

APPLICATION FOR **VARIATION** UNDER THE REGULATIONS OF THE McLEAN COUNTY ZONING ORDINANCE

APPLICANT
 NAME: NEIL & LYNN FINLEN
 ADDRESS: K-167
24602 RON SMITH HIGHWAY
LANE BLOOMINGTON
 PHONE: - home: 4521470 work: 8158435

OWNER
 NAME: NEIL & LYNN FINLEN
 ADDRESS: 1113 BROADWAY
NORMAL IL 61761

ATTORNEY
 NAME: N/A
 ADDRESS:
 PHONE: - home: work:

FOR OFFICIAL USE ONLY	
CASE NO.	<u>ZV-17-01</u>
FILING FEE	<u>\$350.</u>
RECEIPT NO.	<u>769</u>
PUB. COSTS	<u>\$100.00</u>
RECEIPT NO.	
HEARING DATE	<u>Feb 7, 2017</u>
HEARING TIME	<u>7:20 PM</u>
DECISION DATE	

RECEIVED
JAN 17 2017
ZONING

FILE STAMP

PROPERTY INFORMATION

Permanent Parcel No.: 08-06-376-001 Acreage: LEASED AREA = 0.22 AC
 Property Interest: OWNER Present Use: VACANT w/ STORAGE SHED
 Zoning District: R-1 SINGLE FAMILY RES.

VARIATION INFORMATION

A variation in: REAR YARD SETBACK requirements is requested to allow A 2 FOOT
REAR SETBACK RATHER THAN THE 20' REQ'D DUE TO SITE CONSTRAINTS.
 Specific Distances (if applicable): OTHER SETBACKS COMPLIED WITH (FRONT/SIDES/SEPTIC/ETC.)

Is there any particular physical surroundings, shape or topographical conditions of the specific property which causes a hardship for compliance with the subject zoning requirements? YES If yes, please explain on a separate sheet of paper how your request complies with the attached standards.

ADDITIONAL INFORMATION

Attachment No. 1: Statement of status of applicant. ✓
 Attachment No. 2: A plat drawn to scale showing the actual size and shape of the lot or property; location, ground area dimensions, and identification of use of all (existing and proposed) buildings, structures, driveways, parking areas, sewer systems, etc.; and dimensions of front, side, and rear yards.
 Attachment No. 3: Specification of each proposed building, structure, or use identified on the plat.
 Attachment No. 4: Legal Description or Subdivision: CAMP KICKAPOO LAKE BC Lot No. 1 & Block No. 4
 Site Address: K-167 24602 RON SMITH MEMORIAL HWY, HUDSON IL 61748

I (we) have read the standards for granting of variations and believe this request to be in compliance with such standards. I (we) certify that all the above statements and the information contained in any attachments, documents, or plans submitted herewith are true to the best of my (our) knowledge and belief.

Neil Finlen 1/17/17
 Applicant Signature Date

STATEMENT OF STATUS APPLICANT

OWNER

- Individual(s)
- Alter Ego or Representative of Individual(s)
 - List the names and addresses of the actual true principal.
- Corporation
 - List the names and addresses of all officers and directors and identify by title; also list the names and addresses of all stockholders owning an interest in excess of 20% of all outstanding stock.
- Business or Entity doing business under an assumed name
 - List the names and addresses of all true and actual owners.
- Partnership
 - List the names and addresses of all partners.
- Joint Venture
 - List the names and addresses of all joint ventures.
- Syndicate
 - List the names and addresses of all syndicate members.
- Unincorporated Voluntary Association
 - List the names and addresses of all members.



Responses to the 7 Standards:

1. The physical surroundings shape or topographical conditions of the specific property will cause a particular hardship to the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

 - Only placement possible shown, will not fit if setback (20') for rear yard is enforced.
 - If denied reduces 2000 SF house by ½.
 - Considered trees/health and safety with septic placement drainage/City's lake access.

2. The conditions upon which a petition for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property within the same zoning classification.

 - Property configuration is rare (pie shaped)
 - Adjacent to City's Lake buffer.
 - City supports the request.

