

**AGENDA
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING - 4:00 P.M.
WEDNESDAY, AUGUST 16, 2017
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

A public comment period not to exceed thirty (30) minutes will be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, Committee of the Whole meetings, meetings of committees and/or task forces (hereinafter "committees") created by the City Council, work sessions, and special meetings of the City Council. Nothing herein shall prohibit the combination of meetings, at which only one public comment period will be allowed.

Anyone desiring to address the Board, Commission, Committee or City Council, as applicable, must complete a public comment card at least five (5) minutes before the start time of the meeting. Public comment cards shall be made available at the location of the meeting by City staff at least 15 minutes prior to the start time of the meeting. The person must include their name, and any other desired contact information, although said person shall not be required to publicly state their address information. If more than five individuals desire to make a public comment, the order of speakers shall be by random draw. If an individual is not able to speak due to the time limitation and said individual still desires to address the individuals at a future meeting of the same type, said individual shall be entitled to speak first at the next meeting of the same type. (Ordinance No. 2015-46))

4. MINUTES: Consideration, review and approval of Minutes from the July 19, 2017 meeting.

5. REGULAR AGENDA

- A. SP-03-17** Consideration, review and approval of the petition for a special use permit to allow a lock and key shop in the R-1C District (a lesser nonconforming use, section 44.6D3) submitted by Andy Streenz, Bill's Lock and Key for the property located at 1509 N. Clinton Blvd (**Ward 4**)

6. OTHER BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT

For further information contact:

Katie Simpson, City Planner
Department of Community Development
Government Center
115 E. Washington Street, Bloomington, IL 61701
Phone: (309) 434-2226 Fax: (309) 434-2857
E-mail: ksimpson@cityblm.org

**DRAFT MINUTES
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING - 4:00 P.M.
WEDNESDAY, JULY 19, 2017
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

Members present: Chairman Bullington, Mr. Brown, Mr. Butts, Ms. Meek, Mr. Schultz and Mr. Veitengruber

Members absent: None

Also present: Mr. George Boyle, Assistant Corporation Counsel
Tom Dabareiner, Community Development Director
Ms. Katie Simpson, City Planner

At 4:00PM, Mr. Dabareiner called the roll. With six members in attendance, a quorum was present.

PUBLIC COMMENT: None.

MINUTES: The Board reviewed the minutes from May 17, 2017. A motion to approve the minutes was made by Mr. Brown; seconded by Ms. Meek. The minutes were **approved** by a 6-0 voice vote.

Z-22-17 Consideration, review and approval of the petition for a variance submitted by Matthew Mink for the property located at 1532 N. Hershey Rd to allow an additional parking space in the require front yard in the R-1C, Single Family Residential District

Chairman Bullington introduced Case Z-22-17. Matthew Mink, 1532 N. Hershey Road, was sworn in. Mr. Mink explained the difficulties in exiting the driveway and the lack of nearby parking on the street. He added he has a single car garage and noted he had a permit for a 3 foot wide expansion previously and that this addition will allow a full added car width to park.

Ms. Simposn presented the staff report, noting staff is recommending in favor of the petition. She showed a photo of the existing property and neighborhood, zoned R-1C, and included some SketchUp drawings to show how the cars would fit and not impact the neighbors. She stated the property is located on a curve for a very busy Hershey Drive. Ms. Simpson reviewed the standards and the favorable recommendation stems from the proliferation of existing added driveways. She noted there were no records of a variances granted for the other driveways but they could have been allowed at the time of construction many years ago.

Mr. Butts confirmed the absence of on-street parking. Mr. Schultz noted his site visit suggests more driveways are double-wide than are single.

Chairman Bullington noted Exhibit 1, which contains two emails received by staff. Both emails asked that the ZBA not approve the request.

The petition to for a variance to allow the additional parking space at 1532 N. Hershey was **approved** with a 6-0 vote with the following: Mr. Brown—yes; Mr. Butts—yes; Ms. Meek—yes; Mr. Schultz—yes; Mr. Veitengruber—yes; Chairman Bullington—yes.

Mr. Butts motioned to accept staff's findings as the findings of the board; seconded by Ms. Meek. The motion was **approved** 6- 0, unanimously by voice vote.

SGN-01-17 Consideration, review and approval of a text amendment to Chapter 3, Section 6.9 of the City of Bloomington Municipal Code to allow for the installation of LED signs on publicly funded, not-for-profit transit vehicles.

Chairman Bullington introduced SGN-01-17 and recognized the City as the petitioner. Mr. Dabareiner explained that sign ordinance amendments must be considered and recommended to the City Council by the ZBA. He explained that staff is recommending in favor of an amendment that would allow LED signs of 8 square feet in size placed on government funded, not for profit transit buses. He noted that Connect Transit made the initial inquiry and he praised Connect Transit for asking first, as did the petitioner in Z-22-17, as opposed to doing it and asking for permission after the fact. He noted that the Supreme Court has made a number of changes in the recent past and consideration of this amendment should avoid discussion of the message in the signs, but focus us on size, location and materials. He added that the entire sign ordinance will come under review for amendments later this year.

