



**AGENDA**  
**BLOOMINGTON ZONING BOARD OF APPEALS**  
**REGULAR MEETING**  
**CITY HALL COUNCIL CHAMBERS**  
**109 EAST OLIVE STREET; BLOOMINGTON, IL 61701**  
**WEDNESDAY, SEPTEMBER 19, 2018, at 4:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES** Consideration, review and approval of Minutes from the August 15, 2018 meeting.
- 5. REGULAR AGENDA**
  - A. Z-19-18** Consideration, review and action of a petition submitted by Patrick McKimm for a variance to allow a 1' decrease in distance between a principle structure and accessory structure, from the 10' requirement to construct a garage at 1007 N Oak Street. (Ward 7 ).
  - B. SP-05-18** Consideration, review and action of a petition submitted by Mary & Hank Campbell for a special use permit to allow for an education and training center for women in the R-1B, Medium Density Single-Family Residence District at 1311 W Olive Street. (Ward 6).
- 6. OTHER BUSINESS**
  - A.** Approve 2019 meeting dates
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**

**MINUTES  
BLOOMINGTON ZONING BOARD OF APPEALS  
REGULAR MEETING - 4:00 P.M.  
WEDNESDAY, AUGUST 15, 2018  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE STREET  
BLOOMINGTON, ILLINOIS**

Members present: Ms. Barbara Meek, Mr. Robert Schultz, Mr. Jeff Brown, Mr. Terry Ballantini, Mr. Veitengruber and Ms. Victoria Harris

Members absent: Chairman Tristan Bullington

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

Ms. Meek was unanimously voted as Chair.

Chairman Meek called the meeting to order at 4:03 p.m. Ms. Simpson called the roll; with six members present, the Zoning Board of Appeals established a quorum.

**PUBLIC COMMENT:** None.

**MINUTES:** The Zoning Board of Appeals reviewed the July 18, 2018 regular meeting minutes.

Ms. Harris corrected a scrivener error on page 3. Ms. Harris motioned to approve the minutes as corrected, seconded by Mr. Ballantini. The Board approved the minutes, with the following votes cast on roll call: Ms. Harris—yes; Mr. Ballantini—yes; Mr. Brown—yes; Mr. Schultz—yes; Mr. Veitengruber—yes; Chairman Meek—yes.

**REGULAR AGENDA:**

**Z-17-18 Consideration, review and action of a petition submitted by Ken Ratcliff for variance to allow a 1’8” increase in fence height in front yard, from the required 4 foot fence height at 1502 E. Olive St. (Ward 4).**

Chairman Meek introduced the case and swore in the petitioner, Mr. Kenneth Ratcliff, 1502 E. Olive St. Mr. Ratcliff provided testimony that the fence would help keep the dog inside. He would like a variance to elevate the fence approximately 20 inches because there is a corner in the lot which slopes down. The fence they have chosen is a scallop style where the post are 6 feet tall but the curve is 8 inches down, which allows them to see out. He would like to have a leveled fence and not have to follow the grade. The post of the fence are 72 inches on center. A variance was granted to another homeowner for a higher height and the fence goes straight across. With the scalloped fence style there will be variations in height. Mr. Ballantini asked what the highest part would be, Mr. Ratcliff stated it would be 68 inches. Ms. Harris stated the scalloped fence would be aesthetically pleasing.

Chairman Meek asked if anyone would like to speak in favor or against case Z-17-18.

Chairman Meek swore in Mr. Howard Parett, 1501 E. Grove. He spoke in favor of the fence. Mr. Parett stated he is comfortable with what is proposed and what the petitioner would like to do. Mr. Schultz stated 1404 on the west side has a fence on Moore St. He stated the fence seems non-conforming and that there are a variety of fences in the neighborhood.

Chairman Meek swore in Mr. Jeff Thompson, 1513 E. Olive St. He received the mailer and is speaking in support of the petition. The fence would not impede visibility and would provide privacy for the petitioner.

Ms. Simpson presented the staff report and the recommendation to deny the variance unless additional information is provided by the petitioner. Ms. Simpson provided the Board with an overview of the general standards the Board uses to review Zoning cases. Ms. Simpson provided pictures of the subject property, the surrounding properties and an aerial view of the neighborhood as well as the zoning view. She stated the site is on a corner lot and would be required to meet a 25 foot setback on both sides or the average setback for the neighborhood as it was established before the code, in early 1900s. Moore St. runs north and south but there are no front facing properties that run off Moore St. All of the yards function as a side yard, Moore St. operates as an alley. The petitioner is proposing a scalloped fence, which would project into the front yard. The Code requires a 4 foot fence to protect sight lines, and provide a welcoming neighborhood. Ms. Simpson provided Sketch Up rendering of what the fence would look like and elevations. She stated the fence would not impact views, or block other neighbor's views. In 2015 a variance was granted for a 6 foot fence in the front yard as well.

Ms. Simpson provided staff's analysis of the standards for a variance and determined the petition does not meet the factors. The project does not meet the minimum action necessary since a 4 foot fence would be permitted by Code and no variance would be required. The petitioner is however making an effort to comply with the standards with a scalloped fence. The property is not unique as there are others in the neighborhood with similar constraints, the request is directly related to the petitioner wanting a taller fence. Other standards were met, according to staff analysis.

Ms. Harris stated the reason not to grant a 6 foot fence could be balanced by the design. Mr. Brown asked about the 28 inches. Mr. Ratcliff explained the lot, the slope and the high and low points of the property. He stated the fence along the side yard would lose 12 inches because of the grading. He would like to keep the fence leveled. Mr. Brown asked if staff would support a leveled fence that goes with the elevation changes. Ms. Simpson stated fences that go along with the elevation have been approved before. Also, the variance is only needed for a spot along Moore St. where the 6 foot fence wouldn't be allowed. Mr. Ratcliff wanted to find a medium where his fence could be leveled but that he could also be able to see out from his fence. He wanted to keep continuity.

Mr. Schultz commented on the unique situation, since the home and the neighborhood were established before the code. The neighborhood also has many fences which are above the required height. Ms. Simpson stated the process is necessary and the variance is requested because there is an encroachment in the front yard.

Chairman Meek requested the Board establish a finding of fact for case Z-17-18. She explained the Board will take a position on each factor and state if the factor is "met" or "not

met”. Ms. Simpson called each factor and performed a roll call vote for each factor. The following votes cast:

*Factor 1.* Mr. Ballantini—met; Mr. Brown—met; Ms. Harris—met; Mr. Schultz—met; Mr. Veitengruber—met; Chairman Meek—met.

*Factor 2.* Mr. Ballantini—met; Mr. Brown—met; Ms. Harris—met; Mr. Schultz—met; Mr. Veitengruber—met; Chairman Meek—met.

*Factor 3.* Mr. Ballantini—met; Mr. Brown—not met; Ms. Harris—met; Mr. Schultz—met; Mr. Veitengruber—not met; Chairman Meek—not met.

*Factor 4.* Mr. Ballantini—met; Mr. Brown—met; Ms. Harris—met; Mr. Schultz—met; Mr. Veitengruber—met; Chairman Meek—met.

*Factor 5.* Mr. Ballantini—met; Mr. Brown—met; Ms. Harris—met; Mr. Schultz—met; Mr. Veitengruber—met; Chairman Meek—met.

Chairman Meek requested the Board vote in favor or against the petition for a variance, case Z-17-18. The variance was approved, 5-1, with the following votes called: Mr. Ballantini—yes; Mr. Brown—no; Ms. Harris—yes; Mr. Schultz—yes; Mr. Veitengruber—yes; Chairman Meek—yes.

**Z-18-18 Consideration, review and action of a petition submitted by Randy and Liz Butts for a variance to allow a 12’6” reduction in the required front yard setback from 62 feet (block average) to 49 feet 6 inches, for an addition to the existing garage at 3 Cherrywood Lane. (Ward 5).**

Chairman Meek introduced the case and swore in the petitioner, Mr. Randy Butts, and general contractor Mr. John Holt, 2903 Wimbly Way. Mr. Holt stated the house has some issues, it was built on low elevations. There is no step up from the garage to the house. The east side of the house is the highest side and where the biggest issue for drainage is located. There is also drainage coming from the street. The previous owner was involved with the City and a curb was placed down his driveway that could combat the water coming into the driveway. Mr. Holt showed a video that was entered into evidence. The video had commentary from Neil Finlen from Farnsworth Group. Mr. Butts stated that 3 out of the 8 homes have 3 car garages on Cherrywood Ln. Mr. Holt explained the water runoff and water shedding, and the design that would create more water pooling versus placement toward the front of the property which could alleviate the water pooling and drainage issues. He stated they are keeping with the style of the neighborhood. Mr. Holt introduced a letter from Neil Finlen from Farnsworth Group detailing the water issues, which was marked as an exhibit and entered into evidence.

Chairman Meek asked if anyone would like to speak in favor or against case Z-18-18.

Chairman Meek swore in Ms. Yvonne Margo Mendoza, 103 Hill Top Rd. Bloomington, IL. Ms. Mendoza spoke against the petition. She stated the home was built by Mr. Sinclair. She

asked why the addition couldn't go on the back. Mr. Holt stated the garage on the back yard or the back side of the home would limit privacy and design. Mr. Butts stated he is trying to address the water and the mud that pools currently at the foot of the driveway. Ms. Mendoza stated the adjacent home had recent work and landscaping that should address the water issue. She stated she thinks the neighbor would not like the addition. Mr. Holt stated the position and location of the neighbor never impacted the amount of runoff that was experienced at this site. The location where the petitioner is proposing to place the addition could assist in managing the water runoff.

Ms. Rivera presented the staff report and staff's favorable recommendation for the variance. She provided pictures of the subject property, the surrounding properties and an aerial view of the neighborhood as well as the zoning view. The petitioner is proposing to add in the front of the home. Any addition to the home would require a variance as the front yard setback is larger than the setback established for the Zoning Classification. The average setback was established from a case in 2015 which took into account Cherrywood Lane and Hilltop Road. The topography of the site limits construction. The contour lines show there is a natural flow of storm water running east toward sugar creek. Any construction toward the rear would have to take into account the water runoff and redirection of natural storm water.

Ms. Rivera provided staff's analysis of the standards for a variance and determined the petition meets the factors. The site has topography and contour lines that limit construction and there was a variance for setback which was granted as well on Cherrywood Lane. Since there have been additions to homes in the neighborhood, an addition such as the one proposed would be in line with the neighborhood. There would be no negative effects to the variance and views would not be impacted.

Mr. Holt explained they looked at putting the garage in another location but it would cause water to flow into the neighbor's property.

Mr. Schultz asked if the view to the north would be obstructed. Mr. Holt stated that there would be not additional blocked views. The addition would be in line with what is existing currently.

Ms. Harris asked if this was similar to a gravity flow system. Mr. Holt stated what is proposed would not impact negatively any water flow.

Mr. Brown asked if there was anything preventing them from putting the garage behind the home. Mr. Holt says they would have to shift everything and could block natural light and views of the bedrooms and bathrooms.

Chairman Meek requested the Board establish a finding of fact. Mr. Schultz motioned to adopt the City's findings as fact for all factors. Seconded by Ms. Harris.

Chairman Meek explained a vote of "yes" would adopt the City's findings of fact as to the five factors. The motion was approved 6-0 with the following votes cast in favor on roll call: Mr. Shultz—yes; Ms. Harris—yes; Mr. Ballantini—yes; Mr. Brown—yes; Mr. Veitengruber—yes; Chairman Meek—yes.

Chairman Meek requested the Board vote in favor or against the petition for a variance, case Z-16-18. The variance was approved 5-1, with the following votes called:

Mr. Ballantini—yes; Mr. Brown—no; Ms. Harris—yes; Mr. Schultz—yes; Mr. Veitnegruber—yes; Chairman Meek—yes.

**OTHER BUSINESS:** Ms. Harris would like a discussion about the process for appealing to City Council.

**ADJOURNMENT**

Mr. Brown motioned to adjourn. Seconded by Mr. Schultz. The motion was approved by voice vote. The meeting adjourned at 5:11 p.m.

