MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
THURSDAY, JANUARY 18, 2012, 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, Mrs. Barbara Meek, Mr. Steve Parker, Mr. Bill Zimmerman.
Members absent:	None.
Also Present:	Mr. Mark Woolard, Acting Secretary

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

The Board reviewed the December 22, 2011, minutes. The minutes were accepted as printed.

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

Z-1-12 Public Hearing and Review on the petition submitted by Laverne E. Schuring Jr. to allow construction of a new carport and a variance to reduce the side yard setback for the property located at 608 W. Jackson Street. Zoned R-2, Mixed Residence 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. Laverne Schuring Jr., the petitioner with an address of 413 N. Center Street, stated he is the contractor for the owner who is Barbara Tauscher He provided photographs stating that they are of carports that look like they are right up against the property line. He said the carport will provide shelter for her vehicle. He said most of the properties in the photographs go right up to a foot or two of their property lines. He said this site has an unusual circumstance in that the carport will be right up against the parking lot and will not encumber any other property. They also want to correct the drainage problem from the school parking lot and put a curb in. He stated that this carport will be constructed with high quality work with paint and trimmed up well. He explained that she wants to go from the carport into the house by way of the front door.

Chairman Ireland asked for anyone else who would like to speak in favor of the petition. No one spoke in favor of the request. Chairman Ireland asked for anyone who would like to speak in opposition of the petition. No one spoke in opposition of the request.

Mr. Woolard stated that staff felt there was room to place a carport or garage in the rear of the property and cannot verify the setbacks referred to earlier because it was just brought to our attention. Some carports in some of the photographs may be in compliance because they may be detached from the house. He said he did look at the nearby properties very close to the subject property and the three lots to the west all have detached structures in the rear yard.

Staff did not see the hardship with locating the carport in the back yard and are not recommending approval of this petition.

Mr. Schuring explained that to put a garage in the back they would have to tear down a structure to build another and she would also not be able to use the rear yard for recreational purposes. He stated they are building in the front away from the tree and if they were to build in the rear yard they may cut roots for a driveway and weaken the tree.

The vote on the variance was approved with six (6) voting in favor and none (0) against.

Other Business:
Chairman Ireland stated that he was asked by the Mayor to see if we would restructure the meeting times so that no meeting would start before 5:00 p.m. This is because people are complaining that they have to get off work to come to meetings. The meetings were at 7:00 about 20 years ago and the reason for moving the meetings to 3:00 was because the long meetings did not get done until 10:30 or 11:00 and the Planning Commission had a long history of meeting at 4:00. There was discussion on the meeting times and also on not having a meeting for just one case. Mr. Kearney stated he would not be in favor of moving the meeting time because the Board does have three or four hour meetings. Mr. Briggs stated he prefers to keep it like it is. Mr. Kearney emphasized that this Board's meetings are different in that we will have meetings that go three plus hours. Chairman Ireland summarized the discussion by stating that we prefer to stay at 3:00 but we would probably accept moving it to no later than 5:00 p.m.

New Business: Chairman Ireland welcomed Mr. Zimmerman and said this was a good first meeting but explained the meetings can be very different. The Board discussed site visits as well as security in the board room and a possibility of having a call button to the police department. There also was discussion on voting, appeals and possible changes to such.

Mr. Briggs asked about the sign committee being a part of the Zoning Board of Appeals. Mr. Woolard stated that there has been discussion of such but there has not been a change. Mr. Briggs also questioned if the mattress truck on East Empire is a legal sign.

Public Comment: None

Adjournment was at 3:56

Respectfully;

Mark Woolard