3. The purpose of the variance is not based exclusively upon a desire to make more money out of the property.

 - Request is based on ability to build a modest home - not on a profit motivation.

4. The alleged difficulty or hardship is caused by this ordinance and has not been created by persons presently having an interest in the property.

 - The 20' rear yard setback is the problem with this lot due to the property's shape. This is particularly true when consideration is given to the preservation of the trees/safety of the sewage treatment.

5. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

 - Granting of the variance will actually be beneficial to the public welfare due to the fact that the sewage treatment will function more efficiently and eliminate a discharge to the lake.

6. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public street, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

 - Adjacent property values will be increased by removal of the existing shack (attached is a support letter from the most effected adjacent property owner).

7. The variance requested is the minimum variance that will make possible the reasonable use of the land or structure. (2-20-01)

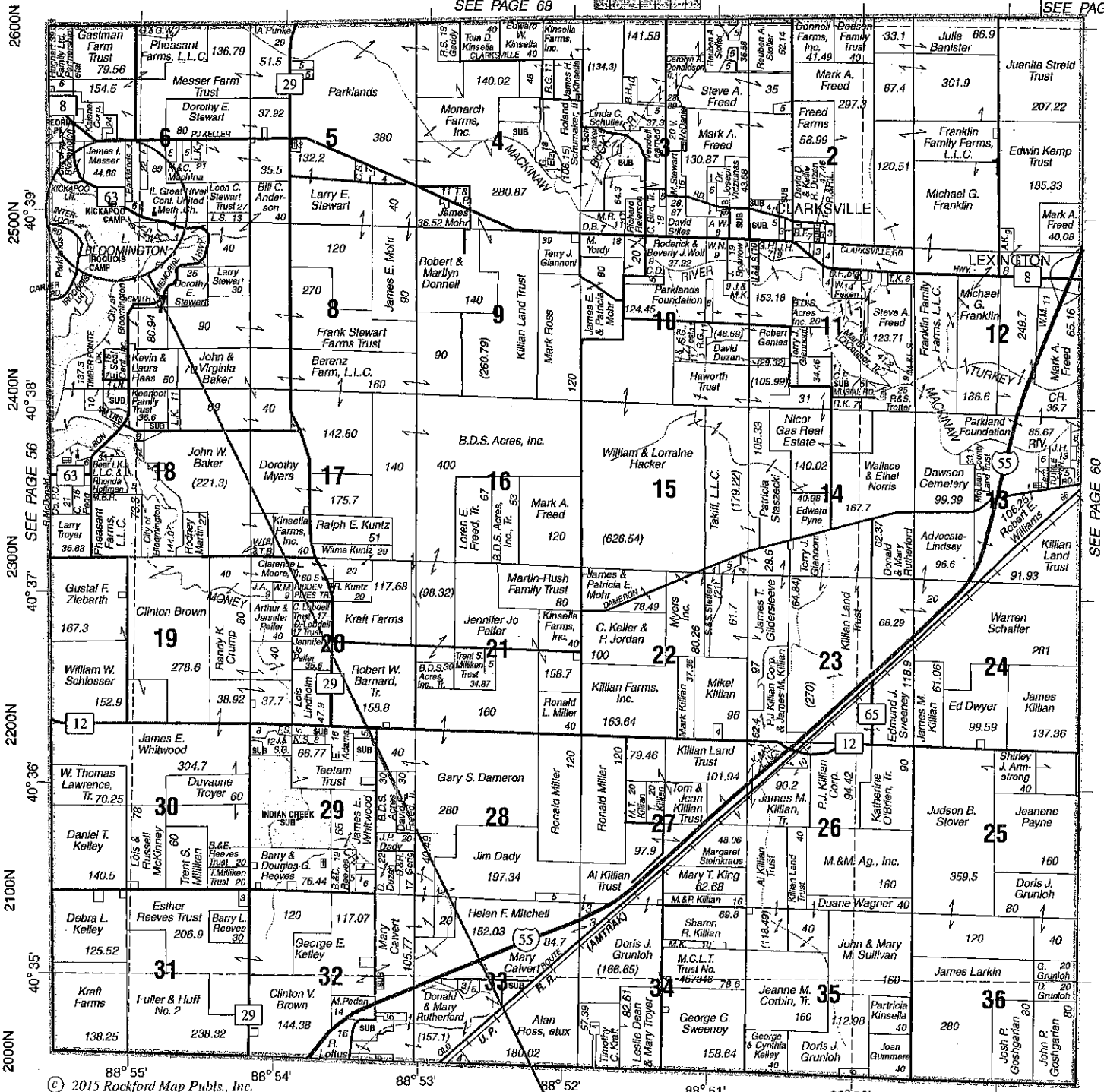
 - The 2' setback is the minimum that can allow for a small structure, anything less is subtracted directly from the home's living space. The requested variance is a necessity not merely a want.

