

AGENDA
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING - 4:00 P.M.
WEDNESDAY, JULY 20 2016
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))

5. MINUTES: Consideration, review and approval of Minutes from the June 15, 2016 meeting.

6. REGULAR AGENDA

- A. SP-04-16** Consideration, review and approval of the petition submitted by Cory and Katherine Patterson for a Special Use Permit to allow a duplex in the R-1C, Single Family Residential District for the property located at 910 Summit Street (**Ward 6 and Ward 1**).

Expected Council Date: August 22, 2016

- B. Z-24-16** Consideration, review and approval of the petition submitted by Eric Corcoran for a variance to allow for fifty eight (58) parking spaces for a trampoline park in lieu of the required one hundred (100) spaces (44.7-2H.1(a)(7)). (**Ward 5**).

7. OTHER BUSINESS

8. NEW BUSINESS

9. ADJOURNMENT

DRAFT MINUTES
ZONING BOARD OF APPEALS
REGULAR MEETING
Wednesday, June 15, 2016, 4:00 P.M.
Council Chambers, City Hall
109 East Olive Street, Bloomington, Illinois

Members present: Chairman Briggs, Mr. Ireland, Mr. Bullington, Mr. Brown, Ms. Meek, Mr. Simeone, Mr. Kearney.

Members absent: None

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

Mr. Dabareiner opened the meeting at 4:00 p.m. and called the roll. With all seven members in attendance, a quorum was present.

PUBLIC COMMENT: None

The Board reviewed the minutes from March 16, 2016. There were three minor corrections. A motion to approve the minutes was made by Mr. Simeone; seconded by Mr. Bullington, and was **approved** unanimously as amended, by voice vote.

Chairman Briggs explained the meeting procedures and City staff introduced themselves. Mr. Dabareiner stated all items were properly published.

REGULAR AGENDA:

Z-20-16 Consideration, review and approval of the petition submitted by Kris Spaulding for a Variance to allow for a rear yard setback of 13 feet in lieu of the required 25 feet (44.6-40B) for the property located at 52 Yukon Circle in the R-2, Mixed Residential District.

Chairman Briggs introduced the case. Mr. Kris Spaulding, 4162 Jean Trace, unincorporated Bloomington, contractor for the property owner, was sworn in. Mr. Spaulding noted the property owner has an existing deck off the rear of the house and would like to convert it into a 3-season room but while the deck is allowed to encroach into the setback, the 3-season room is not, so a variance is needed. He added that the back of the house is exactly at the 25 foot rear yard setback, so he is requesting a reduction of the setback to 13 feet.

Mr. Bullington asked what physical characteristics are present which prevent adherence to the code; Mr. Spaulding repeated that the residence sits on the rear setback line. Mr. Bullington asked if there is a hill or a stream, or whether the land is flat; Mr. Spaulding confirmed the land is flat. Mr. Ireland asked if there was any concern with the built proximity if the property owner to the south were to extend an enclosed structure closer to the lot line; Mr. Spaulding stated that the house to the south has a 3-season room but their house sits closer to the front yard. Chairman

Briggs asked if building the 3-season room would obstruct the view of the neighboring duplex owners or impair the ability of the adjoining duplex to do the same kind of addition; Mr. Spaulding stated the homeowners association approved the proposal and added there would be three feet off the zero lot line from the adjacent duplex. Mr. Simeone asked for clarification of the distance between the proposed structure and the existing structure on the property to the south; Mr. Spaulding estimated 30 to 35 feet. Mr. Bullington asked how far the proposed structure would be from the easement in the rear yard; Mr. Spaulding estimated six or seven feet from the easement.

Mr. Kearney asked if this is the original deck and the square footage of the house; Mr. Spaulding indicated he believed it is the original deck and estimated the house to be 1,500 square feet. He confirmed Mr. Spaulding is the contractor for the proposed work.

Ms. Simpson provided the staff report. She stated staff recommends against the variance. She noted the zoning and bulk regulations associated with property, emphasizing the 25 foot rear yard setback. She showed an aerial photo of the site, highlighting the existing 12'x12' deck, and proposed 3-season room and expanded 12'x18' deck. She referred to the 3-season room on the property south of the petitioner's, explaining that given their footprint that property owner was able to legally fit the 3-season room within its buildable area, in contrast with the petitioner's. She concluded the Findings of Fact were not met and reviewed the findings.

Mr. Kearney asked if staff gave consideration to the favorable recommendation from the homeowner's association; Ms. Simpson stated it is considered, but the variance question must be addressed according to the code. Mr. Simeone stated that the second standard may take into consideration the HOA position. Mr. Bullington stated he believes the HOA should play no role because we do not know what standards they used.

Mr. Ireland pointed out that the lots to the south are just 3 feet deeper, a negligible amount. He stated his concern is, what will the neighborhood look like if others begin to add 3-seasons rooms?

Chairman Briggs requested a roll call vote on Case Z-20-16, which was **denied** by a 7-0 vote as follows: Mr. Ireland—no; Mr. Bullington—no; Mr. Simeone—no; Mr. Brown—no; Ms. Meek—no; Mr. Kearney—no; Chairman Briggs—no.

Z-21-16 Consideration, review and approval of the petition submitted by Meio Lin for a Variance to allow 8 parking spaces in lieu of the required 12 spaces (44.7-2H(4)(b)) for six multifamily dwelling units for the property located at 514 E. Douglas Street in the R-2, Mixed Residential District.

Chairman Briggs introduced the case and invited the petitioner to speak. Meiou Liu, 1408 Hanson Drive, Normal, was sworn in. Ms. Liu was seeking renovation of her property at 514 E. Douglas and was informed that she did not meet the parking requirements, but insufficient space exists for the 12 spaces required. She added just six were provided when she bought the property.

Ms. Meek asked if the petitioner could keep the three spaces near the front, along the driveway. Ms. Liu indicated she could but would rather do landscaping to make the property more attractive. Mr. Dabareiner stated that one of the three spaces is located in the front yard which is

not allowed.

Mike Denny, 229 E. Swords Drive, Edelstein, Illinois, was sworn in. Mr. Denny stated he looked at the property today and concluded that driving his large truck into the driveway, the parking up front could block the travel path.

Ms. Simpson presented the staff report, indicating staff recommends in favor of the variance. She noted the location of the property and the code requirements, which requires 12 parking spaces. The petitioner, she noted, is adding parking in the rear yard. Ms. Simpson noted the wide variety of parking approaches in the area, adding that this is an older part of the community so retrofitting sites to meet the 2-per-unit parking requirement is challenging. She believes one or two parking spaces could be maintained along the side of the building. Ms. Simpson noted that six spaces exist for the six units and no expansion plans for the apartment are proposed. She reviewed the standards.

Mr. Bullington asked, if the variance is denied would the petitioner keep the six units and the six spaces as long as the use is not expanded? Mr. Ireland added that he believed the code would not require this variance as the use is not being expanded. Mr. Dabareiner stated that the trigger for this requirement came about when a permit was pulled for improvements inside the building, but external parking arrangement violations were discovered which need to be corrected. He added that any additional parking is a welcome improvement.

