

MINUTES

**TOWN OF NORMAL ZONING BOARD OF APPEALS
NORMAL, ILLINOIS**

**REGULAR MEETING
HELD ONLINE
THURSDAY, NOVEMBER 19, 2020
5:00 P.M.**

Members Present via Zoom:

Mr. Anderson, Mr. Blakney, Mr. Palmgren, Ms. Brand, and Mr. Sampson

Members Absent:

Mr. Schaab, and Mr. Penn

Others Present via Zoom:

Director of Inspections, Greg Troemel, Town Planner, Mercy Davison, Associate Town Planner, Taylor Long, Deputy Corporation Counsel, Jason Querciagrossa, and Office Associate, Kody Swaney

Call to Order:

The meeting was called to order at 5:00 p.m. by Chairman Anderson.

Approval of Minutes:

Mr. Blakney moved, seconded by Ms. Brand, to approve the minutes of the October 15th, 2020, meeting.

Ayes: Mr. Blakney, Mr. Palmgren, Mr. Anderson, Ms. Brand and Mr. Sampson

Nays: None.

Motion declared carried 5-0.

Public Hearings:

a. 20-11-16-V: Driveway Variance, 1125 Travertine

Ms. Davison reviewed the staff report. Construction is not completed on this one-story, two-car garage home and the owner is requesting a three-car-wide driveway. As this is like the recent driveway variance requests brought to the Board, code requires that the concrete pad be extended behind the face of the home. Staff is recommending approval due to similar requests approved by the Zoning Board of Appeals and upcoming possible code changes regarding additional parking pavements which end at the face of the garage.

Mr. Troemel stated the process that the code change would go through would likely not be until the spring during the next building season. He asked the builders that if there is a desire from the homeowner to add a parking pad, to please present to the Board prior to pouring the parking pad.

Mr. Martin Trunk, 1310 Joan Way, Normal, IL, was sworn in by Chairman Anderson. He stated this was the second request they have received for a two-car garages with a pad to help shave expenses. Two-car garages are not uncommon, but he thinks people want a little extra space. Mr. Trunk said his business, Trunk Bay, Inc., has not been proponents of the three-car parking pad but the request comes from the homeowners. They are trying to accommodate the requests of their clients.

Mr. Palmgren asked for clarification that the concrete pad had already been poured. Mr. Trunk confirmed this.

Mr. Blakney asked if the existing pour off the required side yard. Mr. Trunk agreed.

There was a short discussion on where the pad was located and when the parking pad was poured.

Mr. Palmgren made a motion, seconded by Mr. Blakney, to approve the request as stated.

Ayes: Ms. Brand, Mr. Palmgren, Mr. Sampson, Mr. Blakney, and Mr. Anderson

Nays: None.

Motion declared carried 5-0.

b. 20-11-17-V: Rear Yard Setback, 1815 Partridge Pt.

Ms. Davison reviewed the staff report. Currently the house sits about 36-feet off the back-property line and required setback is at 35-feet. The homeowners would like to add a roof over their concrete patio and code allows them to encroach 10-feet in to the required 35-foot yard. They are requesting a rear yard setback variance for a total encroachment of 17-feet.

Mr. Victor Grethy, 34800 IL Rt. 9, Mackinaw, IL, was sworn in by Chairman Anderson. He stated the covering of the patio would be a cedar covered patio 4-5 feet short of the backyard tree.

There was discussion on the design and possible other viable design options.

Mr. Blakney clarified that the roof of this patio would be 18-feet off the house and one-foot off the patio. Mr. Grethy confirmed it would.

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

Mr. Sampson asked if staff was aware of development plans located behind this property on Bobwhite Road. Mr. Troemel confirmed this will be the last addition to the Pheasant Ridge subdivision and construction plans have already been submitted for development in the spring.

Mr. Palmgren asked if staff had heard anything from neighbors surrounding this property. Ms. Davison confirmed staff has not.

There was discussion on the setbacks and where they are located in conjunction with the posts on the patio.

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

Ms. Brand made a motion, seconded by Mr. Sampson, to approve the rear yard setback variance as requested.

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

Nays: Mr. Sampson and Mr. Blakney

Motion declared carried 3-2.

c. 20-11-18-V: Amended Special Use Permit, 501 Northtown (Beyond Hello) (To be carried over at applicant's request)

Ms. Davison confirmed this would be carried over to the January meeting.

Other Business:

None.

Adjournment:

There being no further business Mr. Penn moved, seconded by Ms. Brand, to adjourn the meeting at 5:25 p.m.

Ayes: Mr. Anderson, Ms. Brand, Mr. Blakney, Mr. Palmgren, and Mr. Sampson

Nays: None

Motion declared carried 7-0.

Respectfully submitted,

Kody Swaney
Office Associate