



BOARD OF ZONING APPEALS - REGULAR SESSION
GOVERNMENT CENTER BOARDROOM, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, JULY 19, 2023, 4:00 PM

1. Call to Order

2. Roll Call

3. Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting.

4. Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

- A. Review and approval of the minutes of the June 21, 2023, regular meeting of the Bloomington Zoning Board of Appeals. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Session

- A. SP-18-23 - Public hearing, review, and action on a request submitted by Chelsea Smith, for approval of a **Special Use Permit for Chicken-Keeping** for the property located at 1004 Durham Drive (PIN: 21-12-209-015). (Recommended Motion: Motion to establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend **approval** of the request with no conditions.)
- B. V-09-23 - Public hearing, review, and action on a request submitted by Kris Spaulding, representing owner Michael Wiese, for approval of a **Variance** to allow a reduced Rear Yard setback in the R-1C (Single-Family Residence) District for the property located at 18 Pembroke Circle (PIN: 21-12-152-014). (Recommended Motion: Motion to establish findings of fact that all standards for approval of a Variance are met, and to **approve** of the request.)
- C. SP-17-23 - Public hearing, review, and action on a request submitted by William Bentley, for approval of a **Special Use Permit** for a Vehicle Repair & Service Use, in the B-1 (General Commercial) District for the property located at 1508 S. East Street (PIN: 21-09-339-015). (Recommended Motion: Motion to establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend **approval** of the request with no conditions.)

- D. SP-16-23 - Public hearing, review, and action on a request submitted by Nita Patel, for approval of a **Special Use Permit** for a Live/Work Unit, in the B-1 (General Commercial) District for the property located at 806 S. Eldorado Road (PIN: 21-11-251-032). (Recommended Motion: Motion to establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend **approval** of the request with no conditions.)
- E. V-08-23 - Public hearing, review, and action on a request submitted by Michael Watson, representing owner Luke Hermes, for approval of a **Variance** to allow a reduced side yard setback in the R-1A (Single-Family Residence) District for the property located at 1406 E. Washington Street (PIN: 21-03-426-003). (Recommended Motion: Motion to establish findings of fact that all standards for approval of a Variance are met, and to **approve** the request.)
- F. V-10-23 - Public hearing, review, and action on a request submitted by Evergreen Racquet Club for approval of a **Variance** to allow reduced minimum off-street parking requirements in the P-3 (Airport) District, for the property located at 3203 E. Washington Street (PIN: 21-01-326-003). (Recommended Motion: Motion to establish findings of fact that all standards for approval of a Variance are met, and to **approve** of the request.)
- G. SP-19-23 - Public hearing, review, and action on a request submitted by Bloomington 77 Developments, LLC, for approval of a **Special Use Permit** for Multiple-Family Dwellings in the M-1 (Restricted Manufacturing) District for the property generally located north of W. Market Street (State Route 9), near the eastern termination of Old Peoria Road, consisting of approximately 77 acres (PIN: 13-36-326-002). (Recommended Motion: Motion to establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend **approval** of the request with no conditions.)

6. New Business

7. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.



REGULAR AGENDA ITEM NO. 4.A.

FOR BOARD OF ZONING APPEALS: July 19, 2023

WARD IMPACTED: City-Wide Impact

SUBJECT: Review and approval of the minutes of the June 21, 2023, regular meeting of the Bloomington Zoning Board of Appeals.

RECOMMENDED MOTION: Motion to accept the minutes, as presented.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1c. Engaged residents that are well informed and involved in an open governance process

BACKGROUND: N/A

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham

ATTACHMENTS:

[ZBA Minutes - 2023-06-21 DRAFT](#)



**DRAFT
MINUTES**

**BOARD OF ZONING APPEALS - REGULAR SESSION
WEDNESDAY, JUNE 21, 2023, 4:00 PM**

The Board of Zoning Appeals convened in regular session at 4:02 PM, June 21, 2023. Chair Michael Straza called the meeting to order.

Roll Call

Attendee Name	Title	Status
Terry Ballantini	Vice Board Chair	Present
Michael Straza	Board Chair	Present
Tim Foley	Board Member	Present
Ross Webb	Board Member	Present
Nikki Williams	Board Member	Present
Victoria Harris	Board Member	Absent
Zachary Zwaga	Board Member	Present

Staff members in attendance included: Jon Branham, City Planner; Alissa Pemberton, City Planner; George Boyle, Assistant Corporation Council; Jordan Buffington, Planning Intern.

Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting.

Chair Straza opened the floor for public comment, reminding attendees that public comment is typically reserved for items not on the regular agenda. There was no in-person public comment.

Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

Vice Board Chair Ballantini made a motion, seconded by Board Member Foley, to approve the consent agenda as presented.

Jon Branham, Staff Liaison, directed the clerk to call roll:

AYES: Vice Board Chair Ballantini; Board Chair Straza; Board Member Foley; Board Member Webb; Board Member Williams; Board Member Zwaga.

Motion carried (viva voce).

Item 4.A. Review and approval of the minutes of the May 17, 2023, regular meeting of the Bloomington Zoning Board of Appeals.

Regular Session

The following item was presented:

Item 5.A. SP-14-23 - Public hearing, review, and action on a request submitted by Michael Buragas, for approval of a Special Use Permit for Chicken-Keeping for the property located at 1303 E. Washington Street (PIN: 21-03-405-008).

Mr. Branham presented the staff report and background on the request, with a recommendation for approval. He noted key property conditions, including the partially screened rear yard.

Chair Straza opened the public hearing.

Michael Buragas (1303 E. Washington Street) provided further background on the request. He stated his family would like to keep chickens for eggs. He stated his children had recently completed an egg project at school.

Commissioner Ballantini inquired whether the Applicant had reached out to neighbors and where the food would be located. Mr. Buragas stated he spoke to his neighbors, and they were in favor of the proposal. He noted the food would be stored in the garage.

Chair Straza closed the public hearing.

Board Member Williams made a motion, seconded by Commissioner Webb to establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend approval of the request to Council, with no conditions.

Jon Branham, Staff Liaison, directed the clerk to call roll:

AYES: Vice Board Chair Ballantini; Board Chair Straza; Board Member Foley; Board Member Webb; Board Member Williams; Board Member Zwaga.

Motion passed.

Mr. Branham indicated the case would proceed to the July 24th City Council meeting.

The following item was presented:

Item 5.B. SP-15-23 - Public hearing, review, and action on a request submitted by Cecily Exner, for approval of a Special Use Permit for Chicken-Keeping for the property located at 1 Breckenwood Court (PIN: 22-07-303-001).

Mr. Branham presented the staff report and background on the request, with a recommendation for approval. He noted key property conditions, including details of the proposed coop location.

Cecily Exner (1 Breckenwood Court) provided further background on the request. She stated her family would like to keep chickens for eggs. She stated she had been an advocate of chicken-keeping in the City for several years.

Commissioner Ballantini inquired whether the Applicant was aware of all the requirements. Ms. Exner stated she was aware of the requirements. She stated the coop had wheels so it could be easily moved but would be secured to the ground. She indicated support from neighbors and that the food would be stored in the garage.

Commissioner Webb inquired whether the Applicant had reached out to the neighbor directly behind the property. Ms. Exner stated she had, and that they would be coming over with their children to see them when they obtained the chickens.

Chair Straza closed the public hearing.

Board Member Zwaga made a motion, seconded by Vice Chair Ballatini to establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend approval of the request to Council, with no conditions.

Jon Branham, Staff Liaison, directed the clerk to call roll:

AYES: Vice Board Chair Ballantini; Board Chair Straza; Board Member Foley; Board Member Webb; Board Member Williams; Board Member Zwaga.

Motion passed.

Mr. Branham indicated the case would proceed to the July 24th City Council meeting.

The following item was presented:

Item 5.C. **SP-12-23** - Public hearing, review, and action on a request submitted by FMB Holdings, Inc., for approval of a **Special Use Permit** for a Parking Lot in the B-1 (General Commercial) District for the property located at 302-304 Greenwood Avenue (PIN: 21-17-327-002).

Chair Straza noted the item had been withdrawn by the applicant.

The following item was presented:

Item 5.D. **SP-07-23** - Public hearing, review, and action on a request submitted by Auto House of Bloomington, for approval of a **Special Use Permit** for Vehicle Repair & Service in the B-1 (General Commercial) District for the property located at 10 Currency Drive (PIN: 21-15-105-002).

Chair Straza noted the item had been withdrawn by the applicant.

The following item was presented:

Item 5.E. **V-07-23** - Public hearing, review, and action on a request submitted by William Galloway, for approval of a **Variance** to increase the allowable fence height in the Front Yard from four feet to six feet, in the R-1B (Single-Family Residence) District for the property located at 301 Country Lane (PIN: 21-02-453-025).

Mr. Branham presented the staff report and background on the request, with a recommendation for approval. He noted key property conditions, including adjacent uses and the general character of the area.

Chair Straza opened the public hearing.

William Galloway (301 Country Lane) provided additional background on the proposal. He stated the primary reason for the request was to increase privacy.

Commissioner Webb inquired about any impact to vehicles turning near the corner of the property. Mr. Galloway stated there would not be an impact as the location of the proposed fence would be away from the intersection.

Chair Straza closed the public hearing.

Board Member Webb made a motion, seconded by Board Member Williams, to establish findings of fact that all standards for approval of a Variance are met, and to approve the request as presented.

Jon Branham, Staff Liaison, directed the clerk to call roll:

AYES: Vice Board Chair Ballantini; Board Chair Straza; Board Member Foley; Board Member Webb; Board Member Williams; Board Member Zwaga.

Motion passed.

The following item was presented:

Item 5.F. V-06-23 - Public hearing, review, and action on a request submitted by Liliana Taimoorazi for approval of a Variance to allow a reduced Front Yard setback in the R-2 (Mixed Residence) District for the property located at 23 Rock Garden Court (PIN: 21-12-231-026).

Mr. Branham noted the case had been continued from the last meeting. He stated the applicant was not currently present and he had received a message during the meeting that the applicant would be withdrawing the case.

The Commission discussed procedural issues.

Vice Board Chair Ballantini made a motion, seconded by Board Member Zwaga, to table the case until the next regular meeting to allow the applicant to attend or to formally withdraw the case.

Jon Branham, Staff Liaison, directed the clerk to call roll:

AYES: Vice Board Chair Ballantini; Board Chair Straza; Board Member Foley; Board Member Williams; Board Member Zwaga.

ABSTENTIONS: Board Member Webb.

Motion passed.

New Business

There was no new business to report.

Adjournment

Board Member Foley made a motion, seconded by Commissioner Zwaga, to adjourn.

AYES: Vice Board Chair Ballantini; Board Chair Straza; Board Member Foley; Board Member Webb; Board Member Williams; Board Member Zwaga.

Motion carried (viva voce).

The Meeting Adjourned at 4:47 p.m.

CITY OF BLOOMINGTON

Chair Michael Straza

Jon Branham Staff Liaison



REGULAR AGENDA ITEM NO. 5.A.

FOR BOARD OF ZONING APPEALS: July 19, 2023

WARD IMPACTED: Ward 1

SUBJECT: SP-18-23 - Public hearing, review, and action on a request submitted by Chelsea Smith, for approval of a **Special Use Permit for Chicken-Keeping** for the property located at 1004 Durham Drive (PIN: 21-12-209-015).

RECOMMENDED MOTION: Motion to establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend **approval** of the request with no conditions.

STRATEGIC PLAN LINK:

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 4e. Strong partnership with residents and neighborhood associations

BACKGROUND: The Applicant seeks a Special Use Permit to allow Chicken-Keeping in the R-2 (Mixed Residence) District, per § 44-1011, which states, "On lots less than or equal to one acre with a primary use of a single-family or two-family dwelling...the keeping of up to four chickens may be permitted with special use permit as an accessory use..."

- No waivers to the subject Use Provisions are requested.
- The location of the proposed coop meets the minimum setback requirements from the side and rear property lines.
- The portion of the property where the coop will be placed is entirely screened from neighbors by existing fencing.
- Chapter 8 (Animals and Fowl) and Chapter 22 (Health and Sanitation) of the City Code will also apply once the permit has been approved.

Staff has been made aware of the possible existence of Homeowner's Association rules or deed restrictions on this property that may prevent the Applicant from implementing the use that is the subject of this Special Use Permit. As the City cannot enforce private contracts and therefore, cannot enforce deed restrictions, the existence of such may not factor into the Standards for Review unless a rational nexus between their existence and one of the Standards can be established.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in The Pantagraph on Monday, July 3, 2023. Courtesy notices were mailed to 70 property owners within 500 feet of the subject property.

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham

ATTACHMENTS:

[SP-18-23 Staff Report - 1004 Durham Dr](#)

TO: ZONING BOARD OF APPEALS

FROM: Economic & Community Development Department

DATE: July 19, 2023

CASE NO: SP-18-23, Special Use Permit for Chicken-Keeping

REQUEST: Public hearing, review, and action on a request submitted by Chelsea Smith for approval of a Special Use Permit for Chicken-Keeping in the R-1B (Single-Family Residence) District, for the property located at 1004 Durham Drive. PIN: 21-12-209-015.

BACKGROUND

Request

The Applicant seeks a Special Use Permit to allow Chicken-Keeping in the R-1B (Single-Family Residence) District, per § 44-1011, which states, “On lots less than or equal to one acre with a primary use of a single-family or two-family dwelling, the keeping of up to four chickens may be permitted as an accessory use...” No variations to the code are requested.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, July 3, 2023. Courtesy notices were mailed to 70 property owners within 500 feet of the subject property.

ANALYSIS

Property Characteristics

The property at 1004 Durham Drive consists of 0.33 acres of land located near the intersection of Dorset Court and Durham Drive in the Oakridge Subdivision. It is improved with a single-family home with an attached garage. The rear yard of this property, where the coop will be located, is entirely screened by a six-foot-tall solid fence.

