



Zoning Board of Appeals - Regular Session Agenda
Government Center Boardroom, 4th Floor, Room #400
115 E. Washington St., Bloomington, IL 61701
Wednesday, September 16, 2026 - 4:00 PM

1. Call to Order

2. Roll Call

3. Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting.

4. Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda are listed and voted on separately.

- A. **Review and approval of the Minutes of the July 15, 2026, regular meeting of the Bloomington Zoning Board of Appeals.** (Recommended Motion: The proposed Minutes be approved.)
- B. **Review and approval of the Minutes of the August 19, 2026, regular meeting of the Bloomington Zoning Board of Appeals.** (Recommended Motion: The proposed minutes be approved.)

5. Regular Agenda

- A. **SP-03-26 - Public hearing, review, and action on a request initiated by All About Rental, LLC, on behalf of CIP FT, LLC for a Special Use Permit for a Vehicle Repair and Service use in the B-1 (General Business) District, for the property located at 2401 Maloney Dr. (PIN: 21-02-255-001).** (Recommended Motion: Motion to establish findings of fact for approval of a Special Use Permit are met, and to recommend approval of the Special Use Permit.)

6. New Business

7. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.



For Zoning Board of Appeals: September 16, 2026

Ward Impacted: City Wide

Subject: Review and approval of the Minutes of the July 15, 2026, regular meeting of the Bloomington Zoning Board of Appeals.

Recommended Motion: The proposed Minutes be approved.

Strategic Plan:

Core Government Function. This item fulfills a statutory, regulatory, fiduciary, or essential operational responsibility necessary to maintain continuity of municipal services and sound governance.

Background: In compliance with the Open Meetings Act, Board Minutes must be approved within thirty (30) days after the meeting or at the second subsequent regular meeting, whichever is later. The September meeting is the second subsequent regular meeting after the July 15, 2026, regular meeting.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. Draft Minutes 2026-07-15



**DRAFT MINUTES
ZONING BOARD OF APPEALS - REGULAR SESSION
WEDNESDAY, JULY 15, 2026, 4:00 PM**

The Zoning Board of Appeals convened in regular session at 4:02 PM, July 15, 2026. Board Chair Ballantini called the meeting to order.

Roll Call

Attendee Name	Title	Status
Terry Ballantini	Board Chair	Present
Victoria Harris	Board Member	Present
John Poling	Board Member	Present
Matt Steinkoenig	Board Member	Present
Becky Welch	Board Member	Present
Melissa Woods	Board Member	Present
Nikki Williams	Board Vice Chair	Present

City staff present included Alissa Pemberton, Planning Manager; Marcus Ricci, Planner III; Samantha Vazquez, Associate Corporation Counsel.

Public Comment

No public comment was submitted.

Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

Item 4.A. Review and approval of the minutes of the February 18, 2026, regular meeting of the Bloomington Zoning Board of Appeals.

Board Member Poling made a motion, seconded by Board Member Harris, to approve the Minutes for February, as submitted.

AYES: Ballantini, Harris, Poling, Steinkoenig, Williams, Woods, Welch

Motion carried (viva voce).

Item 4.B. Review and approval of the minutes of the April 15, 2026, regular meeting of the Bloomington Zoning Board of Appeals.

Board Member Harris made a motion, seconded by Board Member Steinkoenig, to approve the Minutes for April, as submitted.

AYES: Ballantini, Harris, Poling, Steinkoenig, Williams, Woods, Welch

Motion carried (viva voce).

Regular Agenda

The following item was presented:

Item 5.A. V-01-26 – Public hearing, review, and action on a request submitted by Gregg Bauer, for Variances from § 44-403 (Table 403B) of the Zoning Code, to allow construction of a Two-Family Dwelling, including: 1) a reduced required front yard, 2) a reduction in minimum buildable lot width, and 3) a reduction in minimum buildable lot area, in the R-2 (Mixed Residence) District, for the property located at 1115 W. Oakland Ave. PIN: 21-05-463-015.

Ms. Pemberton reviewed the staff report with a recommendation for approval for the first two requests; she stated the third request would require additional information from the Applicant for further justification. Engineering has determined that the permitted curb cut is required to be on Livingston Street. All of the platted lots in this subdivision are now substandard width (legally nonconforming). In addition, the R-2 (Mixed Residence) District permits a duplex by right, but requires a larger minimum lot area. Even if they wanted to develop a single-family home, they would still require one variance for the substandard lot area. The required front and rear yards are a minimum of 25 feet in R-2; the existing developed lots on the block have 15-18-foot front yards. The driveway of the property to the east encroaches into the subject property; this required narrowing the proposed building's floor plan, shifting it to the north (rear). The one variance that staff has questions about is whether the lot area variance meets the review standards, as a single-family home could be built without the additional variance for the larger minimum required area for a duplex. She reviewed the Standards for meeting the criteria for the requested variances.

Chair Ballantini asked if the Board has issued similar variances in this neighborhood. Ms. Pemberton does not have record of any such requests. She noted the property is also a corner lot, which has the additional burden of a secondary front yard that is larger than a typical required side yard (15.5 feet versus 6 feet). Nowadays, corner lots are required to be 30% wider than interior lots to deal with the secondary front yard requirement.

Chair Ballantini opened the public hearing.

Gregg Bauer (Applicant, resident of Normal) addressed the Board. He feels there is a need for housing, and stated the property is zoned to allow a duplex. He determined the property could be accessed from Livingston using the proposed site plan. Along Oakland, the houses are about 15 feet back; he wants this property to fit in with the neighborhood. He stated he has always lived in town, and believes this is a great infill opportunity. When he initially assessed the property, he found that it would be impossible to comply with the 25-foot setbacks for both front yards and the rear yard, and requests to have the same "side" yard setback along Livingston –

the “secondary front yard” as the side yard setback along Oakland – the east side yard. He wants to make an affordable and attractive home.

Commissioner Harris asked if he would be building two-car garages; Mr. Bauer clarified that it would be two (2) one-car garages, separated by a firewall. He believes there will be plenty of parking, as one car could fit on the driveway, and one car could fit in the garage, for each unit.

Ms. Pemberton reviewed Finding Number three (3) regarding special conditions; is he creating a hardship because he is requiring an increased variance from the minimum lot width – from 50 feet to 75 feet – which would not be required if he was building only a single-family home. He would still need a variance from minimum lot area requirement, but it would be less: 7,000 square feet for a duplex versus 6,600 square feet for a single-family home.

Commissioner Woods asked about the encroachment from the east neighbor. Ms. Pemberton showed “Attachment 1” of the Staff Report, which shows the east neighbor’s driveway encroaching on the subject property. The encroachment forces any building on the subject property to be narrower. Commissioner Woods asked if a 1-1/2-story building with an accessory structure would be a better configuration for consistency of character with the neighborhood. Ms. Pemberton stated that the accessory structure would also be required to be outside the secondary front yard so the layout would be similarly restrictive.

Commissioner Poling expressed his support for the request.

Commissioner Woods asked if there is any mechanism for design feedback, as the proposed configuration does not appear to be in character with the neighborhood. Ms. Pemberton stated that neither this area, nor zoning district, have design criteria and variances are not designed to be conditional. Commissioner Woods asked how many vacant parcels are in this general area. Ms. Pemberton showed an aerial map of land use; there appeared to be just three or four vacant parcels in a three-block radius.

Commissioner Harris asked to see the renderings that the Applicant had drafted; Mr. Bauer presented physical copies of the elevation drawing submitted with the application, which showed a two-story living area with a one-story garage. Board Members and staff discussed the historical lot ownership and when or how long the subject property had been a shared lot before the Applicant became the owner. Chair Ballantini asked if there would be a fence between the subject property and the east neighbor; the Applicant stated there would be a fence in the rear yard between this property and the east neighbor. Commissioner Poling asked if the Applicant had spoken with the adjacent property owner; Mr. Bauer stated that the neighbor had not contacted him in response to the public hearing sign posting or attempts to contact him directly. The Applicant asked if the lot could be split in half at the party wall, instead of how it was presented in the site plan attached to his application and the staff report. Ms. Pemberton stated that the party wall for a unit split down the middle would not be in the center of the lot as a result of the requested Variances being approved and clarified that the lot could not be subdivided further, if that was the request.

The Applicant asked if the greenspace for both units could be equal; Ms. Pemberton stated that that is not possible because there is a minimum 25-foot rear yard, and it would require an

additional variance for which staff would not have given support. Additionally, Engineering has reviewed and approved the distance from the proposed driveway to the intersection. Any additional variance requests would have required additional noticing and rescheduling the public hearing. The Applicant said that he could make the project work with the three requested variances.

Chair Ballantini closed the public hearing.

Board Member Harris made a motion, seconded by Board Member Poling, to adopt the Findings of Fact, as presented in the staff report, and to approve Variances for: 1) a reduced required front yard to allow an 18-foot front yard setback along W. Oakland Avenue, 2) a reduction in minimum buildable lot width to 50-ft, and 3) a reduction in minimum buildable lot area to the original platted size of 5,750 SqFt, in the R-2 (Mixed Residence) District.

Roll call:

AYES: Ballantini, Harris, Poling, Steinkoenig, Welch, Williams

NAYES: Woods

Motion passed.

Ms. Pemberton stated that she would prepare a record of decision for the Applicant, and would submit it to the County Recorder and to the City's permitting systems in the near future.

The following item was presented:

Item 5.B. V-02-26 – Public hearing, review, and action on a request submitted by William Brady, for approval of Variances from: 1) § 44-908D(1) to permit an accessory structure to encroach into a portion of a required secondary front yard, and 2) § 44-910B(3) and § 44-910C(3) to allow a fully opaque fence in a required secondary front yard, for the property located at 1202 E. Jefferson St. PIN: 21- 03-327-001.

Ms. Pemberton presented the staff report. This corner lot is in its original configuration, and is of substandard according to the current Zoning and Subdivision Ordinance requirements, as it is nine (9) feet too narrow along the north property line and lacks the additional 30% width that is now required for corner lots, to accommodate the dual required front yards. Towanda Avenue is a minor collector and would not allow access to the property, as currently exists, if the property were developed today. The existing accessory structure is barely conforming in its location; the current parking space encroaches into the secondary front yard. The request is not a reduction of the secondary front yard that would allow expansion of the principal structure or any other structures toward the west property line; it is an allowance for the expansion of an existing accessory structure to encroach into the secondary front yard the same number of feet that the lot is substandard for width. The proposed fence's location and height are permitted; however, the fence is required to be a minimum of 50% open, according to recent Zoning Code updates. The Application states that this area does not function as a front yard, it functions as a rear yard.

