

CASE INFORMATION

CASE NO.: 25-05-S PETITIONER: Matthew & Leann White
AGENT OR REPRESENTATIVE: _____
ADDRESS: 2 Cobblestone Ln., PO box 162, Minier, IL 61759 PHONE: 217-870-1257
REQUEST FOR: Special Use to allow the creation of one new dwelling site in an A-1 Agriculture Preservation District.
P.I.N.# pt. 23-23-16-100-003 PARCEL SIZE 7.268+/- PRESENT ZONING: A-1
SURROUNDING ZONING: N A-1 S A-1 E A-1 W A-1
PETITION RECEIVED: 12/26/24 CASE ORIGIN: By Petitioner

AGENCIES NOTIFIED AND COMMENTS MADE:

PLANNER: Notified 1/14/25
HEALTH DEPT.: Notified 1/14/25
TCSWCD: Notified 1/14/25
TCFB: Notified 1/14/25
COUNTY HIGHWAY: Notified 1/14/25
MUNICIPALITY: N/A
TOWNSHIP: Notified 1/16/25
IDOT: N/A
SCHOOL DISTRICT: N/A
SURROUNDING PROPERTY OWNERS: Notified 1/14/25
PUBLICATION DATE: 1/15/25 WHERE: Tazewell Chronicle

ACTION TAKEN:

ZONING BOARD OF APPEALS: _____ DECISION: _____
LAND USE COMMITTEE: _____ DECISION: _____
COUNTY BOARD: _____ DECISION: _____
OTHER COMMENTS: _____

TAZEWELL COUNTY COMMUNITY
DEVELOPMENT

APPLICATION FOR ZONING HEARING

PETITION FOR:

- Special Use (New Dwelling Site)
 Special Use (Other)

Staff Use Only:	Accepted by: <u>mk</u>
Date Filed: <u>12/24/24</u>	CASE NO. <u>25-05-S</u>
Filing Fee: <u>450.00</u>	Publication Fee: _____
ZBA Hearing Date: <u>2/4/25</u>	
Decision Date: _____	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED <input type="checkbox"/> OTHER _____

1. Applicant and Owner Information:

Name: Matthew & Leann White
Address: 2 Cobblestone Lane, PO Box 162
City, State: Minier, IL 61759
Phone: (217)870-1257
(daytime contact)
Email: lmwhite0502@gmail.com

Name: Robert & Tami Tammeus
Address: 31935 Center Road
City, State: Armington, IL 61721
Phone: (309) 202-4664
(daytime contact)
Email: dblt83@yahoo.com

The property interest of the applicant, if not the owner: Contract Purchasers

2. Site and Surrounding Property Information:

- a. 911 Address or property location of subject property: Center Road, Armington, IL 61721
- b. Correct Legal Description and Property Identification Number: (Attach an additional sheet if necessary - a copy of the legal description may be obtained from the Recorder of Deeds Office - 1st floor, McKenzie Building)
Current Zoning: A-1 Property ID Number: (Part of) 23-23-16-100-003
Proposed Parcel Size/Acreage: 7.268 Soil Productivity Rate of Site: _____
Legal Description:
Part of the Northwest Quarter of Section 16, Township 22 North, Range 2 West of the
Third Principal Meridian, Tazewell County, IL.
- c. Describe all existing structures, physical attributes and current land use of the property:
No existing structures. Parcel is used for farming purposes. 7 acre site in Northwest
corner is timber
- d. Previous Special Use/Variance requests for this property? No Yes--Case No. _____

3. State the Reason For and Nature of the Special Use:

The parcel of land is less than the required 40 acres for an A-1 zoning district. The parcel is
approximately 7.268 acres, and the special use requested is to build a home site on the 7.268
acres.

- a. Hours of operation: _____ Number of employees: _____
- b. Number of parking spaces: _____ Handicapped: _____ Parking Lot Surface: _____
- c. Signs (size and number of): _____
- d. Number of new buildings to be constructed and proposed use of each building:
One (1) home site to be used for residential purposes.
- e. Future expansion and time schedule: _____

4. **New Dwelling Sites Only:** A **livestock feeding operation** is defined by the Tazewell County Zoning Code as: Any new or existing operation which stables or confines and feeds or maintains for a total of 45 days or more in any 12-month period a combination of at least fifty (50) animal units, or its equivalency. *(Contact the Tazewell County Farm Bureau Office at (309) 347-3165 for assistance if you are uncertain regarding location of active livestock feeding operations.)

- a. Is the property located: (Check appropriate item)
- 1. Less than one-half (1/2) mile of a **livestock feeding operation**: Yes No
*If less than 1/2 mile is a Variance necessary? Yes No
 - 2. More than one-half (1/2) mile of a **livestock feeding operation**: Yes No
- b. Type of livestock operation _____ Number of animal units: _____


5. **The Zoning Board of Appeals makes a Finding of Fact for all Special Use. Please provide how your application conforms to the following: (attached an additional sheet if necessary)**

- a. The site will be so situated as to minimize adverse effects, including visual impacts on adjacent properties.
There is currently timber on the parcel. A home site on the property will not impact visual aspects on adjacent properties more so than the current timber on the property.
- b. The establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.
There are no plans to conduct business or other operations on the parcel. It is requesting a special use to be used a home site, which will not endanger the public.
- c. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
No business or other operations will be conducted on the parcel. It is intended to be used for home site use, similar to other property in the immediate vicinity with no injury to use or enjoyment.
- d. The Special Use will not substantially diminish and impair property value within the neighborhood.
allowing a home site on the timber property will have no affect on property value within the area. The immediate vicinity is farmland and timber which values would be unaffected by a home site.
- e. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
proposed site plan would provide access road adequate for both farm and residential purposes no other drainage or other utilities will be affected.
- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on the public streets.
one new entrance would be provided which could be used for both farm and residential purposes addition of one home will not create any substantial traffic increase.
- g. Granting the special use, **which is located one-half mile or less** from a livestock feeding operation, will not increase the population density around the livestock feeding operation to such levels that would hinder the operation or expansion of such operation or granting the special use, which is located **more than one half mile** from a livestock feeding operation will not hinder the operation or expansion of such operation.
not applicable.
- h. The Special Use is consistent with the existing uses of property within the general area of the property in question.
The special use is consistent with the existing uses of property within the general area because there are several home sites in the vicinity near or on farming/tillable land.


i. The property is suitable for the Special Use as proposed.

The 7 acre tract is primarily timber. It is of suitable grade in elevation to allow for a home site and the home site will not take farmland out of production.

6. **Signature:** I (we) certify that the proposed Special Use will conform to the standards for Special Uses in the Tazewell County Zoning Ordinance and hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my (our) knowledge.


Applicant Signature

10/21/24
Date


Owner Signature

10-18-2024
Date


Owner Signature

10-18-2024

OWNER'S CONSENT FORM

I, Robert L. Tammeus and Tami L. Tammeus (print property owner's name) understand that Matthew R. White and Leann M. White (print applicant's name), is petitioning for: Special Use - (New Dwelling site)

located at (give address) Center Road, Armington, IL
City Armington State IL Zip 61721
Parcel I.D. # 23-23-16-100-003 (partial) with the Tazewell County Community Development Department.

I hereby attest that I understand the request and consent to the filing of the petition by the applicant as listed above.

Robert L. Tammeus
Owner's Signature
Tami L. Tammeus
Owner's Signature

10/18/2024
Date

Subscribed and sworn to before me this 18 day of October, 2024.



Mark F. Rossi
Notary Public

AGRICULTURE LAND USE EASEMENT

The creation of a non-farm family home in an agricultural area is incompatible with the agriculture areas in Tazewell County. The Tazewell County Zoning Board of Appeals, will review this application and the associated facts. In making a determination on whether to grant a Special Use they may consider an Agriculture Land Use Easement.

Further the Community Development Administrator will accept an Agricultural Land Use Easement when making a determination upon sites under Administrative Review.

If the Agricultural Land Use Easement is offered by the Applicant herein and if it is accepted by the County in making a determination herein, the Easement will be recorded on the deed and become a permanent part of the record of the aforementioned property. Proof of recording shall be submitted prior to Building Permit issuance.

If said Easement is granted by the Applicant, the County assumes no responsibility to the Grantor or any Grantees.

WHEREAS, Matthew White & Leann White, ^{future} are the owners of real property described as follows:

(Legal Description or P.I.N.# & Address): See Attached EXHIBIT "A"

In accordance with the Special Use granted by the Tazewell Zoning Board of Appeals, or Administrative Review by the Community Development Administrator known as Case No. _____, approving a permit for residential development on the above described property, and in consideration of such approval, Grantors grant to the owners of all property adjacent to, or in close proximity, to the above described property, a perpetual nonexclusive easement as follows:

1. The Grantors, their heirs, successors, and assigns acknowledge by the granting of this easement that the above described property is situated in an agricultural area and may be subjected to conditions resulting from commercial agricultural operations on adjacent lands. Such operations include:
 - a. Wide, slow moving farm equipment on roads or in fields at various times of the day or night;
 - b. Dust or odors from operation of machinery as well as herbicides, pesticides, fertilizers, and manure being applied to farmland;
 - c. Wind blown debris such as corn stalks, soybean residue, or other materials;
 - d. On occasions, airplanes applying herbicides, pesticides or other materials;
 - e. Odors from livestock/poultry operations or stray livestock;
 - f. Drainage problems or short term flooding, which may occur during heavy rainfall;
 - g. Other customary and normal agricultural/livestock operations and procedures;

These activities ordinarily and necessarily produce noise, dust, smoke, odors, and other conditions that may conflict with the Grantors' use of Grantors' property for residential purposes. Grantors hereby waive all common law rights to object to normal and necessary agricultural management activities legally conducted on adjacent lands which may conflict with Grantors' use of Grantors' property for residential purposes and grantors hereby grant an easement to adjacent or nearby property owners for such activities.

2. Nothing in this easement shall grant a right to adjacent property owners for ingress or egress upon or across the described property. Nothing in this easement shall prohibit or otherwise restrict the regulations of governmental agencies for activities conducted on adjacent properties.

This easement is appurtenant to all property adjacent to, or in close proximity, to the above described property and shall bind to their heirs, successors, and assigns of Grantors and shall endure for the benefit of the adjacent landowners, their heirs, successors, and assigns are hereby expressly granted the right of third party enforcement of the easement.

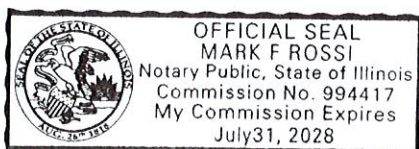
IN WITNESS WHEREOF, the Grantors have executed this easement dates this 26 day of December, 2024.

[Signature]
Grantor

Leann White
Grantor

Subscribed and sworn to before me this 26 day of December, 2024.

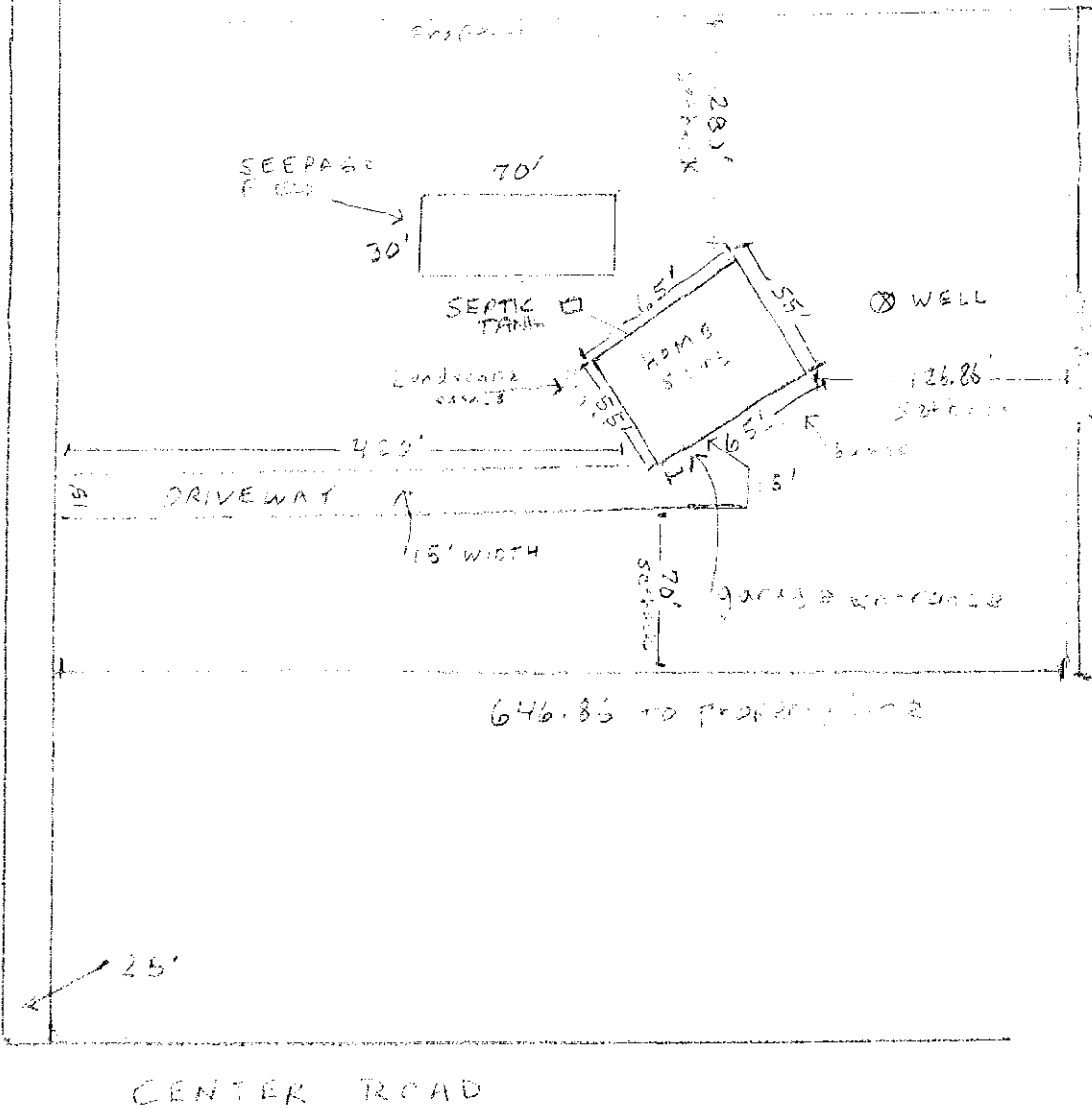
[Signature]
Notary Public



BUILDINGS, BUILDING SIZE, DISTANCE FROM OVERHANG OF BUILDINGS TO FRONT, REAR AND SIDE LOT LINES, LOCATION OF PARKING SPACES, LANDSCAPING, AND OTHER PERTINENT DETAILS "REFER TO CHECKLIST"
NORTH SHOULD BE AT THE TOP OF THE PAGE WHEN YOU BEGIN YOUR DRAWING!



