

CASE NO. 137-V-24

PRELIMINARY MEMORANDUM

May 23, 2024

Petitioner: **Gordon Gilly**

Request: **Authorize a variance for a lot with an access strip width of 10 ft. in lieu of the required 20 ft., in the R-1 Single Family Residence Zoning District, per Section 4.3.4 F. of the Champaign County Zoning Ordinance.**

Subject Property: **Lot 3 of Mitchell Subdivision, Section 10, Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township, with an address of 1651 CR 2200E, St. Joseph.**

Site Area: **3.14 acres**

Time Schedule for Development: **As soon as possible**

Prepared by: **Charlie Campo**, Senior Planner
John Hall, Zoning Administrator

STATUS

The petitioner has requested to be annexed into the Village of St. Joseph. The Village Board will vote on the request at their May 28, 2024, meeting. If the Village approves the annexation the requested variance from Champaign County regulations is not necessary.

BACKGROUND

The Subject Property is zoned R-1 Single Family Residence. The petitioner purchased Lot 3 of Mitchell Subdivision in 2001 and applied for a Zoning Use Permit to construct a single-family home in 2002. The petitioner would like to divide 1-acre from his property to sell to a new owner who could construct a home on the property. Currently the subject property has access to County Road 2200E by means of a 30 ft. wide access strip. The 30 ft. wide access strip also contains a 12 ft. wide easement for the property to the west to access 2200E. The proposed 1.03 acre lot would have access to 2200E by a 20 ft. access strip that contains the 12 ft. wide easement. The 2.11 acre property that contains the petitioner's home would access 2200E by a 10 ft. access strip. It is proposed that all three lots would continue to use the existing driveway entrance on 2200E and share the cost of maintenance.

Dividing the subject property into two lots requires a plat of subdivision to be approved by the Village of St. Joseph. The resulting two lots must still comply with Champaign County regulations so a variance for an access strip is required before the plat of subdivision is approved by the Village of St. Joseph.

The Champaign County Zoning Ordinance allows abutting access strips only if the lots are in a duly approved and recorded subdivision.

