

AGENDA
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING - 4:00 P.M.
WEDNESDAY, JANUARY 18, 2017
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

A public comment period not to exceed thirty (30) minutes will be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, Committee of the Whole meetings, meetings of committees and/or task forces (hereinafter "committees") created by the City Council, work sessions, and special meetings of the City Council. Nothing herein shall prohibit the combination of meetings, at which only one public comment period will be allowed.

Anyone desiring to address the Board, Commission, Committee or City Council, as applicable, must complete a public comment card at least five (5) minutes before the start time of the meeting. Public comment cards shall be made available at the location of the meeting by City staff at least 15 minutes prior to the start time of the meeting. The person must include their name, and any other desired contact information, although said person shall not be required to publicly state their address information. If more than five individuals desire to make a public comment, the order of speakers shall be by random draw. If an individual is not able to speak due to the time limitation and said individual still desires to address the individuals at a future meeting of the same type, said individual shall be entitled to speak first at the next meeting of the same type. (Ordinance No. 2015-46))

5. MINUTES: Consideration, review and approval of Minutes from the December 21, 2016 meeting.

6. REGULAR AGENDA

A. 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. **(Ward 1)**
City Council Date: February 27, 2017

B. SP-02-16 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. **(Ward 6)**.
City Council Date: February 27, 2017

C. Z-01-17 Consideration, review and approval of the petition for variances submitted by Bloomington Public Schools, District 87 for the property located at 1316 W. Market Street 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. (**Ward 6**).

D. 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. (**Ward 9**).

7. OTHER BUSINESS

8. NEW BUSINESS

9. ADJOURNMENT

For further information contact:

Katie Simpson, City Planner

Department of Community Development

Government Center

115 E. Washington Street, Bloomington, IL 61701

Phone: (309) 434-2226 Fax: (309) 434-2857

E-mail: ksimpson@cityblm.org

DRAFT MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
Wednesday, December 21, 2016, 4:00 P.M.
Council Chambers, City Hall
109 East Olive Street, Bloomington, Illinois

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

Members absent: Mr. Brown, Mr. Butts

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

At 4:00PM, Mr. Dabareiner called the roll. With five members in attendance, a quorum was present. City staff introduced themselves.

PUBLIC COMMENT None

The Board reviewed the minutes from November 16, 2016. Two small clarifying edits were requested by Mr. Kearney. A motion to approve the minutes as amended was made by Ms. Meek; 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.

SP-06-16 Consideration, review and approval of a special use petition submitted by the Laborers' Home Development Corp requesting Multi-Family Townhouses in the B-1 District for the property located at 902 Martin Luther King Jr. Drive, approximately 12.58 acres.

Chairman Briggs introduced the case. Ms. Simpson stated the petitioner has withdrawn the application. Chairman Briggs asked if any member of the audience was present for that case; there were none. No further action was taken.

SP-07-16 Consideration, review and approval of a special use petition submitted by Central Illinois Grain Inspection, Inc. requesting a lesser nonconforming use in the R-1C district for the property located at 802 N Morris Ave.

Chairman Briggs introduced the case. Mr. Travis Thacker, 2305 Knollbrook Way, was sworn in to represent the petitioner. Mr. Thacker stated he owned the property, which has always been a nonconforming business use in a residential district. He gave a history of the commercial uses of the building. He stated the proposed use is a grain inspection company, who will lease the property, but it needs a special use. He compared it with the current business usage which had more employees and customers visiting than would the proposed use.

Mr. Art Mayer, 1 London Court, was sworn in. Mr. Mayer stated he is the former owner of a business at 1102 W. Locust. He added that the outgoing business presented no problems and he supports the proposed use.

Mr. Bullington asked Mr. Boyle if the ZBA can act on this with the petitioner not present. Mr. Boyle stated in the affirmative.

Ms. Simpson provided the staff presentation and stated she is recommending in favor of the special use. She showed photographs of the location and surrounding uses, and confirmed the residential zoning. She noted the proximity of the nearby grain elevators. She stated the petitioner is proposing no external changes to the building. She noted the petitioner will have a vermin control program in place. Ms. Simpson pointed out the continued use of the parking area located in the parkway. She reviewed the standards and stated she believes they are met. Mr. Simeone asked whether there will be traffic from customers bringing their own grain samples; Ms. Simpson replied that there would be a few but the business largely depended on their employees to transport the grain samples.

The special use was **approved** unanimously with the following votes recorded: Mr. Bullington—yes; Mr. Kearney—yes; Ms. Meek—yes; Mr. Simeone—yes; Chairman Briggs—yes.

Z-47-16 Consideration, review and approval of the petition for a variance submitted by William R. Tetreault for the property located at 1316 W. Market Street to allow an accessory structure to be less than three (3) feet from the side lot line.

Chairman Briggs introduced the case. Mr. William Tetreault, 1316 W. market, was sworn in. Mr. Tetreault provided background on the old shed which has been damaged in a storm. He explained how he began work without a permit and stopped work after he was informed of the requirement and the fact that a three foot setback was required. He stated he needs a variance to build the shed where the prior one was located, less than one foot from the property line. He looked at moving the shed on the slab but it would still require a variance.

Ms. Simpson presented staff's report and recommend in favor of the variance request. She noted that the existing slab will not be relocated so the petitioner could rebuild where the prior shed was located. She stated given the slope of the property and the narrowness of the lot, finding a conforming location would be challenging. She provided an overview of the neighborhood and surrounding properties. She added that the shed complies with all other requirements for bulk and distance from the principle structure. Ms. Simpson reviewed the standards for a variance and concludes there is a physical hardship associated with any other location on the property.

Mr. Bullington stated he believes the standards are met, so the variance should be granted. The variance was **approved** unanimously with the following votes recorded: Mr. Bullington—yes; Mr. Kearney—yes; Ms. Meek—yes; Mr. Simeone—yes; Chairman Briggs—yes.

OTHER BUSINESS:

Chairman Briggs asked about the status of the Planning and Zoning Commission. Mr. Dabareiner stated that the duties of the new commission are still be fully defined.

NEW BUSINESS:

Mr. Kearney asked if the zoning code accounts for “reasonable accommodation” for people with disabilities, whether that should be taken into consideration, and if the code needs to be amended. Mr. Dabareiner stated that the specific language is lacking but the ZBA can factor in “reasonable accommodation.” He added that the consultant revising the zoning code will be taking ADA requirements into consideration. Mr. Kearney asked if the specific language could be reviewed by zoning board members and Mr. Dabareiner replied in the affirmative.

ADJOURNMENT:

Mr. Bullington motioned to adjourn; seconded by Mr. Kearney. Meeting adjourned at 4:35PM following voice vote.

Respectfully,

Tom Dabareiner AICP
Community Development Director

**CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
JANUARY 18, 2017**

CASE NUMBER	SUBJECT:	TYPE	SUBMITTED BY:
SP-01-17	Westminster Village; 2025 E Lincoln Street	Special use for adult living facility in the R-3B district	Katie Simpson, City Planner

REQUEST

The petitioner desires to expand an existing adult living facility located in the R-3B district. An adult living facility requires a special use permit in this district and under Chapter 44, Section 10 of the City Code any time a special use is expanded, a new special use permit is required.

NOTICE

The application has been filed in conformance with applicable procedural and public notice was published in *The Pantagraph* on January 3, 2017.

GENERAL INFORMATION

Owner and Applicant: Westminster Village Inc.

LEGAL DESCRIPTION

See Exhibit A attached to this report

PROPERTY INFORMATION

Existing Zoning: R-3B, high density multifamily residential district
 Existing Land Use: adult living facility
 Property Size: approximately 44.16 acres (1,928,774 square feet)
 PIN: 21-11-301-014

Surrounding Zoning and Land Uses

Zoning

North: R-3A & R-3B, Multifamily Residential
 South: B-1, Highway Business District
 East: B-1, Highway Business District
 West: S-2, Public Lands and Institutions
 West: C-1, Office District
 West: R-3A, Multifamily Residential

Land Uses

North: duplexes, apartments
 South: retail, banks, hotel/condos
 East: offices
 West: school
 West: offices/medical
 West: apartments

Analysis

Submittals

This report is based on the following documents, which are on file with the Community Development Department:

1. Application for a special use
2. Site Plan
3. Aerial photographs
4. Site visit

PROJECT DESCRIPTION

The subject site is commonly known as Westminster Village Adult Living Facility, located at 2025 E. Lincoln Street. Westminster Village has existed at this site since its construction in 1977. The site is zoned R-3B, high density multifamily residential district. The R-3B district contemplates multifamily dwellings and mid-rise structures. It allows for densities up to seventy (70) dwelling units per acre and some less intense commercial uses and alternative residential accommodations with a special use permit. A special use is required to allow an adult living facility in this district. Westminster Village currently has a special use permit (Ord. 2010-12) which was approved in 2010 to allow additions/alteration to their building.

The petitioner desires to improve the property over the next decade by making the following additions: hybrid homes and a country club, remodeling the main entry way, adding a memory care facility, adding additional assisted living, and making additions to the Martin Health Center. Two future curb cuts will be added, one on Mercer Ave and one on E. Lincoln Street. The new entryway will take access on Mercer Ave. As per section 44.10 of the City's Zoning Ordinance, a new special use permit is required for the expansion.

Link to the Comprehensive Plan:

The future land use map in the City of Bloomington Comprehensive Plan 2035 identifies this area as “special residential activities” and the proposed expansion aligns with the goals of “creating a lifelong community by fostering housing stock that meets the needs of residents of all ages and abilities (H-1.3)”

Action by the Board of Zoning Appeals.

For each special use application the Zoning Board of Appeals shall report to the Council its findings of fact and recommendations, including the stipulations of additional conditions and guarantees, when they are deemed necessary for the protection of the public interest or to meet the standards as specified herein. No special use application shall be recommended by the Zoning Board of Appeals for approval unless such Board shall find:

- 1. that the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;** the property is approximately 44.16 acres and the proposed expansion complies with city code. The additions complement the existing adult living facility and will not be detrimental to surrounding property owners. The proposed additions are compatible with the vision in the comprehensive plan and surrounding uses. The petitioner has already taken precautions to ensure the environmental impacts of the development are low, including accommodations for storm water detention and incorporating sustainable technologies such as geothermal. The standard is met.
- 2. that the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;** the property has existed as an adult living facility for many years. It is surrounded by multifamily residential and business uses. The proposed expansion is compatible with the neighboring uses and the petitioner is

expected to comply with city requirements for detention, parking, etc. Staff does not anticipate any impairment of the neighboring uses due to this special use permit. The standard is met.

3. **that the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;** the R-3B zoning district allows for adult living facilities with a special use permit and Westminster Village has existed as an adult living facility for decades. The proposed improvements are secondary to the residential use of the property. The proposed density is compatible with the zoning district and surrounding uses. Additionally Westminster Village serves as a buffer between the lower density residential districts to the north and the business district and state route to the south. The standard is met.
4. **that adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;** the property exists as an adult living facility and has adequate facilities, utilities and access. Parking and drainage will be provided for the new additions. The standard is met.
5. **that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;** two new ingress/egress access points are shown on the site plan, one on Mercer Ave and one on E. Lincoln Street. The proposed curb cuts are located far enough away from any existing intersections but require approval from the Engineering department before being constructed. The new and primary entrance will be on Mercer Ave. The standard is met.
6. **that the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals. (Ordinance No. 2006-137)** The property meets the bulk requirements of the R-3B district and the additional requirements for the special use permit as described in 44.10-4. The standard is met.

STAFF RECOMMENDATION:

Staff finds that the petition has met the Zoning Ordinance's standards required to allow a special use. Staff recommends **approval** of the requested **special use** for an expansion of a Senior Living Facility known as Westminster Village in the R-3B district for the property located at 2025 E. Lincoln Street, case SP-01-17

Respectfully submitted,

Katie Simpson, City Planner

Attachments:

- Draft Ordinance

Agenda Item A

- Exhibit A-Legal Description
- Petition
- Site Plan
- Aerial Photos
- Zoning Map
- Neighborhood Notice Map and List of Addresses Notified

ORDINANCE NO. _____

DRAFT

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR THE EXPANSION OF AN
EXISTING ADULT LIVING FACILITY, KNOWN AS WESTMINSTER VILLAGE, IN THE R-3B
DISTRICT
FOR PROPERTY LOCATED AT: 2025 E. LINCOLN AVE**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition requesting a Special Use Permit to allow for the expansion of an adult living facility in the R-3B District for certain premises hereinafter described in Exhibit(s) A; and

WHEREAS, the Bloomington Board of Zoning Appeals, after proper notice was given, conducted a public hearing on said petition; and

WHEREAS, the Bloomington Board of Zoning Appeals, after said public hearing made findings of fact that such Special Use Permit complies with the standards and conditions for granting such special permitted use for said premises as required by Chapter 44, Section 44.10-3C of the Bloomington, City Code, 1960; and

WHEREAS the City Council of the City of Bloomington has the power to pass this Ordinance and grant this special use permit.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Bloomington, McLean County, Illinois:

1. That the Special Use Permit to allow for the expansion of an adult living facility in the R-3B District for certain premises hereinafter described in Exhibit(s) A shall be and the same is hereby approved.
2. This Ordinance shall take effect immediately upon passage and approval.

PASSED this _____ day of _____, 20____.

APPROVED this _____ day of _____, 20____.

Mayor

ATTEST:

City Clerk

DESCRIPTION OF PROPERTY**Tract 1:**

That part of the Southwest Quarter of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, Mclean County, Illinois, which lies Northwest of the Northwesterly Right-of-Way Line of U.S. Route 66 (F.A. Route 5) as monumented and occupied and the East 2 acres of the Northeast Quarter of the Southeast Quarter of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, Mclean County, Illinois, excepting therefrom the following:

Exception No. 1:

Commencing at the Southeast corner of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, thence 708.4 feet Northerly along the Section line to the Point of Beginning, the said point being the point of intersection of the Section Line and the North Right of Way Line of U.S. 66, thence Northerly along the East Line of Section 10, a distance of 615 feet to an extension of the North Line of Bachenheimer Subdivision, thence Easterly along the said North Line of Bachenheimer Subdivision extended a distance of 26 feet to the proposed right of way line, thence Southerly along the proposed right of way line and parallel to the Section Line to the intersection of the North Line of U.S. 66, thence Southwesterly along the North Line of U.S. 66 to the Point of Beginning, EXCEPT that portion already a part of the public right of way.

Exception No. 2:

Commencing at the intersection of the East Line of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian and the North Line of U.S. 66, thence Northeasterly along the said North Line of U.S. 66 to the Point of Beginning, an intersection with the East Line of the proposed right of way, known as Exception No. 1; thence Northeasterly along the said U.S. 66 North Right of Way Line a distance of 30 feet, thence Northwesterly to an intersection with the said East Line of Exception No. 1 at a point 50 feet North of the Point of Beginning, thence Southerly a distance of 50 feet to the Point of Beginning.

Exception No. 3:

A strip of land 10 feet in Width East of and adjacent to the proposed East Right of Way Line of Exception No. 1 above described and extending in a Northerly direction from Exception 2 to the North property line of Bachenheimer Subdivision, extended.

Exception No. 4:

A part of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, Mclean County, Illinois, and a part of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, described as follows:

Beginning at the Northwest Corner of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, thence West 26 feet to the East side of the Blum and Livingston Road, thence South and parallel to the West line of Section 11, 268 feet, thence East 181.00 feet to a point 268.5 feet South of the North Line of the Southwest 1/4 of said Section 11, thence North 268.5 feet to a point on said North Line, said point being 167 feet East of the Point of Beginning, thence West 167 feet along said North Line to the Point of Beginning, EXCEPTING therefrom the South 74.5 feet thereof.

Exception No. 5:

Lot 1 and 2 in Garling Subdivision, a subdivision of a part of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, according to the Plat thereof recorded February 14, 1978 as Document No. 78-1787.

Exception No. 6:

Part of the Southwest 1/4 Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, Mclean County, Illinois, which lies Northwest of the Northwesterly right of way line of U.S. Route 66 (F.A. Route 5) as monumented and occupied, described as follows:

Commencing at a marker on the intersection of the North Line of said Southwest 1/4 of Section 11, and the Northwesterly Right of Way Line of said U.S. Route 66 (F.A. Route 5), thence West along the North Line of said Southwest 1/4 of Section 11, 380 feet, thence South 225 feet, thence Southeasterly 200 feet to a point on the Northwesterly Right of Way Line of said U.S. Route 66 (F.A. Route 5), thence Northeasterly along said Right of Way Line 450 feet to the Point of Beginning.

Exception No. 7:

Part of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, Mclean County, Illinois, which lies Northwest of the Northwesterly right of way line of U.S. Route 66 (F.A. Route 5) as monumented and occupied, described as follows:

Commencing at the intersection of the West Line of said Southwest 1/4 Section 11, and the North Line of U.S. Route 66, thence Northeasterly along the said North Right of Way Line of U.S. Route 66, 250 feet, thence North 180 feet, thence West 220 feet to a point on the East Right of Way Line of Mercer Avenue, thence South 250 feet to the point of beginning.

Exception No. 8:

Commencing at the Northwest Corner of the Southwest Quarter of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian in Mclean County, Illinois; thence South 56 feet along the West Line of said Section 11; thence Easterly 1942.94 feet parallel to the North Line of said Southwest Quarter Section to the Point of Beginning; thence Easterly 13.02 feet parallel to said North Line of said Southwest Quarter Section; thence Southeasterly to a point on the West Right of Way Line of Route F.A. 5, which is 65.76 feet Southerly from and at right angles to said North Line of said Southwest Quarter Section; thence Southwesterly along said West right of way line of Route F.A. 5 a distance of 10 feet; thence Northwesterly a distance of 50 feet to the Point of Beginning.

Exception No. 9:

That part conveyed to the City of Bloomington by Warranty Deed recorded April 16, 1982 as Document No. 82- 3063.