Surrounding Zoning and Land Uses

Zoning		Land Uses
North	R-1B (Single-Family Residence) District	Single-Family Dwelling Units
South	R-1B (Single-Family Residence) District	Single-Family Dwelling Units
East	R-2 (Mixed Residence) District	Single-Family Dwelling Units
West	R-1B (Single-Family Residence) District	Single-Family Dwelling Units

Description of Current Zoning District

The R-1B (Single-Family Residence) District is intended to provide primarily for the establishment of areas characterized by moderate sized lots and single-family detached dwelling units for occupancy by families. In addition to these dwelling units, related recreational, religious, and cultural facilities intended to serve the immediately surrounding residents are allowed where such facilities are found to be compatible with surrounding residential development. The R-1B district allows densities of up to approximately six dwelling units per acre. (§ 44-401B).

Subject Code Requirements

§ 44-908C-2. "Accessory Building and Uses" indicates Chicken Keeping is permitted as an Accessory Use subject to the provisions of this subsection and any additional requirements of Article X.

§ 44-1011 [Ch. 44, 10-11] Chicken-Keeping (Use Provisions)

- A. On lots less than or equal to one acre with a primary use of a single-family or two-family dwelling, or primary use of 1) preschools, 2) private and public schools, and 3) boarding schools, the keeping of up to four chickens may be permitted as an accessory use and shall comply with Chapter 8 and Chapter 22 of the Bloomington Code, 1960, as amended [...]

Chapter 8 (Animals and Fowl) and Chapter 22 (Health and Sanitation) of the City Code will also apply once the permit has been approved.

STANDARDS FOR REVIEW

The Zoning Board of Appeals (ZBA) shall hold at least one public hearing on any proposed Special Use and report to the Council its findings of fact and recommendations. Recommendations shall be made upon the determination that the Special Use meets all the Standards of Approval listed in § 44-1707H and discussed below.

Special Use Permit to allow Chicken-Keeping in the R-1B (Single-Family Residence) District

- 1. The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.**

The chickens will be located at least 10 feet away from all neighboring properties; the provided site plan meets the setback requirements of § 44-1011. Chapters 8 & 22 of the City Code provide enforcement mechanisms, should the coop and enclosure fall into disrepair. Standard is met.

- 2. 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 Special Use should not impair normal use and enjoyment of the surrounding properties. The coop is entirely screened by the existing fencing which would keep the chickens contained within the property. The Special Use would contribute to Goal HL-5.1 (Encourage local food production), and HL-5.3 (Facilitate consumption of healthy, affordable, locally produced food for all residents) of the 2035 Comprehensive Plan. Standard is met.

- 3. 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 location of the coop meets the minimum setback requirements from the side and rear property lines. The portion of the property where the coop will be placed is entirely screened from neighbors by fencing. The coop and run are movable and, should the petitioner move, can be easily removed

from the property. The Code defines Chicken-keeping as an appropriate accessory use for single-family dwellings, and this petition would not impede the normal and orderly development of surrounding properties in any way that was not already weighed—and determined to be appropriate—by the existence of the Special Use in the Code. Standard is met.

4. Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.

The property is served by City utilities and roads; no change to facilities is necessary as part of this Special Use Permit. Standard is met.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Ingress and egress are provided by existing conditions; no change is expected as the result of the Special Use Permit. Standard is met.

6. 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.

The proposed Special Use is subject to, and conforms with, both the use provisions for Chicken-Keeping as stated in Chapter 44, 10-11 and the regulations of the R-1B (Single Family Residence) District. In addition, Special Use Permits are enforceable and revokable, should such use become a nuisance, be destroyed, or cease operations for a specific period. Standard is met.

Staff has been made aware of the possible existence of Homeowner's Association rules or deed restrictions on this property that may prevent the Applicant from implementing this use that is the subject of this Special Use Permit. As the City cannot enforce private contracts and therefore, cannot enforce deed restrictions, the existence of such may not factor into the Standards for Review unless a rational nexus between their existence and one of the Standards can be established.

STAFF RECOMMENDATION

Staff finds that the application meets all the standards for a Special Use Permit and recommends that the Zoning Board of Appeals take the following actions:

Motion to establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend approval of the petition with no conditions.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

1. Zoning Map
2. Aerial Image
3. Ground-Level View
4. Petitioner-Submission - Description of Project
5. Site Plan
6. Neighborhood notice map

The map displays a residential area with the following details:

- Streets:** Hayloft Rd, Old Farm Rd, Durham Dr, Dorset Ct, Suffolk Way, and a road at the bottom labeled "839 ft".
- Lot Numbers:**
 - Top left (R-1B): 3208, 3210, 3212, 3214, 3216, 3207, 3209, 3211, 3213, 3215, 3208, 3210, 3212, 3214, 3216.
 - Center (R-1B): 906, 908, 1002, 1004 (highlighted), 1006, 1008, 1010, 3219.
 - Right (R-1C): 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 6, 4, 1001, 1003, 1005, 1007, 1009, 14, 16, 18, 28.
 - Bottom (R-1C): 3002, 3004, 3006, 3008, 3010, 3012, 3014, 3016, 3102, 3104.
- Zoning:** R-1B (top left and center) and R-1C (right and bottom).

3214 3216

DORSET CT

3213 3215

3214 3216

SUFFOLK WAY

DORIAN DR

908

1002

1004

1006

1008

1010

11

13

15

17

19

21

23

25

KAYSLER RD

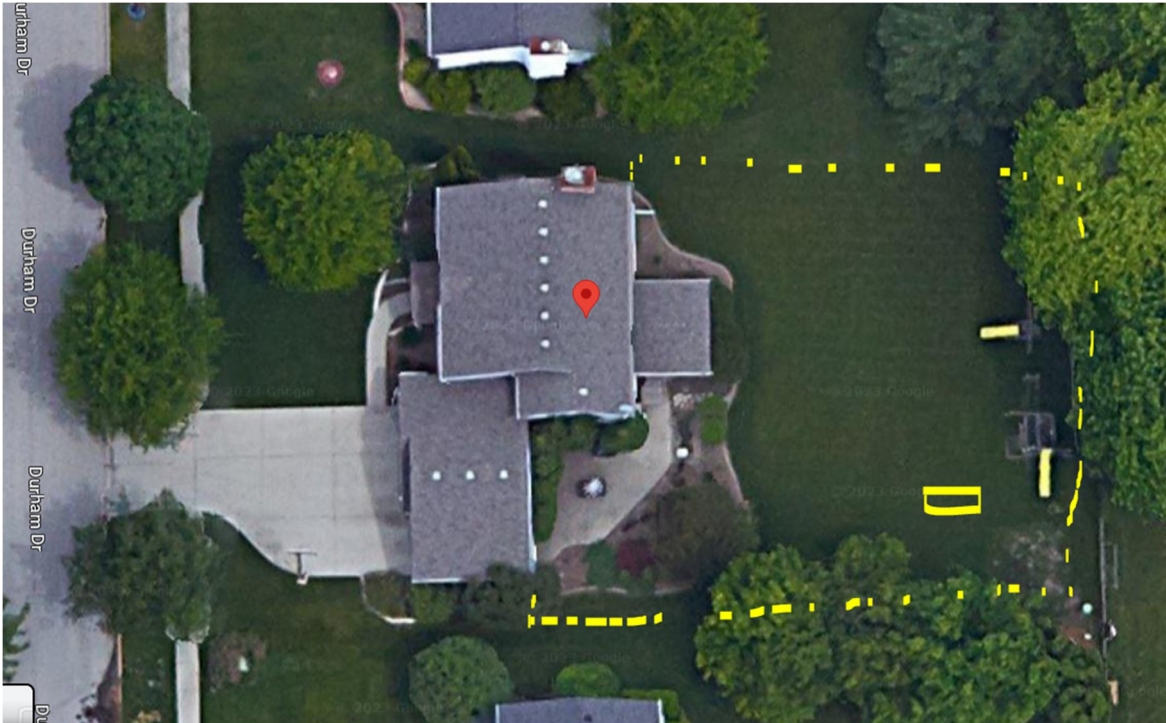
Attachment 3- Ground-Level View



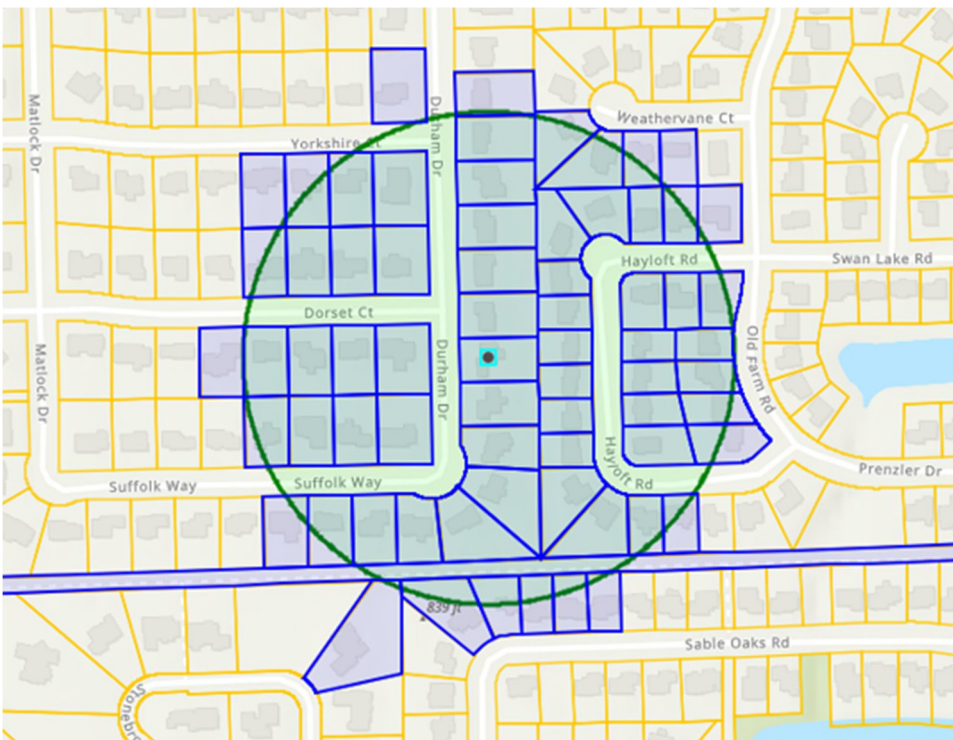
Attachment 4 - Petitioner-Submission - Description of Project

Permission to get 4 chickens.

Attachment 5 - Site Plan



Attachment 6 - Neighborhood notice map





REGULAR AGENDA ITEM NO. 5.B.

FOR BOARD OF ZONING APPEALS: July 19, 2023

WARD IMPACTED: Ward 8

SUBJECT: V-09-23 - Public hearing, review, and action on a request submitted by Kris Spaulding, representing owner Michael Wiese, for approval of a **Variance** to allow a reduced Rear Yard setback in the R-1C (Single-Family Residence) District for the property located at 18 Pembroke Circle (PIN: 21-12-152-014).

RECOMMENDED MOTION: Motion to establish findings of fact that all standards for approval of a Variance are met, and to **approve** of the request.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 5b. City decisions consistent with plans and policies

Objective 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods

BACKGROUND: The Applicant seeks a Variance from § 44-403A, the requirement of a minimum of 25-foot rear yard, to allow a 23.7-foot rear yard setback along the south side of the property. The Applicant requests to construct an attached living room addition (18'x 14') to the existing residence. The diagonal nature of the rear property line would allow for the 25-foot front yard setback to be met at the east corner of the proposed addition, but not at the west corner.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in The Pantagraph on Monday, July 3, 2023. Courtesy notices were mailed to 84 property owners within 500 feet of the subject property.

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham

ATTACHMENTS:

V-09-23 - Staff Report - 18 Pembroke Circle

TO: ZONING BOARD OF APPEALS
FROM: Economic & Community Development Department
DATE: July 19, 2023
CASE NO: V-09-23, Variance from § 44-403A of the Zoning Code
REQUEST: Public hearing, review, and action on a request submitted by Kris Spaulding, representing owner Michael Wiese, for a Variance from § 44-403A of the Zoning Code, to allow a reduced Rear Yard setback in the R-1C (Single Family Residence) District, for the property located at 18 Pembroke Circle. PIN: 21-12-152-014.

BACKGROUND

Request

The Applicant seeks a Variance from § 44-403A, the requirement of a minimum of 25-foot front yard, to allow a 23.7-foot rear yard along the south side of the property.

The Applicant requests to construct an attached living room addition (18'x 14') to the existing residence. The diagonal nature of the rear property line would allow for the required 25-foot rear yard setback to be met at the east corner of the proposed addition, but not at the west corner. The proposed addition would encroach 1.3 feet into the required rear yard.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, July 3, 2023. Courtesy notices were mailed to 84 property owners within 500 feet of the subject property.

ANALYSIS

Property Characteristics

The property at 18 Pembroke Circle consists of approximately 0.27 acres of land near the intersection of Brookshire Green and Pembroke Circle, in the Rolling Brook Subdivision. The property is surrounded by single-family residential zoning and dwellings (and the Constitution Trail to the south). Necessary streets and infrastructure are already existing.

Surrounding Zoning and Land Uses

Zoning		Land Uses
North	R-1C (Single Family Residence)	Single-Family Residence
South	R-1C (Single Family Residence)	Constitution Trail
East	R-1C (Single Family Residence)	Single-Family Residence
West	R-1C (Single Family Residence)	Single-Family Residence

Description of Current Zoning District

The R-1C (Mixed Residence) District is intended to provide primarily for the establishment of areas of higher density single-family detached dwelling units while recognizing the potential compatibility of two-family dwelling units as special uses. Densities of approximately eight dwelling units per acre are allowed. This district may be applied to newly developing areas as well as the older residential areas of the City where larger houses have been or can be converted from single-family to two-family residences to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernization.

Subject Code Requirements

§ 44-403A. Site dimensions table. All development in Residential Districts must comply with the requirements in Tables 403A through 403D and Diagram 403A unless otherwise expressly stated.