Respectfully Submitted,  
Izzy Rivera  
Assistant City Planner

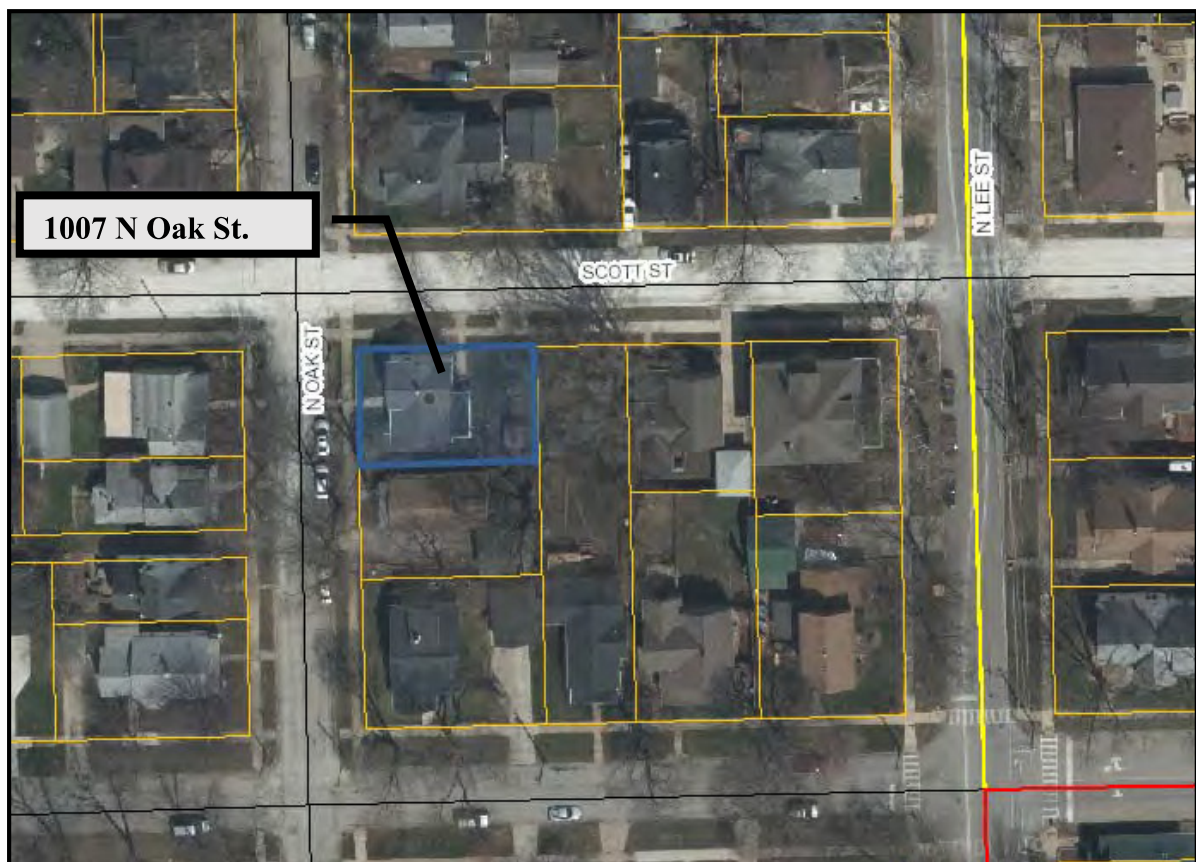
CITY OF BLOOMINGTON  
REPORT FOR THE BOARD OF ZONING APPEALS  
SEPTEMBER 19, 2018

| CASE NUMBER: | SUBJECT:   | TYPE:    | SUBMITTED BY:                         |
|--------------|------------|----------|---------------------------------------|
| Z-19-18      | 1007 N Oak | Variance | Izzy Rivera<br>Assistant City Planner |

| PROJECT DESCRIPTION:                                                          |
|-------------------------------------------------------------------------------|
| Decrease of 1' in distance between principle structure an accessory structure |

| PETITIONER'S REQUEST:                                              |         |          |             |
|--------------------------------------------------------------------|---------|----------|-------------|
| Pertaining to Section of Code: 44.4-4 Accessory Buildings and Uses |         |          |             |
| Type of Variance                                                   | Request | Required | Variation   |
| Allow accessory structure nearer than ten (10) feet.               | 9'      | 10'      | 1' decrease |

|                              |                                                                                                                                                                                                                                                                                                                                 |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>STAFF RECOMMENDATION:</b> | Staff determines the <b>petition meets</b> the Zoning Ordinance's standards required to grant a variance. (44.13-3)<br><i>Staff recommends the Zoning Board of Appeals <b>approve</b> the variance for 1007 N Oak St to allow 9 feet of distance between the accessory structure and principle building in lieu of 10 feet.</i> |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



## **NOTICE**

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on September 3, 2018.

## **GENERAL INFORMATION**

Owner and Applicant: Patrick McKimm

## **PROPERTY INFORMATION**

**Legal description:** MAJOR'S NORTHWESTERN ADDN N50' W78' BLK 10

Existing Zoning: R-2, Mixed Residence District

Existing Land Use: Single family home

Property Size: Approximately 3,900 square feet (50 X 78)

PIN: 14-33365-001

## **SURROUNDING ZONING AND LAND USES**

### **Zoning**

North: R-2, Mixed Residence District

South: R-2, Mixed Residence District

East: R-2, Mixed Residence District

West: R-2, Mixed Residence District

### **Land Uses**

North: Single family homes(s)

South: Single family home(s)

East: Single family home(s)

West: Single family home(s)

## **ANALYSIS**

### **Submittals**

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

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

## **PROJECT DESCRIPTION**

### ***Background:***



The subject property, located at 1007 N Oak St., is a corner lot positioned at the southeast corner of W. Scott St. and N. Oak St. The subject property has a lot area of approximately 3,900 square feet, and meets the minimum lot width requirements for the R-2, Mixed Residence District. The R-2 Zoning Classification consists of single and multifamily residences, typically allowing for the conversion of dwelling units in older residential areas of mixed

dwelling types. The property is part of the Major's Northwestern addition. The single family

**Agenda Item A**

**Z-19-18**

**1007 N Oak St.**

home was built in 1910. In 2016 a previous owner applied for a permit to install a car port on the existing concrete pad in the rear of the property. The carport is no longer there however the pad is left as a driveway, the current owner would like to utilize. In 1983 a shed was installed as well. The shed is located in the rear of the home, at the end of the concrete pad. The shed will be removed in order to install a new garage.



The neighborhood consists of higher density, smaller lots, some with no garage or those with detached garages.

*Project Description:* The petitioner would like to construct a 16' X 26' garage behind the home, directly in front of the existing concrete driveway and pad. The petitioner is requesting the variance to be able to place the accessory structure nine (9) feet from the principle structure instead of the required ten (10) feet. Since the garage would be considered an accessory structure, it will need to comply with the standards outlined in Chapter 44 Section 4-4.

The City of Bloomington Zoning Code permits accessory structures in the rear yard. Accessory structures by definition are subordinate to the principle structure in size and the use must be compatible with the principle use. The petitioner would be using the accessory structure as a garage. The petitioner meets the other standards outlined for this type of accessory structure in the City Code:

| <b>Accessory Structure Standards</b>       | <b>Required</b> | <b>Provided</b> | <b>Compliance: Y/N</b> |
|--------------------------------------------|-----------------|-----------------|------------------------|
| Side yard distance                         | 3'              | 3'              | Y                      |
| Gross floor area for accessory structure   | 30%             | 30%             | Y                      |
| Exceeds square foot of principle structure | 1,122 sf        | 416 sf          | Y                      |
| Exceeds square foot requirement            | 1,000 sf        | 416 sf          | Y                      |

The following is a summary of the requested variations:

**Applicable Code Sections:**

Pertaining to Section of Code: 44.4-4 Accessory Buildings and Uses

| Type of Variance                                     | Request | Required | Variation   |
|------------------------------------------------------|---------|----------|-------------|
| Allow accessory structure nearer than ten (10) feet. | 9'      | 10'      | 1' decrease |

**Analysis**

**Variations from Zoning Ordinance**

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

**FINDINGS OF FACT**

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

**That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult; and** the site is located on a corner lot. The site has two front yards. There is only a certain amount of space that can be used where an accessory structure would be permitted. The site also has an existing concrete pad that could be further utilized. The addition could alleviate the amount of parking on the street as well. While the lot meets the minimum lot width requirements for the R-2 Zoning Classification, the lot has a smaller 'square foot area per dwelling unit' for the single family home. **The standard is met.**

**That the variances would be the minimum action necessary to afford relief to the applicant; and** the petitioner could install a 15 foot wide garage without necessitating a variance. However, the petitioner is proposing a 16 foot wide garage in order to maximize the space that would be usable inside the garage and be able to get vehicles and other items off the street and other storage facilities. A 16 foot garage would not be 16 feet of usable space as consideration needs to be taken for walls, insulation and bearings for the door. The petitioner is making an effort to not request a more intense variance; basing his request off of the minimum space requirements that are needed to maximize usage of his property. **The standard is met.**

**That the special conditions and circumstances were not created by any action of the applicant; and** the subject property is a corner lot. Corner lots have additional constraints such as additional setbacks. While the site is relatively flat there is only certain amount of space available for the construction of a garage. Pushing the garage toward the east property line would require a variance as well. Changing the width of the garage could still require the need for storage elsewhere. The petitioner has made efforts to comply with all of the other standards for accessory structures and is able to meet all but one, requiring this variance for a 1 foot reduction. The variance is a result of the smaller size of the lot for a single family dwelling unit. **The standard is met.**

**That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; and** the surrounding neighborhood, which was established before the code, consists of higher density, smaller lots, and detached garages. This would not be a special privilege, as other homes on the block have garages, some of which are closer in distance to the principle structures. **The standard is met.**

**That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties.** The garage would comply with all other requirements for accessory structures. The variance request is less intense, and would not violate any fire codes. The garage would be an addition that compliments the surrounding neighborhood and would be more aesthetically pleasing than other types of additions. It would not be detrimental to the public welfare. **The standard is met.**

**STAFF RECOMMENDATION:** *Staff recommends the Zoning Board of Appeals **approve** the variance for 1007 N Oak St to allow 9 feet of distance between the accessory structure and principle building in lieu of the required 10 feet.*

Respectfully submitted,  
Izzy Rivera  
Assistant City Planner

Attachments:

- Variance Application
- Petitioner Statement of Findings of Fact
- Site Plan
- Aerial Map
- Zoning Map
- Newspaper notice and neighborhood notice
- List of notified property owners

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: 1007 N Oak ST Bloomington, IL 61701

Site Address: \_\_\_\_\_

Petitioner: Patrick McKimm Phone: [REDACTED]

Petitioner's Email Address: [REDACTED]

Petitioner's Mailing Address Street: 1007 N Oak ST

City, State, Zip Code: Bloomington, IL 61701

Contractual interest in the property        yes ✓ no

Signature of Applicant Patrick McKimm

Brief Project Description:

Construct new garage in back yard

Code Requirements Involved:

Accessory structure "garage" minimum of 10 feet from principle structure "house" ~~permitted within required front yard~~

Variances(s) Requested:

New garage to be constructed 9 feet from house and ~~4 feet into required front yard.~~

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)

Chapter 44, Section 9.40(d)

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

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

Yes - lot size too small for desired garage size.

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

Yes - no other way to situate garage on lot.

