

**TOWN OF NORMAL ZONING BOARD OF APPEALS
REGULAR MEETING THURSDAY, SEPTEMBER 20, 2018, 5:00 P.M.
COUNCIL CHAMBERS, UPTOWN STATION
11 UPTOWN CIRCLE, NORMAL, IL**

Members Physically Present:

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

Members Absent:

None

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:

Mr. Palmgren moved, seconded by Ms. Brand, to approve the minutes of the July 19, 2018, meeting. Motion to approve carried 6-0.

Public Hearings:

- a. 18-09-07-SU Special Use Permit for Temporary Parking Lot, 603 Dale**
- b. 18-09-08-SU Special Use Permit for Temporary Parking Lot, 612 Kingsley**

Ms. Davison reviewed the staff report. She said that the Special Use Permit requests are for temporary parking lots. The Dale St. lot is on the former Zorba's site. The site will be leveled and millings put down for 35 parking spaces. The Special Use is temporary pending development of the property. Access will be off of Dale St.

Mr. Doug Reichl, 350 W. Hubbard, Ste. 640, Chicago, IL, was sworn in by Chairman Anderson. Mr. Reichl said that the Dale St. lot is leased to Buffalo Wild Wings. The second lot on Kingsley is the location of the former Noonan's and will be leased to The Flats. It is not his intention to leave the parking lots. They will level them and add millings. They will be used for parking until a decision is made on development of the properties.

Mr. Blakney asked if there was a parking variation approved for Buffalo Wild Wings for a lot across the street. Ms. Davison said that there is still parking across the street. Mr. Troemel said that there may have been a 1-2 space variation.

Chairman Anderson asked about signage. Mr. Reichl said that they are currently functioning. Mr. Troemel said that code requires that if you tow, you have to provide signage.

Mr. Reichl said that they had a month to month lease agreement, but now it will most likely be for a longer period.

Mr. Blakney asked if The Flats could purchase the lot. Mr. Troemel said that they will inherit the Special Use Permit in that case. He said that this is part of the parking impact zone. We have granted two other temporary parking lots. They usually don't run the duration of the Special Use Permit. They will need to provide a parking lot that is up to code if it becomes permanent.

Mr. Troemel asked Mr. Reichl if he had three-year leases. Mr. Reichl said that it is a two-year lease for The Flats. Mr. Schaab asked how long the lease was for Buffalo Wild Wings. Mr. Reichl said that it was expiring soon and it would be extended.

Mr. Troemel said that the Special Use Permits have a 5-year duration.

Mr. Reichl said that the properties are not financially viable as parking lots.

Mr. Schaab moved, seconded by Mr. Penn, to recommend to Council approval of the Special Use Permit for 603 Dale St.

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

Nays: None

Motion declared carried.

Mr. Palmgren moved, seconded by Mr. Schaab, to recommend to Council approval of the Special Use Permit for 612 Kingsley St.

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

Nays: None

Motion declared carried.

c. 18-09-06-V: Variance for Accessory Structure, 102 E. Sycamore

Ms. Davison said that this is a modest home on a large property. The applicant wishes to expand the current 2-car garage to a 1152 sq. ft. 4-car garage.

Chairman Anderson asked if there had been any feedback from the neighbors. Ms. Davison said no.

Mr. Schaab asked if the garage would be approved if it were attached. Mr. Troemel said yes.

Mr. Troemel said that the owner is currently out of the country. He had asked the contractor to represent him at the meeting, but the contractor decided not to do the job. The applicant might need time to get someone else to represent him at the meeting and this could be carried over until the next meeting.

Mr. Penn moved, seconded by Mr. Palmgren, to table the application until the next meeting.

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

Nays: None

Motion declared carried.

Other Business:

Election of Chairman and Vice Chairman

Mr. Schaab moved, seconded by Mr. Palmgren, to nominate Mr. Anderson as Chairman. Motion carried 5-0. Mr. Anderson abstained.

Mr. Palmgren moved, seconded by Ms. Brand, to nominate Mr. Schaab as Vice Chairman.

Motion carried 5-0. Mr. Schaab abstained.

Adjournment:

There being no further business, Mr. Palmgren moved, seconded by Ms. Brand, to adjourn the meeting at 5:35 p.m.

Respectfully submitted,

Sheila Elgin
Office Associate