



AGENDA
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING
109 EAST OLIVE ST.
BLOOMINGTON, IL 61701
WEDNESDAY, AUGUST 19, 2020 at 4:00 P.M.
THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live

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

Members of the public may also attend the meeting at City Hall. Physical attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing.

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

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

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

- 4. MINUTES** Consideration, review and approval of minutes from the meeting on June 17, 2020 meeting.
- 5. REGULAR AGENDA**

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

- A. SP-03-20** Public hearing, review and action on a petition for a special use permit submitted by Beyond Hello IL LLC (parent company Jushi Holdings LLC) to allow an adult-use cannabis dispensary in the B-1 General Commercial District at 118 Keaton Place Bloomington, IL 61704 (Ward 5).

- B. SP-06-20** Public hearing, review and action on a petition for a special use permit submitted by St. John's Evangelical Lutheran Church to allow for the expansion of a religious place of worship in the R-1B Single-Family Residence District for the subject property located at 1617 E. Emerson Street Bloomington, IL 61701 (Ward 4).
- C. Z-11-20** Public hearing, review and action on a petition for a variance submitted by St. John's Evangelical Lutheran Church to allow a 60' tall worship area, 14'5" increase in the maximum allowed building height for the subject property located at 1617 E. Emerson Street Bloomington, IL 61701 (Ward 4).
- D. Z-13-20** Public hearing, review and action on a petition for a variance submitted by submitted Timothy Sparks for the approval of a variance to allow a 15' reduction of the required 30' rear yard setback to allow for the addition of an enclosed porch at 3602 Baywood Road Bloomington, IL 61704 (Ward 3).

6. OTHER BUSINESS

7. NEW BUSINESS

- A. Appointment - Nikki Williams

8. ADJOURNMENT



DRAFT
MINUTES

**PUBLISHED BY THE AUTHORITY OF
THE ZONING BOARD OF APPEALS OF BLOOMINGTON, ILLINOIS
WEDNESDAY, JUNE 17, 2020, 4:00 P.M.
WWW.CITYBLM.ORG/LIVE**

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

The Zoning Board of Appeals convened in Regular Session virtually via zoom conferencing at 4:06 p.m., Wednesday, June 17, 2020. The meeting was live streamed to the public at www.cityblm.org/live. The Meeting was called to order by Chairperson Victoria Harris.

Roll Call

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

COVID-19

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

Public Comment

Chairperson Harris opened the floor for public comment. No one had registered in advance of the meeting to provide comment. No one emailed public comments prior to the meeting.

DRAFT
MEETING MINUTES

**PUBLISHED BY THE AUTHORITY OF THE ZONING BOARD OF APPEALS OF BLOOMINGTON, ILLINOIS
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No one attended the meeting in person to provide public comment.

Minutes

The Commission reviewed the minutes from the May 20, 2020 regular meeting of the Zoning Board of Appeals with revisions identified by Chairperson Harris.

Commissioner Ballantini made a motion to approve, seconded by Commissioner Straza, that the Minutes from the May 20, 2020 minutes be approved with revisions. The minutes were approved by voice vote 5-0.

Regular Agenda:

SP-03-20 Public hearing, review and action on a petition for a special use permit submitted by Marsha K Wallace to allow chicken-keeping, up to 4 chickens, in the R-1C District at 1610 N Lee Street, Bloomington IL 61701 (Ward 7).

Speaking in favor of the petition: Marsha K. Wallace - Petitioner.

Speaking in opposition of the petition: Nancy Schmidgall - 1611 North Lee Street.

Ms. Katie Simpson, City Planner, gave a staff report recommending the Zoning Board's approval of the application.

Mr. McFarland raised the question as to whether the Special Use goes with the property or with the specific applicant. Mr. George Boyle, Assistant Corporation Counsel, indicated that the Special Use would be applied to the subject property.

Mr. Ballantini raised a discussion point on the potential impacts on neighboring property.

Marsha K. Wallace, Petitioner, stated her desire to raise chickens on the property. Ms. Wallace provided an overview of the immediate neighborhood. She indicated that she had prior farm experience raising chickens and has rented the property for approximately four years. She stated she would be limited to four chickens and no roosters per the zoning regulations.

Nancy Schmidgall, 1611 North Lee Street, voiced opposition to the request based on reduction of property values and potential for varmints. She also questioned whether the Special Use would apply to the adjoining property also owned by the applicant's landlord. George Boyle, Assistant Corporation Counsel, indicated that the Special Use would be limited to the subject property.

There was further discussion and questions raised from the Board regarding disposal of dead birds, smells, and potential for varmints.

Marsha K. Wallace, Petitioner, stated she has access to a farm where she could dispose of the carcasses, if necessary. She also provided background on her intended use of a "deep litter" method of utilizing a base of saw dust for the animal droppings in the enclosure.

Chairperson Harris asked if there were any other witnesses. There were none. Chairman Harris closed the Hearing at 4:41 p.m. and asked the Board to consider the matter. She asked for a vote on the Findings of Fact as outlined in the Staff Report.

Mr. Ballantini made a motion to accept the Finding of Fact as a whole. Mr. Noonan seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - Yes, Mr. Noonan - Yes, Mr. Ballantini - Yes, Mr. McFarland - Yes, and Chairperson Harris - Yes (5-0-0).

Mr. Ballantini made a motion to approve the application. Mr. Noonan seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - Yes, Mr. Noonan - Yes, Mr. Ballantini - Yes, Mr. McFarland - Yes, and Chairperson Harris - Yes (5-0-0).

Z-07-20 Public hearing, review and action on an application for variances submitted by Robert Hernandez to 1) expand a nonconforming structure and 2) decrease the required side yard setback from 6' to 1.5', a 4.5' decrease, to allow for a porch/addition at 1314 W Locust Street, Bloomington IL 61701 (Ward 7).

Ms. Katie Simpson, City Planner, gave a staff report recommending the Zoning Board of Appeals deny the requested variances.

Ms. Simpson advised that the subject property was zoned R-1C which specifies that open porches are not allowed in side yard and that non-conforming properties should not have new construction unless the new construction would make the property conforming. She also pointed out that the new construction is enclosed and therefore is considered to be a room addition. She advised the board that the construction had already begun, and in general terms, described the reasons behind the upcoming findings of fact.

Ms. Simpson stated as it pertained to the standards the mere fact that the property is in non-compliance does not alter the fact that the addition could have been built in compliance. Also, another option to remain in compliance exists to the rear of the property where there is ample room.

Chairperson Harris questioned the statement from the applicant as to receipt of the text approval.

Ms. Simpson stated that a permit was not issued at the time of construction and building permits are issued once approved.

Mr. Mahrt stated that an application was filed, reviewed but not yet approved by the Building Inspector and no permit had been issued. Mr. Mahrt confirmed there were texts between the applicant and city staff with possible confusion as it pertained to the address of the property being discussed.

No proper inspection was done, once notified the city issued a "stop work order" and the applicant submitted this request for a Variance.

There was discussion of overview of the site plan.

Chairperson Harris sworn in for the record Mr. Hernandez, the applicant and Mr. William Gregory as translator for Mr. Hernandez.

Mr. Gregory explained the applicant interpreted the text received as permission to begin work and understood that the approved permit would be mailed to him at a later date thus work began. He gave an overview of the project indicating that the perimeter of the room did not exceed the existing border of the sides of the house. The structure was being built in this manner due to the existing entry into the house was being on the extreme far left end of the wall. Short of making changes in the design, the applicant is willing to make accommodation to meet the existing building codes.

Mr. Gregory summarized the applicant's position as follows:

- The width of the addition should not be an issue as it is the same as the existing home.
- The neighbor has no objection.
- The neighbor has a driveway that creates a 12' space between the houses so there would be no infringement on the neighbor.

Chairperson Harris questioned the room addition. There was discussion as to the type of room this is as it presented as an enclosed addition and not a porch.

Mr. Ballantini questioned if there was a better view of the property to better assess the setbacks

Ms. Simpson entered into evidence Exhibit 1 a photo of the house showing the room addition submitted by the applicant.

Discussion continued as to the intent of the room addition. Mr. Gregory indicated this was meant to be a three season's room without heating or cooling and confirmed that the slab was installed for this project.

Chairperson Harris asked if there were any other witnesses. There were none. Chairman Harris closed the Hearing at 5:18 p.m. and asked the Board to consider the matter. She asked for a vote on the Findings of Fact as outlined in the Staff Report and to vote on each individual standard allowing for discussion if needed.

Chairperson Harris made a motion to accept the Finding of Fact for 1, 2, 3 & 5 not being met Mr. Ballantini seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - Not Met Mr. Noonan - Not Met, Mr. Ballantini - Not Met , Mr. McFarland - Not Met and Chairperson Harris - Not Met (5-0-0 Finding of Fact for 1, 2,3 & 5 not met)

Chairperson Harris made a motion to accept the Finding of Fact for 4 as presented. Mr. Ballantini seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - Met Mr. Noonan - Met, Mr. Ballantini - Met , Mr. McFarland - Met, and Chairperson Harris - Met (5-0-0 Finding of Fact for 4 met)

Mr. Noonan made a motion to deny the application. Mr. McFarland seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - yes, Mr. Noonan - yes, Mr. Ballantini - yes, Mr. McFarland - yes, and Chairperson Harris - yes (5-0-0).

Staff will notify applicant of Boards outcome and provide detailed information as to the appeal process.

Z-08-20 Public hearing, review and action on an application for a variance submitted by Chris and Andrea Goins to locate an above ground pool seven feet from the primary structure rather than ten feet located at 2 Greythorne Circle, Bloomington, IL 61701. (Ward 3)

Ms. Katie Simpson, City Planner, gave a staff report recommending the Zoning Board's approval of the application. She gave the description of the request being made and shared facts related to the property and Zoning Ordinance requirements for pools. Other factors being considered are the slope of the property as well as the easements that collectively limited pool location.

Planned pool location is 15' from the actual house and 7' from the porch roof line, necessitating the request for the 3' variance. Ms. Simpson elaborated that a smaller would still require a variance request.

Chairperson Harris had a question regarding fence height requirements for properties with a pool. Ms. Simpson confirmed requirement of 4' in height an actual measurement would have to be taken before a permit was approved and issued.

Chairperson Harris sworn in for the record Ms. Andrea Goins, applicant. Ms. Goins confirmed Ms. Simpson's finding of facts and background information of property. Ms. Goins confirmed the fence height is 4' and she would add locks to the location.

Mr. Ballantini questioned whether the fence is placed on all sides and back of property. Ms. Goins replied, yes.

Chairperson Harris asked if there were any other witnesses. There were no other witnesses signed up to speak for or against. Chairperson Harris closed the Hearing at 5:40 p.m. and asked the Board to consider the matter. She asked for a vote on the Findings of Fact as outlined in the Staff Report.

Mr. Ballantini made a motion to accept the Finding of Facts. Mr. Noonan seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - yes, Mr. Noonan - yes, Mr. Ballantini - yes, Mr. McFarland - yes, and Chairperson Harris - yes (5-0-0).

Mr. Ballantini made a motion to approve the application. Mr. McFarland seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - yes, Mr. Noonan - yes, Mr. Ballantini - yes, Mr. McFarland - yes, and Chairperson Harris - yes (5-0-0).

Z-09-20 Public hearing, review and action on an application for two variances submitted by Richard Gray to rebuild an accessory structure in the same location as the existing structure, in the side yard and closer than 10' to the principal structure at 1210 S. Mason St., Bloomington, IL 61701.

Ms. Katie Simpson, City Planner, gave a staff report recommending the Zoning Board's approval of the application. Ms. Simpson provided property information & history and surrounding properties and accessory structure. She also explained the reasons for requesting the variance. Ms. Simpson reviewed the Finding of Fact and discussed the need for more information as to the size and location of the shed, and whether or not the alternative solutions have been considered - such as attaching to the existing garage.

Chairperson Harris sworn in for the record Mr. Richard Gray, applicant. Mr. Gray stated that the existing structure was built in 1966 and is in disrepair. The project includes removing the existing fence and structure. Mr. Gray provided information regarding size, location and purpose of the project.

Mr. Ballantini inquired as to whether or not the new accessory structure could be attached to the existing garage. Mr. Gray advised that the land that borders the existing garage is retained by a concrete curb and thus building there was not possible.

Chairperson Harris asked if there were any other witnesses. There were no other registered witnesses for or apposed. Chairman Harris closed the Hearing at 5:55 p.m. and asked the Board to consider the matter. She asked for a vote on the Findings of Fact as outlined in the Staff Report.

Mr. Ballantini made a motion to accept the Finding of Fact. Mr. Noonan seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - yes, Mr. Noonan - yes, Mr. Ballantini - yes, Mr. McFarland - yes, and Chairperson Harris - yes (5-0-0).

Mr. McFarland made a motion to approve the application. Mr. Noonan seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - yes, Mr. Noonan - yes, Mr. Ballantini - yes, Mr. McFarland - yes, and Chairperson Harris - yes (5-0-0).

Z-10-20 Public hearing, review and action on an application submitted by Bobbie Amburgey for a fence variance to increase the allowed height by two feet in the front yard located at 1502 W. Chestnut Street. (Ward 7)

Ms. Katie Simpson, City Planner, gave a staff report recommending the Zoning Board deny the application. As presented in the staff report the standards were not met. Ms. Simpson gave a detailed description of the property stating it is a corner lot with two front yards. Property is bordered by Chestnut and Hinshaw. Ms. Simpson provided details about the Zoning Ordinance - fence requirements for areas considered front yards can be no higher than 4' and cannot be chain link. Ms. Simpson presented the site plan submitted by the petitioner and provided background on the front yard requirements. Front yards are considered public space and 6' high fences blocks too much making the property uninviting. Ms. Simpson highlighted alternative options that would meet the zoning requirements.

Chairperson Harris inquired as to other properties and fence height in the surrounding homes. Ms. Simpson shared that the neighborhood was built prior to zoning and showed a property that appeared to have a 6' fence. Mr. Ballantini inquired as to the age of said fence. Ms. Simpson did not have that information but referred to the overgrown shrubbery as an indication of age. Also, this house was not a corner lot.

Chairperson Harris sworn in for the record Mrs. Bobby Amburgey, applicant. Mrs. Amburgey stated reasons for the requested variance were due security of special needs child and privacy. She stated this was a Habitat for Humanity home and the lot created challenges in relation to fence placement. The proposed fence would not go past the front porch but would be 6' along the side yard.

There was discussion amongst the board members and petitioner as to options that would bring the project in compliance with zoning requirements. A combination of 4' in the side yard and 6' in the back was one option: a 6' high fence within the homes border was another option.

Chairperson Harris sworn in for the records Mr. Chris Amburgey, applicant. Mr. Amburgey provided testimony as to the location of the driveway and alley. He also indicated the fence project as presented would allow to park vehicles in a secured area.

Discussion continued related to potential safety hazards to a blind spot caused by a 6' high fence.

Chairperson Harris asked if there were any other witnesses. There were no other registered witnesses for or apposed. Chairman Harris closed the Hearing at 6:24 p.m. and asked the Board to consider the matter. She asked for a vote on the Findings of Fact as outlined in the Staff Report.

Mr. Noonan made a motion to accept the Finding of Fact. Mr. Ballantini seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - yes, Mr. Noonan - yes, Mr. Ballantini - yes, Mr. McFarland - yes, and Chairperson Harris - yes (5-0-0)

Mr. Ballantini made a motion to deny the application. Mr. Straza seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - yes, Mr. Noonan - yes, Mr. Ballantini - yes, Mr. McFarland - yes, and Chairperson Harris - yes (5-0-0).

OTHER BUSINESS: Chairperson Harris confirmed Mr. Ballantini's question on the alley use on prior case was answered.

OLD BUSINESS: None

NEW BUSINESS: Mr. George Boyle, Assistant Corporation Counsel thanked the Commission and Ms. Simpson for their efforts at this meeting.

ADJOURNMENT: Chairperson Harris asked for a motion to adjourn the meeting. Mr. Ballantini made the motion. Chairperson Harris declared the meeting adjourned.

The meeting adjourned at 6.28 p.m.

CITY OF BLOOMINGTON

ATTEST

Victoria Harris,
Chairperson

Katie Simpson, City Planner

DRAFT

CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
AUGUST 19, 2020

CASE NUMBER	SUBJECT:	TYPE	SUBMITTED BY:
SP-05-20	118 Keaton Place	Special Use—Adult Use Cannabis Dispensing Organization	Katie Simpson, City Planner
PETITIONER'S REQUEST:			
A Special Use permit to allow an Adult-Use Cannabis Dispensing Organization in the B-1 General Commercial District for recreational cannabis sales at 118 Keaton Place, Bloomington IL 61704.			
<i>Sections of Code:</i> 44.5-2 Business Districts-Permitted and Special Uses; 44.10-39 Adult-Use Cannabis Dispensing Organization Use Provisions.			
Project Description	The petitioner is seeking a Special Use Permit for an Adult Use Cannabis Dispensing Organization at 118 Keaton Place		
Staff Recommendation	Staff finds that the application meets the requirements for a special use permit and the requirements for an adult-use cannabis dispensary as set forth in 44.10-39. Staff recommends the Zoning Board of Appeals recommend Council approval of the proposed special use permit for an adult-use cannabis dispensary in the B-1 General Commercial District at 118 Keaton Place.		



NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in the *Pantagraph* on Monday, July 27, 2020. Notices were mailed to 16 property owners within 500 feet of the subject property. Additionally, two large notification signs were placed on the property. The application was also posted online.

GENERAL INFORMATION

Petitioner: Beyond/Hello IL LLC (parent company Jushi Holdings, LLC)
Petitioner Address: 1800 NW Corporate Blvd, Suite 200 Boca Raton, FL 33431
Property Owner: WCT Investments, LLC
Property Owner Address: 2813 N Main Street East Peoria, IL 61611

LEGAL DESCRIPTION: LOT 7 IN THE O'BRIEN SUBDIVISION SECOND ADDITION

PROPERTY INFORMATION

Existing Zoning: B-1 General Commercial District
Existing Land Use: Fast-food restaurant; currently vacant.
Property Size: 56,604 square feet
Building Size: 3,040 square feet.
PIN: 14-35-203-008

Surrounding Zoning and Land Uses

Zoning

North: B-1 General Commercial District
South: B-1 General Commercial District
East: M-1 Restricted Manufacturing
West: B-1 General Commercial District

Land Uses

North: Service/Retail
South: Service/Retail/Restaurants
East: Former factory/warehouse
West: Service/Retail/Restaurants

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. Business Plan
4. Security Plan (not available for public view)
5. Impact Statement
6. Aerial photographs
7. Site visit

BACKGROUND

Public Act 101-0027

While the State of Illinois has permitted, with limitation, the production, sale and use of Medical Marijuana since 2013, on June 6, 2019, the Illinois General Assembly passed the “Cannabis Regulation and Tax Act” (the Act) which legalized, with limits, the sale, possession and use of cannabis sativa and its derivatives and subspecies for recreational purposes/private use by adults over the age of 21. Governor Pritzker signed the Act into law on July 25, 2019 and it became effective January 1, 2020. The Act addresses all aspects of the value-added supply chain ranging from cultivation to distribution of recreational cannabis sativa. The Act defines adult-use cannabis businesses, such as “producers” and “transporters”, and established parameters for municipal regulation of cannabis businesses through local zoning and taxation. The Act enables local municipalities to apply up to an additional 3.5% sales tax on adult-use cannabis products. Further, the Act permitted the issuance of recreational dispensary licenses to operating and licensed medical dispensaries. License recipients are subject to local zoning approval and final inspection from the state before opening for business. Under the Act, existing medical dispensaries may also be eligible for a secondary site within the Bureau and Labor Statistics (BLS) region that intersects with that medical cannabis dispensary’s Dispensing Organization District. The Act mandates a 1,500 ft separation between dispensing organizations.

On December 16, 2019, the Bloomington City Council adopted Ordinance 2019-89, a text amendment to Chapter 44 of the City Code, to allow, by special use permit, up to two (2) adult-use cannabis dispensing organizations within business and manufacturing districts in the corporate limits of the city. The text amendment¹, which was reviewed during a public hearing with the Planning Commission on November 13, 2019, establishes performance standards for adult-use cannabis dispensaries, such as separation requirements from other dispensaries, parks and residential areas, prohibition of on-site consumption and prohibition of drive-throughs, and a minimum floor area occupancy for adult-use cannabis activities within a building.

Regional Context:

The BLS region for Bloomington includes both McLean and De Witt Counties. A medical marijuana dispensary, located at 501 Northtown Road in the Town of Normal, has been in operation since 2013. On February 3, 2020, the Town Council approved a special use permit to allow this dispensary to also sell recreational cannabis. The dispensary is owned and operated by Beyond/Hello IL (Jushi Holdings Inc). According to town of Normal staff, there have been no complaints, issues, or concerns with this location.

Beyond/Hello is eligible for a license to open a secondary site within the Bloomington BLS region² and has applied for a special use permit to operate an adult-use cannabis dispensary at 118 Keaton Place, Bloomington IL 61704. The Illinois Department of Financial and Professional Regulation (IDFPR), the department responsible for licensing adult-use cannabis establishments statewide, will not grant a license for a secondary site until the applicant’s facility has received the necessary zoning approvals from the local municipality and passed final inspection by the Cannabis Control Section. According to an FAQ published on the IDFPR’s website³, approval of

¹ Ordinance 2019-89 amendment is online at <https://ecode360.com/BL4015/laws/LF1133220.pdf>

² Beyond Hello Business Plan page 1-2

³ <https://www.idfpr.com/FAQ/AUC/FAQ%20Secondary%20Site%20Applications.pdf>

local zoning is required as part of the secondary site application and the Department will not conduct final inspections until receiving the required notice of proper zoning; the application is considered incomplete without local zoning approval.

On June 16, 2020 the City of Bloomington Planning Division received an application submitted by Beyond/Hello IL LLC for a special use permit to operate an adult-use cannabis dispensary at 118 Keaton Place. If approved, this site will be the applicant's second location in McLean County. The applicant also owns and operates a licensed medical and recreational dispensary at 2021 Goose Lake Road in Sauget, Illinois, in St. Clair County in the greater St. Louis area.

PROJECT DESCRIPTION.

118 Keaton Place, approximately 1.3 acres, was constructed in 2017 as a 3,040 sq ft fast-food restaurant. The subject property takes access from Keaton Place but fronts Veterans Parkway. It is located on the southeast side of the General Electric (GE) Road and Veterans Parkway intersection. Both streets are arterial roads.

The property is zoned B-1 General Commercial District. It is adjacent to other retail uses also zoned B-1. East of the site is the former General Electric Plant, zoned M-1, Restricted Manufacturing. The subject property



Subject Property: 118 Keaton Place



Above: Adjacent businesses

is approximately 1,500 feet from a bus stop located on IAA Drive and roughly 1500 feet from the Constitution Trail.

Due to its high visibility and average daily traffic counts, Veterans Parkway is a major retail corridor for Bloomington-Normal. An average of approximately 43,500⁴ vehicles traverse Veterans Parkway daily, with roughly 12,600 vehicular trips generated daily along General Electric Road. The Veterans Parkway corridor, which is owned by the State of Illinois, is occupied by major national and regional retailers like Fresh Thyme, Schunuck's, Kohls', Dick's Sporting Goods and Kohls', HyVee, Binny's Beverage Depot Walgreens, Best Buy and Jewel. Veterans Parkway is also home to many national and regional chain restaurants like Burger King, Taco Bell, McDonalds, Red Lobster, Denny's, Krispy Kreme, Applebee's, Olive Garden,

Giordano's, Bob Evans, Oberweis/ That Burger Joint, and Chili's. The corridor is developed with a mix of offices, medical, retail,

⁴ <http://www.gettingaroundillinois.com/gai.htm?mt=aadt>

restaurant, entertainment and lifestyle use as it is primarily zoned Regional/General Commercial. Several major regional employers like State Farm, OSF Medical Center, and Country Financial are also located along Veterans Parkway.

In March 2020, the original tenant at 118 Keaton Place, “Slim Chickens”, a regional fast-food chain known for their southern influenced menu options, vacated the space and closed their Bloomington location. The property owner, WCT Investments Inc., marketed the site with a local real estate broker and in May 2020, the applicant (Beyond/Hello IL LLC), signed a ten (10) year lease to use the space as an adult-use cannabis dispensing operation, pending state and local approvals. The applicant also has three five-year lease extension options on the property.

Business Plan and Operations:

If approved, the special use permit will allow for the first recreational dispensary in the City of Bloomington. State and local statutes would require future dispensaries to locate at least 1,500 feet away from this dispensary. Per the Bloomington Zoning Ordinance, only two (2) dispensaries are allowed within the corporate limits.

Based on the information provided in the special use permit application, the largest consumer group of adult-use cannabis is women over the age of fifty⁵. The proposed location is near other retail businesses and separated from sensitive uses like churches and schools. Additionally, as the applicant states in their impact statement, this location is within walking/biking distance to bus service on IAA Drive and the Constitution Trail; it is accessible by multiple modes of transportation. This second location is integral to the Applicant’s Central Business Plan.

The applicant intends to keep an inventory of products with a range of cannabinoid profiles and ratios, meaning that consumers will have a variety of options with varying CBD/THC intensities in flower, concentrate and infused-consumable forms⁶. Regardless of the product, the applicant intends restrict the amount of THC sold to Illinois residents and out-of-state customers in accordance with the state statute. All inventory will be packaged and sealed according to state requirements and will be stored in a secured area with restricted access for employees only. Additionally, all waste and expired/unsalable inventory will be securely stored and properly disposed of. Per the Business Plan, the applicant also intends to sell cannabis paraphernalia and non-cannabis merchandise such as t-shirts or greeting cards; nonetheless the primary intention of this location is to sell adult-use cannabis products. In no way, however, will the applicant sell food for consumption or market these products to children or in a way that violates the Act⁷. The applicant has provided an affidavit affirming their operations will comply with state and local law.

The applicant intends to hire 40 employees to work at this location, with 15 staff working during busy periods and 10 employees working during regular shifts. Employees will have restricted access to portions of the building. Further employees will be available to answer questions regarding adult-use cannabis products and provide information to customers. The store will operate 7 days per week from 9:00 am to 10:00 p.m. These hours of operation comply with state statute.

⁵ See page 2 of the Applicant’s Impact Statement.

⁶ A description of these ratios and products is on page 2 of the provided Business Plan.

⁷ See page 3 of the attached Business Plan.

Site Plan, Sign, and Security Plan:

A floor plan, a site plan, sign plan, and building renderings are included in the application materials. The applicant is proposing to a 3,040 square foot building. Of this space, 2,702 square feet will be dedicated to the sale of adult-use cannabis products (88%⁸). If the special use is approved, the applicant would be the only tenant at this location; no co-location is proposed. The property is improved with seventy-one (71) parking spaces including three (3) accessible spaces. While not required by the ordinance, the applicant is proposing to add five (5) bicycle parking spaces to improve multimodal accessibility. The site is moderately landscaped, which enables the site (and the Veterans Parkway corridor) to be aesthetically appealing while maintaining necessary visibility for security cameras and preventing unnecessary shadows and hiding places. No changes are proposed to the site's landscaping and lighting.

Since state and local regulations prohibit drive-through facilities at cannabis businesses, the drive through window will be removed. Additionally, since local ordinances require loading and waste facilities to be stored indoors and to be secured, the dumpster area will be enclosed. Further, security enhancements, as detailed in the security plan reviewed and approved by the Bloomington Chief of Police, will require building modifications. The applicant has proposed using local labor for these building enhancements⁹. All final improvements will be reviewed by the Bloomington Building Official and the Cannabis Control Section before certificate of occupancy are issued by the City and licenses are finalized through the IDFPR.

The sign plan, attached to this report, complies with the local sign code and appears to comply with state regulations. The logo, which displays the business name "Beyond/Hello" encircled by a teal ring, does not contain figures of cannabis plants or paraphernalia nor cartoon images that might attract children. It is staff's understanding that these same images are used on the applicant's other facilities.

Conformance with the Comprehensive Plan: 118 Keaton Place is identified in the Comprehensive Plan as a Tier 1 Infill Redevelopment Site because, at the time the Plan was adopted, the site was undeveloped greenfield. The development of the property in 2017 utilized existing infrastructure. The proposed redevelopment/reuse of 118 Keaton Place would result in occupancy of a vacant building along Veterans Parkway and could attract consumers to this site and nearby commercial properties. If approved, a special use permit could contribute to the following goals of the Comprehensive Plan:

- Goal ED-4 Enhance the image of Bloomington as a business-friendly community.
- Objective ED-4.2 Prioritize infill and redevelopment to spur growth and reinvestment in the City.
- Objective ED-4.4 Evaluate commercial land use needs in the context of changing economic trends.

Analysis of Impacts:

A special use permit process recognizes that certain uses cannot be treated in the same manner as other uses due to unique characteristics of the use. The process is intended to make accommodations for sensitive uses, which, when properly regulated, can contribute to the

⁸ The ordinance requires a minimum of 75% occupancy. The proposed floor plan meets this minimum requirement.

⁹ See Applicant's Statement of Impact

economic vitality of the City. Further, the special use permit is enforceable and allows the city to revoke such permissions should the use become a nuisance, be destroyed, or cease operations for a specific period. The special use permit gives the city the opportunity to handle sensitive uses on a case-by-case basis and to establish additional performance standards to minimize the impacts of the use. Division 10-39 outlines additional provisions for Adult-Use Cannabis Dispensaries and allows the Zoning Board of Appeals and City Council to consider the following when making a decision to grant a special use permit:

1. *Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.*

The proposed special use is an opportunity to backfill a vacant retail property along an arterial commercial road. The additional foot and vehicular traffic generated by the proposed adult-use cannabis dispensary could also attract occupancy and investment of vacant commercial spaces nearby, including the former Biaggi's restaurant (1501 N Veterans Parkway), the former Lone Star Steakhouse (903 IAA Drive), and the vacant lot at 1509 N Vernon Ave. The proposed adult-use cannabis dispensary could serve as a catalysis for further retail development/redevelopment along the Veterans Parkway corridor. The proposed dispensary is setback further than 500 feet from any protected use located in the City of Bloomington, such as a church, daycare, park (including the Constitution Trail), and school. Also, it is located at least 250 feet from any residential zoning districts. The proposed location is approximately 4 miles from the dispensary operating in Normal. These setbacks are compliant with the Ordinance.

2. *Proposed structure in which the facility will be located, including co-tenancy (if in a multi-tenant building), total square footage, security installations/ security plan and building code compliance.*

The applicant proposes repurposing a vacant building formerly used as a resident. The building was built in 2017 and complies with life-safety and building codes. Minor security enhancements are needed. The Bloomington Chief of Police has reviewed and approved these enhancements. The building is adequate for the proposed use. Further, the parking lot has adequate parking, is compliant with accessibility codes, and has adequate circulation. The proposed location is able to accommodate an adult-use cannabis dispensary, if the special use is approved.

3. *Hours of operation and anticipated number of customers/ employees.*

The proposed use is very similar to the site's previous fast-food restaurant use. For example, the number of employees (15 per shift) and the proposed hours of operation (9:00 am to 10:00 pm, 7 days per week) are comparable to a fast-food restaurant. The proposed hours of operation comply with the operating hours dictated in the Act. The number of anticipated customers for the dispensary is also comparable to the number of expected customers for a fast-food restaurant. Expected peak hours of operation for the dispensary are Thursday through Saturday from 9:00 am to 10:00 pm.

4. *Anticipated parking demand, proximity to public transit, and available private parking supply.*

The City's Zoning Ordinance requires one parking space per 250 square feet of gross floor area (12 spaces). The building is equipped with 71 parking spaces, exceeding the minimum requirement. Automobile parking and circulation is adequate for employees, customers and deliveries. The applicant is also proposing adding bicycle parking to accommodate cyclists. The proposed location is accessible by other modes of transportation, albeit automobiles are the most utilized mode in the corridor.

5. *Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.*

The city recently invested millions of dollars to improve the intersection of GE Road/Keaton Pl/Auto Row Drive¹⁰. The intersection improvements will be completed in last summer/fall of 2020, prior to the dispensary's opening if the special use is approved. The new improvements include signalized left turn lanes at all four points of the intersection as depicted in the image on the right of the page. Signalized pedestrian crosswalks will also be added across Auto Row and across GE on the west side of the intersection. The improvements will result in safer ingress/egress for all businesses along Keaton Place, including the proposed adult-use cannabis dispensary.



6. *Site design, including access points and internal site circulation.*

While the proposed site has frontage on Veterans Parkway, its only access comes from Keaton Place. The intersection at Keaton Place and GE Road is controlled. Essentially, there is one-way in and one-way out of the site, making it easier to control access if needed. 118 Keaton Place is also designed to have two-way traffic circulation on the north side of the property and one-way circulation on the south side of the property. Circulation is adequate, but if congestion arises, especially during peak hours, the applicant could post signs changing the traffic flow to one way, entering on the north entrance and exiting on the south entrance.

7. *Proposed sign plan*

The proposed sign plan complies with the local sign ordinance and appears to comply with state statutes.

8. *Compliance with all requirements provided in Section H [1] (Adult -Use Cannabis Dispensing Organization); as applicable.*

The applicant has submitted an affidavit swearing their application is compliant with all other applicable laws and ordinances.

¹⁰ <https://www.cityblm.org/government/departments/public-works/project-updates/ge-at-keaton-auto-row>

9. *The number of Adult -Use Cannabis business establishments already in operation, which shall not exceed two.*

To date, no other adult-use cannabis business establishments have been permitted in the City of Bloomington. The Zoning Ordinance limits the number of cannabis businesses to two. If this special use application were approved, another dispensary would not be allowed to open within 1,500 feet of this dispensary discouraging another potential dispensary from locating on this segment of Veterans Parkway.

10. *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 special use is compatible with surrounding commercial uses. The proposed adult-use cannabis dispensary will be licensed by the State of Illinois and will comply with state and local statutes. The proposed special use should not be detrimental to or endanger the public health, safety, comfort or general welfare. Further, as with any special use, Bloomington has the authority to revoke a special use permit if the use violates city code.

11. *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 special use permit encourages the occupancy of and investment in a vacant building along Veterans Parkway. The project could become a catalyst for additional reinvestment along the corridor as it will likely attract customers and generate vehicular traffic.

12. *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 proposed special use will be located in a building previously used as a fast-food restaurant. The proposed use will generate a similar amount of traffic at similar peak hours throughout the day and week and will not operate beyond 10:00 pm. The proposed use will have a similar number of employees. No negative change to the orderly development of the area is expected as a result of the special use permit.

13. *That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;*

All utilities are existing and adequate for the proposed use. The intersection improvements at General Electric Road and Keaton Place will improve circulation and safety to and from this site.

14. *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 intersection improvements at General Electric Road and Keaton Place will improve circulation and safety to and from this site. On-site circulation is adequate.

15. 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).

Prior to receiving a state license, the property will need to pass a final inspection to ensure compliance with the Act. Additionally, the Building Official will complete a final inspection to ensure compliance with building codes prior to issuing a Certificate of Occupancy.

STAFF RECOMMENDATION: Staff finds that the application meets the requirements for a special use permit and the requirements for an adult-use cannabis dispensary as set forth in 44.10-39. Staff recommends the Zoning Board of Appeals recommend Council approval of the proposed special use permit for an adult-use cannabis dispensary in the B-1 General Commercial District at 118 Keaton Place.

Respectfully submitted,
Katie Simpson,
City Planner

Attachments:

- Draft Ordinance
- Legal Description
- Application and supplemental documents:
 - Statement of Impact
 - Business Plan
 - Owner Affidavit
 - Applicant Affidavit
 - Map
 - Site Plan
 - Sign Plan
- Aerial Map
- Zoning Map
- Neighborhood Notice Map, List of Addresses Notified, and Newspaper notice

ORDINANCE NO. 2020-
AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR AN ADULT-USE
CANNABIS DISPENSARY IN THE B-1 GENERAL COMMERCIAL DISTRICT FOR
PROPERTY LOCATED AT 118 KEATON PLACE.

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 an adult-use cannabis dispensing organization in the B - 1 General Commercial District for certain premises commonly located at 118 Keaton Place Bloomington IL 61704 and hereinafter described in Exhibit(s) A; and

WHEREAS, the Bloomington Board of Zoning Appeals, a 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 use provisions of Chapter 44.10-39 and 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 special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

WHEREAS, the Bloomington Board of Zoning Appeals, voted to recommend that the City Council pass this ordinance; and

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

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

1. That the Special Use Permit an adult-use cannabis dispensing organization in the B - 1 General Commercial District for certain premises commonly located at 118 Keaton Place Bloomington IL 61704 and 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

DRAFT

Exhibit A
“Legal Description”
118 Keaton Place
PIN: 14-35-203-008

**LOT 7 IN THE O'BRIEN SUBDIVISION SECOND
ADDITION**

DRAFT

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To the City of Bloomington:

I (we), the undersigned, do hereby respectfully request that the City of Bloomington approve a special use permit set forth herein, pursuant to Divisions 10-39 and 17-7 set forth in Chapter 44 of the Bloomington City Code, and in support thereof state the following facts and make the following certifications and agreements:

DBA of Dispensing Organization: Beyond / Hello

<i>Adult-Use Dispensing Organization information</i>	
Legal Name (if different than DBA) Beyond Hello IL, LLC	
Address 1800 NW Corporate Blvd, Suite 200	
City, State, Zip Boca Raton, FL 33431	
Phone Number [REDACTED]	Email [REDACTED]
<i>*Please attach a separate sheet if there are additional business owners to be listed.</i>	

<i>Property Owner Information (If different than above)</i>	
Name WCT Investments, LLC	
Address 2813 N. Main St.	
City, State, Zip East Peoria, IL 61611	
Phone Number [REDACTED]	Email [REDACTED]
<i>*Please attach a separate sheet if there are additional property owners to be listed. Additional proof of ownership, pursuant to Division 17-3 of Chapter 44 of the City Code may be required</i>	
☒ Written, notarized statement from the property owner certifying owner's consent to the use of the property as Adult-Use Cannabis Dispensing Organization is included with this application.	

