



**AGENDA  
BLOOMINGTON ZONING BOARD OF APPEALS  
REGULAR MEETING  
CITY HALL COUNCIL CHAMBERS  
109 EAST OLIVE ST.  
BLOOMINGTON, IL 61701  
WEDNESDAY, SEPT. 18, 2019 at 4:00 P.M.**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. PUBLIC COMMENT**

**D. MINUTES** Consideration, review and approval of Minutes from the July 17, 2019 meeting.

**E. REGULAR AGENDA**

- A. Consideration, review and approval of a petition for a special use permit for a Sports/Fitness Establishment in the D-2 Downtown Transition District at 216 E. Grove Street, submitted by Axe Social LLC. (Ward 6).

**F. OTHER BUSINESS**

- A. Sign Ordinance revisions/update

**G. NEW BUSINESS**

- A. Introduction of New Commissioner – Michael McFarland

**H. ADJOURNMENT**

**DRAFT MINUTES  
BLOOMINGTON ZONING BOARD OF APPEALS  
REGULAR MEETING - 4:00 P.M.  
WEDNESDAY, JULY 17, 2019  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE STREET  
BLOOMINGTON, ILLINOIS**

Members present: Mr. Terry Ballantini, Mr. Tyler Noonan, Mr. Michael Rivera Jr, Mr. Richard Vitengruber. and Chairperson Victoria Harris

Members absent: none

Also present: Mr. George Boyle, Assistant Corporation Counsel  
Ms. Casey Weeks, Assistant City Planner  
Ms. Katie Simpson, City Planner

Mr. Boyle called the meeting to order at 4:05 p.m. Mr. Boyle announced that the Board would elect a chairperson after roll is called. Ms. Simpson called the roll; with five members present, the Zoning Board of Appeals established a quorum.

**ELECTION OF A CHAIRPERSON:** Mr. Boyle called for nominations for a Chairperson. Mr. Veitengruber nominated Ms. Harris as Chairperson. Mr. Rivera seconded the nomination. No other candidates were nominated. The Board unanimously voted, by voice vote, to elect Ms. Harris as Chairperson.

**PUBLIC COMMENT:** None.

**MINUTES:** The Zoning Board of Appeals reviewed the April 17, 2019 regular meeting minutes. Mr. Ballantini motioned to approve the minutes as corrected. Seconded by Mr. Rivera. The motion to accept the minutes as amended, was unanimously approved, 5-0 by voice vote.

**REGULAR AGENDA:**

**SP-02-19 Consideration, review and action of a petition submitted by Tesla Motors, Inc. for a special use permit to allow vehicle sales and service in the B-1, General Commercial District at 420 Olympia Dr. (Ward 8)**

Chairperson Harris introduced agenda item SP-02-19. Chairperson Harris explained the order of proceedings for the public hearing. Ms. Simpson presented the staff report. She explained staff is recommending in favor of the petition. She provided photos of the property, an aerial photo of the subdivision and a zoning map. Ms. Simpson explained the property's zoning and described the surrounding zoning and uses. She stated that this area is a mix of retail, office and trade and construction services. Ms. Simpson explained that following the adoption of the zoning ordinance in March, the use "vehicle sales and services" is permitted, on a case-by-case basis, with a special use permit in the zoning district. She explained that there are areas in town zoned B-1 and adjacent to residential where vehicle sales and service may negatively affect the adjacent residential properties. She explained that in this case, the commercial property is surrounded by other commercial properties. Ms. Simpson explained that the proposed product sold is electric and the product is marketed to a distinct clientele. The amount of space needed and the impacts resulting from the proposed use are less than a gasoline repair facility

and a traditional vehicle sales facility. Ms. Simpson described the existing parking and the regulations and requirements for this property. She described the exemptions for parking and recommended the application consider making one space as a vehicle share space and one space as a carpool space. Ms. Simpson stated that detention has been provided for this site. Ms. Simpson explained that the petition aligns with the Comprehensive Plan's goals for reducing air pollutants, promoting sustainable transportation, encouraging economic growth and infill redevelopment. Ms. Simpson described the standards for a special use permit and that staff determined the petition to meet the standards. She explained that after publishing the packet, staff received a question from an adjacent property owner about the expiration and transfer of a special use permit. Ms. Simpson explained the guidelines for the permit and that the permit could expire if the property were vacant for a period of time or be revoked or falls into disrepair and is unmaintained.

Laura Pritchard, 901 N. Rush St. Chicago IL 60610, and Seth Aichinger, 5915 Huston Rd, W. Lafayette IN, were sworn in and spoke on behalf of the petition. Ms. Pritchard explained that Tesla is applying for a special use permit at this location. She stated this would be the first location outside of the Chicago-metro area in Illinois and that the organization is very excited to be located in the community. Ms. Pritchard stated she is the Regional Sales Manager for Illinois. Mr. Aichinger stated that he Mobile Service Manager for the Midwest. Mr. Ballantini asked if the facility will be locally owned. Ms. Pritchard answered that Tesla is renting facility and all locations are company owned. Mr. Ballantini asked about the care and maintenance of the lithium batteries, specifically fire suppression. Mr. Aichinger stated that facility will have the fire suppression and equipment required by code. He stated that they typically have fire extinguishers on site and contact the fire department in the case of large fires. He stated that batteries are less explosive than gasoline. Chairperson Harris asked about the number of charging stations. Mr. Aichinger and Ms. Pritchard explained that there is no intention to have outdoor and public charging stations, all chargers would be stored inside. Mr. Ballantini asked about parking. Ms. Pritchard stated she noted staff recommendations on parking. Chairperson Harris asked if there was an estimated opening date. Ms. Pritchard described next steps needed prior to opening but did not have a specific date. Ms. Pritchard clarified the state of Illinois also requires a dealer's license.

Omar Lehr, 17 Summerset Court in Bloomington IL, was sworn in. He stated he is a member of the commercial condominium association north of the subject property. He explained the association is not concerned about Tesla locating next to them, they feel the company will be a good neighbor, but wanted reassurance that a special use permit may also be required for another car dealership should Tesla move out. Mr. Ballantini why the association appeared to prefer Tesla over another tenant. Mr. Lehr responded that the association would feel the same if it were a Cadillac dealership. They feel Tesla is a responsible company who will not keep their lot filled with junk cars to be fixed and resold. He also stated that there is a fire extinguisher in front of their building and the fire department is located two blocks away by the airport.

No one spoke in opposition to the petition. Ms. Simpson stated that the Building Official reviewed the plans and will also review the plans for fire suppression and sprinkler systems before issuing a certificate of occupancy for the use. She added that the Zoning Board could choose to recommend the petition with conditions if they wished.

Chairperson Harris closed the public hearing and asked for a motion to accept the staff findings. Mr. Veitengruber motioned to accept the findings as presented by staff in the staff report. Mr. Rivera seconded the motion. The Board accepted the staff findings by a vote of 5-0, with the following votes cast on roll call: Mr. Veitengruber—yes; Mr. Rivera—yes; Mr. Ballantini—yes; Mr. Noonan—yes; Chairperson Harris—yes.

Mr. Rivera motioned to approve the petition. Mr. Ballantini seconded the motion. The petition was approved by a vote of 5-0, with the following votes cast on roll call: Mr. Rivera—yes; Mr. Ballantini—yes; Mr. Noonan—yes; Mr. Veitengruber—yes; Chairperson Harris—yes.

**Z-05-19 Consideration, review and action of a petition submitted by Marc Olsen for approval of a variance request. The petitioner is requesting; 1) a 2' reduction in the required rear yard setback; and 2) reconstruction of a non-conforming structure, to replace a damaged screen room at 902 W. Monroe St. (Ward 7)**

Ms. Simpson provided the staff report. She explained staff is recommending against the request because the application does not meet the standards for a variance. The petitioner was requesting to replace an existing nonconforming structure. She provided photos of the property and surrounding property, an aerial view of the property and a zoning map. Ms. Simpson explained the original nonconformity was the result of connecting the garage to the home by the breezeway and the sunroom. The structure also encroaches into the 25-foot required rear yard setback. Ms. Simpson discussed staff's analysis of the standards for a variance. Although some standards were found to be met, staff recommended against the petition since the petition did not meet all the standards.

