



APPLICATION FOR:
ZONING VARIATION (R1 AND R2)

PROJECT NAME: 1103 E Raab

APPLICANT/REPRESENTATIVE

NAME: Ryan Rediger

ADDRESS: 1103 E. Raab Rd.

PHONE #: 309-660-1820 FAX #:

E-MAIL ADDRESS:

ryan.rediger@comcast.net

(of applicant)

PROPERTY INTEREST:

OWNER

NAME: Same

ADDRESS:

PHONE #: FAX #:

E-MAIL ADDRESS:

PROPERTY IDENTIFICATION NUMBER: 1422203001

LEGAL DESCRIPTION:

Aspen Trail PUD sub lot #1, 1.69 Acres

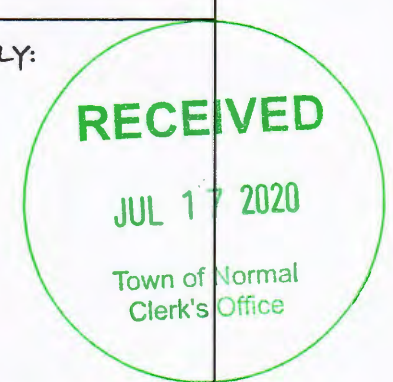
SECTION FROM CODE

VARIATION IS BEING REQUESTED: Sec 15.4-4 C.4. Accessory Building

3+ size + Height (3)

FOR OFFICE USE ONLY:

FILE STAMP



FILING FEE: \$125.00

CASE NUMBER:

PUBLICATION DATE:

PUBLIC HEARING DATE:

COUNCIL ACTION DATE:

APPROVED DENIED

ORDINANCE #:

PROPERTY INFORMATION:

ADDRESS: 1103 E Raab Rd. Normal, IL

LOT SIZE IN SQUARE FEET: 73616.40

PRESENT USE: Private Residence

ZONING DISTRICT: Aspen Trail

ADJACENT ZONING:

NORTH: R1 S2
SOUTH: R1
EAST: R1
WEST: R1

Reason for Variation Request: (Lot Area, Width, Front/Rear/Side Yard Setback or Parking): Detached garage with 1080 SF VS the allowable 720 SF. Also allows us to be able to park our cars indoors. I have 4 vehicles in the house hold and only a 2 car garage. Also will allow the storage of personal property.

Purpose of Variation Request: Will allow me to have adequate storage for personal property and vehicles for a property of this size.

1080 SF + 18' Bldg height

**VARIATION STANDARDS (Attach Separate Page if Necessary):**

1. The granting of the variation will be in harmony with the purpose and intent of the Zoning Code and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.  
**EXPLAIN:** The detached garage will have similar construction of the house. The roof will be a metal roof in similar color, 2' overhangs, cedar siding, doors and windows to match the house.
2. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by bulk, sign, or off-street and loading regulations of the zoning classification of the property in question.  
**EXPLAIN:** With a property of this size (1.7 acres) and the associated values, it is necessary for us to be competitive in the market place to have additional storage for both personal property and vehicles.
3. The plight of the owner is due to special circumstances. (circumstances that prevent the property – not the structure of the property from meeting the minimum required by Code)  
**EXPLAIN:** The detached garage will allow us to be able to store our outdoor furniture, cars and other miscellaneous personal property.

|   |                    |
|---|--------------------|
| <b>HAS A PREVIOUS VARIATION BEEN REQUESTED? YES or NO</b>   |                    |
| DATE REQUEST WAS MADE: _____  | APPROVED OR DENIED |
| <b>REQUIRED ATTACHMENTS (Twenty-Two (22) Copies of the Following)</b>   |                    |
| 1. Attach Twenty -Two (22) copies of a plot plan drawn to scale, noting the scale used, showing the actual size and shape of the lot or property; location, ground area, dimensions and identification of use of all existing and proposed buildings and structures and dimensions of front, side and rear yards. <b>PLEASE NOTE:</b> If plot plan is on 8 ½ x 11" paper, you need only attach the original and additional copies will be made with your application. |                    |
| 2. _____  |                    |
| 3. _____  |                    |

**CERTIFICATION BY THE APPLICANT**

I certify all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

\_\_\_\_\_  
APPLICANT SIGNATURE

7-16-20  
\_\_\_\_\_  
DATE

**CERTIFICATION BY PROPERTY OWNER**

I certify that I am the owner of the property, which is subject of this request. The applicant has received my approval to proceed with this request.