Exception No. 10:

Lot 1 in First Federal Subdivision to the City of Bloomington, according to the Plat thereof recorded August 18, 1994 as Document No. 94-22315, in Mclean County, Illinois.

Exception 11:

That part conveyed to the People of the State of Illinois, Department of Transportation, by Warranty Deed recorded October 16, 2000 as Document No. 2000R25926.

All in Mclean County, Illinois.

PETITION FOR A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT:

2025 E. Lincoln St. Bloomington, IL

State of Illinois)
)ss.
County of McLean)

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS

Now come(s) Westminster Village, Inc.

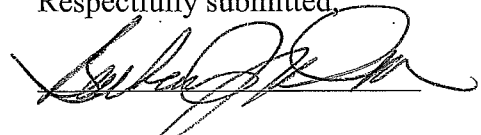
hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit(s) A, which is (are) attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents: receiver, executor (executrix); trustee, lease, or any other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises presently has a zoning classification of R-3B under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That under the provisions of Chapter 44, Section 44.6-30 of said City Code Westminster Village, Inc., are allowed as a special use in a R-3B zoning district;
4. That the establishment, maintenance, or operation of said special use on said premises will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
5. That said special use on said premises will not be injurious to the use and enjoyment of other property in the immediate vicinity of said premises for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
6. That the establishment of said special use on said premises will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the R-3B zoning district;

7. That the exterior architectural treatment and functional plan of any proposed structure on said premises will not be so at variance with either the exterior architectural treatment and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood adjacent to said premises;
8. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided to said premises for said special permitted use;
9. That adequate measures have been or will be taken to provide ingress and egress to and from said premises so designed as to minimize traffic congestion in the public streets; and
10. That said special permitted use on said premises shall, in all other respects, conform to the applicable regulations of the R-3B zoning district in which it is located except as such regulations may, in each instance, be modified by the City Council of the City of Bloomington pursuant to the recommendations of the Bloomington Board of Zoning Appeals.

WHEREFORE, your petitioner(s) respectfully pray(s) that said special use for said premises be approved.

Respectfully submitted,


CEO.

Barb Nathan, FAAMA
Executive Director

DESCRIPTION OF PROPERTY**Tract 1:**

That part of the Southwest Quarter of Section 11, Township 23 North, Range 2 East of the Third "Principal Meridian, McLean County, Illinois, which lies Northwest of the Northwesterly Right-of-Way Line of U.S. Route 66 (F.A. Route 5) as monumented and occupied and the East 2 acres of the Northeast Quarter of the Southeast Quarter of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, excepting therefrom the following:

Exception No. 1:

Commencing at the Southeast corner of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, thence 708.4 feet Northerly along the Section line to the Point of Beginning, the said point being the point of intersection of the Section Line and the North Right of Way Line of U.S. 66, thence Northerly along the East Line of Section 10, a distance of 615 feet to an extension of the North Line of Bachenheimer Subdivision, thence Easterly along the said North Line of Bachenheimer Subdivision extended a distance of 26 feet to the proposed right of way line, thence Southerly along the proposed right of way line and parallel to the Section Line to the intersection of the North Line of U.S. 66, thence Southwesterly along the North Line of U.S. 66 to the Point of Beginning, EXCEPT that portion already a part of the public right of way.

Exception No. 2:

Commencing at the intersection of the East Line of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian and the North Line of U.S. 66, thence Northeasterly along the said North Line of U.S. 66 to the Point of Beginning, an intersection with the East Line of the proposed right of way, known as Exception No. 1; thence Northeasterly along the said U.S. 66 North Right of Way Line a distance of 30 feet, thence Northwesterly to an intersection with the said East Line of Exception No. 1 at a point 50 feet North of the Point of Beginning, thence Southerly a distance of 50 feet to the Point of Beginning.

Exception No. 3:

A strip of land 10 feet in Width East of and adjacent to the proposed East Right of Way Line of Exception No. 1 above described and extending in a Northerly direction from Exception 2 to the North property line of Bachenheimer Subdivision, extended.

Exception No. 4:

A part of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, and a part of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, described as follows:

Beginning at the Northwest Corner of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, thence West 26 feet to the East side of the Blum and Livingston Road, thence South and parallel to the West line of Section 11, 268 feet, thence East 181.00 feet to a point 268.5 feet South of the North Line of the Southwest 1/4 of said Section 11, thence North 268.5 feet to a point on said North Line, said point being 167 feet East of the Point of Beginning, thence West 167 feet along said North Line to the Point of Beginning, EXCEPTING therefrom the South 74.5 feet thereof.

Exception No. 5:

Lot 1 and 2 in Garling Subdivision, a subdivision of a part of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, according to the Plat thereof recorded February 14, 1978 as Document No. 78-1787.

Exception No. 6:

Part of the Southwest 1/4 Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, which lies Northwest of the Northwesterly right of way line of U.S. Route 66 (F.A. Route 5) as monumented and occupied, described as follows:

Commencing at a marker on the intersection of the North Line of said Southwest 1/4 of Section 11, and the Northwesterly Right of Way Line of said U.S. Route 66 (F.A. Route 5), thence West along the North Line of said Southwest 1/4 of Section 11, 380 feet, thence South 225 feet, thence Southeasterly 200 feet to a point on the Northwesterly Right of Way Line of said U.S. Route 66 (F.A. Route 5), thence Northeasterly along said Right of Way Line 450 feet to the Point of Beginning.

Exception No. 7:

Part of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, which lies Northwest of the Northwesterly right of way line of U.S. Route 66 (F.A. Route 5) as monumented and occupied, described as follows:

Commencing at the intersection of the West Line of said Southwest 1/4 Section 11, and the North Line of U.S. Route 66, thence Northeasterly along the said North Right of Way Line of U.S. Route 66, 250 feet, thence North 180 feet, thence West 220 feet to a point on the East Right of Way Line of Mercer Avenue, thence South 250 feet to the point of beginning.

Exception No. 8:

Commencing at the Northwest Corner of the Southwest Quarter of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois; thence South 56 feet along the West Line of said Section 11; thence Easterly 1942.94 feet parallel to the North Line of said Southwest Quarter Section to the Point of Beginning; thence Easterly 13.02 feet parallel to said North Line of said Southwest Quarter Section; thence Southeasterly to a point on the West Right of Way Line of Route F.A. 5, which is 65.76 feet Southerly from and at right angles to said North Line of said Southwest Quarter Section; thence Southwesterly along said West right of way line of Route F.A. 5 a distance of 10 feet; thence Northwesterly a distance of 50 feet to the Point of Beginning.

Exception No. 9:

That part conveyed to the City of Bloomington by Warranty Deed recorded April 16, 1982 as Document No. 82-3063.

Exception No. 10:

Lot 1 in First Federal Subdivision to the City of Bloomington, according to the Plat thereof recorded August 18, 1994 as Document No. 94-22315, in McLean County, Illinois.

Exception 11:

That part conveyed to the People of the State of Illinois, Department of Transportation, by Warranty Deed recorded October 16, 2000 as Document No. 2000R25926.

All in McLean County, Illinois.

PIN: 21-11-301-014



Xref File: I:\Projects\160431.01 - Westminster Expansion Site\Drawings\DWG\02_Landscape - 160431.dwg | 12/16/2016 9:52 AM |
 | Detail | 1/20/16 10:04:03 AM - Westminster Expansion Site.dwg | 04 - Drawings | DWG | 02_Landscape - 160431.dwg | 12/16/2016 9:52 AM |

WESTMINSTER VILLAGE
2205 EAST LINCOLN ST.
BLOOMINGTON, IL 61701
 PRDG PROJECT# 141037

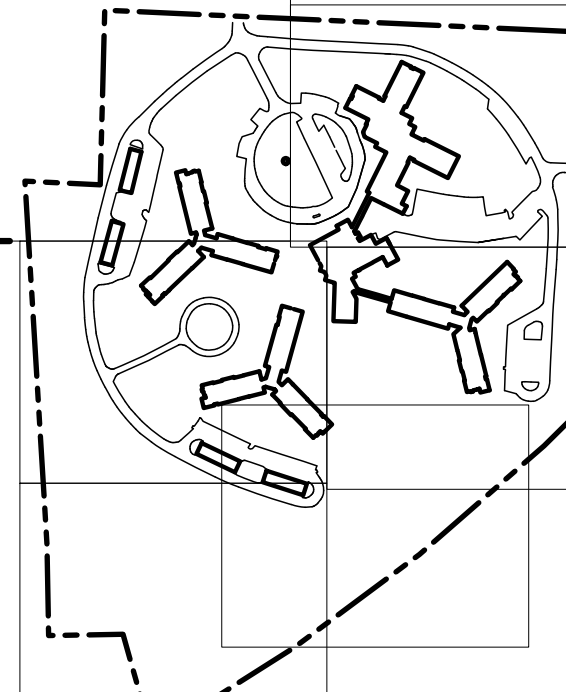
DESIGN DEVELOPMENT

09.29.2016

PROGRESS SET FOR REVIEW ONLY
 THESE DOCUMENTS ARE FOR
 DESIGN REVIEW AND NOT
 INTENDED FOR CONSTRUCTION,
 BIDDING, OR PERMIT PURPOSES.
 THEY WERE PREPARED BY OR
 UNDER SUPERVISION OF:
 PAUL DONALDSON
 LICENSE NO. 16578

NOT FOR CONSTRUCTION

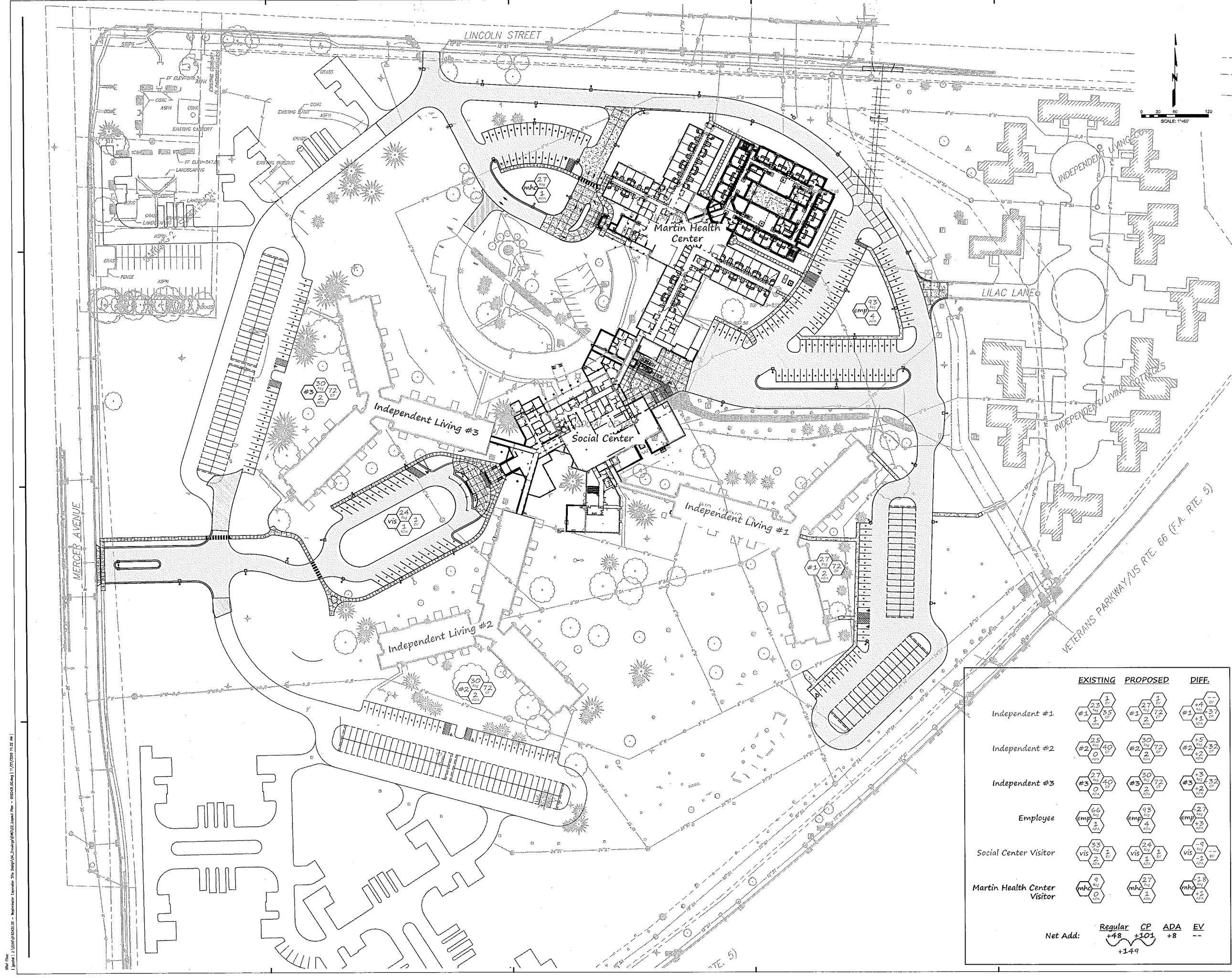
KEY PLAN



NO.	ISSUE	DATE
REVISIONS		

Title
Site Plan Overall

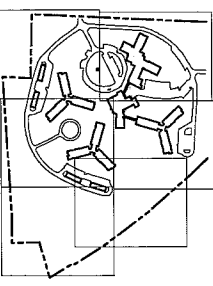
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1



PROGRESS SET FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW AND NOT
INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
THEY WERE PREPARED BY OR
UNDER SUPERVISION OF:
PAUL KOWALSKON
LICENSE NO. 16578

NOT FOR CONSTRUCTION

KEY PLAN



NO.	ISSUE	DATE

REVISIONS

Title
Proposed Parking Exhibit

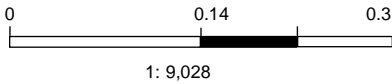
Sheet
C2.1

	EXISTING	PROPOSED	DIFF.
Independent #1			
Independent #2			
Independent #3			
Employee			
Social Center Visitor			
Martin Health Center Visitor			
Net Add:	Regular +48 CP +101 ADA +8 EV -- +149		

Plot File: I:\proj14\141037\141037.dwg
Plot Date: 11/17/2016 11:32 AM
User: Administrator
Printer: HP DesignJet 2400
Scale: 1/8" = 1'-0"



Aerial View of 2025 E. Lincoln Street, Westminster Village, Adult Living Facility in R-3B District

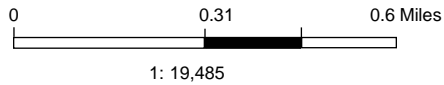
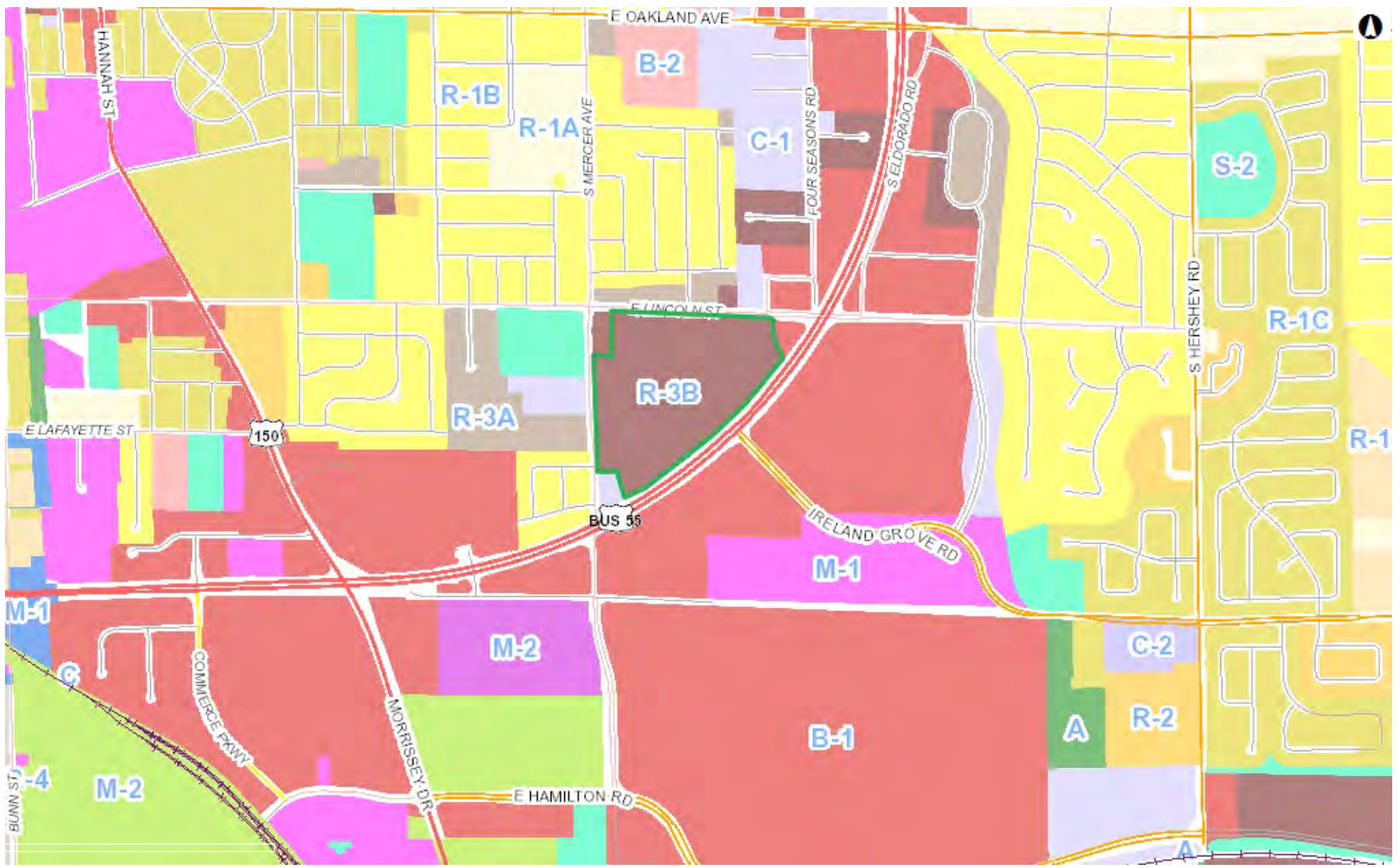


By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement: <http://www.McGIS.org/License>

Notes



Zoning map for 2025 E. Lincoln Street, Westminster Village, Adult Living Facility in the R-3B District



By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement: <http://www.McGIS.org/License>

Notes

20857138
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE

Public Notice is hereby given that the Zoning Board of Appeals will hold a public hearing on Wednesday January 18, 2017 at 4:00 PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois to hear testimony on a petition submitted by Westminster Village, Inc., requesting approval of a Special Use Permit to allow for the expansion of a Senior Living Facility known as Westminster Village in a R-3B, Multiple Family Residence District, on property located at 2025 E. Lincoln St.