Ms. Pemberton opined that there will never be pedestrians along Towanda Avenue due to the lack of right-of-way available for sidewalk installation, so the 50% open requirement may not be critical in this situation; it is up to the Board to determine if the standard is met or not. She

reviewed the Standards for meeting the criteria for the requested variances. She also confirmed that the proposed fence is six feet tall.

Chair Ballantini opened the public hearing.

William Brady (Applicant, resident of Bloomington) spoke on his request. He is trying to improve the public's safety at this intersection, as well as to increase the privacy of the rear yard. The purpose of the fence is to provide privacy and noise reduction, as the area behind the house functions as a rear yard, not as a front yard. He is also trying to preserve the historic character of the property; the garage was built in 1903 and designed for much smaller vehicles. He introduced his builder, Tom Krieger.

Commissioner Woods noted that the property has a driveway off Jefferson Street as well as Towanda Avenue and inquired how access would function in the future. Mr. Brady stated that, historically, people enter the property from Jefferson and exit onto Towanda; their intent is to continue this practice that allows front-out movements onto the busier street.

Tom Krieger (Applicant's Builder, resident of Bloomington), stated that, until recently, the property could not even be seen from Towanda Ave. due to the heavy vegetation maintained by the prior owners.

Ms. Pemberton reported receiving one phone call inquiring why they wanted to put a fence in the front yard and, after explaining the difference between primary and secondary front yards, the caller was satisfied.

Chair Ballantini closed the public hearing.

Commissioner Poling expressed support for the request as that area will never function as a front yard. Commissioner Woods expressed her comfort with the fence; she feels the safest option would be to close the Towanda Avenue curb cut and access it only from Jefferson Street. Chair Ballantini stated the opaque fence would help with privacy issues.

Board Member Steinkoenig made a motion, seconded by Board Member Williams to establish findings of fact as presented in the staff report, and approve the variances:

- **to § 44-908D(1) to allow an accessory detached garage and associated carport to encroach into the secondary front yard with a final setback from the road of 9-ft instead of 15.5-ft.; and**
- **to § 44-910B(3) and § 44-910C(3), to allow to allow a fully opaque (privacy) fence in a required secondary front yard, as presented.**

Roll call:

AYES: Ballantini, Harris, Poling, Steinkoenig, Welch, Williams

NAYES: Woods

Motion passed.

New Business

Samantha Vazquez, Associate Corporate Counsel, introduced herself and gave a brief history of her experience.

Ms. Pemberton stated that Mr. Branham was no longer on staff with the City, and a new planner will be starting soon.

Ms. Pemberton reminded the Board that a Special Meeting is scheduled for the following Thursday, July 23, to review a Special Use Permit request.

Adjournment

Board Member Poling made a motion, seconded by Board Member Steinkoenig, to adjourn the meeting.

AYES: Ballantini, Harris, Poling, Steinkoenig, Welch, Williams, Woods

Motion passed (viva voce).

The meeting adjourned at 5:14 p.m.

CITY OF BLOOMINGTON

Terry Ballantini, Board Chair

Alissa Pemberton, Staff Liaison



For Zoning Board of Appeals: September 16, 2026

Ward Impacted: City Wide

Subject: Review and approval of the Minutes of the August 19, 2026, regular meeting of the Bloomington Zoning Board of Appeals.

Recommended Motion: The proposed minutes be approved.

Strategic Plan:

Core Government Function. This item fulfills a statutory, regulatory, fiduciary, or essential operational responsibility necessary to maintain continuity of municipal services and sound governance.

Background: In compliance with the Open Meetings Act, Commission/Board Minutes must be approved within thirty (30) days after the meeting or at the second subsequent regular meeting, whichever is later.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. Draft Minutes 2026-08-19
2. Minutes Attachment 1 - Presentation



**DRAFT MINUTES
ZONING BOARD OF APPEALS - REGULAR SESSION
WEDNESDAY, AUGUST 19, 2026, 4:00 PM**

The Zoning Board of Appeals convened in regular session at 4:04 PM, August 19, 2026. Board Chair Ballantini called the meeting to order.

Roll Call

Attendee Name	Title	Status
Matt Steinkoenig	Board Member	Present
Becky Welch	Board Member	Present
Melissa Woods	Board Member	Present @ 4:06 pm
Victoria Harris	Board Member	Absent
Nikki Williams	Board Vice Chair	Present
Terry Ballantini	Board Chair	Present
John Poling	Board Member	Present

City staff present included Alissa Pemberton, Planning Manager; Anthony Baumann, Planner II; Marcus Ricci, Planner III; Samantha Vazquez, Associate Corporation Counsel.

Public Comment

No public comment was received.

Consent Agenda

No items were present on the consent agenda.

Regular Agenda

The following items were presented:

Item 5. A. **SP-02-26** - Public hearing, review, and action on a request initiated by Davin Garrett for a Special Use Permit for a Community Reception Establishment use, with waivers of required use provisions, in the D-2 (Downtown Transitional) District, for the property located at 211 N. Prairie St., PIN: 21-04-406-002.

Mr. Ricci presented the staff report with a recommendation for approval. Mr. Ricci explained that Applicant, Davin Garrett, owner of Underground Barber Shop, seeks a Special Use Permit to add a Community Reception Establishment as a complementary, appointment-based use. The shop's interior contains underutilized space that could accommodate small gatherings such as

content creation, private sessions, and modest social events. Maximum occupancy would be 10 people, including staff, per Building Safety review. There are no minimum parking requirements in the D-2 zoning district.

The request includes waivers from the minimum lot area and minimum lot width requirements, which were originally drafted for large lodge-style reception halls, not small infill spaces. Staff found the proposed use consistent with the D-2 district's role supporting nearby D-1 (Central Business) District uses, and that it would not negatively impact neighboring residential or commercial activity. Staff recommended approval, with waivers allowing a minimum lot area of 2,090 sq ft and a minimum width of 35 ft.

Board Chair Ballantini opened the public hearing.

Davin Garrett (Applicant) provided further background on the project. Mr. Garrett stated that his intent is to hold small, quiet gatherings outside barber shop hours for his clients and the community of Bloomington.

Board Chair Ballantini inquired further about the project. He asked what style of gatherings Mr. Garrett intended to host and whether Mr. Garrett owned the space. Mr. Garrett stated that he purchased the building three years ago and that he intends to host events such as content creation, dinner associations, and private events. He further stated that he does not intend to host parties. There was a brief discussion of the parking situation for the property. Both Chair Ballantini and Mr. Garrett believed there was adequate parking available. There were no further questions for Mr. Garrett.

Staff and the Board discussed procedural issues.

Chair Ballantini asked for any other individuals who wished to speak in favor of the Applicant's request.

Juanie Garrett (Spouse of Applicant) testified in favor of the request. She described the Applicant's intent to enrich community offerings through small gatherings within the shop's existing footprint. She emphasized modest, non-disruptive activities and expressed appreciation for the community's support.

Chair Ballantini asked for any other individuals who wish to speak in favor of the Applicant's request. None were present.

Chair Ballantini asked for any individuals who wish to speak against the Applicant's request. None were present.

Board Chair Ballantini closed the public hearing.

Board Member Poling asked staff whether the operational standards applicable to community reception establishments in residential districts should apply. Ms. Pemberton noted that although the use is in a Business district, D-2 includes residential uses and that the Board could apply

residential-area standards to address potential concerns. She summarized recent issues elsewhere related to event spaces, explaining the condition could reduce potential concerns. Mr. Ricci displayed the residential operational standards, which include: Advance notice of events to the Development Services Director; Limits on number of events per week; Limits on outdoor sound; Hours of operation restrictions.

Board Member Poling expressed preference for simplicity, noting he did not wish to impose additional residential-area standards unless necessary. Board discussion indicated consensus that the Applicant's proposed use was modest, predictable, and unlikely to create disturbances.

Board Member Poling made a motion, seconded by Board Member Woods, to adopt the findings of fact as presented in the staff report, and to recommend approval of the item, as presented.

Roll call

AYES: Ballantini, Poling, Woods, Welch, Williams, Steinkoenig

Motion passed.

Item 5.B. **SP-06-25** - Public hearing, review, and action on a request submitted by FMB Holding, Inc., to amend the Special Use Permit for a Mini Warehouse use, with waivers of Use Provisions, that was granted by Ordinance No. 2025-084, in the B-1 (General Commercial) District, for the property located at 1402 E. Empire Street, PIN: 14-35-354-012.

Mr. Ricci reviewed the Applicant's request to amend the Special Use Permit (SUP) granted in 2025. That permit required three shade trees to be installed within the property's west parking lot. However, a utility locate request revealed communication lines in the proposed planting area, making installation impractical. The Applicant's contractor instead planted the required trees in the adjacent public right-of-way along Fairway Drive.

Parks and Recreation Assistant Director David Lamb reviewed the trees and found the species and placement acceptable, agreeing the City would accept them into its inventory for ownership and maintenance. Staff noted this location would likely improve tree survivability and aesthetics. All other SUP requirements—including landscaping, privacy fencing, and change-of-use improvements—remain underway or are completed. Staff recommended revising the SUP to formally allow the trees in the right-of-way.

Board Chair Ballantini opened the public hearing.

Joe Dehn (Applicant's Attorney) testified in support. He explained that while the Applicant originally communicated with the City about relocating trees to the right-of-way, they did not realize formal amendment procedures were required. He stated the Applicant worked with staff to resolve the matter and that tree installation was the final step needed before obtaining occupancy. He also noted pending survey work to resolve a fence-line issue related to the privacy fence installation.

No other witnesses testified.

Board Chair Ballantini closed the public hearing.

Board members expressed satisfaction with the landscaping progress, noting the property's improvement since the former car wash use. Board Member Poling commended the aesthetic result. Chair Ballantini noted the area had improved and appreciated the Applicant's effort. No concerns were raised.

Board Member Steinkoenig made a motion, seconded by Board Member Williams, to adopt findings of fact as presented in the staff report, and to recommend approval of the item, as presented.

Roll call

AYES: Ballantini, Poling, Woods, Welch, Williams, Steinkoenig

Motion passed.

