

MINUTES

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

**REGULAR MEETING
HELD ONLINE
THURSDAY, MAY 20, 2021
5:00 P.M.**

Members Present via Zoom:

Mr. Anderson, Mr. Schaab, Mrs. Brand, Mr. Penn, Mr. Palmgren, and Mr. Sampson.

Members Absent:

Mr. Blakney

Others Present via Zoom:

Director of Inspections Greg Troemel, Town Planner Mercy Davison, Deputy Corporation Counsel Jason Querciagrossa, Office Associate Hilary Houk

Call to Order:

The meeting was called to order at 5:00 p.m. by Chairman Anderson and he noted a quorum was present.

Approval of Minutes:

Mr. Penn moved to approve the minutes of the regular meeting of May 15, 2021. Mr. Palmgren seconded the motion. The minutes stood as written.

Public Hearing:

a. 21-05-04-V: Side-Yard Setback Variance, 104 E. Poplar

Ms. Davison reviewed the staff report. She stated that the house located at 104 E. Poplar St currently does not contain a garage and the homeowner would like to install a car port. The structure would be located at end of the existing driveway which is currently gravel. It would be approximately 12' wide by 30' long with a 6x10 enclosed area for storage purposes. Ms. Davison stated that the way the house is currently positioned the carport would be located 2' from the side property line; code requires 5'. Staff is comfortable with this change due to the fact if the carport had to be placed elsewhere it would mess with the alignment of the current driveway. With this project the owner would be required to hard surface the driveway.

Jeff Todd, 104 E Poplar St, Normal IL, was sworn in by Chairman Zimmerman. Mr. Todd stated that Ms. Davison explained everything well, but he was not aware that he would be required to hard surface his driveway. He has been attempting to get bids with no success. Mr. Todd stated that he assumes there will be four 4x4 poles on each side that will hold the structure. He was planning on digging holes 42" deep and filling them with concrete. He was wondering if this was even possible. Mr. Todd stated that he and his wife enjoy the gravel driveway but would lay a hard surface if required by the Town.

Mr. Anderson stated that when a motion is made it will need to include the driveway being changed to a hard surface.

Mr. Troemel agreed that the proposed plan for the post arrangement would be fine for the structure. He stated that he understands that contractors are hard to get in contact with his currently, but the permit is good for roughly a year. Another option for converting the driveway to a hard surface would be strips.

Mr. Todd clarified that there would be two strips that the vehicles wheels would be located on.

Mr. Troemel confirmed that was correct. He stated that the strips would need to be a reasonable width.

Mr. Todd questioned if it would be feasible to have a flat roof on the carport as opposed to a peak. He is concerned about heavy rain being guided directly into his driveway.

There was some brief discussion regarding roof shapes.

Mr. Anderson confirmed that the roof shape was not something they were concerned about.

Mr. Anderson asked if any neighbors had any comments regarding this request.

Ms. Davison stated that she heard from one neighbor that was curious as to what was being done but did not seem to mind.

Mr. Todd asked if he still cannot find a contractor in 6-9 months from now can an extension be granted.

Mr. Troemel clarified that the variance if granted is good for one year and you have one year to pull the permit. He stated that essentially it is a two-year time frame to have the work completed.

Ms. Brand questioned if there are any requirement as to what the structure must be made of.

Mr. Troemel responded that the structure will be required to meet the building code.

Mr. Schaab moved, seconded by Mr. Penn, to recommend an approval conditioned on the requirement of a hard surfaced driveway.

Ayes: Mr. Schaab, Ms. Brand, Pr. Penn, Mr. Palmgren, Mr. Sampson, Mr. Anderson

Nays: None

Motion declared carried 6-0

b. 21-05-05-V: Accessory Structure Size Variance, 1117 N. Linden

Ms. Davison reviewed the staff report. Currently, 1117 N. Linden St has a garage around the back that is located under the house. Also located on the property is a single car garage at the west end of the driveway. The request is to remove the single car garage and replace it with a two-car garage. Ms. Davison stated the size of the proposed structure exceeds the code maximum of 720 square feet but does would meet the setbacks. Staff is recommending a denial due to the fact a unique circumstance was not found.

Ben Walker, 1117 N. Linden, Normal IL, was sworn in by Chairman Anderson. Mr. Walker stated they own a large lot, and he would like to have a 30x36 garage built on the property. He is requesting this larger structure because he plans on using it for storage. Mr. Walker stated that if the variance is approved, they will convert the driveway to a hard surface.

Ms. Brand asked if Mr. Walker has any recreational vehicles, he would be storing in the garage.

Mr. Walker responded that he was planning on storing his 33.5ft boat in the garage.

Ms. Brand asked if Mr. Walker currently stored his boat off site.

Mr. Walker responded that it is in a storage facility, but he would like to have it at home so that he can work on it.

Matthew & Jeri Lynn Abernathy, 1115 N. Linden St, were sworn in by Chairman Anderson. Mr. Abernathy stated that Mr. Walker and his wife maintain their property very well. They do not have a problem at all with them building the garage. Ms. Abernathy stated that she believes it would be an improvement to the property.

Michael Draper, 1110 N. Linden St, was sworn in by Chairman Anderson. Mr. Draper stated that he believed the garage would increase property values in the area. He did not foresee this being detrimental to the area at all. Mrs. Draper stated that she agreed with Michael's statement.

Ms. Davison stated that she spoke with a resident in the area that was not able to attend the meeting and was not in favor. She did inform him that she would mention it but could not testify on his behalf.

Mr. Sampson questioned if the new structure would be required to follow building and electrical code.

Mr. Troemel verified that was correct.

Mrs. Brand moved, seconded by Mr. Palmgren, to recommend an approval as requested.

Ayes: Ms. Brand, Pr. Penn, Mr. Sampson, Mr. Palmgren, Mr. Schaab, Mr. Anderson

Nayes: None

Motion declared carried 6-0

Other Business:

There was some brief discussion regarding in-person meetings due to restrictions being lightened in the state of Illinois.

Adjournment:

There being no further business, Mr. Palmgren moved to adjourn the meeting. Mr. Penn seconded the motion. The meeting was adjourned at 5:34 p.m.

Ayes: Mr. Scaab, Ms. Brand, Mr. Penn, Mr. Palmgren, Mr. Sampson, Mr. Anderson

Nayes: None

Motion declared carried 6-0

Respectfully submitted,

Hilary Houk
Office Associate