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

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. PUBLIC COMMENT**

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

**E. REGULAR AGENDA**

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

**F. OTHER BUSINESS**

**A.** Sign Ordinance revisions/update

**G. NEW BUSINESS**

**A.** Introduction of New Commissioner – Michael McFarland

**H. ADJOURNMENT**

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

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

Members absent: none

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

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

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

**PUBLIC COMMENT:** None.

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

**REGULAR AGENDA:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**OTHER BUSINESS:** None

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

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

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

**ADJOURNMENT**
Mr. Rivera motioned to adjourn. Seconded by Mr. Ballantini. The motion was approved by voice vote. The meeting adjourned at5:57 PM.

Respectfully Submitted,
Katie Simpson
City Planner

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

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

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

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

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

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

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

## *NOTICE*

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

## GENERAL INFORMATION

Petitioner: Axe Grove Social, LLC

## PROPERTY INFORMATION

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

## Surrounding Zoning and Land Uses

| Zoning | Land Uses |
|---|---|
| *North:* D-2 Downtown Transition District | *North:* Business/retail |
| *South*: D-2 Downtown Transition District | *South*: Apartments/funeral home |
| *East*: D-2 Downtown Transition District | *East*: Offices |
| *West:* P-2 Public Lands and Institutions | *West:* City & County offices/parking garage |

## *Analysis*

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

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

BLOOMINGTON, ILL. THE DAILY PANTAGRAPH FRIDAY, JULY 9, 1937

Announcing the Formal Opening--Tomorrow!

SEEGER'S PARK'N' SHOP FOOD MARKET

216 E. Grove St. Phone 4870

Corner of Grove and Prairie Streets

CARL SEEGER, Owner

ROSES FOR THE LADIES OPENING DAY

We Invite You to Come in Tomorrow, Opening Day, and Inspect This New, Modern, Complete Food Market . . . The Finest Store of Its Kind in Central Illinois . . . A Food Market Complete in Every Detail With Meats, Groceries, Produce and Bakery Items, Where Every Convenience Has Been Added to Make Your Food Shopping a Genuine Pleasure. Here You Will Also Find Ample Parking Space at All Times. We Invite You to Make This Store Your Food Headquarters . . . You Will Save Money on Quality Foods.

A New Phone Service

An Exterior View of Bloomington's Newest and Finest Food Store, Seeger's Park 'N' Shop Food Market located at the Corner of Grove and Prairie Streets

## BACKGROUND

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

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

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

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

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

## PROJECT DESCRIPTION

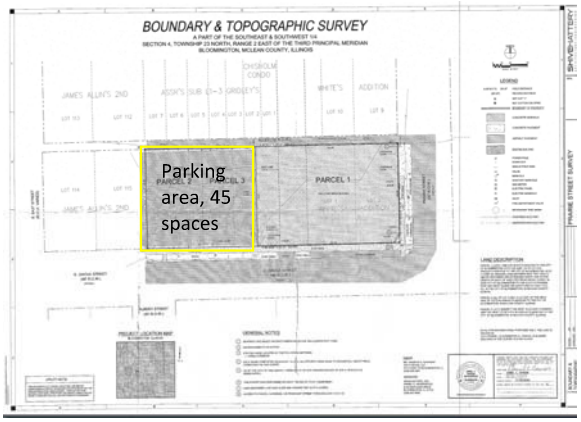
***Petitioner's request:***
The petitioner is requesting a special use permit for a Sports/Fitness establishment created primarily for axe-throwing, although other leisure activities such as darts or sports may occur at the venue and could occur if the axe-throwing venture is unsuccessful.

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

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

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

***Parking***




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

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

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

**Safety**

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

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

## Conformance with the Comprehensive Plan:

The Economic Development section of Bloomington's Comprehensive Plan identifies the need to promote a range of businesses, recreation and entertainment downtown.
Goal D-1.1 Strengthen business recruitment and retention.
Objective D-1.1a. Identify and seek development and business opportunities appropriate for Downtown.

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

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

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

1. **that the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare**
   The proposed use will offer a recreational activity compatible with surrounding downtown uses. It will also offer an amenity to nearby residents. The property has adequate off-street parking, and additional parking is available in the public parking garage. The use will be contained within the property. **The standard is met.**

2. **that the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;** The proposed use is compatible with other entertainment uses located in and near downtown Bloomington, specifically the uses along Front Street. Additionally, the proposed use is compatible with the mix residential, retail and entertainment. **The standard is met**.

3. **that the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district**; The building is in a commercial area. It is not directly adjacent to single family residential. The special use should not impede normal development. **The standard is met.**

4. **that adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;** The building is located along an arterial road and near public facilities. Drainage, water, and sewer are adequate for the use at this location. The standard is met.