Table 403A: Bulk and Site Standards R-1 Districts								
District	Lot Characteristics		Site Design			Development Intensity		
	Min. Lot Width (W)	Min. Lot Area (square feet)	Front Yard (F)	Side Yard (S)	Rear Yard (R)	Min. Lot Area per Dwelling Unit (square feet)	Max. Building Height	
			Min.	Min.	Min.		Feet	Stories
R-1A	125 feet	22,500	40 feet	16 feet	40 feet	22,500	35 feet	2.5
R-1B	70 feet	7,000	30 feet	6 feet	30 feet	7,000	35 feet	2.5
R-1C	50 feet	5,400	25 feet	6 feet	25 feet	5,400	35 feet	2.5
R-1H	50 feet	5,400	25 feet	6 feet	25 feet	5,400	35 feet	2.5

STANDARDS FOR REVIEW

As indicated in *Ch. 44, 17-8 Variations*, the Zoning Board of Appeals shall have the power to authorize Variations to this Code where there would be practical difficulties or particular hardships in carrying out the strict letter of those sections of this Code stated herein.

1. That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult.

The existing property is restrictive regarding the buildable area due to the diagonal nature of the rear property line. The structure was constructed years ago without consideration for potential expansion. The proposed addition meets the required setback partially but not completely due to the property irregularity, which is the reason for the variance. Standard is met.

2. That the Variance would be the minimum action necessary to afford relief to the applicant.

The Variance would allow for expansion of an existing living room, improving the viability of long-term of use by the owner with a small (5%) reduction in a single Code provision. Standard is met.

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

The applicant did not create any special conditions or circumstances, as the structure existed prior to purchase of the property by the Applicant. Standard is met.

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

No special privileges would be granted to the applicant under these circumstances. Granting allows the applicant to make reasonable continued use of their property. Standard is met.

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

The granting of the Variance would not be detrimental, as the applicant is not intending to make significant changes to the residence. The view of the home from the street will remain the same and is consistent with the scale of the neighborhood. Adjacent properties will not be prevented from reasonable use of their lands, nor will public welfare be placed at risk. Standard is met.

STAFF RECOMMENDATION

Staff finds that the application meets all the standards for granting a Variance and recommends that the Zoning Board of Appeals take the following actions:

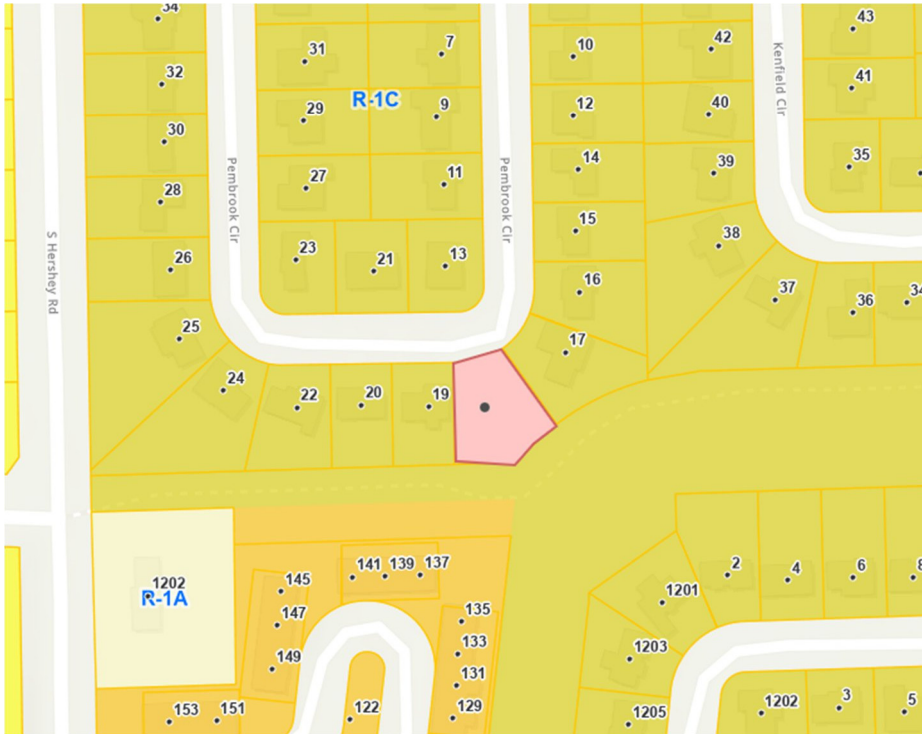
Motion to establish findings of fact that the standards for approval a Variance are met, carrying out the strict letter of the Code does create a practical difficulty or particular hardship for the petitioner, and to approve the request for a Variance to § 44-403A, as presented.

Respectfully submitted,
Jon Branham
City Planner

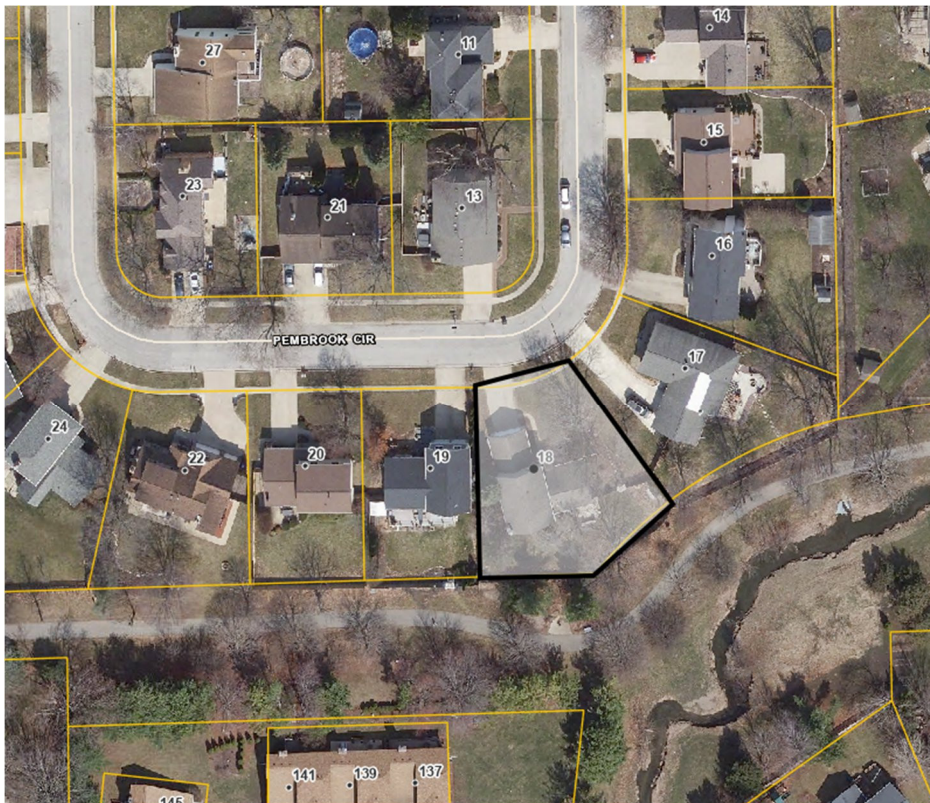
Attachments:

1. Zoning Map
2. Aerial Image
3. Proposed Rear Elevation
4. Petitioner-Submission - Description of Project
5. Site Plan
6. Neighborhood notice map

Attachment 1 - Zoning Map



Attachment 2 - Aerial Image



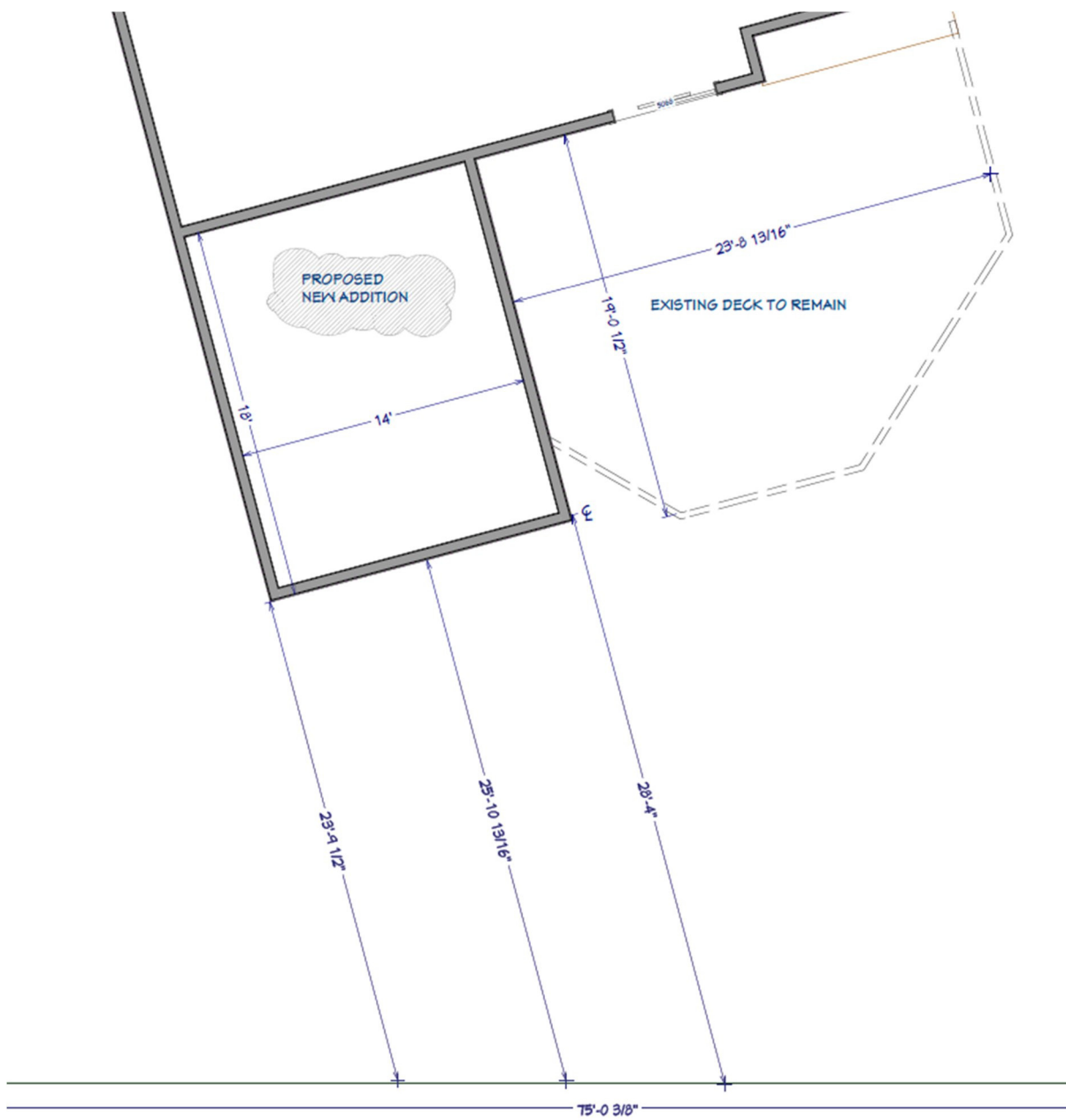
Attachment 3 - Proposed Rear Elevation



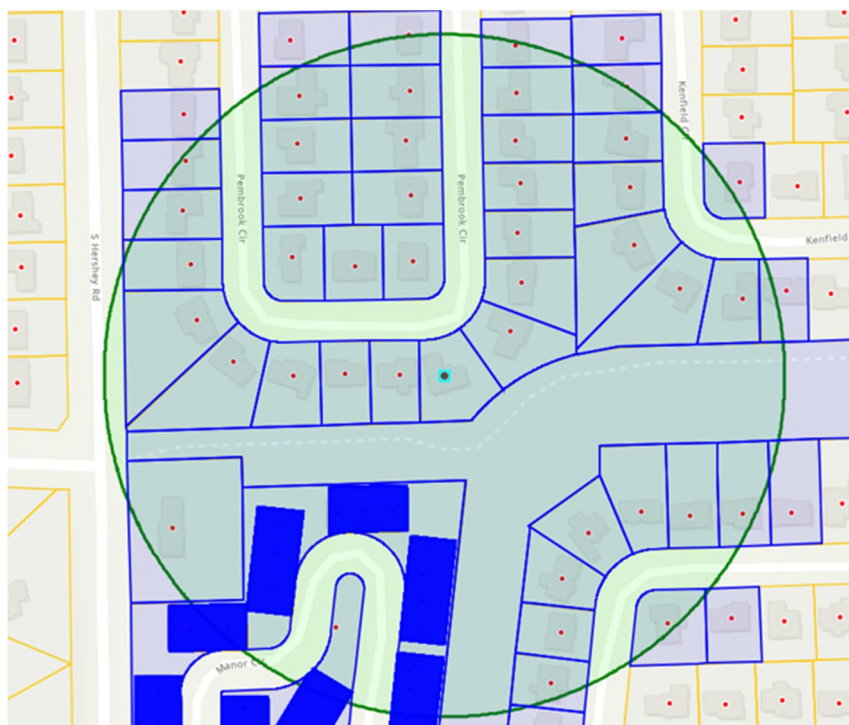
Attachment 4 - Petitioner-Submission - Description of Project

Our clients would like to add an 18' x 14' living room extension/addition to their house to enlarge the living room gathering space for their family. This is the only area of the home that makes sense to do the addition due to the layout of the home. By extending it 18', there will be one corner of the addition that will encroach on the set-back limit.

Attachment 5 - Site Plan



Attachment 6 - Neighborhood notice map





REGULAR AGENDA ITEM NO. 5.C.

FOR BOARD OF ZONING APPEALS: July 19, 2023

WARD IMPACTED: Ward 1

SUBJECT: SP-17-23 - Public hearing, review, and action on a request submitted by William Bentley, for approval of a **Special Use Permit** for a Vehicle Repair & Service Use, in the B-1 (General Commercial) District for the property located at 1508 S. East Street (PIN: 21-09-339-015).

RECOMMENDED MOTION: Motion to establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend **approval** of the request with no conditions.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 5b. City decisions consistent with plans and policies

BACKGROUND: The Applicant seeks a Special Use Permit to allow a Vehicle Repair & Service in the B-1 (General Commercial) District, per § 44-502B.

- No waivers of use provisions are requested.
- The Applicant proposes to convert an existing Kennel use into a Vehicle Repair & Service use.
- Vehicular access will be provided via an existing curb cut along S. East Street.
- No exterior modifications to the property are proposed.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in The Pantagraph on Monday, July 3, 2023. Courtesy notices were mailed to 72 property owners within 500 feet of the subject property.

FINANCIAL IMPACT: Growth of local tax base.

Respectfully submitted for consideration.