Chairperson Harris asked if other homes have this type of structure in the neighborhood. Ms. Simpson stated that other homes have sunrooms but do not seem to have the nonconforming connection. Ms. Simpson state staff could not find examples of other variances granted to neighboring properties or to the subject property. Mr. Rivera clarified that if the building had not been completely torn down, the nonconformity would have been allowed to be maintained by the petitioner. Ms. Simpson affirmed.

Chairperson Harris swore in the petitioner, Marc Olsen 902 W. Monroe St. Mr. Olsen testified that his sister purchased the home ten years ago, with the sunroom and the breezeway intact. He believes they were added in the seventies. He stated he completed replacing the roof of the house in April, and at that time, the sunroom roof collapsed. The sunroom roof damaged the frame. He filed an insurance claim and insurance will pay for a new sunroom. He stated that he would like to replace what was there. Chairperson Harris asked if there was an alternative location where the sunroom could go. The applicant's contractor, Mr. Richard Erickson, Mohammed, IL, spoke on the application. Chairperson Harris swore him in. Mr. Erickson stated he submitted for a building permit and he discussed alternatives. He feels this is not a complete removal of the sunroom since the slab and foundation are still in the same location. He intends to stay in the same footprint. Chairperson Harris asked for clarification about the destruction of the structure. Ms. Simpson explained that the ordinance considers damages exceeding 50% of the fair market value of the structure to mean that the structure is destroyed.

Chairperson Harris closed the public hearing. Chairperson Harris stated that she believes the depreciation to the value of the home is causing distress to the application. Mr. Ballintini stated that he believes the actions of the applicant were not created by the applicant. Chairperson Harris asked if the structure appeared to be different than other homes. Ms. Simpson confirmed and added that staff did not believe it would negatively impact the neighborhood. Mr. Rivera asked for clarification on the staff analysis regarding reasonable use of the property. Ms. Simpson clarified that the statement means that the property remains viable as a single-family home property and that denying the variance does not impede the homeowner's ability to use and develop their land. Mr. Boyle asked the petitioner to address the physical characteristics of the property, whether the special conditions were granted by the applicant, and whether the variance will give the applicant special privilege. Mr. Erickson explained that the homeowner did not understand the nonconforming structure when he purchased the property. He does not know how else that this could be built differently than it was forty years ago. He stated it would be cost prohibitive to relocate the structure to a different side of the home. Mr. Rivera stated that we are meeting because the structure was removed. Ms. Harris asserted that nature created the need for the variance.

The Board voted on each factor individually to establish a finding. Mr. Boyle explained the all factors must be found to be met in order to grant a variance. The following votes were cast by roll call:



(1) The property has physical characteristics that make strict adherence to the code difficult. Mr. Ballantini—present; Mr. Rivera—yes; Mr. Noonan—yes; Mr. Veitengruber—yes; Chairperson Harris—yes.

(2). The variance is the minimum action necessary. Mr. Ballantini—yes; Mr. Rivera—yes; Mr. Noonan—yes; Mr. Veitengruber—yes; Chairperson Harris—yes.

(3) The circumstances were not created by the applicant. Mr. Ballantini—yes; Mr. Rivera—yes; Mr. Noonan—yes; Mr. Veitengruber—yes; Chairperson Harris—yes.

(4). The applicant will not receive special privilege. Mr. Ballantini—yes; Mr. Rivera—yes; Mr. Noonan—yes; Mr. Veitengruber—yes; Chairperson Harris—yes.

(5) The variation will not be detrimental to the character of the neighborhood. Mr. Ballantini—yes; Mr. Rivera—yes; Mr. Noonan—yes; Mr. Veitengruber—yes; Chairperson Harris—yes

Mr. Ballantini motioned to approve the variance. Seconded by Mr. Rivera. The Board approved the variance by a vote of 5-0, with the following votes cast on roll call: Mr. Ballantini—yes Mr. Rivera—yes; Mr. Noonan—yes; Mr. Veitengruber—yes; Chairperson Harris—yes. (1:11)

**Z-06-19 Consideration, review and action of a petition submitted by Steve Garbe for approval of a variance request. The petitioner is requesting a 2' increase in fence height in front yard, from the required 4-foot fence height to 6', to install a new fence at 2001 Lake Bluff Rd. (Ward 1)**

Ms. Simpson provided the staff report. She explained staff is recommending against the request because the variance application does not meet the standards for a variance. The petitioner was requesting a six-foot fence in the required front yard, a two-foot increase. She provided photos of the property and surrounding property, an aerial view of the property and a zoning map. Ms. Simpson explained that the lot has two front yards since it is a corner lot. She stated that the fence has already been installed and that the contractor failed to apply for a building permit. Ms. Simpson explained the city's rationale for disallowing a six-foot fence in the front yard. She stated that other corner lots have four-foot fences with the exception of 102 Rockyford Rd which was granted a variance for a six foot fence in 1981. She provided the staff analysis for a variance and explained that staff found some standards to be met, but not all standards were met.

Mr. Veitengruber asked how far back the petitioner would need to move the fence in order to not encroach in the setback. Ms. Simpson answered twenty-five feet. Mr. Veitengruber confirmed there is a pool in the rear yard. He asked if there the city requires a pool to be fenced-in. Ms. Sampson confirmed and stated that she is unaware of a height requirement for the fence. Mr. Boyle clarified that a contractor is responsible for applying for a permit before installing a fence.

The petitioner, Mr. Steve Garbe, 2001 Lake Bluff Rd, was sworn in. He explained that he hired a contractor to install a fence. He chose vinyl to improve the neighborhood and value of their home. He and his wife requested a six-foot fence because the property slopes and kids can easily hop over a four-foot fence. He expressed safety concerns regarding a four-foot fence. He stated that the neighborhood likes the fence. He stated the fence is in the back yard, he has concerns about moving the fence further back towards the pool. Mr. Ballantini asked if the petitioner was susceptible to amending the fence to comply with the ordinance. Mr. Garbe stated that he would prefer to keep the fence as it was installed. Mr. Ballantini confirmed there was only one other home with a variance. Ms. Simpson affirmed. Ms. Harris asked if the other variance involved a pool. Ms. Simpson said she is not sure. Mr. Boyle asked how long the four-foot fence was at the property. Mr. Garbe stated the fence was there when he purchased the home, probably 15 or 20 years. Mr. Boyle asked how long the pool had been at the property. Mr. Garbe stated that the pool was installed about five years ago. Mr. Ballantini asked about the permit. Mr. Garbe stated he assumed his contractor requested a permit. Mr. Veitengruber commented that contractors not pulling permits has been a big issue for this city.

Ms. Barb Wells, 2009 Fallen Oak Rd., was sworn in and spoke against the petition. She expressed concerns about establishing a precedent in the neighborhood. She stated other corner lots with pools have four-foot fences. She is concerned this will enable those lots to install six-foot fences and the neighborhood will have a problem with visibility. She has lived in the neighborhood for twenty-two years.

Ms. Cynthia Behrens, 2015 Fallen Oak Rd., was sworn in. She provided testimony in opposition to the petition. Her biggest concern is safety and the visibility of children on the sidewalk. She stated she is concerned that the rules were not followed. She stated the petitioner was in the process of construction when the city inspector issued a stop-work order. She identified other homes in the neighborhood with pools and four-foot fences. She has concerns about a proliferation of six-foot fences. Ms. Behrens submitted pictures of these homes with pools and four-foot fences and landscaping. The nine pages of photos were marked "Opposition Group Exhibit 1" and each page was labeled "A-I." Ms. Behrens testified that the fence obstructs views.