Item 5.C. **V-03-26** - Public hearing, review, and action a request submitted by William C Doud, Mgr, SJN, LLC, for approval of a Variance from § 44-403A (Table 44-403C) to allow a new elevator on an existing primary structure to encroach into a required front yard in the R-3B (Multiple-Family Residence) District, for the property located at 909 N. Main St., PIN: 21-04-129-004.

Ms. Pemberton presented the request for a variance to allow construction of a new elevator shaft that would encroach into the required front yard setback of an existing R-3B (Multiple-Family Residence) District structure. The building, constructed in the 1960s, is already non-conforming in several respects and is surrounded by commercially-zoned parcels (B-1 and C-1).

Alternate locations for the elevator would eliminate required parking, require parcel consolidation, encroach on neighbors, or face major grade challenges in the parking lot. The Main Street frontage is the only feasible location because it preserves required parking, maintains emergency access, and keeps sight-line visibility intact. The building's existing elevator is outdated, undersized, and not repairable; modern building and life-safety codes require a gurney-sized elevator for emergency medical access in four-story buildings. The elevator must be replaced and expanded to meet modern requirements. Staff recommended approval with a condition stating the variance becomes invalid upon future redevelopment of the property.

Board Chair Ballantini opened the public hearing.

Russell Arbuckle (Applicant's Architect) testified that the existing four-story apartment building is required by current life-safety codes to have a functional gurney-sized elevator, but the building's decades-old elevator—measuring only 4 by 5 feet—is too small and cannot be repaired. He explained that all alternative locations for a new elevator shaft were evaluated and found infeasible: placing it in the rear would eliminate required parking and contend with significant grade changes, while locating it on either side of the building would encroach directly onto neighboring private property. Installing a new interior shaft would require eliminating residential units and create further nonconformities. For these reasons, the Main Street frontage

is the only viable location, allowing the existing elevator shaft to serve as a fire-rated lobby, maintaining intuitive emergency access, preserving required parking, and complying with visibility triangle standards. Arbuckle noted that the front-facing installation would require minimal façade adjustments, keep the existing garage door functional, and could be integrated with updated signage reflecting the building’s historic identity as “The Candlelight.” He added that although the owner intends to begin work immediately upon variance approval, elevator procurement is slow due to industry backlogs. He emphasized that the owner has intentionally kept rents low to maintain affordability and offered tenants penalty-free lease termination during the outage, but all residents chose to stay. The proposed solution, he stated, is the least disruptive and most effective means of ensuring safe, accessible living conditions while meeting modern code requirements.

Board Member Poling asked about timeline expectations. Mr. Arbuckle stated that while shaft construction could be timely, elevator delivery schedules are unpredictable. Poling noted this presented a hardship to residents. Ms. Pemberton clarified that the ZBA is the final reviewing body: City Council approval is not required, so construction may proceed as soon as permits are issued and supplies are acquired.

Board members recognized the practical difficulty and hardship created by modern life-safety requirements and the need for accessible living conditions. Board comments expressed support for the variance to enable compliance and improve resident welfare.

No other witnesses testified.

Board Chair Ballantini closed the public hearing.

Board Member Woods made a motion, seconded by Board Member Williams, to establish findings of fact that the standards for variance approval are met, and to approve the request with the condition that the variance become invalid upon future redevelopment of the property.

Roll call

AYES: Ballantini, Poling, Woods, Welch, Williams, Steinkoenig

Motion passed.

New Business

Ms. Pemberton introduced new Planner II, Anthony Baumann, who provided a summary of his background with the McLean County Regional Planning Commission and his academic credentials in geography and GIS. Board Members welcomed him.

Adjournment

Board Member Poling made a motion, seconded by Board Member Steinkoenig, to adjourn the meeting.

AYES: Ballantini, Poling, Woods, Welch, Williams, Steinkoenig
Motion passed (viva voce).

The meeting adjourned at 5:01 p.m.

CITY OF BLOOMINGTON

Terry Ballantini, Board Chair

Anthony Baumann, Staff Liaison

Exhibits

- Exhibit A – PowerPoint Presentation

DRAFT



City of Bloomington

Zoning Board of Appeals

August 19, 2026



CITY OF BLOOMINGTON
ZONING BOARD OF APPEALS
APRIL 15, 2026

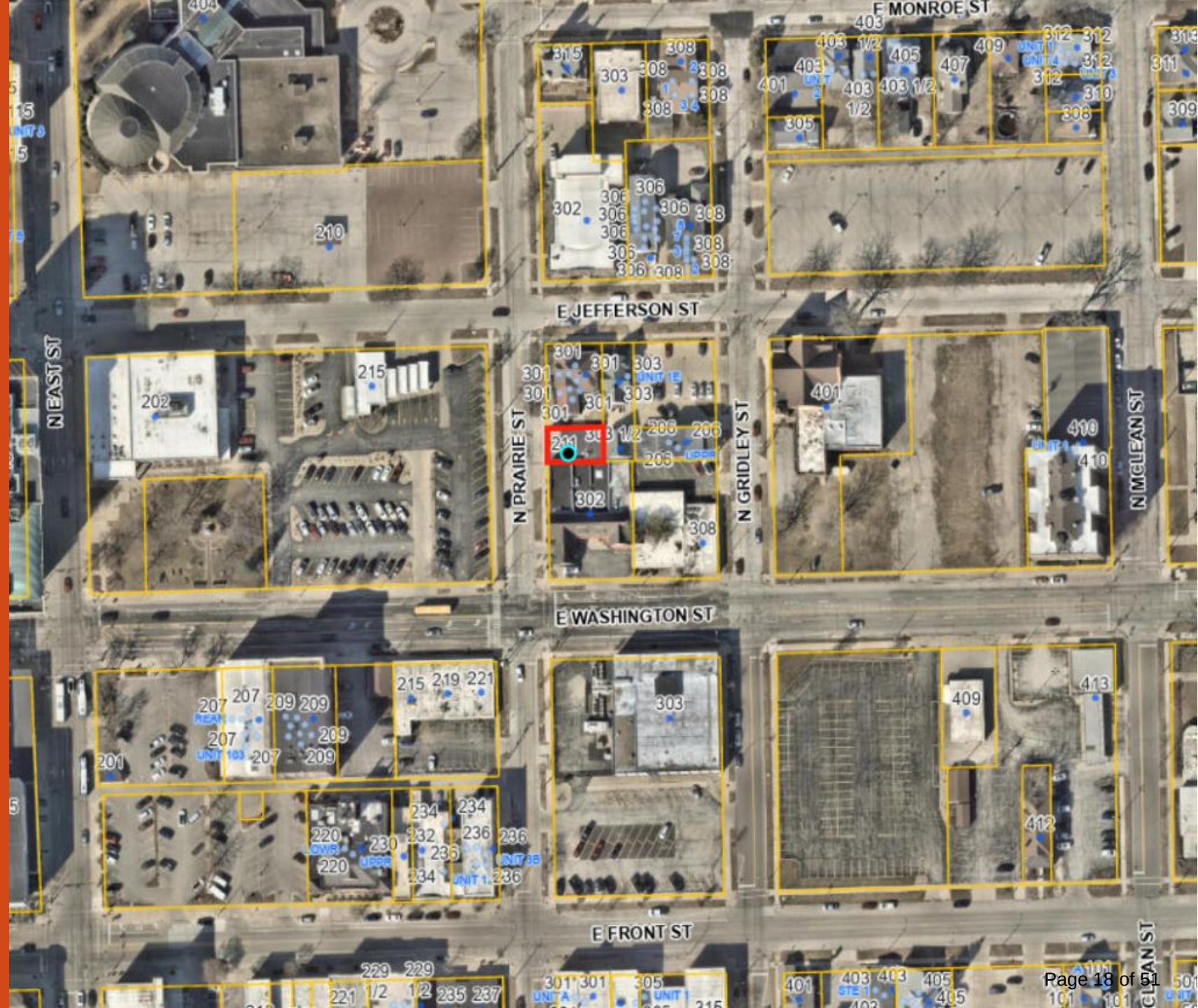
Agenda

Item	Case Number	Description
4A	N/A	July meeting minutes will be available for review at September 16, 2026, ZBA meeting
5A	SP-02-26	Public hearing, review, and action on a request initiated by Davin Garrett for a Special Use Permit for a Community Reception Establishment use, with waivers of required use provisions, in the D-2 (Downtown Transitional) District, for the property located at 211 N. Prairie St., PIN: 21-04-406-002.
5B	SP-06-25 Amended	Public hearing, review, and action on a request submitted by FMB Holding, Inc., to amend the Special Use Permit for a Mini Warehouse use, with waivers of Use Provisions, that was granted by Ordinance No. 2025-084, in the B-1 (General Commercial) District, for the property located at 1402 E. Empire Street, PIN: 14-35-354-012.
5C	V-03-26	Public hearing, review, and action a request submitted by William C Doud, Mgr, SJN, LLC, for approval of a Variance from § 44-403A (Table 44-403C) to allow a new elevator on an existing primary structure to encroach into a required front yard in the R-3B (Multiple-Family Residence) District, for the property located at 909 N. Main St., PIN: 21-04-129-004.

