

**MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
WEDNESDAY, SEPTEMBER 17, 2014, 3:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST., BLOOMINGTON, IL**

Members present: Mr. Ireland, Ms. Meek, Mr. Briggs, Mr. Zimmerman, Ms. Buragas, Mr. Kearney

Members absent: Mr. Simeone

Also present: Mr. Mark Woolard, City Planner
Mr. Tom Dabareiner, Community Development Director

Mr. Woolard called the meeting to order at 3:00 p.m. and called the roll. A quorum was present.

The Board reviewed the minutes from August 20, 2014 and accepted the minutes as printed.

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

REGULAR AGENDA:

Z-14-14 Public Hearing and Review on the petition submitted by Leslie Pratt to allow construction of a garage as a residential accessory structure and to allow two variances from the Zoning Ordinance as follows: 1) to reduce the required 3' south side yard setback to 1' and 2) reduce the required 3' west rear yard setback to 1' for property located at 505 S. Florence Avenue. Zoned R-1C, Single-Family Residential District.

Mr. Kearney arrived at 3:03 p.m.

Chairman Ireland introduced the case and asked for anyone who would like to speak in favor of the petition. Mr. Joseph Boyer, Bullock Garages, 2020 Ireland Grove Rd, general contractor, was sworn in and stated the project is to replace the demolished garage with a new garage on the old footings. He said the footings require the variances. He stated the shape of the lot precludes any other garage location. Mr. Boyer stated he surveyed the neighborhood and observed seven or eight similar garages. He said this garage would fit in with the aesthetics of the neighborhood. He stated this will not impinge others from using their property that the driveway is concrete and it is not a shared drive.

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

Mr. Woolard stated the previous garage was demolished due to the poor condition. He said the lot size is not conducive to another garage location and that there are similar garages in the neighborhood. Staff is supporting the request.

Mr. Briggs asked if there would be a need for a fire rating on the garage due to the proximate location to other garage. Mr. Woolard stated the question would need a building inspector's insight.

The vote on the variance was approved with six (6) voting in favor and zero (0) against with the following votes being cast on roll call: Mr. Briggs-Yes; Ms. Meek-Yes; Mr. Zimmerman-Yes; Mr. Ireland-Yes; Mr. Kearney-Yes; Ms. Buragas-Yes; Mr. Simeone-Absent.

Z-15-14 Public Hearing and Review on the petition submitted by Harry Campbell to allow construction of an attached garage and to allow a variance from the Zoning Ordinance to reduce the required 25 foot rear yard setback to 2 feet from the west rear lot line for property located at 401 S. Allin Street. Zoned R-1C, Single-Family Residential District.

Chairman Ireland introduced the case and asked for anyone who would like to speak in favor of the petition. Mr. Hank Campbell, 2319 Mabel Road, Normal, owner of 401 S. Allin, was sworn in and stated the house takes up most of the lot space. The location of the new garage will be built over a space of a previous garage or shed. He stated there was not enough off-street parking within the area and that causes congestion especially when school buses pass through. He stated the adjacent property to the west is a single family home with a driveway near the proposed driveway. The property to the south is a seven unit apartment complex with no off-street parking. He stated placing a garage in front of a Queen Anne style house doesn't fit the neighborhood, and an Allin Street parking would add to the congestion. Mr. Campbell stated he had spoken with neighbors and there is support for this improvement. Mr. Campbell said his goal is to have a revitalized home for the neighborhood. He stated the same proposal was approved by this board last year, however time expired before the contractors could begin the project.

Ms. Buragas stated concern over two of the five possibly unmet criteria. The first criterion states the variance is the minimum action necessary. She stated having only two feet to the property line is a very small distance. Mr. Campbell stated the proposed garage space is at a minimum which has steps into the house, equipment storage and room to open car doors. Mr. Campbell stated the neighbor encouraged the garage placement as it may actually prevent illegal parking on his property. Ms. Buragas stated her second concern is that due to the garage being close to the property line, there will be a negative impact now or to a future owner of the neighboring properties.

There was discussion on the locations of neighborhood driveways.

Ms. Meek asked if anything had changed between the previously approved variance and the current request. Mr. Campbell stated the calendar is the only thing that has changed and weather was an issue in the delay.

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

Mr. Woolard stated staff is not disputing the need for more off-street parking. The proposed general location for a garage is the best for this lot. Staff surveyed the neighborhood and it shows many smaller garages and carports. Staff would support a lessor variance as the requested variance provides for little or no rear yard space.

The vote on the variance was approved with six (6) voting in favor and zero (0) against and the following votes being cast on roll call: Mr. Briggs-Yes; Ms. Meek-Yes; Mr. Zimmerman-Yes; Mr. Ireland-Yes; Mr. Kearney-Yes; Ms. Buragas-Yes; Mr. Simeone-Absent.

OTHER BUSINESS:

Discussion of Height and Second Story Variances: Mr. Woolard explained staff has discussed this and a legal review is in the process and may have more information for the next meeting.

Any Other Business to Come Before the Board: There was discussion on the status of the meeting time change to 4:00 p.m.

NEW BUSINESS: There was discussion regarding term limits and how limits were determined.

PUBLIC COMMENT: None

ADJOURNMENT: 3:42 p.m.

Respectfully;

Mark Woolard