Mr. Garbe stated that the fence was about 95% complete when he noticed the stop-work order. Mr. Ballantini asked if the work continued after Mr. Garbe learned of the stop-work order. He confirmed that the contractor installed the final panel. He stated this is the first he heard of resident opposition to his fence.

Chairperson Harris closed the public hearing. Mr. Ballantini motioned to accept the findings as presented by staff in the staff report. Mr. Rivera seconded the motion. The Board accepted the staff findings by a vote of 5-0, with the following votes cast on roll call: Mr. Ballantini—yes; Mr. Rivera—yes; Mr. Veitengruber—yes; Mr. Noonan—yes; Chairperson Harris—yes.

Mr. Ballantini motioned to approve the petition. Mr. Rivera seconded the motion. The petition was denied by a vote of 0-5, with the following votes cast on roll call: Mr. Ballantini—no; Mr. Rivera—no; Mr. Noonan—no; Mr. Veitengruber—no; Chairperson Harris—no.

**OTHER BUSINESS:** None

**NEW BUSINESS:**

Mr. Tyler Noonan introduced himself to the Board and provided a summary of his background.

Mr. Robert Schultz was recognized for his service on the Bloomington Zoning Board of Appeals.

Ms. Casey Weeks, Assistant City Planner, introduced herself to the Board and provided a summary of her background.

**ADJOURNMENT**

Mr. Rivera motioned to adjourn. Seconded by Mr. Ballantini. The motion was approved by voice vote. The meeting adjourned at 5:57 PM.

Respectfully Submitted,  
Katie Simpson  
City Planner

**CITY OF BLOOMINGTON**  
**REPORT FOR THE BOARD OF ZONING APPEALS**  
 September 18, 2019

CASE NUMBER	SUBJECT PROPERTY:	TYPE	SUBMITTED BY:
SP-03-19	216 E. Grove St.	SPECIAL USE PERMIT	Katie Simpson City Planner

PETITIONER'S REQUEST:	
Section of Code: 44.5-2 Business Districts-Permitted and Special Uses	
Type	Request
Special Use permit	Sports and Fitness Establishment

<b>Project Description</b>	The petitioner is seeking a Special Use to allow a Sports and Fitness Establishment in the D-2 district for the property located at 216 E. Grove Street.
<b>Staff Recommendation</b>	Staff finds that the petition meets the Zoning Ordinance's standards required to allow a special use. Staff recommends that the Zoning Board of Appeals provide Council with a positive recommendation to <b>approve</b> the petition for a special use permit to allow a sports and fitness establishment/axe-throwing in the D-2 District at 216 E. Grove St.

Figure 1 The building at 216 E. Grove is shaded in orange.



## NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in the *Pantagraph* on Saturday, August 31, 2019. Staff mailed notices to property owners within 500 ft of the subject property, and placed a large, metal notification sign on the property.

## GENERAL INFORMATION

Petitioner: Axe Grove Social, LLC

## PROPERTY INFORMATION

Legal Description: Gridley's Add Lts 4, 5, & 6 & Lts 1 & 2 White's Add & PT NW SE SEC 4-23-2E LYG Between SD Lts (PIN: 21-04-413-018),  
Existing Zoning: D-2 Downtown Transitional District  
Existing Land Use: Warehouse/Storage (multiple units)  
Property Size: 33,235 ft<sup>2</sup>  
PIN: 21-04-413-018

## Surrounding Zoning and Land Uses

### Zoning

*North:* D-2 Downtown Transition District  
*South:* D-2 Downtown Transition District  
*East:* D-2 Downtown Transition District  
*West:* P-2 Public Lands and Institutions

### Land Uses

*North:* Business/retail  
*South:* Apartments/funeral home  
*East:* Offices  
*West:* City & County offices/parking garage

## Analysis

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

## BACKGROUND

The subject property is located at the northwest corner of E. Grove Street and Prairie Street. The property is improved with a large, two story, brick warehouse. In 1937 the warehouse was home to "Seeger's Park 'N' Shop Food Market." The 1940



Bloomington Polk Directory suggests that the building was used for auto sales and service, radio sales and service, and auto parts retail. In 1986, the building was used as a storage facility by Champion Federal. In 1997 National City Bank also used the facility for storage. The subject property is located on a parcel that includes 45 parking spaces.

An additional parking lot sits west of the subject property, as well as the Lincoln Parking Deck. The Oaks Apartments/Gridley Mansion, Beck's Funeral Home, and the McBarnes Building, which houses PATH and United Way, are south of the subject property. North of the site are mixed-use buildings located along Front Street. Offices, single family homes, and apartments are located east of the subject property. Additionally, the subject property is west of the East Grove Street National Register Historic Preservation District. The property is zoned D-2 Downtown Transitional District.



***Purpose and intention of the D-2 Downtown Transition District.***

The intent of this D-2 Downtown Transitional District is to complement and support the uses located in the D-1 Central Business District. Offices, services and civic uses, as well as residential apartments and multifamily dwelling units are appropriate in this district. Due to its transitional location between the central business district and outlying residential areas, the D-2 District permits development at a lower intensity and density than the downtown core. Pedestrian circulation is prioritized. To this end, buildings should be located close to the sidewalk with on-site parking located at the rear of the parcel and accessed from secondary roadways or alleys, though modest setbacks for courtyards, gardens and other similar amenities.

The district allows uses such as an Exhibition Hall or Sports/Fitness establishment with a special use permit. A Sports/Fitness establishment is defined as a building, or portion thereof, designed for the conduct of sports, leisure activities or other recreational activities.

**PROJECT DESCRIPTION**

***Petitioner's request:***

The petitioner is requesting a special use permit for a Sports/Fitness establishment created primarily for axe-throwing, although other leisure activities such as darts or sports may occur at the venue and could occur if the axe-throwing venture is unsuccessful.

Axe-throwing is a sport common in Canada and the northern United States. Like darts, axe-throwing enthusiasts have formed leagues and host tournaments. According to the National Axe Throwing Federation (<http://www.nationalaxe.com>) there are over 6,000 competitive players in 8 countries and 75 cities. For competition, the axe head weighs between 1.25 and 1.75 lbs for hatchets and 2.25-2.275 lbs for larger axes. Blades are generally a maximum of 4

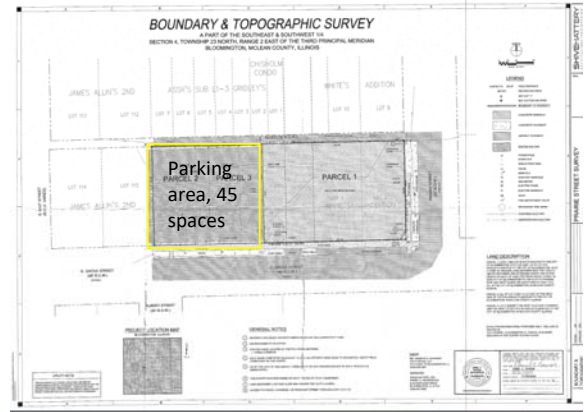
**Agenda Item 5A**  
**SP-03-19**  
**216 E. Grove St.**

inches long and handles are generally 13-17 inches. Axes are thrown about 14 feet away from the target. Spectators usually stand more than 18ft away from the target to ensure safety. Recreational axe-throwing is also growing in popularity in the United States. Over the past decade, establishments have opened in New York, Chicago, Pennsylvania, and Michigan. It is relatively new to the Bloomington area, although a similar facility opened in Peoria in December 2018.

The petitioner intends to rent a portion of the building, approximately 11,500 square feet of the building’s first floor. Of the rented space, approximately 1600 square feet will remain flexible. Approximately 9,900 square feet will be designated to the sports, recreation and leisure use. The rented units are adjacent to the parking lot and located closer on the west side of the building.

