Springfield, IL.** and more particularly described as:

See **EXHIBIT A**

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- 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 and two existing greenhouses.**
- 5. That the proposed land use of said property is a **single family residence and construction of one greenhouse (for a total of three) to allow for a retail plant business.**
- 6. That the requested **conditional permitted use** of said property is **to allow for a retail plant business.**
- 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.**

Marvin Traylor
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Peggy Egizii**, 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 **Byron Deaner**.

The vote of the Board was as follows:

YES: **Byron Deaner, Peggy Egizii, Judith Johnson, Marvin Traylor & Don Wulf**

NO:

ABSENT: **Charles Chimento**

Cyndi Knowles
RECORDING SECRETARY