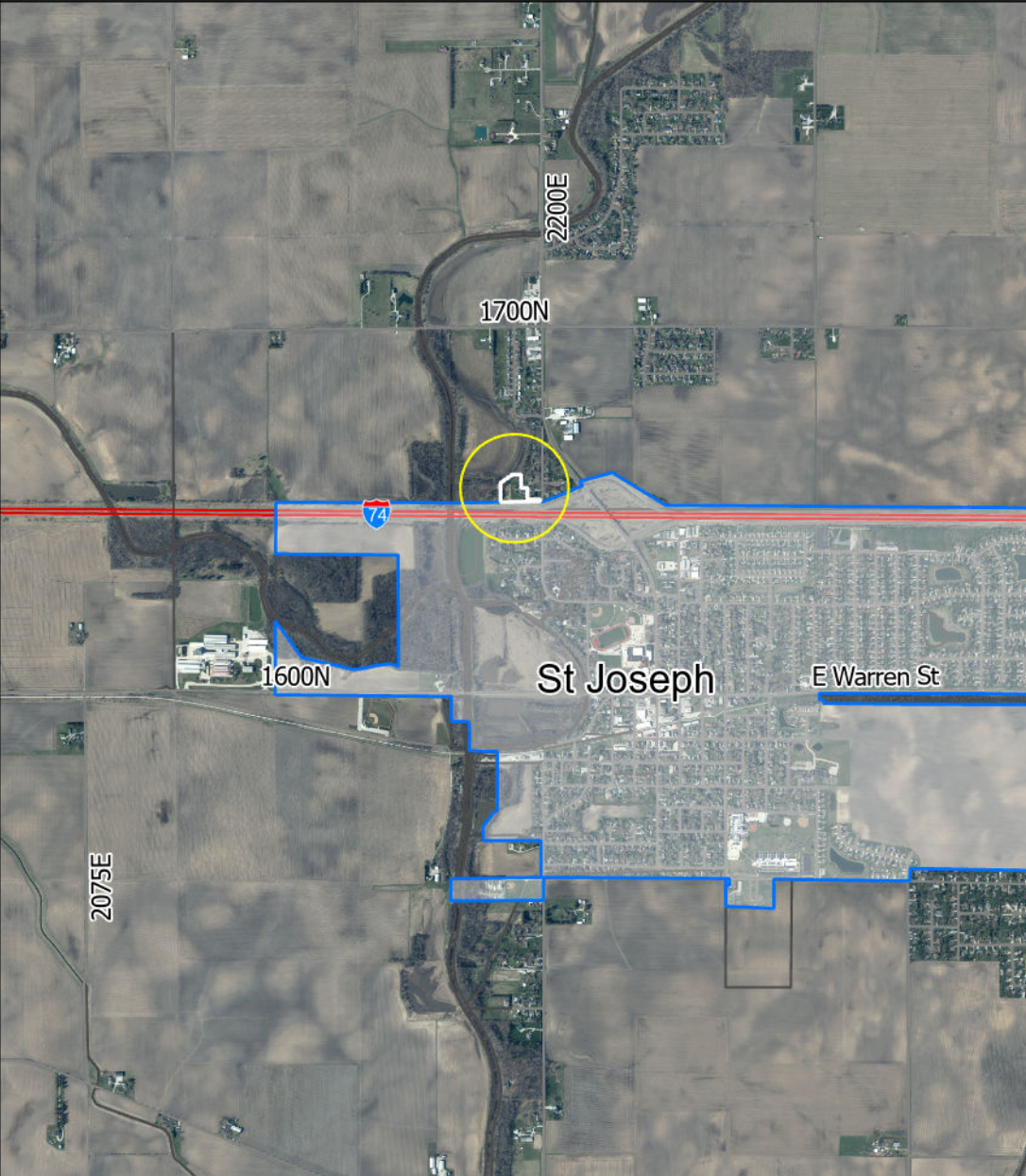
ATTACHMENTS



- A Case Maps (Location, Land Use, Zoning)
- B Site Plan received April 8, 2024
- C Annotated 2023 aerial photo created by P&Z Staff

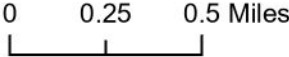
Location Map

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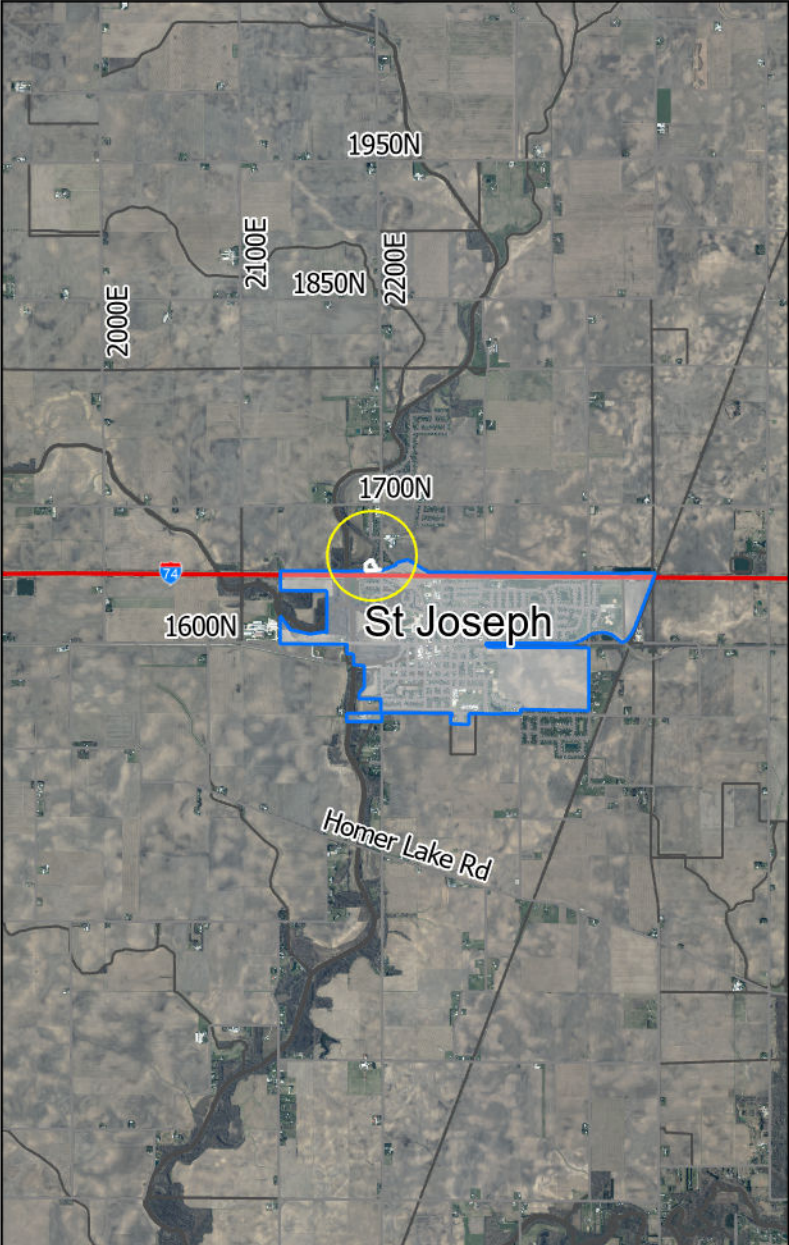
Subject Property



