SPECIAL USE PERMIT

Case: SU-18-201
Re: R. BEN FUHR

The Rock Island County Zoning Board of Appeals held a public hearing at the request of R. BEN FUHR, (petitioner) on behalf of the ERNEST P. & SALLY J. FUHR LIVING TRUST, (owner) to consider a Special Use Permit for a Rural Residential Building Lot, in an AG-1, Agricultural Preservation District as authorized in Section 3-2-10.3.R of the Rock Island County Code of Ordinances on the following described property:

Address: 12919 175th St. W. Taylor Ridge, IL 61284
Legal Description: P/O parcel 105, PiN 2111400001, SA Lot 401, Sheet 13, supplemental for 2014, Section 11, T16N, R4W, 4th PM, Buffalo Prairie Township, Rock Island County, Illinois, containing approximately 3.0 acres.

WHEREAS, the Zoning Board of Appeals met on December 6, 2017 at the Rock Island County Office Building, 1504 - Third Avenue, Rock Island, IL and voted to recommend to the Rock Island County Board that the Special Use Permit request be approved. A motion to approve the request was made by Mr. Coyne and seconded by Mr. DeLoose. The vote was as follows: Mr. DeLoose - Aye; Mr. Coyne - Aye; Acting Chairman Van Daele - Aye and Mr. Boyd - Aye.

The following findings of fact are based upon the evidence, documentation and testimony presented in open meeting at the Public Hearing:

1. The proposed tract is more than one acre.
2. The property will have more than 165 feet of road frontage.
3. The property has direct access to off an asphalt or concrete road maintained by the IDOT, State Highway 192.
4. Effort was taken to limit the amount of productive farm land out of production, while still realizing he minimum lot size.
5. The tract is capable of supporting two complete septic systems as confirmed in writing by the Rock Island County Health Department.
6. The Rock Island County Rural Living Contract has been signed by the purchaser of the property.
7. A Land Evaluation Site Assessment (LESA) score is 177.
8. The property has no buildable area in the regulatory floodplain as delineated by the Flood Insurance Rate Maps (FIRM) as adopted by Rock Island County.
9. There is no need for a 60 foot wide area for future access to adjacent lands as it relates to this split.
10. The property is in an area where the proposed lot size does not meet the minimum lot size of the Future Land Use plan and Maps.

NOW, THEREFORE, BE IT RESOLVED by the Rock Island County Board that Special Use Permit for a Density Increase, in an AG-1, Agricultural Preservation District with the above conditions, for the property herein described be and the same is approved.
ADOPTED THIS 19th DAY OF DECEMBER 2017 BY THE ROCK ISLAND COUNTY BOARD.