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

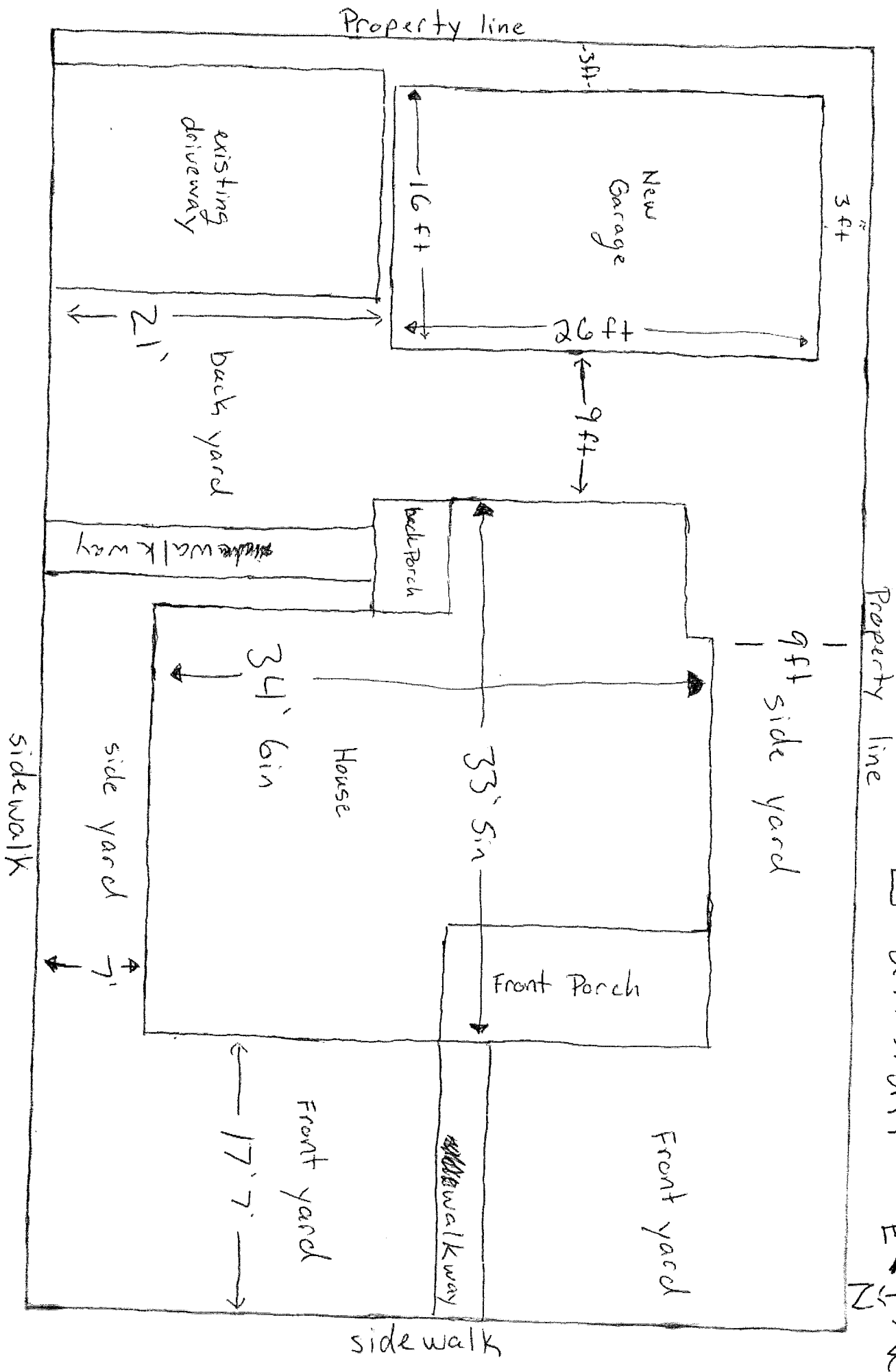
No - house and lot are as purchased.

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

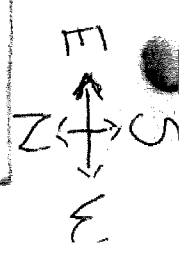
No - other garages in neighborhood are similarly built.

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.

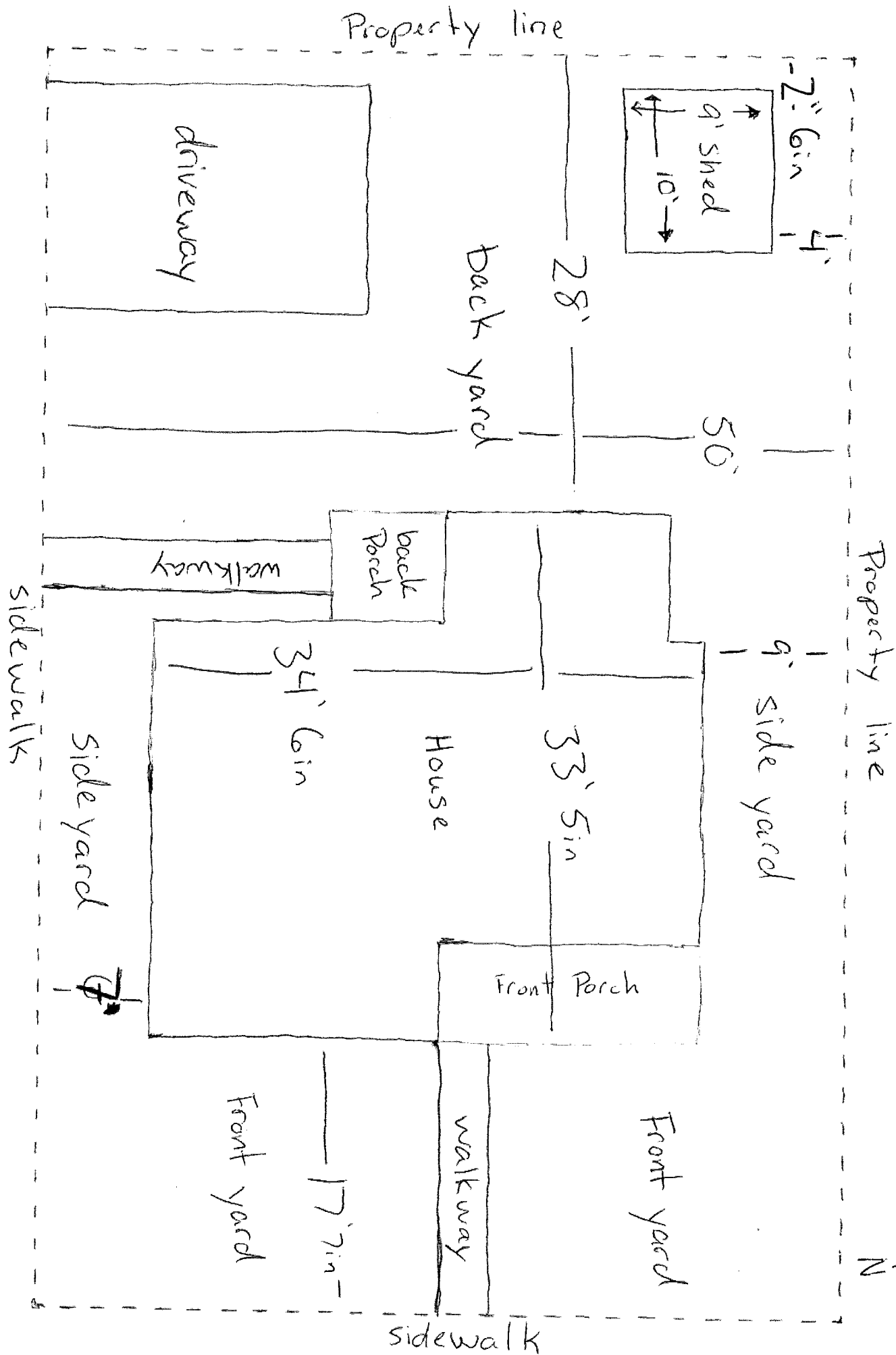
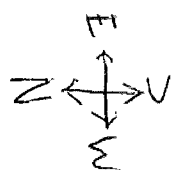
No - older neighborhoods are commonly built this way, since garages were often afterthoughts.



$\square = 26\text{ft} \times 26\text{ft}$

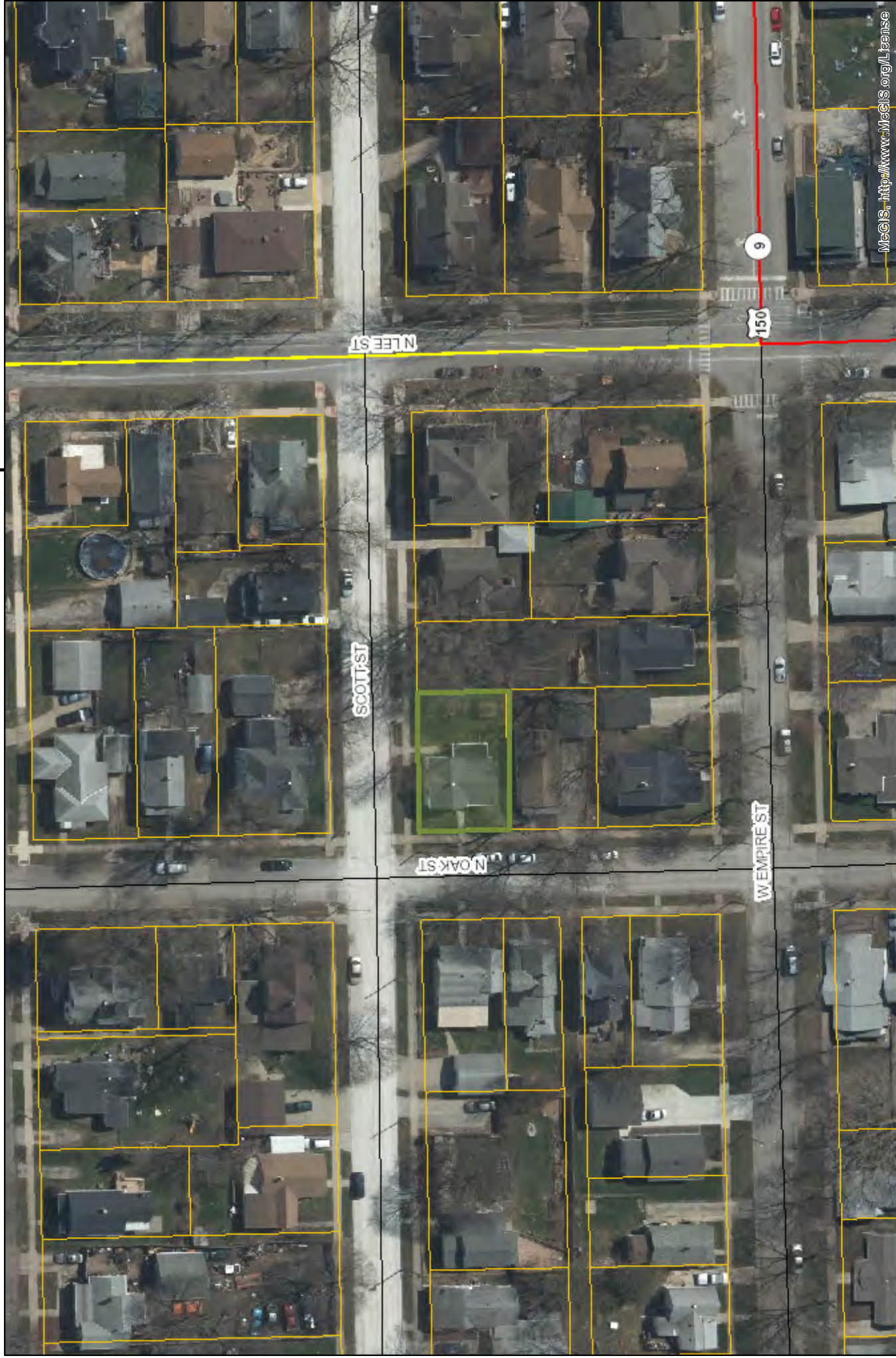


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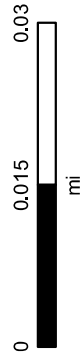


