

October 20, 2025

The Honorable Mayor and City Council

300 S. Whittle Avenue

Olney, IL 62450

Re: Tabitha Maris – Request for Variance for Vacant Land off Cypress Road, Olney, IL
Property Index Number 06-26-201-021

Tabitha Maris submitted a Request for Variation for vacant land located off of Cypress Road, Olney, Illinois, identified by Property Index Number 06-26-201-021. The petitioner requested a variance to reduce the required minimum setback from the East Fork Lake shoreline from 75 feet to 50 feet, as stipulated in Ordinance No. 68-22: An Ordinance Providing for the Adoption of an Official Plan for the Development of East Fork Lake and Providing for Minimum Deed Restrictions and Subdivision Regulations. Granting the variance would allow the petitioner to divide the existing lot into two lots.

After legal notice was properly given, the Board of Appeals held a public hearing on October 6, 2025, at City Hall. The petitioner, along with an adjoining property owner, were present at the hearing and provided testimony. No written objections were submitted to the City Clerk prior to the hearing.

The Board made the following findings:

- The requested variance is consistent with similar variances previously granted in the East Fork Lake area.
- Granting the variance would not adversely affect the character or property values of the surrounding neighborhood.
- The adjacent property owner raised no objection to the variance itself, only to a potential future division of the lot, which is not within the Board's jurisdiction.
- The proposed reduction in setback still preserves a reasonable buffer from the shoreline and is aligned with current land use patterns in the subdivision.
- Approval of the variance would allow the petitioner to reasonably utilize her property.

Accordingly, by a vote of 6-0, with one member voting "present" and none opposed, the Board of Appeals approved the variance to reduce the required minimum setback from 75 feet to 50 feet.

Respectfully,

/s/ David Abell

Chairperson, City of Olney Board of Appeals