Prepared by: Jon Branham

ATTACHMENTS:

[SP-17-23 - Staff Report - 1508 S East St](#)

TO: ZONING BOARD OF APPEALS

FROM: Economic & Community Development Department

DATE: July 19, 2023

CASE NO: SP-17-23, Special Use Permit for Vehicle Repair & Service

REQUEST: Public hearing, review, and action on a petition submitted by William Bentley requesting approval of a Special Use Permit for a Vehicle Repair & Service Use in the B-1 (General Commercial) District, for the property located at 1508 S. East Street. PIN: 21-09-339-015.

BACKGROUND

Request:

The Applicant seeks a Special Use Permit to allow a Vehicle Repair & Service Use in the B-1 (General Commercial) District, per § 44-502B which indicates Vehicle Repair & Service Use may be permitted as Special Uses in the B-1 District. No waivers of use provisions are requested. The Applicant proposes to convert the existing facility into a Vehicle Repair & Service Use. No modifications of the exterior of the property are proposed.

Notice:

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, July 5, 2023. Courtesy notices were mailed to 72 property owners within 500 feet of the subject property.

ANALYSIS

Property Characteristics:

The subject property consists of 2.44 acres of land located near the southeast intersection of E. Stewart Street and S. East Street. The property is currently occupied as a Kennel. Neighboring properties are zoned B-1 (General Commercial) District and R-3B (Multi-Family Residential) District and contain a mix of residential and commercial uses.

Surrounding Zoning and Land Uses:

	Zoning	Land Uses
North	R-1C (Single-Family Residential)	Single-Family Residential
South	B-1 (General Commercial)	Cleaning Service
East	R-1C (Single-Family Residential)	Single-Family Residential
West	B-1 (General Commercial)	Vehicle Sales & Service

Description of Current Zoning District:

The B-1 (General Commercial) District is intended to facilitate the development of community and regional commercial areas. Customers in this district will generally use a motor vehicle to reach a desired establishment. The development contemplated in this district has such distinguishing characteristics as unified site planning and development that promotes a safe and conducive atmosphere for large volumes of shoppers; site accessibility such that the high volumes of traffic generated create minimal congestion and adverse impact upon surrounding land use; and unified architectural treatment of buildings rather than an assemblage of separate, conflicting store and structural types. (§ 44-501A).

Subject Code Requirements:

§ 44-502B, “Allowed Uses Table” indicates Vehicle Repair & Service permitted as a Special Use in the B-1 District.

STANDARDS FOR REVIEW

The Zoning Board of Appeals (ZBA) shall hold at least one public hearing on any proposed Special Use and report to the Council its findings of fact and recommendations. Recommendations shall be made upon the determination that the Special Use meets all of the Standards of Approval listed in § 44-1707H and discussed below.

Special Use Permit for Vehicle Repair & Service in the B-1 (General Commercial) District.

- 1. The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.**

The establishment, maintenance, and operation of a Vehicle Repair & Service Use is appropriate for this location and will not be detrimental to the public health, safety, comfort, or general welfare of the other surrounding uses. A similar use is located adjacent to the site and owned by the applicant. The applicant also owns the residential property to the north. Standard is met.

- 2. 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 designation on the City’s Future Land Use Map for this area is “Regional Commercial”; the proposed Special Use would be consistent with that designation. The Special Use would contribute to Goal ED-4 (Enhance the image of Bloomington as a business-friendly City), and Objective ED-4.2 (Prioritize infill and redevelopment to spur growth and reinvestment in the City) of the 2035 Comprehensive Plan. The use of the property can be expected to maintain or improve property values within the neighborhood by increasing active occupancy and regular maintenance of the property. Standard is met.

- 3. The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district.**

The proposed use is consistent with the character of other uses in the area. The uses adjacent to the site include compatible commercial and vehicle-based uses. Other properties along the Main Street corridor largely contain commercial uses as well. Standard is met.

4. Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.

City water and sewer are already available to the property, roadway and sidewalk access is existing. Standard is met.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Ingress and egress are provided by an existing curb cut along East Street. No modifications are proposed for the exterior of the property. The use is required to provide three off-street spaces per service bay, per Code requirement. The exact specifications of the building interior have not yet been determined, but sufficient on-site parking exists for at least three bays, before evaluating appropriate discounts; compliance with off-street parking requirements will be evaluated and ensured through the building review and permitting processes. Standard is met.

6. 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.

The use will be required to meet the standards for the District, including any provisions for bulk requirements. No waivers of use provisions are requested as part of this Special Use Permit. Standard is met.

STAFF RECOMMENDATION

Staff finds that the application meets all the standards for a Special Use Permit and recommends that the Zoning Board of Appeals take the following actions:

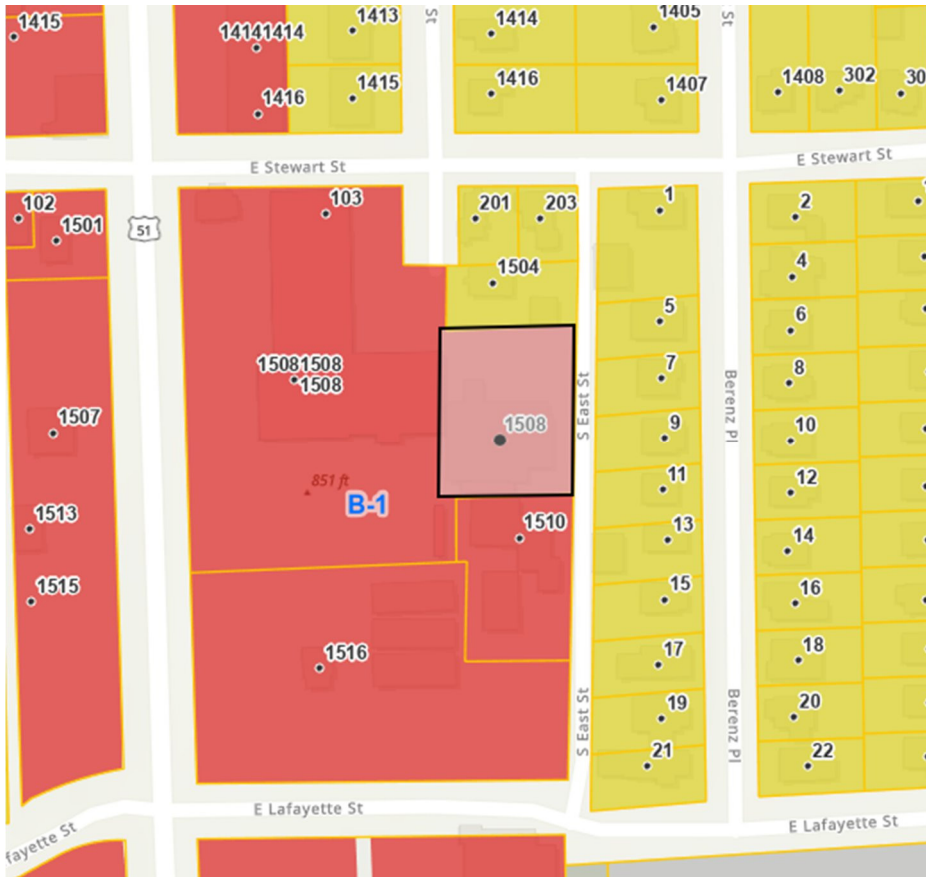
Motion to establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend approval of the petition with no conditions.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

1. Zoning Map
2. Aerial Image
3. Ground-Level Views
4. Petitioner-Submission - Description of Project
5. Site Plan
6. Neighborhood notice map

Attachment 1 - Zoning Map



Attachment 2 - Aerial Image



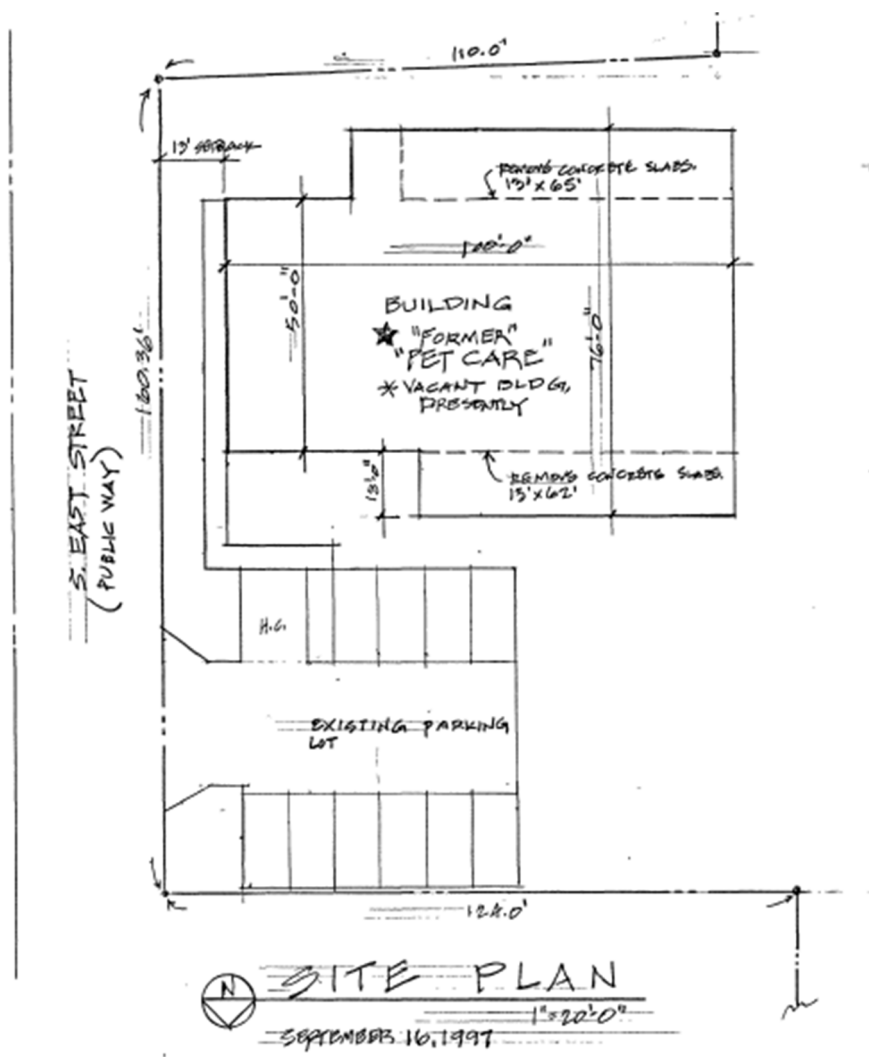
Attachment 3- Ground-Level Views



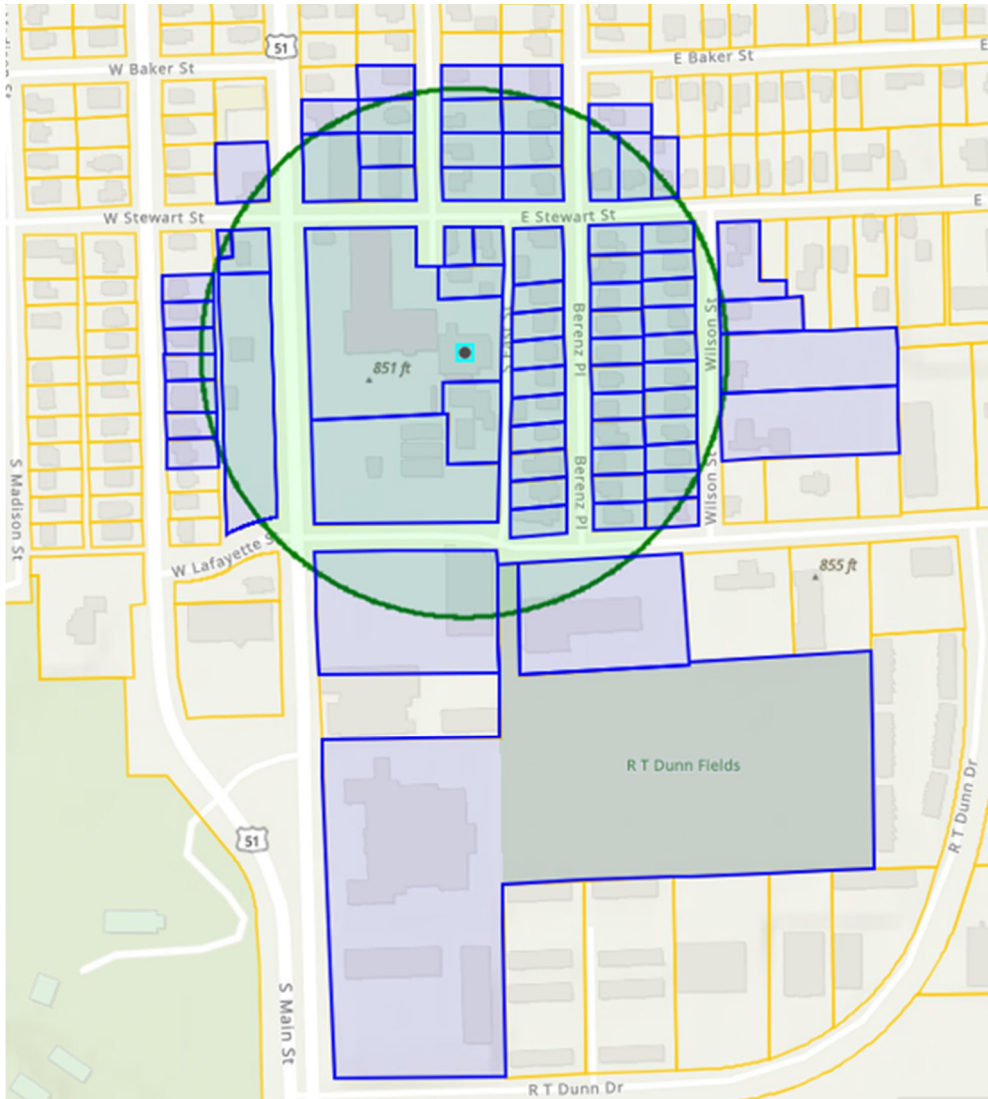
Attachment 4 - Petitioner-Submission - Description of Project

This parcel has several different addresses as it has three separate sides that face three different city streets. The physical address of this building is 1508 South East St. this parcel has been an automotive institution of some kind since 1957. I have done several remodels and have since then rebuilt a car dealership on the premises never have I before ever had to get a special use permit because it is adjacent to one piece of property which is residential and the address is 1504 s east st. I also have owned this particular property for the last 23 years.

