



## **In-Place Land Use Committee Agenda**

Russ Crawford – Chairman  
James Carius Conference Room  
Wednesday, February 26, 2025  
\*During County Board Meeting\*

I. Roll Call

II. New Business

LU-25-02    A.    Subdivision Modification    Sean McGinnis    Washington Twp.

III. Recess

Members:    Chairman Russ Crawford, Vice Chairman Jon Hopkins, Mark Goddard,  
Jay Hall, Greg Longfellow, Eric Schmidgall, Eric Stahl, Joe Woodrow

**COMMITTEE REPORT**  
**LU-25-02**

Mr. Chairman and Members of the Tazewell County Board:

Your Land Use Committee has considered the following **RESOLUTION** and recommends it be **approved** by the Board:

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**R E S O L U T I O N**

**WHEREAS**, Sean and Shawna McGinnis are the owners of P.I.N. 02-02-23-404-035 an approximately 6.6 acre tract located in part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 26 North, Range 3 West of the 3<sup>rd</sup> Principal Meridian, Washington Township, Tazewell County, Illinois; and

**WHEREAS**, Sean and Shawna McGinnis purchased P.I.N. 02-02-23-404-035 on December 6, 2021 which contained an existing out building, which is currently used for recreational purposes and storage of equipment to maintain the property; and

**WHEREAS**, Sean and Shawna McGinnis have sought to increase the size of the existing outbuilding by 640 square feet (ZBA Case No. 25-06-V) which was approved on February 4, 2025; and

**WHEREAS**, P.I.N. 02-02-23-404-035 does not have frontage on a public road (Main Street) but is accessed via 30' strip along the North side of Sublot A of Lot 51 (P.I.N. 02-02-23-404-036); and

**WHEREAS**, Sean and Shawna McGinnis does not own Sublot A of Lot 51, but does own an undivided one-half interest in the 30' strip along the North side of Sublot A of Lot 51 (P.I.N. 02-02-23-404-036); and

**WHEREAS**, the Land Use Committee of the Tazewell County Board has made the following findings of fact:

1. The grant of the waiver to allow access via an undivided one-half interest will not have a negative effect the purpose of the Comprehensive Plan.
2. There is not a need for a public road at this location to access an existing outbuilding.
3. The granting of the waiver to allow access via an undivided one-half interest is the minimum adjustment necessary that will allow for the reasonable use of the land as there are no other alternatives for the McGinnis' to obtain access.

**NOW THEREFORE BE IT RESOLVED**, that the Tazewell County Board grants the prayer of the petitioner for continued access to the 6.6 acres via an undivided one-half interest in the 30' strip along the North side of Sublot A of Lot 51 (P.I.N. 02-02-23-404-036) with the following conditions:

1. There shall be no further division of 6.6 acres unless all requirements of the Tazewell County Zoning and Subdivision Code are met.

Adopted this 26<sup>th</sup> day of February, 2025.