-  Municipal Boundary
-  Subject Property



Property Location in Champaign County



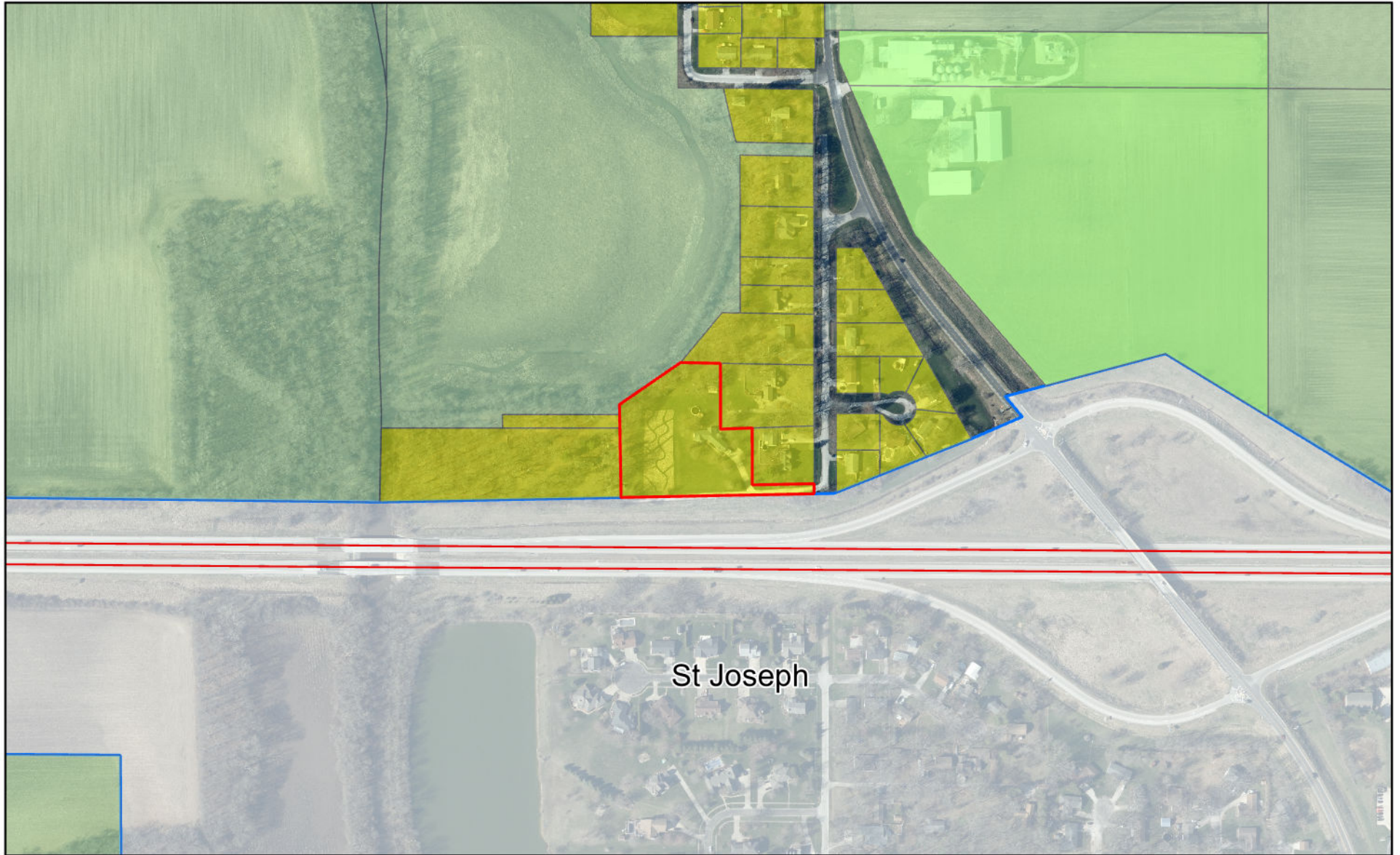
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Land Use Map

