

APPLICATION FOR **VARIATION** UNDER THE REGULATIONS OF THE Mc LEAN COUNTY ZONING ORDINANCE

APPLICANT NAME: <u>Evergreen FS Inc</u> ADDRESS: <u>402 N Henshaw Rd</u> <u>Bloomington, IL 61702</u> PHONE: - home: <u>309-261-3655</u> work: <u>454-2466</u>		FOR OFFICIAL USE ONLY CASE NO. <u>ZV-17-02</u>	
OWNER NAME: <u>Evergreen FS Inc</u> ADDRESS: <u>402 N Henshaw Rd</u> <u>Bloomington IL 61702</u>		FILING FEE \$ <u>350</u> RECEIPT NO. <u>2137</u> PUB. COSTS \$ _____ RECEIPT NO. _____ HEARING DATE <u>3/7/17</u> HEARING TIME <u>7:00pm</u> DECISION DATE <u>3/7/17</u>	RECEIVED FEB 09 2017 ZONING FILE STAMP
CONTACT NAME: <u>Steve Dennis</u> ADDRESS: <u>10903 E. 1700 North</u> <u>Rd. Bloomington</u> PHONE: - home: <u>61705 261-3655</u> work: _____			

PROPERTY INFORMATION

Permanent Parcel No.: 22-13-280-004 Acreage: 5.63

Property Interest: Owner Present Use: grain elevator
Agricultural Processing

Zoning District: M-2

VARIATION INFORMATION

A variation in: front yard setback requirements is requested to allow Scale
to be 15' from the property line rather than 40'.

Specific Distances (if applicable): as required

Is there any particular physical surroundings, shape or topographical conditions of the specific property which causes a hardship for compliance with the subject zoning requirements? _____ If yes, please explain on a separate sheet of paper how your request complies with the attached standards.

ADDITIONAL INFORMATION

Attachment No. 1: Statement of status of applicant.

Attachment No. 2: 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. 3: Specification of each proposed building, structure, or use identified on the plat.

Attachment No. 4: Legal Description or Subdivision: _____ Lot No. _____ & Block No. _____

Site Address: 11416 Oak St, Downs, IL

I (we) have read the standards for granting of variations and believe this request to be in compliance with such standards. I (we) certify that all 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.

[Signature] 2-9-2017
 Applicant Signature Date

ATTACHMENT ONE TO APPLICATION _____

STATEMENT OF STATUS APPLICANT

OWNER

- Individual(s)
- Alter Ego or Representative of Individual(s)
 - List the names and addresses of the actual true principal.
- Corporation
 - List the names and addresses of all officers and directors and identify by title; also list the names and addresses of all stockholders owning an interest in excess of 20% of all outstanding stock.
- Business or Entity doing business under an assumed name
 - List the names and addresses of all true and actual owners.
- Partnership
 - List the names and addresses of all partners.
- Joint Venture
 - List the names and addresses of all joint ventures.
- Syndicate
 - List the names and addresses of all syndicate members.
- Unincorporated Voluntary Association
 - List the names and addresses of all members.



Payment Detail				
First	2015026152	06/01/2016	EVERGREEN FS	\$29,533.27
Second	2015062928	08/30/2016	EVERGREEN FS	\$29,533.27
Total				\$59,066.54

No Exemption Information

No Farm Land Information

Parcel Genealogy

Parent Parcels

Child Of	Action	Tax Year	Change Effective Year	Completed?
22-13-280-002	Combination	2011	2011	No
22-13-280-003	Combination	2011	2011	No
22-13-281-003	Combination	2011	2011	No
22-13-282-003	Combination	2011	2011	No

Child Parcels

Parent Of	Action	Tax Year	Change Effective Year	Completed?
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Legal Descriptions

Legal Description

SEC 13-23-3E BEG 30'W SW COR LOT 7 BLK 6 ORIG TOWN OF
 HOLDER: S280.5', W165', S33', W268', N313.5', E TO POB &
 ORIG TOWN OF HOLDER BLK 7 & VAC WEST ST WEST & ADJ &
 VAC BRADLEY ST S & ADJ & VAC OAK ST E & ADJ (EX N150') &
 ORIG TOWN OF HOLDER BLK 8 LOTS 11, 15, 16 & N1/2 LOT 14 &
 VAC BRADLEY ST S & ADJ (EX PT FOR RD PER 06-8197)