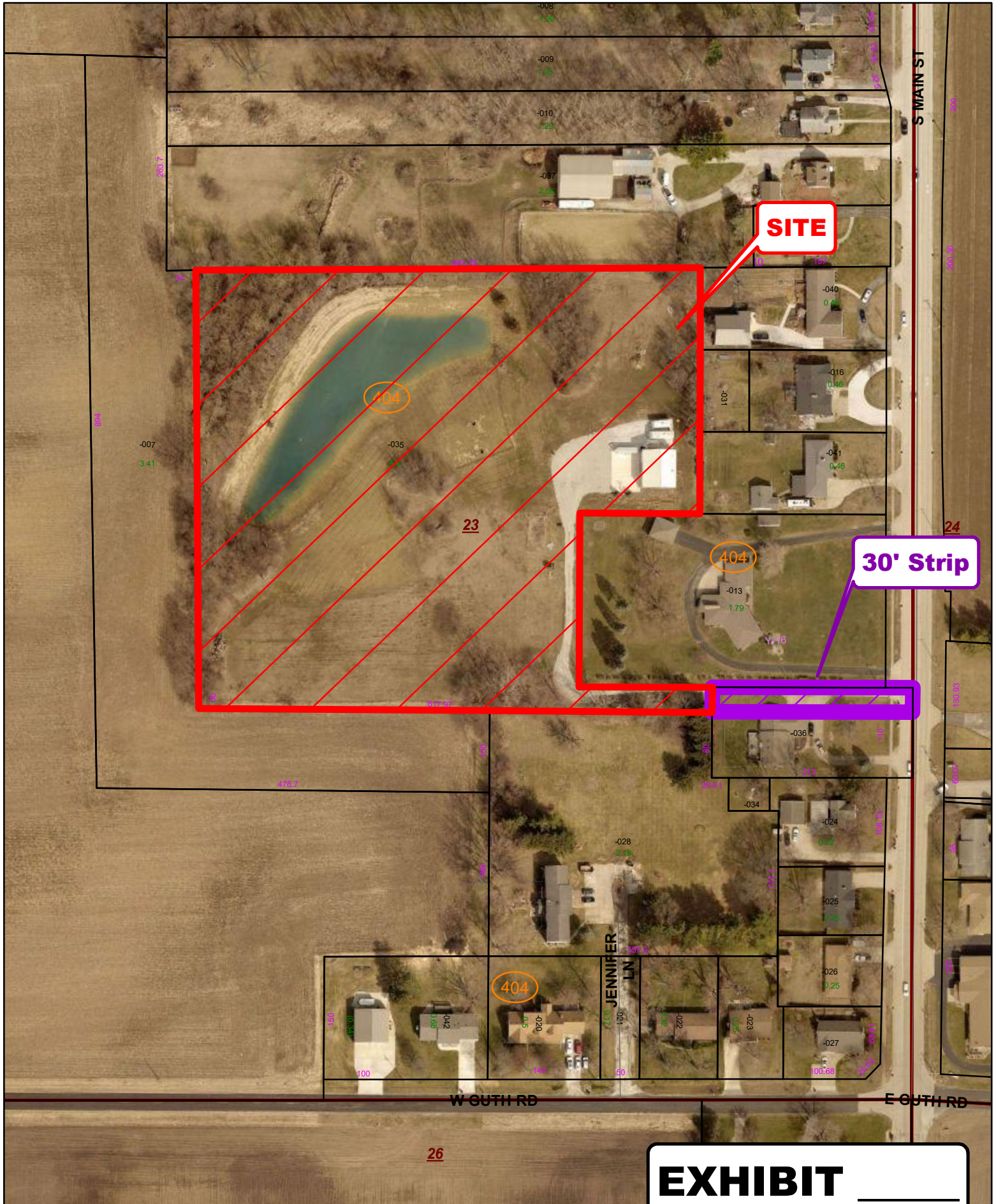
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Chairman, Tazewell County Board

ATTEST:

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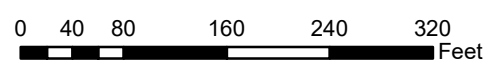
Tazewell County Clerk

