



AGENDA
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING
CITY HALL COUNCIL CHAMBERS
109 EAST OLIVE ST.
BLOOMINGTON, IL 61701
WEDNESDAY, JULY 17, 2019 at 4:00 P.M.

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENT

D. MINUTES Consideration, review and approval of Minutes from the April 17, 2019 meeting.

E. REGULAR AGENDA

- A. SP-02-19** Consideration, review and action of a petition submitted by Tesla Motors, Inc. for a special use permit to allow vehicle sales and service in the B-1, General Commercial District at 420 Olympia Dr. (Ward 8)
- B. Z-05-19** Consideration, review and action of a petition submitted by Marc Olsen for approval of a variance request. The petitioner is requesting; 1) a 2' reduction in the required rear yard setback; and 2) reconstruction of a non-conforming structure, to replace a damaged screen room at 902 W. Monroe St. (Ward 7)
- C. Z-06-19** Consideration, review and action of a petition submitted by Steve Garbe for approval of a variance request. The petitioner is requesting a 2' increase in fence height in front yard, from the required 4 foot fence height to 6', to install a new fence at 2001 Lake Bluff Rd. (Ward 1)

F. OTHER BUSINESS

G. NEW BUSINESS

- A.** Introduction of New Commissioner – Tyler Noonan
- B.** Election of Chairman
- C.** Recognition of Appreciation – Robert Schultz for his service on the Bloomington Zoning Board of Appeals.

H. ADJOURNMENT

**DRAFT MINUTES
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING - 4:00 P.M.
WEDNESDAY, APRIL 17, 2019
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

Members present: Mr. Terry Ballantini, Mr. Jeff Brown, Ms. Victoria Harris, Mr. Michael Rivera Jr, Mr. Robert Schultz, and Mr. Richard Vitengruber.

Members absent: Ms. Barbara Meek,

Also present: Mr. George Boyle, Assistant Corporation Counsel
Mr. Bob Mahrt, Community Development Director
Mrs. Joni Gerard, Planning & Application Specialist

Chairman Brown called the meeting to order at 4:01 p.m. Mrs. Gerard called the roll; with six members present, the Zoning Board of Appeals established a quorum.

PUBLIC COMMENT: None.

MINUTES: The Zoning Board of Appeals reviewed the February 20, 2019 regular meeting minutes. Mr. Schultz corrected wording on page 2 of the draft minutes. Amended items were approved 6-0 with the following votes cast: Ms. Harris—yes; Mr. Rivera—yes; Mr. Ballantini—yes; Mr. Schultz—yes; Mr. Veitengruber—yes; Chairman Brown—yes.

Mr. Schultz motioned to approve the minutes as corrected. Seconded by Mr. Ballantini. The motion to accept the minutes as amended, was unanimously approved, 6-0 by voice vote.

REGULAR AGENDA:

Chairman Brown introduced case – Z-03-19

Z-03-19 Consideration, review and action of a petition submitted by Tammy Hoeniges requesting a variance to reduce the front yard setback from 25' to 6', a 19' reduction b) a reduction in the rear yard setback from 25' to 7', an 18' reduction and c) an expansion of a nonconforming structure at 807 N Western Ave. (Ward 7)

Staff Presentation:

Mr. Mahrt provided the staff report and summary. Mr. Mahrt indicated that the house is at the corner of Walnut & Western. Mr. Mahrt shared renderings to illustrate the existing and proposed structures. The petitioner is wanting to demolish the existing structure to construct a new home using the existing footprint, with an addition connected to new detached garage. Mr. Mahrt indicated that this is a unique dwelling unit in the development. The block is comprised of narrow lots. Mr. Mahrt explained that the petition meets the standards, as summarized in the staff report, of the setback variances and allow for the expanding of the nonconforming structure.

Ms. Tammy Hoeniges, 807 N Western Ave, was sworn in. Also her daughter, Katie Hoeniges, 2022 Prairie Grass Lane, Mahomet, IL was sworn in. Ms. Hoeniges stated she was there to answer any questions but did not elaborate on her plans. Mr. Schultz questioned if the property was divided or consolidated during the 1970's. Ms. Hoeniges indicated she and her husband bought the lot next door and was consolidated in 1970.

No one testified in favor of the variance and no one spoke against the variance.

Mr. Schultz motioned to accept the staff analysis and finding of fact. Ms. Harris seconded the motion. The motion was approved 6-0 with the following votes cast: Mr. Schultz—yes; Ms. Harris—yes; Mr. Rivera—yes; Mr. Ballantini—yes; Mr. Veitengruber—yes; Chairman Brown—yes.

The variance was approved 6-0, with the following votes cast in favor on roll call: Mr. Ballantini—yes; Ms. Harris—yes; Mr. Rivera—yes; Mr. Schultz—yes; Mr. Veitengruber—yes; Chairman Brown—yes.

Chairman Brown introduced the case SP-01-19

SP-01-19 Consideration, review and action of a petition submitted by Karla Lane for a special use permit to allow chicken keeping in the R-2, Mixed Residence District at 3402 E Oakland Ave and 3404 E. Oakland Ave. (Ward 3)

Mr. Mahrt presented the staff report and recommendation. He introduce the case and stated that staff is recommending in favor of the petition. Mr. Mahrt stated that the City Council approved update to the Zoning Ordinance March 11, 2019 with provision for keeping of chickens in the City limits with special restrictions and requiring a special use permit. Mr. Mahrt provided background information for the properties in question. 3402 E. Oakland Ave is approximately three acres and 3404 E. Oakland Ave is approximately one acre. Both properties are improved with single family homes. There are two properties under common ownership. Mr. Mahrt reviewed the allotment of chickens allowed at each property. 3402 E. Oakland Ave would be allowed eight chickens and 3204 E. Oakland Ave would be allowed four chickens with a total of twelve allowed under common ownership. Staff is adding the condition that if one property was to be sold and not in common ownership 3402 E. Oakland would be allowed eight chickens and 3404 E. Oakland would be allowed four chickens.

Mr. Mahrt provided an overview of site from Oakland Ave and shared aerial photos. He described the area as rural in nature with some residential development, and stated that it has maintained its rural character and is a large tract of land in the R-2 District. He described the home, its location and the neighborhood. He presented the property's zoning, R-2, Mixed Residence District. Mr. Mahrt indicated this as the first special use request since the adoption of the new Zoning Ordinance by the City Council. Mr. Mahrt shared renderings to review the property, existing barn and housing of the chickens. Mr. Mahrt indicated that this is a special case as the chickens will be kept at the larger property 3402. E Oakland Ave. in the existing barn. Mr. Mahrt stated that the petition meets the Zoning Ordinance's standards required to allow a special use.

Mr. Schultz asked for clarification of the lots and location of the homes and barn. It was confirmed that they are under common ownership. The aerial view of the property was reviewed again to confirm location. Mr. Schultz asked if there is any minimum size lot to have chickens. Mr. Mahrt reviewed the Ordinance and confirmed there is not a minimum lot size. He explained that when the property exceeds the acre threshold they are allowed additional chickens per each half acre.

Karla Lane, 3402 & 3404 E. Oakland Ave., the petitioner was sworn in. Ms. Lane explained that she and her husband own both properties and live at 3402. Her son rents 3404 one of the homes. She has been interested in having chickens on her property for some time. There are three outbuildings on her land; one of them is a barn on the property when she and her husband purchased the property. They have spent time cleaning up the property including the barn, where she plans to house the chickens. Ms. Lane went on to explain her plans for the chickens, and mentioned that she will have a mobile unit for transporting them around on her property. Having chickens would enhance the lifestyle Ms. Lane and her family have adopted.

Mr. Ballantini asked how long Ms. Lane and her husband had owned the property. Ms. Lane indicated the property was purchased in 2012. Mr. Ballantini stated there should be discussion/agreement as to the moving of the mobile barn on the property. Ms. Lane indicated she would adhere to the 10 foot setbacks when moving the mobile chicken unit from spot to spot throughout the garden and yard. Mr. Ballantine asked if there were chickens on the property before. Ms. Lane indicated that there might have been chickens on the property before but not recently. Ms. Lane stated that last year she distributed a petition and all of her surrounding neighbors signed the petition. She tries to be a good neighbor. Mr. Brown asked if she had received any concerns. Ms. Lane indicated no. She heard there was a lot of chatter due to the Special Use meeting sign on her property.

Mr. Brown asked Ms. Lane how she planned to use the manure. Ms. Lane confirmed she intends to compost the manure along with the household items she currently composts. Mr. Schultz asked if this is for personal use. Ms. Lane indicated that this is for personal use. The Board discussed the ordinance and relationship to the Comprehensive Plan. Mr. Boyle clarified that the Plan is advisory and that the regulations of the ordinance, while rooted in the goals and objectives of the plan, are more restrictive and supersede any recommendations of the plan.

Mr. Ballantini asked if Ms. Lane plans on having the maximum amount of chickens as allowed. Ms. Lane indicated yes. Mr. Boyle suggested to the board to add the condition of the mobile unit and kept in line with the code required yard setbacks to the original Special Use Permit Ordinance.

Chairman Brown asked if there was anyone in favor that would like to testify.

Mr. Gary Lambert, 3018 E. Oakland Ave, was sworn in. He submitted an article to the Commission from the US Dept. of Agriculture which was entered as Exhibit Petitioner 1. Mr. Lambert reviewed the article that echoed his support for allowing special use for chicken

keeping. Mr. Schultz commented on the article and indicated that the Board is tasked with following the Zoning Ordinance which the community adopted.

Ms. Janette Godin, 3409 Castlemain Dr, was sworn in. She is a back door neighbor of Ms. Lane and supports the special use for chicken keeping. Ms. Godin indicated that Ms. Lane has done a lot of work on to improve the property and neighborhood. Mr. Schultz confirmed Ms. Godin's location, she is the closest to the barn and most impacted neighbor. She confirmed her support for the petition.

Mr. Ballantini asked how long she had lived at her present address. Ms. Godin indicated she has lived there for 8 years. Mr. Ballantini asked if she knew of anyone is disagreement with the Special Use Request. Ms. Godin indicated that she was unaware of anyone against the request.

Chairman asked if there was anyone opposed to the petition. No one present was opposed.

Mr. Mahrt indicated a response to the petition opposing the request was received in the mail from Mr. & Mrs. Carlson, 24 Crystal Court, Bloomington, IL. The letter was added as Response Exhibit 1. A copy of the letter was provided to Ms. Lane to review as Chairman Brown read the letter opposing the special use permit. It was determined that Crystal Court located at the southwest corner and not a fence neighbor. Mr. Mahrt provided aerial view of the property involved.

Chairman Brown gave Ms. Lane a chance to respond to the letter. She commented that this neighbor was not contacted by the petitioner as they live on the west side and their property is not a fence neighbor.

Chairman Brown closed the public hearing.

Ms. Harris commented that she appreciates the organic community Ms. Lane is creating. Mr. Schultz noted that this is the first case with the new Zoning Ordinance and appreciated everyone's patience. Mr. Rivera wanted to know when the surrounding community was developed. Mr. Mahrt indicated the area was probably developed in the mid 1990's. Mr. Schultz indicated that there appears to be newer development to the east and older development to the west of the property. The Board continued to discuss the number of chickens allowed per property and the special use standards.

Mr. Schultz motioned to accept the staff analysis and finding of fact. Ms. Harris seconded the motion. The motion was approved 6-0 with the following votes cast: Ms. Harris—yes; Mr. Rivera—yes; Mr. Ballantini—yes; Mr. Schultz—yes; Mr. Veitengruber—yes; Chairman Brown—yes

Mr. Mahrt reviewed the condition related to the common ownership. He confirmed there was discussion to set a standard for the portable chicken coop to meet the minimum 10' setback

Mr. Boyle reviewed the condition to be added to the Ordinance that would allow compliance with setback requirements of 10' and confirmed the condition of common ownership.