MONEY CREEK

T.25N.-R.3E.

SEE PAGE 68

SEE PAGE 68



2600N
2500N
2400N
2300N
2200N
2100N
2000N

SEE PAGE 60

88° 55' 88° 54' 88° 53' 88° 52' 88° 51' 88° 50' 88° 49'

1800E 1900E 2000E 2100E 2200E 2300E 2400E

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SEE PAGE 46

McLean County, IL

Att. 1 ZV-17-01
Neil and Lynn Finlen



McLean County Health Department
200 West Front Street, Room 304
Bloomington, IL 61701

July 15, 2014

Mr. Robert Yehl, P.E.
Water Department
603 W. Division Street
Bloomington, IL 61701

Re: Lease Transfer
Lot 1 Block 4 of Camp Kickapoo

Dear Mr. Yehl:

The McLean County Health Department has received information from Mr. Neil Finlen, P.E. regarding the above-referenced property. Currently there is a "shack" on the property which has a toilet in it. The toilet is served by a legal sewage disposal system intended for limited use. Mr. Finlen is the purchaser of the lease and has stated it is his intent to remove the existing structure and decommission the existing septic system. Mr. Finlen indicated he would then build a new house on the lot. Mr. Finlen has provided soil information for the lot indicating the soil is capable of supporting a new subsurface private sewage disposal system for a new residence. A permit to construct a private sewage system that meets current code will be required before any building permits will be approved.

If you have any questions regarding this matter please contact Mr. John Hendershott at (309) 888-5482.

Respectfully,

Thomas J. Anderson
Director of Environmental Health

cc: Mr. Neil Finlen, Farnsworth Group

JRH-0601-lot14NF

Dick, Philip

From: Finlen, Neil <nfinlen@F-W.com>
Sent: Wednesday, January 18, 2017 7:47 PM
To: Dick, Philip
Subject: Fwd: Lake Bloomington K-167

FYI. Neil

Sent from my iPhone

Begin forwarded message:

From: "Stokes, Jerry" <Jerry.Stokes@mcleancountyil.gov>
Date: January 18, 2017 at 5:11:20 PM CST
To: "Finlen, Neil" <nfinlen@F-W.com>
Cc: "Hohulin, Luke" <Luke.Hohulin@mcleancountyil.gov>
Subject: RE: Lake Bloomington K-167

Neil,

The rip rap placement looks fine to us. Feel free to do any ditch work as needed for grading when the house is constructed.

I will send a note to Phil regarding the entrance.

Jerry

From: Finlen, Neil [mailto:nfinlen@F-W.com]
Sent: Wednesday, January 18, 2017 8:56 AM
To: Stokes, Jerry
Cc: Hohulin, Luke
Subject: RE: Lake Bloomington K-167

Jerry/Luke-

First of all thanks for having the guys pick up the excess asphalt from the culvert const.
Much appreciated!

Secondly -I hope my work to improve the rip rap placement was acceptable.
As mentioned there has been a considerable amount of erosion take place in the ditch which is why I was asking permission to repair this damage as shown below.

Finally-in meeting with Phil Dick yesterday, he mentioned that I need a letter from either of you indicating the access that was existing can be used for the new home. I don't think anything more than an acknowledgement that the existing culvert and drive will be allowed to remain is required.