5. **that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;** Ingress to the parking lot is provided by a cross-access easement with the adjacent property. Circulation is internal to the parking lot minimizing congestion on US 51. **The standard is met.**

6. **that the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals. (Ordinance No. 2006-137)**. The building exists, and the proposed use encourages the adaptive reuse of the building. No change to the building's bulk, setbacks or mass is expected because of the special use. The special use complies with off-street parking requirements. However, the petitioner will need to provide three bicycle parking spaces. **The standard is met.**

## *STAFF RECOMMENDATION:*

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

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

Respectfully submitted,
Katie Simpson

Attachments:

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

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

WHEREAS, there was heretofore filed with the Community Development Department of the City of Bloomington, McLean County, Illinois, a petition and site plan requesting a Special Use Permit for a sports and fitness establishment in the D-2 Downtown Transition District for certain premises hereinafter described in Exhibit(s) A; and

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

WHEREAS, the Bloomington Board of Zoning Appeals, after said public hearing made findings of fact that such Special Use complied with the standards and conditions for granting such special use, specifically:

1). The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;
2). That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3). That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;
4). That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;
5). That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
6). That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

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

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

1. That the Special Use Permit for a sports and fitness establishment in the D-2 Downtown Transition District for the premises hereinafter described in Exhibit(s) A shall be, and the same is hereby approved.

2. This Ordinance shall take effect immediately upon passage and approval.

PASSED this _____ day of _____, 20____.

APPROVED this _____ day of _____, 20____.

_____ Tari Renner, Mayor

ATTEST:

_____
Leslie Yocum, City Clerk

**Exhibit A**
"Legal Description"

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

PIN: 21-04-41-018

PETITION FOR A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT:

216 GROVE STREET BLOOMINGTON, IL 61701

State of Illinois )
)ss.
County of McLean )

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

Now come(s) AXE GROVE SOCIAL LLC

REGISTERED AGENT DANIEL KELLEY

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

1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit(s) A, which is (are) attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents: receiver, executor (executrix); trustee, lease, or any other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;

2. That said premises presently has a zoning classification of D2 under the provisions of Chapter 44 of the Bloomington City Code, 1960;

3. That under the provisions of Chapter 44, Section 44.6-30 of said City Code SPORTS & FITNESS ESTABLISHMENT, are allowed as a special use in a D2 zoning district;

4. That the establishment, maintenance, or operation of said special use on said premises will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

5. That said special use on said premises will not be injurious to the use and enjoyment of other property in the immediate vicinity of said premises for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

6. That the establishment of said special use on said premises will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the D2 zoning district;

7. That the exterior architectural treatment and functional plan of any proposed structure on said premises will not be so at variance with either the exterior architectural treatment and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood adjacent to said premises;

8. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided to said premises for said special permitted use;

9. That adequate measures have been or will be taken to provide ingress and egress to and from said premises so designed as to minimize traffic congestion in the public streets; and

10. That said special permitted use on said premises shall, in all other respects, conform to the applicable regulations of the D2 zoning district in which it is located except as such regulations may, in each instance, be modified by the City Council of the City of Bloomington pursuant to the recommendations of the Bloomington Board of Zoning Appeals.

WHEREFORE, your petitioner(s) respectfully pray(s) that said special use for said premises be approved.