SEE "X" FOR LOCATION (NOT TO SCALE)

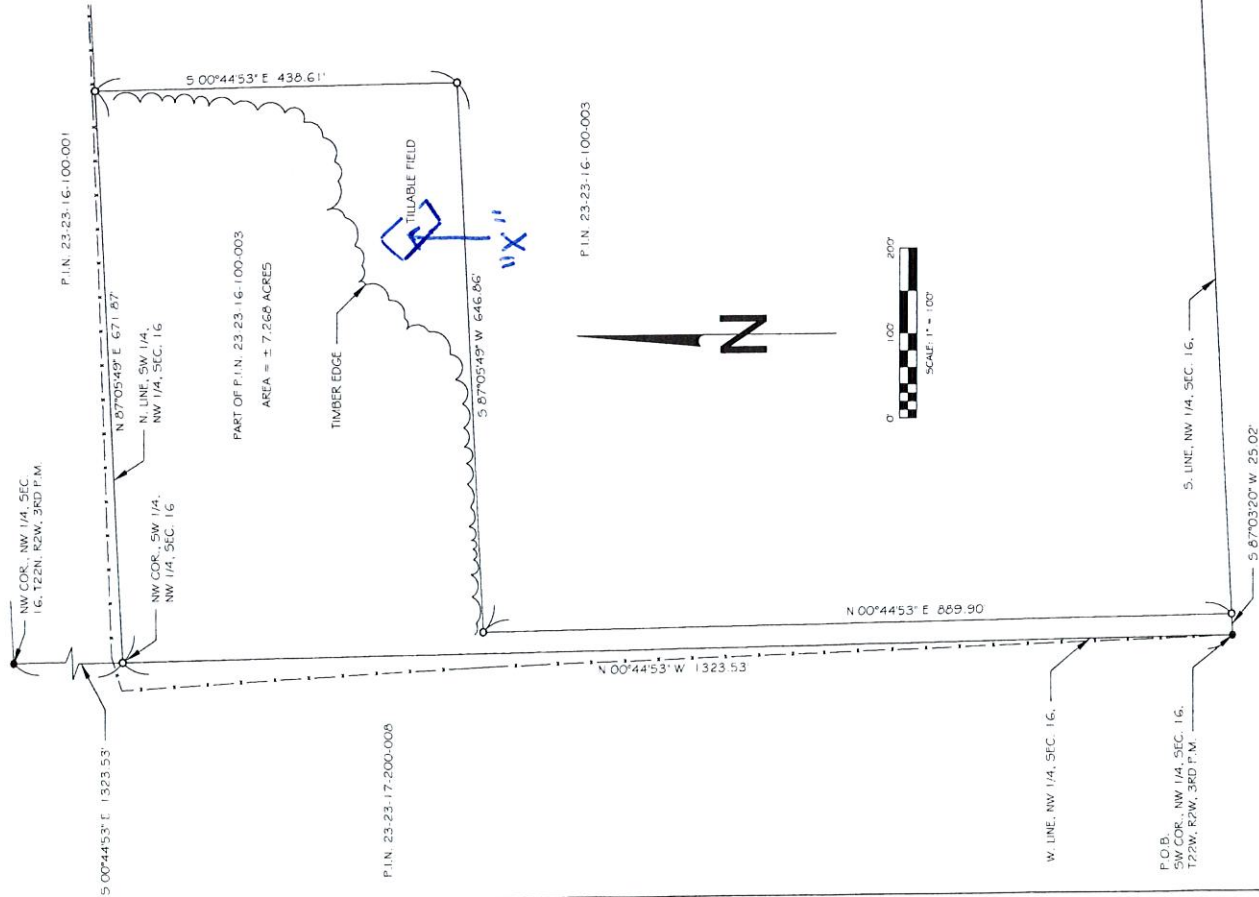


SITE PLAN

EXHIBIT A

PLAT OF SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 22 NORTH, RANGE 2 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS.



LEGEND

- DEED LINE
- SECTION LINE
- FENCE LINE
- MEASURED BEARING
- MEASURED DISTANCE
- RECORD DISTANCE
- FOUND IRON ROD / PIPE / REBAR
- SET IRON ROD 1/2" Ø x 24" W ORANGE CAP
- TAZEWELL COUNTY RECORDERS OFFICE
- POINT OF BEGINNING
- NOT TO SCALE

NOTES

- 1) IT IS WARRANTED THAT THIS PLAT OF SURVEY CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING SETBACK LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR OTHER COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
- 2) THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" AREA OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 22 NORTH, RANGE 2 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS. PER ILLINOIS STATUTE 171/175005000E COMMUNITY PANEL NO. 1708150500E DATED 2/17/2017.
- 3) BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83, 2011 ADJUSTMENT.
- 4) FIELD WORK COMPLETED JANUARY, 2023.

P.I.N. 23-23-16-100-003



OWNER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

WE, THE OWNERS OF RECORD OF THE LAND SHOWN IN THE ATTACHED PLAT, DO HEREBY AUTHORIZE AND ACKNOWLEDGE THE SURVEY OF THE LAND AS DESCRIBED ON THE ACCOMPANYING LEGAL DESCRIPTION, ALSO TO THE BEST OF MY OUR KNOWLEDGE THE DESCRIBED PARCEL IS LOCATED IN _____ SCHOOL DISTRICT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

OWNER OF RECORD _____

NOTARY PUBLIC _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC _____

TAZEWELL COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS
I, _____, HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE TAX RECORDS OF THE PROPERTY SHOWN ON THE ATTACHED PLAT, AND FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, NOR UNPAID ASSIGNMENTS AGAINST THE TRACT OF LAND SHOWN ON SAID PLAT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

COUNTY CLERK _____ DEPUTY CLERK _____

TAZEWELL COUNTY PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

I, JACLYNN WORKMAN, TAZEWELL COUNTY PLAT APPROVING OFFICER, DO HEREBY APPROVE THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF THE STATE OF ILLINOIS REVISED STATUTE CHAPTER 120, SECTION 5.16.

DATED THIS _____ DAY OF _____, 2024.

PLAT APPROVING OFFICER _____

TOWNSHIP ROAD COMMISSIONER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

I, THE TOWNSHIP ROAD COMMISSIONER OF HITLER TOWNSHIP, DO HEREBY CERTIFY THAT THE ATTACHED PLAT OF SURVEY MEETS THE SAFETY AND ACCESS CONTROL STANDARDS OF SAID TOWNSHIP.

DATED THIS _____ DAY OF _____, 2024.

TOWNSHIP ROAD COMMISSIONER _____

STATE OF ILLINOIS)
COUNTY OF LOGAN) SS
I DANIEL J. EVANS, BEING LICENSED IN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT I HAVE SURVEYED A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP-22 NORTH, RANGE-2 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS AND THAT THE LAND SHOWN ON THIS PLAT DOES NOT LIE WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF A TOWN OR VILLAGE WHICH HAS APPROVED AND ADOPTED A COMPREHENSIVE PLAN AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS DRAWN TO A SCALE OF 1" = 100' (1 INCH = 100 FEET)

DATED THIS _____ DAY OF _____, 2024.
DAN EVANS LAND SURVEYING, LLC

DANIEL J. EVANS
ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR # 035-38684

