

MACON COUNTY ZONING BOARD OF APPEALS

HEARING MINUTES – July 3, 2019

MEMBERS PRESENT

Barb Lamont, Chair
Ron Grider
Adam Brown
Ed Leonard, Alternate Member #1

COUNTY PERSONNEL PRESENT

Jennifer Gunter, Planning & Zoning Director
Tracy Sumpter, Planning & Zoning
Debra Kraft, County Board Member

MEMBERS ABSENT

Andy Freeland
Blake Noland
Dennis Hughes, Alternate Member #2

Chair Barb Lamont called the meeting to order at 8:30.

MINUTES

Ed Leonard made the motion to approve June 12, 2019 minutes, seconded by Ron Grider. All members present answering, Aye. Motion Carried (4-0).

OLD BUSINESS:

- 4.1** S-01-06-19 a petition filed by Jill Bottrell requesting a Special Use Permit for a pet boarding and grooming business in (A-1) Agricultural Zoning. The property is commonly known as 9645 Boody Road, Macon, IL 62544.
PIN 15-15-35-200-005

Mrs. Gunter stated Zoning Board of Appeals approved the petition on June 12, 2019, EEHW approved it June 27, 2019 and it goes to full County Board July 11, 2019.

- 4.2** R-02-06-19 a petition filed by Thomas Williams for rezoning approximately 1 acre from (R-1) Single Family Residential Zoning to (M-1) Light Industrial District. The property is located on South Taylorville Road, Decatur, IL.

WITHDRAWN

PIN 17-12-28-151-002

- 4.3** S-03-06-19 a petition filed by Macon County ETSB/Director J. Thomas requesting a Special Use Permit for the construction of a 350 foot antenna tower for the Central Illinois Regional Dispatch Center (9-1-1 Center) in (R-1) Single Family Residential Zoning. The property is commonly known as 2350 S Business Route 51, Decatur, IL 62521.
PIN 04-12-27-179-004

Mrs. Gunter stated Zoning Board of Appeals approved the petition on June 12, 2019, EEHW approved it June 27, 2019 and it goes to full County Board July 11, 2019.

- 4.4** V-04-06-19 a petition filed by Timothy Reynolds requesting the required front setback be changed from 35 feet to 13 feet, the required side setback be changed from 10 feet to 3 feet and the required rear setback be changed from 40 feet to 3 feet in (R-2) Single Family Residential Zoning. The property is commonly known as 5725 North Street, Boody, IL 62514
PIN 02-15-11-277-004

Mrs. Gunter stated Zoning Board of Appeals approved the petition on June 12, 2019.

Ed Leonard asked about the petition that was withdrawn.

Mrs. Gunter stated Thomas Williams was the petitioner; he was looking at buying a property. He decided to withdraw the petition along with the landowner.

Chair Lamont asked for any persons wishing to speak today to please stand so she could swear them in.

NEW BUSINESS:

- 5.1** V-01-07-19 a petition filed by David Heil requesting the required front setback be changed from 35 feet to 14 feet in (R-1) Single Family Residential Zoning. The property is commonly known as 1951 N Sunnyside Road, Decatur, IL 62526
PIN 04-12-06-453-002

David Heil
1951 N Sunnyside Road
Decatur, IL 62526

Mr. Heil stated he would like to build a 28x28 garage on the North side of the house. He pointed this out on the map.

Chair Lamont asked if he had spoken to his neighbor to see if they had any problems with it.

Mr. Heil stated everyone said it would look nice and Jerry (neighbor) stated he would sign to say it was ok.

Mrs. Gunter stated her office had not received any calls regarding this petition.

Mrs. Gunter was called on to present her finding of facts.

Petition: For a Variance, requesting the required front setback be changed from 35 feet to 14 feet in (R-1) Single Family Residential Zoning.

Parcel Number: 04-12-06-453-002

Location: This property is commonly known as 1951 N. Sunnyside Road in Decatur Township.