Attachment 5 - Site Plan



Attachment 6 - Neighborhood notice map





REGULAR AGENDA ITEM NO. 5.D.

FOR BOARD OF ZONING APPEALS: July 19, 2023

WARD IMPACTED: Ward 8

SUBJECT: SP-16-23 - Public hearing, review, and action on a request submitted by Nita Patel, for approval of a **Special Use Permit** for a Live/Work Unit, in the B-1 (General Commercial) District for the property located at 806 S. Eldorado Road (PIN: 21-11-251-032).

RECOMMENDED MOTION: Motion to establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend **approval** of the request with no conditions.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 5b. City decisions consistent with plans and policies

BACKGROUND: The Applicant seeks a Special Use Permit to allow a Live/Work Unit in the B-1 (General Commercial) District, per § 44-502B.

- No waivers of use provisions are requested.
- The Applicant proposes to convert the second floor of the existing building to provide a residential unit for the owner of the property.
- Vehicular access will be provided via an existing curb cut along S. Eldorado Road.
- No exterior modifications to the property are proposed.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in The Pantagraph on Monday, July 3, 2023. Courtesy notices were mailed to 44 property owners within 500 feet of the subject property.

FINANCIAL IMPACT: Growth of local tax base.

Respectfully submitted for consideration.

Prepared by: Jon Branham

ATTACHMENTS:

[SP-16-23 - Staff Report - 806 Eldorado Rd](#)

TO: ZONING BOARD OF APPEALS

FROM: Economic & Community Development Department

DATE: July 19, 2023

CASE NO: SP-16-23, Special Use Permit for Live/Work Unit

REQUEST: Public hearing, review, and action on a petition submitted by Nita Patel requesting approval of a Special Use Permit for a Live/Work Unit in the B-1 (General Commercial) District, for the property located at 806 Eldorado Road. PIN: 21-11-251-032.

BACKGROUND

Request:

The Applicant seeks a Special Use Permit to allow a Live/Work Unit in the B-1 (General Commercial) District, per § 44-502B which indicates Live/Work Units may be permitted as Special Uses in the B-1 District. No waivers to use provisions are requested. The Applicant proposes to modify the second floor of the structure to accommodate a residential unit for the owner of the facility. There will be no exterior modifications at the property.

Notice:

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, July 5, 2023. Courtesy notices were mailed to 44 property owners within 500 feet of the subject property.

ANALYSIS

Property Characteristics:

The subject property consists of 0.50 acres of land located near the southeast intersection of Eldorado Road and Buckeye Street. The property is currently occupied as a Retail Sales Use (Liquor Store). Neighboring properties are zoned B-1 (General Commercial) District and R-3B (Multi-Family Residential) District and contain a mix of residential and commercial uses.

Surrounding Zoning and Land Uses:

Zoning		Land Uses
North	B-1 (General Commercial)	Retail Sales
South	B-1 (General Commercial)	Office
East	R-3B (Multi-Family Residential)	Multi-Family Residential
West	B-1 (General Commercial)	Commercial Recreation

Description of Current Zoning District:

The B-1 (General Commercial) District is intended to facilitate the development of community and regional commercial areas. Customers in this district will generally use a motor vehicle to reach a desired establishment. The development contemplated in this district has such distinguishing characteristics as unified site planning and development that promotes a safe and conducive atmosphere for large volumes of shoppers; site accessibility such that the high volumes of traffic generated create minimal congestion and adverse impact upon surrounding land use; and unified architectural treatment of buildings rather than an assemblage of separate, conflicting store and structural types. (§ 44-501A).

Subject Code Requirements:

§ 44-502B, “Allowed Uses Table” indicates Live/Work Unit permitted as a Special Use in the B-1 District.

§ 44-1613, “Definitions” defines a Live/Work Unit as, “a dwelling unit use for both dwelling purposes and nonresidential use provided that no more than two persons who do not reside in the unit are employed on the premises.”

STANDARDS FOR REVIEW

The Zoning Board of Appeals (ZBA) shall hold at least one public hearing on any proposed Special Use and report to the Council its findings of fact and recommendations. Recommendations shall be made upon the determination that the Special Use meets all of the Standards of Approval listed in § 44-1707H and discussed below.

Special Use Permit for Live/Work Unit in the B-1 (General Commercial) District.

- 1. The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.**

The establishment, maintenance, and operation of a Live/Work Unit is appropriate for this location and will not be detrimental to the public health, safety, comfort, or general welfare of the other surrounding uses. Standard is met.

- 2. 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 designation on the City’s Future Land Use Map for this area is “Regional Commercial”; the proposed Special Use would not have an impact on that designation. The Special Use would contribute to Goal ED-4 (Enhance the image of Bloomington as a business-friendly City), and Objective ED-4.2 (Prioritize infill and redevelopment to spur growth and reinvestment in the City) of the 2035 Comprehensive Plan. The proposed Special Use can be expected to maintain property values within the neighborhood by ensuring active occupancy and maintenance of the property. Standard is met.

3. **The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district.**

The proposed use is consistent with the character of other uses in the area. The uses adjacent to the site include compatible commercial uses. Other properties within a two-block radius contain commercial and residential uses. Standard is met.

4. **Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.**

City water and sewer are already available to the property, roadway and sidewalk access is existing. Standard is met.

5. **Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

Ingress and egress are provided by an existing curb cut along Eldorado Road, which has served the existing use for an extended time. No exterior modifications are proposed with this request. Standard is met.

6. **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.**

The use would be required to meet the standards for the District, including any provisions for bulk requirements, although no exterior modifications are proposed. No waivers are requested or provided as part of this Special Use Permit. Standard is met.

STAFF RECOMMENDATION

Staff finds that the application meets all the standards for a Special Use Permit and recommends that the Zoning Board of Appeals take the following actions:

Motion to establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend approval of the petition with no conditions.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

1. Zoning Map
2. Aerial Image
3. Ground-Level View
4. Petitioner-Submission - Description of Project
5. Floor Plan
6. Neighborhood notice map

An aerial photograph of an industrial area with several large buildings and parking lots. Yellow lines delineate the property boundaries. The buildings are labeled with their addresses: 802802, 802, 806, 808808, 808, 711, 713A, 713, 715715, 715, 717717, 717, and 717. The street names 'BUCKEYE ST' and 'S ELGIN AVE' are visible. The image is oriented with North at the top.

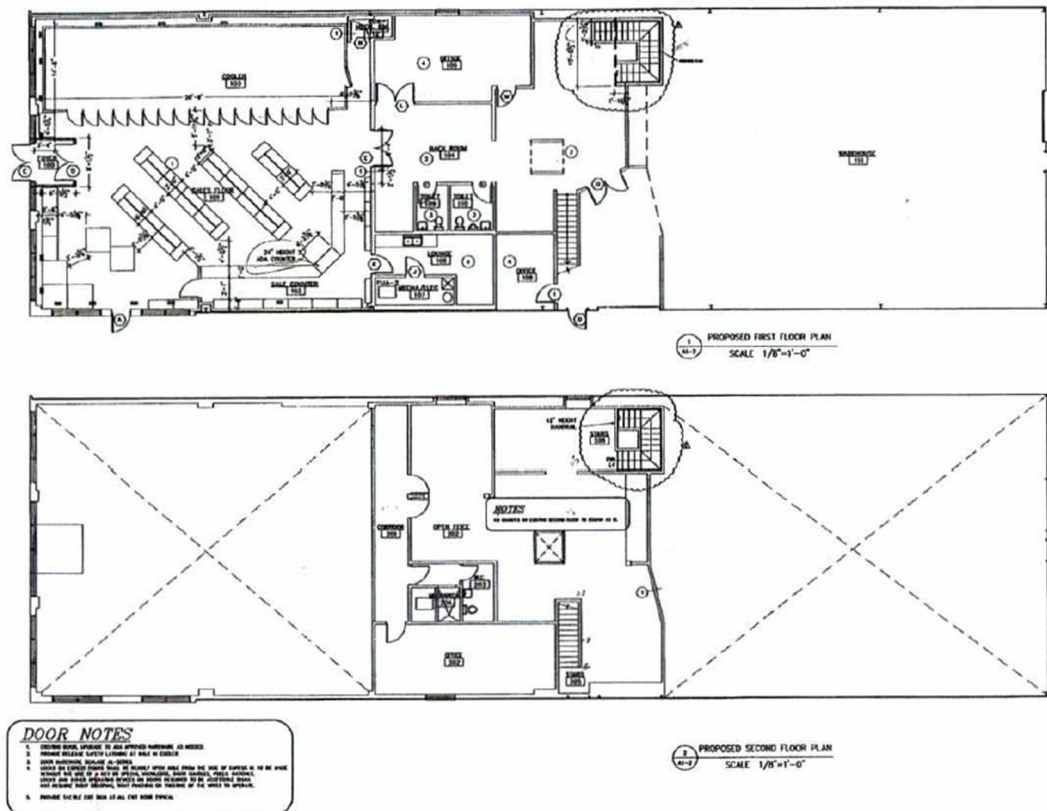
Attachment 3- Ground-Level View



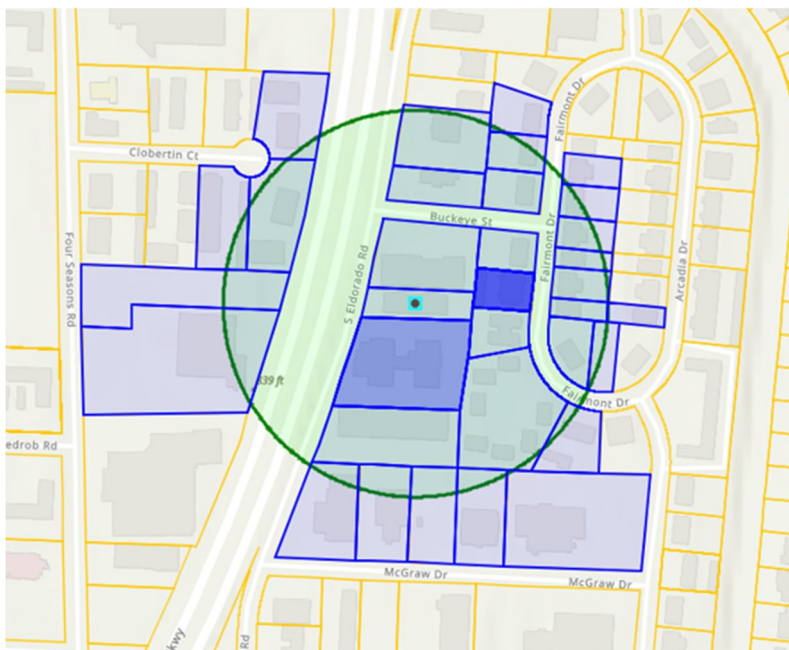
Attachment 4 - Petitioner-Submission - Description of Project

Work and live

Attachment 5 - Floor Plan



Attachment 6 - Neighborhood notice map





REGULAR AGENDA ITEM NO. 5.E.

FOR BOARD OF ZONING APPEALS: July 19, 2023

WARD IMPACTED: Ward 4

SUBJECT: V-08-23 - Public hearing, review, and action on a request submitted by Michael Watson, representing owner Luke Hermes, for approval of a **Variance** to allow a reduced side yard setback in the R-1A (Single-Family Residence) District for the property located at 1406 E. Washington Street (PIN: 21-03-426-003).

RECOMMENDED MOTION: Motion to establish findings of fact that all standards for approval of a Variance are met, and to **approve** the request.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 5b. City decisions consistent with plans and policies

Objective 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods

BACKGROUND: The Applicant seeks a Variance from § 44-403A, the requirement of a minimum of 16-foot required side yard, to allow a six-foot required side yard setback along the east side of the property, which is a nonconforming lot. The Applicant requests to construct a deck addition to the existing residence. The proposed deck would project 10-feet into the required side yard setback.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in The Pantagraph on Monday, July 3, 2023. Courtesy notices were mailed to 41 property owners within 500 feet of the subject property.

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham

ATTACHMENTS:

[V-08-23 - Staff Report - 1406 E Washington St](#)

TO: ZONING BOARD OF APPEALS
FROM: Economic & Community Development Department
DATE: July 19, 2023
CASE NO: V-08-23, Variance from § 44-403 of the Zoning Code
REQUEST: Public hearing, review, and action on a request submitted by Michael Watson, representing owner Luke Hermes, for a Variance from § 44-403 of the Zoning Code, to allow a reduced Side Yard setback in the R-1A (Single-Family Residence) District, for the property located at 1406 E. Washington Street. PIN: 21-03-426-003.

BACKGROUND

Request

The Applicant seeks a Variance from § 44-403A, the requirement of a minimum of 16-foot side yard, to allow a six-foot side yard on the east side of the property.

The Applicant desires the Variance for the construction of a deck addition to the existing residence. The proposed deck would encroach ten feet into the required side yard. Per § 44-904, decks are not allowed as a permitted encroachment into the side yard.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, July 3, 2023. Courtesy notices were mailed to 41 property owners within 500 feet of the subject property.

ANALYSIS

Property Characteristics

The property at 1406 E. Washington Street consists of approximately 0.80 acres of land near the intersection of E. Washington Street and Fairview Avenue, in the Fairview Subdivision. The width of the lot is nonconforming for the District; the minimum required lot width is 125 feet, this property is only 100 feet in width. The property is surrounded by single-family residential zoning and dwellings. Necessary streets and infrastructure are already existing.

Surrounding Zoning and Land Uses

Zoning		Land Uses
North	R-1A (Single-Family Residence)	Single-Family Residence
South	R-1B (Single-Family Residence)	Single-Family Residence
East	R-1A (Single-Family Residence)	Single-Family Residence
West	R-1A (Single-Family Residence)	Single-Family Residence

Description of Current Zoning District

The R-1A (Single-Family Residence) District is intended to provide for the establishment of areas characterized by large lot single-family dwelling units for occupancy by families, and related

recreational, religious, and cultural facilities that serve the immediately surrounding residents, as well as those living in the district. The R-1A district provides for approximately two dwelling units per acre.