<i>Applicant Information (if different than owner)</i>	
Name Beyond Hello IL, LLC	
Address 1800 NW Corporate Blvd., Suite 200	
City, State, Zip Boca Raton, Florida 33431	
Phone Number [REDACTED]	Email [REDACTED]
<i>*Please attach a separate sheet if there are additional applicants to be listed.</i>	

PROPERTY INFORMATION

Common Address:

118 Keaton Pl., Bloomington, IL 61704

☒ **Legal Description of Property Attached as Exhibit "A"**

Existing Zoning: B-1 General Business	Adjacent Zoning: B-1, M-1, C-1
Current Land Use: Property is currently vacant	Adjacent Land Use(s): Retail uses, including a Walgreens pharmacy, Laz-z-Boy furniture store, FedEx Ship & Print store; 2 restaurants; and 1 warehouse
Size of Site: 1.3 Acres	Parcel Identification Number (PIN) 14-35-203-008

PROJECT INFORMATION:

Description of products and services: Adult-use cannabis dispensary in compliance with the Cannabis Regulation and Tax Act and Bloomington law, including the sale of cannabis flower, concentrates, infused edibles (including baked goods, gummies, etc.), and topicals (including salves, lotions, ointments, etc.), and related accessories.	
Is this space occupied by multiple tenants (Y/N)?	Building Area (SF): 3,040 sq. ft.
Space Area (SF): 2,702 sq. ft.	Building Height: 19'
# Parking Spaces Provided 71 Parking Spaces Provided	# Accessible Parking Spaces Provided: 3 Accessible Parking Spaces Provided
# Bicycle Parking Space provided (if applicable) 5 slots, 75' from the front door	# Loading Docks: N/A
Days/Hours of Operation: 9:00 am - 10:00 pm Monday - Sunday	Peak Operation Days/Hours: Thursday-Saturday 9AM-10PM
Anticipated # employees (regular): Approximately 40 employees (10/shift)	Anticipated # employees (peak): 15 employees/shift
Anticipated # customers (regular): Approximately 150	Anticipated # customers (peak): 500 per day
Proximity to bus stop/facility: 1,500' from Bus Stop	Proximity to bike route: 1,500' to Constitution Trail
The Applicant(s) requests the following variations to the bulk, sign, landscaping, and off-street parking and loading regulations of Chapter 44 of the City Code (if applicable): No variations requested.	

Supporting Documentation

The following information shall be submitted together with the special use permit application.

- ✓ **Business Plan.** A copy of a business plan for the proposed Adult-Use Cannabis Dispensing Organization is included with this application.

- ✓ **Site Plan.** On full-size, legible sheets.
 - (a) Location by Section, Town and Range or other legal description;
 - (b) Names and addresses of the persons having proprietary interest over the property;
 - (c) Graphic (engineering) scale;
 - (d) North-points;
 - (e) Date of preparation;
 - (f) The boundary lines of the property in question;
 - (g) Location of all survey monuments and their descriptions;
 - (h) Proposed location, width, and type of surface material of all proposed sidewalks, pedestrian ways, driveways, parking areas, service areas, and recreation areas;
 - (i) Size, location, height, number of stories, building design, and arrangement of proposed buildings and structures and existing buildings and structures;
 - (j) Size and location of proposed parking areas with arrangement of bays and aisles and curb cuts, and with indication of the total number of spaces;
 - (k) Size, location, and composition of all proposed fencing, refuse enclosures and landscaped screening material;
 - (l) Landscaping plan indicating size, location, and general characteristics of plant materials as specified in Article XIII of this Zoning Ordinance.
 - (m) Photometric Light Plan (if project will result in new exterior lighting or changes to the existing exterior lighting
 - (n) Drainage Plan (if applicable)

- ✓ **Schematic drawings.** Drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures.
 - (a) The drawing shall also include a schedule showing the number, type, and floor area of all uses or combinations of uses, and the floor area of the entire development.
 - (b) The drawings shall illustrate ingress/ egress of the entire building, as well as ingress/ egress for any and all secured areas and restricted or limited access areas.
 - (c) The drawing shall illustrate any loading and handling facilities, including trash and waste.
 - (d) The drawings shall illustrate video surveillance areas, panic button locations and other security systems as needed.

- ✓ **Map of surrounding area.** A map of the area surrounding the location of the proposed Adult-Use Cannabis Dispensing Organization identifying the businesses, and the nature of each surrounding use, located within 1,000 ft of any part of the property line of the proposed Adult-Use Cannabis Dispensing Organization in existence at the time that the application of a special use permit is filed with the City. Map should include engineering scale and be printed on full-size, legible sheets.

- ✓ **Proposed sign plan**

- ✓ **Security Plan.** A security plan that describes how the proposed Adult-Use Dispensing Organization will provide security for its inventory, customers, and employees has been submitted to Community Development Department. The security plan shall be shared with the Chief of Police for review and recommendation. The security plan shall be kept confidential to the extent permitted by law. Without limitation, the security plan shall include the following information:

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- (a) A description of the procedures that the proposed Adult-Use Dispensing Organization will implement to prevent the diversion, theft, or loss of cannabis during the delivery of cannabis to, and possibly from, the Adult-Use Cannabis Dispensing Organization by another Adult-Use Cannabis Business Establishment including, without limitation, the use of delivery manifests;
 - (b) A description of the procedures that the proposed Adult-Use Cannabis Dispensing Organization will implement to: (1) monitor the activities conducted within the proposed Adult-Use Cannabis Dispensing Organization; (2) secure the proposed business, including, without limitation, the Adult-Use Cannabis Dispensing Organization agents, cannabis, and currency stored at the business; and (3) prevent the diversion, theft or loss of cannabis; and
 - (c) A description of the procedures that the proposed Adult-Use Cannabis Dispensing Organization will implement to restrict access to limited access areas and restricted access areas within and outside of the establishment.
- ✕ **Notarized Affidavit.** Applicant shall provide a notarized affidavit to the City affirming compliance with the following specific operational standards (Ch. 44 Division 10-39H1) and all other requirements of the Act:
- (a). Proposed Dispenser is not located within 500 feet of the property line of a preexisting public or private nursery school, preschool, primary or secondary school, day care center, day care home, residential care home, place of worship or park/ playground. Learning centers and vocational/ trade centers shall not be classified as a public or private school for purposes of this Section.
 - (b). Proposed Dispenser is not located within 250 feet of the property line of a preexisting property zoned R1 A, R1 B, R1 C, R1 H, R2, R3A, R3B, R4, GAP 1, GAP 2, GAP 3, GAP 4.
 - (c). At least 75% of the floor area of any tenant space occupied by a dispensing organization shall be devoted to the activities of the dispensing organization as authorized by the Act, and dispenser will not also sell food for consumption on the premises.
 - (d). Proposed Dispenser will not conduct any sales or distribution of cannabis other than as authorized by the Act.
 - (e). Dispensers that display or sell drug paraphernalia shall do so in compliance with the Illinois Drug Paraphernalia Control Act (720 ILCS 600/ 1 et seq.) and the " Cannabis Regulation and Tax Act."
 - (f). Proposed Dispensers will not have a drive through service window.
 - (g). All Dispensers must be equipped with a secure unloading space for the reception of deliveries of recreational cannabis and recreational cannabis infused products, which space will be: (a) located within an enclosed area of the principal structure in which the Adult -Use Cannabis Dispensing Organizations operates; (b) secured by doors that are closed and locked during all times that deliveries of recreational cannabis or recreational cannabis infused products are unloaded; and (c) a restricted access area.
 - (h). All Dispensers must be located at least 1, 500 feet from the property line of another Adult-Use Cannabis Dispensing Organization.

- ☒ **Impact Statement:** Provide a statement of the impact of the proposed Adult -Use Cannabis Dispensing Organization on existing and/ or planned uses located within the vicinity of the subject property that addresses the following:
- (a) That the establishment, maintenance, or operation of the adult-use cannabis dispensing organization will not be detrimental to or endanger the public health, safety, comfort, or general welfare;
 - (b) That the adult-use cannabis dispensing organization 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;
 - (c) That the establishment of the adult-use cannabis dispensing organization will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district; That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;
 - (d) 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;
 - (e) That the adult-use cannabis dispensing organization 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.
- ☒ Additional Information sufficient to demonstrate that the proposed Adult-Use Cannabis Dispensing Organization complies with all applicable State laws and regulations, as such laws and regulations may be adopted or amended from time to time.

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This application complies with the requirements for special use permit applications set forth in Division 17 and Division 10-39 of Chapter 44 of the City Code.

To the fullest extent permitted by law, Applicant(s) agree to and hereby shall indemnify and hold harmless the City of Bloomington, its officers, officials, agents and employees from and against liability and all claims arising out of the special use permit review.

Applicant(s) agree to submit payment of any fees or costs associated with this application for a special use permit in accordance with Chapter 44 of the City Code.

All other facts, representations and agreements pertaining to this application are as follows:

I, the undersigned, hereby certify that I am an authorized representative of the applicant organization and certify that the statements made in this application are true and correct. The applicant further agrees to be bound by the indemnification provisions contained herein, and requests the City of Bloomington approve the special use permit provided in accordance with this Application.

Applicant:

Nathan N. Wang
(Print Name)

(Signature)

Manager, New Markets, Jushi Inc, parent company of Beyond Hello IL, LLC
(Position of signatory with applicant organization)

June 17, 2020
(Date)

** Please attach a separate sheet if additional applicants must sign the petition.*

IMPACT STATEMENT

INTRODUCTION

Applicant's mission is to *Go Beyond* traditional business priorities and put our community and our neighbors first. In this respect, we look forward to putting our mission into practice in Blooming and becoming a model member of your retail community. If Applicant's Special Use Permit Application (the "Application") is approved, Applicant's operations will not have a detrimental impact on the Bloomington community. To the contrary, in Applicant's experience, Applicant intends to make a positive impact on the Bloomington community.

1.0 POSITIVE COMMUNITY IMPACT

If the Application is approved and Applicant is thereafter authorized to operate an Adult-Use Cannabis Dispensing Organization at 118 Keaton Place (the "Proposed Location"), Applicant will create local economic value. Specifically, Applicant will hire local contractors to retrofit the space, create 40 new local jobs (most full time with benefits), put a currently vacant property to effective commercial use, and generate tax revenue for the City.

2.0 SPECIFIC CONSIDERATIONS RESPECTING COMMUNITY IMPACT

In assessing whether or to what extent Applicant's proposed operations could or would have a negative impact on existing and planned land uses in the vicinity of 118 Keaton Place Applicant investigated surrounding land uses and made the following conclusions:

- None of establishing, operating or maintaining Applicant's proposed Adult-Use Cannabis Dispensing Organization ("Applicant's Proposed Operations") would be detrimental to or endanger public health, safety, comfort, or general welfare;
- Applicant's Proposed Operations would not be injurious to the use and enjoyment of other property in the immediate vicinity of 118 Keaton Place as to uses already permitted, nor would it substantially diminish or impair property values within the neighborhood;
- Applicant's Proposed Operations will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district, and that adequate utilities, access roads, drainage, and other necessary facilities exist or will be provided;
- Adequate measures designed to minimize traffic congestion in the public streets, including access to public and multi-modal transport, have been taken to provide ingress and egress; and
- Applicant's Proposed Operations will conform to the regulations of the B-1 district, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals.

In the Sections that follow, Applicant sets forth in more detail how it came to the foregoing conclusions and the particular steps, actions and programs Applicant will take and implement to ensure any community member concerned about the potential for adverse impacts can rest assured that Applicant is and will remain sensitive to and responsive to our neighbors' concerns.

2.1 A Common Fear Dispelled

However, Applicant would like to first address the most common misconception many members of the public have about dispensing organizations – namely that merely by virtue of their industry, they draw an unsavory crowd, criminal activity and suffer from theft, loss and diversion of cannabis products. This is simply not the case.

Applicant's business and operations is perhaps one of the most tightly regulated and controlled industries in the country, and our security infrastructure is both sophisticated and extensive, and all operations are retorted to and monitored by the State. All products are tracked, in real time, along the supply chain and each time a product moves, that movement must be reported to the State's verification system. Simply stated, there is very little opportunity for products to lose their way. Additional information about Applicant's security installations, policies and procedures is provided in Applicant's Security Plan.

Finally, as to customer profile, the largest consumer group of adult-use cannabis is women over 50.

3.0 SPECIFIC CONSIDERATIONS RESPECTING COMMUNITY IMPACT

3.1 Strategic Location Selected to Minimize Potential for Impact

Applicant selected the Proposed Location for several reasons, but perhaps most importantly, because it is in a suitable land use district, adjacent to non-sensitive commercial uses, has high existing traffic counts, and is a considerable distance from all sensitive uses. Applicant therefore believes the Proposed Location is the ideal address in Bloomington for an Adult-Use Cannabis Dispensing Organization.

More specifically, the Proposed Location is at off of the corner of Veterans Pkwy and General Electric Road, a main thoroughfare with traffic counts exceeding 66,000 vehicles per day combined, making it an ideal and heavily enough traveled that Applicant's Proposed Operations are not likely to result in traffic or pedestrian disturbances (Note that the Proposed Location is surrounded by other high traffic generating retail uses including Walgreens, Giordano's, and La-Z-Boy Furniture Galleries, and the area is already well designed to ensure adequate traffic flow and easy access to public and multi-modal transportation).

Further, the Proposed Location is ideally situated for broad community accessibility via both Public and multi-modal transport, as both options are located in close proximity. Public transport systems within walking distance include the Purple (14 minute walk) and Red Connect Transit Bus Routes (7 minute walk) (parts of the Bloomer Line of the Constitution Trail also allow for easy access to multi-modal transportation paths).



3.2 *Internal Monitoring and Detection*

Applicant's intention is to be an excellent neighbor and to have a positive impact the surrounding community. Based Applicant's experience, we do anticipate objectionable noise, light, or odors to emanate from the facility, and therefore:

- Applicant does not anticipate complaints relating to noise, as the facility will operate as any other retail business;
- Applicant does not anticipate complaints relating to light, as Applicant will maintain only minimal exterior lighting for security and safety (remaining cognizant not to install lighting that would result in light pollution or otherwise run afoul of the Sign Code; further The site is already improved with outside lighting that illuminates the parking lot, sidewalks, and street as appropriate for a commercial use. Additional fixtures will only be installed as necessary to provide minimal lighting for security purposes. Lighting will be installed and oriented to minimize light pollution);
- Applicant does not anticipate complaints relating to odor, as all products will be packaged and Applicant will install sophisticated odor mitigation equipment such that no odor will be detectible outside the premises; and
- Applicant does not anticipate disturbing vehicle or pedestrian traffic because the Proposed Location is in a commercial area and has 71 off-street parking spaces (and 3 accessible spaces and 5 bike slots), and the current traffic patterns and anticipated customer flow do

not suggest congestion. Thus, Applicant anticipates no traffic impacts resulting from Applicant's Proposed Operations.¹

While Applicant does not anticipate any complaints relating to noise, light, odor or traffic, an on-site manager or supervisor will be responsible to monitor the general environs and report any atypical occurrences or circumstances. Similarly, employees will be trained to identify such atypical occurrences or circumstances and immediately notify their manager or supervisor. Further, Applicant's ordinary and customary practice is to perform a daily facility inspection that incorporates the nuisance-type considerations described above, and to the extent any is identified, Applicant's policy is to promptly address it (whether staff- or community-identified). Thus, to the extent an issue arises, it would not go undetected to any material period of time.

3.3. Open Line of Communication

Applicant has years of experience operating in different markets and understands the importance of integrating seamlessly into a new community. To achieve this goal, we will maintain an open line of communication with surrounding businesses, residents, community groups, and the City. In this respect, we have had in-person meetings with Melissa Hon, Economic Development Director, Austin Grammar, Economic Development Coordinator, Billy Tyus, Assistant City Manager, Robert Mahrt, Director of Community Development, and Katie Simpson, City Planner. Each meeting was informative and helped us understand the community – something that will be crucial to our successful integration into Bloomington.

We were especially interested in learning about key safety concerns in the neighborhoods around 118 Keaton Place (the "Proposed Location") and local traffic patterns, especially those within a one-mile radius of the Proposed Location and a number of other factors that helped us get a feel for Bloomington, its residents and the business community.

If the Application is approved and Applicant is authorized to operate at the Proposed Location, and in specific interest maintaining effective neighborhood communication and community transparency, Applicant will provide an email address and phone number on its website where people can contact us with feedback, questions, comments, complaints, and the like. The phone number will be answered by a person (and complaints and other feedback will be documented) during standard business hours and an answering machine will be available otherwise. To the greatest extent possible and in accordance with applicable laws, rules and regulations, Applicant will make alternative means of communicating feedback available as well.

¹ The proposed site is located on a major traffic thoroughfare and we have adequate parking to allow for customers to park onsite. Our market estimates on average 150 transactions per day spread over a 10-hour period. This would mean that there are only 10-12 cars per hour. Additionally, deliveries will be scheduled during non-peak times to further reduce traffic.

4.0 SUSTAINABLE BUSINESS PRACTICES

Applicant is dedicated to being both a socially and environmentally conscious operator committed to both policies and programs that support “green” initiatives. In this respect, we will focus on conserving energy, reducing our carbon footprint, leading innovation in sustainability, and following and adopting continual improvements in environmental sustainability. Our organization-wide policy of “Reduce, Reuse and Recycle” will be implemented on at every level of operations.

BUSINESS PLAN

INTRODUCTION

This Business Plan is submitted to the Bloomington City Council and Zoning Board of Appeals (each a “Board” and collectively the “Boards” or the “City”) in support of Beyond Hello IL, LLC’s (“Applicant”) application for a Special Use Permit (“Application”) to operate an Adult-Use Cannabis Dispensing Organization in an existing structure situated on real property located at 118 Keaton Place (the “Property”). As an initial matter, if the City approves the Application, Applicant will require strict adherence to applicable laws, rules, regulations and operational standards on a continuing basis, as it has with respect to its other stores (as described below) and in no case would sell or otherwise distribute cannabis except as expressly authorized by the Act (as defined in Section 1 below).

1.0 APPLICANT’S EXISTING OPERATIONS

Applicant is the holder of two valid Medical Cannabis Dispensing Organization registrations issued by the Illinois Department of Financial and Professional Regulation (“IDFPR”) under the Compassionate Use of Medical Cannabis Pilot Program Act and regulations promulgated thereunder (collectively the “Medical Program”), and relate to stores located at 2021 Goose Lake Road in Sauget, Illinois (the “Sauget Store”) and 501 West Northtown Road in Normal, Illinois (the “Normal Store”).

In accordance with the rules, processes and procedures set forth in the Illinois Cannabis Regulation and Tax Act (the “Act”), Applicant’s Sauget and the Normal Stores have been issued Early Approval Adult Use Licenses (each above described licenses is an “Existing License” and collectively are the “Existing Licenses”).

The Existing Licenses authorize Applicant to acquire Medical and Adult-Use Cannabis from certain properly licensed Cannabis Business Establishments for the purpose of selling or dispensing such cannabis and cannabis-infused products, cannabis seeds, paraphernalia and related supplies (for ease of reference, the foregoing are referred to herein collectively as “**cannabis products**” [*while selling cannabis seeds is authorized by law, Applicant does not sell cannabis seeds at the Sauget Store or Normal Store, and neither intends nor proposes to do so in Bloomington*]) to purchasers, qualified registered medical cannabis patients and/or caregivers (as the case may be) in a manner consistent with the Act and Medical Program requirements.

2.0 AUTHORITY TO OPERATE A SECOND SITE

The Act expressly allows Medical Cannabis Dispensing Organizations that have been duly granted Adult-Use Dispensing Organization licensure by IDFPR, such as Applicant, the ability to apply for approval to dispense Adult-Use cannabis from another location subject to certain requirements and restrictions as the same are more fully enumerated in the Act (the “Second Site,” *see generally* 410 ILCS 705/15-20).

Seeking approval to open and operate a Second Site in the Normal-Bloomington area is central to Applicant’s Business Plan. If the City approves the Application and Applicant is granted

a Special Use Permit to operate an Adult-Use Dispensing Organization at the Property as a Second Site, Applicant will strictly adhere to all requirements associated with such Special Use Permit and all other state and local laws, rules, regulations and operational standards.

3.0 DESCRIPTION OF PROPOSED PRODUCTS AND SERVICES

If the City authorizes Applicant to open a Second Site in Bloomington, Applicant proposes to offer an assortment of cannabis and cannabis-infused products in a variety of administration forms, constituent profiles, and package sizes.

With respect to constituent profiles, Applicant will source a mix of Cannabis *sativa*, subspecies such as *indica* and various genetic hybrids. At a minimum, Applicant would intent to stock inventory with a range of cannabinoid ratios, such as: high THC/low CBD; high CBD/low THC; and 1:1 THC/CBD (collectively the “Standard Ratios”). Depending on quality, consistency and availability, Applicant would also seek to incorporate a broader cannabinoid profile-based profile mix, including, for example: 20:1 CBD/THC; 20:1 THC/CBD; 10:1 CBD/THC; 10:1 THC/CBD; 5:1 CBD/THC; and 5:1 THC/CBD (collectively the “Supplemental Ratios”). It is Applicant’s intention to carry the cannabis products set forth below in the Standard Ratios and an assortment of Supplemental Ratios (to the extent Applicant can reliably source consistent, high-quality products in any particular Supplemental Ratio). As to type of product, Applicant proposes offering the products set forth below.

3.1 Cannabis Flower.

Applicant proposes to offer pre-packaged plant material for sale as follows:

- a. *Quantities.* Applicant’s flower products will be available in a variety of weights, subject to applicable law. Subject to availability, Applicant proposes to sell flower products in 1-gram, 3.5-gram, and 7-gram packages.
- b. *Administration/Consumption.* Recognizing that inhalation is the primary method of administration for flower products, Applicant proposes to sell cannabis plant material in sealed packages. Purchasers would be able to acquire inhalation-related paraphernalia at Applicant’s dispensing facility as further described below.
- c. *Restrictions.* Applicant would not sell an Illinois resident more than 30 grams of flower or an out-of-state purchaser more than 15 grams of flower (in-State and out-of-State residents are subject to caps on other products as well).

3.2 Cannabis Concentrates

Applicant proposes to offer cannabis concentrates, or products derived from plant material by extracting cannabinoids and other constituents, among its product offerings. Subject to quality, consistency and availability, Applicant proposes offering an assortment of cannabis concentrates, including one or a combination of the following: oil; shatter; wax; crumble; live resin; budder; badder; honeycomb; and diamonds.

a. *Quantities.* Applicant's concentrate products would be available in various weights as permitted by law. Subject to availability, Applicant proposed to offer concentrate products in 1/2-gram, 1-gram, and 3.5-gram quantities.

b. *Administration/Consumption.* Recognizing that inhalation is the primary method of administration for concentrate products, Applicant proposes sell cannabis concentrates in sealed packages. Purchasers would be able to acquire inhalation-related paraphernalia at Applicant's dispensing facility as further described below.

c. *Restrictions.* Applicant would not sell an Illinois resident more than 5 grams of concentrate or an out-of-state purchaser more than 2.5 grams of concentrate.

3.3 Cannabis-Infused Consumable Products

Applicant proposes to offer a mix of cannabis-infused consumable products (precise mix of such products will be subject to quality, consistency and availability), such as tinctures, capsules, tablets, edibles, suppositories, chewables, dissolvables, sublinguals, and the like among its product offerings.

a. *Quantities.* Applicant's proposed cannabis-infused consumable products would be available in a variety of package sizes based on weight and cannabinoid content. Subject to availability, Applicant would sell individually packaged consumable products (variety of servings or pieces/package), where each such serving or piece would contain 10 mgs of THC or less (whether or to what extent THC is contained in a serving would vary depending on the cannabinoid ratio and number of servings per package), and in no case would any package contain more than 100 mgs of THC.

b. *Administration/Consumption.* Cannabis-infused consumable products are intended to be ingested, and may be immediately swallowed (such as in the case of a beverage capsule), chewed then swallowed (such as in the case of a food product) or absorbed (such as in the case of a tincture or dissolving sublingual tablet).

c. *Restrictions.* Applicant would not sell an Illinois resident cannabis-infused consumable product containing more than 500 mgs of THC or an out-of-state purchaser more than 250 mgs of THC.

3.4 Cannabis-Infused Topical Products

Applicant proposes to sell an assortment cannabis-infused topical products, such as salves, ointments, bath bombs (and similar products used during bathing), sprays, lotions, muds, gels, creams, balms, lubricants, and transdermal patches among its product offerings. The precise mix of topical products Applicant would offer would be subject to product quality, consistency and availability.

a. *Quantities.* Applicant's proposed cannabis-infused topical products would be available in a variety of package sizes based on weight and cannabinoid content. Subject to availability, Applicant proposes to offer individually packaged topical products containing 100

mgs of THC and/or CBD (whether or to what extent THC is contained in a serving would vary depending on the cannabinoid ratio and number of servings per package)..

b. *Administration/Consumption.* Cannabis-infused topical products are applied to and absorbed through the skin. In this respect, they may be rubbed or spread over the skin (such as in the case of a cream, lotion or salve) or affixed to the skin (such as in the case of a transdermal patch), thus no special device or paraphernalia is necessary to enable proper topical product use.

c. *Restrictions.* Applicant would not sell an Illinois resident cannabis-infused topical products containing more than 500 mgs of THC or an out-of-state purchaser cannabis-infused topical products containing more than 250 mgs of THC.

3.5 Cannabis Paraphernalia Products and Non-Cannabis Merchandise

As referenced in subsections 3.1 – 3.4 above, Applicant proposes to offer various cannabis paraphernalia products for sale. Such products include, for example, vaporizers, batteries for vaporizer pens, pipes, water pipes, grinders, rolling papers and lighters, tasteful displays showing some or all of which would be incorporated into Applicant’s restricted access sales area in accordance with the Act and the Illinois Drug Paraphernalia Control Act (720 ILCS 600/1 *et seq.*). Applicant further proposes to sell non-cannabis merchandise, such as articles of clothing, reusable water bottles, mugs and potentially a small selection of convenience items, such as greeting cards. In no event will Applicant’s non-cannabis merchandise include food for consumption or be inconsistent in any way whatsoever with state or local laws, rules, regulations or operational standards, including but not limited to those governing advertising, marketing and similar promotional material (an overview of which are set forth in Section 6.2 below).

3.6 Applicant’s Proposed Services

In the ordinary and customary course of dispensing operations, Applicant may provide ancillary services to its customers. Such services may include, for example, counseling customers about proper use of Applicant’s cannabis products, proper storage and answering similar consumer questions. Consistent with local law and rules however, Applicant will not permit any onsite consumption, operate a drive through service window, sell food for consumption, or offer, provide or otherwise make available any service that involves dispensing cannabis or operating an Adult-Use Cannabis Dispensing Organization except in compliance with applicable state and local laws, rules, regulations and operational standards.

4.0 PROJECTED NUMBER OF EMPLOYEES

Based on Applicant’s experience, Applicant projects it will hire and thereafter employ 40 agents (employees) at the Property (proposed Second Site). Under ordinary operating conditions, Applicant intends to staff the store with approximately 10 employees at a time. However, as more particularly described in Section 5 below, Applicant anticipates that all proposed operational hours on each of 3 days per week will be considered “peak” operating conditions. Under peak operating conditions, Applicant intends to staff the store with approximately 15 employees at a time.

5.0 PROPOSED HOURS AND DAYS OF OPERATION

Applicant proposes to operate 7 days per week from 9:00 am to 10:00 pm.

6.0 OTHER OPERATIONAL INFORMATION

6.1 Applicant's Proprietary Interest in the Property

Applicant entered into a lease by and between it and WCT Investments, LLC, an Illinois limited liability company, providing for Applicant's exclusive use of the Property for Applicant's express intended purpose of operating an Adult-Use Dispensing Organization (the "Lease"). The Lease, which has an effective date of May 28, 2020, has an initial 10-year term and three 5-year extension terms. Under the Lease, Applicant currently has possessory rights to the Property, but the initial 10-year term will not commence for approximately 90 days.

To evidence the forgoing and provide the City with documentation of Applicant's proprietary interest in the Property, together with the Property owner's express consent to Applicant's intended use, a true and complete copies of (i) the Lease, and (ii) the affidavit to William H. Torchia, Manager/Member, WCT investments, LLC dated June 17, 2020 are annexed hereto and incorporated herein as ATTACHMENTS 1 and 2, respectively.

6.2 Applicant's Proposed Use of Tenant Space

If the City approves the Application and thereafter allows Applicant to operate a Second Site at the Property, Applicant will devote not less than 75% of the floor space to ordinary and customary licensed Adult-Use cannabis dispensing operations, which shall in all respects be consistent with the authorizations, rules and restrictions set forth in the Act.

6.3 Advertising, Marketing and Promotional Material Policy

If the Application is granted and Applicant is subsequently authorized to operate a Second Site at the Property, it will strictly comply with advertising and promotional standards set forth in the Act and in the City of Bloomington Sign Code (further information about Applicant's signage and compliance with the Blooming Sign Code is set forth in Applicant's Sign Plan).

Specifically, Applicant will not engage in advertising or other promotional activity of any kind whatsoever that contains any statement or illustration that is: (1) false or misleading; (2) promotes overconsumption of cannabis or cannabis products; (3) depicts the actual consumption of cannabis or cannabis products; (4) depicts a person under 21 years of age consuming cannabis; (5) make any health, medicinal, or therapeutic claims about cannabis or cannabis-infused products; (6) includes the image of a cannabis leaf or bud; or (7) includes any image designed or likely to appeal to minors, including cartoons, toys, animals, or children, or any other likeness to images, characters, or phrases that is designed in a manner to be appealing to or encourage consumption of persons under 21 years of age.

Further, (1) Applicant will not advertise cannabis or cannabis infused product in any form or through any medium within 1,000 feet of the perimeter of school grounds, a playground, a recreation center or facility, a child-care center, a public park or library, or a game arcade to which

admission is not restricted to persons 21 years or older, on or in a public transit vehicle or public transit shelter, or on or in publicly owned or publicly operated property, and (2) Applicant will not encourage the sale of cannabis or cannabis products by giving away cannabis or cannabis products, or by providing promotional materials or activities of a manner or type that would be appealing to children.

ATTACHMENT 1

Lease dated May 28, 2020

118 Keaton Place, Bloomington, Illinois 61704

by and between

WCT Investments, LLC (Landlord)

and

Beyond Hello IL, LLC (Tenant)

Lease was removed from
Public Materials

ATTACHMENT 2

Affidavit of William H. Torchia, Manager/Member
WCT Investments, LLC, Landlord
dated June 17, 2020

*Express Consent to Use of Property as an
Adult-Use Dispensing Organization*

AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) ss:

WILLIAM H. TORCHIA, being duly sworn, deposes and says:

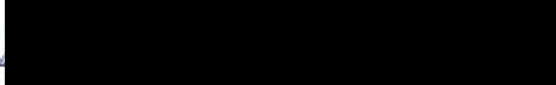
1. I am a citizen of the United States and a resident of the State of Illinois.
2. I currently serve as the Manager/Member of WCT Investments, LLC, an Illinois limited liability company (the "Company") and have served in such capacity for five (5) Years.
3. As Manager of the Company, I am its lawful representative and am duly authorized to bind it for all purposes.
4. I make this affidavit based on personal knowledge.
5. Company is the owner of real property located at 118 Keaton Place, Bloomington, Illinois 61704 (the "Premises").
6. Company, as landlord, entered into that certain lease agreement by and between it and Beyond Hello IL, LLC, an Illinois limited liability company (the "Tenant") dated May 28, 2020 respecting the Premises (the "Lease").
7. Section 1.06 of the Lease (*Use of the Premises*) specifically provides that "Tenant shall have the right to use the Premises as a cannabis dispensary in conformance with state and local laws, rules, and regulations []" (the "Permitted Use").
8. On behalf of Company, I hereby expressly reaffirm Company's consent for Beyond Hello IL, LLC to use the Premises as an adult use cannabis dispensing facility.

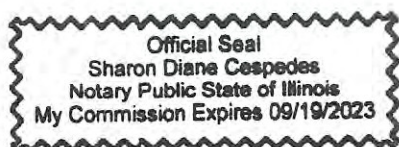
Under the penalties as provided by Illinois law, the undersigned hereby certifies that the statements set forth in the instrument are true and correct.

Dated: 6/17/2020


William H. Torchia

Subscribed and sworn to before me this 17th day of June, 2020.

(SEAL) , Notary Public



Applicant's Affidavit

AFFIDAVIT

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) ss.:

NATHAN N. WANG, being duly sworn, deposes and says:

1. I am a citizen of the United States and a resident of the State of Colorado.
2. I am the New Markets Manager for Jushi Holdings Inc., parent company of applicant Beyond Hello IL, LLC, an Illinois limited liability company ("Applicant").
3. In the above-described capacity, I Applicant's lawful representative with respect to an application to the City of Bloomington Zoning Board of Appeals and City Council for a Special Use Permit to operate an Adult-Use Cannabis Dispensing Organization and am duly authorized to make the representations set forth herein.
4. I make this affidavit based on personal knowledge.
5. Pursuant to a lease dated May 28, 2020 by and between Applicant and WCT Investments, LLC, an Illinois limited liability company (the "Lease"), Applicant has the exclusive right to use certain real property located at 118 Keaton Place, Bloomington, Illinois 61704 (the "Premises") for the express purpose of operating an Adult-Use Cannabis Dispensing Organization.
6. The Premises is not located in a dwelling unit and will not be operated as a home occupation.
7. All proposed operations will be in full and complete compliance with state and local laws, rules, regulations, and operational standards and particularly the Illinois Cannabis Regulation and Tax Act (the "Act") those set forth in Ordinance No. 2019-89 (amending Chapter 44 of the City of Bloomington Zoning Code), including but not limited to new § 44-1039(H). Specifically:
 - a. The Premises is not located within five hundred (500) feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school. Day care center, day care home, residential care home, place of worship or park/playground;
 - b. The Premises is not located within two hundred and fifty feet (250) of the property line of a pre-existing property zoned R1A, R1B, R1C, R1H, R2, R3A, R3B, R4, GAP 2, GAP 3 or GAP 4;
 - c. At least seventy-five percent (75%) of the floor area of the tenant space under the Lease shall be devoted to Applicant's dispensing activities as authorized under the Act, and Applicant will not sell food for consumption on the Premises;

d. Applicant shall not conduct any sales or otherwise distribute cannabis except as authorized under the Act;

e. To the extent Applicant is authorized to and does display and/or sell any drug paraphernalia, it shall do so in compliance with the Illinois Drug Paraphernalia Control Act (720 ILCS 600/1 et seq.) and the Act;

f. Applicant will not have a drive through window;

g. Applicant be equipped with a secure unloading space for the reception of deliveries of recreational cannabis and recreational cannabis infused cannabis products, which space shall be:

i. Located withing an enclosed area of the principal structure;

ii. Secured by doors that are closed and locked during all times that deliveries of recreational cannabis or recreational cannabis infused products are unloaded; and

iii. A restricted access area;

h. The Premises is located more than fifteen hundred (1,500) feet away from the property line of another Adult-Use Cannabis Dispensing Organization;

i. Applicant will install and maintain building enhancements, such as security cameras and lighting, to ensure safety of employees, customers and the environs (such enhancements are depicted and more fully described in Applicants drawings and related operational plans);

j. Applicant will not permit cannabis consumption onsite;

k. Cannabis waste of any type of kind on the Premises will always be stored within secure refuse container located within a restricted access area prior to its destruction and disposal, which destruction and disposal will be performed in accordance with all applicable state laws and regulations (as may be amended from time to time);

l. Applicant shall comply will all advertising and promotional standards set forth in the Act and as provided in the City of Bloomington Sign Code; and

m. Applicant shall comply with all parking and landscaping provisions of the City of Bloomington Zoning Code, including but not limited to transitional yard and screening requirements.

Under the penalties as provided by Illinois law, the undersigned hereby certifies that the statements set forth in the instrument are true and correct.

Dated: June 17, 2020

[Redacted]
Nathan N. Wang, New Markets Manager
Jushi Holdings Inc.

Subscribed and sworn to before me this _____ day of _____, 2020.

