

RESOLUTION 17-72

ZONING DISTRICT CHANGE

WHEREAS, on or about September 5th, 2017 there was filed with the Zoning Enforcing Officer of the County of Ford and State of Illinois, the petition of Heritage FS requesting that a certain property which is now zoned Residential (R) be rezoned to Industrial (I); and

WHEREAS, the Planning Commission of the County of Ford and State of Illinois did consider said Petition on October 19th, 2017; and

WHEREAS, after due consideration of said petition, said Planning Commission prepared an Advisory Report and recommended to the Zoning Board of Appeals of the County of Ford and State of Illinois that said Petition be granted; and

WHEREAS, the Zoning Board of Appeals did conduct a public hearing on said Petition on November 2nd, 2017 after having caused notice of said public hearing on said petition to have been given by publishing a notice of the time and place of such public hearing at least once, not more than thirty days and not less than fifteen days before the hearing, in the *Ford County Record*, a weekly newspaper published in Paxton, Illinois, said notice having been published on October 18th, 2017; and

WHEREAS, after due consideration of said petition, and the evidence presented at said public hearing, said Zoning Board of Appeals prepared Findings of Fact and recommends to the County Board of the County of Ford and State of Illinois that said petition be granted; and

WHEREAS, the Ford County Board has duly considered said matter;

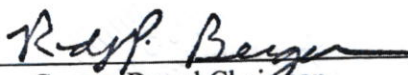
BE IT THEREFORE RESOLVED, by the Ford County Board that the following described property:

PIN 07-09-01-179-005 & PIN 07-09-01-179-006 (E10 FT W1/2 & E1/2 EX E120 FT LOT 2 HUNTS 1ST ADD. 154 X 130 ZONING R-1 & E 120 FT OF E 1/2 LOT 2 HUNTS 1ST ADD 120 X 130 ZONING R-1)
in the County of Ford and State of Illinois

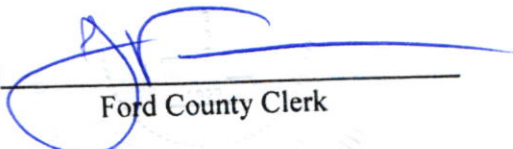
is rezoned from (R)Residential to (I)Industrial.

BE IT FURTHER RESOLVED, that the official zoning map of the County of Ford be, and the same is, hereby amended accordingly.

Dated: November 13th, 2017



County Board Chairman

Attest: 

Ford County Clerk

ADVISORY REPORT To Zoning Board of Appeals

The Planning Commission met on October 19th, 2017 to consider the Petition for Change of a Zoning District for Heritage FS. Upon thorough review the commission voted unanimously to adopt this Advisory Report and submit it to the Zoning Board of Appeals.

The Planning Commission considered the above referenced petition to change the zoning on a lot in Melvin owned by Heritage FS from R(Residential) to I(Industrial).

The property is currently adjacent to the existing Heritage FS facility.

Seven opinion surveys were mailed by the zoning office to properties within 300' of the proposed zoning change. 2 were returned "in favor of use" and 1 was returned "not in favor" for the Change in Zoning. There were no other surveys returned.

The Planning Commission recommends the requested change in the zoning district.

Approved: October 19th, 2017

FINDINGS OF FACT

The Zoning Board of Appeals conducted a Public Hearing on November 2nd, 2017 as required by law to consider the Petition of Heritage FS for a Zoning District change. The request is to change the zoning from Residential (R) to Industrial (I) on a parcel of land located in Melvin, IL.

The Zoning Board heard the presentation of the applicant. There were no other attendants in the meeting besides the applicant. Seven opinion surveys were sent out. Three were returned with two in favor and one not in favor. The concern of the not in favor survey was traffic flow. The owner addressed the concern by stating they will not be utilizing that area for a driveway so there will be no traffic going through that way.

Following the hearing the Zoning Board held a public meeting and voted unanimously to adopt the Findings of Fact. The board noted that the Planning Commission recommended the district change in their Advisory Report. They also noted with adjacent land being Industrial, it makes sense to also have this parcel zoned Industrial.

Respectfully submitted this 2nd day of November, 2017.

By: Ford County Zoning Board of Appeals