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

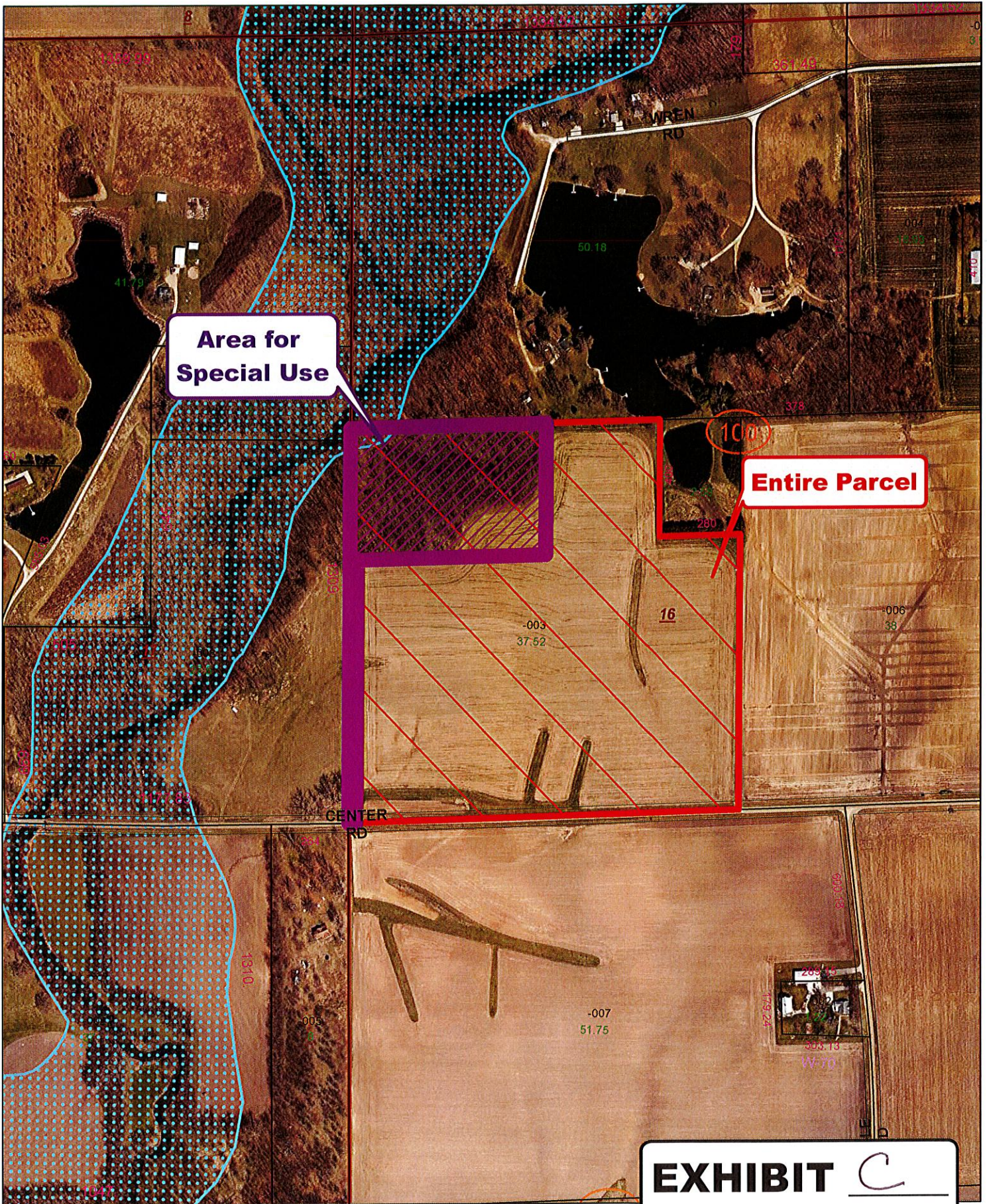
ROBERT T. TAMMEUS

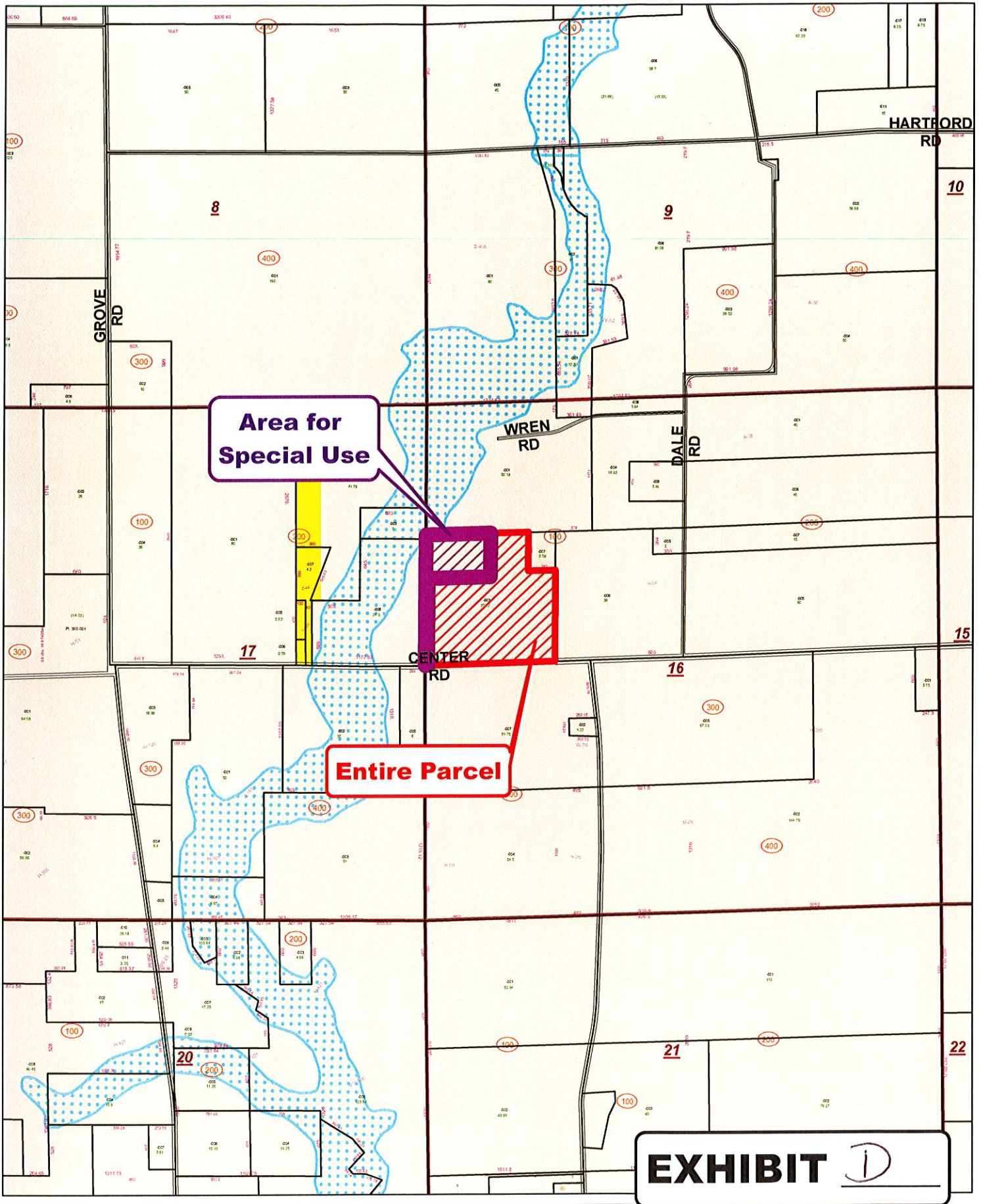
DATE	07/25/24
SCALE	1" = 100'
NO. OF SHEETS	1
DATE	07/25/24

DAN EVANS LAND SURVEYING, LLC
200 West Street
Evanston, Illinois 60205
A veteran-owned business
Licensed in IL, MD, IN, MI, NY
daniel@evanssurvey.com

PLAT OF SURVEY
LICENSE EXPIRES NOVEMBER 30, 2024

EXHIBIT B





**Area for
Special Use**

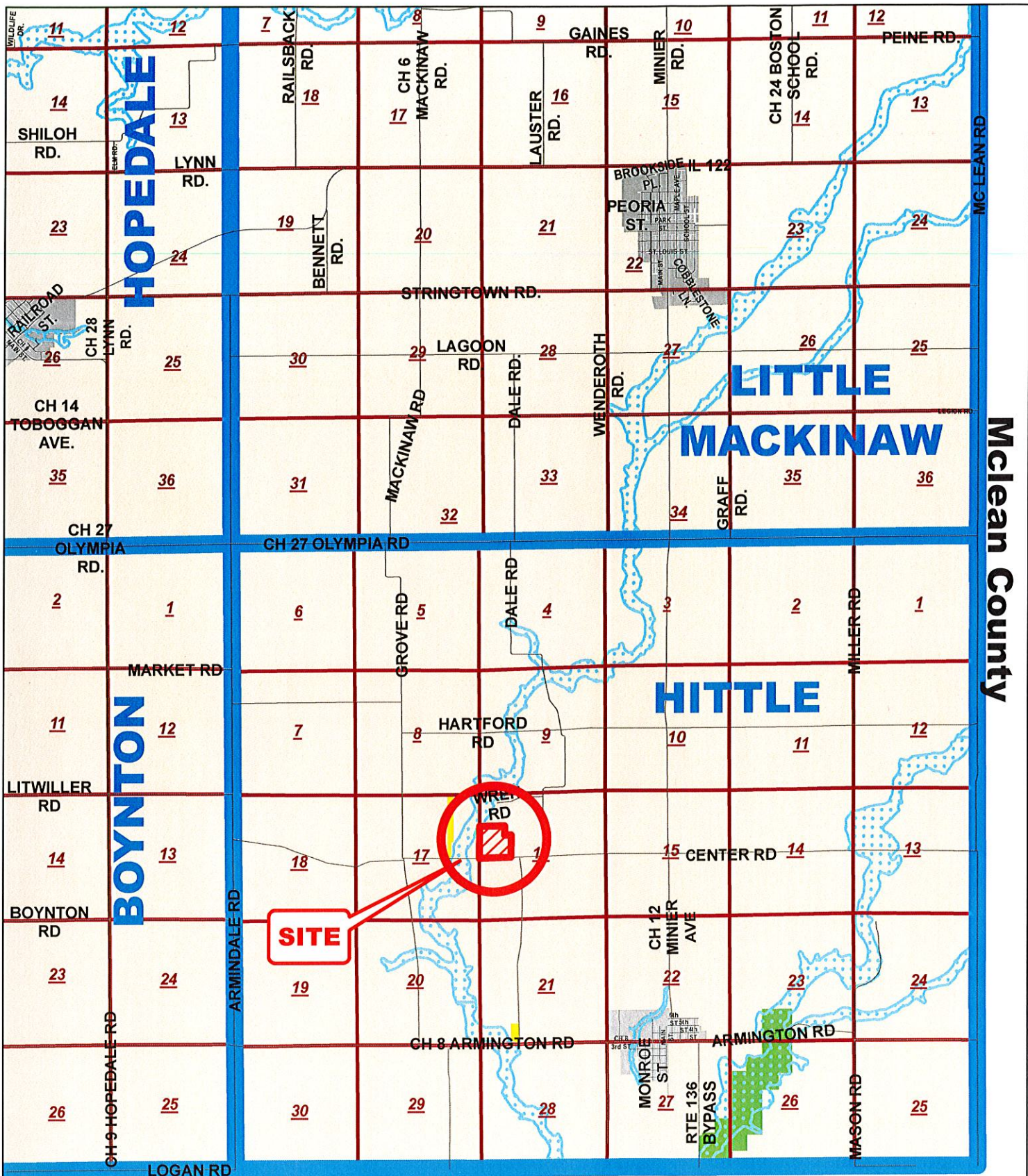
Entire Parcel

EXHIBIT D



0 355 710 1,420 2,130 2,840 Feet

Zoning District	
A-1	C-1
CITY	I-1
R-1	R-R
AG Area	A-2
C-2	CONS
I-2	R-2



Logan County

EXHIBIT E



Zoning District	
A-1	C-1
CITY	I-1
R-1	R-R
AG Area	A-2
C-2	CONS
I-2	R-2

Melissa A. Kreiter

From: Stacy Thompson <sthompson@tchd.net>
Sent: Wednesday, January 29, 2025 12:39 PM
To: Melissa A. Kreiter; Denise Gryp; Jaclynn Workman
Cc: Melissa Goetze
Subject: [EXTERNAL] TCHD EH Comments on February ZBA Cases

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello! The following are the TCHD EH comments on the February 2025 ZBA Cases.

CASE NO. 24-49-V: Clean Energy Design Group, Inc. on behalf of Rankin Community School District #98. *Case removed.*

CASE NO. 25-05-S: Matthew and Leann White - Because the proposed new parcel is more than 5 acres in size, a plat review will not be required. If public water and sewer are not available on site, well and/or septic permit applications must be submitted to TCHD prior to construction.

CASE NO. 25-06-V: Sean and Shawna McGinnis – According to TCHD records, five closed loop wells were installed south of the building on the property in 2022. The location of the proposed addition is also on the south side of the building, which could potentially cover the closed loop wells. Prior to construction, the location of the closed loop wells must be physically mapped out to ensure that they will not be impacted by the building addition.

CASE NO. 25-07-V: Michael Cochran, representing the Haedicke Family - Because the proposed new parcels are more than 5 acres in size, a plat review will not be required.

CASE NO. 25-08-V: Jeffrey Dickson – If wastewater sources (stool, shower, sink, etc.) will be provided in the accessory structure, the wastewater must be routed to either the existing septic system serving the dwelling, or a septic permit obtained and septic system installed to serve the accessory structure. During construction of the accessory structure, the existing septic system should be flagged to prevent driving over, parking on, and/or staging materials on top of the septic system and its components.

Sincerely,
Stacy M. Thompson, MS, LEHP
Environmental Health Supervisor
Tazewell County Health Department
21306 Illinois Route 9, Tremont, IL 61568
Direct Line: 309-929-0226
Main Line: 309-925-5511

EXHIBIT _____

CASE INFORMATION

CASE NO.: 25-06-V PETITIONER: Sean & Shawna McGinnis

AGENT OR REPRESENTATIVE: _____

ADDRESS: 1804 Rustic Oak Dr., Washington, IL 61571 PHONE: 309-657-7188

REQUEST FOR: Variance to waive the requirements of §157-147(A) to allow the construction of a 640 sq. ft. Addition to Accessory Structure (Pole Building), bringing the total square footage to 2480 sq. ft., which is 1280 sq. ft. larger than allowed in an R-1 Low Density Residential District

P.I.N.# 02-02-23-404-035 PARCEL SIZE 6.6 +/- acres PRESENT ZONING: R-1

SURROUNDING ZONING: N City/R-1 S City/R-1 E City/r-1 W City/R-1

PETITION RECEIVED: 1/6/25 CASE ORIGIN: By Petitioner

AGENCIES NOTIFIED AND COMMENTS MADE:

PLANNER: Does not comment on variance cases

HEALTH DEPT.: Notified 1/14/25

TCSWCD: Notified 1/14/25

TCFB: Notified 1/14/25

COUNTY HIGHWAY: Notified 1/14/25

MUNICIPALITY: Notified 1/16/25

TOWNSHIP: N/A

IDOT: N/A

SCHOOL DISTRICT: N/A

SURROUNDING PROPERTY OWNERS: Notified 1/14/25

PUBLICATION DATE: 1/15/25 WHERE: Tazewell Chronicle

ACTION TAKEN:

ZONING BOARD OF APPEALS: _____ DECISION: _____

LAND USE COMMITTEE: _____ DECISION: _____

COUNTY BOARD: _____ DECISION: _____

OTHER COMMENTS: _____

**TAZEWELL COUNTY COMMUNITY
DEVELOPMENT**
APPLICATION FOR ZONING HEARING
PETITION FOR: VARIANCE

Staff Use Only:	Accepted by: <u>MK</u>
Date Filed: <u>1/6/25</u>	CASE NO. <u>25-06-V</u>
Filing Fee: <u>300.00</u>	Publication Fee: _____
ZBA Hearing Date: <u>2/4/25</u>	
Decision Date: _____	
APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> OTHER _____	

1. Applicant and Owner Information:

Applicant:
Name: _____
Address: _____
City, State: _____
Phone: _____
(daytime contact)
Email: _____

Owner:
Name: SEAN/SHAWNA MCGINNIS
Address: 1804 RUSTIC OAK DR
City, State: WASHINGTON, ILLINOIS
Phone: (309) 657-7188
(daytime contact)
Email: sbm scm 72101@yahoo.com

The property interest of the applicant, if not the owner: _____

2. Site and Surrounding Property Information:

a. 911 Address or property location of subject property: S. MAIN STREET

b. Correct Legal Description and Property Identification Number: (Attach an additional sheet if necessary - a copy of the legal description may be obtained from the Recorder of Deeds Office – 1st floor, McKenzie Building)

Current Zoning: R1 Property ID Number: 02-02-23-404-035
Proposed Parcel Size/Acreage: 6.6 ACRES Soil Productivity Rate of site: N/A
Legal Description:

c. Describe all existing structures, physical attributes and current land use of the property:
45'x40' BUILDING, POND. RECREATIONAL USE TODAY - RETIREMENT
LOCATION TO BUILD HOUSE (POTENTIAL FUTURE)

d. Previous Special Use/Variance requested for this property? No Yes—Case No. _____

3. Specify what the Variance request is for:

16'x40' ADDITION TO EXISTING STRUCTURE FOR COLD STORAGE.