# 1007 N Oak Aerial Map

9/13/2018



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

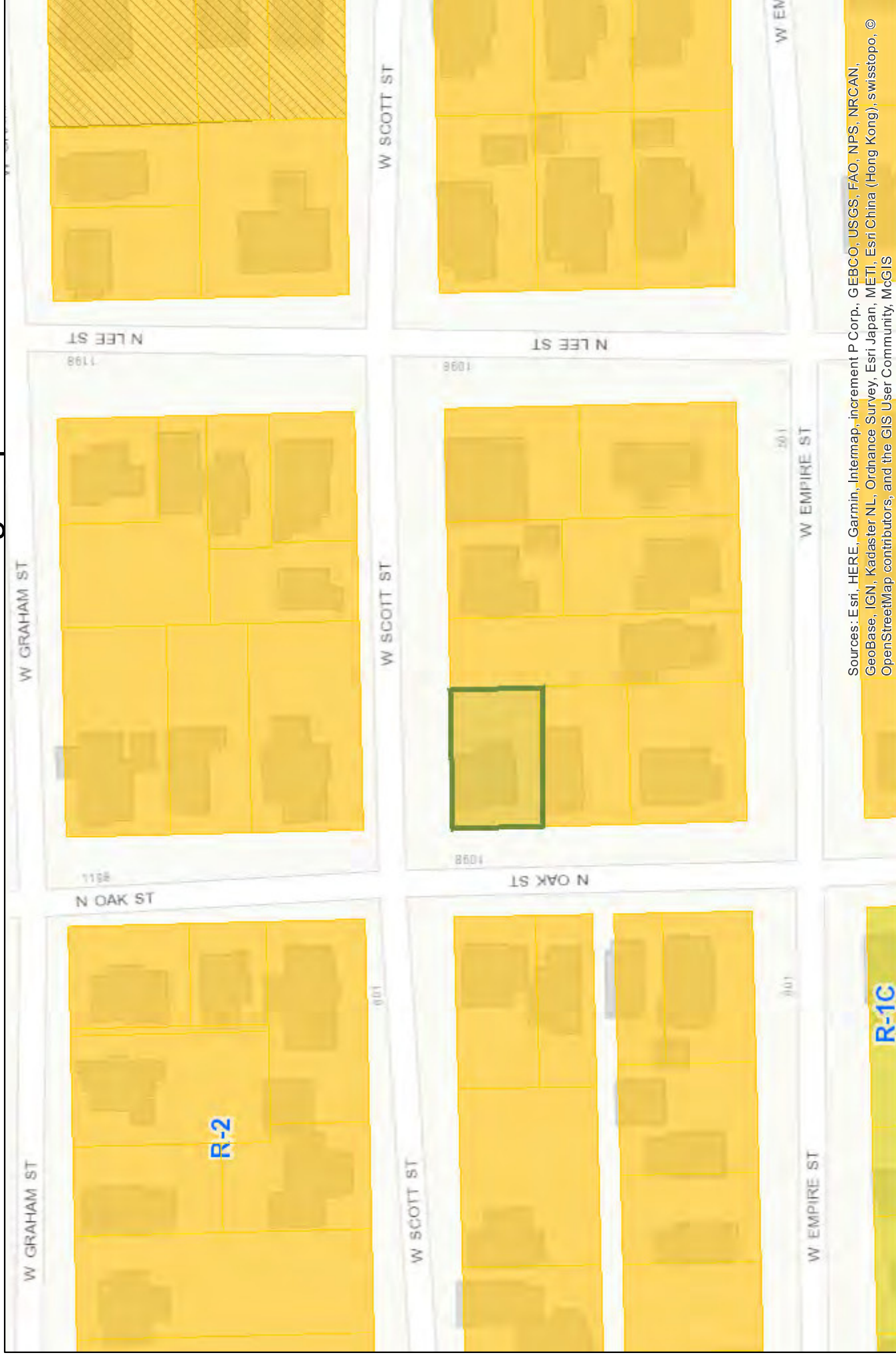


McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.

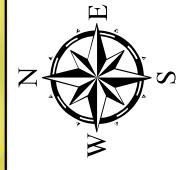
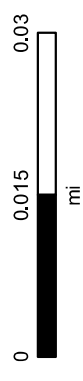


# 1007 N Oak Zoning Map

9/13/2018



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community, McGIS



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**Legal Inside**

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12040  
CITY OF BLOOMINGTON  
PUBLIC HEARING NOTICE  
ZONING BOARD  
OF APPEALS  
SEPTEMBER 19, 2018

Notice is hereby given that the Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, September 19, 2018 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, for the following petitions:

Patrick McKimm, 1007 N Oak St., Bloomington, IL (MAJOR'S NORTHWESTERN ADDN N50' W78' BLK 10), requesting a 1' decrease in distance between a principle structure and an accessory structure, from the 10' requirement to construct a garage.

All interested persons may present their views upon such matters pertaining to the above referenced cases at the public hearing. The petitioner or his/her Counsel/Agent must attend the meeting. In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing.

The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email

[www.pantagraph.com](http://www.pantagraph.com)

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**Legal Inside**

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cityclerk@cityblm.org The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Published: September 3, 2018



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

Sept. 6, 2018

Dear Property Owner or Resident:

The Zoning Board of Appeals will hold a public hearing on **Wednesday September 19, 2018 at 4:00PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois**, to hear testimony for a petition submitted by Patrick McKimm for approval of a variance request, for the property at **1007 N Oak St.,** at which time all interested persons may present their views upon such matters pertaining thereto. The petitioner or his/her Counsel/Agent must attend the meeting.

### REQUEST

The petitioner is requesting a 1' decrease in distance between a principle structure and accessory structure, from the 10' requirement to construct a garage.

LEGAL DESCRIPTION: MAJOR'S NORTHWESTERN ADDN N50' W78' BLK 10

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon said petition, or ask questions related to the petitioner's request at the scheduled public hearing. Copies of the submitted petition are available for public review at the Department of Community Development, 115 E. Washington St. Bloomington, IL 61701. Communications in writing in relation to the petition may be sent to the Department of Community Development prior to the hearing, or presented at such hearing.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at [www.cityblm.org](http://www.cityblm.org).

If you desire more information regarding the proposed petition or have any questions you may email me at [irivera@cityblm.org](mailto:irivera@cityblm.org) or call me at (309) 434-2341.

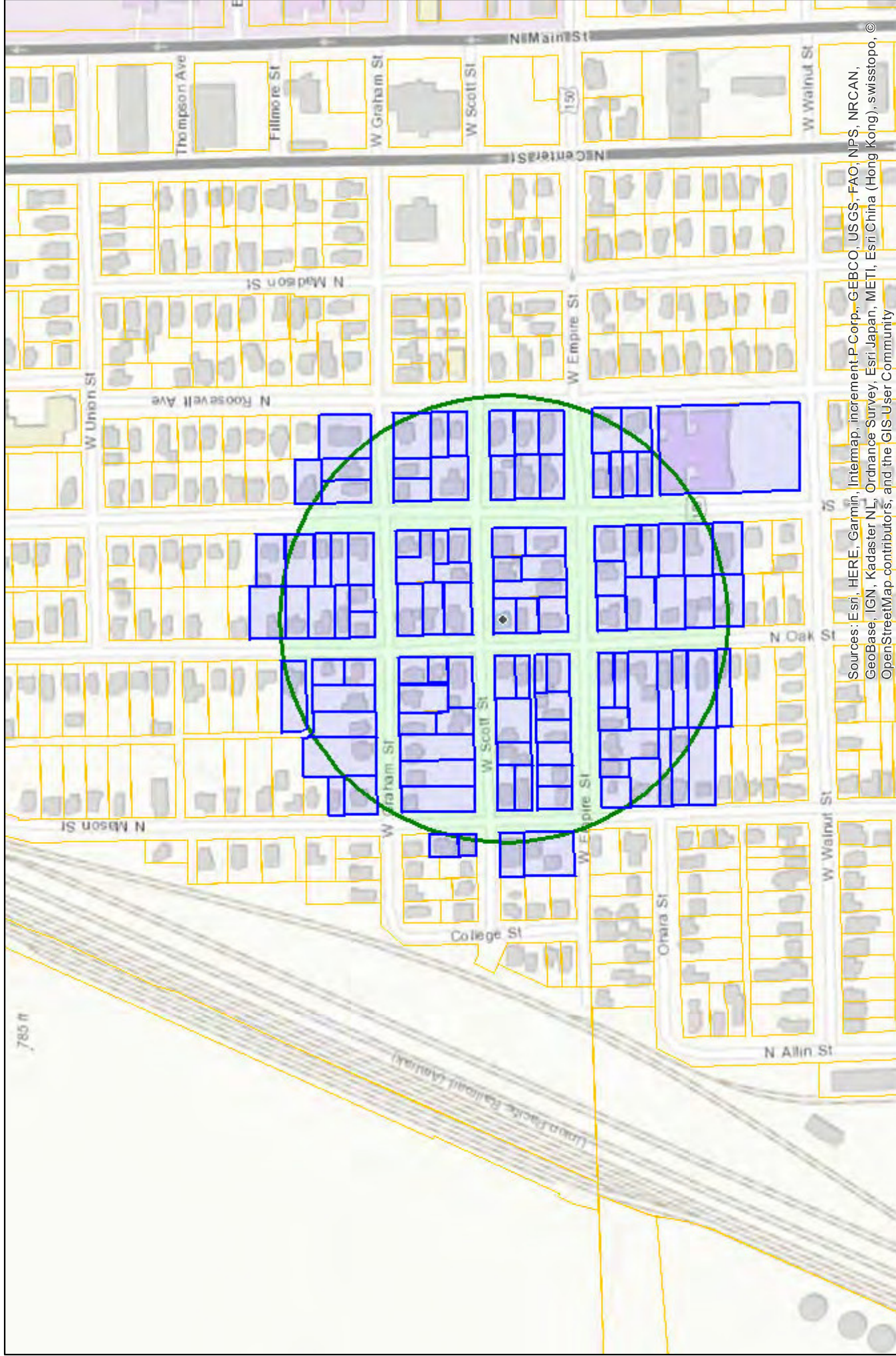
Sincerely,

A handwritten signature in black ink, appearing to read 'Izzy Rivera', written over a horizontal line.

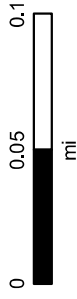
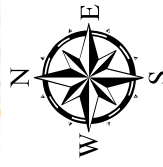
Izzy Rivera, Assistance City Planner

Attachments:

Map of notified properties within 500 ft of subject property



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, OpenStreetMap contributors, and the GIS User Community



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.

COREY HUMPHREY  
504 W Scott St  
BLOOMINGTON, IL 61701

DONALD & JOYCE WICHMANN  
1208 N LEE ST  
BLOOMINGTON, IL 61701

MARK SCHMIDGALL  
320 DENMAN RD  
CARLOCK, IL 61725

CHRISSIE TONGE  
500 W VIRGINIA AVE  
PEORIA, IL 61604

DURAN OWNERSHIP GROUP  
613 WHISPERING PINES CC LN  
NORMAL, IL 61761

KRISTA LEONATTI  
912 N LEE ST  
BLOOMINGTON, IL 61701

RODNEY ALEXANDER  
612 W GRAHAM ST  
BLOOMINGTON, IL 61701

ANDREW SCHMID  
608 SCOTT ST  
BLOOMINGTON, IL 61701

CHAD BEARD  
916 N LEE ST  
BLOOMINGTON, IL 61701

NICHOLAS & KATHERINE WEBER  
1204 1/2 N LEE ST  
BLOOMINGTON, IL 61701

KARRY BARACANI  
1002 1/2 N OAK ST  
BLOOMINGTON, IL 61701

HARRISON MEECE  
ROSS CARRINGTON, TYLER ROSS 1001  
N. LEE ST  
BLOOMINGTON, IL 61701

DANIEL NADLER  
913 N OAK ST  
BLOOMINGTON, IL 61701

  
Gary Tuttle  
1203 N. Oak St.  
Bloomington, IL 61701

JASON FLOYD  
304 OLD FARM RD  
BLOOMINGTON, IL 61704

PAUL & AMI WICKS  
606 W EMPIRE ST  
BLOOMINGTON, IL 61701

MATTHEW MCCLELLAN  
608 W GRAHAM ST  
BLOOMINGTON, IL 61701

LEANN JENNINGS  
605 W EMPIRE ST  
BLOOMINGTON, IL 61701

JESSI WILSON  
914 N LEE ST  
BLOOMINGTON, IL 61701

BENT SCHOOL BOARD OF EDUCATION  
300 E MONROE  
BLOOMINGTON, IL 61701



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1204 N OAK  
BLOOMINGTON, IL 61701

