

CASE NO. 957-V-19

SUPPLEMENTAL MEMORANDUM #1

OCTOBER 31, 2019

Petitioners: Margaret B. Liu as Trustee of the Margaret B. Liu Revocable Trust dated July 9, 2003, via agent Paul Cole

Request: Authorize the following variance in the AG-1 Agriculture Zoning District:

Part A: Authorize a variance for the addition of 1.08 acres to an existing 31.835-acre lot, for a total of 32.915 acres in area, in lieu of the maximum allowed 3 acres for lots with soils that are best prime farmland, per Section 5.3 of the Champaign County Zoning Ordinance.

Part B: Authorize a variance for a proposed division of a lot 5 acres or less in area, per Section 5.4.2 A.3 of the Zoning Ordinance.

Subject Property: A 31.835 acre tract plus a 5-acre lot that are proposed to be subdivided into three lots located in the Northeast Quarter of the Northeast Quarter of Section 8, Township 17 North, Range 9 East of the Third Principal Meridian in Crittenden Township, with the 5-acre lot having an address of 493 CR 1400E, Tolono.

**Site Area: For Part A: 32.915 acres
For Part B: 5 acres**

Time Schedule for Development: As soon as possible

**Prepared by: Susan Burgstrom, Senior Planner
John Hall, Zoning Administrator**

STATUS

A letter of support was received from members of the petitioner's family. Note the same letter is provided three times so all signatures are included. Mary Lou Bedient owns the 1.32 acre lot north of the subject property. John David Bedient owns the 2.01 acre property south of the subject property. Walter Howard Bedient conveyed the 31.67 acre farm tract to the petitioner this year.

ATTACHMENTS

A Letters of support received October 25 and 28, 2019 from Mary Lou Bedient, John David Bedient, and Walter Howard Bedient

Zoning Board of Appeals
Champaign County, Illinois

October 25, 2019

Dear Sir or Madam,

Each of the undersigned wishes to offer this letter in support of the application being made by our sister, Margaret B. Liu, for the variance needed to allow development of a guest house on her property at 493 CR 1400 East, Tolono, Illinois. Her application further seeks approval of a re-configuration of her west homestead property to align it with the west lot line of John D. Bedient's home property to the south at 487 CR, 1400 East.

Our family has, for many years, owned and farmed the approximately 32 acres immediately west of the residences which Mary Lou Bedient, Margaret Liu and John Bedient occupy along the quarter mile stretch southward from the intersection of County Road 1400 East and County Road 500 North. It is our goal to maintain the farming operation and to preserve, for our family, the residential character of our little neighborhood. Our homes are central gathering places for extended family, who visit often.

Our sister, Margaret, has the room on her present homesite for construction of a guest house and has obtained a survey for the purpose of creating a separate lot for that project. She has also provided for the alignment of back yard lot lines by reducing her lot size and correspondingly increasing the acreage of the area of another new lot encompassing the cultivated ground to the west. We have conveyed to her the common ownership interests we had in the cultivated area in order that she may accomplish these goals. It should go without saying that we support her efforts.

Sincerely,


Mary Lou Bedient

John David Bedient

Walter Howard Bedient

RECEIVED

OCT 25 2019

CHAMPAIGN CO. P & Z DEPARTMENT

Zoning Board of Appeals
Champaign County, Illinois

October 25, 2019

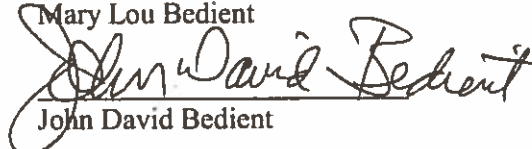
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Sincerely,

Mary Lou Bedient

John David Bedient

Walter Howard Bedient

RECEIVED

OCT 25 2019

CHAMPAIGN COUNTY ZONING DEPARTMENT

Zoning Board of Appeals
Champaign County, Illinois

October 25, 2019

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Mary Lou Bedient

John David Bedient

Walter Howard Bedient
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OCT 28 2019

CHAMPAIGN COUNTY P & Z DEPARTMENT