

**MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
Wednesday, January 18, 2017, 4:00 P.M.
Council Chambers, City Hall
109 East Olive Street, Bloomington, Illinois**

Members present: Chairman Briggs, Mr. Brown, Mr. Bullington, Mr. Kearney, and Mr. Simeone

Members absent: Mr. Butts, Ms. Meek

Also present: Mr. George Boyle, Assistant Corporation Counsel
Ms. Katie Simpson, City Planner
Tom Dabareiner, Community Development Director
Kevin Kothe, City Engineer

At 4:04PM, Mr. Dabareiner called the roll. With five members in attendance, a quorum was present.

PUBLIC COMMENT None

The Board reviewed the minutes from December 21, 2016. A motion to approve the minutes as amended was made by Mr. Bullington; seconded by Mr. Simeone. The minutes were **approved** by a 5-0 voice vote.

Mr. Dabareiner confirmed all items were properly published. Chairman Briggs explained the meeting procedures.

Z-02-17 Consideration, review and approval of the petition for a variance submitted by Suzie McGuire for the property located at 3907 Rave Road to allow a rear yard setback of 14 feet in the R-1C district

Taking the cases out of order, Chairman Briggs introduced Ms. Simpson who explained that the petitioner requested that this case be carried over to February. Mr. Bullington made a motion to lay over the case to February; seconded by Mr. Brown. The layover was **approved** unanimously by voice vote.

Mr. Boyle, Mr. Dabareiner and Ms. Simpson introduced themselves at the request of Chairman Briggs.

SP-01-17 Consideration, review and approval of a special use petition submitted by the Westminster Village Inc to allow for the expansion of a Senior Living Facility known as Westminster Village in the R-3B district for the property located at 2025 E. Lincoln Street.

Chairman Briggs introduced the case. Barbara Nathan, CEO for Westminster Village, 22 Downing Circle, was sworn in. Ms. Nathan stated that Westminster Village is a retirement

community operating for 38 years. She stated they intend to construct an expansion in three phases. She stated the independent living would be expanded and moved towards Mercer Avenue, along with a new entrance from Mercer Avenue to serve this activity; the open space for the Village would be moved and expanded; and, a two story addition to the skilled cared facility would be added. She stated that a final phase would include a new assisted living building and memory support wing. Phase Three would be a new independent living building in a condo style, along with a club house. She stated this may become part of Phase Two.

Ms. Simpson provided the staff report and recommend in favor of the Special Use. She noted a Special Use was awarded when the facility was first built but any expansion of this degree requires consideration for another Special Use. She showed an aerial of the location and described the site, also noting the surrounding uses. She stated it is correctly zoned. She reviewed the standards for approval of a Special Use and recommended in favor.

Chairman Briggs asked about the phased approach over a ten year timeframe and whether each phase would need to return for approval by the ZBA. Mr. Dabareiner stated that upon approval, the phasing can continue to its end unless there is a significant change in the plan.

Mr. Simeone asked about entrances and if they would be added in the beginning. Ms. Nathan stated the new entrances would be added in Phase One.

There was general discussion about the State of Illinois approval process for these facilities.

The Special Use was **approved** unanimously with the following votes recorded: Mr. Brown—yes; Mr. Bullington—yes; Mr. Kearney—yes; Mr. Simeone—yes; Chairman Briggs—yes.

SP-02-17 Consideration, review and approval of a special use petition submitted by Bloomington Public Schools, District 87 to allow a noncommercial parking lot in the R-2 district for the property located at 907 & 909 N. Roosevelt Ave

Chairman Briggs introduced the next two cases because they relate to the same property. With the board's consent, discussion on the two cases was combined. John Pratt, attorney for District 87, was sworn in. Mr. Pratt introduced others from the school district and their engineer. Mr. Bullington asked if there is anything substantially different from the cases for the added parking at 900 and 901 Roosevelt from last year; Mr. Pratt stated there was no substantial difference. Mr. Pratt was pleased with the City staff report. He stated that the buildings at 907 and 909 Roosevelt were dilapidated apartment buildings and would be demolished and replaced with parking to help reduce on-street parking demand. He stated they hosted a neighborhood meeting on January 12, 2017 and only Mr. Lewis, from 911 N. Roosevelt, attended.

Mr. John Lewis, 911 N. Roosevelt Avenue, was sworn in. Mr. Lewis stated he attended the last hearing also. He appreciates the school district acquiring and demolishing the properties at 907 and 909 N. Roosevelt. He stated there is less traffic on the street and possibly less crime. He explained the difficulty he has had entering or exiting his driveway when the on-street parking is present. He noted several other examples of traffic and parking concerns. He asked for more landscaping and stated the District agreed to do so.

Ms. Simpson presented the staff report. She stated staff is in favor of both the Special Use and the variance request. She provided a photo of the properties under consideration and described the project. She showed an aerial photo of the properties and described the surrounding properties, including Bent School across the street to the west. She stated the project reduces the number of entranceways, reduces the household density in the neighborhood, adds sufficient screening, and addresses both neighborhood and school district objectives. Ms. Simpson reviewed the standards for granting a special use and recommend in favor. She then reviewed the standards in detail for granting the requested variance and recommend in favor.

Mr. Kearney asked about the distinction between a commercial and noncommercial parking lot. Ms. Simpson explained that a commercial parking lot is not permitted and is parking associated with a business use while noncommercial parking is associated with residential districts and may include schools and churches.

Mr. Lewis asked for a No Parking sign or other obstacles to people parking near his driveway. Mr. Kearney noted that this case has nothing to do with this case. Mr. Boyle added that this request is beyond the jurisdiction of this Board. Mr. Kothe explained that Mr. Lewis can send a request to Public Works and reminded everyone that there is no parking allowed within three feet of the driveway.

The Special Use was **approved** unanimously with the following votes recorded: Mr. Brown—yes; Mr. Bullington—yes; Mr. Kearney—yes; Mr. Simeone—yes; Chairman Briggs—yes.

Z-01-17 Consideration, review and approval of the petition for variances submitted by Bloomington Public Schools, District 87 to allow 1) parking in the front yard in a residential district, and 2) a front yard setback of 7.5 feet in lieu of the required 13 foot setback for the property located at 907 & 909 N. Roosevelt Ave.

The Variance was **approved** unanimously with the following votes recorded: Mr. Brown—yes; Mr. Bullington—yes; Mr. Kearney—yes; Mr. Simeone—yes; Chairman Briggs—yes. Mr. Kearney encouraged the petitioner to make the parking lot as attractive as possible.

OTHER BUSINESS:

NEW BUSINESS:

Chairman Briggs noted that chairman elections for the ZBA will be coming up in April.

ADJOURNMENT:

Mr. Bullington motioned to adjourn; seconded by Mr. Brown. Meeting adjourned at 4:45PM following voice vote.

Respectfully,

Tom Dabareiner AICP
Community Development Director