Mr. Ballantini motioned to vote on the petition. Seconded by Mr. Rivera, The special use was approved 5-1, with the following votes cast in favor on roll call: Mr. Ballantini—yes; Ms. Harris—yes; Mr. Rivera—yes; Mr. Schultz—yes; Mr. Veitengruber—yes; Chairman Brown—no.

OTHER BUSINESS: None

NEW BUSINESS:

Recognition of Appreciation – Barbara Meek for her service on the Bloomington Zoning Board of Appeals.

Chairman Brown acknowledged Ms. Meek’s service & dedication to the City. Ms. Meek was not present to receive her Resolution.

Recognition of Appreciation – Jeff Brown for his service on the Bloomington Zoning Board of Appeals.

Mr. Mahrt acknowledge Mr. Brown’s service & dedication to the City. Mr. Mahrt voiced his appreciation for all Mr. Brown has done in his four years on the Board and wishes him well. Mr. Mahrt presented the Resolution to Chairman Brown.

ADJOURNMENT

Mr. Schultz motioned to adjourn. Seconded by Mr. Rivera. The motion was approved by voice vote. The meeting adjourned approximately at 5:15 PM.

Respectfully Submitted,

Joni Gerard
Planning & Application Specialist

CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
JULY 17, 2019

CASE NUMBER	SUBJECT:	TYPE	SUBMITTED BY:
SP-02-19	420 Olympia Drive	Vehicle Sales and Services in the B-1, General Commercial District	Katie Simpson City Planner

PETITIONER'S REQUEST:			
Section of Code: 44.5-2 Business Districts-Permitted and Special Uses			
Type	Request	Required	Special Use
Special Use permit	Tesla Sales and Service	Special use	Vehicle Sales and Services

Project Description	The petitioner is seeking a Special Use to allow a Tesla sales and repair location in the B-1 district for the property located at 420 Olympia Drive
Staff Recommendation	Staff finds that the petition has met the Zoning Ordinance's standards required to allow a special use. Staff recommends that the Zoning Board of Appeals provide Council with a positive recommendation to <i>approve</i> the petition for a special use permit to allow vehicle sales and repair in the B-1 District at 420 Olympia Drive.



NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in the *Pantagraph* on Monday, July 1, 2019

GENERAL INFORMATION

Petitioner: Tesla Motors, Inc.

LEGAL DESCRIPTION: TOWANDA BARNES BUSINESS PARK 17TH ADDN
LOT 33 1.33 ACRES

PROPERTY INFORMATION

Existing Zoning: B-1 General Commercial District w/ S-3 Airport Noise Overlay
Existing Land Use: Warehouse/Storage
Property Size: 1.33 acres
PIN: 22-07-227-002

Surrounding Zoning and Land Uses

Zoning

North: B-1 w/ S-3 Overlay
South: B-1 w/ S-3 Overlay
East: B-1 General Commercial District
West: M-1, Restricted Manufacturing w/ S-3
West: M-1 w/ S-3 Overlay

Land Uses

North: Multi-tenant trade services/retail
South: Tennis Facility
East: Trade Services
West: Place of worship
West: Vacant

Analysis

Submittals

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

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

BACKGROUND

The subject property, located east of Olympia Drive and north of Wicker Road, is approximately 1.33 acres located in the Towanda Barnes Business Park subdivision. Improved in 2006 with a new, single story, 18,928 sqft, two-unit manufacturing/storage structure. Following construction, Twin City Drywall occupied Unit A and DaVinci Floor Covering occupied Unit B. After the most recent fire inspection, a drywall company occupied both units. The subject property is zoned B-1, General Commercial District with the S-3 Airport Noise Impact Overlay. The Noise Impact Overlay prohibits residential uses within certain proximity of the airport, and requires additional building and insulation materials in residential properties located a little further from the airport. Adjacent property located north, east and south of the subject property, is also zoned B-1, General Commercial District. Property west of the subject property is zoned M-1, Restricted Manufacturing with the S-3 Zoning Overlay.

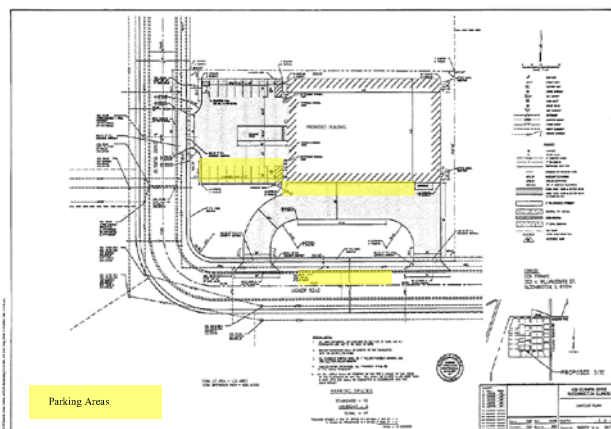
The Towanda Barnes Business Park was intended to be developed and used as a grouping of similar businesses and services. Originally built primarily for trade services, the trend in development is shifting to include additional experience, retail and professional service tenants, especially tenants that operate on nights and weekends. Day tenants include plumbers, builders, heating and cooling, concrete, storage, offices, day-care facilities and animal kennels. Night and weekend uses include a movie theater, gymnasiums, places of worship, and a tennis facility.

PROJECT DESCRIPTION

The purpose and intention of the B-1 District is to facilitate the development of community and regional commercial areas. The district anticipates customers who use motor vehicles as their primary mode of transportation. The district expects a large volume of shoppers and therefore, allows more intense vehicular uses with a special use permit.

Traditional vehicle sales and repair may generate large amounts of foot traffic, produce waste, require outdoor storage of tires or other large materials, or require chemical and hazardous material storage. The petitioner is requesting a special use permit to allow for the sales and service/repair of Tesla electric vehicles. The proposed use is compatible with the surrounding uses of nearby buildings. Other vehicle repair shops exist in the Towanda Business Park. Tesla sales and repair are very specialized. Unlike other vehicle sales and repair facilities that serve the public, and consequently, produce more traffic and additional negative impacts on the neighborhood, the proposed Tesla facility will serve a select clientele with distinct needs. Finally, electric vehicles produce less hazardous waste than gasoline vehicles.

According to the petition received, the use would occupy approximately 12,758 square feet of the building, roughly 2/3 of the building. The building is 20ft tall, with two large bay doors on the west side and one large bay on the south side. The northern bay on the west side of the building belongs to the second unit, which the petitioner is not proposing to use at this time. A masonry wall separates the two units. The Building Official reviewed the petition and has no objections to the construction of the building for the proposed use. As always, renovations will require building permits and administrative plan review.



The site plan included in the application shows 17 spaces for the entire property. The circulation area on the south side of the property is wide enough to accommodate roughly seven (7) additional parallel spaces. About three on-street parking spaces are also available on one side Wicker Road. The proposed use requires one (1) parking space per 500 feet of gross floor area. Gross floor area is the area open and visible to the public, approximately 10,783 square feet. The proposed use requires approximately **twenty-**

two (22) parking spaces. The Zoning Ordinance allows each on-street parking space to count as half of a required parking space. Additionally, designating a few parking spaces for carpool/vanpool spaces and car sharing spaces will decrease the required parking by one (1) and three (3) spaces, respectfully. The table below illustrates how these exemptions could be applied

to assist with meeting the minimum amount of required parking. The site plan above shows the areas that could be used for parking to ensure compliance with the ordinance.

Parking Requirements: Total Vehicle Sales = 10,783/500	Required Parking: 22 spaces
Parking Points Provided:	
Existing Spaces	15
On Street Parking in lieu of ½ space of required off-street parking	2
Reserved Parking Space for Carpool (1x2)	2 (1 space labeled counts as 2 required spaces)
Reserved Parking Space for Car Share (1x4)	4 (1 space labeled counts as 4 required spaces)
Total	23

The Zoning Ordinance, adopted by Council in March 2019, reduces the amount of minimum parking required and caps the amount of parking that a business can provide. The regulations and exemptions are designed to discourage excessive and expansive parking lots in the community. The new regulations also intend to provide relief in instances where meeting minimum parking requirements may have previously been a barrier to marketability of an existing building.

Conformance with the Comprehensive Plan: The Comprehensive Plan recommends creating more opportunities to address air quality, promote renewable energy, sustainable transportation, and encourage retention and growth of businesses. The proposed use provides the community with a place to buy and repair Tesla electric vehicles. The vehicle can be difficult and expensive to own since the repairs may require special equipment or specialized knowledge not currently available in the region. A Special Use Permit could contribute to the following goals:

NE-3 Reduce Environmental Pollutants

NE-3.1 Identify and reduce air pollutants

UEW-2 Promote and facilitate energy conservation and alternate energy generation and resources.

UEW-2.2 Ensure at least 25% of energy uses comes from renewable energy sources.

Action by the Board of Zoning Appeals.

For each special use application the Board of Zoning Appeals shall report to the Council its findings of fact and recommendations, including the stipulations of additional conditions and guarantees, when they are deemed necessary for the protection of the public interest or to meet the standards as specified herein. No special use application shall be recommended by the Board of Zoning Appeals for approval unless such Board shall find:

- 1. that the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;** The Tesla vehicle sales and repair serves a niche market and has limited clientele. The use is compatible with surrounding uses and, due to the limited clientele, will have less traffic and waste than traditional vehical sales and repair establishments. **The standard is met.**
- 2. that the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;** The majority of the business is

operated inside, and serving a limited audience. The proposed use should have little to no negative impact on nearby properties and property values. **The standard is met.**

3. **that the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;** The use is consistent with the trend of development for the Business Park. Similar and compatible uses exist in the park. **The standard is met.**
4. **that adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;** all utilities, roads, and drainage are existing and adequate. The use will generate less traffic than traditional auto retailers will, as well as less waste. **The standard is met.**
5. **that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;** The site is existing and traffic circulation is adequate. **The standard is met.**
6. **that the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals. (Ordinance No. 2006-137).** No additional variances are needed since the building conforms to the bulk requirements of the district. **The standard is met.**

STAFF RECOMMENDATION: Staff finds that the petition has met the Zoning Ordinance's standards required to allow a special use. Staff recommends that the Zoning Board of Appeals provide Council with a positive recommendation to *approve* the petition for a special use permit to allow vehicle sales and repair at 420 Olympia Drive.

Respectfully submitted,

Katie Simpson

Attachments:

- Draft Ordinance
- Exhibit A-Legal Description
- Petition and supplemental documents from petitioner
- Site Plan
- Aerial Map
- Zoning Map
- List of permitted uses in the R-2 District
- Neighborhood Notice Map, Newspaper Notice and List of Addresses Notified

DRAFT
ORDINANCE NO. _____
AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR VEHICLE SALES AND
REPAIR IN THE B-1, GENERAL COMMERCIAL DISTRICT, FOR PROPERTY
LOCATED AT: 420 OLYMPIA DRIVE.

WHEREAS, there was heretofore filed with the Community Development Department of the City of Bloomington, McLean County, Illinois, a petition and site plan requesting a Special Use Permit for vehicle sales and repair, in the B-1 General Commercial District for certain premises hereinafter described in Exhibit(s) A; and

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

WHEREAS, the Bloomington Board of Zoning Appeals, after said public hearing made findings of fact that such Special Use complied with the standards and conditions for granting such special permitted use for said premises as required by Chapter 44, Division 44.17-7 of the Bloomington, City Code, 1960; and

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

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

1. That the Special Use Permit for vehicle sales and repair, in the B-1 District on the premises hereinafter described in Exhibit(s) A shall be and the same is hereby approved.
2. This Ordinance shall take effect immediately upon passage and approval.

PASSED this _____ day of _____, 20____.

