

**DRAFT MINUTES
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**

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

Members absent: Mr. Veitengruber,

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

At 4:04PM, Ms. Simpson called the roll. With six members in attendance, a quorum was present. Mr. Butts arrived at 4:05.

PUBLIC COMMENT: None.

MINUTES: The Board reviewed the minutes from July 19, 2017. Mr. Brown motioned to approve the minutes; seconded by Ms. Meek. The Board **approved** the minutes by voice vote, 5-0.

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

Chairman Bullington introduced Case SP-03-17. Chairman Bullington swore-in the petitioner, Andy Streenze, 611 N. Lee St. Mr. Streenz explained Bill's Lock and Key is a family owned business which has operated in the area 41 years. He explained the business is interested in 1509 N. Clinton Blvd because the building is centrally located and offers more space than their existing locations. He described the hours of operation and peak hours. Mr. Streenze explained the business employs nine people and has five service vans. He described the operations of the business addressing environmental impacts, noise and traffic concerns. Mr. Streenz explained he read the staff report and has no objections to the staff recommended conditions.

Ms. Barb Bowman, 1417 N. Clinton Blvd, spoke in favor of the petition. Chairman Bullington swore-in Ms. Bowman. Ms. Bowman explained she is supportive of this business at this location.

Ms. Simpson presented the staff report and stated staff is recommending in favor of the petition but is asking for additional conditions to mitigate the impacts of the business and to bring the property closer to conformance with the zoning designation. Ms. Simpson provided photos of the subject property, an aerial view, zoning maps and pictures of the surrounding neighborhood. She explained the history of the building and described previous tenants. Ms.

Simpson described the types of businesses or similar uses allowed in the R-1C district such as a post office or day care center. Ms. Simpson presented a site plan provided by the petitioner and explained staff's analysis of the petition as related to the special use standards in 44.10-4 and explained staff's concerns regarding parking in the right-of-way. Ms. Simpson explained staff would like the Zoning Board to consider adding a condition that the petitioner remove the five parking spaces located in the parkway, restore the curb and landscape the parkway. She explained the two parcels should be combined into one parcel so parking and the business are located on the same parcel, and a fence should be added to provide screening between the homes south of the subject property and the business. Staff recommended the petitioner add an ADA accessible space to the parking lot.

Mr. Schultz asked if removing the existing parking and adding on-street parking would create congestion. Ms. Simpson explained that the business parking lot has twelve spaces and three employee spaces exist on the other side. She stated staff felt the on-site parking was adequate and eliminating the additional five spaces could reduce the possibility of using the space for a more intense commercial use.

Mr. Butts motioned to adopt the findings and staff recommendation with conditions. Ms. Harris seconded the motion. The petition to for a special use permit to allow a lock and key shop at 1509 N. Clinton Blvd was **approved** with a 6-0 vote with the following votes called: Mr. Butts—yes; Ms. Harris—yes; Ms. Meek—yes; Mr. Brown—yes; Mr. Schultz—yes; Chairman Bullington—yes.

OTHER BUSINESS:

None

NEW BUSINESS:

Chairman Bullington introduced the newest appointed member to the ZBA, Ms. Victoria Harris. Ms. Harris provided the Board with her background.

ADJOURNMENT:

Mr. Butts motioned to adjourn; seconded by Mr. Brown. Approved by voice vote. The meeting was adjourned at 4:35.

Respectfully submitted

Katie Simpson
Acting Secretary