

**TOWN OF NORMAL ZONING BOARD OF APPEALS  
REGULAR MEETING THURSDAY, APRIL 17, 2014, 5:00 P.M.  
COUNCIL CHAMBERS, UPTOWN STATION  
11 UPTOWN CIRCLE, NORMAL, IL**

**Members Physically Present:**

Mr. Anderson, Mr. Palmgren, Ms. Brand, Ms. Hood, and Mr. Penn

**Members Absent:**

Mr. Blakney and Mr. Schaab

**Others Present:**

Corporation Counsel, Steve Mahrt, Director of Inspections, Greg Troemel, Town Planner, Mercy Davison, and Office Associate, Sheila Elgin

**Call to Order:**

Chairman Anderson called the meeting to order at 5:00 p.m. and noted a quorum was present.

**Approval of Minutes:**

Mr. Palmgren moved, seconded by Ms. Hood, to approve the minutes of the March 20, 2014, meeting. Motion to approve carried 5-0.

**Public Hearings:**

**a. 14-04-05-V: Side Yard Setback Variance, 1608 Baumgart**

Ms. Davison reviewed the staff report. She said that the property currently has an attached, 2-car garage. The owner wishes to add a 3<sup>rd</sup> stall which would leave a 6' side yard setback. The addition would go as far back as the house setback in the rear yard.

Mr. Dennis Mills, 1615 Barton Dr., Normal, IL, was sworn in by Chairman Anderson. Mr. Mills said that he lived behind the subject property and that he objected to the addition. He said that when one variation of this type is allowed then there will be others.

Mr. Rich Fritz, 1613 Barton, Normal, IL, was sworn in by Chairman Anderson. Mr. Fritz said that he lives directly behind the subject property. He said that he believes that the addition will be tastefully done and will add to the value of the home and

other homes in the area. He has seen other projects that the Sampson's have done and they are done well.

Mr. Darren Sampson, 1608 Baumgart, Normal, IL, was sworn in by Chairman Anderson. Mr. Sampson said that they wanted to add a 3<sup>rd</sup> garage stall with extra room for storage. He has spoken to the neighbors to the east and they have no objections. Mr. Sampson said that he appreciated the Board's consideration.

Mr. Penn asked if the current garage was 20' wide. Mr. Sampson said that it was 19' and they want to add an addition of 12' wide by 39' deep. Mr. Penn asked if he could make it 10' wide. Mr. Sampson said that it was recommended that with a 9' door, they have 2' on both sides to allow for opening of car doors. He has reduced this to 18" on each side. He said that his son is getting his license and there are a lot of vehicles on the street. This will be one less vehicle on the street or in the driveway. They will also have storage for mowers and other lawn equipment. The covenants do not allow sheds.

Ms. Hood asked if he had mowers, an open trailer and other items, was he renting storage space. Mr. Penn said that the length is not in question. Ms. Davison said that was correct. Mr. Sampson said that there are utilities located in the back yard and they don't want to have to move them.

Chairman Anderson asked if there would be landscaping to minimize the impact. Mr. Sampson said that they will be landscaping their back yard and along the east side of the addition.

Ms. Hood asked how long they had lived in the house. Mr. Sampson replied 18 months. In that time they have remodeled the kitchen and added a new deck.

There was no one else to speak regarding the application and the public hearing was closed.

Chairman Anderson asked if there had been any other comments from neighbors. Ms. Davison said that she had not heard from anyone.

Mr. Sampson submitted a petition with neighbors' signatures in favor of the addition.

Chairman Anderson said that he appreciated the time that the applicant took to look at what is appropriate, talk to the neighbors, reduce the width and include landscaping.

Ms. Brand asked if Mr. Sampson's intent was to store the utility trailer in the garage or on the pad between the house and addition. Mr. Sampson said that there was not a requirement for covered storage for the trailer, but it will be stored in the garage during the winter. He uses it in the summer months.

Mr. Palmgren moved, seconded by Ms. Brand, to approve the variation with the condition that landscaping be provided on the east side.

Ayes: Mr. Palmgren, Ms. Brand and Mr. Anderson

Nays: Ms. Hood and Mr. Penn

Motion declared carried.

**b. 14-04-06-SU: Amended Special Use Permit, 406 W. Summit (part of the Calvary Baptist Church campus at 1017 N School St.)**

Ms. Davison reviewed the staff report. She said that the most recent amendment to the Special Use Permit in 2011 was approval of a daycare which has not been done. They are now requesting to open a food pantry in the house located at 406 W. Summit. Pick-up is by appointment only during the hours of 10:00 a.m. to 1:00 p.m. They will put in 4 parking spaces. Initially they plan to only be open one day per week, but they are requesting five days per week for increased demand. A handicap ramp will be added to the front. One tree will need to be removed, but it is in poor condition. A driveway would be added off of Summit St. to allow access to the parking lot. Volunteers would park in the existing driveway. Food would be delivered by a pick-up truck. There will be no semis. They will add landscaping and a sign. Staff recommends using the ramp plan that turns the corner rather than the straight plan. Staff supports the amendment with conditions listed in the staff report.