\_\_\_\_\_  
OWNER SIGNATURE

7-16-20  
\_\_\_\_\_  
DATE

You will be notified of the date and time of the Zoning Board of Appeals Meeting. You and/or your representative must be present at the meeting and be prepared to present your case to the Zoning Board of Appeals. If you and/or your representative are not present, the Commission may not hear your request.





Copyright:  
FBI Buildings, Inc.

Building may not be shown to scale.  
(Colors shown may not match actual colors.  
Refer to color samples for actual colors.)



CZ-101

These drawings are not complete and are not to be used for construction.  
**ONLY**  
**PRELIMINARY**  
**THESE DRAWINGS ARE FOR REVIEW**

**FBI**  
FBI Buildings, Inc.  
3823 W 1800 S  
Remington, IN 47977  
219-261-2157  
www.fbibuildings.com

**Ryan Rediger**  
**1103 E. Raab Rd.**  
**Normal, IL 61761**

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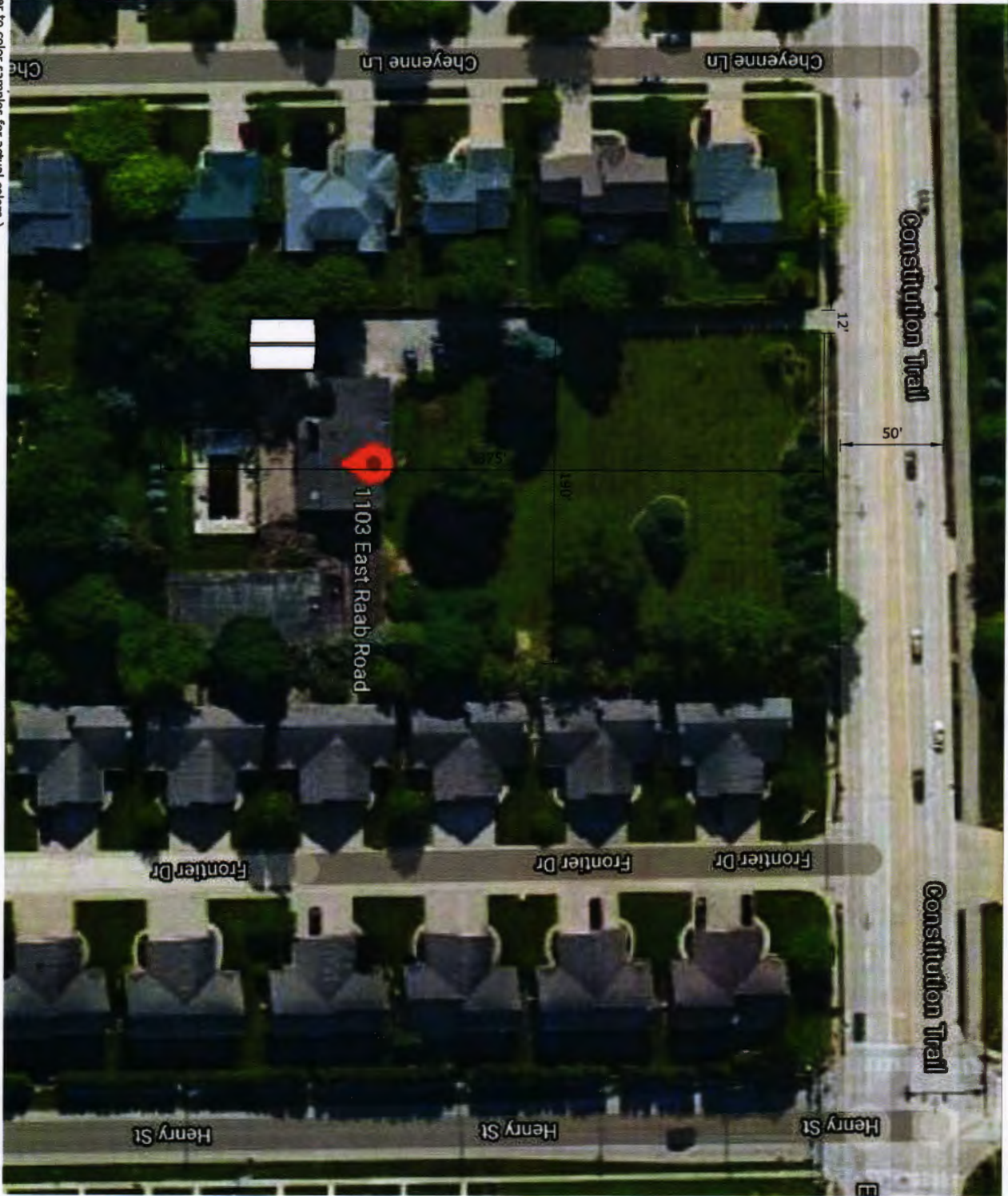
Construction Zone

