

**TOWN OF NORMAL ZONING BOARD OF APPEALS
REGULAR MEETING THURSDAY, JUNE 18, 2015, 5:00 P.M.
COUNCIL CHAMBERS, UPTOWN STATION
11 UPTOWN CIRCLE, NORMAL, IL**

Members Physically Present:

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

Members Absent:

Mr. Penn

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:

Ms. Brand moved, seconded by Mr. Blakney, to approve the minutes of the June 9, 2015, special meeting. Motion to approve carried 6-0.

Public Hearings:

a. 15-06-06-V: Variance for Size of Accessory Structure, 707 N School St.

Mr. Patrick Resendiz, 403 E. Taylor, Bloomington, IL, was sworn in by Chairman Anderson. Mr. Resendiz said that he plans to build a new home at 707 N School St. There will be a detached garage in the northwest corner of the lot that takes access from the alley. He is requesting over 720 sq. ft. to get a third parking bay and storage. He will not build 960 sq. ft. as requested due to trees.

Ms. Davison said that he could build smaller than 960 sq. ft. as requested and position the garage between the trees.

Mr. Blakney asked what the size would be. Mr. Resendiz said that it would actually be about 880 sq. ft. due to the limits of the trees, 22' x 40'.

Ms. Hood asked what kind of garages were located in the alley. Mr. Resendiz said that most of them are smaller. One is a three-car garage that backs up to the alley. His will turn. Ms. Hood asked about traffic. Mr. Resendiz said that they will come from the south and there is not a lot of traffic. Mr. Troemel said that there are several properties that take access off the alley, which is gravel. We have no objection to one residence.

Mr. Schaab said that the drawing showed the peak of the garage at 17'9". Mr. Troemel said that code is 14' and uses the average height of the structure. Mr. Schaab asked if the house would be in place before that garage. Mr. Resendiz said that is the plan. The contractors will take access from the alley during construction of the house and the garage will be built last.

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

Ms. Davison said that the Historic Preservation Commission has approved the house and the garage is not visible from the street.

Mr. Schaab moved, seconded by Mr. Blakney, to approve the variation with a maximum of 880 sq. ft. garage allowed.

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

Nays: None

Motion declared carried.

b. 15-06-07-V: Variance for Size of Accessory Structure, 605 N. Linden St.

Mr. Chris Williams, 605 N Linden St., Normal, IL, was sworn in by Chairman Anderson. Mr. Williams said that he was adding an outdoor accessory shelter that is attached to his garage. He had planned to do this while landscaping. He is replacing the siding, getting new garage doors, a roof to match the house exterior and exterior structural repairs to the garage. He has no plans to enclose the area, just have a roof. It is stained to match the fence and has a metal roof. He had been working on the structure, but has stopped since finding out he needs a variation. He would like to request 980 sq. ft. instead of the required 720 sq. ft.

Mr. Blakney said that he had concerns with the possibility of the area being enclosed. Mr. Williams said that he has no plans to enclose it. One post is part of the fence and it is not wide enough for garage doors. Mr. Blakney said that it could be screened. Mr. Williams said that he just wants shelter from the sun.

Mr. Troemel said that Mr. Williams has made a lot of improvements to the property.

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

Chairman Anderson said that they could get a good picture of what he is doing since work has begun. Mr. Palmgren said that it cannot be seen from the street.

Mr. Blakney moved, seconded by Ms. Brand, to approve the variation as submitted.

Mr. Schaab asked if there should be a limit of 720 sq. ft. enclosed.

Mr. Blakney amended the motion to approve 980 sq. ft. with a maximum of 720 sq. ft. of enclosed area. Ms. Brand seconded the motion.

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

Nays: None

Motion declared carried.

c. 15-06-08-V: Variance for Building Height, 602 S. Fell

Ms. Davison said that the ground falls from north to south. The current building is in very bad shape. The proposed building would be 53' high because of the grade. There will be parking underneath with residences above. They plan to meet parking and landscaping requirements. The site is similar to Patriot Station. Ms. Davison noted that she has received a letter of opposition from a neighbor.

Mr. Troemel said that this is a technical request. It is possible to get the grades and averages and not require a variation.

Mr. Blakney asked if this is the final plan. Mr. Troemel said that we have 90% of the plan.

Ms. Davison said that there will be access from the back. There is no storm sewer access and they have to create flow for the storm water.

There was discussion on existing trees. Ms. Davison said that they intend for the oak tree to remain if possible. They are not sure what property the trees that are on the side are on.

Mr. Russ Arbuckle, 1906 Willowbridge CC Ct., Normal, IL, was sworn in by Chairman Anderson. Mr. Arbuckle said that the exterior will be brick and cement board siding. There is a 6-8' slope. They could do it without a variation with retaining walls and berms. Without a storm sewer, they cannot bury the parking as

far into the ground. Exterior finishes will be quality materials. One of the owners is an owner of The Lodge.

Ms. Hood asked about landscaping. Mr. Arbuckle said that a variation will allow it to be more flat. They have 20% greenspace and have taken out for sidewalk and automobile curb overhang. The variation will help, otherwise there will be a steep slope.

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

Chairman Anderson asked if there was any change for parking. Ms. Davison said that it meets code.

Mr. Blakney noted that it could be built without a variance, but would be much less visually pleasing.

Chairman Anderson noted that they would rely on staff to approve an attractive building design.

Mr. Palmgren moved, seconded by Ms. Hood, to approve the variation request with the staff recommendation of building design approval.

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

Nays: None

Motion declared carried.

Other Business:

None

Adjournment:

There being no further business, Mr. Schaab moved, seconded by Ms. Brand, to adjourn the meeting at 5:45 p.m.

Respectfully submitted,

Sheila Elgin
Office Associate