4. Explain in detail the hardship or circumstances which prevents you from meeting the requirements of the Zoning Code:

PROPERTY DOES NOT HAVE A RESIDENCE, YET HAD A BUILDING
ON PREMISES WHEN PURCHASED. TRACTOR/BUSH HOG & MAINTENANCE
EQUIPMENT SITS OUTSIDE - WOULD LIKE TO ADD COLD STORAGE
TO GET TRAILERS & EQUIPMENT INSIDE.

5. When evaluating Variance requests the following Standards are considered by The Zoning Board of Appeals. Please provide how your application conforms to the following: (attached an additional sheet if necessary)

a. Explain how the particular surroundings, shape or topographical conditions of the property creates a particular hardship rather than inconvenience, if the Zoning Code regulations were to be carried out.

N/A

b. Explain how the conditions upon which the variance is based are unique to the property for which the variance is sought and are not applicable, generally, to other property.

EXISTING BUILDING W/O A HOME ON PROPERTY.

c. Explain how granting the variance will not be detrimental to the public welfare, nor injurious to other property or improvements in the neighborhood or otherwise be inconsistent with any officially adopted County Plan or these regulations.

VARIANCE WILL ENABLE NEW SIDING - NOTHING DETRIMENTAL,
NO SAFETY CONCERNS - EQUIPMENT STORED IN SECURED SPACE.

d. Explain how the proposed variance will not impair an adequate supply of light and air to adjacent property, nor substantially increase the congestion in public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

PROPERTY IS BEHIND ALL NEIGHBORS.

e. Explain how the purpose of the variance is not based exclusively upon a desire to increase the monetary gain of the property.

ADDITION TO THE BUILDING WILL NOT MATERIALLY CHANGE
THE VALUE OF THE PROPERTY.

f. Explain how circumstances or conditions are such that the strict application of the provisions of this section would deprive the applicant of reasonable use of his or her property. Mere loss in value shall not justify a Variance.

g. Explain how granting the Variance is the minimum adjustment necessary that will make possible the reasonable use of the land or structure.

ADDITION/IMPROVEMENT OF SIDING IS FAR LESS IMPACTFUL
THEN ADDING ANOTHER STRUCTURE.

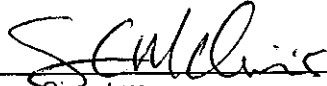
h. Explain how the request is due to unique circumstances.

EXISTING SITUATION IS GRANDFATHERED.

6. **Signature:** I (we) certify that the proposed Variance will conform to the standards for Variances in the Tazewell County Zoning Ordinance and hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my (our) knowledge.

Applicant Signature

Date



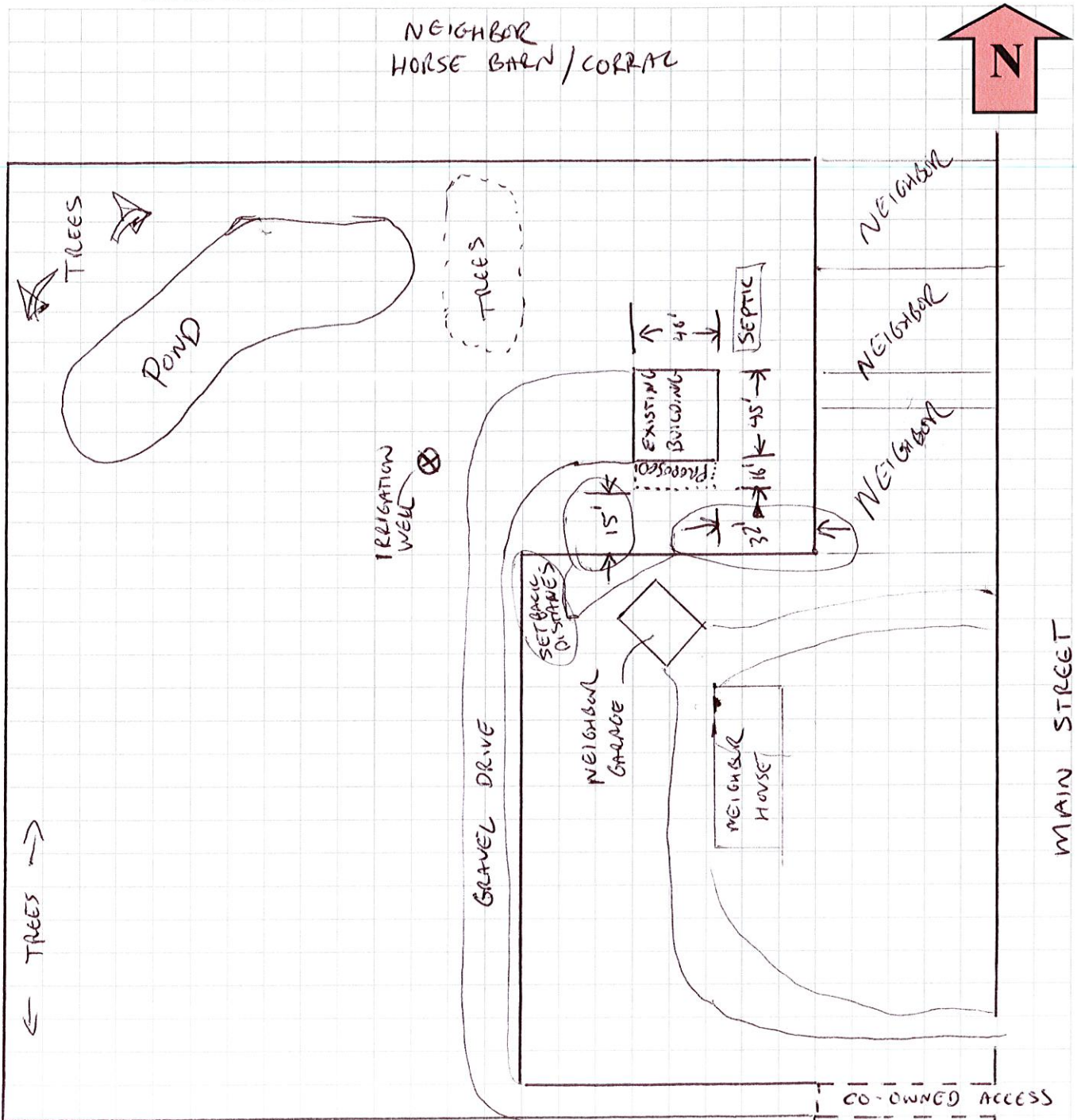
Owner Signature

11/28/24

Date

BUILDINGS, BUILDING SIZE, DISTANCE FROM OVERHANG OF BUILDINGS TO FRONT, REAR AND SIDE LOT LINES, LOCATION OF PARKING SPACES, LANDSCAPING, AND OTHER PERTINENT DETAILS "REFER TO CHECKLIST"
NORTH SHOULD BE AT THE TOP OF THE PAGE WHEN YOU BEGIN YOUR DRAWING!

AG FIELD



AG FIELD

APARTMENT COMPLEX

NEIGHBOR HOUSE
1102 SOUTH MAIN

SITE PLAN

EXHIBIT A

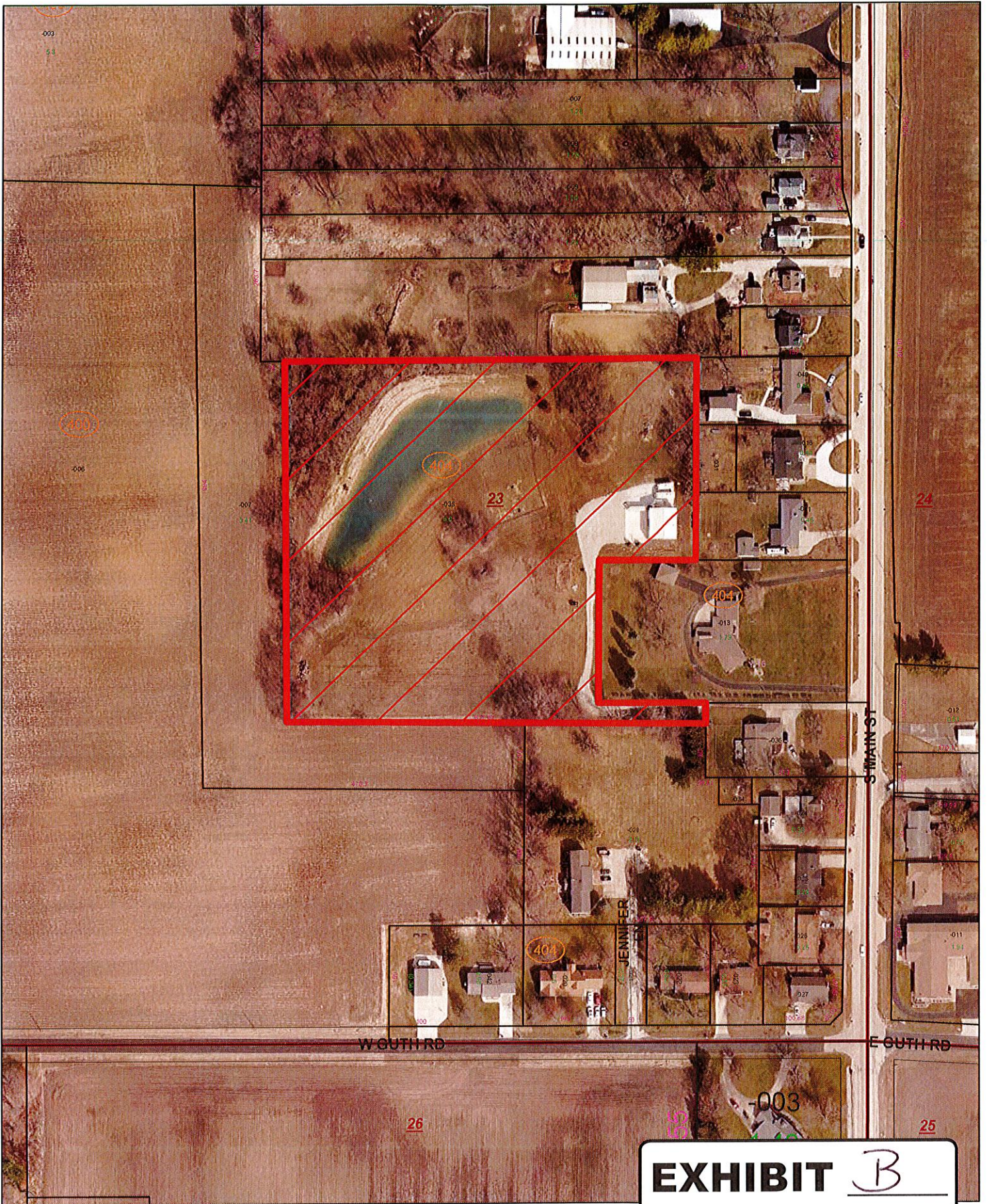
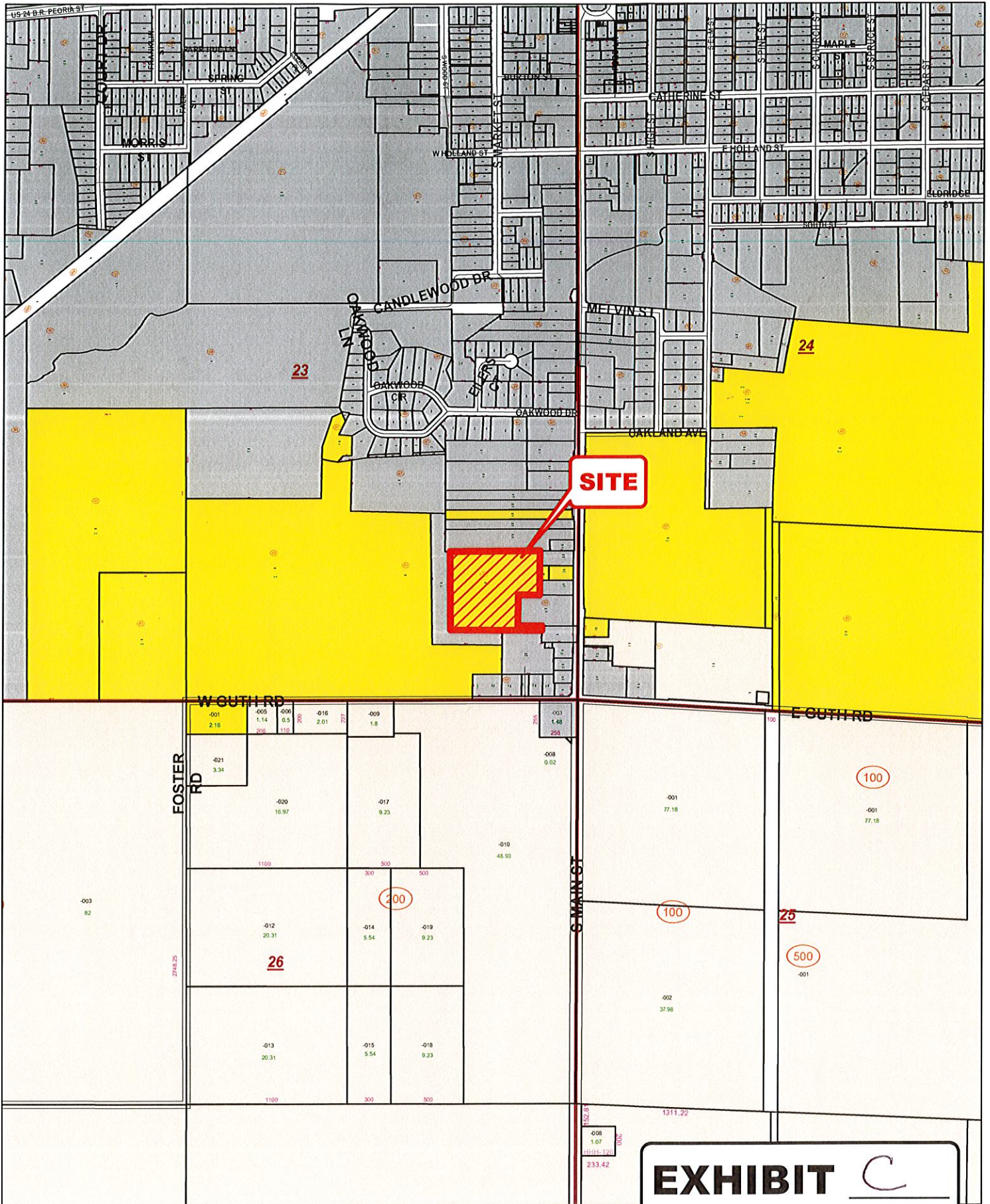