Just let me know of any questions and thanks again for your assistance.
All the best Neil

From: Finlen, Neil
Sent: Saturday, December 03, 2016 11:44 AM
To: 'Stokes, Jerry' <Jerry.Stokes@mcleancountyil.gov>
Cc: Hohulin, Luke <Luke.Hohulin@mcleancountyil.gov>
Subject: Lake Bloomington K-167

Jerry/Luke-

First of all I hope your bids for the drainage project came in where you wanted or needed them!
Just let me know if you need any follow up on my end.

On another topic-attached is a drawing of the lot my wife and I closed on this summer.
In an effort to protect from erosion I have hand placed some rip rap material at the new culvert outlet
and in the roadside ditch.
The ditch has had some deep erosion along our lot and I am trying to repair this as we clean up the
property.

I would like to request permission to replace the flowline of the ditch with fill material when our
construction starts!

We will not impede the flow or cause any of those typical concerns with "Filling a Ditch"
Just let me know your thoughts at your convenience!

Finally when the culvert contractor placed the asphalt this summer, he left his excess material in the
grass.

I have placed it adjacent to the shoulder if any of the crews are in the area and could pick it up.
If you would like as we construct the driveway next year I will also replace the shoulder along our
property is that is of interest.

I hope all of this helps.

All the best Neil

Dick, Philip

From: Stokes, Jerry
Sent: Wednesday, January 18, 2017 5:13 PM
To: Dick, Philip
Cc: Hohulin, Luke; Finlen, Neil
Subject: Lake Bloomington K-167

Phil,

The existing entrance and culvert at the Lake Bloomington Lot K-167 for Mr. Finlen is adequate to be left in place.

Thanks,
Jerry



Water Department
603 West Division Street
www.cityblm.org
Bloomington, IL 61701
Phone: 309-434-2426
Fax: 309-434-2833

January 17, 2017

Phil Dick, AICP, Director
McLean County Department of Building and Zoning
115 East Washington Street, M102
Bloomington, IL 61702-2400

RE: Lake Bloomington Lot 1, Block 4; 24602 Ron Smith Highway -- Zoning Variance Request

Dear Phil:

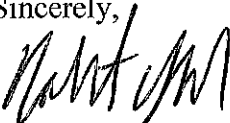
The Water Department has been corresponding with Neil Finlen regarding the subject site and his McLean County Zoning Variance Request.

Based on the Water Department's evaluation of the information and site plan sketch submitted by Mr. Finlen, the Water Department supports the request to reduce the required rear yard setback.

The Department's position is based on the following factors, as agreed to by Mr. Finlen.

- 25 feet of unobstructed width from 1 foot above the 100 year high water to the deck will be maintained on the City's marginal land
- minimum 6:1 slopes will be provided to maintain sufficient grade for City access and maintenance
- walls or other structures required to adjust the grade as shown on the site plan sketch will not be located on the City's marginal land
- the deck, as shown on the site plan sketch, can be allowed to extend into the marginal land, given that the above items are provided
- a minimum 2 foot rear yard setback will be provided for the proposed home
- the existing structure will be removed
- the brick paver patio will remain and be "post permitted" by the Water Department at the current location

