

**MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
WEDNESDAY, FEBRUARY 20, 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 (arrived at 3:10), Mr. Steve Parker, Mr. Bill Zimmerman
Members absent: Mrs. Barbara Meek
Also Present: Mr. Mark Woolard, City Planner

Mr. Woolard called the meeting to order at 3:00 p.m. and called the roll. A quorum was present.

The Board reviewed the minutes from January 16, 2013. The Board had no corrections and the minutes were accepted as printed.

Chairman Ireland explained the meeting procedures. Mr. Woolard stated that the case had been published.

SP-02-13 Public Hearing and Review on the petition submitted by Four Seasons Association, requesting approval of a special use permit for an athletic club for the property located at 2401 Airport Road. Zoned S-2, Public Lands and Institutions District.

Chairman Ireland introduced the special use petition and asked for anyone who would like to speak in favor of the petition to come forward. Jennifer Goldenbaum, of BLDD Architects, was sworn in and explained the uses for the addition. She stated it will be a two story addition with the building going from 45,000 to 56,000 square feet and will match the existing building with brick. Parking will be added to the existing parking lot. Four Seasons held an open house and received positive feedback. Eighteen residents attended the open house.

Chairman Ireland asked for anyone else who would like to speak in favor of the special use and no one spoke. Then he asked for anyone who would like to speak in opposition of the petition and no one spoke.

Mr. Woolard stated the location of the addition is such that staff supports the petition. The addition is on the far side of the building away from the residences and existing trees provide a good screen from the building. Traffic will increase only minimally and Airport Road will be able to handle the increase in traffic.

Mr. Kearney asked if the additional parking is required. Mr. Woolard stated they will comply with the parking requirements. Don Adams, 2709 McGraw Drive, was sworn in and stated the existing parking meets the code for the existing building and the addition.

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

Other Business:

Board members agreed it was good to have the written response to the question regarding a possible conflict in interest. Mr. Woolard stated the case from last month was approved by the City Council.

New Business: None

Public Comment: None.

Adjournment was at 3:25.

Respectfully;

Mark Woolard
Acting Secretary