

**TOWN OF NORMAL ZONING BOARD OF APPEALS
REGULAR MEETING THURSDAY, JULY 21, 2011, 5:00 P.M.
CITY HALL COUNCIL CHAMBERS
100 E. PHOENIX AVE.
NORMAL, IL**

Members Physically Present:

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

Members Absent:

Mr. Schaab, Mr. Blakney and Mr. Palmgren

Others Present:

Corporation Counsel, Steve Mahrt, 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 Ms. Brand, to approve the minutes of the June 16, 2011, meeting. Motion to approve carried 4-0.

Public Hearings:

11-07-10-V: Variance for Fence Height, 127 Eastview

Mr. Vincent Schenck, 127 Eastview, Normal, IL, was sworn in by Chairman Anderson. Mr. Schenck said that the fence is currently 7' high along the back. He said that he thought it was installed by the previous owner. He wants to replace the fence with 6' on the south, 5' on the north and 7' only along the back. This will maintain the present height. He said that his property slopes from the south to the north. He said that he had originally planned to replace the sides, but had decided to replace the back also.

Ms. Hood asked if he had talked to his neighbors. Mr. Schenck said that he had not. He said that the fence will be good on both sides and the existing fence had been there with those heights for at least 20 years. Mr. Troemel said that notices of the meeting had been sent to all residences within 400' of the property. He or Ms. Davison had not received any calls regarding the request for variation.

Mr. Schenck showed the Board a brochure about the fence that he intends to install. Mr. Anderson asked if it was made of recycled material. Mr. Schenck said that he did not believe that it was recycled. Mr. Troemel said that he did not realize that the existing fence was 7' along the back when Mr. Schenck first spoke to him about the variation. Mr. Schenck said that he had originally represented the replacement fence as 6'.

Mr. Penn asked about the history of the 6' height. Mr. Troemel said that it is a common height in residential areas. The code was amended to say that the height was measured from the established grade.

Ms. Hood said that this is a long and narrow yard.

Ms. Hood moved, seconded by Ms. Brand, to approve the variation for a 7' fence height along the rear (west) lot line.

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

Nays: Mr. Penn

Motion declared carried.

Other Business:

None

Adjournment:

There being no further business, Ms. Brand moved, seconded by Ms. Hood, to adjourn the meeting at 5:10 p.m. Motion carried 4-0.

Respectfully submitted,

Sheila Elgin
Office Associate