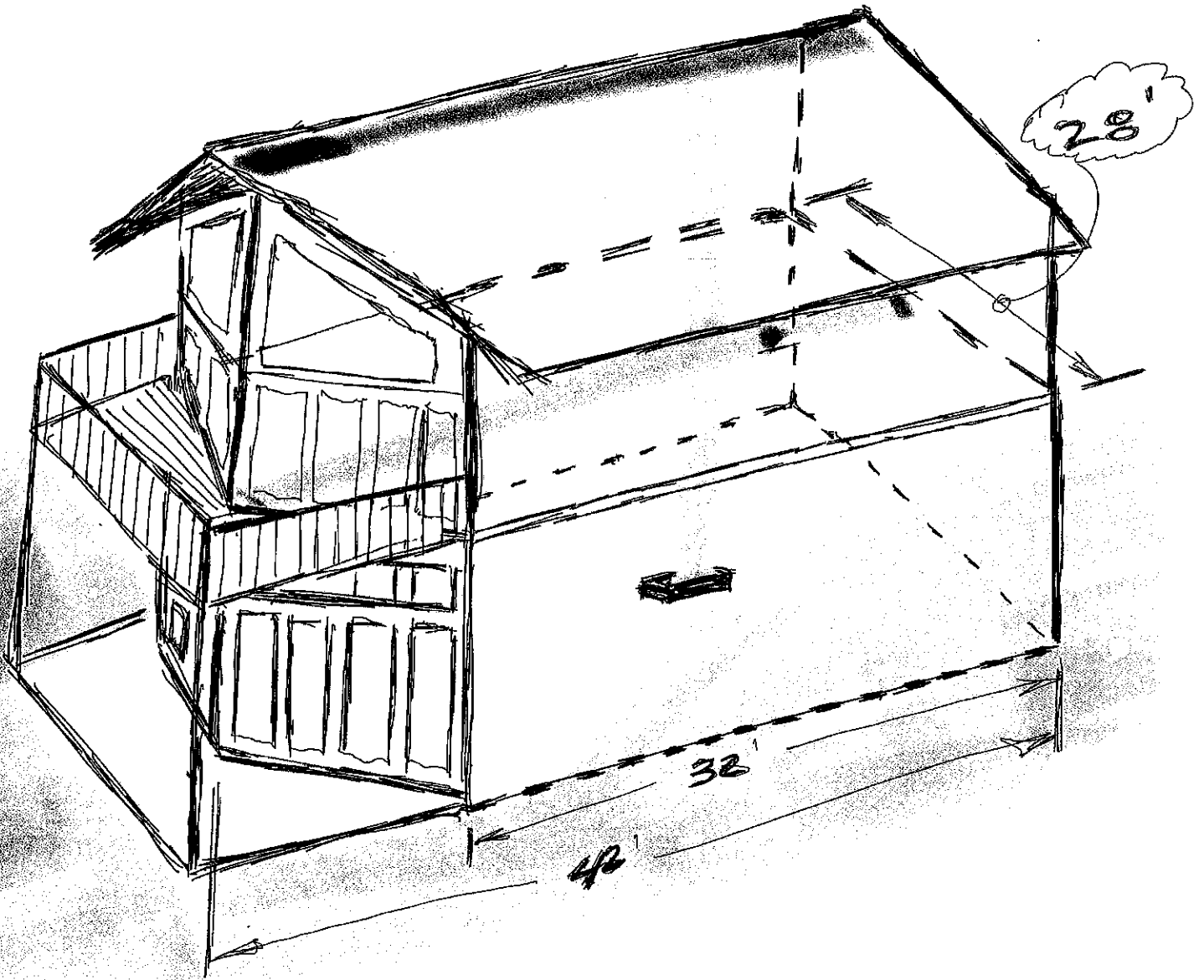
Do not hesitate to contact me if you should have any questions, need additional information, or would like to discuss further.



Sincerely,


Robert Yehl, PE
Water Director

Cc: Steve Rasmussen, Assistant City Manager
Rick Twait, Superintendent of Purification
File

W = 28'
L = 32' / 42'
13:12 ROOF



-  = I-BEAM 4x8/44'
-  = COLUMN @ 13'
(OFF BACK WALL)



Farnsworth GROUP
 2709 MCGRAW DRIVE
 BLOOMINGTON, ILLINOIS 61704
 (309) 663-8435 / info@f-w.com

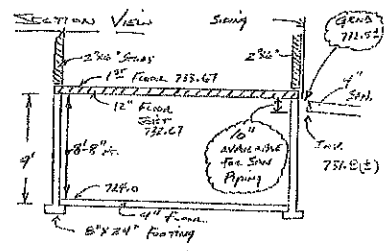
www.f-w.com
 Engineers | Architects | Surveyors | Scientists