Respectfully submitted,

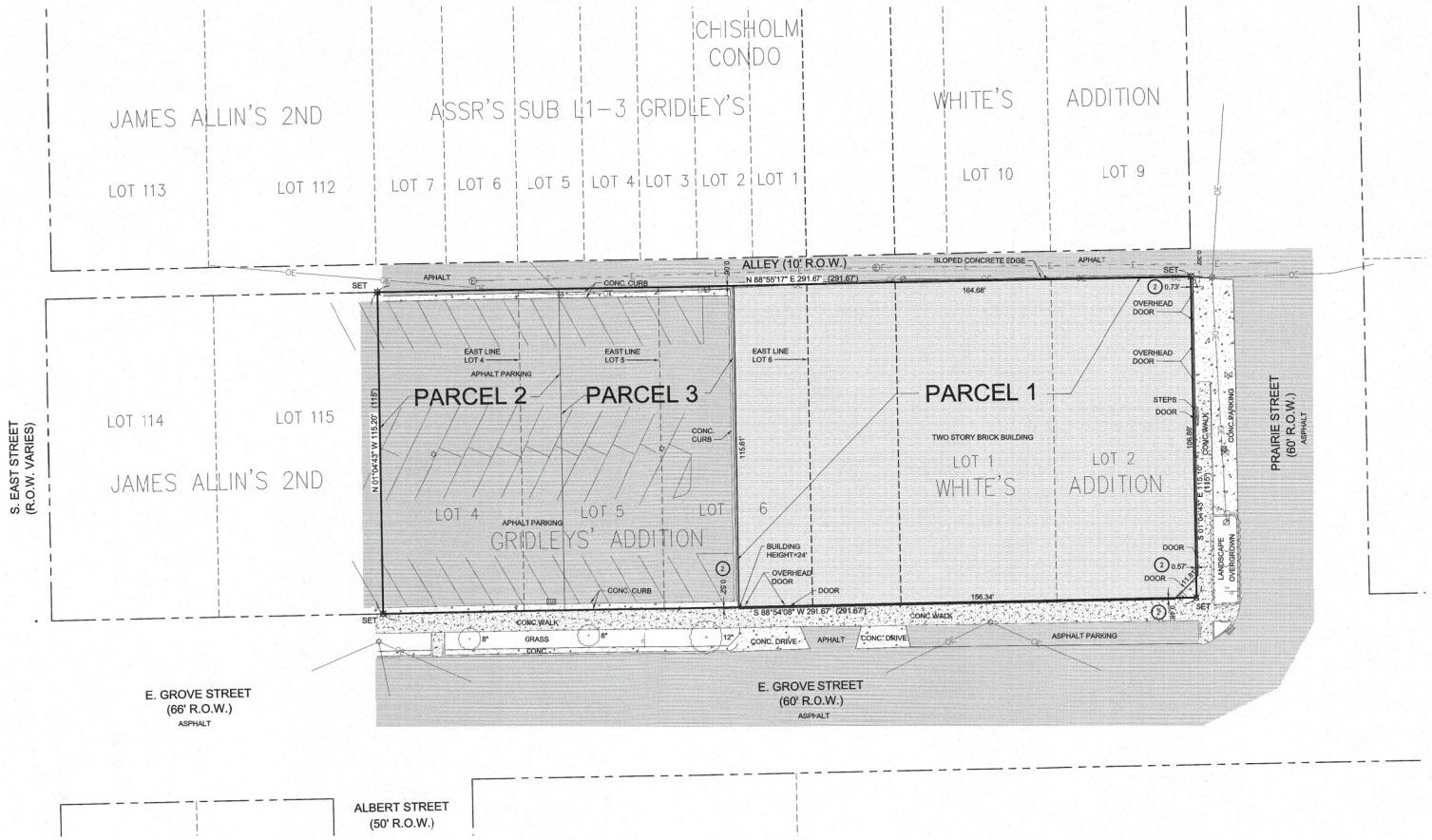
DANIEL R KELLEY

[redacted]

8/21/19

# BOUNDARY & TOPOGRAPHIC SURVEY

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




NORTH
0 10 20 40
SCALE IN FEET

## LEGEND

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

## LAND DESCRIPTION

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

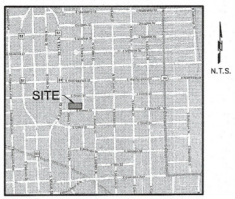
PARCEL 2: ALL OF LOT 4 AND 14 2/3 FEET OF THE WEST SIDE OF LOT 5 IN GRIDLEY'S ADDITION TO THE CITY OF BLOOMINGTON, IN MCLEAN COUNTY, ILLINOIS.

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

NOTE: FOR INFORMATIONAL PURPOSES ONLY, THE LAND IS KNOWN AS:
103 S PRAIRIE,, BLOOMINGTON, IL PARCEL ID NUMBER INCLUDED IN THIS SURVEY IS 21-34-413-018

## PROJECT LOCATION MAP

BLOOMINGTON, ILLINOIS




## UTILITY NOTE

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

## GENERAL NOTES

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

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

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

PROFESSIONAL LAND SURVEYOR — DANIEL C. DAVISON — NO.035003722 — BLOOMINGTON, ILLINOIS — STATE OF ILLINOIS

FIRM REGISTRATION #184-000214

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

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


SHIVEHATTERY
ARCHITECTURE + ENGINEERING
2103 Eastland Drive | Bloomington, Illinois 61704
309.662.8992 | www.shive-hattery.com
Iowa | Illinois | Indiana
Illinois Firm Number: 184-000214


SEAL

PRAIRIE STREET SURVEY

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

DRAWN: JAB
APPROVED: DCD
ISSUED FOR:
DATE: 08-20-2019
PROJECT NO: 6191350
FIELD BOOK: —
CLIENT NO:

BOUNDARY & TOPOGRAPHIC SURVEY

B1

P:\Projects\6191350\Civil\dwg\Boundary\6191350_SURVEY.dwg
Plotted: 8/20/2019 9:57:21 AM