JOHN BROWN  
908 N LEE ST  
BLOOMINGTON, IL 61701

DAVID WILTZ  
607 W EMPIRE ST  
BLOOMINGTON, IL 61701

THOMAS CRAWFORD  
911 N MASON ST  
BLOOMINGTON, IL 61701

TRACY WISER  
1106 N LEE ST  
BLOOMINGTON, IL 61701

EDWARD & ABRIELLE  
1102 N ROOSEVELT AVE  
BLOOMINGTON, IL 61701

DAVID SYLVESTER  
% LINDA SYLVESTER 104 AMBROSE  
WAY  
NORMAL, IL 617611822

PHILIP ADELEYE  
3950 N LAKE SHORE DR APT 1228E  
CHICAGO, IL 60613

VIOLA LILIENTHAL  
910 N OAK ST  
BLOOMINGTON, IL 61701

MIKE & BRANDE BURLESON  
305 MORGAN DR  
HEYWORTH, IL 61745

MARK BRANHAM  
102 S PRAIRIE ST  
BLOOMINGTON, IL 61701

SHEILA WILBURN  
503 W EMPIRE ST  
BLOOMINGTON, IL 61701

RONALD MONTGOMERY  
609 W EMPIRE ST  
BLOOMINGTON, IL 61701

SANDRA STENGEL  
1203 N LEE ST  
BLOOMINGTON, IL 61701

KENNETH BARLOW  
1104 N LEE ST  
BLOOMINGTON, IL 61701

UNA HOLLENBECK  
607 W SCOTT ST  
BLOOMINGTON, IL 61701

LYNDSEY MARDIS  
1108 N MASON STREET  
BLOOMINGTON, IL 61701

TIMOTHY & ELLEN SUE CALHOUN  
801 S FELL  
NORMAL, IL 61761

ALBERTO & LAURA ORTIZ-GARAY  
1103 N OAK ST  
BLOOMINGTON, IL 61701

SONIA YANCEY  
1101 N OAK ST  
BLOOMINGTON, IL 61701

JOHN ARMSTRONG  
12 KLEGGSTONE CIR  
BLOOMINGTON, IL 61704

ELMER MCWHORTER  
1601 W WASHINGTON  
BLOOMINGTON, IL 61701

PHILIP ADELEYE  
3950 N LAKE SHORE DR APT 1228E  
CHICAGO, IL 60613

YOLANDA BELLAMY  
403 W GRAHAM ST  
BLOOMINGTON, IL 61701

GARY PRITTS  
9600 Walnut Way  
Bloomington, IL 61705

LESTER PARKER  
18943 PIONEER ST  
BLOOMINGTON, IL 61705

SHIRLEY CRAIG  
1101 N LEE ST  
BLOOMINGTON, IL 61701

ELMER ALSENE  
916 N OAK ST  
BLOOMINGTON, IL 61701

CRAWFORD PROPERTIES  
BLOOMINGTON LLC  
911 1/2 N MASON ST  
BLOOMINGTON, IL 61701

SEAN HYSER  
911 N OAK ST  
BLOOMINGTON, IL 61701

ROSE BACON  
915 N LEE ST  
BLOOMINGTON, IL 61701

DAVID L & GLORIA BREWER  
912 N ROOSEVELT AVE  
BLOOMINGTON, IL 61701

TIMOTHY OUTLAW  
1110 N MASON ST  
BLOOMINGTON, IL 61701

WFB INC  
2203 EASTLAND DR STE 1  
BLOOMINGTON, IL 61704

RONALD GOBEN  
1006 N OAK ST  
BLOOMINGTON, IL 61701

CRAIG CEBUHAR  
PO BOX 292  
CARLOCK, IL 61725

DOUGLAS REINERS  
914 S ADELAIDE STREET  
NORMAL, IL 61761

RONALD GOBEN  
1006 N OAK ST  
BLOOMINGTON, IL 61701

DIANE SULLIVAN  
3402 E OAKLAND AVE  
BLOOMINGTON, IL 61704

GREG & MARY SHAW  
1104 N ROOSEVELT  
BLOOMINGTON, IL 61701

PHILIP ADELEYE  
3950 N LAKE SHORE DR APT 1228E  
CHICAGO, IL 60613

CHRISTOPHER MANZELLA  
909 N MASON ST  
BLOOMINGTON, IL 61701

MAPLE HILL PROPERTIES LLC  
2401 E EMPIRE ST STE B  
BLOOMINGTON, IL 61704

NICHOLAS BURTON  
907 N OAK ST  
BLOOMINGTON, IL 61701

LAUREN LACY  
1202 N OAK ST  
BLOOMINGTON, IL 61701

PETER FASSETT  
2007 E OAKLAND AVE  
BLOOMINGTON, IL 61701

MICHAEL CRIPE  
607 W GRAHAM ST  
BLOOMINGTON, IL 61701

ROBERT CRAWFORD  
911 1/2 NORTH MASON ST.  
BLOOMINGTON, IL 61701

DEAN BAKER  
613 W EMPIRE  
BLOOMINGTON, IL 61701

JESUS & OLGA CABRERA  
916 N ROOSEVELT AVE  
BLOOMINGTON, IL 61701

BRIAN LAHR  
1204 N LEE  
BLOOMINGTON, IL 61701

LAND TRUST 287  
c/o BOB KIESER 1829 N 700 EAST RD  
MC LEAN, IL 61754

PEGGY HUTCHISON  
917 N OAK ST  
BLOOMINGTON, IL 61701

TIMOTHY HELMUTH  
1005 N LEE ST  
BLOOMINGTON, IL 61701

DARLENE FEISTE  
1108 NORTH LEE  
BLOOMINGTON, IL 61701

LUE WALTERS  
1903 N TOWANDA AVE  
NORMAL, IL 61761

PATRICK MCKIMM  
1007 N OAK ST  
BLOOMINGTON, IL 61701

BRUCE HUMPHREY  
501 W EMPIRE ST  
BLOOMINGTON, IL 61701

Joel Neal  
1002 N Oak St  
BLOOMINGTON, IL 61701

GUILLERMO MONTESDEOCA  
6 GLOUCESTER CIR  
BLOOMINGTON, IL 61704

MICHAEL & CHARLIE CATRON  
1100 N ROOSEVELT  
BLOOMINGTON, IL 61701

c/o ETHEL M BENTLEY THOMAS  
1802 WHISTLING WAY  
NORMAL, IL 61761

MARK & JENNIFER BOOLMAN  
204 S ALLIN ST  
BLOOMINGTON, IL 61701

CHRIS RUSSO  
1105 N OAK ST  
BLOOMINGTON, IL 61701

WILLIAM MEADORS  
1208 N OAK ST  
BLOOMINGTON, IL 61701

MATTHEW KINSELLA  
2754 BAKER ST  
SAN FRANCISCO, CA 94123

RENEA ROBITSKE  
1206 N LEE ST  
BLOOMINGTON, IL 61701

MARK HEIMANN  
PO BOX 571  
DANVERS, IL 61732

REYNA ENOS  
1205 N OAK ST  
BLOOMINGTON, IL 61701

CHAD OBRIEN  
603 W GRAHAM  
BLOOMINGTON, IL 61701

MELISSA GAZELLE  
504 W EMPIRE  
BLOOMINGTON, IL 61701

CAREY & DEANA SNEDDEN  
608 W Empire St  
BLOOMINGTON, IL 61701

SAMANTHA SMALLEY  
915 N MASON ST  
BLOOMINGTON, IL 61701

CRAIG CEBUHAR  
PO BOX 292  
CARLOCK, IL 61725

CHRISTOPHER MONTENEGRO  
606 W GRAHAM ST  
BLOOMINGTON, IL 61701

MARY GURA  
1202 N LEE  
BLOOMINGTON, IL 61701

SYEDA FATIMA  
509 WEST GRAHAM  
BLOOMINGTON, IL 61701

JAMES & MARY KIRK  
1004 N ROOSEVELT  
BLOOMINGTON, IL 61701

DUSTIN RABE  
404 STANDISH DR  
BLOOMINGTON, IL 61704

MICHAEL & AUTUMN DEVOS  
1003 N LEE ST  
BLOOMINGTON, IL 61701

GERARD & KAREN BERTHEL  
14 BRIARWOOD AVE  
BLOOMINGTON, IL 61701

SAMANTHA BOYD  
1203 N Mason St  
BLOOMINGTON, IL 61701

SAMUEL KLETZ  
617 W GRAHAM  
BLOOMINGTON, IL 61701

TAMERA CARLSON  
605 W GRAHAM ST  
BLOOMINGTON, IL 61701

LESLIE DEAN SIEFERT  
507 W Empire St  
BLOOMINGTON, IL 61701

SHANE LONG  
913 N LEE ST  
BLOOMINGTON, IL 61701

MITCHELL AGUILAR  
914 N OAK ST  
BLOOMINGTON, IL 61701

LAKSHMI INVESTMENTS LLC  
1215 HERON DR  
NORMAL, IL 61761

HAPPINESS SERIES LLC  
18570 E 2375 NORTH RD  
TOWANDA, IL 61776

TERICA SMITH-SPILLER  
405 W GRAHAM ST  
BLOOMINGTON, IL 61701

**CITY OF BLOOMINGTON**  
**REPORT FOR THE BOARD OF ZONING APPEALS**  
 September 19, 2018

| CASE NUMBER | SUBJECT:         | TYPE                                                                       | SUBMITTED BY:               |
|-------------|------------------|----------------------------------------------------------------------------|-----------------------------|
| SP-05-18    | 1311 W Olive St. | Allow a nonconforming use—training/education facility—in the R-1B district | Katie Simpson, City Planner |

| PETITIONER'S REQUEST:                        |                             |                     |                           |
|----------------------------------------------|-----------------------------|---------------------|---------------------------|
| Section of Code: 44.4-6 D. 3 Nonconformities |                             |                     |                           |
| Type                                         | Request                     | Required            | Special Use               |
| Special Use permit                           | Training/education facility | R-1B Permitted Uses | Allow a nonconforming use |

|                             |                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project Description</b>  | The petitioner is seeking a Special Use to allow a training/education facility, a nonconforming use, in the R-1B district for the property located at 1311 W Olive St.                                                                                                                                                                                                                                        |
| <b>Staff Recommendation</b> | Staff finds that the petition has met the Zoning Ordinance's standards required to allow a special use. Staff recommends <b>approval</b> of the requested <b>special use</b> for a training/education facility at 1311 W Olive St, SP-05-18, with the condition that a 10ft transitional side and rear yard are provided in accordance with 44.4-5 on the south and west sides of the property, respectfully. |



## NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in the Pantagraph on Monday, September 3, 2018

## GENERAL INFORMATION

Petitioner: Mary Campbell

The Petitioner has demonstrated contractual interest in the property.



## LEGAL DESCRIPTION:

W41' OF S111' OF LOT 38 IN BLOCK 1 IN STEVENSON & WORRELL'S CONSOLIDATED SUBN PART OF SECTION 5 & 8, TOWNSHIP 23 N, RANGE 2 E OF THE THIRD PRINCIPAL MERIDIAN

## PROPERTY INFORMATION

Existing Zoning: R-1B, Medium Density Single-Family Residence District  
Existing Land Use: Mixed-use building—1<sup>st</sup> floor commercial/repair store; 2<sup>nd</sup> floor apartment  
Property Size: (41' X 112') approximately 4570 square feet  
PIN: 21-05-333-010

## **Surrounding Zoning and Land Uses**

### Zoning

*North:* R-1B, Single-Family Residential District  
*South:* R-1C, Single-Family Residential District  
*South:* R-1C, Single-Family Residential District  
*East:* R-1B, Single-Family Residential District  
*East:* M-1 Restricted Manufacturing District  
*West:* R-1B, Single-Family Residential District  
*Southwest:* S-2, Public Lands and Institutions

### Land Uses

*North:* Single family homes  
*South:* Single family homes  
*South:* Church  
*East:* Single family homes  
*East:* Commercial/warehouse storage  
*West:* Single family homes  
*Southwest:* Sarah Raymond Elementary School

## Analysis

### Submittals

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

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

## **BACKGROUND**

The subject property, 1311 W. Olive St. is located at the northeast corner of the intersection of W. Olive St. and Magoun St. The subject property is approximately 41 feet wide and 112 feet long, and is improved with a mixed-use building. The structure appears to have been built between 1900 and 1920. The building's first floor is built for retail, and the second floor is

constructed as an apartment. The subject property has no off-street parking and is located on a nonconforming lot. A curb cut and gravel parking area was located in the rear of the property, but the City removed the curb cut in 2017 when replacing sidewalk on Magoun St. The subject property abuts single-family homes. Sarah Raymond Elementary School is located at the southwest corner of Magoun St. and W. Olive St, and West Olive United Methodist Church is located on the south side of W. Olive Street, across the from subject property. Depending on hours of operation and if the owners consented, the Elementary School and the Church could possibly provide supplemental off-street parking to support a nonresidential use at 1311 W. Olive St.