SP-02-26

Public hearing, review, and action on a request initiated by Davin Garrett for a Special Use Permit for a Community Reception Establishment use, with waivers of required use provisions, in the D-2 (Downtown Transitional) District, for the property located at 211 N. Prairie St., PIN: 21-04-406-002

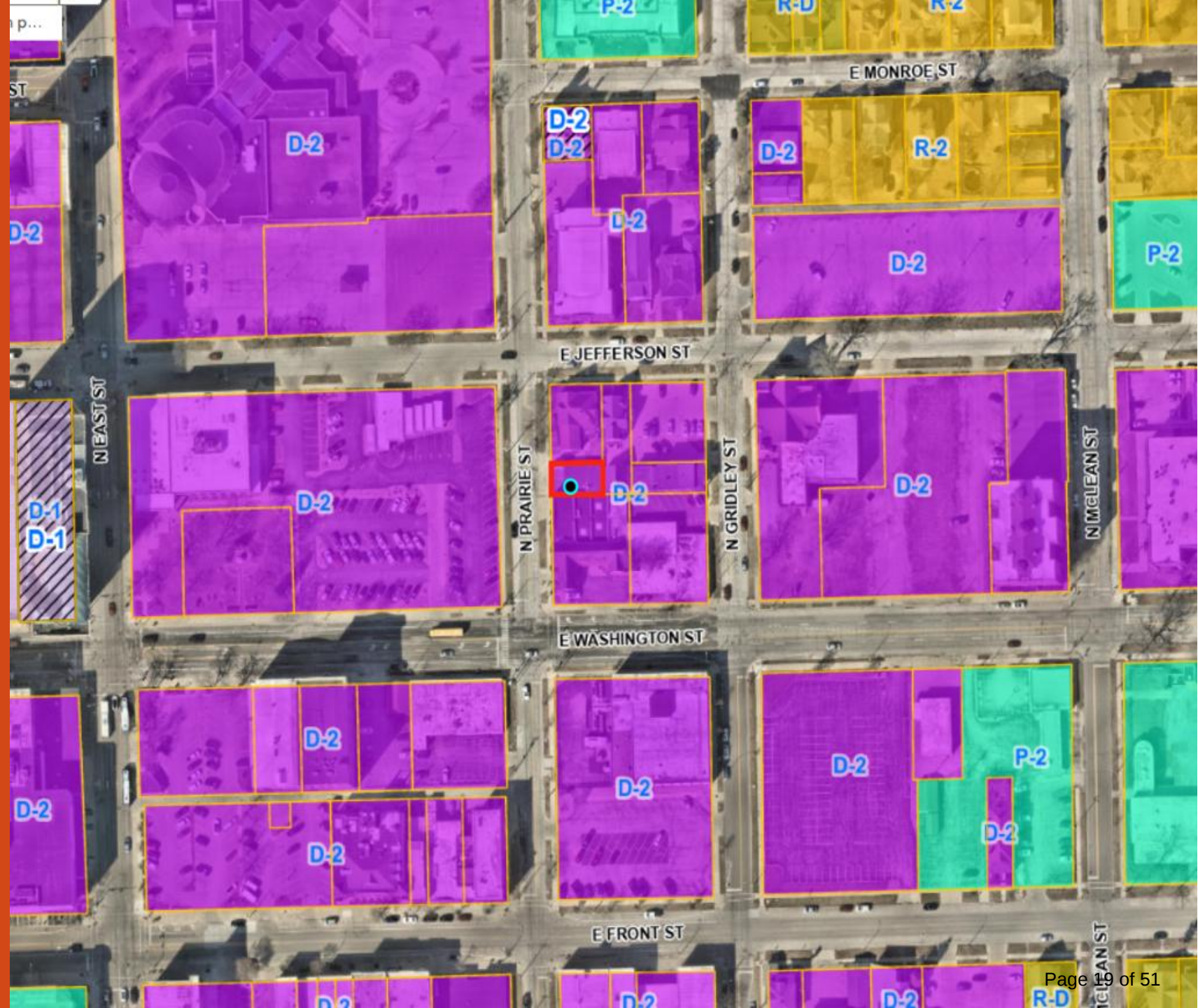
LOCATION MAP

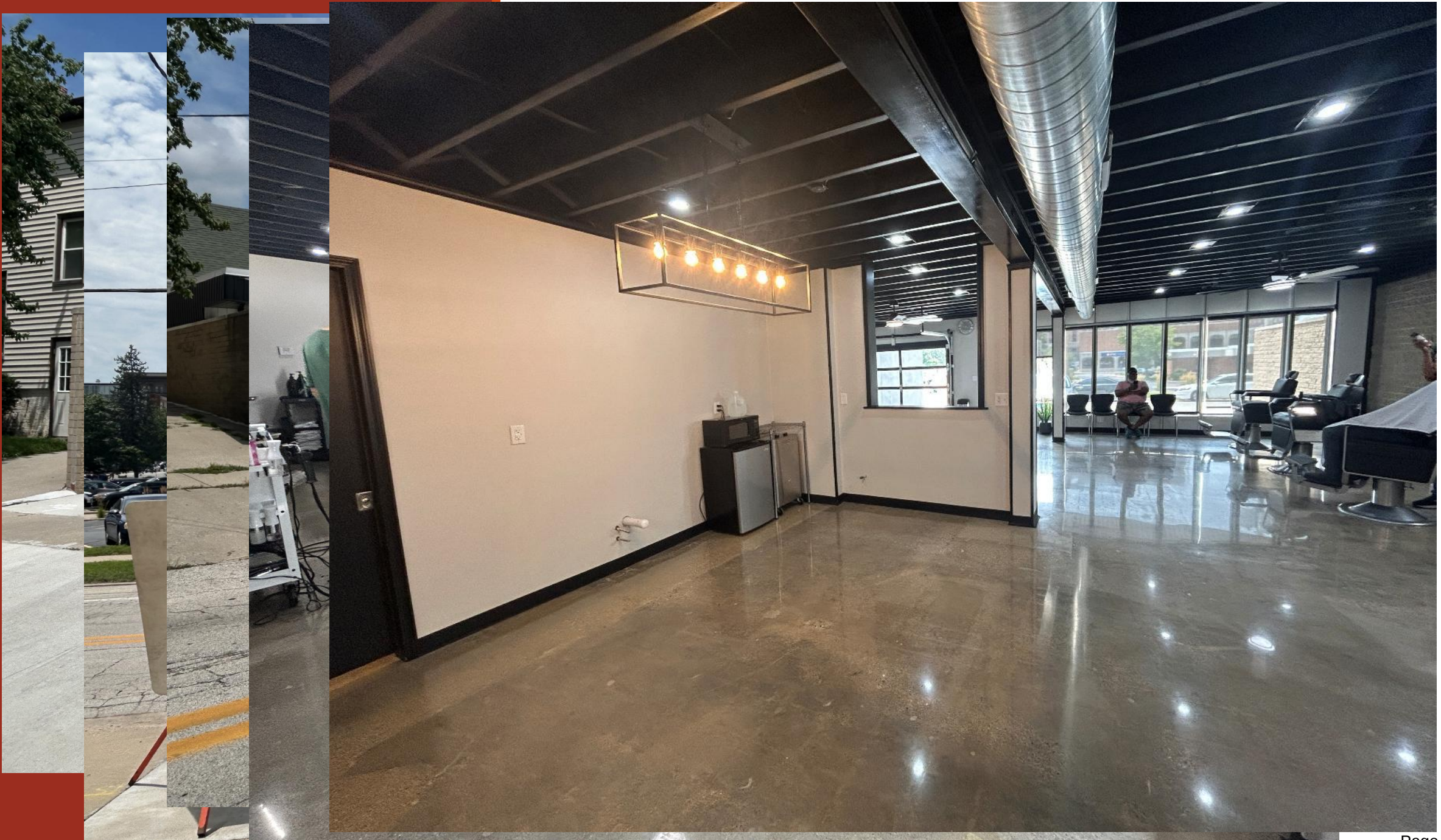


SP-02-26

Public hearing, review, and action on a request initiated by Davin Garrett for a Special Use Permit for a Community Reception Establishment use, with waivers of required use provisions, in the D-2 (Downtown Transitional) District, for the property located at 211 N. Prairie St., PIN: 21-04-406-002

ZONING MAP





Findings of Fact - Special Use Permit

Standard	Finding
1. Staff find that the proposed operation of a small-scale (maximum occupancy of ten persons) Community Reception Establishment in this area of other diverse uses would be appropriate for this location and would not be detrimental to the public health, safety, comfort, or general welfare of surrounding uses.	Standard is met.
2. Staff find that the proposed use would not impair the use or enjoyment of neighboring properties through increased noise or excessive traffic. The proposed use can be expected to maintain property values within the neighborhood by increasing the active revenue generation - and economic viability - of the subject property. Any concerns related to the proximity of this use to residential uses, partially as a result of the waiver of minimum lot size, could be alleviated by clarifying as a Condition of approval that the Operational Standards for Community Reception Establishments in residential areas (§ 44-1014E) apply to this property.	Standard is met.
3. Staff find that the proposed use would be compatible with neighboring uses - multiple-family residential, offices, printing services, financial services - and would not impede neighboring property owners from using, developing, or improving their properties.	Standard is met.
4. Staff find that the proposed use would not expand the building footprint and would be serviced by the existing utilities and roads at the site.	Standard is met.
5. Staff find that the proposed use would continue to be accessed from the existing parking lot using the existing access point along N. Prairie St. Off-street parking is not required in the D-2 district; parking spaces are well-marked.	Standard is met.
6. Staff find that the proposed Community Reception Establishment use within the footprint of the existing building meets the standards for the D-2 District and the applicable Use Provisions, excepting therefrom the requested waivers for required minimum lot size and lot width.	Standard is met.



Staff Recommendation

CASE SP-02-26

Staff finds that the application meets all of the standards for a Special Use Permit.

Recommended Actions:

Motion to establish **findings of fact** that all standards for approval for a Special Use Permit for a Community Reception Establishment use in the D-2 (Downtown Transition) **are met**, and to **recommend approval** of the request, with the following waivers:

- Allow a minimum lot area: 2,090 square feet
- Allow a minimum lot width: 35 feet

If forwarded, this case would be heard at City Council on September 16, 2026.

SP-02-26

Public hearing, review, and action on a request initiated by Davin Garrett for a Special Use Permit for a Community Reception Establishment use, with waivers of required use provisions, in the D-2 (Downtown Transitional) District, for the property located at 211 N. Prairie St., PIN: 21-04-406-002
ZONING MAP

A. 44-1014.E. Operation standards in residential area: not in a residential area:

- 1) At least 24 hours prior to any event, the owner/operator of the reception establishment shall transmit written notice to the Director of Development Services stating the date, hours of operation, and expected maximum occupancy.
- 2) The maximum permitted occupancy for an event is 30 persons (exclusive of those persons staying at the bed-and-breakfast portion of the premises), and there shall be no more than three events per week. However, events with occupancy of up to 100 persons (exclusive of those persons staying at the bed-and-breakfast portion of the premises) may be permitted for not more than two events per month subject to a limitation of 18 such events per calendar year.
- 3) Indoor social events shall not begin prior to 9:00 a.m. nor end after 10:00 p.m., prevailing time.
- 4) Outdoor social events shall not begin prior to 9:00 a.m. nor end after 9:00 p.m., prevailing time.
- 5) Outdoor amplified sounds are prohibited.