Mr. Simeone stated he is in favor of the variance because they are moving from six to eight parking spaces. He asked about the landlord's offer to restrict parking SUVs on the street; Mr. Dabareiner indicated this would be difficult to enforce for the police. Chairman Briggs asked if screening is required in the rear; Ms. Simpson noted that the trigger in the code for adding screening is nine parking spaces. She reminded the ZBA that staff is recommending in favor of the eight spaces.

Chairman Briggs requested a roll call vote on Case Z-21-16, which was **approved** by a 7-0 vote as follows: Mr. Ireland—yes; Mr. Bullington—yes; Mr. Simeone—yes; Mr. Brown—yes; Ms. Meek—yes; Mr. Kearney—yes; Chairman Briggs—yes.

Z-22-16 Consideration, review and approval of the petition submitted by Stephen and Nancy Snyder for a Variance to allow for a front yard setback of 20 feet in lieu of the required 25 feet (44.6-40A) for property located at 25 Buckhurst Circle in the R-1C, Single Family Residential District.

Chairman Briggs introduced the case. Patrick Cox, 202 N. Center Street, representing the petitioner, was sworn in. Mr. Cox distributed some renderings of the proposed addition which were entered into the record. He described the proposal and noted that only a small portion of it requires the variance. He described the relationship of the front of the house with neighboring properties, stating that the property is situated on a curved lot so the typical consideration of alignment of front building facades is irrelevant as a consideration here.

Mr. Bullington asked what physical characteristics make this eligible for a variance; Mr. Cox stated that the lot size is a factor here. Chairman Briggs stated that the lot is large because two

lots were combined for this house. He asked if the easements and creek in the back forced the house forward on the lot.

Stephen Snyder, 25 Buckhurst Circle, was sworn in. Mr. Snyder stated that there is a sewer in the back yard so they had to move the house forward when it was built. He reiterated that most of the proposed front porch would not encroach into the required setback. He introduced his architect, Russell Francois.

Russell Francois, 118 W. Washington Street, was sworn in. Mr. Francois reiterated that the house is pulled forward due to the constraints in the rear yard. He stated that his analysis of the house established that the weakest part of the house is its front. He minimized the columns and roof profile to provide the porch with the least amount of encroachment and impact. Mr. Francois reiterated that the alignment with other front yards and houses is not a concern because of the curved street.

Mr. Simeone stated that the City is concerned that moving the front deck to columns could eventually lead to enclosing the front porch, but added that he did not believe that would make sense for this house and design; Mr. Francois concurred that it should not be enclosed. Mr. Bullington clarified that there is a floodplain and sewer easement in the rear of the yard, so the house had to have been pushed forward; Mr. Francois stated that if someone had anticipated the porch, the house could have been moved back on the site the required five feet. Mr. Francois spoke about the design benefits of adding the porch.

Ms. Simpson presented the staff report, which recommends against the variance. She showed an aerial photo of the site and described surrounding properties. She reviewed the proposed design and described how it would encroach into the 25 foot setback area. Ms. Simpson noted that other properties with front porches in the neighborhood were designed to meet the 25 foot setback. She reviewed the Findings of Fact and concluded that the proposed variance is not supported.

Chairman Briggs called attention to the physical constraint in the rear of the backyard which may have forced the house to be built at the front setback line. Mr. Kearney clarified that the extension of the roof is what triggered the need for a variance and that most of the proposed porch complies with the setback requirement. Mr. Kearney added that because the property is wedged into a corner with the house at an angle could provide a hardship.

Mr. Bullington concurs that the new design would improve the attractiveness of the house, but was not certain the physical characteristics of the property were especially limiting because a smaller house could have been built. Mr. Kearney reviewed the Findings of Fact and concluded a physical hardship exists. Mr. Simeone stated that “appearance” comes into play in the standards. Ms. Meek noted that the bulk of the building is offset by the fact it sits on two lots. Mr. Bullington asked whether the petitioner would agree to stipulate that the porch would not be enclosed; Mr. Snyder agreed, however no motion was made to add that condition to the variance.

Chairman Briggs requested a roll call vote on Case Z-22-16, which was **approved** by a 5-2 vote as follows: Mr. Ireland—yes; Mr. Bullington—no; Mr. Simeone—yes; Mr. Brown—no; Ms. Meek—yes; Mr. Kearney—yes; Chairman Briggs—yes.

Z-23-16 Consideration, review and approval of the petition submitted by Jack and Jean Snyder for a Variance to allow for a rear yard setback of 20 feet in lieu of the required 25 feet for the property located at 19 Barley Circle in the R-1C, Single Family Residential District.

Chairman Briggs introduced the case. Patrick Cox was sworn in and spoke on behalf of the petitioner. Mr. Cox explained the desire to add a proposed sun room and expand the existing deck. He explained how the family room opens up to an existing deck, which would need to be extended five feet into the setback to accommodate a comfortably sized sun room.

Mr. Bullington asked Mr. Cox to describe physical characteristics of the property that make adherence to the code difficult. Mr. Snyder was sworn in and explained the reasons behind the desire for a sun room at this location, admitting that there is probably not a physical hardship; he added the neighbors do not object to the expansion.

Mr. Francois was sworn in. Chairman Briggs asked what the five foot expansion accomplishes; Mr. Francois responded that the arrangement of furniture inside the proposed sun room needs 17 feet, rather than the existing 12 foot deck width. Mr. Francois stated a sun room could fit within the existing 12 foot width but doing so would make the room function must differently and less able to accommodate the desired furnishings.

Ms. Simpson presented the staff report, recommending against the variance request. She noted the setback requirements within the zoning district. She explained that decks are allowed to encroach into the required setback but enclosed structures, such as the proposed sun room, are not. Mr. Kearney clarified how a rear yard is determined on a corner lot. There was general discussion about front, rear and side yards and how those are determined; Ms. Simpson reviewed the process. She provided the Findings of Fact and stated that staff does not believe the standards are met.

Mr. Ireland clarified the dimensions of the lot and the location of the proposed sun room. Mr. Francois added that the lot has much green space; he noted that the house did not maximize its potential build-out on the site. Mr. Francois discussed the constraints associated with locating the sun room anywhere else in the rear yard, noting a much higher cost and less desirable access to it elsewhere. He reiterated that the five additional feet is necessitated by adding furniture in a convenient and functional manner, although he knew that would require a variance. There was general discussion about the changes to architecture to accommodate an aging society.

Chairman Briggs requested a roll call vote on Case Z-23-16, which was approved by a 5-2 vote as follows: Mr. Ireland—yes; Mr. Bullington—no; Mr. Simeone—no; Mr. Brown—yes; Ms. Meek—yes; Mr. Kearney—yes; Chairman Briggs—yes.

OLD BUSINESS

Chairman Briggs stated that in the spirit of a one-stop shop process, the proposed Planning and Zoning Commission should have final authority over variance requests, rather than having to send a recommendation for later consideration by Council.

NEW BUSINESS:

Mr. Ireland discussed his planned retirement from the ZBA, with one more meeting left in July. There was general discussion about term limits.

There being no further discussion or business, the Chairman adjourned the meeting.

