

**TOWN OF NORMAL ZONING BOARD OF APPEALS  
REGULAR MEETING THURSDAY, AUGUST 16, 2012, 5:00 P.M.  
CITY HALL COUNCIL CHAMBERS  
11 UPTOWN STATION  
NORMAL, IL**

**Members Physically Present:**

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

**Members Absent:**

None

**Others Present:**

Corporation Counsel, Steve Mahrt, Town Planner, Mercy Davison, Director of Inspections, Greg Troemel, 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:**

Ms. Hood moved, seconded by Mr. Palmgren, to approve the minutes of the July 19, 2012, meeting. Motion to approve carried 7-0.

**Public Hearings:**

**a. 12-07-07-V: Variance for Rear Yard Setback, 511 Amherst (Carried over from 7/19/12 meeting)**

Chairman Anderson recused himself and left the table. Vice Chairperson Hood took over the meeting.

Ms. Davison said that there had been some question at the previous meeting, but the addition will be a considered a sunroom as determined by the amount of glazing.

Ms. Karen Coughlin, 511 Amherst, Normal, IL, was sworn in by Vice Chairperson Hood. Mr. John Rapp, 21278 E 2700 North Rd., Gridley, IL, was sworn in by Vice Chairperson Hood.

Ms. Coughlin said that the Board had asked that they come back with alternatives at the last meeting. She said that if they go to the north, there is a bedroom, utilities and a basement window in that area. Also the room would be 28' x 10' and would be long and narrow. It would also be very expensive to move the utilities. Mr. Rapp said that they had wanted a cathedral ceiling and it would be almost impossible with 28' width.

Ms. Coughlin said that they are now requesting an 18' x 16' addition. The current room is 12' and the additional 4' will take them to the edge of the patio. This would provide privacy. There will then be a 24' rear yard setback. Ms. Davison said that the original request was for a 22' setback.

Mr. Blakney said that he was not at the previous meeting, but he had listened to the recording. He asked if they could make it wider, possibly 12' deep and 24' wide. Ms. Coughlin said that it was not a good option because of the expense of moving utilities and the location of the basement window. She said she thought it would look like an addition instead of a sunroom.

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

Vice Chairman Hood stated that the request is for a sunroom with 24' setback instead of 30' as required by code.

Mr. Palmgren moved, seconded by Ms. Brand, to approve the request for a 24' rear yard setback.

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

Nays: None

Motion declared carried.

**b. 12-08-08-V: Variance for Rear Yard Setback, 508 Amherst**

Chairman Anderson returned to the table.

Ms. Carol Borroughs, 508 Amherst Dr., Normal, IL, was sworn in by Chairman Anderson. Mr. Dave Grieder, 18219 N 800 East Rd., Carlock, IL, was sworn in by Chairman Anderson.

Ms. Borroughs said that she wanted to build a 14' wide by 16' deep sunroom. She currently has a 43' rear yard setback. The addition would leave a 27' setback. It will extend from the kitchen. She currently does not have an eat-in kitchen and this will give her space for a table. She does not believe that there is any negative impact to the neighborhood. The neighbor behind her has a 16' x 16' sunroom. The room will

be built with exterior materials similar to the existing home. She has not received any objections from the neighbors and there are several other sunrooms in the area.

Mr. Blakney said that he had noticed that the house does not go back as far as the other homes. He asked if there would be glass in the gable. Mr. Grieder said no. Mr. Blakney asked if the addition would go up to the chimney chase. Mr. Grieder said that it would go up to it. Mr. Troemel said that the glass requirement for a sunroom was 75% when we first allowed for a 10' encroachment. Since 2003, the IRC uses 40% to determine a sunroom and that is what we use.

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

Mr. Blakney moved, seconded by Ms. Hood, to approve the request for variation to allow a 27' rear yard setback.

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

Nays: None

Motion declared carried.