SP-06-25 Amended

Public hearing, review, and action on a request submitted by FMB Holding, Inc., to amend the Special Use Permit for a Mini Warehouse use, with waivers of Use Provisions, that was granted by Ordinance No. 2025-084, in the B-1 (General Commercial) District, for the property located at 1402 E. Empire Street, PIN: 14-35-354-012.

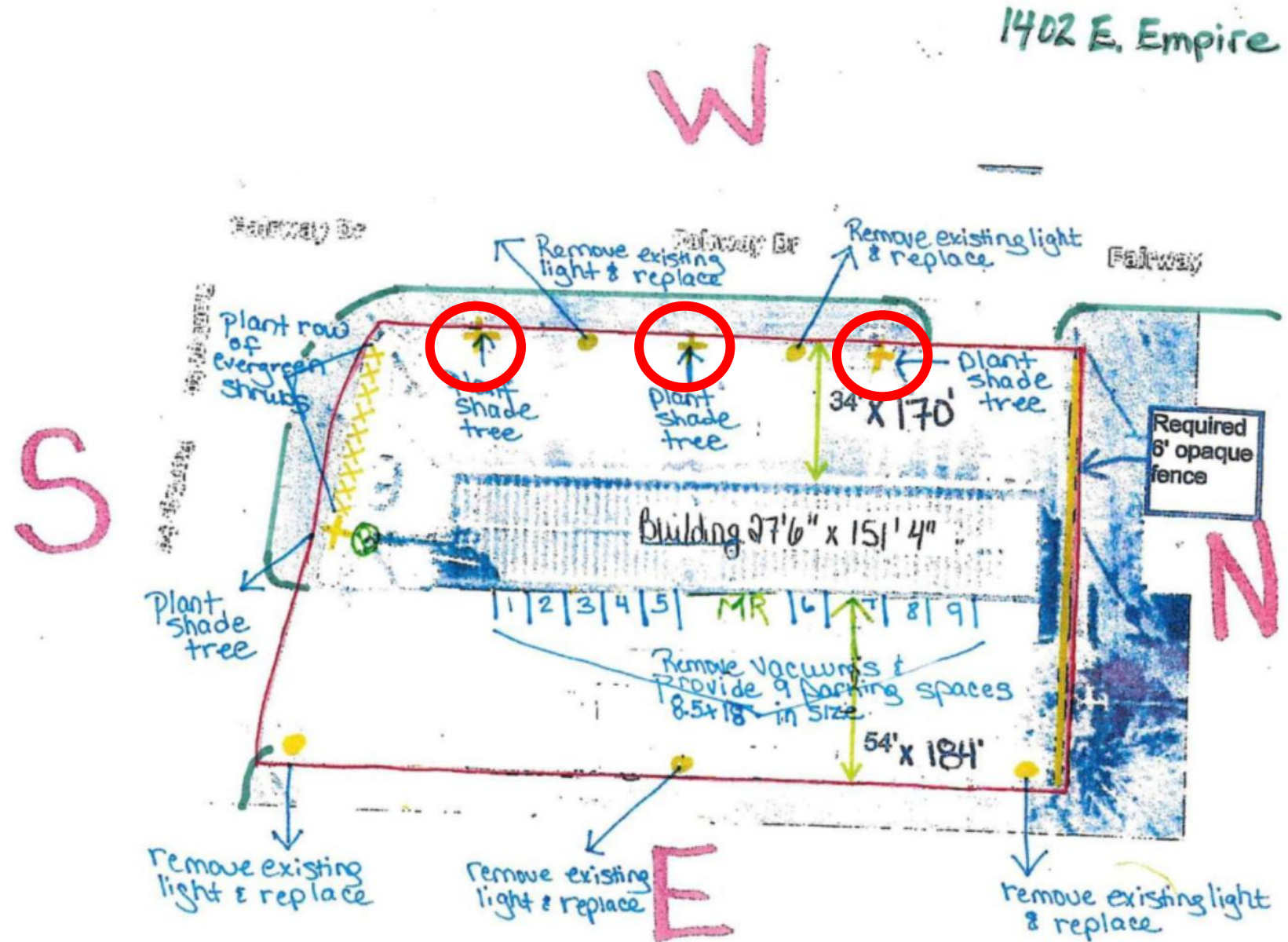
LOCATION MAP



SP-06-25 Amended

Public hearing, review, and action on a request submitted by FMB Holding, Inc., to amend the Special Use Permit for a Mini Warehouse use, with waivers of Use Provisions, that was granted by Ordinance No. 2025-084, in the B-1 (General Commercial) District, for the property located at 1402 E. Empire Street, PIN: 14-35-354-012.

ORIGINAL SITE PLAN – ORD. 2025-084



SP-06-25 Amended

Public hearing, review, and action on a request submitted by FMB Holding, Inc., to amend the Special Use Permit for a Mini Warehouse use, with waivers of Use Provisions, that was granted by Ordinance No. 2025-084, in the B-1 (General Commercial) District, for the property located at 1402 E. Empire Street, PIN: 14-35-354-012.

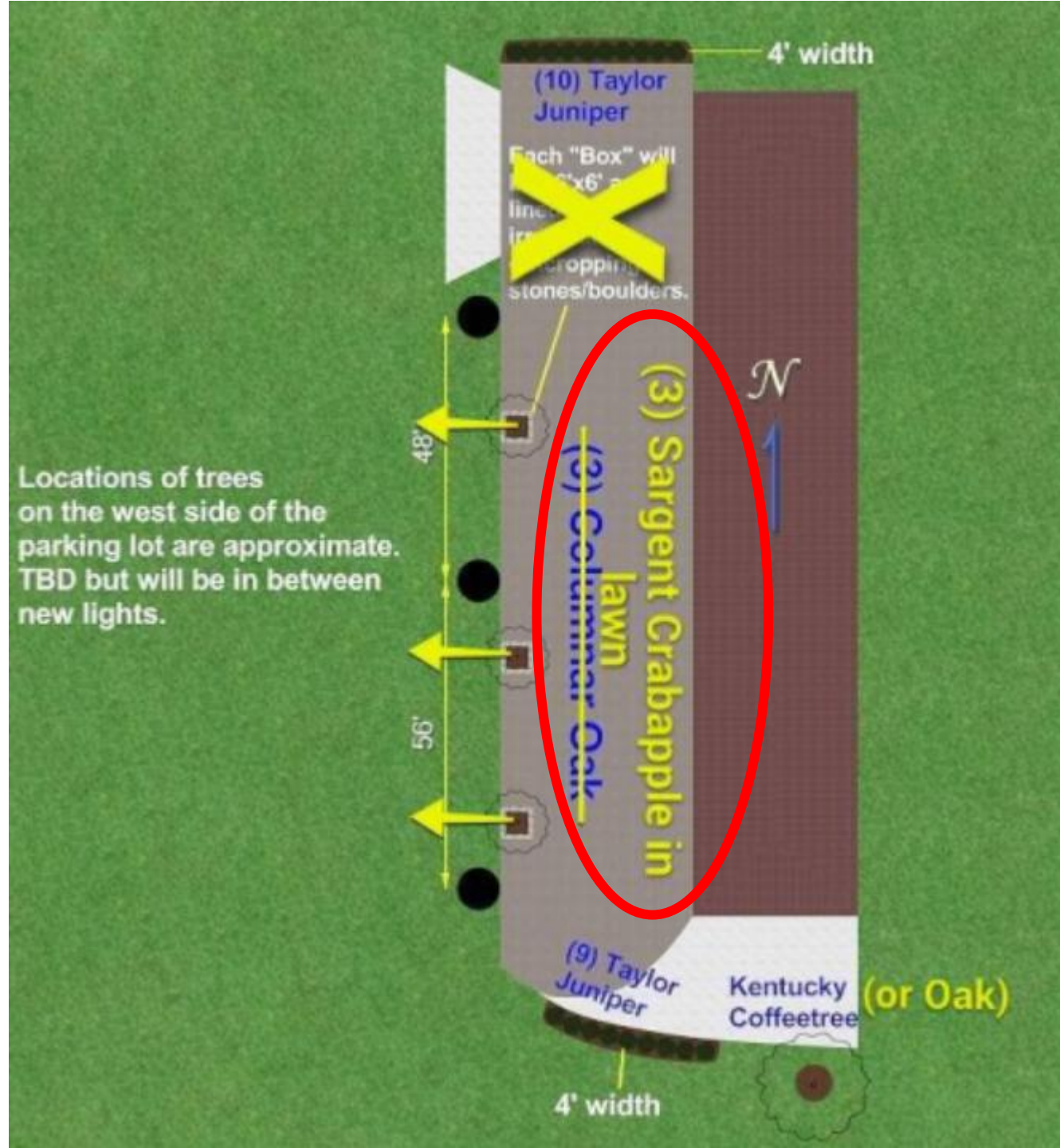
TREE INSTALLATION LOCATION



SP-06-25 Amended

Public hearing, review, and action on a request submitted by FMB Holding, Inc., to amend the Special Use Permit for a Mini Warehouse use, with waivers of Use Provisions, that was granted by Ordinance No. 2025-084, in the B-1 (General Commercial) District, for the property located at 1402 E. Empire Street, PIN: 14-35-354-012.

SUBMITTED LANDSCAPE PLAN



Findings of Fact - Special Use Permit

Standard	Finding
1. Staff find that the requested amendment to the Special Use Permit to allow the shade trees to be installed in the public right-of-way would not be detrimental to public health, safety & welfare would increase survivability of the trees due to a larger growing space and better water availability, and dedicated service by Parks & Rec staff; reduced cost for the Applicant due to less-intensive installation methods; and reduced likelihood of damage to customer vehicles and the trees from customers hitting the trees.	Standard is met.
2. Staff find that the proposed amendment to allow the shade trees to be installed in public right-of-way would enhance the aesthetics of the street intersection, and would not keep adjacent property from being enjoyed, or diminish adjacent property values.	Standard is met.
3. Staff find that the proposed amendment to allow shade trees in the public right-of-way would not impede the development or improvement of surrounding properties.	Standard is met.
4. Staff find that the proposed allowance of the shade trees in the public right-of-way would generate no additional stormwater runoff, would not use water or generate wastewater, or affect road access.	Standard is met.
5. Staff find that the proposed allowance of the shade trees in the public right-of-way would not affect use of the two existing access points along Fairway Drive and East Empire Road.	Standard is met.
6. Staff find that the allowance of the shade trees in the Fairway Drive public right-of-way would not create any non-conformities with the Zoning Ordinance or any other regulations.	Standard is met.



