

**TOWN OF NORMAL ZONING BOARD OF APPEALS
REGULAR MEETING THURSDAY, DECEMBER 15, 2016, 5:00 P.M.
COUNCIL CHAMBERS, UPTOWN STATION
11 UPTOWN CIRCLE, NORMAL, IL**

Members Physically Present:

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

Members Absent:

Mr. Schaab

Others Present:

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. Hood moved, seconded by Mr. Blakney, to approve the minutes of the October 20, 2016, meeting. Motion to approve carried 6-0.

Public Hearings:

a. 16-12-11-V: Variance for Parking, 1717 Ft. Jesse Rd.

Ms. Davison reviewed the staff report. She said that the building was originally constructed as a Verlo Mattress Factory. At the time, they received a parking variation for 18 spaces due to the use of the building. The applicant wishes to divide the building into multi-tenant spaces. Code requires one parking space per 200 sq. ft., or 45 spaces in this instance. The applicant is requesting 34 spaces. There is no on-street parking, so there would only be a problem for the tenants if there is a lack of parking. The tenants may have different peak times, so parking could be more available. They plan to make the lot with the building and the remnant lot to the east one lot of record.

Mr. David Juarez, 11 Waterside Circle, Bloomington, IL, was sworn in by Chairman Anderson. Mr. Juarez said that their plan is to purchase the property and divide it into

