



AGENDA
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING
109 EAST OLIVE ST.
BLOOMINGTON, IL 61701
WEDNESDAY, NOVEMBER 18, 2020 at 4:00 P.M.
THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting must register at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment must email their comments to publiccomment@cityblm.org.

Members of the public may also attend the meeting at City Hall. Attendance will be limited to the lesser of 25 persons or 25% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing.

The rules for participation and attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda. Changes will be posted at www.cityblm.org/register.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**

This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to publiccomment@cityblm.org and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

- 4. MINUTES** Consideration, review and approval of minutes from the meeting on September 16, 2020 meeting.

- 5. REGULAR AGENDA**

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

- A. SP-07-20** Public hearing, review and action on a petition for a special use permit submitted by Ramazan Muharemoski to allow vehicle sales in the B-1 General Commercial District at 2426 S. Main Street, Bloomington, IL 61704. (Ward 2).

B. Z-25-20 Public hearing, review and action on a petition for a variance submitted by the Meadow Ridge Homeowner's Association to allow a fence to be installed with the finished side facing toward the subject properties at 101A-113B Meadow Ridge Drive, Bloomington, IL 61704. (Ward 2)

C. SP-08-20 Public hearing, review and action on a petition for a special use permit and variances submitted by Diego Villagomez to allow vehicle sales and service in the M-1 Restricted Manufacturing District at 604 W. Division Street, Bloomington, IL 61701. (Ward 7)

6. OTHER BUSINESS

7. NEW BUSINESS

- A. Introduction: Melissa Hon, Economic & Community Development Director
- B. Introduction: Kimberly Smith, Assistant Economic & Community Development Director
- C. Introduction: Caitlin Kelly, Assistant City Planner
- D. 2021 Meeting Dates

8. ADJOURNMENT



DRAFT

MINUTES

**PUBLISHED BY THE AUTHORITY OF
THE ZONING BOARD OF APPEALS OF BLOOMINGTON, ILLINOIS
WEDNESDAY, SEPTEMBER 16, 2020, 4:00 P.M.
WWW.CITYBLM.ORG/LIVE**

This meeting was conducted under Governor Pritzker's Executive Order 2020-07, Section 6 implemented in response to COVID-19, which suspended in-person attendance under the Open Meeting Act, 5 ILCS 120.

The Zoning Board of Appeals convened in Regular Session virtually via zoom conferencing with the City Planner, Katie Simpson, and Member Michael McFarland in-person in City Hall's Council Chambers at 4:06 p.m., Wednesday, September 16, 2020. The meeting was live streamed to the public at www.cityblm.org/live. The Meeting was called to order by Chairperson Victoria Harris.

Roll Call

Attendee Name	Title	Status
Ms. Victoria Harris	Chairperson	Present
Mr. Terry Ballantini	Commissioner	Present
Mr. Michael McFarland	Commissioner	Present
Mr. Michael Straza	Commissioner	Present
Mr. Tyler Noonan	Commissioner	Absent
Mr. Michael Rivera Jr	Commissioner	Present
Ms. Nikki Williams	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Mr. Craig McBeath	Interim Information Systems Director	Present
Mr. Bob Mahrt	Community Development Director	Present
Ms. Katie Simpson	City Planner	Present

COVID-19

Mr. George Boyle, Assistant Corporation Counsel explained that this meeting was being held virtually via live stream pursuant to the gubernatorial executive order 2020-07, Section 6. Public comment was accepted until 15 minutes before the start of the meeting. Written public comment must have been emailed to publiccomment@cityblm.org and those wishing to speak live must have registered at <https://www.cityblm.org/register> at least 15 minutes prior to the meeting.

DRAFT

MEETING MINUTES

**PUBLISHED BY THE AUTHORITY OF THE ZONING BOARD OF APPEALS OF BLOOMINGTON, ILLINOIS
WEDNESDAY, SEPTEMBER 16, 2020**

Minutes:

The Commission reviewed the minutes from the August 19, 2020 regular meeting of the Zoning Board of Appeals with revisions identified by Chairperson Harris and Mr. Ballantini.

Commissioner Straza made a motion to approve, seconded by Commissioner Ballantini, that the Minutes from the August 19, 2020 minutes be approved with revisions. The minutes were approved by voice vote 6-0.

Regular Agenda:

Z-15-20 Public hearing, review and action on a petition for a variance submitted by Jonathan Thompson for the approval of a variance to allow an eight (8) foot increase to the maximum allowed width of the driveway approach in a single-family home for the subject property located at 54 Fedor Circle Bloomington, IL 61705. (Ward 2).

Chairperson Harris introduced case Z-15-20 and asked for the staff report.

Ms. Simpson, City Planner, indicated that staff finds that the application meets the standards for a variance and staff is recommending in favor of the variance. Ms. Simpson gave an overview of the subject property and neighborhood. The property is zoned R-1C and is improved with a single-family home built in 2006. The petitioner is requesting a variance to widen the driveway behind the sidewalk to 32 feet. The petitioner would also like to widen the curb cut and driveway apron to 32 feet. The proposed driveway would be setback 8 feet from the property line. Ms. Simpson shared a photo of the property, aerial view and lot dimensions. Ms. Simpson shared surrounding properties along with the site plan.

Ms. Simpson reviewed the Findings of Fact and staff finds the application meets the standards for a variance. Ms. Simpson noted the property's location to the curve and on-street parking creates a physical challenge for maneuvering safely in-and-out of the three-car garage and driveway. The variance will allow the homeowner to pull/back straight out improving their visibility of the sidewalk and street. Widening the driveway would make it safer to back out of the driveway.

Chairperson Harris asked if there were any questions for staff. There were none by the Commission.

Chairperson Harris swore in Jonathan Thompson, petitioner gave testimony for the variance application. He stated that due to the size of the family's vehicles' and the curve located at subject property it makes it difficult to out of the driveway safely.

Mr. Rivera Jr asked for clarification as to the name of the petitioner noting a discrepancy on the staff report stating the petitioner as Justin Thompson. Jonathan Thompson confirmed his name. Ms. Simpson indicated the staff report reflected an error in referencing Justin instead of Jonathan. Staff confirmed Jonathan Thompson as the petitioner.

Chairperson Harris asked if there were any other witnesses. There were none. Chairperson Harris closed the Hearing at 4:22 p.m. and asked the Board to consider the matter. Chairperson Harris asked for a vote on the Findings of Fact as outlined in the Staff Report.

Mr. Ballantini made a motion to accept the Findings of Fact as a whole. Mr. Straza seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - Yes, Mr. Ballantini - Yes, Mr. McFarland - Yes, Ms. Williams - Yes, Mr. Rivera Jr. - Yes, and Chairperson Harris - Yes (6-0-0).

Mr. Ballantini made a motion to approve the variance application submitted. Mr. Straza seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - Yes, Mr. Ballantini - Yes, Mr. McFarland - No, Ms. Harris - Yes, Mr. Rivera Jr - Yes and Chairperson Harris - Yes (6-0-0).

Ms. Simpson informed Mr. Thompson that staff will follow-up with approval and permitting steps to be taken.

Z-16-20 Public hearing, review and action on a petition for a variance submitted by Charles Rosen/Ann Stroink for the approval of a variance to allow a 1,360 sqft increase in the 1,000 sqft maximum floor area requirement of an accessory structure for a new garage at 1 Moore Rd Bloomington, IL 61701. (Ward 4)

Chairperson Harris introduced case Z-16-20 asked for the staff report.

Ms. Simpson, City Planner, gave a staff report sharing with the Commission that staff finds that the application generally meets the standards for a variance and intention of the ordinance. If there are no objections from adjacent residents, staff is recommending in favor of the variance. The report was prepared pending any opposition to the case when the staff report was prepared.

Ms. Simpson provided the Commission with a property and neighborhood overview stating the property is a large estate lot, approximately 88,427 square feet (2.03 acres) and is improved with a 9,622 square foot home constructed in the 1980's. It is zoned R-1A, Low Density Single Family Residential District, sharing photos of the property and adjacent zoning districts. The property is heavily screened and the home and accessory buildings are not visible from the street. The subject property has a carport (21 X 46, ~966 sqft) that was constructed in 2002. It is located 10 feet from the south lot line and 8ft from the rear, east lot line. The existing structure is 11 feet tall and has electricity.

Ms. Simpson provided a project overview stating the petitioner like to demolish the existing carport and construct a new, 2360 square foot garage. New enclosed accessory structure.

The submitted items with the petition showed a general rendering of what the garage looks like, it is intended to facilitate light & air circulation. Due to the large lot size and adequate pervious area. Staff understands there could be some concerns by some neighbors.

Ms. Simpson shared the Findings of Fact as presented in the staff report. In addition, a property located south of subject property was allowed a variance in 2012 for a larger footprint and additional height of an accessory structure. The subject area is heavily screened with foliage and it's most likely the new garage won't be seen from the street.

Commission discussion and Questions for staff:

Mr. Straza inquired as to the new structures location in relation to the property lines. Will the neighbors be able to see it? Ms. Simpson referred to the site plan and areial map to show the sturcture location in relation to the adjoining properties. The property south shows a garage and the property to the east shows the setback of the house.

Mr. Ballantini inquired as to the structure to the south of subject properties use: is it for storage or gargare? Ms. Simpson discussed the use of the structure as a garage but did not enter property to report entire structure.

Mr. Boyle recommended open testimony from applicant.

Chairperson Harris swore in for the record, Bobby Vericella ,contrator . Mr. Vericella is available for testimony and questions Mr. Vericella gave a project overview stating that the exsisitin carport will be deomed and new garage design around took into consideration the exsisitng trees. No questions were brought forward from the Commission.

Chairperson Harris swore in for the record, Charles Rosen, applicant. Mr. Rosen gave a project overview, stating that the trees are of great imporatance and the designed of the garage and location took the preservation of the trees underconsideration. Preservation of the trees is very important. The desgin of the new structure is asthetically pleaseing and will look like a garage. Mr. Rosen stated that this is not for commercial use, it will be for his care and motorcyle collections.

Chairperson Harris stated the plans noted a restroom. Mr. Rosen stated the addition of the restroom would save him from going into the home when greasy and dirting, allowing to clean up onsite when done working on his motorcycles.

Mr. Ballinitin inquired as to why Mr. Rosen couldn't build the structure with the allowed 1,000 sq ft? Mr. Rosen stated his collections/ items wouldn't fit in anything smaller. Mr. Ballantini asked if Mr. Rosen spoke with the adjacent property owners regarding his project? Mr. Rosen stated that he has spoken to all but one of his neighbors and they have been in support.

No additional questions were brought forward from the Commission.

Ms. Simpson shared the additional pictures provided by the petitioner of subject property. Marked for petitioner exhiit A and exhibit B. Mr. Rosen discussed the photos and content showing where the garage will peak out from the trees and the street view. The entrance to driveway is the only site line where one can see the corner of the garage. The garage will not be visible from the street.

Chairperson Harris asked for additional persons speaking in favor of the petition. Ann Stroink was swore in for the record. Ms. Stroink stated she was sensitive to the neighborhood and wanted it in keeping with the way it currently appears while adding the new garage. She is sensitive to how it will look and feels the location is the right setting and very appropriate while maintainig the neighborhood standards.

Chairperson Harris inquired as to the façade of the new structure, will it be similar to the house? Ms. Stroink indicated the facade will be different but she feels the outside décor will

be cohesive with the improvements already on the existing home. No additional questions were brought forward from the Commission.

Chairperson Harris asked if there were any additional individuals speaking in favor. There were no speaking in favor

Chairperson Harris swore in for the record, Cathy Pratt .Ms. Pratt indicated her reasons for attending the meeting was to: 1) Gather information as to the use of the garage as the plans state "Shop". She is supportive if the main purpose is for storage and it will not have an adverse impact for the neighborhood. 2)The screening from the residential neighbors. She proposed the screening remain in place with the variance and inquired how to make that provision for the future of the variance and property. Ms. Pratt would like to know what the next property owner guidelines would be in place for the future of the variance? What stipulations can the board make in regards to the screening of the garage?

Chairperson Harris continued discussion regarding the screening on the property . Mr. Rosen stated he wants to to preserve the trees. The wooded nature of the lot is important.

Chairperson Harris asked for guidance on the future of the variance. Mr. Boyle indicated the variance will stay with the building and it will not be required to be taken down.

Ms. Simpson stated that Chapter 44 17-8 of the Ordinance allows the Board to impose conditions as recommended. The Ordinance allows for a condition to be placed on the variance. Mr. Boyle confirmed the variance and condition would survive with the property.

Mr. Mahrt recommended looking at the transitional buffer yard requirements for specific guidelines especially to the east and south of the structure.

Mr. Ballantini inquired as to the length of ownership and future of the property. Mr. Rosen indicated the property is owned by Dr. Stroink. If he builds the garage the intention is to enjoy the garage for a very long time.

When asked, Ms. Stroink agreed and would approve a provision to maintain the screening. She has owned the property for over 36 years.

Chairperson Harris asked if there were any other questions or considerations. No additional questions were brought forward from the Commission.

Mr. Mahrt and Ms. Simpson provided the buffer yard standards referenced. Staff recommends a standard to apply for future screening referencing Division 13 Landscape - Transitional yard landscape requirements. There was recommendation by staff to specify standard to be able to enforce in the future.

There was discussion as to the appropriate transition yards. The standards would be referenced by staff in the future. A recommendation of TY-3 standard was suggested adding a condition added to the request. The applicant does not have any objection to condition of the request.

Chairperson Harris closed the Hearing at 5:13 p.m. and asked the Board to consider the matter.

Chairperson Harris made a motion to include adequate screening be maintained consistently with what is presently there. Seconded by Mr.Rivera.

Staff recommends to reference one of the transition yards standards specifically TY-1.

Procedural discussion followed with staff and commission. Chairperson Harris withdraws her motion.

Commissioner Ballantini made a motion to accept a condition added to consideration of the petition. Seconded by Mr. Rivera Jr. Mr. Mahrt took a voice vote. Mr. Ballantini - Yes, Mr. McFarland - Yes, Mr. Straza - Yes, Mr. Rivera Jr - Yes, Ms. Williams - Yes, and Chairperson Harris - Yes. (6-0-0)

Chairperson Harris made a motion to accept the Findings of Fact as presented by staff. Seconded by Mr. Rivera Jr. Mr. Mahrt took a voice vote. Mr. Ballantini - Yes, Mr. McFarland - Yes, Mr. Straza - Yes, Mr. Rivera Jr - Yes, Ms. Williams - Yes, and Chairperson Harris - Yes. (6-0-0)

Commissioner Rivera Jr made a motion to accept the variance with the added screening provision. Seconded by Commissioner Straza. Mr Mahrt took a voice vote. Mr. Ballantini - Yes, Mr. McFarland - Yes, Mr. Rivera Jr - Yes, Ms. Williams - Yes, and Chairperson Harris - Yes. (6-0-0)

Z-18-20 Public hearing, review and action on a petition for a variance submitted by Carrie Scritchlow for the approval of a variance to reduce the separation requirement between a swimming pool and the principal structure to install a new pool and covered deck at 107 Parkview Dr. Bloomington, IL 61701. (Ward 5)

Chairperson Harris introduced case Z-18-20 and asked for the staff report.

Ms. Simpson, City Planner, provided a staff report recommending the Zoning Board's approval of the application. Ms. Simpson provided background information on the subject property and gave background information on the neighborhood as well. Sugar Creek runs along the rear of the property. Additionally, a 24" sanitary sewer in a 10' sewer easement bisects the back portion of the property. There currently is an above ground pool in the rear yard. The pool sits on top of the sewer.

Physical hardships is identified due to the stream and sewer easement. The pool cannot be located further in the rear yard. The site plan was reviewed. The pool is pushed closer to the home due to the sewer. The sewer is dictating where the pool could be located, creating the need for the variance.

The petitioner is requesting a variance to allow for a 5ft reduction in the 10ft separation requirement between the roof and the pool. The petitioner is proposing to locate the pool outside of the easement, and cannot locate the pool further to the rear of the property because of the sanitary sewer.

Commission discussion included Chairperson Harris's question as to the current pool, was there a variance requested? Ms. Simpson indicated that staff did not locate a variance for the current above ground pool.

Chairperson Harris asked if there were any witnesses for or against. Ms. Simpson stated that staff received a letter in support from an adjacent owner, Scott Stimeling. Ms. Simpson read the letter and marked as - Exhibit A.

Chairperson Harris asked if there were any questions or consideration on the staff report. There were no other questions brought forth by the Commission.

Chairperson Harris swore in for the record Ryan Scritchlow, the Petitioner. Mr. Scritchlow gave an overview of the project. The project includes building a new inground pool and a new outdoor porch on subject property.

Mr. Ballanini inquired as to the above ground pool that is currently on the property, was there a variance for said structure? Mr. Scritchlow stated that the above ground pool was there when he purchased the property.

Chairperson Harris asked if there were any other witnesses. There were no other witnesses signed up to speak for or against. Chairperson Harris closed the Hearing at 5:22 p.m. and asked the Board to consider the matter.

Chairperson Harris asked for a vote on the Findings of Fact as outlined in the Staff Report.

Mr. Ballantini made a motion to accept the Finding of Facts as a whole. Mr. McFarland seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - Yes, Mr. Ballantini - Yes, Mr. McFarland - Yes, Ms. Williams - Yes, Mr. Rivera Jr - Yes, and Chairperson Harris - Yes (6-0-0).

Mr. Ballantini made a motion to approve the variance application as submitted. Mr. Straza seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - Yes, Mr. Ballantini - Yes, Mr. McFarland - Yes, Ms. Williams - Yes, Mr. Rivera Jr - Yes and Chairperson Harris - Yes (6-0-0).

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: Chairperson Harris made a motion to adjourn the meeting. Mr. Ballantini seconded. Mr. Mahrt took a roll call vote. Mr. Straza - Yes, Mr. Ballantini - Yes, Mr. McFarland - Yes, Ms. Williams - Yes, Mr. Rivera Jr - Yes and Chairperson Harris - Yes (6-0-0) the meeting adjourned at 5:28 p.m.

Victoria Harris,
Chairperson

Katie Simpson, City Planner

CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
November 18, 2020

CASE NUMBER	SUBJECT:	TYPE	SUBMITTED BY:
SP-07-20	2426 S. Main Street	Special Use	Katie Simpson, City Planner

PETITIONER'S REQUEST:			
Section of Code: 44. 4-2 Residential Districts – Permitted and Special Uses			
Type	Required	Requested	Difference
Special Use	Vehicle Sales and Service	Special use	NA

Staff Recommendation	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 vehicle sales at 2426 S Main Street with the condition that additional screening is applied if and when residential development occurs adjacent to the subject property.
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Figure 1 The subject property, 2426 S Main Street.



NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in the *Pantagraph* on Monday, November 2, 2020. Courtesy notices were mailed to 19 property owners within 500 feet of the subject property.

GENERAL INFORMATION

Applicant and Owner: Ramazan Muharemoski

LEGAL DESCRIPTION: SCHOOL COMR'S SUB SE 16-23-2E

PT LOT 5 - BEG SW COR LOT 5, N TO S LN SOUTHGATE DR, E TO NW COR LOT 2 SOUTHGATE COMMERCIAL PLAZA SUB 7TH ADD, SE145.28', W TO POB & SCHOOL COMR'S SUB SW 16-23-2E LOT 8 (EX .007A ST OF ILL DEEDS 70-93 & 70-95

PROPERTY INFORMATION

Existing Zoning: B-1 General Commercial District
Existing Land Use: Retail (currently vacant)
Property Size: 138 X 206
PIN: 21-16-405-001

Surrounding Zoning and Land Uses

Zoning

North: B-1 General Commercial District
South: B-1, General Commercial District
East: B-2, Local Commercial District
East: R-4 Mobile Home District
West: M-1 Restricted Manufacturing

Land Uses

North: Gas Station
South: Retail/Outdoor Displays
East: Vacant
East: Mobile Home Park
West: Mini Warehouse

Analysis

Submittals

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

1. Applications for a special use and variance
2. Site Plan
3. Aerial photographs
4. Site visit

BACKGROUND

The subject property, 2426 S Main Street, is located east of S. Main Street and south of Southgate Drive. The subject property is approximately 28,426 square feet and is improved with a 7200 square foot retail/office building. The property is zoned B-1 General Commercial District and was previously occupied with a flooring retailer. The existent building was constructed in 1973 as a car dealership. It has sense housed "Neal's Toyota", "Dennison Toyota" and "Big Larry's Custom Car Care." In 1990, the building's use changed to woodworking space, the "Millworks", and most recently "Flooring America." The subject property is adjacent

PROJECT DESCRIPTION

[illegible]

Conformance with the Comprehensive Plan:

ED-4.2 Prioritize infill and redevelopment to spur growth and reinvestment in the City

Action by the Board of Zoning Appeals.