LEGAL DESCRIPTION: Exhibit A

Tract 1:

That part of the Southwest Quarter of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, which lies Northwest of the Northwesterly Right-of-Way Line of U.S. Route 66 (F.A. Route 5) as monumented and occupied and the East 2 acres of the Northeast Quarter of the Southeast Quarter of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, excepting therefrom the following:

Exception No. 1:

Commencing at the Southeast corner of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, thence 708.4 feet Northerly along the Section line to the Point of Beginning, the said point being the point of intersection of the Section Line and the North Right of Way Line of U.S. 66, thence Northerly along the East Line of Section 10, a distance of 615 feet to an extension of the North Line of Bachenheimer Subdivision, thence Easterly along the said North Line of Bachenheimer Subdivision extended a distance of 26 feet to the proposed right of way line, thence Southerly along the proposed right of way line and parallel to the Section Line to the intersection of the North Line of U.S. 66, thence Southwesterly along the North Line of U.S. 66 to the Point of Beginning, EXCEPT that portion already a part of the public right of way.

Exception No. 2:

Commencing at the intersection of the East Line of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian and the North Line of U.S. 66, thence Northeasterly along the said North Line of U.S. 66 to the Point of Beginning, an intersection with the East Line of the proposed right of way, known as Exception No. 1; thence Northeasterly along the said U.S. 66 North Right of Way Line a distance of 30 feet, thence Northwesterly to an intersection with the said East Line of Exception No. 1 at a point 50 feet North of the Point of Beginning, thence Southerly a distance of 50 feet to the Point of Beginning.

Exception No. 3:

A strip of land 10 feet in Width East of and adjacent to the proposed East Right of Way Line of Exception No. 1 above described and extending in a Northerly direction from Exception 2 to the North property line

Public Notices

of Bachenheimer Subdivision, extended.

Exception No. 4:

A part of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, and a part of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, described as follows: Beginning at the Northwest Corner of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, thence West 26 feet to the East side of the Blum and Livingston Road, thence South and parallel to the West line of Section 11, 268 feet, thence East 181.00 feet to a point 268.5 feet South of the North Line of the Southwest 1/4 of said Section 11, thence North 268.5 feet to a point on said North Line, said point being 167 feet East of the Point of Beginning, thence West 167 feet along said North Line to the Point of Beginning, EXCEPTING therefrom the South 74.5 feet thereof.

Exception No. 5:

Lot 1 and 2 in Garling Subdivision, a subdivision of a part of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, according to the Plat thereof recorded February 14, 1978 as Document No. 78-1787.

Exception No. 6:

Part of the Southwest 1/4 Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, which lies Northwest of the Northwesterly right of way line of U.S. Route 66 (F.A. Route 5) as monumented and occupied, described as follows: Commencing at a marker on the intersection of the North Line of said Southwest 1/4 of Section 11, and the Northwesterly Right of Way Line of said U.S. Route 66 (F.A. Route 5), thence West along the North Line of said Southwest 1/4 of Section 11, 380 feet, thence South 225 feet, thence Southeasterly 200 feet to a point on the Northwesterly Right of Way Line of said U.S. Route 66 (F.A. Route 5), thence Northeasterly along said Right of Way Line 450 feet to the Point of Beginning.

Exception No. 7:

Part of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, which lies Northwest of the Northwesterly right of way line of U.S. Route 66 (F.A. Route 5) as monumented and occupied, described as follows: Commencing at the intersection of the West Line of said Southwest 1/4 Section 11, and the North Line of U.S. Route 66, thence Northeasterly along the said North Right of Way Line of U.S. Route 66, 250 feet, thence North 180 feet, thence West 220 feet to a point on the East Right of Way Line of Mercer Avenue, thence South 250 feet to the point of beginning.

Exception No. 8:

Commencing at the Northwest Corner of the Southwest Quarter of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois; thence South 56 feet along the West Line of said Section 11; thence Easterly 1942.94 feet parallel to the North Line of said Southwest Quarter Section to the Point of Beginning; thence Easterly 13.02 feet parallel to said North Line of said Southwest Quarter Section; thence Southeasterly to a point on the West Right of Way Line of Route F.A. 5, which is 65.76 feet Southerly from and at right angles to said North Line of said Southwest Quarter Section; thence Southwesterly along said West right of way line of Route F.A. 5 a distance of 10 feet; thence Northwesterly a distance of 50 feet to the Point of Beginning.

Exception No. 9:

That part conveyed to the City of Bloomington by Warranty Deed recorded April 16, 1982 as Document No. 82-3063.

Exception No. 10:

Lot 1 in First Federal Subdivision to the City of Bloomington, according to the Plat thereof recorded August 18, 1994 as Document No. 94-22315, in McLean County, Illinois.

Exception 11:

That part conveyed to the People of the State of Illinois, Department of Transportation, by Warranty Deed recorded Octo-

Public Notices

ber 16, 2000 as Document No. 2000R25926.

All in McLean County, Illinois.
PIN: 21-11-301-014

All interested persons may present their views upon such matters pertaining thereto. Said Petition and all accompanying documents are on file and available for public inspection in the Office of the City Clerk.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five (5) days before the hearing.

The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Cherry Lawson
City Clerk

Published in the Pantagraph:
January 3, 2017



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701

December 29, 2016

Dear Property Owner or Resident:

The Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, January 18, 2017 at 4:00 p.m. in the City Hall City Council Chambers, 109 E. Olive St., Bloomington, Illinois, for a petition submitted by Westminster Village Inc. for the approval a special use permit for the property located at 2025 E. Lincoln Street at which time all interested persons may present their views upon such matters pertaining thereto.

REQUEST

The petitioner is requesting a special use permit to allow for the expansion of a senior living facility, known as Westminster Village Inc., in the R-3B District.

The petitioner or his/her Counsel/Agent must attend the meeting. A legal description of the subject property is attached to this letter.

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon matters pertaining to the requested special use during the public hearing. Communications in writing in relation thereto may be filed with the Department of Community Development, or at such hearing. In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may email me at ksimpson@cityblm.org or call me at (309) 434-2226.

Sincerely,

Katie Simpson
City Planner

Attachments:

Legal description of the subject property
Map of notified properties within 500 ft of subject property

DESCRIPTION OF PROPERTY**Tract 1:**

That part of the Southwest Quarter of Section 11, Township 23 North, Range 2 East of the Third "Principal Meridian, McLean County, Illinois, which lies Northwest of the Northwesterly Right-of-Way Line of U.S. Route 66 (F.A. Route 5) as monumented and occupied and the East 2 acres of the Northeast Quarter of the Southeast Quarter of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, excepting therefrom the following:

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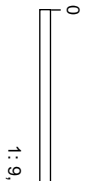
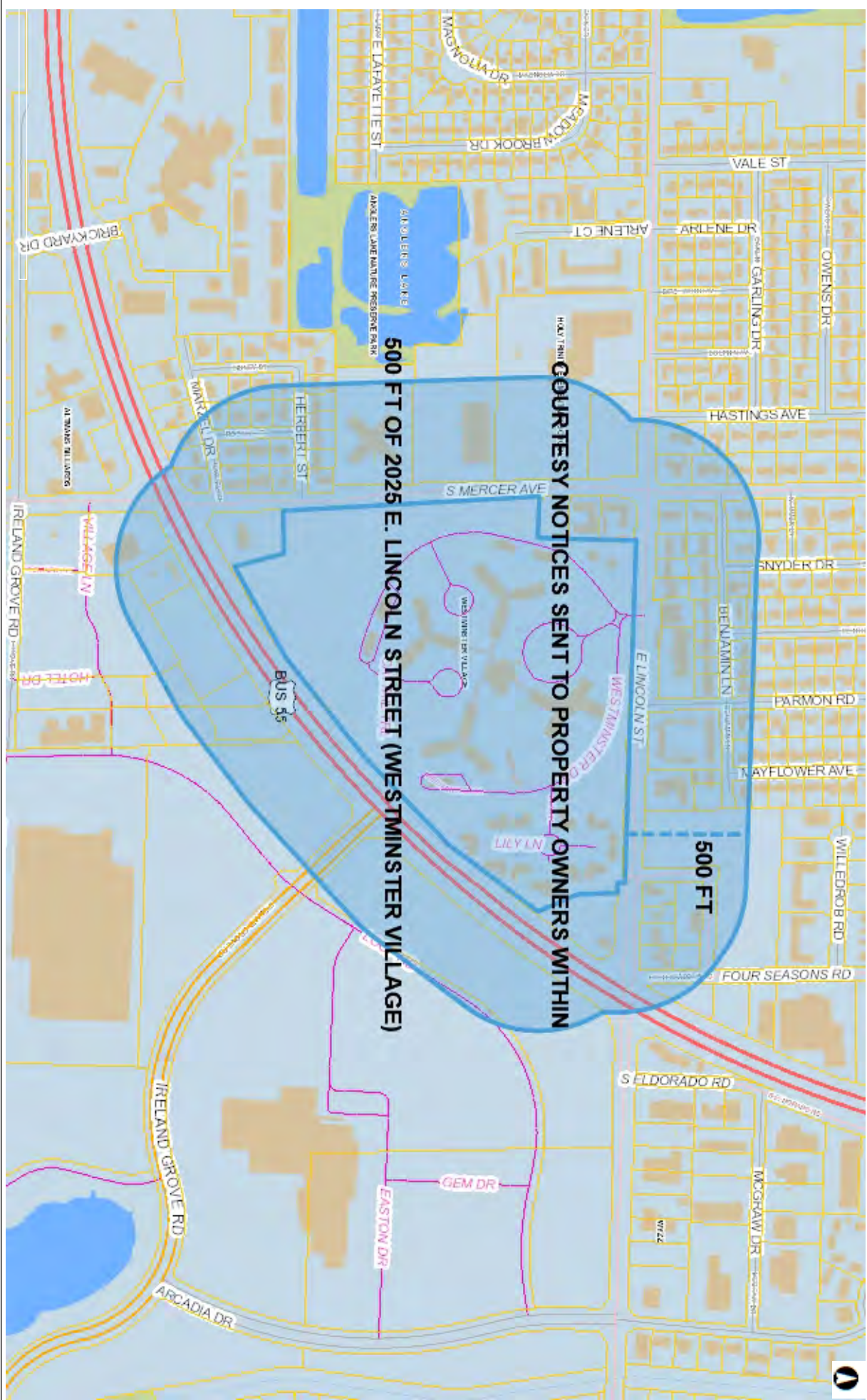
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All in McLean County, Illinois.

PIN: 21-11-301-014

PUBLIC HEARING FOR A SPECIAL USE PERMIT TO EXPAND A SENIOR LIVING FACILITY IN THE R-3B DISTRICT



0 0.14 0.3 Miles

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Printed: 12/29/2016 10:17:43 AM

Notes

MCLEAN COUNTY LAND TRUST
% BEN MAU 1 LATEER DR
NORMAL IL 617613925

LIVING TR CRUZ
% HAROLD HOEFERLE 912 N LINDEN ST
BLOOMINGTON IL 617013353

HIGHLAND PARK CVS LLC
%CVS CAREMARK CORP % PROP MGT 1
CVS DR
WOONSOCKET RI 02895

STATE FARM MUTUAL AUTO INS
1 STATE FARM PLAZA
BLOOMINGTON IL 61701

CENTRAL ILLINOIS NEUROSCIENCE
FUND INC
1015 S MERCER AVE
BLOOMINGTON IL 617017107

RONALD G KOLLOFF
1101 S MERCER AVE
BLOOMINGTON IL 617017109

MARK D WITT
1102 Rosalie St
Bloomington IL 617017120

WILLIAM & MEGAN OWENS
1103 ROSALIE ST
BLOOMINGTON IL 617017119

JOHN P PENN
1104 ROSALIE ST
BLOOMINGTON IL 617017120

JAMES E GOODMAN SR
1104 SIDNEY ST
BLOOMINGTON IL 617017122

STEVEN BURTON
1105 ROSALIE ST
BLOOMINGTON IL 617017119

KYLE GREEN
1106 ROSALIE ST
BLOOMINGTON IL 617017120

HAROLD FOWLER M/M
1106 SIDNEY ST
BLOOMINGTON IL 617017122

DIANA & MATTHEW MATIGIAN
1143 N KENILWORTH AVE
OAK PARK IL 603021215

JEFFREY D WILSON
1201 S MERCER AVE
BLOOMINGTON IL 617017111

GERALD W MILLER
1203 S MERCER
BLOOMINGTON IL 61701

ROSEMARY T KELLEY
1205 S MERCER AVE
BLOOMINGTON IL 617017111

ROGER MONKE
1214 TOWANDA AVE 2ND FL
BLOOMINGTON IL 617013483

RANDY BUTTS
1219 E EMERSON ST
BLOOMINGTON IL 617012007

HELEN W PETRY
1225 HAVENDALE BLVD NW APT 130
WINTER HAVEN FL 338811303

EUGENE D MARTIN
16 DERBY WAY
BLOOMINGTON IL 617042820

%LAWRENCE B IRWIN MNG GEN
PRTNR APARTMENT INVESTORS XVI LP
1628 W COLONIAL PKWY
INVERNESS IL 600671226

% LAWRENCE B IRWIN MG GEN PRTNR
APARTMENT INVESTORS XVI LP
1628 W COLONIAL PKWY
INVERNESS IL 600671226

%LAWRENCE B IRWIN MNG GEN
PRTNR APARTMENT INVESTORS XVI LP
1628 W COLONIAL PKWY
INVERNESS IL 600671226

FRED & NANCY ESKEN
1904 HERBERT
BLOOMINGTON IL 61701

SUSAN K REESER
1905 HERBERT ST
BLOOMINGTON IL 617017101

JERRY FUNK
1906 MARZEL DR
BLOOMINGTON IL 617017144

BEVERLY EDGERTON
1907 HERBERT
BLOOMINGTON IL 61701

DONALD E PARKER
1908 HERBERT ST
BLOOMINGTON IL 617017102

CLARA L & JAMES L MOORE
1908 MARZEL DR
BLOOMINGTON IL 617017144

DENNIS A ABBOTT
1909 MARZEL DR
BLOOMINGTON IL 617017105

MADLINE & LUCAS ROGERS BUTTITTA
1912 Herbert St
Bloomington IL 617017102

SALLY S HOFFMAN
2003 Kemmer Ln
Bloomington IL 617015804

MICHAEL BALLAGH
2008 BENJAMIN LN
BLOOMINGTON IL 617015984

BETTY A VANDEGRAFT
2101 BENJAMIN LN
BLOOMINGTON IL 617015916

RICHARD D IZZI
2104 BENJAMIN LN
BLOOMINGTON IL 61701

DARWIN STEIDINGER
2218 E LINCOLN ST
BLOOMINGTON IL 617015910

ANGLERSBLOOM LP
666 DUNDEE RD STE 1102
NORTHBROOK IL 600622735

ATTN: HAROLD JENKINS TRI-JEN, INC.
7211 N KNOXVILLE AVE
PEORIA IL 616142077

FOUR SEASONS CHURCH OF CHRIST
909 FOUR SEASONS RD
BLOOMINGTON IL 61701

RONALD A BURK
1910 HERBERT ST
BLOOMINGTON IL 617017102

JEANNE K ALEXANDER
1913 MARZEL DR
BLOOMINGTON IL 617017105

MICHAEL & LAURA FREYMAN
2005 BENJAMIN LN
BLOOMINGTON IL 617015905

SAM & NITAYA KNECHT
2009 BENJAMIN LN
BLOOMINGTON IL 617015905

PAULA J PORTER
2102 Benjamin Ln
Bloomington IL 617015917

CORY SPERA
2106 BENJAMIN
BLOOMINGTON IL 61701

AMERICAN APARTMENTS DEV LLC
2309 E EMPIRE ST STE 600
BLOOMINGTON IL 617048636

HOLY TRINITY CHURCH
704 N MAIN ST
BLOOMINGTON IL 61701

KENT TAULBEE
8 Ridgemont Rd
Normal IL 617613970

ERICA LARKIN
909 SNYDER DR
BLOOMINGTON IL 617015822

STACY PAUL
1911 MARZEL DR
BLOOMINGTON IL 617017105

RICHARD JAMES BLAIR M/M
2001 BENJAMIN LN
BLOOMINGTON IL 617015905

NORMAN L WINGLER
2007 BENJAMIN LN
BLOOMINGTON IL 617015905

VILLAGE WESTMINSTER
2025 E LINCOLN ST
BLOOMINGTON IL 617015995

CHARLES D NOBLES, TRUSTEE
2103 Benjamin Ln
Bloomington IL 617015916

DARWIN STEIDINGER
2213 BENJAMIN LN
BLOOMINGTON IL 61701

RALPH A ENDRESS
311 S MAIN ST
NORMAL IL 617615821

HOLY TRINITY CHURCH
704 N MAIN ST
BLOOMINGTON IL 61701

DONALD & VICKY MELFORD
908 SNYDER DR
BLOOMINGTON IL 61701

ANNE FLEER
910 S MERCER
BLOOMINGTON IL 61701

FRED J THOMAS
910 SNYDER DR
BLOOMINGTON IL 617015823

CARROLL J MC CORMICK
913 REINTHALER RD
BLOOMINGTON IL 617015816

SARA KNIGHT
914 S MERCER AVE
BLOOMINGTON IL 61701

LAIRD & NANCY MACDONALD
916 MAYFLOWER
BLOOMINGTON IL 61701

LINDA S LUSH
918 HASTINGS DR
BLOOMINGTON IL 617017130

GREG A & SUSAN E ANVICK
911 S MERCER AVE
BLOOMINGTON IL 617017132

CHRISTOPHER D & COURTNEY A
PARMLEY
914 HASTINGS DR
BLOOMINGTON IL 617017130

KAREN J KINDIG
915 MAYFLOWER AVE
BLOOMINGTON IL 617015924

JAMES A & SANDRA L GOTTSCHALK
916 PARMON RD
BLOOMINGTON IL 617015809

BUSEY BANK VETERANS
ATTN: ACCOUNTS PAYABLE PO BOX
17430
URBANA IL 618037430

% APT MART PARMON HOUSE
PARTNERS
912 N LINDEN ST
BLOOMINGTON IL 617013353

STEWART J & EDYTHE A WALTNER
914 PARMON RD
BLOOMINGTON IL 61701

HAROLD E & WANDA G GRAY
915 S MERCER AVE
BLOOMINGTON IL 617017132

ARI CRANE
917 S MERCER AVE
BLOOMINGTON IL 617017132

**CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
JANUARY 18, 2017**

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
SP-02-17	907 & 909 N. Roosevelt Ave	Special Use permit for a noncommercial parking lot in the R-2, District.	Katie Simpson, City Planner

REQUEST

The petitioner is seeking a special use to allow a noncommercial parking lot in the R-2, Mixed Residential District.

NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on January 3, 2017.

GENERAL INFORMATION

Owner and Applicant: Bloomington Public School, District 87

LEGAL DESCRIPTION

907 N. Roosevelt Ave: The South 52 ½ feet of Lot 7 in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois.

909 N. Roosevelt Ave: Lot 7, EXCEPT the South 52 ½ feet thereof, and the South ½ of Lot 6 in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois.

PROPERTY INFORMATION

Existing Zoning: R-2 Mixed Residential
Existing Land Use: apartments (907 N. Roosevelt) and apartments (909 N. Roosevelt).
Property Size: Approximately 10,200 square feet
PIN: 21-04-126-005; 21-04-126-004

Surrounding Zoning and Land Uses

<u>Zoning</u>	<u>Land Uses</u>
North: R-2, Mixed Residential District	North: Single family home(s)
South: R-2, Mixed Residential District	South: Single family home(s)
East: R-2, Mixed Residential District	East: Single family home(s)
West: S-2, Public Lands and Institutions District	West: Horatio G. Bent Elementary School

Analysis

Submittals
This report is based on the following documents, which are on file with the Community Development Department:

1. Application for Special Use

2. Site Plan
3. Aerial photographs
4. Site visit

PROJECT DESCRIPTION

The subject site is commonly known as 907 & 909 N. Roosevelt Ave located east of Horatio G. Bent Elementary School (Bent School), north of W. Walnut Street, west of N. Madison Street and south of W. Empire Street/US 150. W. Empire Street and N. Lee Street are state routes used frequently by large trucks. The properties were built as single family homes but converted into multifamily structures. The property is surrounded by single and two family homes. Recently, the petitioner, Bloomington Public Schools District 87, acquired both properties and demolished the homes on both properties. The land is currently vacant.

The petitioner proposes to construct a seventeen (17) space, noncommercial parking lot (approximately 5,103 square feet of impermeable surface) to be used by Bent School. The parking lot will include one ADA accessible space. Bent School currently serves 416 students, and has 60 faculty and staff. The school is landlocked and faculty, staff and parents currently rely on on-street parking along W. Walnut Street, N. Roosevelt Street, N. Lee Street, and W. Empire Street. Additionally, some of the on-street parking is used by residents and the streets are very congested. A special use permit (Ord 2016-13) and two variances were approved last year to allow for a noncommercial parking lot (18 spaces) located at 900 & 901 N. Roosevelt Ave for Bent School. The proposed parking lot could reduce the remaining number of faculty, staff, and parent vehicles parked along the street, and improve traffic flow for the block. Additionally, removing cars parked on the street should improve visibility and allow city services including garbage, snow plows and emergency vehicles to provide safer and better service to residents.

The subject properties are located in the R-2, Mixed Residential District, and a special use permit is needed for a noncommercial parking lot in a residential district. The petitioner’s site plan shows compliance with the additional special use standards outlined in Section 44.10-4. The petitioner is also seeking a variance to allow parking in the front yard of a residential lot (44.7-2.C.3(b)) and a front yard setback of seven and a half (7.5) feet (Section 44.4-5.D).

The existing lots are considered nonconforming in that they do not meet the code’s minimum requirements for width and area. When these two lots fall under common ownership, they are combined into one parcel. The new lot is approximately 99’ by 99’. The proposed parking lot will have only one ingress/egress. It will provide a 25’ drive aisle and two rows of 19’ by 9’ parking spaces angled at 90 degrees. The parking lot will be screened with a six (6) foot fence on three sides from neighboring residential properties and is shown having a row of landscaping along the rear. The fence should not block visibility and no easements will be obstructed.

Link to Comprehensive Plan: Reducing the number of cars parked on the street by providing additional off-street parking for Bent School employees and parents improves safety for bicyclists and pedestrians by improving visibility. Additionally by decreasing congestion, larger vehicles such as emergency vehicles, school buses, and public transit, can navigate the roads with more ease. The special use permit promotes a “safe and efficient network of streets, bicycle-pedestrian facilities and other infrastructure to serve users in any surface transportation mode.”

(Goal TAQ-1). The Comprehensive Plan also encourages cooperation between the City of Bloomington and School District to revitalize and improve neighborhoods.

Action by the Zoning Board of Appeals

For each special use application the Zoning Board of Appeals shall report to the Council its findings of fact and recommendations, including stipulations of additional conditions and guarantees, when they are deemed necessary for the protection of the public interest or to meet the standards as specified herein. No special use application shall be recommended by the Zoning Board of Appeals for approval unless such Board shall find:

1. **That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;** the special use should enhance safety in the area. The petitioner is proposing to construct additional off-street parking for neighboring Bent School Staff which should reduce the quantity of on-street parking and congestion along W. Walnut Street., N. Roosevelt Ave and N. Lee Street/I-150. Additionally, this will increase driver visibility of pedestrians, especially children, and bicyclists traveling to and from Bent School and along the road. The standard is met.
2. **That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;** the proposed parking lot is set back, at least ten (10) feet from the neighboring property lines. It will be screened with landscaping along the rear and a six (6) foot wooden fence on the sides. The parking lot will be used by Bent School, which operates during normal working hours. The impacts to neighboring properties should be low. The standard is met.
3. **That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;** the special use should not impede normal and orderly development of the surrounding properties, and is to be used exclusively by Bent School Staff which serves families in the immediate area. Additionally, by reducing the number of faculty, staff and parent vehicles on the street, larger, public vehicles are better able to serve residents in the neighborhood. The parking lot will also be fenced and screened from neighboring residential properties. The standard is met.
4. **That the adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;** the subject properties have adequate utilities, access and drainage. Design, construction and maintenance shall be in accordance with requirements specified in Section 44.7-2 and the Manual of Practice. The standard is met.
5. **That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;** the two parcels will be combined into one, and will be served by one ingress/egress. Currently, each parcel has a separate drive. This will reduce the number of curb cuts along N. Roosevelt Ave. The standard is met.

6. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Zoning Board of Appeals. The proposed noncommercial parking lot meets the requirements explained in section 44.10-3 and Section 44.10-4. The petitioner is seeking a variance for a seven and a half (7.5) foot front yard setback. If the variances are granted, the standard is met.

STAFF RECOMMENDATION:

Staff finds that the petition has met the Zoning Ordinance's standards required to allow a special use for a noncommercial parking lot. Staff recommends the Zoning Board of Appeals provide Council with a recommendation to **approve** the requested **special use petition** in Case SP-02-17.

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

- Draft Ordinance
- Exhibit A-Legal Description
- Petition for a Special Use Permit
- Site Plan
- Aerial Map
- Zoning Map
- Newspaper Notice and Neighborhood Notice w/Map
- Notification Mailing List

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A
NONCOMMERCIAL PARKING LOT IN THE R-2 DISTRICT
FOR PROPERTY LOCATED AT: 907 & 909 N. ROOSEVELT AVE**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition requesting a Special Use Permit for a noncommercial parking lot in the R-2 District for certain premises hereinafter described in Exhibit(s) A; and

WHEREAS, the Bloomington Board of Zoning Appeals, after proper notice was given, conducted a public hearing on said petition; and

WHEREAS, the Bloomington Board of Zoning Appeals, after said public hearing made findings of fact that such Special Use Permit complies with the standards and conditions for granting such special permitted use for said premises as required by Chapter 44, Section 44.10-3C of the Bloomington, City Code, 1960; and

WHEREAS the City Council of the City of Bloomington has the power to pass this Ordinance and grant this special use permit.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Bloomington, McLean County, Illinois:

1. That the Special Use Permit for a noncommercial parking lot on the premises hereinafter described in Exhibit(s) A shall be and the same is hereby approved.
2. This Ordinance shall take effect immediately upon passage and approval.

PASSED this _____ day of _____, 20____.

APPROVED this _____ day of _____, 20____.

Mayor

ATTEST:

City Clerk

EXHIBIT A

907 N. Roosevelt Ave: The South 52 ½ feet of Lot 7 in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois.

909 N. Roosevelt Ave: Lot 7, EXCEPT the South 52 ½ feet thereof, and the South ½ of Lot 6 in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois.

PETITION FOR A SPECIAL USE PERMIT

FOR PROPERTY LOCATED AT

907 AND 909 N. ROOSEVELT, BLOOMINGTON, ILLINOIS

State of Illinois)
)ss.
County of McLean)

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS

Now comes the BLOOMINGTON PUBLIC SCHOOLS, DISTRICT 87, BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, hereinafter referred to as your Petitioner, respectfully representing and requesting as follows:

1. That your Petitioner is the owner of the freehold estate of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference;
2. That said premises presently has a zoning classification of R-2 under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That under the provisions of Chapter 44, Section 44.6-30 of said City Code Parking Lots, are allowed as a special use in a R-2 zoning district;
4. That the establishment, maintenance, or operation of said special use on said premises will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
5. That said special use on said premises will not be injurious to the use and enjoyment of other property in the immediate vicinity of said premises for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
6. That the establishment of said special use on said premises will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the R-2 zoning district;
7. That the exterior architectural treatment and functional plan of any proposed structure on said premises will not be so at variance with either the exterior architectural treatment and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood adjacent to said premises;

8. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided to said premises for said special permitted use;
9. That adequate measures have been or will be taken to provide ingress and egress to and from said premises so designed as to minimize traffic congestion in the public streets; and
10. That said special permitted use on said premises shall, in all other respects, conform to the applicable regulations of the R-2 zoning district in which it is located except as such regulations may, in each instance, be modified by the City Council of the City of Bloomington pursuant to the recommendations of the Bloomington Board of Zoning Appeals.

WHEREFORE, your Petitioner respectfully prays that said special use for said premises be approved.

Respectfully submitted,

BLOOMINGTON PUBLIC SCHOOLS,
DISTRICT 87, BLOOMINGTON,
MCLEAN COUNTY, ILLINOIS

By: 
Barry D. Reilly, Superintendent

EXHIBIT A

LEGAL DESCRIPTIONS

907 N. Roosevelt Avenue, Bloomington, Illinois 61701

The South 52 1/2 feet of Lot 7 in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois.

PIN: 21-04-126-005

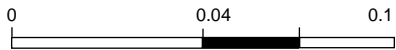
909 N. Roosevelt Avenue, Bloomington, Illinois 61701,

Lot 7, EXCEPT the South 52 ½ feet thereof, and the South ½ of Lot 6, both in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois.

PIN: 21-04-126-004



907 and 909 N. Roosevelt Avenue-Aerial View



1: 2,257

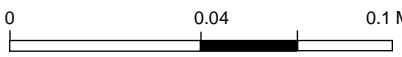
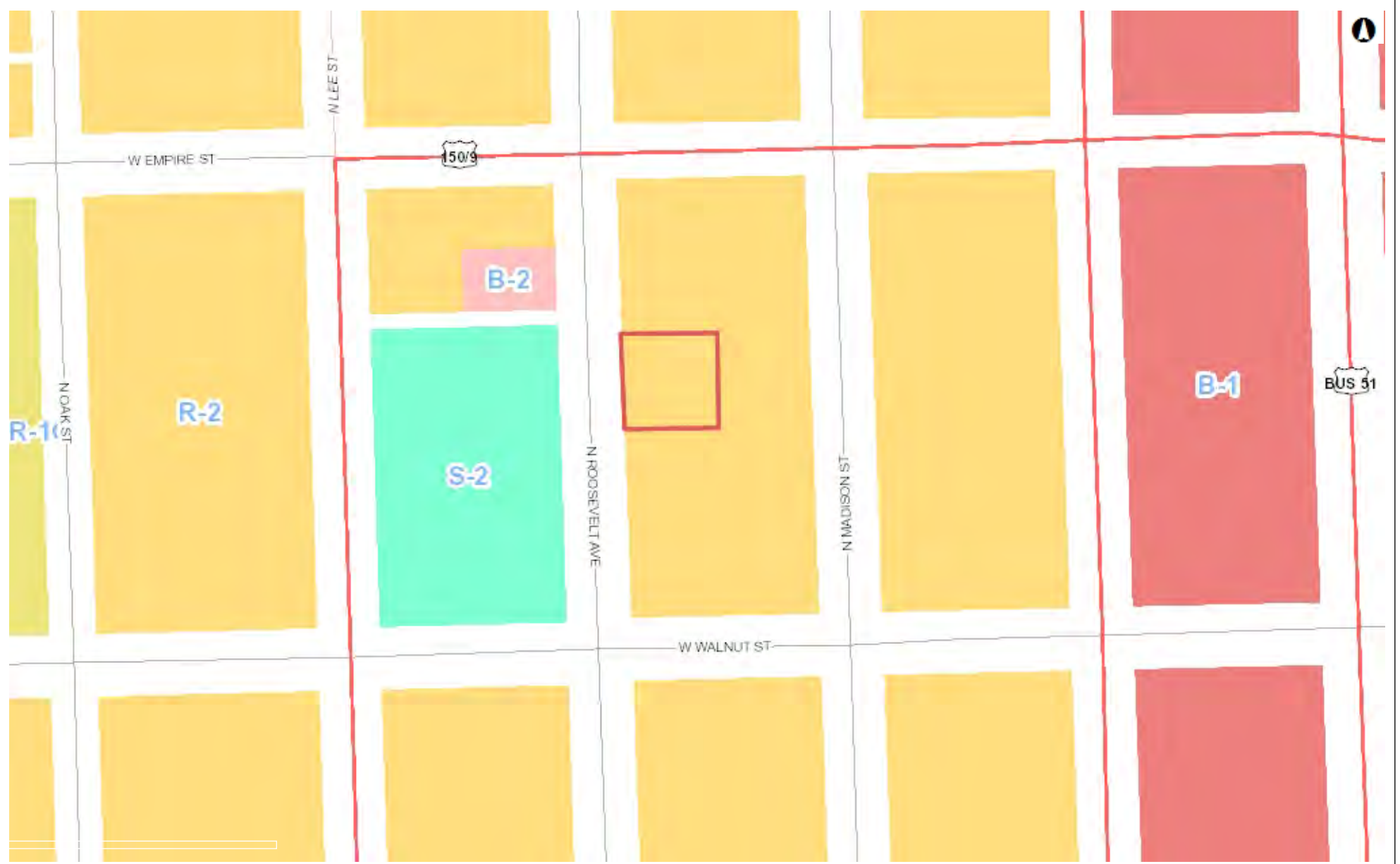
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Notes

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907 & 909 N. Roosevelt Ave-Zoning Map



1: 2,257

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Notes

20857466

**CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE**

Public Notice is hereby given that the Zoning Board of Appeals will hold a public hearing on Wednesday January 18, 2017 at 4:00 PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois to hear testimony on a petition submitted by Bloomington Public Schools, District 87, requesting approval of a Special Use Permit to allow for the expansion of a parking lot in a R-2, Mixed Residential, on property located at 907 and 909 N. Roosevelt St.

LEGAL DESCRIPTION: Exhibit A
907 N. Roosevelt St.

The South 52 1/2 feet of Lot 7 in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois. PIN: 21-04-126-005

909 N. Roosevelt St.

Lot 7, EXCEPT the South 52 1/2 feet thereof, and the South 1/2 of Lot 6, both in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois. PIN: 21-04-126-004

All interested persons may present their views upon such matters pertaining thereto. Said Petition and all accompanying documents are on file and available for public inspection in the Office of the City Clerk.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five (5) days before the hearing.