Section/ Township/ Range Document

Related Names

Name	Relationship	Status	Document
EVERGREEN FS	Parcel Owner	Current	03-31959

Sales History

Year	Document #	Sale Type	Sale Date Notes	Price
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Site Addresses

House Number	House Number Suffix	Street Name	Location
11418		OAK ST	
City	State	Zip Code	Location
DOWNS	IL	61736	

Taxing Bodies

District	Tax Rate	Extension
MCLEAN COUNTY	0.9184	\$6,628.37
CUSD 3 TRI VALLEY	5.6775	\$40,977.91
ELLSWORTH FIRE PROT DIST	0.3555	\$2,565.93
OLD TOWN TOWNSHIP	0.1249	\$901.12
OLD TOWN TWP ROAD	0.4170	\$3,009.74
GOLDEN PRAIRIE LIBRARY	0.1500	\$1,082.64
HEARTLAND COMM COLLEGE 540	0.5405	\$3,900.83
Total	8.1837	\$59,066.54

Images





Board of Directors

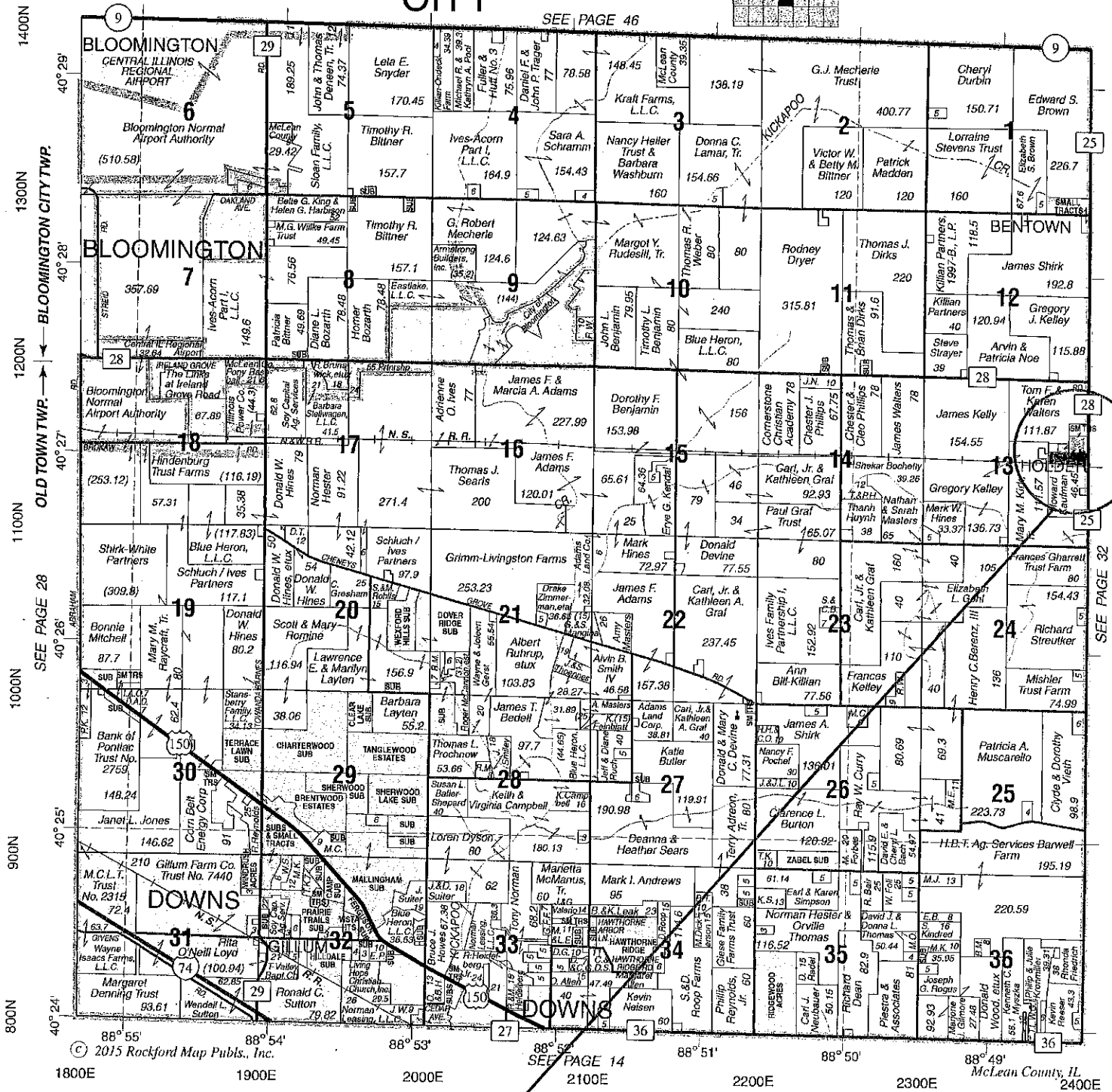
2017

Name	Office	Address	City	Zip Code
Mark Neumann	Pres	1191 State Rte 116	Metamora	61548