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 subject property was previously used as an auto dealer. The proposed use is compatible with the surrounding auto-oriented uses and retail uses. No changes in the ingress/egress are proposed, and staff is not requesting changes. **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 Main Street corridor is a primary retail corridor. The adjacent and surrounding uses are retail and/or commercial. The

additional landscaping proposed should improve the aesthetics of the corridor and enhance the adjacent properties. **The standard is met.**

3. **that the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;** The adjacent property is currently zoned B-2 and allows for some residential uses with a special use permit. The adjacent owner has a pending application with the Illinois Housing Development Authorities for low-income housing tax credits to support a residential development. Additional screening, such as a fence and/or landscaping, along the east property line will help mitigate any negative impacts to the residential use. Staff recommends that the Zoning Board add a condition to the special use permit that a fence will be provided at the time that adjacent residential development occurs. **The standard will be met with the added condition.**
4. **that adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;** The utilities are existing, the road access is existing and adequate. **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. The standard is met.
6. **that the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals. (Ordinance No. 2006-137).** The standard is met.

STAFF RECOMMENDATION:

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 vehicle sales at 2426 S Main Street with the condition that additional screening is applied if and when residential development occurs adjacent to the subject property.

Respectfully submitted,

Katie Simpson

Attachments:

- Draft Ordinance
- Exhibit A-Legal Description
- Exhibit B-Special Use Site Plan
- Special Use Petition and supplemental documents from petitioner
- 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 VEHICLE SALES AND
SERVICE IN THE B-1 GENERAL COMMERCIAL DISTRICT, FOR PROPERTY
LOCATED AT 2426 S MAIN STREET, BLOOMINGTON IL 61704**

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 vehicle sales and service center in the B-1 General Commercial District for certain premises hereinafter described in Exhibit(s) "A" and

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

WHEREAS, the Bloomington Board of Zoning Appeals concluded that the subject property could impact the adjacent planned residential development and requested that additional screening is provided along the eastern board if and when residential development occurs in order to decrease impacts on the surrounding properties; and,

WHEREAS, the Bloomington Zoning Board of Appeals, made findings of fact that such Special Use as illustrated in the Site and Landscape Plans hereinafter described in Exhibit(s) B, complied with the standards for granting such special use, once the condition is added, and 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, also voted to approve the requested variance also denoted on Exhibit B.

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 above referenced recitals are hereby incorporated into this ordinance.
2. That the Special Use Permit be allowed upon the condition that additional screening is provided on the east side of the property to mitigate impacts on the planned residential development.
3. That the Special Use Permit for vehicle sales and service for the property at 2426 S Main Street, legally described in Exhibit A and depicted in Exhibit(s) B, be approved with the condition.
4. 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 Smith-Yocum, City Clerk

Exhibit A
“Legal Description”

SCHOOL COMR'S SUB SE 16-23-2E
PT LOT 5 - BEG SW COR LOT 5, N TO S LN SOUTHGATE DR,
E TO NW COR LOT 2 SOUTHGATE COMMERCIAL PLAZA SUB 7TH ADD, SE145.28', W
TO POB &
SCHOOL COMR'S SUB SW 16-23-2E
LOT 8 (EX .007A ST OF ILL DEEDS 70-93 & 70-95)

DRAFT

 Date: 10/5/2020
 0 45 90
 Feet



A part of School Commissioners Subdivision in the SE¼ and SW¼ of Section 16 Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the southwest corner of said School Commissioners Subdivision Subdivision 3; Addition, thence N 74° 57' 09"E 168.32 feet to the southeast corner of said Lot 9, thence N 18° 02' 51"W 85.00 feet to the east line of said Lot 9, thence N 74° 57' 09"E 160.00 feet to the southern right of way line of said line of Hamilton Road, thence N 15° 02' 51"W 250.00 feet to the northeast corner of said Lot 8 on the southern right of way line of Hamilton Road, thence N 74° 57' 09"E 203.75 feet on said right of way line, thence northeasterly on said right of way line 678.11 feet on said right of way line, thence northeasterly on said right of way line having a radius of 2727.89 feet, central angle of 14° 14' 34" and a chord of 676.36 feet bearing a N 67° 49' 52"E from the last described course, thence N 60° 42' 35"E 276.22 feet on said right of way line of Hamilton Road, thence northeasterly on said right of way line having a radius of 452.53 feet, central angle of 26° 34' 23" and a chord of 208.00 feet on said right of way line, thence northeasterly on said right of way line bearing N 73° 59' 48"E from the last described course, to the east line of Lot 3 in School Commissioners Subdivision in the SE¼ of said Section 16, thence S 02° 02' 24"E 629.82 feet to the southeast corner of said Lot 3, also being the northeast corner of Lot 6 in School Commissioners Subdivision in the SE¼ of said Section 16, thence S 02° 23' 06"E 233.92 feet on the east line of said Lot 6, thence N 88° 48' 06"W 846.20 feet, S 93° 02' 22" 41"E 447.23 feet to the south line of Lot 5 in School Commissioners Subdivision in the SE¼ of said Section 16, thence S 88° 47' 07"W 423.64 feet on the south line of said Lot 5 to a point 1269.90 feet west of the southeast corner of said Lot 5 in School, thence 125 feet east of the southwest corner of said Lot 5 in School, School Commissioners Subdivision and 77 feet former Houghton School Lot; thence N 00° 12' 12"E 145.00 feet to the easterly extension of the north line of said Houghton School, thence 178 feet east of the northeast corner of said Houghton School, thence S 87° 58' 57"W 221.67 feet on the easterly extension and north line of said former Houghton School Lot to the easterly right of way line of F.A. Route 2 shown on a plat recorded as Document No. 70-89 in the McLean County Recorder of Deeds Office, thence N 13° 37' 49"W 243.16 feet on said right of way line to the Point of Beginning, containing 23.05 acres, more or less, with any assumed bearings given for description purposes only.

City of Bloomington, IL
Tuesday, October 6, 2020

Article XIII. Landscaping and Screening

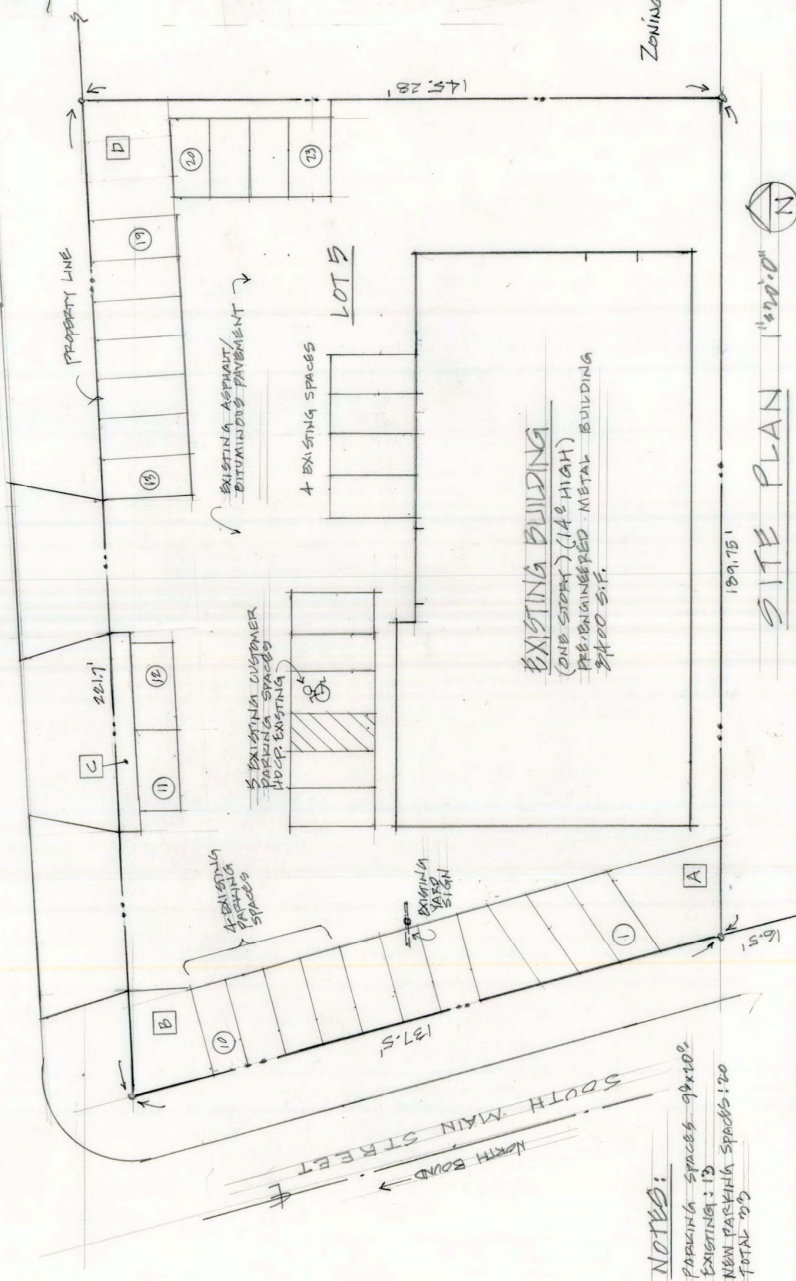
§ 44-1301. [Ch. 44, 13-1] Purpose and intent.

NEW PROPERTY OWNER WILL SUBMIT DESIGN AREA ZONING CODE AREA INDICATED BY A LOCATION.

LANDSCAPING SCORING		7-Oct-20	Qty.	Unit	Total Points
Common Name	South Main Street				
	Red Set Maple 2"		1		
	Parson's Juniper - 3 gal.		8	2	
	Frontage 135 feet				Total
	SouthGate Drive				
	Red Set Maple 2"		1		
	Green Velvet Boxwood 5 gal.		11	3	
	Golder Spirea		4	4	
	Frontage 221 feet				Total
	South Property Line				
	Dwarf Burning Bush - 5 gal., 15" - 18"			4	
	Red Set Maple 2"		1		
	Frontage 189 feet				Total

Zoning: B-1 Highway Business.

DATE: 10/24/20		REVISED:	
APPROVED BY:		DRAWN BY: JTF	
SCALE: 1/8"=1'-0"		SHEET NO. 1	
PANAMAN MULHENDAKI		DRAWING NUMBER	
2436 SOUTH MAIN STREET, BLANDING, NM 87801		SPECIAL ITEM - SITE PLAN	
PANAMERICAN GRAPHIC LLC (304) 530-3582		SPECIAL ITEM - SITE PLAN	
J. J. JIMPERSON, INC. 2000 W. 10th St. Bldg. 100		SPECIAL ITEM - SITE PLAN	



NOTES:
PARKING SPACES 94x100'
EXISTING: 13
NEW PARKING SPACES: 20
TOTAL 33

2426 S Main St Bloomington IL 61704

Ramazan Muharemosi

Updated June 12, 2019

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 B-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,

Rozanna M. Horenski

[Redacted Signature]

Date 10/14/2020

2013 MAY 17 PM 1:19

A

DOCUMENT PREPARED BY:

Hayes & Sarff, LLP
Attorneys at Law
331 South Fourth Street
Pekin, IL 61554-4292

RETURN DOCUMENT &
MAIL TAX STATEMENT TO:

Floor Covering Central, Inc.
435 East Ash Avenue
Decatur, IL 62526

First Community Title

File # 131236007

Type: OFFICIAL RECORDS

Recorded: 05/22/2013 10:39:55 AM

Fee Amt: \$593.50 Page 1 of 3

IL Rental Housing Fund: \$9.00

McLean County, IL

H. Lee Newcom County Recorder

File# 2013-00013070

WARRANTY DEED

FOR RECORDER USE ONLY

THE GRANTORS, RICK A. BUTLER and NINA M. BUTLER, husband and wife, each in his and her own right and as spouse of the other, of the City of Pekin, County of Tazewell, and State of Illinois, for and in consideration of ONE DOLLAR (\$1.00) and other valuable consideration in hand paid, CONVEY and WARRANT to FLOOR COVERING CENTRAL, INC., an Illinois Corporation, the following described real estate:

Legal Description (See Exhibit A attached hereto and made a part hereof)

PIN: 21-16-405-001

Commonly known as 2426 South Main Street, Bloomington, Illinois

situated in County of McLean, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to the general real estate taxes for the year 2012 and all subsequent years.

Further subject to all restrictions, reservations, conditions, covenants, dedications, easements, rights-of-way of record, zoning & use ordinances, and rules & regulations of record. Grantor makes no warranty on the coal and mineral rights.

DATED this 16th day of May, A.D. 2013

COUNTY STAMP TAX

PAID \$ 187.50 PM

RICK A. BUTLER

(SEAL)

NINA M. BUTLER

(SEAL)

STATE OF ILLINOIS



MAY.22.13

MCLEAN COUNTY

000015583

REAL ESTATE
TRANSFER TAX

00375.00

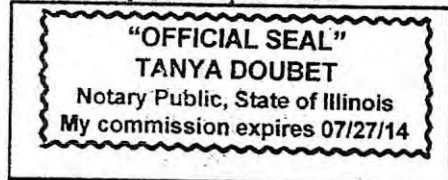
FP351011

STATE OF ILLINOIS)
COUNTY OF LaSalle) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that RICK A. BUTLER and NINA M. BUTLER, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day and acknowledged that this deed was signed, sealed and delivered freely and voluntarily, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 6th day of May, A.D. 2013

Place Notary Seal in space below



Tanya Doubet
NOTARY PUBLIC

Exhibit A

TRACT No. 1:

A part of Lot 5 in the Southeast 1/4 of Section 16, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Commencing at the Southwest corner of said Lot 5, thence North 90 degrees 00 minutes East 48 feet along the South line of said Lot 5 to the point of beginning. From said point of beginning, thence North 5 degrees 52 minutes West, 141 feet, thence North 86 degrees 48 minutes East 88 feet, thence South 1 degree 24 minutes 30 seconds East 145.28 feet to the South line of said Lot 5, thence South 90 degrees 00 minutes West 77 feet along the South line of said Lot 5 to the point of beginning, in McLean County, Illinois.

TRACT No. 2:

A part of Lot 5 in the Southeast 1/4 of Section 16, Township 23 North, Range 2 East of the Third Principal Meridian, and a part of Lot 8 in the Southwest 1/4 of Section 16, Township 23 North, Range 2 East of the Third Principal Meridian, more particularly described as follows: Beginning at the Stone at the Southwest corner of said Lot 5, thence North 90 degrees 00 minutes East along the South line of said Lot 5, 48 feet, thence North 5 degrees 52 minutes West 141 feet to a fence, thence South 86 degrees 48 minutes West 133.7 feet along said fence to the East right of way line of S.B.I. Route 2, thence South 14 degrees 44 minutes East along said right of way line 137.5 feet to the South line of said Lot 8, thence North 90 degrees 00 minutes East 64.75 feet along the South line of said Lot 8 to the point of beginning, EXCEPT that portion on the East side included in Tract No. 1; ALSO EXCEPT the following two tracts conveyed by Donald D Neal and Wilma S Neal to the State of Illinois recorded January 7, 1970 as Document No. 70-93 and 70-95 described as follows: A strip of land located in Lot 8 in the Subdivision of the Southwest 1/4 of Section 16, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois; said strip decreasing uniformly from a width of 52.27 feet left of transit line No. 1 at Station 305+76.93 on the North property line to a width of 52 feet left of transit line No. 1 at Station 306+21.86; being of uniform width of 52 feet left of transit line No. 1 from Station 306+21.86 to Station 306+55.95 on the South property line, EXCEPT that portion previously dedicated for public use; and EXCEPT a strip of land located in Lot 8 in the Subdivision of the Southwest 1/4 of Section 16, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois; said strip decreasing uniformly from a width of 52.62 feet left of transit line No. 1 at Station 305+19.08 on the North property line to a width of 52.27 feet left of transit line No. 1 at Station 305+76.93 on the South property line, EXCEPT that portion previously dedicated for public use. The transit line referred to is recorded as Document No. 70-86 in McLean County, Illinois.

Legal Description

A part of School Commissioners Subdivision in the SE¼ and SW¼ of Section 16, Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the southwest corner of Lot 9 in Southgate Commercial Plaza Subdivision 3rd Addition; thence N 74° 57' 09"E, 168.32 feet to the southeast corner of said Lot 9; thence N 15° 02' 51"W, 85.00 feet to the east line of said Lot 9; thence N 74° 57' 09"E, 160.00 feet to the southerly extension of the east line of Lot 9 in Southgate Commercial Plaza Subdivision 2nd Addition; thence N 15° 02' 51"W, 250.00 feet to the northeast corner of said Lot 8 on the southerly right of way line of Hamilton Road; thence N 74° 57' 09"E, 203.75 feet on said right of way line; thence northeasterly on said right of way line 678.11 feet on a tangential curve concave to the northwest, said curve having a radius of 2727.89 feet, central angle of 14° 14' 34" and a chord of 676.36 feet bearing N 67° 49' 52"E from the last described course; thence N 60° 42' 35"E, 276.22 feet on said right of way line of Hamilton Road; thence northeasterly on said right of way line 209.88 feet on a tangential curve concave to the southeast, said curve having a radius of 452.53 feet, central angle of 26° 34' 23" and a chord of 208.00 feet bearing N 73° 59' 46"E from the last described course, to the east line of Lot 3 in School Commissioners Subdivision in the SE¼ of said Section 16; thence S 02° 24' 59"E, 629.82 feet to the southeast corner of said Lot 3, also being the northeast corner of Lot 6 in School Commissioners Subdivision in the SE¼ of said Section 16; thence S 02° 23' 06"E, 233.92 feet on the east line of said Lot 6; thence N 88° 48' 06"W, 846.20 feet; thence S 02° 22' 41"E, 447.23 feet to the south line of Lot 5 in School Commissioners Subdivision in the SE¼ of said Section 16; thence S 88° 47' 07"W, 423.64 feet on the south line of said Lot 5 to a point 1269.90 feet west of the southeast corner of said Lot 6, said point also lying 125 feet east of the southwest corner of said Lot 5 in School Commissioners Subdivision and 77 feet east of the southeast corner of a tract of land commonly referred to as the former Houghton School Lot; thence N 00° 12' 17"W, 145.28 feet to the easterly extension of the north line of said Houghton School Lot; thence S 87° 38' 57"W, 221.67 feet on the easterly extension and north line of said former Houghton School Lot to the easterly right of way line of F.A. Route 2 shown on a plat recorded as Document No. 70-69 in the McLean County Recorder of Deeds Office; thence N 13° 37' 49"W, 243.16 feet on said right of way line to the Point of Beginning, containing 23.08 acres, more or less, with assumed bearings given for description purposes only.

City of Bloomington, IL
Tuesday, October 6, 2020

Chapter 44. Zoning

Article XIII. Landscaping and Screening

§ 44-1301. [Ch. 44, 13-1] Purpose and intent.

NEW PROPERTY OWNER WILL SUBMIT DESIGN ABOVE PER 11. ZONING CODE AREA INDICATED BY A LOCATION.

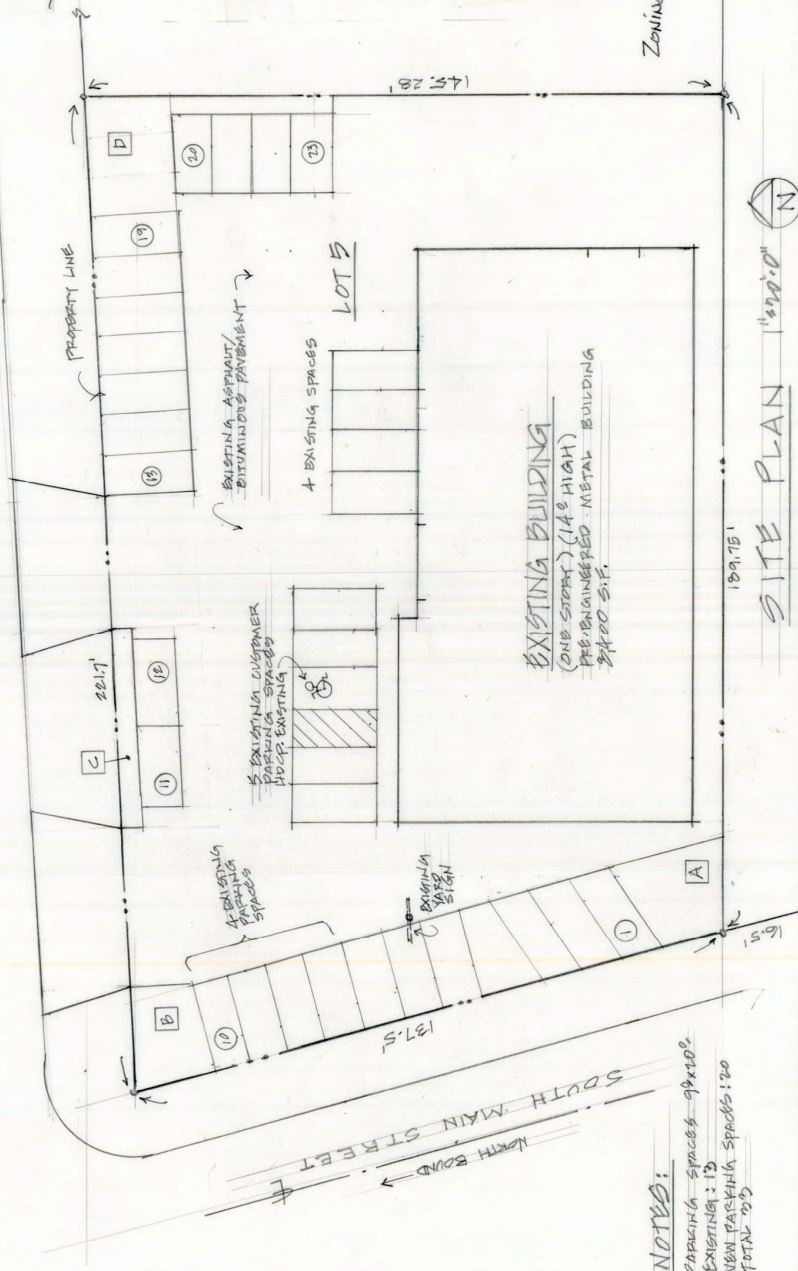
LANDSCAPING SCORING		7-Oct-20	Unit Points	Total Points
Common Name	South Main Street	Qty.		
Red Set Maple 2"		1		
Parson's Juniper - 3 gal.		8	2	
Frontage 135 feet				Total
Southgate Drive				
Red Set Maple 2"		1		
Green Velvet Boxwood 5 gal.		11	3	
Frontage 221 feet				Total
Golder Spirea		4	4	
Frontage 221 feet				Total
South Property Line				
Dwarf Burning Bush - 5 gal., 15"-18"		1	4	
Red Set Maple 2"				
Frontage 189 feet				Total

Zoning: B-1 Highway Business,

RANAN MUHAMMADI
2426 SOUTH MAIN STREET, BLOOMINGTON, IL 61701
SCALE: 1"=80'-0"
DATE: 1 OCT 20
APPROVED BY: [Signature]
DRAWN BY: JFF
REVIEWED: [Signature]
PROJECT: PARSON DESIGN GROUP LLC (S01) 530-3582
JIMPARSON@GMAIL.COM
SPECIAL PERMIT-SITE PLAN
DRAWING NUMBER: SITE 1



SOUTHGATE DRIVE



NOTES:
PARKING SPACES - 9x10'
EXISTING: 13
NEW PARKING SPACES: 20
TOTAL: 33

2426 S Main Street Aerial Map

Legend

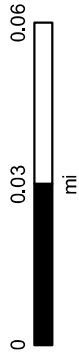
..... Parcels



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyransen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, McGIS, <http://www.McGIS.org/License>, Mclean County Museum of History



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.