The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Cherry Lawson
City Clerk

Published in the Pantagraph:
January 3, 2017

Public Notices

Counsel/Agent must attend the meeting and the subject properties are described as follows:

Legal Description
907 N ROOSEVELT: THE SOUTH 52 1/2 FEET OF LOT 7 IN BLOCK 3 IN ALLIN, GRIDLEY AND PRICKETTS ADDITION TO THE CITY OF BLOOMINGTON IN MCLEAN COUNTY, ILLINOIS. PIN: 21-04-126-005

909 N ROOSEVELT: EXCEPT THE SOUTH 52 1/2 FEET THEREOF, AND THE SOUTH 1/2 OF LOT 6, BOTH IN BLOCK 3 IN ALLIN, GRIDLEY AND PRICKETTS ADDITION TO THE CITY OF BLOOMINGTON IN MCLEAN COUNTY, ILLINOIS. PIN: 21-04-126-004

REQUEST
A request for two variances from Chapter 44 of the City's Code to allow 1) parking in the front yard (44.7-2C.3(b)), and 2) a front yard setback of 7.5 feet in lieu of the required 13 foot setback (44.4-5.D). The petitioner would like to demolish the existing homes and construct a noncommercial parking lot for the benefit of Bent School faculty and staff.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing.

The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Published: Monday, January 2, 2017

20857728
**CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
JANUARY 18, 2017**

Notice is hereby given that the Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, January 18, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, petitions submitted by Bloomington Public Schools, District 87 for the approval of two variances from Chapter 44 of the City's Code on properties located at 907 N. Roosevelt Ave and 909 N. Roosevelt Ave at which time all interested persons may present their views upon such matters pertaining thereto. The petitioner or his/her

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most accurate
information.

GRAPH



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701

December 29, 2016

Dear Property Owner or Resident:

The Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, January 18, 2017 at 4:00 p.m. in the City Hall City Council Chambers, 109 E. Olive St., Bloomington, Illinois, for petitions submitted by Bloomington Public Schools, District 87 for the approval a special use permit and two variances for the property located at 907 and 909 N. Roosevelt Ave at which time all interested persons may present their views upon such matters pertaining thereto.

REQUEST

- A special use permit to allow for a noncommercial parking lot in the R-2 District
- A variance to allow parking in the front yard of a residential lot
- A variance to allow a front yard setback of 7.5 feet in lieu of the block average of 13 feet

The petitioner or his/her Counsel/Agent must attend the meeting. A legal description of the subject property is attached to this letter.

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon matters pertaining to the requested special use and variances during the public hearing. Communications in writing in relation thereto may be filed with the Department of Community Development, or at such hearing. In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may email me at ksimpson@cityblm.org or call me at (309) 434-2226.

Sincerely,

Katie Simpson
City Planner

Attachments:

- Legal description of the subject property
- Map of notified properties within 500 ft of subject property



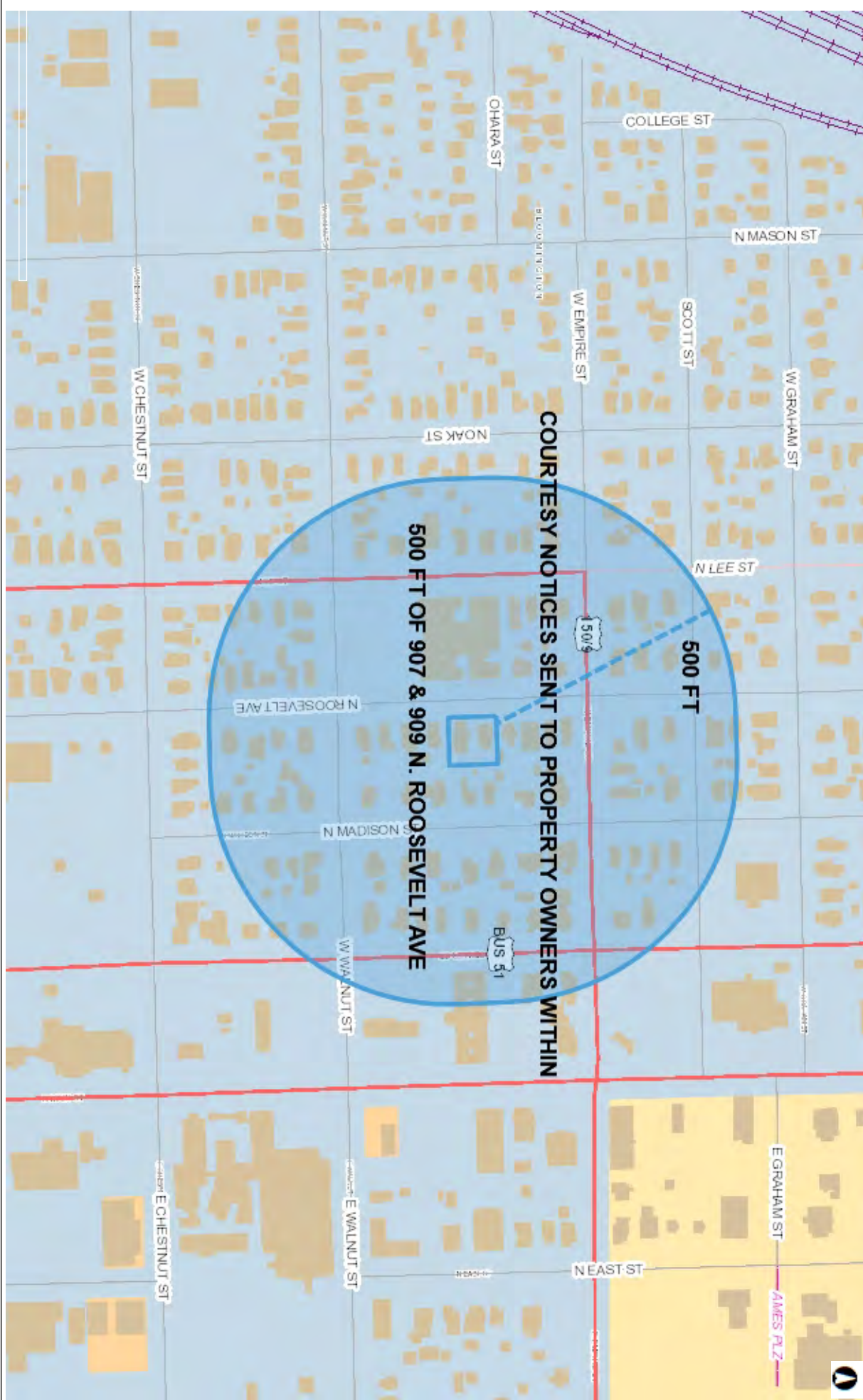
Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701

Legal Description:

907 N ROOSEVELT: THE SOUTH 52 ½ FEET OF LOT 7 IN BLOCK 3 IN ALLIN, GRIDLEY AND PRICKETTS ADDITION TO THE CITY OF BLOOMINGTON IN MCLEAN COUNTY, ILLINOIS. PIN: 21-04-126-005

909 N ROOSEVELT: EXCEPT, THE SOUTH 52 ½ FEET THEREOF, AND THE SOUTH ½ OF LOT 6, BOTH IN BLOCK 3 IN ALLIN, GRIDLEY AND PRICKETTS ADDITION TO THE CITY OF BLOOMINGTON IN MCLEAN COUNTY, ILLINOIS. PIN: 21-04-126-004

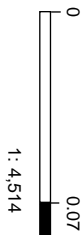
PUBLIC HEARING FOR A SPECIAL USE AND TWO VARIANCES



COURTESY NOTICES SENT TO PROPERTY OWNERS WITHIN

500 FT OF 907 & 909 N. ROOSEVELT AVE

500 FT



1 : 4,514

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Notes

Notes

MEGHAN GEMBARA
10 CARRIAGE TRAIL
PALOS HEIGHTS IL 60463

ZACHARY D KERRICK
1001 N MADISON
BLOOMINGTON IL 61701

A EMMA RECKER
1003 N LEE ST
BLOOMINGTON IL 617012750

DAVID B STAUFFER
1003 N MADISON
BLOOMINGTON IL 61701

LAWRENCE MILLER
1003 N ROOSEVELT
BLOOMINGTON IL 61701

MERVIN R HELMUTH
1005 N LEE ST
BLOOMINGTON IL 617012750

LUCHRECY B CANULL
1005 N MADISON ST
BLOOMINGTON IL 617012754

KELLY L CICCOLO
1005 PARK ST
BLOOMINGTON IL 617013143

ROY MCNIER
1007 N MADISON ST
BLOOMINGTON IL 617012754

BLOOMINGTON EYE INSTITUTE
1008 N CENTER ST
BLOOMINGTON IL 617012778

GAILEY EYE CLINIC LTD
1008 N MAIN ST
BLOOMINGTON IL 617011784

% THORNTONS, INC. DAVID BRIDGERS
10101 LINN STATION RD
LOUISVILLE KY 402233848

BERNARD MCNAMARA
102 W CHESTNUT ST
LEXINGTON IL 617531369

Attn Mark Snyder Sasil Properties LLC
1020 Longmeadow Ln
Western Springs IL 605582108

MICHAEL & CHARLIE CATRON
1100 N ROOSEVELT
BLOOMINGTON IL 61701

LINDA A CUSHING
1101 N LEE
BLOOMINGTON IL 61701

LOVING MISSIONARY BAPTIST CHURCH
1101 N ROOSEVELT
BLOOMINGTON IL 61701

THOMAS J & SHELLY BEUTOW
1102 N MADISON ST
BLOOMINGTON IL 617012756

PAUL MEUTH
1104 N MADISON ST
BLOOMINGTON IL 617012756

DARIN W PARKER
1108 E TAYLOR ST
BLOOMINGTON IL 617015561

VICENTE & JENNIFER ADAME
1111 E GROVE ST
BLOOMINGTON IL 617014210

Rick S Terven
1111 S Macarthur Blvd
Springfield IL 627042820

JOHN ARMSTRONG
12 KLEGGSTONE CIR
BLOOMINGTON IL 617041508

PATTY SANDOVAL
1215 N MASON ST
BLOOMINGTON IL 617011648

GREG A & CHERYL SEXTON
12768 SOUTH RD
WAYNESVILLE IL 617789512

DANNY WHEELER
1312 N ALLIN ST
BLOOMINGTON IL 617011602

TIM HERMAN
1316 E EMPIRE ST
BLOOMINGTON IL 617013420

CHASE CAVALERA
1406 W WOOD ST
BLOOMINGTON IL 617016366

D ROBERT SWIBAKER
1411 N LINDEN ST
NORMAL IL 617611468

% HAPPINESS SERIES LLC YUWADEE
JOHNSON
18570 E 2375 NORTH RD
TOWANDA IL 617767598

HAPPINESS SERIES LLC
18570 E 2375 NORTH RD
TOWANDA IL 617767598

MARTIN R RUMBOLD
201 OAK VALLEY DR
GOODFIELD IL 617429514

KEVIN DRAEGER
202 GRANDVIEW DR
NORMAL IL 617613135

DML REAL ESTATE
202 NORTH CENTER STREET SUITE 2
BLOOMINGTON IL 61701

PATRICK & MICHELLE WHEELER
207 W CHESTNUT
BLOOMINGTON IL 61701

SIMONE MANIS
2104 KIRKLAND AVE.
LAS VEGAS NV 891024436

MICHELLE A SHOOP
22 LONG COVE CT
BLOOMINGTON IL 617042903

G 5 OF MCLEAN COUNTY LLC
2203 EASTLAND DR STE 8
BLOOMINGTON IL 617047924

DAVID BEAN
23977 E 1000 NORTH RD
DOWNS IL 617369427

CRIS L HARREL
247 S Sycamore St
El Paso IL 617381458

BLOOMING GROVE PROPERTIES LLC
25017 WOOD THRUSH CIR
HUDSON IL 617487511

KEITH & CINDY RANNEY
25049 WOOD THRUSH CIR
HUDSON IL 617487511

WAYNE & MARY PELHANK
2625 Day Lily Run
The Villages FL 321622050

MATTHEW KINSELLA
2754 BAKER ST
SAN FRANCISCO CA 941233812

RALPH & MARY KAY KILLIAN SCHMITT
28153 E 1100 NORTH RD
ELLSWORTH IL 617379469

TONY & DEBORAH ADEKOYA
3 HANEY CT
BLOOMINGTON IL 617014983

JANDACE S SWAN
30 ETHELL PKWY
NORMAL IL 617614017

BENT SCHOOL BOARD OF EDUCATION
300 E MONROE
BLOOMINGTON IL 61701

KATHERINE MITCHELL
301 W Empire St
Bloomington IL 617012728

REGINALD WHITTAKER
303 E WILLOW ST
NORMAL IL 61761

MIKE & BRANDE BURLESON
305 MORGAN DR
HEYWORTH IL 617459216

CEVAT KARASEN
305 W CHESTNUT ST
BLOOMINGTON IL 617012914

MARIE SANDOVAL
308 S GROVE ST
NORMAL IL 617612836

SEAN A BOZARTH
311 S MAIN ST
NORMAL IL 617612968

MARK SEGOBIANO
3213 KIRKWOOD RD
BLOOMINGTON IL 617048287

PHILIP F ADELEYE
3950 N LAKE SHORE DR APT 1228E
CHICAGO IL 606133446

KURT & AMY HERALD
403 SEMINARY AVE
BLOOMINGTON IL 617011664

HOWARD J COTTON
405 W CHESTNUT ST
BLOOMINGTON IL 617012916

RALPH COOPER
406 W WALNUT ST
BLOOMINGTON IL 617012939

STEVE NORTHCUTT
4200 SW 3RD AVE
CAPE CORAL FL 339145940

BRUCE HUMPHREY
501 W EMPIRE ST
BLOOMINGTON IL 617012731

M KRUTKE
503 N EAST ST
HUDSON IL 61748

SHEILA M WILBURN
503 W EMPIRE ST
BLOOMINGTON IL 617012731

MELISSA A GAZELLE
504 W EMPIRE
BLOOMINGTON IL 61701

CHARLES W RIDGEWAY
506 W WALNUT ST
BLOOMINGTON IL 61701

TODD BUGG
606 N LINDEN ST
NORMAL IL 617611707

DURAN OWNERSHIP GROUP
613 WHISPERING PINES CC LN
NORMAL IL 617615361

FIRST STATE BANK CUSTODIAN
706 WASHINGTON ST
MENDOTA IL 613421675

STEPHEN A CAPODICE
707 WOODRIG RD
BLOOMINGTON IL 617045624

BERNARD W DEANY
711 E EMPIRE ST
BLOOMINGTON IL 617013245

REUBEN YODER
8 FISHER DR
BLOOMINGTON IL 617011902

FAITH BAPTIST CHURCH
804 N CENTER
BLOOMINGTON IL 61701

THOMAS L & ELLEN J BRENNAN
806 N MADISON ST
BLOOMINGTON IL 617012928

ROGER LINDA & JOHN BEHRENS
806 N ROOSEVELT
BLOOMINGTON IL 61701

HOLLY CHAPMAN
808 N MADISON ST
BLOOMINGTON IL 617012928

ROBERT D FARMER
809 N LEE
BLOOMINGTON IL 61704

STEFEN ROBINSON
809 N MADISON ST
BLOOMINGTON IL 617012927

ELEANOR LORANCE
810 N LEE ST
BLOOMINGTON IL 617012923

RICKY ALLAN QUINN
811 N LEE
BLOOMINGTON IL 61701

JOHN G WILSON
812 N LEE
BLOOMINGTON IL 61701

BRIAN VASQUEZ
812 N MADISON ST
BLOOMINGTON IL 61701

MELVIN L KULL
812 N ROOSEVELT AVE
BLOOMINGTON IL 617012934

KELBY CUMPSTON
901 N MADISON ST
BLOOMINGTON IL 617014538

JOSEPH PLOENSE
901 N OAK ST
BLOOMINGTON IL 617012828

THOMAS R EWEN
901 SPEAR DR
NORMAL IL 617613153

LORI A STEVENSON
903 N OAK STREET
BLOOMINGTON IL 61701

JOHNNY M WHITE
903 N ROOSEVELT
BLOOMINGTON IL 61701

WILLIAM L & GRACIE CUSHMAN
904 N CENTER
BLOOMINGTON IL 61701

SHAWN F & ALISON M HODINA
904 N LEE
BLOOMINGTON IL 61701

ELIZABETH DRINAN
905 N ROOSEVELT AVE
BLOOMINGTON IL 617012935

VICTORIA S BAPTISTE
906 N MADISON
BLOOMINGTON IL 61701

NICHOLAS BURTON
907 N OAK ST
BLOOMINGTON IL 61701

JOHN H BROWN
908 N LEE ST
BLOOMINGTON IL 617012925

JENNIFER R EVANS
910 N MADISON ST
BLOOMINGTON IL 617012930

ASHLEY STRUCK
911 N OAK ST
BLOOMINGTON IL 617012828

JOHN T LEWIS
911 N Roosevelt Ave
Bloomington IL 617012935

KRISTA LEONATTI
912 N LEE ST
BLOOMINGTON IL 617014547

DAVID L & GLORIA BREWER
912 N ROOSEVELT AVE
BLOOMINGTON IL 617012936

LOIS E KERN
913 N LEE ST
BLOOMINGTON IL 617012924

DANIEL C NADLER
913 N OAK ST
BLOOMINGTON IL 617012828

ROBERT J BREWE III
913 N ROOSEVELT AVE
BLOOMINGTON IL 61701

DAVID G HAAS
914 N CENTER ST
BLOOMINGTON IL 617012911

JESSI WILSON
914 N LEE ST
BLOOMINGTON IL 617012925

KAREN BURSELL
914 N Madison St
Bloomington IL 617012930

ANGELA & WILEY SPIECKER SINNOTT
915 N LEE ST
BLOOMINGTON IL 617012924

CHAD BEARD
916 N LEE ST
BLOOMINGTON IL 617012925

JOSEPH W BARTH
916 N MADISON
BLOOMINGTON IL 61701

JESUS & OLGA CABRERA
916 N ROOSEVELT AVE
BLOOMINGTON IL 617012936

PEGGY HUTCHISON
917 N OAK ST
BLOOMINGTON IL 617012828

KELSEY & GLENN SASVELD
94 S RIVER RD
NAPERVILLE IL 605404239

CYNTHIA M SHEPARD
PO BOX 3333
BLOOMINGTON IL 617023333

BOB HERMES
PO BOX 707
HUDSON IL 61748

**CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
JANUARY 18, 2017**

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-01-17	907 & 909 N Roosevelt Ave	Variance to allow 1) parking in the front yard of a residential property, and; 2) a seven and a half (7.5) foot front yard setback in lieu of the required thirteen (13) foot setback	Katie Simpson City Planner

REQUEST

The petitioner would like to construct a noncommercial parking lot in a R-2, Mixed Residential District. In addition to a special use permit, the petitioner is seeking two variances to allow parking in the front yard of property in the R-2 District, Mixed Residential, and a variance to allow a seven and a half (7.5) foot front yard setback in lieu of the required thirteen (13) foot setback (Section 44.4-5D).

NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on January 2, 2016.

GENERAL INFORMATION

Owner and Applicant: Bloomington Public School, District 87

LEGAL DESCRIPTION

907 N. Roosevelt Ave: The South 52 ½ feet of Lot 7 in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois.

909 N. Roosevelt Ave: Lot 7, EXCEPT the South 52 ½ feet thereof, and the South ½ of Lot 6 in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois.

PROPERTY INFORMATION

Existing Zoning: R-2 Mixed Residential
 Existing Land Use: apartments (907 N. Roosevelt) and apartments (909 N. Roosevelt).
 Property Size: Approximately 10,200 square feet
 PIN: 21-04-126-005; 21-04-126-004

Surrounding Zoning and Land Uses

Zoning

North: R-2, Mixed Residential District
 South: R-2, Mixed Residential District
 East: R-2, Mixed Residential District
 West: S-2, Public Lands and Institutions District

Land Uses

North: Single family home(s)
 South: Single family home(s)
 East: Single family home(s)
 West: Horatio G. Bent Elementary School

Analysis

Submittals

This report is based on the following documents, which are on file with the Community Development Department:

1. Application for Variation
2. Site Plan
3. Aerial photographs
4. Site visit

PROJECT DESCRIPTION

The subject site is commonly known as 907 & 909 N. Roosevelt Ave located east of Bent Elementary School, north of W. Walnut Street, west of N. Madison Street, and south of Empire Street. The properties were formerly used as multiple-family dwellings. The petitioner acquired the properties and demolished the homes. The land is currently vacant. Surrounding uses in the area include single, two and multiple-family housing and Bent Elementary School.

The petitioner would like to construct a seventeen (17) space, noncommercial parking lot (approximately 5,103 square feet) with one ADA space to be used by the staff at, neighboring, Bent School. Bent School currently serves 416 elementary students, and has 60 faculty and staff. Faculty, staff and parents currently rely on on-street parking along W. Walnut Street, N. Roosevelt Street, N. Lee Street, and W. Empire Street. Many residents also park on the street. An ordinance was passed in 2016 approving a special use permit and the Zoning Board of Appeals granted two variances which allowed for the construction of an eighteen (18) space noncommercial parking lot located at 900 and 901 N. Roosevelt Ave. This newly proposed parking lot would further reduce the number of faculty and staff vehicles parked along the street and overall traffic congestion surrounding the school.

The following is a summary of the requested variations:

Applicable Code Sections:

Section 44.7-2.C.3(b)

Type of Variance	Request	Required	Variance
Parking in front yard	allow parking	not allowed	Allow parking in a residential district

Section 44.4-5.D

Type of Variance	Request	Required	Variance
Front yard setback	7.5'	13' (block average)	5.5' decrease

Analysis

Variations from Zoning Ordinance

The petitioner demolish the houses on both properties and would like to construct a seventeen (17) space, noncommercial parking lot (approximately 5,103 square feet) to be used by Bent School dtaff. The subject properties are located in a R-2, Mixed Residential District, and parking in the front yard of said district is prohibited (44.7-2 C.3(b)). A variance is needed to accommodate the proposed parking.

In addition, the petitioner is seeking a variance to allow a seven and a half (7.5) foot front yard setback. The required front yard setback is equal to the average front yard of neighboring properties (section 44.4-5D) and in this particular case, because this neighborhood was constructed prior to the zoning ordinance, the average is thirteen (13) feet. The petitioner's site plan shows compliance with standards described in Sections 44.7 and 44.10, including the minimum yard and fencing/screening requirements.

The existing lots are nonconforming because they do not meet the minimum lot width and area required in the R-2 District. The two lots will be combined into one parcel since they are under common ownership and the proposed parking lot will create a conforming parcel in an R-2 District.

The Zoning Board of Appeals may grant variances only in specific instances where there would be practical difficulties or particular hardships in carrying out strict adherence to the Code. Staff's findings of fact are presented below. It is incumbent on each Zoning Board of Appeals member to interpret and judge the case based on the evidence presented and each of the Findings of Fact.

FINDINGS OF FACT

The petitioner has outlined the request for variation in the attached narrative and drawings. The Zoning Ordinance requires that the petition meet the findings of fact as outlined below.

That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult; and Bent Elementary School is landlocked and has limited space for recreation and parking for teachers. The properties are smaller than the typical lot in the city which limits the amount of space available for parking. The proposed seven and a half foot setback provides an amount of green space consistent with the neighboring residential properties, many of which have decks that project into the required front yards. The standard is met.

That the variances would be the minimum action necessary to afford relief to the applicant; and The variance would be the minimum action necessary to afford relief to the applicant, as a specific amount of space is required to fit the additional cars on the site. There is no additional space left on the Bent School property to be used to address the parking issue; surface space on their lot is currently being used for other school related needs. The standard is met.

That the special conditions and circumstances were not created by any action of the applicant; and the circumstances requiring the requested variances were not created by action of the applicant. Bent School is located in an older, residential area. The school, as well as many surrounding properties were platted and constructed before the City's code was adopted in 1960. Over time, as the many houses in the neighborhood have been converted into multi-family residents and the neighborhood density increased, the amount of on-street parking in the area has grown resulting in highly congested streets. The proposed parking lot will reduce the number of faculty and staff vehicles parked on the street and reduce congestion. The standard is met.

That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; and Neighboring properties have front yard setbacks less than those required by the code. Granting the requested front yard setback variance will not give the applicant any special privilege. Moreover, parking is allowed in the front yards of residential properties on approved driveways and surfaces. Allowing parking in the property's front yard will allow the petitioner to maximize the number of off-street parking spaces and contributes to the overall welfare of the neighborhood. The standard is met.

That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties.

The requested variance will be beneficial to public welfare, will improve the essential character of the neighborhood, and will not impair the development of adjoining properties. The removal of the apartment buildings decreased the neighborhood density which contemplates no more than 12 dwelling units per acre. Additional off-street parking will contribute to the overall safety of the neighborhood, by decreasing existing congestion levels and increasing the visibility of pedestrians, especially school children. The standard is met.

STAFF RECOMMENDATION:

Staff finds that the petition has met the Zoning Ordinance's standards required to allow a variance. Staff recommends denial of the requested variance in Case Z-01-17.

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

- Variance Application
- Petitioner Statement of Findings of Fact
- Site Plan
- Aerial Map (see attachment from agenda item B)
- Zoning Map (see attachment from agenda item B)
- Newspaper notice and neighborhood notice (see attachment from agenda item B)
- List of notified property owners (see attachment from agenda item B)

28527

CITY OF BLOOMINGTON, ILLINOIS

PETITION FOR VARIANCE REQUEST

Address of the Property: 907 N. Roosevelt, Bloomington, Illinois and
909 N. Roosevelt, Bloomington, Illinois.

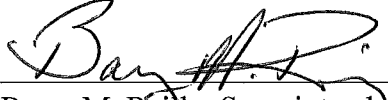
Petitioner and Owner: Bloomington Public Schools, District 87,
Bloomington, McLean County, Illinois

Petitioner's Address: John L. Pratt
Attorney for Petitioner
217 E. Washington Street
Bloomington, IL 61701

Petitioner's Phone: John L. Pratt at 309-828-2302

Petitioner's Email: John L. Pratt at jlprattandprattpc.com

Contractual Interest: Bloomington Public Schools owns the Property

Signature of Applicant:  December 22, 2016
Barry M. Reilly, Superintendent

Brief Project Description:

The Bloomington Public Schools, District 87, Bloomington, McLean County, Illinois (hereinafter referred to as "District 87") has purchased two properties commonly known as 907 N. Roosevelt and 909 N. Roosevelt, Bloomington, Illinois (hereinafter referred to as the "Property"). District 87 has demolished the two residential improvements on the Property and plans to use the Property for off street parking for Horatio G. Bent Elementary School located at 904 N. Roosevelt, Bloomington, Illinois (hereinafter referred to as "Bent School"), which is across Roosevelt from the Property.

Bent School is a neighborhood elementary school located in a fairly congested residential area. There are 416 students currently attending Bent School along with 60 faculty and staff. There is very little off-street parking at Bent School. On street parking is used by faculty and staff, parents and local residents. The acquisition of this Property provides an excellent opportunity for District 87 to provide additional parking for its teachers, parents and visitors and relieve some of the existing congestion in the largely residential area.



DEC 27 2016

The demolished residential improvements on the Property were in exceedingly poor condition. There were several very small units in each of the buildings. The demolition of the buildings on the Property has been and will continue to be beneficial to the neighborhood.

The legal descriptions of the Property are set forth in Exhibit A attached hereto. The layout of the Property prior to the demolition of the buildings is attached as Exhibit B. A Sidwell map of the neighborhood is attached as Exhibit C. Photographs of the Property prior to demolition are attached as Exhibit D. A layout of the proposed parking area is attached as Exhibit E. The parking area will have one point of ingress and egress from the street and one driveway. The parking area will be screened to the north, east and south by a new six foot privacy fence (to the west is Roosevelt Street). The parking area will provide for safe off-street parking for seventeen (17) cars. The parking area will aesthetically improve the neighborhood and relieve some of the congestion in the area.

Earlier in 2016, District 87 purchased 900 and 901 N. Roosevelt, Bloomington, Illinois, and demolished the existing multi family structures and constructed a parking lot. The parking lot has been a tremendous benefit to Bent School and to the neighborhood as a whole. District 87 received a variance to construct the parking lot.

Code Requirements Involved:

Chapter 44, Section 44.7-2.C.3(b) and Section 44.4-5.D.

Variations Requested:

District 87 respectfully requests that parking be allowed with a front yard setback of seven and one-half (7.5) feet in lieu of a thirteen (13) foot setback as provided in Chapter 44, Section 44.4-5.D.

Reasons to Justify Approval by Zoning Board:

The front yard setback variance is necessary to provide an efficient parking area. With the variance, there will be seventeen (17) spaces available, which shall include one handicap assessable space. Drivers will be able to safely turn around in the parking area and exit the parking area onto Roosevelt driving forward.

Bent School is landlocked. Additional parking will be of great benefit to the school and the entire neighborhood. It is essential that the parking area provide for safe ingress and egress

for the safety of the students and the neighborhood, which is largely residential and is congested during certain hours of the day.

The removal of dilapidated structures on the Property reduces the congestion in the neighborhood. Additional much needed off-street parking for the adjacent elementary school is the best use of the Property for District 87, the neighborhood and the community.

Findings of Fact Questionnaire:

1. That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult:

The property is only 99 feet wide and 99 feet deep. Bent School is landlocked and surrounded by residences. Over the years, many of the surrounding residences have been converted from single family to multi-family, which has increased the on-street parking demand. The acquisition of off-street parking to service Bent School in this congested residential neighborhood is difficult and expensive. The Property provides an excellent opportunity to remove seventeen (17) cars from the street during very congested times of the day.

2. That the variance would be the minimum action necessary to afford relief to the applicant.

District 87 is only requesting one waiver. District 87 is requesting that the front yard setback be reduced to seven and one-half (7.5) feet. That is a five and one-half (5.5) foot reduction. The parking lot will comply will all other requirements, including screening requirements.

3. That the special conditions and circumstances were not created by any action of the applicant.

District 87 is requesting a waiver of the front yard setback requirement. Bent School and the Property were both platted and in use before the Code provisions became effective. District 87 did not create the need for this waiver request. District 87 is responding to the need for additional off-street parking in the neighborhood.

4. That the granting of the variance requested will not give the applicant any special privilege that is denied to others by the Code.

The Code permits requests for variances from transitional area setback requirements. District 87 is not the only entity that can request such a variance. This neighborhood was platted long before the current zoning code was adopted.

5. That the granting of the variance will not be detrimental to the public welfare, alter the essential character of the neighborhood, not unreasonably impair the use or development of adjoining properties.

The granting of the variances requested will be beneficial to the public welfare, improve the essential character of the neighborhood and not impair the use or the development of the adjoining properties. Bent School is not only the largest property in the neighborhood geographically, it is the focus of a great deal of attention in the neighborhood and the City. During the school year, students, teachers, parents, administrators, after school care providers, coaches, bus drivers and others go to Bent School during the day and early evening.

Bent School is surrounded by residences, many of which have been converted to multi-family housing over the years. The streets surrounding Bent School are congested at certain times of the day. Additional off-street parking will alleviate some of the congestion that exists in the neighborhood.

There will be no impact to the adjoining properties. The front yard at issue faces Bent School. The parking lot will replace dilapidated buildings with much needed off-street parking with adequate screening.

EXHIBIT A

LEGAL DESCRIPTIONS

907 N. Roosevelt Avenue, Bloomington, Illinois 61701

The South 52 1/2 feet of Lot 7 in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois.

PIN: 21-04-126-005

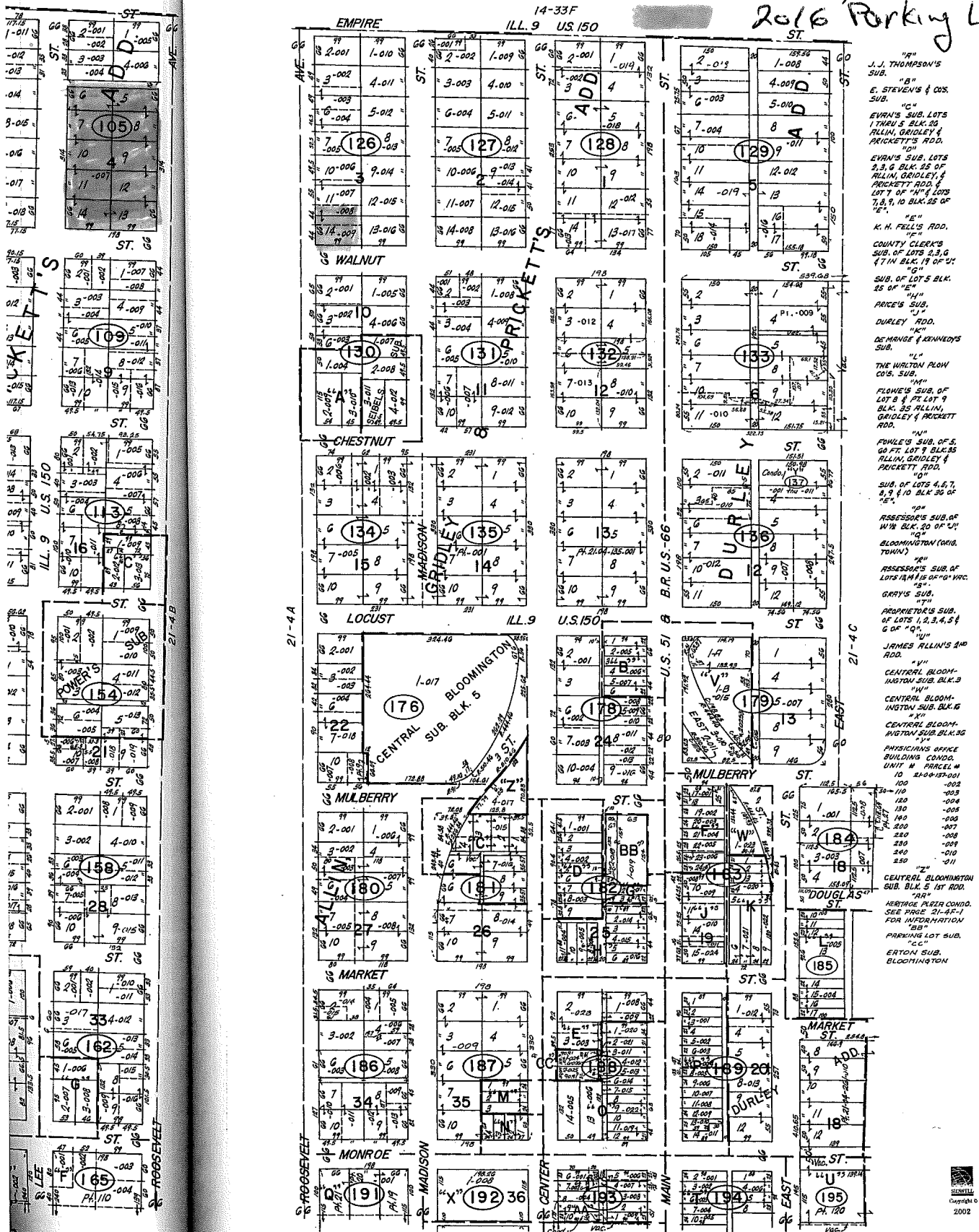
909 N. Roosevelt Avenue, Bloomington, Illinois 61701,

Lot 7, EXCEPT the South 52 ½ feet thereof, and the South ½ of Lot 6, both in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois.