ADJOURNMENT: 6:02PM

Respectfully,

Tom Dabareiner AICP

**CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
JULY 20 2016**

SUBJECT:	TYPE:	SUBMITTED BY:
SP-04-16 910 Summit Street	Special use to allow a two-family dwelling in the R-1C District	Katie Simpson, City Planner

REQUEST

The petitioner is seeking a special use to allow a two-family dwelling in the R-1C, High-density single family zoning district. Two-family dwellings are allowed in this district with a special use.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

Owner and Applicant: Cory and Katherine Patterson

LEGAL DESCRIPTION:

WTM-Miller Add S30'18 N ½ Lot 16 and all Lot 17; PIN: 21-09-112-004

PROPERTY INFORMATION

Existing Zoning: R-1C, High Density Single-Family Residence District
Existing Land Use: Residential
Property Size: approximately 15,460 square feet
PIN: 21-09-112-004

Surrounding Zoning and Land Uses

Zoning

North: R-1C, Single-Family Residence District
South: R-1C, Single-Family Residence District
East: R-1C, Single-Family Residence District
West: S-2, Public land and Institutions

Land Uses

North: Single family homes
South: Single family homes
East: Single and two family homes
West: Miller Park

Analysis

Submittals

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

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

4. Site visit

PROJECT DESCRIPTION

The subject site is commonly known as 910 Summit Street and is located west of Miller Park. The site exists within the R-1C High Density Single-Family Residential District. The district allows for densities of approximately 6.6 dwellings but requires a special use. Both duplexes and single family buildings are found elsewhere nearby. The existing lot is approximately 15, 460 square feet.

The property was converted to a two family residence and has existed as a duplex for decades. However, for the past few years the residence has not been registered with the City's rental program. The petitioner is a prospective buyer who would like to rent out the two duplexes. To conform to regulations of the R-1C District and be able to register the property with the City's rental program, the petitioner is requesting a special use permit to allow for a two-family dwelling use. The petitioner proposes no changes to the existing structure or lot. The property has on-site parking for four vehicles.

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 R-1C district contemplates single-family and two-family dwelling units, both of which currently exist in the neighborhood. The property previously has existed as a duplex for decades. The petitioner is seeking to establish a duplex as a special use in conformance with the R-1C District.
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 property has existed as a two-family dwelling for several decades. No noticeable change or impact will be visible to 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;** the surrounding neighborhood has both single-family and two-family structures. The property previously existed as a two-family dwelling.
4. **that adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;** utilities and drainage currently exist and will be in compliance with city code. The property has adequate parking for a duplex.

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; all ingress and egress is existing; no new access is proposed.**
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 petitioner proposes no changes to the existing structure, which has existed for decades as a two-family house. The property meets the other requirements, particularly 44.10-4, of the City's Zoning Code.

STAFF RECOMMENDATION:

Staff finds that the petition has met the Zoning Ordinance's standards required to allow a special use. Staff recommends **approval** of the requested **special use** for a duplex at 910 Summit Street in Case SP-04-16.

Respectfully submitted,

Katie Simpson, City Planner

Attachments:

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

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A

Duplexes in R2C District
910 Summit, Bloomington, IL 61701

FOR PROPERTY LOCATED AT: 910 Summit

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition requesting a Special Use Permit for a duplex in a R2C District for certain premises hereinafter described in Exhibit(s) A; and

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

WHEREAS, the Bloomington Board of Zoning Appeals, after said public hearing made findings of fact that such Special Use Permit would comply with the standards and conditions for granting such special permitted use for said premises as required by Chapter 44, Section 44.6-30 of the Bloomington, City Code, 1960; 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 a duplex in a R2C district on the premises hereinafter described in Exhibit(s) A shall be and the same is hereby approved.
2. This Ordinance shall take effect immediately upon passage and approval.

PASSED this _____ day of _____, 20____.

APPROVED this _____ day of _____, 20____.

Mayor

ATTEST:

City Clerk

Exhibit A
Legal Description for 910 Summit St.

WTM-Miller Add S30°18 N ½ Lot 16 and all Lot 17; PIN: 21-09-112-004

PETITION FOR A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT:

910 Summit, Bloomington, IL 61701

State of Illinois)
)ss.
County of McLean)

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

Now come(s)

Katherine Patterson and Cory Patterson

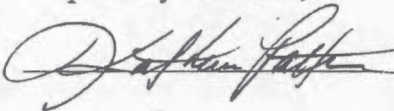
hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit(s) A, which is (are) attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents: receiver, executor (executrix); trustee, lease, or any other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises presently has a zoning classification of R1C 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 duplexes, are allowed as a special use in a R1C 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 R1C 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 R1C 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,






