ZONING BOARD OF APPEALS
REGULAR MEETING
WEDNESDAY, OCTOBER 17, 2012, 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, Mr. Steve Parker, Mr. Bill Zimmerman
Members absent:	Mrs. Barbara Meek
Also Present:	Mr. Mark Huber, Director PACE Department Mr. Mark Woolard, Acting Secretary

Mr. Woolard called the meeting to order at 3:02 p.m. and called the roll. A quorum was present.

The Board reviewed the minutes from September 19, 2012. The Board but had no corrections to the minutes but complimented Mr. Woolard on the thoroughness, the substance and the spirit of the Board's concerns. The minutes were accepted as printed.

Chairman Ireland explained the meeting procedures. Mr. Woolard stated that the cases had been published.

A. Z-20-12 Public Hearing and Review on the petition submitted by Jeremy Knapp to allow construction of a detached garage and to allow the following three variances from the Zoning Ordinance:
1) an increase in the maximum allowed square footage from 1,000 square feet to 1,755 square feet.
2) to allow a second story
3) an increase in the maximum allowed height from 14 feet to 23 feet.
All are for property located at 3 Moore Road. Zoned R-1A, Single-Family Residential District.

Chairman Ireland introduced the variance case and asked for anyone who would like to speak in favor of the petition to come forward. Jeremy Knapp, 13 Ivy Ct, was sworn in and stated they are the contractor for the project. He said the lot is surrounded by high end homes and is about 300' x 300' and not like most lots in town. They want to tear down the garage and put in something much more fitting for the area. He said it will be a two story building and will have a better look. It will have stone and cedar. It will be 200' off the road and not seen by many nearby properties. He explained no one will be living there and there is no plan for any kitchen. They do not want an attached garage because in the long term plan they want to tear down the house and rebuild.

Chairman Ireland asked for anyone else who would like to speak in favor or against the petition and no one spoke.

Mr. Woolard stated most of the other nearby properties are not as large as this and the closest in lots have a low density and this will not be intrusive. Staff supports the request. The existing trees should screen part of the structure as well. Mr. Huber explained the code restrictions pertaining to a carriage house. An apartment is not allowed by the zoning ordinance.

Before Mr. Briggs voted, he stated that it is a beautiful design.
The vote on the variances was approved with five (5) voting in favor and zero (0) against.

Other Business:
Mr. Huber discussed combining the Sign Board with the Zoning Board of Appeals and increasing its membership to nine. He explained how staff is working to streamline the boards and commissions where possible. This will improve efficiency. The Sign Board has not had any recent cases and with attrition they would not even have a quorum today. He gave examples of petitions to the Sign Board. He does not anticipate a lot of cases coming to the Board. The consensus was that increasing the membership is not desirable because with two more seats it will substantially increase the work load because each meeting will be longer. Mr. Briggs said perhaps the Sign Board should be combined with the Beautification Committee and also temporary appointments could useful. There was discussion on options for who should review the appeals and changing the code such that decisions are made with a simple majority. There was discussion on the Planning Commission's role in code changes. Mr. Huber said he will research the origin of the requirement for a unanimous vote when only four members are present.

The Board discussed land uses, special use cases and lessons learned from recent cases.

The Board did not have objections to the combining of the two Boards but agreed the membership should stay at seven.

New Business: None

Public Comment: None.

Adjournment was at 4:10.

Respectfully;

Mark Woolard
Acting Secretary