**Parking**

The subject property has adequate parking for the proposed use. However, three bicycle spaces will need to be added to the site. The adjacent parking lot contains 45 on-site parking spaces. There are, approximately 9 on-street parking spaces adjacent to the building, on the north side of E. Grove Street and the west side of S. Prairie Street. Parking also exists on the south and east sides of E. Grove Street and Prairie Street, respectively. Additionally, the subject property is located along a Connect Transit Bus Route, and within a half mile of apartments and residences. Lastly, the subject property is within 900 feet of a public parking garage which is free on nights and weekends. Per the zoning ordinance, the amount of required on-street parking may be reduced if alternatives are provided. The table below illustrates the alternatives and how they are applied to the subject property.



Description	Ratio	Adjustment	Total
Required Off-Street Parking	1/200 sqft (12-8E)	11,500 sqft/200	<b>58 required spaces</b>
Required bicycle parking	5% required	58 * 5%	<b>3 bicycle spaces</b>
<b>Exemptions:</b>			
Public parking w/in 900ft	10% reduction	-6 spots	52 spaces
On Street Parking	½ space reduction per each on-street space	9 on-street = 4 off street	48 spaces
Within 900ft of bus route	10% reduction	-6 spots	42 spaces
Within 1320 feet of residential uses	10% reduction	-6 spots	36 spaces
Amount of required off-street parking after applying relevant exemptions			<b>36 parking spaces</b>



The proposed use requires 36 off-street parking spaces. The parking lot provides 45 spaces, meeting the minimum amount of parking. Regardless, the zoning ordinance also allows that if a public parking deck or lot is located within 500 feet of the front entrance, up to half of the minimum required parking may be provided by the public parking area. Therefore, when calculating required parking, only 18 spaces are required to be provided on-site, allowing other parking to be used by future tenants of the building.

### **Safety**

Axe-throwing is a relatively new experience in Bloomington. Research of other axe-throwing facilities suggests that the use and experience can be safe. Most establishments in the US, many of which also serve beer and wine, have reported few to no incidents or issues. Staff learned of one incident in Michigan where a patron was not wearing shoes. The Zoning Board is not tasked with considering whether this establishment should be given a liquor license. No license has been requested at this time. Furthermore, the Bloomington Liquor Commission is tasked with recommending a license.

Safety can be addressed by the building layout and design. A building permit is required before remodeling and opening the establishment. Additionally, some facilities provide an orientation for patrons teaching them how to throw axes and providing safety details. Staff also reached out to the Bloomington Police Department to vet any potential concerns. All axes should be contained to the property and would not be allowed in the public domain.

### **Conformance with the Comprehensive Plan:**

The Economic Development section of Bloomington's Comprehensive Plan identifies the need to promote a range of businesses, recreation and entertainment downtown.

Goal D-1.1 Strengthen business recruitment and retention.

Objective D-1.1a. Identify and seek development and business opportunities appropriate for Downtown.

Additionally, the building is in the City's Preservation Area, as designated by the Comprehensive Plan. The Preservation Area calls for a balance between preservation and redevelopment. The proposed special use encourages the adaptive re-use of a building whose architecture, and proximity to near Route 66, is representative of its automotive history and its contribution to Bloomington's automotive and transportation heritage.

### ***Action by the Board of Zoning Appeals.***

For each special use application, the Board of Zoning 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 Board of Zoning 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 proposed use will offer a recreational activity compatible with surrounding downtown uses. It will also offer an amenity to nearby residents. The property has adequate off-street parking, and additional parking is available in the public parking garage. The use will be contained within the property. **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 use is compatible with other entertainment uses located in and near downtown Bloomington, specifically the uses along Front Street. Additionally, the proposed use is compatible with the mix residential, retail and entertainment. **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 building is in a commercial area. It is not directly adjacent to single family residential. The special use should not impede normal development. **The standard is met.**
4. **that adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;** The building is located along an arterial road and near public facilities. Drainage, water, and sewer are adequate for the use at this location. 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;** Ingress to the parking lot is provided by a cross-access easement with the adjacent property. Circulation is internal to the parking lot minimizing congestion on US 51. **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 building exists, and the proposed use encourages the adaptive reuse of the building. No change to the building's bulk, setbacks or mass is expected because of the special use. The special use complies with off-street parking requirements. However, the petitioner will need to provide three bicycle parking spaces. **The standard is met.**

***STAFF RECOMMENDATION:***

Staff finds that the petition meets the Zoning Ordinance's standards required to allow a special use. Staff recommends that the Zoning Board of Appeals provide Council with a positive recommendation to **approve** the petition for a special use permit to allow a sports and fitness establishment/axe-throwing in the D-2 District at 216 E. Grove St.



Respectfully submitted,  
Katie Simpson

Attachments:

- Draft Ordinance
- Exhibit A-Legal Description
- Petition and supplemental documents from petitioner
- Site Plan
- Aerial Map
- Zoning Map
- Neighborhood Notice Map, Newspaper Notice and List of Addresses Notified

**DRAFT**  
**ORDINANCE NO. \_\_\_\_\_**  
**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A SPORTS AND FITNESS ESTABLISHMENT IN THE D-2 DOWNTOWN TRANSITION DISTRICT, FOR PROPERTY LOCATED AT: 216 E GROVE STREET.**

WHEREAS, there was heretofore filed with the Community Development Department of the City of Bloomington, McLean County, Illinois, a petition and site plan requesting a Special Use Permit for a sports and fitness establishment in the D-2 Downtown Transition 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 complied with the standards and conditions for granting such special use, specifically:

- 1). The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;
- 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;
- 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;
- 4). That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;
- 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;
- 6). That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

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

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 sports and fitness establishment in the D-2 Downtown Transition District for 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 \_\_\_\_.

\_\_\_\_\_ Tari Renner, Mayor

ATTEST:

\_\_\_\_\_  
Leslie Yocum, City Clerk

**Exhibit A**  
“Legal Description”

Gridley’s Add Lts 4, 5, & 6 & Lts 1 & 2 White’s Add & PT NW SE SEC 4-23-2E LYG Between  
SD Lts (PIN: 21-04-413-018)

PIN: 21-04-41-018

PETITION FOR A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT:

216 GROVE STREET BLOOMINGTON, IL 61701

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)

AXE GROVE SOCIAL LLC

REGISTERED AGENT DANIEL KELLEY

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 D2 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 SPORTS & FITNESS ESTABLISHMENT, are allowed as a special use in a D2 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 D2 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 D2 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,

DANTEL R KELLEY

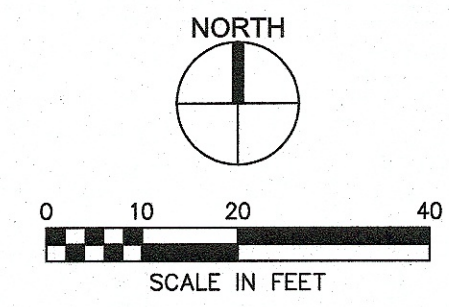


8/21/18



# BOUNDARY & TOPOGRAPHIC SURVEY

A PART OF THE SOUTHEAST & SOUTHWEST 1/4  
SECTION 4, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN  
BLOOMINGTON, MCLEAN COUNTY, ILLINOIS



## LEGEND

N 88°55'17"E 291.67' (291.67')	FIELD DISTANCE
---	RECORD DISTANCE
⊗	SET CUT "+"
⊛	SET COTTON GIN SPIKE
---	BOUNDARY OF PROPERTY
[Pattern]	CONCRETE SIDEWALK
[Pattern]	CONCRETE PAVEMENT
[Pattern]	ASPHALT PAVEMENT
[Pattern]	EXISTING BUILDING
⊕	POWER POLE
⊖	DOWN GUY
⊙	SINGLE POLE SIGN
⊗	VALVE
⊕	MANHOLE
⊖	SANITARY MANHOLE
⊙	GAS METER
⊗	ELECTRIC PANEL
⊕	ELECTRIC MANHOLE
⊖	INLET
⊙	FIRE DEPARTMENT VALVE
⊗	DECIDUOUS TREE W/DIA.
⊕	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC

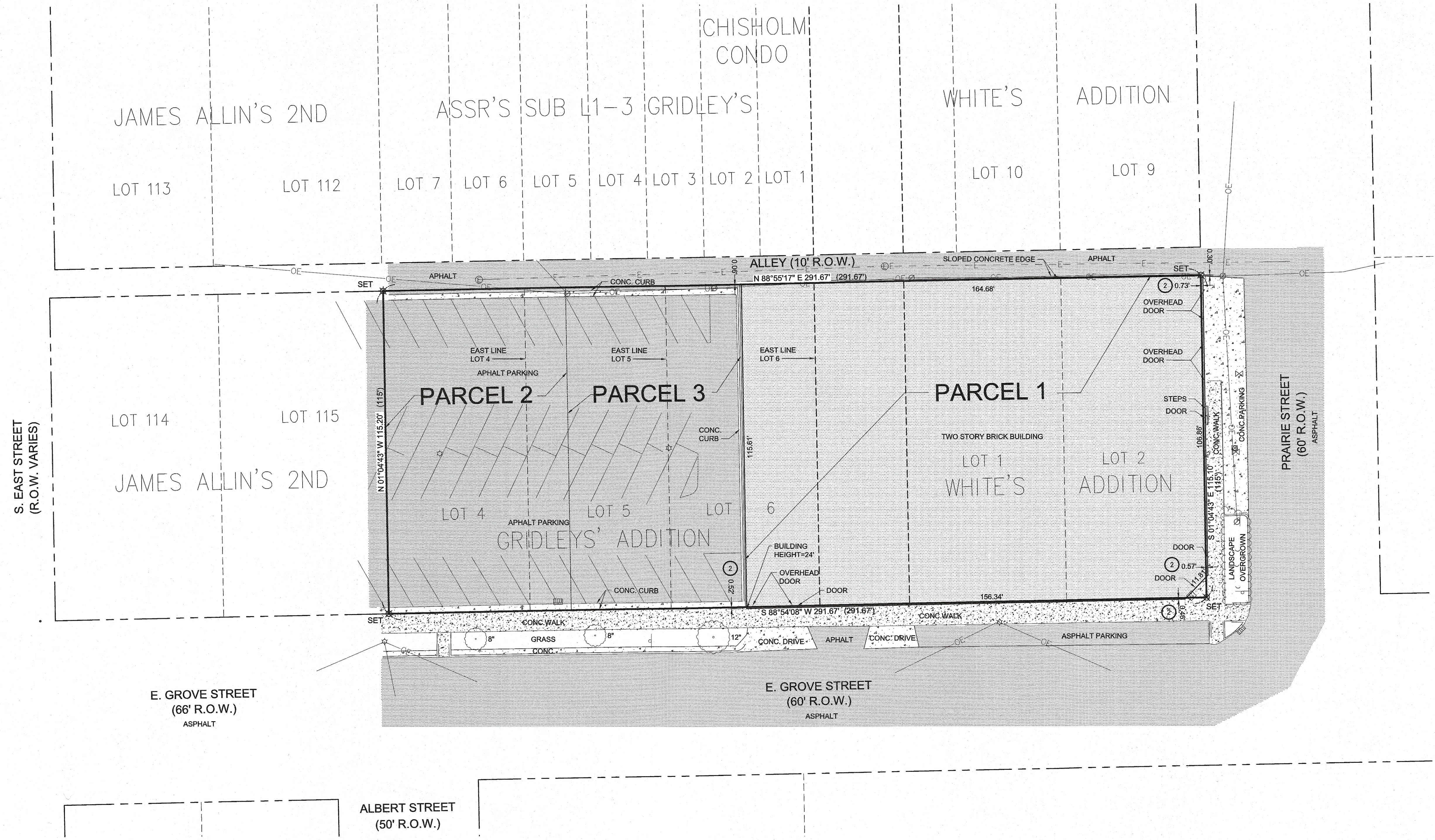
## LAND DESCRIPTION

**PARCEL 1:** LOTS 1 AND 2 IN WHITE'S ADDITION TO THE CITY OF BLOOMINGTON; ALSO THE EAST 1/2 OF LOT 6 IN GRIDLEY'S ADDITION TO THE CITY OF BLOOMINGTON; ALSO A STRIP OF GROUND LYING BETWEEN SAID TWO TRACTS ABOVE DESCRIBED AND EXTENDING NORTH THE ENTIRE LENGTH OF EACH OF SAID LOTS FROM GROVE STREET IN SAID CITY OF BLOOMINGTON TO THE ALLEY EXTENDING EAST AND WEST ALONG THE NORTH END OF SAID LOTS, ALL IN THE CITY OF BLOOMINGTON, IN MCLEAN COUNTY, ILLINOIS.

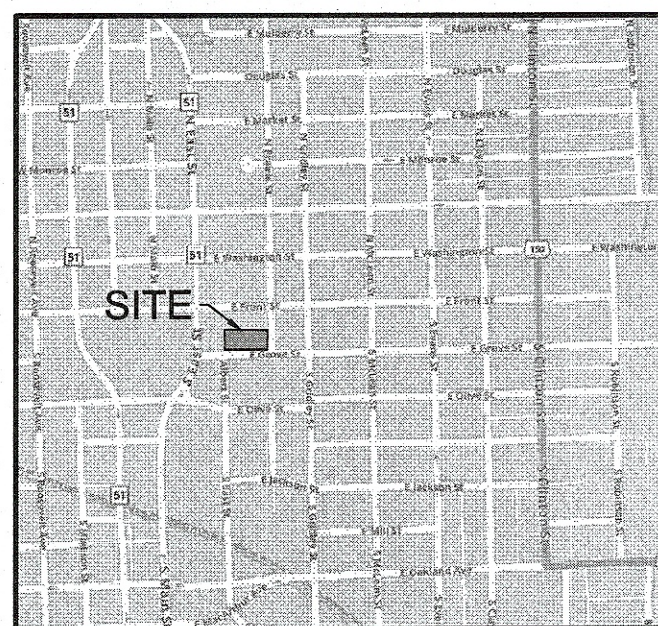
**PARCEL 2:** ALL OF LOT 4 AND 14 2/3 FEET OF THE WEST SIDE OF LOT 5 IN GRIDLEY'S ADDITION TO THE CITY OF BLOOMINGTON, IN MCLEAN COUNTY, ILLINOIS.

**PARCEL 3:** LOT 5 (EXCEPT THE WEST 14 2/3 FEET THEREOF) AND THE WEST 1/2 OF LOT 6 IN GRIDLEY'S ADDITION TO THE CITY OF BLOOMINGTON, IN MCLEAN COUNTY, ILLINOIS.

NOTE: FOR INFORMATIONAL PURPOSES ONLY, THE LAND IS KNOWN AS:  
103 S PRAIRIE, BLOOMINGTON, IL. PARCEL ID NUMBER INCLUDED IN THIS SURVEY IS 21-04-413-018



## PROJECT LOCATION MAP

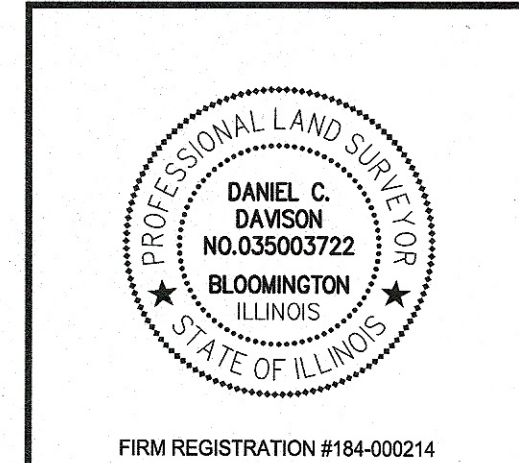


## GENERAL NOTES

- BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983 ILLINOIS EAST ZONE.
- ENCROACHMENTS AS SHOWN.
- UTILITIES WERE LOCATED BY THE FOLLOWING METHODS:  
1. VISIBLE EVIDENCE
- FIELD WORK COMPLETED ON AUGUST 16, 2019. ALL EFFORTS WERE MADE TO ACCURATELY DEPICT FIELD CONDITIONS ON THIS SURVEY.
- AS OF THE DATE OF THIS SURVEY THERE ARE 41 ON SITE PARKING SPACES OF THE 41 SPACES 0 IS HANDICAPPED.
- THIS SURVEY WAS PERFORMED WITHOUT THE AID OF TITLE COMMITMENT.
- LAND DESCRIBED CONTAINS 33,585.409± SQUARE FEET (0.771± ACRES).
- ACCESS TO PARCEL 2 & PARCEL 3 IS FROM EAST STREET THROUGH LOTS 114 & 115.