Parking for 4 cars is on north side of home

Front Door to #1

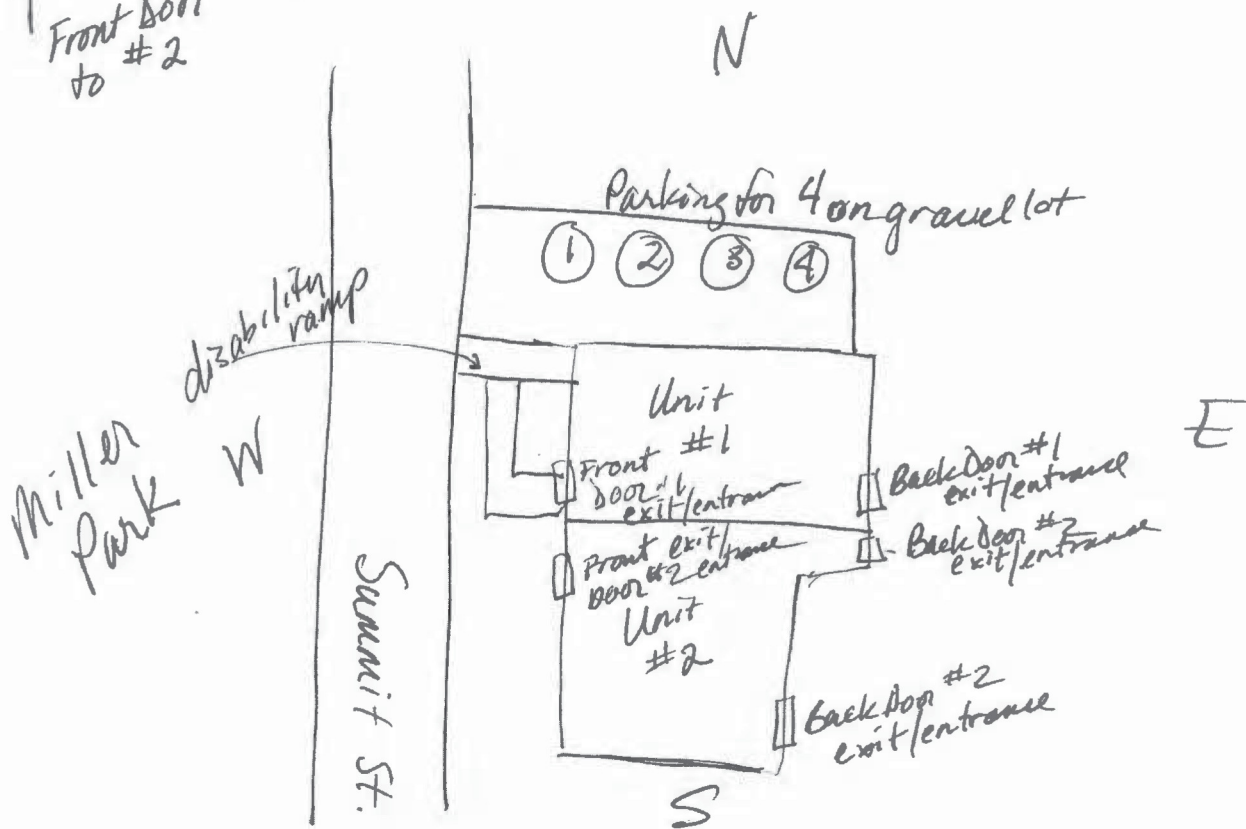
Back Door to #1

Unit 1

Unit 2

Back Door to #2

Front Door to #2





George - need a Google
Bird's eye of
910 Summit

W T M - Miller Add S 30' 18, N 1/2 16 + all 17

15, 149. square foot lot , 25 of an acre

TAX ID# 21-09-12-004 owner Standard

21 - 9 A

"A"
THOMAS
"B"
ASSESSOR'S
BLK. 1
2ND ADD
"C"
ASSESSOR'S
BLK. 12
2ND ADD
"D"
W.T.M.
SUB.
BLK. 15
"E"
W.T.M.
SUB. EAST
15
"F"
ASSESSOR'S
BLK. 1
MILLER'S
"G"
CHISHOLM
SUB.
"H"
SUB. NW
"J"
MILLER'S 2
"K"
S. MAJOR'S
ADD.
"L"
VAN
2ND SUB.





Aerial View_910 Summit Street



0 0.03 0.1 Miles

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1:1,785

Notes
Property Outlined in Blue

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Zoning Map_910 Summit Street



0 0.03 0.1 Miles By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement: <http://www.McGIS.org/License>

Notes
Property Outlined in Blue

1: 1,785

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PIN	LINE1	LINE2	LINE3
2108228064	% HAPPINESS SERIES LLC YUWADEE	18570 E 2375 NORTH RD	TOWANDA IL 617767598
2109113021	JOHNSON	45 BANDECON WAY	BLOOMINGTON IL 617048194
2109152002	ANDREW KUYKENDALL	1004 SUMMIT ST	BLOOMINGTON IL 617016557
2109154003	ANDREW REICHERT	903 LOW ST	BLOOMINGTON IL 617016587
2109152019	ANTONIO J RAMIREZ	1107 S LOW ST	BLOOMINGTON IL 61704
2109104015	BENJAMIN RYAN	801 LOW ST	BLOOMINGTON IL 617016418
2109109007	BONNIE S TWYMAN	507 W WOOD ST	BLOOMINGTON IL 617016439
2108229008	BRANDON R ANDERSON	902 S ALLIN ST	BLOOMINGTON IL 617016410
2109104013	BRENDA JONES	707 S LOW	BLOOMINGTON IL 61701
2109103010	BRENDA TYNAN	805 W WOOD ST	BLOOMINGTON IL 617016445
2109103010	BRUCE E & CARYN CLARK	810 SUMMIT ST	BLOOMINGTON IL 617016436
2109104008	CARL L NIERSTHEIMER	916 SUMMIT ST	BLOOMINGTON IL 617016556
2109112007	CAROLE CAVALLARO	P O BOX 993	MAHOMET IL 61853
2109152003	CHAMPAIGN CAPITAL LLC	905 S MASON	BLOOMINGTON IL 61701
2109113012	CHRISTINA KARAFFA	109 E OLIVE ST	BLOOMINGTON IL 61701
2108276006	CITY OF BLOOMINGTON	903 S Mason St	Bloomington IL 617016524
2109113011	CLAYTON KAUFMAN-DICKSON		
	CONNOR J & ANDREW & GRACE		
	THOMPSON		
2109116003	DAN COLLOFELLO	914 S MASON ST	BLOOMINGTON IL 617016568
2108229007	DARREL A SALZMAN	810 S ALLIN	BLOOMINGTON IL 61701
2109154004	DERICK STEWART	1959 E 2150 NORTH RD	CONGERVILLE IL 617297503
2109112016	DERRICK & KASANDRA YATES BIGLANE	1003 LOW ST	BLOOMINGTON IL 617016512
2109103007	DOMINIC M VOLPE	809 SUMMIT ST	BLOOMINGTON IL 617016435
2109113016	DONNA FINGERLE	915 S MASON ST	BLOOMINGTON IL 617016524
2109108005	DOROTHY M MILLER	420 E HOWARD ST	PONTIAC IL 617642035
2109113004	DUANE CAREY	602 W WOOD ST	BLOOMINGTON IL 61701
2109114004	EDMUND SWEENEY II	906 S Mason St	Bloomington IL 617016525
2109154001	EDWARD FISCHER	610 W MILLER	BLOOMINGTON IL 61701
2109103012	ELSIE; C/O DESIRE D KEHR	801 W WOOD ST	BLOOMINGTON IL 61701
2109112015	ELSIE; DESIRE KEHR	1508 S EAST ST	BLOOMINGTON IL 617016771
2109112001	EUGENE R SALCH	1508 S EAST ST	BLOOMINGTON IL 617016557
2109103011	EUGENE R SALCH TRUSTEE	1014 SUMMIT ST	BLOOMINGTON IL 617016557
2109103009	EUGENE R SALCH TRUSTEE	1014 SUMMIT ST	BLOOMINGTON IL 617016557
2109152001	GARY GOODWIN	1002 SUMMIT ST	BLOOMINGTON IL 617016557
2109116002	GILBERT BROCKWAY	24 INDEPENDENCE SQ	BLOOMINGTON IL 617044635
2109114001	GLADYS WILLIAMS	923 W WOOD ST	BLOOMINGTON IL 617016475