Subject Code Requirements

§ 44-403A. Site dimensions table. All development in Residential Districts must comply with the requirements in Tables 403A through 403D and Diagram 403A unless otherwise expressly stated.

Table 403A: Bulk and Site Standards R-1 Districts					
District	Lot Characteristics		Site Design		
	Min. Lot Width (W)	Min. Lot Area (square feet)	Front Yard (F)	Side Yard (S)	Rear Yard (R)
			Min.	Min.	Min.
R-1A	125 feet	22,500	40 feet	16 feet	40 feet
R-1B	70 feet	7,000	30 feet	6 feet	30 feet
R-1C	50 feet	5,400	25 feet	6 feet	25 feet
R-1H	50 feet	5,400	25 feet	6 feet	25 feet

STANDARDS FOR REVIEW

As indicated in *Ch. 44, 17-8 Variations*, the Zoning Board of Appeals shall have the power to authorize Variations to this Code where there would be practical difficulties or particular hardships in carrying out the strict letter of those sections of this Code stated herein.

1. **That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult.**

The existing property is restrictive since the buildable area is smaller due to the 100-foot width of the property. The minimum lot width in the R-1A District is 125 feet, so the lot width is nonconforming. Also, the side yard requirement is higher in the R-1A District compared to other single-family residential districts, where only six feet is required. The existing residence is also already nonconforming, as the subject side yard setback is existing at 10.5 feet. Standard is met.

2. **That the Variance would be the minimum action necessary to afford relief to the applicant.**

The Variance would allow for an expansion of an existing deck at the residence and would allow relief to the applicant to create a larger outdoor space by varying only one item. Standard is met.

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

The applicant did not create any special conditions or circumstances. Standard is met.

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

No special privileges would be granted to the applicant under these circumstances. Granting allows the applicant to make continued reasonable use of their property. Standard is met.

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

The granting of the Variance would not be detrimental, as the applicant is not intending to make significant changes to the residence. The view of the home from the street will remain similar and is consistent with the scale of the rest of the neighborhood. Adjacent properties will not be prevented from reasonable use of their lands, nor will public welfare be placed at risk. Standard is met.

STAFF RECOMMENDATION

Staff finds that the application meets all the standards for granting a Variance and recommends that the Zoning Board of Appeals take the following actions:

Motion to establish findings of fact that the standards for approval a Variance are met, carrying out the strict letter of the Code does create a practical difficulty or particular hardship for the petitioner, and to approve the petition for a Variance to § 44-403A, as presented.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

1. Zoning Map
2. Aerial Image
3. Ground-Level View
4. Petitioner-Submission - Description of Project
5. Site Plan
6. Neighborhood notice map

The map displays a grid of residential lots. A red rectangle highlights a specific lot labeled 'R-1A' in blue text. The lot is located on the corner of E Washington St and Fairview Ave. Other lots are labeled with numbers: 14, 15, 16, 17, 19, 20, 1402, 1406, 1504, 1506, 1508, 16, 1401, 1403, 1405, 1407, 101, 102, 103, 104, 105, 106, 107, 108, 109, 1501, 1503, 1505, 1507, 1509, 1507, 1507, 1507, 1509, 101, 102, 103, 104, 105, 106, 107, 108, 109. The street names 'E Washington St', 'Fairview Ave', 'Vale St', and 'Moore St' are visible.

1401 1402 1403 1405 1406 1407 1501 1503 1505 1506

E WASHINGTON ST

FAIRVIEW AVE

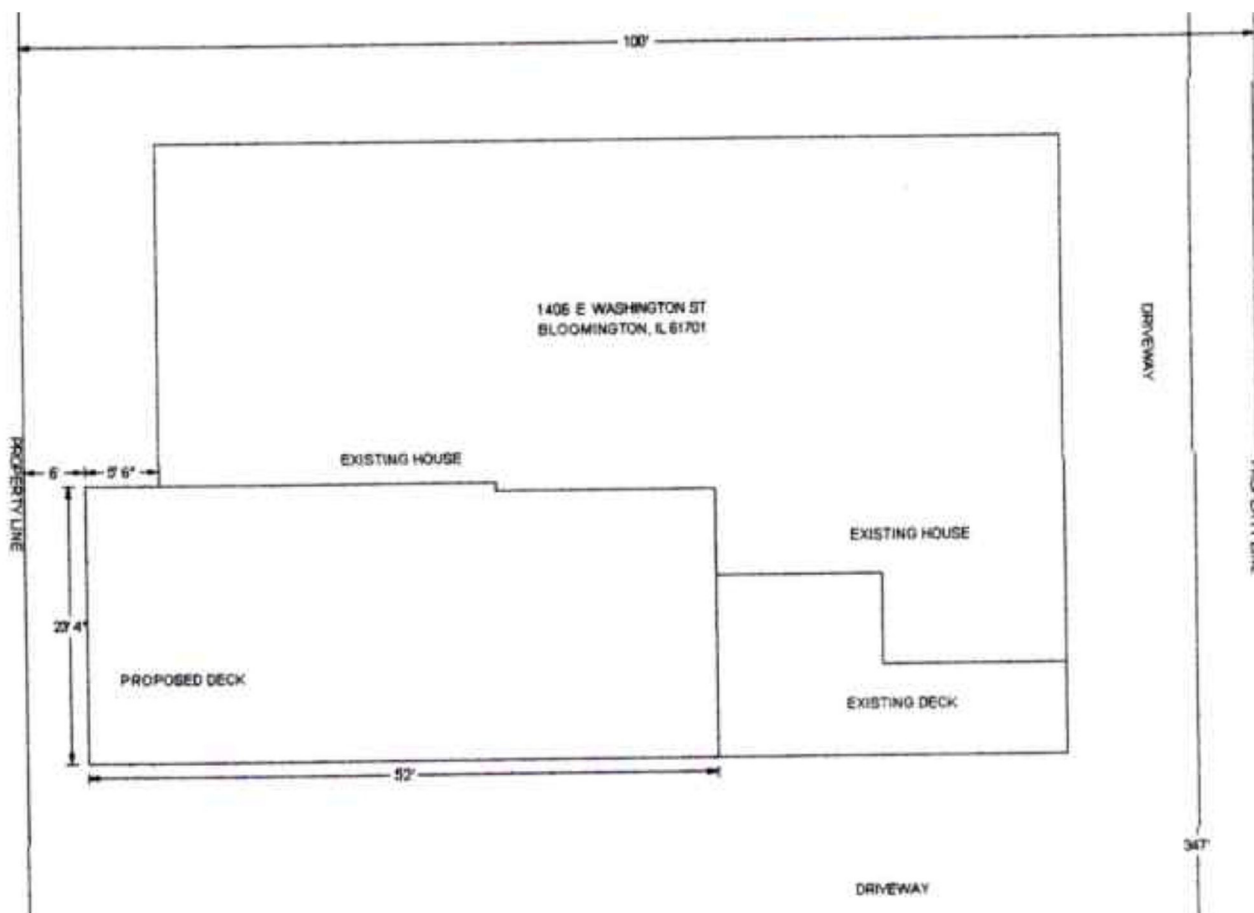
13 14 15 16 17

Attachment 3 - Ground-Level View

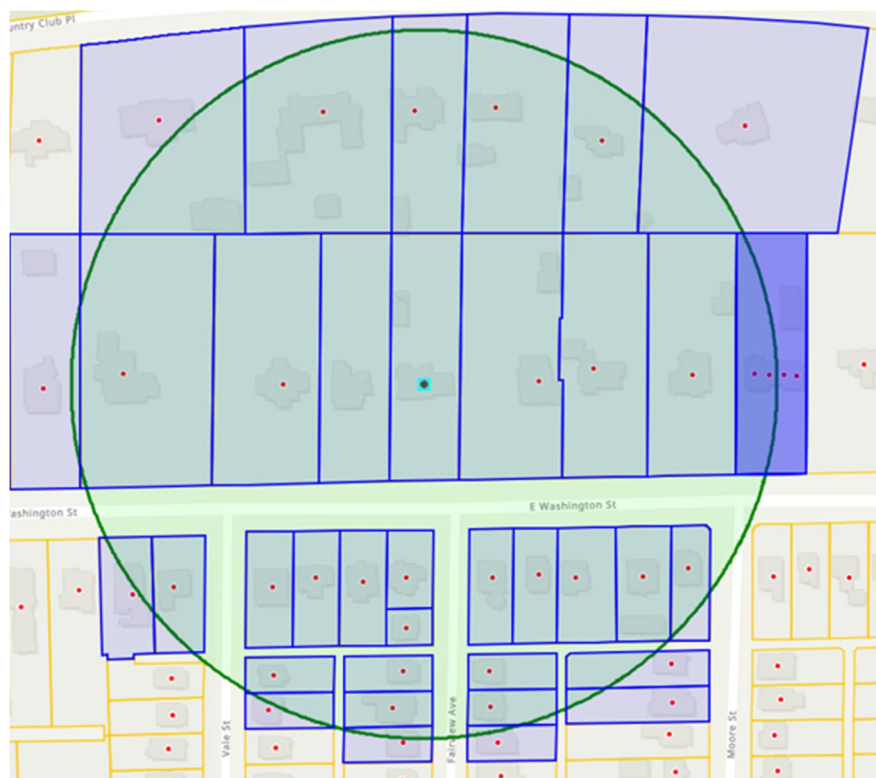


Construction of deck on rear of home with outdoor exercise area

Attachment 5 - Site Plan



Attachment 6 - Neighborhood notice map





REGULAR AGENDA ITEM NO. 5.F.

FOR BOARD OF ZONING APPEALS: July 19, 2023

WARD IMPACTED: Ward 3

SUBJECT: V-10-23 - Public hearing, review, and action on a request submitted by Evergreen Racquet Club for approval of a **Variance** to allow reduced minimum off-street parking requirements in the P-3 (Airport) District, for the property located at 3203 E. Washington Street (PIN: 21-01-326-003).

RECOMMENDED MOTION: Motion to establish findings of fact that all standards for approval of a Variance are met, and to **approve** of the request.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City

Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

Objective 5b. City decisions consistent with plans and policies

Objective 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods

BACKGROUND: The Applicant seeks a Variance from § 44-1208, the requirement of a minimum of 280 parking spaces, to allow 74 parking spaces at the property.

Summary:

- Construction of additional outdoor tennis courts at the facility impacts parking requirements
- Redesigned vehicular access will improve flow and safety
- Proposed plan adds 24 spaces to the existing parking area and creates plans for shared event parking and shuttling
- Applicant has provided traffic and survey data to support the request for reduced parking

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in The Pantagraph on Monday, July 3, 2023. Courtesy notices were mailed to 46 property owners within 500 feet of the subject property.

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham

ATTACHMENTS:

TO: ZONING BOARD OF APPEALS
FROM: Economic & Community Development Department
DATE: July 19, 2023
CASE NO: V-10-23, Variance from § 44-1208 of the Zoning Code
REQUEST: Public hearing, review, and action on a request submitted by Evergreen Racquet Club, for a Variance from § 44-1208 of the Zoning Code, to allow reduced minimum off-street parking requirements in the P-3 (Airport) District, for the property located at 3203 E. Washington Street. PIN: 21-01-326-003.

BACKGROUND

Request

The Applicant seeks a Variance from § 44-1208, the requirement of a minimum of 280 off-street parking spaces, to allow 74 off-street parking spaces at the property.

The Applicant desires the Variance for off-street parking to accommodate construction of three additional outdoor tennis courts at the property, which increases the overall gross floor area and triggers stormwater detention requirements, impacting parking requirements and the potential area available for parking construction. The Applicant would be adding 24 parking spaces to the site and providing redesigned vehicular access to improve flow and safety. The Applicant has provided a parking lot study to support their request and is working with local partners to plan overflow parking and shuttle agreements for the two large annual events that occur on the site.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, July 3, 2023. Courtesy notices were mailed to 46 property owners within 500 feet of the subject property.

ANALYSIS

Property Characteristics

The property at 3203 E. Washington Street consists of approximately 6.78 acres of land near the intersection of E. Washington Street and Evergreen Lane, in the Evergreen Racquet Club Subdivision. The property is surrounded by a mix of residential zoning and dwellings, and airport property. Necessary streets and infrastructure are already existing. The property has been occupied by the current use since 1972.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	R-1B (Single Family Residence)	Single-Family Residence
South	P-3 (Airport)	Airport
East	P-3 (Airport)	Airport
West	R-1B (Single Family Residence)	Single-Family Residence

Description of Current Zoning District

The P-3 (Airport) District is intended to allow for the establishment and maintenance of airports, heliports, and landing fields and to promote the compatible usage of land adjacent to such facilities.

Subject Code Requirements

§ 44-1208. Minimum (Off-Street Parking) Requirements. Except as otherwise expressly provided herein, off-street parking spaces shall be provided in accordance with the parking ratio requirements of Table 1208E.

Table 1208E: Off-Street Parking Requirements		
Use Category	Specific Use	General Requirement
RECREATIONAL		
Recreational Facilities	Country, golf, and swimming clubs	1 space per 200 GFA

STANDARDS FOR REVIEW

As indicated in *Ch. 44, 17-8 Variations*, the Zoning Board of Appeals shall have the power to authorize Variations to this Code where there would be practical difficulties or particular hardships in carrying out the strict letter of those sections of this Code stated herein.

- 1. That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult.**

The existing property is restrictive regarding the area which could be provided for additional parking. Additionally, the parking requirement does not account for this type of facility, where the size of the facility does not necessarily equate to actual parking demand. The Applicant has submitted information that suggests the needed parking at the facility, daily, is much lower than the required amount, as well as the proposed provided amount. The Applicant has also provided information regarding parking alternatives when limited special events are held. The Applicant meets all other required bulk standards. Standard is met.

- 2. That the Variance would be the minimum action necessary to afford relief to the applicant.**

The Variance would allow for an expansion of the facility and parking areas and would allow relief to the applicant by allowing the use to continue in a reasonable manner. Standard is met.

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

The applicant did not create any special conditions or circumstances. This property was originally on the edge of town with a smaller membership; over time the site has become surrounded and the membership has grown, as has community interest and need in the services. Standard is met.