**OWNER**  
MR. ANDREW S. KAUFMAN  
216 E GROVE, LLC  
210 S EAST ST BLOOMINGTON, IL.  
(309)-808-2691

**SURVEYOR**  
SHIVE-HATTERY, INC.  
DANIEL C. DAVISON PLS  
2103 EASTLAND DRIVE  
BLOOMINGTON, IL. 61704  
(309) 662-8992



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ILLINOIS.

SIGNATURE: *Daniel C. Davison*  
NAME: DANIEL C. DAVISON  
DATE: 8/21/2019  
LICENSE EXPIRES: 11/30/2020  
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: B1

**UTILITY NOTE**  
THE LOCATIONS OF UTILITY MAINS, STRUCTURES, AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM VISIBLE EVIDENCE. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES, AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC., AND NOT SHOWN ON THIS DRAWING.

**SHIVE-HATTERY**  
ARCHITECTURE & ENGINEERING  
2103 Eastland Drive | Bloomington, Illinois 61704  
309.662.8992 | www.shivehattery.com  
Iowa | Illinois | Indiana  
Illinois Firm Number: 184-000214

**PRAIRIE STREET SURVEY**  
CLIENT: 216 EAST GROVE LLC  
SITE ADDRESS: 103 S PRAIRIE, BLOOMINGTON, IL. 61701

DRAWN: JAB  
APPROVED: DCD  
ISSUED FOR:  
DATE: 08-20-2019  
PROJECT NO.: 6191620  
FIELD BOOK: ---  
CLIENT NO: ---

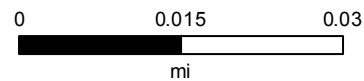
**BOUNDARY & TOPOGRAPHIC SURVEY**



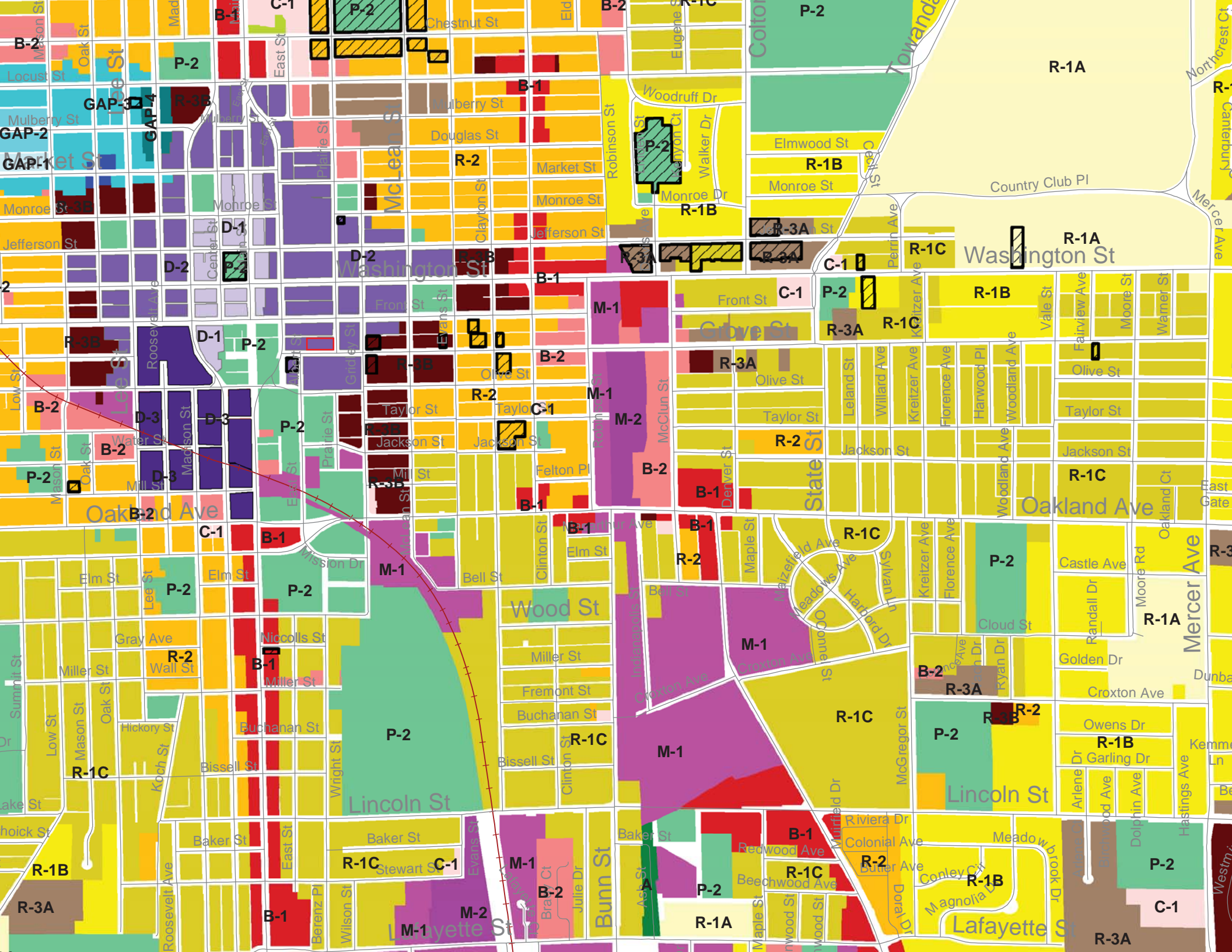
# Aerial View 216 E Grove St



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.







Motorcycles-ATV-Golf Carts



1087 HONDA Vespino S3500 Great Bike, Stock, 34,000 miles on it.



2004 Heritage Gold Tail Classic Sweet Pease, Low Miles-22,300, 2 New Tires less than 300 miles on them, 2 Seats, Cover, Battery Tender, 4 Helmets, Custom Chrome on Bike and extra to go w/ Custom Head and Tail Lights, Custom Goggles and Floor Boards (extra set), Leather Saddle Bags & Matching T-Rag, Set of Chaps & Leather Jacket, \$8900 obo. Call 217-620-6486

Legal Inside

56921 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

Historic Preservation Commission

Thursday, September 19, 2019

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold public hearings on two S-4 Local Historic Preservation District nomination applications (filed below) for property at 112 E. Washington Street, Bloomington, IL (Subject Property) owned by State Farm Mutual Auto Insurance (1 State Farm Plaza, Bloomington, IL 61701). The Subject Property is legally described as follows: TOWN TO ALLEY BET & ALL 43 & 48 (PIN: 21-04-334-007).

