

**TOWN OF NORMAL ZONING BOARD OF APPEALS
REGULAR MEETING THURSDAY, FEBRUARY 18, 2016, 5:00 P.M.
COUNCIL CHAMBERS, UPTOWN STATION
11 UPTOWN CIRCLE, NORMAL, IL**

Members Physically Present:

Mr. Anderson, Mr. Blakney, Mr. Schaab, Ms. Hood, Ms. Brand, Mr. Penn and Mr. Palmgren (arrived at 5:10 p.m.)

Members Absent:

None

Others Present:

Director of Inspections, Greg Troemel, Town Planner, Mercy Davison, Town Engineer, Gene Brown, 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 Ms. Hood, to approve the minutes of the November 19, 2015, meeting. Motion to approve carried 6-0.

Public Hearings:

a. 16-02-01-V: Variance for Building Height, 608 Hester

Mr. Russell Arbuckle, EA Architecture & Design, 2416 E. Washington, Bloomington, IL, was sworn in by Chairman Anderson.

Ms. Davison reviewed the staff report. She said that this building is similar to the building at 602 S. Fell in that it is on a hill which causes one side to be higher than the other. Staff supports the variation request. It is in an area that we want density and it is an attractive building.

Chairman Anderson noted that they are reviewing the height of the building.

Mr. Arbuckle said that the building site is 8' higher than the street. The sidewalk is three feet higher than the street. They have to go over the sidewalk. This causes the

building to have to sit out of the ground higher. The grade plane is 6 ½ - 7' above grade. They want a pitched roof so that conventional shingles can be used rather than a membrane on a flatter roof.

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

Mr. Blakney asked if there needed to be conditional approval for the sidewalk easement. Mr. Troemel said that it will be a condition of the building permit.

Ms. Davison said that there had been no concerns or comments from neighbors.

Chairman Anderson reopened the public hearing.

Mr. Blakney asked if the rendering was accurate as to what the building would look like. Mr. Arbuckle said that the building will actually be a mirror image. They may use different stone on the corners, but there will be an accent stone. Ms. Hood asked if this is similar to what the owner has on some of their other buildings. Mr. Arbuckle said yes.

The public hearing was closed.

Mr. Penn asked if staff was alright with the changes of the corner stone. Ms. Davison said yes.

Mr. Penn moved, seconded by Mr. Blakney, to approve the application as requested with the condition of staying close to the submitted rendering.

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

Nays: None

Motion declared carried.

b. 16-02-02-V: Variances for Building Width, Parking Location, Number of Entrances, and Dumpster Location, 501 Broadway

Ms. Davison reviewed the staff report. She said that this project is similar to Patriot Manor, recently constructed in the area. The property is subject to the South Downtown Overlay zoning, which requires an overall general "big house" look. This project is 121' but segmented to look like two buildings. Parking will be in the rear with the exception of two spaces in the required side yard. There are four entrances; code limits them to two. The covered porch on the sides will encroach into the required side yard. The dumpster will be located in the side yard also. This is the only practical placement. It will have masonry screening. Staff feels this is a quality

development. Masonry walls will screen the parking. It has the appearance of two houses.

Mr. Arbuckle said that a variation for building width is required because code limits the width to 72'. This is a very large lot. One building 72' wide would not utilize the lot. They stayed in the buildable footprint. The only reason for the side yard variation is because the porch is covered. The dumpster location variation is due to the fact that the dumpster needs to be accessible.

Mr. Blakney asked how the refuse company accessed the dumpster due to its orientation in the enclosure. Mr. Arbuckle said that they have to manually roll it out.

Ms. Hood said that she liked the look of the building. She asked if there were any accessible parking spaces. Mr. Arbuckle said that there are none required, but the landlord will assign two spaces if needed for a tenant. The building will have a lift and four accessible units. Accessibility is taken into account when designing the building. There are requirements per the number of units. Ms. Hood asked about green space. Ms. Davison said that they have to meet 20% green space per code. Mr. Arbuckle said that they will exceed the required green space.

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

Chairman Anderson said that they would discuss each variation request separately and vote on all of them together.

Mr. Blakney moved, seconded by Mr. Schaab, to approve the variation requests as submitted with the condition that the final exterior rendering be approved by Staff.

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

Nays: None

Motion declared carried.

c. 16-02-03-SU: Amended Special Use Permit, 1324 Ft. Jesse (Cell Tower)

Ms. Davison said that this project had been recently discussed with the Board. The applicant now needs to move the cell tower 650' to the northeast. It will be located near the back yard of the Work Out Company. They no longer require a variation for separation from residential zoning. The only variation needed is not being a lot of record. The property is a salvage yard area and staff is comfortable not creating a separate lot of record.

Ms. Pamela Zoucha, 1720 Horse Shoe Loop, Tracy, CA, was sworn in by Chairman Anderson.

Ms. Hood asked if there were any power lines in the area and how far the tower was from the railroad tracks. Mr. Troemel said that he did not believe there were any power lines. Mr. Palmgren asked if they had heard from the Work Out Company owners. Mr. Troemel said that Mr. Weaver had spoken to them. Ms. Davison said that we did not hear from them.

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

Mr. Blakney stated that he thought this is a better location than previously requested.

Mr. Penn moved, seconded by Mr. Palmgren, to recommend approval of the application to Council.

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

Nays: None

Motion declared carried.

Other Business:

There was discussion on dumpster location, masonry screening requirements, and a possible text amendment.

Adjournment:

There being no further business, Ms. Brand moved, seconded by Mr. Schaab, to adjourn the meeting at 5:40 p.m.

Respectfully submitted,

Sheila Elgin
Office Associate