|                    |       |      |
|--------------------|-------|------|
| X: _____           | _____ | Date |
| Purchaser Approval |       |      |
| X: _____           | _____ | Date |
| Seller Approval    |       |      |
| Drawing # _____    |       |      |



Co  
FBI  
Bu  
(C

Refer to color samples for actual colors.)



Date : 5/20/20  
 Name: RER  
 REV 0

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 Purchaser Approval

X: \_\_\_\_\_ Date \_\_\_\_\_  
 Seller Approval

Drawing # \_\_\_\_\_

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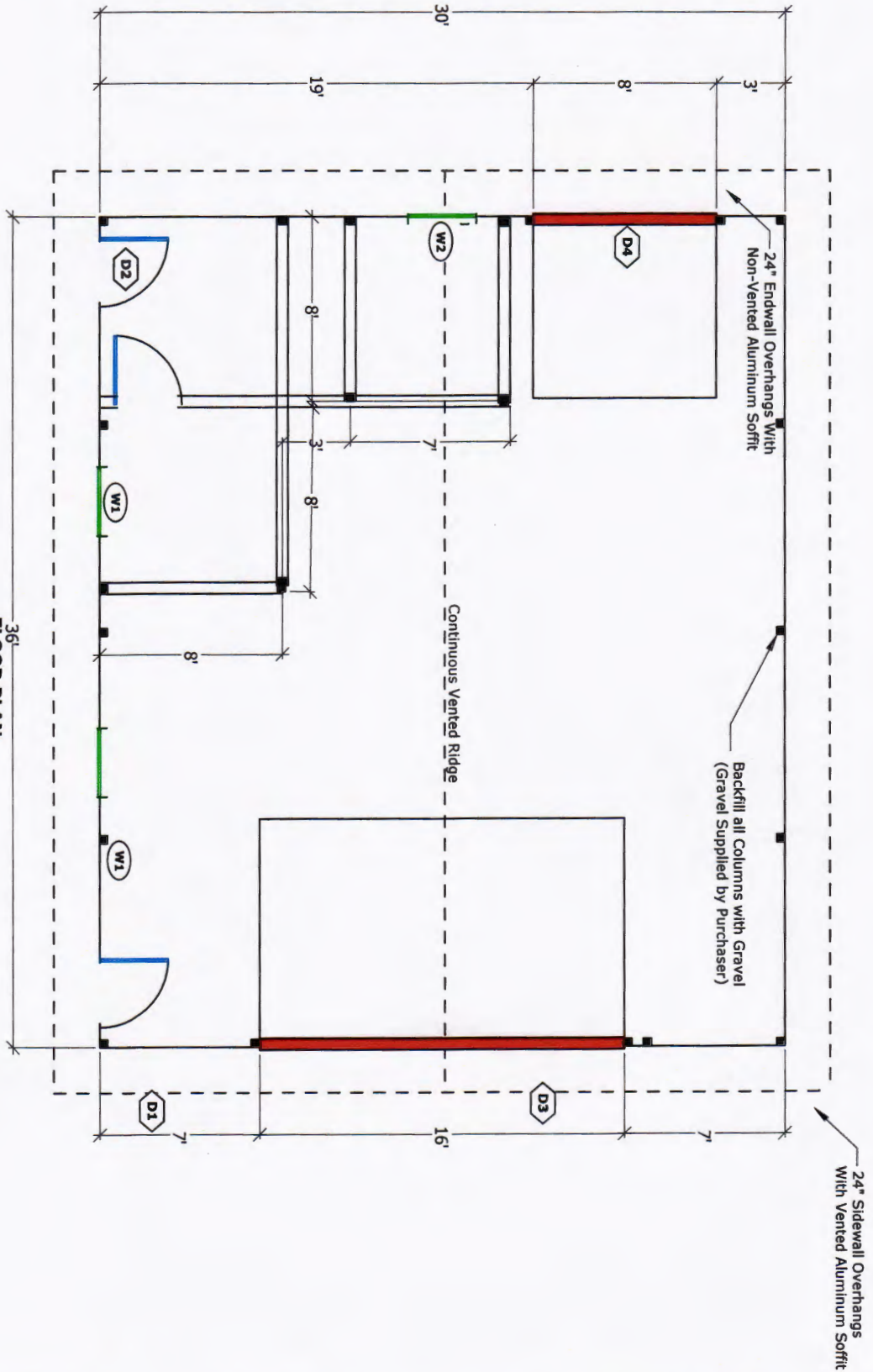
General Notes:  
 Gutters - Yes - 8"