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 Municipal Boundary

 Agriculture

 Residential

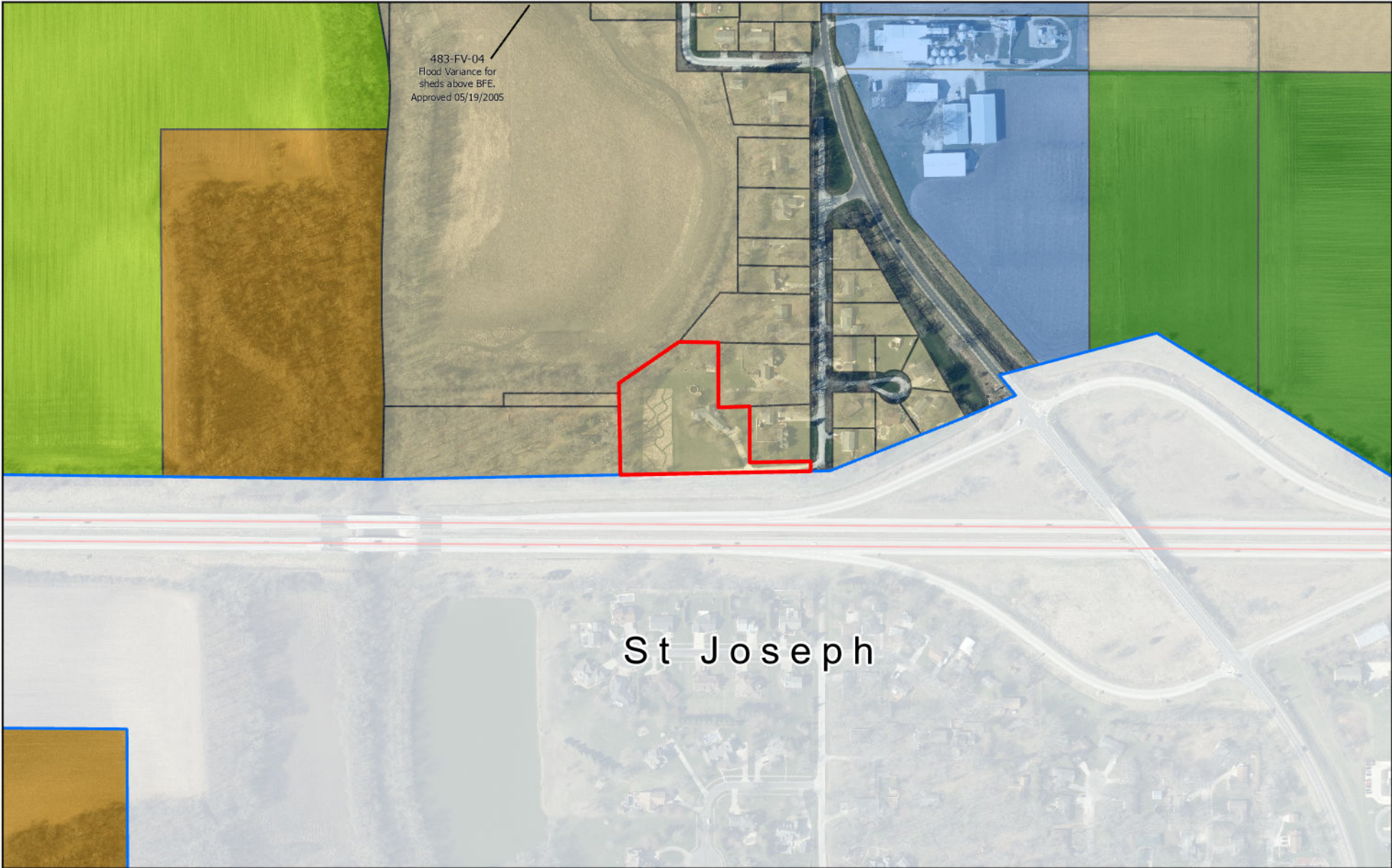
 Commercial/Agriculture

0 300 600 Feet

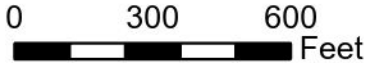


Zoning Map

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- R-1
- R-2
- R-3
- B-3
- AG-1
- AG-2
- CR
- Subject Property