Mr. Dabareiner continued that the current sign ordinance is clear in prohibiting portable electronic signs. He showed a photo of a sample 8 square feet LED sign on a Grayline tour bus. He provided the draft text, which states, "The use and display of portable electronic signs is prohibited, except for permanent LED signs no larger than 8 square feet on publicly funded, not-for-profit transit vehicles." Mr. Dabareiner noted that unlike other matters coming before the ZBA, with sign amendments there are no clear standards to consider, so the Purpose and Intent behind sign amendments was used. He ran through staff's rationale leading to the favorable recommendation, emphasizing the public benefit of proposed text and the agreement among many that the signs if used as proposed would not be traffic distraction.

Mr. Brown asked about frequency the sign would change; Mr. Dabareiner stated that the signs would change every 8 seconds, which is less frequent than what currently allowed. Mr. Butts stated that this would update the sign code given new technology, adding that the prior prohibition is old technology. Mr. Boyle clarified if the safety determination applies only to this scenario; Mr. Dabareiner stated that this was determined by City safety personnel with regard only to this bus use. Mr. Schultz asked if there could be multiple signs on a bus; Mr. Dabareiner stated that there could be multiple signs of this type totaling 8 square feet, as the proposed amendment is written.

Steve Rasmussen, Assistant City Manager, spoke in favor of the proposal and provided additional background on how it came about. He noted that Connect Transit will be taking on new Metavan services. He clarified that the City would not be receiving any of the revenues from the advertising on these buses. He stated that Normal believes their ordinance allows this activity, which would result in switching the signs on and off as a bus crossed the border, unless this amendment is passed.

Mr. Bruce Meeks stated he owns a business called All To See, which is a digital billboard. He became aware of this discussion at a city council meeting. He stated the update of the code is needed but he wants electronic signage allowed on more than public buses. He described his business which includes an electronic sign 191” measured diagonally. He believes the proposal is too narrowly tailored for public transit and should be allowed for all business. He described some of the activities he could do. Ms. Simpson stated that some of his examples could be done with a permit today. In response to Mr. Boyle’s question, Mr. Meeks stated he is opposed to the new signage as proposed, unless it is allowed for all.

Mr. Mike McCurdy, Chairman of Connect Transit’s board of trustees, stated this amendment will generate revenue to help a cash-strapped agency. He state the delay by the City has cost Connect Transit tens of thousands of dollars already. There was general discussion about the advertising content and Mr. McCurdy explained the policy. Mr. Isaac Thorne, Interim General Manager for Connect Transit, stated they do not allow political ads. Mr. McCurdy noted Connect Transit has included advertising for many years and this is simply getting an ordinance that will allow it on a new medium. Mr. Thorne stated they expect to make about \$250,000 per year once this is up and running. Mr. Boyle noted this is relevant to a legitimate public interest.

Mr. Dabareiner stated that staff intends on revising the entire sign ordinance beginning later this year and that the City has a contract with a consultant waiting to be signed. He added there is some urgency regarding this change because of the Connect Transit interest.

Mr. Butts stated that the ZBA’s role is limited because the ZBA is sending a recommendation to the City Council, adding the ZBA is not adopting the ordinance for the City. Mr. Brown clarified what he is to use for guidance in making a decision; Mr. Dabareiner stated the purpose and intent from the ordinance was used to formulate the guidance. Ms. Meek asked if anything precludes more changes in the future to the sign code to address Mr. Meeks’ questions; Mr. Dabareiner answered that other changes will occur in the future.

Chairman Bullington motioned to approve the amendment and request that the City Council address other amendments issues raised by Mr. Meeks at that time; seconded by Mr. Butts. After discussion regarding the word “address” Chairman Bullington amended his motion to approve and requests that the City Council consider other amendments to the sign ordinance related to allowing LED signs on vehicles; amended motion seconded by Mr. Butts. Approved 4-2, as follows: Chairman Bullington—yes; Mr. Butts—yes; Mr. Brown—no; Ms. Meek—yes; Mr. Schultz—yes; Mr. Veitengruber—no.

OTHER BUSINESS:

None

NEW BUSINESS:

None

ADJOURNMENT:

Mr. Butts motioned to adjourn; seconded by Mr. Brown. Approved by voice vote. The meeting was adjourned at 5:02PM.

Respectfully submitted
Tom Dabareiner, AICP
Secretary

**CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
AUGUST 16, 2017**

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
SP-03-17	1509 N Clinton Blvd	Special Use for Lesser Nonconforming Use	Katie Simpson, City Planner

PETITIONER'S REQUEST:

Section of Code: 44.4-6D3. A nonconforming use can be changed to a less nonconforming use by applying for a special use permit for a 'lesser' nonconforming use.

Type of Case	Request	Required	Variation
SPECIAL USE	Lock and Key Shop	Single family homes	Nonconforming use

STAFF RECOMMENDATION:

Staff recommends approval of a special use permit for a lock and key shop at 1509 N. Clinton Blvd with the following conditions/guaranteed site improvements:

- *Combine the parking lot parcel with the building parcel*
- *Eliminate the five parking spaces in front of the building, restore curb and convert pavement to landscaping/grass*
- *That one ADA parking space be added for compliance*
- *Provide screening along the south property line separating the parking and residential*



N Δ

NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on August 1, 2017.

