

APPLICATION FOR **SPECIAL USE** UNDER THE REGULATIONS OF THE McLEAN COUNTY ZONING ORDINANCE

APPLICANT
 NAME: Jeff W Curry
 ADDRESS: 22747E 1000 N, Rd
Downs 61734
 PHONE: - home: 532-4024 work:

OWNER
 NAME: Raymond W Curry
 ADDRESS: Same

ATTORNEY
 NAME:
 ADDRESS:
 PHONE: - home: work:

FOR OFFICIAL USE ONLY

CASE NO. SU-16-02

FILING FEE \$ 450.00
 RECEIPT NO. 9042
 PUB. COSTS \$ 94.48
 RECEIPT NO. 1051
 HEARING DATE 7-5-16
 HEARING TIME 7:00 p.m.
 DECISION DATE 7-19-16

RECEIVED
 JUN 13 2016
ZONING

FILE STAMP

PROPERTY INFORMATION

		Yes	No
Permanent Parcel No. <u>22-25-300-003</u>	Has the site been cultivated before?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property Interest <u>owner</u>	Does the site have frontage on existing public road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zoning District <u>A₁</u>	Are you requesting any new driveway(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Acreage <u>7.4</u>	The next question applies to Single Family Residential Special Use;		
Present Use <u>pasture</u>	Are you requesting approval for any future customary accessory buildings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SPECIAL USE INFORMATION

A special use is requested to allow the property described above to be used as: a single family residence for the son of a farm owner

- A previous special use has not been filed for the described property.
- Legal description attached. (Application shall be submitted with a copy of the property legal description.)
- A previous special use was requested for the described property.
 Such request use was made on _____, _____, and _____ in _____
 (Date) (Granted or Denied) (Case Number)

ADDITIONAL INFORMATION

Attachment No. 1: A plat drawn to scale showing the actual size and shape of the lot or property; location, ground area dimensions, and identification of use of all (existing and proposed) buildings, structures, driveways, parking areas, sewer systems, etc.; and dimensions of front, side, and rear yards.
 Attachment No. 2: Specification of each building, structure, or use (existing or proposed) identified on the plat.
 Attachment No. 3:
 Attachment No. 4:

I (we) certify that this proposed Special Use will conform to the standards for Special Uses in the McLean County Zoning Ordinance, and that all of the above statements and the information contained in any attachments, documents, or plans submitted herewith are true to the best of my (our) knowledge and belief. I (we) understand that if the special use is approved it will expire in two years, unless a construction permit is taken to effectuate such special use; or evidence of use is filed with the Director of Building and Zoning.

Applicant Signature _____ Date 6/13/16

Standards for Issuance of Special Use Permits

Before any permit shall be granted, the Zoning Board of Appeals shall make written findings certifying that adequate provision has been made for the following:

1. The proposed special use will not be detrimental to or endanger the health, safety, morals, comfort, or welfare of the public.
2. The proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted or substantially diminish property values in the immediate area.
3. The proposed special use will not impede the orderly development of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or other necessary facilities have been or will be provided.
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. The establishment, maintenance and operation of the special use will be in conformance with the intent of the district in which the special use is proposed to be located.
7. The proposed special use, in all other respects, conforms to the applicable regulations of the district in which it is located.

*** Special Use permits will expire one year from the date the County Board approves it, unless a construction permit is taken or evidence of use is filed with the Director of Building and Zoning.**

Fees

1. Special Use Permits – less than 2 acres - **\$400**
 - at least 2 acres but less than 15 acres - **\$450**
 - at least 15 acres but less than 25 acres - **\$550**
 - at least 25 acres but less than 80 acres - **\$650**
 - at least 80 acres and up to 100 acres - **\$700**
 - more than 100 acres - **\$700 plus \$7.00 per acre over 100 acres**
2. Cost of publication – In addition to the above fees, the cost of publishing any notice required to be published in a newspaper of general circulation in the county shall be paid by the applicant prior to the case being heard by the Zoning Board of Appeals.

Agricultural Nuisance Disclaimer

Special Use Number SU-16-02

Parcel Number 22-25-300-003

I understand that I am living in the Agriculture District and that there are many farming and agricultural uses that are not very conducive to residential activities.

I certify that I am the owner of the property for this building permit to construct a single family dwelling located in the Agriculture District. I certify that I have read the following Agricultural Nuisance Disclaimer to the Agriculture District regulations contained in the McLean County Zoning Ordinance and that I understand that there are permitted uses and many special uses allowed in the Agriculture District that may not be compatible with a residential use in the Agriculture District. I further understand that residential uses in the Agriculture District are not given the same provision of services, amenities and protection from other land uses which are afforded to residential uses by the regulations of the residence districts and that the Agriculture District regulations are not intended to afford such services, amenities and protections to residential uses located therein.

