



**AGENDA
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING
CITY HALL COUNCIL CHAMBERS
109 EAST OLIVE ST.
BLOOMINGTON, IL 61701
WEDNESDAY, OCT 16, 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 Sept. 18, 2019 meeting.

E. REGULAR AGENDA

- A. SP-04-19** Consideration, review and approval of a petition for a special use permit for a Sports/Fitness Establishment in the M-1 District for property located at 1601 S Bunn St., submitted by Nordines' Heating and Cooling Supply, Inc. (Ward 1).

F. OTHER BUSINESS

G. NEW BUSINESS

H. ADJOURNMENT

**DRAFT
MINUTES
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING - 4:00 P.M.
WEDNESDAY, SEPTEMBER 18, 2019
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

Members present: Mr. Terry Ballantini, Mr. Michael McFarland, Mr. Tyler Noonan, and Chairperson Victoria Harris.

Members absent: Mr. Michael Rivera Jr, and Mr. Richard Vitengruber

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

Ms. Harris called the meeting to order at 4:02 p.m. Ms. Simpson called the roll; with six members present, the Zoning Board of Appeals established a quorum.

PUBLIC COMMENT: None.

MINUTES: The Zoning Board of Appeals reviewed the July 17, 2019 regular meeting minutes. Mr. Ballantini motioned to approve the minutes as corrected. Seconded by Mr. Noonan. The motion to accept the minutes as amended, was unanimously approved, 4-0 by voice vote.

1. REGULAR AGENDA

- A. SP-03-19 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).**

Ms. Simpson gave the staff recommendation in favor of the petition and presented findings. Staff reports how the application applies to the zoning ordinance and whether it fits with the comprehensive plan. Staff is recommending in favor for the petition for the sports and fitness establishment. The primary use would be for ax throwing, but the special use would also allow for dart throwing, badminton, other sports and recreational activities. The property is in the Downtown Transition District. The building was built in the early 1900s and has had various uses including storage, and auto parts sales. The building has been vacant for a few years. Staff is encouraged at the interest in reusing the building and bringing it back to life again. The Sports and fitness use is considered with a Special Use Permit. The Parking lot that serves this building is only half of the lot next door to the building with cross-easement access from US 51. There is also on-street parking on Gridley and Prairie. The Lincoln Parking Deck is within 500 feet to the building with free parking on nights and weekends. The petitioner is only developing a portion of the building. The total parking required is 36 spaces on site and 3 bicycle spaces.

There are established ax throwing leagues with as throwing establishments in Peoria and Chicago. There are established safety regulations, rules, and guidelines with the various sport leagues. Offices buffer the building to the east from residences. The *Bring It On Bloomington* Comprehensive Plan suggests that the City encourage development downtown and reuse of existing structures. It encourages business retention and recruitment in the downtown with a variety of uses and amenities for downtown residents and workers. The Standards are met with access to utilities and no new infrastructure. The owner will need to get a building permit to make sure the codes are met.

Petitioner was sworn in, Daniel Kelley with Grove Street Social. (Emailed exterior image for the record. Exhibit A)

The demographic is young to old multidimensional entertainment venue. An arena sport area with tailgate games like corn hole, 10 pin pigskin, and others. There are 5 spokes within the space: Ax throwing, arena games, karaoke rooms and virtual reality pit. We are applying for a beer and wine only liquor license to have a bar as well. It will take up about 12,000 square feet of space. We hope to have business hours Tuesday through Saturday at first then to expand. The closest ax throwing facility is in Peoria. There will be exterior site improvements including landscaping by the building owner.

There will be a closed toe shoe policy and the ability to rent shoes if needed. We will follow most industry standards with additional standards. Most facilities have fenced off lanes with an open front. We will have the lanes closed off like batting cages. Each minor will have to be accompanied by an adult. Another industry standard will not allow intoxicated individuals to participate. There will be a two drink maximum. We hope to be open by early January. The facility provides all the equipment with a total of ten targets. There are number of different games that are played by the different leagues.

Zoning Board will give a recommendation to City Council. Vote on the findings:

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; Amended that the industry standards including The World Ax Throwing League and the National Ax Throwing Federation will be followed. Mr. Terry Ballantini - Yes, Mr. Michael McFarland - Yes, Mr. Michael Rivera Jr - Yes, Mr. Tyler Noonan - Yes, Mr. Richard Vitengruber - Yes, and Chairperson Victoria Harris – Yes, approved 6-0.

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; Mr. Terry Ballantini - Yes, Mr. Michael McFarland - Yes, Mr. Tyler Noonan - Yes, and Chairperson Victoria Harris – Yes, approved 4-0.

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; Mr. Terry Ballantini - Yes, Mr. Michael McFarland - Yes, Mr. Tyler Noonan - Yes, and Chairperson Victoria Harris – Yes, approved 4-0.

4. that adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided; Mr. Terry Ballantini - Yes, Mr. Michael McFarland - Yes, Mr. Tyler Noonan - Yes, and Chairperson Victoria Harris – Yes, approved 4-0.

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; Mr. Terry

Ballantini - Yes, Mr. Michael McFarland - Yes, Mr. Tyler Noonan - Yes, and Chairperson Victoria Harris – Yes, approved 4-0.

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). Mr. Terry Ballantini - Yes, Mr. Michael McFarland - Yes, Mr. Tyler Noonan - Yes, and Chairperson Victoria Harris – Yes, approved 4-0.

Vote on condition to add that the Grove Street Social will adhere to the industry safety standards established by The World Ax Throwing League and the National Ax Throwing Federation will be followed. Mr. Terry Ballantini - Yes, Mr. Michael McFarland - Yes, Mr. Tyler Noonan - Yes, and Chairperson Victoria Harris – Yes, approved 4-0.

Vote to approve the Special Use permit with the safety condition. Mr. Noonan made a motion to approve, seconded by Mr. Ballantini. Mr. Terry Ballantini - Yes, Mr. Michael McFarland - Yes, Mr. Tyler Noonan - Yes, and Chairperson Victoria Harris – Yes, approved 4-0.

2. OTHER BUSINESS

- A. Sign Ordinance revisions/update - Joint meeting on September 11th. The sign ordinance survey will be online by the end of the week with a copy of the draft ordinance and sign presentation.

3. NEW BUSINESS

- A. Introduction of New Commissioner – Michael McFarland recently moved back to Bloomington from Normal where he served on the Normal Planning Commission for almost ten years.

ADJOURNMENT

Mr. Ballantini motioned to adjourn. Seconded by Mr. Noonan. The motion was approved by voice vote. The meeting adjourned at 4:44 PM.