GENERAL INFORMATION

Owner and Applicant: Andy Streenz, Bill's Lock and Key

PROPERTY INFORMATION

Legal description: OWNER S SUB LOT 92 LAKEVIEW SUB & LOT 93 WHITES PLACE ADD (EX SD) S 23' LOT 54 & ALL LOT 55

Existing Zoning: R-1C, High density single family residential
Existing Land Use: Single family home
Property Size: Approximately 8,319 (parcel w/ building), 6,578 (parking lot)
PIN: 14-33-429-002 (building) 14-33-429-003 (parking)

Surrounding Zoning and Land Uses

Zoning

North: R-1C, Single family residential
South: R-1C, Single family residential
East: R-1C, Single family residential
West: R-1C, Single family residential

Land Uses

North: Single family home(s)
South: Single family home(s)
East: Single family home(s)
West: Single family home(s)

Analysis

Submittals

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

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



PROJECT DESCRIPTION

Background: According to the Tax Assessor's website, 1509 N. Clinton Blvd, the subject property, was constructed around 1920. The 1940 City of Bloomington Polk Directory recognizes that 1507-1509 N. Clinton Blvd was used as a Piggly Wiggly Grocery Store. Although from 1940 to 1970 the property changed ownership, it continued to operate as a grocery store. From 1971-1975 it was a restaurant called Canteen, then from 1975-2006 it was converted to Buchanan Bellows and Associates, an engineering firm. In 1970 an interior remodel occurred creating a separate office space which, for twenty years, was used as a salon. The most recent occupant was Hearts at Home, a 501c3 organization dedicated to serving young mothers.

The organization held annual conferences, workshops, and hosted speakers. The petitioner, would like to use the building for a lock and key shop.

The subject property is zoned R-1C, Single Family Residential district. The R-1C district allows for single family homes and civic services such as postal services, police stations and fire stations by right. The district contemplates two-family homes and some educational and cultural uses such as churches, university offices, pre-schools, and country clubs with a special use permit.

According to the 1941 zoning map and zoning ordinance, this property has been zoned residential for the past 76 year and considered a legal, nonconforming structure and use. A “legal nonconforming” status means the use and structure would not be permitted under the current zoning ordinance but the property was constructed or the use was established before the zoning ordinance was adopted. Under the nonconforming designation, an establishment is allowed to continue to operate or exist but cannot be expanded. The end goal is to eventually bring this property into conformance with the zoning ordinance.

Description of the property:

The subject site consists of two adjacent parcels, one is improved with the building and the other is used for parking to serve the business. Both parcels are under common ownership but should be combined into one because a commercial



parking lot is also considered nonconforming as a principal use on a parcel in the R-1C district. The subject property is located north of E Emerson St, on the east side of N. Clinton Blvd and south of Division St. It is located just north of the White Place Historic District, which is bounded by Empire St. to the south and E. Emerson to the north. This area, is however, listed as a potential historic neighborhood worthy of possible designation in the future. The building is approximately has a gross square footage of 4748 sqft. The property takes access from Clinton Blvd with a 21’ entrance aisle on the south side of the building. The aisle wraps around the property and exists on the north side of the building. Traffic on N. Clinton Blvd is bidirectional but physically separated by a landscaped median.

The property has three (3) angled parking spaces on the north side, one 90° space in the rear and 12 90° parking spaces on the south. There are also five angled parking spaces and a depressed curb in front of the business in the right-of-way. These spaces lack parking blocks and vehicles hang over the sidewalk which passes between the parking and the business. Staff believes these spots are not only dangerous but also pose challenges to maintaining a clear path compliant with ADA requirements, a minimum four foot clearance. The zoning ordinance requires 19 parking spaces for a retail use at this location (1:250 sqft); the same amount of parking spaces is required for an office use at this location (1:200 sqft for the first 2000 sqft and 1:300 sqft after). This property exceeds the necessary amount of parking for this business at this location. This property

is zoned residential, therefore, every effort should be made to bring the property into conformance with the requirements of the residential zoning district.

Staff asks that a condition to remove the five spaces in the right of way is added to the special use permit. Removing the five spaces in front of the building will improve pedestrian safety, improve the appearance of the site, reduce an unfavorable nonconformity and reduce the amount of impervious surfaces on the property. Additionally this site lacks an ADA parking space. Staff would like to see the closest off-street space converted into an ADA space. A total of 14 spaces would remain. Parking is also allowed on N. Clinton Blvd. An alternative, which could allow for 16 onsite spaces, would be to request an ADA space on the street. Lastly, the east side is heavily screened from the abutting residential. The south side is lacking screening between the parking and neighboring residential. A fence or landscape screening should be added to the site to reduce impacts on the neighboring properties.