Legal Inside

56920 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m. in the City Hall Council Chambers, located at 109 E. Olive St., the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Notice is hereby given that the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Legal Inside

56922 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m. in the City Hall Council Chambers, located at 109 E. Olive St., the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Notice is hereby given that the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Legal Inside

56923 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m. in the City Hall Council Chambers, located at 109 E. Olive St., the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Notice is hereby given that the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Legal Inside

56924 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m. in the City Hall Council Chambers, located at 109 E. Olive St., the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Notice is hereby given that the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Legal Inside

56925 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m. in the City Hall Council Chambers, located at 109 E. Olive St., the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Notice is hereby given that the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Legal Inside

56926 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m. in the City Hall Council Chambers, located at 109 E. Olive St., the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Notice is hereby given that the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Legal Inside

56927 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m. in the City Hall Council Chambers, located at 109 E. Olive St., the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Notice is hereby given that the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Legal Inside

56928 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m. in the City Hall Council Chambers, located at 109 E. Olive St., the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Notice is hereby given that the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Legal Inside

56929 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m. in the City Hall Council Chambers, located at 109 E. Olive St., the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Notice is hereby given that the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Legal Inside

56930 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m. in the City Hall Council Chambers, located at 109 E. Olive St., the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Notice is hereby given that the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Legal Inside

56931 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m. in the City Hall Council Chambers, located at 109 E. Olive St., the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Notice is hereby given that the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Legal Inside

56932 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m. in the City Hall Council Chambers, located at 109 E. Olive St., the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Notice is hereby given that the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Legal Inside

56933 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m. in the City Hall Council Chambers, located at 109 E. Olive St., the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Notice is hereby given that the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Legal Inside

56934 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m. in the City Hall Council Chambers, located at 109 E. Olive St., the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Notice is hereby given that the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Legal Inside

56935 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m. in the City Hall Council Chambers, located at 109 E. Olive St., the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Notice is hereby given that the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Legal Inside

56936 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m. in the City Hall Council Chambers, located at 109 E. Olive St., the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Notice is hereby given that the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Legal Inside

56937 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m. in the City Hall Council Chambers, located at 109 E. Olive St., the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Notice is hereby given that the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Legal Inside

56938 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m. in the City Hall Council Chambers, located at 109 E. Olive St., the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Notice is hereby given that the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Legal Inside

56939 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m. in the City Hall Council Chambers, located at 109 E. Olive St., the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Notice is hereby given that the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Legal Inside

56940 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m. in the City Hall Council Chambers, located at 109 E. Olive St., the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Notice is hereby given that the Commission will conduct a Public Hearing on the Application of the Beer and Wine Liquor Control Act, which allows the sale of beer and wine to be held at Union Park, located at 109 E. Olive St., Bloomington, IL 61701.

Earn extra cash by delivering papers.

It only takes a few hours a day and you're done before most folks are even waking up.

Interested? Give us a call at 309-451-0007.

Pantagraph carries independent contractors



better EVERY SUNDAY

Circulation Support Staff

The Pantagraph is seeking part-time Circulation Support Staff to assist in the distribution of newspapers to customers and independent contract carriers. This position is responsible for the assurance of quality service by delivery of "down" routes, address checks, and general assistance in helping operate the distribution center. For more information or to apply: www.pantagraph.com/workhere EOE

WHAT'S ON TV & ENTERTAINMENT GUIDE

IT'S BACK & IT'S BETTER IN THE PANTAGRAPH EVERY SATURDAY



MONEY SAVING SPECIALS 309-820-3357

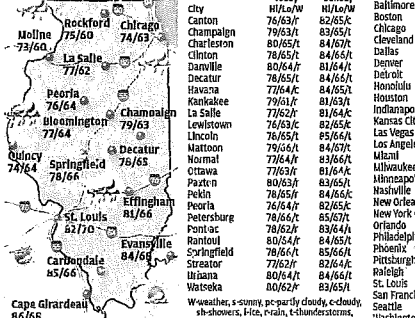
Advertisement for Money Saving Specials with various deals on merchandise items, automotive specials, and best deals. Includes prices like \$11.99, \$21.99, \$31.99, \$29.99, and \$44.99.

BLOOMINGTON'S FIVE-DAY FORECAST

Table showing weather forecast for today, tonight, Sunday, Monday, Tuesday, and Wednesday. Includes temperature, wind, and precipitation details.

REGIONAL OUTLOOK

Regional outlook text describing weather conditions across the region.



NATIONAL OUTLOOK

Table showing national outlook with columns for city, today's temperature, and Sunday's temperature.

ALMANAC

Almanac section containing statistics, UV index, pollen, cooling degree days, and temperature trends. Includes a line graph for temperature trends.



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

August 30, 2019

Dear Property Owner or Resident:

The Zoning Board of Appeals will hold a public hearing on **Wednesday, September 18, 2019 at 4:00PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois** to hear testimony for a petition submitted by Axe Grove Social, LLC. ( 2703 Westbrook Dr., Bloomington, IL 61705) for the approval of a special use permit for the property located at **216 Grove St.** owned by 216 East Grove, LLC (210 S East St. Bloomington, IL 61701) 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

The petitioner is requesting to allow for a sports and fitness establishment (axe throwing) in D-2, Downtown Transitional District as a special use.

LEGAL DESCRIPTION: GRIDLEY'S ADD LTS 4, 5 & 6 & LTS 1 & 2 WHITE'S ADD & PT NW SE SEC 4-23-2E LYG BETWEEN SD LTS (PIN: 21-04-413-018)

You are receiving this 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 said petition, or ask questions related to the petitioner's request at the scheduled public hearing. Copies of the submitted petition are available for public review at the Department of Community Development, 115 E. Washington St. Bloomington, IL 61701.

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](http://www.cityblm.org). If you desire more information regarding the proposed petition or have any questions you may email us at [planning@cityblm.org](mailto:planning@cityblm.org) or call us at (309) 434-2226.

Sincerely,

Planning Division staff

Attachments:

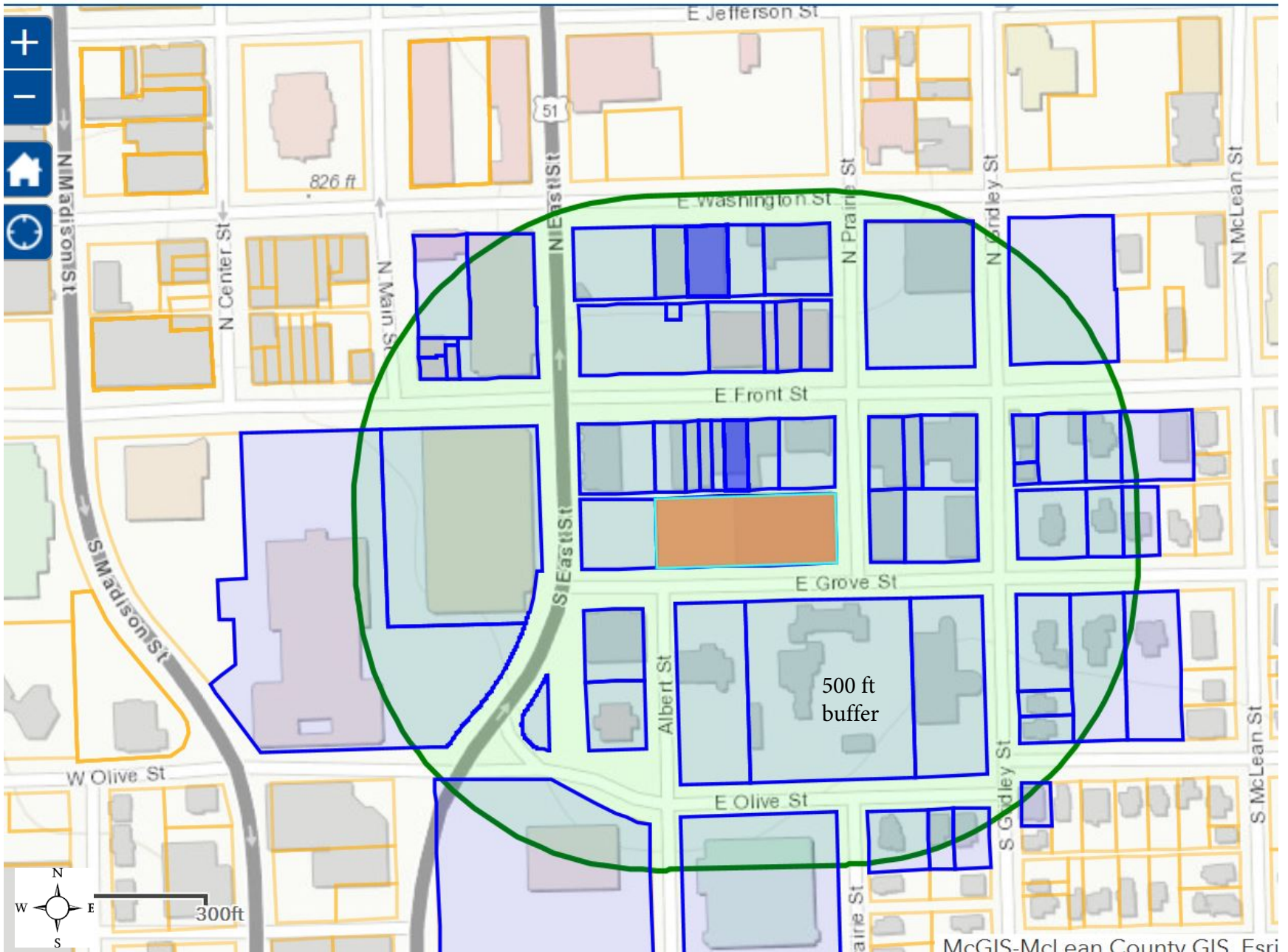
Map of notified properties within 500 ft of subject property