ISSUE # Date Description

SCALE 1"=10'
 U.S. SURVEY FEET

LEGEND

- SM SET MONUMENT
- EM EXISTING MONUMENT
- IR IRON ROD
- IP IRON PIPE
- CR CONCRETE R.O.W. MARKER
- R= RADIUS
- L= ARC LENGTH
- Ch= CHORD LENGTH
- *135°00'00" ANGLE MEASURED TO CHORD
- P.C. POINT OF CURVATURE
- (M) MEASURED DIMENSION
- (P) PLAT DIMENSION ACCORDING TO UNRECORDED PLAT OF CAMP KICKAPOO
- S SOIL BORE
- 12" ST SIGN
- SS STORM SEWER W/ SIZE
- CL CHAIN LINK FENCE
- GC GROUND CONTOUR WITH ELEVATION
- TW TREE W/ DIAMETER
- Green = Proposed Grading
- Brown = Septic System
- Red = Tree Removal



BENCHMARKS:
 BM A: TOP OF SEA WALL NEAR SOUTH PROPERTY LINE EXTENDED WEST ELEV.=721.94
 BM B: TOP OF 24"x36" ELLIPTICAL CMP 55'S NORTH-WEST CORNER OF PROPERTY. ELEV.=722.76

PROJECT:
 NEIL FINLEN
 LAKE BLOOMINGTON

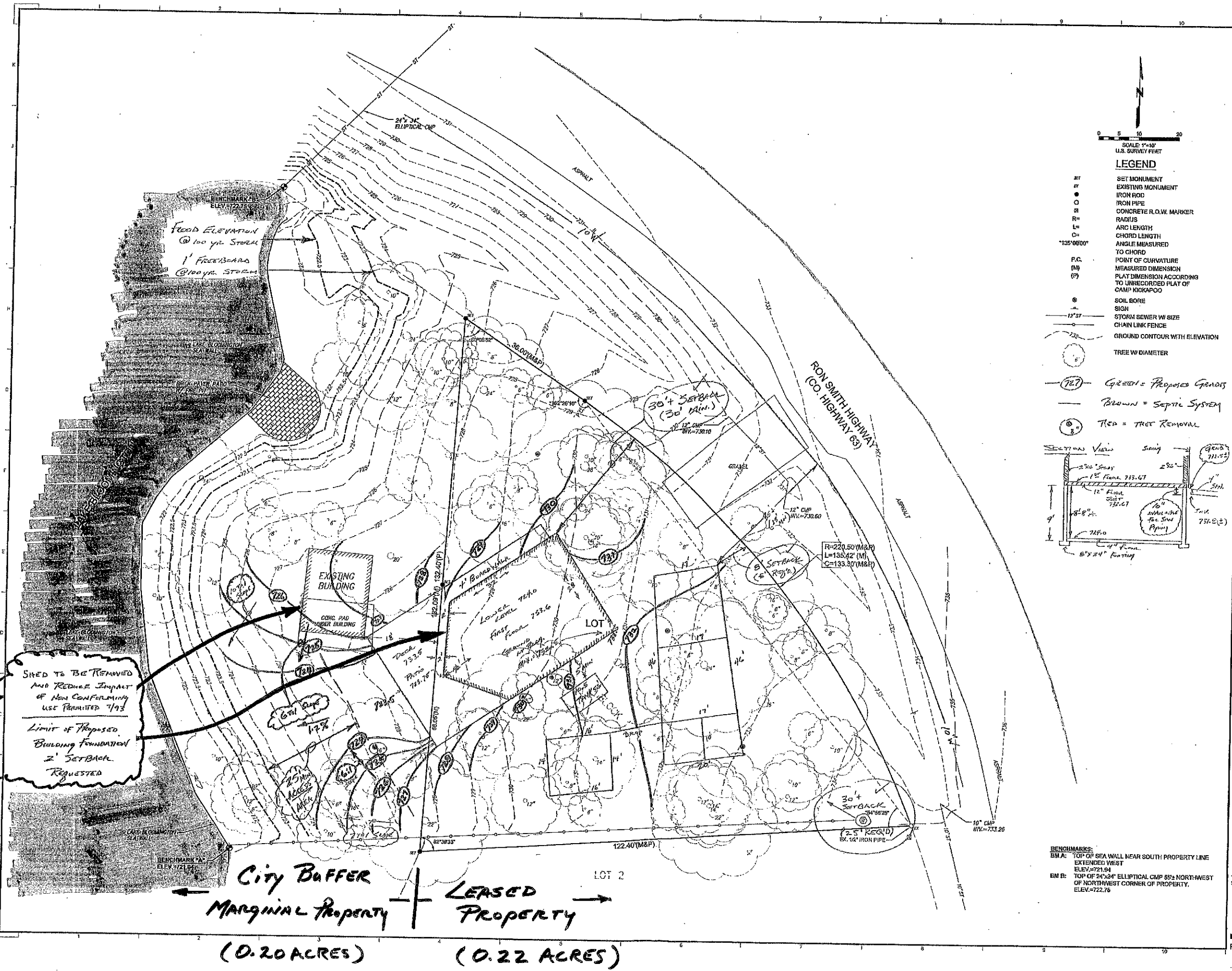
McLEAN COUNTY, ILLINOIS
 Date: 10-07-16
 Design/Drawn: DJM
 Reviewed: BAB
 Book No.: 3086/24 Field: 10-5-16
 Project No.: 0181408.00