Economic & Community Development
Department

115 E Washington St, Ste 201
Bloomington IL 61701
(309)434-2226
planning@cityblm.org

November 2, 2020

Dear Property Owner or Occupant:

The Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, November 18, 2020 at 4:00 PM at www.cityblm.org/live on an application submitted by Ramazan Muharemoski.

You are receiving this notice because you own or occupy property within a 500-foot radius of the subject property (refer to attached map). All interested persons may present evidence or testimony regarding said petitions, or ask questions related to the petitioner's requests at the scheduled public hearing.

The applicant is requesting approval of a special use permit for a Vehicles Sales/Car Dealership in the B-1, General Commercial District at 2426 S. Main St. Bloomington, IL 61704 (owned by The Flooring Store, Inc. C/O Roger Pope 435 E Ash Ave. Decatur, IL 62526).

The Subject Property is legally described as: SCHOOL COMR'S SUB SE 16-23-2E
PT LOT 5 - BEG SW COR LOT 5, N TO S LN SOUTHGATE DR,
E TO NW COR LOT 2 SOUTHGATE COMMERCIAL PLAZA SUB 7TH ADD, SE145.28', W TO
POB & SCHOOL COMR'S SUB SW 16-23-2E
LOT 8 (EX .007A ST OF ILL DEEDS 70-93 & 70-95) PIN#:21-16-405-001

The application is online at www.cityblm.org/zoning. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/zoning. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/government/boards-commissions/register-for-public-comment>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall. Physical attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall Covid-19 protocols and social distancing. The rules for physical attendance may be subject to change due to changes in law or to executive orders related to the COVID-19 pandemic occurring after delivery of this notice. Changes will be posted at www.cityblm.org/register.

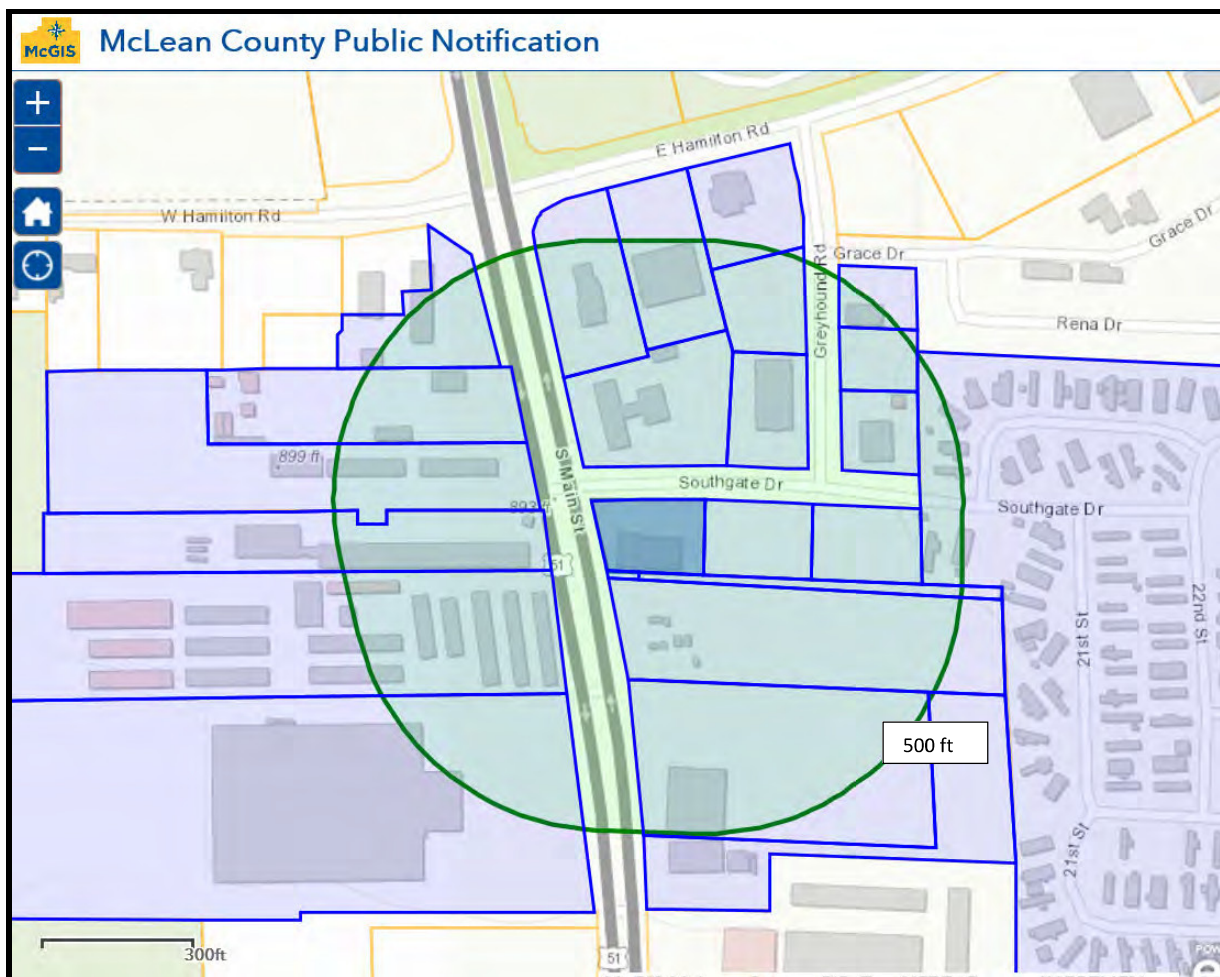
This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115, preferably no later than five days before the hearing.

If you desire more information regarding the proposed petitions or have any questions, you may email planning@cityblm.org or call (309)434-2226. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property



Trucks-SUVs-Vans



CHEVROLET-2013 Traverse LT (1w) heated cloth, 3rd row, very nice, 114,000 miles, \$11,900 CustomAutoSalesOnline.com Bloomington • Ph:309-838-3809



CHRYSLER-2016 Town & Country Touring leather, DVD, warranty, 53,000 miles, \$15,900 CustomAutoSalesOnline.com Bloomington • Ph:309-838-3809



DODGE-2015 Grand Caravan SE, Stow-n-Go, Bluetooth, very nice, 104,000 miles, \$9,800 CustomAutoSalesOnline.com Bloomington • Ph:309-838-3809



FORD-2017 Escape SE, 4wd, 1 owner, like new, factory warranty, only 23,000 miles, \$19,500 CustomAutoSalesOnline.com Bloomington • Ph:309-838-3809

Pantagraph.com. Get breaking news updated throughout the day. Log on for the latest!

PANTAGRAPH.

Monday, November 2, 2020

Daily Bridge Club

Inadequate information

By FRANK STEWART

Tribune Content Agency

"There are two kinds of people: (1) those who extrapolate from incomplete data," — seen on a T-shirt.

Declarer must often form a picture of the defenders' hands. That process takes practice but is simple in theory. It often involves no more than counting to 13. Against today's six hearts, West led the king of spades, and South won, drew trumps with the A-K, led a club to dummy's jack and returned a club to his jack. The good news: The finesse won. The bad news: West discarded, so South lost a club anyway, plus a diamond to East's ace.

SPADE RETURN

South needed more data. After he draws trumps, he can lead the queen of diamonds. East wins and leads a spade, and South ruffs, goes to the king of diamonds and ruff dummy's last diamond.

When West follows, South knows he had three diamonds, two trumps and presumably seven spades for his vulnerable preempt, so at most one club. So South leads a club to the king. When West plays the A-K, South finesses with the nine next.

DAILY QUESTION

You hold: $\spadesuit K \heartsuit Q \spadesuit 9 \heartsuit 6 \spadesuit 3 \heartsuit 2 \spadesuit 10 \heartsuit 7 \heartsuit 4 \spadesuit 6$. Neither side

vulnerable. You deal and open three spades, the next player bids four clubs and you partner doubles. What do you say?

ANSWER: You need not look at your hand. Pass. Your preempt described your hand, more or less, and your partner is captain. He says he can beat four clubs, and for all you know, he has it beaten by four tricks (and can beat anything else the opponents had). Trust your partner.

South dealer

Both sides vulnerable

NORTH
 $\spadesuit K \heartsuit Q \spadesuit 9 \heartsuit 6 \spadesuit 3 \heartsuit 2 \spadesuit 10 \heartsuit 7 \heartsuit 4 \spadesuit 6$

SOUTH
 $\spadesuit A \heartsuit Q \spadesuit 10 \heartsuit 8 \spadesuit 7 \heartsuit 4 \spadesuit 6 \spadesuit 3 \heartsuit 2 \spadesuit 10 \heartsuit 7 \heartsuit 4 \spadesuit 6$

South West North East
 $\spadesuit A \heartsuit Q \spadesuit 10 \heartsuit 8 \spadesuit 7 \heartsuit 4 \spadesuit 6 \spadesuit 3 \heartsuit 2 \spadesuit 10 \heartsuit 7 \heartsuit 4 \spadesuit 6$

Opening lead — $\spadesuit K$

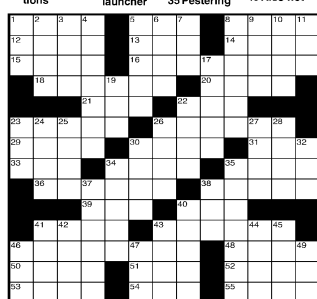
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NEA Crossword Puzzle

- ACROSS**
- 1 Cried
 - 5 JAMA
 - 8 Indian noblesman
 - 12 Mensa-hib's servant
 - 13 Team cheer
 - 14 Swift horse
 - 15 Formal observance
 - 16 Proverb
 - 18 Economy
 - 20 Opera
 - 21 Special knack
 - 22 Va. zone
 - 23 Black-jawed
 - 26 Did as told
 - 29 Shipshape
 - 30 Dolphins
 - 31 Soggy soil
 - 33 In the past
 - 34 Teacup edges
 - 35 Undressed
 - 36 Quaking trees
 - 38 Diamond corners
 - 39 Personal connections
 - 40 Fruit-bearing tree
 - 41 Gridiron unit
 - 43 More than asked
 - 46 Discusses freely
 - 48 Baha'i
 - 50 Coup d'—
 - 51 FC key
 - 52 Pedro's son
 - 53 Intuition
 - 54 Driver's fill-up
 - 55 Neutral or first
 - DOWN
 - 1 Kids' card game
 - 2 Throw off
 - 3 Heat
 - 3 Hiking trail
 - 4 Treatment
 - 5 Rough sketch
 - 6 Spellbound
 - 7 Quiet ranch
 - 8 Blue moon, e.g.
 - 9 Saharan sound
 - 10 Satellite seeders
 - 11 Launcher
 - 35 Peistering
 - 37 Long John
 - 38 Silver
 - 39 East
 - 40 Gab and song
 - 41 Followers
 - 42 Himlayan legend
 - 43 Bartok
 - 44 Great
 - 45 Emmy winner
 - 46 Race the engine
 - 47 Broom rider
 - 49 Also not

Answer to Previous Puzzle

FAIR VION JOI
 LIPIDIA E CORB
 URUS THOR SEB
 BOOHOO ANTES
 NOEL BBVE LMP
 LBS FALL LOLA
 IRIS MUGS AYIN
 CAL ERAW
 GLEPA TEAR
 COUPE GERBIL
 ILIK KALE EASE
 E E E E E E
 EOS STIR TEND



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Campers-Motorhomes



Keystone - 2007 Montana 3555SA \$17,995 Maroa, 800-528-9787 www.FOURWINDSRV.com



Forest River - 2009 Sierra 300RL \$19,900 Maroa, 800-528-9787 www.FOURWINDSRV.com



Jayco - 2020 Eagle 317RLK \$58,995 East Peoria, 800-528-9787 www.FOURWINDSRV.com



Jayco - 2020 Octane Super Lite \$22,589.95 Maroa, 800-528-9787 www.FOURWINDSRV.com



Keystone - 2020 Montana 378RL \$62,995 East Peoria, 800-528-9787 www.FOURWINDSRV.com



Jayco - 2021 Jay Flight SLX \$19,995 Maroa, 800-528-9787 www.FOURWINDSRV.com

Motorcycles-ATV-Golf Carts

2012 HARLEY Davidson Switchback, \$25,500. Nice bike, purchased new, has just under 10,000 miles. Regular service done at local Harley shop. Switchback has easy off windshield and hand bags if you want a more sporty bike. Garaged always. Interested please call 309-524-4127 and leave a message.

Pantagraph.com. Get breaking news updated throughout the day. Log on for the latest!

LEFT **GRUPE** **MOREL** **GDP**
AXLE **ROLEX** **OHARA** **GURU**
SCAMARTIST **NOTAPGAYER**
TEMPS **SAC** **ASHE** **SELFIE**
SEULIT **DIEGO** **SELILA**
OSCAR **MAVER** **NEWS** **UNKIE**
RCABAL **SNOR** **RETEE** **EVE**
CABAL **EVR** **OLDSAW** **MSED**
AMELIA **DOGMA** **DECO**
SPRINGFOR **WARD** **FALLBACK**
SEGA **ENDER** **SAILOR**
SKIT **INSYN** **FAM** **PLANO**
IAM **LEVEE** **ETONIC** **MEN**
GRAPES **SODAS** **SECRET** **CODE**
HOTEL **TAHOMA** **ALOE**

ADAGE **AURAS** **ETILACS**
TULARE **BAIR** **DIAM** **LIAMALI**
TVONDEMAN **POLIC** **GOOGS**
FEST **KOLAS** **ARENA** **ONES**
NAS **SEETO** **DEMON** **NOISY**

Answers to 11-01-2020 Puzzle:

WONDERWORD.

By DAVID OUELLET

HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the WONDERWORD.

BASEBALL HALL OF FAMERS

Solution: 8 letters

© 2020 Andrews McMeel Syndication www.wonderword.com

Aaron, Anson, Bagwell, Banks, Bench, Brett, Cobb, Cox, Dean, Gehrig, Gibson, Glavine, Gool, Guzman, Guerrero, Gwynn, Hank, Hoffman, Jones, Kaline, Keeler, Killebrew, Koufax, Larkin, Lou, Mantle, Mathewson, Mays, Morris, Musial, Nap, Ott, Palmer, Raines, Ripken, Ryan, Santo, Seaver, Speaker, Tamm, Thome, Thome, Torre, Trammell, Wagner, Waner, Williams, Yawkey

Last Saturday's Answer: Costume

Purchase WONDERWORD books in time for the holidays!

Visit WonderWordBooks.com or call 1-800-642-6480.

11-2 CRYPTOQUIP

K J N Z R Z I R X E D T R P N

Z L H Y J Z J N D J R X N K D N

Z L R Q P Y H I D Y R X N J P D C

F P L F P L J X E I R P X Q :

"T P L T C H L D J X."

Saturday's Cryptquip: IN HAUNTED HOUSES,

WHAT DO YOU CALL SETS OF STEPS LEADING

UP TO HIGHER FLOORS? SCAREWAYS.

Today's Cryptquip Clue: Z equals P

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Legal Inside

PUBLIC NOTICE

TREE TRIMMING ACTIVITIES
 Unincorporated McLean
 County AND NEARBY AREAS

TO THE PATRONS OF
 AMEREN ILLINOIS:

Please be advised that Ameren Illinois will trim trees and other vegetation in and around the towers of Unincorporated McLean County Illinois. Our qualified utility arborists will trim trees and vegetation that could interfere with electric lines that run from pole to pole and elsewhere. This work is necessary to minimize the likelihood of outages and safety hazards. There is no charge to you for this service.

If you have any questions about this work, please call 1-800-755-6000 or visit our website at MySafeTrees.com. You may address your concerns in the manner specified on our website. You may also call the Office of Public Services Division of the Illinois Commerce Commission at 1-800-524-0752. Maps have been provided to the mayors and the county board of supervisors of the affected areas.

Sincerely,
 Ameren Illinois
 Forestry Department

93445

A Public Hearing before the

Bloomington Zoning Board

of Appeals will be held virtually on

Wednesday, November 18,

2020 at 4:00 PM at www.cityb

m.org/live on a petition submit

ted by the Homeowners Association for

the approval of a variance to alter

the height of the existing High

Homeowners Association's fence with finished

siding on the stone wall and the

properties located at 101A —

113B Meadow Ridge, Bloom

ington, 61701. PNs:

(2117257045; 2117257044;

2117257046; 2117257043;

2117257042; 2117257041;

2117257040; 2117257039;

2117257038; 2117257037;

2117257036; 2117257035;

2117257034; 2117257033;

2117257032). The Subject

Property is legally described as

MEADOW RIDGE SUBDI

VISION LOTS 9-22.

The petition is available for

review online https://www.cityb

l.org/zoning. To provide testi

mony on this item please

register at least 15 minutes in

advance of the start of the

meeting at https://www.cityb

l.org/register. Public comments

may also be submitted in

advance of the start of the

meeting at City Hall at 109 E.

Oliver Street, Bloomington, IL

61701. Attendance will be

limited to the lesser of 50

persons or 50% of room

capacity and will require com

pliance with City Hall

COVID-19 protocols and social

distancing. The rules for partici

pation by physical attendance

may be subject to change due

to changes in law or to

executive orders relation to the

Legal Inside

COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

Published: Monday, November 2, 2020

93447

A Public Hearing before the

Bloomington Zoning Board

of Appeals will be held virtually on

Wednesday, November 18,

2020 at 4:00 PM at www.cityb

m.org/live on a petition submit

ted by Ramadan Muharemoski for

approval of a special use

permit to allow a Vehicle

SalesCar Dealership in the

General Commercial Dis

trict at 2426 S Main St,

Bloomington, IL 61704 (owned

by The Flooring Store, Inc. C/O

Roger Pope 435 East Ash

Ave., Decatur, IL 62526 (Pn:

21-16-005-001).

Legally described as: SCHOOL

COMPS SUB SE 16-23-2E

PT LOT 5 - BEG SW COR LOT

N 10 TO S LN SOUTHGATE

DR.

TO NW COR LOT 2

SOUTHGATE COMMERCIAL

PLAZA SUB 7TH ADD.