Respectfully Submitted,
Casey Weeks
Assistant City Planner

CITY OF BLOOMINGTON REPORT FOR THE BOARD OF ZONING APPEALS

October 16, 2019

CASE NUMBER	SUBJECT PROPERTY:	TYPE	SUBMITTED BY:
SP-04-19	1601 S Bunn Street	SPECIAL USE PERMIT	Katie Simpson City Planner

PETITIONER'S REQUEST:	
Section of Code: 44.6 Manufacturing Districts-Permitted and Special Uses	
Type	Request
Special Use permit	Sports and Fitness Establishment

Project Description	The petitioner is seeking a Special Use to allow a Sports and Fitness Establishment in the M-1 District for the property located at 1601 S Bunn St.
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 for an indoor remote control racecar track in the M-1 District at 1601 S Bunn Street, with the following conditions: 1). The applicant should add a bike rack with space for two bicycles; and, 2). All activities are conducted indoors; and, 3). The applicant should receive a certificate of occupancy from the City of Bloomington Building Safety Division before opening to the public.



Figure 1 The building at 1601 S Bunn Street is outlined in yellow.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in the *Pantagraph* on Monday, September 30, 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

Applicant: Nordine's Heating and Cooling Supply, Inc.

PROPERTY INFORMATION

Legal Description: LOT 2, LUSH-SNYDER SUBIVISION
Existing Zoning: M-1 Restricted Manufacturing District
Existing Land Use: Building/trade construction services showroom and warehouse.
Property Size: approximately 1.18 acres (167' X 214')
PIN: 21-09-478-013

Surrounding Zoning and Land Uses

Zoning

North: R-1C Single-family Residential District
South: M-2 Heavy Manufacturing District
East: R-1 Residential District (unincorporated)
East: M-1 Manufacturing District (unincorporated)
West: M-1 Restricted Manufacturing District

Land Uses

North: Single family homes
South: Towing services
East: Home
East: Trucking services
West: Home, Offices

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

1601 S. Bunn Street, the subject property, is located at the southwest corner of Bunn Street and Lafayette Street. The property is zoned M-1 Restricted Manufacturing District. The property is improved with a large metal building. The applicant, Nordine's Heating and Cooling Supply, Inc., leases the building and uses the space as an office, showroom and storage facility for heating and cooling materials.

Purpose and intention of the M-1 Restricted Manufacturing District.

The intent of this M-1 Restricted Manufacturing District is to provide for industrial, warehouse, storage and transfer service uses with an absence of objectionable external effects in areas that are suitable for this type of development by reason of topography, relative location, and adequate utility and transportation systems. Compatibility with surrounding districts is further assured by limiting development to low industrial densities. Just as industrial uses are excluded from residential areas to promote public health, safety, and welfare, so are residential subdivision developments excluded from this district (§44-601A).

The district allows a 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.

Surrounding zoning and uses

The subject property is bordered by residential districts to the north, and other manufacturing zoning districts to the south, east and west. Directly south of the subject property is a towing service company and east of the property is a trucking company. Also, east of the property are homes, unincorporated. West of the subject property is a residence, and offices used by Felmley-Dickerson Co, a construction company.

PROJECT DESCRIPTION

Petitioner's request: The applicant has installed a 38' X 68' oval, dirt racecar track in the warehouse/storage portion of the building. The applicant is requesting a special use permit for Sports and Fitness Establishment in the M-1 District to allow the track to be used by the public. According to the applicant's application, approximately 6,042 square feet of existing storage/warehouse space is dedicated to the track and pit area. Roughly 5,917 square feet will remain storage space for the heating and cooling business. The remaining 2,919 square feet is reserved for offices and showroom.

The applicant intends to operate the racetrack on Wednesday evenings from 5:00 p.m. to 8:30 p.m. and Saturdays from 12:00 p.m. to 9:00 p.m. The heating and cooling business operates Monday through Friday from 8:30 a.m. to 4:30 p.m.

Parking

The site plan shows 33 parking spaces including two ADA spaces. Approximately 30 parking spaces are required for the race track, a ratio of one space per 200 square feet of gross floor area. Two parking spaces are required for the warehouse portion of the building, a ratio of one space per 2400 square feet of gross floor area. The retail portion of the building requires twelve parking spaces, one space per 250 square feet. A total of 44 spaces are required for these uses at the subject property. The table below illustrates additional parking exemptions that apply.

Description	Ratio	Adjustment	Total
Required Off-Street Parking	1:200; 1:2400; 1:250	44	44 required spaces
Required bicycle parking	5% required	2	2 bicycle spaces
Exemptions:			
<i>Within 1320 feet of residential uses</i>	<i>10% reduction</i>	-4	<i>40 spaces</i>
Amount of required off-street parking after applying relevant exemptions			40 parking spaces

Due to the times and nature of the two uses at this location, the city’s shared parking provisions could apply. Therefore, the site has adequate automobile parking. The applicant will need to add two bicycle parking spaces to the site to be compliant with the City’s bicycle parking requirement. Staff is recommending that this is added as a condition of the special use permit.

Building Safety

The building at 1601 Bunn Street was constructed in the 1970s. The portion of the building expecting to house the sports/fitness establishment use was designed for a storage/warehouse use. Building upgrades such as a fire suppression system, fire rated separations/walls, and additional bathrooms may be required because of the change of use and change in occupancy. The applicant should receive a certificate of occupancy from the Building Safety Division before opening to the public. Staff is recommending that the Zoning Board of Appeals also add this as a condition of the special use permit.

Lastly, to ensure that the proposed use does not impede ordinary development in the M-1 District, nor negatively impact the adjacent industrial uses, staff is also recommending that the Zoning Board of Appeals add a condition to contain the proposed use *within* the building. Staff discourages holding special events outside, which could generate noise and possibly cause safety issues with cars on Bunn Street and Lafayette Street. By adding the condition, it will help decrease noise generated from outdoor racing which could negatively impact the adjacent residences. Additionally, it avoids any potential conflicts between race cars and automobiles on Bunn Street and Lafayette Street.

Conformance with the Comprehensive Plan:

E.D. 1-1 Focus on retention and expansion of existing businesses.

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 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 indoor remote-controlled racing and racetrack will operate inside the existing building at 1601 S. Bunn Street. Additionally, it will operate during alternative hours from the existing heating and cooling business housed at the same location. While the M-1 district is intended for industrial and manufacturing uses, the district allows Sports and Fitness establishments with a special use permit. The use provides a transitional, and less intense use in the district which is more compatible to the adjacent residential uses. **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 current retail/storage use occupying the subject property and the proposed indoor racing use could provide a buffer and transition between the towing services and the residential uses. The staggered hours of operation enable shared parking between the uses and encourage off-street parking at this location. **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;** Staff is recommending that the Zoning Board of Appeals add the condition that the use operate inside the building to reduce potential negative impacts to the adjacent industrial and residential uses. **The standard is met.**
- 4. that adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;** Bunn Street and Lafayette Street are major collector roads. Lafayette Street is a truck route connecting Main St/US 51 and Morrissey St/US 150. The streets have adequate capacity for vehicles generated by the propose special use. Staff recommends the Zoning Board of Appeals add a condition to limit the operation to the inside of the building to avoid potential conflicts with the truck and vehicular traffic on Bunn and Lafayette Streets. **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 and egress are existing; no changes are proposed nor expected. **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. (Ordinance No. 2006-137).** The building was not designed for the proposed use and occupancy load. Additional upgrades may be required. Staff recommends the Zoning Board of Appeals add a condition that the application receive a Certificate of Occupancy from the Building Safety Division before opening to the public. **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 for an indoor remote control racecar track in the M-1 District at 1601 S Bunn Street, with the following conditions:

- 1). The applicant should add a bike rack with space for two bicycles; and,
- 2). All activities are conducted indoors; and,
- 3). The applicant should receive a certificate of occupancy from the City of Bloomington Building Safety Division before opening to the public.