SHEET TITLE:
 BOUNDARY AND TOPOGRAPHIC SKETCH

K-167

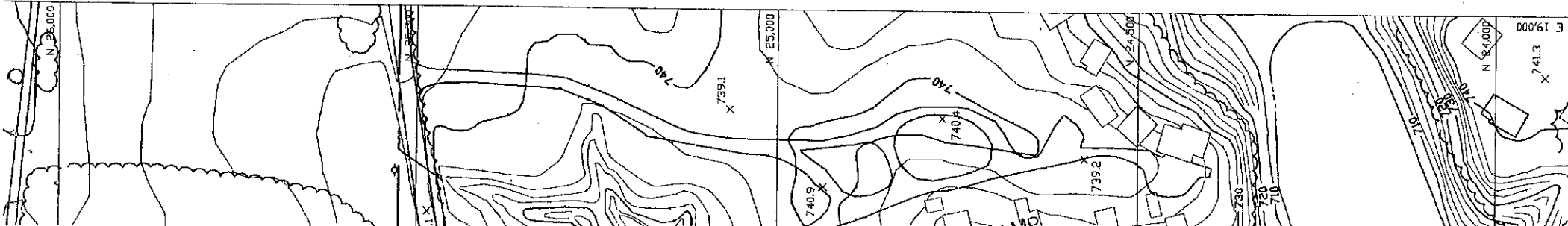
SHEET NUMBER:
1

File No.: 24-9168



SHED TO BE REMOVED AND REDUCE IMPACT OF NEW CONFORMING USE PERMITTED 7/93
 LIMIT OF PROPOSED BUILDING FOUNDATION 2' SETBACK REQUESTED

CITY BUFFER MARGINAL PROPERTY (0.20 ACRES) | **LEASED PROPERTY (0.22 ACRES)**



LEGEND

- SECTION LINES AND HALF-SECTION LINES
- EXISTING CITY PROPERTY LINE
- TRACT LINE OF PRIVATE OWNERSHIP
- HIGH WATER ELY. 7311 FT. HICKORY CREEK 7300 FT. MONEY CREEK
- ADJACENT LAND OWNER WITH McLEAN COUNTY TITLE COMPANY COMMITMENT NUMBER

HAMM
NO. 82690

NOTE: CONTOURS DERIVED FROM AERIAL PHOTOGRAMMETRY DEVELOPED BY WESTERN AIR MAPS INC. DATED MARCH 25, 1989



SCALE: 1" = 200'

**CITY OF BLOOMINGTON
BLOOMINGTON, ILLINOIS**

**TOPOGRAPHIC AERIALS
SHEET D 6**

REVISIONS	G.L.S.

DRAWN BY
G.Sauers

DATE
8-24-92

CHECKED BY
MHD

FARNSWORTH & WYLIE, P.C.
CONSULTING ENGINEERS
2709 MCGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435

FILE NO.
24-4723

BOOK NO.

SHEET NO.
22 OF 34