Project Description:

The petitioner, Bill's Lock and Key, is a local locksmith that has worked in the Bloomington-Normal area for over fifty years. Bill's Lock and Key makes locks and keys as their primary service. Additionally their shop contains a small amount of retail including locks, keys, key accessories, automotive key fobs and antique lock components. They have two locations with their primary location in Uptown Normal and a second shop in Downtown Bloomington. The petitioner is looking to consolidate both locations into a more central location and is applying for the special use permit because the property is located near both communities. The business's hours of operation at Monday through Friday 7:30 am to 5:30 pm and Saturday 8:00 am to 5:00 pm. According to the petitioner, it is rare that any employees will visit the shop after hours. Peak hours tend to be between 10:00 am and 3:00 pm but at this time the shop claims to have a maximum of three customers. The duration of an average customer visit is about five minutes. The petitioner believes, based on both shops, the average number of walk-in customers per day is 40, or roughly 4 per hour.

The business also performs service calls and has six technicians for this purpose. Two service vans stay at the shop. Additional employees include an office manager, and two part time shop technicians. Their team consists of nine total employees but they do not anticipate ever having all nine work at the same time. The average number of service calls per day is 11.8. The shop receives deliveries, during regular operating hours, twice a week from UPS. No noxious products are used for their services.

Staff believes, that if the property is to continue to be allowed to be used as a commercial property, the following improvements to the site should be required as a condition of a special use permit to decrease the impacts of a commercial use on the residential neighborhood:

- Combine the two parcels into one tax parcel to eliminate a nonconforming use of commercial parking lot on a separate parcel. Combining both parcels could also prevent the potential sale of one property.
- Eliminate the five parking spaces in front of the building, restore curb and convert pavement to landscaping/grass
- Add an ADA parking space for compliance with state regulations
- Provide screening along the south property line separating the parking and residential

Analysis

Special Use Permits

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.

FINDINGS OF FACT

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; and** the property has been used for commercial purposes since its establishment in 1920. It is unclear if the commercial use has impacted the property values of residents. Nonetheless, removing parking in the right-of-way which hangs over the sidewalk, adding landscaping in this area, and adding screening along the south side of the property will decrease and could possibly eliminate existing conditions that might be detrimental to public health, safety, comfort or general welfare. For example, the fence or screening on the south side will shield the residential units from looking at the parking lot, and could soften the sounds of cars as well as block lights from the building at night. With the added condition 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; and** a special use permit can be awarded if the Zoning Board determines the proposed use to be less impactful and less nonconforming than the previous use. The petitioner anticipates four customers per hour, on average. The anticipated foot traffic is most likely more than the previous use of a nonprofit. However, if the suggested landscaping and fencing improvements are made, it will be an improvement to the neighborhood. The screening can help mitigate some of the impacts, such as visual impacts and noise, resulting from foot and vehicular traffic. With the added conditions 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; and** the property has been used for commercial purposes since its establishment in 1920. The neighborhood was also established around this time. The establishment of the special use would allow for a use that is less impactful than the original grocery store use and equal or less impactful than the salons. It is likely the amount of foot traffic will be greater with a retail/service use than with the previous use but the parking requirements are the same for both uses at this site. While retail uses are not contemplated in the R-1C district, some services like Post Office are permitted by right and could have equal if not more foot traffic. Staff feels the recommended improvements to the property will ensure that future uses better align with those contemplated in the R-1C district. With the added condition the standard is met.

4. **that adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided; and** the site exists as a commercial structure. Utilities and facilities are adequate. Improving the curb in front of the building will help better define ingress and egress and will improve access onto N. Clinton Blvd. The additional greenspace could help with drainage. With the added condition 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; and** there is no curb in front of the building. Establishing a curb by eliminating the five parking spaces in the right of way would better define ingress and egress, minimize congestion and improve the public street. With the added condition 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 parking lot on the south side should be screened from residential with a six foot, opaque fence or with adequate landscaping to block the view of cars. Additionally, combining the parcels and adding an ADA parking space will bring the property into conformance with City Code and state regulations. With the added conditions the standard is met.

STAFF RECOMMENDATION:

This property is zoned residential but has a commercial use. Nonetheless efforts should be made to bring the property closer to conforming to the residential district requirements.

Staff recommends approval of a special use permit for a lock and key shop at 1509 N. Clinton Blvd with the following conditions/guaranteed site improvements:

- *Combine the parking lot parcel with the building parcel*
- *Eliminate the five parking spaces in front of the building, restore curb and convert pavement to landscaping/grass*
- *That one ADA parking space be added for compliance*
- *Provide screening along the south property line separating the parking and residential*

Respectfully submitted,
Katie Simpson
City Planner

Attachments:

- Petition
- Exhibit A-Legal Description
- Draft Ordinance
- Site Plan
- Zoning Map
- Aerial Photos
- Neighborhood Notice Map and List of Addresses Notified

PETITION FOR A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT:

1509 N. Clinton Blvd.

State of Illinois

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)ss.