Mr. Josh Wredberg, Sr. Pastor, Calvary Baptist Church, 304 W. Summit St., Normal, IL, was sworn in by Chairman Anderson. Pastor Wredberg said that their desire is to be helpful to their neighbors. They have a lot of people that come to the church for help throughout the week. They have a long partnership with Ministry & More and have supported them during the 10 years that they have been in operation. They are impressed with their model for the food pantry. It is not lines of people waiting for food or people congregating. It is by appointment only. With only being open one day per week they have the potential of helping 96 families per month. There is a great need in this part of the city. They feel that it can be done during the week, mid-day so as to have minimal impact.

Mr. Palmgren asked about being open only one day per week when they were asking for five days. Pastor Wredberg said that they wanted the ability to add days if necessary. They have three days at the Bloomington location. They want the possibility to grow.

Ms. Hood asked about parking for the volunteers. Pastor Wredberg said that there are no deliveries while the volunteers are there. They could also use the church parking lot. Ms. Hood expressed safety concerns. Pastor Wredberg said that some of the volunteers are older and there would be some concern on how far they would have to walk. Ms. Hood asked where they were planning on unloading the food. Pastor

Wredberg said that the packages would probably be unloaded in the rear. The food will be bagged before it is delivered.

Chairman Anderson asked about the parking pad. Ms. Davison showed the plan to him. Ms. Hood asked if there would be a handicapped space. Mr. Troemel said that there would have to be one.

Chairman Anderson asked if there had been a number of people identified. Pastor Wredberg said no. They do have people come to the church for help and this would be immediate help and could also be a resource for other churches. Chairman Anderson asked if there was a plan for growth. Pastor Wredberg said that they would not encourage making this location bigger but create another location.

Ms. Davison said that staff would make clear what is approved and, the applicant would have to come back for changes. Mr. Mahrt said that they would have to identify conditions.

Ms. Brand asked how Ministry & More handled people just showing up. Pastor Wredberg said that it would be rare because there would be a "by appointment only" sign.

Mr. Penn asked if deliveries would increase to more days. Pastor Wredberg said that deliveries would only be one day per week and the food would be bagged when it arrived.

Ms. Hood asked about security. Pastor Wredberg said that they have not discussed security, but they could add some lighting and will lock up. He said that the food is collected from multiple churches. Chairman Anderson asked if they had looked at other locations within the church. Pastor Wredberg said that some people will not go to a church.

Ms. Hood asked if there was a bus stop close by. Ms. Davison said yes. Ms Hood asked if there was a shelter at the bus stop. Ms. Davison said no.

Mr. Chad Kletz, 408 W. Summit, Normal, IL, was sworn in by Chairman Anderson. Mr. Kletz said that he lived next door. He said that he was opposed to the food pantry. He does not want all the people in the area. He said that this is like a business in a residential neighborhood. He said that no one currently takes care of the property. He asked that a fence be placed between the driveways if the application is approved. He presented pictures for the Board to show the proximity of the driveways. He stated that he had not known that the hours were by appointment only. He expressed concern for the safety of the children walking to and from school.

Ms. Pearl Bugge, 407 W. Summit, Normal, IL, was sworn in by Chairman Anderson. Ms. Bugge expressed concern of adding a commercial use in a residential area. She said that there are other food banks in town and did not see a need for this one.

Ms. Mary Caisley, 401 W. Summit, Normal, IL, was sworn in by Chairman Anderson. Ms. Caisley said that she was not opposed to food banks, but they should not be in a residential district. She expressed concern with people walking there. She suggested that access be from the church parking lot and not from Summit St.

Ms. Carol Kletz, R. R. #4, Bloomington, IL, was sworn in by Chairman Anderson. Ms. Kletz said that her son, who lives at 408 W. Summit, bought the property from her father. She said that her son takes care of his property. She expressed concern regarding security and property values.

Mr. William Caisley, 401 W. Summit, Normal, IL, was sworn in by Chairman Anderson. Mr. Caisley said that the church property is the subject of 13 special use and variances. He said that he supports using the church building or looking at another location.

There was no one else to speak regarding the application and the public hearing was closed.

Mr. Penn asked if the property was zoned R1-A, could the house only be used as single-family currently. Ms. Davison said yes, about half of the churches in town are in R1 zoning districts.

Chairman Anderson said that he was familiar with the area. He said that the cause is good, but the location is not the best. He expressed concern with safety, the fact that it is a heavy pedestrian neighborhood and the increased speed limit.

Ms. Hood asked why the house would be used instead of the church. Pastor Wredberg said that they are working with a separate entity and this would give them anonymity. They also feel it is best not to use the church because of the school, so this is the only option.

Mr. Penn moved, seconded by Ms. Brand, to recommend approval of the Special Use Permit with conditions listed in the staff report and times of operation by limited to 10:00 a.m. to 1:00 p.m., distribution by appointment only and operation limited to one day per week, Monday through Friday.

Ayes: None

Nays: Ms. Hood, Mr. Palmgren, Ms. Brand, Mr. Penn and Mr. Anderson

Motion denied.

**Other Business:**

None

**Adjournment:**

There being no further business, Ms. Hood moved, seconded by Mr. Palmgren, to adjourn the meeting at 6:10 p.m. Motion carried 5-0.

Respectfully submitted,

Sheila Elgin  
Office Associate