_____, Notary Public

(SEAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

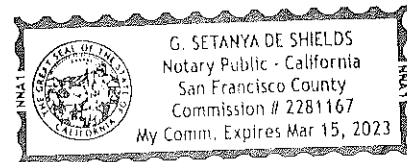
County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 17th day
of June, 2020, by Nathan N. Wang

_____, proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.

Signature

(Seal)



BEYOND HELLO

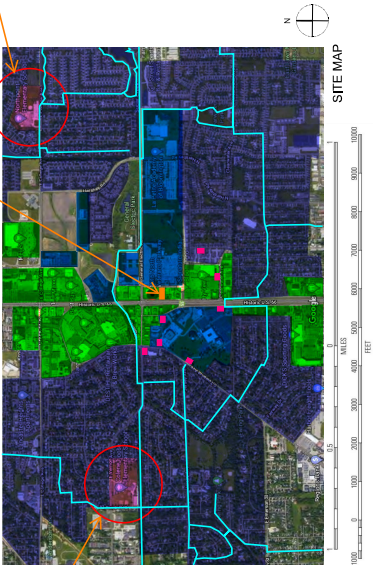
1515 N. VETERANS PARKWAY
BLOOMINGTON, IL 61704

SPECIAL USE PERMIT SUBMITTAL JUNE 17, 2020

500 FOOT RADIUS FROM
SCHOOL YARD.

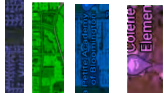
SITE LOCATION
1515 N. VETERANS PARKWAY

500 FOOT RADIUS FROM
SCHOOL YARD.



SITE MAP - LEGEND ITEMS REFERENCED 1,500 FEET AWAY

RESIDENTIAL



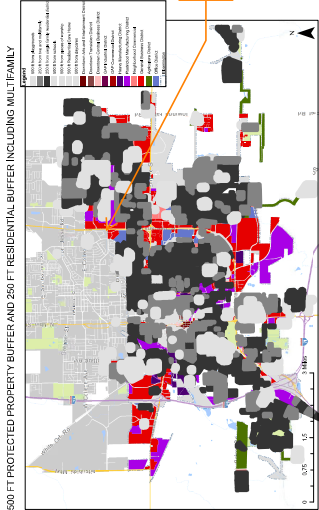
RETAIL

OFFICE / BUSINESS

SCHOOL

CONSTITUTION TRAIL (nearest is 0.3 mi)

BUS STOP (nearest is 0.3 mi)



SITE LOCATION
1515 N. VETERANS
PARKWAY

CURRENT BUILDING OWNER:
WCT INVESTMENTS
2813 N. MAIN STREET
EAST PEORIA, IL 61611



Project

DEVONSHIRE BLOOMINGTON
BLOOMINGTON, IL 61704

Owner

WCT INVESTMENTS
2813 N. MAIN STREET
EAST PEORIA, IL 61611

Design Architect

PARSONS
1515 N. VETERANS PARKWAY
BLOOMINGTON, IL 61704

Architect of Record

EPSTEIN
1515 N. VETERANS PARKWAY
BLOOMINGTON, IL 61704

Applicant

JUSHI
1515 N. VETERANS PARKWAY
BLOOMINGTON, IL 61704

Applicant

JUSHI
1515 N. VETERANS PARKWAY
BLOOMINGTON, IL 61704

Applicant

JUSHI
1515 N. VETERANS PARKWAY
BLOOMINGTON, IL 61704

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BLOOMINGTON, IL 61704

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BLOOMINGTON, IL 61704

Applicant

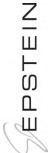
JUSHI
1515 N. VETERANS PARKWAY
BLOOMINGTON, IL 61704

Applicant

JUSHI
1515 N. VETERANS PARKWAY
BLOOMINGTON, IL 61704

Applicant

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1515 N. VETERANS PARKWAY
BLOOMINGTON, IL 61704

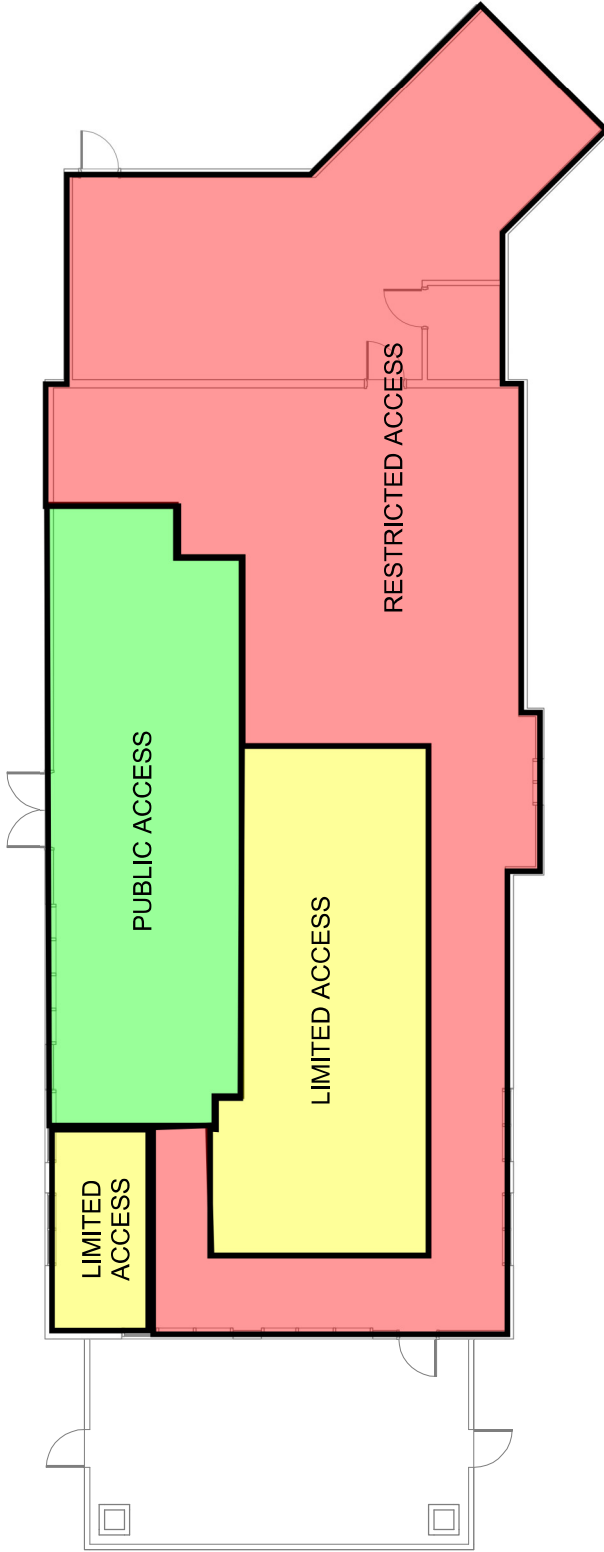


Office
Bloomington
1515 N. Veterans Parkway
Bloomington, IL 61704
715.255.1100

PROJECT NUMBER: 2020
PROJECT MANAGER: JAP
DATE: 6/17/2020
CHECKED BY: JAP
CREATED BY: JAP

COVER PAGE - SITE MAP
SUP-01

1515 N. VETERANS PARKWAY



- PUBLIC ACCESS
- LIMITED ACCESS
- RESTRICTED ACCESS



SECURITY ACCESS RESTRICTION PLAN - PUBLIC

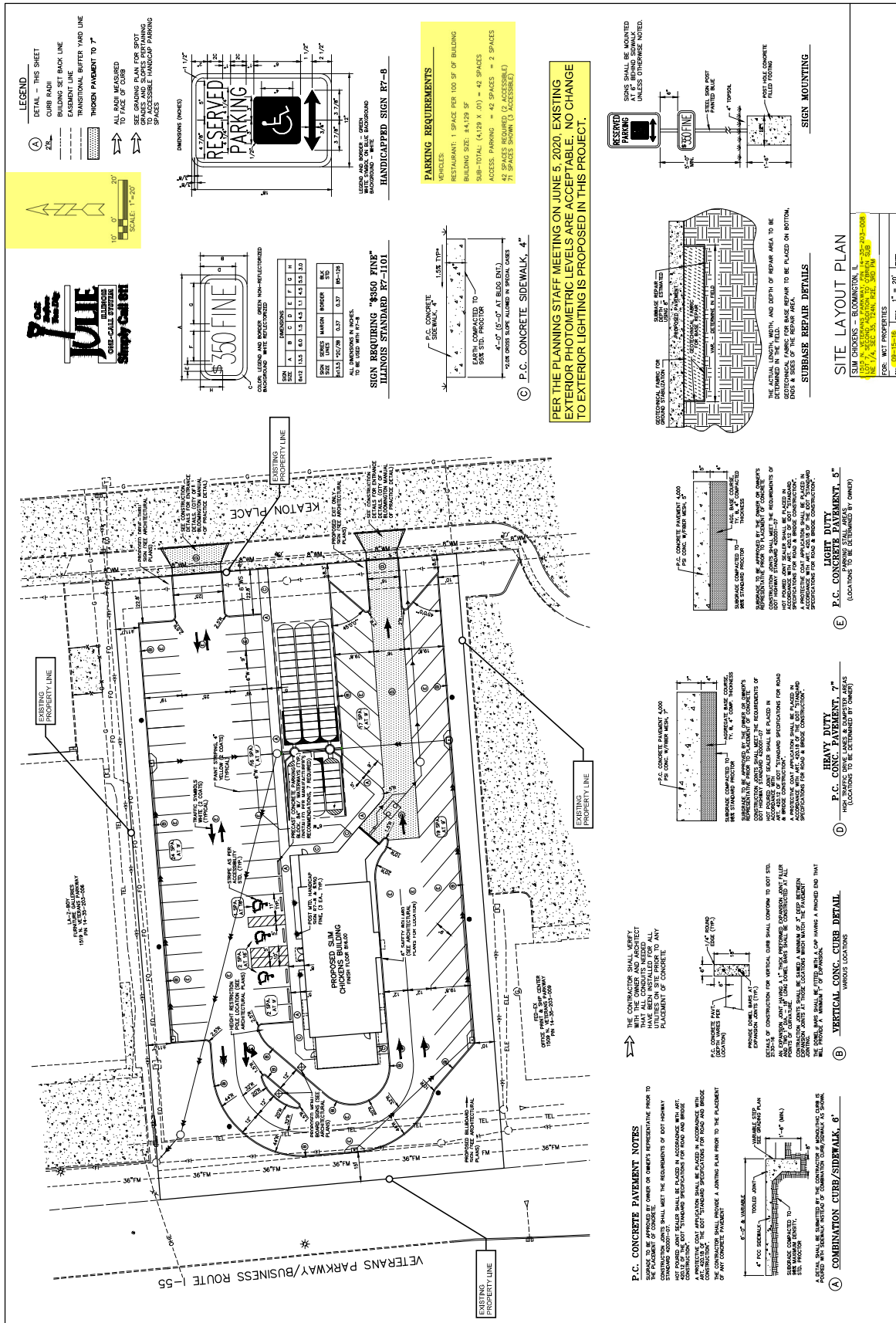
Applicant	Architect of Record	Design Architect	Owner	Project
JUSHI INC. CORPORATION BLDG. SUITE 200 100 N. LAKE STREET CHICAGO, IL 60610	EPSTEIN 100 N. LAKE STREET CHICAGO, IL 60610	PARSONS 100 N. LAKE STREET CHICAGO, IL 60610	ATTN: JAMES L. CHAPMAN 100 N. LAKE STREET CHICAGO, IL 60610	REYNOLDS BLOOMINGTON BLOOMINGTON, IL 61704

SECURITY PLAN
SUP-04

PROJECT NUMBER	2020
PROJECT MANAGER	AP
DATE	11/12/2018
DESIGNED BY	LC
CHECKED BY	DF

SEPSTEIN
Architects
100 N. LAKE STREET
CHICAGO, IL 60610

PROJECT NUMBER	2020
PROJECT MANAGER	AP
DATE	11/12/2018
DESIGNED BY	LC
CHECKED BY	DF

[illegible]

EPSTEIN

Architecture
Interiors
Mechanical
Electrical
Engineering
Construction

Chicago
New York
Bucknell
Winnipeg

860 W. Fulton Street
Chicago, IL 60607-2239
1 312.954.9100

PROJECT NUMBER:	20730
PROJECT MANAGER:	AP
PA \ PE:	LC
DRAWN BY:	LP
CHECKED BY:	Checker

EXISTING SITE PLAN

SUP-06

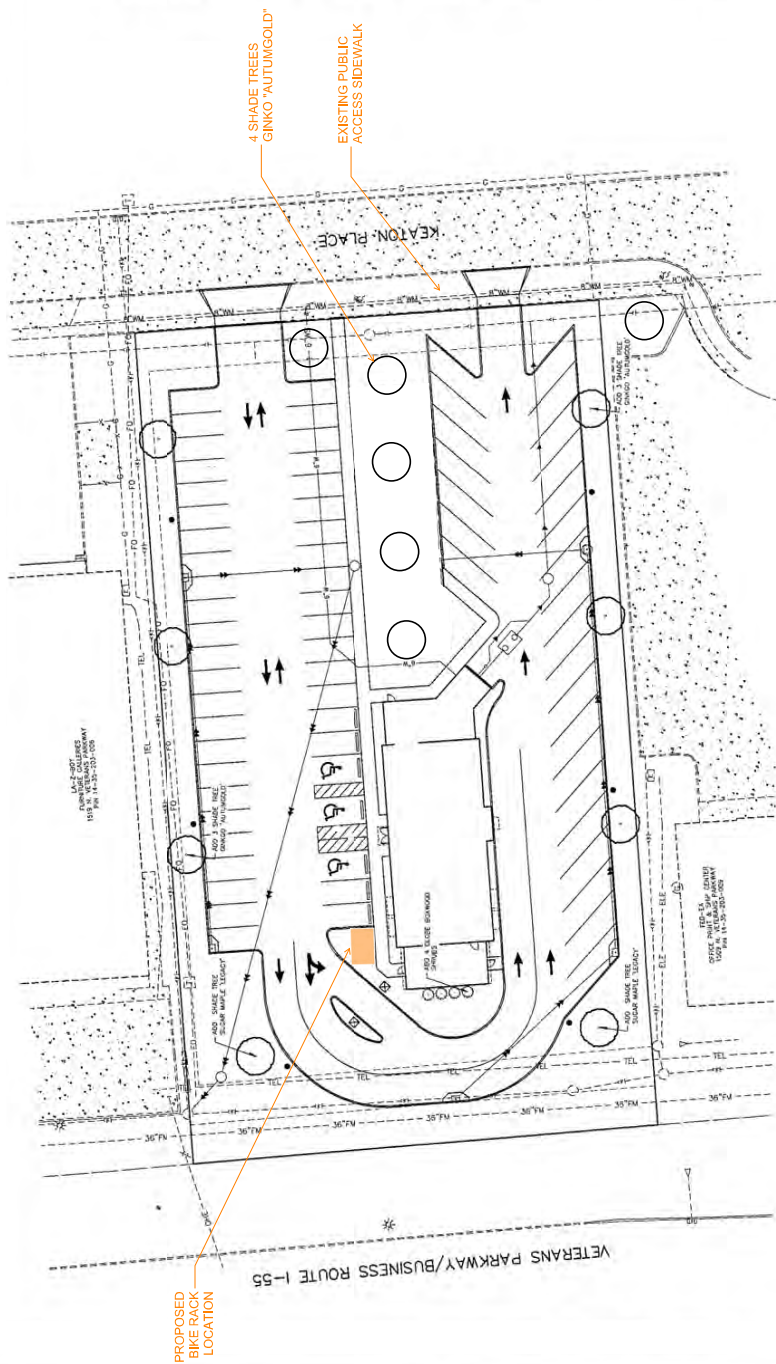
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Journal compilation © 2009 Blackwell Publishing Ltd

usli

Owner	Project
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Architect of Record

Applicant



PARKING REQUIREMENTS
VEHICLES:
RESTAURANT: 1 SPACE PER 100 SF OF BUILDING
BUILDING SIZE: 44,129 SF
SUB-TOTAL: (4,129 X .01) = 42 SPACES
ACCESS, PARKING = 42 SPACES = 2 SPACES
42 SPACES REQUIRED (2 ACCESSIBLE)

GENERAL LANDSCAPING NOTES:

- [illegible]

PARKING LOT POINT TABLE		
PARKING SPACES PROVIDED = 71 SPACES		
PARKING LOT POINTS REQUIRED = 71 POINTS		
SHADE TREES	8 EA	64 POINTS
EVERGREEN SHRUBS	2 EA	8 POINTS
EX. SUBTOTAL		72 POINTS
PARKING LOT TOTAL SHOWN		72 POINTS

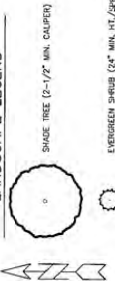
NOTE: SIZE AND SPECIES OF PLANTINGS TO BE SUBMITTED BY OWNER AT A LATER DATE.



SITE LAYOUT PLAN

Slim Childrens - Bloomington, IL
1515 N. VETERANS PARKWAY, PHN 14-35-203-0006
LOT 7 SECOND ADDITION TO O'BRIEN SUB
ZONE 1/4, SEC 35, T24N, R2E, 3RD PM

LANDSCAPE LEGEND



THE LOCATION OF EXISTING UTILITIES SHOWN IN THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT JULLE TO VERIFY ALL UTILITIES THAT ARE EITHER SHOWN OR NOT SHOWN IN THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE

<i>Applicant</i>	<i>Architect of Record</i>	<i>Design Architect</i>
USPH 1400 LAW CORPORATE BLVD., SUITE 200 BOCA RATON, FL 33431 561-367-1120	EBSTEIN 600 W. ELSTON STREET CHICAGO, IL 60670 312-464-0400	PUNCH 4425 WYCON TRAIL AVE LAS VEGAS, NV 89110 702-505-7871

OwnerProject

Justi

EXISTING
LANDSCAPING PLAN
SUP-07

[illegible]

EPSTEIN

Architecture
Services
Engineering
Construction

800 W. Fulton Street
Chicago, IL 60661-2259

Chicago
New York
Baltimore
Washington

PROJECT NUMBER:	202301
PROJECT MANAGER:	AP
PA / PE:	LC
DRAWN BY:	LP
CHECKED BY:	Checker

EXISTING
LANDSCAPING PHOTOS
SUP-07.1

uslin

Project

Owner

Design Architect

Architect of Record

Applicant

Project

DEYONDHELLO BLOOMINGTON
1515 N VETERANS PKWY

Owner
JUSHI
601 S. BROADWAY, SUITE H

Design Architect
PUNCH
4425 WINGON TRAIL AVE
DALLAS, TEXAS 75246

Architect of Record
EPSTEIN
600 W. FULTON STREET

Applicant

PER THE PLANNING STAFF MEETING ON JUNE 5, 2020, EXISTING EXTERIOR DRAINAGE PLAN AND UTILITY PLAN IS ACCEPTABLE. NO CHANGE TO DRAINAGE PLAN OR UTILITIES IS PROPOSED IN THIS PROJECT.

GENERAL NOTES:

AREA OF SITE = 1.289 ACRES

ZONING: B-1, HIGHWAY BUSINESS DISTRICT

PARCEL ID: 14-35-203-008

DEVELOPER: WEST PROPERTIES

EXISTING WATER MAIN

EASMENT LINE

PROPOSED CONTOUR

PROPOSED STORM SEWER

PROPOSED WATER MAIN

PROPOSED DIRECTION OF FLOW

PROPOSED SILT FENCE

PAYMENT FEDERAL AREAS

LEGEND:

EXISTING CONTOUR

EXISTING SANITARY SEWER

EXISTING STORM SEWER

EXISTING WATER MAIN

EASMENT LINE

PROPOSED CONTOUR

PROPOSED STORM SEWER

PROPOSED WATER MAIN

PROPOSED DIRECTION OF FLOW

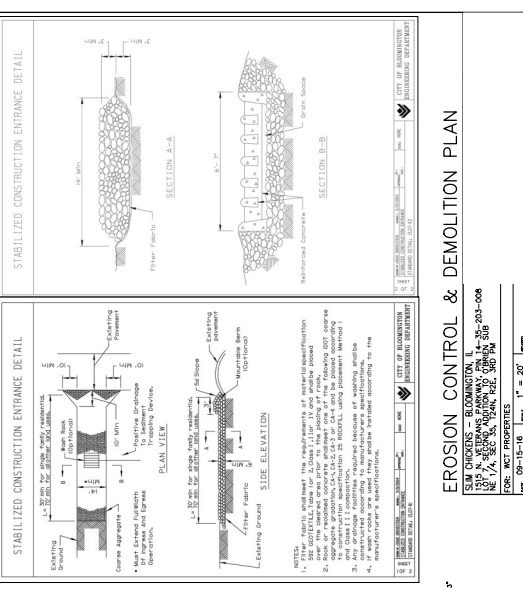
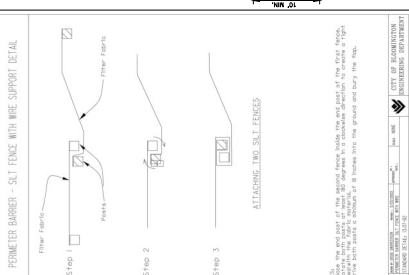
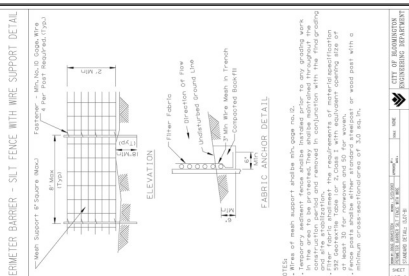
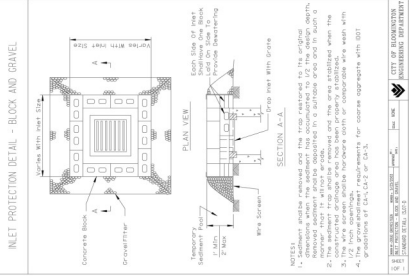
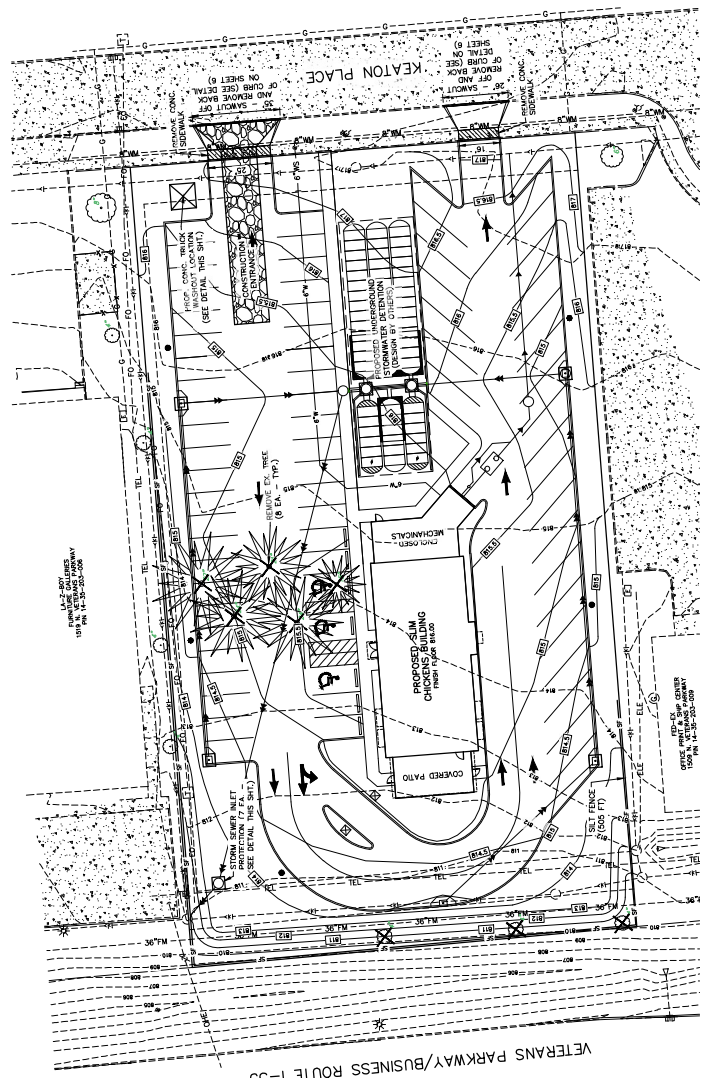
PROPOSED SILT FENCE

PAYMENT FEDERAL AREAS

ALL CUSTOMER AREAS SHALL BE SEIZED, FERTILIZED, AND MAINTAINED ACCORDING TO THE NOTES BELOW

CONSTRUCTION SCHEDULE:

GENERAL EROSION CONTROL NOTES:



Jushi

Owner

BEVONHILL BLOOMINGTON
100 N. BLOOMINGTON AVENUE
BLOOMINGTON, IL 61704

Design Architect

PARSONS
100 N. BLOOMINGTON AVENUE
BLOOMINGTON, IL 61704

Architect of Record

BEVONHILL BLOOMINGTON
100 N. BLOOMINGTON AVENUE
BLOOMINGTON, IL 61704

Applicant

JUSHI
100 N. BLOOMINGTON AVENUE
BLOOMINGTON, IL 61704

Project

BEVONHILL BLOOMINGTON
100 N. BLOOMINGTON AVENUE
BLOOMINGTON, IL 61704

Project Manager

BEVONHILL BLOOMINGTON
100 N. BLOOMINGTON AVENUE
BLOOMINGTON, IL 61704

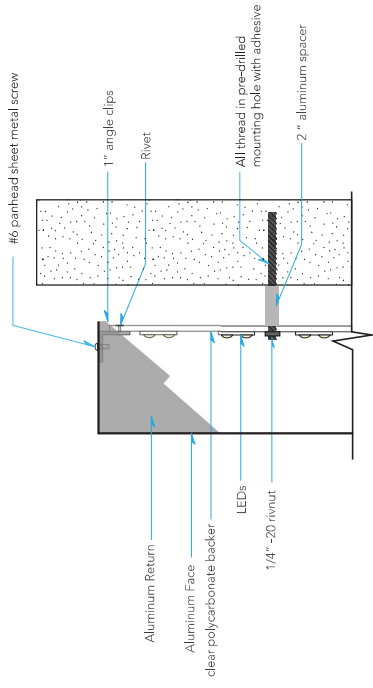
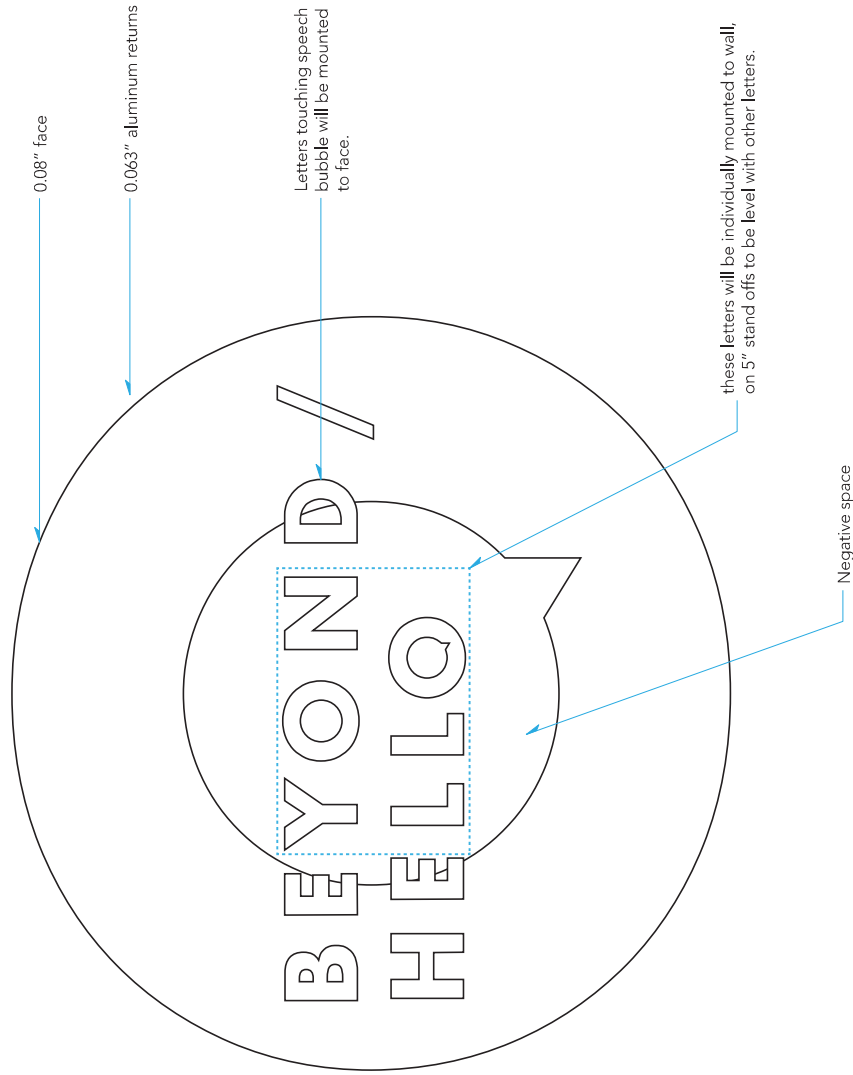
EXISTING DRAINAGE PLAN

SUP-08

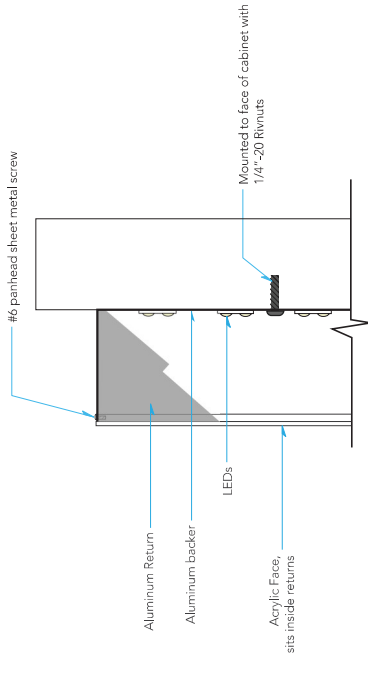
Jushi

SUP-09

COLOR SPEC:		PAINT:		VINYL / LAMINATE:		MATERIAL SPEC:		LETTERS:		CABINET / SUBSTRATE:		ILLUMINATION:		LIGHTING:		TOTAL ITEMS:	
P1	Speech Bubble: Satin Pantone 566 C							3" deep letters with 0.080" backer and 0.043" returns. Letters to be mounted with 1/4" - 20 minut fasteners. Faces to be 1/2" 2447 white acrylic		Loop face to be 0.08" with 0.043" returns. Backer to be 3/16" clear polycarbonate with 1/4" - 20 minut fasteners. Mounted on 2" spacers for halo glow.		Sloan LED Prisms 6500K				1	
P2	Returns: Satin Pantone 432 C							Faces to be 1/2" 2447 white acrylic									



CABINET SECTION VIEW



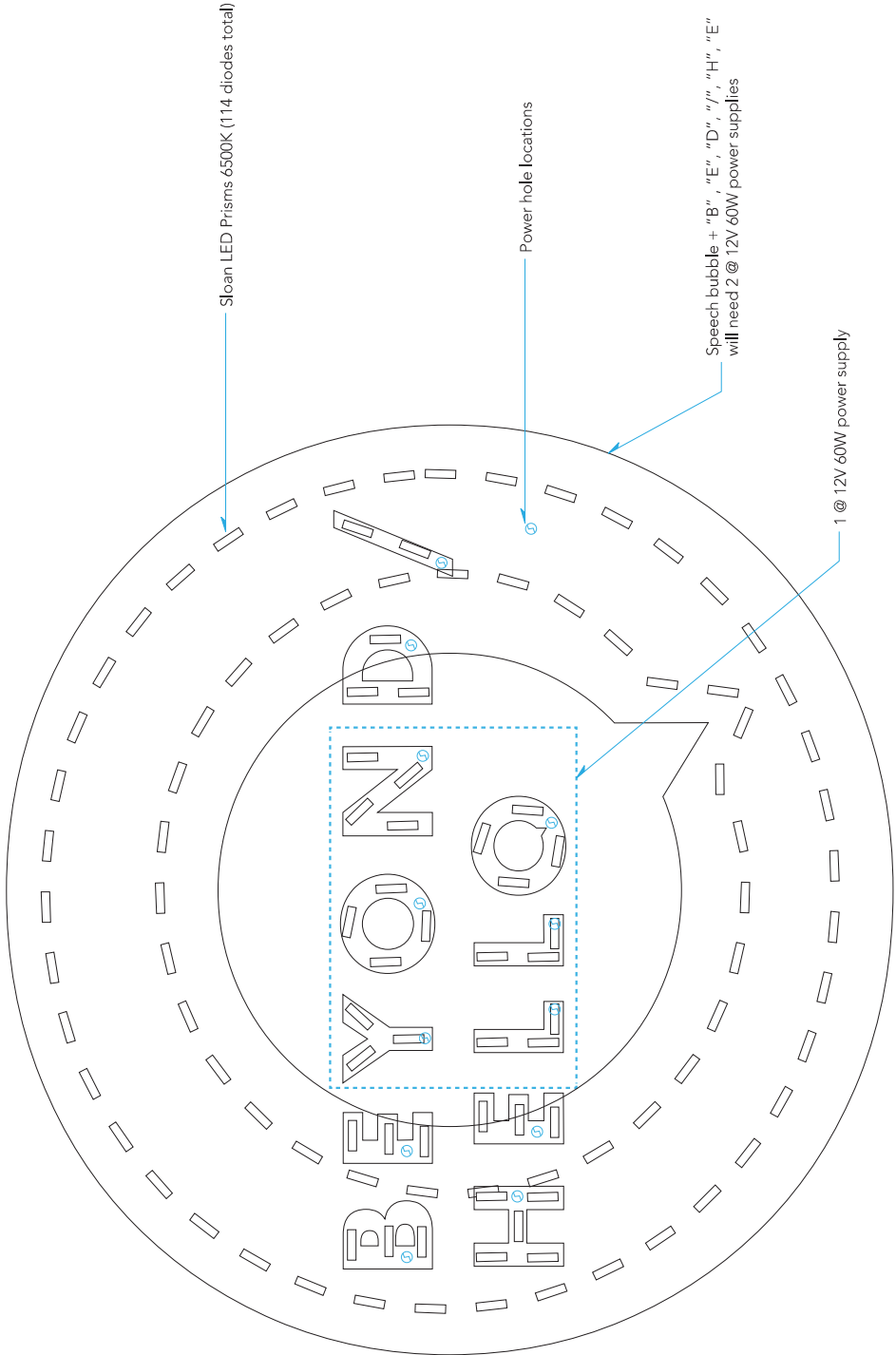
LETTER SECTION VIEW

A.3 FABRICATION
Not To Scale

 5835 W 6th Ave. Unit 4C Lakewood, CO 80214 303.289.8547	FOR REFERENCE ONLY		Order #: 200932	Date: 3/30/2020
			Designer: Maddie Bonthron	☐ Approved
		Rev: 1		

This artwork is the exclusive property of RiNO Sign Works and is the result of the original work of its employees. It is submitted to your company for the sole purpose of your consideration of whether to purchase signage according to this artwork, from RiNO Sign Works. Distribution or exhibition of this artwork to anyone other than employees of your company, or use of this artwork to construct a sign similar to the one embodied herein is expressly forbidden.

COLOR SPEC: P1 Speech Bubble Satin Pantone 566 C P2 Returns: Satin Pantone 432 C	PAINT: VINYL / LAMINATE:	LETTERS: 3" deep letters with 0.080" backer and 0.043" returns. Letters to be mounted with 1/4" 20 mm fasteners. Faces to be 1/2" 2447 white acrylic	CABINET / SUBSTRATE: Logo face to be 0.08" with 0.043" returns. Backer to be 3/16" clear polycarbonate with 1/4" 20 mm fasteners. Mounted on 2" spacers for halo glow.	LIGHTING: Sloan LED Prisms 6500K	TOTAL ITEMS: 1
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A.4

Light Layout

Not to Scale

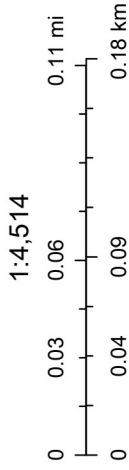
FOR REFERENCE ONLY	5835 W 6th Ave. Unit 4C Lakewood, CO 80214 303.289.8547	Order #: 200932 Designer: Maddie Bonthron Rev: 1	Date: 3/30/2020 ☐ Approved
	This artwork is the exclusive property of RiNo Sign Works and is the result of the original work of its employees. It is submitted to your company for the sole purpose of your consideration of whether to purchase signage according to this artwork, from RiNo Sign Works. Distribution or exhibition of this artwork to anyone other than employees of your company, or use of this artwork to construct a sign similar to the one embodied herein is expressly forbidden.		

Aerial Map-118 Keaton Place



7/6/2020, 1:18:54 PM

Parcels



The map displays the following zoning districts and features:

- Zoning Districts:**
 - Residential:** R-1B, R-2, R-3A, R-3B, R-3C, R-3AR-3A, R-1AR-1A
 - Commercial:** B-1, B-2, B-3
 - Industrial:** M-1
 - Parks:** P-2
- Geographic Features:** Sugar Creek, Clearwater Creek, Veterans Pkwy, General Electric Rd, and various local streets.
- Labels:** "Town of Normal" is written vertically on the left side. "B-1 General Commercial District" is written vertically next to the red rectangle.

1:9,028



Town of Normal GIS, McGIS-McLean County GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | <http://www.McGIS.org/License> | Mclean County Museum of History | McGIS | FEMA, McGIS | City of Bloomington



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

July 27, 2020

Dear Property Owner or Occupant:

The Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, August 19, 2020 at 4:00 PM at www.cityblm.org/live on an application submitted by Beyond Hello IL, LLC (1800 NW Corporate Blvd, Suite 200 Boca Raton, FL 33431). Jushi Holdings LLC is the parent company of Beyond Hello IL LLC.

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

The applicant is requesting approval of a special use permit for an adult-use cannabis dispensary in the B-1, General Commercial District at 118 Keaton Pl Bloomington, IL 61704 (owned by WCT Investments, LLC, 2813 N Main St. East Peoria, IL 61611). The Subject Property is legally described as: O'BRIAN SUB 2ND ADD LT 7

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/zoning. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. Attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115, preferably no later than five days before the hearing.

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

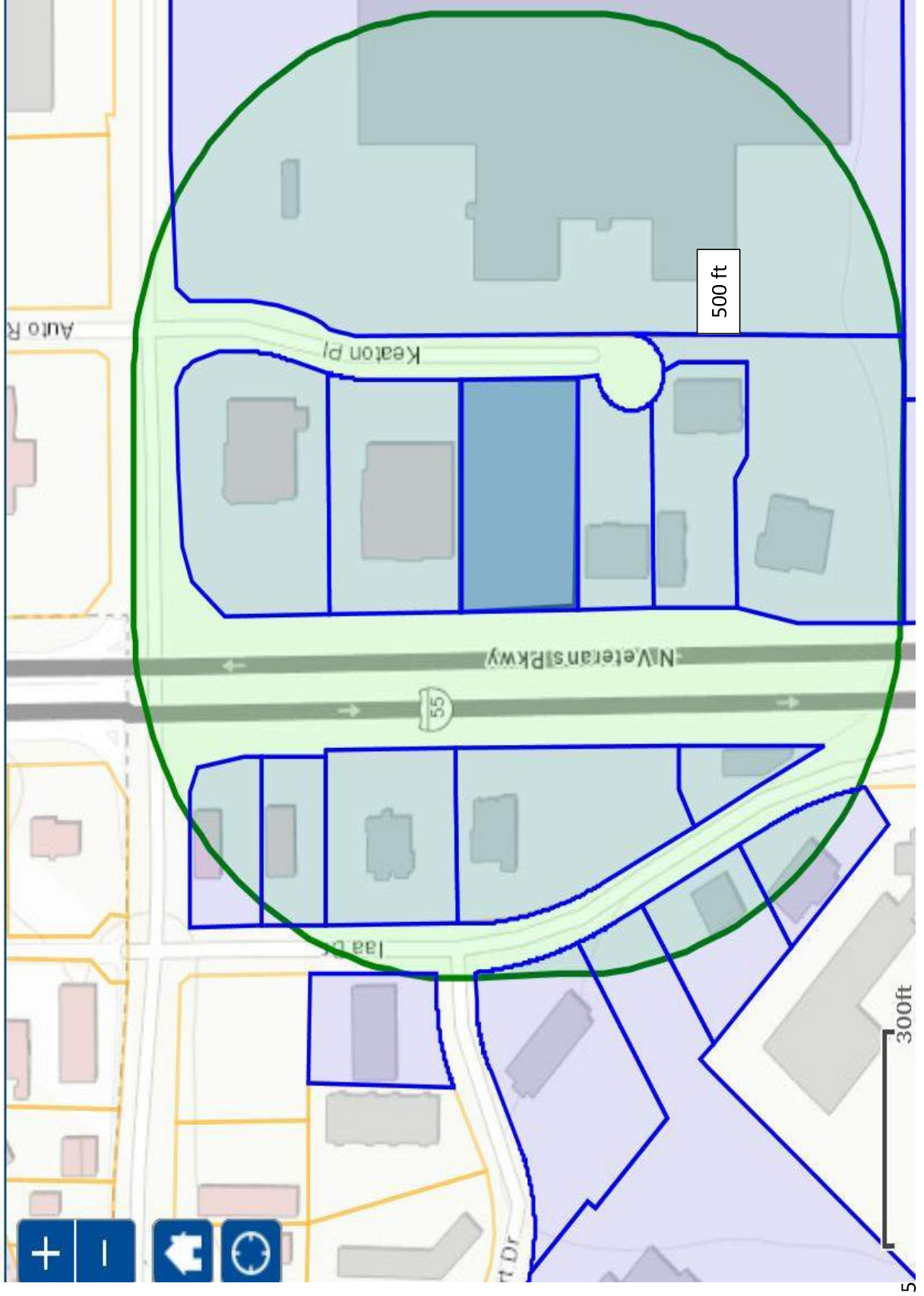
Sincerely,

Planning Division staff

Attachment: Map of notified properties within 500 ft of subject property



McLean County Public Notification



DONALD FRANKE
303 N WILLIAMSBURG DR
BLOOMINGTON, IL 61704

HCRZ LLC
PO BOX 1021
BLOOMINGTON, IL 61702

COUNTRY LIFE INSURANCE CO
1711 GENERAL ELECTRIC RD
BLOOMINGTON, IL 61704

COUNTRY LIFE INSURANCE CO
PO BOX 2020
BLOOMINGTON, IL 61702 -2020

WILLIAM M & PETER J READ
812 IAA DR
BLOOMINGTON, IL 61701

WALGREEN CO
REAL ESTATE TAX DEPT P O BOX 1159
DEERFIELD, IL 60015

STARK MANAGEMENT HOS II, LLC
1805 W WASHINGTON ST
BLOOMINGTON, IL 61701

CRYSTAL GLEN PROPERTIES LLC SERIES
BLOOMINGTON
3440 WEST WABASH AVE
SPRINGFIELD, IL 62711

TMKY/NADG SPIRIT LONE STAR LP
8080 PARK LN STE 740
DALLAS, TX 75231

WCT INVESTMENTS LLC
2813 N MAIN ST
EAST PEORIA, IL 61611

LA GIOIA TWO LLC
3801 PGA BLVD STE 600
PALM BEACH GARDENS, FL 33410

KEVIN HUSTEDT
126 LAKEVIEW DR
GIBSON CITY, IL 60936

JAIV HOSPITALITY INC
818 IAA DR
BLOOMINGTON, IL 61701

BOB EVANS FARMS LLC
ATTN TAX DEPT 8111 SMITHS MILL RD
NEW ALBANY, OH 43054

LAKEWOOD PLAZA INVESTORS LLC
38 ARLEN RD
WESTPORT, CT 06880

WJJR ENTERPRISES
14810 S LA GRANGE RD
ORLAND PARK, IL 60462

Toppers & Trailers

DOUBLE AXLE heavy duty car hauler, \$1500 or best offer. Ph. 309-825-2498

Wanted to Buy

CASH PAID for drivable or junk car. McLean County Auto (309) 829-6231

Legal Inside

86385
A Public Hearing before the Bloomington Zoning Board of Appeals will be held virtually on Wednesday, August 19, 2020 at 4:00 PM at www.cityblm.org/ /live on a petition submitted by Beyond Hello IL, LLC (1800 NW Corporate Blvd, Suite 200 Boca Raton, FL 33431), parent company Jushi Holdings LLC, for approval of a special use permit for an adult-use canna-

Legal Inside

bis dispensary in the B-1, General Commercial District at 118 Keaton Pl Bloomington, IL 61704 (owned by WCT Investments, LLC, 2813 N Main St. East Peoria, IL 61611) (PIN# 14-35-203-008). Legally described as: O'BRIAN SUB 2ND ADD LT 7.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/zoning. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/government/boards-commissions/register-for-public-comment>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall

Legal Inside

at 109 E. Olive Street, Bloomington IL 61701. Attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

Published: July 27, 2020.

