

**MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
WEDNESDAY, JUNE 15, 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
Mr. Steve Parker, Mr. Ben Snyder

Members absent: Mr. Mike Ireland, Mrs. Barbara Meek

Also Present: Mr. Mark Huber, Director, Planning and Code Enforcement
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 that Mr. Briggs be secretary to administrate this office. The vote was unanimously approved.

Public Comment: None.

The Board reviewed the May 18, 2011, minutes. The minutes were accepted as printed.

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

Z-04-11 Public Hearing and Review on the petition submitted by Trunk Bay Construction, requesting two variances to allow the construction of a single family residence and to allow the reduction of the front and rear yard setbacks for the property located at 703 Mercer Ave. Zoned R-1A, Single-Family 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. Kevin Tuuk of Trunk Bay Construction and 3807 GE Road spoke as the petitioner stating they had previously proposed a ranch with a deeper floor plan. Compliance with the setbacks leaves only ten feet of buildable lot depth. This time he has submitted a story and a half plan and thus reduced the depth of the house. This time there is a lesser variance in the front yard and a two foot variance for a bump out in the rear. Mr. Parker questioned why there was such a large variance in the front. Mr. Tuuk stated that they reduced the plan as much as possible and a 110 foot required front setback just is not normal. He had tore down the old house and now wants to build this new one.

There was no one else that spoke in favor of the petition.

Mr. Briggs asked for anyone to speak against the petition or to gather information. Bob Keegan of 705 S. Mercer said the only question he has was that he has a very big problem with standing water and mosquitoes and he does not have an issue with the house but wants to know

what will be done about the water. Mr. Briggs said staff will address that question. There was no one else that spoke in opposition to the petition or wanted information.

Mr. Huber stated staff is supporting this petition and with the required yards there is only a ten foot buildable area without a variance and the house is reasonable for the neighborhood. The width of the lot will help soften the impact of the variation. The rear is only for the bump outs. The previous plan requested more variances than needed and this plan addresses those concerns. The engineering department will work with the petitioner and the neighbors to get the proper drainage. Sump pumps are required to pump water to the surface.

The vote on the variance was approved with five (5) voting in favor and none (0) against.

Z-05-11 Public Hearing and Review on the petition submitted by Blackstone-Group Bloomington, requesting three variances to allow the construction of a parking lot and drug store and to allow the reduction of the minimum required landscape setbacks for the front, side and rear yards for the property located at 2601 E. Oakland Ave. Zoned B-1 Highway Business 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. Mercer Turner the attorney for the petitioner stated the petitioner intends to redevelop the Walgreens into a new Walgreens incorporating the vacant Blockbuster building. He stated there is an easement for the McDonald's restaurant. He said Joe Hurwitz with the Blackstone Group and Robert Dobski of 14 Worthington Ct. with McDonald's were present to any questions. There will be a parking lot with landscaping where the current Walgreens is and will reduce the curb cuts by one and three users down to one. He explained the new store will have a drive-up window and that is the reason the variance is requested and the existing subdivision is not big enough to hold the Walgreen plans. The major part of the variance comes along to the front yard of Oakland Avenue where the Blockbuster site is. The parking lot will be well landscaped so any landscaping that is lost by the front yard variance will be made up in the parking lot. He said they believe they meet all of the ordinance standards. The taper will allow for the drive thru lane. There was discussion on the access drive along the building, the pedestrian movement and crosswalk and building entrance. There will be mountable rumble strips like in a median situation on either side of the pedestrian access point. Mr. Dobski stated he supports the rumble strips and that the closing of the first aisle to the parking lot will be a good improvement. There was no one else that spoke in favor of the petition.

Mr. Briggs asked for anyone to speak against the petition or to gather information and no one spoke.

Mr. Huber stated staff is supporting this petition and an issue is with the access aisle and combined with the model that Walgreens has developed you have a couple of hardships. He said the intent of the landscaping is to break up the parking lots and they have added landscaping that is not required and is just reconfigured on the site. Mr. Kearney stated that the most important landscaping is the landscaping that you can see and the most visible is the landscaping closest to the road. Mr. Huber stated that the landscaping has not been eliminated

but the area for it is reduced. There was discussion on the parking lot design and the location and amount of the landscaping. There also was discussion on pedestrians crossing the access drive to McDonald's. Mr. Kearney stated the access drive has similarities to other shopping centers but it also is different and he is greatly concerned about the safety of the pedestrians traveling across that path or access drive. He stated that with other shopping centers you expect to see pedestrians and does not think it will be the same case here but this does not effect how he will vote on the landscaping. Mr. Parker expressed the same concern but also felt that once people have had a chance to drive through the site they will be accustomed to yielding to the pedestrians.

Mr. Hurwitz stated that Walgreens is also concerned about customer safety and there will be four, "yield to pedestrians" signs.

The vote on the variance was approved with five (5) voting in favor and none (0) against.

Other Business: The November 18, workshop could include a session on previewing properties before meetings. It would also be good to have statistics available for the Board.

New Business: There was no new business.

Adjournment was at 3:54.

Respectfully;

Mark Woolard
Acting Secretary