Staff Recommendation

CASE SP-06-25 Amended

Staff finds that the application meets all of the standards for a Special Use Permit.

Recommended Actions:

Motion to establish **findings of fact** that all standards for approval of Amending Special Use Permit SP-06-25 for a Mini-Warehouse use in the B-1 (General Business) **are met**, and to **recommend approval** of the request, with the following waiver:

- Reduction of the landscaping requirement in § 44-1026A(3) to the following:
 - Change the requirement to install three shade trees along the west property line to *allow the shade trees to be installed in the public right-of-way along Fairway Drive, and dedication of those trees to the City of Bloomington.*

If forwarded, this case would be heard at City Council on September 16, 2026.

V-03-26

Public hearing, review, and action a request submitted by William C Doud, Mgr, SJN, LLC, for approval of a Variance from § 44-403A (Table 44-403C) to allow a new elevator on an existing primary structure to encroach into a required front yard in the R-3B (Multiple-Family Residence) District, for the property located at 909 N. Main St., PIN: 21-04-129-004



Next Meeting

Wednesday, September 16, 2026,
4 p.m.

Government Center Board Room



For Zoning Board of Appeals: September 16, 2026

Ward Impacted: Ward 5

Subject: SP-03-26 - Public hearing, review, and action on a request initiated by All About Rental, LLC, on behalf of CIP FT, LLC for a Special Use Permit for a Vehicle Repair and Service use in the B-1 (General Business) District, for the property located at 2401 Maloney Dr. (PIN: 21-02-255-001).

Recommended Motion: Motion to establish findings of fact for approval of a Special Use Permit are met, and to recommend approval of the Special Use Permit.

Strategic Plan:

Priority Area 4: Economic Vitality. Furthering economic vitality through job growth, business retention and recruitment, workforce development, and strategic growth that supports both current residents and future opportunities. This includes attention to zoning, childcare access, commercial and residential growth, and maintaining Bloomington as a competitive and desirable community.

Background: The Applicant seeks a Special Use Permit to allow a Vehicle Repair and Service use in the B-1 (General Commercial) District, per § 44-502B which indicates this Commercial use is allowed as a Special Use in the B-1 District. They are not requesting any waivers from the required Use Provisions.

The subject property consists of 1.06 acres at the southeast corner of the intersection of Maloney Drive and North Prospect Road, north of East Washington Street, in the Prospect Commons Subdivision (Attachment 1). The block and adjacent blocks are zoned B-1 (General Commercial) and C-1 (Office) Districts. The area is a mix of commercial uses (financial & legal, food, retail, personal care). The subject property was previously used as a Liquor Store (Friar Tuck's), a use that is permitted by right. The applicant applied for a Change of Use permit (MUNIS #107630) for the proposed use on August 11, 2026, and was directed to apply for the Special Use Permit and a commercial building permit. The proposed location meets all of the requirements for the Vehicle Repair and Service use, customers would have good vehicular access to the location, and the 13,000-square-foot building seems well-suited for conversion to the proposed use due to its open floor plan and abundant parking.

The Applicant intends to add a single exterior vehicle access door into the building; this would eliminate approximately three (3) of the existing 50 parking spaces. The minimum parking rate is three (3) parking spaces per service bay; the Applicant plans to create 12 service bays, totaling 36 required spaces, leaving a surplus of 11 parking spaces. No other modifications to the building's footprint are proposed. The Applicant describes the project as follows:

"All About Auto intends to operate a professional automotive repair and maintenance facility providing services such as vehicle diagnostics, preventative maintenance,

mechanical repairs, brake service, suspension repairs, electrical repairs, heating and air-conditioning service, tire service, and other general automotive repair services. The proposed operation will primarily utilize the existing commercial building and site. Repair and maintenance activities will be conducted inside the building. The business will maintain a professional appearance and will comply with applicable City zoning, building, fire, environmental, and safety requirements. The proposed use is appropriate for this location because the B-1 district is intended to accommodate commercial businesses that are commonly accessed by motor vehicles. The property is located within an established commercial area and is well suited for a vehicle-oriented service business. The Special Use Permit will allow All About Auto to operate a legitimate commercial automotive repair business while providing the City with the ability to establish and enforce reasonable conditions related to traffic, parking, noise, outdoor storage, safety, and compatibility with surrounding properties. No large-scale public events, outdoor repair activities, salvage operations, or junkyard activities are proposed.”

Community Groups/Interested Persons Contacted: The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on August 28, 2026. Courtesy notices were mailed to 27 property owners within 500 feet of the subject property.

Financial Impact: N/A

Attachments:

1. Staff Report with Attachments 1-4
2. Attachment 5 - Application

TO: ZONING BOARD OF APPEALS
FROM: Development Services Department
DATE: September 16, 2026
CASE NO: SP-03-26, Special Use Permit for a Vehicle Repair and Service Use
REQUEST: Public hearing, review, and action on a request initiated by All About Rental, LLC, on behalf of CIP FT, LLC for a Special Use Permit for a Vehicle Repair and Service use in the B-1 (General Business) District, for the property located at 2401 Maloney Dr. (PIN: 21-02-255-001).

BACKGROUND*Request*

The Applicant seeks a Special Use Permit to allow a Vehicle Repair and Service use in the B-1 (General Commercial) District, per § 44-502B which indicates this Commercial use is allowed as a Special Use in the B-1 District. They are not requesting any waivers from the required Use Provisions.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on August 28, 2026. Courtesy notices were mailed to 27 property owners within 500 feet of the subject property.

ANALYSIS*Property Characteristics*

The subject property consists of 1.06 acres at the southeast corner of the intersection of Maloney Drive and North Prospect Road, north of East Washington Street, in the Prospect Commons Subdivision (Attachment 1). The block and adjacent blocks are zoned B-1 (General Commercial) and C-1 (Office) Districts. The area is a mix of commercial uses (financial & legal, food, retail, personal care).

Surrounding Zoning and Land Uses:

	<i>Zoning</i>	<i>Uses</i>
North	B-1 (General Commercial)	General Offices, Business or Professional
East	B-1 (General Commercial)	Vacant
South	C-1 (Office)	Financial Services
West	B-1 (General Commercial)	Financial Services, General Retail Sales

The subject property was previously used as a Liquor Store (Friar Tuck's), a use that is permitted by right. The applicant applied for a Change of Use permit (MUNIS #107630) for the proposed use on August 11, 2026, and was directed to apply for the Special Use Permit and a commercial building permit. The proposed location meets all of the requirements for the Vehicle Repair and Service use, customers would have good vehicular access to the location, and the 13,000-square-foot building seems well-suited for conversion to the proposed use due to its open floor plan and abundant parking.

The Applicant describes the project as follows:

“All About Auto intends to operate a professional automotive repair and maintenance facility providing services such as vehicle diagnostics, preventative maintenance, mechanical repairs, brake service, suspension repairs, electrical repairs, heating and air-conditioning service, tire service, and other general automotive repair services. The proposed operation will primarily utilize the existing commercial building and site. Repair and maintenance activities will be conducted inside the building. The business will maintain a professional appearance and will comply with applicable City zoning, building, fire, environmental, and safety requirements. The proposed use is appropriate for this location because the B-1 district is intended to accommodate commercial businesses that are commonly accessed by motor vehicles. The property is located within an established commercial area and is well suited for a vehicle-oriented service business. The Special Use Permit will allow All About Auto to operate a legitimate commercial automotive repair business while providing the City with the ability to establish and enforce reasonable conditions related to traffic, parking, noise, outdoor storage, safety, and compatibility with surrounding properties. No large-scale public events, outdoor repair activities, salvage operations, or junkyard activities are proposed.”

The Applicant intends to add a single exterior vehicle access door into the building; this would eliminate approximately three (3) of the existing 50 parking spaces. The minimum parking rate is three (3) parking spaces per service bay; the Applicant plans to create 12 service bays, totaling 36 required spaces, leaving a surplus of 11 parking spaces. No other modifications to the building's footprint are proposed.

Description of Current Zoning District:

The intent of this B-1 General Commercial District is to facilitate the development of community and regional commercial areas. Customers in this district will generally use a motor vehicle to reach a desired establishment. The development contemplated in this district has such distinguishing characteristics as unified site planning and development that promotes a safe and conducive atmosphere for large volumes of shoppers; site accessibility such that the high volumes of traffic generated create minimal congestion and adverse impact upon surrounding land use; and unified architectural treatment of buildings rather than an assemblage of separate, conflicting store and structural types (§ 44-501A).

Subject Code Requirements:

§ 44-502B, “Allowed Uses Table” indicates Vehicle Repair and Service uses are permitted as a Special Use in the B-1 District.

§ 44-1623. VEHICLE REPAIR AND SERVICE — A building, accessory building, or an accessory portion of the principal building on the premises which is intended for or being used for repair and servicing of motor vehicles or other motor-driven means of transportation, including general repair, engine rebuilding, reconditioning, and auto body services (e.g., collision service or refinishing).

§ 44-1034. Use Provisions. Vehicle repair and service. The proposed use meets all of the required Use Provisions of location, site standards, outdoor lighting, and minimum site and bulk standards.

STANDARDS FOR REVIEW

The Zoning Board of Appeals (ZBA) shall hold at least one public hearing on any proposed Special Use and report to the Council its findings of fact and recommendations. Recommendations shall be made upon the determination that the Special Use meets all of the Standards of Approval listed in §44-1707H and discussed below.

Special Use Permit for Vehicle Repair and Service in the B-1 (General Commercial) District.

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.

The Application states: "All About Auto will operate as a professional automotive repair facility within an established commercial property. Vehicle repair and maintenance activities will be performed inside the principal building. The business will comply with applicable building, fire, electrical, mechanical, environmental, and safety regulations. Hazardous materials, automotive fluids, batteries, tires, and other regulated materials will be properly handled, stored, and disposed of in accordance with applicable requirements. The operation will be managed to minimize noise, unnecessary vehicle activity, and disruption to surrounding properties. All About Auto will maintain the property in a clean, orderly, and professional condition."