9/13/2019

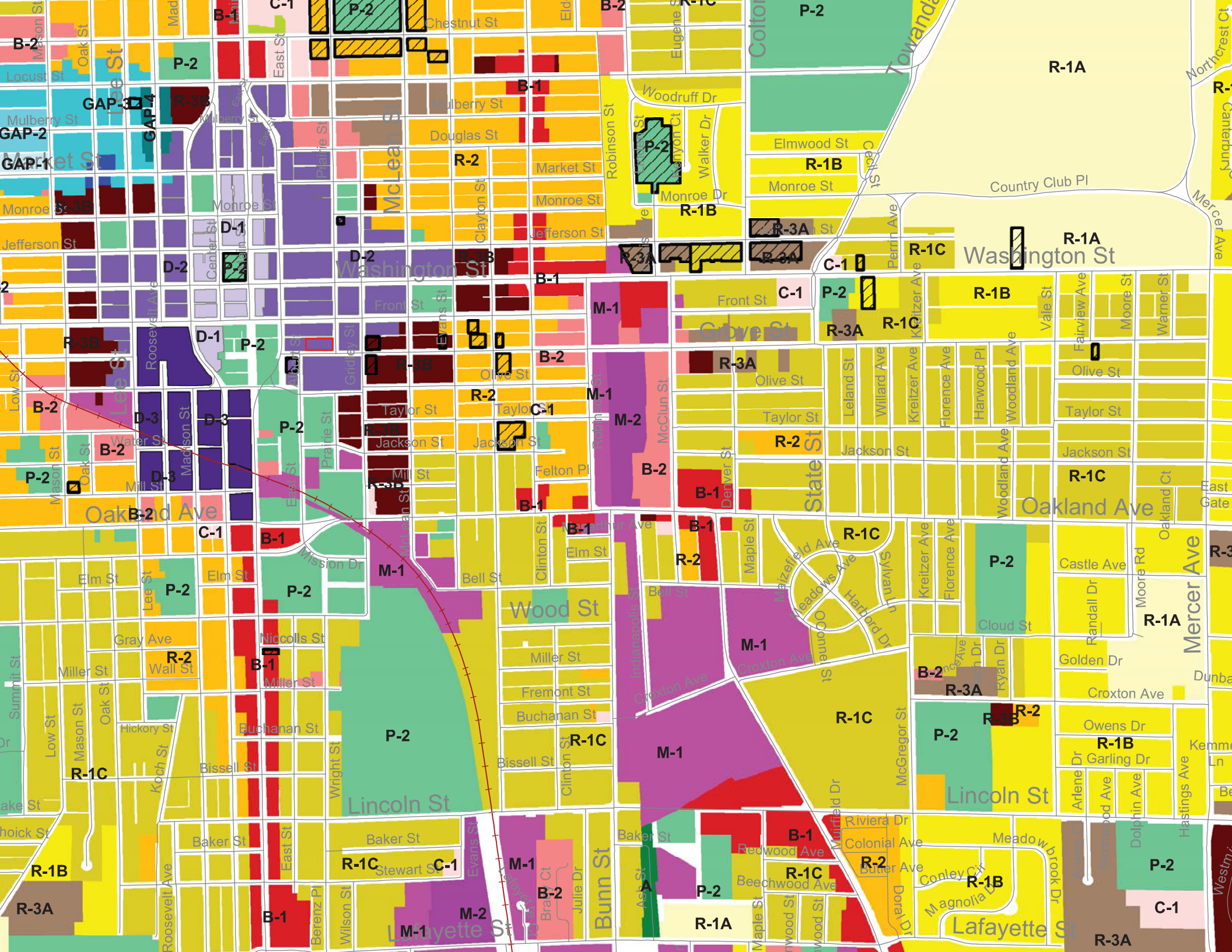
# Aerial View 216 E Grove St

N
W E
S

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 refernce purposes only.

0 0.015 0.03
mi

McGIS


Washington St
Oakland Ave
Lincoln St
Lafayette St
Wood St
Grove St
State St
Market St
Mercer Ave
Country Club Pl
Woodruff Dr
Elmwood St
Monroe St
Monroe Dr
Douglas St
Mulberry St
Chestnut St
Locust St
Jefferson St
Front St
Olive St
Taylor St
Jackson St
Felton Pl
Mill St
Water St
Mission Dr
Elm St
Bell St
Gray Ave
Niccolls St
Wall St
Miller St
Fremont St
Buchanan St
Hickory St
Bissell St
Baker St
Stewart St
Croxton Ave
Castle Ave
Cloud St
Golden Dr
Owens Dr
Garling Dr
Riviera Dr
Colonial Ave
Redwood Ave
Beechwood Ave
Meadowbrook Dr
Conley Ct
Magnolia Dr
Country Club Pl
Northcrest Ct
Canterbury
Mercer Ave
Oakland Ct
East Gate
Randall Dr
Moore Rd
Arlene Dr
Dolphin Ave
Hastings Ave
Kemmer Ln
Dunbar
Fairview Ave
Moore St
Warner St
Vale St
Leland St
Willard Ave
Kreitzer Ave
Florence Ave
Harwood Pl
Woodland Ave
Perrin Ave
Colton
Towanda
Northcrest Ct
Eugene St
Robinson St
Canyon Ct
Walker Dr
Clayton St
McLean Ct
Prairie St
Center St
Roosevelt Ave
Lee St
Madison St
Mason St
Oak St
Low St
Summit St
Koch St
Wright St
Evans St
Clinton St
Bunn St
Julie Dr
Brady Ct
Ash St
Maple St
Denver St
McClun St
Robinson St
Indianapolis St
McGregor St
Mansfield Dr
Meadowbrook Dr
Sylvan Ln
Hartford Dr
Oconnell St
Marzetfield Ave
Meadows Ave
Ryan Dr
Dunbar
Westmont
R-1A
R-1B
R-1C
R-2
R-3A
R-3B
P-2
C-1
M-1
M-2
B-1
B-2
D-1
D-2
D-3
GAP-1
GAP-2
GAP-3
GAP-4