Over the past decades, the subject property has played host to a number of commercial uses including: Erickson Edw. A Grocery store, Middelstaedt Grocery Store, the Mud Hut, Alicia's Cleaning in 2011 and recently, according to Google Maps, D'Agostino Design. A notarized affidavit from the realtor listing the property, included in the petitioner's application, attests that a management company used the property as a repair shop until September 2017. According to previous zoning maps, the property was zoned residential in 1941. In 1956, the zoning changed to R-2, Mixed Residential, and eventually to its current zoning, R-1B. The R-1B District is the Medium Density Single Family Residential District and primarily allows for single-family homes. A few other assembly and commercial uses are contemplated with a special use permit such as religious education facilities, daycares, churches, and country clubs. The property is a legal, nonconforming structure, located on a legal nonconforming lot, occupied by legal, nonconforming uses. The zoning ordinance allows a nonconforming structure to exist and be occupied by a nonconforming use following approval of a special use permit. Staff cannot find records of past special use permits at this site, but a special use permit would be required for any future nonconforming uses. To help reduce negative impacts on the surrounding properties and businesses, the Zoning Board of Appeals may apply conditions to the special use permit.

### **PROJECT DESCRIPTION**

The petitioner submitted a special use permit petition requesting a special use permit to allow a pre-entry level educational/training facility for low income and at-risk women looking to improve building/trade capacities. The program described in the application, would serve as a platform for other apprenticeships and education opportunities with Heartland Community College, Mid Central Community Action, and the Building and Trade Unions. The petitioner hopes for partnerships with other community organizations such as the West Bloomington Revitalization Project/Tool Library and Habitat for Humanity Women Build. The project aligns with the goals of the Comprehensive Plan and encourages strengthening Bloomington's workforce. .

The proposed special use would occupy the first floor of the building (approximately 1,817.7 square feet) and the second floor would continue to be used as an apartment. The proposed use will have employees and volunteers, and a known group of users, similar to a school or day-care. These uses differ from the previous retail uses in that, while the produce foot and vehicular traffic, they tend to generate less random foot and vehicular traffic and have specific and known, commuting hours. Additionally, the petitioner proposed to operate during the daytime and early evening, a schedule that varies from the previous retail uses. A training/education facility in a 1817.7 square foot building would require five (5) parking spaces (1:400 sqft), two (2) spaces

less than a retail use(1:250 sqft) originally at this location. The previous use or a repair shop required three (3) parking spaces (1:600 sqft). Since the requirement was only for three (3) spaces, the previous tenant was exempt from providing parking under 44.7-2D. Under section 44.7-1C, a change in use triggers the need to add additional parking, but only to the difference in required parking. The proposed use would then necessitate (2) two additional parking spaces, not five (5).

The subject property does not have off-street parking. The petitioner would also like to add (3) three parking spaces behind the building to provide off-street parking for employees and volunteers. Staff has minor concerns regarding the parking layout provided in the site plan. Staff recommends shifting the spaces to face east and west to promote better circulation. Additionally, staff recommends that, if approved by the ZBA, the petitioner provides a 10 (ten) foot transitional rear and side yard, in accordance with 44.4-5 of the zoning ordinance which will serve as a buffer between the adjacent properties and provide screening for the parking on the south and west sides of the lot. Staff understands the lot is nonconforming and believes a larger transitional yard would impede the petitioner's ability to make reasonable use of their property. Staff is recommending ten (10) feet as a compromise. The subject property is located close to a bus stop, and some students may use public transportation to travel to and from the site. However, staff also encourages the petitioner to work toward acquiring a parking agreement with the adjacent church or school to provide additional off-street parking for students, if needed.

**Conformance with the Comprehensive Plan:** The subject property is located within the Regeneration Area, as identified in the Comprehensive Plan. The Plan recommends creating walkable neighborhoods and prioritizing redevelopment in the Regeneration Area. A Special Use Permit could contribute to the following goals:

- Goal N-1 Ensure compact development of the City through denser, mixed-use developments and reinvestment in the established older neighborhoods.
- Goal N-1.1. Enhance the livability of all Bloomington neighborhoods.
- N-1.1d Identify opportunities for mixed-use developments and encourage such development to enhance neighborhoods.
- Goal N-1.2 Prioritize, with urgency, the revitalization of the neighborhoods in the Regeneration Area.
- Goal EDU-2. Provide life-long skills and learning opportunities for all by investing in excellent schools, colleges and continuous education.
- EDU-2.1a. Work closely with area universities to expand workforce training and educational programs to meet the needs of current and the targeted industries.
- EDU-2.1b. Work with the local universities to expand their training programs and research capabilities to ensure the students are receiving training in emerging employment sectors.
- Goal EDU-2.3 Strengthen job training programs for low-skilled workers.
- EDU-2.3b. Partner with existing organizations such as LABYRINTH that provide training in “soft skills”, vocational skills, daycare, and other services that enable people to enter the workforce and earn a living wage.

**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 subject property has not been converted to a single family home. The first floor is designed for commercial activity and has been difficult to occupy as a single-family residence. Rather than remain vacant and in disrepair, the special use permit will allow a use, similar to other conditional uses contemplated in the R-1B district, and will encourage investment in the site, which can positively impact the neighborhood and improve general welfare of the area. Staff recommends that the ZBA consider adding a required 10 ft transitional rear and side yard as a condition of the special use permit to mitigate negative impacts. **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 special use will encourage investment in the decaying structure, which will assist the overall neighborhood. The proposed use aligns with the goals of the Comprehensive Plan and the Regeneration neighborhood. **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;** A ten (10) foot transitional yard on the south and west side could provide a noise and visual barrier for the adjacent residential homes and encourage orderly development. The use should not prohibit orderly development and will generate less traffic than the retail uses would have at this location. **The standard is met.**
4. **that adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;** Any changes in grade or slope, and access to the public street would require approval from the engineering department. Once a curb cut is issued, and the additional gravel parking provided, the will be standard is met.
5. **that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;** The Engineering Department controls access to Magoun St. The petitioner will need to acquire a curb cut permit. Additionally, changing the orientation of the parking area behind the building from north south to east west could provide better circulation. Lastly, the petitioner should attempt to secure permission from either the nearby school or church to allow students to park in their lots on off-hours. **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).** Staff recommends the ZBA consider adding a condition requiring a transitional yard. **The standard is met.**

**STAFF RECOMMENDATION:** Staff finds that the petition has met the Zoning Ordinance's standards required to allow a special use. Staff recommends approval of the requested special use for a training/education facility at 1311 W Olive St, SP-05-18, with the condition that a 10ft transitional side and rear yard are provided in accordance with 44.4-5 on the south and west sides of the property, respectfully.

Respectfully submitted,  
Katie Simpson, City Planner

Attachments:

- Draft Ordinance
- Exhibit A-Legal Description
- Petition and supplemental documents from petitioner
- Zoning Map
- Aerial Map
- Site Plan
- List of permitted uses in the R-1B District
- Newspaper Notice, Neighborhood Notice Map, And List of Addresses Notified

**DRAFT ORDINANCE NO. \_\_\_\_\_**  
**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A**  
**NONCONFORMING USE OF A TRAINING/EDUCATION FACILITY FOR**  
**PROPERTY LOCATED AT: 1311 W. Olive St.**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition requesting a Special Use Permit for a training/education facility, a nonconforming use, in the R-1B Single Family Residential District for certain premises hereinafter described in Exhibit(s) A; and

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

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

WHEREAS, the Bloomington Board of Zoning Appeals has the authority to recommend conditions on a special use permit to the City Council; and,

WHEREAS, the Board of Zoning Appeals recommends the petitioner add a ten (10) foot side and rear transitional yard compliant with Section 44.4-5 of the City Code, 1960, as amended; and,

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

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

1. That the Special Use Permit for a training/education facility, a nonconforming use in the R-1B District on the premises hereinafter described in Exhibit(s) A shall be and the same is hereby approved.
2. That 1311 W Olive St. shall provide a 10 foot rear and side transitional yard compliant with Section 44.4-5 of the City Code, 1960, as amended.
2. This Ordinance shall take effect immediately upon passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

Tari Renner, Mayor

ATTEST:

\_\_\_\_\_  
Cherry Lawson, City Clerk

\_\_\_\_\_  
Jeff Jurgens, Corporate Counsel

**Exhibit A**

“Legal Description for 1311 W Olive St.”

W41' OF S111' OF LOT 38 IN BLOCK 1 IN STEVENSON & WORRELL'S  
CONSOLIDATED SUBN PART OF SECTION 5 & 8, TOWNSHIP 23 N, RANGE 2 E  
OF THE THIRD PRINCIPAL MERIDIAN

PETITION FOR A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT:

1311 W. Olive St., Bloomington, IL

State of Illinois )  
 )ss.  
County of McLean )

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

Now come(s)

Mary and Hank (Harry)  
Campbell

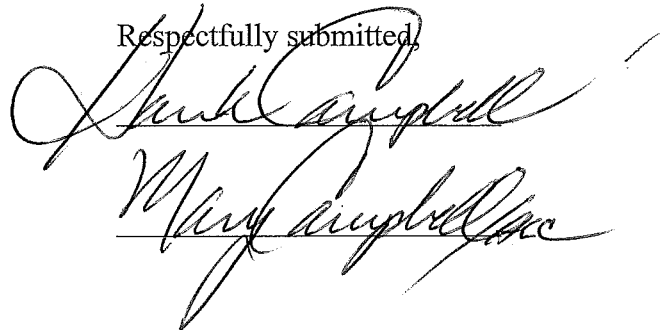
hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

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) ASSUMED, 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 RIB 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 Be used for education/training, are allowed as a special use in a zoning district; center for women
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 RIB 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 R1B 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,



## PETITION FOR APPROVAL OF A SPECIAL USE DESIGNATION

The purpose of this petition is to request that a special use permit be granted for the property at 1311 W. Olive, Bloomington, to allow it to be used as an educational/training center for low income women. DREAMS ARE POSSIBLE is a program that will help women attain basic, pre-entry level training and education that would facilitate their participation in the currently existing training programs at Mid Central Community Action, the Certification programs and job retraining efforts at Heartland Community College and the apprenticeship programs through the building trades. It will be the pre-entry level path toward better employment and future educational opportunities for women who struggle daily to sustain themselves and their families in this community.

DREAMS ARE POSSIBLE will serve as the neighborhood-based outreach to women who will gain hands-on experience, individualized training curriculum, and close supervision/coaching/mentoring. For example, the building trades need female participation in its membership but the lack of women's familiarity with tools and the trades prevent them from that one opportunity to pass the exams for apprenticeship. Moreover, the program will enable the women to bridge the divide from minimum, low skilled employment to a job with a living wage, benefits, and personal dignity. According to a report on "Opening Doors" in the 8/26/18 Pantagraph : 'A person working a full time job at minimum wage would need to have 2.1 jobs to afford ' rent and utilities in Bloomington/Normal.

DREAMS ARE POSSIBLE will involve many volunteers and will collaborate with community agencies such as Mid Central Community Action, the building trades, Heartland Community College, Habitat for Humanity Women Build, and the WBRP Tool Library, to name just a few. It will primarily operate throughout the day and early evening and is located on the Connect Transit bus line. The first floor of the building at 1311 W. Olive has not been used as a residence since prior to the current owner's (Miller Properties) awareness. Instead it has been used by Miller Properties as their warehouse/work station. The building, except for the upstairs apartment, has been virtually empty and getting minimal attention for many years. It has been for sale for 2 years. The outside façade is in need of tuck pointing and upkeep. The inside is in need of serious infrastructure attention, including the first floor needs to be shored up. We make the commitment to restore and improve the infrastructure and the appearance of this building and the surrounding property as we had done to the two Labyrinth properties in the 600 block of W. Monroe for formerly incarcerated women in 2015.

In the pictures of the property on the web site, and confirmed by a 40+ year long neighbor who borders the yard to the north, (on Maquoin St) there was a curb cut on the west side of the building and a gravel parking lot for several cars in the rear of the property until recent years. It would be very beneficial to be able to return those access points so that loading and unloading of materials would be accessible to the rear of the building and it would decrease the use of on-street parking. Although many of the women participants, if not most, do not have access to a car, access from the rear for unloading tools and supplies by those who are teaching the classes/activities will facilitate the process. It would also allow for the residents of the upstairs apartment to park their work trailer and truck in the evening hours. The rear parking would be well maintained and would still leave a significant space for a garden and other uses.