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

No special privileges would be granted to the applicant under these circumstances. Granting allows the applicant to continue to make reasonable use of their property. Standard is met.

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

The granting of the Variance would not be detrimental, as the Applicant is not intending to make significant changes to the site and is actively working to alleviate existing traffic and safety issues by redesigning the site as part of the overall improvement project. The view of the property from the street will remain similar and the use would remain the same. Adjacent properties will not be prevented from reasonable use of their lands, nor will public welfare be placed at risk. Standard is met.

STAFF RECOMMENDATION

Staff finds that the application meets all the standards for granting a Variance and recommends that the Zoning Board of Appeals take the following actions:

Motion to establish findings of fact that the standards for approval a Variance are met, carrying out the strict letter of the Code does create a practical difficulty or particular hardship for the petitioner, and to approve the petition for a Variance to § 44-1208, as presented.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

1. Zoning Map
2. Aerial Image
3. Ground-Level Views
4. Petitioner-Submission - Description of Project
5. Site Plan
6. Neighborhood notice map

Attachment 1 - Zoning Map



Attachment 2 - Aerial Image



Attachment 3 - Ground-Level Views



Attachment 4 - Petitioner-Submission - Description of Project

Request

Evergreen Racquet Club requests a variance from required parking requirements caused by the addition of three exterior tennis courts north of the existing court complex.

It was noted that a building of our size would typically require approximately 280 parking spots. After review of building use of our facility and discussion of internal studies, parking options and remediation, we have plans to present as part of the application materials. Parking lot expansion underway will increase parking spots from approximately 50 to 74. This will easily cover parking needs on at least 363 days of the year for the business, with a large grassy space for overflow and alternative sites for the two days a year that our spots may not be sufficient.

This property has been in use since 1972 when the facility was created at what was then the far east outskirts of Bloomington (where East Washington Street dead ends). The site is landlocked by the Central Illinois Regional Airport and the current neighborhood that has filled up over the years.

Our plans for parking and tennis courts will allow for increased safety of traffic flow onsite, increased parking and water detention that will further protect neighbors. The detention area also being created (City approved already) will remain available for overflow parking should the need arise. While recognizing that we are improving safety and parking with additional spots, we also face a need to seek a variance on the number of parking spots.

For background, while the building is large, it is not an office building and has limited people onsite during operation. As an example, there are seven full time tennis courts and an eighth court that has 4 pickleball courts. If each tennis court were full (4 people max) and we had 16 people on the pickleball courts and 2 staff people and 3 instructors on site, this would mean a top capacity of the building in full use would be 49 people. There are few (if any) times in a year where this is the case.

Our property today may need overflow parking on two days a year at most. In late March, we host a multi-state pickleball tournament. In August, we donate use of the facility to Illinois Special Olympics to host the state tennis championships. In both cases, we may end up parking some vehicles on the grassy parts of the property. Our parking lot expansion is exactly where most of the overflow parking occurs today, but there is also a large grassy area west of the outdoor courts that can be utilized for overflow parking.

We have reviewed materials from the Urban Land Institute and several other municipal planning organizations to ensure we were utilizing best practices available in research today. In addition, we completed a parking lot study over 21 days and found the following:

1. We took vehicle parking counts at 12:00 and 4:00. Noon is our busiest daily clinic time and 4:00 falls into junior programming time and heavy pickleball usage. Other times would have far fewer people on-site.
2. At 12:00 time check, we had an average of just under 21 cars in the lot (including staff and patrons).
3. At 4:00, we had an average of just over 12 cars in the lot.

We also sought to cement agreements with a couple partners for additional offsite parking should the need arise. As a result, the business has confirmed potential overflow parking and shuttle service with the

YMCA (who we partner with on some programs) and Eastland Suites (who we partner with on hotel room blocks for events). In both cases, we can partner on parking and shuttle services.

Findings of Facts Statement

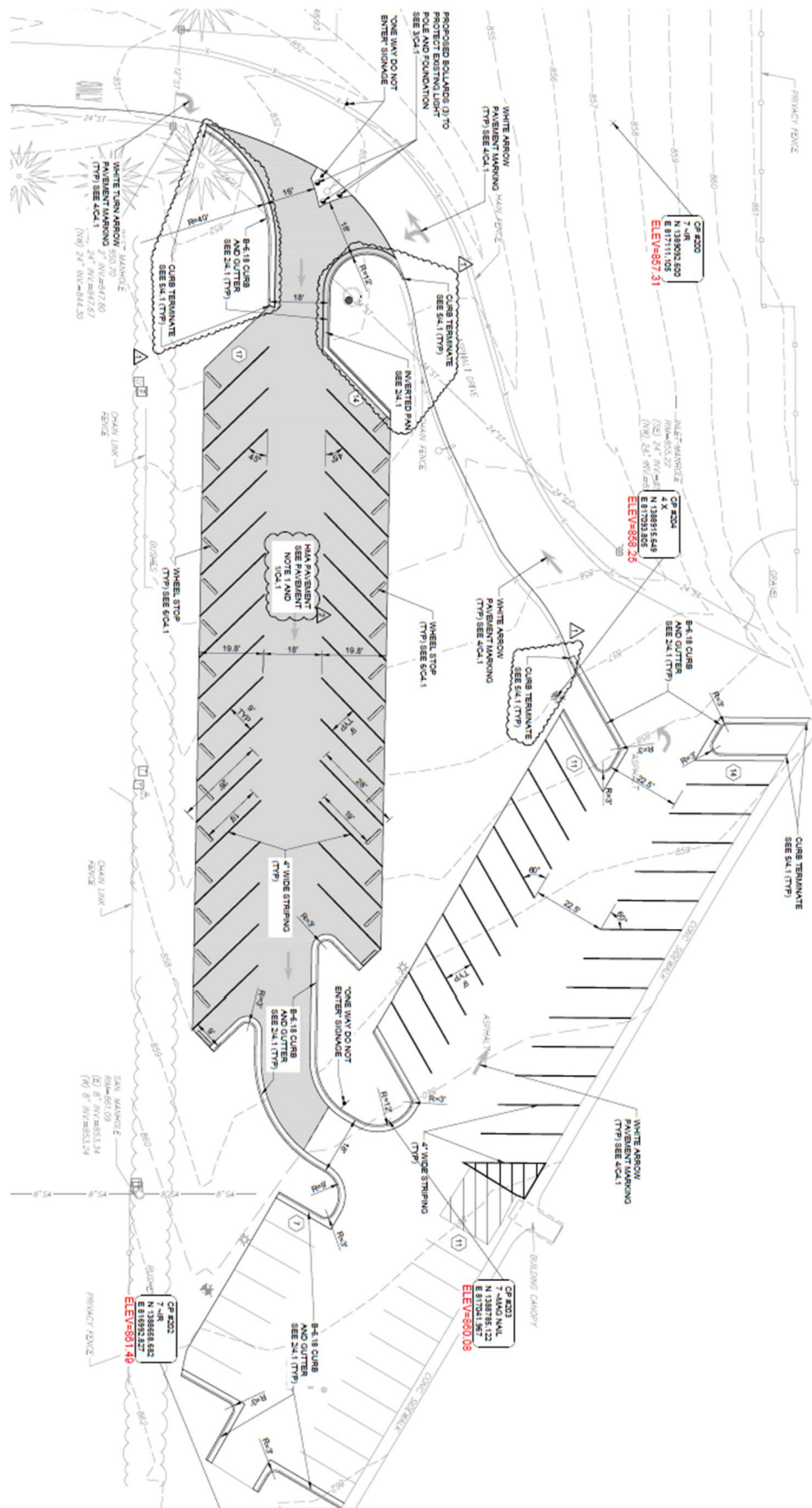
The site is landlocked by the Central Illinois Regional Airport and the current neighborhood that has filled up over the years. Our plans for parking and tennis courts will allow for increased safety of traffic flow onsite, increased parking and water detention that will further protect neighbors. The detention area also being created (City approved already) will remain available for overflow parking should the need arise. While recognizing that we are improving safety and parking with additional spots, we also face a need to seek a variance on the number of parking spots.

We feel that this is a responsible approach and will be the minimum action necessary to afford relief of the applicant. It will create minimum additional inconvenience to neighbors and should not impact any further use of or development by any neighbors. We actively interact with the neighbors today and have several neighbors that are members. In addition, we have created a letter to the neighbors that will be sent to the neighbors as they are informed about the ZBA hearing.

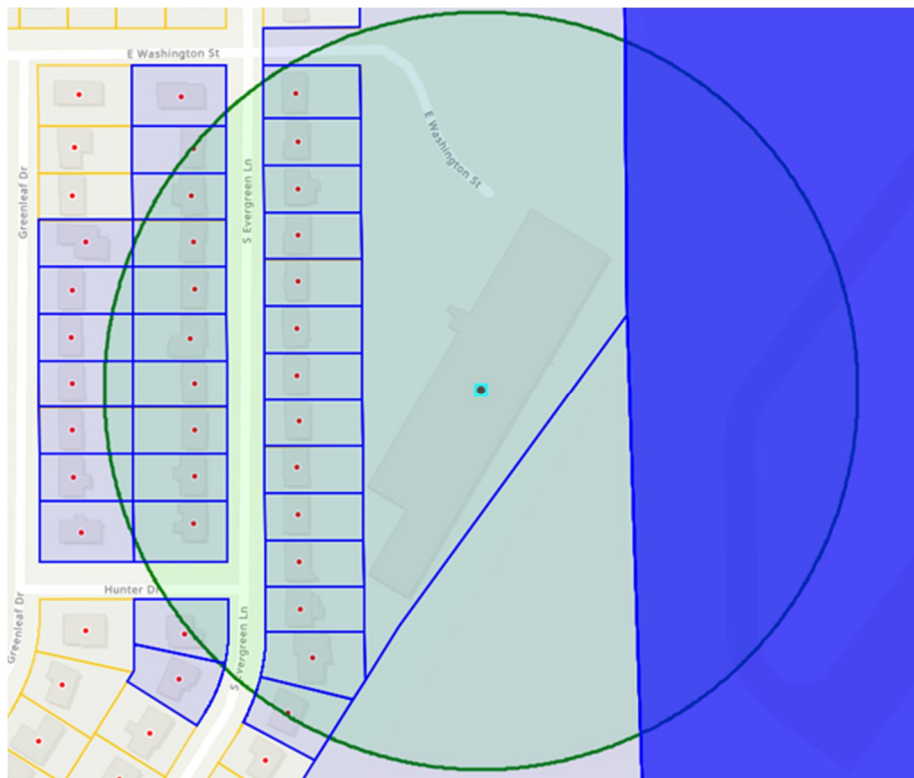
We believe this will not grant any special privilege to the applicant. Looking at other health clubs and fitness-related businesses, including the sole other indoor tennis facility in the county, this appears consistent with their parking per member/patron ratios and size/use. (Bloomington Turf & Tennis has 50 spots for an area of three-fourths our size, Iron Coyote has approximately 83 spots, and the BNYMCA has approximately 250 spots for over 11,000 members with overflow parking at OSF).

We feel that this is a responsible approach that will not impact any further use of or development by any neighbors. We actively interact with the neighbors today and have several neighbors that are members. In addition, we have created a letter to the neighbors that will be sent to the neighbors as they are informed about the ZBA hearing.

Attachment 5 - Site Plan



Attachment 6 - Neighborhood notice map





REGULAR AGENDA ITEM NO. 5.G.

FOR BOARD OF ZONING APPEALS: July 19, 2023

WARD IMPACTED: Ward 7

SUBJECT: SP-19-23 - Public hearing, review, and action on a request submitted by Bloomington 77 Developments, LLC, for approval of a **Special Use Permit** for Multiple-Family Dwellings in the M-1 (Restricted Manufacturing) District for the property generally located north of W. Market Street (State Route 9), near the eastern termination of Old Peoria Road, consisting of approximately 77 acres (PIN: 13-36-326-002).

RECOMMENDED MOTION: Motion to establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend **approval** of the request with no conditions.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City

Goal 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE:

Objective 5b. City decisions consistent with plans and policies

Objective 3a. Retention and growth of current local businesses

BACKGROUND: The Applicant seeks a Special Use Permit to allow Multi-Family Dwellings in the M-1 (Restricted Manufacturing) District, per § 44-602A.

- This request is in conjunction with an Annexation Agreement and Zoning Map amendment being heard by the Planning Commission and City Council as case Z-11-23.
- The Applicant proposes to construct 700-800 apartment units and 90 townhome units at the site.
- The site will include 180 enclosed parking spaces and 1,323 exterior parking spaces, which meets or exceeds Code requirements.
- No waivers of use provisions are requested.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in The Pantagraph on Sunday, July 2, 2023. Courtesy notices were mailed to 24 property owners within 500 feet of the subject property.

FINANCIAL IMPACT: Growth of local tax base.

Respectfully submitted for consideration.

Prepared by: Jon Branham

ATTACHMENTS:

[SP-19-23 - Staff Report - Annexation MF](#)

TO: ZONING BOARD OF APPEALS

FROM: Economic & Community Development Department

DATE: July 19, 2023

CASE NO: SP-19-23, Special Use Permit for Multi-Family Dwellings

REQUEST: Public hearing, review, and action on a petition submitted by Bloomington 77 Developments, LLC requesting approval of a Special Use Permit for Multi-Family Dwellings in the M-1 (Restricted Manufacturing) District, for the property generally located north of W. Market Street (State Rte. 9), near the eastern termination of Old Peoria Court, consisting of approximately 77 acres (PIN: 13-36-326-002).

BACKGROUND

Request:

The Applicant seeks a Special Use Permit to allow Multi-Family Dwellings in the M-1 (Restricted Manufacturing) District, per § 44-601A which indicates Multi-Family Dwellings may be permitted as Special Uses in the M-1 District. No waivers to the subject use provisions are requested. The Applicant proposes to construct 700-800 apartment units and 90 townhome units at the site. The site will also include 180 enclosed garage spaces and 1,323 exterior parking stalls.

The request is in conjunction with an Annexation Agreement and Zoning Map Amendment request, being heard by the Planning Commission and City Council as case Z-11-23.

Notice:

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Sunday, July 2, 2023. Courtesy notices were mailed to 24 property owners within 500 feet of the subject property.