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 M-1 RESTRICTED MANUFACTURING DISTRICT, FOR PROPERTY LOCATED AT 1601 S BUNN 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 M-1 Restricted Manufacturing District for certain premises hereinafter described in Exhibit(s) A, and commonly known at 1601 S Bunn Street; 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 Bloomington Board of Zoning Appeals, voted to add the following additional conditions to the special use permit:

- 1). The applicant should add a bike rack with space for two bicycles; and,
- 2). All activities are conducted indoors; and,
- 3). The applicant should receive a certificate of occupancy from the City of Bloomington Building Safety division before opening to the public.

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 following conditions shall be met for a Special Use Permit for the premises hereinafter described in Exhibit(s) A:
 - a). The applicant should add a bike rack with space for two bicycles; and,
 - b). All activities are conducted indoors; and,
 - c). The applicant should receive a certificate of occupancy from the City of Bloomington Building Safety division before opening to the public.
2. That the Special Use Permit for a sports and fitness establishment in the M-1 Restricted Manufacturing District for the premises hereinafter described in Exhibit(s) A shall be, and the same is hereby approved.
3. 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” for 1601 S. Bunn Street

LOT 2, LUSH-SNYDER SUBIVISION
PIN: 21-09-478-013

PETITION FOR A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT:

1601 S. Bunn Street

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)

Nordine's Heating and Cooling Supply 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 M-1 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 and Fitness Establishment, are allowed as a special use in a M-1 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 M-1 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 M-1 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,



Richard T. Marvel
Attorney for Nordines Heating and Cooling Supply Inc.
221 E. Front St.
Bloomington, IL 61701



Special Use Permit Application

EXHIBIT B

Proposed Use

Exhibit B-1 – Proposed Use Photos

APPLICATION FOR SPECIAL USE
Proposed Use

APPLICANTS: Nordine's Heating and Cooling Supply Inc.

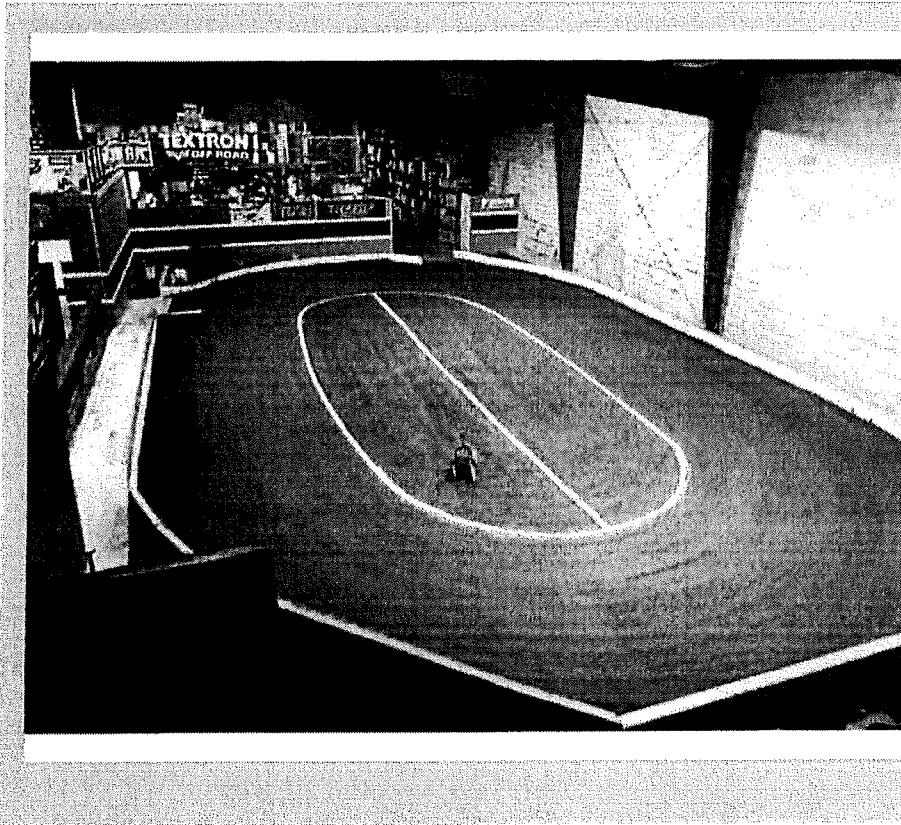
PROPERTY: 1601 S. Bunn Street, Bloomington, Illinois

The applicant is requesting a Special Use be granted to allow them to operate an Electric RC Dirt Race Car Track. The applicant currently owns and operates a heating and cooling supply company at this site. In addition to his current use, the applicant desires to operate an electric RC car dirt oval track for the sport of RC car racing.