501.2 Agricultural Nuisance Disclaimer. Properties within the Agriculture District are located in an area where land is used for commercial agricultural production. Owners, residents, and other users of property in the Agriculture District or neighboring property may be subjected to inconvenience, discomfort, and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including but not limited to noise, odors, dust, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides, and pesticides. Therefore, owners, occupants, and users of property within the Agriculture District should be prepared to accept such inconveniences, discomfort, and possibility of injury from normal agricultural operations, and are hereby put on official notice that the state Right-to-Farm Law may bar them from obtaining a legal judgment against such normal agricultural operations.

I understand that I established a residential use in the Agriculture District and that such land use has no additional rights granted to it than is granted to other uses allowed by either permit or by special use in the Agriculture District. I certify that I have been given a copy of this attachment.

Signed 

Date 6/13/16

Special Use Number SU-16-02

PLAT OF SURVEY

PART OF THE W1/2 W1/2 OF SECTION 25 & PART OF THE NE1/4 SE1/4 OF SECTION 26,
ALL IN T.23N, R.3E, 3P.M, MCLEAN COUNTY, ILLINOIS

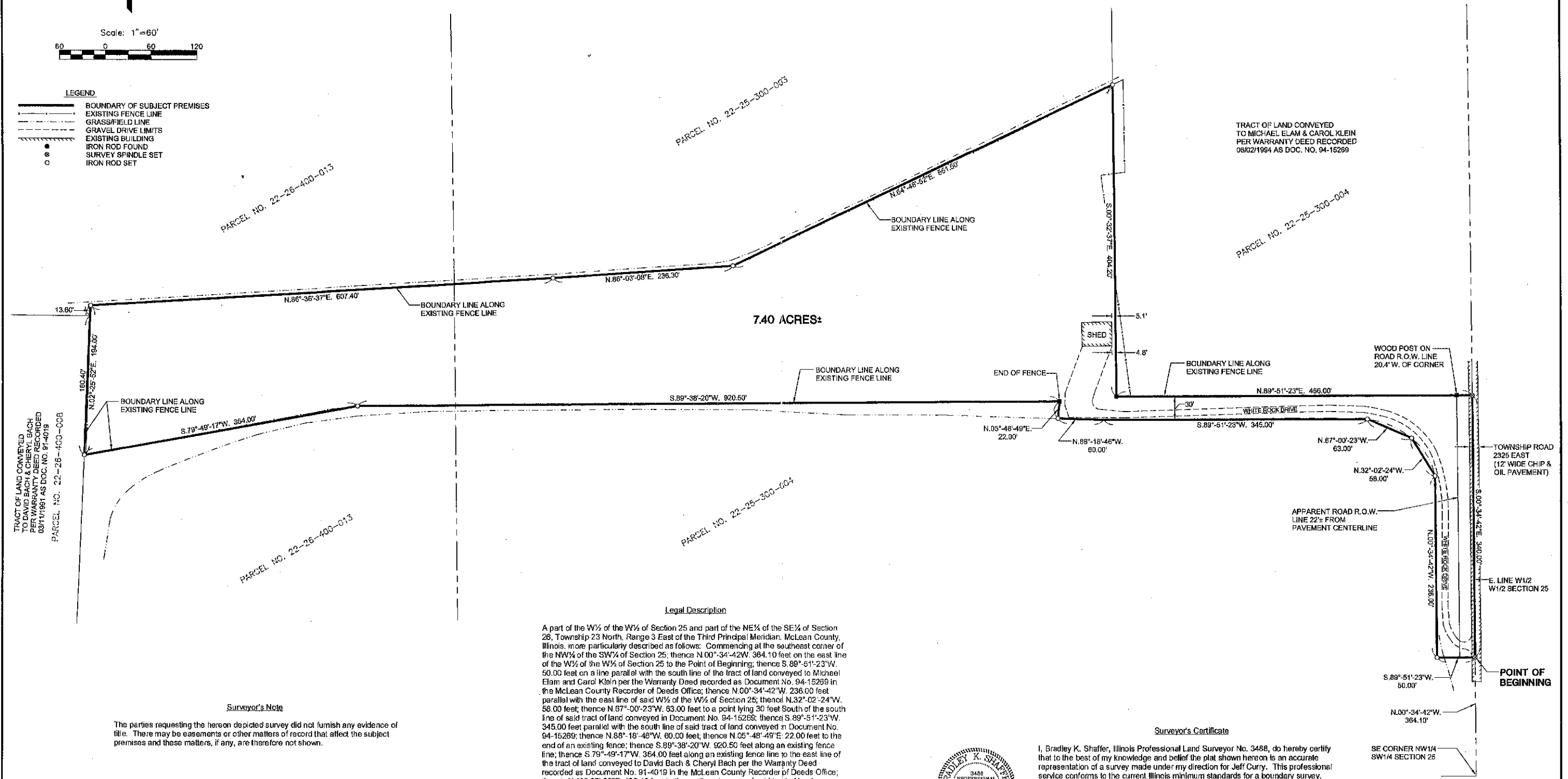


Scale: 1"=60'