Staff concur, finding that the proposed operation of a Vehicle Repair and Service use in this area of diverse commercial uses would be appropriate for this location and would not be detrimental to the public health, safety, comfort, or general welfare of surrounding uses. ***Standard is met.***

2. 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 Applicant states: "The proposed use will not be injurious to the use or enjoyment of surrounding properties and is not expected to substantially diminish property values within the neighborhood. The property is located in a B-1 General Commercial District, which is specifically intended to accommodate commercial businesses serving customers arriving by motor vehicle. An automotive repair and service facility is compatible with the commercial character and transportation-oriented nature of the district. All About Auto will operate as a controlled commercial business rather than an outdoor storage, salvage, or junkyard operation. Customer vehicles will be brought to the property for scheduled or necessary service and will be managed within the available parking and service areas. The business will maintain a clean and professional exterior and will take reasonable measures to prevent unnecessary vehicle congestion, noise, debris, or other impacts on neighboring properties."

Staff concur, finding that the proposed use would not impair the use or enjoyment of neighboring properties through increased noise or excessive traffic; traffic would most likely be less than the previous Liquor Store use. The proposed use should maintain or increase property values in the neighborhood through active occupancy of a property that has been vacant for almost half a year. ***Standard is met.***

3. 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 Applicant states: "The proposed Special Use will not impede the normal and orderly development or improvement of surrounding properties. The proposed automotive repair use is consistent with the commercial nature of the B-1 district and will utilize an existing commercial property. The proposed use will not require the conversion of surrounding residential property or interfere with other permitted commercial uses. Instead, the use will contribute to the continued productive use of an existing commercial property and provide an established local service to Bloomington residents."

Staff concur, finding that the proposed use would be compatible with neighboring uses – financial & legal services, general retail, offices – and would not impede neighboring property owners from using, developing, or improving their properties. **Standard is met.**

4. Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.

The Applicant states: “The property is already served by established utilities, access roads, parking facilities, and drainage infrastructure. All About Auto does not anticipate the need for significant modifications to the existing utility or drainage systems solely as a result of the proposed use. The existing commercial property provides the necessary infrastructure to support the proposed automotive repair and service operation. Any improvements required by the City as part of the review process will be addressed in accordance with applicable requirements.”

Staff concur, finding that the proposed use would not expand the building footprint and would be served by the existing utilities and roads at the site. **Standard is met.**

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The Applicant states: “The proposed use is not expected to create a significant adverse impact on traffic congestion in the surrounding public streets. Customer and employee vehicles will utilize the property's existing access points and parking areas. Vehicle drop-off and pickup will be managed by the business to maintain orderly movement of vehicles on the property. The business will not operate as a vehicle auction, salvage yard, vehicle storage facility, or high-volume vehicle sales operation. The majority of customer activity will consist of vehicles arriving for scheduled or necessary maintenance and repair services. The existing commercial location and roadway network are appropriate for a business whose customers primarily arrive by automobile.”

Staff concur, finding that the proposed use would continue to be accessed from the existing curb cuts along Maloney Drive and N. Prospect Road. Sufficient off-street parking is provided. **Standard is met.**

6. 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.

The Applicant states: “All About Auto will comply with applicable regulations governing the B-1 General Commercial District and the City's requirements for Vehicle Repair and Service uses. The City of Bloomington Zoning Code specifically identifies Vehicle Repair and Service as a Special Use within the B-1 General Commercial District. All About Auto will comply with the applicable vehicle repair standards, including requirements governing vehicle storage, service equipment, repair and maintenance activities, site access, lighting, and other applicable site standards. All repair and maintenance work will be performed inside the principal building. Any inoperative vehicles that are required to remain on the property for an extended period will be managed and screened as required by City regulations. The applicant intends to operate the business in full compliance with all applicable City requirements and any reasonable conditions imposed as part of the Special Use Permit.”

Staff concur, finding that the proposed Vehicle Repair and Service use within the footprint of the existing building meets the standards for the B-1 District and the applicable Use Provisions. ***Standard is met.***

STAFF RECOMMENDATION

Staff find that the application ***meets*** all of the standards for a Special Use Permit and recommend that the Zoning Board of Appeals take the following actions:

Motion to establish findings of fact that all ***standards for approval*** of a Special Use Permit ***are met***, and to ***recommend approval*** of the request as presented.

Respectfully submitted,
Marcus Ricci, AICP
Planner III

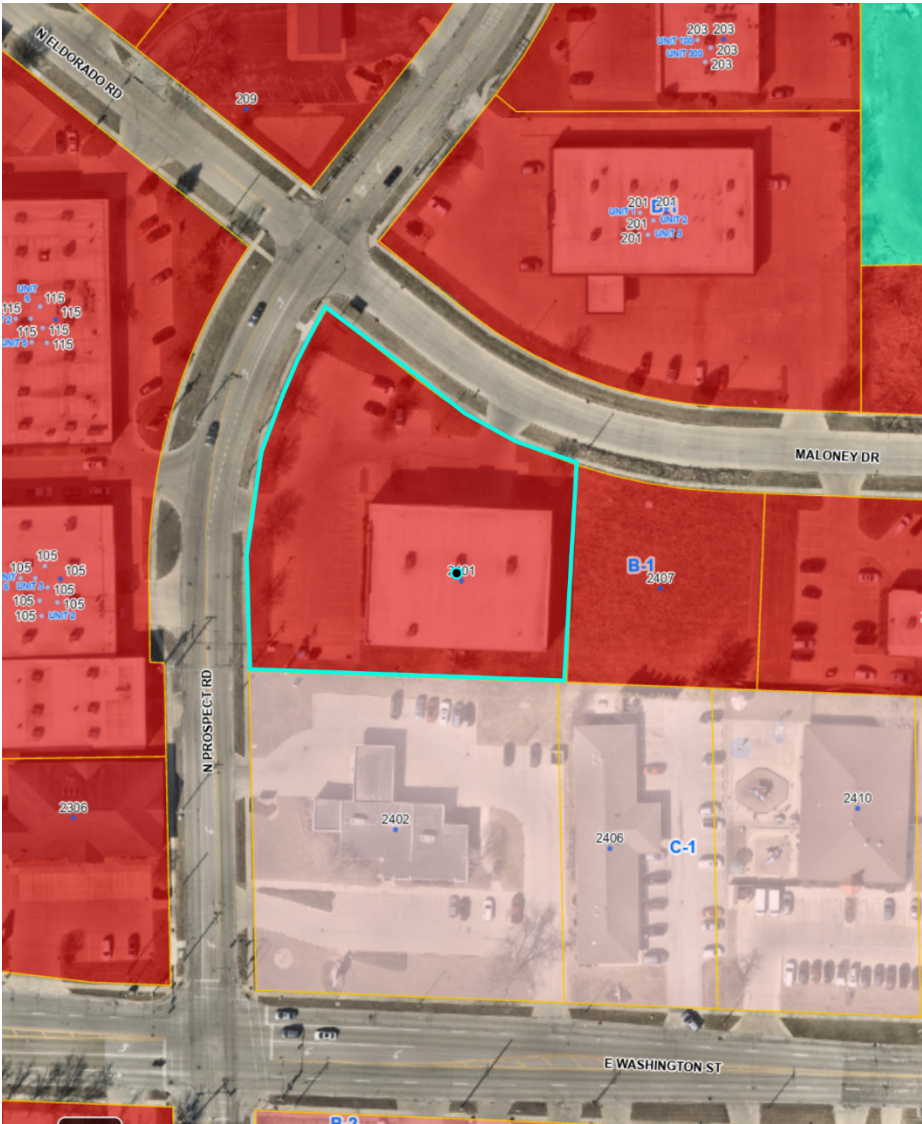
Attachments:

1. Aerial Map
2. Zoning Map
3. Neighborhood Notice Map
4. Site Photographs
5. Application with Site Location

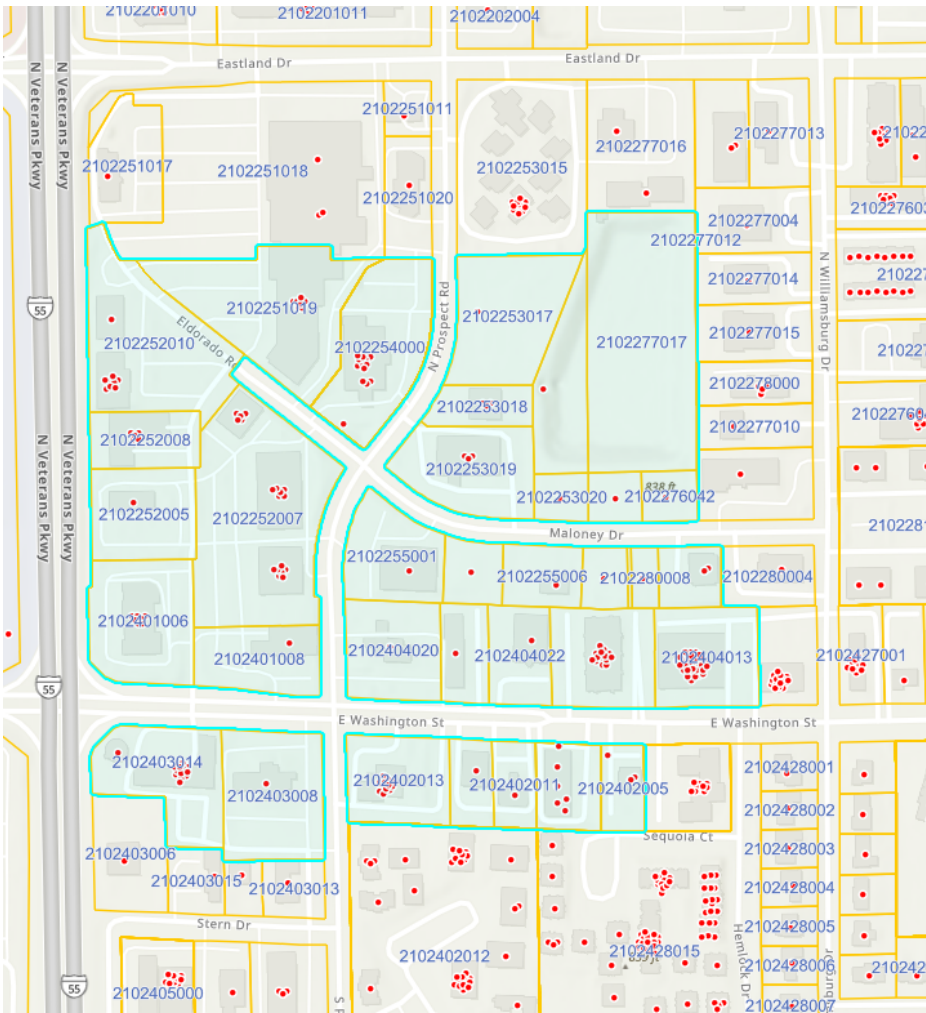
Attachment 1- Aerial Map



Attachment 2 – Zoning Map



Attachment 3 – Neighborhood Notice Map



Attachment 4 – Site Photographs



Figure 1. Looking northwest towards rear of subject property.



