

Christian County

Animal Control & Zoning Office

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To: Christian County Zoning Board of Appeals Chairman Steven Sipes and Christian Country Zoning Board of Appeals Members

CC: Christian County Board Chairwoman Becky Edwards

From: Vince Harris, Christian County Zoning Administrator

Date: November 4, 2020

Application No: ZVA#3 TX20-10 TX20-11

Subject: Zoning Administrator's Notes and Opinion for the Zoning Board of Appeals ZVA#3 TX20-10, TX20-11

PURPOSE AND ACTION REQUESTED:

The Petitioners Larry H. Bilyeu, and the Unit Drainage District #3 & #1 of the towns of Assumption and Pana, along with The Christian County Zoning Administrator, request a variance, WECS and the Christian County Zoning code be updated and strengthened.

This Variance Application was filed by the applicant on the advice of Chad M. Cody, The Christian County Supervisor of Assessments due to not enough acreage to do a split on the property. There are two options to the landowner and this was the less expensive of the two. The owner of this property Pin# 17-13-28-202-011-00, Address: 1501 W Main Cross, Taylorville IL 62568 has 4.4 Acres with a home he would like to split off 1.4 Acres with the home leaving 3 acres. The home has City Water and sewer so there is no concern over a septic system. In my opinion this is the best for the home owner and the County as the 1.4 acres will be zoned residential and the 3 acres would stay the same (AG-1).

By allowing this variance The Zoning Board of Appeals would be keeping with the Standard of separation of residential and Agricultural land.

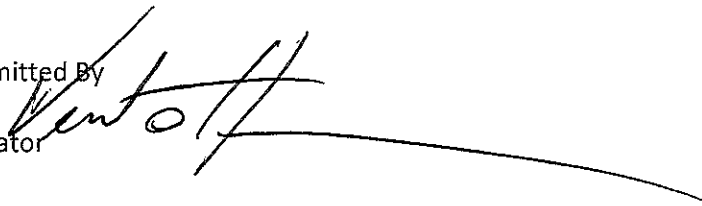
The Drainage District's first proposed amendment is on Page 120 and adds to #3 which talks about the site plan. I feel this proposed Amendment goes hand-in-hand with the intent of the site plan and in my opinion should be made part of this code.

The next proposed Amendment is added to "E" on Page 121, still part of this site plan. This proposed Amendment seeks to make the developer locate and mark all of the infrastructure of an affected drainage district which is a taxing body and should by all rights already have the location marked of all their infrastructure. I believe that this is not in the County's best interest. The Second part of this seeks to have the developer comply with the affected Drainage District's construction rules, which is also stated in the AIMA (Agricultural Impact Mitigation Agreement) State Law of Illinois.

It is my opinion that this proposed Amendment is not needed as it has already been covered by State law and the Drainage code 70ILCS 605/1 Also the Drainage Districts do not have any construction rules at this time.

The last proposed Amendment "F" on Page 121 would ask the Developer to join the "JULIE" Julie Locating System. This I believe should be added as it promotes safety and would keep repair costs down of the newly installed infrastructures that would be in the JULIE records.

Respectfully Submitted By
Vincent O. Harris
Zoning Administrator

A handwritten signature in black ink, appearing to read "V. Harris", with a long horizontal flourish extending to the right.