

**TOWN OF NORMAL ZONING BOARD OF APPEALS**  
**REGULAR MEETING THURSDAY, AUGUST 19, 2010, 5:00 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**100 E. PHOENIX AVE.**  
**NORMAL, IL**

**Members Physically Present:**

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

**Members Absent:**

Mr. Palmgren

**Others Present:**

Corporation Counsel, Steve Mahrt, 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:**

Minutes of the July 25, 2010, meeting were approved as submitted. Motion to approve carried 6-0.

**Public Hearings:**

**a. 10-07-07-V: Variance for Rear and Side Yard Setback (9 Payne Place) (Carried over from the July 25, 2010 meeting.)**

Ms. Joy Graden, 3 Brittney Ct., Bloomington, IL, was sworn in by Chairman Anderson. Ms. Graden said that they are asking for a one foot setback, but will work with anything less than five feet. She said that there are several other properties in the neighborhood with buildings close to the property lines. They need the extra space because of the shared driveway and they need to turn around in the drive to avoid turning around in the street. They would like to put up a nice structure and will be giving consideration to drainage. Ms. Graden passed around pictures of the existing neighbor's properties.

Mr. Blakney asked if the one car attached garage under the house was being used and if the area where the carport will go is being used for parking now. Ms. Graden said that the garage is being used and the area for the carport is being used for parking.

Ms. Hood asked if they would be moving there. Ms. Graden said yes. She said that she felt a permanent structure like a garage would block the view of the neighbors. She said that the neighbors behind them want to put in a mirror image of their structure. Ms. Hood said that it looked like it would be a large structure in a small area.

Mr. Blakney asked if their objective was to get more parking or covered parking. Ms. Graden said covered parking.

Ms. Brand asked if this was a carport or detached garage. Ms. Graden said that it would be open. They want visual harmony with the neighborhood.

Mr. Blakney asked if they were able to turn around in the drive with the existing setup. Ms. Graden said that she could and she has a large vehicle.

Chairman Anderson asked if they would be pouring a foundation. Ms. Graden said that they would and that a professional would be doing the work. Chairman Anderson asked if they would be losing any trees. Ms. Graden said that they would not.

Mr. Blakney asked if they had any plans for the project. He said that the front would be angled and asked how it would be a gabled roof. Ms. Graden said that she has talked with a contractor and he has ideas of how it will work.

Mr. Penn said that the carport was big enough for two vehicles and asked if it were for just one vehicle, would they have enough space without a variation. Ms. Graden said that they need space to turn around.

Mr. Bill Graden, 3 Brittney Ct., Bloomington, IL, was sworn in by Chairman Anderson. Mr. Graden said that the parking area needs to be repaired and will be cleared out and gravel will be put down. They would like to have it covered. Most of the other neighbors have added garages. The neighbors have a 2-story garage right next door.

Ms. Hood asked if there was room for three cars. Ms. Graden said that there was room for one underneath the carport and two others in the driveway.

Mr. Schaab asked if a variance was need for a carport and if it was a permanent structure. Mr. Troemel said that it is considered an accessory structure with a roof.

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

Mr. Blakney said that the house looks like it is set square on the property and there is not a lot of green space. He said that the backyard depth looked like about 32'.

Ms. Brand said that parking was already taking up a lot of the back yard.

Mr. Penn asked if the area was gravel. Mr. Troemel said that it was but would have to be hardsurfaced with the improvements and would need to be enlarged. Mr. Penn asked how much bigger. Mr. Troemel said about two feet on one side and about five to six feet on the other.

Ms. Hood said that because the backyards are so small, she didn't think that the neighbors would be happy.

Ms. Brand said that another house appears to be all paved, so they don't really have a backyard. All of the homes really don't have a back yard.

Chairman Anderson re-opened the public hearing.

Ms. Brand asked if they could build the carport with less of a variation. Ms. Graden said that they would like one foot, but could do with something less than five feet. They felt that a carport would be better than a garage because it is open.

Ms. Brand asked if they could do it with 2' rather than 1'.

Mr. Graden said that the property immediately to the north's driveway runs up to their property. He said that they would need authority to put down gravel. Mr. Troemel said that it would need to be hardsurfaced.

Mr. Schaab asked if they could put a gabled roof on the back of the house. Ms. Graden said that there was a window there and the only way that they could do that would be with an awning. They did not feel that would be a good option with the wind.

Mr. Blakney asked how Ms. Graden backed out. Ms. Graden showed the Board how she backed out.

Mr. Blakney said that there was a retaining wall by the driveway. Ms. Graden said that they were not making the driveway any larger.

Mr. Schaab asked if they could reduce the size. Ms. Graden said that they need the depth. They need room to the west and north in order to turn around.

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

Mr. Schaab asked if you take the carport out, do they need a variation for parking. Mr. Troemel said that the parking was existing.

Mr. Troemel said that given the proximity, it would be wise to have a survey and suggested that a survey be a condition of the variation.

Mr. Penn moved, seconded by Ms. Brand, to approve the variation as requested with the condition of a survey being required.

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

Nays: Mr. Schaab, Ms. Hood and Mr. Blakney

Motion denied.