2109104010	GORDON R WILLIAMS	707 W WOOD	BLOOMINGTON IL 61701
2109112006	GREGORY S HINTON	914 SUMMIT ST	BLOOMINGTON IL 617016556
2109154005	HAROLD & DARYL DEAN MAXWELL	1004 S OAK ST	BLOOMINGTON IL 617016540
2108228057	HERMAN CHANDLER	14 MOONSTONE CT	BLOOMINGTON IL 617042328
2108228065	HERMAN CHANDLER	14 MOONSTONE CT	BLOOMINGTON IL 617042328
2109104016	JAMES H THOMAS	803 LOW ST	BLOOMINGTON IL 617016418
2109104012	JAMES HUDDLESTON	703 W WOOD ST	BLOOMINGTON IL 617016443
2109113013	JANETTE WILLIAMS	907 S MASON ST	BLOOMINGTON IL 617016524
2109103008	JENNIFER E MANGINA	811 SUMMIT	BLOOMINGTON IL 61701
2109108001	JILL MARIE CORBITT	802 S LOW	BLOOMINGTON IL 61701
2108228062	JOE SCHECK	905 S ALLIN ST	BLOOMINGTON IL 617016409
2109103005	JOHN & MELISSA OHARA	805 SUMMIT ST	BLOOMINGTON IL 617016435
2109112005	JON & MARY MOFFITT	912 SUMMIT ST	BLOOMINGTON IL 617016556
2109154002	JON G THOMS	606 W MILLER ST	BLOOMINGTON IL 617016536
2109112011	JOSE A RAMIREZ	903 LOW ST	BLOOMINGTON IL 617016587
2108228063	JOSEPH & ELIZABETH SCHECK	905 S ALLIN ST	BLOOMINGTON IL 617016409
2109112002	JOYCE GREEN	706 W WOOD ST	BLOOMINGTON IL 61701
2109152004	JUDITH STEARNS	306 E LOCUST ST APT 5	BLOOMINGTON IL 617018425
2109112003	JULIE A TURNER	906 SOUTH SUMMIT	BLOOMINGTON IL 61701
2109113020	JUNETTE ARNOLD	603 W MILLER ST	BLOOMINGTON IL 617016535
2109104007	KATHLEEN L KING	808 SUMMIT ST	BLOOMINGTON IL 617016436
2109108002	KELLY J KERFOOT	804 S LOW ST	BLOOMINGTON IL 61701
2109116001	KHYRSTIN LOREE	910 S MASON ST	BLOOMINGTON IL 617012823
2108229006	MARIO HART	808-8081/2 S ALLIN ST	BLOOMINGTON IL 617016408
2109112019	MARJORIE STONE	1009 S LOW ST	BLOOMINGTON IL 61701
2109108006	MARY FABICH	807 S MASON	BLOOMINGTON IL 61701
2109113008	MARY M AHLERS	910 LOW ST	BLOOMINGTON IL 617016511
2109112012	MATTHEW J WESTENDORF	905 S LOW	BLOOMINGTON IL 61701
2108229009	MICAH KUCHAN	904 S ALLIN ST	BLOOMINGTON IL 617016410
2108229010	MICHAEL & JILLIAN UNGER WILLE	807 W WOOD	BLOOMINGTON IL 61701
2109114005	MICHAEL & RACHEL COFER	908 S MASON ST	BLOOMINGTON IL 617016525
2109113007	MICHAEL DOUD	908 LOW ST	BLOOMINGTON IL 617016511
2108228061	MID CENTRAL COMMUNITY ACTION	1301 W WASHINGTON	BLOOMINGTON IL 61701
2109113005	NICOLE VESELAK	904 LOW ST	BLOOMINGTON IL 617016511
2109152018	P DOUGLAS WILSON	1105 SOUTH LOW ST	BLOOMINGTON IL 61701
2109113002	PATRICK BIDDLE	606 W WOOD ST	BLOOMINGTON IL 617016442
2109104017	PAUL EVANS	701 W WOOD ST	BLOOMINGTON IL 617016443

2109112008	PAUL M & KAY A SHIPMAN SWIECH	918 SUMMIT ST	BLOOMINGTON IL 617016556
2109108007	PHYLLIS WALLACE	809 S MASON ST	BLOOMINGTON IL 617016429
2109112004	RAYMOND STANDERT	910 SUMMIT ST	BLOOMINGTON IL 617016556
2109108004	ROBERT & MARILYN HUMPHREYS	605 W WOOD ST	BLOOMINGTON IL 61701
2109112020	ROBERT A FRINK	907 S LOW	BLOOMINGTON IL 61701
2109112017	ROBERT S & KATHLEEN A KRONES	1005 S LOW	BLOOMINGTON IL 61701
2109113019	ROBIN HOUCHIN	605 W MILLER ST	BLOOMINGTON IL 617016535
2109104011	ROBYN SMITH	705 W WOOD ST	BLOOMINGTON IL 617016443
2109103006	ROCCO BADENHORST	807 S SUMMIT ST	BLOOMINGTON IL 61701
2109105003	RODNEY HERRELL	707 W ELM ST	BLOOMINGTON IL 617016415
2109113003	RONALD J & LINDA STEWART	604 W WOOD ST	BLOOMINGTON IL 617016442
2109104014	ROZANNE C & RICKARDO A RAMIREZ	PO BOX 3334	BLOOMINGTON IL 617023334
2109112010	RUDY RAMIREZ	702 W WOOD ST	BLOOMINGTON IL 617016466
2109108003	SETH MATTHEW GORDEN	607 W Wood St	Bloomington IL 617016441
2109108008	STANLEY RAY FEEZOR	811 S MASON ST	BLOOMINGTON IL 617016429
2109104009	STEPHANIE D UZUETA	812 S SUMMIT	BLOOMINGTON IL 61701
2109113001	STEVEN R GENTES	2112 TROPICANA DR	SUWANEE GA 300242609
2109114002	STEVEN RUTHERFORD	506 W WOOD ST	BLOOMINGTON IL 617016440
2109113006	SUE M WILKINS	906 S LOW	BLOOMINGTON IL 61701
2109152017	TABITHA JOHNSON	1101 LOW ST	BLOOMINGTON IL 617016514
2109112018	THOMAS R & CAROL J MARSHALL	1007 LOW ST	BLOOMINGTON IL 617016512
2109116006	TIMOTHY C SAMUELSON	236 LOCUST ST	MINONK IL 617601512
2109112009	TIMOTHY D STONE	920 S SUMMIT	BLOOMINGTON IL 61701
2109113014	TROY BOWMAN	909 S MASON	BLOOMINGTON IL 61701



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

June 22, 2016

Dear Property Owner or Resident:

The City of Bloomington Zoning Board of Appeals will hold a public hearing on **Wednesday, July 20, 2016 at 4:00 p.m. in the City Council Chambers, City Hall, 109 E. Olive Street, Bloomington, Illinois** for a petition submitted by Cory and Katherine Patterson for the approval a Special Use Permit for property located at 910 Summit Street to allow for a duplex in the R-1C, Single Family Residential District. The petitioner or his/her Counsel/Agent must attend the meeting and the subject property is described as follows:

Legal Description:

WTM-Miller Add S30'18 N ½ 16 and all 17; PIN: 21-09-112-004

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to map on back). All interested persons may present their views upon matters pertaining to the requested variance during the public 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 hearing's agenda will be available at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may call me at (309) 434-2226 or email me at ksimpson@cityblm.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Katie Simpson", written over a horizontal line.

Katie Simpson
City Planner

Attachment

Location Map with 500 foot notification buffer for 910 Summit St.