Zoning: R-1 Single Family Residential Zoning

Acreage: .33 Acre

Finding of Facts

- The landowner wants to build a detached garage on the north side of the house.
- The variance is needed to allow the shed to be build closer to the front property line. Under the Macon County Zoning Ordinance, Section 155.183 states the front setback for R-1 Zoning needs to be a minimum of 35 feet.
- There is no floodplain on the property.

EFFECTS ON GENERAL WELFARE: None

EFFECTS ON NEARBY PROPERTY: None

EFFECT ON DEVELOPMENT OF SURROUNDING PROPERTY: None

ADEQUACY OF UTILITIES & FACILITIES: Correct

INGRESS & EGRESS: Already existing.

CONFORMITY TO REGULATIONS: With the passage of the Variance the property will conform.

STAFF RECOMMENDATION: You may vote to approve or deny this petition, or amend as appropriate. Staff has been on site and Staff recommends approval for a variance for the required front setback be changed from 35 feet to 14 feet in (R-1) Single Family Residential Zoning.

Ron Grider made the motion to approve the petition, seconded by Adam Brown. All members present voting, Aye. Motion carried (4-0).

5.2 V-02-07-19 a petition filed by Eric & Amanda Manon requesting the required side setback be changed from 50 feet to 30 feet in (RE-5) Single Family Estate Zoning. The property is commonly known as 1763 Ridlen Road, Macon, IL 62544
PIN 16-20-04-200-002

Eric Manon
1763 Ridlen Road
Macon, IL 62544

Mr. Manon stated he is requesting the variance to 30 feet on the West side of their property for a 17 feet master addition. Currently they sit 56 feet off the property line and with the 17 feet addition they would like the variance to go down to 30 feet.

Chair Lamont asked which side of the property.

Mr. Manon stated the West side, and the property faces North. He added they have discussed with their neighbors and there are no issues.

Ron Grider asked if that was a side set back.

Mrs. Gunter stated in their zoning (RE-5) the required setback is 50 feet.

Mrs. Gunter was called on to present her finding of facts.

Petition: For a Variance, requesting the required side setback be changed from 50 feet to 30 feet in (RE-5) Single Family Estate Zoning.

Parcel Number: 16-20-04-200-002

Location: This property is commonly known as 1763 Ridlen Road in South Macon Township.

Zoning: RE-5 Single Family Estate Zoning

Acreage: 1.87 Acre

Finding of Facts

- The landowner wants to build an addition on the west side of their residence.
- The variance is needed to allow the room addition to be build closer to the side property line. Under the Macon County Zoning Ordinance, Section 155.183 states the side setback for RE-5 Zoning needs to be a minimum of 50 feet.
- There is no floodplain on the property.

EFFECTS ON GENERAL WELFARE: None

EFFECTS ON NEARBY PROPERTY: None

EFFECT ON DEVELOPMENT OF SURROUNDING PROPERTY: None

ADEQUACY OF UTILITIES & FACILITIES: Correct

INGRESS & EGRESS: Already existing.

CONFORMITY TO REGULATIONS: With the passage of the Variance, the property will conform.

STAFF RECOMMENDATION: You may vote to approve or deny this petition, or amend as appropriate. Staff has been on site and Staff recommends approval for a variance for the required side setback be changed from 50 feet to 30 feet in (RE-5) Single Family Estate Zoning.

Adam Brown made the motion to approve the petition, seconded by Ron Grider. All members present voting, Aye. Motion carried (4-0).

CITIZENS COMMENTS: None.

Chair Lamont asked Mrs. Gunter if the board has anything for next month.

Mrs. Gunter stated we have two for next month, a variance and a rezoning.

ADJOURNMENT: Ron Grider made the motion to adjourn; Ed Leonard seconded. All members present voting, Aye. Motion Carried. (4-0). Meeting adjourned at approximately 8:40 A.M.

Minutes submitted by Tracy Sumpter, Macon County Planning and Zoning Dept.