

CASE NO. 796-V-14
SUPPLEMENTAL MEMORANDUM
March 12, 2015

Petitioners: Steve Vincent and George Stanhope

Request: Authorize the following in the AG-1 District: A variance from Paragraph 4.2.1.H of the Zoning Ordinance, which requires that no structure shall be constructed nor use established upon or moved to a lot that does not abut and have access to a public street of no less than 20 feet at a point at which the lot has the right of access to the street.

Location: A 6.94 acre tract in Newcomb Township in the Southwest quarter of the Southeast quarter of Section 15 of Township 21N, Range 7 East of the Third Principal Meridian and commonly known as the residence located at 360 CR 2700 North, Mahomet, Illinois.

Site Area: 6.94 acres

Time Schedule for Development: As Soon as Possible

Prepared by: Susan Chavarria
Senior Planner

John Hall
Zoning Administrator

Brookens Administrative Center
1776 E. Washington Street
Urbana, Illinois 61802

(217) 384-3708

zoningdept@co.champaign.il.us
www.co.champaign.il.us/zoning

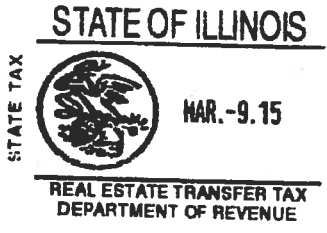
STATUS

The Zoning Department was informed by Petitioner Stanhope that he and Petitioner Vincent withdraw their request for a variance. Mr. Vincent was able to purchase the 0.196 acres of frontage property from Mr. Morfey, his neighbor to the south. The transaction is complete and the deed was recorded at the Champaign County Recorder's office on March 9, 2015. Mr. Vincent's property is now a conforming lot that meets public street access requirements of the Zoning Ordinance, and he can proceed with the sale of his property to Mr. Stanhope without pursuing a variance.

ATTACHMENTS


A Recorded deed for transaction between Mr. Vincent and Mr. Morfey received March 10, 2015

2/1



| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00005.00 |
| FP 102811 |

2015R03856
 REC ON: 03/09/2015 4:08:04 PM
 CHAMPAIGN COUNTY
BARBARA A. FRASCA, RECORDER
 REC FEE: 44.00
 RHSPS Fee: 9.00
 REV FEE: 7.50
 PAGES 3
 PLAT ACT: OPLAT PAGE:


 Champaign County
 Transfer Tax \$ 2.50

WARRANTY DEED

THE GRANTOR, Roger Morfey, of the County of Champaign and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the **GRANTEE, Steven Vincent** the following described real estate:

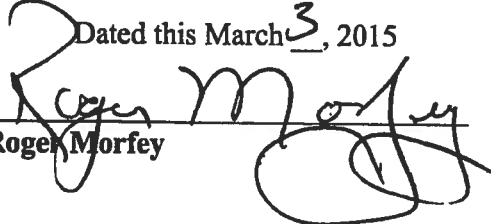
Commencing at a stone monument marking the Southeast corner of the Southeast Quarter of Section 15, Township 21 North of the Base Line Range 7 East of the Third Principal Meridian; thence North 88 degrees 59 minutes 14 seconds West, an assumed bearing, a distance of 1917.00 feet on the line between said stone and a "PK" masonry nail at the reported quarter section corner per Monument Record filed as document 94R20985 in the office of the Champaign County Recorder to a true point of beginning; thence continuing North 88 degrees 59 minutes 14 seconds West 179.10 feet on the last described course; thence North 03 degrees 13 seconds 41 seconds East 50.13 feet; thence South 87 degrees 37 minutes 03 seconds East 176.21 feet; and thence South 03 degrees 30 minutes 17 seconds East 46.06 feet to the true point of beginning, in Champaign County, Illinois

Parcel No 16-07-15-400-027

- Subject to:
- (1) Real estate taxes for the year 2014 and subsequent years;
 - (2) Covenants, conditions, restrictions and easements apparent or of record; and
 - (3) All applicable zoning laws and ordinances;

Grantor warrants no right of homestead exists in the premises herein conveyed

situated in the County of Champaign and State of Illinois hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this March 3, 2015

 Roger Morfey

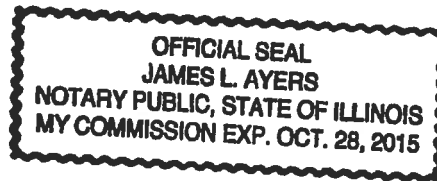
RECEIVED
 MAR 10 2015
 CHAMPAIGN CO. P & Z DEPARTMENT

STATE OF ILLINOIS)
COUNTY OF PIATT) SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO
HEREBY CERTIFY, that **Roger Morfey**, personally known to me to be the same person whose
name is subscribed to the foregoing instrument, appeared before me this day in person and
acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary
act, for the uses and purposes therein set forth, including the waiver of the right of homestead.

Given under my hand and Notarial Seal, this 3rd day of March, 2015

James L Ayers
Notary Public



Deed Prepared By:Return To
William R. Scott
Allen & Korkowski & Associates
123 North Garrard St.
P.O. Box 200
Rantoul, IL 61866
(217)893-1401

Send Tax Bill To:

Steve Vincent
10401 Wolfinger Rd
Mount Vernon, IN 47620

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MAR 10 2015

CHAMPAIGN CO. P & Z DEPARTMENT

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS:
COUNTY OF Piatt)

Roger Morfey, being first duly sworn on oath, states, that the attached deed should be accepted for recording as it is not in violation of Section 1 of the Plat Act Statute for the following reason:

This is a conveyance between adjoining landowners

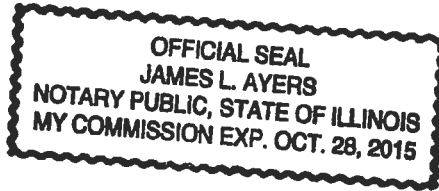
Affiant also states that, according to his belief, the filing of the accompanying deed will not constitute a violation of any relevant subdivision ordinance.

Roger Morfey
Roger Morfey

Subscribed and Sworn to before me

this March 3, 2015

James L Ayers
Notary Public



PREPARED BY:
William R. Scott
ALLEN & KORKOWSKI & ASSOCIATES
123 N. Garrard, P.O. Box 200
Rantoul, Illinois, 61866
217/893-1401

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MAR 10 2015

CHAMPAIGN CO. P & Z DEPARTMENT