APPROVED this _____ day of _____, 20____.

_____ Tari Renner, Mayor

ATTEST: _____
Leslie Yocum, Interim City Clerk

Jeff Jurgens, Corporate Counsel

Exhibit A
“Legal Description”

TOWANDA BARNES BUSINESS PARK 17TH ADDITION, LOT 33.
1.33 ACRES
PIN: 22-07-227-002

PETITION FOR A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT:

420 Olympia Drive, Bloomington, IL 61704

State of Illinois)
)ss.
County of McLean)

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

Now come(s) Tesla Motors, Inc

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

1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit(s)A, which is (are) attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents: receiver, executor (executrix); trustee, lease, or any other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises presently has a zoning classification of B-1 under the provisions of Chapter 44 of the Bloomington City Code, 2019;
3. That under the provisions of Chapter 44, Division 44.5-2 of said City Code Vehicle Sales and Services, are allowed as a special use in a B-1 zoning district;
4. That the establishment, maintenance, or operation of said special use on said premises will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
5. That said special use on said premises will not be injurious to the use and enjoyment of other property in the immediate vicinity of said premises for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
6. That the establishment of said special use on said premises will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the B-1 zoning district;
7. That the exterior architectural treatment and functional plan of any proposed structure on said premises will not be so at variance with either the exterior architectural treatment and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of

the applicable district, as to cause a substantial depreciation in the property values within the neighborhood adjacent to said premises;

8. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided to said premises for said special permitted use;
9. That adequate measures have been or will be taken to provide ingress and egress to and from said premises so designed as to minimize traffic congestion in the public streets; and
10. That said special permitted use on said premises shall, in all other respects, conform to the applicable regulations of the B-1 zoning district in which it is located except as such regulations may, in each instance, be modified by the City Council of the City of Bloomington pursuant to the recommendations of the Bloomington Board of Zoning Appeals.

WHEREFORE, your petitioner(s) respectfully pray(s) that said special use for said premises be approved.

Respectfully submitted,

Tesla Motors, Inc.

Representative
Name [REDACTED] JUSTIN A. MEYER
Address 420 OLYMPIA DR. BLOOMINGTON FL 34604
Signature [REDACTED]
Date 6.12.19

OWNER:
DON FRANK
303 N. WILLIAMSBURG DR.
BLOOMINGTON, IL 61704

PROPOSED SITE

PARKING SPACES

STANDARD = 15
HANDICAP = 2
TOTAL = 17

MEASURED SPACES = 10 SPACES @ 10' x 10' / 100 SF = 10
HANDICAP SPACES = 2 SPACES @ 10' x 10' / 100 SF = 2
TOTAL = 12 SPACES

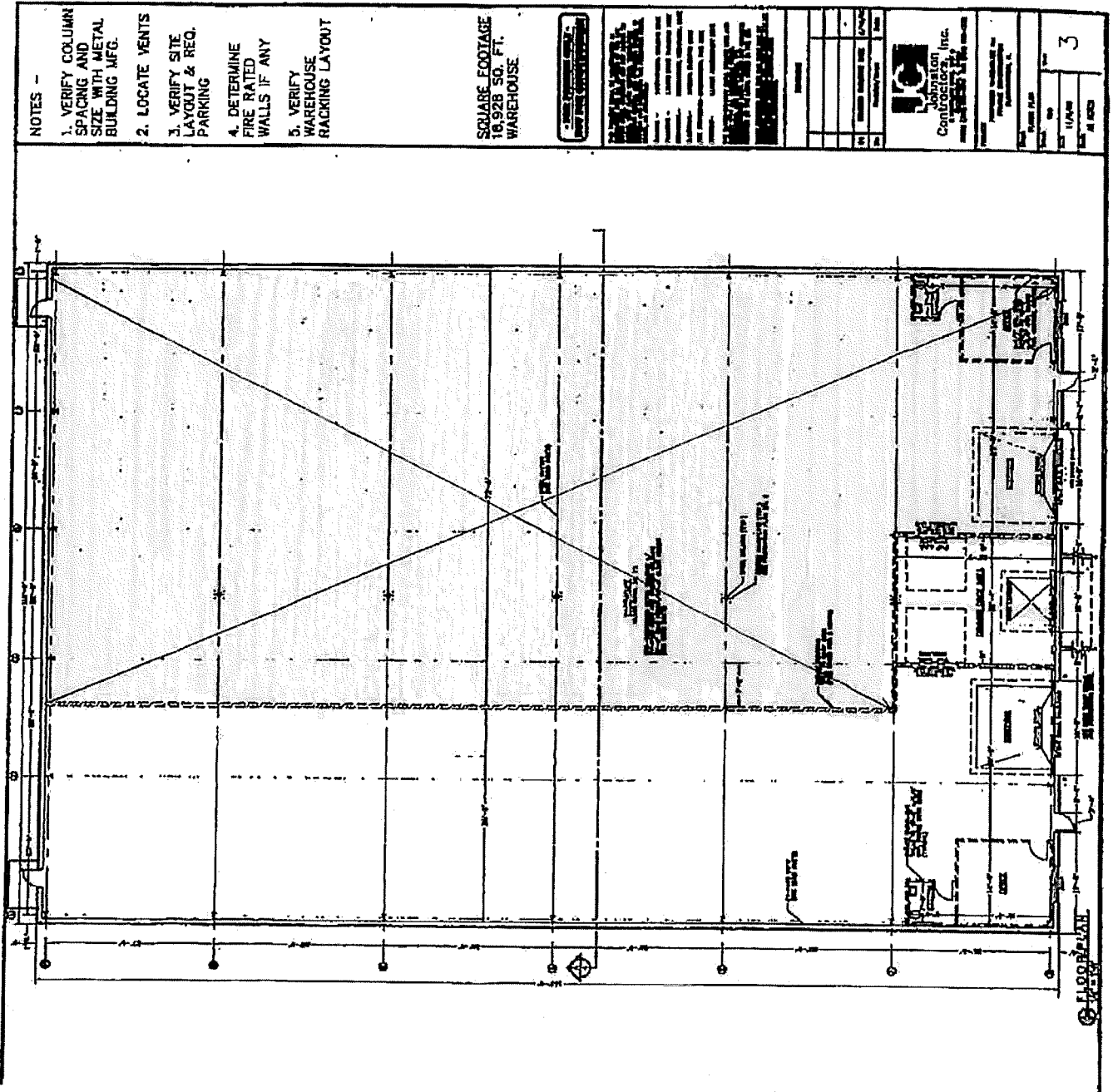
LEGEND

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17. 10' x 10' CONC. DRIVE

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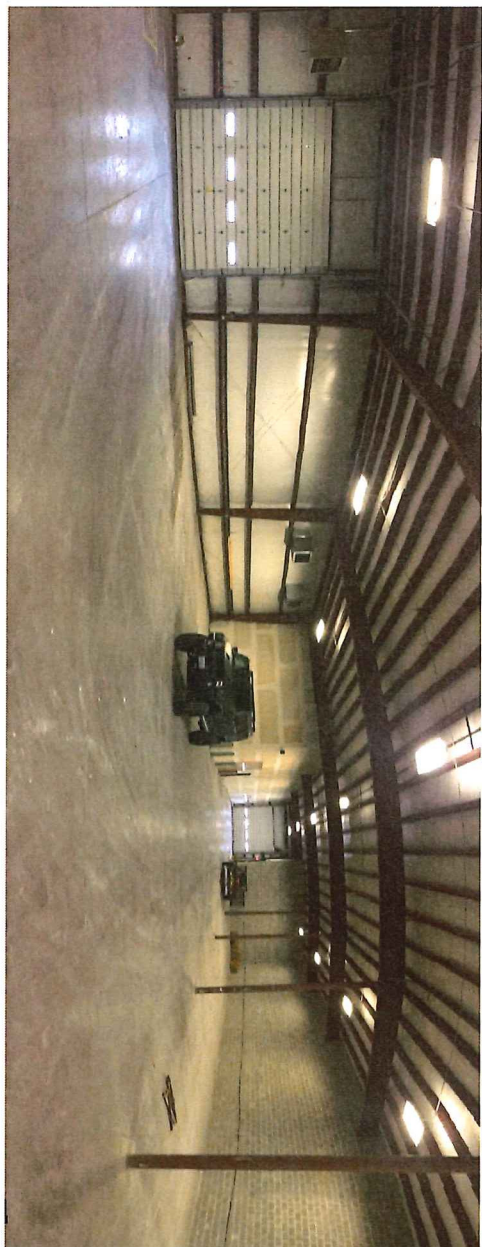
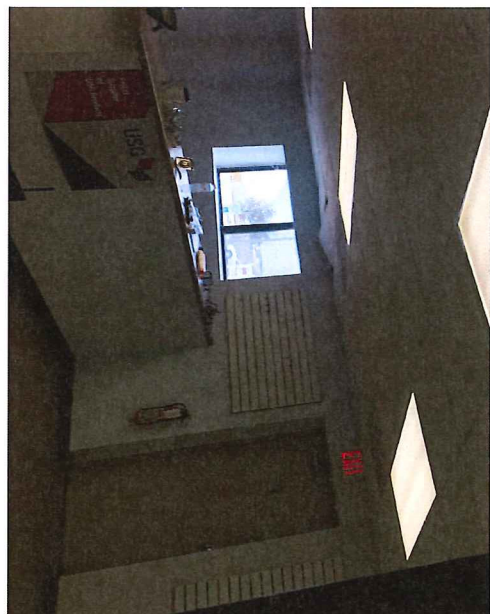
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2. PAVING PLAN
3. EROSION CONTROL PLAN
4. UTILITIES PLAN
5. LANDSCAPE PLAN
6. SIGNAGE PLAN
7. FLOODING STUDY
8. TRAFFIC STUDY
9. ENVIRONMENTAL STUDY
10. HISTORIC PRESERVATION STUDY
11. ARCHITECTURAL STUDY
12. ENGINEERING STUDY
13. LEGAL STUDY
14. FINANCIAL STUDY
15. OTHER STUDIES

Exhibit A-2
420 Olympia
Bloomington, IL



BLOOMINGTON - OLYMPIA DRIVE - SERVICE LITE CLIMATE
SITE PHOTOS
TRT ID - 11262

CONFIDENTIAL

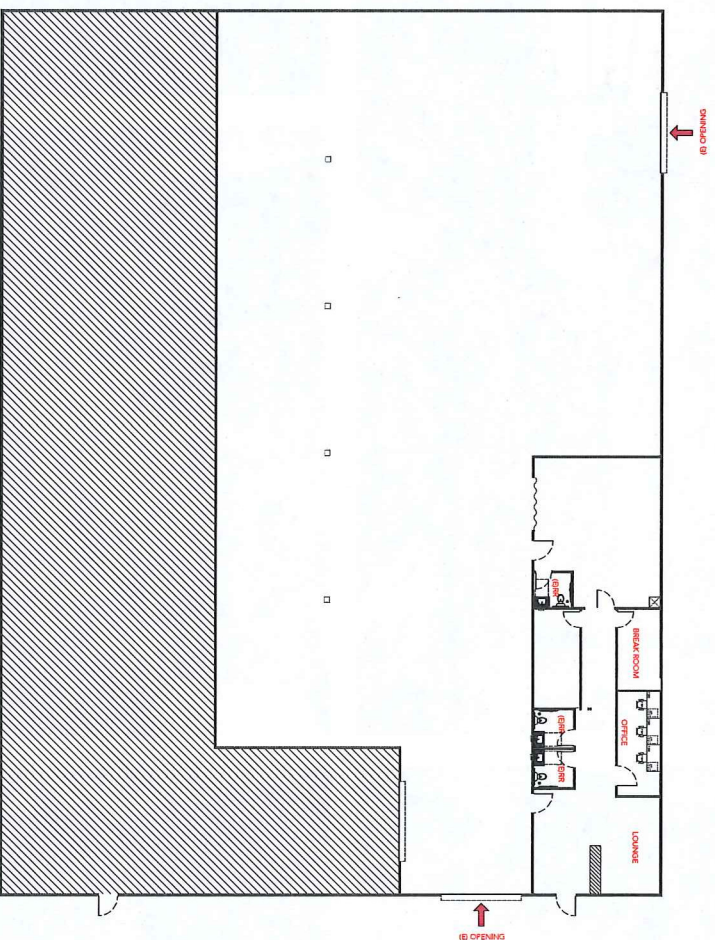


APRIL 10, 2019

NA | 420 OLYMPIA DR. BLOOMINGTON IL | 61704 | US
PLEASE NOTE: ANY SUBSEQUENT REVISION TO AN APPROVED CONCEPT WILL CAUSE DELAY AND IMPACT COST