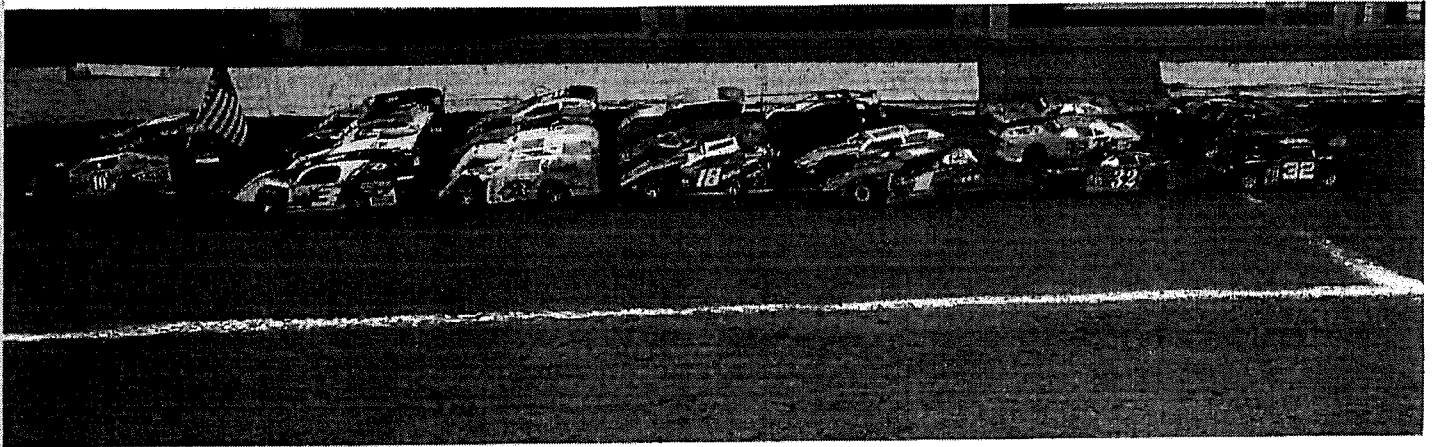
The track is 68 feet by 38 feet, oval in shape and constructed out of dirt. See *Photos attached hereto and incorporated herein as Group Addendum B.1*. The track is located entirely within the warehouse building located on the Property. The Track is part of a circuit of tracks located in the midwest for the purposes of conducting RC Car races. The RC Car classifications include: Ultimate RC Street Stocks, Somano's Hobbies SC A Modifieds, ARCDS Midwest Modifieds, ARCDS 10th Super Late Models and others.

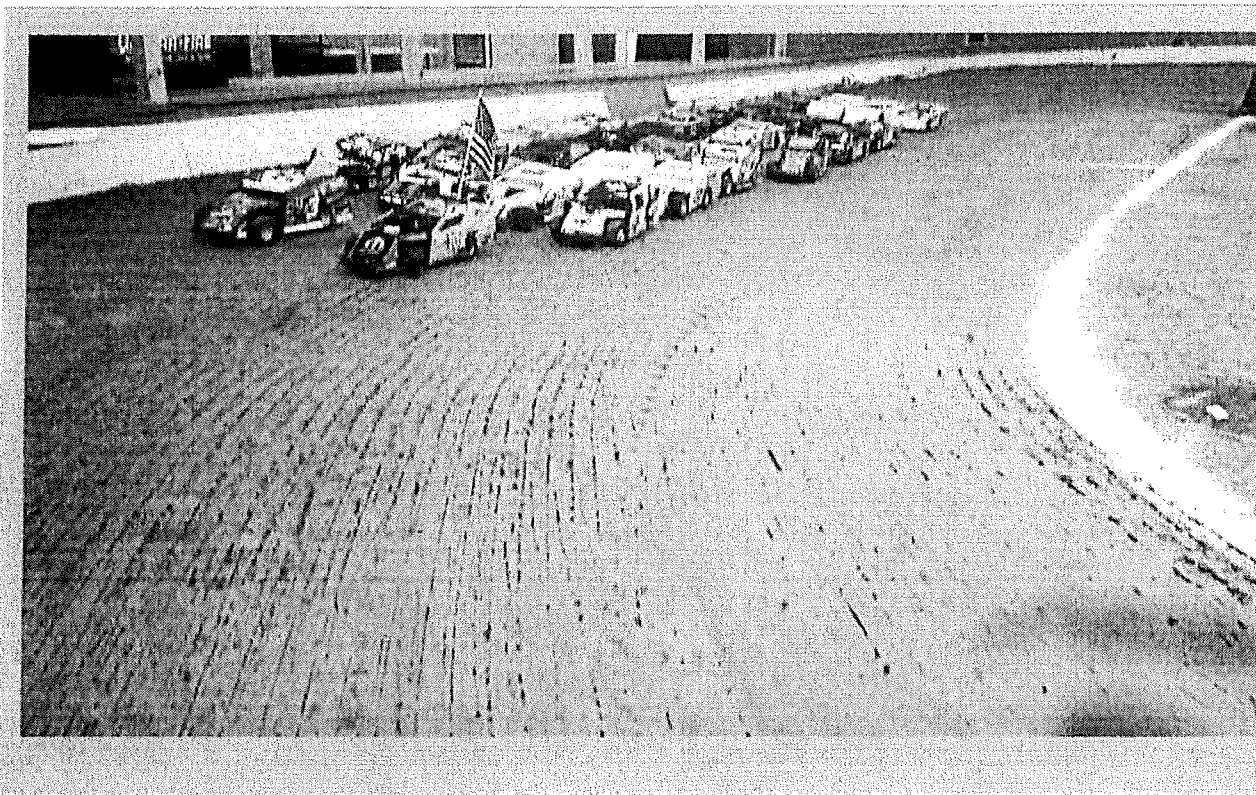
The RC Track is used for practice racing on Wednesday evenings from approximately 5:00 pm to 8:30 pm. The track is open on Saturdays from approximately 12:00 pm to 9:00 pm. The sport participation fee is generally \$15.00 per participant. In addition to the weekly uses the Owner anticipates the facility will be used for annual races.