EXHIBIT B



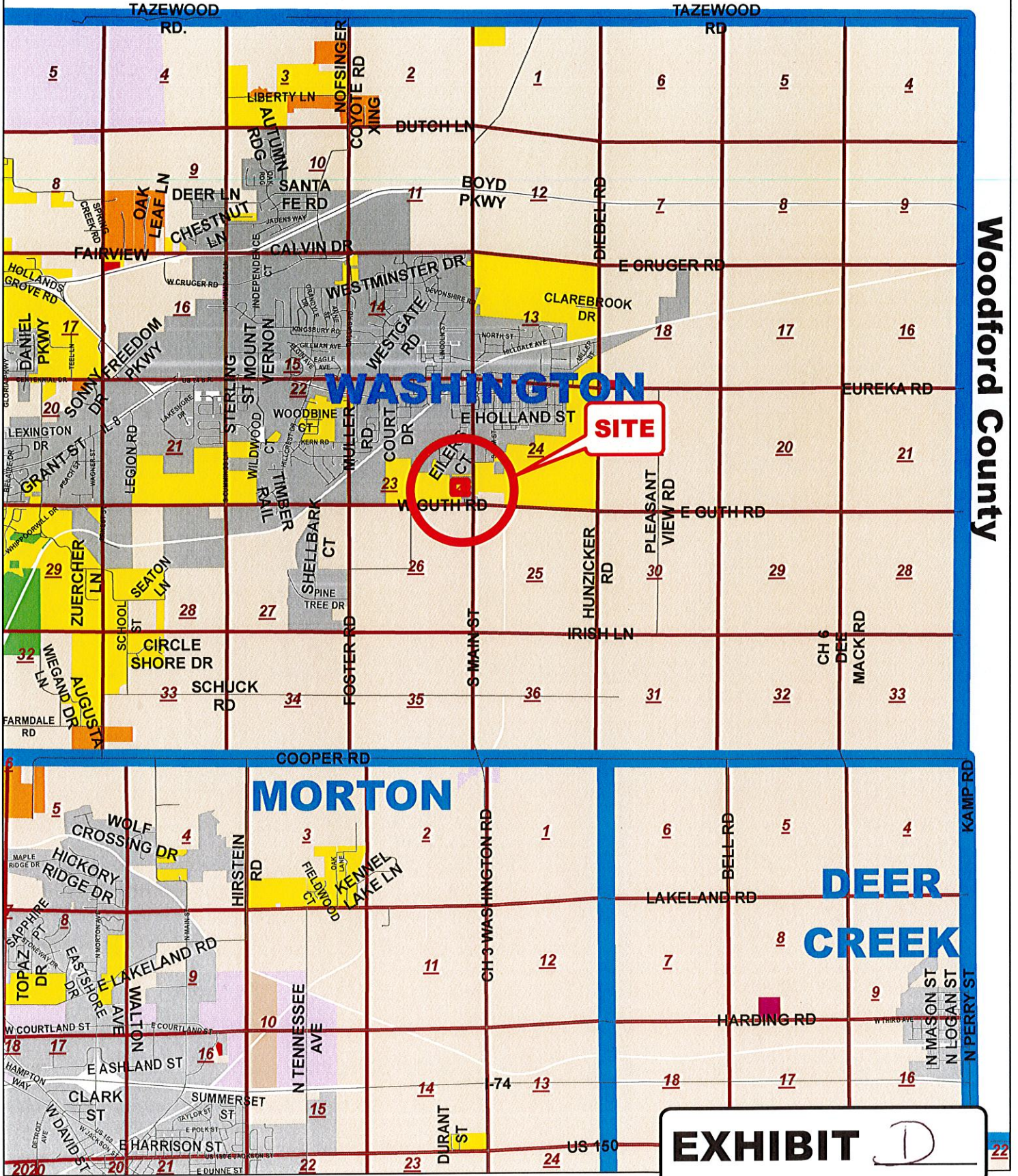
0 50 100 200 300 400 Feet



0 237.5 475 950 1,425 1,900 Feet

- Zoning District**
- A-1
 - C-1
 - CITY
 - I-1
 - R-1
 - R-R
 - AG Area
 - A-2
 - C-2
 - CONS
 - I-2
 - R-2

Woodford County



Woodford County

EXHIBIT D



0 1,503,100 6,200 9,300 12,400 Feet

Zoning District	
 A-1	 C-1
 CITY	 I-1
 R-1	 R-R
 AG Area	 A-2
 C-2	 CONS
 I-2	 R-2

Melissa A. Kreiter

From: Stacy Thompson <sthompson@tchd.net>
Sent: Wednesday, January 29, 2025 12:39 PM
To: Melissa A. Kreiter; Denise Gryp; Jaclynn Workman
Cc: Melissa Goetze
Subject: [EXTERNAL] TCHD EH Comments on February ZBA Cases

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello! The following are the TCHD EH comments on the February 2025 ZBA Cases.

CASE NO. 24-49-V: Clean Energy Design Group, Inc. on behalf of Rankin Community School District #98. *Case removed.*

CASE NO. 25-05-S: Matthew and Leann White - Because the proposed new parcel is more than 5 acres in size, a plat review will not be required. If public water and sewer are not available on site, well and/or septic permit applications must be submitted to TCHD prior to construction.

CASE NO. 25-06-V: Sean and Shawna McGinnis – According to TCHD records, five closed loop wells were installed south of the building on the property in 2022. The location of the proposed addition is also on the south side of the building, which could potentially cover the closed loop wells. Prior to construction, the location of the closed loop wells must be physically mapped out to ensure that they will not be impacted by the building addition.

CASE NO. 25-07-V: Michael Cochran, representing the Haedicke Family - Because the proposed new parcels are more than 5 acres in size, a plat review will not be required.

CASE NO. 25-08-V: Jeffrey Dickson – If wastewater sources (stool, shower, sink, etc.) will be provided in the accessory structure, the wastewater must be routed to either the existing septic system serving the dwelling, or a septic permit obtained and septic system installed to serve the accessory structure. During construction of the accessory structure, the existing septic system should be flagged to prevent driving over, parking on, and/or staging materials on top of the septic system and its components.

Sincerely,
Stacy M. Thompson, MS, LEHP
Environmental Health Supervisor
Tazewell County Health Department
21306 Illinois Route 9, Tremont, IL 61568
Direct Line: 309-929-0226
Main Line: 309-925-5511

CASE INFORMATION

CASE NO.: 25-07-V PETITIONER: Haedicke Estate

AGENT OR REPRESENTATIVE: Michael Cochran

ADDRESS: 311 SW Water Dr., Ste. 215, Peoria, IL 61602 PHONE: 309-691-0224

REQUEST FOR: Variance to waive the requirements of §157.090 to allow the creation of one new lot of record, for Agriculture purposes only, to have 30' of frontage along Ten Mile Creek Road, which is 170' less than allowed in an A-1 Agriculture Preservation Zoning District

P.I.N.# pt. 01-01-01-203-027 PARCEL SIZE 12.98 +/- acres PRESENT ZONING: A-1

SURROUNDING ZONING: N A-1/R-1 S I-1 E A-1 W A-1/R-1

PETITION RECEIVED: 1/3/25 CASE ORIGIN: By Petitioner

AGENCIES NOTIFIED AND COMMENTS MADE:

PLANNER: Does not comment on Variance cases

HEALTH DEPT.: Notified 1/14/25

TCSWCD: Notified 1/14/25

TCFB: Notified 1/14/25

COUNTY HIGHWAY: Notified 1/14/25

MUNICIPALITY: N/A

TOWNSHIP: Notified 1/14/25

IDOT: N/A

SCHOOL DISTRICT: N/A

SURROUNDING PROPERTY OWNERS: Notified 1/14/25

PUBLICATION DATE: 1/15/25 WHERE: Tazewell Chronicle

ACTION TAKEN:

ZONING BOARD OF APPEALS: _____ DECISION: _____

LAND USE COMMITTEE: _____ DECISION: _____

COUNTY BOARD: _____ DECISION: _____

OTHER COMMENTS: _____

**TAZEWELL COUNTY COMMUNITY
DEVELOPMENT**
APPLICATION FOR ZONING HEARING
PETITION FOR: VARIANCE

Staff Use Only:	Accepted by: <u>mk</u>
Date Filed: <u>1/3/25</u>	CASE NO. <u>25-07-V</u>
Filing Fee: <u>300.00</u>	Publication Fee: _____
ZBA Hearing Date: <u>2/4/25</u>	
Decision Date: _____	
APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> OTHER _____	

1. Applicant and Owner Information:

Applicant:	Owner:
Name: <u>Michael P. Cochran</u>	Name: <u>Donald Haedicke, James Haedicke, and Joyce Dries</u>
Address: <u>311 SW Water St., Ste. 215</u>	Address: <u>193 Ten Mile Creek Road</u>
City, State: <u>Peoria, IL 61602</u>	City, State: <u>East Peoria, IL 61611</u>
Phone: <u>309-691-0224</u> <small>(daytime contact)</small>	Phone: <u>309-360-2122 (Joyce)</u> <small>(daytime contact)</small>
Email: <u>mcochran@austinengineeringcompany.com</u>	Email: <u>dries315@sbcglobal.net</u>

The property interest of the applicant, if not the owner: Engineer

2. Site and Surrounding Property Information:

- a. 911 Address or property location of subject property: 193 Ten Mile Creek Rd., E. Peoria, IL 61622
- b. Correct Legal Description and Property Identification Number: (Attach an additional sheet if necessary - a copy of the legal description may be obtained from the Recorder of Deeds Office – 1st floor, McKenzie Building)

Current Zoning: A-1 Agriculture Property ID Number: 01-01-203-027
 Proposed Parcel Size/Acreage: 12.98 +/- Soil Productivity Rate of site: N/A
 Legal Description:

- c. Describe all existing structures, physical attributes and current land use of the property:
Currently agricultural with tillable ground and 1 single family residence and 2 outbuildings.

- d. Previous Special Use/Variance requested for this property? No Yes—Case No. _____

3. Specify what the Variance request is for:

We wish to reduce the required road frontage from 200' wide to 30' wide in order to divide the farm ground between two heirs to the estate. The 30' would follow and existing easement that has been granted to the neighboring property for access.

4. Explain in detail the hardship or circumstances which prevents you from meeting the requirements of the Zoning Code:

The land is separated by a creek that creates a natural dividing line between the North and South portions of the property. This natural dividing line makes the most sense as a boundary between the 2 heirs of the estate. Dividing the property any other way would require an easement across one property to access the rear portion of the other.

5. When evaluating Variance requests the following Standards are considered by The Zoning Board of Appeals. Please provide how your application conforms to the following: (attached an additional sheet if necessary)

a. Explain how the particular surroundings, shape or topographical conditions of the property creates a particular hardship rather than inconvenience, if the Zoning Code regulations were to be carried out.

The creek which separates the North and South portions of the property creates a natural dividing line which would require an easement to be created for access to the rear portion of the lot if divided any other way.

b. Explain how the conditions upon which the variance is based are unique to the property for which the variance is sought and are not applicable, generally, to other property.

The creek which runs through this property serves as a natural boundary line.

c. Explain how granting the variance will not be detrimental to the public welfare, nor injurious to other property or improvements in the neighborhood or otherwise be inconsistent with any officially adopted County Plan or these regulations.

There will be no detriment to the public or surrounding properties by granting the variance. All uses will stay the same.

d. Explain how the proposed variance will not impair an adequate supply of light and air to adjacent property, nor substantially increase the congestion in public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

There will be no change of use or new structures created by this variance.

e. Explain how the purpose of the variance is not based exclusively upon a desire to increase the monetary gain of the property.

This variance is requested so that we can divide the property between 2 heirs to the estate.

f. Explain how circumstances or conditions are such that the strict application of the provisions of this section would deprive the applicant of reasonable use of his or her property. Mere loss in value shall not justify a Variance.

