

**MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
WEDNESDAY, APRIL 17, 2013, 3:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, IL**

Members present: Mr. Dick Briggs, Mr. Mike Ireland, Mr. Robert Kearney, Mr. Steve Parker, Mr. Bill Zimmerman

Members absent: Mrs. Barbara Meek

Also Present: Ms. Kathryn Gruber, Acting Secretary
Mr. Mark Huber, Director PACE Department

Ms. Gruber called the meeting to order at 3:05 p.m. and called the roll. A quorum was present.

Chairman Ireland explained the meeting procedures. Ms. Gruber stated that the cases had been published.

Z-3-13 Public Hearing and Review on the petition submitted by Kevin Draeger to allow the conversion of a single-family residence to a two-family residence and for a variance to reduce the required minimum number of parking spaces from two to one space for the property located at 1001 N. Lee Street. Zoned R-2, Mixed Residence District. (Ward 7).

No one appeared to speak in favor of the petition. Mr. Kearney made a motion to move the request to later in the meeting. It was seconded by Mr. Briggs. The motion passed.

Z-4-13 Public Hearing and Review on the petition submitted by Don Fogler, to allow the construction of a detached garage as an accessory building with a variance to reduce the front yard setback for the property located at 809 S. Morris Avenue. Zoned R-1C, Single-Family Residence District. (Ward 6).

Chairman Ireland asked for anyone who would like to speak in favor of the petition to come forward.

Don Foegler, 1701 S. Center Street was sworn in and stated he would like to build a garage in his rear yard. He is requesting a 13' variance to build a garage to store his mower and truck. The door will be on the east side of the structure.

Mr. Ireland briefly explained the need for the variance and the fact it was considered a front yard.

Ken Lane, 1205 W. Elm Street was sworn in and mentioned he did not think he would have a visibility problem with the placement of the garage.

Chairman Ireland asked for anyone who would like to speak in opposition to the petition.

Mr. Huber gave the staff report. The site currently houses one building with a sign shop on the first floor and an apartment on the second floor. It is considered a non-conforming business in an R-1C zoned district. This garage is considered a residential accessory to the upstairs apartment.

The Petitioner can move the garage two feet to the north to meet the minimum code standards and lessen the variance request.

Mr. Briggs questioned the location of the neighbor's garage and wondered if it creates a problem with the two garages so close to each other.

Mr. Ireland questioned the Petitioner about the location of the garage and the fact he could meet code. The Petitioner is concerned about the lack of space between the two structures if he builds the new garage 3' off of the property line.

Mr. Kearney questioned the use of the garage. The Petitioner stated the garage would be unrelated to the business and be used as a garage for the upstairs tenant.

The vote on the request was approved with five (5) voting in favor and zero (0) against.

Z-5-13 Public Hearing and Review on the petition submitted by Leonard Beach to allow construction of a detached garage as an accessory structure and for two variances to:

1. Allow an accessory structure in a required side yard.
 2. Reduce the required 10 foot separation from the house to a detached garage.
- All for the property located at 610 Indianapolis Street. Zoned R-1C, Single-Family Residence District. (Ward 4).

Chairman Ireland asked for anyone who would like to speak in favor of the petition to come forward.

Leonard Beach, 6962 Alexander Rd., Heyworth, IL and Jeff Beach, 2806 Hendrichs Road, Bloomington, IL 61704 were sworn in.

The house is currently a rental unit. The existing garage sustained minimal damage from a recent fire. They would like to demolish the entire garage and rebuild it in its current location. There is a large tree in the yard and moving the garage further towards the alley would reduce the available parking.

They do not want to use part of the lot to the south they also own.

Chairman Ireland asked for anyone who would like to speak in opposition to the petition.

Mr. Huber gave the staff report. Staff recommended denial of the project. It can be built to current code without any variances.

Discussion ensued regarding the location of the tree, repair of the existing garage and possible construction at a new location.

The vote on the request was approved with four (4) voting in favor and one (1) against.

Chairman Ireland reopened case Z-3-13 and asked for anyone who would like to speak in favor of the petition to come forward.

No one appeared.

Chairman Ireland asked for the staff report before continuing. Mr. Huber gave background on the request for a variance for one parking space. The lot is zoned R-2 and a duplex is allowed on the property as long as there are two legal parking spaces. Staff is recommending denial of the request.

Chairman Ireland asked for anyone who would like to speak in opposition to the petition.

Ms. McGuffin, 1204 N. Roosevelt Street, appeared and mentioned the current number of college students in the area and the need to attract more families in the area.

Alan Dick, 1203 N. Roosevelt Street appeared to state his frustration with the lack of parking in the area and more specifically near this corner lot.

Tim Helmoth, 1005 N. Lee St. was concerned about the number of occupants, and lack of parking.

The vote on the request was denied with five (5) voting against and zero (0) in favor.

Public Comment: None.

New Business: None

Other Business:

Mark Huber stated the Zoning Board of Appeals will also oversee any Sign Appeals.

Adjournment was at 4:35.

Respectfully;

Kathryn Gruber
Acting Secretary