MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
WEDNESDAY, OCTOBER 19, 2011, 3:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, IL

Members present:	Mr. Dick Briggs, Mr. Mike Ireland, Mr. Robert Kearney, Mrs. Barbara Meek, Mr. Steve Parker, Mr. Ben Snyder
Members absent:	None
Also Present:	Mr. Mark Woolard, Acting Secretary Mr. Mark Huber, Director of Planning and Code Enforcement

Mr. Woolard called the meeting to order at 3:03 p.m. and called the roll. A quorum was present.

The Board reviewed the September 21, 2011, minutes. The minutes were accepted as printed.

Chairman Ireland explained to all present the procedures of the meeting. Mr. Woolard stated that the case had been published.

Z-15-11 Public Hearing and Review on the petition submitted by Tom Bryson, to allow the construction of a new three car garage as an accessory building with four variances as follows: 1. Reduce the side yard setback. 2. Reduce the rear yard setback. 3. Increase the maximum allowed percentage of rear yard to be covered. 4. Reduce the 10' separation between the house and the structure. All four variances are for the property located at 706 S. Center Street. Zoned R-2, Mixed Residence District

Chairman Ireland opened the public hearing for the petition. He asked for anyone who would like to speak in favor of the petition to come forward. Thomas Bryson of 706 S Center Street, owner and the petitioner stated that he needs the variances because of the residential rental properties in the neighborhood and it costs $18,000 to demolish the garage and he needs to build a three car garage. He has done a lot of improvements to his property. He said his requested garage is similar to other properties in the area. He provided photographs of other locations. His need to take care of the property is substantial to prevent the neighborhood from running down. He needs the large garage because he has three cars and it makes the neighborhood more presentable. He said he will use the back of the garage for more storage.

Michael Limacher lives at 706 S Center and said they are nonconforming already and does not see what difference it matters if they take a little more of the rear yard. He said it is commercial all around them and when people drive down the streets they are looking at the parking lot next door and a nice structure would beautify the neighborhood.

Mr. Mike Currans from Heyworth and with Nordine Remodeling stated that there would be very little room for any structure because of the narrow lot and they want just a little more room to accommodate today's vehicles. They need to have that size of garage in order to meet the building codes because they require brace walls of at least two feet. Mr. Briggs asked about the back of the house and Mr. Currans stated that the drawing is how it will actually be and they pushed it back as far as they can and they cannot build a deeper garage because they would not be able to get around the front. There was no one else that spoke in favor of the petition. No one spoke against the petition.

Mr. Woolard stated that staff does appreciate that the owner desires to put a substantial amount of money into the property but staff does not see an entitlement in the code for a three car garage and even a two car garage would still be an improvement to the neighborhood. In this case there is not a hardship meeting the findings of fact. He did not see any three car garages in that area that did not meet the code except maybe one much older garage. Some of the nearby properties do not have any garage and many do have smaller garages. Mr. Ireland asked if having no on street parking would be considered and Mr. Woolard stated no, in that there is ample room to meet the off street parking requirements. Mr. Briggs stated that it would look better if built as proposed than if built out in the front without a variance. Mr. Parker agreed with that thinking. Mr. Kearney remembered one of the garages that received variances which is very persuasive.

The vote on all four variances was approved with six (6) voting in favor and none (0) against.

Other Business:
Mr. Woolard reminded the Board about the workshop coming up on November 18, and provided highlights of such.

New Business: Mr. Kearney thanked the staff for a good report and appreciated the using of the findings of fact.

Chairman Ireland presented Mr. Snyder with a Certificate of Appreciation and read the resolution on such and expressed much gratitude for the many years that Mr. Snyder had served on the board. The other members also thanked for his service, his hard work and dedication and said he will be greatly missed. Mr. Huber also thanked him on behalf of the city administration.

There also was a brief of discussion on having cases deferred a month when there is only one case. Generally this will be up to the petitioner.

There was discussion on the public comment period and having it at the end of the meeting. Mr. Huber will check with the legal department as to if there are any issues with this change.

Public Comment: None.
Adjournment was at 3:54.

Respectfully;

Mark Woolard
Acting Secretary