4E4528 W TO FOR 8

SCHOOL COMPS SUB SW

3E-2E

LOT 8 (EX .007A ST OF ILL

DEEDS 70-93 & 70-95)

The petition is available for

review online https://www.cityb

l.org/zoning. To provide testi

mony on this item please

register at least 15 minutes in

advance of the start of the

meeting at https://www.cityb

l.org/register. Public comments

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Oliver Street, Bloomington, IL

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pation by physical attendance

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COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

Published: Monday, November 2, 2020

93467

A Public Hearing before the

Bloomington Zoning Board

of Appeals will be held virtually on

Wednesday, November 18,

2020 at 4:00 PM at www.cityb

m.org/live on a petition submit

ted by Diego Villagomez for

SMITH RON PRINTING CO
PO BOX 1543
BLOOMINGTON, IL 61702

RICK & PATRICIA PENN
2407 S MAIN ST
BLOOMINGTON, IL 61704

RED DOT STORAGE 164 LLC
248 CENTENNIAL PKWY STE 100
LOUISVILLE, CO 80027

MARTIN & BAYLEY INC
PO BOX 385
CARMI, IL 62821

VOG INC
2439 S MAIN ST
BLOOMINGTON, IL 61704

ZESCHKE SEPTIC CLEANING
2408 GREYHOUND RD
BLOOMINGTON, IL 61704

ROGER POPE FLOORING STORE INC
435 E ASH AVE
DECATUR, IL 62526

CHARLES & MICHAEL MOORE
STEVENS
112 Southgate Dr Unit B
BLOOMINGTON, IL 61704

ROBERT LENZ
2827 CAPODICE RD
BLOOMINGTON, IL 61704

ROBERT LENZ
MCLEAN COUNTY LAND TRUST 202 N
CENTER ST STE 2
BLOOMINGTON, IL 61701

MACS CONVENIENCE STORES LLC
4080 W JONATHAN MOORE PIKE
COLUMBUS, IN 47201

ENGINEERED DIMENSIONS
2900 N MARTIN LUTHER KING JR DR
DECATUR, IL 62526

MARTIN MULCAHEY
211 S HERSHEY RD
BLOOMINGTON, IL 61704

GRANITE CARDINAL RIDGE LLC
11335 GOLD EXPRESS DR STE 100
GOLD RIVER, CA 95670

JOHN CAPODICE
2827 CAPODICE RD
BLOOMINGTON, IL 61704

FRONTIER COMMUNICATIONS
TAX DEPARTMENT 401 MERRITT 7
NORWALK, CT 06851

LEXINGTON SCHOOL DISTRICT
105 E HAMILTON RD
BLOOMINGTON, IL 61704

JANN RESTAURANTS, INC DBA MCDONALDS
301 S PROSPECT STE 5
Bloomington, IL 61704

MCLEAN COUNTY LAND TRUST
2827 CAPODICE RD
BLOOMINGTON, IL 61704

CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
November 18, 2020

CASE NUMBER	SUBJECT:	TYPE	SUBMITTED BY:
Z-25-20	Fence variance	Variance	Caitlin Kelly, Assistant City Planner

PETITIONER'S REQUEST:			
Section of Code: 44. 9-10 Fence Regulations			
Type of Variance	Required	Requested	Variation
Fence standards	Finished side of fence faces away from property	Finished side of fence faces toward property	Finished side of fence faces toward property
Replacing a nonconformity	Not permitted	Replacing the structure	Replacing a nonconforming structure

Staff Recommendation	Staff finds that the application does not meet the standards for a variance. Staff recommends that the Zoning Board of Appeals deny the requested variance.
---------------------------------	---



Figure 1: The subject properties, 101A-113B Meadow Ridge Drive.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in the *Pantagraph* on Monday, November 2, 2020. Courtesy notices were mailed to 103 property owners within 500 feet of the subject property.

GENERAL INFORMATION

Owner and Applicant: Meadow Ridge Homeowners Association

LEGAL DESCRIPTION: MEADOW RIDGE SUBDIVISION LOTS 9-22

PROPERTY INFORMATION

Existing Zoning: R-2 Mixed Residence District
Existing Land Use: Single-Family Attached Housing
Property Size: 4.69 acres (206,893 sq ft) total / 3.5 acres (152,592.5 sq ft) for included PINs only
PIN: 21-17-257-046; 21-17-257-045; 21-17-257-044; 21-17-257-043; 21-17-257-042; 21-17-257-041; 21-17-257-040; 21-17-257-039; 21-17-257-038; 21-17-257-037; 21-17-257-036; 21-17-257-035; 21-17-257-033; 21-17-257-032

Surrounding Zoning and Land Uses

Zoning

North: B-2 Local Commercial District
South: R-1C Single-Family Residential District
East: R-1C Single-Family Residential District
West: M-1 Restricted Manufacturing District

Land Uses

North: Multi-Family Residential
South: Single-Family Residential
East: Single-Family Residential
West: Vacant (formerly dairy production)

Analysis

Submittals

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

1. Applications for a variance
2. Site Plan
3. Aerial photographs
4. Site visit

BACKGROUND

The subject properties are located to the west of South Morris Avenue. They measure approximately 3.5 acres, or 152,592.5 sq ft, in area. The properties abut single-family residences to the south, an apartment complex to the north, vacant industrial buildings to the west, and are adjacent to single-family residences to the east. The existing perimeter fence is the only substantial screen between the subject lots and the parking lot of the neighboring

apartment complex. The finished side of the existing 6 ft tall perimeter fence faces inward toward the subject properties and has for 24 years, according to the applicant, making it a legal conforming structure. General standards for fences in the City of Bloomington adopted in March of 2019 stipulate that “all supporting poles must be placed on the inside of the property where the fence is erected, and the finished side must face out away from the property” (44. 9-10). Further, per 44. 11-02 of the Zoning Ordinance, nonconforming structures must be brought into compliance if enlarged, extended, constructed, reconstructed, moved, or structurally altered.



Figure 2: The existing perimeter fence.

To some degree, where the subject properties’ perimeter fence abuts the rear yard fences of the single-family homes to the south, it is unclear to staff who technically has ownership over those segments of fence. Regardless, most rear and side yard fences on these adjacent single-family lots have been installed in compliance with the recent fence standards, with the finished side facing out (see Figure 3).



Figure 3: A segment of the perimeter fence adjoining rear and side yard fences to the south.

FINDINGS OF FACT

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

1. **that the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult, and** The Meadow Ridge subject properties abut the parking lot of an apartment complex to the north and vacant property to the west. Landscaping screens provided by these neighboring properties are either insufficient (to the north) or unkempt (to the west). However, whether or not the subject properties' perimeter fence is installed with the finished side facing in would likely have minimal impact on its effectiveness as a screen from adjacent uses. There appear to be no physical characteristics or unique features that make strict adherence to the code difficult. **The standard is not met.**
2. **that the variances would be the minimum action necessary to afford relief to the applicant; and** Alternative courses of action would require property owners to the north and west to bring their landscaping screening into compliance with the Zoning Ordinance. **The standard is met.**
3. **That the special conditions and circumstances were not created by any action of the applicant; and** The existing perimeter fence was constructed prior to the adoption of current fence standards. However, there does not seem to be any record of City approval for the structure. The existing fence is considered legal nonconforming and can be repaired and maintained without a variance. The applicant is requesting the variance to allow for the reconstruction of a legal nonconformity, which is prohibited by the Zoning Ordinance. **The standard is not met.**
4. **That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; and** The side and rear yard fences of adjacent properties to the south all appear to have been installed with the finished side facing out. Allowing a reconstruction of the nonconforming structure represents a privilege that is not granted to others, namely the neighbors of the Meadow Ridge Subdivision. Further, allowing the reconstruction without identifiable hardship could establish precedence. **The standard is not met.**
5. **That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties.** The variation would maintain the visual character of the subdivision as it has existed for the past 24 years. No impacts on public welfare or the character of the neighborhood are anticipated as a result of granting the variation. **The standard is met.**

STAFF RECOMMENDATION:

Staff finds that the application does not meet all the standards for a variance. The subject properties do not appear to encompass any physical characteristics that would make strict adherence to the Zoning Ordinance a hardship. Further, granting the variation may give the applicant a special privilege denied to others. Staff recommends a denial of the variance.

Respectfully submitted,
Caitlin Kelly
Assistant City Planner

Attachments:

- Variance Application and supplemental documents from applicant
- Site Plan
- Zoning Map
- Aerial Map
- Neighborhood Notice Map, Newspaper Notice and List of Addresses Notified

APPLICATION TO ZONING BOARD OF APPEALS

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

Site Address: 101A – 113B Meadow Ridge Drive

Site Address: Bloomington, IL 61704

Petitioner: Meadow Ridge Homeowners Association

Phone: [REDACTED]

Petitioner's Email Address: [REDACTED]

Petitioner's Mailing Address Street: [REDACTED]

City, State, Zip Code: [REDACTED]

Contractual interest in the property _____ X _____ yes _____ no

Signature of Applicant [REDACTED]

By: Rebecca Gray

Title: President, Meadow Ridge Homeowners Association

Brief Project Description:

Replacement of existing 24 year old Association perimeter fence.

Code Requirements Involved:

City of Bloomington Code Chapter 44, Article IX, 9-10 (Fence Regulations)

Variances(s) Requested:

The Association is requesting variance of Chapter 44, Article IX, 9-10 (Fence Regulations) regarding the location of supporting poles. Code states supporting poles must be located on the inside of the property. Seeking variance of the code to allow the placement of poles to face out away from the Association property, allowing the finished side to face the Association property.

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

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

1. That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult; and
 - To the North are 3 apartment buildings and parking lot. Lots of activity with individuals moving in and out of the apartments;
 - To the West – the Laesch Dairy side of the fence is obstructed by overgrowth, tree roots and tree stumps;
 - To the South there are 2 homeowners that have installed fences and the finished side faces the Association property. If the Association installs the unfinished side in, when we connect, it does not present a very attractive fence;
 - The remaining four homes along the South side have the unfinished side facing them.

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

The approval of the variance would allow all Association members to maintain property value and minimize any re-landscaping to property along the fence line.

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

No.

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

Association members believe that it will de-value the association property if the fence is installed with the finished side out.

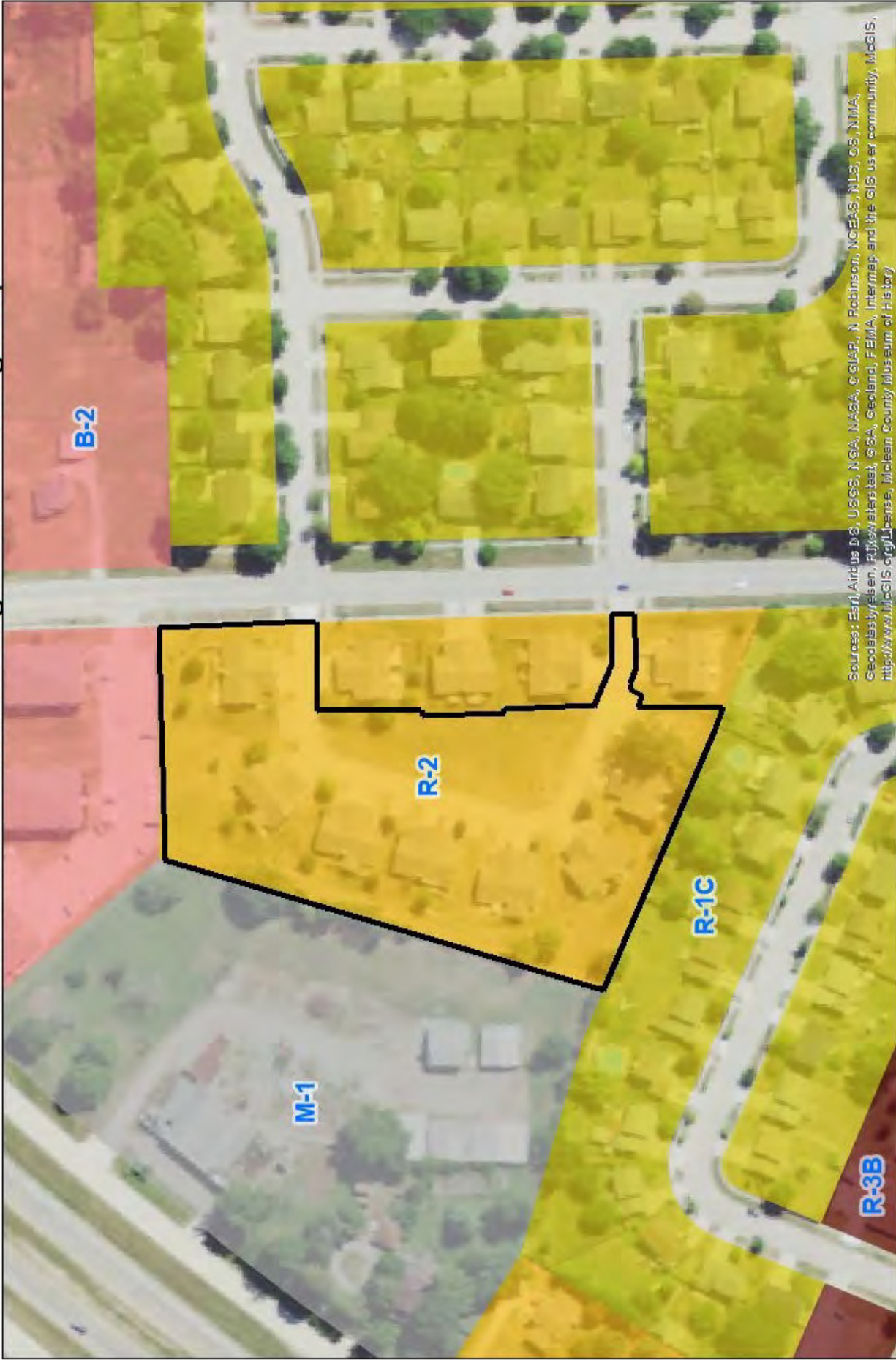
5. That the granting of this variance will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use or development of adjoining properties.

The fence will not be detrimental to public welfare, or alter the character of the neighborhood. In 1996, the developer of the property installed the perimeter fence (face side in) upon completion of all 22 units. The Association has

- to the North, 3 – 12 Unit Apartment Buildings with parking lot space and continuous activity of people moving in and out with moving vans, U-Hauls, etc.;
- to the West, the vacant Laesch Dairy Barn buildings, some are open buildings, others are closed, the property is mowed but with several old vehicles parked on the property, and undesirable wild life of all sizes that find their way onto the Association property by coming under the fence where the boards have given out;
- to the South, a residential area. Our neighbors may benefit by having a new fence installed at the Association's expense.
- Overall, the fence will have a much nicer street/curb appeal if the Association can install face side in. By doing that, the Association will maintain consistency when connecting to the two fences on the South side where the neighboring homeowners had already installed fences with face side out prior to this development being completed and the Association's perimeter fence being installed.

The Association's perimeter fence has been face side in for 24 years.

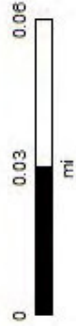
101A-113B Meadow Ridge Drive Zoning Map



Sources: Esri/Airbus DS, USGS, NSA, NASA, CGIAR, N. Robinson, NCEAS, NUS, OS, NMA, Geodetics by Jensen, Rijkswaterstaat, SSA, Geoland, FEMA, Intermap and the GIS user community, McGIS, <http://www.mcgis.org/License>, Michigan County Museum of History



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Legend

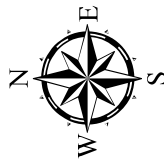
- ☐ Subject properties
- R-2 Mixed Residence
- R-1C Single-Family Residence
- B-2 Local Commercial
- M-1 Restricted Manufacturing



101A-113B Meadow Ridge Drive Aerial Map



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatast/relsen, Rijkswaterstaat, ESA, Geoland, FEWA, Intermap and the GIS usercommunity, McGIS, <http://www.McGIS.org/License>, Melean County Museum of History



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Economic & Community Development
Department

115 E Washington St, Ste 201
Bloomington IL 61701
(309)434-2226
planning@cityblm.org

November 2, 2020

Dear Property Owner or Occupant:

The Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, November 18, 2020 at 4:00 PM at www.cityblm.org/live on an application submitted by the Meadow Ridge Homeowners Association.

You are receiving this notice because you own or occupy property within a 500-foot radius of the subject property (refer to attached map). All interested persons may present evidence or testimony regarding said petitions, or ask questions related to the petitioner's requests at the scheduled public hearing.

The applicant is requesting approval of a variance to allow replacement of the Association perimeter fence with finished side facing inward toward the properties located at 101A – 113B Meadow Ridge, Bloomington, IL, 61704

The Subject Property is legally described as: MEADOW RIDGE SUBDIVISION LOTS 9-22.

PINs: (2117257045; 2117257044; 2117257046; 2117257043; 2117257042; 2117257041; 2117257040; 2117257039; 2117257038; 2117257037; 2117257036; 2117257035; 21172570321172570333; 2117257032)

The application is online at www.cityblm.org/zoning. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/zoning. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/government/boards-commissions/register-for-public-comment>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall. Physical attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall Covid-19 protocols and social distancing. The rules for physical attendance may be subject to change due to changes in law or to executive orders related to the COVID-19 pandemic occurring after delivery of this notice. Changes will be posted at www.cityblm.org/register.

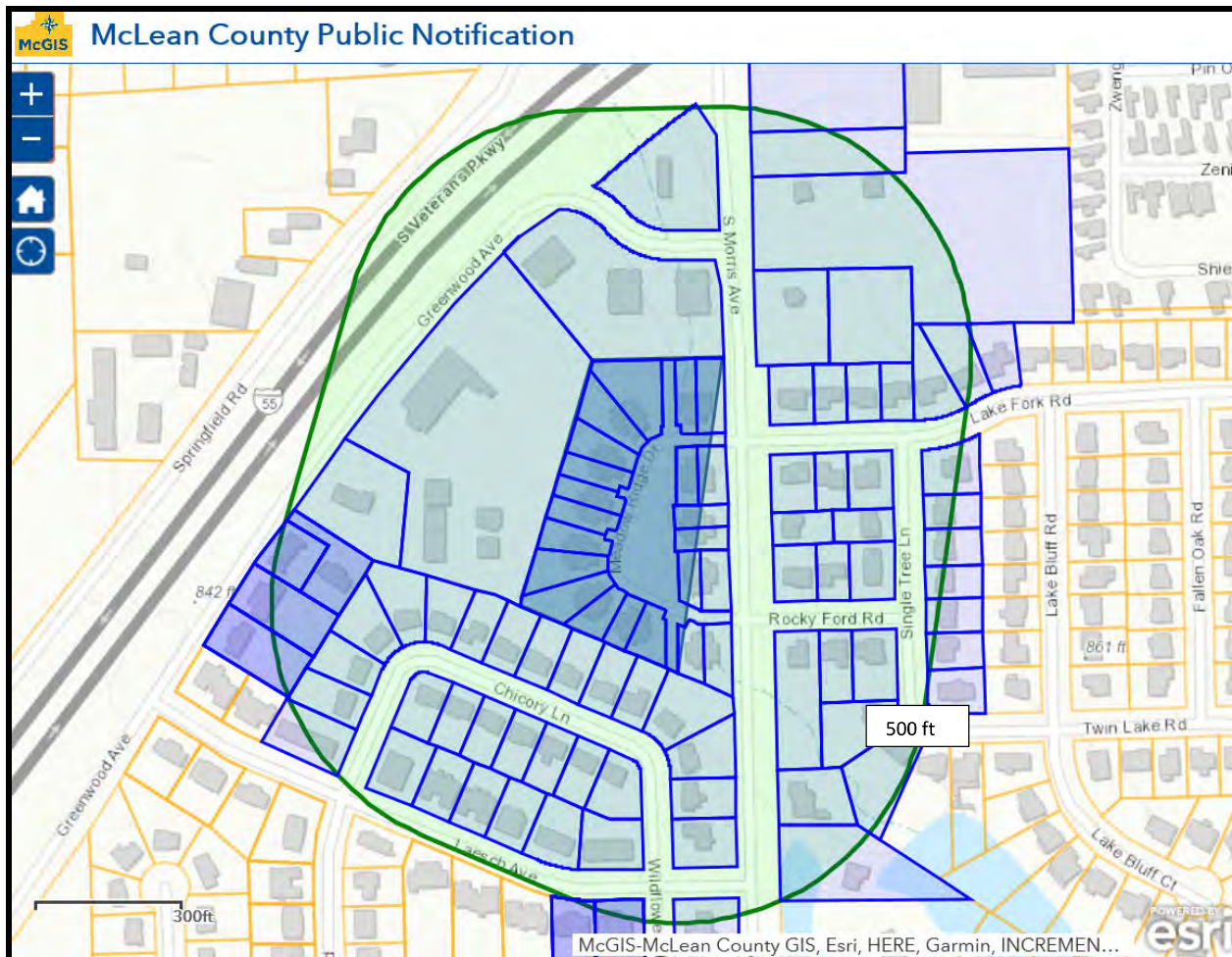
This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115, preferably no later than five days before the hearing.

If you desire more information regarding the proposed petitions or have any questions, you may email planning@cityblm.org or call (309)434-2226. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property



Trucks-SUVs-Vans



CHEVROLET-2013 Traverse LT 1wd, heated cloth, 3rd row, very nice, 114,000 miles, \$11,900 CustomAutoSalesOnline.com Bloomington • Ph:309-838-3809



CHRYSLER-2016 Town & Country Touring leather, DVD, warranty, 53,000 miles, \$15,900 CustomAutoSalesOnline.com Bloomington • Ph:309-838-3809



DODGE-2015 Grand Caravan SE, Stow-n-Go, Bluetooth, very nice, 104,000 miles, \$9,800 CustomAutoSalesOnline.com Bloomington • Ph:309-838-3809



FORD-2017 Escape SE, 4wd, 1 owner, like new, factory warranty, only 23,000 miles, \$19,500 CustomAutoSalesOnline.com Bloomington • Ph:309-838-3809

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PANTAGRAPH.

Monday, November 2, 2020

Daily Bridge Club

Inadequate information

By FRANK STEWART

Tribune Content Agency

"There are two kinds of people: 1) those who extrapolate from incomplete data," — seen on a T-shirt.