BLOOMINGTON - OLYMPIA DRIVE - SERVICE LITE CLIMATE
EXISTING FLOOR PLAN
TRF ID - 11262

CONFIDENTIAL



SCALE: 3/64" = 1'-0"

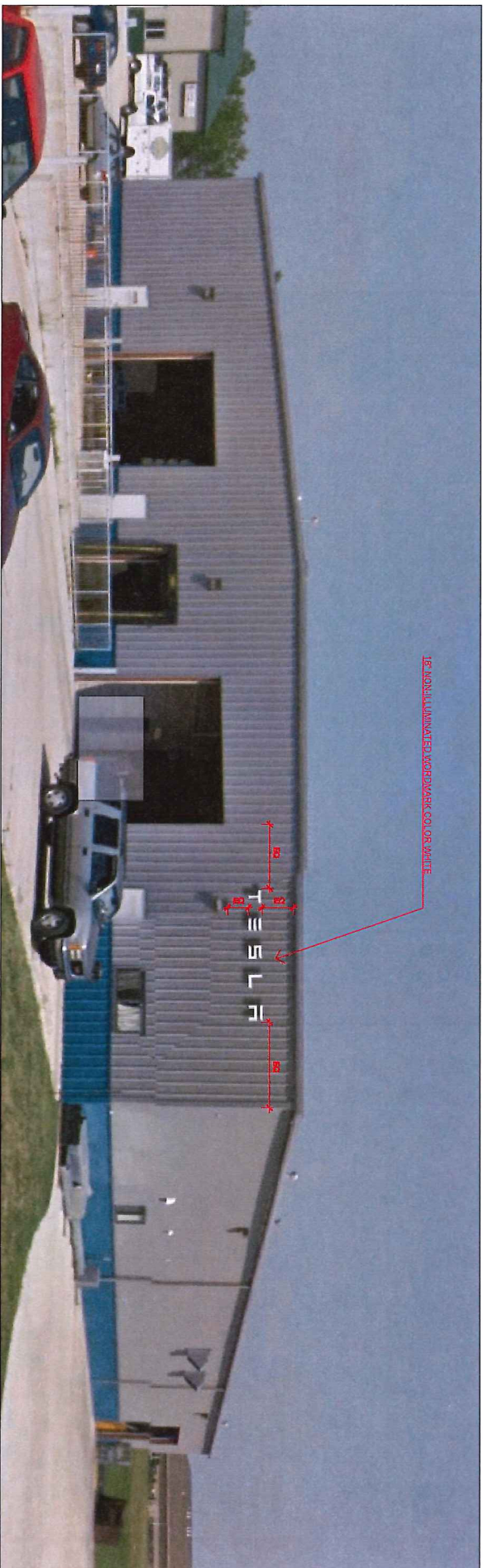
T3SLN APRIL 10, 2019

EXISTING WALL

NA | 420 OLYMPIA DR. BLOOMINGTON IL | 61704 | US
*PLEASE NOTE: ANY SUBSEQUENT REVISION TO AN APPROVED CONCEPT WILL CAUSE DELAY AND IMPACT COST

BLOOMINGTON - OLYMPIA DRIVE - SERVICE LITE CLIMATE
ELEVATION
TRT ID - 11262

CONFIDENTIAL



SCALE: 3/64" = 1'-0"

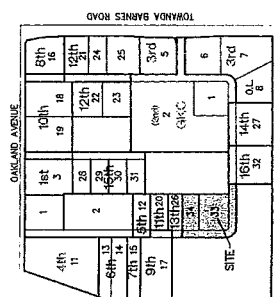
T E S L F APRIL 10, 2019

NA | 420 OLYMPIA DR. BLOOMINGTON IL 61704 | US
*PLEASE NOTE: ANY SUBSEQUENT REVISION TO AN APPROVED CONCEPT WILL CAUSE DELAY AND IMPACT COST

CONFIDENTIAL



NA | 420 OLYMPIA DR. BLOOMINGTON IL | 61704 | US



**DIRECTOR OF ENGINEERING
BLOOMINGTON, ILLINOIS**

SINCE CDS#0816001C Type: OPR
Created: 01/02/2009 at 01:14:53 PM
Last Mod: 01/02/2009 at 01:14:53 PM
Estimate # 798.00 Paid \$ 0.00
Balance Due \$ 798.00 Fund: \$10.00
CDS#0816001C

E 1/4 SEC 7 T23N. R 3E. 3PM

FINAL PLAT

420 Olympia Dr

6/18/2019

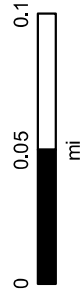
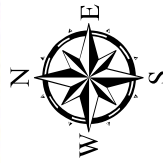


McGIS

Legend



Parcels

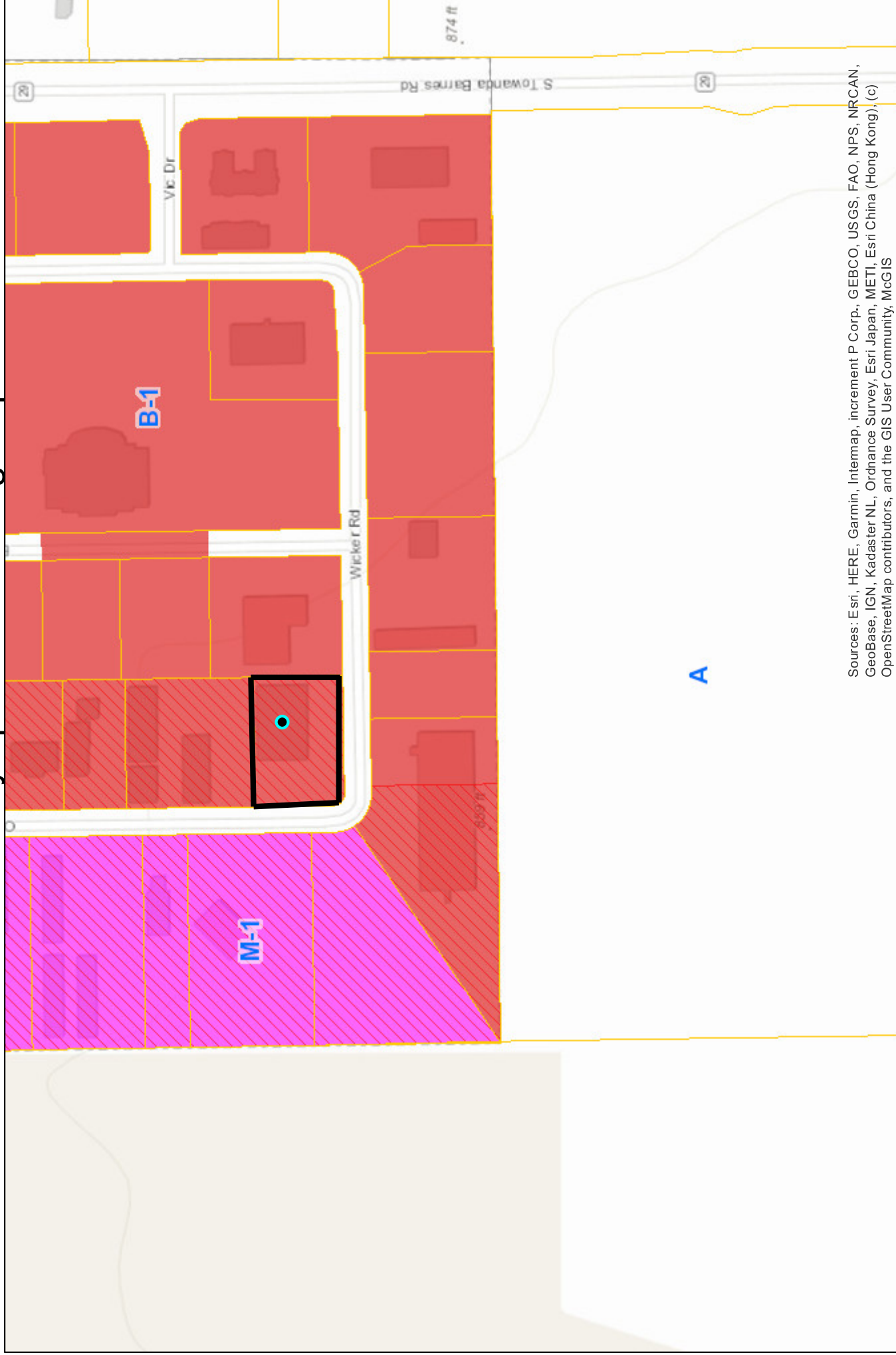


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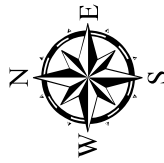


420 Olympia Drive Zoning Map

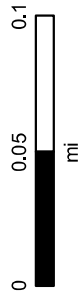
7/8/2019



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, McGIS



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

July 1, 2019

Dear Property Owner or Resident:

The Zoning Board of Appeals will hold a public hearing on **Wednesday, July 17, 2019 at 4:00PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois** to hear testimony for a petition submitted by Tesla Motor, Inc. for the approval of a special use permit for the property located at **420 Olympia Dr.**, at which time all interested persons may present their views upon such matters pertaining thereto. The petitioner or his/her Counsel/Agent must attend the meeting.

REQUEST

The petitioner is requesting to allow for vehicle sales and service in a B-1, General Commercial District as a special use.

LEGAL DESCRIPTION:

TOWANDA BARNES BUSINESS PARK 17TH ADDN LOT 33 1.33 ACRES

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon said petition, or ask questions related to the petitioner's request at the scheduled public hearing. Copies of the submitted petition are available for public review at the Department of Community Development, 115 E. Washington St. Bloomington, IL 61701. Communications in writing in relation to the petition may be sent to the Department of Community Development prior to the hearing, or presented at such hearing.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may email me at ksimpson@cityblm.org or call me at (309) 434-2341.