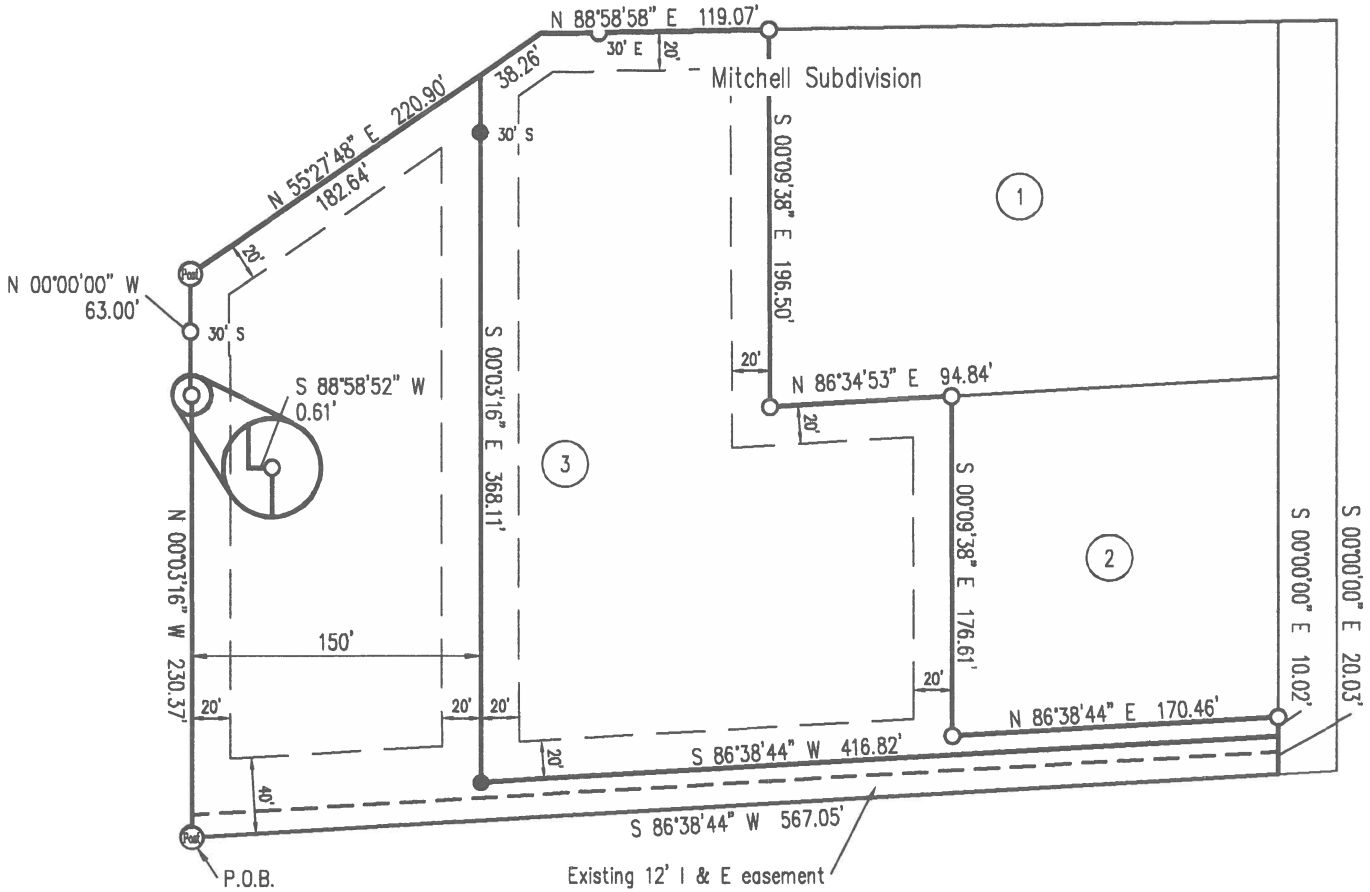


Concept Layout

Re-plat of Lot 3 of Mitchell
Subdivision, Champaign County, Illinois



Scale 1" = 100'



Legend

- Survey Marker Found
- Iron Pin set W/IPLS cap #3355
- Boundary of Property Surveyed
- - - Building Setback Line
- (0.00' r) Record measurement