PETITIONER'S REQUEST:			
Section of Code: 44. 4-2 Residential Districts – Permitted and Special Uses			
Type	Required	Requested	Difference
Special Use	Religious Place of Worship in R-1B, Single-family Residence District	Special use	NA
Section of Code: 44. 4-2B Maximum Height			
Variance	Maximum height of 45ft	59'5"	14'5" increase

Staff Recommendation	Staff recommends that the Zoning Board of Appeals provide Council with a positive recommendation to <i>approve</i> the petition for a special use permit to allow a place of worship in the R-1B District and height variance at 1617 E Emerson Street, St. John's Lutheran Church.
-----------------------------	--

An aerial photograph of a residential neighborhood. A yellow triangle highlights a specific property located at the intersection of Emerson St and Towanda Ave. The property is a large, light-colored building with a flat roof. Surrounding streets include Sunset Rd to the north, Empire St to the south, and Towanda Ave running diagonally. Other visible streets include Cherrywood Ln, Northway, Fairway Dr, McElroy Dr, Telmar Ln, Sherwood Way, Robinhood Ln, and Empire Frn. The area is densely populated with houses and some commercial buildings.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in the *Pantagraph* on Monday, July 27, 2020. Courtesy notices were mailed to 79 property owners within 500 feet on July 29, 2020.

GENERAL INFORMATION

Applicant and Owner: St. John's Evangelical Lutheran Church

LEGAL DESCRIPTION: BOSWORTH'S SUB OF LOT 1 OF SUB OF SW& SE SEC 34-24-2E. LOT 17 (EX. 70,103 SQFT RD AS IN 01/11492)

PROPERTY INFORMATION

Existing Zoning: R-1B Single-Family Residential District
Existing Land Use: Place of Worship
Property Size: 9.54 acres
PIN: 14-34-451-005

Surrounding Zoning and Land Uses

Zoning

North: R-1A Single-Family Residential District
North: P-2 Public Lands
South: B-1, General Commercial District
East: R-1B Single-Family Residential District
West: R-1B Single-Family Residential District

Land Uses

North: Residential
North: Historic site/Theater
South: Shopping Center/Retail
East: Place of Worship/Theater/Residential
West: Place of Worship/Residential

Analysis

Submittals

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

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

BACKGROUND

The subject property, 1617 E Emerson, is located at the southwest corner of E. Emerson Street and Towanda Avenue, two major collector roads. E. Emerson Street has an average daily traffic count of 8400 trips, and Towanda Ave has an average daily traffic count of 9550 trips. The corner of Towanda Ave and E. Emerson St. is improved with a mix of single-family homes and tax-exempt uses such as Ewing Cultural Center and Shakespeare Theater, Ewing Park, the Moses Montefiore Temple, and the Unitarian Universalist Church of Bloomington Normal. The corner serves as a transition between the Commercial and Office uses south of the subject

Agenda Item 5.B & 5.C
SP-06-20 & Z-11-12
1617 E Emerson Street

property and the residential uses west of the subject property. The subject property is occupied by St. John's Evangelical Lutheran Church and was originally constructed in 1959. The subject property is approximately 9.54 acres and is zoned R-1B, Single Family Residential District. The R-1B District is intended to allow for medium density single family homes, roughly 6 units per acre, and some tax-exempt and government uses with a special use permit. Over the years, as St. John's has expanded, the city has granted a special use permit for each new addition. The most recent special use permit was granted in 2009 (Case SP-01-09).

The current facility is approximately 64, 569 square feet with 323 parking spaces. The height of the existing sanctuary is 45 feet.

PROJECT DESCRIPTION

Petitioner's request: The project includes the demolition of the entrance facing E. Emerson Street and construction of a new drop-off area, a new 500 seat sanctuary and renovated offices. No changes to circulation are expected. The drop-off facilitates one-way traffic going east through the parking lot and exiting onto E. Emerson Street. A pedestrian connect is proposed to the sidewalk as well as an internal pedestrian path from the parking lot to the front door to facilitate safe pedestrian circulation. The proposed addition is approximately 10,184 square feet, a 15% increase. When applying the city's newly adopted exemptions, the church is required to have a total of 299 parking spaces and 5 bicycle spaces. The church facility will provide 306 parking spaces and 5 bicycle spaces. The proposed sanctuary is roughly 60 feet tall and will exceed the height of the existing sanctuary, and the city's maximum height requirement, by approximately 15 feet. The applicant is requesting the variance to enhance acoustics and to house the existing pipe organ. The new sanctuary will also include an LED display wall. Places of worship will often expand amenities to attract and retain members and provide additional community resources and services.

Parking

Description	Ratio	Adjustment	Total
Existing Parking	The greater of 1: 200 GFA or 1 space per 3 seats in the main assembly area (12-8E)		323
Additional required off-Street Parking	1:200	NA	51
Total			374
Proximity to bus service	10%	-37	337
Walking distance to residential uses	10%	-37	300
Bicycle parking	1:4	-1	299
Total parking required:			
Required bicycle parking	5% required		5 bicycle spaces
Amount of required off-street parking after applying relevant exemptions			299 vehicle parking spaces
Total provided			306 vehicle parking spaces

The proposed sanctuary complies with landscaping and screening requirements. The church meets the city's transitional yard setbacks.

Conformance with the Comprehensive Plan: The proposed addition facilitates investment in a place of worship located at the intersection of two collector streets. The existing church serves as a north gateway to the Towanda Plaza commercial center and E. Empire TIF district.

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

Further, the place of worship provides a transition and buffer between the commercial districts and residential uses.

Finally, the existing facility provides parking to the Ewing Cultural Center allowing for the adaptive reuse of a historic resource. **ACH-4.1c Protect and maintain publicly owned cultural resources. Such resources may include buildings, monuments, streets and trees**

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 special use permit allows for the expansion of an existing place of worship. The facility supports surrounding uses, provides a buffer between commercial and residential uses. The proposed addition includes improved pedestrian access to the church from the sidewalk and throughout the parking lot. 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 allows for investment in a property located near both commercial and residential uses. The addition will enhance the character of the Towanda corridor. 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;** No changes are expected to the hours of operation. The facility will continue to support the adjacent Cultural Center. The use should not impede the development of surrounding properties. The standard is met.
4. **that adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;** No changes are expected to circulation patterns. No new curb cuts are

proposed, and the road system is adequate. The applicant will need to comply with drainage requirements. 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/egress are existing. No changes are proposed. The standard is met.
6. **that the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals. (Ordinance No. 2006-137).** The special use permit encourages reinvestment along a commercial corridor and near a designated TIF district. The use promotes infill redevelopment and retention of existing services. The standard is met.

FINDINGS OF FACT

Height Variance:

The ordinance is intended to address the height of places of worship located in residential neighborhoods where a taller building could not only cast shadows on the homes but could also be significantly out of scale and character with the surrounding neighborhood and developments. There are several places of worship in the city's business and public lands districts, and along major corridors, that exceed the 45-foot height requirement.

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

1. **that the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult, and** The property is located at the intersection of two collector roads. The property is large, open and well landscaped. The proposed building complies with the city's transitional yard setbacks. The building is sited closer to the intersection of Towanda Ave and E. Emerson Street. The landscaping on the subject property provides an adequate screen the sanctuary, and its location and the front yard setbacks will mitigate any potential negative impacts on the surrounding property values. The standard is met.
2. **that the variances would be the minimum action necessary to afford relief to the applicant; and** the applicant has set the building back to comply with transitional yard requirements. The variance will allow the place of worship to make reasonable use of their property, and provide additional amenities to the community, without negatively impacting the surrounding properties. The standard is met.
3. **That the special conditions and circumstances were not created by any action of the applicant; and** the height regulations are intended to apply to places of worship located

within neighborhoods. The applicant's place of worship is located outside of a neighborhood and along a major thoroughfare. The standard is met.

4. **That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; and**

Given the size of the land, the additional setbacks, and the commercial nature of the corridor, the applicant will not be given a special privilege since other places of worship in Bloomington's business districts and along major roads exceed the 45-foot height limit. The standard is met.

5. **That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties.** The proposed sanctuary will improve the aesthetics of the corridor and allows for better acoustics within the church. The property's size allows the applicant to provide a larger front and side yard setback and more landscaping and screening. The proposed variance allows the applicant to expand their amenities and retain and attract members. The standard is met.

STAFF RECOMMENDATION:

Staff finds the application meets the requirements for a special use permit and variance. 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 place of worship in the R-1B District and height variance at 1617 E Emerson Street, St. John's Lutheran Church.

Respectfully submitted,

Katie Simpson

Attachments:

- Draft Ordinance
- Exhibit A-Legal Description
- Exhibit B-Special Use Site Plan and Landscaping Plan
- Special Use Petition and supplemental documents from petitioner
- Variance Application and supplemental documents from applicant
- Site Plan
- Landscaping Plan
- Aerial Map
- Zoning Map
- Neighborhood Notice Map, Newspaper Notice and List of Addresses Notified

Agenda Item 5.B & 5.C
SP-06-20 & Z-11-12
1617 E Emerson Street



Above (south view of 1617 E Emerson Street.) Below (north view of 1617 E Emerson Street.)



DRAFT
ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR THE EXPANSION OF A PLACE OF WORSHIP IN THE R-1B SINGLE FAMILY RESIDENTIAL DISTRICT, FOR PROPERTY LOCATED AT 1617 E Emerson 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 the expansion of a place of worship in the R-1B Single Family Residential District for certain premises hereinafter described in Exhibit(s) A and an application for a variance requesting a 14'5" increase in permitted height; and

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

WHEREAS, the Bloomington Zoning Board of Appeals, made findings of fact that such Special Use as illustrated in the Site and Landscape Plans hereinafter described in Exhibit(s) B, complied with the standards for granting such special use, specifically:

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

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

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

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

1. That the Special Use Permit for the expansion of a place of worship for the property at 1617 E Emerson street legally described in Exhibit A and depicted in Exhibit(s) B, be approved.

2. That the city approve a variance for a 14' 5" increase in height of the sanctuary.
3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this _____ day of _____, 20____.

APPROVED this _____ day of _____, 20____.

Tari Renner, Mayor

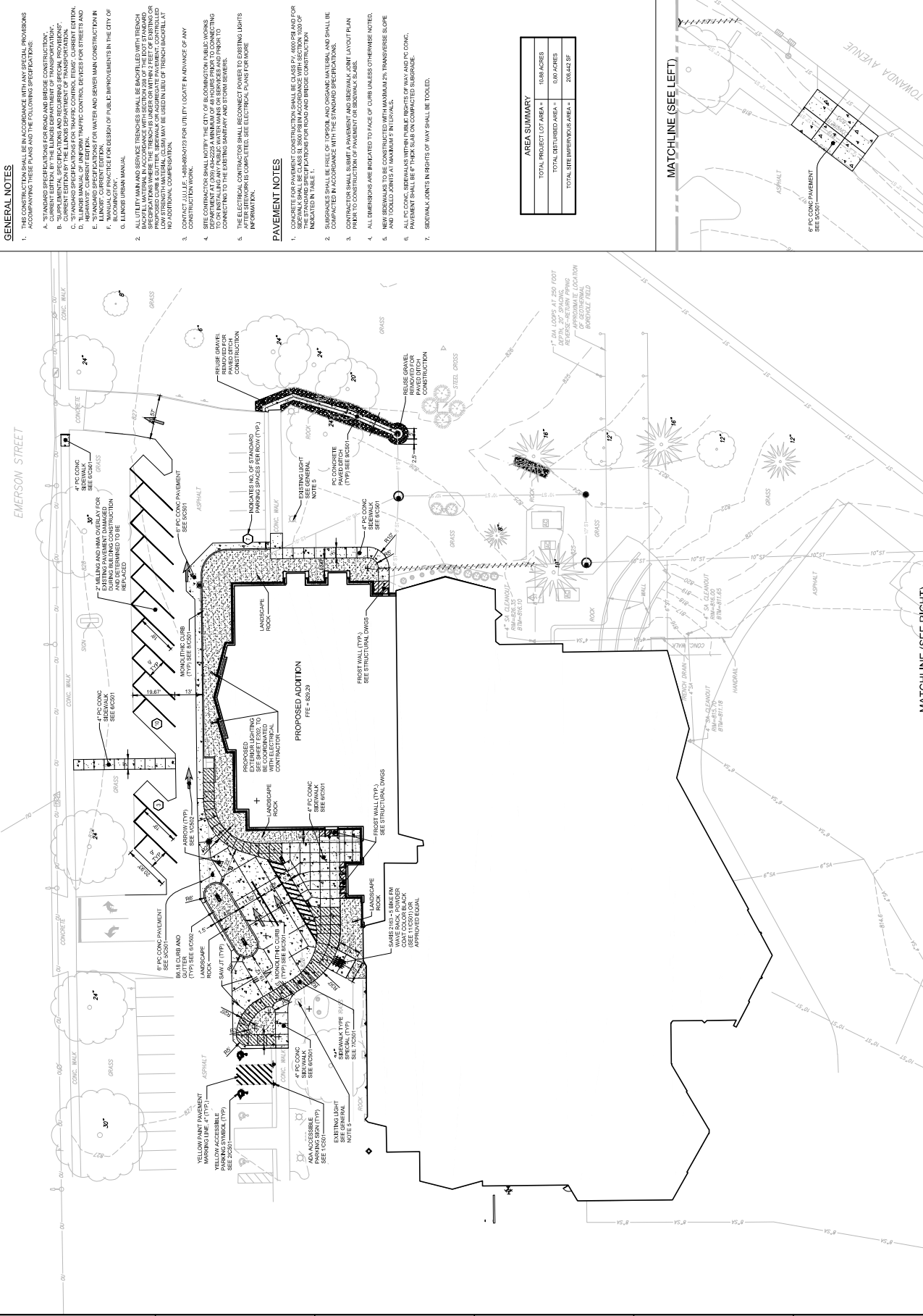
ATTEST:

Leslie Smith-Yocum, City Clerk

Exhibit A
“Legal Description”

BOSWORTH’S SUB OF LOT 1 OF SUB OF SW& SE SEC 34-24-2E. LOT 17 (EX. 70,103 SQFT
RD AS IN 01/11492)

DRAFT



2 SITE LAYOUT PLAN SCALE: 1"=20'

1 SITE LAYOUT PLAN SCALE: 1"=20'

GENERAL NOTES

1. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
2. STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL, ITEMS' CURRENT EDITION, ILLINOIS DEPARTMENT OF TRANSPORTATION.
3. STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL, ITEMS' CURRENT EDITION, ILLINOIS DEPARTMENT OF TRANSPORTATION.
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10. STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL, ITEMS' CURRENT EDITION, ILLINOIS DEPARTMENT OF TRANSPORTATION.

PAVEMENT NOTES

1. CONCRETE FOR PAVEMENT CONSTRUCTION SHALL BE CLASS PVI 4000 PSI AND FOR CURBS SHALL BE CLASS PVI 3000 PSI.
2. SUBGRADES SHALL BE FREE OF TOPSOIL AND ORGANIC MATERIAL AND SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE DENSITY.
3. ALL DIMENSIONS ARE INDICATED TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. NEW SIDEWALKS TO BE CONSTRUCTED WITH MAXIMUM 2% TRANSVERSE SLOPE AWAY FROM THE BUILDING.
5. ALL SIDEWALKS SHALL BE 4" THICK SLAB ON COMPACTED SUBGRADE.
6. SIDEWALK JOINTS IN RIGHTS OF WAY SHALL BE TOOK.

AREA SUMMARY			
TOTAL PROJECT LOT AREA	10.00 ACRES		
TOTAL ESTIMATED AREA	0.80 ACRES		
TOTAL SITE IMPROVEMENT AREA	20.00 ACRES		

1 SITE LAYOUT PLAN SCALE: 1"=20'

GENERAL NOTES

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6. SIDEWALK JOINTS IN RIGHTS OF WAY SHALL BE TOOK.

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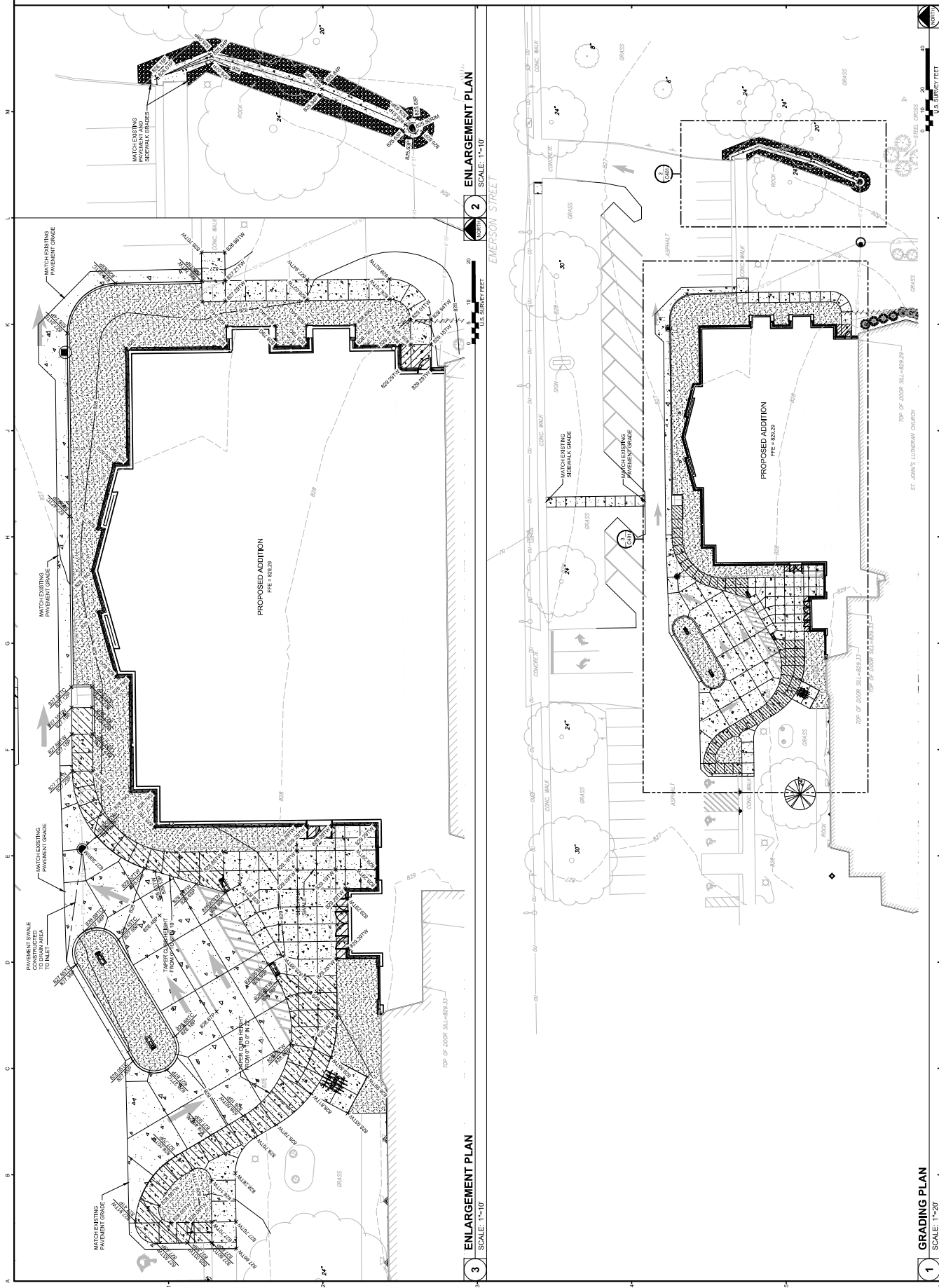
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GRADING PLAN

BLDD
ARCHITECTS

FGI project	0200431.00
date revised	07/13/2020
drawn by	CME
checked by	JMG

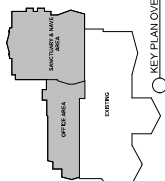
Farnsworth
GROUP
709 McGRAW DRIVE
LOOMINGTON, ILLINOIS 61704
(709) 663-8435 / (709) 663-1571 Fax
www.fw.com



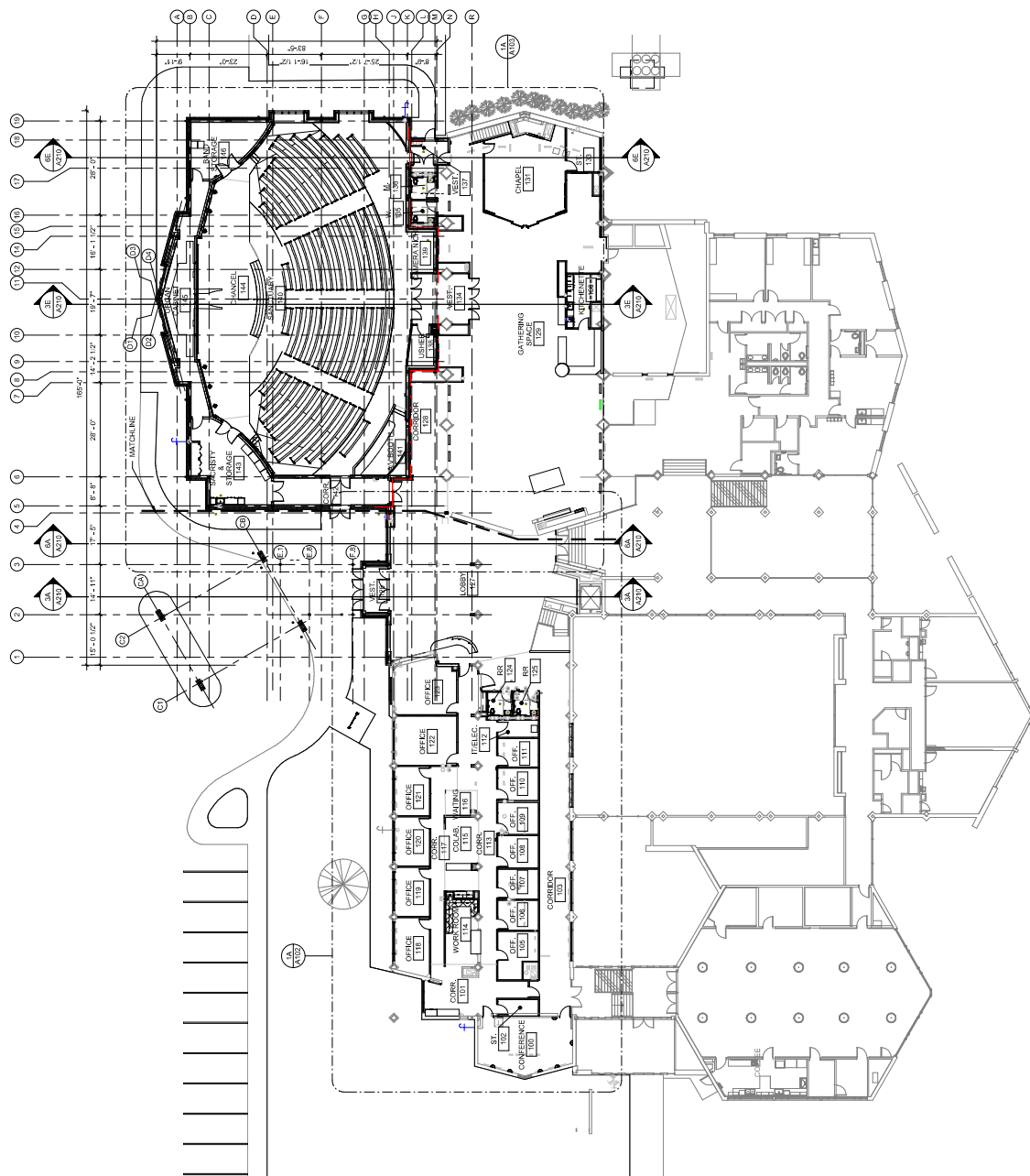
UPPER FLOOR PLAN - OVERALL

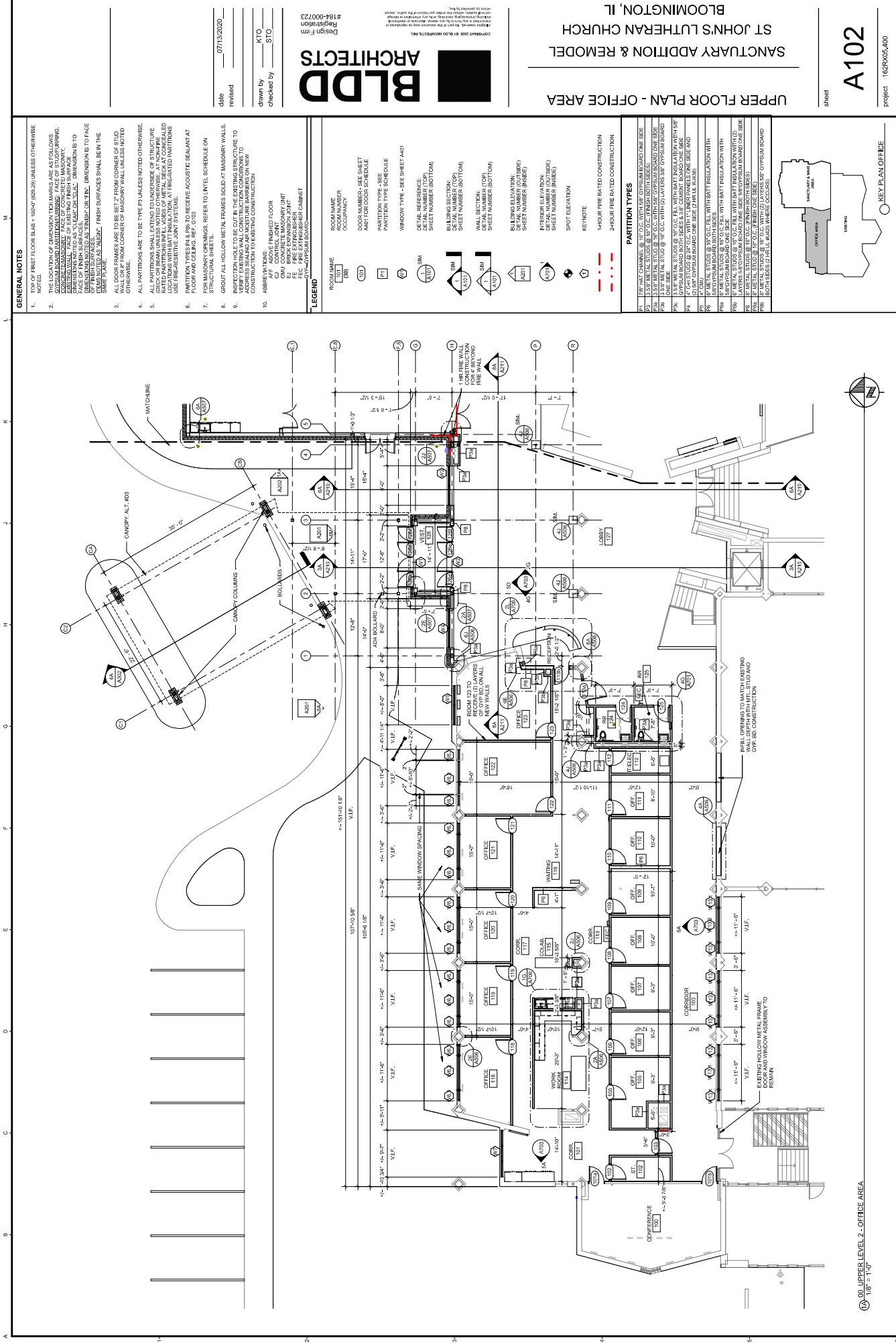
	ROOM NAME	ROOM NUMBER	DOOR NUMBER - SEE SHEET A401 FOR DOOR SCHEDULE	PARTITION TYPE - SEE PARTITION TYPE SCHEDULE	WINDOW TYPE - SEE SHEET A401
LEGEND					

9. GROUT ALL HOLLOW METAL FRAMES SOLID AT MASONRY WALLS. INSPECTION HOLE TO BE CUT IN THE EXISTING STRUCTURE TO VERIFY EXISTING WALL CONSTRUCTION CONDITIONS TO ADDRESS SEALING AIR MOISTURE BARRIERS ON NEW CONCRECTIONS TO EXISTING CONSTRUCTION
10. ABBREVIATIONS:
AFF ABOVE FINISHED FLOOR

[illegible][illegible]

UPPER LEVEL 2 - OVERALL
1/16" - 1" 0"





ST JOHN'S LUTHERAN CHURCH
SANCTUARY ADDITION & REMODEL
UPPER FLOOR PLAN - OFFICE AREA
BLOOMINGTON, IL

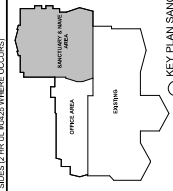
BLDD ARCHITECTS
Design Firm
#184-000723

checked by: KTO
drawn by: STO
date: 07/13/2020

project: 1625X05.400
sheet: A102

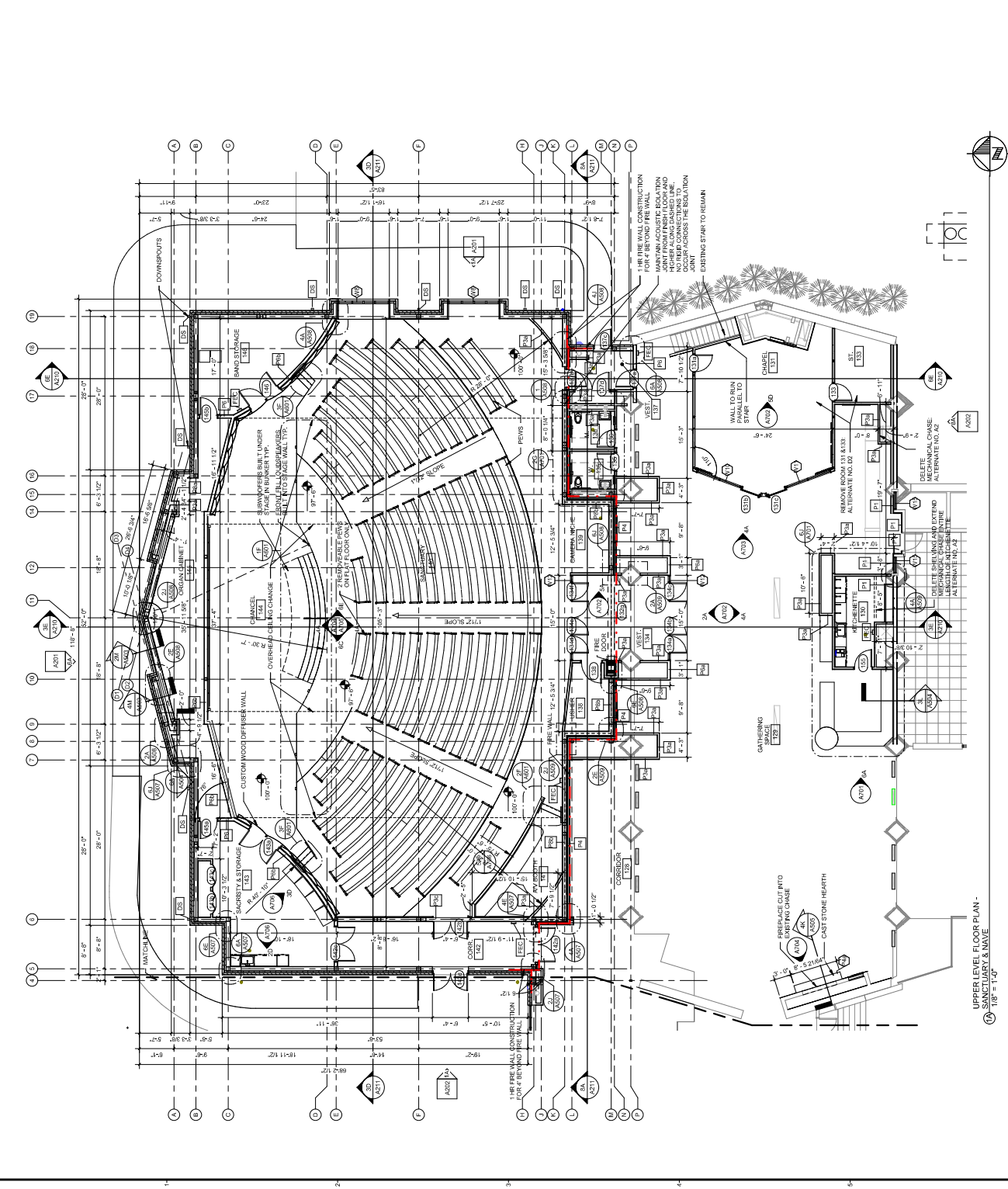
KEY PLAN OFFICE

10. UPPER LEVEL 2 - OFFICE AREA
18" = 1'-0"

[illegible]

ROOM NAME	ROOM NUMBER	ROOM OCCUPANCY	DOOR NUMBER - SEE SHEET	WALL SECTION (TOP)	WALL SECTION (BOTTOM)	WINDOW TYPE - SEE SHEET A401	DEFIN. REFERENCE:	BUILDING SECTION:	BUILDING SECTION:	WALL SECTION (TOP)	WALL SECTION (BOTTOM)	BUILDING ELEVATION:	BUILDING ELEVATION:	INTERIOR ELEVATION (FINISHES)	INTERIOR ELEVATION (INSIDE)	SPOT ELEVATION	KEYNOTE	1-HOUR FIRE RATED CONSTRUCTION	2-HOUR FIRE RATED CONSTRUCTION
ROOM NAME	ROOM NUMBER	ROOM OCCUPANCY	DOOR NUMBER - SEE SHEET	WALL SECTION (TOP)	WALL SECTION (BOTTOM)	WINDOW TYPE - SEE SHEET A401	DEFIN. REFERENCE:	BUILDING SECTION:	BUILDING SECTION:	WALL SECTION (TOP)	WALL SECTION (BOTTOM)	BUILDING ELEVATION:	BUILDING ELEVATION:	INTERIOR ELEVATION (FINISHES)	INTERIOR ELEVATION (INSIDE)	SPOT ELEVATION	KEYNOTE	1-HOUR FIRE RATED CONSTRUCTION	2-HOUR FIRE RATED CONSTRUCTION

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1A UPPER LEVEL FLOOR PLAN -
SANCTUARY & NAVE
1/8" = 1' 0"

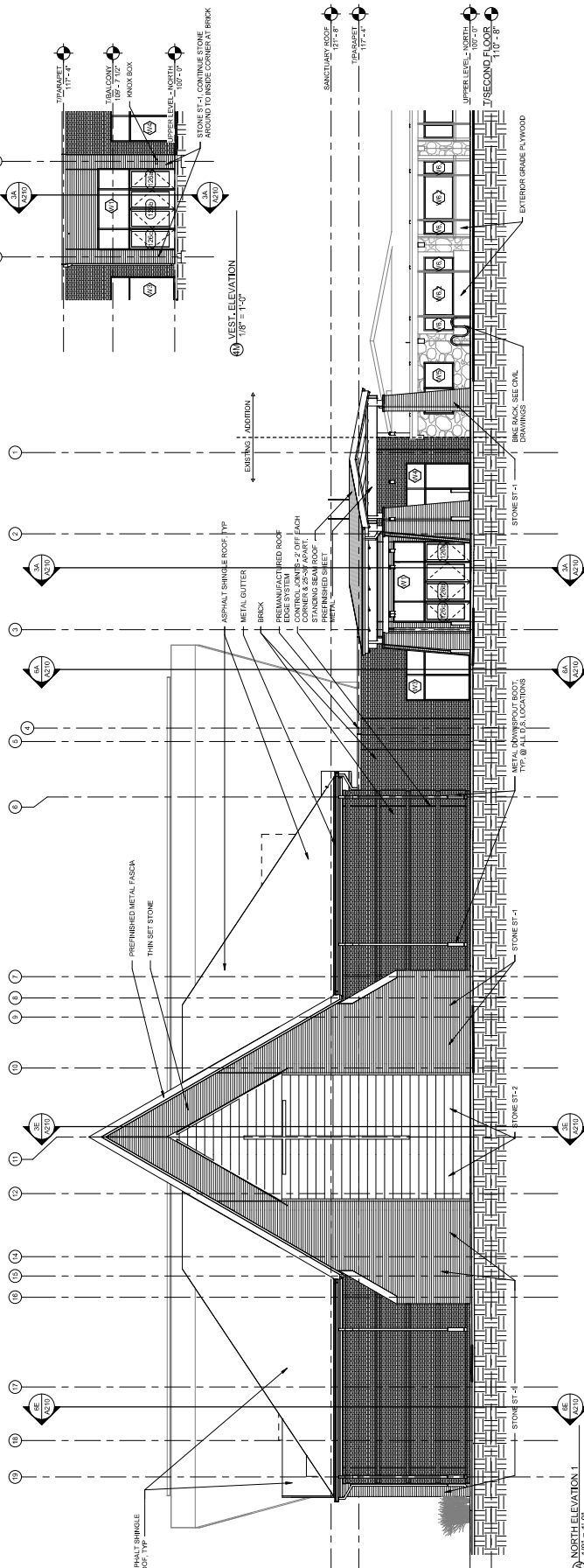
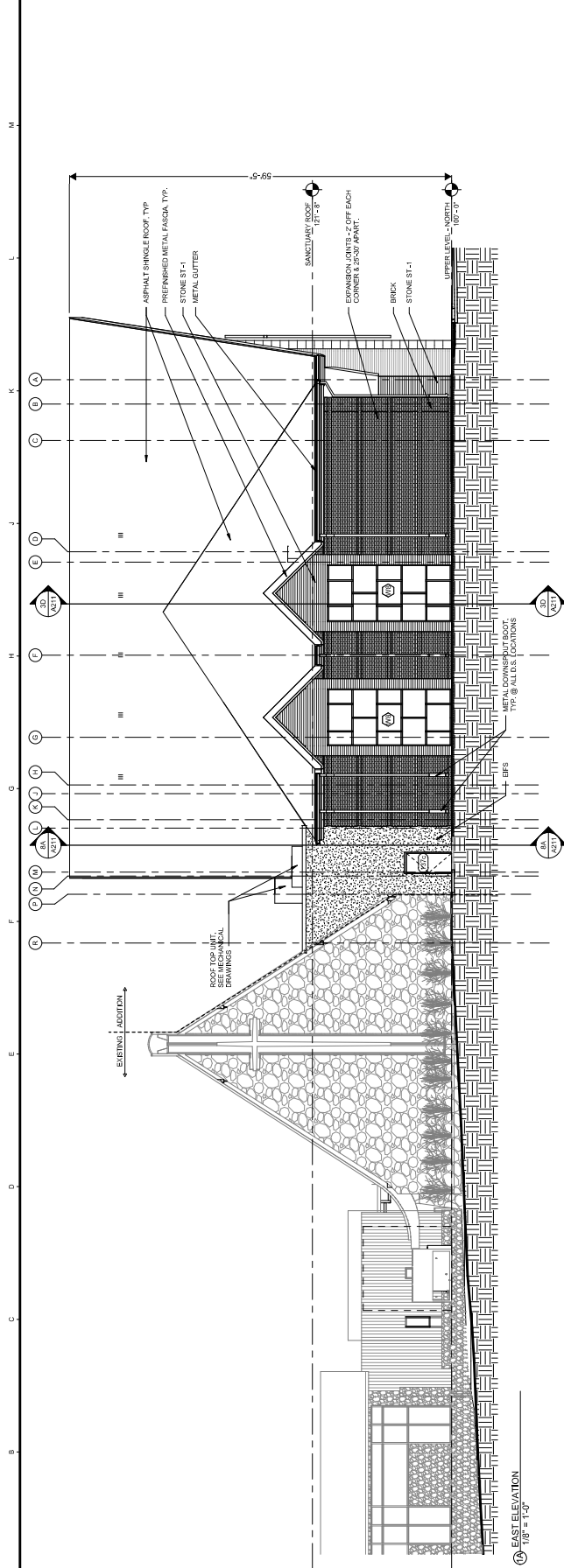
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BUILDING ELEVATIONS