PIN: 21-04-126-004

Bent School

Property At Issue 2016 Parking Lot



- "1" J. J. THOMPSON'S SUB.
- "2" E. STEVEN'S & CO'S SUB.
- "3" EVAN'S SUB. LOTS 1 THRU 5 BLK. 25 ALLIN, GRIDLEY & PRICKETT'S ADD.
- "4" EVAN'S SUB. LOTS 2, 3, 6 BLK. 25 OF ALLIN, GRIDLEY & PRICKETT'S ADD. LOT 7 OF 141 & LOTS 7, 8, 9, 10 BLK. 25 OF "E".
- "5" K. H. FELLIS' ADD.
- "6" COUNTY CLERK'S SUB. OF LOTS 2, 3, 6 47 IN BLK. 17 OF "C".
- "7" SUB. OF LOT 5 BLK. 25 OF "E".
- "8" PRICE'S SUB.
- "9" DURLEY ADD.
- "10" DE WANGE & KENNEDY'S SUB.
- "11" THE WALTON PLAZA CO'S SUB.
- "12" FLOWERS' SUB. OF LOT 8 & PT. LOT 9 BLK. 35 ALLIN, GRIDLEY & PRICKETT ADD.
- "13" FOWLER'S SUB. OF 5. 60 FT. LOT 9 BLK. 35 ALLIN, GRIDLEY & PRICKETT ADD.
- "14" SUB. OF LOTS 4, 5, 7, 8, 9 & 10 BLK. 35 OF "E".
- "15" ASSESSOR'S SUB. OF NW BLK. 20 OF "J".
- "16" BLOOMINGTON (ORG. TOWN).
- "17" ASSESSOR'S SUB. OF LOTS 14 & 15 OF "Q" VAC.
- "18" GARY'S SUB.
- "19" PROPRIETOR'S SUB. OF LOTS 1, 2, 3, 4, 5 & 6 OF "Q".
- "20" JAMES ALLIN'S 2ND ADD.
- "21" CENTRAL BLOOMINGTON SUB. BLK. 3
- "22" CENTRAL BLOOMINGTON SUB. BLK. 16
- "23" CENTRAL BLOOMINGTON SUB. BLK. 36
- "24" PHYSICIANS OFFICE BUILDING CONDO. UNIT # PARCEL # 10 BLDG#ST-001 100 -002 100 -004 100 -006 100 -008 100 -010 100 -012 100 -014 100 -016 100 -018 100 -020 100 -022 100 -024 100 -026 100 -028 100 -030 100 -032 100 -034 100 -036 100 -038 100 -040 100 -042 100 -044 100 -046 100 -048 100 -050 100 -052 100 -054 100 -056 100 -058 100 -060 100 -062 100 -064 100 -066 100 -068 100 -070 100 -072 100 -074 100 -076 100 -078 100 -080 100 -082 100 -084 100 -086 100 -088 100 -090 100 -092 100 -094 100 -096 100 -098 100 -100 100 -102 100 -104 100 -106 100 -108 100 -110 100 -112 100 -114 100 -116 100 -118 100 -120 100 -122 100 -124 100 -126 100 -128 100 -130 100 -132 100 -134 100 -136 100 -138 100 -140 100 -142 100 -144 100 -146 100 -148 100 -150 100 -152 100 -154 100 -156 100 -158 100 -160 100 -162 100 -164 100 -166 100 -168 100 -170 100 -172 100 -174 100 -176 100 -178 100 -180 100 -182 100 -184 100 -186 100 -188 100 -190 100 -192 100 -194 100 -196 100 -198 100 -200 100 -202 100 -204 100 -206 100 -208 100 -210 100 -212 100 -214 100 -216 100 -218 100 -220 100 -222 100 -224 100 -226 100 -228 100 -230 100 -232 100 -234 100 -236 100 -238 100 -240 100 -242 100 -244 100 -246 100 -248 100 -250 100 -252 100 -254 100 -256 100 -258 100 -260 100 -262 100 -264 100 -266 100 -268 100 -270 100 -272 100 -274 100 -276 100 -278 100 -280 100 -282 100 -284 100 -286 100 -288 100 -290 100 -292 100 -294 100 -296 100 -298 100 -300 100 -302 100 -304 100 -306 100 -308 100 -310 100 -312 100 -314 100 -316 100 -318 100 -320 100 -322 100 -324 100 -326 100 -328 100 -330 100 -332 100 -334 100 -336 100 -338 100 -340 100 -342 100 -344 100 -346 100 -348 100 -350 100 -352 100 -354 100 -356 100 -358 100 -360 100 -362 100 -364 100 -366 100 -368 100 -370 100 -372 100 -374 100 -376 100 -378 100 -380 100 -382 100 -384 100 -386 100 -388 100 -390 100 -392 100 -394 100 -396 100 -398 100 -400 100 -402 100 -404 100 -406 100 -408 100 -410 100 -412 100 -414 100 -416 100 -418 100 -420 100 -422 100 -424 100 -426 100 -428 100 -430 100 -432 100 -434 100 -436 100 -438 100 -440 100 -442 100 -444 100 -446 100 -448 100 -450 100 -452 100 -454 100 -456 100 -458 100 -460 100 -462 100 -464 100 -466 100 -468 100 -470 100 -472 100 -474 100 -476 100 -478 100 -480 100 -482 100 -484 100 -486 100 -488 100 -490 100 -492 100 -494 100 -496 100 -498 100 -500 100 -502 100 -504 100 -506 100 -508 100 -510 100 -512 100 -514 100 -516 100 -518 100 -520 100 -522 100 -524 100 -526 100 -528 100 -530 100 -532 100 -534 100 -536 100 -538 100 -540 100 -542 100 -544 100 -546 100 -548 100 -550 100 -552 100 -554 100 -556 100 -558 100 -560 100 -562 100 -564 100 -566 100 -568 100 -570 100 -572 100 -574 100 -576 100 -578 100 -580 100 -582 100 -584 100 -586 100 -588 100 -590 100 -592 100 -594 100 -596 100 -598 100 -600 100 -602 100 -604 100 -606 100 -608 100 -610 100 -612 100 -614 100 -616 100 -618 100 -620 100 -622 100 -624 100 -626 100 -628 100 -630 100 -632 100 -634 100 -636 100 -638 100 -640 100 -642 100 -644 100 -646 100 -648 100 -650 100 -652 100 -654 100 -656 100 -658 100 -660 100 -662 100 -664 100 -666 100 -668 100 -670 100 -672 100 -674 100 -676 100 -678 100 -680 100 -682 100 -684 100 -686 100 -688 100 -690 100 -692 100 -694 100 -696 100 -698 100 -700 100 -702 100 -704 100 -706 100 -708 100 -710 100 -712 100 -714 100 -716 100 -718 100 -720 100 -722 100 -724 100 -726 100 -728 100 -730 100 -732 100 -734 100 -736 100 -738 100 -740 100 -742 100 -744 100 -746 100 -748 100 -750 100 -752 100 -754 100 -756 100 -758 100 -760 100 -762 100 -764 100 -766 100 -768 100 -770 100 -772 100 -774 100 -776 100 -778 100 -780 100 -782 100 -784 100 -786 100 -788 100 -790 100 -792 100 -794 100 -796 100 -798 100 -800 100 -802 100 -804 100 -806 100 -808 100 -810 100 -812 100 -814 100 -816 100 -818 100 -820 100 -822 100 -824 100 -826 100 -828 100 -830 100 -832 100 -834 100 -836 100 -838 100 -840 100 -842 100 -844 100 -846 100 -848 100 -850 100 -852 100 -854 100 -856 100 -858 100 -860 100 -862 100 -864 100 -866 100 -868 100 -870 100 -872 100 -874 100 -876 100 -878 100 -880 100 -882 100 -884 100 -886 100 -888 100 -890 100 -892 100 -894 100 -896 100 -898 100 -900 100 -902 100 -904 100 -906 100 -908 100 -910 100 -912 100 -914 100 -916 100 -918 100 -920 100 -922 100 -924 100 -926 100 -928 100 -930 100 -932 100 -934 100 -936 100 -938 100 -940 100 -942 100 -944 100 -946 100 -948 100 -950 100 -952 100 -954 100 -956 100 -958 100 -960 100 -962 100 -964 100 -966 100 -968 100 -970 100 -972 100 -974 100 -976 100 -978 100 -980 100 -982 100 -984 100 -986 100 -988 100 -990 100 -992 100 -994 100 -996 100 -998 100 -1000
- "25" HERITAGE PLAZA CONDO. SEE PAGE 21-4F-1 FOR INFORMATION
- "26" PARKING LOT SUB.
- "27" ERTON SUB. BLOOMINGTON

CITY OF BLOOMINGTON TWP.
E. 1/2 NW 1/4 SEC. 4 T.23N. R.2E.

21-4B

EXHIBIT C

SCALE 1" = 100'

Photos

[Assessment Page](#) [Ownership History](#) [Assessment History](#) [Permit History](#) [Property Characteristics](#) [New Search](#) [Home](#)

ID: 43 21-04-126-005
Name: BLOOMINGTON PUBLIC SCHOOL
DIST 87
Address: 907 N ROOSEVELT AVE

[Photo 1](#) [Photo 2](#) [Photo 3](#) [Photo 4](#)



[Assessment Page](#) [Ownership History](#) [Assessment History](#) [Permit History](#) [Property Characteristics](#) [New Search](#) [Home](#)

EXHIBIT D PAGE 1

Photos

[Assessment Page](#) [Ownership History](#) [Assessment History](#) [Permit History](#) [Property Characteristics](#) [New Search](#) [Home](#)

ID: 43 21-04-126-004
Name: BLOOMINGTON PUBLIC SCHOOLS
DIST 87
Address: 909 N ROOSEVELT AVE

[Photo 1](#) [Photo 2](#) [Photo 3](#) [Photo 4](#) [Photo 5](#)



[Assessment Page](#) [Ownership History](#) [Assessment History](#) [Permit History](#) [Property Characteristics](#) [New Search](#) [Home](#)

EXHIBIT D PAGE 2

**CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
JANUARY 18, 2017**

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-02-17	3907 Rave Rd	Variance to allow for a rear yard setback of 14 feet in lieu of the required 25 feet (44.6-40B) in the R-1C, Single Family Residential District	Katie Simpson City Planner

REQUEST

The petitioner is seeking a variance to allow for a rear yard setback of 14 feet in lieu of the required 25 feet (44.6-40B) in the R-1C, Single Family Residential District because the petitioner would like to enclose an existing deck with a screened porch.

NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on January 2, 2017.

GENERAL INFORMATION

Owner and Applicant: Suzie McGuire

PROPERTY INFORMATION

Existing Zoning: R-1C, Single Family Residential District
 Existing Land Use: single family residence
 Property Size: approximately 9,828 square feet (78'X126')
 PIN: 15-29-151-005

Surrounding Zoning and Land Uses

Zoning

North: R-1C Single Family Residential
 South: R-1C Single Family Residential
 East: R-1C Single Family Residential
 West: R-1C Single Family Residential

Land Uses

North: Single family residences
 South: Single family residences
 East: Single family residences
 West: Single family residences

Analysis

Submittals

This report is based on the following documents, which are on file with the Community Development Department:

1. Application for Variation
2. Site Plan
3. Aerial photographs
4. Site visit

PROJECT DESCRIPTION

The subject site is commonly known as 3907 Rave Road and is part of the Eagle View Subdivision located east of Towanda Barnes Road and south of Fort Jesse Road. The property is

improved with a single family home. The petitioner would like to convert an existing deck, which extends 16ft into the rear yard, into a screened porch. Open porches are permitted obstructions in the rear yard, but screened porches are considered to be enclosed and therefore an extension of the building footprint.

The property is zoned R-1C, Single Family Residential District, and is regulated by the bulk requirements in Section 44.6-40B of Chapter 44. This zoning district contemplates densities of up to six (6) dwelling units per acre. The required setbacks are 25' in the front yard and 25' in the rear yard (measured from building to property line). The porch addition alters the footprint of the principal structure, so the petitioner is applying for a variance from the code to allow for a reduction in the required rear yard.

The following is a summary of the requested variations:

Applicable Code Sections:

Section 44.6-40B

Type of Variance	Request	Required	Variance
Rear Yard Setback	14 ft	25 ft	11 ft decrease

The subject property is relatively flat. It currently has a 25ft rear yard. The home is set back approximately sixty (60) feet from the front property line. This subdivision was platted with a minimum thirty (30) foot front yard setback. A seven and a half (7.5) foot utility easement also runs along the rear property line. The lot is located at the bend of Rave Road. The property directly south (3902 Watertown Lane) is located on the curved portion of Watertown Lane. 3907 Rave Road has a 30ft rear yard. 3902 Watertown Lane Road has roughly a 25 ft rear yard. There is a four foot fence which separates the two homes and a row of evergreens which screen 3907 Rave Road from 3902 Watertown Lane. Granting the variance would decrease the setback and green space between these two homes.

Analysis

Variations from Zoning Ordinance

The petitioner proposes to enclose the existing deck with a screened in porch. The addition will require expanding the roof line and therefore expanding the property's footprint into the rear yard.

The Zoning Board of Appeals may grant variances only in specific instances where there would be practical difficulties or particular hardships in carrying out strict adherence to the Code. Staff's findings of fact are presented below. It is incumbent on each Zoning Board of Appeals member to interpret and judge the case based on the evidence presented and each of the Findings of Fact.

FINDINGS OF FACT

The petitioner has outlined the request for variation in the attached narrative and drawings. The Zoning Ordinance requires that the petition meet the findings of fact as outlined below.

That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult; and the lot is 126 feet long. In keeping with the

aesthetics of the neighborhood, the house is positioned farther back on the lot with a front yard setback larger than required. The house is currently positioned with a thirty (30) foot rear yard setback which allows the petitioner five (5) feet of leeway for expanding the footprint of the house in the rear. A seven and a half foot (7.5) foot utility easement runs along the southern property line. Both the lot and structure meet Code. The lot is also relatively flat, no identifiable physical hardships relative to the property exist. The standard is not met.

That the variances would be the minimum action necessary to afford relief to the applicant; and the petitioner proposes to work within the existing framework of the deck; an open porch is also permitted without a variance. The standard is not met.

That the special conditions and circumstances were not created by any action of the applicant; and the neighborhood was designed to have a larger front yard setback, and so the house was positioned on closer to the required rear yard setback when it was constructed. Nonetheless, open porches are permitted in the required rear yards. Screening and enclosing the porch is creating the need for the variance. The standard is not met.

That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; and other homes in the neighborhood have larger front yards but meet the minimum rear yard requirements. Granting the variance could set a precedence for the neighborhood as neighboring properties are in compliance with the zoning regulations. The standard is not met.

That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties. The Zoning Ordinance allows for open porches in the rear yard. Allowing a screened porch encourages the future complete enclosure of the porch which will decrease the amount of green space and physical separation between properties. The functions of the Code's bulk requirements and required setbacks are to maintain open areas, building densities and green spaces. The public welfare is served by maintaining these requirements. The standard is not met.

STAFF RECOMMENDATION:

Staff finds that the petition has not met the Zoning Ordinance's standards required to allow a variance. Staff recommends **denial** of the requested variance in Case Z-02-17.

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

- Variance Application
- Petitioner Statement of Findings of Fact
- Site Plan

Agenda Item D

- Aerial Map
- Zoning Map
- Newspaper notice and neighborhood notice
- List of notified property owners within a 500 ft radius of property

#28542

APPLICATION TO ZONING BOARD OF APPEALS

Please consider this as our petition for a variance from the requirement(s) of the Zoning Code. I have provided all information requested herein and attached our site plan and fee.

Site Address: 3907 Rave Rd., Bloomington, Illinois

Site Address: 3907 Rave Rd., Bloomington, Illinois

Petitioner: Suzie McGuire Phone: 503-577-0482

Petitioner's Email Address: suziemcg1@gmail.com

Petitioner's Mailing Address Street: 3907 Rave Rd.

City, State, Zip Code: Bloomington, IL 61705

Contractual interest in the property yes no

Signature of Applicant William C. Wetzel, Atty.

Brief Project Description:

Applicant seeks this variation to allow a deck, which is currently in place, to be enclosed and to be converted to a screened porch.

Code Requirements Involved:

Section 44.6-40 of the Bloomington City Code requires a rear yard in the R-1 C Zoning District of at least 25 feet.

Variances(s) Requested:

Reduction of rear lot setback to 14 feet.

Reasons to Justify Approval by the Zoning Board of Appeals: Your justifications for approval must also be provided in the statement of Findings of Fact.



DEC 27 2016

STATEMENT OF FINDINGS OF FACT
(Must be answered by the Petitioner)

Chapter 44, Section 9.40(d)

A variation from the terms of this Code shall not be granted by the Zoning Board of Appeals unless and until findings of fact are submitted demonstrating:

1. That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult; and

Due to the fact that the residence constructed on the lot is set back so far from the street, there is only a distance of 14 feet from the deck which is already in place to the rear yard lot line.

2. That the variance would be the minimum action necessary to afford relief to the applicant; and

The variance requested is the minimum action necessary in order to convert the current deck into a screened in porch.

3. That the special conditions and circumstances were not created by any action of the applicant; and

All improvements, including the deck, were in place at the time the petitioner acquired ownership of the property.