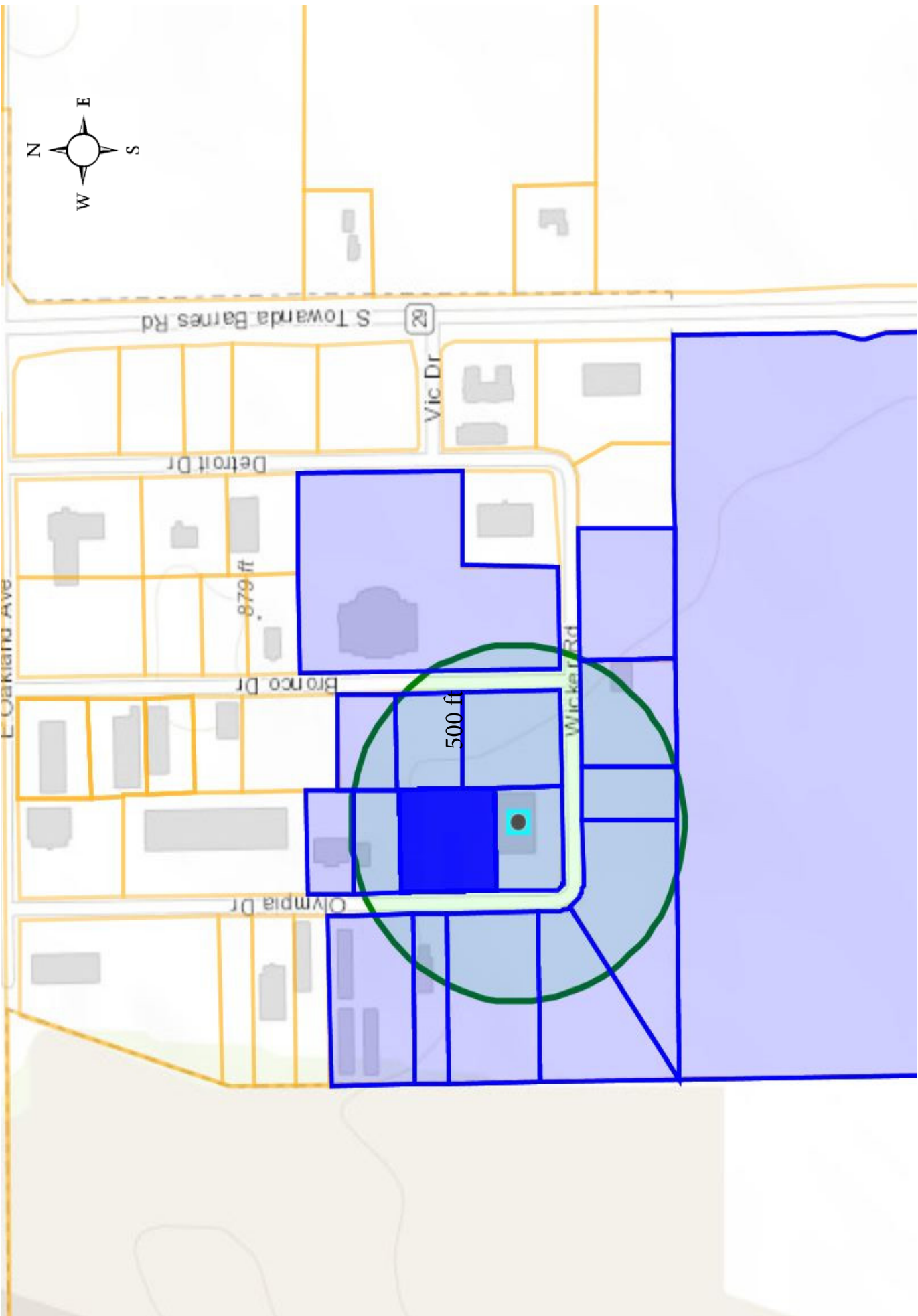
Sincerely,

Katie Simpson, City Planner

Attachments:

Map of notified properties within 500 ft of subject property

Public Hearing on July 17, 2019 for a Special Use Permit request at 420 Olympia



DIANE GADDY
PO BOX 888
BLOOMINGTON, IL 617020888

ISLAMIC CENTER OF MCLEAN COUNTY
1 TATIANA CT
BLOOMINGTON, IL 617048260

SKI D & BONNIE COONE
416 OLYMPIA DR UNIT 4
BLOOMINGTON, IL 61704

RMCM PROPERTIES LLC
5 RADNOR RD
SAINT LOUIS, MO 631314829

ROGERS- FRANKE INVESTMENTS LLC
608 KINGSLEY SUITE A
NORMAL, IL 61761

SKYELINE REAL ESTATE LLC
% GARY PITTS 21222 HAWTHORNE RIDGE
DOWNS, IL 61736

CORE III LLC
1716 R T DUNN DR STE 4
BLOOMINGTON, IL 617018730

PRAIRIE VIEW LANDSCAPING & LAWN CARE INC
9868 CLEARLAKE LN
BLOOMINGTON, IL 61705

SKYELINE REAL ESTATE LLC
% GARY PITTS 21222 HAWTHORNE RIDGE
DOWNS, IL 61736

WILLIAM BOLINE
6 PEPPER WOOD CT
TOWANDA, IL 617767572

PRAIRIE VIEW LANDSCAPING & LAWN CARE INC
9868 CLEARLAKE LN
BLOOMINGTON, IL 61705

STAN CAIN
10 BARLEY CIR
BLOOMINGTON, IL 617046274

TECH ELECTRONICS OF ILL PROPERTIES LLC
6437 MANCHESTER AVE
SAINT LOUIS, MO 631393492

SCOTT BURKE
2805 GREENFIELD RD
BLOOMINGTON, IL 617048422

CHARLES S & PAULA J KNAPP
1211 KIM DRIVE
BLOOMINGTON, IL 61704

MMM PROPERTIES OF CENTRAL ILLINOIS
4109 WICKER RD
BLOOMINGTON, IL 617045368

MMBOWERS INC
19690 JOSARAH CT
BLOOMINGTON, IL 617056470

CHARLES KNUDSON
4 KYLEMORE RD
BLOOMINGTON, IL 617044823

NV PROPCO ACQUISITION LLC
530 5TH AVE 23 FLOOR
NEW YORK, NY 10017

SAI SAMSTHAN OF CENTRAL ILLINOIS
407 BRONCO DR
BLOOMINGTON, IL 617045393

OMAR G. & CAROL M. LEHR
17 Somerset Ct
Bloomington, IL 617012039

,
%HBT AG SERVICES RIF I LLC
PO BOX 67
BLOOMINGTON, IL 617020067

BRIAN SPENCER
10258 N 2400 EAST RD
DOWNS, IL 617369426

ISLAMIC CENTER OF MCLEAN COUNTY
2911 GILL ST
BLOOMINGTON, IL 61704

RICHARD PERCY
13 WORTHINGTON CT
BLOOMINGTON, IL 61704

AIRPORT SELF STORAGE LLC
P O BOX 158
NORTHBROOK, IL 60065

RICHARD PERCY
13 WORTHINGTON CT
BLOOMINGTON, IL 61704

49027
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
ZONING BOARD OF
APPEALS
JULY 17, 2019

Notice is hereby given that the Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, July 17, 2019 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, for the petition submitted by Tesla Motors, Inc. for the approval of a special use permit for vehicle sales and service in B-1, General Commercial District at 420 Olympia Dr. The petitioner or his/her Counsel/Agent must attend the meeting and the subject property is legally described as follows:

Legal Description:
TOWANDA BARNES BUSINESS PARK 17TH ADDN
LOT 33 (PIN: 22-07-227-002)
1.33 ACRES

All interested persons may present their views upon such matters pertaining to the above referenced cases at the public hearing. The petitioner or his/her Counsel/Agent must attend the meeting. In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing.

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

Published: July 1, 2019

CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
JULY 17, 2019

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-05-19	902 W. Monroe St.	Variances	Katie Simpson City Planner

PROJECT DESCRIPTION:
The applicant would like to replace the attached sunroom on a nonconforming structure.
APPLICANT'S REQUEST:

Section of Code: Chapter 44 Division 4-3. Table A and Division 11-2

Type of Variance	Request	Required	Variation
Rear yard setback	23' rear yard setback	25'	2ft decrease in required rear yard setback
Expanding a nonconformity	Enlarging the principle structure	Not permitted	Enlarging a nonconforming principle structure

STAFF RECOMMENDATION:	Staff finds that there are no physical characteristics with the property that make strict adherence to the ordinance challenging for the applicant, and granting the variances may give the applicant special privileges not afforded to others. The application does not meet all of the standards for a variance. Staff recommends the Zoning Board of Appeals deny the variances for 902 W. Monroe Street to allow a reduction in the rear yard setback, and the expansion of a nonconforming structure.
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902 W. Monroe St.

NOTICE

The application has been filed in conformance with applicable procedural requirements and legal, public notice for the hearing was published in *The Pantagraph* on July 1, 2019

GENERAL INFORMATION

Owner and Applicant: MARC OLSEN

PROPERTY INFORMATION

Legal description: WESTERN ADDN LOT 1 BLK 29 & W 1/2 VAC CATHERINE ST LYG E
& ADJ

Existing Zoning: R-2, Mixed residence
Existing Land Use: Single family home
Property Size: Approximately 7,665 sqft (83 X 99)
PIN: 21-05-289-008

Surrounding Zoning and Land Uses

Zoning

North: R-2, Mixed Residence
South: R-2 Mixed Residence
East: R-2 Mixed Residence
West: R-2 Mixed Residence

Land Uses

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

Analysis

Submittals

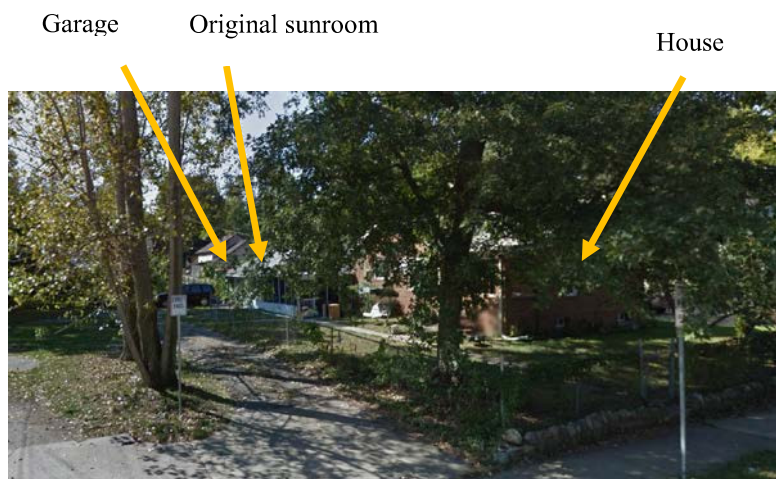
This report is based on the following documents, which are on file with the Community Development Department:

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

PROJECT DESCRIPTION

Background.

902 W. Monroe Street is located on the south side of the intersection of W. Monroe Street and Catherine Street. The subject property is zoned R-2, Mixed Residence District, and improved with a single family home. According to the Bloomington Tax Assessor, the home was constructed in 1905. The lot is improved with an accessory structure/garage that appears to be located on the rear property line, and in compliance with the 3ft property line setback requirement.



At some point, an enclosed breezeway/hallway was added between the garage and the home, connecting it to the principal structure and increasing the nonconformity. The required rear yard setback for a principal structure in the R-2 district is twenty-five (25) feet. A screened-in porch was also added between the garage and the home. Staff cannot find permits for the porch nor the breezeway and does not know when both structures were added to the home. The variance application states that the structure has existed for about 20-40 years. The current ordinance does not allow either structure and, if constructed today, both structures would require receipt of a variance before issuing permits.

The subject property has an area of approximately 7,665 square feet. The lot is consistent in size to surrounding properties. Staff conducted a site visit and did not observe similar nonconformities in the neighborhood. The majority of homes have detached garages located behind the house. The structure is visible from the street. The proposed sunroom will be attached to the garage and the house.

Project Description:

According to the applicant, the existing sunroom was recently damaged during a storm. The applicant would like to replace the damaged sunroom with a new 11ft X 21ft (231 sqft) sunroom. The proposed sunroom will be the same size and in the same location as the previous room. The applicant has already demolished the damaged sunroom. If the applicant had not removed the damaged sunroom, they would have been allowed, per the ordinance, to maintain and repair the nonconforming structure. However, since the structure was removed, and the applicant is now seeking a variance to be able to rebuild the structure.



