

**MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
WEDNESDAY, JULY 20, 2011, 3:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, IL**

Members present: Mr. Dick Briggs, Mr. Chuck Erickson, Mr. Robert Kearney, Mrs. Barbara Meek, Mr. Steve Parker, Mr. Ben Snyder
Members absent: Mr. Mike Ireland,
Also Present: Mr. Mark Woolard, Acting Secretary

Mr. Woolard called the meeting to order at 3:04 p.m. and called the roll. A quorum was present.

Mr. Snyder moved and Mr. Parker supported to approve Dick Briggs as chairman of this meeting. The vote was unanimously approved.

Public Comment: None.

The Board reviewed the June 15, 2011, minutes. The minutes were accepted as printed.

Mr. Briggs explained to all present the procedures of the meeting.

Z-06-11 Public Hearing and Review on the petition submitted by Habitat for Humanity, requesting a variance to allow construction of a single-family dwelling and to reduce the front yard setback along Morris Avenue for the property located at 1015 W. Front Street. Zoned R-2, Mixed Residence District.

Mr. Briggs opened the public hearing for the petition. He asked for anyone who would like to speak in favor of the petition to come forward. Jonathon Bobell of 108 Burbash Avenue, Savoy, Illinois spoke as the petitioner stating that he stands on the application submitted and the setbacks are consistent with other setbacks in the neighborhood. The lot is vacant and they are intending to build a Habitat for Humanity house.

There was no one else who spoke in favor of the petition and no one spoke in opposition to the petition or who asked for information.

Mr. Woolard stated staff is recommending approval of the petition and the property is adjacent to the railroad tracks and initially they were intending to have the driveway access Morris Avenue but engineering will not allow it being too close to the tracks and also the drive could have come to Front but it would have been too close to the intersection. Thus the house is shifted to the west. It is not too large for a smaller lot. He illustrated how the aerial photographs show other houses in the neighborhood very close to the lot lines.

Mr. Bobell stated that anything they build there without a variance would have to be 18' in width and their proposal is for 22' in width and he does not know if they could even design a house that small.

The vote on the variance was approved with six (6) voting in favor and none (0) against.

Other Business: Mr. Woolard and the Board thanked Mr. Erickson for many years of service as this is his last meeting.

New Business: Mr. Parker inquired about the status of a property on Clinton Street which does not appear to have any work being done.

Adjournment was at 3:21.

Respectfully;

Mark Woolard
Acting Secretary