

**MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
Wednesday, July 20, 2016, 4:00 P.M.
Council Chambers, City Hall
109 East Olive Street, Bloomington, Illinois**

Members present: Chairman Briggs, Mr. Ireland, Mr. Bullington, Ms. Meek, Mr. Kearney.

Members absent: Mr. Brown, Mr. Simeone

Also present: Mr. Tom Dabareiner, Community Development Director
Mr. George Boyle, Assistant Corporation Counsel
Ms. Katie Simpson, City Planner

Mr. Dabareiner opened the meeting at 4:04 p.m. and called the roll. With five members in attendance, a quorum was present.

PUBLIC COMMENT: None

The Board reviewed the minutes from June 15, 2016. A motion to approve the minutes was made by Mr. Bullington; seconded by Ms. Meek, and was **approved** by a 5-0 vote as follows: Mr. Bullington—yes; Mr. Ireland—yes; Mr. Kearney—yes; Ms. Meek—yes; Chairman Briggs—yes.

Chairman Briggs explained the meeting procedures and City staff introduced themselves. Mr. Dabareiner stated all items were properly published.

REGULAR AGENDA:

SP-04-16 Consideration, review and approval of the petition submitted by Cory and Katherine Patterson for a Special Use Permit to allow a duplex in the R-1C, Single Family Residential District for the property located at 910 Summit Street.

Chairman Briggs introduced the case. Ms. Katherine Patterson, 2104 Hackberry Road, was sworn in. Ms. Patterson stated she is interested in purchasing this property if it can be used as a duplex, which is how the realtor had it listed. She stated the building used to be a duplex and is built to continue use as a duplex, but it lost its Special Use status because it had been used as a single family home. Chairman Briggs stated that the lack of use as a duplex for more than six months meant the property lost its Special Use status.

Ms. Paula Datkus, 906 S. Summit Street, was sworn in. As a neighbor to the property, Ms. Datkus indicated a preference that the house be owner-occupied. She stated that when the prior owners lived in the duplex the property was well-maintained and the tenants were good, but once the owners moved out problems began. Chairman Briggs noted that there is no requirement that the owner live in the duplex.

Mr. Ireland asked if the current owners used the building as a duplex. Ms. Datkus indicated that the current and prior owners used it as single family.

Ms. Simpson provided the City staff report. She stated that staff is recommending in favor of the Special Use. She presented photographs of the building and the area, and noted the zoning in the area. She added that the property provides enough parking to meet the code requirements. Ms. Simpson reviewed the Findings of Fact and concluded that staff believes they are met. She indicated that the Board's recommendation will go before City Council on August 22, 2016.

Chairman Briggs requested a roll call vote on Case SP-04-16, which was **approved** by a 5-0 vote as follows: Mr. Bullington—yes; Mr. Ireland—yes; Mr. Kearney—yes; Ms. Meek—yes; Chairman Briggs—yes.

Z-24-16 Consideration, review and approval of the petition submitted by Eric Corcoran for a variance to allow for fifty eight (58) parking spaces for a trampoline park at 1702 G.E. Road in lieu of the required one hundred (100) spaces (44.7-2H.1(a)(7)).

Chairman Briggs introduced the case. Eric Corcoran, 212 Pheasant Lane, Hudson, was sworn in and explained his request for a variance of 42 spaces from the required 100 spaces. Mr. Corcoran stated that they are under contract with Altitude Trampoline Park for a local franchise at 1702 G.E. Road. Mr. Corcoran stated that there are no parking requirements specifically for a trampoline park so the general recreational ratio was used to arrive at the 100 space requirement. He described several of the options he explored to accommodate all the parking required. He noted parking count information from Altitude which supports the 58 spaces proposed and provided the site plan showing the arrangement of the existing and future parking spaces which total the 58 to be provided.

Chairman Briggs requested a description of the business. Mr. Corcoran replied the floor will consist of trampolines and an open area available for children's parties. More than half of the space will be trampolines, including foam pits and trampoline basketball, he said. Mr. Kearney asked about the anticipated capacity of the room; Mr. Corcoran stated that a "ballpark" figure is about 100-125 people, noting that this is at the high end, but because these are mostly children participating so fewer parking spaces are needed. Mr. Corcoran stated that Lacey Glandon, the landlord for the property, is in support.

Ms. Simpson provided the staff report. She stated staff is in favor of the variance to allow 58 spaces instead of the required 100 parking spaces. Ms. Simpson explained the lack of specific parking ratios in the City's code for the proposed use, leaving only the 1 space per 200 square feet requirement for general recreation. She described the surrounding land uses and zoning, and presented photos of the neighboring uses. Ms. Simpson reviewed the standards for approval of a variance for this case, concluding that the standards are met.

Mr. Ireland asked to clarify the number of occupied units in the building and if there is sufficient parking for all three units. Lacey Glandon, 1407 Maplewood Drive, Normal, was sworn in. Ms. Glandon clarified that there two warehouse facilities are owned by two different entities and she is the manager. She indicated that she is receiving many requests for sports related uses in these

spaces. She stated they intend to add 50 spaces to the existing 8 spaces to account for the total of 58 spaces proposed. She noted that the other uses have their own parking spaces.

Chairman Briggs requested a roll call vote on Case Z-24-16, which was **approved** by a 5-0 vote as follows: Mr. Bullington—yes; Mr. Ireland—yes; Mr. Kearney—yes; Ms. Meek—yes; Chairman Briggs—yes.

OLD BUSINESS

NEW BUSINESS:

Mr. Kearney introduced a Resolution of Appreciation for Mr. Ireland, as follows: “On the occasion of Mike Ireland’s last Board of Zoning Appeals meeting as a member, Board members extend their deep appreciation to their colleague for his long-term service and leadership. For many years, Mike Ireland served as Chairman of the Board with exemplary temperament and fairness, displaying respect for both members and the public. We thank our colleague for his years of service and professionalism, and we wish him well.”

Mr. Kearney motion to approve the Resolution as read; seconded by Chairman Briggs which was **approved** by a 4-0 vote as follows: Mr. Bullington—yes; Mr. Ireland—present; Mr. Kearney—yes; Ms. Meek—yes; Chairman Briggs—yes.

Chairman Briggs presented Mr. Ireland with a plaque that recognized his decades of service.

Mr. Ireland expressed his appreciation to all and his gratefulness for the opportunity to serve, noting the value of helping the community. Chairman Briggs added his appreciation for Mr. Ireland.

There being no further discussion or business, the Chairman adjourned the meeting.

ADJOURNMENT: 5:47PM

Respectfully,

Tom Dabareiner AICP