Declarer must often form a picture of the defenders' hands. That process takes practice but is simple in theory. It often involves no more than counting to 13. Against today's six hearts, West led the king of spades, and South won, drew trumps with the A-K, led a club to dummy's jack and returned a club to his jack. The good news: The finesse won. The bad news: West discarded, so South lost a club anyway, plus a diamond to East's ace.

SPADE RETURN

South needed more data. After he draws trumps, he can lead the queen of diamonds. East wins and leads a spade, and South ruffs, goes to the king of diamonds and ruff dummy's last diamond.

When West follows, South knows he had three diamonds, two trumps and presumably seven spades for his vulnerable preempt, so at most one club. So South leads a club to the king. When West plays the A-K, South finesses with the nine next.

DAILY QUESTION

You hold: $\spadesuit K \ 9 \ 6 \ 5 \ 3 \ 2$
 $\heartsuit 9 \ 5 \ 10 \ 7 \ 4$ $\clubsuit 6$. Neither side

Campers-Motorhomes



24FT PULL-BEHIND Camper, \$2,500 or best offer, roof does not leak, perfect for hunting or fishing. Call (618) 530-3665



Sunnybrook - 2000 27HKS \$9,995 East Peoria, 800-528-9787 www.FOURWINDSRV.com



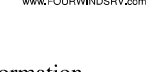
Forest River - 2004 Wildcat 27RL \$9,995 East Peoria, 800-528-9787 www.FOURWINDSRV.com



Keystone - 2005 Laredo 29RL \$9,995 East Peoria, 800-528-9787 www.FOURWINDSRV.com



Conquest - 2006 Gulf Stream 265RKS \$9,995 East Peoria, 800-528-9787 www.FOURWINDSRV.com



Jayco - 2021 Jay Flight SLX8 \$19,995 East Peoria, 800-528-9787 www.FOURWINDSRV.com



2012 HARLEY Davidson Switchback - \$2,500 Nice bike, purchased new, has just under 10,000 miles. Regular service done at local Harley shop. Switchback has easy off windshield and hand bags if you want a more sporty bike. Garaged always. Interested please call 309-524-8127 and leave a message.

Pantagraph.com. Get breaking news updated throughout the day. Log on for the latest!

WEST $\spadesuit K \ 9 \ 6 \ 5 \ 3 \ 2$
 $\heartsuit 9 \ 5 \ 10 \ 7 \ 4$ $\clubsuit 6$

EAST $\spadesuit A \ 10 \ 8 \ 7$
 $\heartsuit 9 \ 5 \ 10 \ 7 \ 4$ $\clubsuit 6$

SOUTH $\spadesuit A \ 9 \ 10 \ 8 \ 7 \ 3$
 $\heartsuit 9 \ 5 \ 10 \ 7 \ 4$ $\clubsuit 6$

North $\spadesuit 4$ $\heartsuit 4$ $\clubsuit 4$
 All Pass

Opening lead — $\spadesuit K$

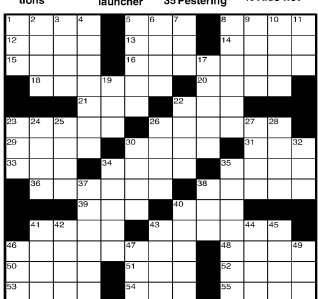
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NEA Crossword Puzzle

- ACROSS
- 1 Cried
 - 5 JAMA
 - 8 Indian no-blowman
 - 12 Mensa-hib's servant
 - 13 Team cheer
 - 14 Swift horse
 - 15 Formal observance
 - 16 Proverb
 - 18 Economy
 - 20 Opera
 - 21 Special knack
 - 22 Va. zone
 - 23 Black-jawed
 - 26 Did as told
 - 29 Shipshape
 - 30 Dolphins
 - 31 Soggy soil
 - 33 In the past
 - 34 Teacup edges
 - 35 Undressed
 - 36 Quaking trees
 - 38 Diamond corners
 - 39 Personal connections
 - 40 Fruit-bearing tree
 - 41 Gridiron unit
 - 43 More than asked
 - 46 Discusses
 - 48 Baha'i
 - 50 Coup d'
 - 51 FC key
 - 52 Pedro's son
 - 53 Intuition
 - 54 Driver's fill-up
 - 55 Neutral or first
 - DOWN
 - 1 Kids' card game
 - 2 Throw off
 - 3 Heat
 - 3 Hiking trail
 - 4 Treatment
 - 5 Rough sketch
 - 6 Spellbound
 - 7 Kind of ranch
 - 8 Blue moon, e.g.
 - 9 Saharan sound
 - 10 Satellite seeders
 - 35 Pesteering launcher
 - 37 Long John
 - 38 Vest
 - 40 Gab and song
 - 41 Himalayan legend
 - 42 Melville
 - 43 Bartok or Lugosi
 - 44 Great Lakes port
 - 45 Emmy winner
 - 46 Race the engine
 - 47 Broom rider
 - 49 Also not

Answer to Previous Puzzle

FAIR VION JOI
 LIPIDA E CORB
 URUS THOR SE
 BOOHOO ANTES
 NOEL BBVE LMP
 LBS FALL LOLA
 IRIS MUGS AYIN
 CAL RRAW
 LEPA TEAR
 COUPE GERBIL
 ILIK KALE EASE
 E E E E E E
 EOS ST IR TEND



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Campers-Motorhomes



Keystone - 2007 Montana 355SA \$17,995 East Peoria, 800-528-9787 www.FOURWINDSRV.com



Forest River - 2009 Sierra 300RL \$19,900 East Peoria, 800-528-9787 www.FOURWINDSRV.com



Jayco - 2020 Eagle 317RLK \$58,995 East Peoria, 800-528-9787 www.FOURWINDSRV.com



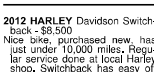
Jayco - 2020 Octane Super Lite \$22,589.95 East Peoria, 800-528-9787 www.FOURWINDSRV.com



Keystone - 2020 Montana 378RL \$62,995 East Peoria, 800-528-9787 www.FOURWINDSRV.com



Jayco - 2021 Jay Flight SLX8 \$19,995 East Peoria, 800-528-9787 www.FOURWINDSRV.com



2012 HARLEY Davidson Switchback - \$2,500 Nice bike, purchased new, has just under 10,000 miles. Regular service done at local Harley shop. Switchback has easy off windshield and hand bags if you want a more sporty bike. Garaged always. Interested please call 309-524-8127 and leave a message.

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WEST $\spadesuit K \ 9 \ 6 \ 5 \ 3 \ 2$
 $\heartsuit 9 \ 5 \ 10 \ 7 \ 4$ $\clubsuit 6$

EAST $\spadesuit A \ 10 \ 8 \ 7$
 $\heartsuit 9 \ 5 \ 10 \ 7 \ 4$ $\clubsuit 6$

SOUTH $\spadesuit A \ 9 \ 10 \ 8 \ 7 \ 3$
 $\heartsuit 9 \ 5 \ 10 \ 7 \ 4$ $\clubsuit 6$

North $\spadesuit 4$ $\heartsuit 4$ $\clubsuit 4$
 All Pass

Opening lead — $\spadesuit K$

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MOTORCYCLES-ATV-GOLF CARTS

2012 HARLEY Davidson Switchback - \$2,500 Nice bike, purchased new, has just under 10,000 miles. Regular service done at local Harley shop. Switchback has easy off windshield and hand bags if you want a more sporty bike. Garaged always. Interested please call 309-524-8127 and leave a message.

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WONDERWORD

By DAVID OUELLET

HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the WONDERWORD.

BASEBALL HALL OF FAMERS

Solution: 8 letters

S E G M S I R R O M A N T L E
 E M L U A M U S I A L R R S N
 N O A T E T N A R E L E E K I
 O H V I H R H O N T B N N I L
 J T I C L O R E R S I A G L A
 C G N O T L M E W A O W A L K
 O E E X O T I A R S A N W E O
 B R A H R T E W S O O B S B U
 B E R O R O R E S T N K R F
 M M E F F I Y A B N E N N E A
 A L V F R A G I M V N A A W X
 Y A A M N D G O M P Y B S H
 S P E A K E R R A Y E K W A Y
 U T S N B A G W E L L L N G H
 L A R K I N E K P I R K L O U

© 2020 Andrews McMeel Syndication www.wonderword.com

Aaron, Anson, Bagwell, Banks, Bench, Brett, Cobb, Cox, Dean, Gehrig, Gibson, Glavine, Goetz, Grison, Guerrero, Gwynn, Hank, Hoffman, Jones, Kaline, Keeler, Killebrew, Koufax, Larkin, Lou, Mantle, Mathewson, Mays, Morris, Musial, Nap, Ott, Palmer, Raines, Ripken, Ryan, Santo, Seaver, Speaker, Tamm, Thome, Thome, Torre, Trammell, Wagner, Waner, Williams, Yawkey

Last Saturday's Answer: Costume

Purchase WONDERWORD books in time for the holidays! Visit WonderWordBooks.com or call 1-800-642-6480.

CRYPTOQUIP

K J N Z R Z I R X E D T R P N
 Z L H Y J Z J N D J R X N K D N
 Z L R Q P Y H I D Y R X N J P D C
 F P L F P L J X E I R P X Q X
 "T P L T C H L D J X."

Saturday's Cryptquip: IN HAUNTED HOUSES, WHAT DO YOU CALL SETS OF STEPS LEADING UP TO HIGHER FLOORS? SCAREWAYS.

Today's Cryptquip Clue: Z equals P

Legal Inside

PUBLIC NOTICE

93274
 TREE TRIMMING ACTIVITIES
 Unincorporated McLean
 County AND NEARBY AREAS

TO THE PATRONS OF
 AMEREN ILLINOIS:

Please be advised that Ameren Illinois will trim trees and other vegetation in and around the towers of Unincorporated McLean County Illinois. Our qualified utility arborists will trim trees and vegetation that could interfere with electric lines that run from pole to pole and elsewhere. This work is necessary to minimize the likelihood of outages and safety hazards. There is no charge to you for this service.

If you have any questions about this work, please call 1-800-755-6000 or visit our website at MySafeTrees.com. You may address your concerns in the manner specified on our website. You may also call the Office of Public Services Division of the Illinois Commerce Commission at 1-800-524-0752. Maps have been provided to the mayors and the county board of supervisors of the affected areas.

Sincerely,
 Ameren Illinois
 Forestry Department

93445

A Public Hearing before the

Bloomington Zoning Board

of Appeals will be held virtually on

Wednesday, November 18,

2020 at 4:00 PM at www.cityb

m.org/live on a petition submit

ted by the Homeowners Association for

the approval of a variance to alter

the height of the existing fence with finished

siding on the south side of the property

located at 101A - 113B Meadow Ridge, Bloomington, IL 61704. PNs:

(2117257045; 2117257044; 2117257043; 2117257042; 2117257041; 2117257040; 2117257039; 2117257038; 2117257037; 2117257036; 2117257035; 2117257034; 2117257033; 2117257032)

The Subject

Property is located at 101A - 113B Meadow Ridge, Bloomington, IL 61704. PNs:

(2117257045; 2117257044; 2117257043; 2117257042; 2117257041; 2117257040; 2117257039; 2117257038; 2117257037; 2117257036; 2117257035; 2117257034; 2117257033; 2117257032)

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Legal Inside

COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

Published: Monday, November 2, 2020

93447

A Public Hearing before the

Bloomington Zoning Board

of Appeals will be held virtually on

Wednesday, November 18,

2020 at 4:00 PM at www.cityb

m.org/live on a petition submit

ted by Ramadan Muharemski for

approval of a special use permit to allow a Vehicle Sales/Car Dealership in the

	DAVID & SUSAN ROBB 2003 SINGLE TREE LN BLOOMINGTON, IL 61704	CYNTHIA SCHAPMIRE 2006 S MORRIS AVE BLOOMINGTON, IL 61704
AMADOR & MARIA CASTANEDA 2012 SINGLE TREE LN BLOOMINGTON, IL 61704	JOSEPH CZERNIAK 1005 CHICORY LN BLOOMINGTON, IL 61704	BCOD PROPERTIES LLC 2621 DANBURY DR BLOOMINGTON, IL 61705
THOMAS FLYNN 1015 LAKE FORK RD BLOOMINGTON, IL 61704	MRE GROUP LLC 1013 CHICORY SERIES 1717 W KIRBY AVE #315 CHAMPAIGN, IL 61821	MICHAEL & JESSI SUTTON 1005 ROCKY FORD RD BLOOMINGTON, IL 61704
JAMES & CHICQUITA HUMBLE 202 WILDFLOWER BLOOMINGTON, IL 61704	RYAN & LISA PENNINGTON 1013 LAKE FORK RD BLOOMINGTON, IL 61704	ROBERT LEE & LINDA MAE PATZER 1005 LAESCH AVE BLOOMINGTON, IL 61704
JOAN SCHAPMIRE 1117 S LIVINGSTON ST BLOOMINGTON, IL 61701	WILLIAM WHEET 1008 LAKE FORK RD BLOOMINGTON, IL 61704	NATHAN SHAFFER 1010 LAKE FORK RD BLOOMINGTON, IL 61704
JOHN KELBE 2004 SINGLE TREE LN BLOOMINGTON, IL 61704	HEBREW BURIAL GROUND OF BLOOMINGTON 102 ROBINHOOD LN BLOOMINGTON, IL 61701	JEFFREY DILKEY 1007 LAESCH AVE BLOOMINGTON, IL 61704
DERRICK & KATELYN JONES 104 WILDFLOWER PL BLOOMINGTON, IL 61704	GARY & SHELLY LACY 2009 SINGLE TREE LN BLOOMINGTON, IL 61704	BEN ZIMMERMAN 1004 LAKE FORK RD BLOOMINGTON, IL 61704
CAROL GENGE 1010 CHICORY LN BLOOMINGTON, IL 61704	DAYNE & JACQUELINE THOMPSON 107 GOLDENROD RD BLOOMINGTON, IL 61704	STANLEY & GWEN PEEBLES 1005 LAKE FORK RD BLOOMINGTON, IL 61704
MARY TOBIN 1407 N MAPLE NORMAL, IL 61761	JOAN SCHAPMIRE 1117 S LIVINGSTON ST BLOOMINGTON, IL 61701	GEORGE & COLLEEN ELLIS 1002 CHICORY LN BLOOMINGTON, IL 61704
ALAN & SAMANTHA JOYCE 1003 CHICORY LN BLOOMINGTON, IL 61704	BRETT MULFORD 2005 SINGLETREE LN BLOOMINGTON, IL 61704	BRANDI DICKEN 103 GOLDENROD RD BLOOMINGTON, IL 61704

JUDITH JONES
1001 CHICORY LN
BLOOMINGTON, IL 61704

ALEXANDER MIKESELL
1011 LAKE FORK RD
BLOOMINGTON, IL 61704

BRIAN & NICHOLE DUDLEY
102 WILDFLOWER PL
BLOOMINGTON, IL 61704

RANDALL & LORI PEARSON
2011 SINGLE TREE LN
BLOOMINGTON, IL 61704

WILLIAM & KRISTEN NEWELL
2008 SINGLE TREE LN
BLOOMINGTON, IL 61704

JANET MEARS
1007 CHICORY LN
BLOOMINGTON, IL 61704

ALAN DECRANE
2010 SINGLE TREE LN
BLOOMINGTON, IL 61704

BENNER PROPERTIES LLC
526 HAWTHORN ST
ANAHEIM, CA 92805

SAMUEL LISS
1006 LAKE FORK RD
BLOOMINGTON, IL 61704

DOUGLAS VEAL
1007 LAKE FORK RD
BLOOMINGTON, IL 61704

SHIJI THANKAN
1012 CHICORY LN
BLOOMINGTON, IL 61704

BRIAN & ALECIA CROOK
1004 CHICORY LN
BLOOMINGTON, IL 61704

CATHERINE PATTERSON
1011 CHICORY LN
BLOOMINGTON, IL 61704

QUARTER BANDITS LLC
9701 WARNER RD
MANITO, IL 61546

JEFF COLLIER
2006 SINGLE TREE LN
BLOOMINGTON, IL 61704

TROY WATSON
105 GOLDENROD RD
BLOOMINGTON, IL 61704

PETER & JOYCE MILLBURG
1017 CHICORY LN
BLOOMINGTON, IL 61704

BRETT & ALYSSA CUSTER
1008 CHICORY LN
BLOOMINGTON, IL 61704

MARY ANN TR DOWNEN
212 S HERSHEY RD
BLOOMINGTON, IL 61704

JILL VERNON
2014 S MORRIS AVE
BLOOMINGTON, IL 61704

DALLAS & CAROL LYLE
1009 LAKE FORK RD
BLOOMINGTON, IL 61704

STEWART WHITE
106 WILDFLOWER PL
BLOOMINGTON, IL 61704

DOWD PROPERTIES
112 BOEYKENS PL STE 4D
NORMAL, IL 61761

DEREK & AMBER WHITE
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BLOOMINGTON, IL 61704

DAVID & CAROLINE TIPSWORD
1006 ROCKY FORD ROAD
BLOOMINGTON, IL 61704

ROBERT BIGGER
1002 ROCKY FORD RD
BLOOMINGTON, IL 61704

JAMES ROMBA
2012 S MORRIS AVE
BLOOMINGTON, IL 61701

DAVID & SARAH SIEGRIST
212 GREENWOOD AVE
BLOOMINGTON, IL 61704

LARRY IRWIN
1003 LAKE FORK RD
BLOOMINGTON, IL 61704

RENEE HEATH
1006 CHICORY LN
BLOOMINGTON, IL 61704

ERIC & KIMBERLY COWAN
1014 Chicory Ln
BLOOMINGTON, IL 61704

WENDY HUFFMAN
1005 TWIN LAKE ROAD
BLOOMINGTON, IL 61704

STEPHEN WEISER
1004 ROCKY FORD RD
BLOOMINGTON, IL 61704

TIMOTHY PRICE
1003 ROCKY FORD RD
BLOOMINGTON, IL 61704

RYAN SCRITCHLOW
1005 Maple St
BLOOMINGTON, IL 61701

OF BLOOMINGTON THE HEBREW
BURIAL GROUNDS
102 ROBINHOOD LN
BLOOMINGTON, IL 61701

CONNIE BURKS
113 MEADOW RIDGE DR APT B
BLOOMINGTON, IL 61704

RYAN REMKUS
113A MEADOW RIDGE DR
BLOOMINGTON, IL 61704

JOE ZANGERIE
111B MEADOW RIDGE DR
BLOOMINGTON, IL 61704

DIMITRI KAPSALIS
111A MEADOW RIDGE DR
BLOOMINGTON, IL 61704

JUDITH BERRY
114A MEADOW RIDGE DR
BLOOMINGTON, IL 61704

MILTON RUDSINSKI
114 MEADOW RIDGE DR APT B
BLOOMINGTON, IL 61704

JOYCE ANN WILLIAMS
109B MEADOW RIDGE DR
BLOOMINGTON, IL 61704

RACHEL WILTGEN
2007 S MORRIS AVE
BLOOMINGTON, IL 61704

RICHARD KENT GUMMERMAN
109 MEADOW RIDGE DR APT A
BLOOMINGTON, IL 61704

RESTINA TRIPP
2005 S MORRIS AVE
BLOOMINGTON, IL 61704

GARY & DARLA UPTON
107 MEADOW RIDGE DR APT B
BLOOMINGTON, IL 61704

CAROL JEWETT
107A MEADOW RIDGE DR
BLOOMINGTON, IL 61704

CATHERINE THOMAS
105 MEADOW RIDGE DR APT B
BLOOMINGTON, IL 61704

SANDRA WHITE
102 B MEADOW RIDGE DR
BLOOMINGTON, IL 61704

GARY HOLAWAY
102 MEADOW RIDGE DR APT A
BLOOMINGTON, IL 61704

LAUREN KATALINICH
105 MEADOW RIDGE DR APT A
BLOOMINGTON, IL 61704

SUE BAILEY
103 MEADOW RIDGE DR APT B
BLOOMINGTON, IL 61704

REBECCA ANN GRAY
103A MEADOW RIDGE DR
BLOOMINGTON, IL 61704

MEADOW RIDGE CONDO
HOMEOWNERS ASSOC
103A MEADOW RIDGE DR
BLOOMINGTON, IL 61704

DEBRA IBSEN
101 B MEADOW RIDGE
BLOOMINGTON, IL 61704

JOSEPH CHIEDO
101 MEADOW RIDGE DR APT A
BLOOMINGTON, IL 61704

RICHARD & JANICE WURSTER
115 MEADOW RIDGE DR APT B
BLOOMINGTON, IL 61704

JEFFREY GARVER
115 MEADOW RIDGE DR APT A
BLOOMINGTON, IL 61704

INFINITAS LLC
1904 LONGWOOD LN
BLOOMINGTON, IL 61704

CARRIE SCRITCHLOW
1005 N MAPLE
BLOOMINGTON, IL 61701

DAVID LONG
1407 STEEPLECHASE DR
BLOOMINGTON, IL 61701

MADDOX PFLIEGER
1006 LAESCH AVE APT 1
BLOOMINGTON, IL 61704

ASHLEIGH TOWNSEND
218B GREENWOOD AVE
BLOOMINGTON, IL 61704

ADAM & GAIL CARLSON
1303 RED ABBEY AVE
BLOOMINGTON, IL 61705

RYAN SCRITCHLOW
102 PARKVIEW DR
BLOOMINGTON, IL 61701

KATIE BARLING
214 GREENWOOD AVE APT 1
BLOOMINGTON, IL 61704

SHARON OBRIEN
1006 LAESCH UNIT B
BLOOMINGTON, IL 61704

TERESA SCHROEDER
1004 LAESCH AVE APT B
BLOOMINGTON, IL 61704

GARY & CAROL EATON
216 GREENWOOD AVE APT B
BLOOMINGTON, IL 61704

DAVID LONG
1407 STEEPLECHASE DR
BLOOMINGTON, IL 61701

DONALD SIVYER
214 B GREENWOOD
BLOOMINGTON, IL 61704

PENSCO TRUST COMPNAY LLC
PO BOX 173859
DENVER, CO 80217

SANDRA WALLEM
1004 LAESCH AVE UNIT 1A
BLOOMINGTON, IL 61704

CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
November 18, 2020

CASE NUMBER	SUBJECT:	TYPE	SUBMITTED BY:
SP-08-20	604 W Division—Vehicle Repair	Special Use	Katie Simpson, City Planner
PETITIONER'S REQUEST:			
Section of Code: 44. 6-2 Manufacturing Districts – Permitted and Special Uses			
Type	Required	Requested	Difference
Special Use	Vehicle Sales and Services	Special use	NA
Section of Code: 44. 10-34			
Variance 44.10-34C	Prohibition on vehicle sales	Allow occasional sales	Request to allow occasional display and sales
Variance 44.10-34A	120' setback between residential boundary district	40'	-80'
Variance 44.10-34F	40' front yard setback	10'	-30'
Variance 44.10-34F	20' rear yard setback	0'	-20'