The current neighborhood surrounding 1311 W. Olive is mixed site housing and mixed use. Sarah Raymond School is less than a block away as is the West Olive United Methodist Church. It is on the Connect Transit bus line and within a few blocks of a group of Habitat built housing (on the site of the old train station). There are rentals and individually owned housing in the surrounding 2 block neighborhood and the range of housing quality varies greatly from house to house.

In our conversation with future partners (Mid Central Community Action, Heartland Community College, building trades representatives, etc.), there exists a need for the creation of a "bridge" program that will enable the women who will be served by DREAMS ARE POSSIBLE, to cross over from poverty and our low wage workforce to acquire better employment with a living wage. Hank (Harry) and Mary Campbell have placed an offer to purchase with the owner, Miller Properties, which has been accepted. The offer is contingent on being approved and receiving a special use permit for the program, DREAMS ARE POSSIBLE.

Our petition requests that 1311 W. Olive, Bloomington be granted a special use permit to operate this educational/training center for women.

LEGAL DESCRIPTION  
1311 W OLIVE ST

STEVENSON & WORRELL'S CONSOLIDATED SUBN  
PT 5& 8 23 2 E W41' S111' 38 1

9/14/2018 1311 W Olive St. Zoning Map McLean County GIS Consortium



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

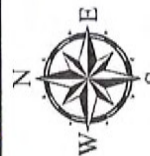


McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.

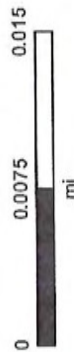


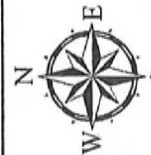


McGIS: <http://www.McGIS.org/Lease>



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| Category | Proportion |
|----------|------------|
| no       | 0.0075     |
| yes      | 0.015      |



The Real Estate  
Group

304 N. HERSHEY ROAD | BLOOMINGTON, IL 61704  
MAIN: (309) 662-9333 | FAX: (309) 663-4707  
www.coldwellhomes.com

### Affidavit for 1311 West Olive St Bloomington, Il 61701

I have had this property listed for sale since Dec 31<sup>st</sup> 2016. The the main property on the first level was originally a grocery store and has been used as a commercial space for as long as it has been around. The last use was for a repair shop for their Rental properties up until around September 2017. There was a small efficiency apt on the east side of no more than 550 Square feet rented till 2014, but the main large area has always been commercial. Just looking at the outside will attest that it has been a commercial building and is just not the architecture for a residential building, with the large windows in front and large overhang. The buildings main floor has been vacant since September of 2017. Any other questions call me at 309-275-3039. Thanks.....

Mark Haeffele

Coldwell Banker TREG

309-275-3039



[www.YouTube.com/coldwellhomes](http://www.YouTube.com/coldwellhomes)  
[www.facebook.com/coldwellhomes](http://www.facebook.com/coldwellhomes)



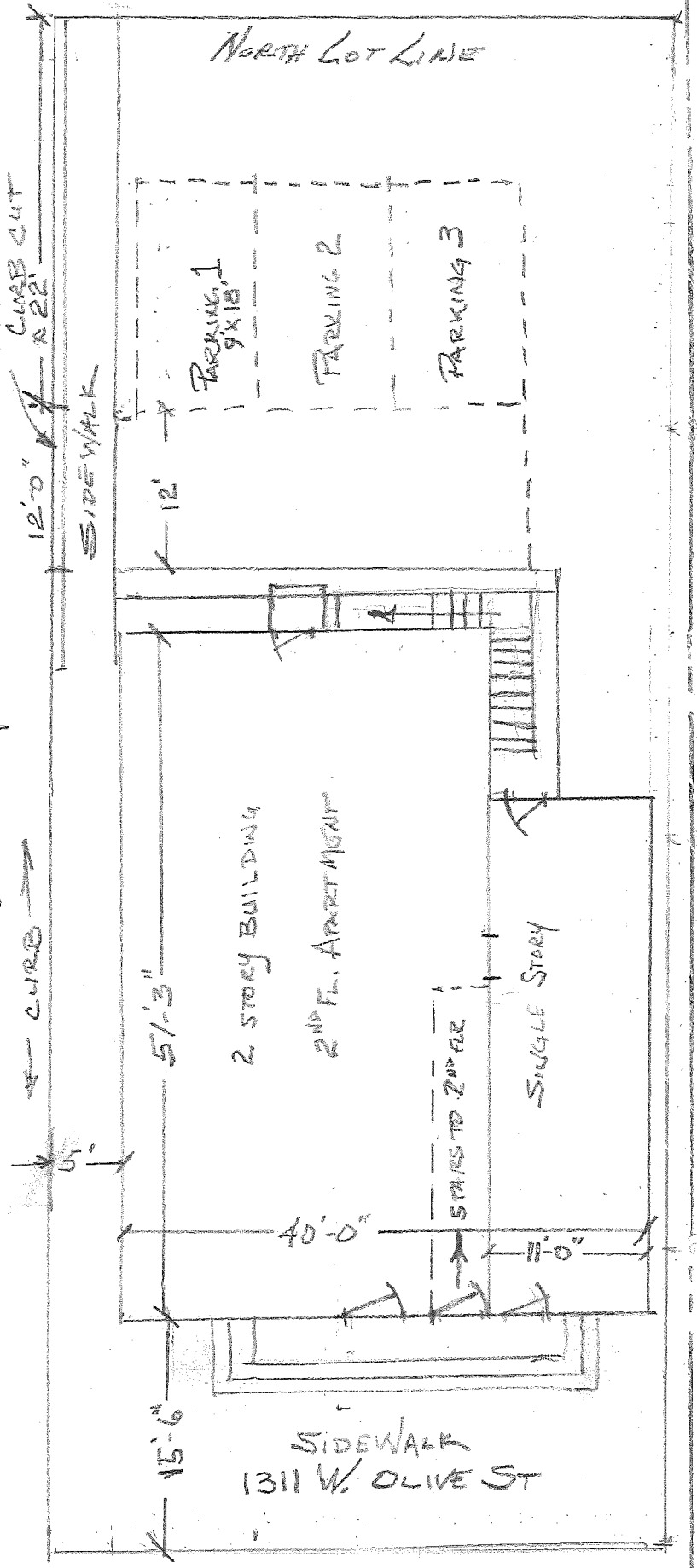
An Independently Owned and Operated Member of Coldwell Banker Residential Affiliates, Inc.

**SITE PLAN**  
 1311 W. OLIVE ST  
 BLOOMINGTON, IL

SCALE 1/4" = 3'-0"



730 N. Olive St  
 Magnolia St



Aug 2018 by HLC

FOR EXAMPLE USE ONLY! PLEASE CONTACT ZONING OFFICER FOR  
OFFICIAL INTERPRETATION!

**PERMITTED USE IN THE R-1B**  
**MEDIUM DENSITY SINGLE-FAMILY RESIDENCE DISTRICT**

Agency-operated Family Homes  
Agriculture  
Cemeteries (S)  
Churches, Synagogues, Temples (S)  
Columbariums (S)  
Country Clubs, Golf Clubs (S)  
Day Care Centers (S)  
Dwellings, Single Family  
Electricity Regulating Substations  
Flammable Liquid Pipelines  
Forestry  
Gas Regulatory Stations  
Golf Courses - Not Miniature Golf (S)  
Irrigation Channels  
Nursery Schools (S)  
Parking Lot, Noncommercial (S)  
Parks, Playgrounds, Arboretums  
Police Stations, Fire Stations  
Postal Services  
Pre Schools  
Religious Education Facility (S)  
Sewage Lift Stations  
Swimming Pools (S)  
Telecommunication Antenna Facilities (S)  
Telephone Exchange Substations (S)  
Utility Conduits, Lines, Pipelines  
Water Pressure Control Stations  
Water Purification Plants  
Water Storage Reservoirs

**If the use listed is followed by a (S) the use is allowed with a Special Use Permit**

revised 12-21-2010

12044  
CITY OF BLOOMINGTON  
PUBLIC HEARING NOTICE  
ZONING BOARD  
OF APPEALS  
SEPTEMBER 19, 2018

Notice is hereby given that the Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday September 19, 2018 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, petitions submitted by Mary & Hank Campbell for the approval of a special use permit for an education center non-conforming use in R-1B, Medium Density Single-Family Residence District at 1311 W Olive Street. The petitioner or his/her Counsel/Agent must attend the meeting and the subject property is legally described as follows:

Legal Description:

STEVENSON & WORRELL'S  
CONSOLIDATED SUBN PT 5&  
8 23 2 E W41' S111' 38 1

REQUEST

A request to allow an educational and training center for women in the R-1B, Medium Single-Family Residence District as a special use.

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

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

Published: September 3, 2018



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

September 5, 2018

Dear Property Owner or Resident:

The Zoning Board of Appeals will hold a public hearing on **Wednesday September 19, 2018 at 4:00PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois** to hear testimony for a petition submitted by Mary & Hank Campbell for the approval of a special use permit for the property located at **1311 W Olive St.**, at which time all interested persons may present their views upon such matters pertaining thereto. The petitioner or his/her Counsel/Agent must attend the meeting.

#### REQUEST

The petitioner is requesting to allow for an education & training center for women in R-1B, Medium Single Family Density District as a special use.

LEGAL DESCRIPTION: STEVENSON & WORRELL'S CONSOLIDATED SUBN  
PT 5& 8 23 2 E W41' S111' 38 1

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon said petition, or ask questions related to the petitioner's request at the scheduled public hearing. Copies of the submitted petition are available for public review at the Department of Community Development, 115 E. Washington St. Bloomington, IL 61701. Communications in writing in relation to the petition may be sent to the Department of Community Development prior to the hearing, or presented at such hearing.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

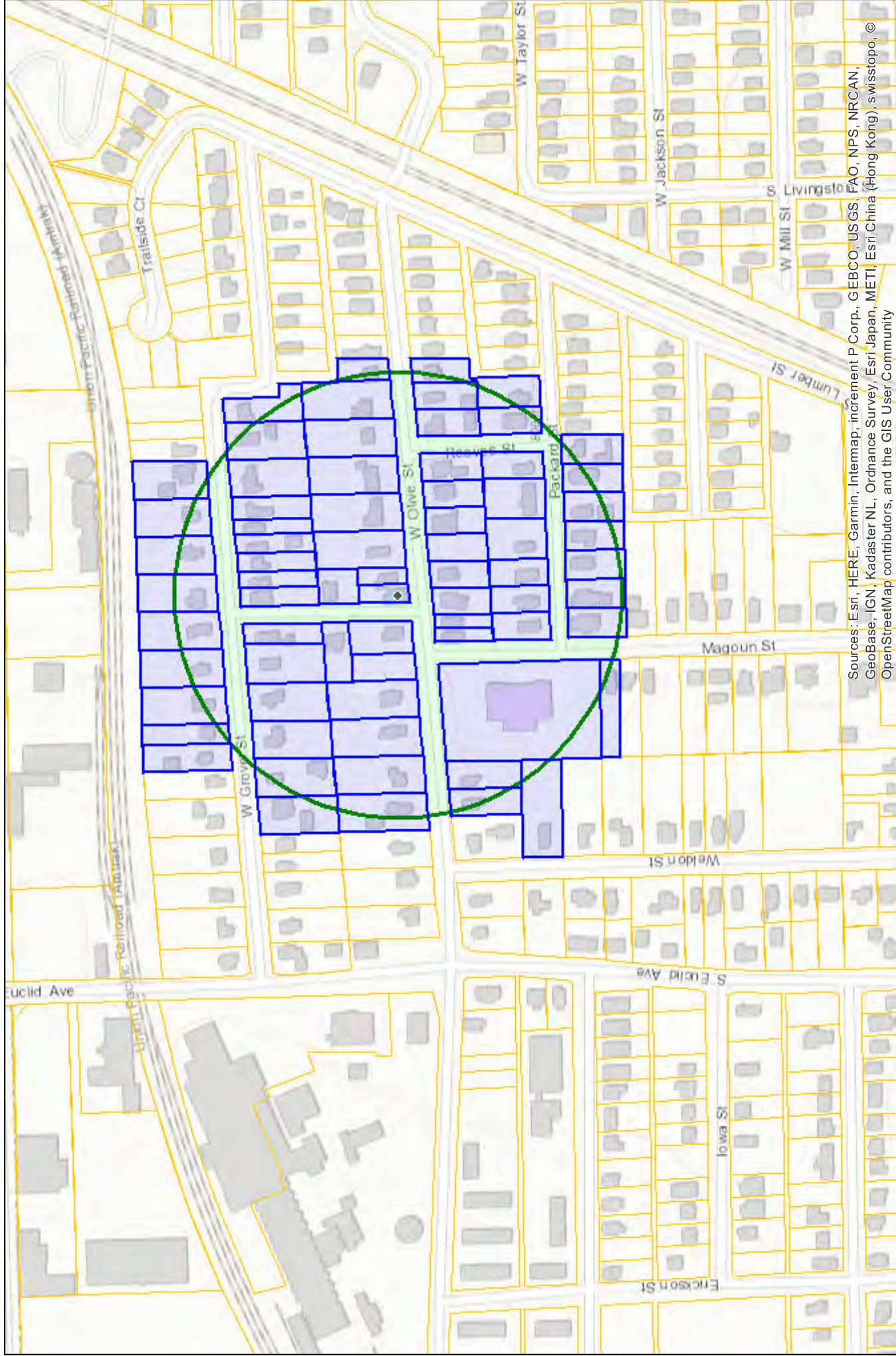
The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at [www.cityblm.org](http://www.cityblm.org). If you desire more information regarding the proposed petition or have any questions you may email me at [irivera@cityblm.org](mailto:irivera@cityblm.org) or call me at (309) 434-2448.