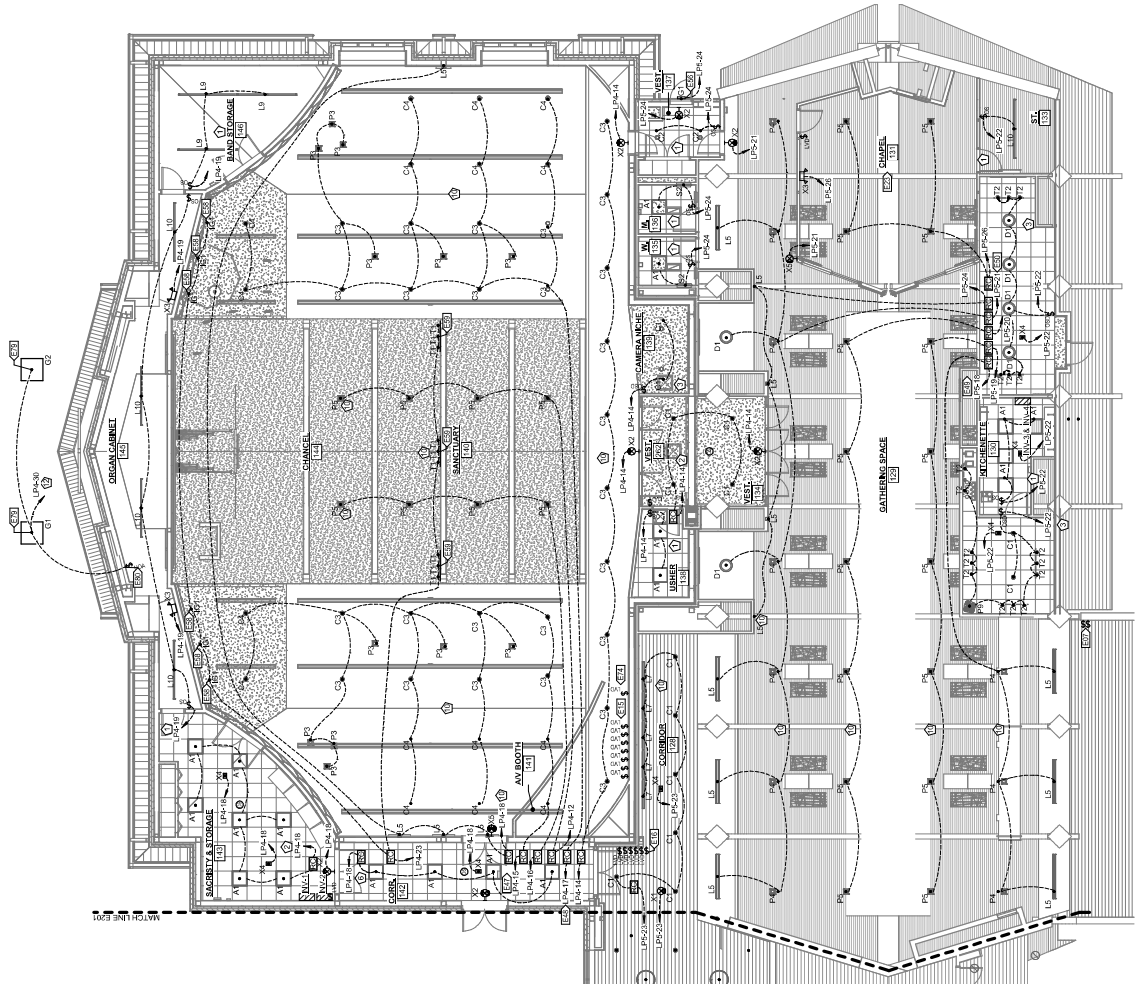


BLDD
ARCHITECTS

Date 07/13/2020
 Revised _____
 Drawn by KTO
 Checked by STO

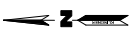


ELECTRICAL KEYNOTE LEGEND	
VALUE	DESCRIPTION
E10	LOW VOLTAGE DIMMING SWITCHES FOR (8) CIRCUITS IN SANCTUARY 400
E11	LOW VOLTAGE DIMMING SWITCHES FOR (8) CIRCUITS IN GATHERING SPACE 120
E12	LOW VOLTAGE DIMMING SWITCHES FOR (8) CIRCUITS IN CHAPEL 100
E20	WORK IN CHAPEL 100 AND ST 101 BE PART OF ALTERNATE NO. 02.
E21	CONNECT CIRCUIT TO INV-5
E22	CONNECT CIRCUIT TO INV-4
E23	CONNECT CIRCUIT TO INV-3
E24	CONNECT CIRCUIT TO INV-2
E25	CONNECT CIRCUIT TO INV-1
E26	COORDINATE EXACT LOCATION OF PACKAGE FIXTURE WITH ARCHITECT.
E27	COORDINATE EXACT LOCATION OF TRACK LIGHT SYSTEM WITH ARCHITECT.
E28	COORDINATE EXACT LOCATION OF TRACK LIGHT SYSTEM WITH ARCHITECT.
E29	COORDINATE EXACT LOCATION OF TRACK LIGHT SYSTEM WITH ARCHITECT.
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E98	COORDINATE EXACT LOCATION OF TRACK LIGHT SYSTEM WITH ARCHITECT.
E99	COORDINATE EXACT LOCATION OF TRACK LIGHT SYSTEM WITH ARCHITECT.
E100	COORDINATE EXACT LOCATION OF TRACK LIGHT SYSTEM WITH ARCHITECT.



1 UPPER LEVEL LIGHTING PLAN - SANCTUARY & NAVE
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



KEY PLAN - UPPER LEVEL (SANCTUARY & NAVE)
NTS

PETITION FOR A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT:

1617 E Emerson 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) St. John's Lutheran Church

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

1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit(s) , which is (are) attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents: receiver, executor (executrix); trustee, lease, or any other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises presently has a zoning classification of R-1B 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 Religious Places of Worhsip, are allowed as a special use in a R-1B 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 R-1B 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 R-1B 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,

X

Exec. Dir. Bldg. Operations

Exhibit A

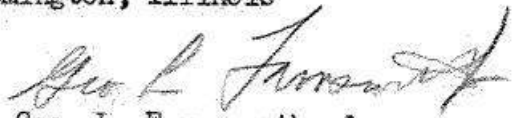
I hereby certify that this is a true plat of a survey made under my direction for St. John's Lutheran Church of the following described property:

All that part of the Southeast quarter of Section thirty-four (34) Township Twenty-Four (24) North, Range two (2) East of the Third Principal Meridian in McLean County, Illinois, enclosed by metes and bounds particularly described as follows: Commencing at the point of intersection of the center line of Emerson Street extended with the center line of Towanda Road; thence West along the center line of Emerson Street eight hundred and eighty (880) feet more or less to a point where the center line of a certain hedge, running north and south between what was formerly known as lots sixteen (16) and seventeen (17) of W. L. Bosworth's Subdivision of part of the South half of aforesaid Section Thirty-four (34), if projected north would intersect said center line of Emerson Street; thence South along the center line of the last aforesaid hedge eight hundred thirty (830) feet more or less to the center line of a certain other hedge on the South line of said W. L. Bosworth's Subdivision; thence East along the center line of said last mentioned hedge to a point where the center line of said hedge if projected would intersect the center line of Towanda road; thence in a Northeasterly direction along the center line of said Towanda road to the place and point of beginning enclosing and containing ten and eighty eight hundredths acres more or less.

This survey is consistent with a survey made by Surveyors Bell and Hare May 14, 1919, and recorded in Book 7 of Plats, Page 143, McLean County, Illinois. Variances of distances on this survey with call distance and distance shown by Bell and Hare are indicated on the plat.

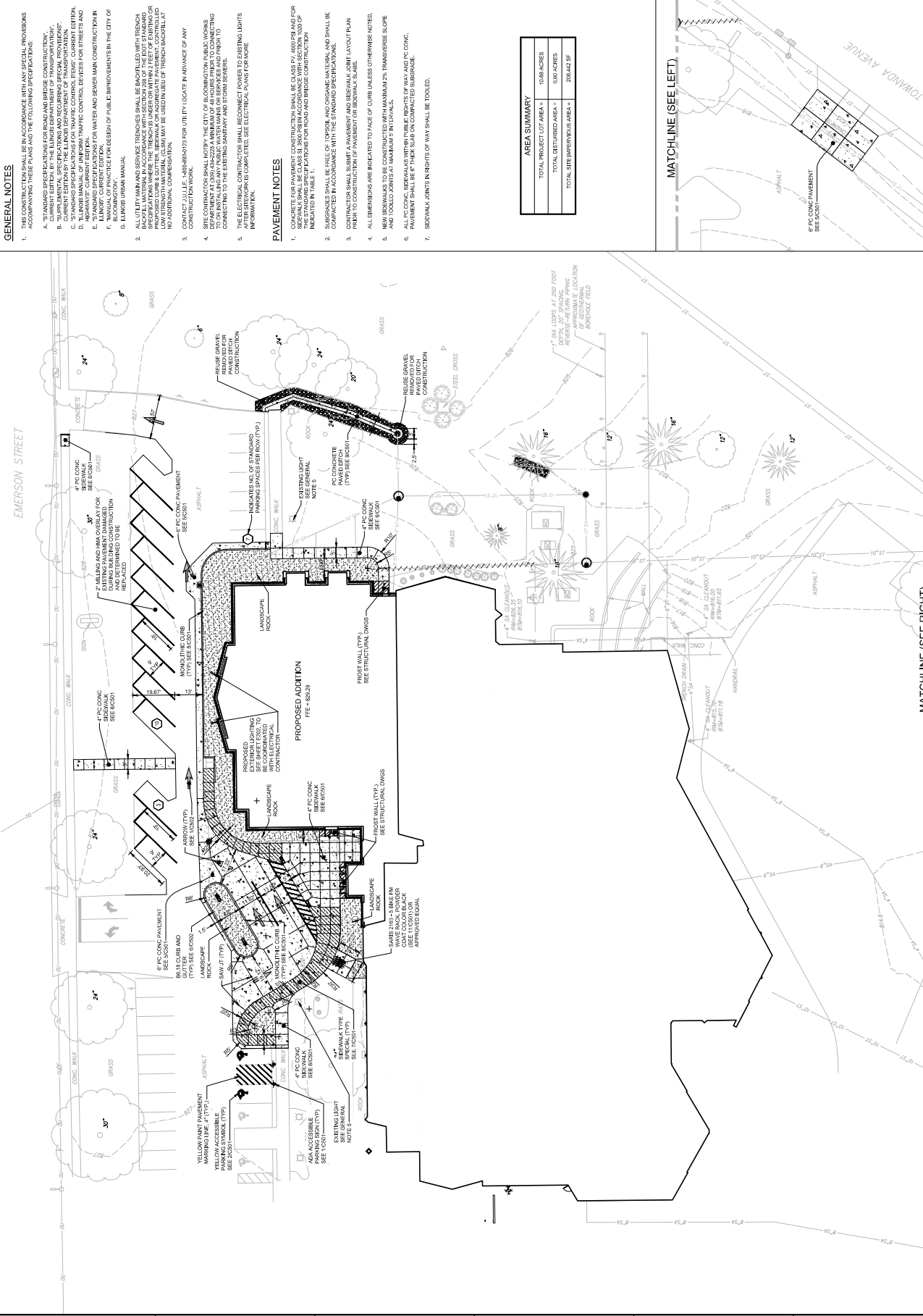
FARNSWORTH & WYLIE, ENGINEERS
220 W. Jefferson Street
Bloomington, Illinois

by



Geo. L. Farnsworth, Jr.

Registered Land Surveyor No. 1441



2 SITE LAYOUT PLAN SCALE: 1"=20'

1 SITE LAYOUT PLAN SCALE: 1"=20'

GENERAL NOTES

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- 2. STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL, ITEMS' CURRENT EDITION, SHALL BE USED FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
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- 6. SIDEWALK JOINTS IN RIGHTS OF WAY SHALL BE TOOK.

AREA SUMMARY			
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TOTAL EXISTING AREA	0.80 ACRES		
TOTAL SITE IMPROVEMENT AREA	20.44 ACRES		

1 SITE LAYOUT PLAN SCALE: 1"=20'

GENERAL NOTES

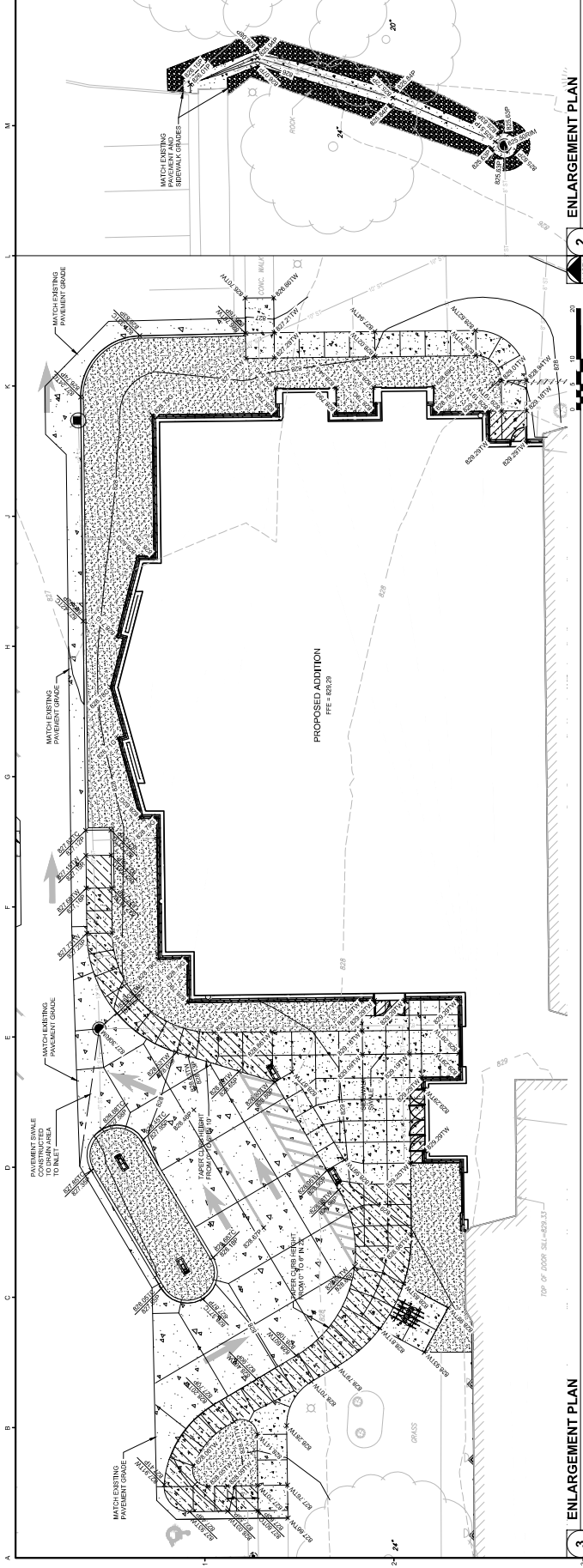
- 1. ALL STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, SHALL BE USED FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
- 2. STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL, ITEMS' CURRENT EDITION, SHALL BE USED FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
- 3. STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL, ITEMS' CURRENT EDITION, SHALL BE USED FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
- 4. STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL, ITEMS' CURRENT EDITION, SHALL BE USED FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
- 5. STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL, ITEMS' CURRENT EDITION, SHALL BE USED FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
- 6. STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL, ITEMS' CURRENT EDITION, SHALL BE USED FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
- 7. STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL, ITEMS' CURRENT EDITION, SHALL BE USED FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
- 8. STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL, ITEMS' CURRENT EDITION, SHALL BE USED FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
- 9. STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL, ITEMS' CURRENT EDITION, SHALL BE USED FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
- 10. STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL, ITEMS' CURRENT EDITION, SHALL BE USED FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

PAVEMENT NOTES

- 1. CONCRETE FOR PAVEMENT CONSTRUCTION SHALL BE CLASS PVI 4000 PSI AND FOR CURBS SHALL BE CLASS PVI 3000 PSI.
- 2. SUBGRADES SHALL BE FREE OF TOPSOIL AND ORGANIC MATERIAL AND SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.
- 3. ALL DIMENSIONS ARE INDICATED TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 4. NEW SIDEWALKS TO BE CONSTRUCTED WITH MAXIMUM 2% TRANSVERSE SLOPE AWAY FROM THE BUILDING.
- 5. ALL SIDEWALKS SHALL BE 4" THICK SLAB ON COMPACTED SUBGRADE.
- 6. SIDEWALK JOINTS IN RIGHTS OF WAY SHALL BE TOOK.

AREA SUMMARY			
TOTAL PROJECT LOT AREA	10.00 ACRES		
TOTAL EXISTING AREA	0.80 ACRES		
TOTAL SITE IMPROVEMENT AREA	20.44 ACRES		

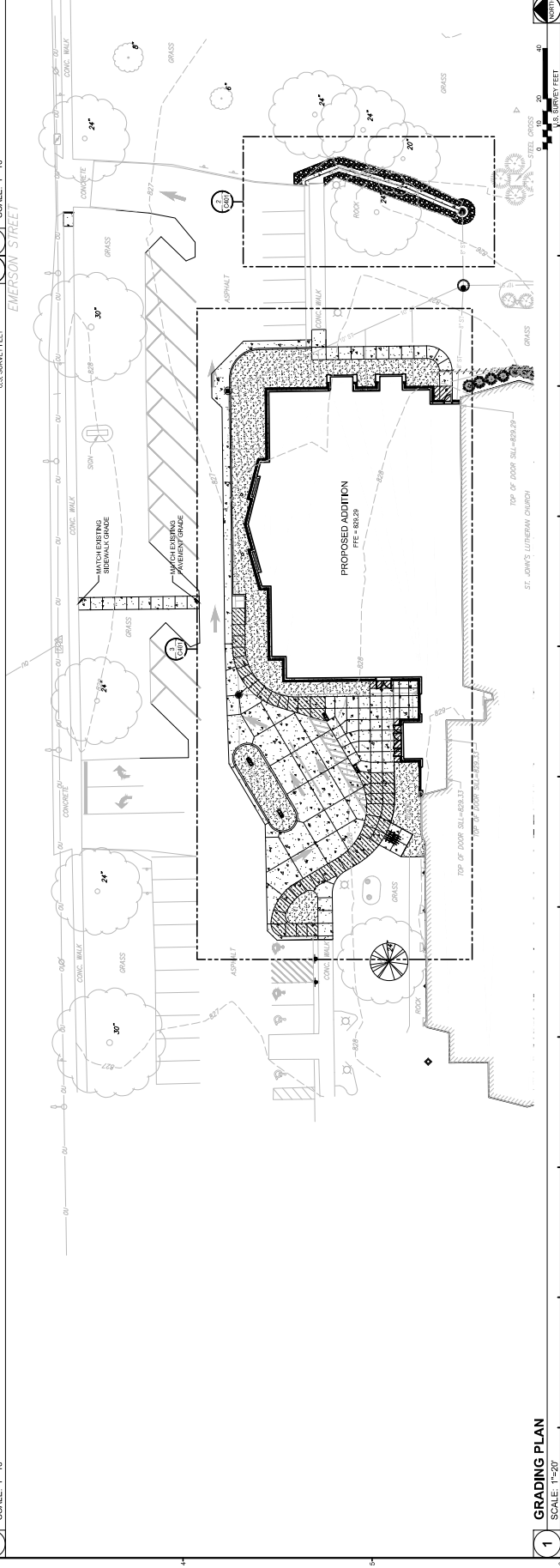
1 SITE LAYOUT PLAN SCALE: 1"=20'



1 ENLARGEMENT PLAN
SCALE: 1"=20'

2 ENLARGEMENT PLAN
SCALE: 1"=10'

3 ENLARGEMENT PLAN
SCALE: 1"=10'



1 GRADING PLAN
SCALE: 1"=20'

C401

Sheet

ST JOHN'S LUTHERAN CHURCH
SANCTUARY ADDITION & REMODEL
BLOOMINGTON, IL

BLDD ARCHITECTS
Design Firm
Registration #194-000723

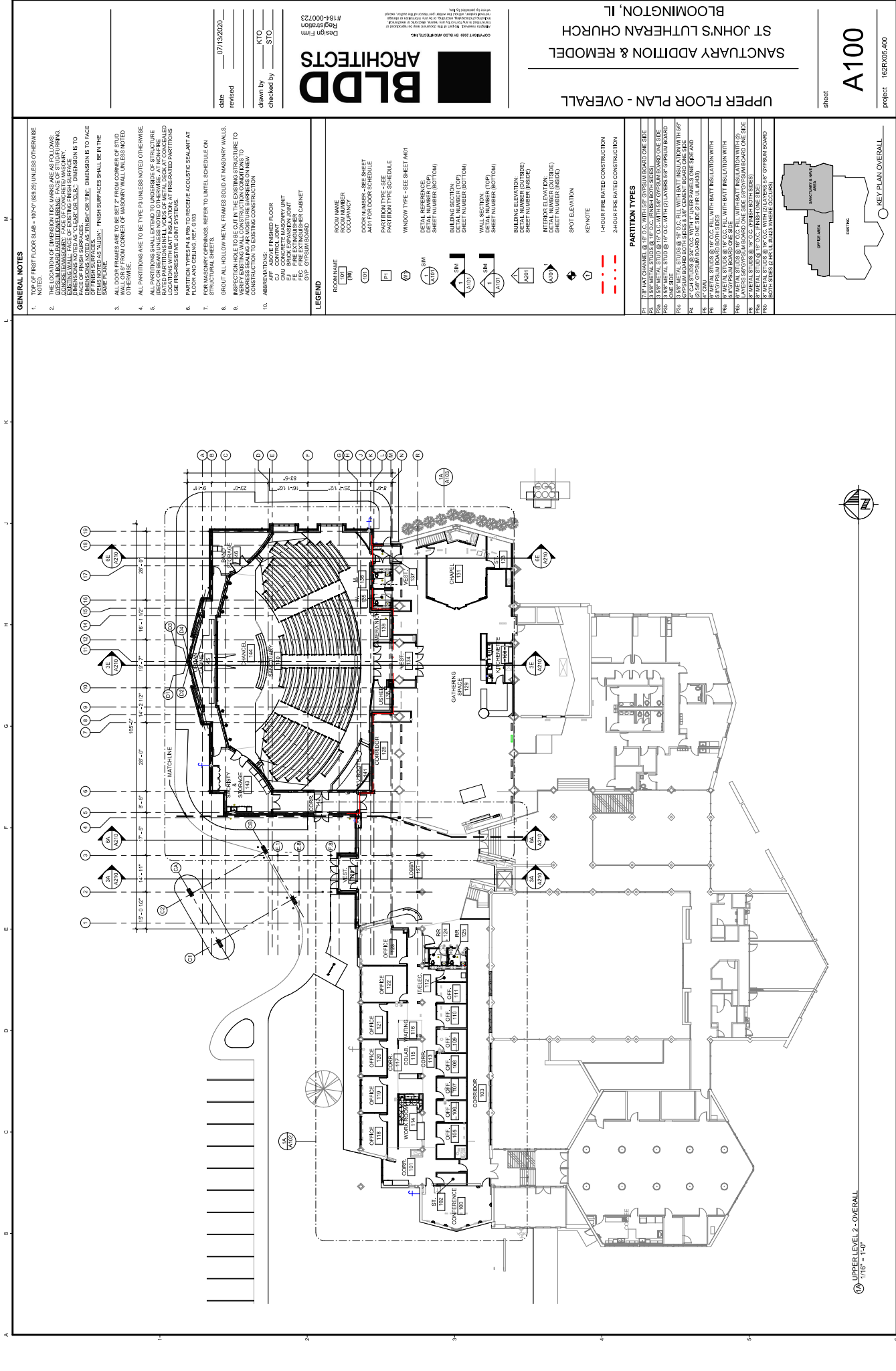
checked by: ANG
drawn by: CME

revised: 07/13/2020

date: 07/13/2020

Project: 0200431.00

Farnsworth GROUP
2709 MAGNAN DRIVE, SUITE 100
BLOOMINGTON, IL 61710
(309) 465-2452 / (309) 465-1571 Fax
www.fg.com



UPPER LEVEL 2 - OVERALL
1/16" = 1'-0"

sheet

A100

project 1625X05.400

BID DOCUMENTS

UPPER FLOOR PLAN - OVERALL
SANCTUARY ADDITION & REMODEL
ST JOHN'S LUTHERAN CHURCH
BLOOMINGTON, IL

BLDD ARCHITECTS
Design Firm
#164-000723
Registration

date 07/13/2020
revised
drawn by KTO
checked by STO

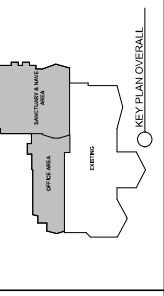
- GENERAL NOTES**
1. TOP OF FIRST FLOOR SLAB = 108'-0" (83'-0") UNLESS OTHERWISE NOTED.
 2. THE LOCATION OF DIMENSION TIE MARKS ARE AS FOLLOWS:
A. EXTERIOR WALLS: FACE OF CONCRETE MASONRY.
B. INTERIOR WALLS: FACE OF GYP/SUM BOARD.
C. PARTITIONS: FACE OF GYP/SUM BOARD.
D. CEILING: FACE OF GYP/SUM BOARD.
E. FLOOR: FACE OF GYP/SUM BOARD.
F. ROOF: FACE OF GYP/SUM BOARD.
G. FINISH SURFACES SHALL BE IN THE SAME PLANE.
 3. ALL DOOR FRAME ARE TO BE SET 2" FROM CORNER OF STUD UNLESS OTHERWISE NOTED.
 4. ALL PARTITIONS ARE TO BE TYPE P1 UNLESS NOTED OTHERWISE.
 5. ALL PARTITIONS SHALL EXTEND TO UNDERSIDE OF STRUCTURE (DECK OR BEAM) UNLESS NOTED OTHERWISE. AT NON-FRAME LOCATIONS WITH BATT INSULATION AT PRE-GATED PARTITIONS USE PREPRESSIVE JOINT SYSTEMS.
 6. PARTITION FINISH SHALL RECEIVE ACOUSTIC SEALANT AT FLOOR AND CEILING REF. TO 0.
 7. FOR MASONRY OPENINGS, REFER TO UNTIL SCHEDULE ON STRUCTURAL SHEETS.
 8. GROUT ALL HOLLOW METAL FRAMES SOLD AT MASONRY WALLS. INSPECTOR HOLE TO BE CUT IN THE EXISTING STRUCTURE TO VERIFY PROPER GROUTING. ADDRESS FINISH AN MODIFY NUMBER ON NEW CONSTRUCTION TO EXISTING CONSTRUCTION.
 9. ABBREVIATIONS:
CJ CONTROL JOINT
EJ BRICK EXPANSION JOINT
FEC FIRE EXTINGUISHER CABINET
GYP GYP/SUM BOARD
 10. FINISHED FLOOR:
CJ CONTROL JOINT
EJ BRICK EXPANSION JOINT
FEC FIRE EXTINGUISHER CABINET
GYP GYP/SUM BOARD

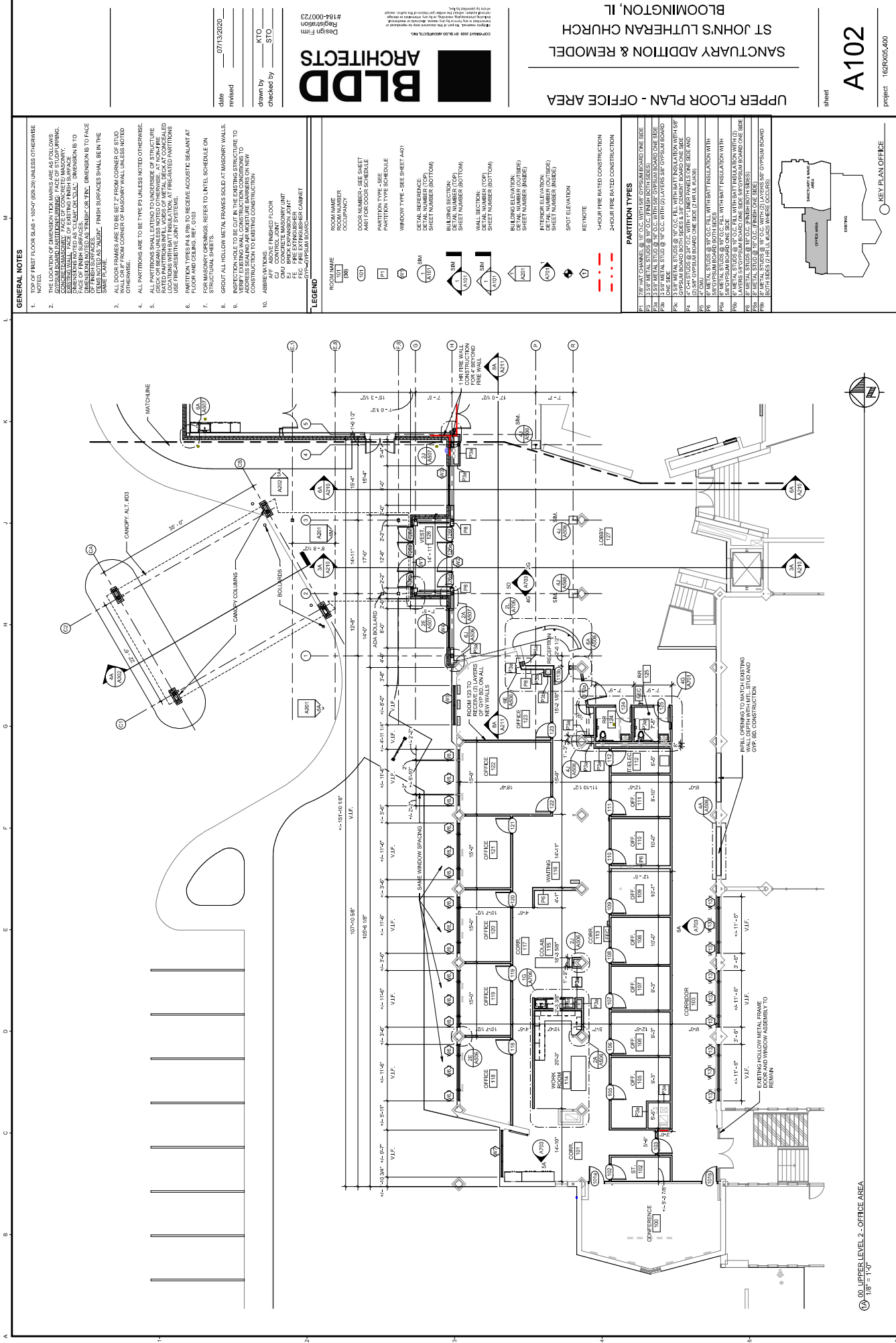
LEGEND

ROOM NAME	ROOM NUMBER	OCCUPANCY
101	100	
102	100	
103	100	
104	100	
105	100	
106	100	
107	100	
108	100	
109	100	
110	100	
111	100	
112	100	
113	100	
114	100	
115	100	
116	100	
117	100	
118	100	
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194	100	
195	100	
196	100	
197	100	
198	100	
199	100	
200	100	

PARTITION TYPES

PT1	7' HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT2	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT3	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT4	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT5	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT6	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT7	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT8	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT9	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT10	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT11	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT12	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT13	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT14	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT15	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT16	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT17	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT18	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT19	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT20	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT21	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT22	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT23	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT24	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT25	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT26	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT27	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT28	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT29	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT30	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT31	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT32	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT33	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT34	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT35	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT36	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT37	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT38	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT39	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT40	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT41	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT42	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT43	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT44	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT45	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT46	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT47	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT48	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT49	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT50	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT51	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT52	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT53	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT54	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT55	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT56	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT57	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT58	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT59	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT60	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT61	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT62	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT63	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT64	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT65	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT66	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT67	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT68	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT69	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT70	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT71	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT72	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT73	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT74	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT75	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT76	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT77	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT78	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT79	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT80	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT81	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT82	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT83	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT84	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT85	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT86	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT87	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT88	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT89	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT90	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT91	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT92	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT93	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT94	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT95	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT96	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT97	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT98	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT99	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE
PT100	3" HAT CHANNEL @ 16" O.C. WITH 1/2" GYP/SUM BOARD ONE SIDE





GENERAL NOTES

- TOP OF FIRST FLOOR SLAB = 100'-0" (602.20) UNLESS OTHERWISE NOTED.
- THE LOCATION OF DIMENSION TIE MARKS ARE AS FOLLOWS:
A. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
B. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
C. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
D. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
E. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
F. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
G. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
H. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
I. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
J. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
K. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
L. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
M. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
N. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
O. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
P. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
Q. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
R. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
S. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
T. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
U. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
V. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
W. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
X. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
Y. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
Z. DIMENSION TIE MARKS ARE TO BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
- ALL DOOR FRAMES ARE TO BE SET 2" FROM CORNER OF STUD STRUCTURAL SHEETS.
- ALL PARTITIONS ARE TO BE TYPE P UNLESS NOTED OTHERWISE.
- ALL PARTITIONS SHALL EXTEND TO UNDERSIDE OF STRUCTURE (DECK OR BEAM) UNLESS NOTED OTHERWISE. AT NON-FIRE RATED LOCATIONS WITH BATT INSULATION, AT FIRE-RATED PARTITIONS USE PRECASTIVE JOINT SYSTEMS.
- PARTITION TYPES ARE TO BE NOTED ON EACH FLOOR AND CEILING REF. TO SCHEDULE.
- FOR MASONRY OPENINGS, REFER TO UTEL SCHEDULE ON STRUCTURAL SHEETS.
- GROUT ALL HOLLOW METAL FRAMES SOLD AT MASONRY WALLS. INSPECTION HOLE TO BE CUT IN THE EXISTING STRUCTURE TO ADDRESS SINKING AND MOST LINE NUMBER ON NEW CONSTRUCTION TO EXISTING CONSTRUCTION.
- ABBREVIATIONS:
CJ CONTROL JOINT
EJ BRICK EXPANSION JOINT
FEC FIRE EXTINGUISHER CABINET
GYP-GYPSUM BOARD
- LEGEND:
ROOM NAME
ROOM NUMBER
CLOSET
DOOR
PARTITION TYPE
WINDOW TYPE
DETAIL REFERENCE
SHEET NUMBER (TOP)
SHEET NUMBER (BOTTOM)
BUILDING SECTION
WALL SECTION
BUILDING ELEVATION
SHEET NUMBER (INSIDE)
SHEET NUMBER (OUTSIDE)
SPOT ELEVATION
KEY NOTE
1-HOUR FIRE RATED CONSTRUCTION
2-HOUR FIRE RATED CONSTRUCTION