RANKIN LAND SURVEYING

2412 Prairie Avenue - Mattoon, IL 61938 - 217.460.0825
Illinois Professional Design Firm No. 184.007891-0008

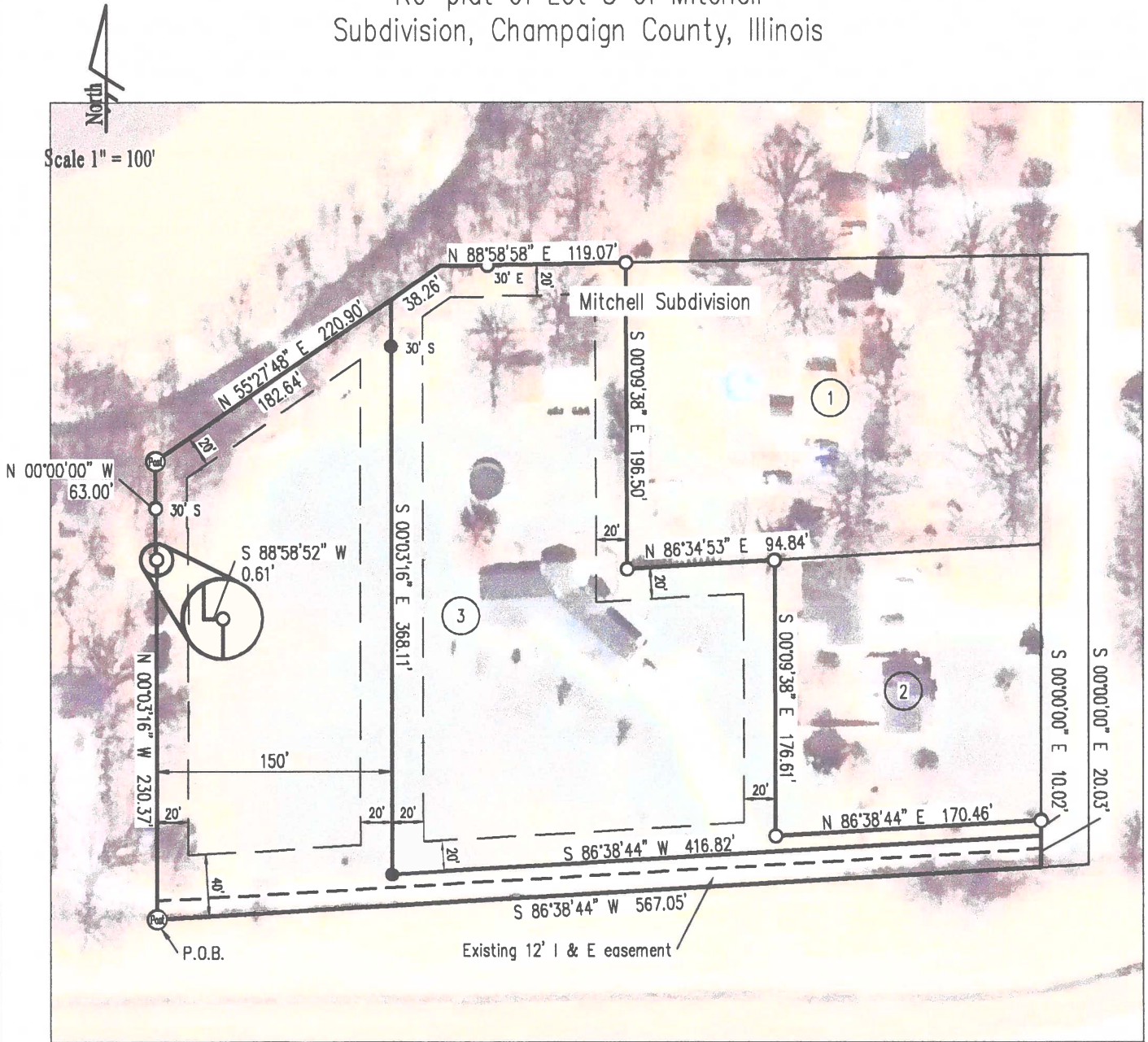
Survey Completed at the request of:

Gordon Gilly

RLS File No. 202004124
Sheet 2 of 2

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Annotated 2023 Aerial

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 Proposed Lot 1

 Existing Lot

 Proposed Lot 2