Public Hearing on September 18, 2019 for a Special Use permit request at 216 Grove



# McLean County Public Notification



PUBLIC BUILDING COMMISSION  
308 E WASHINGTON ST  
BLOOMINGTON, IL 61702

216 E GROVE C/O ANDREW KAUFMAN  
210 S EAST ST  
BLOOMINGTON, IL 61701

HEARTLAND BANK & TRUST CO  
200 W COLLEGE AVE  
NORMAL, IL 61761

PUBLIC BUILDING COMMISSION  
115 W JEFFERSON STE 200  
BLOOMINGTON, IL 61701

CALVERT & METZLER MEMORIAL  
HOMES  
115 E WASHINGTON ST  
BLOOMINGTON, IL 61701

STARK, DAVID  
209 E WASHINGTON ST UNIT 5  
BLOOMINGTON, IL 61701

WHITE, JAMES B  
1215 E WASHINGTON  
BLOOMINGTON, IL 61701

GREEN BUILDING LCC  
3102 HARVEST HILL AVE  
BLOOMINGTON, IL 61705

TRUST TNT-2  
115 W JEFFERSON STE 400  
BLOOMINGTON, IL 61701

GREEN BUILDING LCC  
3102 HARVEST HILL AVE  
BLOOMINGTON, IL 61705

MCLEAN COUNTY HISTORICAL SOCIETY  
200 N MAIN ST  
BLOOMINGTON, IL 61701

GIBBONS, EVAN & KRISTIENNE  
1310 IRONWOOD DR  
NORMAL, IL 61761

PUBLIC BUILDING COMMISSION  
115 W JEFFERSON STE 200  
BLOOMINGTON, IL 61701

PARKER MCLEAN COUNTY  
ENTERPRISES LLC  
511 MCCLUN ST  
BLOOMINGTON, IL 61701

XI VIXENS LLC  
209 E WASHINGTON UNIT 1  
BLOOMINGTON, IL 61701

MANDULA BAY LLC  
209 E WASHINGTON ST UNIT 5  
BLOOMINGTON, IL 61701

GREEN BUILDING LCC  
3102 HARVEST HILL AVENUE  
BLOOMINGTON, IL 61705

CME REAL ESTATE INVESTMENTS LLC  
1404 KURT DR  
BLOOMINGTON, IL 61701

TYNER, DAVID  
221 E FRONT UNIT 4  
BLOOMINGTON, IL 61701

BEVERLY MILLER  
15980 N 300 EAST RD  
DANVERS, IL 61732

MCLEAN CO HISTORICAL SOCIETY  
200 N MAIN ST  
BLOOMINGTON, IL 61701

FIRST OF AMERICA BANK TRUST  
15368 CRESTWICK DR  
BLOOMINGTON, IL 61704

DEVYN CORP  
307 E GROVE ST  
BLOOMINGTON, IL 61701

WILLIAM FITZGERALD  
2001 E OAKLAND AVE  
BLOOMINGTON, IL 61701

MCCLELLAND, MICAH AND MELISSA  
1106 E. GROVE  
BLOOMINGTON, IL 61701

MILLER, BEVERLY  
15980 N 300 EAST RD  
DANVERS, IL 61732

ANDREW KAUFMAN  
210 S EAST ST  
BLOOMINGTON, IL 61701

GLENN, BRADLEY N & RONDA DEE  
TAYLOR GLEN  
4926 E 1000 NORTH RD  
STANFORD, IL 61774

LYNN TRUST  
221 E FRONT UNIT 5  
BLOOMINGTON, IL 61701

203 FRONT INC C/O JAMES T. FINEGAN  
111 W FRONT ST  
BLOOMINGTON, IL 61701

APFELBAUM, LARRY & TODD BRESNEY  
237 E FRONT STREET  
BLOOMINGTON, IL 61701

JOY LUCK CLUB LLC  
6251 N 900 EAST RD  
SHIRLEY, IL 61772

ANNETTA MILLER TRUSTEE  
32 COUNTY CLUB PLACE  
BLOOMINGTON, IL 61701

NANCY RODGERS  
303 E OLIVE STREET  
BLOOMINGTON, IL 61701

JOHN FORBES  
RR1 , BOX 107A  
BLOOMINGTON, IL 61704

RICHARD HARRISON  
PO BOX 1232  
SOUTH SIOUX CITY, NE 68776

403 E FRONT LLC  
PO BOX 3791  
BLOOMINGTON, IL 61702

JOSEPH BOYCE  
208 S CHERRY  
LEXINGTON, IL 61753

INN FRONT LLC  
103 N ROBINSON ST  
BLOOMINGTON, IL 61701

WESTON PROPERTIES LLC  
102 S PRAIRIE ST  
BLOOMINGTON, IL 61701

301 GROVE ST LLC  
25206 ARROWHEAD LN  
HUDSON, IL 61748

EMPYREAN HOLDINGS LLC  
1803 W DETWEILLER DR.  
PEORIA, IL 61615

PATRICIA YODER REVOCASBLE TRUST  
306 E GROVE STREET  
BLOOMINGTON, IL 61701

CARLO ROBUSTELLI & EMILY MARIE  
KELAHAN  
401 E GROVE STREET  
BLOOMINGTON, IL 61701

ALLIED PROPERTIES LLC  
323 E LOCUST ST #2  
BLOOMINGTON, IL 61701

JOHN ELTERICH  
409 E GROVE STREET  
BLOOMINGTON, IL 61701

APFELBAUM, LARRY & TODD BRESNEY  
237 E FRONT STREET  
BLOOMINGTON, IL 61701

301 GROVE ST LLC  
25206 ARROWHEAD LN  
HUDSON, IL 61748

FRED, WOLLRAB  
107 HILL TOP  
BLOOMINGTON, IL 61701

THE LAUNCH PAD OF BLOOMINGTON  
LLC  
114 NORTHVIEW DR PO BOX 54  
GRIDLEY, IL 61744

DEVYN CORP  
307 E GROVE STREET  
BLOOMINGTON, IL 61701

DAWN PETERS & DIANA KRIEG  
1708 E JACKSON  
BLOOMINGTON, IL 61701

JAMES WARREN  
407 E GROVE STREET  
BLOOMINGTON, IL 61701