## Motorcycles-ATV-Golf Carts

1997 HONDA Valkyrie $3500 Great Bike, Black, 34,000 miles on it.

2004 Heritage Soft Tail Classic

Sweet Pipes, Low Miles-22,300, 2 New Tires w/less than 300 miles on them, 2 Seats, Cover, Battery Tender, 4 Helmets, Custom Chrome on Bike and extra to go w/ it, Custom Head and Tail Lights, Custom Grips, Pegs and Floor Boards (extra set), Leather Saddle Bags & Matching T-Bag, Set of Straps & Leather Jacket. $8000 obo. all 217-620-6486

## Legal Inside

56921
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
Historic Preservation Commission
Thursday, September 19, 2019

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold public hearings on two S-4 Local Historic Preservation District nomination applications (listed below) for property at 112 E. Washington Street, Bloomington, IL ("Subject Property") owned by State Farm Mutual Auto Insurance (1 State Farm Plaza, Bloomington IL 61701). The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN:21-04-334-007).

1. A nomination application submitted by the Franklin Park Foundation.
2. A nomination application submitted by Greg Koos.

The public hearing will be held during the regular Historic Preservation Commission meeting on Thursday, September 19, 2019 at 5:00 p.m. in the City Council Chambers of City Hall Building at 109 E. Olive St., Bloomington, Illinois.

The nomination applications were filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property.

All interested persons may present their views upon such matters pertaining thereto at the hearings. The applications are on file for public review at the City of Bloomington Community Development Department, 115 E. Washington St., Suite 201, Bloomington, IL 61701.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearings 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 X 0, or email cityclerk @cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

56929
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m., in the City Hall Council Chambers, located at 109 E. Olive St., the Bloomington Liquor Commission will conduct a Public Hearing on the Application of Biaggi's Ristorante Italiano, LLC *d/b/a* Biaggi's Ristorante Italiano, located at 3010 E. Empire Street, for a Class RAPS (Restaurant, All Types of Alcohol, Package Sales for Consumption Off Premises, and Sunday Sales) liquor license, which would allow the sale of all types of alcohol by the glass for consumption on the premises, and the retail sale of packaged liquor for consumption off premises seven (7) days a week.

All persons interested in said application may attend and be heard on the application.

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, preferable no later than five days before the hearing.

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

Leslie Yocum, City Clerk

TO SUBSCRIBE:
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855-264-2511

## Legal Inside

56930
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m., in the City Hall Council Chambers, located at 109 E. Olive St., the Bloomington Liquor Commission will conduct a Public Hearing on the Application of the Bloomington-Normal Sunrise Rotary, for their 2019 Oktoberfest Fundraising Event to be held at Union Park, located at 1750 General Electric Road, on October 20, 2019, requesting a Class LB (Limited, Beer and Wine) liquor license, which allows the sale of beer and wine by the glass for consumption on the premises on the date of the event.

All persons interested in said application may attend and be heard on the application.

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, preferable no later than five days before the hearing.

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

Leslie Yocum, City Clerk

56932
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE

On Tuesday, September 10, 2019 at 4:00 p.m., in the City Hall Council Chambers, located at 109 E. Olive St., the Bloomington Liquor Commission will conduct a Public Hearing on the Application of LKH II, Inc. *d/b/a* 1107 West Lounge, located at 1107 West Locust Street, for a Class TAPS (Tavern, All Types of Alcoholic Liquor, Package Sales for Consumption Off Premises, and Sunday Sales) liquor license, which allows the sale of alcoholic liquor by the glass for consumption on the premises, and the retail sale of packaged liquor for consumption off premises seven (7) days a week.

All persons interested in said application may attend and be heard on the application.

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, preferable no later than five days before the hearing.

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

Leslie Yocum, City Clerk

56981
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
SEPTEMBER 18, 2019

Notice is hereby given that the Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, September 18, 2019 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, for the petition submitted by Ace Grove Social, LLC ( 2703 Westbrook Dr. Bloomington, IL 61705) for the approval of a special use permit for a sports and fitness establishment in B-2, Downtown Transitional District at 216 Grove St. owned by 216 East Grove, LLC (210 S East St. Bloomington, IL, 61701). The Subject Property is legally described as GRIDLEYS ADD LTS 4, 5 & 6 & LTS 1 & 2 WHITES ADD & PT NW SE SEC 4-23-2E LYG BETWEEN SD LTS (PIN: 21-04-413-018)

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

Leslie Yocum, City Clerk

better EVERY SUNDAY

## Legal Inside

61701, by telephone at 309-434-2240, or email cityclerk@cityblm.org The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

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PANTAGRAPH

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The Pantagraph is seeking part-time
Circulation Support Staff
to assist in the distribution of newspapers to customers and independent contract carriers. This position is responsible for the assurance of quality service by delivery of "down" routes, address checks, and general assistance in helping operate the distribution center.