Location of proposed sunroom (not to scale)

The home is considered nonconforming since a breezeway connects the garage to the house. By rebuilding the sunroom, the applicant is enlarging the nonconforming structure. The applicant is not proposing to expand the sunroom from what was there originally; the new sunroom will be the same size as the previous sunroom. The sunroom, also encroaches approximately 2 feet into the required rear yard setback. While the variances may be benign, the intention of the ordinance is to allow for the continuation of legal nonconforming structures, and to discourage the establishment and/or enlarging of structures that do not comply with the regulations.

The following is a summary of the requested variations:

Applicable Code Sections:

Section of Code: Chapter 44 Division 4-3. Table A and Division 11-2

Type of Variance	Request	Required	Variation
Rear yard setback	23' rear yard setback	25'	2ft decrease in required rear yard setback

Expanding a nonconformity	Enlarging the principle structure	Not permitted	Enlarging a nonconforming principle structure
---------------------------	-----------------------------------	---------------	---

At the time of drafting this report, staff has received no objections and no letters of support from the neighbors.

Analysis

Variations from Zoning Ordinance

The Zoning Board of Appeals may grant variances only in specific instances where there would be practical difficulties or particular hardships in carrying out strict adherence to the Code. Staff's findings of fact are presented below. It is incumbent on each Zoning Board of Appeals member to interpret and judge the case based on the evidence presented and each of the Findings of Fact.

FINDINGS OF FACT

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

That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult; and the property is flat and does not appear to poses physical characteristics that make strict adherence to the Code difficult. **The standard is not met.**

That the variances would be the minimum action necessary to afford relief to the applicant; and a variance is necessary to rebuild the sunroom in the same location. Staff and the applicant discussed alternative locations, such as the east side of the home. Installing the sunroom in this location would require significant alteration to the brick home. **The standard is met.**

That the special conditions and circumstances were not created by any action of the applicant; and Staff understands the breezeway and nonconforming connection between the garage and the home was not added by the applicant, however there does not appear to be any evidence of city approval for the structures. There are also no noticeable physical characteristics or unreasonable challenges with the property. The nonconformity existed prior to adoption of the ordinance and was damaged during a storm; the applicant is requesting the variance to allow the rebuilding of an existing nonconformity which is contrary to the intent of the ordinance. **The standard is not met.**

That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; and other properties have attached sunrooms but do not have attached garages. The variances will allow the homeowner to enjoy the same amenities that existed when they purchased the home, however, the attached sunroom and attached garage incompliant with regulations and are privileges not afforded to others. The applicant is able to make reasonable use of their property without the variances. **The standard is not met.**

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

of adjoining properties. The variances would allow the home to maintain the same character it has had for the past 20-40 years. No new impacts are expected on the neighborhood as a result of granting the variance. **The standard is met.**

STAFF RECOMMENDATION: Staff finds that there are no physical characteristics with the property that make strict adherence to the ordinance challenging for the applicant, and granting the variances may give the applicant special privileges not afforded to others. The application does not meet all of the standards for a variance.

*Staff recommends the Zoning Board of Appeals **deny** the variances for 902 W. Monroe Street to allow a reduction in the rear yard setback, and the expansion of a nonconforming structure.*

Respectfully submitted,
Katie Simpson
City Planner

Attachments:

- Variance Application
- Applicant's Statement of Findings of Fact
- Site Plan
- Aerial Map
- Zoning Map
- Newspaper notice and neighborhood notice
- List of notified property owners

JUN 19 2019

APPLICATION TO ZONING BOARD OF APPEALS

Please consider this as our petition for a variance from the requirement(s) of the Zoning Code. I have provided all information requested herein and attached our site plan and fee.

Site Address: [REDACTED] 902 W. MONROE ST.

Site Address: _____

Petitioner: MARC OLSEN Phone: [REDACTED]

Petitioner's Email Address: _____

Petitioner's Mailing Address Street: 902 W. MONROE ST.

City, State, Zip Code: Bloomington, IL 61701

Contractual interest in the property ☒ yes ☐ no

Signature of Applicant [REDACTED]

Brief Project Description:

Replace Damaged SCREEN ENCLOSURE

Code Requirements Involved:

REAR YARD SET BACK requirements 2' overencroachment
11-2 A1 ENLARGING OR EXTENDING, RECONSTRUCTING
NON CONFORMING STRUCTURE

Variances(s) Requested:

Allow for me to obtain A permit to
replace my storm damaged SCREEN ROOM
that my insurance co has paid me to do.

Reasons to Justify Approval by the Zoning Board of Appeals: Your justifications for approval must also be provided in the statement of Findings of Fact.

- (1) REPLACING A storm damaged room that
has been there for 20-40 years.
- (2) This room was there when I purchased the
property nine years ago.
- (3) I WAS NOT MADE AWARE that the room did not meet
code.

STATEMENT OF FINDINGS OF FACT
(Must be answered by the Petitioner)

Chapter 44, Section 9.40(d)

A variation from the terms of this Code shall not be granted by the Zoning Board of Appeals unless and until findings of fact are submitted demonstrating:

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

The garage was built on the rear property line.

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

I am wanting to replace a storm damaged room with the same size room and in the same location.

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

This room was here when I purchased the property. I was not aware the the room was built out of code.

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

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

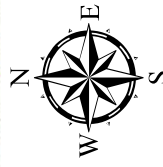
This room has been on the property for 20+ years until it was damaged in a storm. My insurance^{co.} has paid me to replace it.



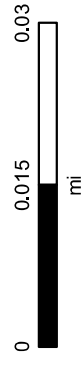
0 10 20ft
-89.003 40.481 Degrees

Aerial 902 W. Monroe St.

7/10/2019

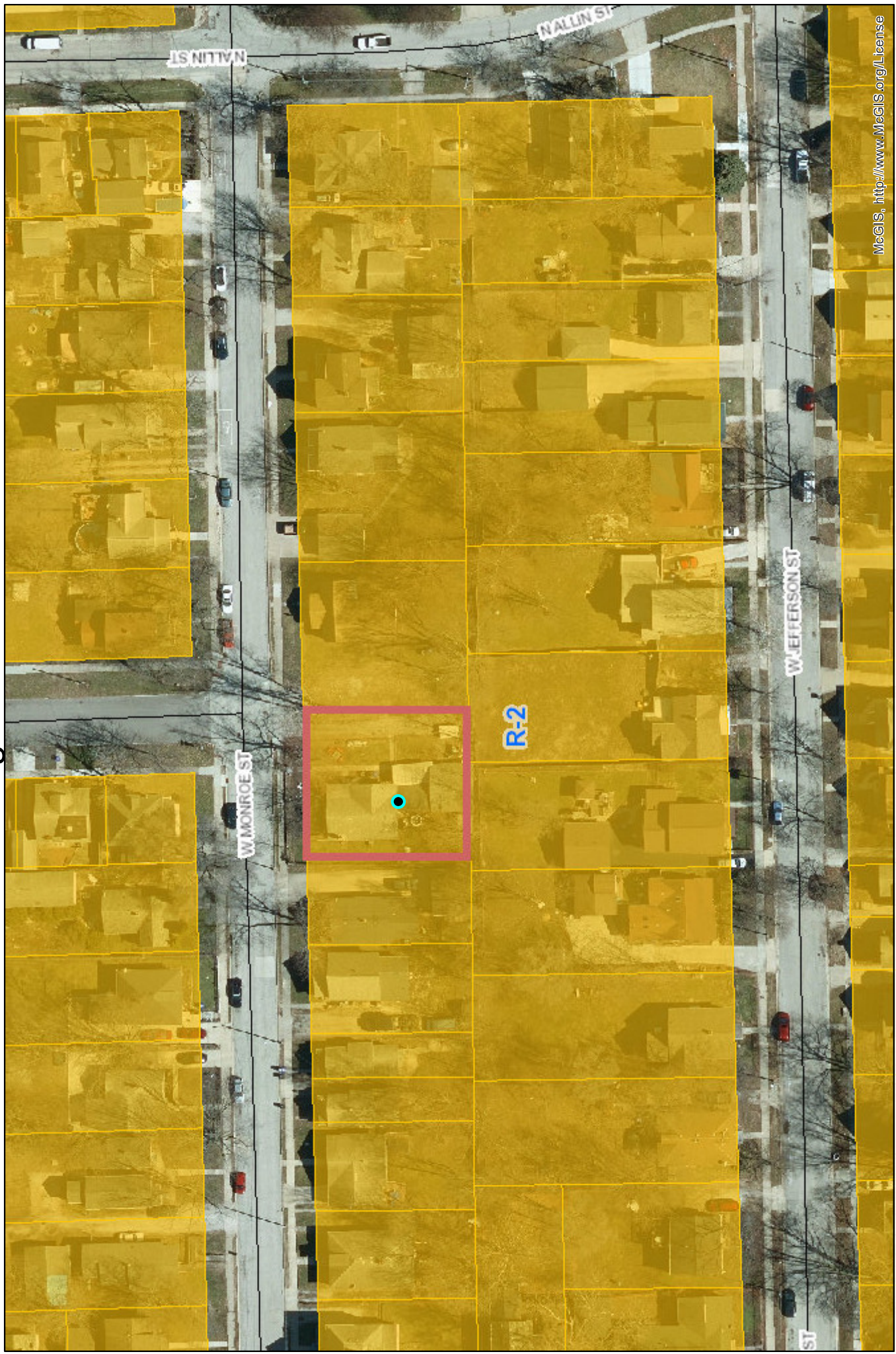


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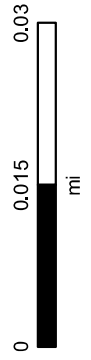


Zoning 902 W. Monroe St.

7/10/2019



McGIS, <http://www.McGIS.org/License>



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

July 1, 2019

Dear Property Owner or Resident:

The Zoning Board of Appeals will hold a public hearing on **Wednesday July 17, 2019 at 4:00PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois**, to hear testimony for a petition submitted by Marc Olsen for approval of a variance requests, for the property at **902 W. Monroe St.**, at which time all interested persons may present their views upon such matters pertaining thereto. The petitioner or his/her Counsel/Agent must attend the meeting.

REQUEST

The petitioner is requesting; 1) a 2' reduction in the required rear yard setback; and 2) reconstruction of a non-conforming structure, to replace a damaged screen room.

LEGAL DESCRIPTION: WESTERN ADDN LOT 1 BLK 29 & W 1/2 VAC CATHERINE ST
LYG E & ADJ

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon said petition, or ask questions related to the petitioner's request at the scheduled public hearing. Copies of the submitted petition are available for public review at the Department of Community Development, 115 E. Washington St. Bloomington, IL 61701. Communications in writing in relation to the petition may be sent to the Department of Community Development prior to the hearing, or presented at such hearing.

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The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org.

If you desire more information regarding the proposed petition or have any questions you may email me at ksimpson@cityblm.org or call me at (309) 434-2226.