Figure 2. Looking south at subject property from Maloney Drive.



Figure 3. Looking southeast at subject property from street intersection.



Figure 4. Looking southeast at subject property from parking lot.



Planning Zoning General Application

Development Services Department

Submitted On:
Aug 11, 2026, 10:47AM EDT

Add Image

Request Information

Application Type (Select All That Apply) Special Use Permit

Brief Project Description and Justification Automotive shop

Has this project already been discussed with the Planning Division, or been reviewed by the Project Review Group? No

Property Information

Common Address of the Property Involved 2401 maloney drive

Parcel Identification Number(s) (PINs) 21-02-255-001

Legal Description na

Is this property subject to any Home Owners' Association, Restrictive Covenants, or other deed restrictions? No

Does this property or business hold any licenses from the City? Ex: liquor or video game licenses No

Contact & Ownership Information

Applicant Information

Applicant Full Name First Name: James
Last Name: Baker

Applicant Title or Business (Optional)	All About Auto
Applicant Contact Information	
Applicant Full Address	Street Address: 604 W Division St City: BLOOMINGTON State: IL Zip: 61701
Is this property owned by the applicant?	Yes

Additional Parties (Optional)

Party 1	
Party 1 Contact Information	
Party 2	
Party 2 Contact Information	
Party 3	
Party 3 Contact Information	

Property Characteristics

Current Use of Property	vacant
Proposed Use of Property	Automotive shop
Notes	
Add Image	
Current Zoning	B-1 (General Commercial) District
Does this Property have a Zoning Overlay?	No

Application Request

What (if any) alternatives have been considered or pursued before applying for this request?	na
---	----

Special Use Permit

1. Discuss whether the establishment, maintenance, or operation of the special use could be detrimental to or endanger the public health, safety, comfort or general welfare.	na
2. Discuss whether the special use could be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and how you will endure it does not substantially diminish and impair property values within the neighborhood.	na
3. Discuss whether the establishment of the special use will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district.	na
4. Discuss whether adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.	Have been provided
5. Discuss whether adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.	na
6. Discuss whether 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.	It will conform
Optional: Attach document addressing Standards for Review for the Special Use Permit. You MUST either complete the answers to the questions above, or attach the required information.	

General

Legal Description in TEXT Format (if not provided in text box earlier in this application)	
Full-Sized, Legible Site Plan	land outline.JPG

Application-Specific Requirements

Upload File(s): Landscaping & Screening Plans	
Upload File(s): Building Design and Character	
Upload File(s): Photometric/Lighting Plan	
Upload File(s): Supplemental Information	
Upload File(s): Supplemental Information	
Signature Data	First Name: James Last Name: Baker Email Address: <i>James Baker</i> Signed at: August 11, 2026 10:47am America/New_York

CITY OF BLOOMINGTON, ILLINOIS

PLANNING & ZONING GENERAL APPLICATION

SPECIAL USE PERMIT

Applicant: All About Auto

Property Address: 2401 Maloney Drive, Bloomington, Illinois 61704

Proposed Use: Vehicle Repair and Service

Zoning District: B-1 — General Commercial District

Parcel ID: 21-02-255-001

BRIEF PROJECT DESCRIPTION AND JUSTIFICATION

All About Auto is requesting a Special Use Permit to operate an automotive repair and service facility at 2401 Maloney Drive in Bloomington, Illinois.

The property is located within the B-1 General Commercial District. The proposed use, Vehicle Repair and Service, is specifically recognized by the City of Bloomington Zoning Code as a Special Use within the B-1 district. The purpose of this application is therefore not to request a rezoning of the property, but to obtain the required Special Use approval for an automotive repair and service operation that is compatible with the intended commercial character of the district.

All About Auto intends to operate a professional automotive repair and maintenance facility providing services such as vehicle diagnostics, preventative maintenance, mechanical repairs, brake service, suspension repairs, electrical repairs, heating and air-conditioning service, tire service, and other general automotive repair services.

The proposed operation will primarily utilize the existing commercial building and site. Repair and maintenance activities will be conducted inside the building. The business will maintain a professional appearance and will comply with applicable City zoning, building, fire, environmental, and safety requirements.

The proposed use is appropriate for this location because the B-1 district is intended to accommodate commercial businesses that are commonly accessed by motor vehicles. The property is located within an established commercial area and is well suited for a vehicle-oriented service business.

The Special Use Permit will allow All About Auto to operate a legitimate commercial automotive repair business while providing the City with the ability to establish and enforce reasonable conditions related to traffic, parking, noise, outdoor storage, safety, and compatibility with surrounding properties.

No large-scale public events, outdoor repair activities, salvage operations, or junkyard activities are proposed.

SPECIAL USE PERMIT FINDINGS

1. Public Health, Safety, Comfort and General Welfare

The establishment, maintenance, and operation of All About Auto will not be detrimental to or endanger the public health, safety, comfort, or general welfare.

All About Auto will operate as a professional automotive repair facility within an established commercial property. Vehicle repair and maintenance activities will be performed inside the principal building.

The business will comply with applicable building, fire, electrical, mechanical, environmental, and safety regulations. Hazardous materials, automotive fluids, batteries, tires, and other regulated materials will be properly handled, stored, and disposed of in accordance with applicable requirements.

The operation will be managed to minimize noise, unnecessary vehicle activity, and disruption to surrounding properties.

All About Auto will maintain the property in a clean, orderly, and professional condition.

2. Compatibility With Surrounding Properties and Property Values

The proposed use will not be injurious to the use or enjoyment of surrounding properties and is not expected to substantially diminish property values within the neighborhood.

The property is located in a B-1 General Commercial District, which is specifically intended to accommodate commercial businesses serving customers arriving by motor vehicle.

An automotive repair and service facility is compatible with the commercial character and transportation-oriented nature of the district.

All About Auto will operate as a controlled commercial business rather than an outdoor storage, salvage, or junkyard operation. Customer vehicles will be brought to the property for scheduled or necessary service and will be managed within the available parking and service areas.

The business will maintain a clean and professional exterior and will take reasonable measures to prevent unnecessary vehicle congestion, noise, debris, or other impacts on neighboring properties.

3. Normal and Orderly Development of Surrounding Property

The proposed Special Use will not impede the normal and orderly development or improvement of surrounding properties.

The proposed automotive repair use is consistent with the commercial nature of the B-1 district and will utilize an existing commercial property.

The proposed use will not require the conversion of surrounding residential property or interfere with other permitted commercial uses.

Instead, the use will contribute to the continued productive use of an existing commercial property and provide an established local service to Bloomington residents.

4. Utilities, Access, Drainage and Necessary Facilities

The property is already served by established utilities, access roads, parking facilities, and drainage infrastructure.

All About Auto does not anticipate the need for significant modifications to the existing utility or drainage systems solely as a result of the proposed use.

The existing commercial property provides the necessary infrastructure to support the proposed automotive repair and service operation.

Any improvements required by the City as part of the review process will be addressed in accordance with applicable requirements.

5. Ingress, Egress and Traffic

The proposed use is not expected to create a significant adverse impact on traffic congestion in the surrounding public streets.

Customer and employee vehicles will utilize the property's existing access points and parking areas.

Vehicle drop-off and pickup will be managed by the business to maintain orderly movement of vehicles on the property.

The business will not operate as a vehicle auction, salvage yard, vehicle storage facility, or high-volume vehicle sales operation.

The majority of customer activity will consist of vehicles arriving for scheduled or necessary maintenance and repair services.

The existing commercial location and roadway network are appropriate for a business whose customers primarily arrive by automobile.

6. Compliance With Applicable Regulations

All About Auto will comply with applicable regulations governing the B-1 General Commercial District and the City's requirements for Vehicle Repair and Service uses.

The City of Bloomington Zoning Code specifically identifies Vehicle Repair and Service as a Special Use within the B-1 General Commercial District.

All About Auto will comply with the applicable vehicle repair standards, including requirements governing vehicle storage, service equipment, repair and maintenance activities, site access, lighting, and other applicable site standards.

All repair and maintenance work will be performed inside the principal building.

Any inoperative vehicles that are required to remain on the property for an extended period will be managed and screened as required by City regulations.

The applicant intends to operate the business in full compliance with all applicable City requirements and any reasonable conditions imposed as part of the Special Use Permit.

ADDITIONAL JUSTIFICATION FOR SPECIAL USE APPROVAL

All About Auto respectfully requests approval of the Special Use Permit because the proposed use represents an appropriate commercial use of the property and is specifically contemplated by the City's zoning regulations.

The B-1 General Commercial District is designed to accommodate commercial businesses serving customers who commonly travel by motor vehicle. Automotive repair and service naturally fits within that commercial environment.

The Special Use requirement provides the City with an opportunity to review the specific characteristics of the proposed business and ensure that appropriate safeguards are maintained.

All About Auto is committed to operating a clean, professional, customer-focused automotive repair facility that contributes positively to the Bloomington community.

The applicant believes the proposed use:

1. Is consistent with the purpose and intent of the B-1 General Commercial District;
2. Is specifically recognized by the City as a Special Use within the B-1 district;
3. Will utilize an established commercial property;
4. Will conduct repair and maintenance activities indoors;
5. Will not create an outdoor salvage or junkyard operation;
6. Will maintain a clean and professional property;
7. Will utilize existing access and parking infrastructure;
8. Will have limited and controlled traffic generated by normal automotive service activity;
9. Will not adversely affect surrounding property values or development; and
10. Will comply with all applicable City regulations and reasonable conditions of approval.

For these reasons, All About Auto respectfully requests that the City of Bloomington approve the requested Special Use Permit for Vehicle Repair and Service at 2401 Maloney Drive.

Applicant: All About Auto

Property: 2401 Maloney Drive, Bloomington, Illinois 61704

Proposed Special Use: Vehicle Repair and Service

Zoning District: B-1 General Commercial District

Parcel ID: 21-02-255-001