Not granting the variance will prevent us from dividing the property as desired by the estate/will.


g. Explain how granting the Variance is the minimum adjustment necessary that will make possible the reasonable use of the land or structure.

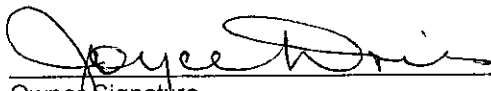
Granting the variance will allow for the division of property as planned and not require the creation of an easement over the 2 properties.

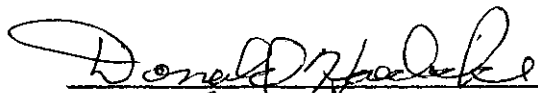
h. Explain how the request is due to unique circumstances.

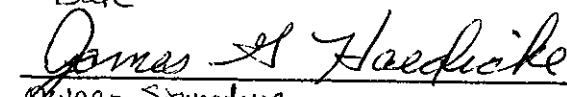
The creek separating the property creates a natural boundary line.

6. **Signature:** I (we) certify that the proposed Variance will conform to the standards for Variances in the Tazewell County Zoning Ordinance and hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my (our) knowledge.


Applicant Signature)
10-23-24
Date


Owner Signature
10/16/24
Date


owner Signature
10/17/24
Date


owner Signature
10-23-24
Date

OWNER'S CONSENT FORM

I, Joyce Dries (print property owner's name) understand that Michael Cochran (print applicant's name), is petitioning for: a variance to reduce the required minium road frontage from 200' to 30' in order to split the farmground into two parcels which will remain as an agricultural use.

located at (give address) 193 Ten Mile Creek Rd.
City East Peoria State IL Zip 61611
Parcel I.D. # 01-01-01-203-027 with the Tazewell County Community Development Department.

I hereby attest that I understand the request and consent to the filing of the petition by the applicant as listed above.

Joyce Dries
Owner's Signature

10/16/2024
Date

Subscribed and sworn to before me this 16th day of October, 2024.



Ronette J. Krusa
Notary Public

OWNER'S CONSENT FORM

I, Donald Haedicke (print property owner's name) understand that Michael Cochran (print applicant's name), is petitioning for: a variance to reduce the rear setback requirement to 12' so we can create a new 1-Acre parcel that includes the home and middle outbuilding.

located at (give address) 193 Ten Mile Creek Rd.
City East Peoria State IL Zip 61611
Parcel I.D. # 01-01-01-203-012 with the Tazewell County Community Development Department.

I hereby attest that I understand the request and consent to the filing of the petition by the applicant as listed above.

Donald Haedicke
Owner's Signature

10/17/24
Date

Subscribed and sworn to before me this 17th day of October, 2024.



Ronette J. Krusa
Notary Public

OWNER'S CONSENT FORM

I, James Haedicke (print property owner's name) understand that Michael Cochran (print applicant's name), is petitioning for: a variance to reduce the rear setback requirement to 12' so we can create a new 1-Acre parcel that includes the home and middle outbuilding.

located at (give address) 193 Ten Mile Creek Rd.
City East Peoria State IL Zip 61611
Parcel I.D. # 01-01-01-203-012 with the Tazewell County Community Development Department.

I hereby attest that I understand the request and consent to the filing of the petition by the applicant as listed above.

James B Haedicke
Owner's Signature

Oct 23 - 24
Date

Subscribed and sworn to before me this 23rd day of October, 2024.



Ronette J Krusa
Notary Public

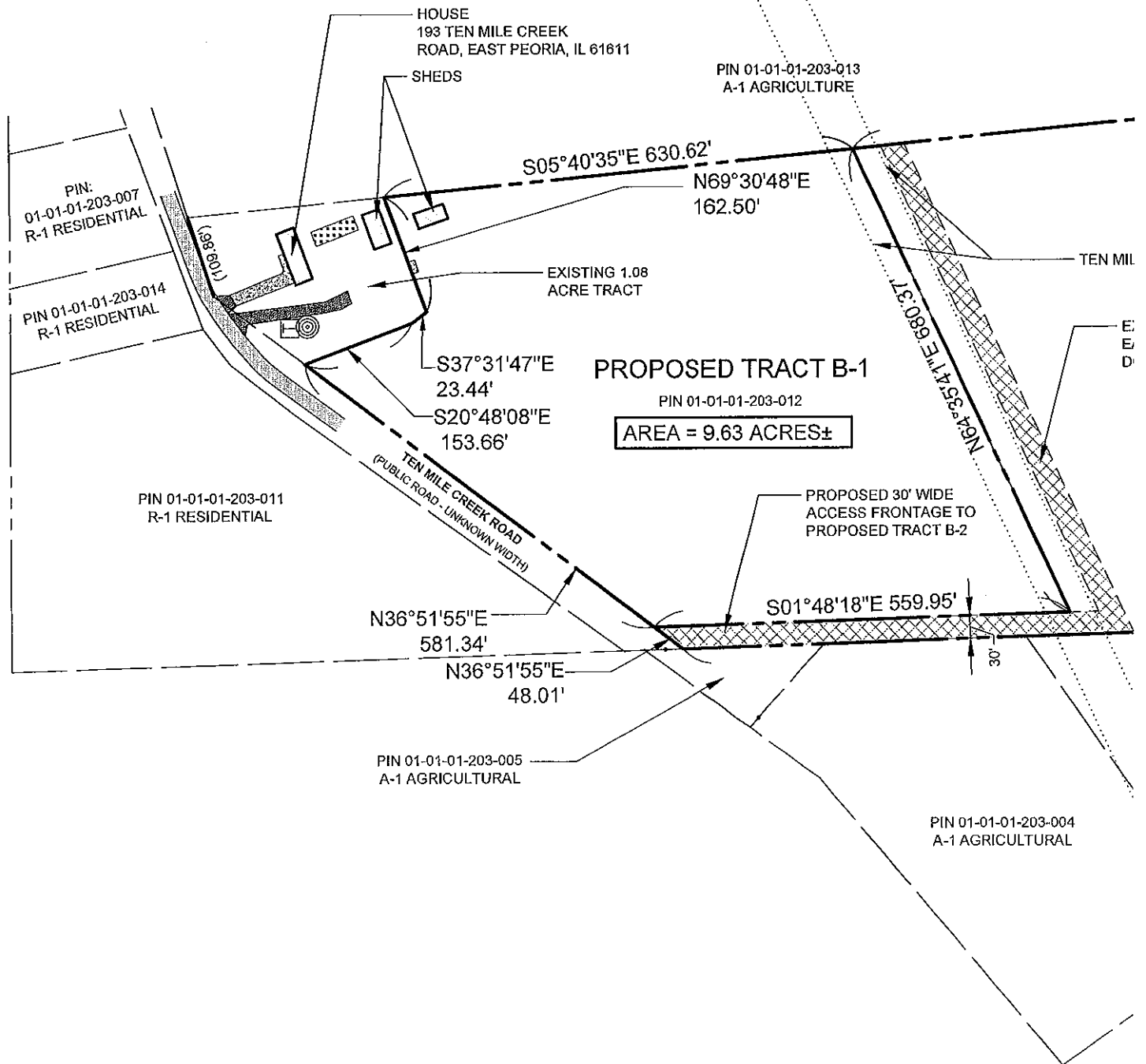
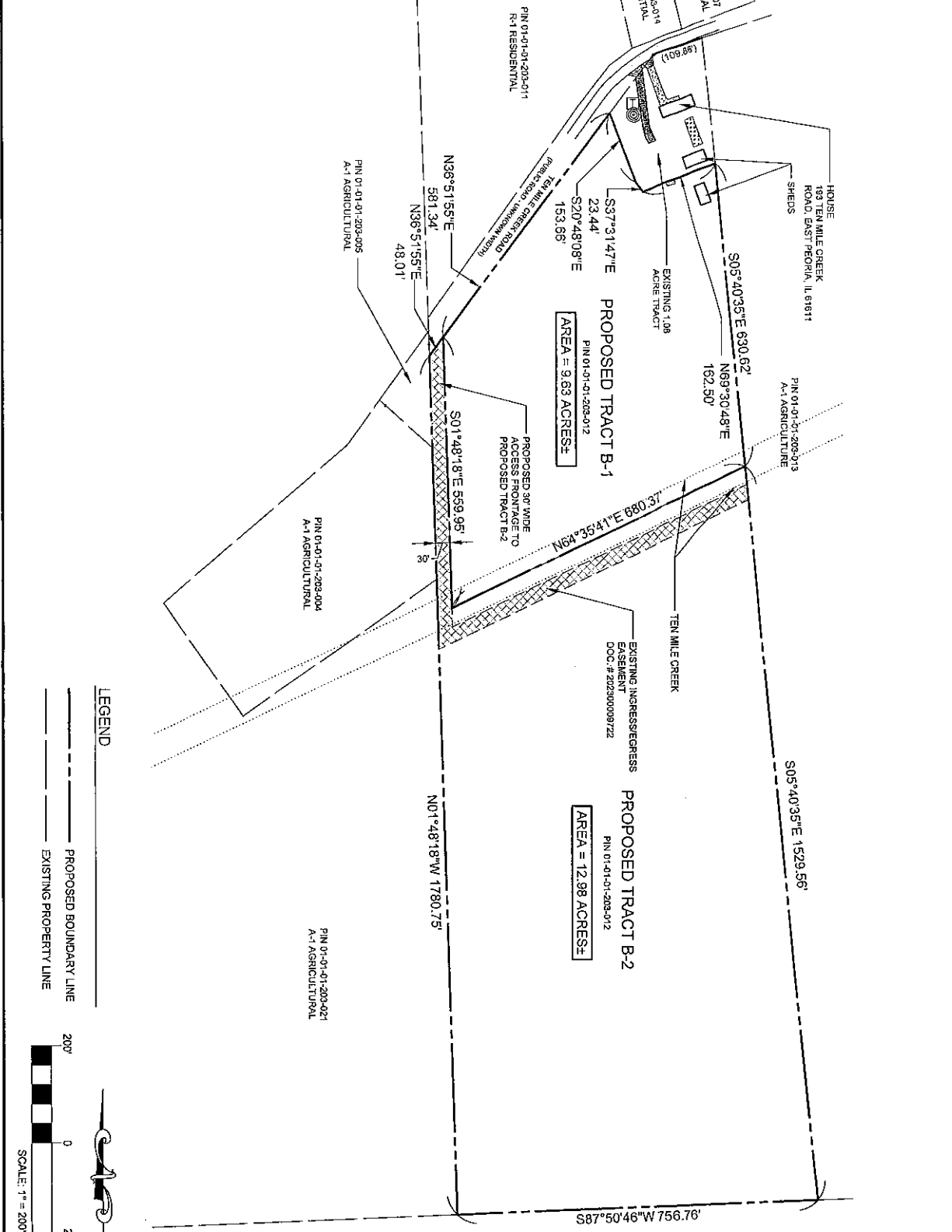


EXHIBIT A



LEGEND

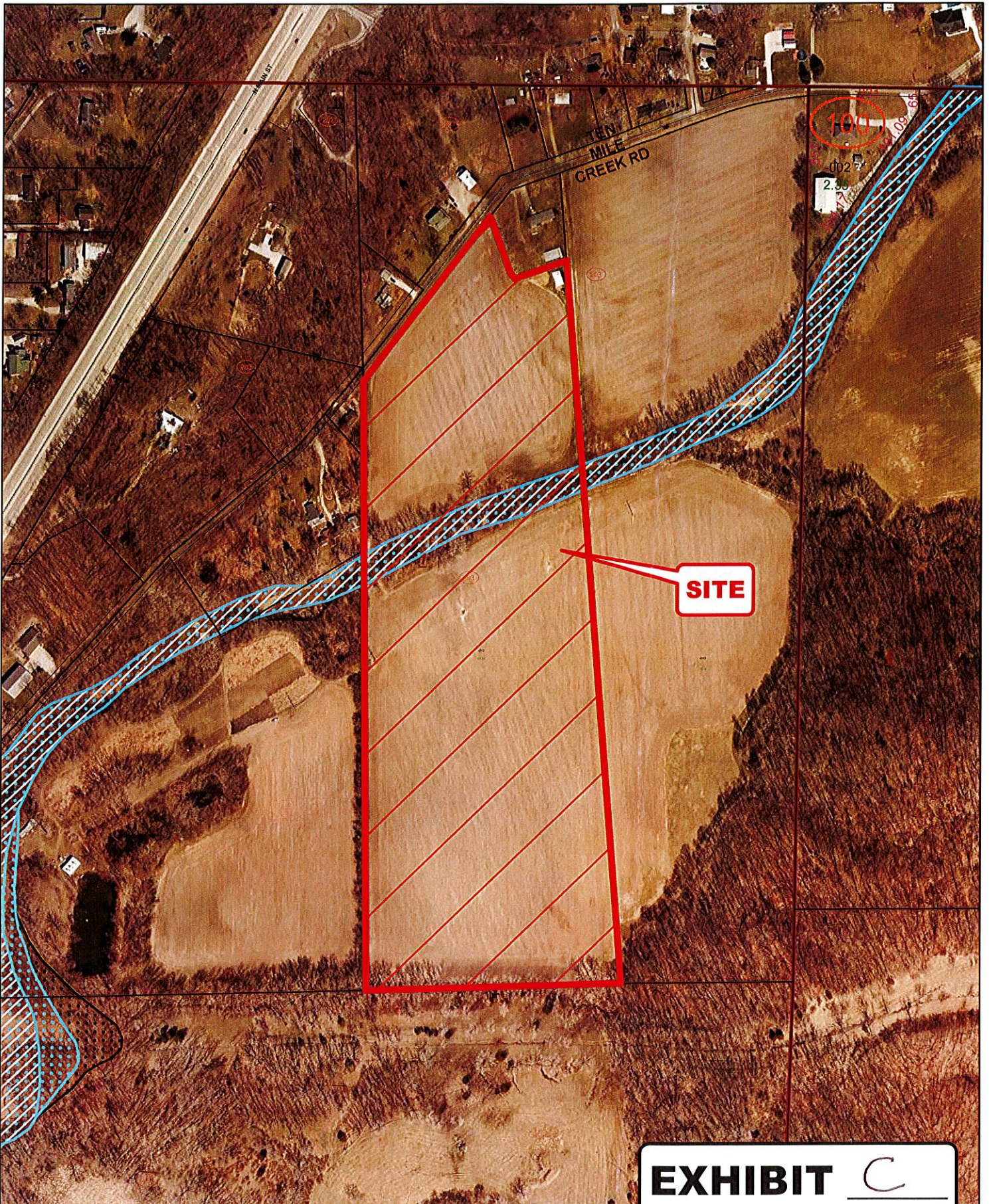
——— PROPOSED BOUNDARY LINE
 - - - - - EXISTING PROPERTY LINE

200' 0 200' 400'
 SCALE: 1" = 200'

