

**MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
Wednesday, March 16, 2016, 4:01 P.M.
Council Chambers, City Hall
109 East Olive Street, Bloomington, Illinois**

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

Members absent: None

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 4:01 p.m. and called the roll. With all seven members in attendance, a quorum was present.

PUBLIC COMMENT: None

The Board reviewed the minutes from February 17, 2016 and the minutes were **approved** unanimously, subject to two corrections.

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

REGULAR AGENDA:

SP-02-16. Consideration, review and approval of the petition submitted by Fredrick and Jean Kuppersmith for a Special use for a duplex under the Municipal Code 44.10-4. All for the property located at 1015-1/2 E. Front Street, R-1C Single Family Residential District.

Fredrick Kuppersmith, 5 Hidden Lake Court, owns the property at 1015-1/2 E. Front Street and was sworn in. Mr. Kuppersmith requested to reinstate the Special Use for a duplex. He provided background, noting that in the course of a full remodeling of the downstairs unit only a single unit was in use for a couple years, adding that the Special Use expired in that timeframe. The exterior of the building was also improved. It had been an apartment for about 60 years and Mr. Kuppersmith provided a history of the structure.

Vicki Tinervin, 1016 E. Grove, was sworn in. Ms. Tinervin noted she lives directly behind the property. She confirmed the subject property operated as a duplex before and that there were never any problems. Ms. Tinervin indicated she supports the reinstatement of the Special Use.

Ms. Simpson provided the staff report, stating that staff supports the request for a Special Use for a duplex. She provided an overview of the zoning on and near the property and noted other multi-family residential and duplexes were in the immediate neighborhood. She provided a photo of the property and a site plan, commenting that the property will function adequately as a duplex. She reviewed the findings of fact and recommended approval of the Special Use, with

the slightly narrower nonconforming lot width. Mr. Simeone asked why the Special Use request requires a 70 foot lot; Mr. Dabareiner explained the rationale for the 70-foot requirement is unclear but that the current lot is a lawful nonconforming lot. Ms. Meek asked why the property stopped being a duplex; Mr. Dabareiner noted that because it was vacant for a significant period of time the property lost its status to maintain a duplex.

Chairman Briggs requested a roll call vote on the Special Use Case SP-02-16, which was **approved** by a 7-0 vote as follows: Mr. Ireland—aye; Mr. Bullington—aye; Mr. Kearney—aye; Mr. Simeone—aye; Mr. Brown—aye; Ms. Meek—aye; Chairman Briggs—aye. A positive recommendation will be sent to Council, reported Chairman Briggs.

NEW BUSINESS:

Chairman Briggs reminded everyone of the need to complete the financial interest form.

ADJOURNMENT: 4:29PM

Respectfully,

Tom Dabareiner AICP