PARTITION TYPES

TYPE	DESCRIPTION
P1	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P2	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P3	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P4	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P5	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P6	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P7	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P8	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P9	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P10	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P11	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P12	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P13	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P14	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P15	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P16	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P17	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P18	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P19	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P20	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P21	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P22	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P23	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P24	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P25	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P26	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
P27	1/2" METAL STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
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UPPER FLOOR PLAN - SANCTUARY & NAVE
ST JOHN'S LUTHERAN CHURCH
BLOOMINGTON, IL
SANCTUARY ADDITION & REMODEL



date 07/13/2020
revised
drawn by KTO
checked by STO

GENERAL NOTES

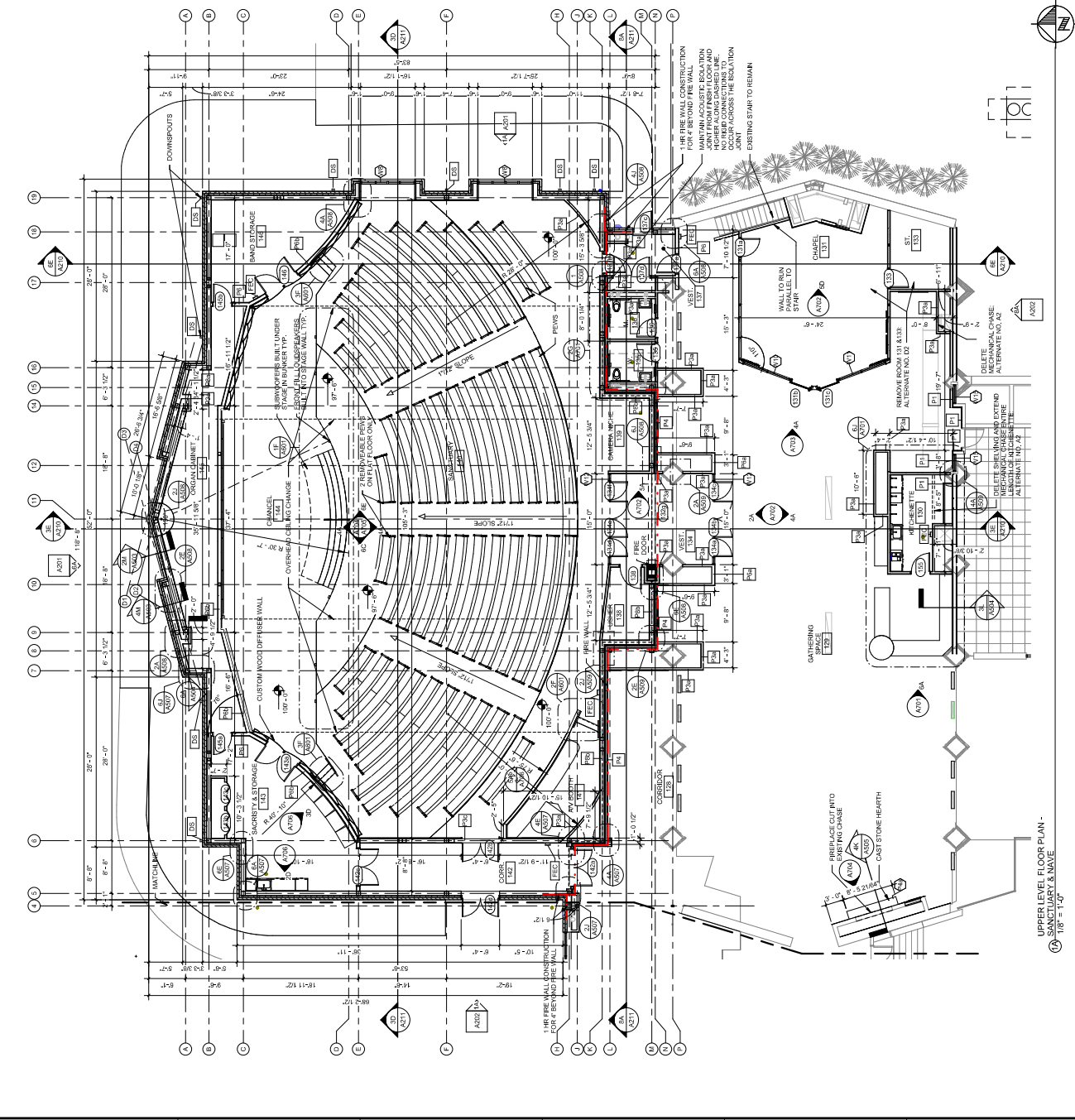
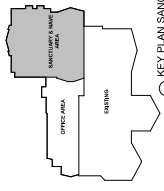
1. TOP OF FIRST FLOOR SLAB = 104'-0" (823.26) UNLESS OTHERWISE NOTED.
2. THE LOCATION OF DIMENSION MARKS ARE AS FOLLOWS:
DIMENSION MARKS ARE TO BE PLACED ON THE CENTERLINE OF THE WALL OR CENTERLINE OF THE PARTITION.
DIMENSION MARKS TO FACE ARE TO BE PLACED ON THE FACE OF THE WALL OR PARTITION.
DIMENSION MARKS TO FINISH ARE TO BE PLACED ON THE FINISH SURFACE OF THE WALL OR PARTITION.
DIMENSION MARKS TO EXIST ARE TO BE PLACED ON THE EXISTING SURFACE OF THE WALL OR PARTITION.
3. ALL DOOR FRAMES ARE TO BE SET 2" FROM CORNER OF STUD OR FROM CORNER OF MASONRY WALL UNLESS NOTED OTHERWISE.
4. ALL PARTITIONS ARE TO BE TYPE M UNLESS NOTED OTHERWISE.
5. ALL PARTITIONS SHALL EXTEND TO UNDERSIDE OF STRUCTURE (BEAM OR SLAB) UNLESS NOTED OTHERWISE. AT NON-FIRE LOCATIONS WITH BATT INSULATION, AT FIRE-RATED PARTITIONS USE PRECASTIVE JOINT SYSTEMS.
6. PARTITIONS ARE TO RECEIVE ACOUSTIC SEALANT AT FLOOR AND CEILING. REFER TO UNTIL SCHEDULE ON STRUCTURAL SHEETS.
7. GROUT ALL HOLLOW METAL FRAMES SOLID AT MASONRY WALLS. REPAIR/REPLACE ALL CRACKS IN EXISTING STRUCTURE TO ADDRESS SEISMIC AND ACQUETLINE DAMAGES ON NEW CONSTRUCTION TO EXISTING CONSTRUCTION.
8. ABBREVIATIONS:
CJ CONTROL JOINT
EJ BRICK EXPANSION JOINT
FEC FIRE EXTINGUISHING CABINET
GYP GYPSUM BOARD
9. FINISHED FLOOR
CJ CONTROL JOINT
EJ BRICK EXPANSION JOINT
FEC FIRE EXTINGUISHING CABINET
GYP GYPSUM BOARD
10. ABBREVIATIONS:
CJ CONTROL JOINT
EJ BRICK EXPANSION JOINT
FEC FIRE EXTINGUISHING CABINET
GYP GYPSUM BOARD

LEGEND

- ROOM NAME
ROOM NUMBER
OCCUPANCY
- DOOR NUMBER - SEE SHEET
A01 FOR DOOR SCHEDULE
- PARTITION TYPE - SEE
PARTITION TYPE SCHEDULE
- WINDOW TYPE - SEE SHEET A01
- DETAIL REFERENCE
DETAIL NUMBER (TOP)
DETAIL NUMBER (BOTTOM)
- BUILDING SECTION
SHEET NUMBER (TOP)
SHEET NUMBER (BOTTOM)
- WALL SECTION
SHEET NUMBER (TOP)
SHEET NUMBER (BOTTOM)
- BUILDING ELEVATION
DETAIL NUMBER (OUTSIDE)
SHEET NUMBER (NUMBER)
- INTERIOR ELEVATION
DETAIL NUMBER (NUMBER)
SHEET NUMBER (NUMBER)
- SPOT ELEVATION
- KEYNOTE
- 1-HOUR FIRE RATED CONSTRUCTION
- 2-HOUR FIRE RATED CONSTRUCTION

PARTITION TYPES

- P1 1/2" HAT CHANNEL @ 12" O.C. WITH 5/8" GYPSUM BOARD ONE SIDE
- P2 1/2" HAT CHANNEL @ 12" O.C. WITH 5/8" GYPSUM BOARD TWO SIDES
- P3 1/2" HAT CHANNEL @ 12" O.C. WITH 5/8" GYPSUM BOARD TWO SIDES
- P4 1/2" HAT CHANNEL @ 12" O.C. WITH 5/8" GYPSUM BOARD TWO SIDES
- P5 1/2" HAT CHANNEL @ 12" O.C. WITH 5/8" GYPSUM BOARD TWO SIDES
- P6 1/2" HAT CHANNEL @ 12" O.C. WITH 5/8" GYPSUM BOARD TWO SIDES
- P7 1/2" HAT CHANNEL @ 12" O.C. WITH 5/8" GYPSUM BOARD TWO SIDES
- P8 1/2" HAT CHANNEL @ 12" O.C. WITH 5/8" GYPSUM BOARD TWO SIDES
- P9 1/2" HAT CHANNEL @ 12" O.C. WITH 5/8" GYPSUM BOARD TWO SIDES
- P10 1/2" HAT CHANNEL @ 12" O.C. WITH 5/8" GYPSUM BOARD TWO SIDES
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- P20 1/2" HAT CHANNEL @ 12" O.C. WITH 5/8" GYPSUM BOARD TWO SIDES



UPPER LEVEL FLOOR PLAN -
SANCTUARY & NAVE
1/8" = 1'-0"

heet

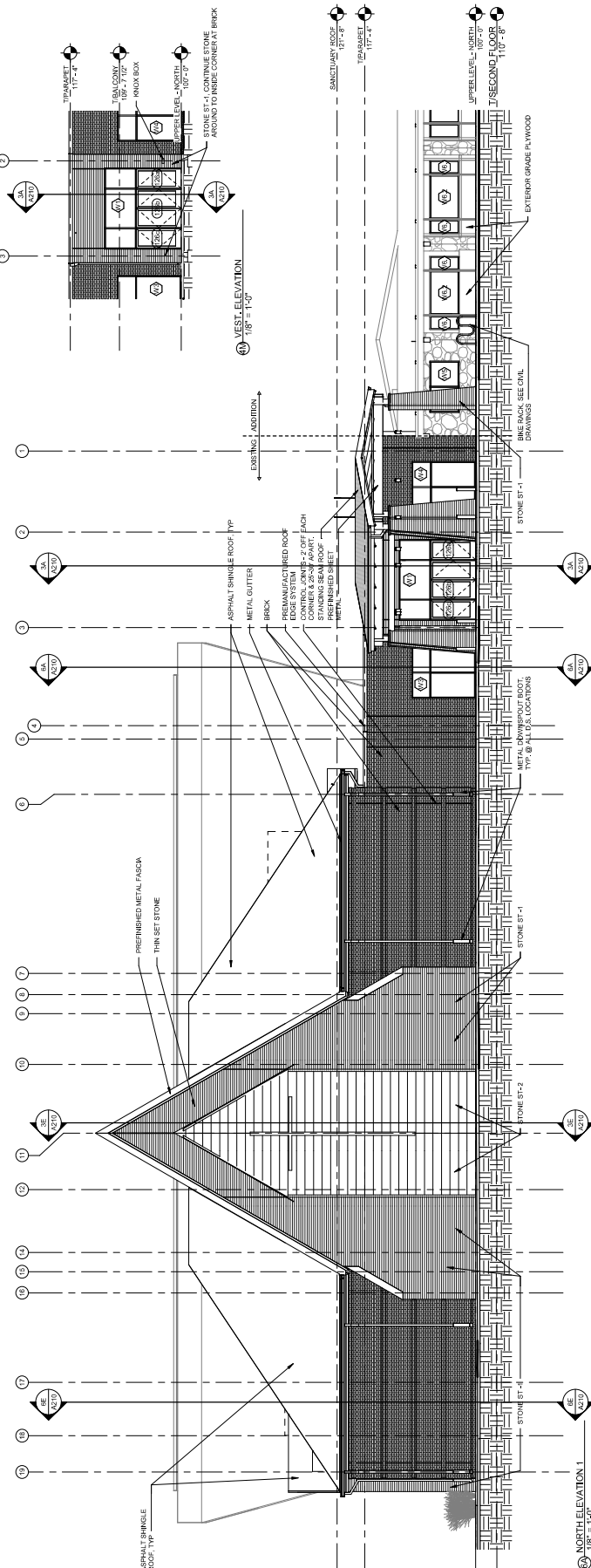
SANCTUARY ADDITION & REMODEL
ST JOHN'S LUTHERAN CHURCH
BLOOMINGTON, IL

BUILDING ELEVATIONS

BLDD
ARCHITECTS

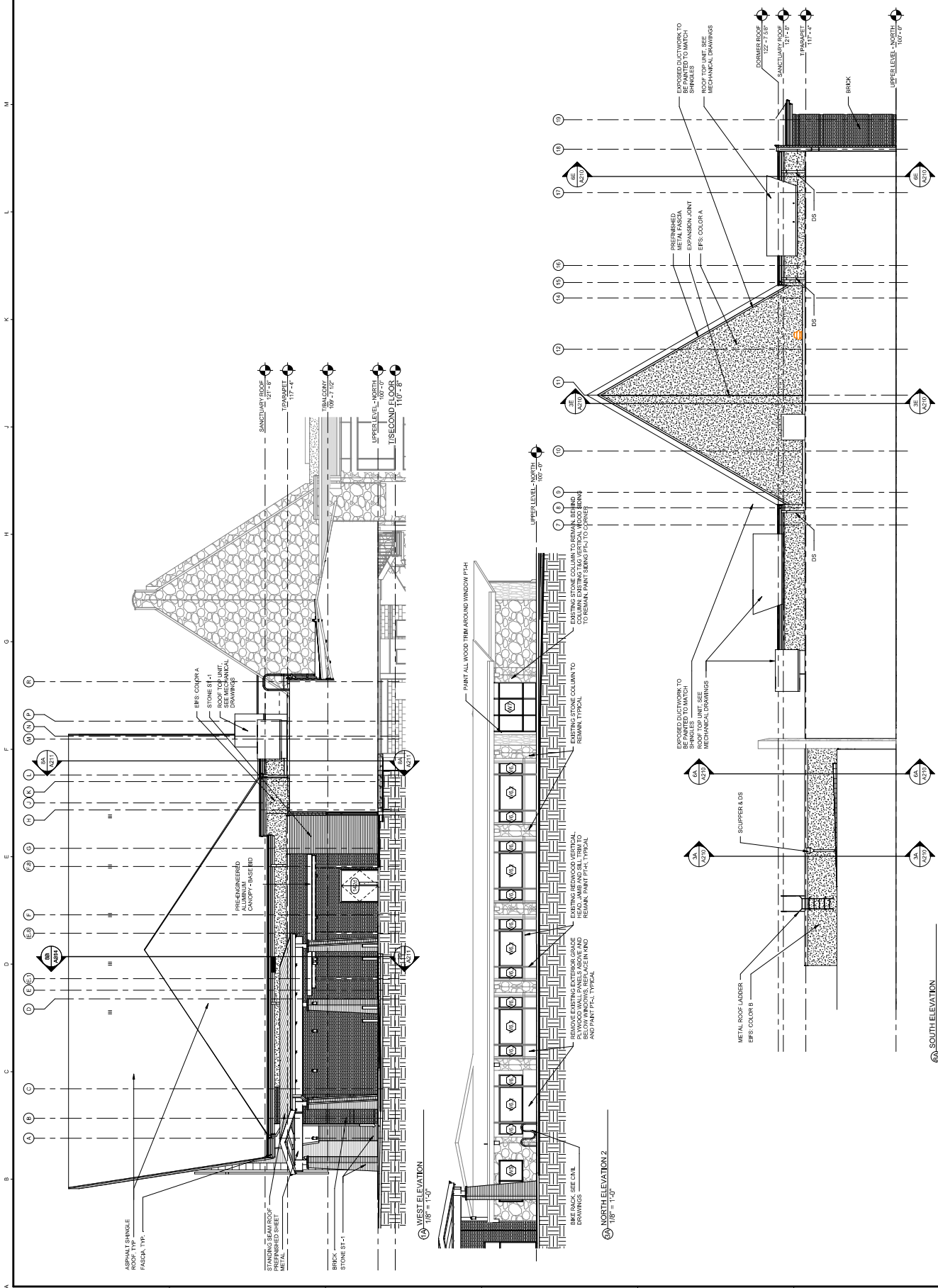
Date 07/13/2020
 Revised _____
 Drawn by KTO
 Checked by STO

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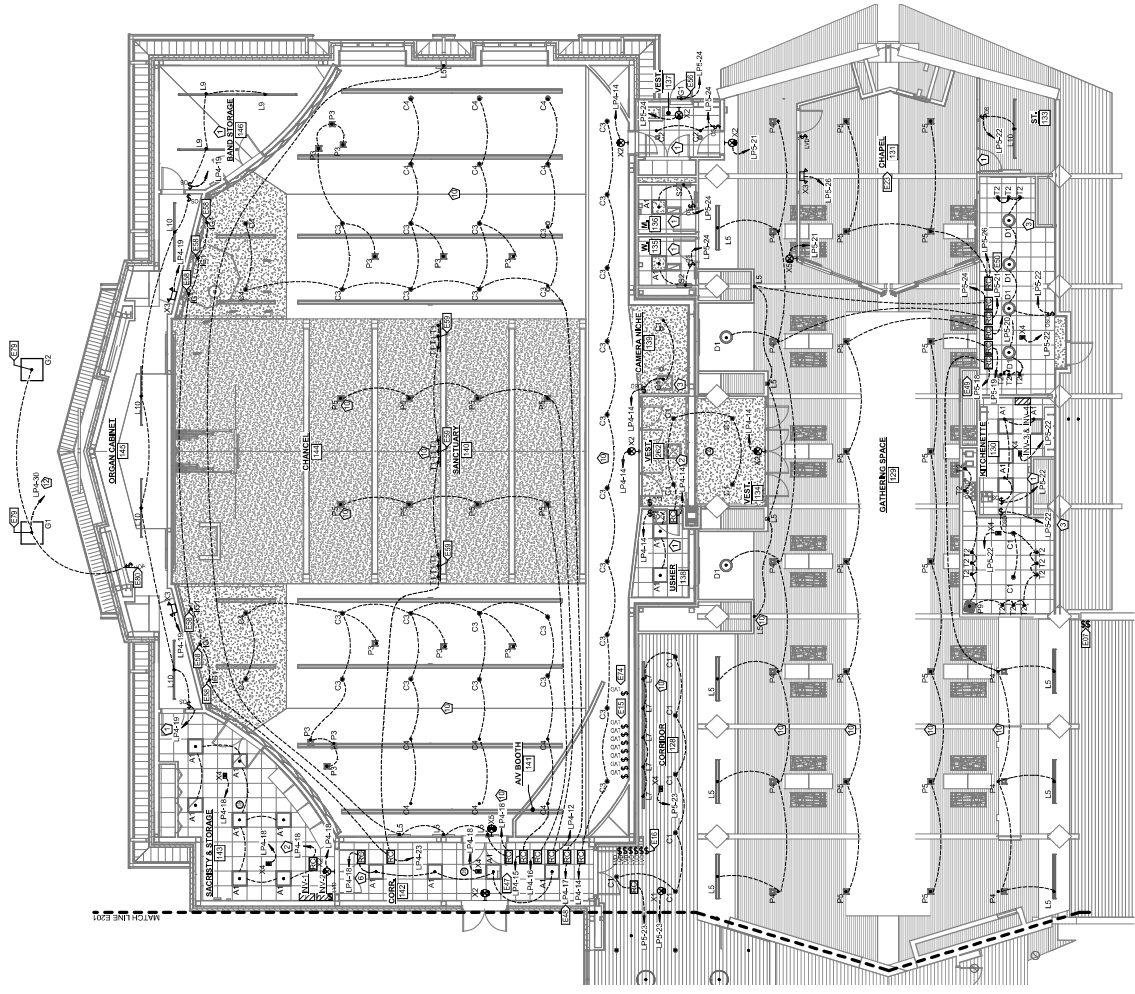


BUILDING ELEVATIONS

Date _____ 07/13/2020 _____
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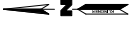


ELECTRICAL KEYNOTE LEGEND	
VALUE	DESCRIPTION
E10	LOW VOLTAGE DIMMING SWITCHES FOR (8) CIRCUITS IN SANCTUARY 400
E11	LOW VOLTAGE DIMMING SWITCHES FOR (8) CIRCUITS IN GATHERING SPACE 120
E12	LOW VOLTAGE DIMMING SWITCHES FOR (8) CIRCUITS IN CHAPEL 100
E20	WORK IN CHAPEL 100 AND ST 101 BE PART OF ALTERNATE NO. 02.
E21	CONNECT CIRCUIT TO INV-5
E22	CONNECT CIRCUIT TO INV-4
E23	CONNECT CIRCUIT TO INV-3
E24	CONNECT CIRCUIT TO INV-2
E25	CONNECT CIRCUIT TO INV-1
E26	COORDINATE EXACT LOCATION OF PARASITE FIXTURE WITH ARCHITECT.
E27	COORDINATE EXACT LOCATION OF TRACK LIGHT SYSTEM WITH ARCHITECT.
E28	COORDINATE EXACT LOCATION OF PARASITE FIXTURE WITH ARCHITECT.
E29	COORDINATE EXACT LOCATION OF TRACK LIGHT SYSTEM WITH ARCHITECT.
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E99	COORDINATE EXACT LOCATION OF TRACK LIGHT SYSTEM WITH ARCHITECT.
E100	COORDINATE EXACT LOCATION OF PARASITE FIXTURE WITH ARCHITECT.



1 UPPER LEVEL LIGHTING PLAN - SANCTUARY & NAVE
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



KEY PLAN - UPPER LEVEL (SANCTUARY & NAVE)
NTS

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: 1617 E. Emerson

Site Address: Bloomington, IL

Petitioner: St. John's Lutheran Church Phone: [REDACTED]

Petitioner's Email Address: [REDACTED]

Petitioner's Mailing Address Street: [REDACTED]

City, State, Zip Code: [REDACTED]

Contractual interest in the property ☒ yes ☐ no

Signature of Applicant ☒ [REDACTED]

Brief Project Description:

Site is zoned R-1B and a Place of Worship is considered a Special Use for this district.

The project consists of a sanctuary addition of approximately 9,700 sf and the remodeling of approximately 13,120 sf of the existing church for the St. John's Lutheran Church.

Code Requirements Involved:

Section 44.4-2.B: Allowed Uses Table (R-1B zoning)

Maximum permitted height is 45 feet or three stories, whichever is lower.

Variances(s) Requested:

- 1. Requested height for new 500 seat sanctuary is 59'-5", which is 14'-5" above maximum allowed by the zoning ordinance. The proposed new addition is a 1-story addition.*

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.

- 1. The request for approval of the additional height is based on a number of important design factors. The proposed sanctuary addition is designed to seat 500 people, and to aesthetically compliment the existing adjacent sanctuary (which will become the gathering / fellowship space) which is currently 47'-3" in height. The larger seating capacity of the new sanctuary warrants the larger volume / height of the new addition.*
- 2. Additionally, the new sanctuary will house the existing large pipe organ and organ cabinet that will be relocated to the front of the new sanctuary, above the new stage and LED display wall. The placement of the organ within the highest portion of the roof is based on both acoustical requirements of the new addition as well as sight line requirements to the LED display wall.*

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

Not applicable.

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

The proposed height variance is the minimum action to allow the existing pipe organ to be relocated into the new sanctuary volume and meet all the spaces design requirements.

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

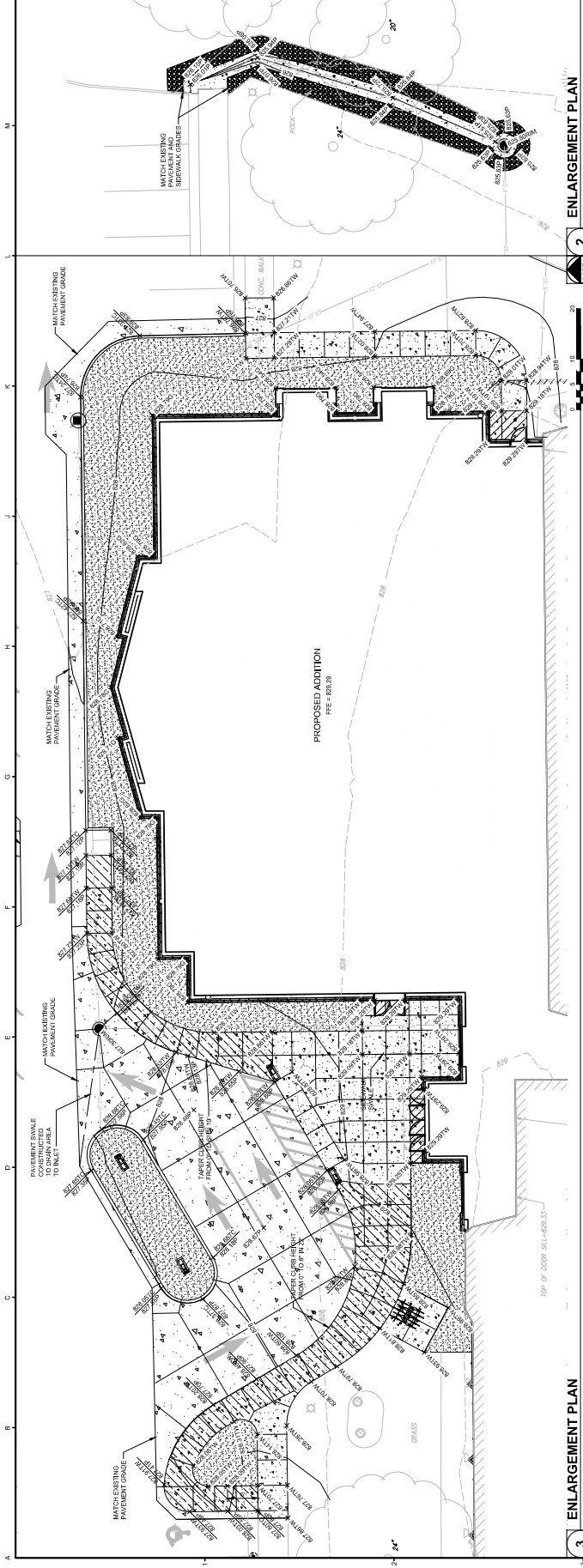
Not applicable.

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

The variance does not create any building code violations.

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

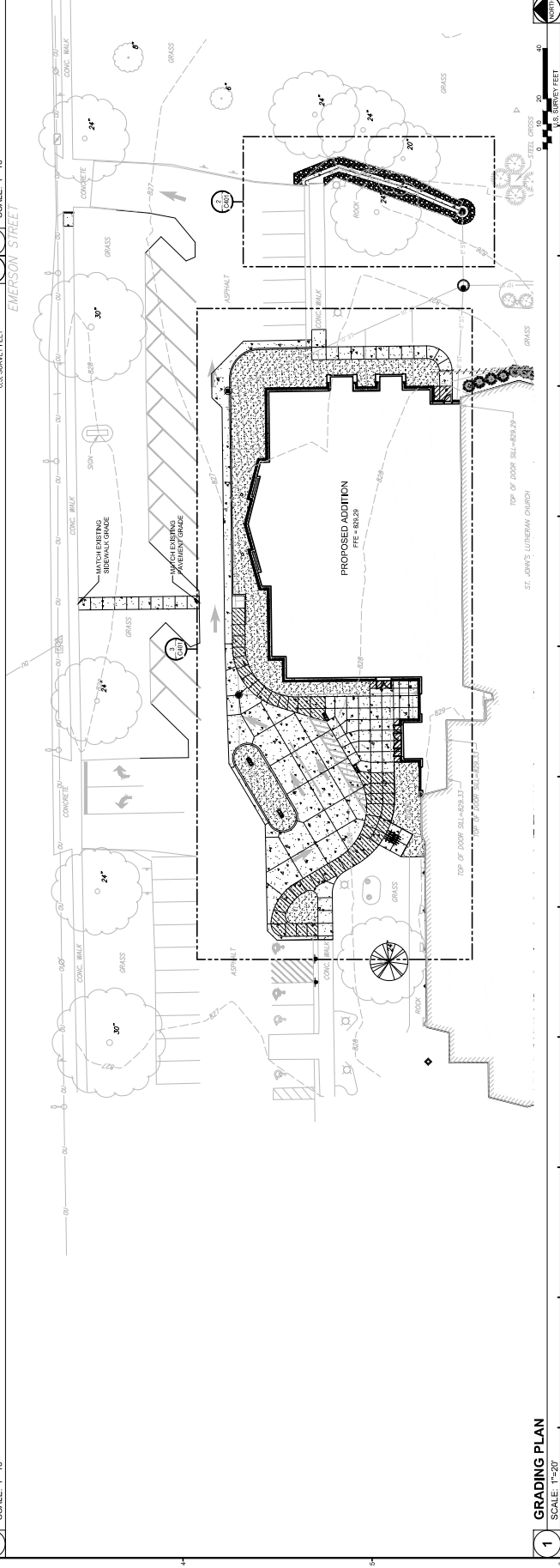
The variance will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use or development of adjoining properties. The property will remain a church and will continue to be only one story above grade.



1 ENLARGEMENT PLAN
SCALE: 1"=20'

2 ENLARGEMENT PLAN
SCALE: 1"=10'

3 ENLARGEMENT PLAN
SCALE: 1"=10'



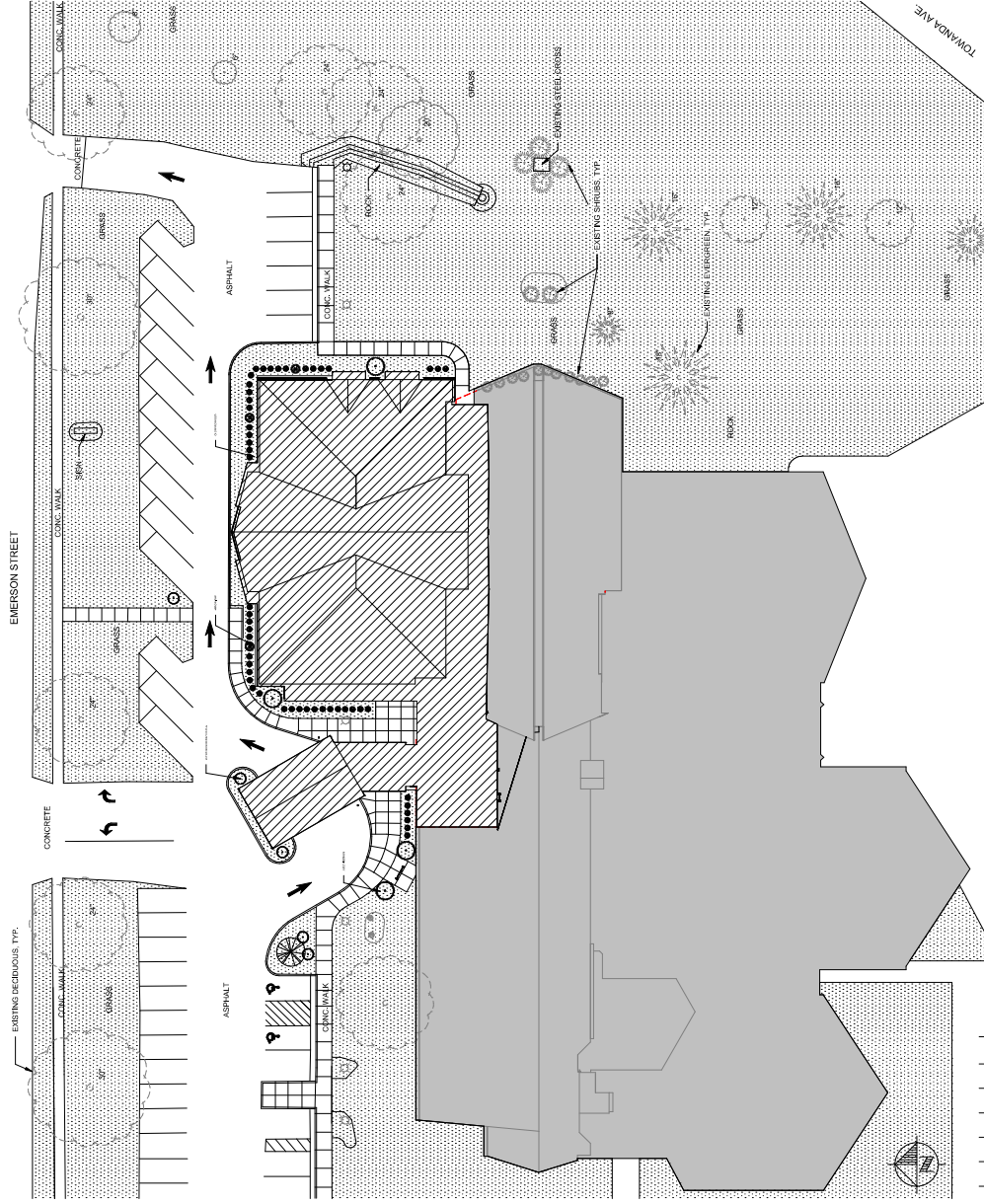
1 GRADING PLAN
SCALE: 1"=20'

2 ENLARGEMENT PLAN
SCALE: 1"=10'

3 ENLARGEMENT PLAN
SCALE: 1"=10'

LANDSCAPE PLANTING SCHEDULE					
COLOR NAME	BID NAME	QUANTITY	SIZE TO INSTALL	SPACING	REMARKS
SHADE TREES					
MURDO FREEMAN APPLE	ACER X FREEMAN MAMO	1	2.5" CALIBER	SEE PLAN	-
DECIDUOUS SHRUBS					
DWARF BUSH HONEYSUCKLE	DESYLLA POWERSA	5	#6 GALLON MIN.	SEE PLAN	30" TALL MIN
JUDE VIBERNUM	VIBERNUM X JUDDI	4	#1 GALLON MIN	SEE PLAN	30" TALL MIN
EVERGREEN SHRUBS					
GLOBE BOXWOOD	BUXUS "GREEN VELVET"	49	24" DIA. HEADS	SEE PLAN	ROUND HEAD
ABROTINAE	THUA OCCIDENTALIS	3	77" HEIGHT MIN	SEE PLAN	-
EXISTING					
DECIDUOUS TREES		14			
EVERGREEN TREES		5			
EVERGREEN SHRUBS		19			

LANDSCAPE NOTES		LANDSCAPE LEGEND	
GENERAL: 1. DISCREPANCIES, IF THERE ARE DISCREPANCIES BETWEEN ANY QUANTITIES ON THE PLANS AND THE PLANT SCHEDULE, USE THE QUANTITIES OF THE PLANT SCHEDULE. THE PLANT SCHEDULES OF THE CONTRACTOR AND ALL RESPECTIVE GOVERNING AGENCIES/DEPARTMENTS SHALL BE USED TO DETERMINE THE CORRECT QUANTITIES SHOWN ON THE PLANS. THERE ARE ANY DISCREPANCIES IN THE LABELING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THEM. 2. LAIOUT/ LAYOUT: FROM THE PLANNING AND START THE LOCATIONS OF ALL SHADE TREES, SHADE TREES AND EVERGREEN TREES, AND RECEIVE THE PLANT SCHEDULES AND PLANTING SPECIFICATIONS, THE CONTRACTOR SHALL APPLY FOR ALL RELATING PLANTING MATERIALS. 3. PLANT MATERIAL: 1. SUBSTITUTIONS/ PLANT SUBSTITUTIONS WILL NOT BE ACCEPTABLE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER, E.G., THE CONTRACTOR SHALL SUBMIT A REQUEST FOR SUBSTITUTION OF PLANT MATERIAL TO THE LANDSCAPE ARCHITECT/DESIGNER. THE CONTRACTOR SHALL NOT BE ALLOWED AND WILL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR. 2. LAIOUT/SPACING - PLANT SPACING WILL BE BASED ON PLANT UNLESS OTHERWISE SPECIFIED. PLANTING SHALL BE DONE IN A MANNER THAT ALLOWED ADJUST ALL PLANTING AS NECESSARY IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT/DESIGNER IMMEDIATELY. SHADE TREE PROPOSED TO CLOSE TO EXISTING OR FUTURE OVERHEAD UTILITIES. 3. PLANTING SCHEDULE: THE SITES INDICATED IN THE PLANT SCHEDULE ARE THE MINIMUM REQUIRED AT THE TIME OF PLANTING. IN ORDER TO RESPECTIVE THE PLANTING SCHEDULE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULT MATERIAL REPLACEMENT AT THE EXPENSES OF THE CONTRACTOR. 4. MAINTENANCE/ OTHER: 1. NOTIFY SLOW DOWN CONTRACTORS WHERE TO STOP PILE SNOW ACCUMULATIONS AWAY FROM SEVERALS AND LANDSCAPE PLANTING.	 PROPOSED SHADE TREE	 PROPOSED DECIDUOUS SHRUB	 PROPOSED EVERGREEN SHRUB
	 PROPOSED SEED GRASS AREA	 EXISTING EVERGREEN TREE	 EXISTING DECIDUOUS TREE
		 EXISTING OUTDOOR LIGHT FIXTURE	

[illegible]

① LANDSCAPE PLAN
3/64" = 1'-0"

sheet

L101

project 162RX05.400

BID DOCUMENTS

LANDSCAPE PLAN - FOR REFERENCE ONLY

BLOD
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date 07/13/2020
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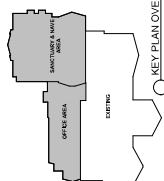
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BLOOMINGTON, IL

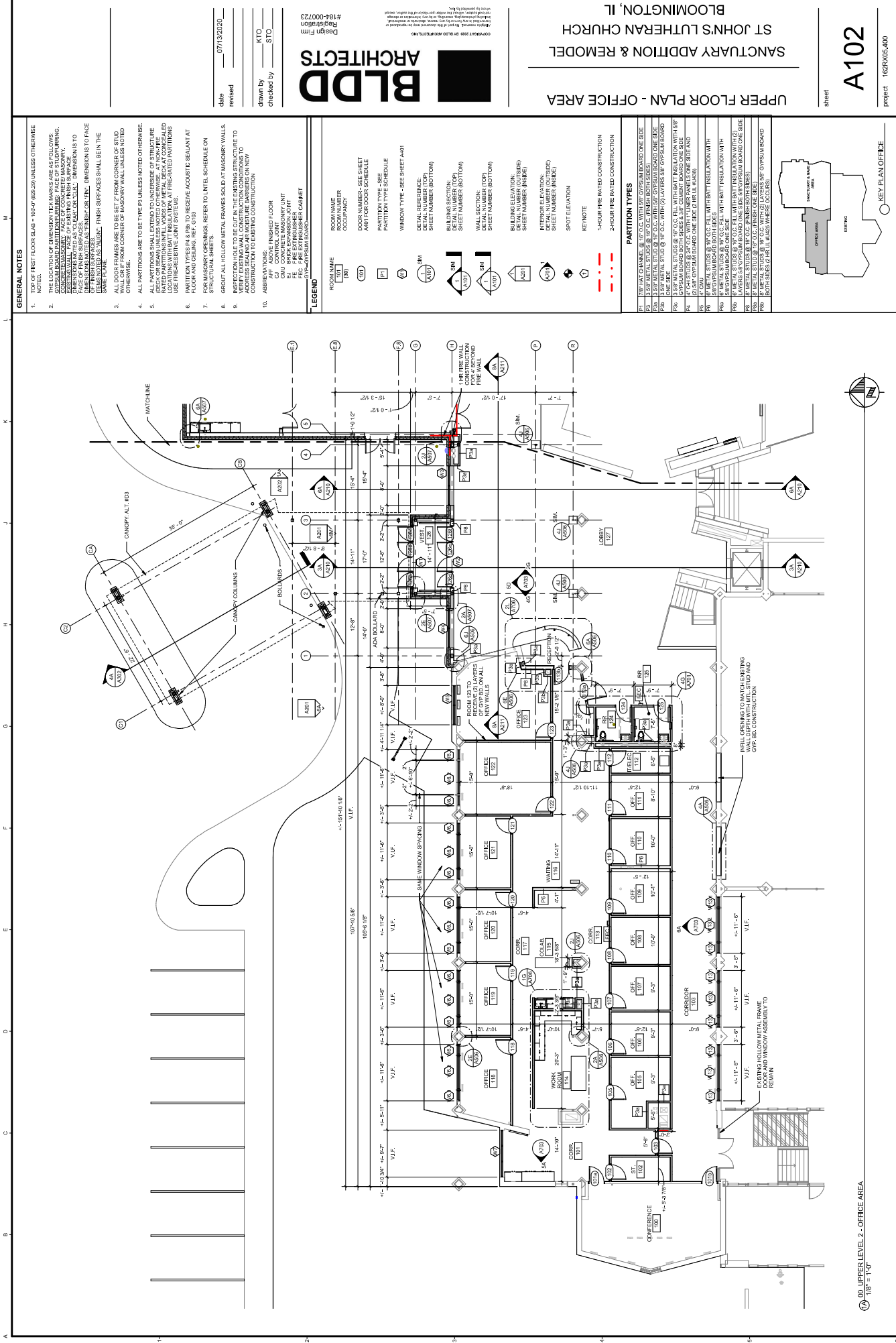
UPPER FLOOR PLAN - OVERALL

ROOM NAME	ROOM NUMBER	DOOR NUMBER - SEE SHEET A401 FOR DOOR SCHEDULE	PARTITION TYPE - SEE PARTITION TYPE SCHEDULE	WINDOW TYPE - SEE SHEET A401
101	(101)	(101)	P1	W1