County of McLean

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

Now come(s)

Andy Streenz, Bill's Key and
Lock Shop

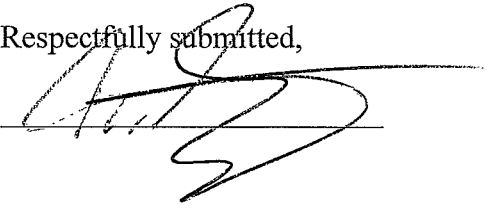
hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

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-1C 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 Key and Lock Shops, are allowed as a special use in a R-1C 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-1C 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-1C 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,



1509 N. Clinton Boulevard 1509NClintonLegalDescription

Legal Description:

OWNERS SUB LOT 92 LAKEVIEW SUB AND LOT 93 WHITES PLACE ADD LOT 56

PIN: 14-33-429-002

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A LOCK AND KEY SHOP FOR PROPERTY LOCATED AT 1509 N CLINTON BLVD

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition requesting a Special Use Permit for an acupuncture clinic for certain premises hereinafter described in Exhibit(s) A; and

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

WHEREAS, the Bloomington Board of Zoning Appeals, after said public hearing made findings of fact that such special use permit would comply with the standards and conditions for granting such special permitted use for said premises as required by Chapter 44, 4-6 of the Bloomington, City Code, 1960; and

WHEREAS the Bloomington Board of Zoning Appeals, recommended said special use permit be approved with conditions; 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 for lock and key shop on the premises hereinafter described in Exhibit(s) A shall be and the same is hereby approved.
2. That such special use be conditioned upon the following:
 - a. The two parcels be combined into one parcel
 - b. 5 parking spaces in front of the store be removed, and the curb and landscaping be restored.
 - c. An ADA space be added for compliance with state regulations
 - d. Fencing and/or screening is provided on the south side of the property.
3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this _____ day of _____, 20____.

APPROVED this _____ day of _____, 20____.

APPROVED:

Tari Renner, Mayor

ATTEST:

Cherry Lawson, City Clerk

Jeffrey Jurgens, Corporate Counsel

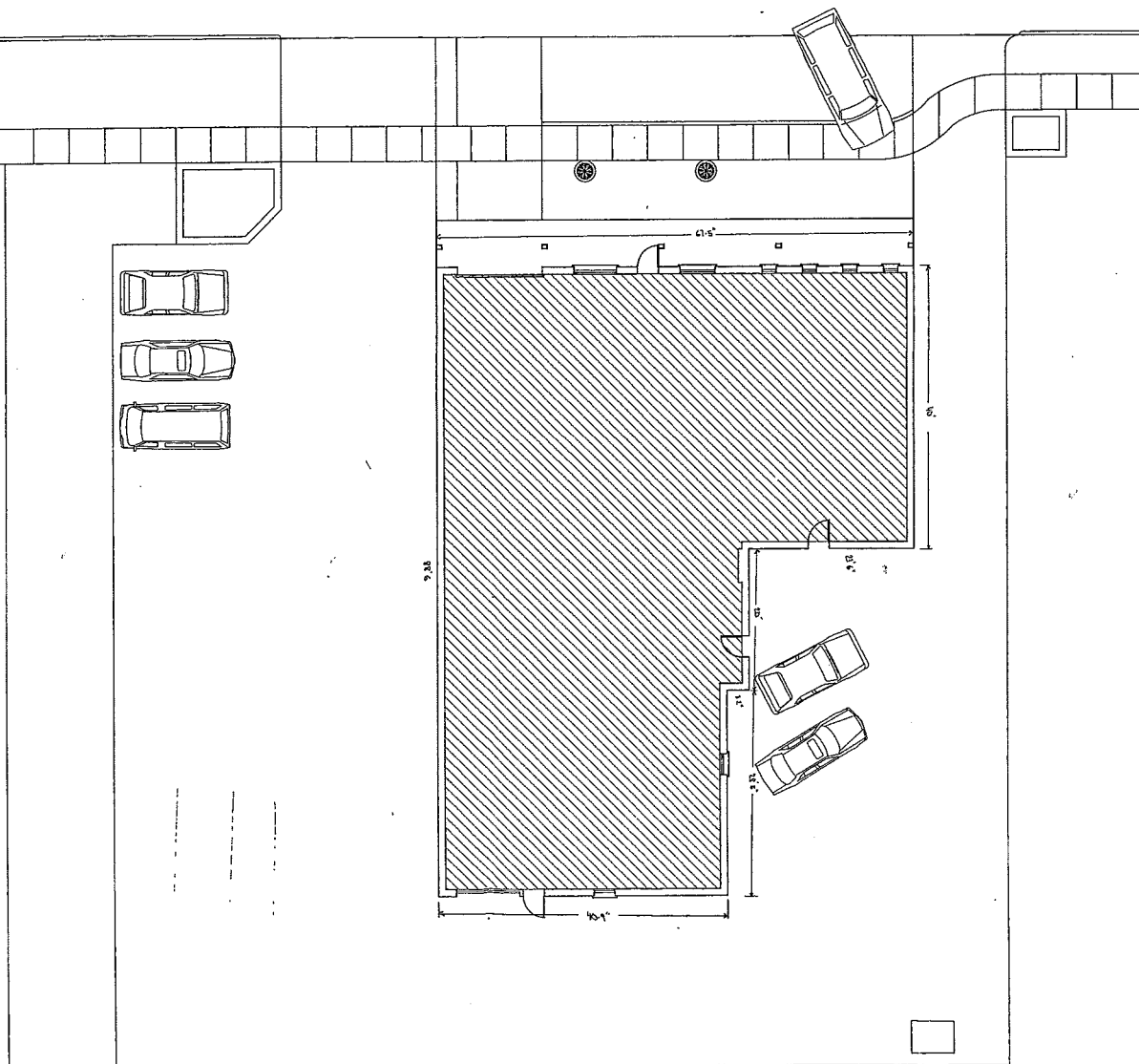
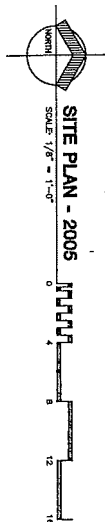
Exhibit A
“Legal Description”