Door Schedule:  
 D1 - 3' x 6'-8" Steel Insulated Walk Door with Nine Lite  
 D2 - 16' x 12' OHD Frame Out (Door Not Included)  
 D3 - 8' x 10' OHD Frame Out (door Not Included)

Window Schedule:  
 W1 - 3' x 4' Window Frame Out Only  
 W2 - 6' x 2' Window Frame Out Only

Sidewall Columns & Trusses Space at 8' O.C. Designed for 20 psf Ground Snow Load

**FLOOR PLAN**  
 FBI Building 30' x 40' x 14' I.C.



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 A-101

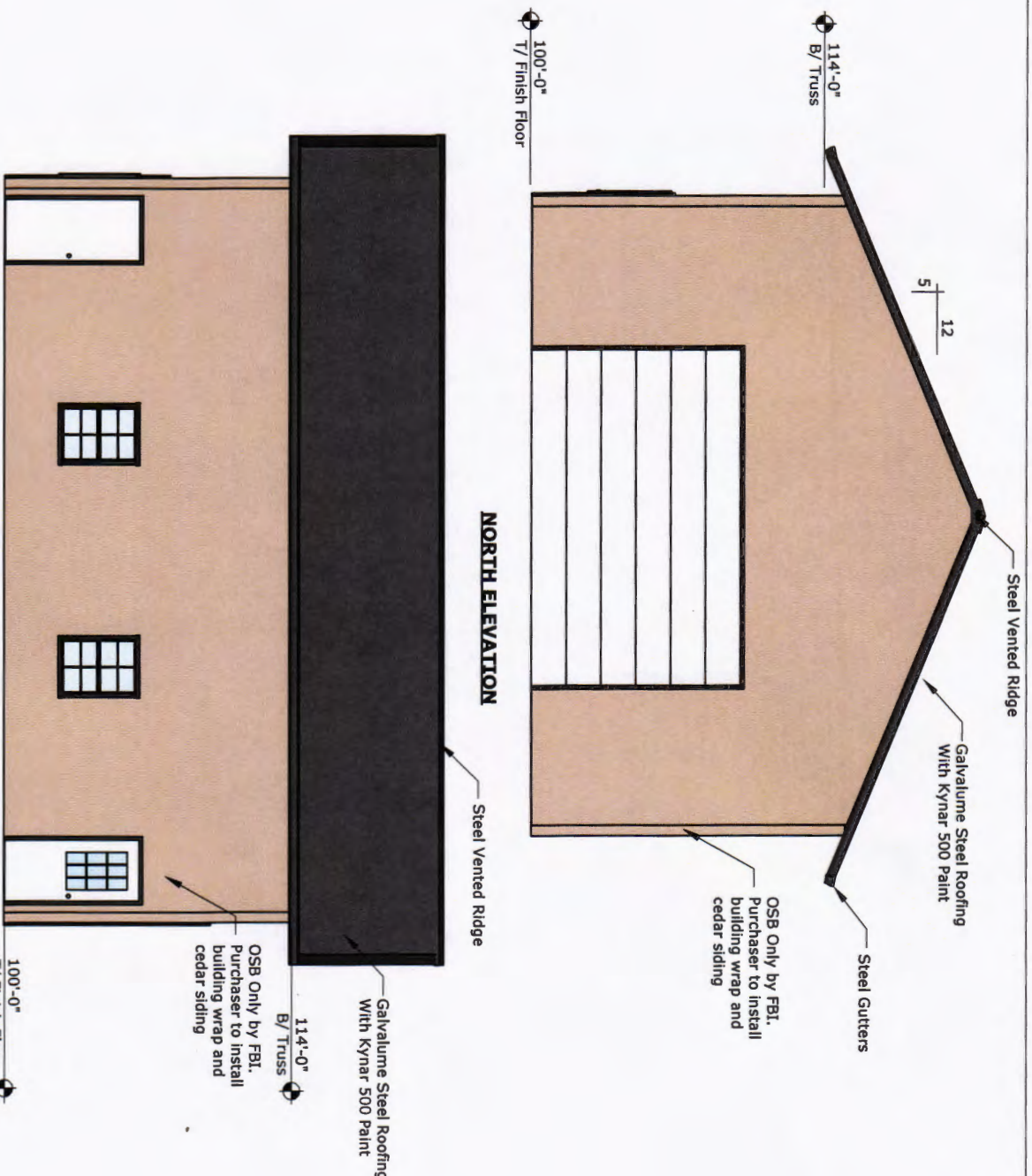
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 Floor Plan

|                    |            |
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A-201

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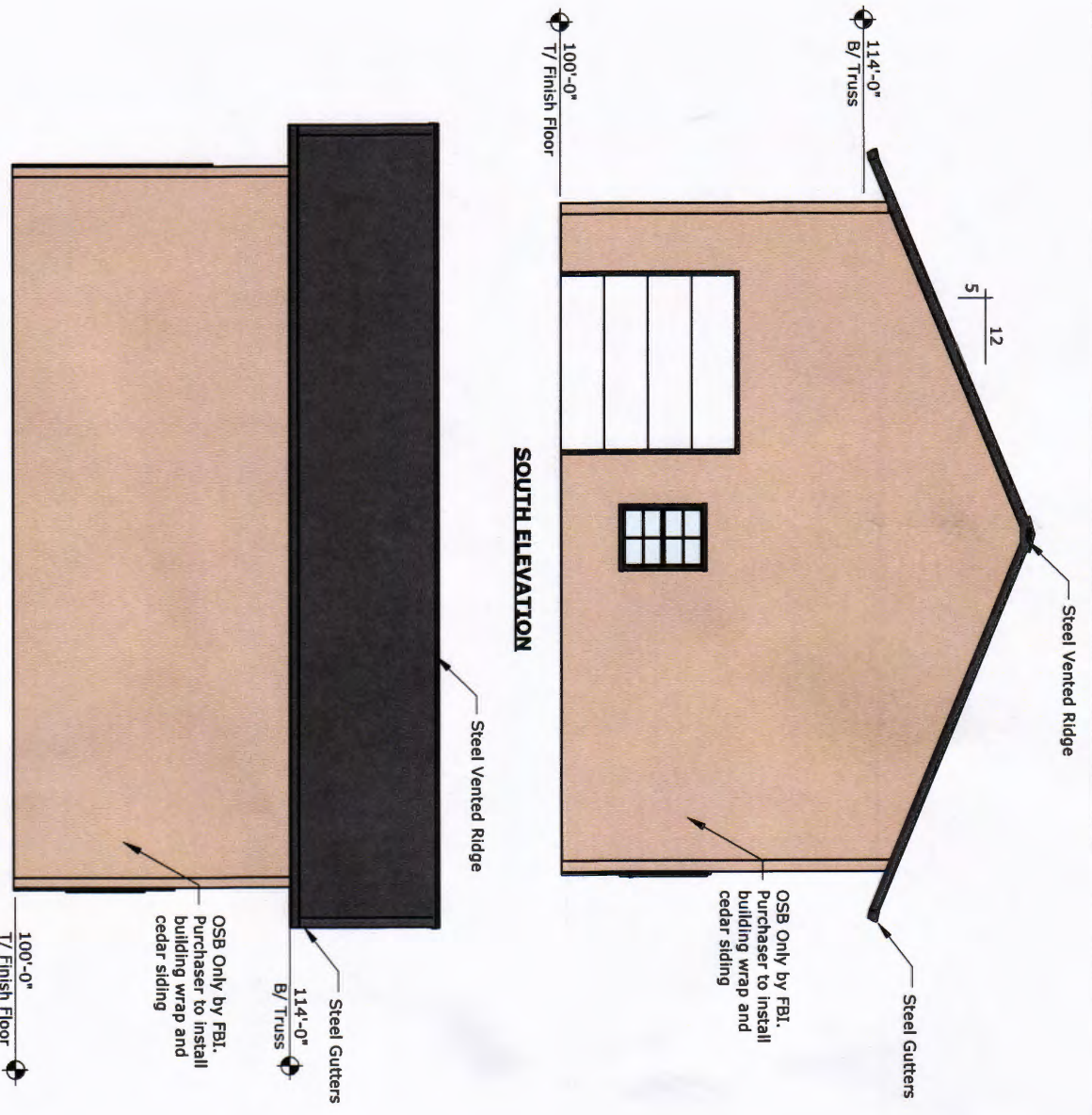
Elevation Plan