For more information or to apply:
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TV & ENTERTAINMENT GUIDE
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EVERY SATURDAY

MONEY SAVING SPECIALS Some restrictions apply 309-820-3357

Merchandise Items Under $500
$11.99
3 Lines, 7 Days, Plus 7 Days Online

Merchandise Items Over $500
$21.99
3 Lines, 14 Days, Plus 14 Days Online

BEST DEAL
Merchandise Special
$31.99
3 Lines, 14 Days, Plus 14 Days Online in the Bloomington Pantagraph, Herald & Review, & Mattoon-Charleston JG-TC

Automotive Specials
$29.99
Up to 12 Lines, 30 Days, Plus 30 Days Online

BEST DEAL
Transportation Special
$44.99
Up to 12 Lines, 30 Days, Plus 30 Days Online in the Bloomington Pantagraph, Herald & Review, & Mattoon-Charleston JG-TC

## BLOOMINGTON'S FIVE-DAY FORECAST

| TODAY | TONIGHT | SUNDAY | MONDAY | TUESDAY | WEDNESDAY |
|---|---|---|---|---|---|
| Mainly cloudy, p.m. rain | Periods of rain | Warmer with a thunderstorm | Humid with clouds and sun | Partly sunny and breezy | Sunshine and cooler |
| WIND E 7-14 mph | WIND ESE 4-8 mph | WIND W 6-12 mph | WIND E 4-8 mph | WIND SSW 12-25 mph | WIND NNE 8-16 mph |
| 77° | 64° | 81° 65° | 83° 66° | 88° 61° | 74° 52° |

**REGIONAL OUTLOOK:** Rain late this afternoon. Expect less than 2 hours of sunshine with a 70% chance of precipitation and average relative humidity 65%. Drying conditions poor. Periods of rain tonight. Chance of precipitation 70% with average relative humidity 90%. A shower or thunderstorm tomorrow.




## REGIONAL FORECAST

| City | Today Hi/Lo/W | Sunday Hi/Lo/W |
|---|---|---|
| Canton | 76/63/r | 82/65/c |
| Champaign | 79/63/t | 83/65/t |
| Charleston | 80/65/t | 84/67/t |
| Clinton | 78/65/t | 84/66/t |
| Danville | 80/64/r | 81/64/t |
| Decatur | 78/65/t | 84/66/t |
| Havana | 77/64/c | 84/65/t |
| Kankakee | 79/61/r | 81/63/t |
| La Salle | 77/62/r | 81/64/c |
| Lewistown | 76/63/c | 82/65/c |
| Lincoln | 76/65/t | 85/66/t |
| Mattoon | 79/66/t | 84/67/t |
| Normal | 77/64/r | 83/66/t |
| Ottawa | 77/63/r | 81/64/c |
| Paxton | 80/63/t | 83/65/t |
| Pekin | 78/65/r | 84/66/c |
| Peoria | 76/64/r | 82/65/c |
| Petersburg | 78/66/t | 85/67/t |
| Pontiac | 78/62/r | 83/64/t |
| Rantoul | 80/64/r | 84/65/t |
| Springfield | 78/66/t | 85/66/t |
| Streator | 77/62/r | 82/64/c |
| Urbana | 80/64/t | 84/66/t |
| Watseka | 80/62/r | 83/65/t |

W-weather, s-sunny, pc-partly cloudy, c-cloudy, sh-showers, f-ice, r-rain, t-thunderstorms, sf-snow flurries, sn-snow

## NATIONAL OUTLOOK

| City | Today Hi/Lo/W | Sunday Hi/Lo/W |
|---|---|---|
| Albuquerque | 94/62/t | 91/67/s |
| Anchorage | 62/54/c | 65/56/r |
| Atlanta | 90/70/pc | 88/70/c |
| Baltimore | 85/68/s | 81/67/c |
| Boston | 79/62/pc | 72/63/pc |
| Chicago | 74/63/r | 77/64/c |
| Cleveland | 76/60/pc | 79/64/t |
| Dallas | 95/73/pc | 96/77/s |
| Denver | 89/63/pc | 96/66/s |
| Detroit | 76/61/pc | 73/64/sh |
| Honolulu | 91/76/pc | 91/77/pc |
| Houston | 95/73/pc | 97/76/s |
| Indianapolis | 81/65/t | 82/67/t |
| Kansas City | 75/63/t | 81/66/c |
| Las Vegas | 110/83/s | 109/85/s |
| Los Angeles | 89/67/s | 91/68/s |
| Miami | 89/79/pc | 91/78/t |
| Milwaukee | 71/61/sh | 72/62/pc |
| Minneapolis | 68/57/pc | 75/64/pc |
| Nashville | 93/67/s | 91/68/s |
| New Orleans | 93/78/s | 90/79/t |
| New York City | 80/63/s | 77/67/pc |
| Orlando | 89/77/t | 89/78/t |
| Philadelphia | 83/65/s | 80/67/pc |
| Phoenix | 109/86/s | 106/86/pc |
| Pittsburgh | 78/63/pc | 76/63/t |
| Raleigh | 89/63/s | 85/66/pc |
| St. Louis | 82/70/t | 84/71/pc |
| San Francisco | 71/62/pc | 71/60/pc |
| Seattle | 77/62/pc | 77/61/sh |
| Washington, DC | 87/70/s | 83/69/c |

