

WOODFORD COUNTY ZONING BOARD OF APPEALS

Woodford County Board Room
1837 S. Main St. Eureka, IL
6:00 P. M. Tuesday, July 25, 2023

- Call to Order:

Ms. Gauger called the meeting to order at 6:00 pm

- Roll Call: Teresa Gauger was present.
This is a Hearing Officer only Hearing
Others present: Lisa Jording

- Approval of minutes.
April 25, 2023

Ms. Gauger approved the April 25, 2023 minutes.

- Swearing in/ Affirmation – Completed for each petition.
- Presentation of Petitions

#2023-14-V Partridge Township filed June 21, 2023, by Beth Adams for a Variance in fence height to allow a 5 ft fence on the front property line, an increase of 1 ft. in the Conservation District on 3.22 acres described as Tract 1 in E ½ NE ¼ , Section 34, T27N – R3W of the 3rd P.M. Woodford County, Illinois, and more commonly described as 595 Northfork Rd, Metamora, Illinois.

Ms. Adams was sworn in.

Ms. Adams explained that she lives in a very rural area and there are large numbers of coyotes, she would like a 5 ft fenced area in the front of her house to keep her dogs in and the coyotes out. She also watches children and feels the extra height will provide better safety for the children. She noted that the fence will not block the road visibility in any way. No neighbors filed interested party forms.

The testimony portion of the hearing was closed.

Findings by the Zoning Board of Appeals for Petition 2023-12-V:

- A. Non-conforming uses in the same district and permitted uses in other districts shall not be considered grounds for issuance of a Variance.** No other uses are being considered in this approval, raising the fence by one foot is minimal and will meet her needs.
- B. The granting of the Variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands or structures in the same district.** No concerns from the neighbors. Not a privilege, adequate reasons were provided.
- C. The ZBA has found that the reasons set forth in the application justify the granting of the Variance.** Applicant stated her dogs will not be contained by a 4 ft fence. The additional height will also help keep the children secure.
- D. The ZBA finds that the granting of the Variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.** No blind spots of hazard will be created. No close neighbors.
- E. The Variance requested is the least amount of Variance required to allow the proposed structure on the existing lot, without regard to aesthetics or personal inconvenience to the property owner.** One foot will not create a substantial change to the area.

Ms. Gauger approved the requested fence height increase from 4ft to 5ft at the property at 595 Northfork Rd. Metamora, Illinois.

#2023-15-V Spring Bay Township filed June 23, 2023, by Kathleen Trier for a Variance in Side Yard Set Back to allow a 6 ft. side yard, a decrease of 9 ft. in the Agriculture District on 1.02 acres described as Lot 618 Sixth Addition to Far Hills Subdivision, Section 25, T27N – R4W of the 3rd P.M. Woodford County, Illinois, and more commonly described as 1211 N. Briar Ridge Ct., East Peoria, Illinois.

Ms. Trier was sworn in.

Ms. Trier explained that it was brought to their attention that their setback was 15 ft not 6 ft when they came in to permit. She noted that they have prepared a spot for the shed in one of the only two flat spots in the back yard, the other flat area is where the septic is located. They have graded the location to drain water away from the neighboring properties. This shed is semi-permanent and can be picked up and moved in the future. She noted that the area is so tight that a small corner sits over the septic field, she has approved this with the Health Department. She noted there had been trees along the side yard, those trees were dying and had to be removed. This removed a large amount of privacy in the Triers back yard. This shed and planned plantings with the neighbors will improve the privacy for both properties.

The testimony portion of the hearing was closed.

Findings by the Zoning Board of Appeals for Petition 2023-12-V:

- A. Non-conforming uses in the same district and permitted uses in other districts shall not be considered grounds for issuance of a Variance.** Ordinance requires 15 ft, there is no other location suitable due to the lay of the land. 6 ft is needed.
- B. The granting of the Variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands or structures in the same district.** Not a special privilege, this is the only location available.
- C. The ZBA has found that the reasons set forth in the application justify the granting of the Variance.** The lay of the property does not allow for placement at any other location.
- D. The ZBA finds that the granting of the Variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.** Neighbors presented no concerns; the shed will provide some buffer. This is not detrimental.
- E. The Variance requested is the least amount of Variance required to allow the proposed structure on the existing lot, without regard to aesthetics or personal inconvenience to the property owner.** The only other location would be over the septic field. There are no other options due to the nature of the lot.

Ms. Gauger approved the requested side yard setback decrease from 15 ft to 6 ft, a reduction of 9 ft. for the property at 1211 N. Briar Ridge Ct. East Peoria, Illinois.

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- Other Business to Come Before the Board:
 - Update on previous month's petition/s: all petitions approved.
 - Update on next month petition/s: None
 - Review of Executive session minutes

- Public Input – None
- Adjournment

The Hearing adjourned at 6:22 p.m.

Lisa Jording, Secretary

Teresa Gauger, Chairman

Date