Staff Recommendation	Staff finds the application meets the requirements for a special use permit and variance under the following conditions: • An opaque fence and/or landscape screen is added to the west boundary of the property. The fence should obstruct headlights from the residential neighbors and in accordance with Division 13 and Division 12 of City Code. • All inoperable vehicles shall be stored on-site and must be fully screened from the residential boundary and public-rights-of-way on Division Street and Mason Street. • All exterior lighting should have a cut-off fixture and be directed down and away from the adjunct residential properties. Staff recommends that the Zoning Board of Appeals provide Council with a positive recommendation to <i>approve</i> the petition for a special use permit to allow a vehicle repair and service facility in the M-1 District and requested bulk variances at 604 W Division Street with the referenced conditions. Staff also recommends the ZBA Table the portion of the application pertaining to the variance to allow the sales of vehicles until the December meeting, at which time the ZBA can consider this request with the pending special use permit request.
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Figure 1 The subject property, 604 W Division Street.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in the *Pantagraph* on Monday, November 2, 2020. Courtesy notices were mailed to 61 property owners within 500 feet. A metal sign was placed on the property

GENERAL INFORMATION

Applicant: Diego Villagomez (tenant)

Owner: Graciela Conteras

LEGAL DESCRIPTION: : LEGRAND SUB LOT 3

PROPERTY INFORMATION

Existing Zoning: M-1 Restricted Manufacturing District
Existing Land Use: Auto repair
Property Size: 0.70 acres
PIN: PIN#14-33-302-016

Surrounding Zoning and Land Uses

Zoning

North: M-1 Restricted Manufacturing (Normal)
North: P-2 Public Lands
South: M-1 Restricted Manufacturing
East: M-1 Restricted Manufacturing
East: R-1C Single-Family Residential District
West: R-1C Single-Family Residential District

Land Uses

North: Comcast/Utilities
North: Bloomington Water Division
South: Offices/Auto Sales
East: Railroad
East: Single-family homes
West: Single family homes

Analysis

Submittals

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

1. Applications for a special use and variance
2. Site Plan
3. Aerial photographs
4. Site visit

BACKGROUND

The subject property, 604 W. Division Street is located at the southeast corner of the intersection of W. Division and S. Mason Street. The property is improved with a 72 X140 pole building built in 1971. The building was previously used by PEMCO Mutual Insurance Company. According to city inspection records, PEMCO used the pole building at 604 W Division for cold storage and occasion fleet vehicle maintenance. The PEMCO office was located at the building at 1321 N Mason. Originally, all buildings were located on one lot. In 2018, the property was subdivided into three different lots, and 604 W Division, 1321 N Mason, and 1315 N Mason were parceled out and came under different ownership. The property includes a dense row of trees along the east boundary between the building and the railroad tracks but has very little screening from the adjacent residential uses. The lots are also uniquely shaped.

The adjacent to the Union Pacific Railroad (east), the Bloomington Water Division (north) and single-family residences (west). The property is zoned M-1, Restricted Manufacturing District. The District allows for a multitude of uses by right ranging from urban gardens and agriculture to vehicle fueling stations. The district contemplates light manufacturing and secondary assembly. Many of the vehicular related uses require a special use permit when adjacent to residential districts.

PROJECT DESCRIPTION

Petitioner's request:

The applicant submitted a request for a special use permit to allow a vehicle repair facility. The applicant submitted a second request for vehicle sales. The applicant is requesting to lay over the vehicle sales portion of the application until the December meeting. The proposed principle use for the property at 604 W Division Street is a vehicle repair and service. Enhancements were made to the building last year including upgrading electrical and adding a lift. The Zoning Ordinance requires a special use permit for vehicle repair when the use is adjacent to residential properties. Further the Ordinance establishes a minimum lot area requirement, setbacks, and development standards to mitigate the impacts on adjacent properties. The following additional standards apply (44.10-34):

- 120' separation from a residential district boundary line and no more than two vehicle service stations at an intersection.
- No curb cuts within 10 ft of a side lot line and 20 ft from the intersection.

- All inoperable vehicles that would be stored for more than 10 days should be fully screened from view of the public or public area.
- All service equipment must be within the building
- Certain vehicle sales, and autobody work that may generate noise, fumes, smoke and glares are prohibits.
- Outdoor lighting needs to be shielded down and away from the residential district and cannot increase the intensity within 10 feet of a residential district boundary line by more than a ½ foot-candle.
- Building height is limited to 20ft.
- Min. Lot Area: 10,000 square feet
- Min. Lot Width: 70 feet
- Front Yard: 40 feet
- Side Yard: 15 feet
- Rear Yard: 20 feet

The existing building does not meet all these requirements and the applicant is requesting the following variances in addition to the special use permit:

Section of Code: 44. 10-34			
Type	Required	Requested	Difference
Variance 44.10-34C	Prohibition on vehicle sales	Allow occasional sales	Request to allow occasional display and sales
Variance 44.10-34A	120' setback between residential boundary district	40'	-80'
Variance 44.10-34F	40' front yard setback	10'	-30'
Variance 44.10-34F	20' rear yard setback	0'	-20'

Anticipated impacts: According to the 10th addition Institute of Transportation Engineers' Trip Generation Manual, an "auto care center" can generate at PM Peak Hours approximately 3.11 trips per 1000 square feet of gross floor area. This means that the existing garage, which is roughly 10,000 square feet, could generate as many as 30 vehicles (coming and going) at one time in the evening peak hours. This number is calculated as a combination of employees leaving, people picking up vehicles, and people dropping off vehicles.

The site plan included in the application show 24 customer parking spaces, one accessible parking space and 10 employee parking spaces. The Zoning Ordinance requires three spaces per bay for an auto repair facility. The minimum parking requirements appear to be met, however an additional accessible space will also need to be provided. Additionally, the repair building is located approximately 180 feet from the residential boundary, however the subject property lot line is 40ft from the residential boundary. Additionally, the repair building is located 10 feet

from the front yard on Division Street and directly adjacent to the rear lot line. A heavy screen separates the rear lot line and building from the railroad tracks on the east.

Conformance with the Comprehensive Plan:

N-1.1 Enhance the livability of all Bloomington neighborhoods.

N-1.1b Ensure sensitive transitions from residential to nonresidential.

ED-4.2 Prioritize infill and redevelopment to spur growth and reinvestment in the City

ED-1.1 Focus on retention and expansion of existing businesses.

At the time of this report, staff has received written comments from one neighbor. These are attached to the report.

Action by the Board of Zoning Appeals.

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

1. that the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare

The proposed use could result in an increase in vehicular traffic. To help mitigate the impacts of traffic and noise generated by the vehicle repair center, staff is requesting the ZBA consider adding a condition to its recommendation that additional screening along N. Mason Street, such as an opaque fence and/or hedges is provided to screen headlights from the residential units. The ordinance would allow a 3-4ft fence in the front yard. Further, all parking of inoperable vehicles should be stored in a screened/fenced area, away from the street. **The standard is met once conditions are added to the special use permit.**

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 subject property is screened on the east boundary and south boundaries. The use is compatible with the use north of the site, however given the proximity to residential zoning, an additional screen should be added to the west boundary to decrease negative impacts on the residential properties. Additionally, staff is recommending the ZBA add a condition requiring all lighting to have a cut-off fixture that directs lighting down and away from the residential boundary. **The standard is met once conditions are added to the special use permit.**

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 additional conditions added to the special use permit

to mitigate the impacts on the adjacent residential districts. **The standard is met once conditions are added to the special use permit.**

4. **that adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;** The site exists and is served by utilities. The existing parking area appears to be gravel millings. If additional impervious area is added, the owner will need to comply with detention standards. The ingress and egress are also existing, and no changes are proposed.
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;** Staff recommends that the ZBA recommend a condition requiring parking of inoperable vehicles to be on-site and screened from the public right of way. **The standard is met once conditions are added to the special use permit.**
6. **that the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals. (Ordinance No. 2006-137).** The applicant will need to apply for any building permits to accommodate the fence and/or additional site alterations. The repair facility complies with local building codes.

FINDINGS OF FACT

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

1. **that the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult, and** staff recommends tabling the variance request to allow occasional sales of vehicles until the Commission is presented with the special use permit for this request. The subject property is also a uniquely shaped lot. The existing site and building location are setback as far as possible from the adjacent residential districts. A 20' rear yard setback would move the siting closer to the residential area. The standard is met.
2. **that the variances would be the minimum action necessary to afford relief to the applicant; and** the variances are required in order to facilitate a vehicle repair center in this location. Moving the building to comply with the setbacks would site the building closer to the adjacent residential uses. The standard is met.
3. **That the special conditions and circumstances were not created by any action of the applicant; and** the lot is uniquely shaped, and the objective is to decrease impacts on the western residential uses. The standard is met.

4. **That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; and** the variances are necessary given the unique shape of the lot and the existing building location. Further the variances will provide additional separation between the residential uses and the building. The standard is met.
5. **That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties.** If the special use is approved, the variances will encourage separation between the business and the residential uses. The standard is met.

STAFF RECOMMENDATION:

Staff finds the application meets the requirements for a special use permit and variance under the following conditions:

- An opaque fence 3-4 feet in height and/or landscape screen is added to the west boundary of the property. The fence should obstruct headlights from the residential neighbors and in accordance with Division 13 and Division 12 of City Code.
- All inoperable vehicles shall be stored on-site and must be fully screened from the residential boundary and public-rights-of-way on Division Street and Mason Street.
- All exterior lighting should have a cut-off fixture and be directed down and away from the adjunct residential properties.

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 vehicle repair and service facility in the M-1 District and requested bulk variances at 604 W Division Street with the referenced conditions.

Staff also recommends the ZBA Table the portion of the application pertaining to the variance to allow the sales of vehicles until the December meeting, at which time the ZBA can consider this request with the pending special use permit request.

Respectfully submitted,

Katie Simpson

Attachments:

- Draft Ordinance
- Exhibit A-Legal Description
- Exhibit B-Special Use Site Plan
- Special Use Petition and supplemental documents from petitioner
- Letter from Neighbor
- 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 VEHICLE REPAIR AND SERVICE IN THE
M-1 RESTRICTED MANUFACTURING DISTRICT FOR PROPERTY LOCATED AT 604 W DIVISION
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 vehicle repair and service in the M-1 Restricted Manufacturing District for certain premises hereinafter described in Exhibit(s) A and an application for variances requesting relief from 10-34, specifically, 1). a 80' decrease in the setback from residential district, 2). 30' decrease in front yard setback and 3). 20' decrease in rear yard setback; and

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

WHEREAS, the Bloomington Zoning Board of Appeals, made findings of fact that such Special Use as illustrated in the Site and Landscape Plans hereinafter described in Exhibit(s) B, complied with the standards for granting such special use upon meeting certain conditions, 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 Board of Zoning Appeals also voted to add the following conditions to the Special Use permit: 1). An opaque fence and/or landscape screen is added to the west boundary of the property. The fence should obstruct headlights from the residential neighbors and in accordance with Division 13 and Division 12 of City Code; 2) All inoperable vehicles shall be stored on-site and must be fully screened from the residential boundary and public-rights-of-way on Division Street and Mason Street, and 3). all exterior lighting should have a cut-off fixture and be directed down and away from the adjunct residential properties.

WHEREAS, the Bloomington Board of Zoning Appeals, also voted to approve the requested variance also denoted on Exhibit B.

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 above recitals are hereby incorporated by reference.
2. That the following conditions are added to the special use permit
 - a. An opaque fence and/or landscape screen is added to the west boundary of the property. The fence should obstruct headlights from the residential neighbors and in accordance with Division 13 and Division 12 of City Code;
 - b. All inoperable vehicles shall be stored on-site and must be fully screened from the residential boundary and public-rights-of-way on Division Street and Mason Street, and
 - c. All exterior lighting should have a cut-off fixture and be directed down and away from the adjunct residential properties.
3. That the Special Use Permit for the expansion of a vehicle repair and service facility in the M-1 Restricted Manufacturing District for the property at 604 W Division Street legally described in Exhibit A and depicted in Exhibit(s) B, be approved.
4. That the city approves the following variances from Chapter 44 Division 10-34:
 - a). a 80' decrease in the setback from residential district,
 - b). 30' decrease in front yard setback and
 - c). 20' decrease in rear yard setback
5. 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 Smith-Yocum, City Clerk

Exhibit A
“Legal Description”

LEGRAND SUB LOT 3

DRAFT

LOT 6
PARR'S SUB

PARKING

Handicap

Customer

Employee

N Mason St

R.O.W LINE
N STREET

BLOCK 1
ACRES
CORNER
& PARR'S SUB.

W.R.

N.01°-29'-25"W 138.00'

114.00'

XXXXXX FENCE

Handicap

LOT 3
0.70 ACRES

MILLINGS

CON

Handicap

Handicap

13°-35'E. 85.30'

END Property line

88°-30'-35"E. 69.00'

N.88°-35'-35"E. 212.00'

114'

Handicap

CONCRETE

Shop Building

604 W
DIVISION STREET

CON

CON

GRASS

MILLINGS

GRASS

45.00'

S.88°-35'-35"W

155.00'

S.01°-29'-25"E.

E LINE 1
LOTS 31
WAITE &

EXHIBIT 1A

EXHIBIT B

SOUTH ROW LINE
DIVISION STREET

GRASS

108'

6.0'

PETITION FOR A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT

604 W DIVISION STREET, BLOOMINGTON

State of Illinois

}
185
}

County of McLean

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

Now come(s)

DIEGO VILLAGOMEZ

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) _____, 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 DIEGO VILLAGOMEZ 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,

DIEGO VILLAGOMEZ



A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes or dates that might have been present.

FIRST ADDENDUM TO PETITION FOR A SPECIAL USE PERMIT

Re: 604 W. Division Street, Bloomington, IL (the "Property")

Site Plan: attached Exhibit 1A

Photographic Map: attached Exhibit 1B

Site Building Views: attached Exhibit 1C



Building before Petitioner's Occupancy



Building after Petitioner's Occupancy, September 2020



SECOND ADDENDUM TO PETITION FOR A SPECIAL USE PERMIT

Re: 604 W. Division Street, Bloomington, IL (the "Property")

Property Legal Description:

Lot 3 in the LeGrand Subdivision according to the Plat recorded October 16, 2018 as Document No. 2018-17082, in McLean County, Illinois

Property Tax ID:

Part of 14-33-302-012

THIRD ADDENDUM TO PETITION FOR A SPECIAL USE PERMIT

Re: 604 W. Division Street, Bloomington, IL (the "Property")

Petitioner, Diego Villagomez, submits this Addendum to supplement information in his Petition for a Special Use Permit and states:

1. The Property is situated in an M-1 Manufacturing District and the current use of the Property is Petitioner's business providing to the public automobile and small (pickup size) truck repair, maintenance and occasional sales. This permitted use is subject to a Special Use Permit because the Property adjoins a Residential District. The boundary line of the Property adjoining the Residential District is the west side of the Property that is Mason Street.
2. This Petition is made in response to a letter notice from the City of Bloomington to become compliant with the Zoning Regulation requiring a Special Use Permit for use of the Property in operation of Vehicle Repair and Service business in an M-1 zoning district adjoining a Residential District boundary line.
3. Petitioner is additionally seeking a Special Use Permit for use of the Property in operation of Vehicle Sales and Service business in an M-1 zoning district adjoining a Residential District boundary line.
4. Petitioner purchased the Property on about March 1, 2019, at which time it was subject to a lease and in possession by of the tenant, Pemco Service Company, an automobile service station equipment repair and maintenance business, which operated a fleet of maintenance vehicles for its business and used the vehicle lift and other equipment at the Property to service and repair those maintenance vehicles. Petitioner believes that from time-to-time, Pemco also sold its maintenance vehicles from the Property. On about September 1, 2020, after Pemco had vacated the Property upon the expiration of its lease, Petitioner began his occupancy of the Property for his vehicle repair, service and sales business.
5. Whether or not the Property is considered an Industrial Transition Area because of its adjoining a Residential District:
 - (a) the proposed use is compatible with adjoining uses and will not suffer from nor impose new conflicts associated with noise, lighting, odors, hours of operation, vehicle movement and pedestrian safety, or additional factors specific to the location of the special use;
 - (b) an adequate buffer shall be provided on the Property on the west boundary at Mason Street to create physical separation and visual screening, to minimize visual impacts associated with adjoining lawful manufacturing uses;
 - (c) Petitioner shall make every effort in his operations to reduce noise impacts associated with adjoining lawful manufacturing uses; and
 - (d) no site contamination exists on the Property that may present an immediate or future impact to the health and safety of building occupants.
6. If Special Use Permits are granted to Petitioner for use of the Property in operation of Vehicle Repair and Service and for Vehicle Sales and Service, he shall comply with

all laws, ordinances and regulations in his use of the Property and with good will toward the adjoining Residential District properties and residents.



Compliance Order

September 30, 2020

EXHIBIT 3/2-1

OWNER INFORMATION:

Contra Las, Inc.
604 W. Division St.
Bloomington, IL 61701

SITE INFORMATION:

1433-302-016
604 W. Division St.
Bloomington, IL 61701

An inspector from the City of Bloomington Building Safety Division verified a complaint regarding the above property on **09/30/2020**. The violation(s) of the City of Bloomington Property Maintenance Code (Chapter 45, unless noted otherwise) cited by this notification must be corrected to comply with this repair order within the time given. You must consult with the Building Safety Division for permit requirements.

A licensed contractor registered with the City of Bloomington must make any repairs related to plumbing, HVAC, electrical or roofing. **Contractors are required to contact the inspector with their findings.**

The Building Safety Division must reinspect the completed work. It is your responsibility to call 309-434-2206 to schedule a re-inspection.

Chapter 45, Section 106.0: Violations SEC. 106.4 VIOLATION PENALTIES

Any person who shall violate a provision of this Code, or fail to comply therewith, or with any of the requirements thereof, upon conviction thereof, shall be subject to a fine of not less than Fifty Dollars (\$50.00) nor more than Five Hundred Dollars (\$500.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense. (Ordinance No. 2011-64)

REPAIRS ORDERED BY THIS NOTICE:

ZONING - COMPLY BY: 11/02/2020

A SPECIAL USE PERMIT IS REQUIRED FOR OPERATION OF A REPAIR SHOP IN AN M1 ZONING DISTRICT NEXT TO A RESIDENTIALLY ZONED DISTRICT. PLEASE OBTAIN A SPECIAL USE PERMIT.

Derri Kerrick

Building Safety

September 30, 2020

 If you have not dated the violations prior to the inspection date, you may be required to appear in Administrative Court where a Default Judgment will be taken against you. The Default Judgment will contain the fines as marked on the citation as well as costs of \$1,000.00 fees by the Administrative Law Judge.

APPEAL REQUIREMENTS

Appeals should be based on the grounds that: (a) the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted; (b) the provisions of Chapter 45 do not fully apply; (c) or the requirements of this code are fully satisfied by other means. You may file an appeal with the Community Development Department, 125 E Washington St., Second Floor, Bloomington, Illinois, no later than fifteen (15) calendar days after the date you were served with this notice. Your appeal will be heard by the Property Maintenance Board of Review. The filing fee is \$100 and must be paid at the time the appeal is filed. If you do not appear a board may be convened in your absence to hear the case and render a decision on the disposition of this notice.

TRANSFER OF OWNERSHIP REQUIREMENTS

As per the City of Bloomington's Property Maintenance Code, Chapter 45, Section 107.6, Transfer of Ownership, "It shall be unlawful for the owner of any structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of any interest in such structure to another until the provisions of the compliance order or notice of violation have been complied with unless such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the Code Official and shall furnish to the Code Official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making of corrections or repairs required by such compliance order or notice of violation" (Ordinance Number 1991-120).