OWNERS SUB LOT 92 LAKEVIEW SUB & LOT 93 WHITES PLACE ADD (EX SD)
S 23' LOT 54 & ALL LOT 55
PIN: 14-33-429-002

OWNERS SUB LOT 92 LAKEVIEW SUB & LOT 93 WHITES PLACE ADD LOT 56
PIN: 14-33-429-003

◀ NORTH CLINTON BOULEVARD

NORTH CLINTON BOULEVARD ▶



Site Plan - 2004

BBA Engineering, P.C.
1509 N. Clinton Boulevard
Bloomington, Illinois 61701-1899

NO.	DATE	REVISIONS	BY

BBA
Engineering

BBA Engineering, P.C.
Mechanical and Electrical Consulting Engineers
1509 North Clinton Boulevard
Bloomington, Illinois 61701
Phone 309/829-9458 Fax 309/829-4142
E-mail bba@bba.com

C11



Zoning View



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Notes



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Printed: 8/10/2017 10:22:52 AM



Notes

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CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE

Public Notice is hereby given that the Zoning Board of Appeals will hold a public hearing on Wednesday August 16, 2017 at 4:00 PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois to hear testimony on a petition submitted by Andy Streenz, Bill's Key and Lock Shop, requesting the following approval for a Special Use Permit to allow a key and lock shop in a R-1C, Single Family Residence District for property located at 1509 N. Clinton Blvd.

LEGAL DESCRIPTION: Owners Subdivision Lot 92 Lakeview Subdivision and Lot 93 Whites Place Addition Lot 56. PIN: 14-33-429-002

All interested persons may present their views upon such matters pertaining thereto. Said Petition and all accompanying documents are on file and available for public inspection in the Office of the City Clerk.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five (5) days before the hearing.

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

Cherry Lawson
City Clerk

Published in the Pantagraph: August 1, 2017



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

August 3, 2017

Dear Property Owner or Resident:

The Zoning Board of Appeals will hold a public hearing on Wednesday August 16, 2017 at 4:00 PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois to hear testimony on a special use petition submitted by Andy Streenz, requesting approval to allow a lock and key shop (a lesser nonconforming use) at 1509 N. Clinton Blvd (44.4-6D3). All interested persons may present their views upon such matters pertaining thereto at the public hearing. The petitioner or his/her Counsel/Agent must attend the meeting. The subject property is legally described as:

LEGAL DESCRIPTION: Owners Subdivision Lot 92 Lakeview Subdivision and Lot 93 Whites Place Addition Lot 56. PIN: 14-33-429-002

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). Communications in writing in relation thereto may be filed with the Department of Community Development, or at such hearing. In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at <http://www.cityblm.org/government/advanced-components/documents/-folder-332>. If you desire more information regarding the proposed petition or have any questions you may email me at ksimpson@cityblm.org or call me at (309) 434-2226.