**b. 10-08-08-V: Variance for Side Yard Setback (1405 Tamarack Trail)**

Mr. David Teal, 1405 Tamarack CC Trail, Normal, IL, was sworn in by Chairman Anderson. Mr. Teal said that they want to add a third stall on the garage. He said that process started four years ago and it became a room addition. He said that they thought that the setback was 5' and had made purchases for the garage addition then they found out that they needed an 8' setback. They need the space for storage to keep their yard neat. They have a small 2-car garage. They have to walk over the mower when they get out of the car and cannot get out on the other side. They have broken the mirror casing on their mini-van getting in and out of the garage because it is narrow. Other options to extend the garage to the back are not viable because the house is there. Ironwood has covenants that prevent outbuildings and they cannot block the view of the golf course. The house is shifted to the south because of a cart path. After adding a 12' addition, there would be 29' between the houses. The house next door does not have windows or bedrooms on that side. There would be no drainage issues. The addition would be 12' wide and materials would blend with the existing house. They also did not feel that an outbuilding would be secure.

Ms. Hood asked for Mr. Teal to explain the driveway. Mr. Teal said that it would be widened to a pad and a half at an angle.

Mr. Blakney said that they were going to use the addition for storage. He said that he could appreciate the small garage. He asked if they could make the storage area 9' wide and make it longer to get the square footage. Mr. Teal said that there were utilities in the rear and they plan to use the space for a car in the future. Ironwood does not allow outside vehicle storage. He said that the addition would be an expensive storage area if only used for storage. He said that they had lived there since 1997.

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

Chairman Anderson said that it was unfortunate that the covenants prohibited sheds.

Mr. Blakney said that the builder could have shifted the house toward the cart path. He said that a 3-car garage was not a necessity, but there are a number of them in Ironwood.

Ms. Hood moved, seconded by Ms. Brand, to approve the variation as requested.

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

Nays: Mr. Penn

Motion declared carried.

**c. 10-08-09-V: Variance for Circular Driveway Front Yard Setback (1331 E. Vernon)**

Mr. Dan Woodard, 1331 E. Vernon Ave., Normal, IL, was sworn in by Chairman Anderson. Ms. Maxine Woodard, 1331 E. Vernon Ave., Normal, IL, was sworn in by Chairman Anderson. Mr. Woodard said that due to the new construction on Vernon Avenue they were concerned with safety and convenience exiting their driveway. It has been a problem with Vernon Ave. carrying a lot more traffic. They are located near the intersections of Baugh, Vernon and Brookwood and located on a curve. They also have foot traffic from the trail. More traffic has made it more difficult to enter and exit safely. The Town will be taking some of the east corner of their property for improvements. They want to replace their driveway and coordinate this with the work on Vernon. The sidewalk is going to be extended. Ms. Woodard said that there is a gas line on the east side of the house. They had the tree in the front yard taken down because the roots were causing problems. They will put in landscaping. Mr. Woodard said that they would like to improve the landscaping in the front yard. They are requesting to be allowed to put in a circular driveway for safety reasons. They will still have a lot of green space.

Ms. Brand asked if the tree had been taken down. Mr. Woodard said that it was where the driveway would be. Ms. Davison said that the picture was taken from the assessor's web site and was an old picture.

Mr. Blakney said that there was a provision in the code for a turn-around pad and asked if that would work. Mr. Woodard said that it could, but he thought that they were unsightly and he would rather keep what exists. Ms. Woodard said that the neighbors had put one in and she thought it looked bad. Mr. Woodard said that it would have to be placed near the street and they would not gain much. They have a lot of green space on the property.

Mr. Troemel said that staff supports the request for variation. This is a good example of needing a circle drive.

Mr. Brown said that Bloomington had to do this on Towanda Ave. The circle drives look better and this is a good place to do it.

Mr. Troemel said that a variation is required because the drive is closer to the street than allowed by code. Mr. Blakney asked if a circular drive was allowed. Mr. Troemel said that you could have one if you meet setbacks.

Mr. Penn asked about the crosswalk in front of the house. Mr. Brown said that the circle drive would be past the crosswalk.

Mr. Blakney asked if the driveway would be more elliptical. Mr. Troemel said that it was not spelled out in the code. Mr. Brown would determine where the curb cut goes. Mr. Brown said that he expected it to be somewhere within the length of the house.

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

Mr. Schaab said that this was about the same as on Raab Rd. Traffic safety is an issue and circle drives are more appealing than turn arounds.

Mr. Blakney said that there was one request that was denied on Raab Rd. Mr. Troemel said that they did not have an intersecting road, they were not on a curve and they didn't have the frontage. They also had a two car garage.

Mr. Blakney asked if two curb cuts were discouraged. Mr. Brown said that they were only allowed with circular drives.

Mr. Blakney said that on Towanda Ave. there were circular driveways with cars parked in them.

Chairman Anderson said that he appreciated the timing with the improvements to Vernon.

Ms. Brand moved, seconded by Ms. Hood, to approve the request for variation.

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

Nays: None

Motion declared carried.

**Other Business:**

None

**Adjournment:**

There being no further business, Ms. Hood moved, seconded by Mr. Penn, to adjourn the meeting at 6:15 p.m.

Respectfully submitted,

Sheila Elgin  
Office Associate