

TOWN OF NORMAL ZONING BOARD OF APPEALS
REGULAR MEETING THURSDAY, SEPTEMBER 15, 2011, 5:00 P.M.
CITY HALL COUNCIL CHAMBERS
100 E. PHOENIX AVE.
NORMAL, IL

Members Physically Present:

Mr. Anderson, Mr. Palmgren, Mr. Schaab, Mr. Blakney and Ms. Hood

Members Absent:

Ms. Brand and Mr. Penn

Others Present:

Corporation Counsel, Steve Mahrt and 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. Schaab moved, seconded by Mr. Blakney, to approve the minutes of the August 18, 2011, meeting. Motion to approve carried 5-0.

Public Hearings:

a. 11-09-13-V: Variance for Lot Frontage and Side-Yard Setback (102 E. Lincoln)

Mr. Paul Fowler, 102 E. Lincoln, Normal, IL, was sworn in by Chairman Anderson. Mr. Fowler said that they had received a variance in 2003 or 2004 but had not built a house. The property is approximately 3 ½ acres and is narrow at the front and then widens out. They are asking for 18' of lot frontage for the lot that will be created in the rear. They will remove the overhang on the existing house and the gutter will be replaced to allow for emergency vehicles. The fire chief has given approval. They plan to build a Homeway Home that will be about 1800 sq. ft. with a 2-car garage.

Ms. Hood said that this was a tight neighborhood. She asked what the neighbors thought. Mr. Fowler said that there were no objections.

Ms. Davison said that the fire chief had given approval.

Chairman Anderson asked if the neighbors had been contacted. Mr. Troemel said that no physical sign had been posted inadvertently, but a mailing had been sent to all owners within 400'.

Chairman Anderson asked how the lots would be divided. Ms. Davison explained that the drive for the rear lot would be along the west side of the existing home and the lot in the back would be a large lot.

Ms. Hood asked if there would be any issues if the front property was sold. Mr. Troemel said that they would have to subdivide. Ms. Davison said that the new drive would be to the new home.

Mr. Fowler explained the placement of the new home.

Ms. Hood asked what material the new driveway would be made of. Mr. Fowler said that the drive is asphalt now and part of it will need to be taken out for utilities. It will be replaced with asphalt.

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

Mr. Schaab said that this was certainly a unique situation.

Ms. Hood moved, seconded by Mr. Schaab, to approve the variation as requested.

Ayes: Mr. Schaab, Ms. Hood, Mr. Blakney, Mr. Palmgren and Mr. Anderson

Nays: None

Motion declared carried.

b. 11-09-14-SU: Amended Special Use Permit, 116 N. Cottage (College Park Christian Church)

Mr. Mike Carithers, 561 Heritage Dr., Mackinaw, IL, was sworn in by Chairman Anderson. Mr. Doug Kelsey, 1112 Pine Meadows, Normal, IL, was sworn in by Chairman Anderson. Mr. Carithers said that they had approval to put on a 4000 sq. ft. addition in 2006 that was not done. They now want to do the addition with a 15 ft. setback rather than the originally requested 18 ft. setback. The space will be used as youth space. They are currently using the south annex for them and it will be safer than having the children cross the parking lot.

Ms. Davison said that the lighting will remain the same. Staff has added some recommendations for the landscaping plan and parking will remain the same.

Mr. Troemel said that the 2006 plan showed the addition stopping farther back and it will now align with the existing building.

Mr. Blakney asked if Sunday school classes were held in the single-family residence. Mr. Kelsey said that they were, but now may have some classes there and it will be used for storage. Mr. Blakney said that no one lives there. Mr. Kelsey said that was correct.

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

Ms. Hood asked about parking. She said that there is parking on the street during church services and it is difficult to get down the street. Ms. Davison said that the addition does not take out any parking. We look at sanctuary seating to determine the required number of parking spaces. Mr. Troemel said that the assumption is that kids using the house are already on the site so there are no additional people. Ms. Hood said that it is a very active church and it can be hard to get down the street. Mr. Troemel said that an alternative could be to restripe the parking lot to get additional spaces.

Ms. Hood moved, seconded by Mr. Blakney, to recommend approval of the Amended Special Use Permit to Council with the variation of a 15 foot setback and the recommended conditions listed in the staff report.

Ayes: Mr. Schaab, Ms. Hood, Mr. Blakney, Mr. Palmgren and Mr. Anderson

Nays: None

Motion declared carried.

Ms. Davison said that this item would go for Council approval on October 3, 2011.

Other Business:

Mr. Palmgren moved, seconded by Mr. Blakney, to elect Mr. Anderson as Chairman and Ms. Hood as Vice Chairman of the Zoning Board of Appeals. Motion to approve carried 5-0.

Ms. Davison mentioned the Main Street feasibility study open house and the planner's conference in October.

Adjournment:

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

Respectfully submitted,

Sheila Elgin
Office Associate