

City of Charleston
BOARD OF ZONING APPEALS AND PLANNING
CITY COUNCIL CHAMBERS

520 Jackson Avenue
Charleston, Illinois
Thursday, May 30, 2019
7:00 p.m.

MINUTES

The **regular meeting** of the Charleston Board of Zoning Appeals and Planning scheduled for 7:00 p.m. was called to order on Thursday, May 30, 2019, at 7:00 p.m. by Chairman *Pro Tem* Lexe Volk.

Chairman *Pro Tem* Volk directed the City Clerk to call the roll and the following answered present to the call of his or her name.

Board Members **Present**: Pat Adair, Jill Nilsen, Lexe Volk, and Jim Wood.

Board Member (s) **Absent**: Tim Jacobs, Ryan Siegel, Jason Wavering.
A quorum was present.

Staff members Present: City Planner Steve Pamperin; Building Code Official Alex Winkler; and City Clerk Deborah Muller.

Chairman *Pro Tem* Volk welcomed everyone and explained that the meeting was being tape-recorded and explained the Board's procedures.

Chairman *Pro Tem* Volk explained the order that would be observed after presentation of the petition:

1. Questions from the Board and Petitioner response.
2. Questions from the audience and Petitioner response.
3. Anyone present wishing to speak in favor of the petition.
4. Anyone present wishing to speak against the petition.
5. Petitioner response.

6. Board Discussion.
7. Call for a vote.

The next order of business was approval of the minutes.

A **motion** was made by Jill Nilsen and seconded by Pat Adair to approve the **Minutes** from the regular meeting of the Board of Zoning and Appeals & Planning on March 1, 2018.

A Roll Call vote showed Board Members Adair, Nilsen, Wood, and Chairman Pro Tem Volk voting in favor of the motion.

Motion carried with 4-Yeas, 0-Nays.

A **motion** was made by Pat Adair and seconded by Jill Nilsen to approve the **Minutes** from the regular meeting of the Board of Zoning and Appeals & Planning on May 16, 2019.

A Roll Call vote showed Board Members Adair, Nilsen, Wood, and Chairman Pro Tem Volk voting in favor of the motion.

Motion carried with 4-Yeas, 0-Nays.

Chairman Pro Tem Volk then introduced Item #4 on the agenda:

Item 4. The Petition of Paul and Lorie Conlin for the following variance: Title 10, Chapter 7, Section 4 – Accessory Buildings and Structures including but not limited to: 10-1-3(A)(3) to allow a 1,196 square foot (26' x 46') accessory structure in the R-1 Single Family Residence District;

all on a tract of land described as:

LOT 5 IN BLOCK "B" IN HARLEY JOBE'S EASTERN ADDITION, SECTION 2, IN THE CITY OF CHARLESTON, COLES COUNTY, ILLINOIS.

EXCEPTING THEREFROM ANY INTEREST OR ESTATE IN THE MINERALS UNDERLYING THE SURFACE OF THE LAND WHICH MAY HAVE BEEN HERETOFORE CONVEYED OR RESERVED, AND ALL RIGHTS AND EASEMENTS IN FAVOR OF ANY SUCH MINERAL INTEREST OR ESTATE.

More commonly known as: 2451 HARRISON AVENUE, CHARLESTON, ILLINOIS 61920. PROPERTY TAX IDENTIFICATION NO. 02-1-02150-000.

Chairman *Pro Tem* Volk advised the Petitioners that they would be given the opportunity to request a continuance before they presented their request and then again before the Board voted on their request should they choose to do so.

City Planner Pamperin explained that the Board was a recommending Board only. For a favorable recommendation to Council, it would require 4 affirmative votes, which meant all of the members present. If the Petitioners would like to make a request for a continuance to allow for more board members to be present they would have the opportunity to do so at this time.

Chairman *Pro Tem* Volk asked that those wishing to speak be sworn in at that time and proceeded to swear them in *en masse*. She noted that they would need to approach the podium and state their names and addresses for the record when they spoke.

Petitioners Paul and Lorie Conlin, said that they were the owners of 2451 Harrison Avenue. They were asking for approval of a variance of the maximum size of accessory buildings on their property. Mr. and Mrs. Conlin's proposal was to construct an accessory building in the rear (north side) yard of their property which would be approximately 26' x 46' or a total of 1,196 square feet.

The property was zoned R-1 Single-Family Residential and maintained the existing single-family residential use. According to the City Code, accessory buildings on this property would be limited to 864 square. However, the proposed accessory building would be smaller than the house. The proposed 1-story accessory building would also have a new concrete driveway leading up to it. The building would have aesthetic features similar to the existing home, and the appearance of this addition should add value to the adjoining properties. The Conlins had received no objections from neighbors they had spoken with who lived immediately adjacent to their home.

The Petitioners further stated that the application met the requirements for a variance as described in Section 10-4-3(J)(4) of the Unified Development Code.

Chair *Pro Tem* Volk asked if anyone wished to speak in favor of the petition.

Jan Grewell, 2461 Harrison Avenue, said that prior to the Conlin's purchase of the home, the house had been in complete and utter disrepair, and the house and yard were totally neglected. The property was now well-maintained, and she was very happy that a nice, new family had moved in next door. She felt they were an asset to the neighborhood.

Chair *Pro Tem* Volk asked if anyone else wished to speak in favor of the petition. No one spoke.

Chairman *Pro Tem* Volk asked if anyone wished to speak in opposition to the petition.

Margie Renshaw, 2444 Eastgate Drive South, was not able to attend the meeting in person, so she had submitted written comments to the Board and duly recorded in the record. Ms. Renshaw stated that the proposed structure was excessively large for the area and would negatively impact her property. Ms. Renshaw indicated that the proposed building would negatively impact the value of her property and the neighborhood.

Chair *Pro Tem* Volk noted that if there were no further comments, she would call for a motion on the petition.

A **motion** was made by Pat Adair and seconded by Jim Wood to approve the petition of Paul and Lorie Conlin for a variance to allow a 1196 Square-Foot Accessory Building at 2451 Harrison Avenue.

A Roll Call vote showed Board Members Adair, Nilsen, Wood, and Chairman Pro Tem Volk voting in favor of the motion.

Motion carried with 4-Yeas, 0-Nays.

City Planner Pamperin said that the petition would go before City Council with a favorable recommendation at 6:30 p.m. on Tuesday, June 18, 2019.

Mr. Pamperin explained that the Petitioners were welcome to be present at the time, but typically there would be no further testimony at the Council Meeting.

Old Business: None.

New Business: City Planner Pamperin said that there would be a meeting of the Board on September 16, 2019. There was another petition, and that information would be forthcoming soon.

Chairman *Pro Tem* Volk said she would entertain a motion to adjourn.

A **motion** was made by Pat Adair and seconded by Jim Wood to adjourn.

A Roll Call vote showed Board Members Adair, Nilsen, Wood, and Chairman *Pro Tem* Volk voting in favor of the motion.

Motion carried with 4-Yeas, 0-Nays.

Adjournment: 7:38 p.m.

Respectfully submitted,

Secretary *Pro Tem* Jill Nilsen

Deborah Muller
City Clerk/Recording Secretary