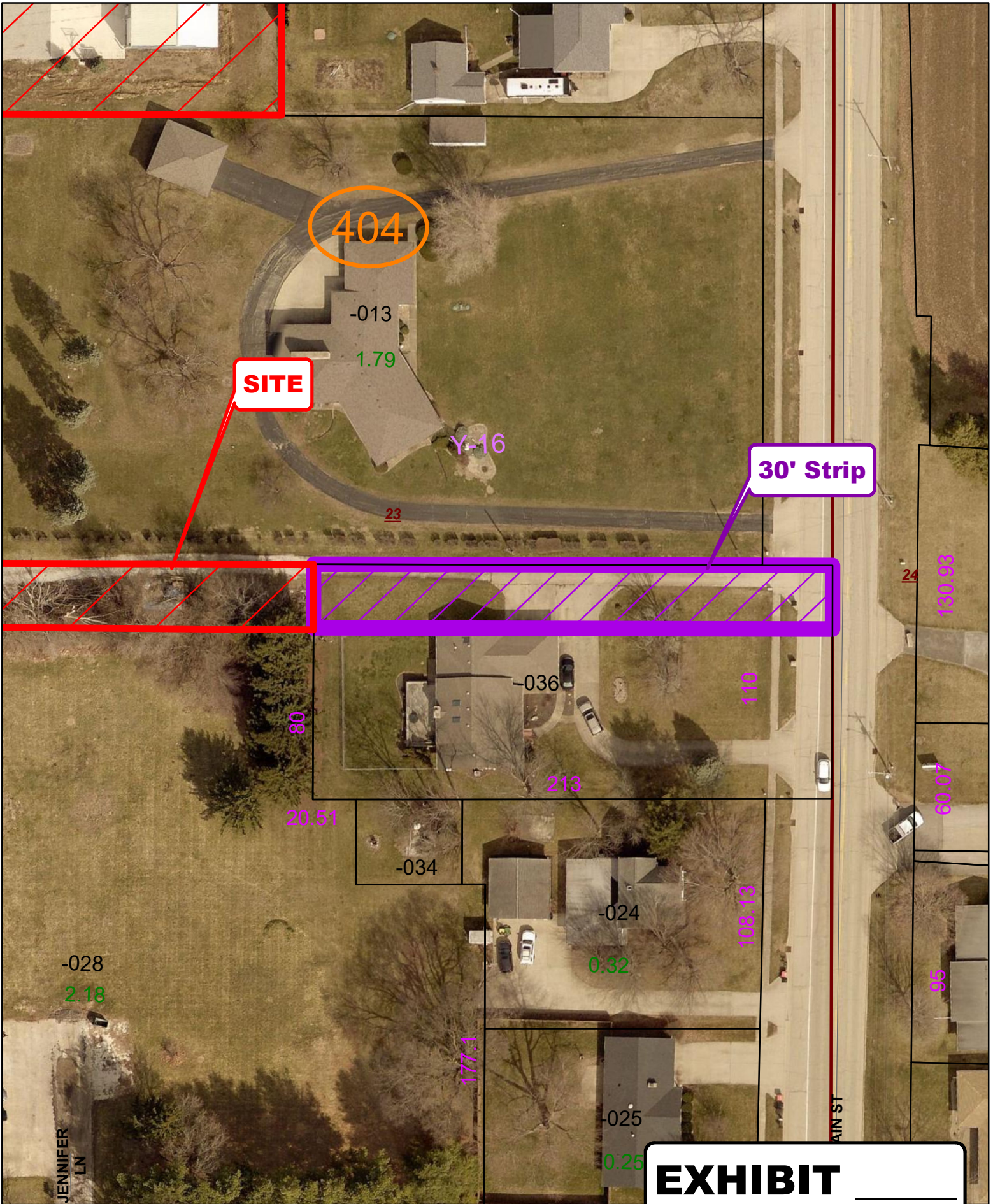


**SITE**

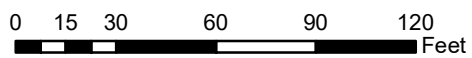
**30' Strip**

**EXHIBIT**



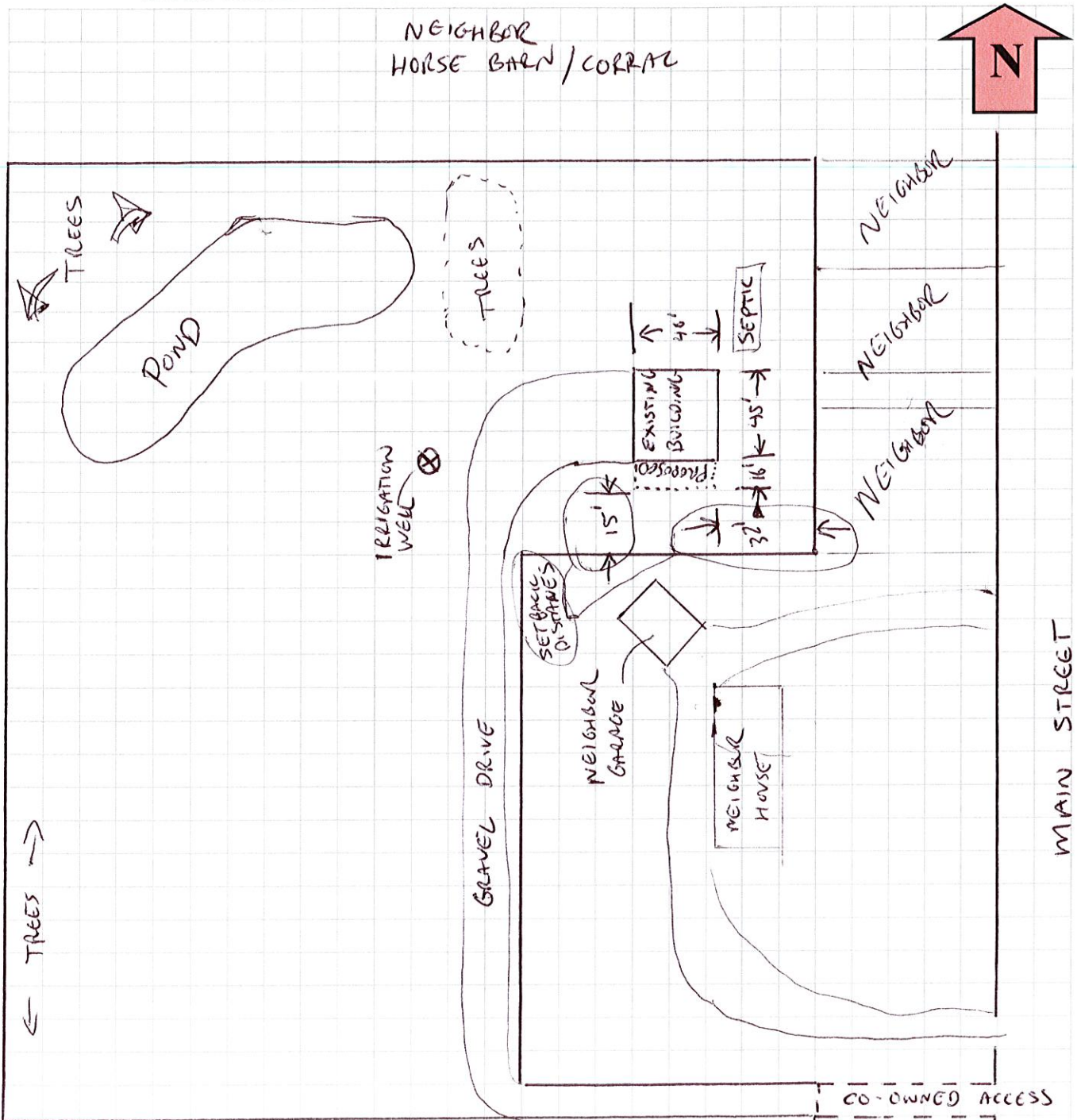