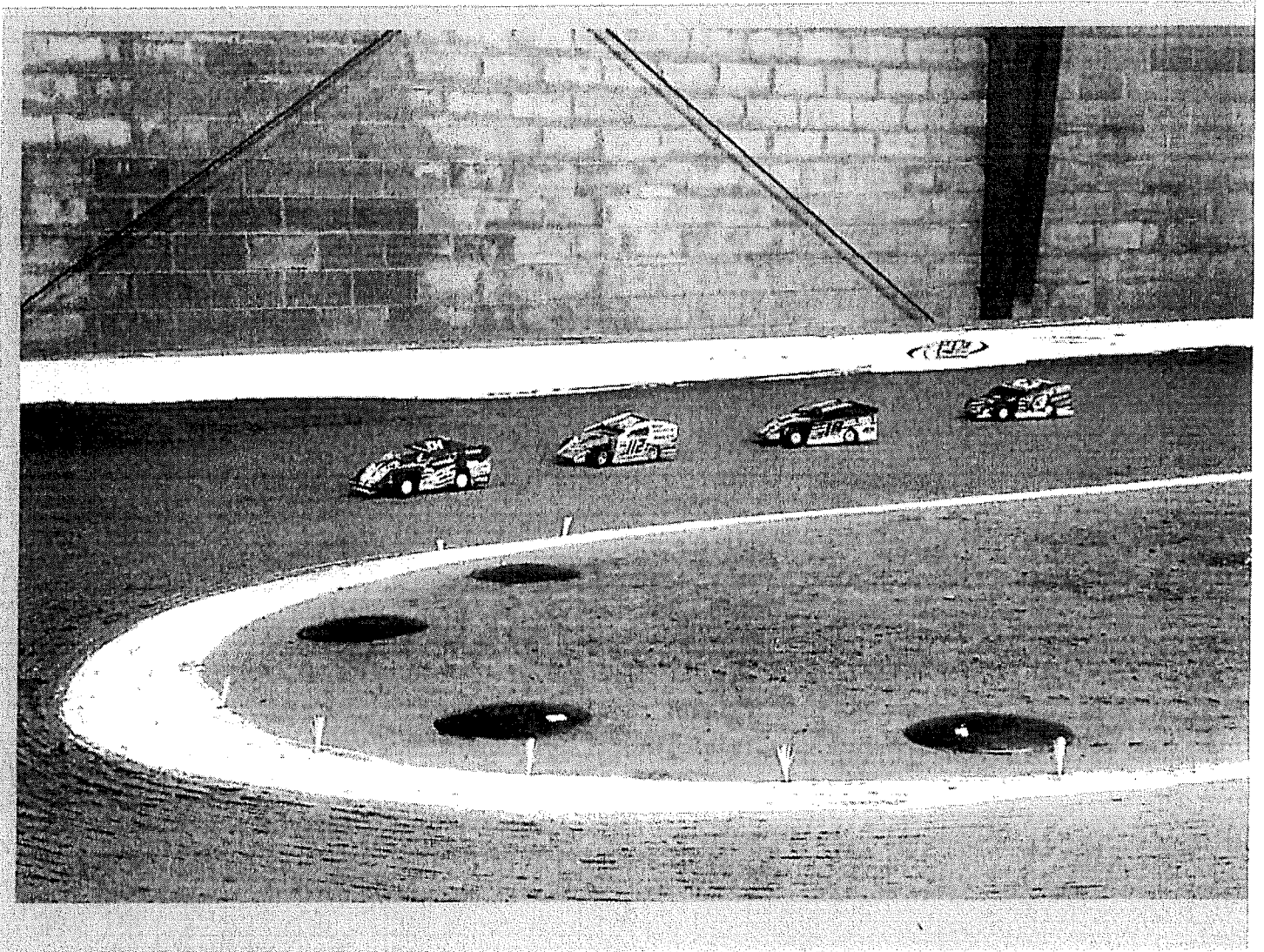












Special Use Permit Application

EXHIBIT C

Site Information and Special Use Factors

Site Information and Special Use Factors

- I. **Description of the sight and surrounding properties.** The subject property consists of one parcel. The site is located at 1601 S. Bunn Street, in Bloomington, McLean County, Illinois (the subject "property") and legally described on Exhibit A. The site is near the intersection of Bunn Street and East Lafayette St. The property is Accessible from both Bunn Street and East Lafayette Street. The property is currently zoned M-1. The applicant Nordine's Heating and Cooling Supply Inc. is the Lessee of the property, which is owned by Richard Snyder. Nordine's desires to obtain a special use for the operation of a Sports and Fitness Establishment.

- II. **Requested Variance.** None.

- III. **Special Use Standards of Approval.** The application meets the requirements for the special use permit as stated in Chapter 44, 17-7 of the Bloomington City Code:
 - a. 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.
 - i. The proposed special use will not be detrimental to or endanger the health, safety, morals, comfort or welfare of the public. The RC Racetrack is entirely enclosed in an existing building. The cars that are operated on the track are electric RC Cars.
 - b. 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.
 - i. The proposed special use as a Sports Establishment will allow for a different sport and activity option in Bloomington that benefits the public. The facility allows for residents and individuals of all ages to participate as a family or individually independent of a person's age or health. The Facility is entirely enclosed, generates no noise and does not impact any adjoining property owner, or neighbor.
 - c. 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
 - i. The facility will utilize existing structures which is presently in use as a warehouse. This additional use will allow the further utilization of an existing structure, which expands the utility of the existing building and the city's existing improvements. The proposed special use will not impede the orderly development of the surrounding property for uses permitted in the district.

- d. That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.
 - i. The proposed Special Use is at the intersection of two large, high capacity roadways. The proposed use will not increase the traffic or create any congestion on the adjacent roadways.
- e. That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.
 - i. Adequate utilities, access roads, drainage and/or other necessary facilities have been or will be provided. The facility is located at a well developed intersection, which allows for access off of both Bunn Street and East Lafayette Street.
- f. 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.
 - i. The establishment, maintenance and operation of the special use will be in conformance with the intent of the district in which the special use is proposed to be located. That the Special Use shall conform to all other requirements of the M-1 Zoning District.

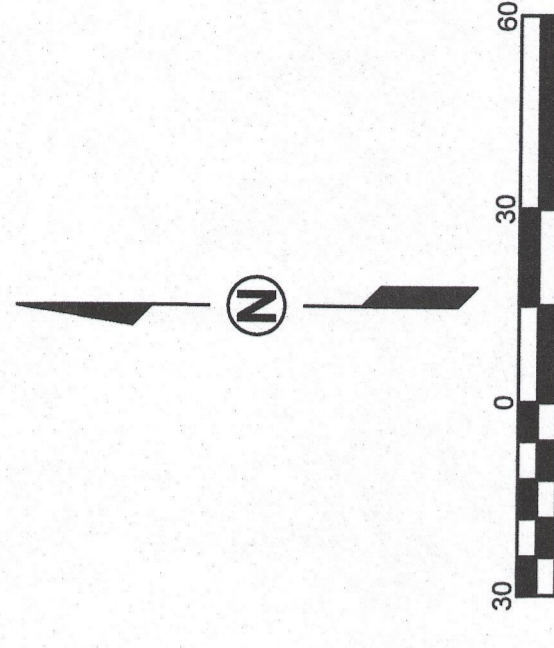
REV.	-	-	-
BK.		X	
DRN.			MB
DSN.		X	
APP.			DPB

SPECIAL USE SITE PLAN EXHIBIT
ELECTRIC RC DIRT RACE CAR TRACK
NORDINES HEATING & COOLING SUPPLY, INC.
1601 S. BUNN STREET
BLOOMINGTON, ILLINOIS

Lewis, Yockey & Brown, Inc.
Consulting Engineers & Land Surveyors
Professional Design Firm Registration #184.000806
155 South Elm Street
El Paso, Illinois
Ph. (309) 527-2552

222 East Center Street
LeRoy, Illinois
Ph. (309) 962-8151

505 North Main Street
Bloomington, Illinois
Ph. (309) 829-2552



- LEGEND**
- BOUNDARY OF SUBJECT PREMISES
 - - - EXISTING BUILDING EXTERIOR WALL
 - Y Y MAN DOOR LOCATION
 - OVERHEAD DOCK DOOR LOCATION
 - LA EXISTING LANDSCAPE AREA/TURF
 - - - PARKING SPACE DELINEATION
 - (17) PARKING SPACE COUNT
 - 9'x20' PARKING SPACE

Petitioner/Applicant: Nordines Heating & Cooling Supply, Inc.
1601 S. Bunn Street
Bloomington, IL 61701