X: \_\_\_\_\_ Date \_\_\_\_\_  
 Purchaser Approval

X: \_\_\_\_\_ Date \_\_\_\_\_  
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X: \_\_\_\_\_ Date \_\_\_\_\_  
 Seller Approval

Drawing # \_\_\_\_\_

A-202

## NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that a public hearing will be held in the Council Chambers, City Hall, 11 Uptown Circle, Normal, McLean County, Illinois, at 5:00 p.m., prevailing time on Thursday the 20<sup>th</sup> day of August 2020 to consider proposed changes or amendments to Chapter 15 ZONING of the Municipal Code of the Town of Normal, Illinois, 1969, as amended. Consideration will be given to the following request:

APPLICANT RYAN REDIGER, of 1103 E. Raab Road Normal, Illinois is petitioning for the following described property:

Lot 1, Aspen Trail PUD Subdivision

PIN: 14-22-203-001

COMMON ADDRESS: 1103 E. Raab Road Normal, McLean County, Illinois 61761

The applicant requests a variation to the Town of Normal Municipal Code Accessory Structures Section 15.4-4 C3 and C4 to allow for the construction of a detached garage that exceeds the 14' mean building height, and the 720 square feet area limit imposed by the code.

A copy of the application and sketch plan is on file in the office of the Town Clerk at 11 Uptown Circle, Normal, Illinois, for public review and will be available at the public hearing.

Individuals with disabilities, who plan to attend the hearing, require certain accommodations in order to allow them to observe and participate, have questions regarding the accessibility of the facilities, or any individuals with limited English proficiency who need assistance communicating are requested to contact Assistant City Manager Eric Hanson at (309) 454-9502.

**Questions concerning this item coming before the Zoning Board should be directed to the Town Planner at 454-9590. Please note that with the rapidly changing situation surrounding COVID-19, all meetings are subject to change or cancellation. Please also note that these meetings may take place virtually via Zoom and concerns you may have pertaining to attendance of meetings or comments on the proposed item may be directed to the Town Planner.**

TOWN OF NORMAL, ILLINOIS  
ZONING BOARD OF APPEALS  
Todd Anderson  
Chairman

PUBLICATION DATE: **July 30, 2020**  
The Normalite