Steve Wentworth	Secretary	2035 East Wise Rd.	Maroa	61756-9070
Paul Duzan	V. Pres	16629 N 3400 East Rd 10104 E 1700 North	Colfax	61728
Jason Lay	Treasurer	Rd	Bloomington	61705
Stan Blunier		9141 N 2500 East Rd 19473 E 1700 North	Forrest	61741-9708
Steve Hanson		Rd 27577 E 2900 North	Pontiac	61764
Russell Johnson		Rd 826 County Rd 1625	Chenoa	61726
Dale Zimmerman		East 8283 Jenkins Switch	Eureka	61530
Dan Mills		Rd	Clinton	61727
Craig Moore		3386 Niantic Rd 28368 E 2000 North	Niantic	62551
Gary Swartz		Rd	Saunemin	61769
Tory Wentworth		5589 N 2850 East Rd	LeRoy	61752
Kurt Williams		27840 E 975 North Rd	Ellsworth	61737

OLD TOWN SOUTHEAST PART BLOOMINGTON CITY

T.23N.-R.3E.

SEE PAGE 46



1400N
1300N
1200N
1100N
1000N
900N
800N

SEE PAGE 28
SEE PAGE 14

SEE PAGE 32

40° 29' 40° 28' 40° 27' 40° 26' 40° 25' 40° 24'

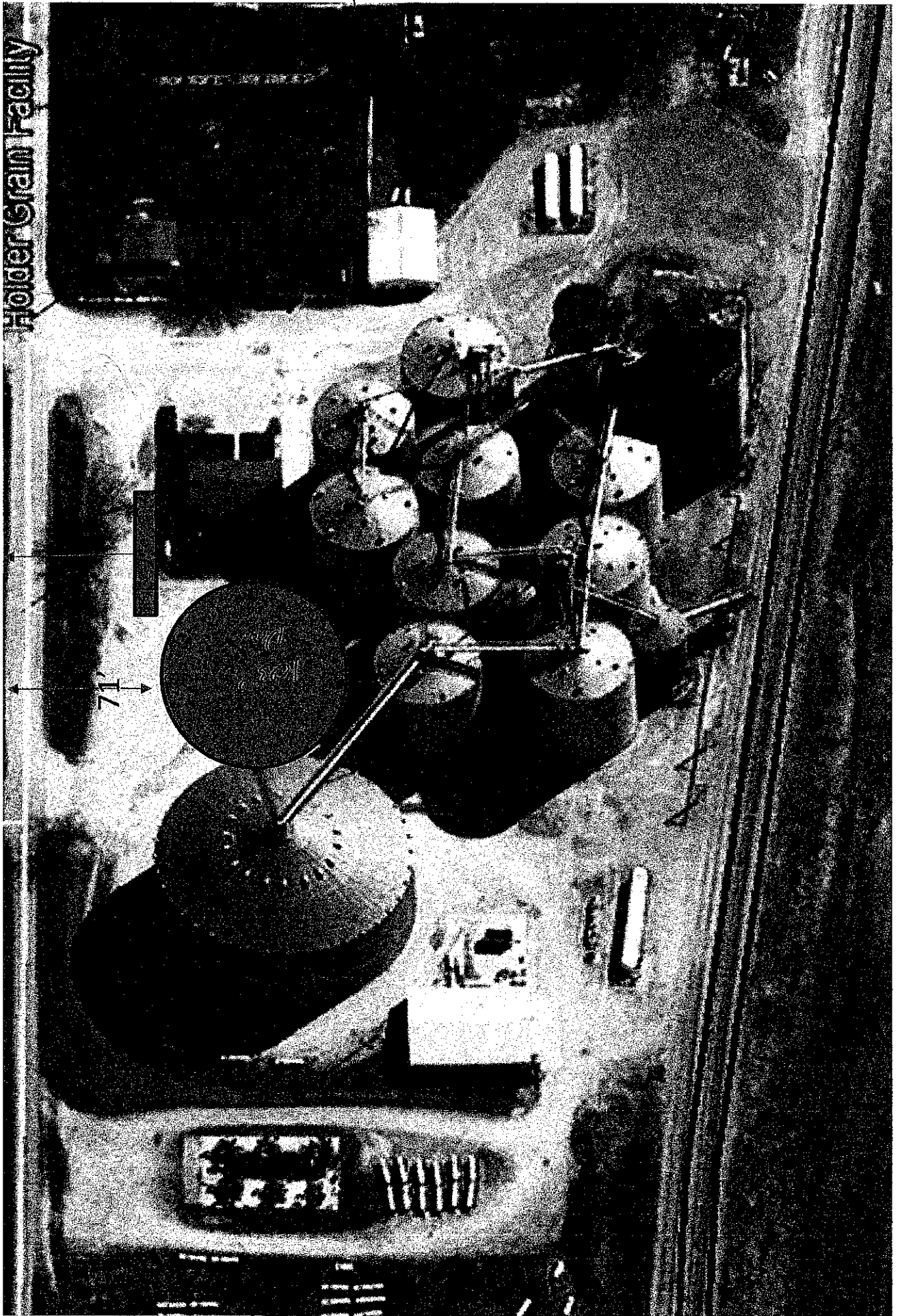
1800E 1900E 2000E 2100E 2200E 2300E 2400E