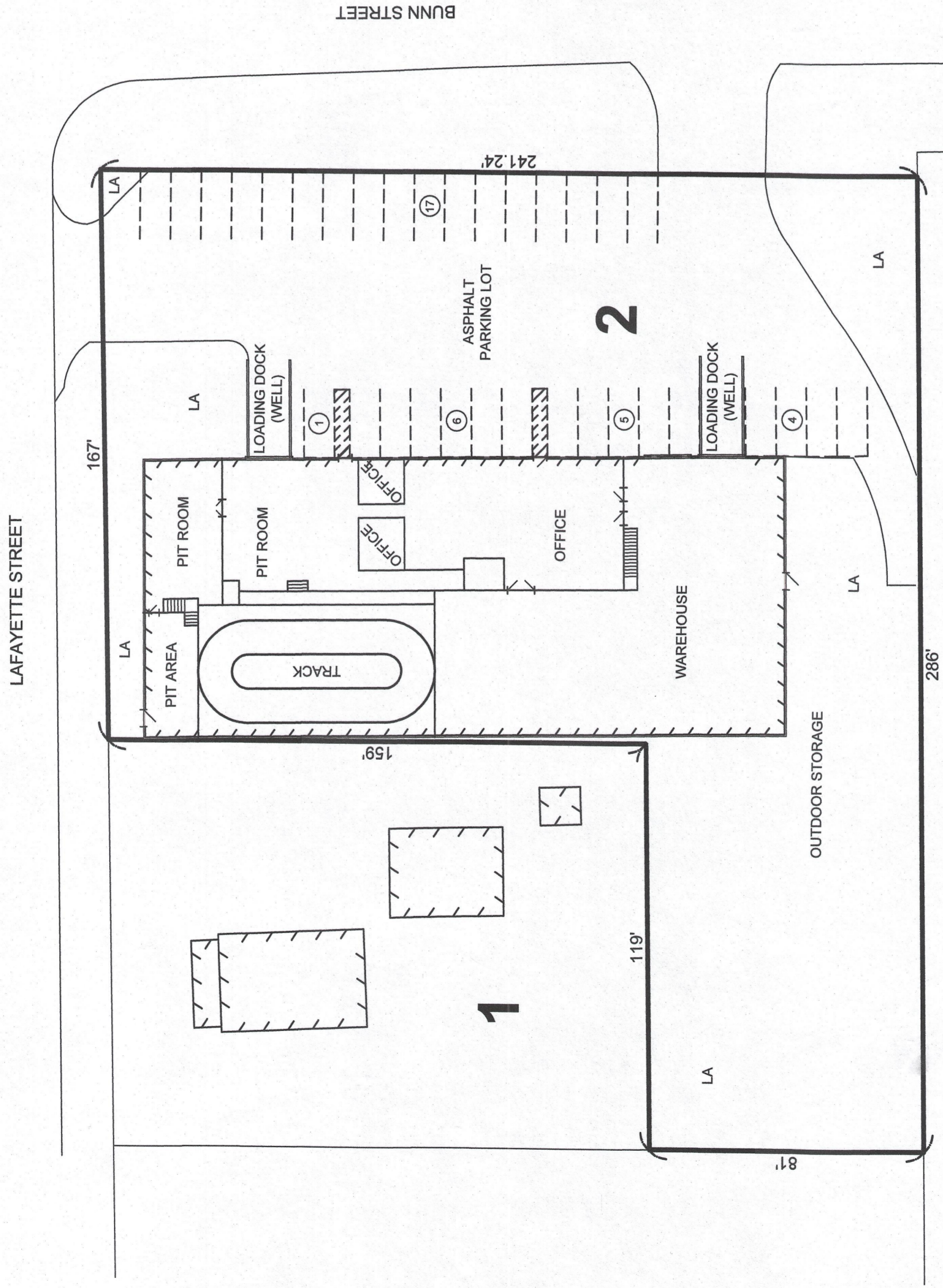
Owner: Richard Snyder
13001 NW 49th Avenue
Vancouver, WA 98685-1963

Site Development Notes

1. Subject premises is currently zoned M-1.
2. Site plan is prepared based on record plat of subdivision, scaled drawing of existing building and interior partitioning provided by the owner with planimetric information of site improvements identified in MCGIS database map information.
3. There are no proposed site improvements planned for the subject premises. The site plan shows that the existing site pavement can accommodate thirty-three (33) standard vehicle parking spaces measuring 9' wide by 20' in length. Parking spaces are not currently marked by paint striping however, the potential layout for fixed paint striping is depicted by dashed lines.

Legal Description of Subject Premises

Lot 2 in Lush-Snyder Subdivision according to the Plat thereof recorded as Document No. 76-1452 being a part of the SE1/4 of Section 9, Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois.

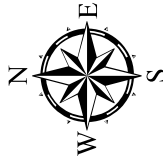
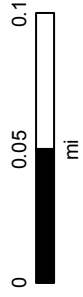