Sincerely,

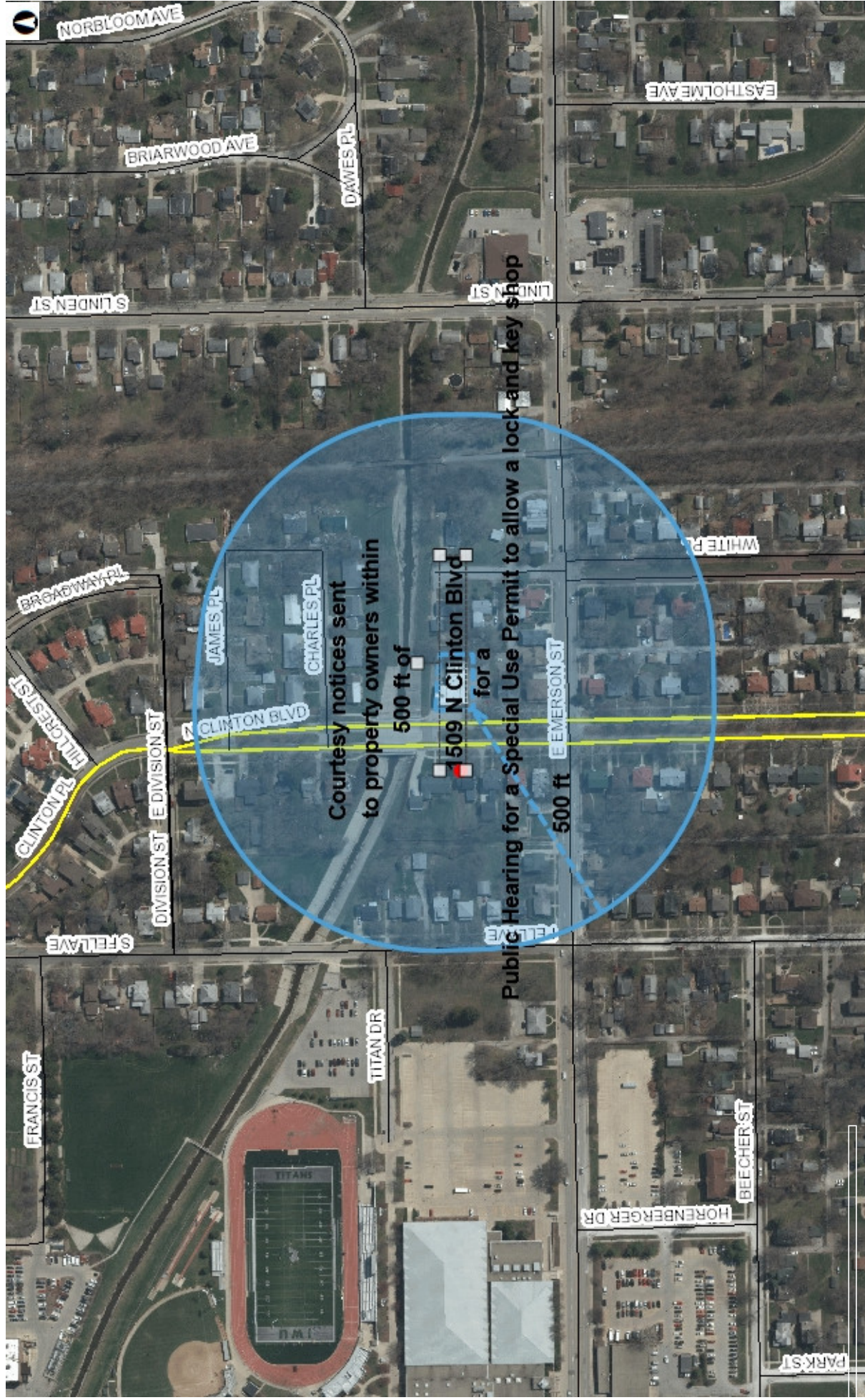
Katie Simpson
City Planner

Attachments:

Map of notified properties within 500 ft of subject property



Public Hearing Wednesday August 16, 2017





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MARY SMITH
4 CHARLES PL
BLOOMINGTON IL61701

JEAN SWEE
48 WHITES PLACE
BLOOMINGTON IL61701

MARIA ZAMUDIO
504 E EMERSON
BLOOMINGTON IL61701

BESSIE SCHENKEL
1605 FELL AVE
BLOOMINGTON IL61701

CHERIE VALENTINE
1522 N CLINTON BLVD
BLOOMINGTON IL61701

RICHARD BALDWIN
1414 N CLINTON BLVD
BLOOMINGTON IL61701

THOMAS MC NULTY
7 CHARLES PL
BLOOMINGTON IL61701

WADE ABELS
503 E EMERSON ST
BLOOMINGTON IL61701

KARIN MCDOWELL
1417 FELL AVE
BLOOMINGTON IL61701

ETC CUSTODIAN FBO BEAU GENTRY
IRA
1513 FELL AVE
BLOOMINGTON IL61701

ERIC LOTT
606 E EMERSON
BLOOMINGTON IL61701

KEVIN PRENDERGAST
501 E EMERSON
BLOOMINGTON IL61704

DARIN & ANDREAMARKERT
15927 PEBBLE BEACH RD
BLOOMINGTON IL61705

JEROME F & JILLQUINN
1413 FELL AVE
BLOOMINGTON IL61701

JUDITH STEARNS
306 E Locust St Apt 5
BLOOMINGTON IL61701

JOHN SHARP
821 16TH ST
PERU IL61354

WILLIAM & BEVERLYDORETHY
5 CHARLES PL
BLOOMINGTON IL61701

ZACHARY ZWANZIG
6 CHARLES PL
BLOOMINGTON IL61701

MARCELINE WATERS
3 CHARLES PL
BLOOMINGTON IL61701

MICHAEL COX
1415 N FELL
BLOOMINGTON IL61701

CARROLL LANE
2 BROOKSHIRE GRN
BLOOMINGTON IL61704

ROBERT MOWERY
1507 FELL AVE
BLOOMINGTON IL61701

%DAVIS, JOHN WVANDALSEN,
DOROTHY TRUST
6586 Alexander Rd
Heyworth IL61745

DUSTIN CAWLEY
1411 N CLINTON BLVD
BLOOMINGTON IL61701

LISA AUGSBURGER
6 JAMES PL
BLOOMINGTON IL61701

FREDERICK H & CAROL D MOCILAN-
KNOTHKNOTH
67 WHITES PL
BLOOMINGTON IL61701

MARC MILLER
1418 N CLINTON BLVD
BLOOMINGTON IL61701

JOHN CAPODICE
2827 CAPODICE RD
BLOOMINGTON IL61704

EUGENE & LEATHACROSIER
19085 BRENTWOOD DR
BLOOMINGTON IL61704

MATTHEW & ARYSMITH
50 WHITES PL
BLOOMINGTON IL61701



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KEVIN BOWMAN
502 E EMERSON ST
BLOOMINGTON IL61701

