

**VILLAGE OF TOLONO
PLANNING & ZONING BOARD
SPECIAL HEARING (Cont'd) – MAY 2, 2022**

The Village of Tolono Planning & Zoning Board met on May 2, 2022, in the public meeting room at the Police Station, located at 205 E. Main St., Tolono, IL. Secretary Rena Anderson called the meeting to order at 6:00PM. Roll call found the following members present: Chairman Del Boyle, and members Mark Adair, Rich Cunnington, Jeff Hahn, Jamie Snodgrass, and Nate Tate. Sean Talbott, was absent. Also present was Scott Lutz.

All stood for the Pledge of Allegiance.

PUBLIC COMMENTS

There were no public comments.

PURPOSE OF SPECIAL HEARING

Major Variance: *Ordinance 154.092(C) Floor area ratio. The maximum FAR for the principal building shall be 0.40.* Current FAR with existing structure and construction of new building is 49.57%. Need variance to increase FAR to accommodate the existing structure and construction of the new building per architectural plans.

Minor Variance: *Ordinance 154.092(2) Side yards. (a) On each interior lot, there shall be two side yards, having an aggregate width of not less than 20 feet, neither side yard having a width of less than ten (10) feet.* The side yard off of Daggy Street, per current building plans is six (6) feet.

Minor Variance: *Ordinance 154.092(3) Rear yards. There shall be a rear yard, the depth of which shall be not less than 30 feet, except that an accessory structure may be erected within the rear yard not closer to the property line than ten feet.* The backyard setback, per current building plans is less than 10 feet.

A variance is needed to decrease the side yard and backyard setbacks and to increase the FAR to accommodate the existing structure and construction of the new building per architectural plans.

LUTZ COMMENTS

Lutz stated the purpose of the variances are to construct a garage, size 44' x 48' on the lot he purchased and had a house torn down on. The purchased lot was combined with the existing lot. The size of the new construction with an existing structure is larger than the FAR allows. He said he also needs to change the side yard and backyard setbacks because when he combined the newly purchased lot with the existing lot, the property became addressed off Calhoun St (103 S Calhoun St) making E Daggy St and E Broadway St side yards. The minimum side yard requirement is 10 feet. The existing structure is 5 feet off Daggy St and sets one foot past the property line into the road. The minimum backyard requirement is

P&Z COMMENTS

Boyle stated that the side yard issue is a minor variance which would have no impact on the surrounding area. The FAR issue is a major variance. The major variance is pretty much the same as the minor variance. The only difference is that once the board votes and has approved the major variance the minor variance would come into effect immediately. The major variance would go in front of the Village Board at their next meeting (5/3/2022) to be approved. New construction would only allow seven feet off the rear lot line.

The property Lutz purchased is only a 50-foot lot. Based on the ordinances the building line of R-2, 65 feet is needed. Therefore, the lot independently by itself would be unusable. However, when Lutz combined them it made the lot more valuable.

Part of the variance will include the fence that Lutz wants to construct. Once the variance is granted the fence must be installed at time of construction and no parking will be allowed off E Broadway St.

Residents were contacted within 250 feet of the proposed construction. Only Denny Davis appeared and he had no objections. There have been no objections from other residents.

Motion made by Snodgrass to approve the side yard, backyard, and FAR variances, seconded by Adair. Roll Call: Adair, aye; Cunningham, aye; Hahn, aye; Snodgrass, aye; Tate, aye. Motion passed.

MISCELLANEOUS

Motion by Hahn, second by Snodgrass to adjourn the meeting. Motion passed.

Respectfully Submitted,
Rena Anderson
P&Z Board Secretary