EXHIBIT B

VARIANCE EXHIBIT PLAT		AUSTIN ENGINEERING CO., INC. Consulting Engineers / Surveyors 311 SW Water St., Suite 215 Peoria, Illinois 61602 License No. 184-001143
FOR ORA JEAN HAEDICKE ESTATE		
PROJECT NO. SHEET NO. DATE TITLED	EXHIBIT PLAT SHEET NO. DATE TITLED	

1 OF 1



0 100 200 400 600 800 Feet

EXHIBIT C

Woodford County

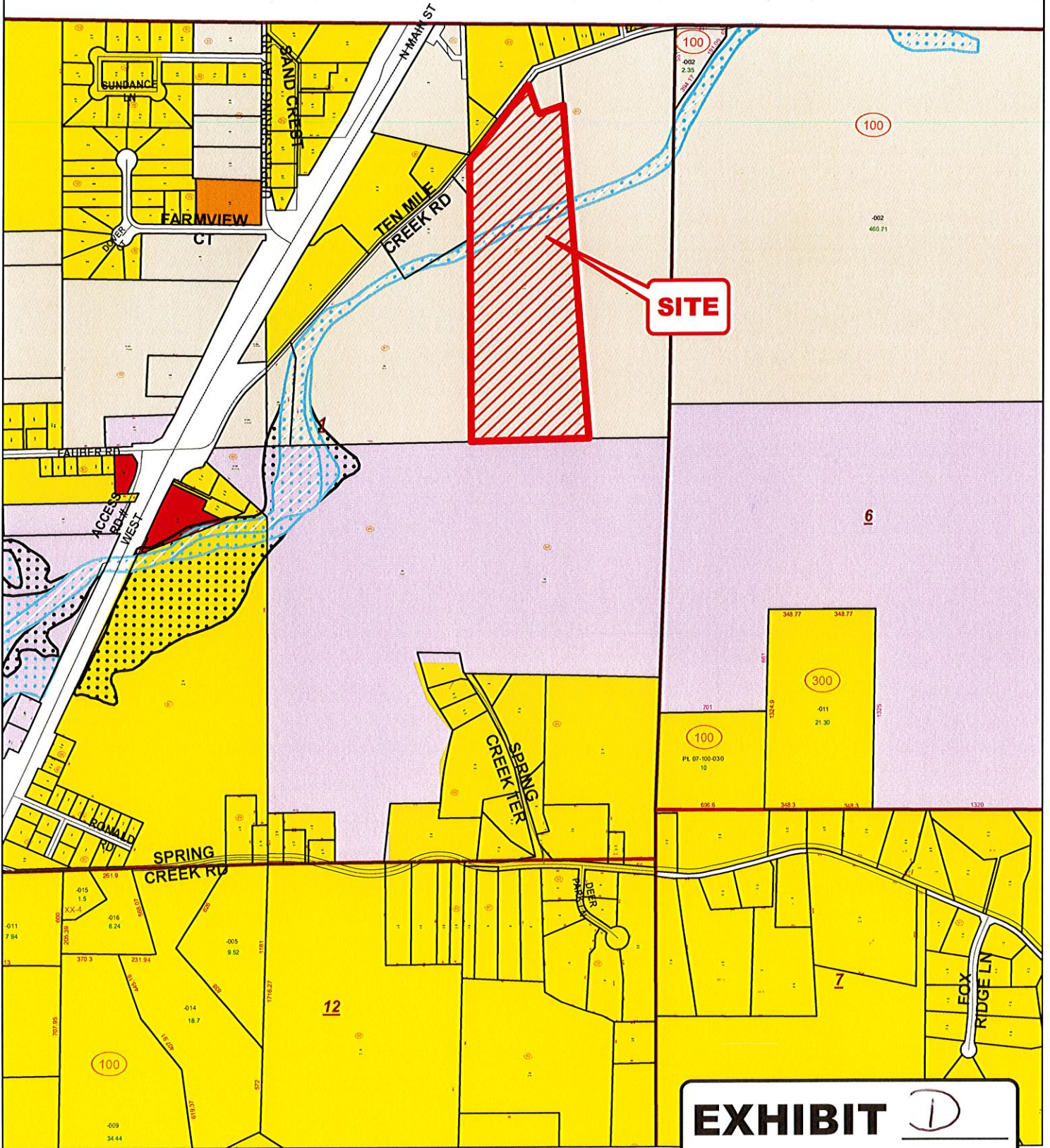
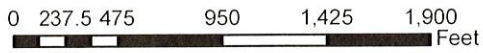


EXHIBIT D



Zoning District	
A-1	C-1
CITY	I-1
R-1	R-R
AG Area	A-2
C-2	CONS
I-2	R-2

SITE

Woodford County

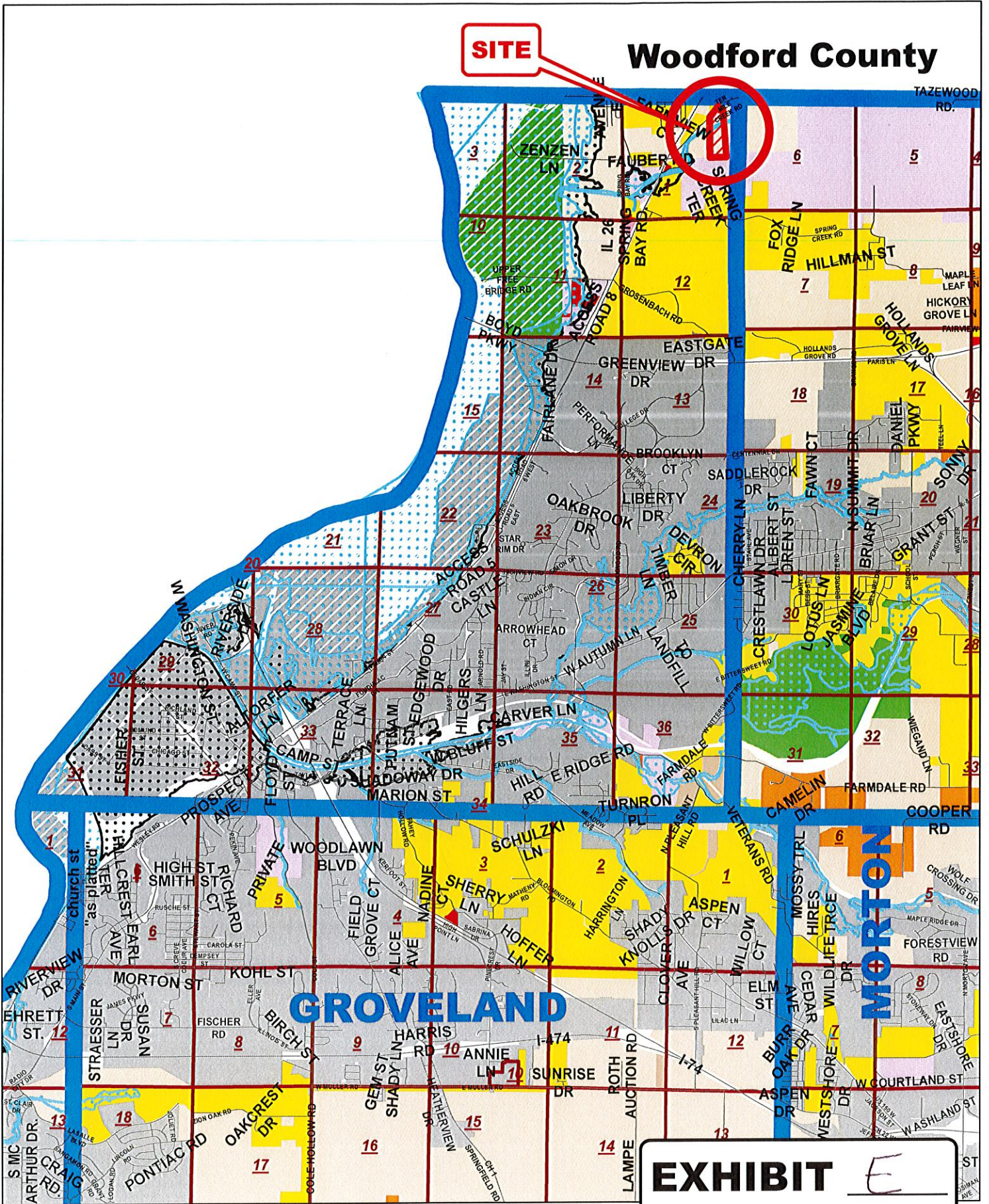


EXHIBIT E



0 1,550,100 6,200 9,300 12,400 Feet

Zoning District	
A-1	C-1
CITY	I-1
R-1	R-R
AG Area	A-2
C-2	CONS
I-2	R-2

Melissa A. Kreiter

From: Stacy Thompson <sthompson@tchd.net>
Sent: Wednesday, January 29, 2025 12:39 PM
To: Melissa A. Kreiter; Denise Gryp; Jaclynn Workman
Cc: Melissa Goetze
Subject: [EXTERNAL] TCHD EH Comments on February ZBA Cases

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CASE NO. 25-06-V: Sean and Shawna McGinnis – According to TCHD records, five closed loop wells were installed south of the building on the property in 2022. The location of the proposed addition is also on the south side of the building, which could potentially cover the closed loop wells. Prior to construction, the location of the closed loop wells must be physically mapped out to ensure that they will not be impacted by the building addition.

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Sincerely,
Stacy M. Thompson, MS, LEHP
Environmental Health Supervisor
Tazewell County Health Department
21306 Illinois Route 9, Tremont, IL 61568
Direct Line: 309-929-0226
Main Line: 309-925-5511

CASE INFORMATION

CASE NO.: 25-08-V PETITIONER: Jeffrey Dickson

AGENT OR REPRESENTATIVE: _____

ADDRESS: 225 Hawk Dr., Green Valley, IL 61534 PHONE: 309-696-4796

REQUEST FOR: Variance to waive the requirements of §157.046(B)(1) to allow the construction of an Accessory Structure (Detached Garage) bringing the total Accessory Structures to 3,106 sq. ft., which is 1,014 sq. ft. larger than allowed and to waive §157.152(B) to allow the same Accessory Structure to be 25' in height, which is 5' higher than allowed in a R-1 Low Density Residential District

P.I.N.# 16-16-03-102-017 PARCEL SIZE less than +/- acres PRESENT ZONING: R-1

SURROUNDING ZONING: N R-1 S R-1 E R-1 W R-1

PETITION RECEIVED: 1/2/25 CASE ORIGIN: By Petitioner

AGENCIES NOTIFIED AND COMMENTS MADE:

PLANNER: Does not comment on Variance cases

HEALTH DEPT.: Notified 1/14/25

TCSWCD: Notified 1/14/25

TCFB: Notified 1/14/25

COUNTY HIGHWAY: Notified 1/14/25

MUNICIPALITY: Notified 1/16/25

TOWNSHIP: Notified 1/16/25

IDOT: N/A

SCHOOL DISTRICT: N/A

SURROUNDING PROPERTY OWNERS: Notified 1/14/25

PUBLICATION DATE: 1/15/25 WHERE: Tazewell Chronicle

ACTION TAKEN:

ZONING BOARD OF APPEALS: _____ DECISION: _____

LAND USE COMMITTEE: _____ DECISION: _____

COUNTY BOARD: _____ DECISION: _____

OTHER COMMENTS: _____

**TAZEWELL COUNTY COMMUNITY
DEVELOPMENT
APPLICATION FOR ZONING HEARING
PETITION FOR: VARIANCE**

Staff Use Only:	Accepted by: <u>MK</u>
Date Filed: <u>1/2/25</u>	CASE NO. <u>25-08-V</u>
Filing Fee: <u>300.00</u>	Publication Fee: _____
ZBA Hearing Date: <u>2/4/25</u>	
Decision Date: _____	
APPROVED <input type="checkbox"/>	DENIED <input type="checkbox"/>
	OTHER <input type="checkbox"/>

1. Applicant and Owner Information:

Applicant:	Owner:
Name: <u>Jeffery S Dickson</u>	Name: _____
Address: <u>225 HAWK DR.</u>	Address: _____
City, State: <u>Green Valley, Illinois</u>	City, State: _____
Phone: <u>(309) 696-4796</u>	Phone: _____
<small>(daytime contact)</small>	<small>(daytime contact)</small>
Email: <u>jsdickson@comcast.net</u>	Email: _____

The property interest of the applicant, if not the owner: _____

2. Site and Surrounding Property Information:

- a. 911 Address or property location of subject property: 225 Hawk Dr., Green Valley, IL 61534
- b. Correct Legal Description and Property Identification Number: (Attach an additional sheet if necessary - a copy of the legal description may be obtained from the Recorder of Deeds Office - 1st floor, McKenzie Building)

Current Zoning: Residential Property ID Number: 16-16-03-102-017

Proposed Parcel Size/Acreage: 1 ACRE Soil Productivity Rate of site: _____

Legal Description:
SEC 3 T23N R5W GREEN ACRES SUBD LOT 37
NW 1/4
- c. Describe all existing structures, physical attributes and current land use of the property:
HOUSE, 14' x 24' SHED, & 10' x 13' METAL SHED ON SKID
- d. Previous Special Use/Variance requested for this property? No Yes - Case No. _____

3. Specify what the Variance request is for:

Pole Building for vehicle storage & a car lift. Current code allows for an additional building having only 1628 sq/ft with a peak not more than 20'. (All outbuildings ≤ 2092 sq/ft)
My proposed building will be 2640 sq/ft, with a peak less than 25', therefore I need a variance for the extra 1012 sq/ft & the height.