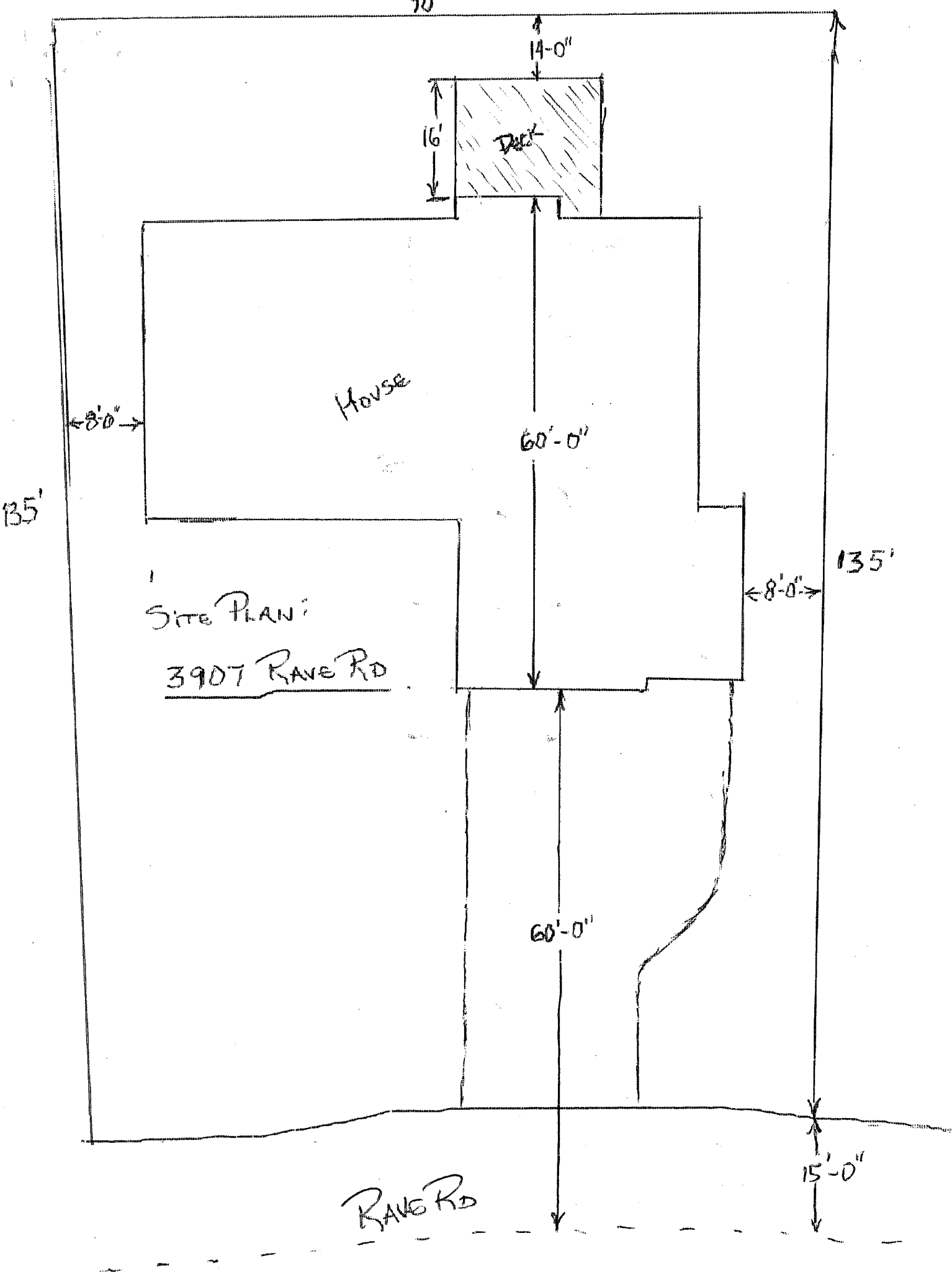
4. That the granting of the variance requested will not give the applicant any special privilege that is denied to others by the Code; and

Under the circumstances presented, the granting of the variance does not give the applicant any special privilege that is denied to others by the Code.

5. That the granting of this variance will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use or development of adjoining properties.

Due to the fact that there is an already existing deck which is proposed to be enclosed to become a screened in porch, it does not appear this variance would be detrimental to the public welfare, alter the essential character of the neighborhood, or unreasonably impair the use or development of adjacent properties.

Prepared by:
Williams CC. Wetzel
Livingston, Barger, Brandt & Schroeder
115 W. Jefferson St., Suite 400
Bloomington, IL 61701
PH: 309-828-5281



90'

14'-0"

16'

Deck

HOUSE

60'-0"

←8'-0"→

135'

SITE PLAN:

3907 RAVE RD

←8'-0"→

135'

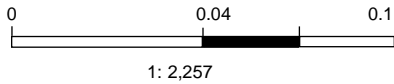
60'-0"

RAVE RD

15'-0"



3907 Rave Road -Aerial View



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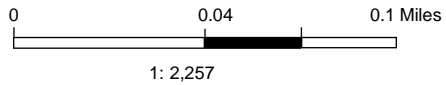
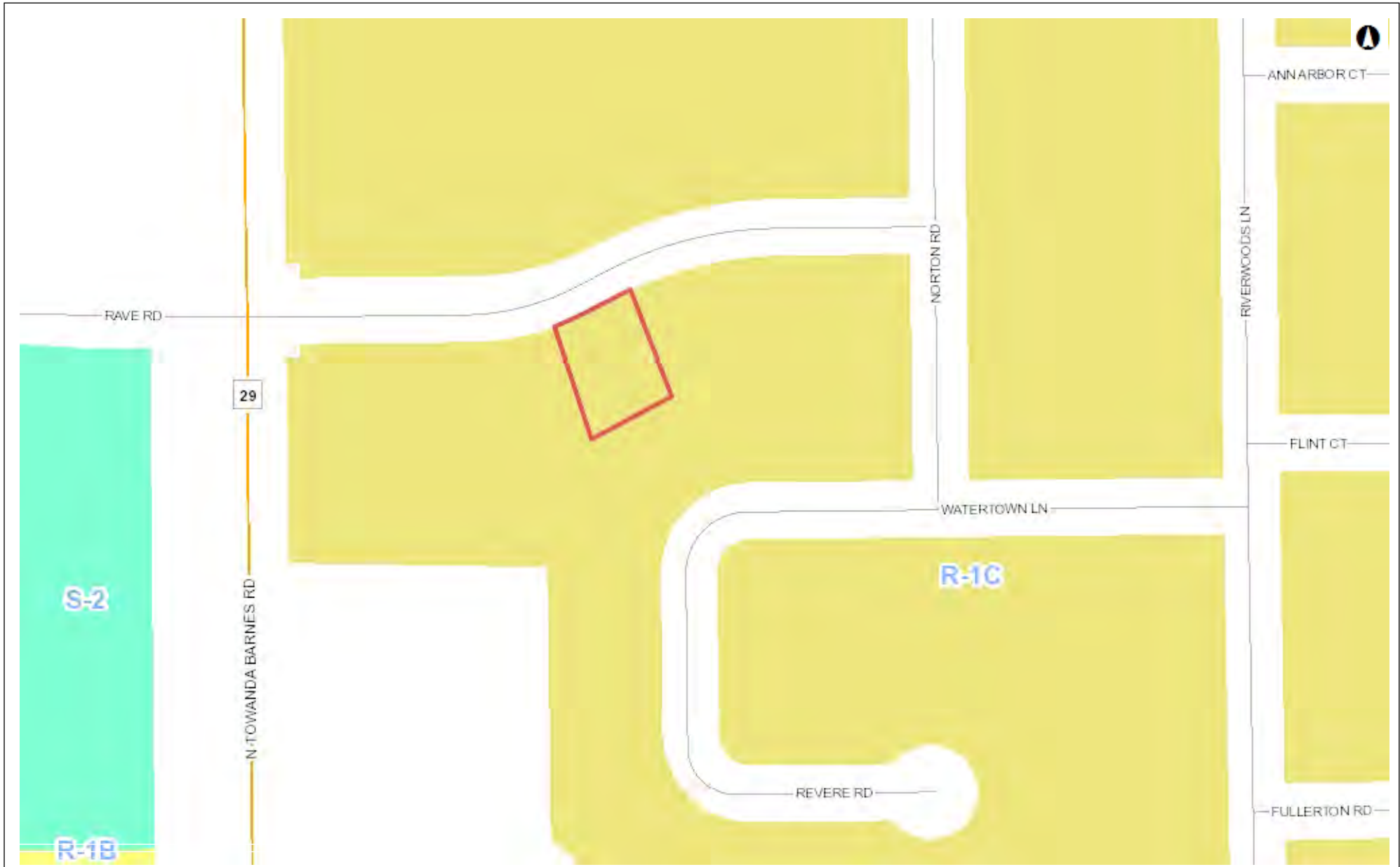
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Notes

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3907 Rave Road-Zoning Map



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Notes

Public Notices

tioner or his/her Counsel/Agent must attend the meeting and the subject property is described as follows:

Legal Description: EAGLE VIEW SUB LT 92

REQUEST

A request for a variance from Chapter 44 of the City's Code to allow a rear yard setback of 14 feet in lieu of the required 25 feet in the R-1C district (44.6-40).

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing.

The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

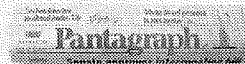
Published: Monday, January 2, 2017

20858159

Notice of sale for
Mechanics Lien:

2004 Chevrolet Impala
ID# 2G1WF52E249313327
Lien Amount \$2980.19
Date of Sale 2/1/2017
Owner: Caleb Rodriguez
Bloomington Il
Seller Bloomington Transmission Ser./Aamco
321 S Main St
Bloomington Il 61701

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A Pantagraph gift subscription.



20857731
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
JANUARY 18, 2017

Notice is hereby given that the Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, January 18, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, petitions submitted by Suzie McGuire for the approval of a variance from Chapter 44 of the City's Code on property located at 3907 Rave Road at which time all interested persons may present their views upon such matters pertaining thereto. The peti-

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Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701

December 29, 2016

Dear Property Owner or Resident:

The Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, January 18, 2017 at 4:00 p.m. in the City Hall City Council Chambers, 109 E. Olive St., Bloomington, Illinois, for a petition submitted by Suzie McGuire for the approval a variance for the property located at 3907 Rave Road at which time all interested persons may present their views upon such matters pertaining thereto. The petitioner or his/her Counsel/Agent must attend the meeting.

REQUEST

A variance to allow a rear yard setback of 14 feet in lieu of the required 25 feet setback for the R-1C district. The petitioner would like to enclose the existing deck with a screened porch.

The subject property is legally described as follows:
EAGLE VIEW SUB LT 92

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon matters pertaining to the requested variance during the public hearing. Communications in writing in relation thereto may be filed with the Department of Community Development, or at such hearing. In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may email me at ksimpson@cityblm.org or call me at (309) 434-2226.

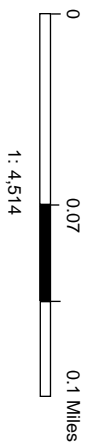
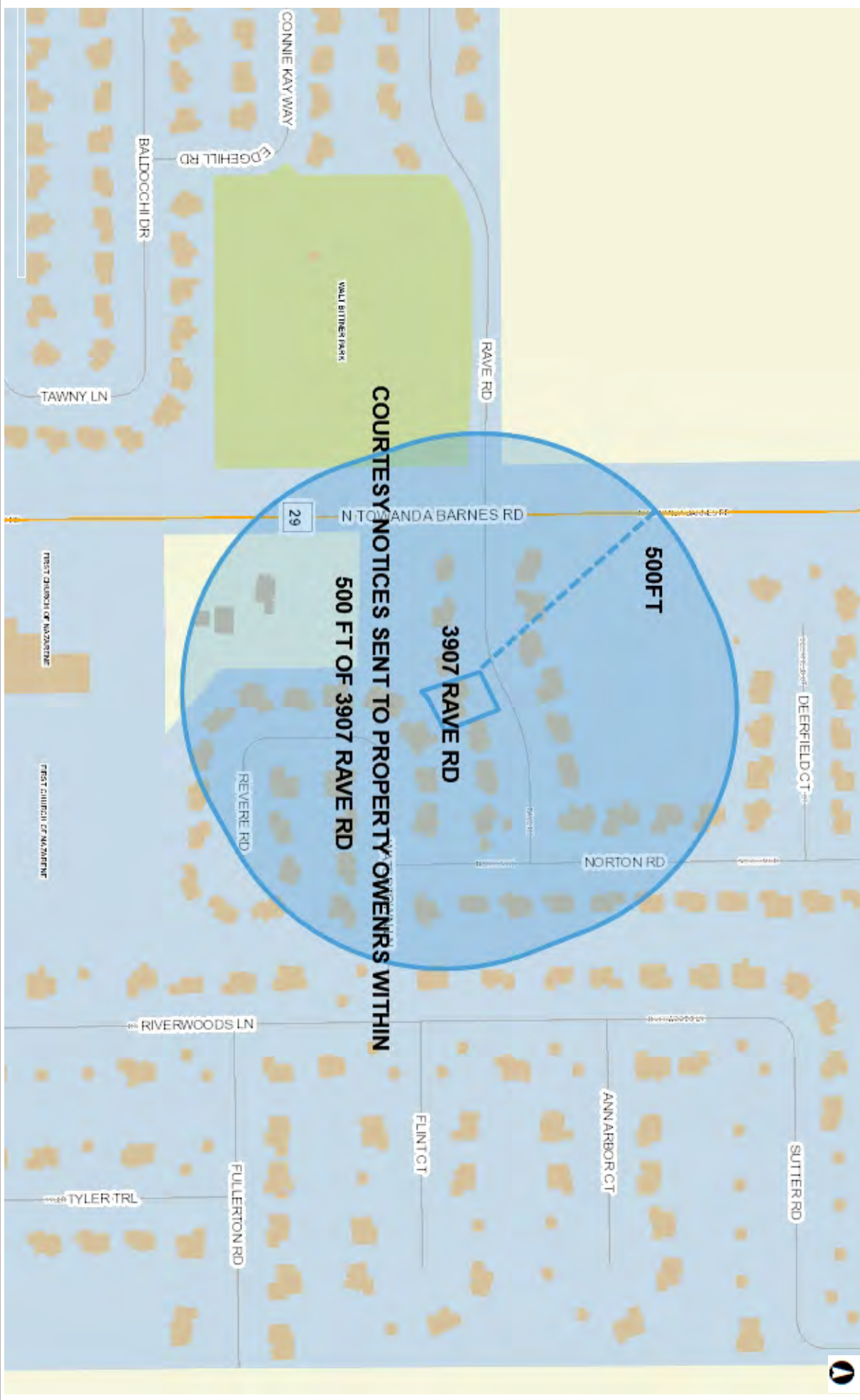
Sincerely,

Katie Simpson
City Planner

Attachments:

Map of notified properties within 500 ft of subject property

PUBLIC HEARING FOR REAR YARD SETBACK VARIANCE REQUEST



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Notes

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1710 E EMPIRE ST
BLOOMINGTON IL 617043501

HEARTLAND BANK TRUST HBT423
200 W COLLEGE AVE 2ND FL
NORMAL IL 617612577

WENDY A BARNARD
2201 REVERE RD
BLOOMINGTON IL 61704

JOHN F JR & CAROL Q MARTIELLO
2203 REVERE RD
BLOOMINGTON IL 617058701

BRYAN & JAMIE GRAHAM
2205 REVERE RD
BLOOMINGTON IL 617058701

BRIAN & COURTNEY YAMADA
2206 REVERE RD
BLOOMINGTON IL 61704

JASON LAROSE
2208 REVERE
BLOOMINGTON IL 61704

% JASON & JANNA CRUMRINE JANA K
CRUMRINE LIVING TRUST
2210 REVERE RD
BLOOMINGTON IL 617058701

BECKY A & MITCHELL D HENRY
2212 REVERE RD
BLOOMINGTON IL 617058701

DAVID HOLMAN
2301 REVERE ROAD
BLOOMINGTON IL 61704

JOSEPH A & JULIE A PLATTNER
2302 REVERE RD
BLOOMINGTON IL 617058735

BARBARA GELLER
2304 REVERE ROAD
BLOOMINGTON IL 61704

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2306 REVERE RD
BLOOMINGTON IL 617048735

HARLAN H & DIANE E FELS
2308 REVERE RD
BLOOMINGTON IL 617048735

PATRICK & ROY W NEWELL
2401 NORTON RD
BLOOMINGTON IL 617058750

DELMIRA G & JOHN J JENNINGS
2402 RIVERWOODS LN
BLOOMINGTON IL 617058756

RUSSELL RODRIGUEZ
2403 NORTON RD
BLOOMINGTON IL 61704

JONATHAN L & KRISTINA J HUME
2404 RIVERWOODS LN
BLOOMINGTON IL 617058756

TONY JOSEPH
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BLOOMINGTON IL 617058750

NEIL & ERIN SANDERS
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BLOOMINGTON IL 617058741

SHANNON E FOX
2502 NORTON RD
BLOOMINGTON IL 617058741

SOHAIL MAHMOOD
2503 Norton Rd
Bloomington IL 617058741

DANIEL SLAGELL
2504 NORTON RD
BLOOMINGTON IL 617058741

CHAD K PHILLIPS
2505 NORTON
BLOOMINGTON IL 61704

MICHAEL R & JEAN K MCCULLEY
2506 NORTON RD
BLOOMINGTON IL 617058741

RONALD & DARLEEN KNAPP
2508 NORTON
BLOOMINGTON IL 61705

DONALD FRANKE
303 N WILLIAMSBURG DRIVE
BLOOMINGTON IL 61704

TY A & CASSANDRA M NEWMAN
3901 RAVE RD
BLOOMINGTON IL 61704

DEBORAH & MICHAEL WOLFORD
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BLOOMINGTON IL 617058740

DONALD & CYNTHIA JACKSON
3902 RAVE RD
BLOOMINGTON IL 617048651

JON R ROGOZINSKI
3902 WATERTOWN LN
BLOOMINGTON IL 617058740

JEFFREY P & LAURA B WYRICK
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BLOOMINGTON IL 617058749

MICHAEL J GRABRUCK
3905 WATERTOWN LANE
BLOOMINGTON IL 61704

SUE B MCGUIRE TRUSTEE
3907 RAVE RD
BLOOMINGTON IL 61705

LISA A FISHER
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BLOOMINGTON IL 61704

BRIAN TRUTTMANN
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BLOOMINGTON IL 617058749

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BLOOMINGTON IL 617058745

THOMAS A HANLEY
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JUNEAU AK 998020961

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BLOOMINGTON IL 617058740

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BRIAN GEBHART
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Bloomington IL 617058740

GERALD & PAMELA HENDRICKS
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BLOOMINGTON IL 61705

HEATH & KYLA HUNZIKER
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