McLean County, IL

Att: 1 Plat Map Evergreen FS
Case #: ZV-17-02

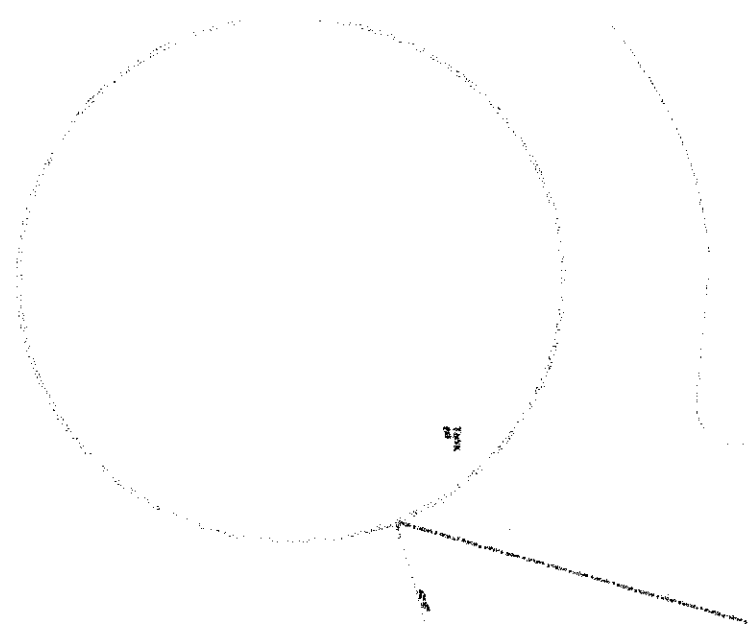
Holder Elevator
11418 Oak Street
Downs, IL 61736

1. Issues would be with the traffic pattern of large grain trucks to effectively be weighed and existing bins and the construction of a new bin do not allow for placement of the scale in another location
2. The need for farmers to weigh their Agricultural product for delivery to a local elevator while maintaining a smooth traffic pattern at the elevator.
3. This variance would will allow grain farmers access to their local elevator.
4. Original scale is outdated and in poor condition and the placement of a new scale does not allow for current setback requirements.
5. The location of the proposed scale site will not inhibit or interfere with local traffic. It would have no effect on the amount of traffic or surrounding neighborhood.
6. The placement of this scale would not in any way interfere with any traffic or residential view.
7. The placement of this scale is as close to the standard setbacks as practical.



Hooper Grain Facility

71'



71' to center of road

56' to center of road