Notice of a Public Hearing for a Special Use Permit to allow a duplex at 910 Summit Street



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0 0.08 0.2 Miles

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Notes

Zoning Board of Appeals
Wednesday, July 20, 2016 at 4:00 pm
109 E Olive Street, Bloomington

Printed: 6/22/2016 11:13:02 AM

**CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
JULY 20, 2016**

SUBJECT:	TYPE:	SUBMITTED BY:
Z-24-16 1702 GE Road	A variance to allow for fifty eight (58) parking spaces for a trampoline park in lieu of the required one hundred (100) spaces (44.7-2H.1(a)(7)).	Katie Simpson City Planner

REQUEST

The petitioner is seeking a variance to allow for fifty eight (58) parking spaces for a trampoline park in lieu of the required one hundred (100) spaces (44.7-2H.1(a)(7)) for the property at 1702 GE Road.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

Owner and Applicant: Eric Corcoran

PROPERTY INFORMATION

Existing Zoning: M-1, Restricted Manufacturing District
 Existing Land Use: Former warehouse/distribution, proposed indoor trampoline park.
 Property Size: Approximately 4.56 acres
 Unit Size: 20,000 square feet
 PIN: 14-26-451-024

Surrounding Zoning and Land Uses

Zoning

North: M-1, Restricted Manufacturing District
 South: M-1, Restricted Manufacturing District
 East: S-2, Public Land and Institutions
 West: M-1, Restricted Manufacturing District

Land Uses

North: Detention Basin
 South: Former GE Plant
 East: GE Park
 West: Warehouses/Distribution

Analysis

Submittals

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

1. Application for Variation
2. Site Plan

- 3. Aerial photographs
- 4. Site visit

PROJECT DESCRIPTION

The property located at 1702 GE Road is zoned M-1, Restricted Manufacturing District and has been used for warehouse storage and distribution. The petitioner proposes to convert 20,000 square feet of two units into an Altitude indoor trampoline park. Altitude is headquartered in Texas and has a number of parks throughout the country; some have been built from the ground up while others repurposed existing buildings.

The zoning code recognizes a gymnasium/recreational center as a permitted use in the M-1 District. Under Section 44.7-2H1(a)(7), one (1) parking space per two-hundred (200) square feet of gross floor area is required. The property would be required to have 100 spaces. The space currently has eight (8) parking spaces. The petitioner has an agreement with the landlord to add additional parking and proposes to add fifty (50) new spaces to the front of the building. Additionally, the petitioner will add a berm and trees along the front of the property to function as screening and meet the landscaping requirements triggered by the new addition of pavement. Detention is already provided for this site.

The following is a summary of the requested variations:

Applicable Code Sections:

Section 44.7-2H1(a)(7)

Type of Variance	Request	Required	Variance
Other Amusement & Recreation Uses	58	100	42 space decrease

Analysis

Variations from Zoning Ordinance

Staff’s findings of fact are presented below. It is incumbent on each Zoning Board of Appeals member to interpret and judge the case based on the evidence presented and each of the Findings of Fact.

FINDINGS OF FACT

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

That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult; and Parking requirements for warehouse and storage uses are less restrictive than for a gymnasium. When the property was developed it was developed for storage. The parcel is not large enough to accommodate one hundred (100) spaces. The petitioner proposes to add 58 and has provided research from other Altitude parks of a similar size showing 58 parking spaces to be sufficient. The petitioner also looked at creating a shared property agreement with neighboring property owners and tenants but, ultimately, this was not feasible for all parties. The standard is met.

That the variances would be the minimum action necessary to afford relief to the applicant; and the petitioner looked at creating a shared property agreement with neighboring property owners and tenants but, ultimately, this was not feasible for all parties. The variance is the minimum action necessary. The standard is met.

That the special conditions and circumstances were not created by any action of the applicant; and Parking requirements for warehouse and storage uses are less restrictive than for a gymnasium. When the property was developed it was developed for storage. The parcel is not large enough to accommodate one hundred (100) spaces.

That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; and Trampoline Park is a new use not contemplated in the existing zoning ordinance. Research from other similar parks shows the codes' requirement of 100 spaces to be too restrictive. The standard is met.

That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties. The petitioner proposes to add additional bike parking for users that may be traveling via the constitution trail. The number of spaces required by the code would increase the amount of traffic on-site and could also potentially limit development of neighboring properties and tenants. The petitioner proposes to provide adequate landscaping and screening. The standard is met.

STAFF RECOMMENDATION:

Staff finds that the petition has met the Zoning Ordinance's standards required to allow a variance. Staff recommends **approval** of the requested variance in Case Z-24-16

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

- Variance Application
- Petitioner Statement of Findings of Fact
- Site Plan
- Legal Description
- Location Map and Aerial Map
- Zoning Map
- List of notified property owners within a 500 ft radius of property

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: 1702 GE ROAD, SUITE #4

Site Address: BLOOMINGTON, IL. 61704

Petitioner: ERIC J. CONCORAN Phone: (309) 838-5895

Petitioner's Email Address: bleed4blue@aol.com

Petitioner's Mailing Address Street: 212 PHEASANT LN.

City, State, Zip Code: HUDSON, IL. 61748

Contractual interest in the property X yes no

Signature of Applicant Eric Concoran

Brief Project Description:

LEASE SOUTH EAST UNIT OF 1702 GE ROAD FOR USE AS AN ALTITUDE TRAMPOLINE PARK. 20,000 SQUARE FOOT UNIT WAS LEASED WITH LANDLORD IN AGREEMENT TO ADD ADDITIONAL PARKING.

Code Requirements Involved: CITY OF BLOOMINGTON IS CONSIDERING THE USE AS ASSEMBLY. THIS WOULD REQUIRE 100 PARKING SPACES. THESE SPACES ARE ABOVE THE REQUIREMENT OF THE FRANCHISOR OF 58 PARKING SPACES. THE 58 SPACE REQUIREMENT BY THE FRANCHISOR DOES NOT INCLUDE ACCESS TO THE CONSTITUTION TRAIL AS PART OF THEIR CALCULATIONS

Variances(s) Requested: A VARIANCE FOR THE REDUCTION OF REQUIRED PARKING TO 58 SPACES INCLUDING HANDICAP SPACES. ASSEMBLY USE IS THE BEST USE WITHIN CODE, HOWEVER IT CREATES A BURDEN OF EXCESS PARKING AS SHOWN BY FRANCHISOR.

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.

PLEASE REFER TO ATTACHED SITE PLAN SHOWING SIZE, LAYOUT AND DIMENSION OF RECOMMENDED PARKING FOR THE 1702 GE ROAD AND FOR 5650 KROGER DR. IN FORT WORTH, TX. 76244 FOR ALTITUDE PARKS.

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

PROPERTY WAS DESIGNED AND PERMITTED FOR M1 USES. ONLY AREA AVAILABLE FOR ADDITIONAL PARKING IS THE GREEN SPACE BETWEEN GE ROAD AND THE UNIT.

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

ALTITUDE HAS TRIED TO LEASE ADDITIONAL PARKING FROM NEIGHBORING PARCELS. NONE HAVE THE ABILITY TO LEASE TO ALTITUDE AT THIS TIME. PARTIES CONTACTED: A) MECH. DEVICES/GE PROPERTY - NO INTEREST B) BLOOMINGTON BENEVOLENT POLICE ORGANIZATION - ERIK YAMAN NOT ABLE TO C) BARKER HONDA - NOT INTERESTED & NOT ABLE.