## ALMANAC

Statistics through 4 p.m. yesterday

**Temperature**

| | |
|---|---|
| High/low | 74°/63° |
| Normal high/low | 82°/60° |
| Record high | 96° (2013) |
| Record low | 43° (1915) |

**Precipitation**

| | |
|---|---|
| 24 hrs through 4 p.m. yest. | 0.00" |
| Month to date (normal) | 4.96" (3.72") |
| Year to date (normal) | 29.54" (26.56") |
| Last year to date | 21.16" |

**Pollen Today**

| | |
|---|---|
| Grasses | Absent |
| Trees | Absent |
| Weeds | Absent |
| Mold | Low |

**Cooling Degree Days**

Degree days are an indicator of energy needs. The more the total degree days, the more energy is necessary to cool.

| | |
|---|---|
| Yesterday | 4 |
| Month to date (normal) | 226 (263) |
| Since January 1 (normal) | 868 (847) |

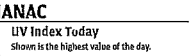
**RealFeel Temperature® Today**

An exclusive index of effective temperature, wind, humidity, sunshine intensity, cloudiness, precipitation, pressure and elevation on the human body.

| 57° | 70° | 74° | 67° |
|---|---|---|---|
| 8 a.m. | noon | 4 p.m. | 8 p.m. |

**UV Index Today**

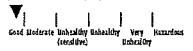
Shown is the highest value of the day.




The higher the AccuWeather.com UV Index™ number, the greater the need for eye and skin protection.

**Today's Air Quality** AIRNOW

Forecast index based on presence of man-made particulates affecting aspects of human health.




**Skywatch**

| | Rise | Set |
|---|---|---|
| Sun | 6:22 a.m. | 7:30 p.m. |
| Moon | 7:37 a.m. | 8:42 p.m. |

| First Quarter | Full Moon | Last Quarter | New Moon |
|---|---|---|---|
| Sep 5 | Sep 13 | Sep 21 | Sep 28 |

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AccuWeather
DOWNLOAD THE FREE APP

## TEMPERATURE TRENDS

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

August 30, 2019

Dear Property Owner or Resident:

The Zoning Board of Appeals will hold a public hearing on **Wednesday, September 18, 2019 at 4:00PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois** to hear testimony for a petition submitted by Axe Grove Social, LLC. ( 2703 Westbrook Dr., Bloomington, IL 61705) for the approval of a special use permit for the property located at **216 Grove St.** owned by 216 East Grove, LLC (210 S East St. Bloomington, IL 61701) at which time all interested persons may present their views upon such matters pertaining thereto. The petitioner or his/her Counsel/Agent must attend the meeting.