Regular mail
 Certified/Return Receipt
 Posted on address
 Personal service

11/7/2020

Henry & Cheryl Dawdy



To Zoning Board of Appeals,

We have been having issues on our street since the new business (All About Auto) has moved in at 604 W Division St (this is their shop area) and 1321 N Mason St. this address is their (office bldg.) early in Sept. 2020. They use the east side of the street from 1320 -1328 N Mason for their customers and most of their employees also park in this location. The street is only 25'10" wide. When someone also parks on the west side of street there is barely enough room for the garbage trucks to get through. This is a safety issue due to if an emergency vehicle (fire truck or ambulance) needed to get through they wouldn't be able to. This isn't a through street either it has a cul de sac at the north end of the street. The business has a lot of traffic and foot traffic that goes up and down Mason St. The police, our Alderman and the City has been notified numerous times regarding these issues.

We would also like a 6ft fence put up on the westside of the parking lot located at 604 W Division St and another 6ft fence put up on the south side between 604 W Division St lot and their office located at 1321 N Mason, excluding the driveway that is there with maintained landscaping by fences. The neighborhood shouldn't have to look at the cars and tow trucks and garbage dumpster in their lot. There shouldn't be a car lot allowed in this area at all. The business doesn't have enough room for all the customers they have now. Where are the cars for sale suppose to go? This will also add more traffic in the area which would be ridiculous. I believe our property values will be lower if anyone in the area wanted to sell their home due to these issues.

We shouldn't be miserable living in our neighborhood. This used to be a nice and quiet area when we moved here 6 ½ yrs. ago Since the business has been here, we no longer have that. We don't want them to have to close their Auto repair business we just want them to respect the area . We are hoping that you will take all of this into consideration when making your decision on issuing a multiple use permits for this area.

Thank you

Henry & Cheryl Dawdy

Photos taken of issues occurring from the business All About Auto (604 W. Division St) and 1321 N Mason St.

Photo #1 – 9/21/2020 1:14 pm Customer parked in front of 1322 N Mason wrong way on St.

Photo #2 – 9/23/2020 12:01 pm Customer cars parked on Street when they should be parked on 604 W Division lot. This picture was taken from front window of 1322 N. Mason St. There needs to be a visual barrier, so neighbors don't have to see lot.

Photo #3 – 9/25/2020 2:53 pm Customer from All about Auto blocking driveway @ 1322 N. Mason St

Photo #4 – 10/2/2020 4:40 pm This photo is proof of why a visual barrier (fence) needs to be put up. This is the kind of things that will lower property value

Photo #5 – 10/5/2020 4:57 pm They are out front of between 1322 & 1324 N Mason working on cars, this should be done on 604 W Division lot not in the street.

Photo #6 10/14/2020 6:23 pm Cars from All about Auto are always being parked on the St. employees and customers use the street for parking. This never occurred like this before the business moved there.

Photo #7 11/5/2020 12:13 pm Employees are again working on a vehicle in the street between 1320 & 13220 N. Mason. Like it was mentioned in photo#5 this needs to be done at their business!

Photo #8 11/7/2020 1:57 pm Tires sitting out in the office lot @ 1321 N Mason St. Another reason why we would like a visual barrier on this side of business also. We shouldn't have to be looking at these kinds of things from our home! This will also lower property value if someone was trying to sell their home in the neighborhood.

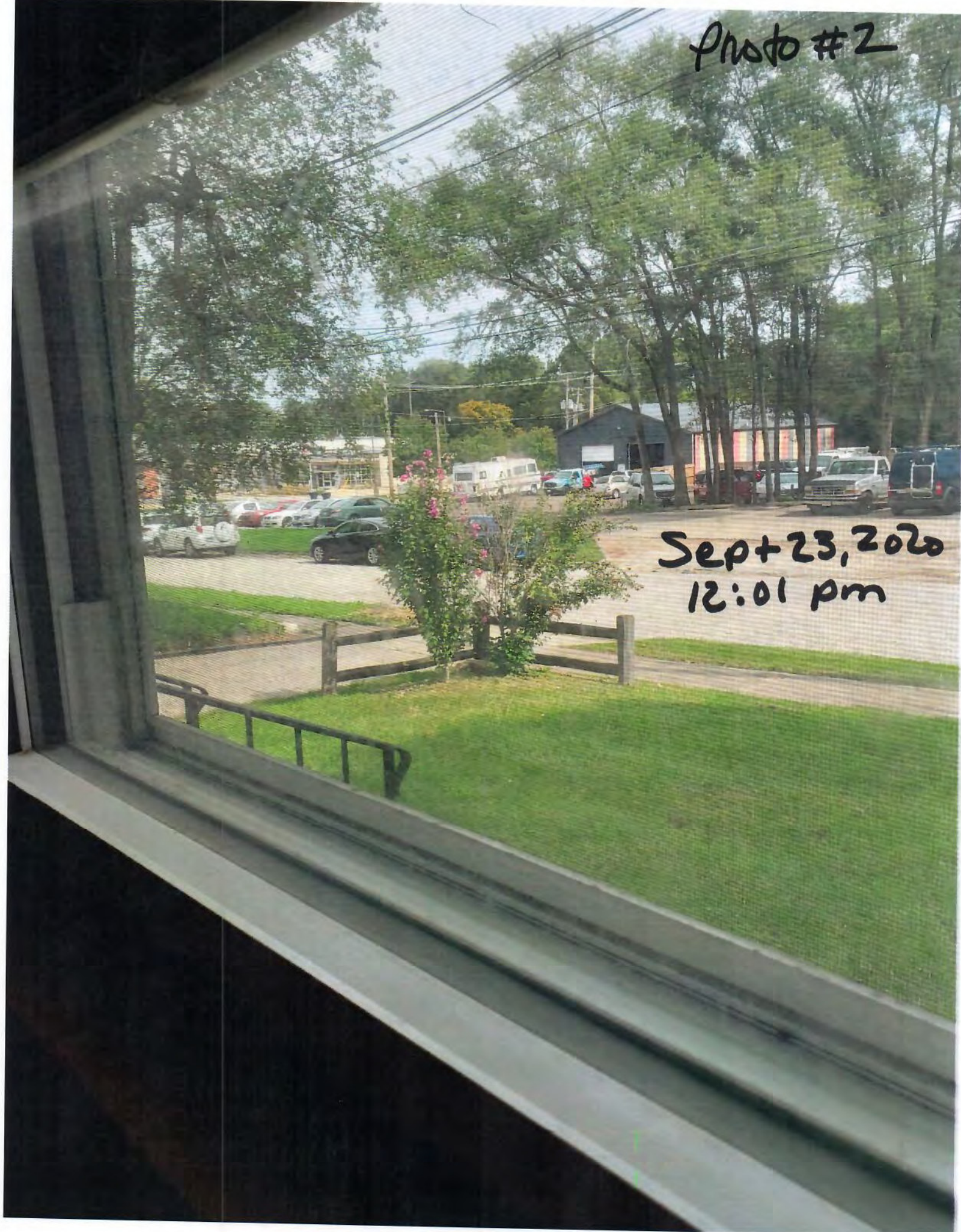


Photo #1

In Front of
1322 N Mason
Homeowner
Leaving

Photo #2

Sept 23, 2020
12:01 pm



Tag External File Log

23/09/2020 14:53:49

Swan

Customers blocking
1322 drive way
N
mason

photo#3



06:00

10:00

12:00

14:00

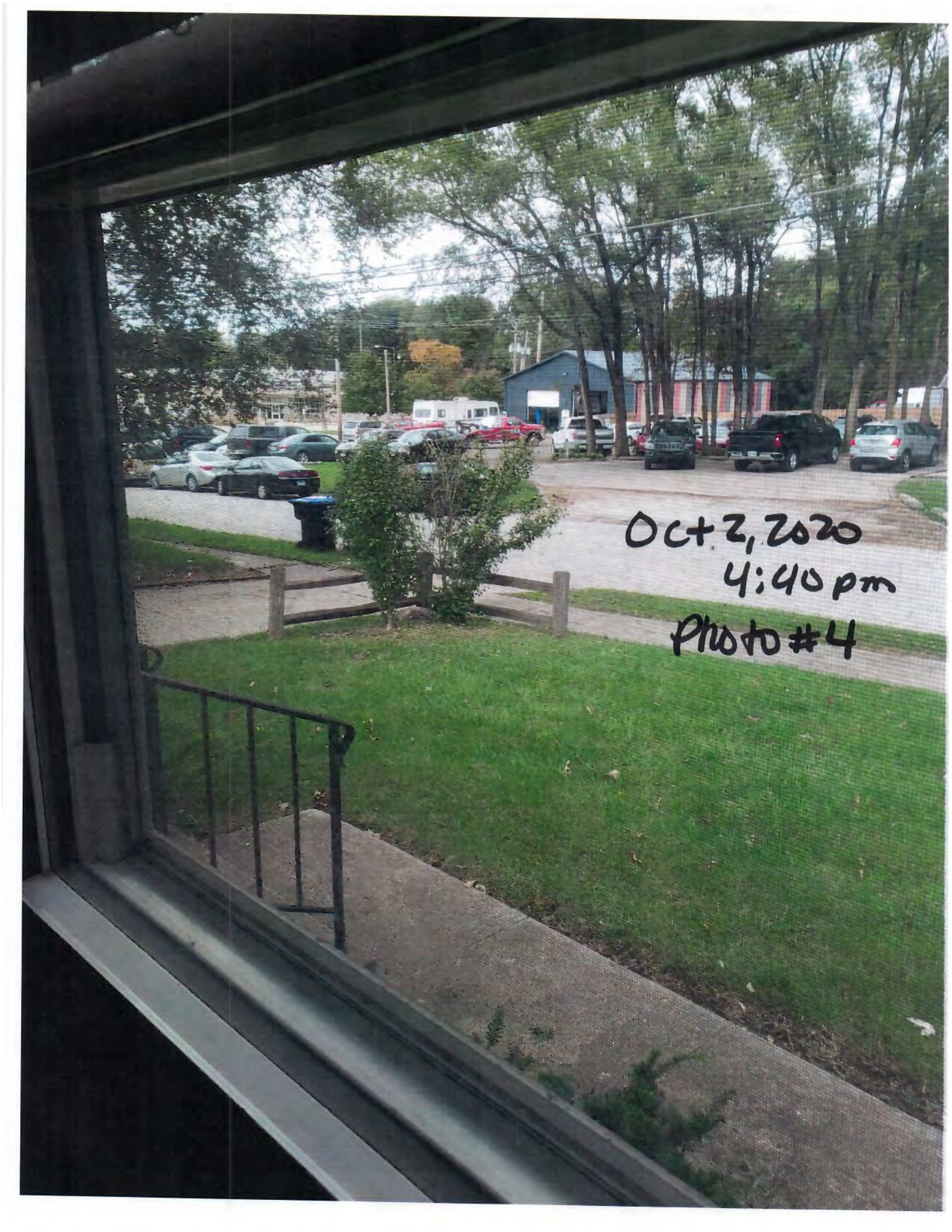
16:00

18:00

20:00

22:00

26-09-2020



Oct 2, 2020
4:40 pm
Photo #4



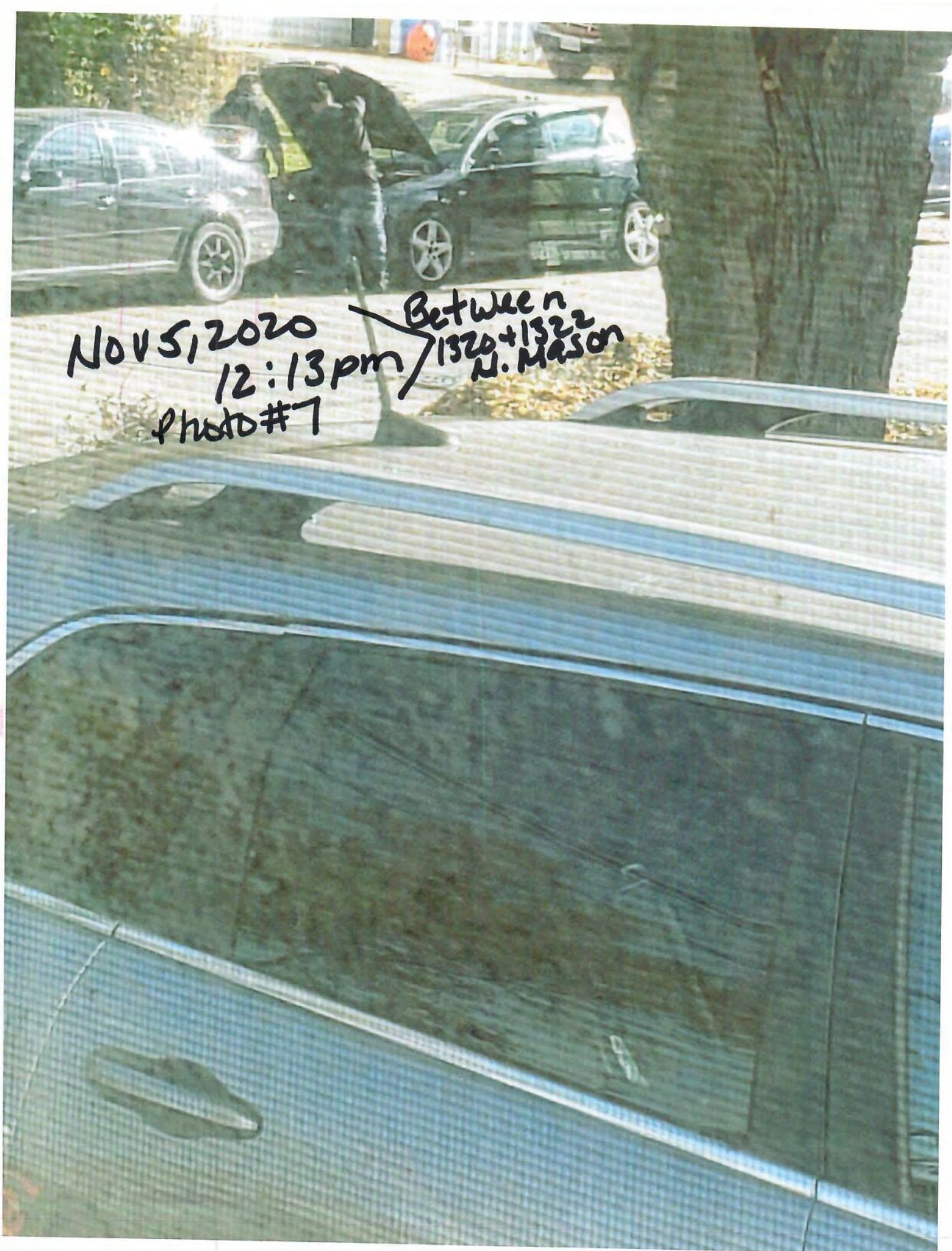
Oct 5, 2020
4:57 pm
photo # 5

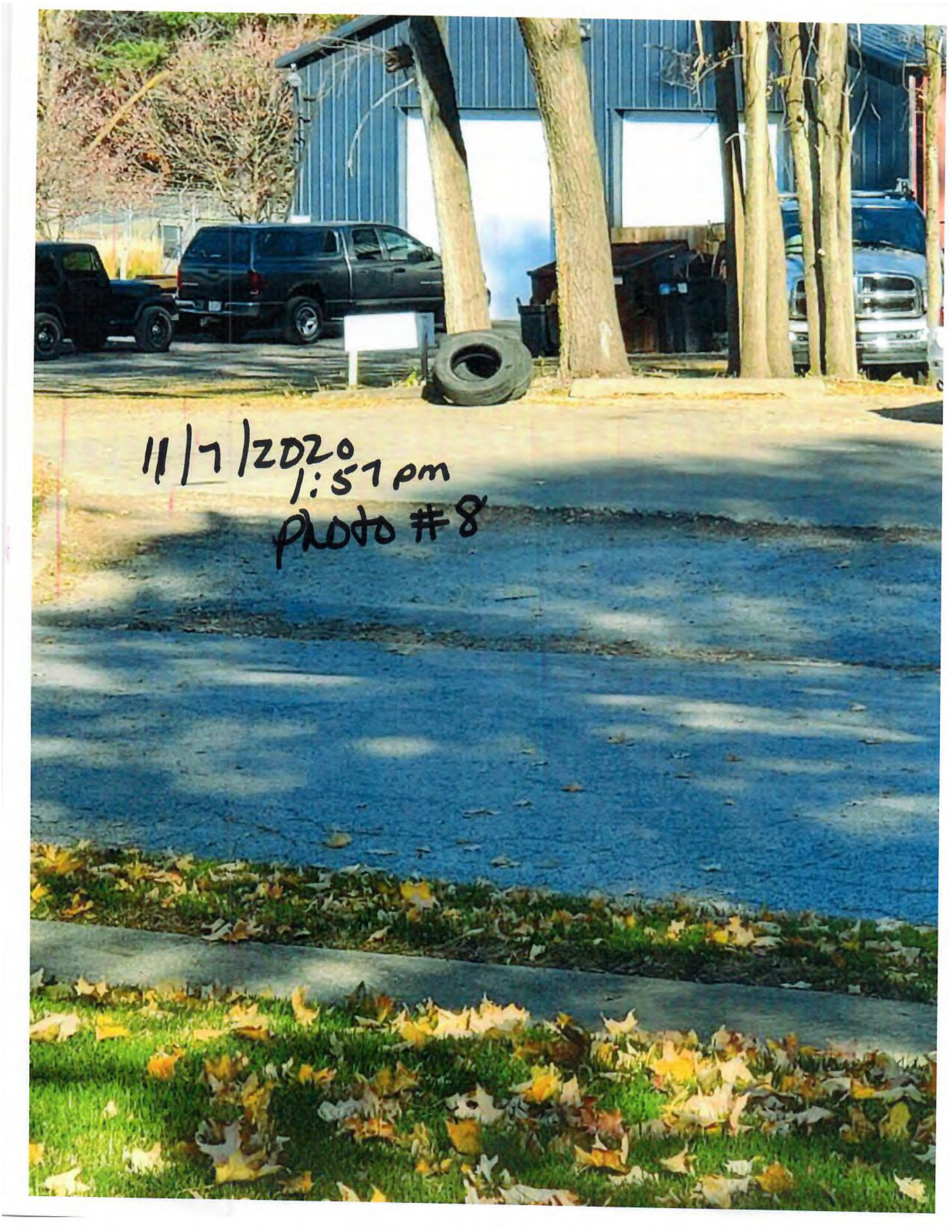
A photograph taken from a porch looking out onto a street. The porch has a dark, textured ceiling and a black metal railing with ornate scrollwork. Large trees are visible in the foreground and background. In the background, there is a street with several parked cars, including a white van and a red car. A building with a blue and red striped awning is visible in the distance. The sky is overcast.