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

A TRAMPOLINE PARK IS NOT EASILY FIT IN EXISTING CODE. NO CURRENT EXAMPLES EXIST IN BLOOMINGTON. DUE TO CEILING HEIGHTS, ALTITUDE CORPORATE TRADITIONALLY APPROVES WAREHOUSE AND BIG BOX RETAIL LOCATIONS FOR FRANCHISEE. WHILE ASSEMBLY USE IS THE BEST FIT FOR ALTITUDE IN BLOOMINGTON'S CODE, IT DOES CREATE A BURDEN OF REQUIRING ADDITIONAL PARKING ABOVE WHAT IS REQUIRED BY ALTITUDE CORPORATE.

4. That the granting of the variance requested will not give the applicant any special privilege that is denied to others by the Code; and

NO OTHER TRAMPOLINE PARKS EXIST IN BLOOMINGTON. SIMILAR USES HAVE SET PRECEDENCE (EVERGREEN REQUEST CLUB, 4101 WICKER ROAD TENNIS COURTS). WHILE NEITHER OF THESE ARE TRAMPOLINE PARKS, THEY WERE IN A SAME SITUATION OF NEEDING A REDUCTION IN PARKING REQUIREMENTS DUE TO BEING ASSEMBLY USE.

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.

REQUESTED VARIANCE WILL NOT IMPACT ANY ADJOINING PARCELS IMMEDIATE OR IN THE FUTURE.

ALTITUDE CORPORATE PROVIDED MINIMUM THRESHOLDS OF PARKING EXIST TO MITIGATE ECONOMIC AND PUBLIC SAFETY CONCERNS. PROPOSED VARIANCE HAS BEEN APPROVED BY ALTITUDE CORPORATE.



C-2.0 F

Altitude Trampoline Park
Fort Worth, TX

ALTITUDE PARKING

KROGER DRIVE

ENTRANCE
TO
ALTITUDE

ALTITUDE TRAMPOLINE PARK
AREA OF REMODEL

FULLY SPRINKLERED BUILDING

EXISTING
OFFICE/WAREHOUSE

PROVIDE
HANDICAPPED
STAIRS AND
PROVIDE
TWO
HANDICAPPED
SIGN AS
SHOWN ON AS

EXISTING STEP PLAN WITH NEW PARKING LOT STRIPS

ON BASES
PAVING AREA
RESERVED
EXISTING
PARKING
SPACES AND
ACCESS
TO BASES
SPACES

PARK VISTA CIRCLE
(PROPOSED)

EXISTING PARKING
FOR WAREHOUSE/OFFICE

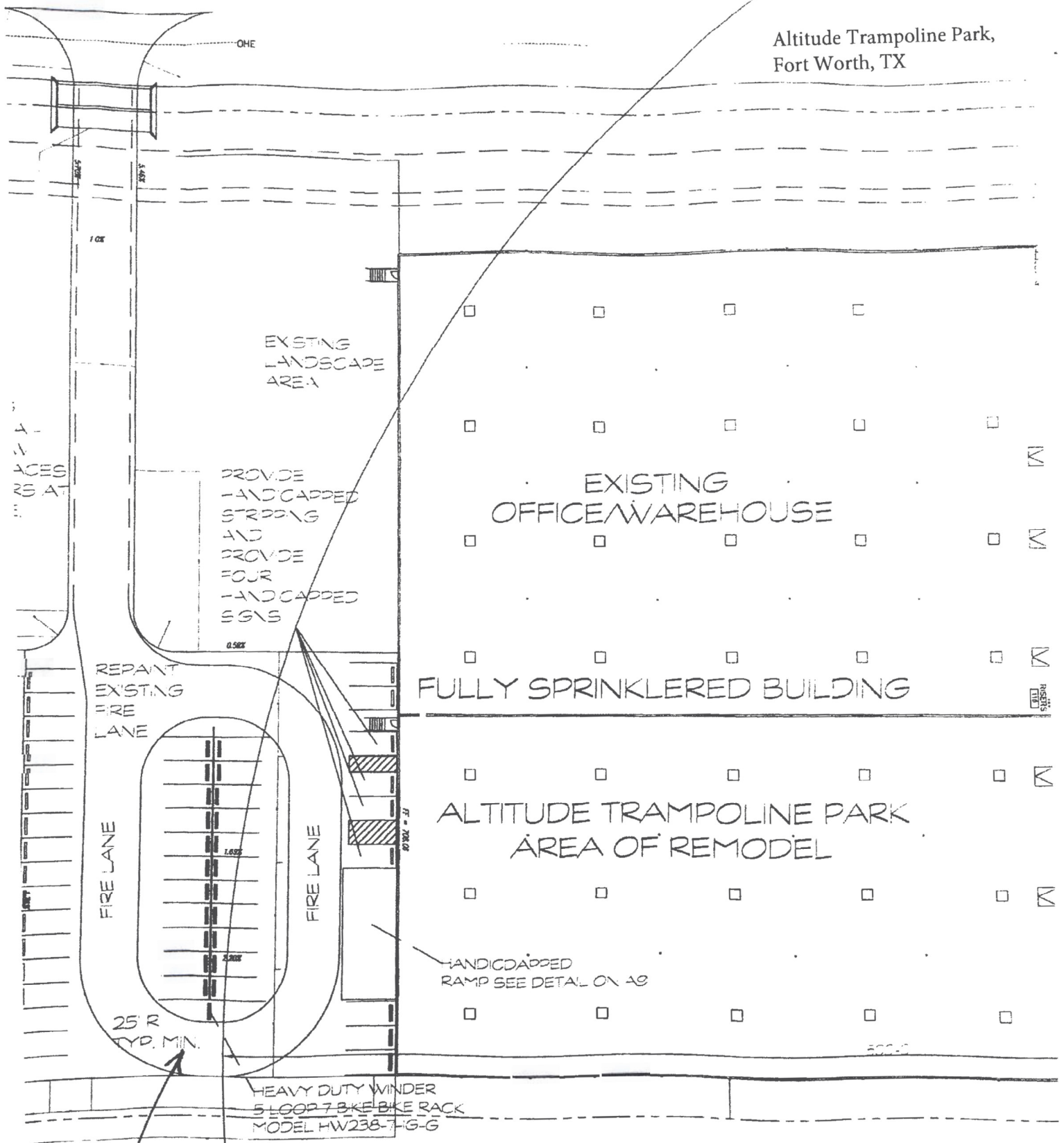


A2

SP&S
SCALE 1" = 40'-0"
DATE 12/15/10
PROJECT NO. 10456
SHEET NO. 10456

A 34,000 RSF. REMODEL
FOR ALTITUDE TRAMPOLINE PARK

Altitude Trampoline Park,
Fort Worth, TX



ALTITUDE TRAMPOLINE PARK
5650 KROGER DR.
FORT WORTH, TX. 76244

Legal Description
1702 GE Road

RESURVEY OF LOT 4 SHIRK SURVEY LOT 6 (EX W359.4') & PT W1/2 SE 26-24-2E &
W1/2 NE 35-24-2E LYG S OF LOT 6 IN RESURVEY OF LOT 4 SHIRK SURVEY & LYG E
OF OL A SUGAR CREEK SUB 1ST ADD & LYG N GE RD (EX W359.4')