Sincerely,

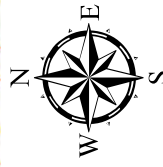
Izzy Rivera, Assistant City Planner

Attachments:

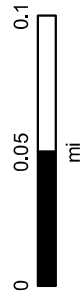
Map of notified properties within 500 ft of subject property



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community



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ETHEL HENDRICKS  
1312 1/2 W GROVE ST  
BLOOMINGTON, IL 61701

LYDIA COCHRAN  
112 MAGOUN ST  
BLOOMINGTON, IL 61701

MORGAN FLUBACKER  
109 E CLEVELAND ST  
HEYWORTH, IL 61745

BRYAN & SARAH FLICK  
1403 W OLIVE ST  
BLOOMINGTON, IL 61701

HAMILTON TRUJILLO  
1901 MARTIN LUTHER KING DR  
BLOOMINGTON, IL 61701

JESUS & CRISTINA DIAZ  
212 PACKARD ST  
BLOOMINGTON, IL 61701

AMANDA KATHLEEN POWELL  
1407 W OLIVE ST  
BLOOMINGTON, IL 61701

CATHERINE FISHER  
1214 W OLIVE ST  
BLOOMINGTON, IL 61701

MARK E & SANDRA BARRETT  
1304 W GROVE ST  
BLOOMINGTON, IL 61701

BRADLEY & PENNY TAYLOR  
1306 W GROVE ST  
BLOOMINGTON, IL 61701

ANTHONY & JENNIFER BROWN  
311 CLOVER CT  
BLOOMINGTON, IL 61704

ALLEN BROOKS  
1402 W Grove St  
BLOOMINGTON, IL 61701

ADDIE MAE BROWN-JOHNSON  
1308 W. GROVE STREET  
BLOOMINGTON, IL 61701

VASTHI SCHWARZ  
1217 W OLIVE  
BLOOMINGTON, IL 61701

TVEO CORPORATION  
1901 MARTIN LUTHER KING DR  
BLOOMINGTON, IL 61701

BENJAMIN & TAMARAH BARTLETT  
1302 W GROVE ST  
BLOOMINGTON, IL 61701

BRYAN & SARAH FLICK  
1306 W OLIVE  
BLOOMINGTON,, IL 61701

JEFFREY & TERRY LINK COCHRAN  
1403 W OLIVE ST  
BLOOMINGTON, IL 61701

DAWN PROVINES  
112 MAGOUN ST  
BLOOMINGTON, IL 61701

JEFF HEINRICH  
103 N 2ND ST  
SECOR, IL 61771

ANNETTA MILLER  
1303 W OLIVE ST  
BLOOMINGTON, IL 61701

CHARLES & ROBIN SMOCK  
32 COUNTRY CLUB PL  
BLOOMINGTON, IL 61701

MARIA NAGLE  
213 PACKARD ST  
BLOOMINGTON, IL 61701

DAVID BARNES  
201 PACKARD ST  
BLOOMINGTON, IL 61701

ASHLEY FLEMING  
209 PACKARD ST  
BLOOMINGTON, IL 61701

DENNIS EVANS  
1308 1/2 W GROVE ST  
BLOOMINGTON, IL 61701

RAYMOND SCHOOL BOARD OF  
EDUCATION  
PO BOX 1965  
BLOOMINGTON, IL 61701

JEREMY D & ELPETH DEGENHART  
300 E MONROE  
BLOOMINGTON, IL 61701

GENE CUNNINGHAM  
203 PACKARD ST  
BLOOMINGTON, IL 61701

AAO RENTALS LLC  
1409 BUTCHERS LN  
BLOOMINGTON, IL 61701

CEVAT KARASEN  
25 FETZER CT APT 1  
BLOOMINGTON, IL 61704

RICHARD NORDINE  
305 W CHESTNUT ST  
BLOOMINGTON, IL 61701

JEFF AND LYDIA COCHRAN  
1411 W GROVE ST  
BLOOMINGTON, IL 61701

DEWHITT & VANITA BINGHAM  
112 MAGOUN ST  
BLOOMINGTON, IL 61701

RICHARD & JACQUELINE BIRCKELBAW  
111 PACKARD ST  
BLOOMINGTON, IL 61701

DONALD BRADFORD  
1310 W OLIVE ST  
BLOOMINGTON, IL 61701

JANINE & MELISSA PALMA  
1403 W Grove St  
BLOOMINGTON, IL 61701

TROY DELIO  
1407 W GROVE ST  
BLOOMINGTON, IL 61701

JOE NEAL  
1218 W OLIVE ST  
BLOOMINGTON, IL 61701

JUSTIN CURLEY  
1307 W GROVE ST  
BLOOMINGTON, IL 61701

LINDA SIGLER  
1311 W GROVE ST  
BLOOMINGTON, IL 61701

NO LIMITS REAL ESTATE LLC  
109 MAGOUN ST  
BLOOMINGTON, IL 61701

DOUGLAS AUGSTIN  
704 W MULBERRY ST APT 4  
BLOOMINGTON, IL 61701

RONALD MOREHEAD  
1401 W OLIVE ST  
BLOOMINGTON, IL 61701

WALTER WALLS  
401 E. SYCAMORE  
NORMAL, IL 61761

BRANDAN DELANEY  
716 W GROVE ST  
PONTIAC, IL 61764

JORDAN GROTH  
3210 DORSET CT  
BLOOMINGTON, IL 61704

SHERRY KEIST  
1312 W OLIVE ST  
BLOOMINGTON, IL 61701

Bridget Sebastiani  
1302 W OLIVE ST  
BLOOMINGTON, IL 61701

ERIC & ELLISHA RENNICKS  
1314 W Olive St  
BLOOMINGTON, IL 61701

LACEE FOSTER  
1316 W OLIVE  
BLOOMINGTON, IL 61701

J & E HOLDINGS LTD  
1305 W OLIVE ST  
BLOOMINGTON, IL 61701

RAEANN HADFIELD  
2201 EASTLAND DR STE 2  
BLOOMINGTON, IL 61704

UNITED METHODIST CHURCH  
1309 W OLIVE ST  
BLOOMINGTON, IL 61701

CHRISTY GORDON  
1306 W OLIVE ST  
BLOOMINGTON, IL 61701

COREY SWAN  
1414 W WALNUT ST  
BLOOMINGTON, IL 61701

JOHN HILL  
1216 W OLIVE ST  
BLOOMINGTON, IL 61701

OCTAVIO MONTENEGRO  
1405 W GROVE ST  
BLOOMINGTON, IL 61701

DEAN FENWICK  
1310 W GROVE ST  
BLOOMINGTON, IL 61701

C MICHAEL FLEMING  
1310 1/2 W Grove St  
BLOOMINGTON, IL 61701

PHILLIS FAMILY TRUST  
210 PACKARD  
BLOOMINGTON, IL 61701

THOMAS CLARK III  
1411 W OLIVE ST  
BLOOMINGTON, IL 61701

JERRY PRICE  
1309 W GROVE  
BLOOMINGTON, IL 61701

NEIL LEGARE  
1404 W GROVE ST  
BLOOMINGTON, IL 61701

KAREN MILLER  
517 E HAMILTON RD  
BLOOMINGTON, IL 61701

MICHELLE WETZEL  
1219 W OLIVE  
BLOOMINGTON, IL 61701

MICHELLE GRAHAM  
204 PACKARD ST  
BLOOMINGTON, IL 61701

CANDY NEWTON  
208 PACKARD ST  
BLOOMINGTON, IL 61701

  
K. BIRCKELBAW  
104 MAGOUN ST  
BLOOMINGTON, IL 61701

## **Zoning Board of Appeals**

### **Zoning Board of Appeals 2019 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:

1/16/2019  
2/20/2019  
3/20/2019  
4/17/2019  
5/15/2019  
6/19/2019  
7/17/2019  
8/21/2019  
9/18/2019  
10/16/2019  
11/20/2019  
12/18/2019

The petitioner must submit all required documentation to Community Development 28 days prior to the scheduled commission meeting.

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.

## City of Bloomington 2019 Meetings and Deadlines

| Planning Commission |            |
|---------------------|------------|
| Submit by           | Meeting    |
| 12/12/2018          | 1/9/2019   |
| 12/26/2018          | 1/23/2019  |
| 1/16/2019           | 2/13/2019  |
| 1/30/2019           | 2/27/2019  |
| 2/13/2019           | 3/13/2019  |
| 2/27/2019           | 3/27/2019  |
| 3/13/2019           | 4/10/2019  |
| 3/27/2019           | 4/24/2019  |
| 4/10/2019           | 5/8/2019   |
| 4/24/2019           | 5/22/2019  |
| 5/15/2019           | 6/12/2019  |
| 5/29/2019           | 6/26/2019  |
| 6/12/2019           | 7/10/2019  |
| 6/26/2019           | 7/24/2019  |
| 7/17/2019           | 8/14/2019  |
| 7/31/2019           | 8/28/2019  |
| 8/14/2019           | 9/11/2019  |
| 8/28/2019           | 9/25/2019  |
| 9/11/2019           | 10/9/2019  |
| 9/25/2019           | 10/23/2019 |
| 10/16/2019          | 11/13/2019 |
| 11/13/2019          | 12/11/2019 |

PC

Text amendments

Preliminary Plans

PUD's

Final Plats

(except expedited goes to clerk)

Re-zoning

| Zoning Board |            |
|--------------|------------|
| Submit by    | Meeting    |
| 12/19/2018   | 1/16/2019  |
| 1/23/2019    | 2/20/2019  |
| 2/20/2019    | 3/20/2019  |
| 3/20/2019    | 4/17/2019  |
| 4/17/2019    | 5/15/2019  |
| 5/22/2019    | 6/19/2019  |
| 6/19/2019    | 7/17/2019  |
| 7/24/2019    | 8/21/2019  |
| 8/21/2019    | 9/18/2019  |
| 9/18/2019    | 10/16/2019 |
| 10/23/2019   | 11/20/2019 |
| 11/20/2019   | 12/18/2019 |

ZBA

Special use permits

Variances

Sign code amendment

Sign variance

| Historic Preservation |            |
|-----------------------|------------|
| Submit by             | Meeting    |
| 12/24/2018            | 1/17/2019  |
| 1/28/2019             | 2/21/2019  |
| 2/18/2019             | 3/21/2019  |
| 3/25/2019             | 4/18/2019  |
| 4/22/2019             | 5/16/2019  |
| 5/24/2019             | 6/20/2019  |
| 6/24/2019             | 7/18/2019  |
| 7/22/2019             | 8/15/2019  |
| 8/26/2019             | 9/19/2019  |
| 9/23/2019             | 10/17/2019 |
| 10/21/2019            | 11/21/2019 |
| 11/25/2019            | 12/19/2019 |

HP

Funk, Rust

Certificate of Appropriateness

Certificate of Economic Hardship

Designations