**EXHIBIT** \_\_\_\_\_



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



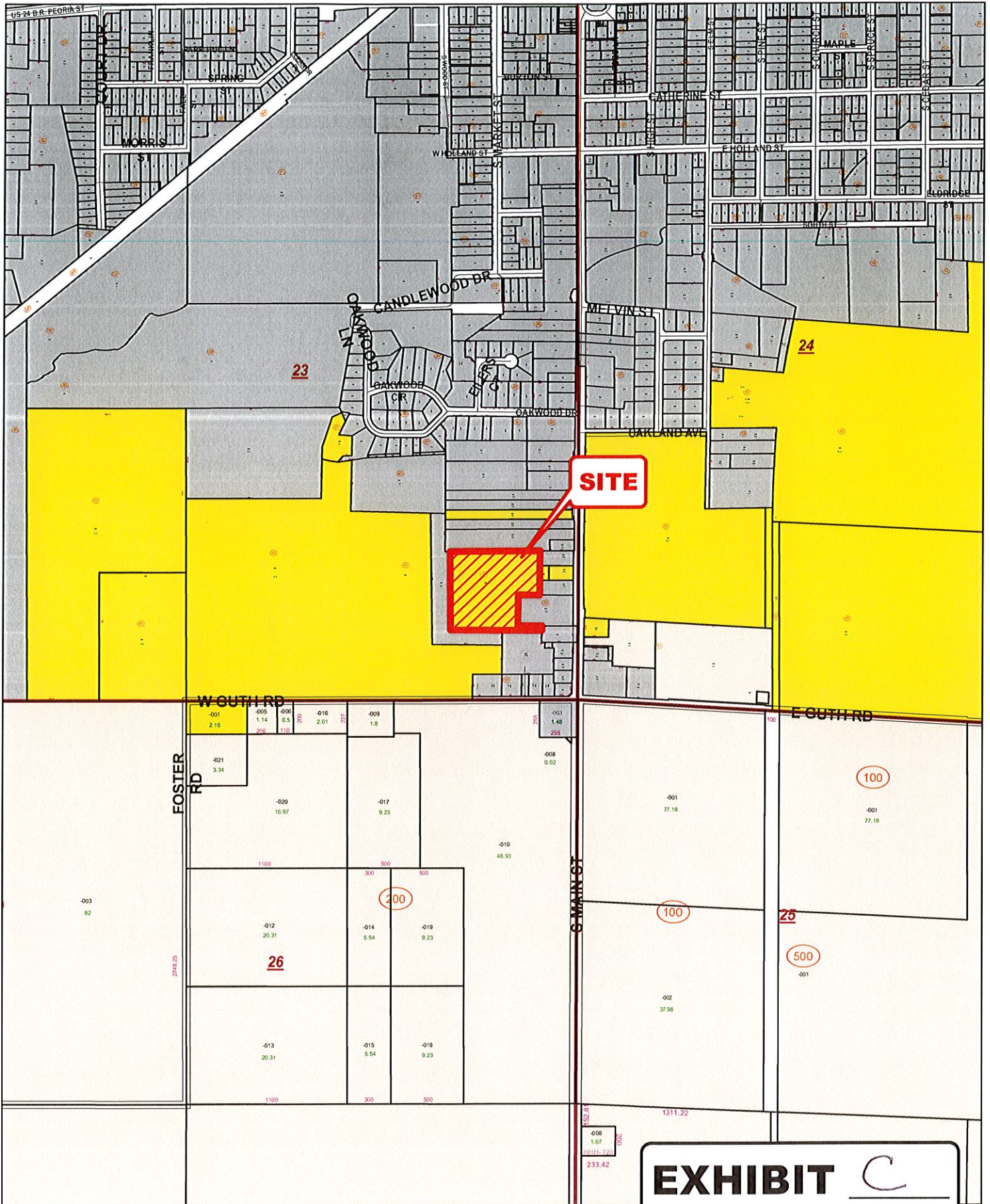
AG FIELD

APARTMENT COMPLEX