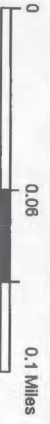


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CO

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SAINT LOUIS MO 631666149

DALE & MARY LEMAN

21 MONARCH DRIVE

BLOOMINGTON IL 61704

JAMES O'DONNELL

% SPRING RIDGE HOMEOWNER ASSOC

27 ARBOR CT

BLOOMINGTON IL 61704

SUNRISE LLC GE RD

PO BOX 1549

BLOOMINGTON IL 617021549

BEER NUTS INC GE RD

PO BOX 1549

BLOOMINGTON IL 617021549

DAVID & JEAN STUMPF

19 MONARCH DRIVE

BLOOMINGTON IL 61704

JOHN WROAN

17 MONARCH DR

BLOOMINGTON IL 617049092

THE THREE M'S LLC

1602 GENERAL ELECTRIC ROAD

BLOOMINGTON IL 61704

COUNTRY LIFE INSURANCE CO

1701 TOWANDA AVE

BLOOMINGTON IL 617012090

GENERAL ELECTRIC COMPANY

PROP TAX DEPT PO BOX 4900

SCOTTSDALE AZ 852614900

POLICEMANS BENEVOLENT AND
PROTECTIVE ASSOCIATION

PO BOX 754

BLOOMINGTON IL 617020754

TIEHACK DEVELOPMENT T CIRC

PO BOX 1549

BLOOMINGTON IL 617021549

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

June 28, 2016

Dear Property Owner or Resident:

The City of Bloomington Zoning Board of Appeals will hold a public hearing on **Wednesday, July 20, 2016 at 4:00 p.m. in the City Council Chambers, City Hall, 109 E. Olive Street, Bloomington, Illinois** for a petition submitted by Eric Corcoran for the approval of a variance from Chapter 44 of the City's Code on property located at 1702 GE Road to allow for fifty eight (58) parking spaces for a trampoline park in lieu of the required one hundred (100) spaces (44.7-2H.1(a)(7)). The petitioner or his/her Counsel/Agent must attend the meeting and the subject property is legally described as follows

Legal Description:

RESURVEY OF LOT 4 SHIRK SURVEY LOT 6 (EX W359.4') & PT W1/2 SE 26-24-2E & W1/2 NE 35-24-2E LYG S OF LOT 6 IN RESURVEY OF LOT 4 SHIRK SURVEY & LYG E OF OL A SUGAR CREEK SUB 1ST ADD & LYG N GE RD (EX W359.4')

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to map on back). All interested persons may present their views upon matters pertaining to the requested variance during the public 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 hearing's agenda will be available at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may call me at (309) 434-2226 or email me at ksimpson@cityblm.org.

Sincerely,

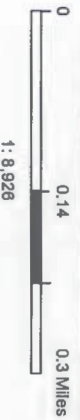
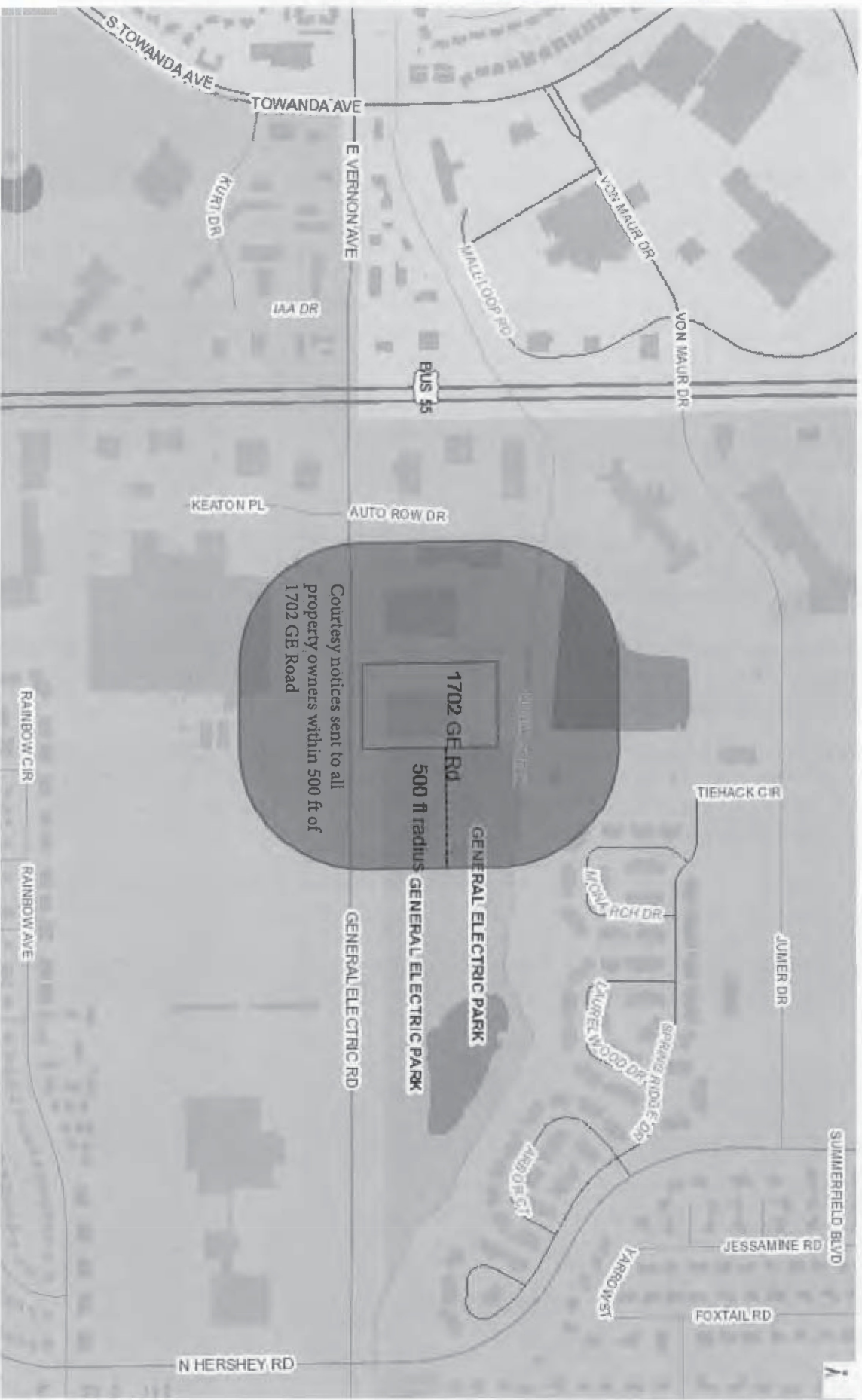
A handwritten signature in black ink, appearing to read "Katie Simpson", written over a horizontal line.

Katie Simpson
City Planner

Attachment
Location Map with 500 foot notification buffer for 1702 GE Road



Public Hearing for a Variance Request to allow 58 parking spaces for a trampoline park at 1702 GE Road



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Notes

Zoning Board of Appeals
Wednesday July 20, 2016
109 E Olive Street, Bloomington IL 61704