LEGEND

- BOUNDARY OF SUBJECT PREMISES
- - - - EXISTING FENCE LINE
- GRASSFIELD LINE
- GRAVEL DRIVE LIMITS
- EXISTING BUILDING
- IRON ROD FOUND
- SURVEY SPINDLE SET
- IRON ROD SET



TRACT OF LAND CONVEYED
TO MICHAEL ELAM & CAROL KLEIN
PER WARRANTY DEED RECORDED
06/02/1994 AS DOC. NO. 94-15269

TRACT OF LAND CONVEYED
TO DAVID BACH & CHERYL BACH
PER WARRANTY DEED RECORDED
09/11/1991 AS DOC. NO. 91-4018
PARCEL NO. 22-26-400-008

Legal Description

A part of the W1/2 of the W1/2 of Section 25 and part of the NE1/4 of the SE1/4 of Section 26, Township 23 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Commencing at the southeast corner of the NW1/4 of the SW1/4 of Section 25; thence N 00°-34'-42"W, 384.10 feet on the east line of the W1/2 of the W1/2 of Section 25 to the Point of Beginning; thence S 89°-51'-23"W, 50.00 feet on a line parallel with the south line of the tract of land conveyed to Michael Elam and Carol Klein per the Warranty Deed recorded as Document No. 94-15269 in the McLean County Recorder of Deeds Office; thence N 00°-34'-42"W, 236.00 feet parallel with the east line of said W1/2 of the W1/2 of Section 25; thence N 32°-02'-24"W, 58.00 feet; thence N 87°-00'-23"W, 63.00 feet to a point lying 30 feet South of the south line of said tract of land conveyed in Document No. 94-15269; thence S 89°-51'-23"W, 345.00 feet parallel with the south line of said tract of land conveyed in Document No. 94-15269; thence N 88°-18'-46"W, 60.00 feet; thence N 05°-48'-49"E, 22.00 feet to the end of an existing fence; thence S 89°-38'-20"W, 920.50 feet along an existing fence line; thence S 79°-49'-17"W, 364.00 feet along an existing fence line to the east line of the tract of land conveyed to David Bach & Cheryl Bach per the Warranty Deed recorded as Document No. 91-4018 in the McLean County Recorder of Deeds Office; thence N 02°-25'-52"E, 180.40 feet to the northeast corner of said tract of land conveyed in Document No. 91-4018; thence continuing N 02°-25'-52"E, 13.60 feet on the northerly extension of the east line of said tract of land conveyed in Document No. 91-4018 to an existing fence corner; thence N 86°-36'-37"E, 607.40 feet along an existing fence line; thence N 86°-03'-08"E, 236.30 feet along an existing fence line; thence N 64°-46'-52"E, 551.50 feet along an existing fence line to the west line of said tract of land conveyed in Document No. 94-15269; thence S 00°-32'-37"E, 404.20 feet to the southwest corner of said tract of land conveyed in Document No. 94-15269; thence N 89°-51'-23"E, 466.00 feet to the southeast corner of said tract of land conveyed in Document No. 94-15269 on the east line of said W1/2 of the W1/2 of Section 25; thence S 00°-34'-42"E, 340.00 feet on said east line to the Point of Beginning containing 7.40 acres, more or less, with assumed bearings given for description purposes only.

Surveyor's Note

The parties requesting the hereon depicted survey did not furnish any evidence of title. There may be easements or other matters of record that affect the subject premises and these matters, if any, are therefore not shown.

PARENT TRACT PARCEL ID NO.
22-25-300-004 & 22-26-400-013

Surveyor's Certificate

I, Bradley K. Shaffer, Illinois Professional Land Surveyor No. 3488, do hereby certify that to the best of my knowledge and belief the plat shown hereon is an accurate representation of a survey made under my direction for Jeff Curry. This professional service conforms to the current Illinois minimum standards for a boundary survey.

06/03/2016
Date

Bradley K. Shaffer
Bradley K. Shaffer
Illinois Professional Land Surveyor No. 3488
License Expiration Date 11/30/2016



Lewis, Yockey & Brown, Inc.
Consulting Engineers & Land Surveyors
Professional Design Firm Registration #184,000808
505 North Main Street 222 East Center Street 155 South Elm Street
Bloomington, Illinois O LeRoy, Illinois O El Paso, Illinois
Ph. (309) 829-2552 Ph. (309) 962-8151 Ph. (309) 527-2552

Rev.		By	BKS
		Dn.	BKS
		App.	BKS

CURRY SURVEY
MCLEAN COUNTY, ILLINOIS

Sheet
1
of 1

2124.01