LEE ANN ZILLIGEN
P O BOX 71
DEWITT IL61735

Gerald Keith Brotheridge
51 Whites Pl
BLOOMINGTON IL61701

ROBERT CURRENT
507 E DIVISION ST
BLOOMINGTON IL61701

RONALD GRUBER
3281 BUTTERFLY DR
NORMAL IL61761

JONATHAN DELASHMIT
59 WHITES PL
BLOOMINGTON IL61701

BLOOMINGTON-NORMAL
RECLAMATION DISTRICT
PO BOX 3307
BLOOMINGTON IL61702

THAD & REBECCALANDIS
1505 NORTH FELL AVENUE
BLOOMINGTON IL61701

RONALDCARROLL
2 CHARLES PLACE
BLOOMINGTON IL61701

NICHOLAS HRUSKA
1509 FELL AVE
BLOOMINGTON IL61701

ERNAHARMS
19692 MALLINGHAM WAY
BLOOMINGTON IL61705

DANIEL S & JANI N HALL
1412 N CLINTON BLVD
BLOOMINGTON IL61701

HEARTS AT HOME
1509 N CLINTON
BLOOMINGTON IL61701

RICHARD & GINA FRITZ
1613 BARTON DR
NORMAL IL61761

JULIUS W AND PHOEBE C ANDERSON
1407 N CLINTON
BLOOMINGTON IL61701

MIKE & BEV BEYER BROWN
1508 N Clinton Blvd
BLOOMINGTON IL61701

BYRON RODGERS
8 James Pl
BLOOMINGTON IL61701

LORENEBUROKER
612 E FRONT ST
BLOOMINGTON IL61701

MICHAEL R & THERESA J FINLEY
1302 BELT AVE
NORMAL IL61761

ANGELAFERGUSON
4 JAMES PLACE
BLOOMINGTON IL61701

BRENDA CARTER
64 WHITE PLACE
BLOOMINGTON IL61701

AN ILLINOIS NFP CORPORATION
HEARTS AT HOME
1509 N CLINTON BLVD
BLOOMINGTON IL61701

RONALD NORAMCZYK
53 AND 53 1/2 WHITE PL
BLOOMINGTON IL61701

EUGENE DALTON
9 CHARLES PL
BLOOMINGTON IL61701

CALEB RATHBUN
1520 N CLINTON BLVD
BLOOMINGTON IL61701

PAMELA LOVELL
1503 N CLINTON
BLOOMINGTON IL61701

KELLYMAAS
1504 N CLINTON BLVD
BLOOMINGTON IL61701

PHYLLISFRITSCHLE NELSON
8 CHARLES PLACE
BLOOMINGTON IL61701

SUSAN TOFANELLI
11 CHARLES PL
BLOOMINGTON IL61701

GLENBUSH
1518 N CLINTON BLVD
BLOOMINGTON IL61701

%SOY CAPITAL AG SERVICES CARDEN
FARM
PO BOX 1607
BLOOMINGTON IL61702

SCOTT DAVIS
57 WHITES PLACE
BLOOMINGTON IL61701

LINDA & JAMES HONEGGER
1 CHARLES PL
BLOOMINGTON IL61701

MARK PICKERING
1410 N CLINTON BLVD
BLOOMINGTON IL61701

GERARD & KARLA GERAGHTY
1511 FELL AVE
BLOOMINGTON IL61701

DEBORAH MOORE
1503 FELL AVE
BLOOMINGTON IL61701

EMILY ELIZABETH MCCREADY
58 WHITES PL
BLOOMINGTON IL61701

BARBARA & STEVEN HILL BOWMAN
1417 N CLINTON BLVD
BLOOMINGTON IL61701

CHARLES MCCARTHY
1416 N CLINTON BLVD
BLOOMINGTON IL61701

SCOTT TURBETT
14326 W SMITHVILLE RD
HANNA CITY IL61536

MARY LOU MRS JOHNSON
7 JAMES PL
BLOOMINGTON IL61701

WALKER RENTALS LLC
32 PAIGE PL
BLOOMINGTON IL61704

ETHAN C & NANCY D EVANS
507 S MOORE ST
BLOOMINGTON IL61701

JEAN-CHRISTOPHE & ZSUZSANNA
FAGYALLEMENTEC
56 WHITES PL
BLOOMINGTON IL61701

ALAN LESSOFF
1415 N CLINTON BLVD
BLOOMINGTON IL61701

LAURA PHIPPS
1413 N CLINTON
BLOOMINGTON IL61704

PEGGY THOMAS
1502 N CLINTON BLVD
BLOOMINGTON IL61701

SAMUAL MCDONALD
12 JAMES PL
BLOOMINGTON IL61701

CORY SWARTZLANDER
1510 N CLINTON BLVD
BLOOMINGTON IL61701

JON D. & MARY LOU HINRICHS
1506 N Clinton
BLOOMINGTON IL61701

RODNEY WALKER
3114 FIONA WAY
BLOOMINGTON IL61704