Aerial Map 1601 S Bunn St

10/7/2019



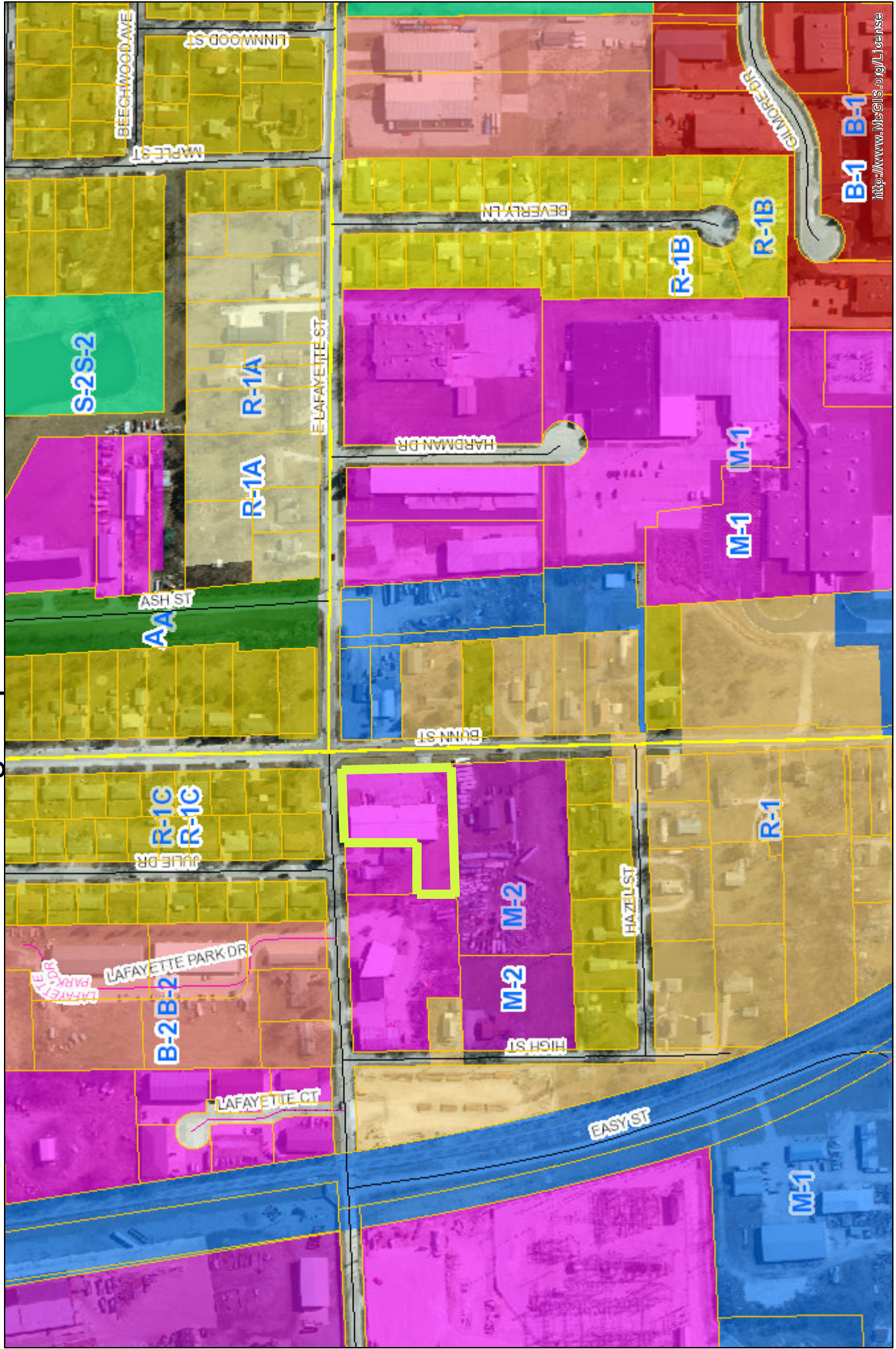
<http://www.McGIS.org/License>



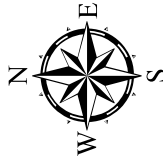
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.

Zoning Map 1601 S Bunn St

10/7/2019



<http://www.McGIS.org/License>



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.



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

September 30, 2019

Dear Property Owner or Resident:

The Zoning Board of Appeals will hold a public hearing on **Wednesday, October 16, 2019 at 4:00PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois** to hear testimony for a petition submitted by Nordine's Heating & Cooling Supply Inc. (1601 S. Bunn St., Bloomington, IL 61701) for the approval of a special use permit for a sports and fitness establishment in M-1, Restricted Manufacturing District at *1601 S. Bunn St.* owned by Richard Snyder (*13001 NW49th Ave. Vancouver WA 98685*) 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 (indoor electric remote control car racing) in M-1, Restricted Manufacturing as a special use.

LEGAL DESCRIPTION: LUSH-SNYDER SUB LOT 2 (PIN: 21-09-478-013)

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

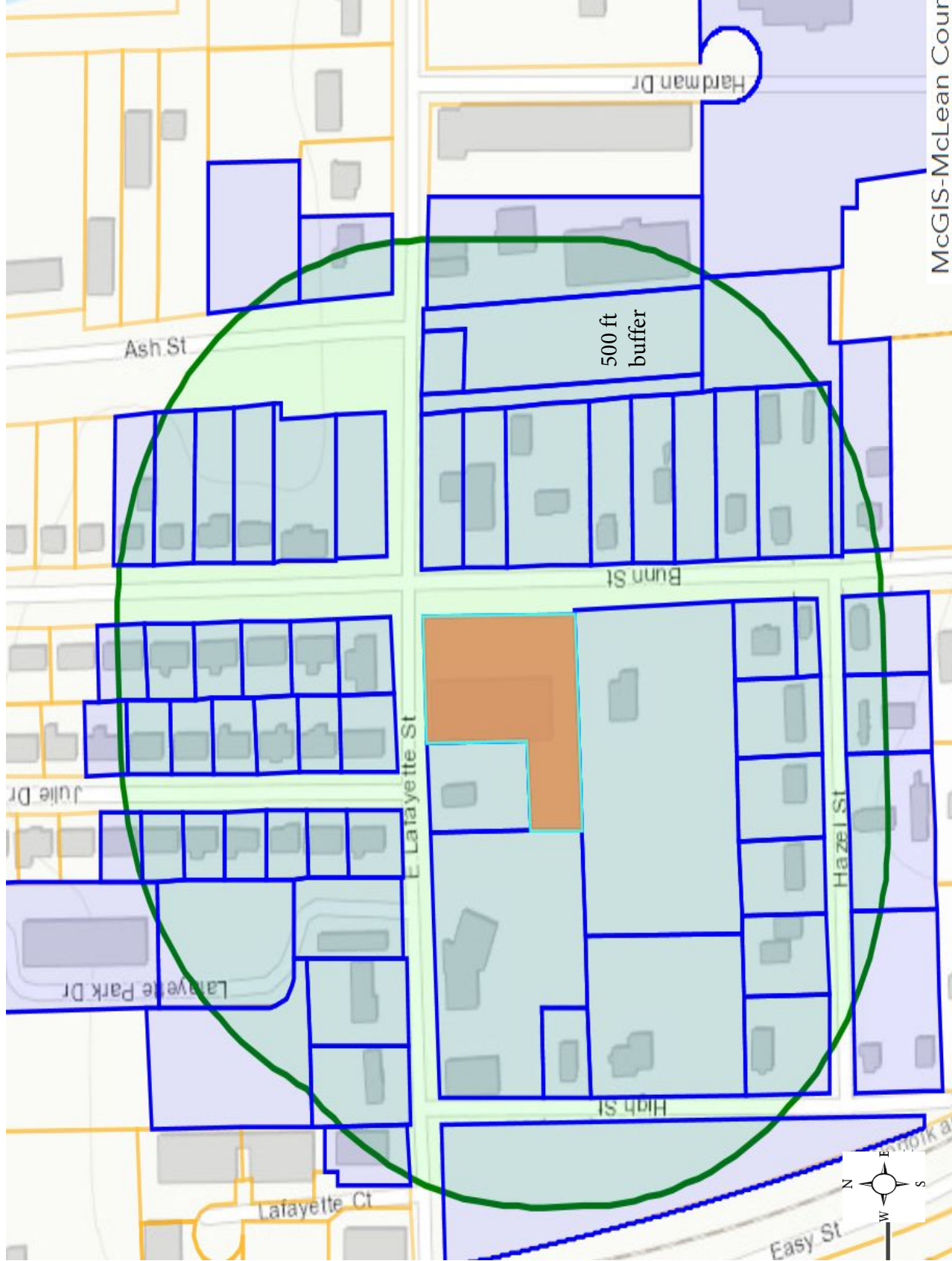
Sincerely,

Planning Division staff

Attachments:

Map of notified properties within 500 ft of subject property

Public Hearing on October 16, 2019 for a Special Use Permit at 1601 S. Bunn St.



