

**MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
WEDNESDAY, MAY 18, 2011, 3:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, IL**

Members present: Mr. Dick Briggs, Mr. Mike Ireland, Mrs. Barbara Meek, Mr. Steve Parker, Mr. Ben Snyder

Members absent: Mr. Chuck Erickson, Mr. Robert Kearney

Also Present: Mr. Mark Huber, Director, Planning and Code Enforcement
Mr. Mark Woolard, Acting Secretary

Mr. Woolard called the meeting to order at 3:03 p.m. and called the roll. A quorum was present.

Public Comment: None.

The Board reviewed the April 20, 2011, minutes. The minutes were accepted as printed.

Chairman Ireland explained to all present the procedures of the meeting. Mr. Woolard stated that the case had been published.

Z-03-11 Public Hearing and Review on the petition submitted by Bloomington Public Schools, District 87, requesting the following variances and to allow the construction of a parking lot: the reduction of the setbacks in the side and rear transitional yards for the property located at 104 S. State St. Zoned S-2, Public Lands and Institutions District.

Chairman Ireland opened the public hearing for the petition. He asked for anyone who would like to speak in favor of the petition to come forward. John Pratt of 506 S. Vale, attorney for the petitioner, Jeff Lockenvitz, Washington School Principal, Don Adams, engineer for the petitioner were all sworn in. Mr. Pratt stated that the School District wants to purchase the property, demolish the existing building and pave a parking lot. He said they had a neighborhood meeting and only the adjacent neighboring family came and they were in favor of the project. He distributed a document with several exhibits including the existing improvements, a plat map indicating locations of nearby land uses, photos of the existing building and site, and a proposed site plan. He stated there will be one driveway off State Street and this will help alleviate the congestion. He said staff has indicated that the project meets the findings of fact. There was discussion of the fencing. Handicapped parking will be on the other existing parking lot.

Beverly Miller of 1029 E. Front Street stated she is in favor of the request because Front Street gets much of the parking now, there is hardly room for a fire truck and she is worried about the kids.

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

Mr. Huber stated the lot is really small and it is hard to get anything on it and if we apply the transitional yard standards to the site. The green space will be maintained. The variances will be subject to the rezoning being approved. Mr. Parker stated that this is a crown jewel of the school district and it is a wonderful thing that they have maintained the school and this will just add to it.

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

Other Business: Mr. Woolard informed the Board of a workshop in October or November that is being planned and asked what topics would the Board like presented at the sessions. Topics suggested by Board members were where does the county/city jurisdiction start and stop, new or changing technology with radio towers, how other communities are dealing with chicken coop, and educating consumers on fencing issues.

New Business: There was no new business.

Adjournment was at 3:35.

Respectfully;

Mark Woolard
Acting Secretary