ANALYSIS

Property Characteristics:

The subject property consists of approximately 77 acres of vacant land located near the eastern terminus of Old Peoria Court, north of West Market Street (State Route 9), and east of Revenue Park and a large tract of land zoned M-1 (Restricted Manufacturing) District. No existing Annexation Agreement or Preliminary Plan was found for the subject property. The proposed Enterprise Drive Extension borders the northern end of the property, and public water and sewer mains are available either within, or immediately adjacent to, the property boundaries.

The property is currently used as cropland. A modified natural drainage path runs near the western boundary of the property, with additional drainage paths for the subject and adjacent properties collecting in the southwest before exiting through culverts at Old Peoria Court and West Market Street. Stormwater from the property drains to the Salt Subbasin of the Sugar Creek Watershed.

Surrounding Zoning and Land Uses:

	Zoning	Land Uses
North	Town M-2 (General Manufacturing), County A (Agricultural)	Vacant, Cropland
South	County A (Agricultural), M-1 (Restricted Manufacturing), B-1 (General Commercial)	Transportation Corridor, Residential, Fabricated Metals, Warehouse, Office
East	County M-1 (Restricted Manufacturing)	Warehouse, Office
West	M-1 (Restricted Manufacturing)	Vacant, Cropland, Office

Description of Current Zoning District:

The M-1 (Restricted Manufacturing) District is intended to provide for industrial, warehouse, storage and transfer service uses with an absence of objectionable external effects in areas that are suitable for this type of development by reason of topography, relative location, and adequate utility and transportation systems. Compatibility with surrounding districts is further assured by limiting development to low industrial densities. Just as industrial uses are excluded from residential areas to promote public health, safety, and welfare, so are residential subdivision developments excluded from this district. (§ 44-601A).

Subject Code Requirements:

§ 44-402B, “Allowed Uses Table” indicates Multi-Family Dwelling Units permitted as Special Use in the M-1 District.

STANDARDS FOR REVIEW

The Zoning Board of Appeals (ZBA) shall hold at least one public hearing on any proposed Special Use and report to the Council its findings of fact and recommendations. Recommendations shall be made upon the determination that the Special Use meets all of the Standards of Approval listed in § 44-1707H and discussed below.

Special Use Permit for Multiple-Family Dwellings in the M-1 (Restricted Manufacturing) District.

1. The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.

The intent of a Special Use is to ensure that “special consideration [is] given to the characteristics of surrounding property, as well as the site itself and the impact such a use would have on adjoining or nearby property” (§ 44-1707A), but for residential uses in the M-1 (Restricted Manufacturing) District, the practical reality of that intent is really about avoidance of setting residential

developments up for failure when locating them near some of the more intensive uses that could be permitted within the District. Some of the potential for long-term misalignment is mitigated simply by developing a project with the starting expectation that those other uses are possible; an expectation the Applicant is well aware of. Remaining concerns for future residents may be mitigated through the provision of well-designed on-site circulation, appropriate buffering, and opportunities for outdoor usage and recreation in areas that are located within the residential component of the project, rather than toward the perimeter, or interspersed with more intensive uses. The establishment, maintenance, or operation of the Special Use will not be detrimental to the public health, safety, comfort, or general welfare of the surrounding Light Industrial and residential uses, or to the residents of the future development itself. Standard is met.

- 2. 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 impacts of multiple-family dwellings to the adjoining or nearby properties are equivalent—and sometimes less—than others that would be permitted by right in the District. The level of traffic, light and sound associated with multiple-family dwellings can be expected to be lesser than uses such as car washes, vehicle fueling stations, repair and service, truck stops, or many of the Personal Care or Retail and Service uses approved for the District. Development of multiple-family dwellings, even extensively, will not be injurious to the use and enjoyment of other property in the immediate vicinity. Standard is met.

- 3. 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 designation on the City's Future Land Use Map for this area is "Employment Center," and a portion of the overall project is proposed for commercial development, but this development is also designed to support the community's existing employment centers that are struggling to find employees and associated housing. Incorporating residential components into this project will not impede the normal and orderly development and improvement of surrounding properties. In addition, the requested residential components are located on the interior of the site, away from major thoroughfares designed for intensive vehicle usage. Complementary local commercial uses are planned for the portions of the site adjacent to West Market Street (W. Route 9) and will act as a buffer between the residential uses and more intensive commercial uses to the east and south of the subject property. The Special Use would contribute to Goal H-1 (Ensure the availability of safe, attractive and high-quality housing stock to meet the needs of all current and future residents of Bloomington) of the 2035 Comprehensive Plan. Standard is met.

- 4. Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.**

City water and sewer are already available on or adjacent to the property. The Applicant will be responsible for the construction and cost of a majority of the infrastructure for the new development, with tap-on fees contributing to the cost of existing water and sewer infrastructure. Parkland Dedication obligations will be provided through either dedication of property identified

by the City as desirable for construction of a community park, for which the bulk of the cost of construction may be funded from fee-in-lieu payments from other projects, or by payment of a fee in lieu that may be used to support other existing or future parks in the area. The property is served by Unit 5 School District. Stormwater detention will be provided on site. Standard is met.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Ingress and egress will be constructed as required per the City's Manual of Practice, including at least 5-foot sidewalks on both sides of the streets. Private access drives and parking will be required to meet Code requirements, and parking has already been demonstrated to meet such. Discussions are underway regarding the possibility of micro-transit options to move employees between the development and local large employers. Standard is met.

6. 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.

The use will be required to meet the standards for the District, including provision of required yards, and any buffering or screening requirements. No waivers to use provisions are requested or provided as part of this Special Use Permit. Standard is met.

STAFF RECOMMENDATION

Staff finds that the application meets all the standards for a Special Use Permit and recommends that the Zoning Board of Appeals take the following actions:

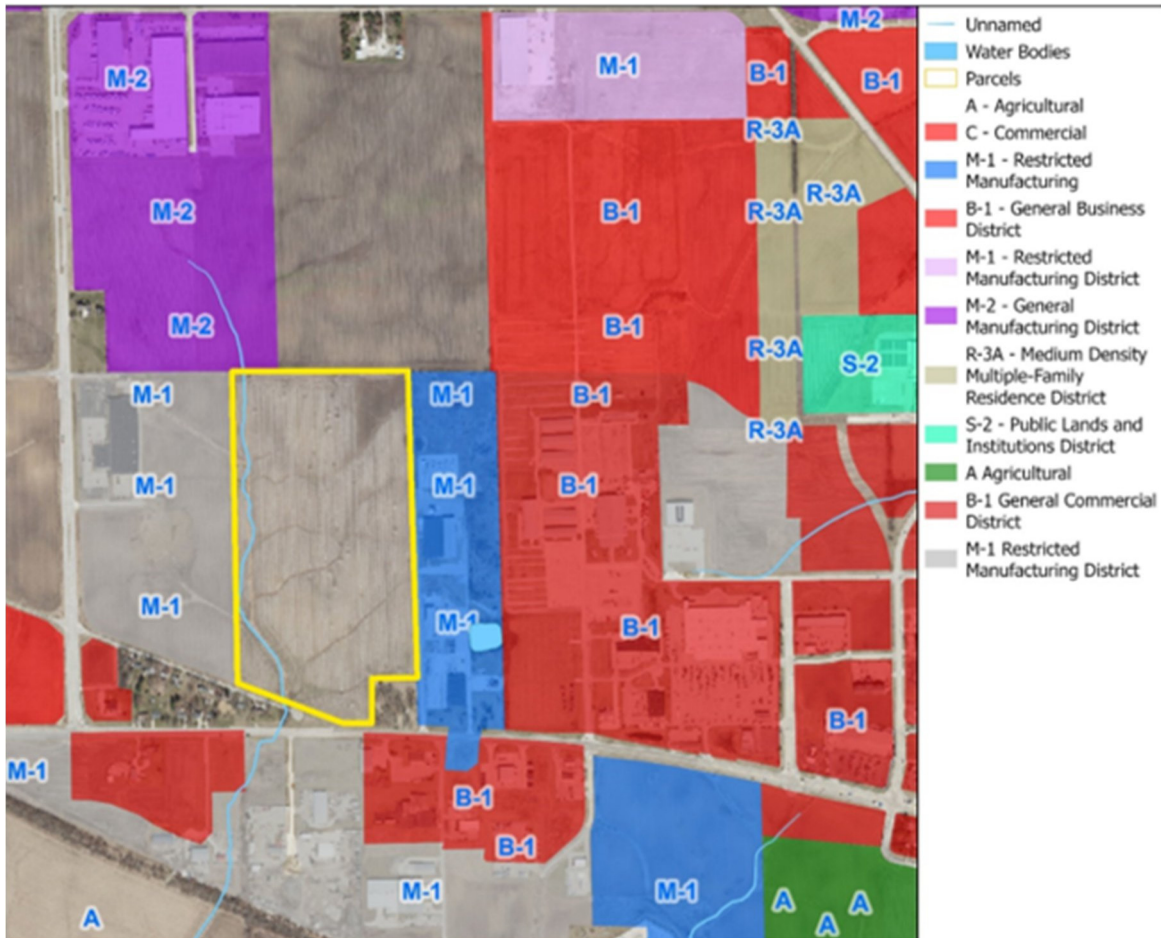
Motion to establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend approval of the request with no conditions.

Respectfully submitted,
Jon Branham
City Planner

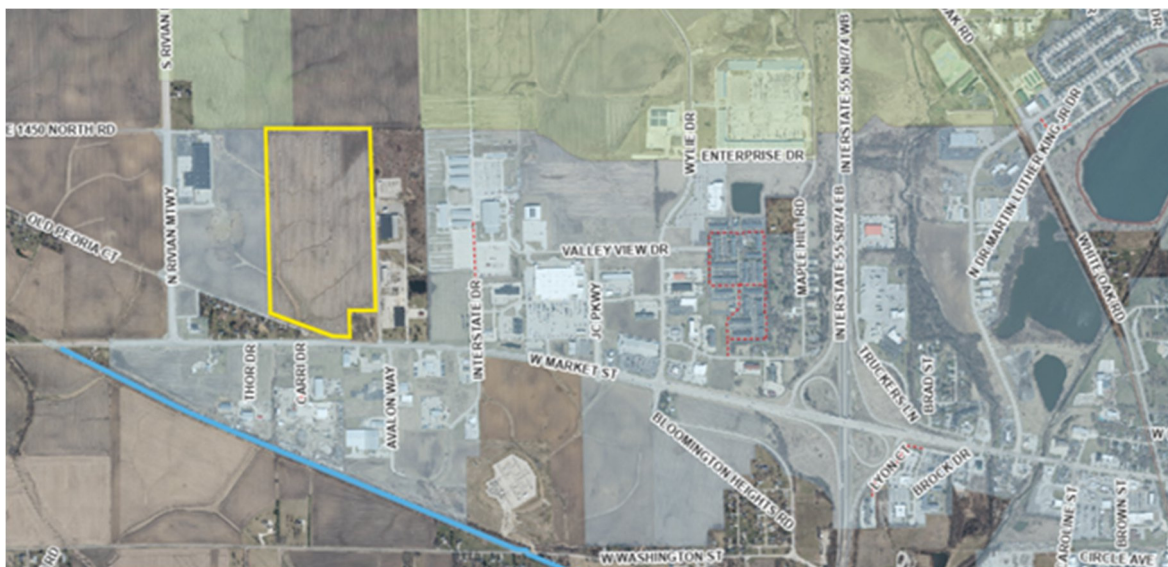
Attachments:

1. Zoning Map
2. Aerial Image
3. Petitioner-Submission - Description of Project
4. Site Plan
5. Neighborhood notice map

Attachment 1 - Zoning Map



Attachment 2 - Aerial Image



Bloomington 77 Development Description

Premier Luxury Developments, LLC (PLD), D/B/A Bloomington 77 Developments, LLC, was founded in 2017 with a single mission: to build structures with enduring value and the potential to become timeless. Our team of creative professionals carefully evaluates each project in order to adhere to both financial and time constraints, while providing provocative and innovative designs.

Our present development project, "Bloomington 77 Development" (tentatively named) will consist of an unprecedented ground-up workforce development construction project in the blossoming Bloomington/Normal district. This project will present a variety of market-rate offerings, with future plans to pursue opportunities that would allow the inclusion of qualified affordable units as well. PLD has assembled a dream team of consultants, engineers, financial consultants, and investors to present a 77 ACRE development project that will consist of approximately:

- 700-800 total apartment units
- 90 townhouses units
- 10 acres dedicated to retail and commercial space
- A Community Center equipped with pool, fitness center, and office space
- An outdoor running and biking trail
- Rivian-based transit implementation
- Greenspace and Detention Pond

This opportunity is mainly derived from Rivian, a new electric car plant, generating a demand for new housing and development in the area. It is also home to State Farm, Illinois State University, Illinois Wesleyan University, and is just 45 min from the University of Illinois. This is a prime location and opportunity as Rivian has just signed a deal with Amazon, who owns a 20% stake in the company, to manufacture 100,000 electric delivery vehicles by 2030. Rivian is also producing other lines of vehicles to be in competition with Tesla in the near future.

Additionally, we believe the recent investment of Ferrero North America's \$214M production facility, with the proximity to Chicago, St. Louis, Champaign, Peoria, and Indianapolis, solidifies Bloomington/Normal as an emerging and expanding economic sector that is ripe with opportunity.

This development project will be like no other prior. Premier Luxury Developments, the parent company, has teamed up with Hope Housing Foundation, Taylor Capital Consultants, Studio H Design company, the Farnsworth Group, and others to create a futuristic and captivating, never seen before architectural concept that will provide this neighborhood an aesthetic and artistic appeal. This will be the first of many designs and projects to be implemented by PLD, as we foresee the growth and expansion of Bloomington/Normal to be ongoing, in concurrence with recent studies conducted by the Bloomington/Normal Economic Development Committee.

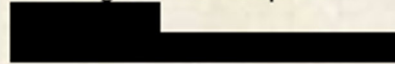
We greatly are appreciative of your feedback, guidance, and support throughout this process.

Sincerely,

William

W. E. Koffie Jr., Esq.

Bloomington 77 Developments



Attachment4 - Concept Site Plan



Attachment 5 - Neighborhood notice map