8. GROUT ALL HOLLOW METAL FRAMES SOLID AT MASONRY WALLS. STRUCTURAL SHEETS.
9. INSPECTION HOLE TO BE CUT IN THE EXISTING STRUCTURE TO VERIFY EXISTING WALL CONSTRUCTION CONDITIONS TO ADDRESS SEALING AIR MOISTURE BARRIERS ON NEW CONSTRUCTION TO EXISTING CONSTRUCTION
10. ABBREVIATIONS:
AFF ABOVE FINISHED FLOOR

[illegible][illegible]

UPPER LEVEL 2 - OVERALL
1/16" - 1" 0"



GENERAL NOTES

1. TOP OF FIRST FLOOR SLAB = 100'-0" (602.20) UNLESS OTHERWISE NOTED.
2. THE LOCATION OF DIMENSION TIE MARKS ARE AS FOLLOWS:
A. DIMENSION TIE MARKS SHALL BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
B. DIMENSION TIE MARKS SHALL BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
C. DIMENSION TIE MARKS SHALL BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
D. DIMENSION TIE MARKS SHALL BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
E. DIMENSION TIE MARKS SHALL BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
F. DIMENSION TIE MARKS SHALL BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
G. DIMENSION TIE MARKS SHALL BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
H. DIMENSION TIE MARKS SHALL BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
I. DIMENSION TIE MARKS SHALL BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
J. DIMENSION TIE MARKS SHALL BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
K. DIMENSION TIE MARKS SHALL BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
L. DIMENSION TIE MARKS SHALL BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
M. DIMENSION TIE MARKS SHALL BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
N. DIMENSION TIE MARKS SHALL BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
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V. DIMENSION TIE MARKS SHALL BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
W. DIMENSION TIE MARKS SHALL BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
X. DIMENSION TIE MARKS SHALL BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
Y. DIMENSION TIE MARKS SHALL BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
Z. DIMENSION TIE MARKS SHALL BE LOCATED AT THE CENTER OF THE DIMENSIONED AREA.
3. ALL DOOR FRAMES ARE TO BE SET 2" FROM CORNER OF STUD STRUCTURAL SHEETS.
4. ALL PARTITIONS ARE TO BE TYPE P UNLESS NOTED OTHERWISE.
5. ALL PARTITIONS SHALL EXTEND TO UNDERSIDE OF STRUCTURE (DECK OR BEAM) UNLESS NOTED OTHERWISE. AT NON-FIRE RATED LOCATIONS WITH BATT INSULATION, AT FIRE-RATED PARTITIONS USE PRECASTIVE JOINT SYSTEMS.
6. PARTITION TYPES ARE TO RECEIVE ACOUSTIC SEALANT AT FLOOR AND CEILING REF. TO SCHEDULE.
7. FOR MASONRY OPENINGS, REFER TO UNEL SCHEDULE ON STRUCTURAL SHEETS.
8. GROUT ALL HOLLOW METAL FRAMES SOLD AT MASONRY WALLS. INSPECTION HOLE TO BE CUT IN THE EXISTING STRUCTURE TO ADDRESS SINKING AND MOST LINE NUMBERING ON NEW CONSTRUCTION TO EXISTING CONSTRUCTION.
9. ALL PARTITIONS ARE TO BE TYPE P UNLESS NOTED OTHERWISE.
10. ABBREVIATIONS:
CJ CONTROL JOINT
EJ BRICK EXPANSION JOINT
FEC FIRE EXTINGUISHER CABINET
GYP-GYPSUM BOARD

LEGEND

ROOM NAME	ROOM NUMBER	ROOM NUMBER
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PER FLOOR PLAN - SANCTUARY & NAVE

A103
sheet[illegible]

Date	07/13/2020
revised	
drawn by	KTO
checked by	STO

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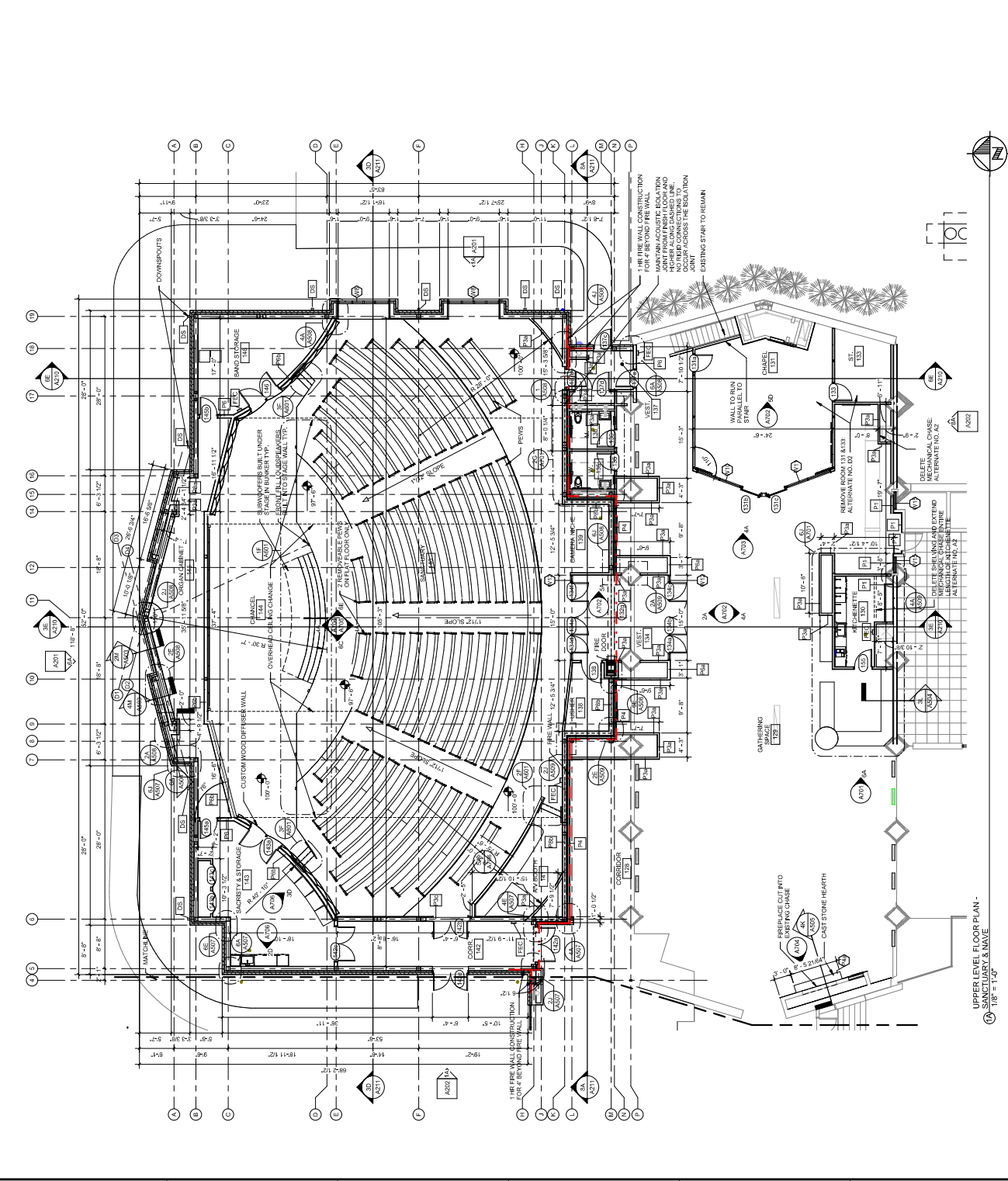


KEY PLAN SANCTIARY

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ROOM NAME	ROOM NUMBER	DOOR NUMBER, SEE SHEET PARTITION AND/OR SCHEDULE	WINDOW TYPE, SEE SHEET A401	DETAIL REFERENCE:	BUILDING SECTION:	WALL SECTION (TOP) SHEET NUMBER (BOTTOM)	BUILDING ELEVATION: SHEET NUMBER (INSIDE) SHEET NUMBER (OUTSIDE)	INTERIOR ELEVATION: SHEET NUMBER (INSIDE)	SPOT ELEVATION	KEYNOTE	1-HOUR FIRE RATED CONSTRUCTION	2-HOUR FIRE RATED CONSTRUCTION
ROOM NAME	ROOM NUMBER	DOOR NUMBER, SEE SHEET PARTITION AND/OR SCHEDULE	WINDOW TYPE, SEE SHEET A401	DETAIL REFERENCE:	BUILDING SECTION:	WALL SECTION (TOP) SHEET NUMBER (BOTTOM)	BUILDING ELEVATION: SHEET NUMBER (INSIDE) SHEET NUMBER (OUTSIDE)	INTERIOR ELEVATION: SHEET NUMBER (INSIDE)	SPOT ELEVATION	KEYNOTE	1-HOUR FIRE RATED CONSTRUCTION	2-HOUR FIRE RATED CONSTRUCTION

1. TOP OF FIRST FLOOR SLAB - 1004' 103.24 UNLESS OTHERWISE NOTED.
2. THE LOCATION OF DIMENSION TIE MARKS ARE AS FOLLOWS:
a. CONCRETE MASONRY - FACE OF CONCRETE MASONRY.
b. BRICK MASONRY - FACE OF CONCRETE MASONRY.
c. CLAY TILE MASONRY - FACE OF CONCRETE MASONRY.
d. CLAY TILE MASONRY - FACE OF CONCRETE MASONRY.
e. CLAY TILE MASONRY - FACE OF CONCRETE MASONRY.
f. CLAY TILE MASONRY - FACE OF CONCRETE MASONRY.
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x. CLAY TILE MASONRY - FACE OF CONCRETE MASONRY.
y. CLAY TILE MASONRY - FACE OF CONCRETE MASONRY.
z. CLAY TILE MASONRY - FACE OF CONCRETE MASONRY.
3. ALL PARTITIONS ARE TO BE TYPE PL UNLESS NOTED OTHERWISE.
4. ALL PARTITIONS SHALL EXTEND TO UNDERSIDE OF STRUCTURE (BEAM OR SLAB) UNLESS NOTED OTHERWISE. AT NON-FRAMED PARTITIONS, PARTITIONS SHALL BE INSULATED AT FRAMED PARTITIONS USE PRE-INSULATED JUNT SYSTEMS.
5. PARTITION TYPES ARE TO BE REVEAL ACOUSTIC SEALANT AT PARTITION JOINTS.
6. FOR MASONRY, PARTITIONS REFER TO UNTIL SCHEDULE ON STRUCTURAL SHEETS.
7. GROUT ALL HOLLOW MASONRY FRAMES SOLD AT MASONRY WALLS.
8. REINFORCEMENT TO BE PUT IN THE EXISTING STRUCTURE TO VERIFY EXISTING WALL CONSTRUCTION CONDITIONS TO DETERMINE CONSTRUCTION TO EXISTING CONSTRUCTION.
9. OBSERVATIONS:
 - a. CONCRETE MASONRY UNIT
 - b. CONCRETE MASONRY UNIT
 - c. CONCRETE MASONRY UNIT
 - d. CONCRETE MASONRY UNIT
 - e. CONCRETE MASONRY UNIT
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10. OBSERVATIONS:
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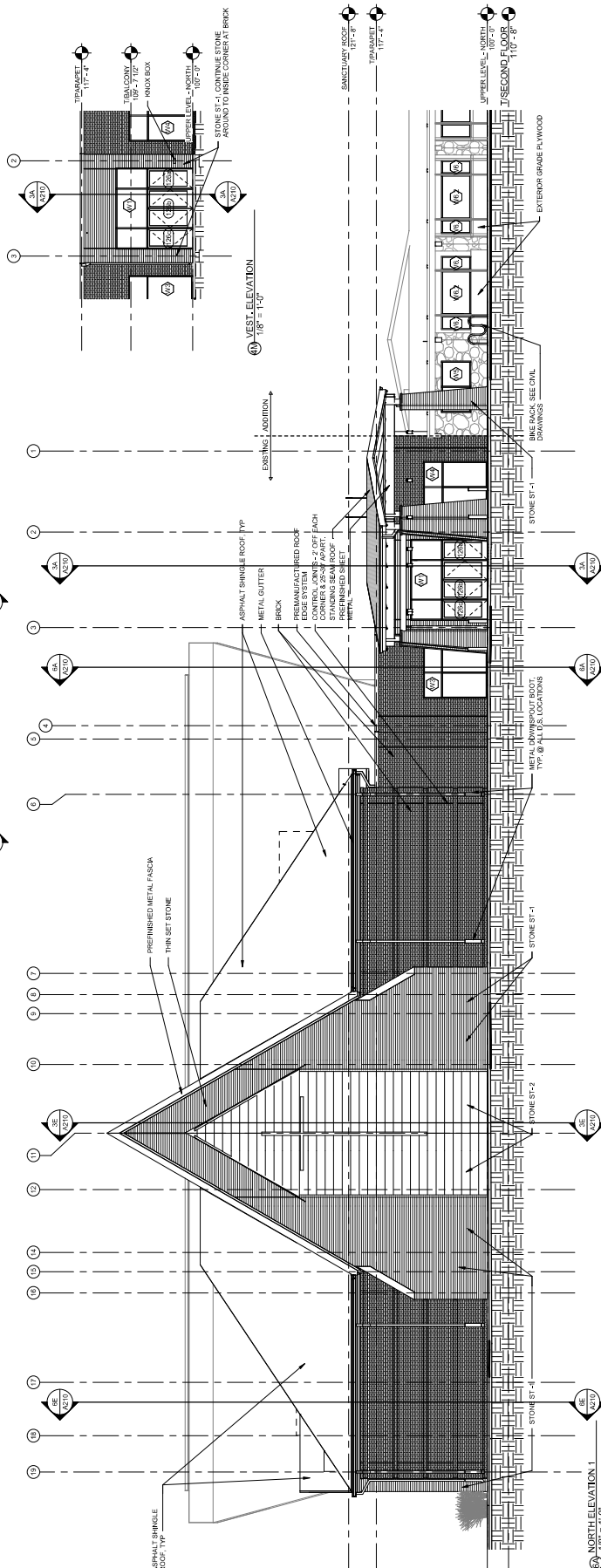
1A UPPER LEVEL FLOOR PLAN -
SANCTUARY & NAVE
1/8" = 1' 0"

BUILDING ELEVATIONS

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BLDD
ARCHITECTS

Date 07/13/2020
 Revised _____
 Drawn by KTO
 Checked by STO



SANCTUARY ADDITION & REMODEL
ST JOHN'S LUTHERAN CHURCH
BLOOMINGTON, IL

BUILDING ELEVATIONS

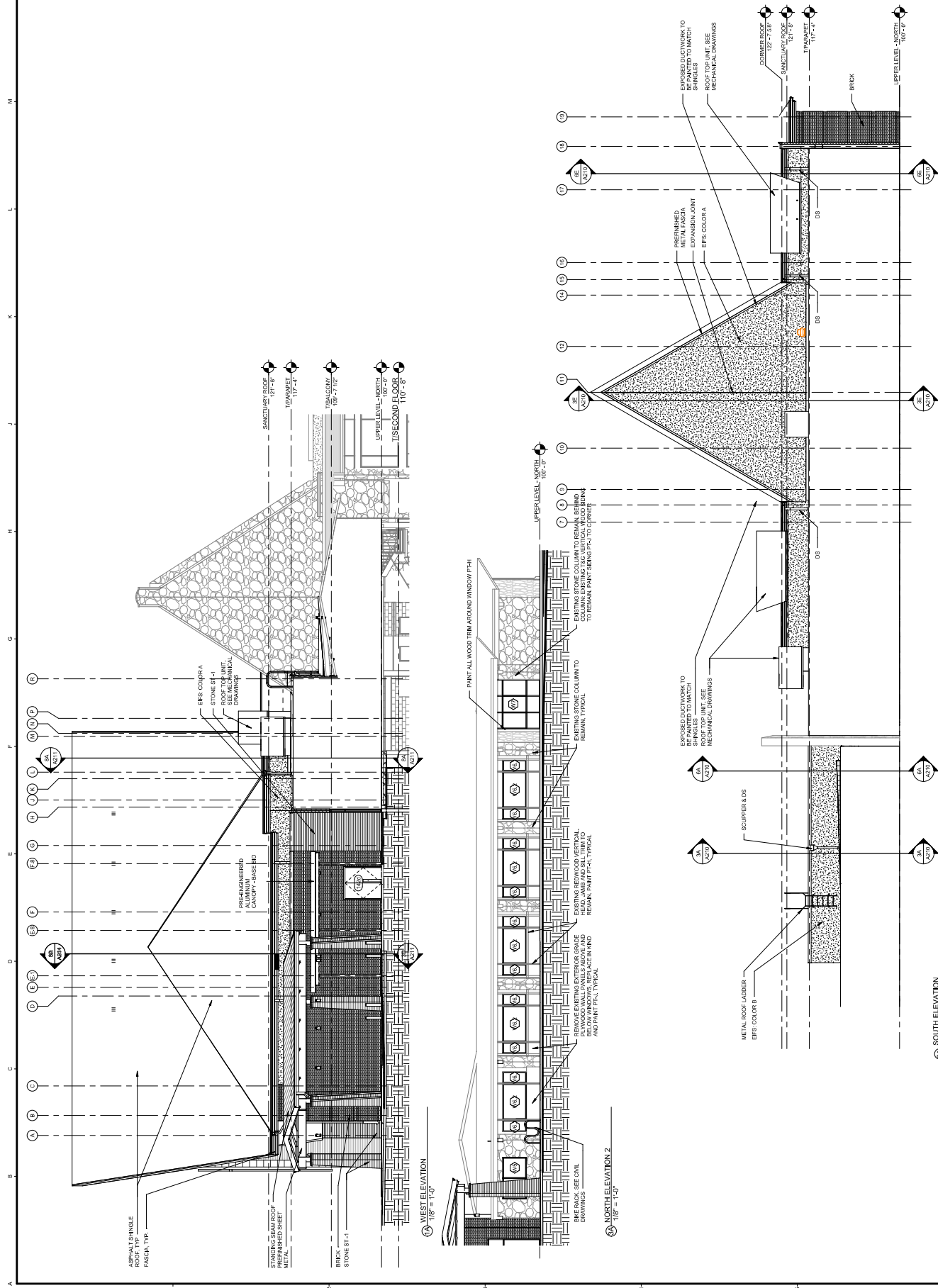
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 Revised _____
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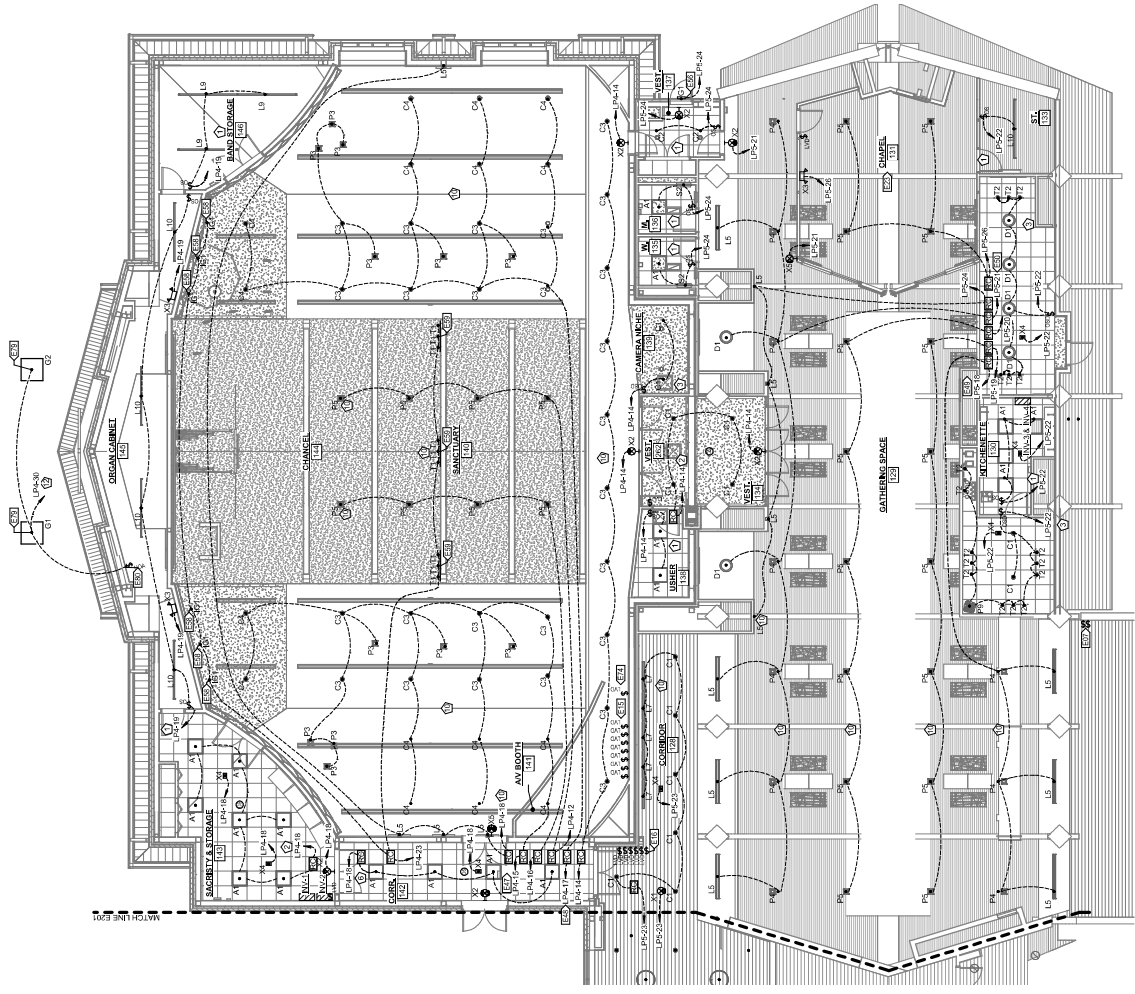
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BLOD
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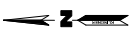


ELECTRICAL KEYNOTE LEGEND	
VALUE	DESCRIPTION
E10	LOW VOLTAGE DIMMING SWITCHES FOR (8) CIRCUITS IN SANCTUARY 400
E11	LOW VOLTAGE DIMMING SWITCHES FOR (8) CIRCUITS IN GATHERING SPACE 120
E12	LOW VOLTAGE DIMMING SWITCHES FOR (8) CIRCUITS IN CHAPEL 100
E13	WORK IN CHAPEL 100 AND ST 101 BE PART OF ALTERNATE NO. 02.
E14	CONNECT CIRCUIT TO INV-5
E15	CONNECT CIRCUIT TO INV-4
E16	CONNECT CIRCUIT TO INV-3
E17	CONNECT CIRCUIT TO INV-2
E18	CONNECT CIRCUIT TO INV-1
E19	COORDINATE EXACT LOCATION OF PACKAGE FIXTURE WITH ARCHITECT.
E20	COORDINATE EXACT LOCATION OF TRACK LIGHT SYSTEM WITH ARCHITECT.
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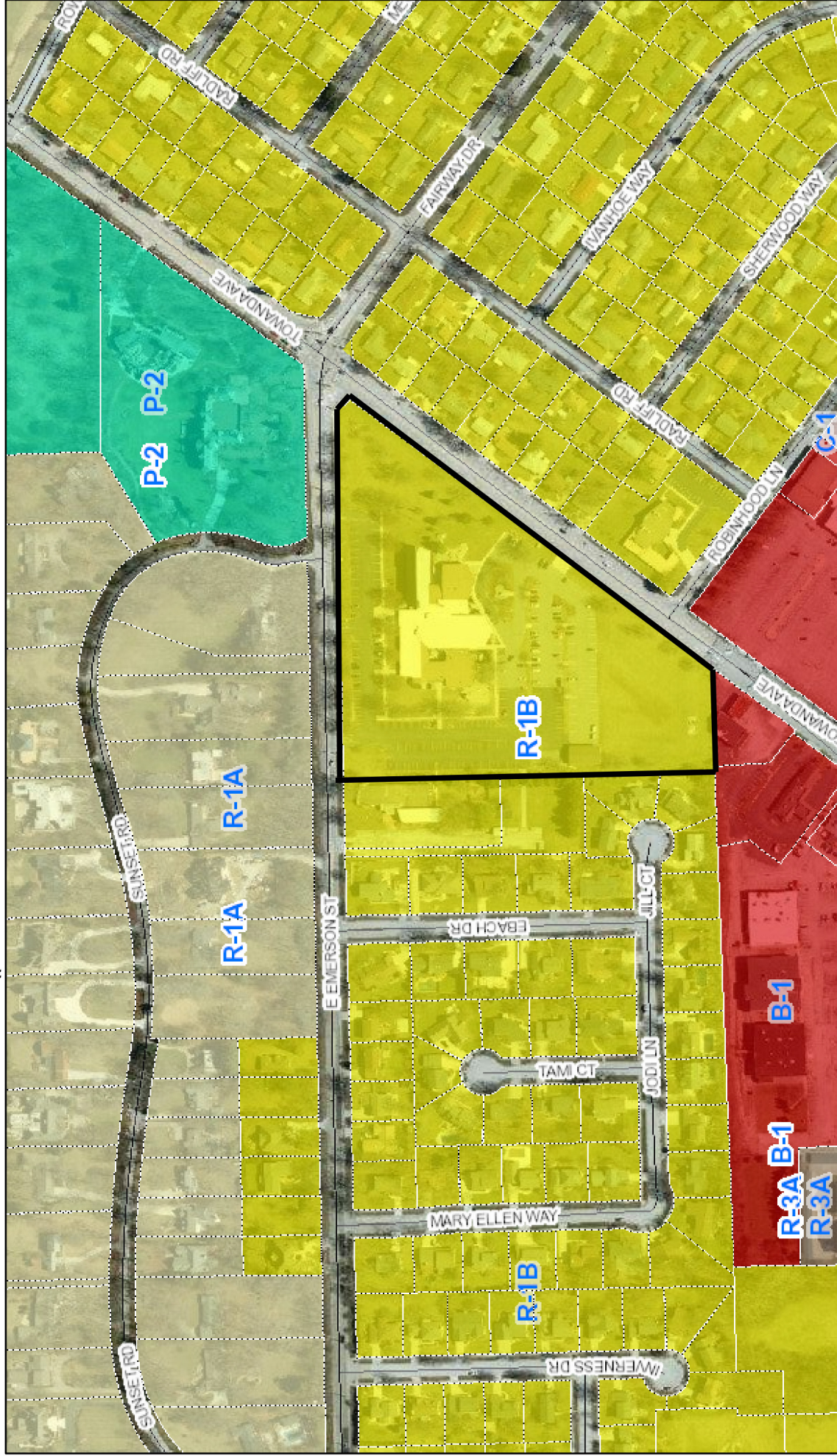
1 UPPER LEVEL LIGHTING PLAN - SANCTUARY & NAVE
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



KEY PLAN - UPPER LEVEL (SANCTUARY & NAVE)
NTS

PLANNING & ZONING



LEGEND

P-2	R-1A	R-1B	B-1	R-3A	B-1	R-3A	B-1	R-3A	B-1	R-3A	B-1

NOTES

1. All zoning districts are subject to the provisions of the City of Henderson Zoning Ordinance.

2. The City of Henderson Zoning Ordinance is available at: <http://www.hendersonnv.gov/planning/zoning>

3. The City of Henderson Zoning Ordinance is available at: <http://www.hendersonnv.gov/planning/zoning>

SCALE

0 100 200 300 400 500 Feet

DATE

10/1/2014

BY

PLANNING & ZONING

PLANNING & DEVELOPMENT



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

July 27, 2020

Dear Property Owner or Occupant:

The Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, August 19, 2020 at 4:00 PM at www.cityblm.org/live on petitions submitted St. John's Evangelical Lutheran Church (1617 E. Emerson St. Bloomington, IL 61701) for 1). the approval of special use permit to allow for the expansion of a religious place of worship in the R-1B Single-Family Residence District for the subject property located at **1617 E. Emerson Street** owned by St. John's Evangelical Lutheran Church and 2). approval of a variance to allow a 60' tall worship area, 15' increase in the maximum building height (44.4-2).

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

The Subject Property is legally described as BOSWORTH'S SUB OF LOT 1 OF SUB OF SW & SE SEC 34-24-2E LOT 17 (EX 70,103 SQ FT RD AS IN 01/11492) 9.54 ACRES.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/zoning. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. Attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115, preferably no later than five days before the hearing.

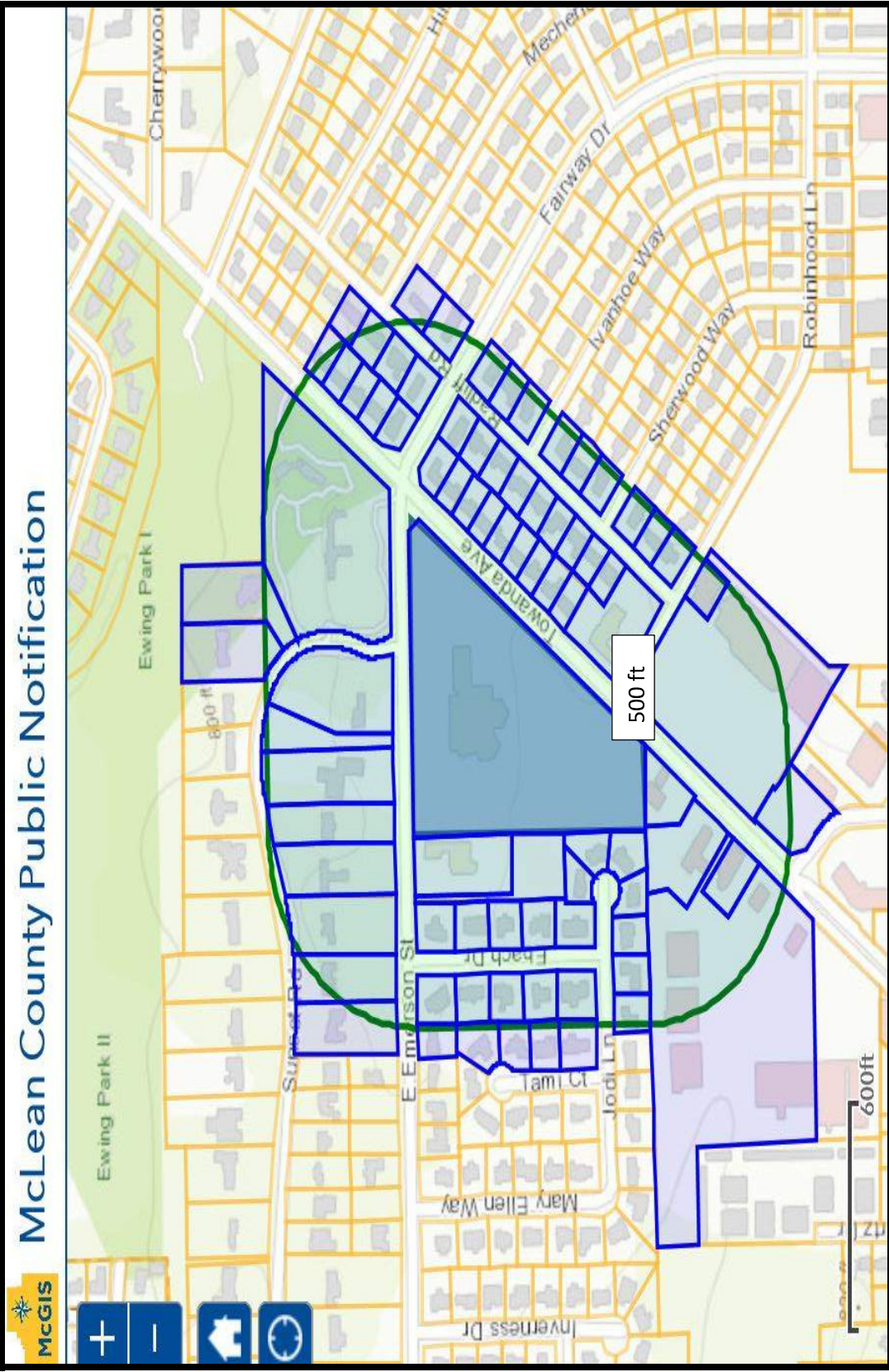
If you desire more information regarding the proposed petitions or have any questions, you may email planning@cityblm.org or call (309)434-2226. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

Sincerely,

Planning Division staff

Attachment: Map of notified properties within 500 ft of subject property

Public Hearing on Aug. 19, 2020 for a Special Use Application and a Variance Request for
1617 E. Emerson St.



MERCEDES INMAN
4 EBACH DR
BLOOMINGTON, IL 61701

MARK & HOLLY HOUSKA
37 SUNSET RD
BLOOMINGTON, IL 61701

SUNSET ROAD LLC
1000 N 32ND ST
MATTOON, IL 61938

CLAUDETTE GARRETT
1307 TOWANDA AVE
BLOOMINGTON, IL 61701

LUCAS & MEGAN WINTERS
8 TAMI CT
BLOOMINGTON, IL 61701

DARRYL & STEPHANIE FERNANDES
41 Sunset Rd
BLOOMINGTON, IL 61701

REBECCA ROHRBECK
108 RADLIFF RD
BLOOMINGTON, IL 61701

JASON & AUDREY DAVIS
35 SUNSET RD
BLOOMINGTON, IL 61701

RICHARD JUMPER
1405 TOWANDA AVE
BLOOMINGTON, IL 61701

WILLIAM & SUZANNE SHORT WILSON
6 EBACH DR
BLOOMINGTON, IL 61701

MOSES MONTEFIORE TEMPLE
102 ROBINHOOD LN
BLOOMINGTON, IL 61701

CONNIE DEARBORN
502 RADLIFF RD
BLOOMINGTON, IL 61701

NOAH & KACY ANDERSON
1315 TOWANDA AVE
BLOOMINGTON, IL 61701

FORREST & PATRICIA DEERWESTER
1321 TOWANDA AVE
BLOOMINGTON, IL 61701

WILLIAM & CARLA FINLEN
1409 TOWANDA AVE
BLOOMINGTON, IL 61701

JEREMY & ALANNA OSTER
208 RADLIFF RD
BLOOMINGTON, IL 61701

CARMEN THOMPSON
42 SUNSET RD
BLOOMINGTON, IL 61701

TIMOTHY & DAWN WHITE
201 FAIRWAY DR
BLOOMINGTON, IL 61701

BRAD SHEESE
404 RADLIFF RD
BLOOMINGTON, IL 61701

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

ASHLEY WESTERHOLD
1319 TOWANDA AVE
BLOOMINGTON, IL 61701

RITA DAVIS
1311 TOWANDA AVE
BLOOMINGTON, IL 61701

REDBIRD PEOPERTY MANAGEMENT INC
TOWANDA PLAZA
200 NORTH LINDEN STREET
NORMAL, IL 61761

SCOTT KEMP
7 EBACH DR
BLOOMINGTON, IL 61701

ALLEN LYLE
303 RADLIFF RD
BLOOMINGTON, IL 61701

MARY LEE WILLIAMS
44 SUNSET RD
BLOOMINGTON, IL 61701

ILLINOIS STATE UNIVERSITY
OFFICE OF THE COMPTROLLER
CAMPUS BOX 1100
NORMAL, IL 617901

TIM & JESSICA CAVALLO
201 Sherwood Way
BLOOMINGTON, IL 61701

ST JOHNS EVANGELICAL LUTHERAN
CHURCH
1617 E EMERSON
BLOOMINGTON, IL 61701

MICHAEL & SALLY TALBERT
202 FAIRWAY DR
BLOOMINGTON, IL 61701

CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
August 19, 2020

CASE NUMBER	SUBJECT:	TYPE	SUBMITTED BY:
Z-13-20	3602 Baywood Rd	Variance	Katie Simpson, City Planner

PETITIONER'S REQUEST:			
Section of Code: 44. 4-4 Rear yard setback			
Type	Required	Requested	Difference
Variance	30ft	15ft	-15ft

Staff Recommendation	Staff finds that the application meets most of the standards for a variance with additional consideration needed for whether the variance is the minimum action necessary. If there are no objections from the neighborhood, staff is recommending in favor of the variance.
-----------------------------	--

Figure 1 The subject property 3602 Baywood Road.



NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in the *Pantagraph* on Monday, July 27, 2020. Courtesy notices were mailed to 79 property owners within 500 feet on July 29, 2020.

GENERAL INFORMATION

Applicant and Owner: Timothy Sparks

LEGAL DESCRIPTION: HAWTHORNE II SUBDIVISION LOT 37

PROPERTY INFORMATION

Existing Zoning: R-1B Single-Family Residential District
Existing Land Use: Place of Worship
Property Size: 21,600 sqft (180 X 120)
PIN: 15-30-428-001

Surrounding Zoning and Land Uses

Zoning

North: R-1B Single-Family Residential District
South: R-1B Single-Family Residential District
East: R-1B Single-Family Residential District
West: R-1B Single-Family Residential District

Land Uses

North: Residential
South: Residential
East: Residential
West: Residential

Analysis

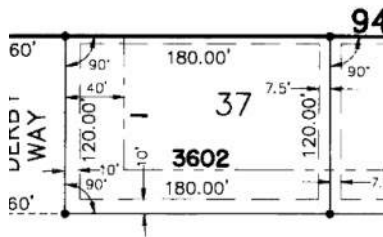
Submittals

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

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

BACKGROUND

3602 Baywood Rd, the subject property, is located at the corner of Baywood Rd and Derby Way in the Hawthorne II Subdivision east of Towanda Barnes Road. The subject property is zoned R-1B, Single Family Residential District and is improved with a 2,773 square foot single family home. The subject property is approximately a half acre, 120' X 180', and is a corner lot with frontage on Baywood Road. The orientation of the home causes the property to be wide and narrow. Although the minimum front yard setback in the R-1B district is 30 feet, the subject property is set back approximately 45 feet. The property has a plated 40



ft building setback line. The home is 30ft from the rear lot line. Due to the width of the lot, the property has a larger side yard. The subject property abuts the side yard at 3 Derby Way.

PROJECT DESCRIPTION

Petitioner's request: The applicant is requesting a rear yard setback to facilitate the addition of an attached porch. The proposed porch is 17' X 20' and will encroach 15' into the rear yard. The proposed porch will be framed and sided, with screen windows. Open porches are permitted encroachments into the rear yard, but because the porch is primarily enclosed, it is an addition of the home.