**c. 12-08-09-V: Variance for rear yard setback, 1614 Sanderson Ct.**

Mr. Brian Thoennes and Ms. Mary Kay Thoennes, 1614 Sanderson Ct., Normal, IL, were sworn in by Chairman Anderson. Ms. Thoennes said that they wish to build a 3-season room. They had examples of rooms similar to what they want to build. They do not have enough rear yard setback. They have asked for a variation for a 26' setback.

Chairman Anderson asked if they had selected a builder yet. Mr. Thoennes said not yet, but they have met with some builders. Chairman Anderson asked if they were aware of the sunroom requirements. Mr. Thoennes said yes. Mr. Troemel said that he was the building inspector when the homes in this area were built. He said that they were usually built at the minimum setbacks.

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

Ms. Hood moved, seconded by Mr. Palmgren, to approve the variation request of a 26' rear yard setback with the 40% window glazing requirement for a sunroom.

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

Nays: None

Motion declared carried.

**d. 12-08-10-V: Variance for Off-Premise Sign Within 1000 feet of Another, 1313 S. Main**

Ms. Hood recused herself and left the table.

Ms. Davison said that the application is for a directional sign on BroMenn property along Center St. This sign is not located on the hospital property; therefore, it is considered an off-premise sign. Also, it is within 1000 of another off-premise sign.

Mr. Clayton Follin, Prairie Signs, 1215 Warriner St., Normal, IL, was sworn in by Chairman Anderson.

Mr. Blakney asked if there was only one sign. Ms. Davison said yes. She said that it will be similar to their other directional signs.

Mr. Follin said that the sign needs IDOT approval also.

Mr. Blakney said that the sign is on Center but the address for the property is Main St.

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

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

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

Nays: None

Motion declared carried.

Ms. Hood returned to the table.

**e. Variances for Rear Yard and Corner Side Yard Setbacks, Amount of Impervious Cover on Site and Noncompliant First Floor “Base Type,” 612 Kingsley**

Mr. Doug Reichl, Tartan Realty, 30 W. Monroe, Chicago, IL, was sworn in by Chairman Anderson. Mr. Reichl said that they have developed the other side of Osage as The Flats. Initially they had a parking shortage and they acquired the subject property. During that process, someone bought one of the properties so it left them with space for 24 parking spaces. They acquired 709 S. Main and decided to develop 612 Kingsley as housing and 709 S. Main as parking. 612 Kingsley is a small site. They are planning an urban structure with a landscaping plan like what is along Chipotle.

Ms. Davison said that this will be the first development with the Form Based Code, which is optional. The code requires that the building be near the street, parking is hidden, some non-hard surface on the roof. They do not have building plans yet.

Mr. Reichl said that they wanted to elevate the first floor, but the entry needs to be accessible. They have decided to make the entry at ground level.

Mr. Palmgren asked how many units there would be. Mr. Reichl said that there would be 40 units, most of which will be one or two bedroom. The 2<sup>nd</sup> phase of The Flats has 30 inside and 30 outside parking spaces. There are a total of 240 parking spaces with 270 bedrooms. With both buildings full, they have a 40 space surplus.

Ms. Davison said that the first two phases got a variance for parking. With 709 S. Main they have 250 spaces. Mr. Reichl said that they have 250 spaces with 50 for retail. Mr. Troemel said that the first two phases were developed under the conventional code.

Mr. Blakney asked if they needed a variance for this property and what if it was sold. Mr. Troemel said that the required parking would go with the property. Mr. Reichl said that they had hoped that the need for parking would be less, but that has not been the case.

Ms. Hood asked if 50 retail spaces were sufficient. Mr. Reichl said that it probably was not enough for peak hours, but they cannot accommodate peak hours.

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

Mr. Blakney said that it was nice to see the area develop.

Mr. Penn moved, seconded by Mr. Schaab, to approve the variations with recommendations in the staff report.

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

Nays: None

Motion declared carried.

Mr. Mahrt noted that the variations were requested under the form based code, but there has not been a request for development under the form based code.

**Other Business:**

None

**Adjournment:**

There being no further business, Ms. Hood moved, seconded by Mr. Palmgren, to adjourn the meeting at 5:58 p.m.

Respectfully submitted,

Sheila Elgin  
Office Associate