

**MINUTES
CITY OF WOODSTOCK
ZONING BOARD OF APPEALS
February 10, 2014
City Council Chambers**

The regular meeting of the City of Woodstock Zoning Board of Appeals was called to order at 7:00 PM by Chairman John Schuh on Monday, February 10, 2014 in the Council Chambers of Woodstock City Hall, 121 West Calhoun Street, Woodstock. A roll call was taken.

COMMISSION MEMBERS PRESENT: Chairman John Schuh, Lawrence Winters, Patrick Shea, Timothy Huffar

COMMISSION MEMBERS ABSENT: Howard Rigsby, Thomas Tierney

STAFF PRESENT: City Planner Nancy Baker

OTHERS PRESENT: City Clerk Dianne Mitchell

APPROVAL OF MINUTES:

Motion by P. Shea, second by L. Winters to approve the Minutes of the December 9, 2013 Woodstock Zoning Board of Appeals meeting as presented. Ayes: P. Shea, Chairman Schuh, L. Winters, T. Huffar. Nays: None. Absentees: H. Rigsby, T. Tierney. Abstentions: None. Motion carried.

NEW BUSINESS

Chairman Schuh opened the Public Hearing at 7:02 PM.

A. **1040 Lake Ave**—Variation to construct two building additions that extend five feet into side yard building setback.

Chairman Schuh swore in Paul Glenn, PSTM Architecture and Niko Kanakaris, Operator of Red Mill.

Chairman Schuh stated that the Board had approved the temporary parking lot with lighting but no paving about six months ago and he then questioned how the other parking lot addition was approved. N. Baker advised that it was done as a permit because it wasn't required parking.

P. Glenn stated that the proposal is for two additions, one to the front of the building and one to the right of the building if you are facing Red Mill. He reported that there currently is a 10 foot setback and they would like a variation of 5 feet on the setback. He stated that the existing building has been there for quite awhile and they would like to bring it up to handicap accessibility standards. He stated that there is a ramp to the front entrance but the bathrooms aren't handicap accessible. He advised that the front addition is to bring the building up to compliance and will include handicap accessible bathrooms and a larger waiting area. He stated that the side addition is an additional dining area. He advised that the handicap parking would be up front.

Chairman Schuh questioned if parking will be affected and P. Glenn advised that they will lose four stalls but noted that they exceed the parking requirements.

Chairman Schuh stated for the record that no one was in attendance at the meeting to make any comments or refute the petition.

P. Glenn reviewed an interior diagram of the additions with the Board. He stated that they would like to blend the additions in with the existing building that is there.

Chairman Schuh questioned if the adjacent property is owned by the same person. P. Glenn advised that it is not. Chairman Schuh asked if proper notification was given and N. Baker affirmed and stated that the City did not hear anything back.

N. Kanakaris advised that he has a lease on the property next door for the next ten years and noted that they now have a lot of extra parking.

P. Shea questioned if they tried to stay out of the setback. P. Glenn advised that they would end up taking more parking off of the front noting that they explored the option but found they would lose the handicap stalls in front. He stated that their design gets the handicap stalls right up front.

Motion T. Huffar, second P. Shea to close the Public Hearing at 7:11 PM. Ayes: P. Shea, Chairman Schuh, L. Winters, T. Huffar. Nays: None. Absentees: H. Rigsby, T. Tierney. Abstentions: None. Motion carried.

The Findings of Fact were completed by the Zoning Board of Appeals and are attached to these minutes.

Motion by L. Winters, second by T. Huffar to approve the variations of Section 7A.3, Bulk and Area Requirements of the Unified Ordinance to allow construction of two additions to extend up to five feet into the required side yard setback as depicted on the applicant's site plan. Ayes: P. Shea, Chairman Schuh, L. Winters, T. Huffar. Nays: None. Absentees: H. Rigsby, T. Tierney. Abstentions: None. Motion carried.

ADJOURNMENT

Motion by P Shea, second by T. Huffar to adjourn the February 10, 2014 Zoning Board of Appeals meeting at 7:15 PM. Ayes: P. Shea, Chairman Schuh, L. Winters, T. Huffar. Nays: None. Absentees: H. Rigsby, T. Tierney. Abstentions: None. Motion carried.

Respectfully Submitted,

Dianne Mitchell
City Clerk