

**MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
WEDNESDAY, FEBRUARY 18, 2014, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST., BLOOMINGTON, IL**

Members present: Mr. Ireland, Mr. Briggs, Mr. Zimmerman, Ms. Buragas, Mr. Kearney, Mr. Simeone

Members absent: Ms. Meek

Also present: Ms. Kathryn Gruber, Fire Inspector
Mr. Kevin Kothe, City Engineer
Mr. Tom Dabareiner, Community Development Director
Mr. Mark Woolard, City Planner

Mr. Woolard called the meeting to order at 4:05 p.m. and called the roll. A quorum was present.

The Board reviewed the minutes from November 19, 2014 and accepted the minutes as printed.

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

REGULAR AGENDA:

Z-01-15 Public Hearing and Review on the petition submitted by PMO Properties LLC to allow the PMO Properties Manufactured Mobile Home Park and the following variances from the Manufactured Home and Recreation Vehicle Park Ordinance:

1. To reduce the required 25 foot setback to 10 feet from the east park boundary line.
2. To reduce the required 25 foot setback to 15 feet from the south park boundary line.
3. To reduce the required 25 foot setback to 15 feet from the west park boundary line adjoining Pad Site 1 and 2.

All for property identified as the PMO Properties Manufactured Home Park which includes Grace, Rena and Aime Drives. Zoned R-4, Manufactured Home Park District.

Chairman Ireland introduced the case and asked for anyone who would like to speak in favor of the petition. Mr. David Brown, engineer with Lewis, Yockey and Brown, 505 N. Main St., was sworn in. He explained how the mobile home park had started with development of plans for the Southgate Mobile Home Park owners. A number of the developers had passed away and there was foreclosures. In 2012 or 2013 when the new owner set out to proceed with the development he ran into code issues. The park had a sale and separation of the eight acres from the remaining Southgate Mobile Home Park. He would like to continue as originally intended and constructed. If he cannot then it will render most of the property undevelopable in the manner as the improvements were constructed.

Chairman Ireland asked for anyone who would like to speak in opposition to the petition. Ms. Margo Napoles, 3001 W. Addison, Chicago, IL 60018 was sworn in. She said she represented Southgate Estate owners and said if granted they will need the variances also. She is sure the other parks will also ask for the same thing. If she can also be granted the same variance then it

will be an economic advantage because they can bring in bigger homes and it adds to the money. She said she wants a level playing field. She said there is a safety concern with more traffic through their community. They want to make sure it is only their residents going through their community. They have had the drug task force come in to get people out of the community.

Carrie Griffin, Southgate Mobile Home Park Property Manager Girard Drive, Bloomington, was sworn in. She stated the traffic issue is that it would allow another entrance. It is a minor concern in that they are trying to monitor the traffic. They are not so opposed but concerned about the rain water runoff.

Teresa Capodice, 2430-2438 S Main St. adjacent property owner, was sworn in. She stated they do not want to see it bigger until they can do it better and they have had many break-ins, fences broken and security wires broken. There is a very concentrated amount of people living in there.

Richard Zeschke, 211 E. Hamilton Road, was sworn in. He said he is most opposed to eliminating the on site management. He said with the problems that Southgate has had, problems will be piled up without the office where they can anticipate the problems.

Mr. Brown stated the request is for a zoning matter and that they are not a part of Southgate Estates. He also explained the variance for an off-site management office is not necessary and they will comply with that requirement. He said he did not want the board to lose sight that the request is for the yard variances to essentially put the property back into a state as if Southgate and the PMO properties were still under one ownership and control. A number of the perimeter lots are shallow. Without the variances they would lose about 15 feet off the manufactured homes since the roads and utilities are already in place.

Mr. Jeremy Schreck, owner of Land Engineers, 2404 Greyhound Road, was sworn in. Having the building closer to the lot line is a minor concern. He is concerned about the off site management. There have been broken bottles and the fence has been knocked out.

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

Mr. Woolard described the setback variances. Other variances were applied for but we have determined that they are not needed. The focus needs to be on the setback variances. He described the adjacent properties and zoning. Most of the mobile home park is undeveloped. If the developer were required to comply with the setbacks the development would be infeasible given the existing streets and utilities. Staff is recommending approval of the request.

Mr. Dabareiner stated the only reason we are here pertains to the location of the property line and the fact that they want to develop it now. The other mobile home group also has the option of requesting a variation as well. The hardship pertains to the preexisting roads, utilities and the property lines. There was discussion on the existing adjacent mobile home park, the existing streets, utilities and traffic.

Ms. Gruber explained the code requires a minimum of five feet to a site line and ten feet between homes. The required distance to a park boundary is 25 feet. Mr. Someone stated that on there is an issue on the west boundary as it is not merely an issue related to a property sale.

Bobbie Rewerts stated that almost of all that commercial lots were owned by the same ownership when it was developed. Mr. Brown stated that he participated in platting those lands. The engineering office property was a part of that master ownership and development. He said he believes as we drew the setback line when the mobile home park was initially brought before the city for approval, the site for the engineering office had probably not been sold yet.

The vote on variance number one was approved with six (6) voting in favor and zero (0) against and the following votes being cast on roll call: Mr. Briggs--Yes; Mr. Zimmerman--Yes; Mr. Ireland--Yes; Mr. Kearney--Yes; Ms. Buragas--Yes; Mr. Simeone--Yes.

The vote on variance number two was approved with six (6) voting in favor and zero (0) against and the following votes being cast on roll call: Mr. Briggs--Yes; Mr. Zimmerman--Yes; Mr. Ireland--Yes; Mr. Kearney--Yes; Ms. Buragas--Yes; Mr. Simeone—Yes.

The vote on variance number three was approved with four (4) voting in favor and two (2) against and the following votes being cast on roll call: Mr. Briggs--Yes; Mr. Zimmerman--Yes; Mr. Ireland--No; Mr. Kearney--Yes; Ms. Buragas--Yes; Mr. Simeone—No.

SP-01-15 Public Hearing and Review on the petition submitted by Eggers & Josephsen Partnership requesting approval of a special use permit for an animal hospital for the property located at 806 Four Seasons Road. Zoned C-1, Single-Family Residence District.

Chairman Ireland indicated we had received a request to have the special use postponed.

OTHER BUSINESS:

Discussion of Height and Second Story Variances: This can be removed from future agendas.

Any Other Business to Come Before the Board: None

NEW BUSINESS: None

PUBLIC COMMENT: None

ADJOURNMENT: 5:32 p.m.

Respectfully;

Mark Woolard