4. Explain in detail the hardship or circumstances which prevents you from meeting the requirements of the Zoning Code:

My home was built in 1975 & doesn't have much storage space. The sq/ft is about 2100 sq/ft. New homes are being built today with more sq/ft & larger garages than when my house was built.

5. When evaluating Variance requests the following Standards are considered by The Zoning Board of Appeals. Please provide how your application conforms to the following: (attached an additional sheet if necessary)

- a. Explain how the particular surroundings, shape or topographical conditions of the property creates a particular hardship rather than inconvenience, if the Zoning Code regulations were to be carried out.

N/A

- b. Explain how the conditions upon which the variance is based are unique to the property for which the variance is sought and are not applicable, generally, to other property.

My home was built in 1975. It only has about 2100 sq/ft. Houses back then were built smaller, with smaller garages, & therefore had less storage space.

- c. Explain how granting the variance will not be detrimental to the public welfare, nor injurious to other property or improvements in the neighborhood or otherwise be inconsistent with any officially adopted County Plan or these regulations.

Multiple properties in this subdivision have large detached buildings, therefore consistent.

- d. Explain how the proposed variance will not impair an adequate supply of light and air to adjacent property, nor substantially increase the congestion in public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

New structure will be adjacent to neighbor's 30' tall pine trees along property line, therefore virtually hidden by trees. Little change in light & air.

- e. Explain how the purpose of the variance is not based exclusively upon a desire to increase the monetary gain of the property.

The proposed building is to protect vehicles & personal property.
I'm ok with the value of the property staying the same! (Haha 😊)

- f. Explain how circumstances or conditions are such that the strict application of the provisions of this section would deprive the applicant of reasonable use of his or her property. Mere loss in value shall not justify a Variance.

Current provisions would not allow number & size of vehicles to be stored in new structure, nor use of vehicle lift.

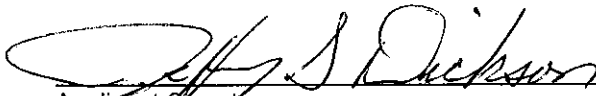
- g. Explain how granting the Variance is the minimum adjustment necessary that will make possible the reasonable use of the land or structure.

The only option to build a structure of this size is to obtain a Variance from the County.

- h. Explain how the request is due to unique circumstances.

My home was built in 1975, with less sq/ft & limited storage than homes being built today.

6. **Signature:** I (we) certify that the proposed Variance will conform to the standards for Variances in the Tazewell County Zoning Ordinance and hereby acknowledges that all the information contained in this application and accompanying documents are true and correct to the best of my (our) knowledge.


Applicant Signature
12-31-24
Date

SAME
Owner Signature
Date



14' x 24'
(EXISTING)

10' x 13'
EXISTING

40' x 66' POLE BUILDING
(PROPOSED)

WHITE ROCK DRIVE
(PROPOSED EXTENSION)

WHITE ROCK DRIVE
(EXISTING)

DICKSON
JEFFERY'S

225 HAWK DR.

BATHROOM

SEPTIC DRAIN FIELD
(EXISTING)

PUMP



NORTH

EXHIBIT A



EXHIBIT B

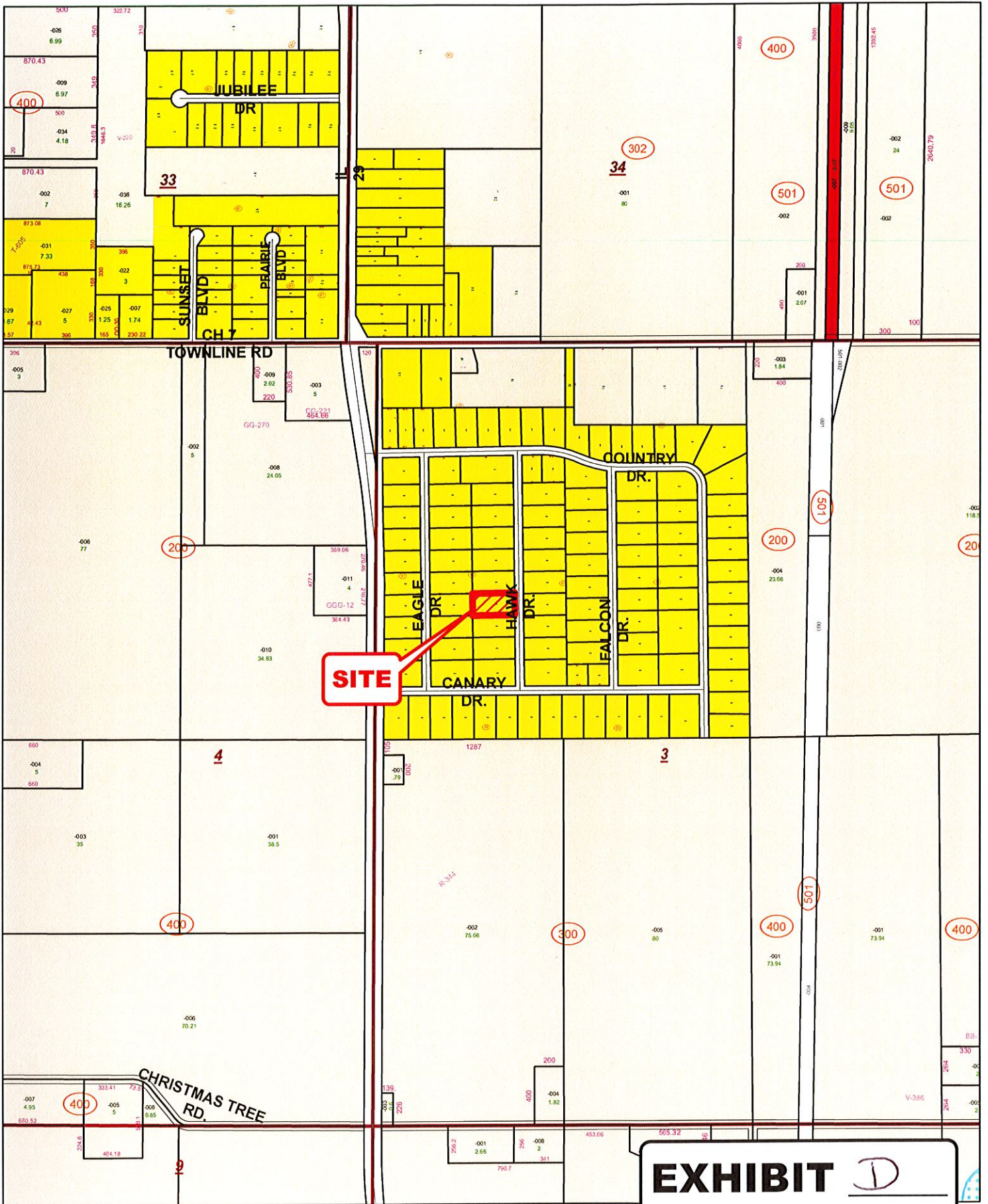


EXHIBIT C



0 15 30 60 90 120 Feet





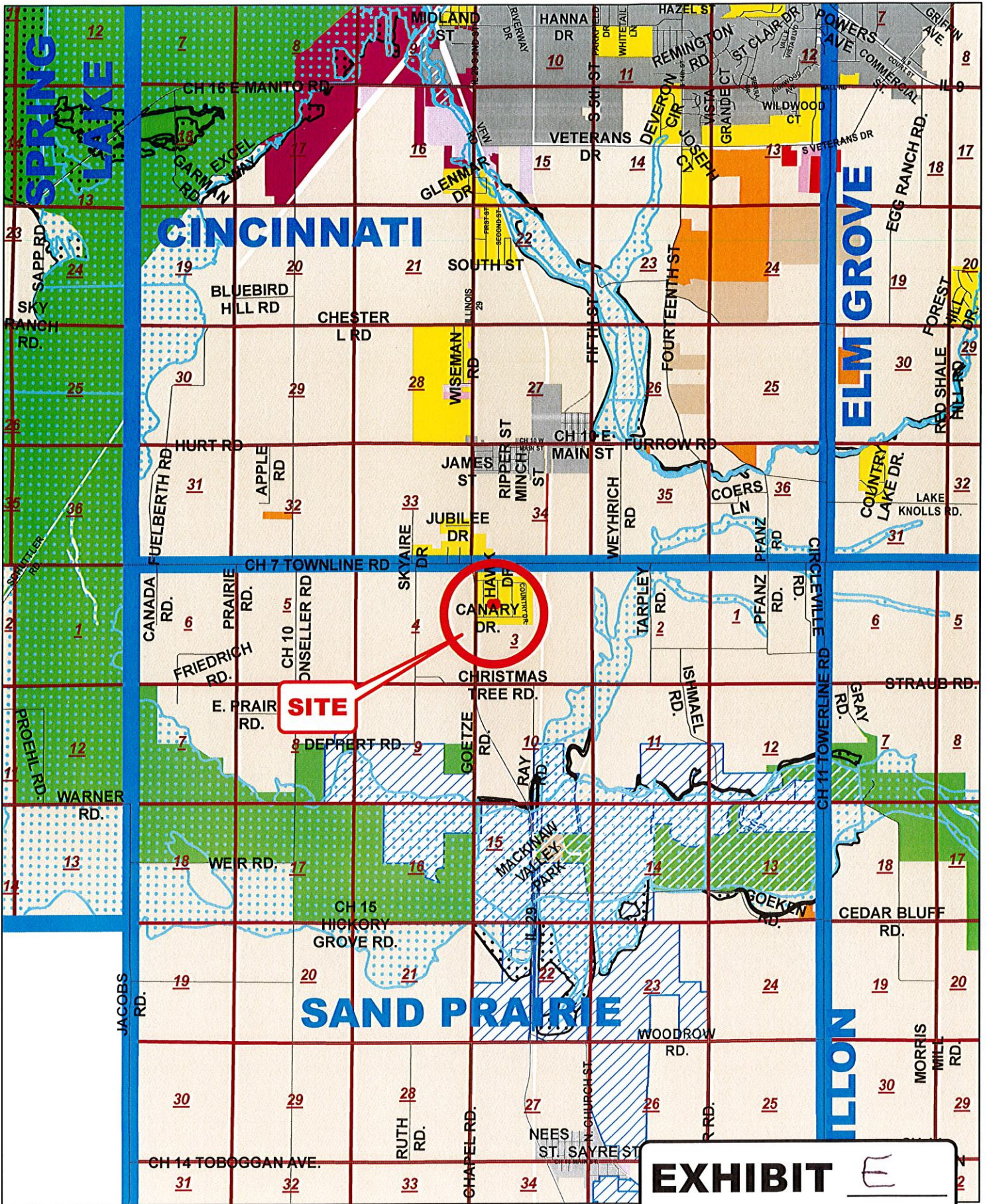
SITE

EXHIBIT D



0 237.5 475 950 1,425 1,900 Feet

Zoning District	
A-1	C-1
CITY	I-1
R-1	R-R
AG Area	A-2
C-2	CONS
I-2	R-2



SITE

EXHIBIT E



0 1,550,100 6,200 9,300 12,400 Feet

Zoning District	
A-1	C-1
CITY	I-1
R-1	R-R
AG Area	A-2
C-2	CONS
I-2	R-2

Melissa A. Kreiter

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Stacy M. Thompson, MS, LEHP
Environmental Health Supervisor
Tazewell County Health Department
21306 Illinois Route 9, Tremont, IL 61568
Direct Line: 309-929-0226
Main Line: 309-925-5511

EXHIBIT _____