Legal Inside

59877
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
ZONING BOARD OF
APPEALS
OCTOBER 16, 2019

Notice is hereby given that the Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, October 16, 2019 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, for the petition submitted by Nordine's Heating & Cooling Supply Inc. (1601 S. Bunn St., Bloomington, IL 61701) for the approval of a special use permit for a Sports and Fitness Establishment, primarily used for electric remote control car racing, in M-1, Restricted Manufacturing District, at 1601 S. Bunn St. owned by Richard Snyder (13001 NW49th Ave. Vancouver WA 98685)

The Subject Property is legally described as LUSH-SNYDER
SUB LOT 2 (PIN:
21-09-478-013)

All interested persons may present their views upon such matters pertaining to the above referenced cases at the public hearing. The petitioner or his/her Counsel/Agent must attend the meeting. 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: September 30, 2019

MARILYN JEAN REESER TRUST
1519 JULIE DR
BLOOMINGTON, IL 61701

ELFRID VETELIO TORRES
1511 S BUNN ST
BLOOMINGTON, IL 61701

SCOTT DANIELSON
1522 JULIE DR
BLOOMINGTON, IL 61701

MELISSA MCCLAIN
1525 JULIE DR
BLOOMINGTON, IL 61701

RICHARD SPARKS
1513 BUNN ST
BLOOMINGTON, IL 61701

GARIN & KRISTA VANNOTE
1514 BUNN ST
BLOOMINGTON, IL 61701

LARRY & SHARON BLAKE
1519 BUNN ST
BLOOMINGTON, IL 61701

TRUST L101
317 N MAIN ST
BLOOMINGTON, IL 61701

JEFF BEACH
1022 E LAFAYETTE ST
BLOOMINGTON, IL 61701

DAVID MAYES
1529 JULIE DR
BLOOMINGTON, IL 61704

LUISA KALNIETIS
1516 BUNN ST
BLOOMINGTON, IL 61701

JOSHUA & AMBER RHODES
1518 BUNN ST
BLOOMINGTON, IL 61701

ANDREW & ANGELA SCOTT
1512 BUNN ST
BLOOMINGTON, IL 61701

JAMES & CAROL CARLIN
310 HAZEL STREET
BLOOMINGTON, IL 61701

J BRADFORD BRAY
306 HAZEL ST
BLOOMINGTON, IL 61701

MARILYN HETZ
902 CEDAR CT
EUREKA, IL 61530

CORA I CREWS
1608 BUNN STREET
BLOOMINGTON, IL 61701

DANIELLE & ROSE MARIE CRITES
PAVLOVICH
1518 JULIE DR
BLOOMINGTON, IL 61701

ROBERT WAGONER
1306 EASTHOLME AVE
BLOOMINGTON, IL 61701

KEVIN WALSH
810 E LAFAYETTE ST
BLOOMINGTON, IL 61701

STEPHANIE SANDERS
1401 FORREST ST
BLOOMINGTON, IL 61701

JAMES MALINOWSKI
1526 JULIE DR
BLOOMINGTON, IL 61701

G SPORTS CORPORATION
2011 SINCLAIR CT
BLOOMINGTON, IL 61704

KENNETH & NICOLE ARTMAN
1515 S BUNN
BLOOMINGTON, IL 61701

LIVING TRUST ELIZABETH HOLARIC
REVOCABLE
1002 E LAFAYETTE ST
BLOOMINGTON, IL 61701

MICHAEL MILLER
1517 S BUNN
BLOOMINGTON, IL 61701

KATHY LANE
106 HAZEL ST
BLOOMINGTON, IL 61701

DAVID SMITH
8 ASH ST
BLOOMINGTON, IL 61701

MOLLY MINTUS
1521 JULIE DR
BLOOMINGTON, IL 61701

MARK & LYNNE CISCO
1612 High St
BLOOMINGTON, IL 61701

FOUR ACRE LLC
401 E LAFAYETTE ST
BLOOMINGTON, IL 61701

FELMLEY DICKERSON CO
401 E LAFAYETTE ST
BLOOMINGTON, IL 61701

RICHARD SNYDER
13001 NW 49TH AVE
VANCOUVER, WA 98685

ROBERT DUNHAM
702 E LAFAYETTE ST
BLOOMINGTON, IL 61701

MICKEY & JEANNETTE HART HART
1527 JULIE DR
BLOOMINGTON, IL 61701

CORE 3 PROPERTY MANAGEMENT LLC
JODI BLOOMINGTON MF LLC
1716 R T DUNN DR SUITE 4
BLOOMINGTON, IL 61701

ABIGAIL WHEELER
1520 BUNN ST
BLOOMINGTON, IL 61701

WILLIAM VANDALSEN
800 E LAFAYETTE ST
BLOOMINGTON, IL 61701

SHARON GRIFFIN
1531 JULIE DR
BLOOMINGTON, IL 61701

HABITAT FOR HUMANITY
103 W JEFFERSON ST
BLOOMINGTON, IL 61701

RISK CAPITAL PARTNERS LLC
P O BOX 5089
LAFAYETTE, IN 47903

COREY YOUNG
1702 BUNN ST
BLOOMINGTON, IL 61701

ROD BAGOSY
304 HAZEL ST
BLOOMINGTON, IL 61701

RICHARD JONES
807 E LAFAYETTE ST
BLOOMINGTON, IL 61701

VANFLEET LAW OFFICES
7817 N KNOXVILLE AVE
PEORIA, IL 61614

ALL SEASONS PROPERTIES LLC
208 PRAIRIE RIDGE DR
LEXINGTON, IL 61753

JMH TRUCKING INC
1600 BUNN ST
BLOOMINGTON, IL 61701

DANIEL & VICKI CREWS
1610 BUNN ST
BLOOMINGTON, IL 61701

ERIC & DAWN HANEY
2406 W WASHINGTON ST
BLOOMINGTON, IL 61705

STEVE TIMMERMAN
3114 RUSTY LN
BLOOMINGTON, IL 61704

JMH TRUCKING INC
1600 BUNN ST
BLOOMINGTON, IL 61701

CYNTHIA SHEPHERD
PO BOX 3333
BLOOMINGTON, IL 61702

CARLOS & LAURELLE EMBRY
1616 BUNN ST
BLOOMINGTON, IL 61701

DANIELLE CAIL
1606 HIGH ST
BLOOMINGTON, IL 61701

AMEREN SERVICES ILLINOIS POWER CO
1901 CHOUTEAU AVE PO BOX 66149
SAINT LOUIS, MO 63166

TIMOTHY & KETTI SCHENK
1702 HIGH ST
BLOOMINGTON, IL 61701