REQUEST

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

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

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

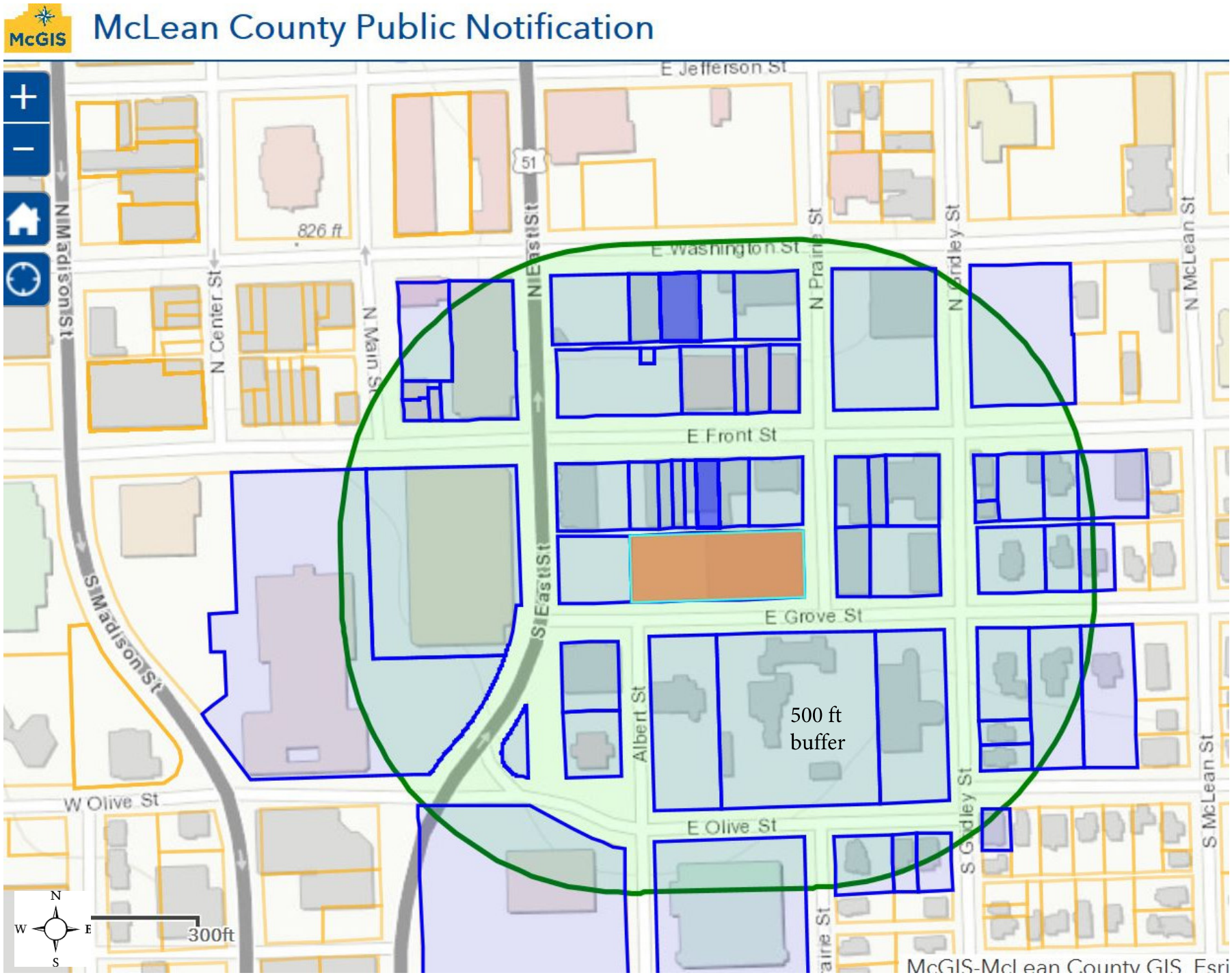
In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before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

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may email us at planning@cityblm.org or call us at (309) 434-2226.

Sincerely,

Planning Division staff
Attachments:
Map of notified properties within 500 ft of subject property

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



PUBLIC BUILDING COMMISSION
308 E WASHINGTON ST
BLOOMINGTON, IL 61702

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

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

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

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

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

WHITE, JAMES B
1215 E WASHINGTON
BLOOMINGTON, IL 61701

GREEN BUILDING LCC
3102 HARVEST HILL AVE
BLOOMINGTON, IL 61705

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

GREEN BUILDING LCC
3102 HARVEST HILL AVE
BLOOMINGTON, IL 61705

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

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

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

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

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

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

GREEN BUILDING LCC
3102 HARVEST HILL AVENUE
BLOOMINGTON, IL 61705

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

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

BEVERLY MILLER
15980 N 300 EAST RD
DANVERS, IL 61732

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

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

DEVYN CORP
307 E GROVE ST
BLOOMINGTON, IL 61701

WILLIAM FITZGERALD
2001 E OAKLAND AVE
BLOOMINGTON, IL 61701

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

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

ANDREW KAUFMAN
210 S EAST ST
BLOOMINGTON, IL 61701

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

LYNN TRUST
221 E FRONT UNIT 5
BLOOMINGTON, IL 61701

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

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

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

ANNETTA MILLER TRUSTEE
32 COUNTY CLUB PLACE
BLOOMINGTON, IL 61701

NANCY RODGERS
303 E OLIVE STREET
BLOOMINGTON, IL 61701

JOHN FORBES
RR1 , BOX 107A
BLOOMINGTON, IL 61704

RICHARD HARRISON
PO BOX 1232
SOUTH SIOUX CITY, NE 68776

403 E FRONT LLC
PO BOX 3791
BLOOMINGTON, IL 61702

JOSEPH BOYCE
208 S CHERRY
LEXINGTON, IL 61753

INN FRONT LLC
103 N ROBINSON ST
BLOOMINGTON, IL 61701

WESTON PROPERTIES LLC
102 S PRAIRIE ST
BLOOMINGTON, IL 61701

301 GROVE ST LLC
25206 ARROWHEAD LN
HUDSON, IL 61748

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

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

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

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

JOHN ELTERICH
409 E GROVE STREET
BLOOMINGTON, IL 61701

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

301 GROVE ST LLC
25206 ARROWHEAD LN
HUDSON, IL 61748

FRED, WOLLRAB
107 HILL TOP
BLOOMINGTON, IL 61701

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

DEVYN CORP
307 E GROVE STREET
BLOOMINGTON, IL 61701

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

JAMES WARREN
407 E GROVE STREET
BLOOMINGTON, IL 61701