

**TOWN OF NORMAL ZONING BOARD OF APPEALS  
SPECIAL MEETING TUESDAY, JUNE 9, 2015, 5:00 P.M.  
COUNCIL CHAMBERS, UPTOWN STATION  
11 UPTOWN CIRCLE, NORMAL, IL**

**Members Physically Present:**

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

**Members Absent:**

None

**Others Present:**

Corporation Counsel, Brian Day, 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. Schaab moved, seconded by Mr. Palmgren, to approve the minutes of the May 21, 2015, meeting. Motion to approve carried 7-0.

**Public Hearings:**

**a. 15-06-05-V: Variance for Parking, 100 S. Fell Ave.**

Ms. Davison reviewed the staff report. She said that variance request is to have 115 rather than 158 parking spaces as required by code. The variation request should have been done at the time of development, but was overlooked. Approval needs to be given in order for the sale of the property. There have been no issues with the parking.

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

Ms. Davison said that the building was built in 2009-2010.

Mr. Blakney asked if the new owner would have the opportunity to lease spaces in the parking garage. Ms. Davison said that per the agreement with the Town, they have the opportunity to lease 22 spaces. The current owner has not needed or leased these spaces. She said that it is not often that we have a history to base variances on. Mr. Troemel said that most of the residential tenants are student oriented, but some are not. Chairman Anderson said that some of them may not need a vehicle due to the location.

Mr. Penn moved, seconded by Ms. Hood, to approve the variance for parking.

Ayes: Mr. Palmgren, Mr. Blakney, Mr. Schaab, Ms. Hood, Ms. Brand, Mr. Penn and Mr. Anderson

Nays: None

Motion declared carried.

**Other Business:**

None

**Adjournment:**

There being no further business, Ms. Brand moved, seconded by Ms. Hood, to adjourn the meeting at 5:10 p.m.

Respectfully submitted,

Sheila Elgin  
Office Associate