Sincerely,

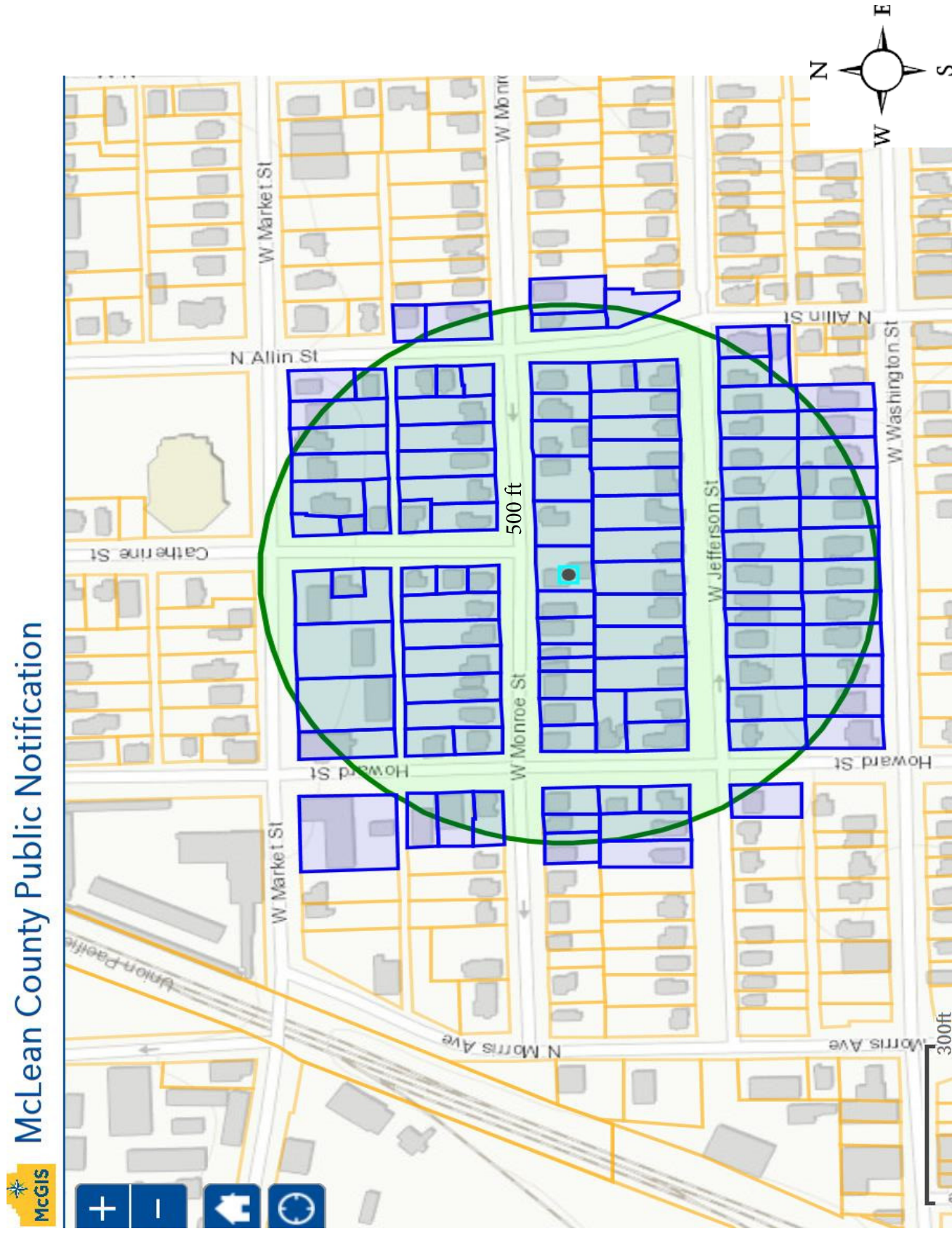
A handwritten signature in black ink, appearing to read 'Katie', with a long, sweeping horizontal line extending to the right.

Katie Simpson, City Planner

Attachments:

Map of notified properties within 500 ft of subject property

Public Hearing on July 17, 2019 for a Variance request for 902 W Monroe St.



FELIPE ALVAREZ
802 W MARKET
BLOOMINGTON, IL 61701

JOSEPH THORNTON
30 KLEGGSTONE CIR
BLOOMINGTON, IL 61704

HADI ZAHRAN
410 N WASHINGTON ST
HUDSON, IL 61748

KEITH KELLY
809 W MONROE
BLOOMINGTON, IL 61701

ANNETTA MILLER
32 COUNTRY CLUB PL
BLOOMINGTON, IL 61701

JAMES STEELE
801 W MONROE ST
BLOOMINGTON, IL 61701

EMPIRE TAX CORP
PO BOX 1452
DECATUR, IL 62525

STEVEN & DEBORAH MEIRON
803 W MONROE ST
BLOOMINGTON, IL 61701

LLOYD E & EVA E THACKER
1003 W COLLEGE AVE
NORMAL, IL 617612429

BLOOMNORM LLC
666 DUNDEE RD STE 1102
NORTHBROOK, IL 60062

ROBERT LEGRAND
802 W MONROE ST
BLOOMINGTON, IL 61701

MID CENTRAL COMMUNITY ACTION
INC
ATTN DEBORAH WHITE 1301 W
WASHINGTON ST

DIAMOND AUTOMOBILE SERVICE &
SALES
902 W MARKET ST
BLOOMINGTON, IL 61701

XINGNA CHEN
3435 S CLAREMONT AVE
CHICAGO, IL 60608

WELLIS ALEXANDER
811 W JEFFERSON ST
BLOOMINGTON, IL 61701

ALBERTO PALAFOX
204 N ALLIN ST
BLOOMINGTON, IL 61701

JACK & LYNN EDWARDS
9564 WALNUT WAY
BLOOMINGTON, IL 61705

SYLVIA VENTURA
901 W MONROE ST
BLOOMINGTON, IL 61701

JUAN DIAZ
905 W MONROE ST
BLOOMINGTON, IL 61701

RENE & JOSEFINA CONTRERAS
907 W MONROE ST
BLOOMINGTON, IL 61701

CRABWELL PROPERTIES LLC
1501 DONEGAL DR
NORMAL, IL 61761

TIMOTHY KEYES
401 N ALLIN ST
BLOOMINGTON, IL 61701

LUE WALTERS
1903 N TOWANDA
NORMAL, IL 61761

RANJANBALA KHANT
1829 DEREK DR
NORMAL, IL 61761

CAROLYN DRAYTON
306 HOWARD ST
BLOOMINGTON, IL 61701

LUE WALTERS
1903 N Towanda Ave
NORMAL, IL 61761

EGERTON DOVER
607 WEST JEFFERSON STREET
BLOOMINGTON, IL 61701

SINDA SAKENSBERG
818 W JEFFERSON ST
BLOOMINGTON, IL 61701

JODY POTTS
820 W JEFFERSON ST
BLOOMINGTON, IL 61701

SALVADOR ALVEREZ
820 1/2 W JEFFERSON
BLOOMINGTON, IL 61701

MID CENTRAL COMMUNITY ACTION
1301 W WASHINGTON
BLOOMINGTON, IL 61701

REYNALDO GONZALEZ
408 N ALLIN ST
BLOOMINGTON, IL 61701

LINDA DAVIS
1108 VALENTINE DR
NORMAL, IL 61761

TVEO CORPORATION
1901 MARTIN LUTHER KING DR
BLOOMINGTON, IL 61701

ROBERT WALLACE
810 W JEFFERSON
BLOOMINGTON, IL 61701

NORA ALMANZA
814 W Jefferson St
BLOOMINGTON, IL 61701

JESSICA JANES
822 W JEFFERSON
BLOOMINGTON, IL 61701

HAROLD GEHRT
902 W JEFFERSON
BLOOMINGTON, IL 61701

MALLORY HUDSON
905 W JEFFERSON ST
BLOOMINGTON, IL 61701

TANYA & DANIEL EDGE
915 W MONROE
BLOOMINGTON, IL 61701

PHILIP & LAURA DICK
819 W WASHINGTON ST
BLOOMINGTON, IL 61701

STEVE WIGGINS
804 W MONROE ST
BLOOMINGTON, IL 61701

LAMBERT & ANTOINETTE KINSOMBI
LUVALUKA
801 W JEFFERSON ST
BLOOMINGTON, IL 61701

PHILIP & LAURA DICK
819 W WASHINGTON ST
BLOOMINGTON, IL 61701

PALMA PROPERTIES LLC #823
1214 WINDSOR DR
NORMAL, IL 61761

KYLE DEAN SUTTON
1227 N MASON ST
BLOOMINGTON, IL 61701

REVE JACKSON
718 W JEFFERSON ST
BLOOMINGTON, IL 61701

JOHN ARMSTRONG
2 WHITE CLIFF CT
BLOOMINGTON, IL 61705

SYBIL NASH
806 W JEFFERSON ST
BLOOMINGTON, IL 61701

JOSE & GUADALUPE NIETO
808 W JEFFERSON ST
BLOOMINGTON, IL 61701

MARK & SARAH MARSHALL
2817 RICHARD RD
BLOOMINGTON, IL 61704

KANDI CURRIE
1405 HANSON DR
NORMAL, IL 61761

STEPHANIE VANDYNE
1406 KINGSRIDGE DR
NORMAL, IL 61761

RAMIRO VARGAS
407 Catherine St
BLOOMINGTON, IL 61701

NO LIMITS REAL ESTATE LLC
704 W MULBERRY ST APT 4
BLOOMINGTON, IL 61701

KRISTEL WOMBLES
% JOHN C WIEDA ESTATE 19880
BUFFALO TREE
BLOOMINGTON, IL 61705

DENNIS PHILLIPS
1006 W MONROE ST
BLOOMINGTON, IL 61701

JACOB GODBEY
813 W WASHINGTON ST
BLOOMINGTON, IL 61701

VALLERY KNIGHT
813 1/2 W WASHINGTON
BLOOMINGTON, IL 61701

VINCENTE ADAME
1111 E GROVE ST
BLOOMINGTON, IL 61701

SERGIO SANCHEZ
510 N OAK ST APT 3
BLOOMINGTON, IL 61701

MARC & REBECCA WELCH
912 W MONROE ST
BLOOMINGTON, IL 61701

JODI INVESTMENTS
1716 R T DUNN DR STE 4
BLOOMINGTON, IL 61701

LUE WALTERS
1903 N TOWANDA AVE
NORMAL, IL 61761

JACK & LYNETTE EDWARDS
9564 WALNUT WAY
BLOOMINGTON, IL 61705

Claude Prather
913 W Monroe St
BLOOMINGTON, IL 61701

ANNETTA MILLER
32 COUNTRY CLUB PL
BLOOMINGTON, IL 61701

DENNIS PHILLIPS
1006 W MONROE ST
BLOOMINGTON, IL 61701

JERRY & SUSAN CRAWFORD
829 W JEFFERSON ST
BLOOMINGTON, IL 61701

SARITA MENDIOLA
831 JEFFERSON ST
BLOOMINGTON, IL 61701

VALERIE DUMSER
809 W WASHINGTON ST
BLOOMINGTON, IL 61701

CDG REAL ESTATE
808 N COUNTRY FAIR DR
CHAMPAIGN, IL 61821

WILLIAM HANNER
307 WOODCREST DR
SPRINGFIELD, IL 62703

CEVAT KARASEN
305 W CHESTNUT ST
BLOOMINGTON, IL 61701

RAYMOND & VICTORIA LINDSEY HESS
817 W WASHINGTON ST
BLOOMINGTON, IL 61701

ROBERT & HEIDI BOSQUEZ
819 W JEFFERSON ST
BLOOMINGTON, IL 61701

JOHN & TERESA BLAKENEY
P O BOX 287
CARLOCK, IL 61725

RICHARD TAYLOR
714 HEATHERHILL RD
BLOOMINGTON, IL 61704

RAJESH KUMAR
634 SHERWOOD DR
SALINAS, CA 93906

AMANDA GOMEZ
812 W JEFFERSON ST
BLOOMINGTON, IL 61701

CATHLEEN OLSEN
902 W Monroe St
BLOOMINGTON, IL 61701

MID CENTRAL COMMUNITY ACTION
INC
1301 W WASHINGTON ST
BLOOMINGTON, IL 61701

KEITH WEATHERSPOON
304 HOWARD ST
BLOOMINGTON, IL 61701

DOROTHY PINKSTON
903 W JEFFERSON
BLOOMINGTON, IL 61701

CHRISTINA MARTINEZ ORTEGA
806 W MONROE ST
BLOOMINGTON, IL 61701

LOREN REECE
825 W WASHINGTON ST
BLOOMINGTON, IL 61701

MATTHEW DEASON
826 W JEFFERSON ST
BLOOMINGTON, IL 61701

JOANNE & LOUIS A LITTELL
813 W JEFFERSON ST
BLOOMINGTON, IL 61701

KAREN HARSHA
817 W JEFFERSON ST
BLOOMINGTON, IL 61701

ZACHARY SCOGIN
914 W Monroe St
BLOOMINGTON, IL 61701

DOUBLE H SERVICES
703 S CLAYTON ST
BLOOMINGTON, IL 61701

CIHAN KARASEN
14251 E 200 NORTH RD
HEYWORTH, IL 61745

GEORGE JOHNSON
904 MONROE ST
BLOOMINGTON, IL 61701

JACK & LYNETTE EDWARDS
9564 WALNUT WAY
BLOOMINGTON, IL 61705

LLOYD E & EVA M THACKER
1003 W COLLEGE AVE
NORMAL, IL 61761

RICHARD TAYLOR
714 HEATHERHILL RD
BLOOMINGTON, IL 61704

ROGER BACHMAN
15172 E 925 NORTH RD
BLOOMINGTON, IL 61705

TATIANA MASI
720 W MONROE ST
BLOOMINGTON, IL 61701

ALTHEA BELLAMY
718 W MONROE
BLOOMINGTON, IL 61701

LORABELL DAVIS
1013 W MONROE ST
BLOOMINGTON, IL 61701

ALAN ESMAELI
902 W MARKET ST
BLOOMINGTON, IL 61701

49028
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
ZONING BOARD OF
APPEALS
JULY 17, 2019