NEIGHBOR HOUSE  
 1102 SOUTH MAIN

**SITE PLAN**

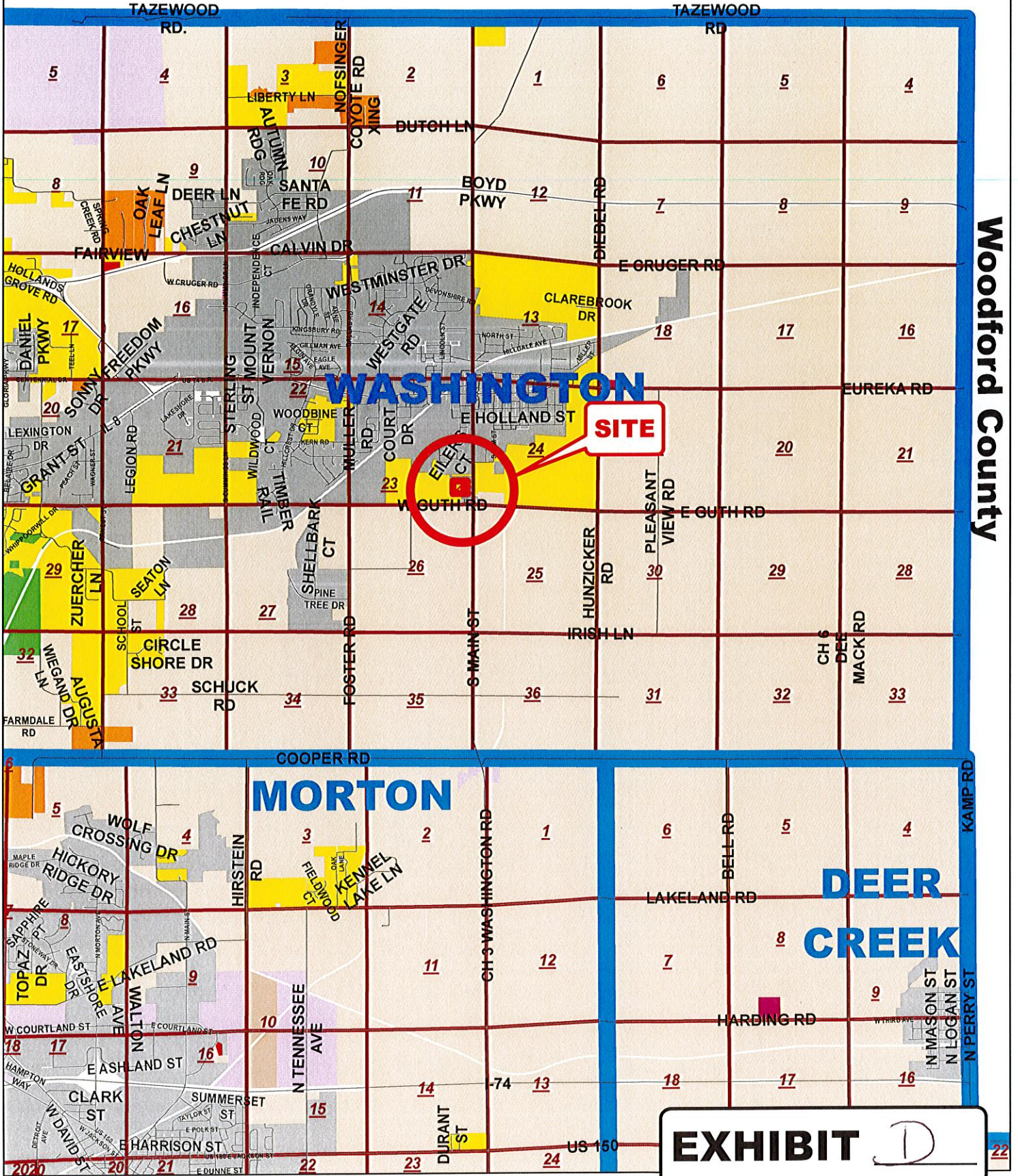
**EXHIBIT A**



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