Oct 14, 2020
6:23 pm
Photo #6

NOV 5, 2020
12:13pm
photo #7

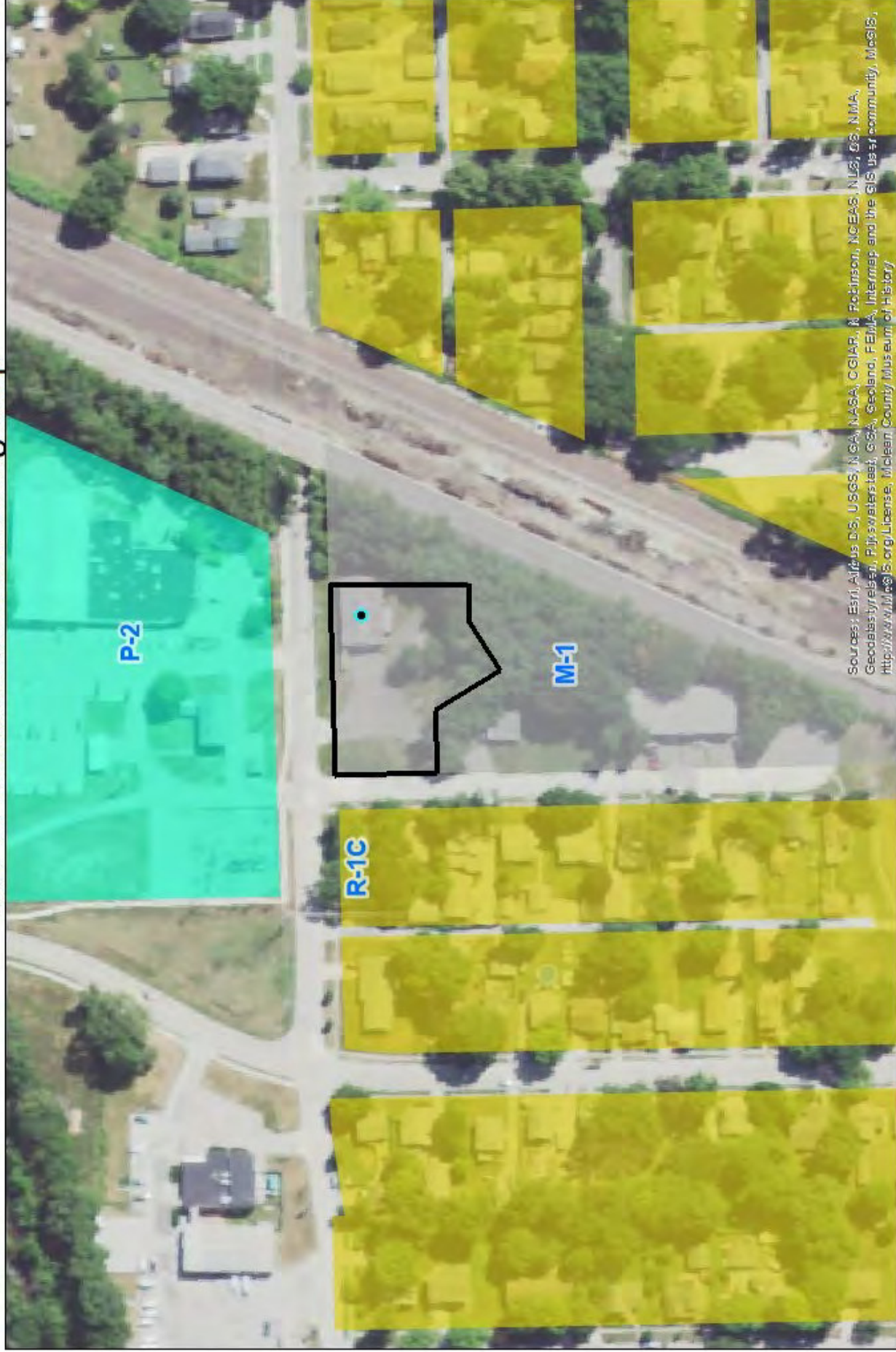
Between
1320 + 1322
N. Mason





11/7/2020
1:57 pm
photo #8

604 W Division Street Zoning Map



Sources: Esri, Airbus DS, USGS, NOAA, NASA, CGIAR, N. Robinson, NCEAS, NLS, GE, NMA, Geodatasystems, Pijlwatersteet, GSA, Seeland, FEMA, Intermap and the GIS user community, McGIS, <http://www.mcgis.org/license>, McLean County Museum of History



Legend

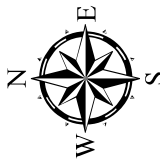
-  Subject property
-  M-1 Restricted Industrial
-  P-2 Public Land and Institutions
-  R-1C Single-Family Residence

0 0.03 0.06
mi

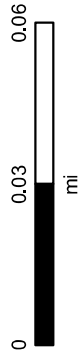
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodataslyrsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS usercommunity, McGIS, <http://www.McGIS.org/License>, Mclean County Museum of History



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Trucks-SUVs-Vans



CHEVROLET-2013 Traverse LT (1w) heated cloth, 3rd row, very nice, 114,000 miles, \$11,900 CustomAutoSalesOnline.com Bloomington • Ph:309-838-3809



CHRYSLER-2016 Town & Country Touring leather, DVD, warranty, 53,000 miles, \$15,900 CustomAutoSalesOnline.com Bloomington • Ph:309-838-3809



DODGE-2015 Grand Caravan SE, Stow-n-Go, Bluetooth, very nice, 104,000 miles, \$9,800 CustomAutoSalesOnline.com Bloomington • Ph:309-838-3809



FORD-2017 Escape SE, 4wd, 1 owner, like new, factory warranty, only 23,000 miles, \$19,500 CustomAutoSalesOnline.com Bloomington • Ph:309-838-3809

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PANTAGRAPH.

Monday, November 2, 2020

Daily Bridge Club

Inadequate information

By FRANK STEWART

Tribune Content Agency

"There are two kinds of people: (1) those who extrapolate from incomplete data," — seen on a T-shirt.

Declarer must often form a picture of the defenders' hands. That process takes practice but is simple in theory. It often involves no more than counting to 13.

Against today's six hearts, West led the king of spades, and South won, drew trumps with the A-K, led a club to dummy's jack and returned a club to his jack. The good news: The finesse won. The bad news: West discarded, so South lost a club anyway, plus a diamond to East's ace.

SPADE RETURN

South needed more data. After he draws trumps, he can lead the queen of diamonds. East wins and leads a spade, and South ruffs, goes to the king of diamonds and ruff dummy's last diamond.

When West follows, South knows he had three diamonds, two trumps and presumably seven spades for his vulnerable preempt, so at most one club. So South leads a club to the king. When West plays the A-K, South finesses with the nine next.

DAILY QUESTION

You hold: $\spadesuit K \heartsuit Q \spadesuit 6 \spadesuit 5 \spadesuit 3 \spadesuit 2$
 $\heartsuit 9 \spadesuit 10 \spadesuit 7 \spadesuit 4 \spadesuit 6$. Neither side

Campers-Motorhomes



24FT PULL-BEHIND Camper, 27HPKS \$9,995 Maroa, 800-528-9787 www.FOURWINDSRV.com



Sunnybrook - 2000 27HPKS \$9,995 Maroa, 800-528-9787 www.FOURWINDSRV.com



Forest River - 2004 Wildcat 27RL \$9,995 Maroa, 800-528-9787 www.FOURWINDSRV.com



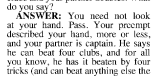
Jayco - 2020 Eagle 317RLK \$58,995 Maroa, 800-528-9787 www.FOURWINDSRV.com



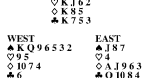
Jayco - 2020 Octane Super Lite 222 \$28,995 Maroa, 800-528-9787 www.FOURWINDSRV.com



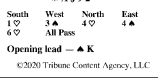
Jayco - 2021 Jay Flight SLX8 \$24,991 \$19,995 Maroa, 800-528-9787 www.FOURWINDSRV.com



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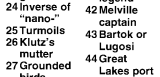
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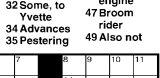
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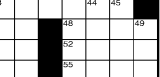
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Jayco - 2021 Jay Flight SLX8 \$24,991 \$19,995 Maroa, 800-528-9787 www.FOURWINDSRV.com

Campers-Motorhomes



Jayco - 2007 Montana 3585SA \$17,995 Maroa, 800-528-9787 www.FOURWINDSRV.com



Jayco - 2009 Forest River \$19,900 Maroa, 800-528-9787 www.FOURWINDSRV.com



Jayco - 2020 Eagle 317RLK \$58,995 Maroa, 800-528-9787 www.FOURWINDSRV.com



Jayco - 2020 Octane Super Lite 222 \$28,995 Maroa, 800-528-9787 www.FOURWINDSRV.com



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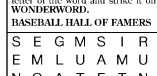
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Legal Inside

93274
PUBLIC NOTICE
TREE TRIMMING ACTIVITIES
Unincorporated McLean
County AND NEARBY AREAS
TO THE PATRONS OF
AMERICAN LINCOLNS

Please be advised that Ameren Illinois will trim trees and other vegetation in and around the towers of Unincorporated McLean County Illinois. Our qualified utility arborists will trim trees and vegetation that could interfere with electric lines that run from pole to pole and elsewhere. This work is necessary to minimize the likelihood of outages and safety hazards. There is no charge to you for this service.

If you have any questions about this work, please call 1-800-755-6000 or visit our website at MySafeTrees.com. You may address your concerns in the manner specified on our website. You may also call the Office of Public Services Division of the Illinois Commerce Commission at 1-800-524-0752. Maps have been provided to the mayors and the county board of supervisors of the affected areas.

Sincerely,
Ameren Illinois
Forestry Department

93445
A Public Hearing before the
Bloomington Zoning Board
of Appeals will be held virtually on
Wednesday, November 18,
2020 at 4:00 PM at www.cityblm.org
morglive on a petition submitted
on this item, please register at least 15 minutes in
advance of the start of the
meeting at https://www.cityblm.org
morglive. Public comments can
also be emailed at least 15 minutes
prior to the start of the meeting
at https://www.cityblm.org/morglive.
Members of the public may also attend the
meeting at City Hall at 109 E. Olive
St., Bloomington, IL 61701. Attendance will be
limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, IL 61701. (309) 434-2240. cityclerk@cityblm.org or TTY at (309) 829-5115.

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Legal Inside

93274
PUBLIC NOTICE
TREE TRIMMING ACTIVITIES
Unincorporated McLean
County AND NEARBY AREAS
TO THE PATRONS OF
AMERICAN LINCOLNS

Please be advised that Ameren Illinois will trim trees and other vegetation in and around the towers of Unincorporated McLean County Illinois. Our qualified utility arborists will trim trees and vegetation that could interfere with electric lines that run from pole to pole and elsewhere. This work is necessary to minimize the likelihood of outages and safety hazards. There is no charge to you for this service.

If you have any questions about this work, please call 1-800-755-6000 or visit our website at MySafeTrees.com. You may address your concerns in the manner specified on our website. You may also call the Office of Public Services Division of the Illinois Commerce Commission at 1-800-524-0752. Maps have been provided to the mayors and the county board of supervisors of the affected areas.

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Forestry Department

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Economic & Community Development
Department

115 E Washington St, Ste 201
Bloomington IL 61701
(309)434-2226
planning@cityblm.org

November 2, 2020

Dear Property Owner or Occupant:

The Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, November 18, 2020 at 4:00 PM at www.cityblm.org/live on an application submitted by Diego Villagomez.

You are receiving this notice because you own or occupy property within a 500-foot radius of the subject property (refer to attached map). All interested persons may present evidence or testimony regarding said petition, or ask questions related to the petitioner's requests at the scheduled public hearing.

The applicant is requesting approval of a special use permit to allow a Vehicle Repair and Service facility in the M-1, Restricted Manufacturing District at 604 W. Division St. Bloomington, IL 61701 (owned by Graciela Contreras 1007 Barker Bloomington, IL 61701), and the following variations:

44.10-34C. A request to allow occasional display and sales of used vehicles

44.10.34A. An 80' decrease in the separation between the vehicle service station and residential boundary.

44.10-34F. Allow a 30' decrease in the front yard setback on W. Division Street

44.10-34F. Allow a 20' decrease in the required rear yard setback

The applicant is seeking an additional special use permit to allow Vehicle Sales and Services in the M-1 Zoning District to allow for used vehicle sales at the same location.

The Subject Property is legally described as: LEGRAND SUB LOT 3 .70 ACRES
PIN#:14-33-302-016

The application is online at www.cityblm.org/zoning. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/zoning. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/government/boards-commissions/register-for-public-comment>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall. Physical attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall Covid-19 protocols and social distancing. The rules for physical attendance may be subject to change due to changes in law or to executive orders related to the COVID-19 pandemic occurring after delivery of this notice. Changes will be posted at www.cityblm.org/register.

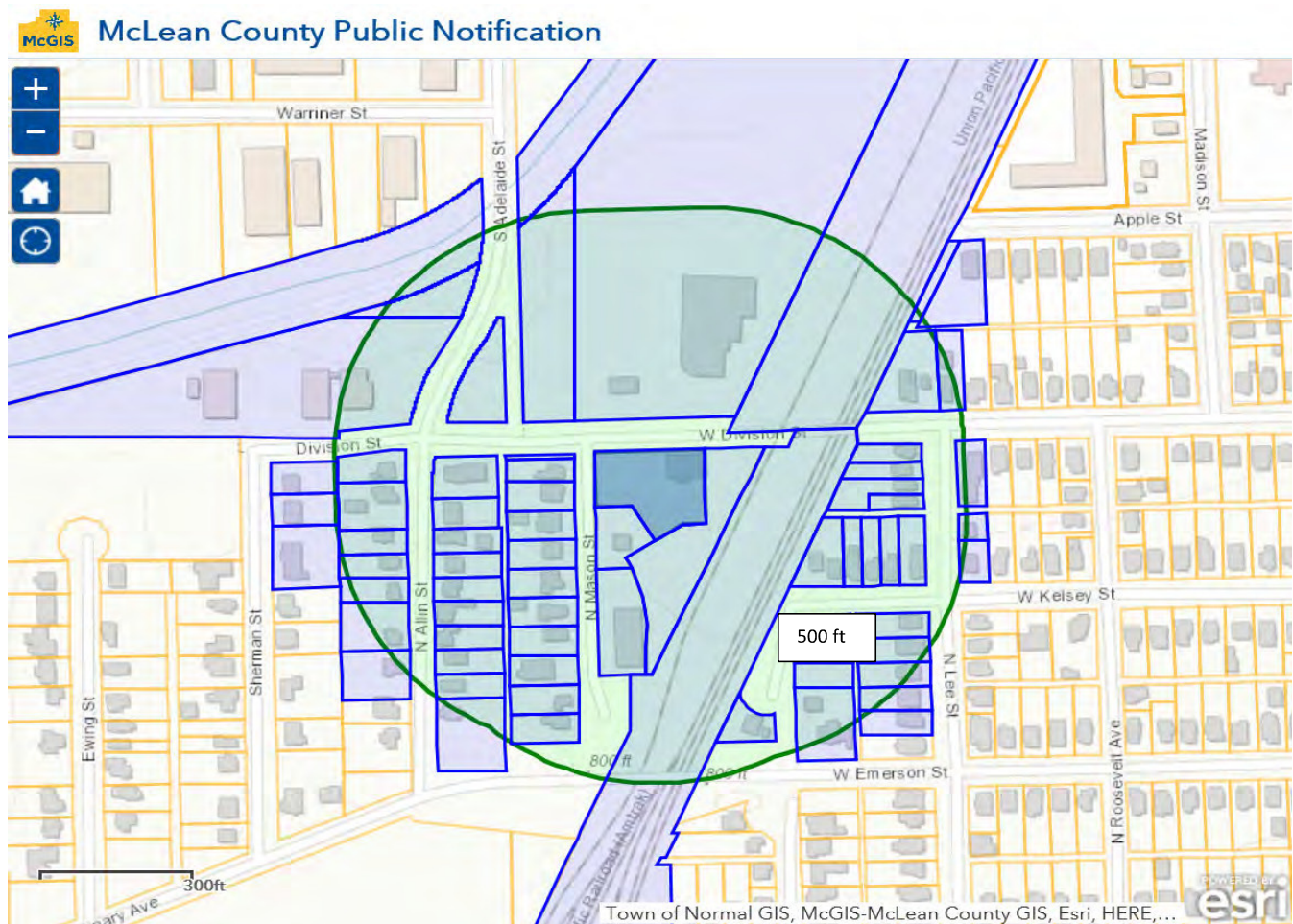
This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115, preferably no later than five days before the hearing.

If you desire more information regarding the proposed petitions or have any questions, you may email planning@cityblm.org or call (309)434-2226. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property



	BLOOMINGTON & NORMAL WATER RECLAMATION DISTRICT 2015 W OAKLAND AVE BLOOMINGTON, IL 61701	CHICAGO LOGAN DEVELOPMENT P O BOX 825 NORMAL, IL 61761
UNION PACIFIC RAILROAD CO PROPERTY TAX 1400 DOUGLAS ST STOP 1640 OMAHA, NE 68179	AMEREN SERVICES ILLINOIS POWER CO 1901 CHOUTEAU AVE PO BOX 66149 SAINT LOUIS, MO 6316	RENOWNED HOLDINGS RENOWNED PROPERTY MANAGEMENT PO BOX 611 BLOOMINGTON, IL 61702
THOMAS V SNYDER II GOLDEN SUNRISE PROPERTIES LLC 1701 E EMPIRE ST STE 360 BLOOMINGTON, IL 61704	ADOLFO & CONSTANTINA NAVARRETE 1331 N ALLIN ST BLOOMINGTON, IL 61701	ALICE STALEY 1602 N LEE ST BLOOMINGTON, IL 61701
ANGELA ROUSEY 409 W KELSEY BLOOMINGTON, IL 61701	ANITA BORN 1611 N LEE ST BLOOMINGTON, IL 61701	ATTN: PROPERTY TAX DEPARTMENT COMCAST CORPORATION 1 COMCAST CTR 32ND FLOOR PHILADELPHIA, PA 19103
BARBARA SCOTT 708 W DIVISION ST BLOOMINGTON, IL 61701	BRADLEY BRAKEBILL 1320 N MASON ST BLOOMINGTON, IL 61701	BRYAN & PAULA BENNETT 503 W Kelsey St BLOOMINGTON, IL 61701
C/O AMCI CJTR LLC 6698 KEATON CORP PARKWAY SUITE 100 OFALLON, MO 63368	CHERYL DAWDY 1322 N MASON ST BLOOMINGTON, IL 61701	CURTIS & DEBRA JOHNSON 207 N BONE DR NORMAL, IL 61761
DAN LOVELL 1327 N ALLIN ST BLOOMINGTON, IL 61701	DANIEL WHEELER 1318 N MASON ST BLOOMINGTON, IL 61701	DAVID HEINKEL 1314 N MASON BLOOMINGTON, IL 61701
DOMINIC PIRRELLO 1332 N ALLIN ST BLOOMINGTON, IL 61701	DONNA THACKER 1508 N LEE BLOOMINGTON, IL 61701	DWAYNE & JACKIE YOUNG 1326 N MASON ST BLOOMINGTON, IL 61701
ERIC & HEATHER EVEN 911 APPLE ST NORMAL, IL 617613421	EVELYN JOYCE NEAL 512 W KELSEY STREET BLOOMINGTON, IL 61701	FRANK PAPATY 6 WALKER DR BLOOMINGTON, IL 617013
GARY TURNER 1330 N ALLIN BLOOMINGTON, IL 61701	GENE LEGRAND 503 MAPLE PL NORMAL, IL 617613	GEORGE & TWILA BRADEN 1506 N LEE ST BLOOMINGTON, IL 61701

Gregory Heite
1323 N Allin
Bloomington, IL 61701

HOMER SOWDER
505 W EMERSON ST
BLOOMINGTON, IL 61701

JAMES BRENNAN
1512 N LEE ST
BLOOMINGTON, IL 61701

JAMES DARINGER
1321 N Allin St
BLOOMINGTON, IL 61701

JASON NELSON
1326 N ALLIN ST
BLOOMINGTON, IL 61701

JESSICA PETERSON
1504 N OAK ST
BLOOMINGTON, IL 61701

JOHN BLAKENEY
P O BOX 287
CARLOCK, IL 61725

JOSEFINA VALENCIA
1324 N MASON ST
BLOOMINGTON, IL 61701

JOSHUA PAPATYI
1324 N ALLIN ST
BLOOMINGTON, IL 61701

Justin Zoeller
1320 N Allin St
BLOOMINGTON, IL 61701

KARRI TURNER
1509 N OAK ST
BLOOMINGTON, IL 61701

KIRK THIRTYACRE
507 W KELSEY ST
BLOOMINGTON, IL 61701

LAWRENCE HUNDMAN
405 N HERSHEY
BLOOMINGTON, IL 61704

LEO & CHERYL KEPNER
920 DIVISION
NORMAL, IL 61761

LEONA ZIELINSKI
1329 N ALLIN ST
BLOOMINGTON, IL 61701

LEONARD BOITNOTT
1312 N MASON ST
BLOOMINGTON, IL 61701

LESTER & CAROL GLASSCOCK
1510 N LEE
BLOOMINGTON, IL 61701

LINDA PATE
1504 N LEE ST
BLOOMINGTON, IL 61701

LLOYD MOWRER
1329 SHERMAN ST
BLOOMINGTON, IL 61701

LUCY REYES
505 W KELSEY ST
BLOOMINGTON, IL 61701

MARK ABBOTT
1601 N LEE ST
BLOOMINGTON, IL 61701

MATTHEW CROKE
1318 N ALLIN
BLOOMINGTON, IL 61701

MICHAEL & SHARON ASHENBREMER
11764 N 2400 EAST RD
DOWNS, IL 61736

MICHAEL KINGEN
1319 N ALLIN ST
BLOOMINGTON, IL 61701

NANCY SCHMIDGALL
1612 N LEE ST
BLOOMINGTON, IL 61701

RHETT DILLEY
1310 N MASON ST
BLOOMINGTON, IL 61701

RYLEIGH WEBER
1315 N ALLIN ST
BLOOMINGTON, IL 61701

STANLEY & THERESA HALL
922 W DIVISION ST
NORMAL, IL 61761

STEVEN BURCH
1323 SHERMAN ST
BLOOMINGTON, IL 61701

STEVEN & NANCY FLEMING
1327 N SHERMAN
BLOOMINGTON, IL 61701

Tim Smith
1325 N Allin
Bloomington, IL 61701

WANDA LOY
1316 N MASON ST
BLOOMINGTON, IL 61701

Zoning Board of Appeals

2021 Meeting Schedule

Meetings will be on the third Wednesday of the Month

Located in the City of Bloomington City Council Chambers at 4:00 PM

Meeting dates will be as follows:

Submit by	Meeting
12/23/2020	1/20/2021
1/10/2021	2/7/2021
2/17/2021	3/17/2021
3/24/2021	4/21/2021
4/21/2021	5/19/2021
5/19/2021	6/16/2021
6/23/2021	7/21/2021
7/21/2021	8/18/2021
8/18/2021	Tues: 9/21/2021
9/22/2021	10/20/2021
10/20/2021	11/17/2021
11/17/2021	12/15/2021

These meeting dates have to be submitted to City Council for approval.

The Zoning Board of Appeals must approve these dates before staff can submit to the City Clerk for council agenda consideration.

Signature: _____

Katie Simpson, City Planner

Date: _____