FINDINGS OF FACT

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

1. **that the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult, and** the orientation of the home causes the lot to be more narrow and wider than other lots. The home has a platted larger front yard setback and is built up to the rear yard setback. The orientation and location of the home creates a physical hardship for the property owner. The standard is met.
2. **that the variances would be the minimum action necessary to afford relief to the applicant; and** the variance is required because the porch is enclosed, if the porch were open no variance would be necessary since open porches are allowed by the ordinance. However, since the property is built directly on the rear lot line, any enclosed addition would require a variance.
3. **That the special conditions and circumstances were not created by any action of the applicant; and** the home was built in 1998. The applicant purchased the home in 2019. The siting and location of the home existed prior to the applicant's purchase of the property. The standard is met.
4. **That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; and** the other homes in the neighborhood have larger rear yards and would be allowed to construct the enclosed porch without needing a variance. The applicant will not have special privilege. The standard is met.
5. **That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties.** The variance and the addition will still facilitate an approximate 30 foot setback between the subject property and the neighbor's property. The standard is met.

STAFF RECOMMENDATION:

Staff finds that the application meets most of the standards for a variance with additional consideration needed for whether the variance is the minimum action necessary. If there are no objections from the neighborhood, staff is recommending in favor of the variance.

Respectfully submitted,

Katie Simpson

Attachments:

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

RODNEY & LORI BERTSCHE 102 FAIRWAY DR BLOOMINGTON, IL 61701	ROBERT WRIGHT 406 RADLIFF RD BLOOMINGTON, IL 61701	MATTHEW COLE 202 IVANHOE WAY BLOOMINGTON, IL 61701
MR4A LLC 923 PEALE AVE PARK RIDGE, IL 60068	PATRICK MORALEDA 2 JILL CT BLOOMINGTON, IL 61701	STANLEY ZIMMERMAN 1407 TOWANDA AVE BLOOMINGTON, IL 61701
KEVIN MCKAY 924 GILMORE AVE NASHVILLE, TN 37204	LORI LAWRENCE 205 Radliff Rd BLOOMINGTON, IL 61701	ROGER A & MARGARET L DYSON DYSON 304 RADLIFF RD BLOOMINGTON, IL 61701
HEATHER B & ANDREW R SHALLUE EVERT 1317 TOWANDA AVE BLOOMINGTON, IL 61701	FIRST FINANCIAL BANK FINANCE CONTROL PO BOX 540 TERRE HAUTE, IN 47808	CHAD & JILL YOUNG 9 TAMI COURT BLOOMINGTON, IL 61701
REDBIRD PROP MGMT 200 N LINDEN ST NORMAL, IL 61761	UNITARIAN CHURCH 1613 E EMERSON BLOOMINGTON, IL 61701	LYNN SMITH 6 TAMI CT BLOOMINGTON, IL 61701
BLAISE & KRISTA HILGENBRINCK 10 EBACH DRIVE BLOOMINGTON, IL 61704	NANCY KIRBY 1309 TOWANDA AVE BLOOMINGTON, IL 61701	RUFUS & ROSETTA NEWBILL 104 FAIRWAY DR BLOOMINGTON, IL 61701
NICHOLAS A & KATHLEEN JOHNSTON 9 EBACH DR BLOOMINGTON, IL 61701	WAKO & MASAKO TAKAYASU 1 EBACH DR BLOOMINGTON, IL 61701	RYAN GODWIN 103 RADLIFF RD BLOOMINGTON, IL 61701
LESLIE ALLEN 8 EBACH DR BLOOMINGTON, IL 61701	DARLENE & THOMAS GEE WILLS 403 RADLIFF RD BLOOMINGTON, IL 61701	LUCILE H BEICH 33 SUNSET RD BLOOMINGTON, IL 61701
EMILY BELL 1202 BROADMOOR DR BLOOMINGTON, IL 61704	BLAIR & AMANDA KEARFOTT 202 SHERWOOD WAY BLOOMINGTON, IL 61701	ANNMARIE THROCKMORTON 1313 TOWANDA AVE BLOOMINGTON, IL 61701
SHARON WEAVER-STALTER 6 JILL CT BLOOMINGTON, IL 61701	LOY CONLEY 13 JODI LN BLOOMINGTON, IL 61701	BEVERLY BRUCKER 103 FAIRWAY DR BLOOMINGTON, IL 61701

JEROME & VIRGINIA STOEBER
5 JILL CT
BLOOMINGTON, IL 61701

JANET E FISHER DYER
15 JODI LN
BLOOMINGTON, IL 61701

BARBARA KULBISKI
204 RADLIFF RD
BLOOMINGTON, IL 61701

DIANE & MARY E HUFF ALBERT
3 EBACH DR
BLOOMINGTON, IL 61701

COMMUNITY PLAYERS
201 ROBINHOOD LN
BLOOMINGTON, IL 61701

ROBERT SCHROEDER
302 RADLIFF RD
BLOOMINGTON, IL 61701

EVELYN CUNNINGHAM
3308 IRELAND GROVE RD
BLOOMINGTON, IL 61704

BENJAMIN MOORE TRUST
Kevin Moore 273 HAWTHORNE AVE
HADDONFIELD, NJ 08033

J JAY & CATHLEEN FOGLER ALLEN
7 TAMI CT
BLOOMINGTON, IL 61701

BROCK & BREANNA DESCOUROUEZ
MERRITT
202 RADLIFF RD
BLOOMINGTON, IL 61701

BARRY & LYNNE CONDER
1403 TOWANDA AVE
BLOOMINGTON, IL 61701

LEWIS & HARRIETT STEINBACH
2 EBACH DR
BLOOMINGTON, IL 61701

DONALD KNAPP
1509 E EMERSON
BLOOMINGTON, IL 61701

ROGER & NORMA ZIMMERMAN
203 Radliff Rd
BLOOMINGTON, IL 61701

MONICA & BRIAN IRWIN
4 JILL CT
BLOOMINGTON, IL 61701

TIMOTHY POTTS
1323 TOWANDA AVE
BLOOMINGTON, IL 61701

E EMPIRE LLC
53 STONEBROOK CT
BLOOMINGTON, IL 61704

DAVID & CAROL JOHNSON
3 JILL CT
BLOOMINGTON, IL 61701

PODG LLC
75 COLUMBIA AVE
CEDARHURST, NY 11516

86388

A Public Hearing before the Bloomington Zoning Board of Appeals will be held virtually on Wednesday, August 19, 2020 at 4:00 PM at www.cityblm.org/live on petitions submitted St. John's Evangelical Lutheran

Church (1617 E. Emerson St. Bloomington, IL 61701) for 1). the approval of special use permit to allow for the expansion of a religious place of worship in the R-1B Single-Family Residence District for the subject property located at 1617 E. Emerson Street (PIN: 14-34-451-005) owned by St. John's Evangelical Lutheran Church and 2). approval of a variance to allow a 60' tall worship area, 15' increase in the maximum allowed building height (44.4-2). The Subject Property is legally described as BOSWORTH'S SUB OF LOT 1 OF SUB OF SW & SE SEC 34-24-2E LOT 17 (EX 70,103 SQ FT RD AS IN 01//11492) 9.54 ACRES. The application is available for review online <https://www.cityblm.org/zoning>. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. Attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

Published: Monday, July 27, 2020.

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: 3602 Baywood Rd.

Site Address: Bloomington, IL 61704

Petitioner: Timothy Sparks Phone: 309-531-7003

Petitioner's Email Address: [REDACTED]

Petitioner's Mailing Address Street: [REDACTED]

City, State, Zip Code: [REDACTED]

Contractual interest in the property ☒ yes ☐ no

Signature of Applicant [REDACTED]

Brief Project Description:

15x20 screened in porch addition. Addition will be an enclosed deck structure that has retractable screen windows.

Code Requirements Involved:

Rear lot set back requirement.

Variances(s) Requested:

Code requires 30 ft. set back from north (rear) lot line. Requesting variance for addition to extend approximately 15 ft. into set back requirement.

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.

Our rear lot abuts to our neighbors side yard. The variance would still result in approximately 15 ft. to our neighbors lot line.

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

Our rear yard abuts our neighbors side yard due to being a corner lot.

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

The variance would allow a substantial improvement to the property without negatively impacting our neighbor

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

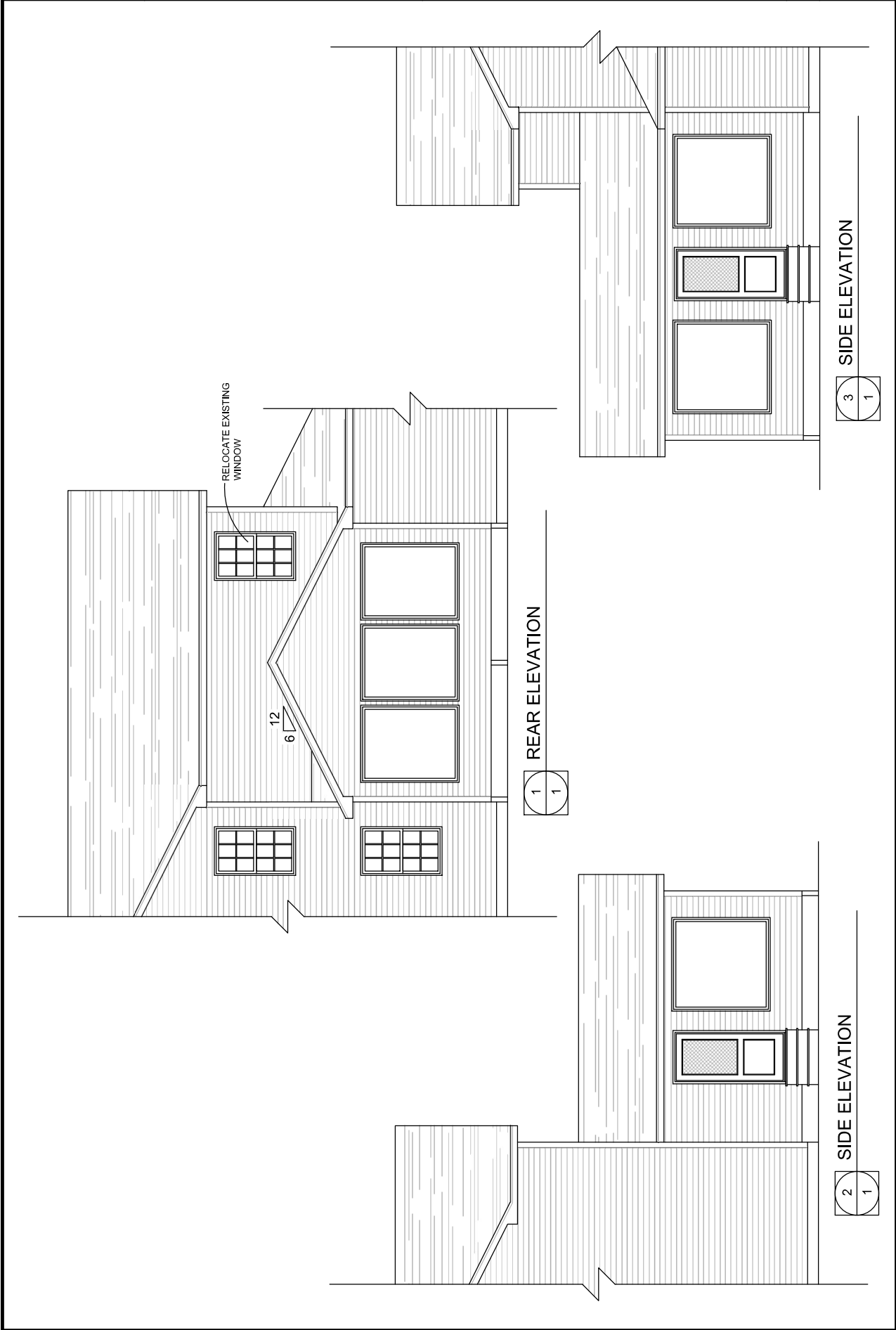
We did not originally build the house and are looking to improve on the property

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

Granting of the variance will not negatively impact our neighboring property owners

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

The addition will improve the property appearance and market value. There will be no negative impacts to the subdivision or neighboring properties



SIDE ELEVATION

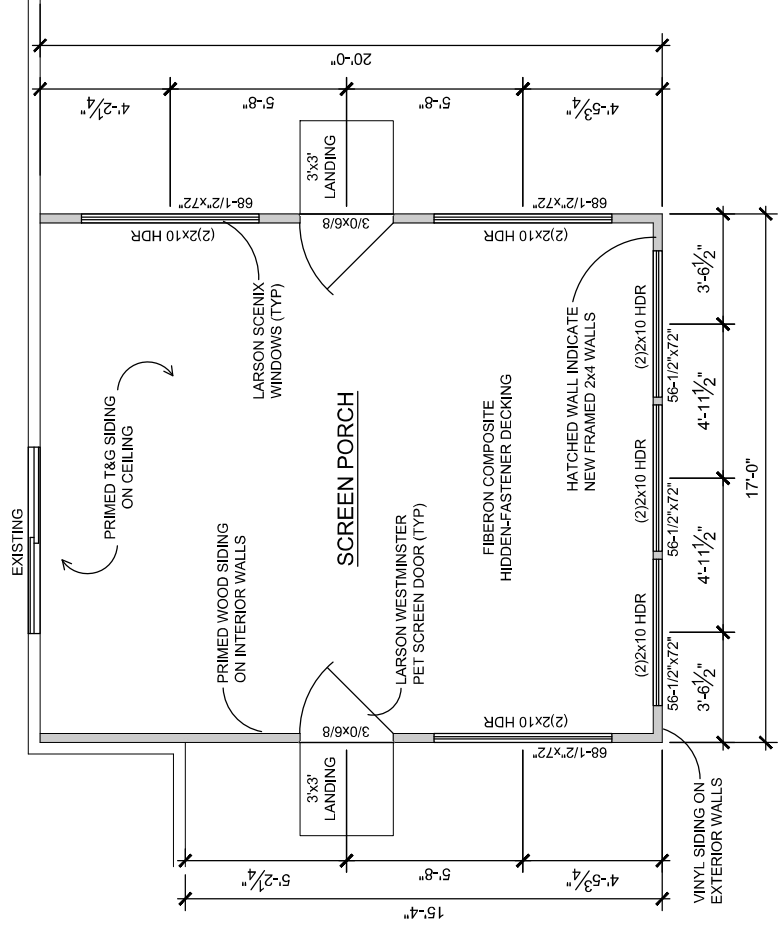


REAR ELEVATION

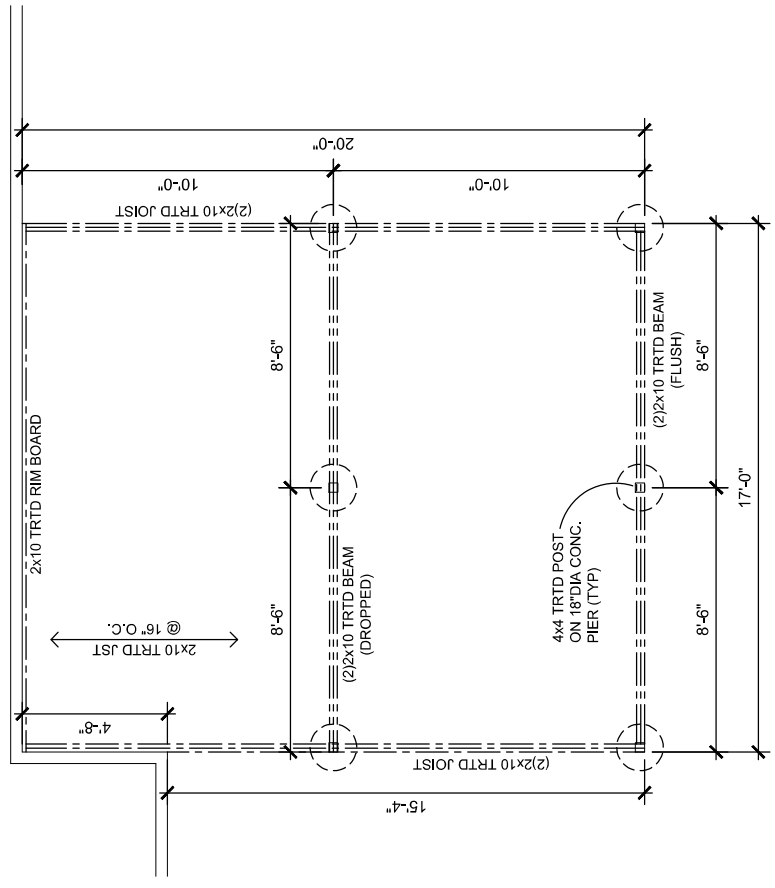


SIDE ELEVATION



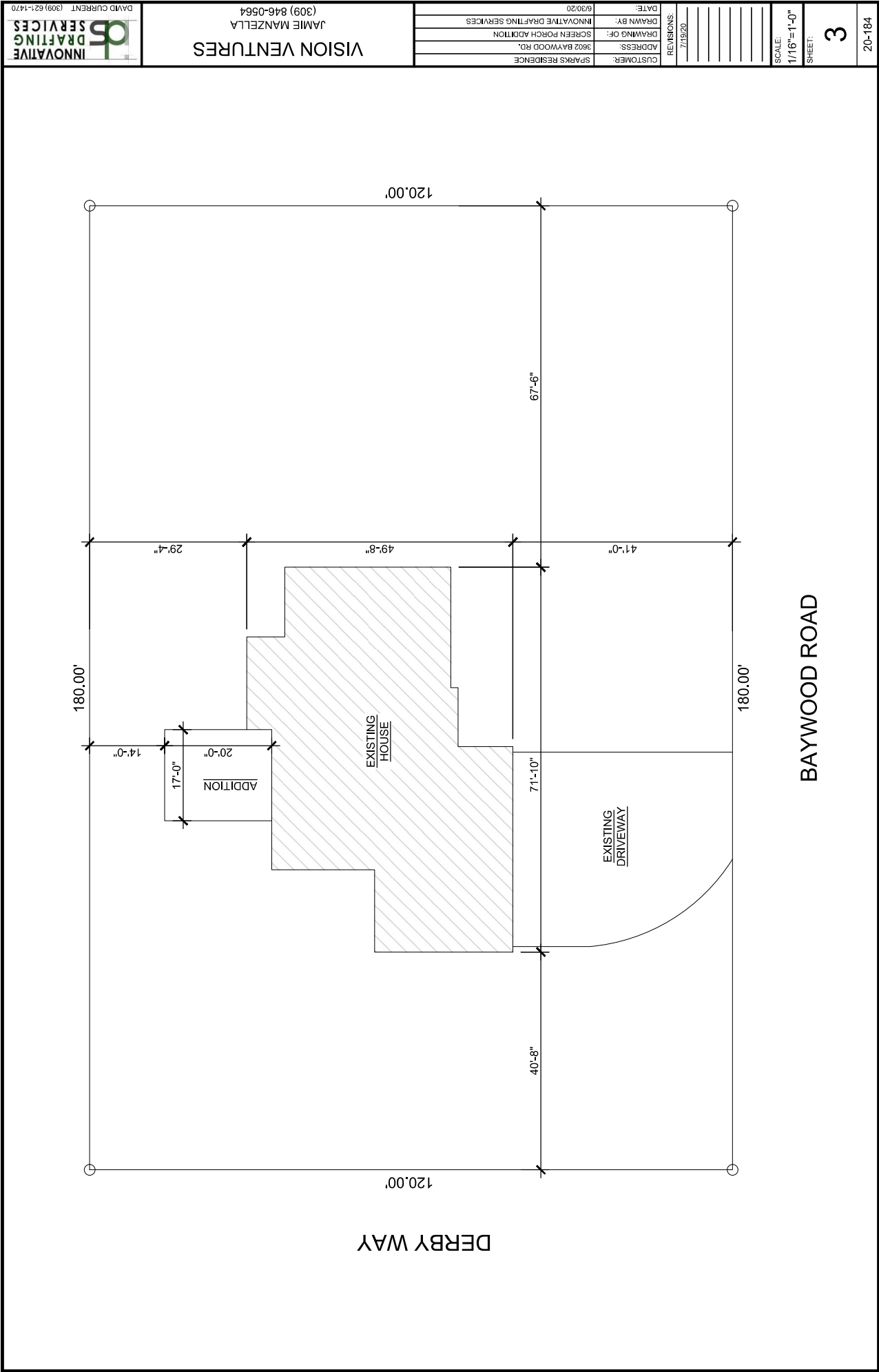


FLOOR PLAN

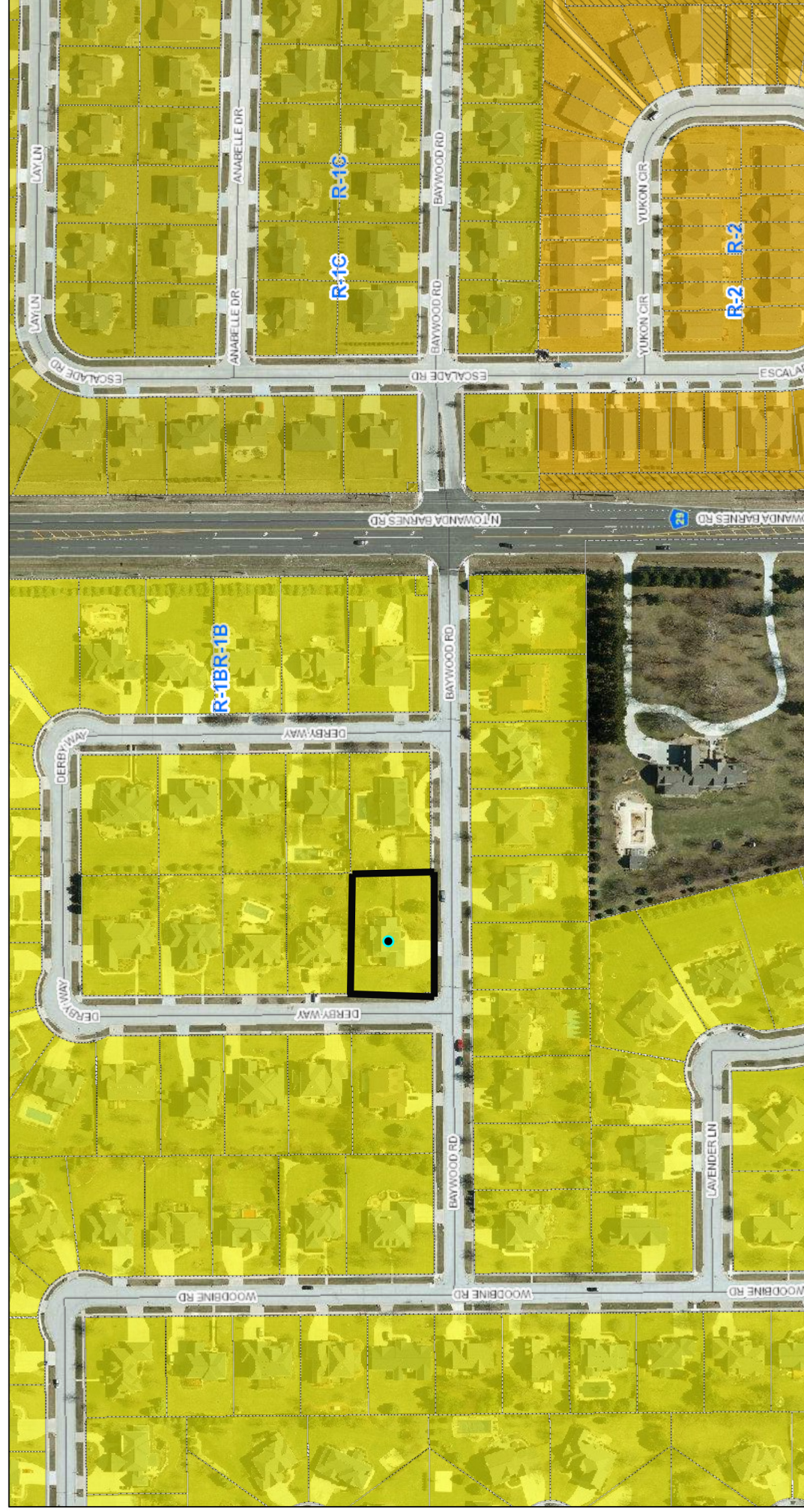


FRAMING PLAN





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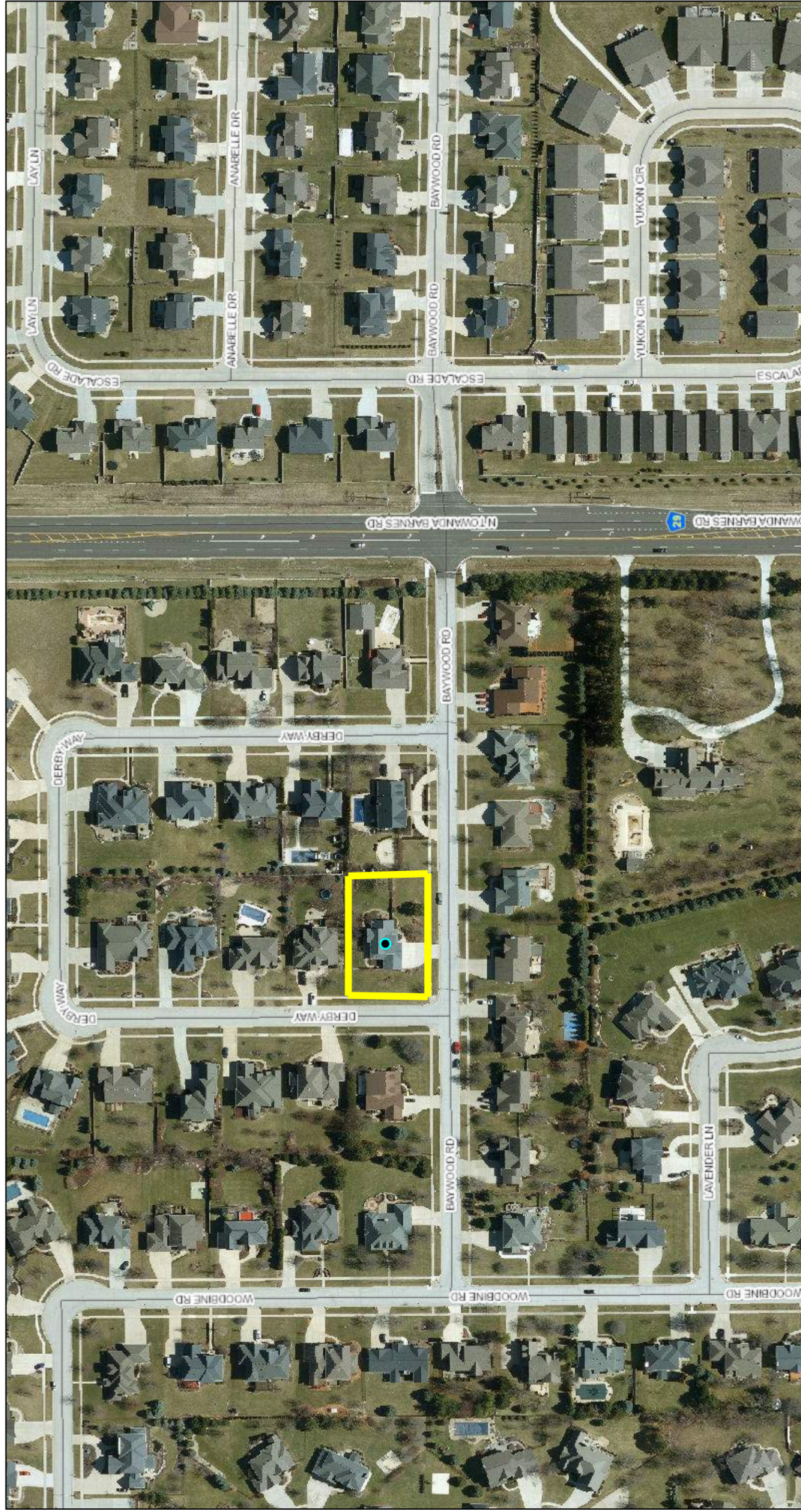
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Department of Community Development 115 E
Washington St, Ste 201
Bloomington IL 61701
(309)434-2226
planning@cityblm.org

July 27, 2020

Dear Property Owner or Occupant:

The Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, August 19, 2020 at 4:00 PM at www.cityblm.org/live on a petition submitted Timothy Sparks (3602 Baywood Road) for the approval of a variance to allow a 15' reduction of the required 30' rear yard setback to allow for the addition of a porch at 3602 Baywood Road Bloomington, IL 61704, PIN: 15-30-428-001.

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

The Subject Property is legally described as: HAWTHORNE II SUB LOT 37.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/zoning. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. Attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115, preferably no later than five days before the hearing.

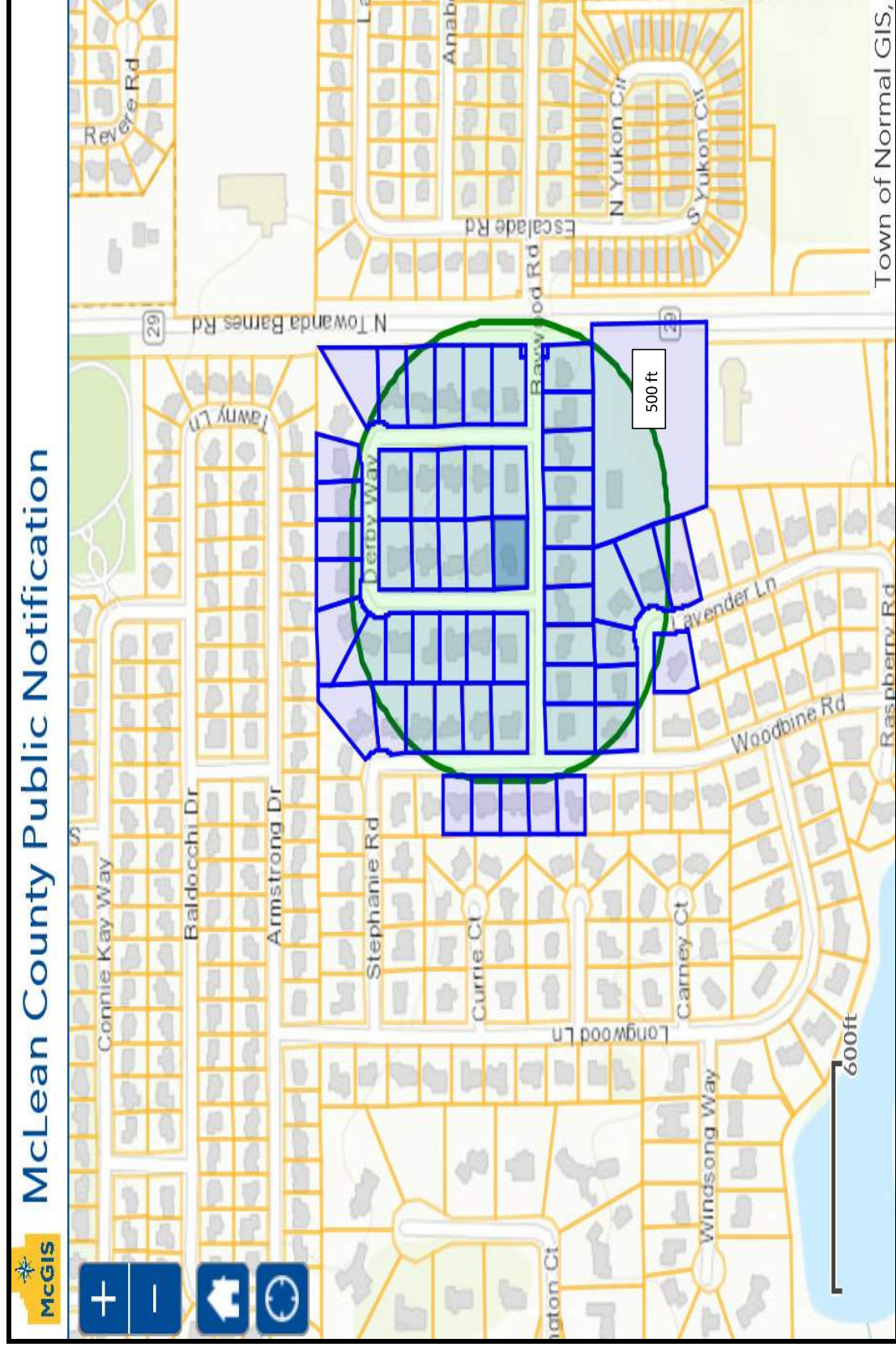
If you desire more information regarding the proposed petitions or have any questions, you may email planning@cityblm.org or call (309)434-2226. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

Sincerely,

Planning Division staff

Attachment: Map of notified properties within 500 ft of subject property

Public Hearing on Aug. 19, 2020 for a Variance request at 3602 Baywood Rd



RON PRIDGEON
2101 WOODBINE RD
BLOOMINGTON, IL 61704

OLUKAYODE AJAYI
3702 BAYWOOD
BLOOMINGTON, IL 61704

AARON & SHARON OSHEA
3606 BAYWOOD RD
BLOOMINGTON, IL 61704

LARRY BIELFELDT MCLT LDB-52
3004 GE RD, STE 1
BLOOMINGTON, IL 61704

ROBERT WALLING
2109 WOODBINE RD
BLOOMINGTON, IL 61704

ROBERT STADSHOLT
2102 WOODBINE RD
BLOOMINGTON, IL 61704

BRENDA TRAVIS-QATANANI
3701 BAYWOOD RD
BLOOMINGTON, IL 61704

TIMOTHY WHITAKER
3607 BAYWOOD
BLOOMINGTON, IL 61704

RUSSELL BAUER
3605 BAYWOOD RD
BLOOMINGTON, IL 61704

WILLIAM MICHAEL PARKER
34 DERBY WAY
BLOOMINGTON, IL 61704

STEPHEN & SARAH HILL
2105 WOODBINE RD
BLOOMINGTON, IL 61704

GREG & SARA FRANKOWIAK
12 DERBY WAY
BLOOMINGTON, IL 61704

JOSEPH HEAD
3505 BAYWOOD RD
BLOOMINGTON, IL 61704

WAYNE & SHEILA MONTEY
2005 WOODBINE RD
BLOOMINGTON, IL 61704

SIMON REED
22 DERBY WAY
BLOOMINGTON, IL 61704

SCOTT HINTZ
20 DERBY WAY
BLOOMINGTON, IL 61704

MICHAEL & PAMELA HARRIS
16 LAVENDER LN
BLOOMINGTON, IL 61704

RAMASWAMY RADHAKRISHNAN
6 DERBY WAY
BLOOMINGTON, IL 61704

MICHAEL DEVINE
31 DERBY WAY
BLOOMINGTON, IL 61704

JACK & MARGERY RUCH
2006 WOODBINE RD
BLOOMINGTON, IL 61704

DAVID MOORE
2104 WOODBINE
BLOOMINGTON, IL 61704

PEYTON & NICOLE DETERDING
3601 BAYWOOD RD
BLOOMINGTON, IL 61704

RANDALL & PAMELA S HASS FIELDS
FIELDS
3507 BAYWOOD RD
BLOOMINGTON, IL 61704

RICHARD & NANCY OSTERMAN
3506 BAYWOOD RD
BLOOMINGTON, IL 61704

TROY WILLIAMS
27 DERBY WAY
BLOOMINGTON, IL 61704

CONNIE RAPP
3703 BAYWOOD RD
BLOOMINGTON, IL 61704

RICK & CARRA SIMMONS HABERLAND
3 DERBY WAY
BLOOMINGTON, IL 61704

IRAJ & KANAN PATEL
32 DERBY WAY
BLOOMINGTON, IL 61704

APOORVA & HARSHITA PATHAK
3603 BAYWOOD RD
BLOOMINGTON, IL 61704

NATHAN & SARA TAULBEE
2107 WOODBINE RD
BLOOMINGTON, IL 61704

AMY ONEAL
8 DERBY WAY
BLOOMINGTON, IL 61704

TIMOTHY SPARKS
3602 BAYWOOD RD
BLOOMINGTON, IL 61704

BRIAN HAMM
5 DERBY WAY
BLOOMINGTON, IL 61704

RUSSELL SCHOPP
2111 WOODBINE RD
BLOOMINGTON, IL 61704

CHRISTOPHER NELSON
28 DERBY WAY
BLOOMINGTON, IL 61704

DAMON & LINDSEY LEIGH WEBB
9 DERBY WAY
BLOOMINGTON, IL 61704

RONNY BRYANT
2103 WOODBINE RD
BLOOMINGTON, IL 61704

JOHN & VALARIE NETTLETON
23 LAVENDER LN
BLOOMINGTON, IL 61704

JEFFREY & PAWN PAUL
2001 WOODBINE RD
BLOOMINGTON, IL 61704

STEPHEN MCMANUS
4 DERBY WAY
BLOOMINGTON, IL 61704

MICHAEL MILLER
18 DERBY WAY
BLOOMINGTON, IL 61704

RACHEL MCFARLAND
2008 Woodbine Rd
BLOOMINGTON, IL 61704

VISHNU PANJWANI
44128 CYPRESS POINT DR
NORTHVILLE, MI 48168

CRAIG MATHIESON
7 DERBY WAY
BLOOMINGTON, IL 61704

MICHAEL & ELIZABETH SAUSER
2106 Woodbine Rd
BLOOMINGTON, IL 61704

LARRY & DEBRA NEWMAN
10 DERBY WAY
BLOOMINGTON, IL 61704

% LARRY BIELFELDT MCLT LDB-52
3004 GE RD, STE 1
BLOOMINGTON, IL 61704

MUHAMMAD AKHTAR
30 DERBY WAY
BLOOMINGTON, IL 61704

MISTY LELM
3503 BAYWOOD RD
BLOOMINGTON, IL 61704

RICARDO VALLEJO
33 Derby Way
BLOOMINGTON, IL 61704

RICHARD & JAMIE ZELLER
16 DERBY WAY
BLOOMINGTON, IL 61704

SAMIR & RESHMA SHAH
14 DERBY WAY
BLOOMINGTON, IL 61704

JAMES MRKACEK
21 LAVENDER LN
BLOOMINGTON, IL 61704

ANDREW & LISA RADER
24 DERBY WAY
BLOOMINGTON, IL 61704

ANDREW BEER
19 LAVENDER LN
BLOOMINGTON, IL 61704

THEODORE & MICHELE RUSSO
15 LAVENDER LN
BLOOMINGTON, IL 61704

LUKE & KATHRYN HERMES
17 LAVENDER LN
BLOOMINGTON, IL 61704

STEPHEN KINDRED
2004 N TOWANDA BARNES RD
BLOOMINGTON, IL 61705

86386

A Public Hearing before the Bloomington Zoning Board of Appeals will be held virtually on Wednesday, August 19, 2020 at 4:00 PM at www.cityblm.org/live on a petition submitted Timothy Sparks (3602 Baywood Road) for the approval of a variance to allow a 15' reduction of the required 30' rear yard setback to allow for the addition of a porch at 3602 Baywood Road Bloomington, IL 61704 PIN: 15-30-428-001. The Subject Property is legally described as HAWTHORNE II SUB LOT 37. The petition is available for review online <https://www.cityblm.org/zoning>. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. Attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

Published: Monday, July 27, 2020.