

**TOWN OF NORMAL ZONING BOARD OF APPEALS
SPECIAL MEETING WEDNESDAY, FEBRUARY 24, 2016, 5:00 P.M.
COUNCIL CHAMBERS, UPTOWN STATION
11 UPTOWN CIRCLE, NORMAL, IL**

Members Physically Present:

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

Members Absent:

Mr. Anderson and Mr. Palmgren

Others Present:

Director of Inspections, Greg Troemel, Town Planner, Mercy Davison

Call to Order:

Vice Chairperson Hood called the meeting to order at 5:00 p.m. and noted a quorum was present.

Approval of Minutes:

Ms. Davison noted that minutes of the February 18 meeting were not available for review and would be on the next agenda.

Public Hearings:

**a. 16-02-04-V: Variance for Front and Corner Side Yard Setbacks and Parking
2221 W. College Ave.**

Mr. Troemel summarized the applicant's request to add onto the existing building at 2221 W. College so that the business can expand. The business – HW Holdings – manufactures eyeglass lenses. The proposed building addition requires setback variances on the northwest and southwest corners of the property. Mr. Troemel noted that the proposed encroachments are quite minor when considered against the size of the lot. They are also less than the encroachments shown in the original filing, at which time the design of the building addition had not yet been finalized.

Mr. Troemel also noted that the building addition triggers the need to add parking; however, the business owner does not anticipate that the expanded manufacturing will cause parking issues because much of the new work will be shift work with minimal parking overlap. Thus, the owner is also requesting a parking variance.

Nick Williams, 2221 W. College, was sworn in by Vice Chairperson Hood. He then testified on behalf of HW Holdings. He provided additional details on the lens manufacturing process and explained that the business is growing rapidly. Their lenses are sold all across the country, and at some point in the future they may expand into the manufacture of frames. Mr. Williams noted that this is a truly local company, with all of the top management living in the community.

Mr. Blakney asked Mr. Williams if there was a current or future plan for retail at the site. Mr. Williams said there will never be retail at this site, which is only for manufacturing and storage.

Mr. Blakney asked about the removal of trees, which was mentioned in the report. Mr. Williams confirmed that several trees will be removed from the west side of the building, but they will be replaced per code. He also noted that the site has more than 50 trees already.

Mr. Blakney stated that the site is a very unusual shape and that the proposed variances are minor.

Mr. Blakney moved to approve the variances conditioned on the trees being replaced per code. Mr. Penn seconded.

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

Nays: None

Motion declared carried.

Other Business:

None

Adjournment:

There being no further business, Ms. Brand moved, seconded by Mr. Schaab, to adjourn the meeting at 5:15 p.m.

Respectfully submitted,

Sheila Elgin
Office Associate

Mercy Davison

Town Planner