Notice is hereby given that the Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, July 17, 2019 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, for the following petitions:

Marc Olsen 902 W Monroe Street (WESTERN ADDN LOT 1 BLK 29 & W 1/2 VAC CATHERINE ST LYG E & ADJ) requesting; 1) a 2' reduction in the required rear yard setback; and 2) reconstruction of a non-conforming structure, to replace a damaged screen room.

Steve Garbe 2001 Lake Bluff Road (BLOOMING GROVE SUB LOT 9) requesting a 2' increase in fence height in front yard, from the required 4 foot fence height to 6', to install a new fence.

All interested persons may present their views upon such matters pertaining to the above referenced cases at the public hearing. The petitioner or his/her Counsel/Agent must attend the meeting. In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing.

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

Published: Monday July 1, 2019

**CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
JULY 17, 2019**

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-06-19	Fence variance	2ft increase in front yard	Katie Simpson, City Planner

PROJECT DESCRIPTION:
The applicant installed a 6ft fence in the front yard, a 2 ft increase from the maximum height
APPLICANT'S REQUEST:

Section of Code:

Type of Variance	Request	Required	Variation
Fence height in front yard	6ft	4ft	2ft increase

STAFF RECOMMENDATION:	Staff finds that the variance is the result of the actions of the applicant and is not the minimum action necessary. Staff recommends the Zoning Board of Appeals deny the variances for a six-foot fence in the required front yard at 2001 Lake Bluff Road.
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NOTICE

The application has been filed in conformance with applicable procedural requirements and legal, public notice for the hearing was published in *The Pantagraph* on July 1, 2019.

GENERAL INFORMATION

Owner and Applicant: Steve Garbe

PROPERTY INFORMATION

Legal description: BLOOMING GROVE SUB LOT 9

Existing Zoning: R-1C Single family residential

Existing Land Use: Single Family

Property Size: 100' X 115' (10,052 sqft)

PIN: 21-17-278-008

Surrounding Zoning and Land Uses

Zoning

North: R-1C Single family residential

South: R-1C Single family residential

East: R-1C Single family residential

West: R-1C Single family residential

Land Uses

North: Single family homes

South: Single family homes

East: Single family homes

West: Single family homes

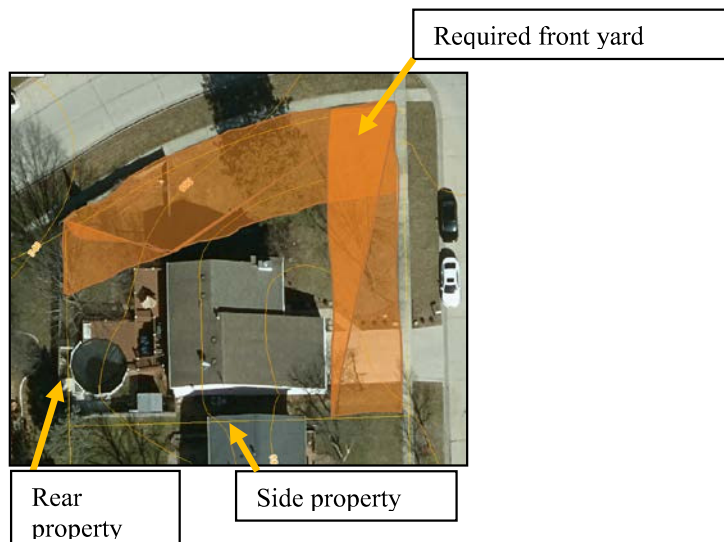
Analysis

Submittals

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

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

PROJECT DESCRIPTION



Background.

The subject property is located on the southwest corner of Lake Bluff Road and Lake Fork Road. The property is approximately a quarter of an acre, 10,052 square feet. The property is a corner lot with two front yards. The lot is irregular shaped due to the curve in Lake Fork Road. It also slopes slightly towards Lake Fork Road. The change in elevation is about four feet. The adjacent home, just west of the



Fence installed in 2002



subject property, is also a corner lot. This home, has its interest on Lake Fork Road and its rear yard on Single Tree Lane. Just east of the subject property are other corner lot homes with similar front yard configurations. The neighborhood is developed with single-family homes and is zoned R-1C. The subject property was constructed in 1982. In 2002, the owners received a fence permit to install a scalloped 4ft wooden fence. The fence projected beyond the house and into the front yard, which fronts on Lake Fork Road. The fence height was increased to 6ft on the side and rear yard.

According to the applicant, the fence was in disrepair. The applicant contracted with a local fence retailer to install a 6ft fence. The retailer installed the fence but failed to apply for the appropriate permits. The city notified the applicant about the violation, and the

application is, therefore, requesting a variance to allow for the increased fence height in a required front yard setback.

Project Description:

Fences can be functional and/or decorative. Fences serve as a physical barrier intended to contain or restrict people, animals or objects within or from a given area. Privacy fences, typically six feet tall and opaque, can obstruct sight lines and visibility at driveways and intersections. Additionally, tall fences in front of residences function as a visual barrier and can create the appearance of an unsafe, secluded and uninviting neighborhood. Tall, opaque fences in the front yard can also discourage interaction with neighbors and pedestrians. The Ordinance limits taller fences to back yards and permits shorter fences in front yards to reduce sight line obstructions, and to promote a welcoming and consistent feel from the public right-of-way.

The petitioner installed a 6ft fence in the required 25ft front yard setback on a corner lot. The maximum allowed height for a fence in the front yard of a residential district is 4ft. The petitioner is requesting a 2ft variance to allow for the taller fence in the front yard. The property slopes slightly towards Lake Fork Road. The fence also, does not appear to block visibility for drivers on Lake Fork Road.



Installed 6ft fence



Staff conducted a site visit and saw a number of other homes located on corner lots with 4ft tall fences in the front yard. One home, at 1002 Rocky Ford Rd, has a 6ft fence in the front yard. The Zoning Board of Appeals granted a 2ft variance in 1981, case Z-25-81, to allow 1002 Rocky Ford Road to have a 6ft fence in the front yard.

Staff received one letter of support at the time of drafting this report. The letter is included in the packet.

The following is a summary of the requested variations:

Applicable Code Sections: 44.9-10 Fence regulations

Section of Code: 44.9-10

Type of Variance	Request	Required	Variation
Fence variance in required front yard	6ft	4ft	2ft increase

Analysis

Variations from Zoning Ordinance

The Zoning Board of Appeals may grant variances only in specific instances where there would be practical difficulties or particular hardships in carrying out strict adherence to the Code. Staff's findings of fact are presented below. It is incumbent on each Zoning Board of Appeals member to interpret and judge the case based on the evidence presented and each of the Findings of Fact.

FINDINGS OF FACT

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

That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult; and The subject property is an irregularly shaped lot with a 4ft change in grade. The fence is located approximately 25ft from the neighbor's driveway and does not obstruct visibility for the cars entering and exiting the garage. The lower elevations also improve visibility of the home and the front yard of the property. **The standard is met.**

That the variances would be the minimum action necessary to afford relief to the applicant; and The property owner is allowed, per code, to install a 4ft fence without necessitating a variance. The previous owner installed a 4ft fence and increased the height to 6ft outside of the required rear yard. The property owner could pursue similar installation of a 4ft fence without a variance. **The standard is not met.**

That the special conditions and circumstances were not created by any action of the applicant; and The property has physical characteristics that make it unique. Nonetheless, the 6ft fence was installed without receiving the appropriate permit; the petitioner is able to install a 4ft fence without necessitating a variance. The 4ft fence allows the petitioner reasonable use of

their property, the need for the variance is related to the completed installation. **The standard is not met.**

That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; and a similar variance was granted at 1002 Rocky Ford Road establishing precedence for the neighborhood. The variance would afford the applicant the same privilege. Nonetheless, the applicant is still able to make reasonable use of their property without the variance **The standard is met.**

That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties. Staff has not received complaints from the neighbors. The fence does not block visibility for the neighbor or traffic on Lake Fork Road. A similar variance was awarded to another property in the neighborhood. **The standard is met.**

STAFF RECOMMENDATION: Staff finds that the variance is the result of the actions of the applicant and is not the minimum action necessary.

*Staff recommends the Zoning Board of Appeals **deny** the variances for a six-foot fence in the required front yard at 2001 Lake Bluff Road.*

Respectfully submitted,
Katie Simpson,
City Planner

Attachments:

- Variance Application
- Applicant's Statement of Findings of Fact
- Site Plan
- Aerial Map
- Zoning Map
- Newspaper notice and neighborhood notice
- List of notified property owners

JUN 20 2019

APPLICATION TO ZONING BOARD OF APPEALS

Please consider this as our petition for a variance from the requirement(s) of the Zoning Code. I have provided all information requested herein and attached our site plan and fee.

Site Address: 2001 Lake Bluff Rd.

Site Address: Bloomington, IL 61704

Petitioner: Steve Garbe Phone: [REDACTED]

Petitioner's Email Address: [REDACTED]

Petitioner's Mailing Address Street: 2001 Lake Bluff Rd.

City, State, Zip Code: Bloomington, IL 61704

Contractual interest in the property ☐ yes ☒ no

Signature of Applicant [REDACTED]

Brief Project Description:

Removal of old falling over fence and replace with new Plastic (PVC) privacy fence for pool & safety

Code Requirements Involved:

Q-10. want to install 6' privacy/safety fence in back yard. The contract I signed when I hired Lowe's said they would take care of all permits and utility, etc. I was not aware the (Back) yard behind my house is also considered Front yard?

Variances(s) Requested:

2 ft increase in height. I would like to install (keep) my 6' fence. I have noticed several corner lots in my neighborhood and all parts of Bloomington with 6' fences.

Reasons to Justify Approval by the Zoning Board of Appeals: Your justifications for approval must also be provided in the statement of Findings of Fact.

my front yard is the higher part of the neighborhood but the slope from front to back is at least 4' lower. If I have a 4' fence then is no safety for my pool.

STATEMENT OF FINDINGS OF FACT
(Must be answered by the Petitioner)

Chapter 44, Section 9.40(d)

A variation from the terms of this Code shall not be granted by the Zoning Board of Appeals unless and until findings of fact are submitted demonstrating:

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

*the front of my yard to the back yard is very different the slope for
So with my old fence small children could climb over fence and
was not safe*

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

*I hired lower to install 6' safety
fence and I was unaware of the rules & permit
not acquired before project started*

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

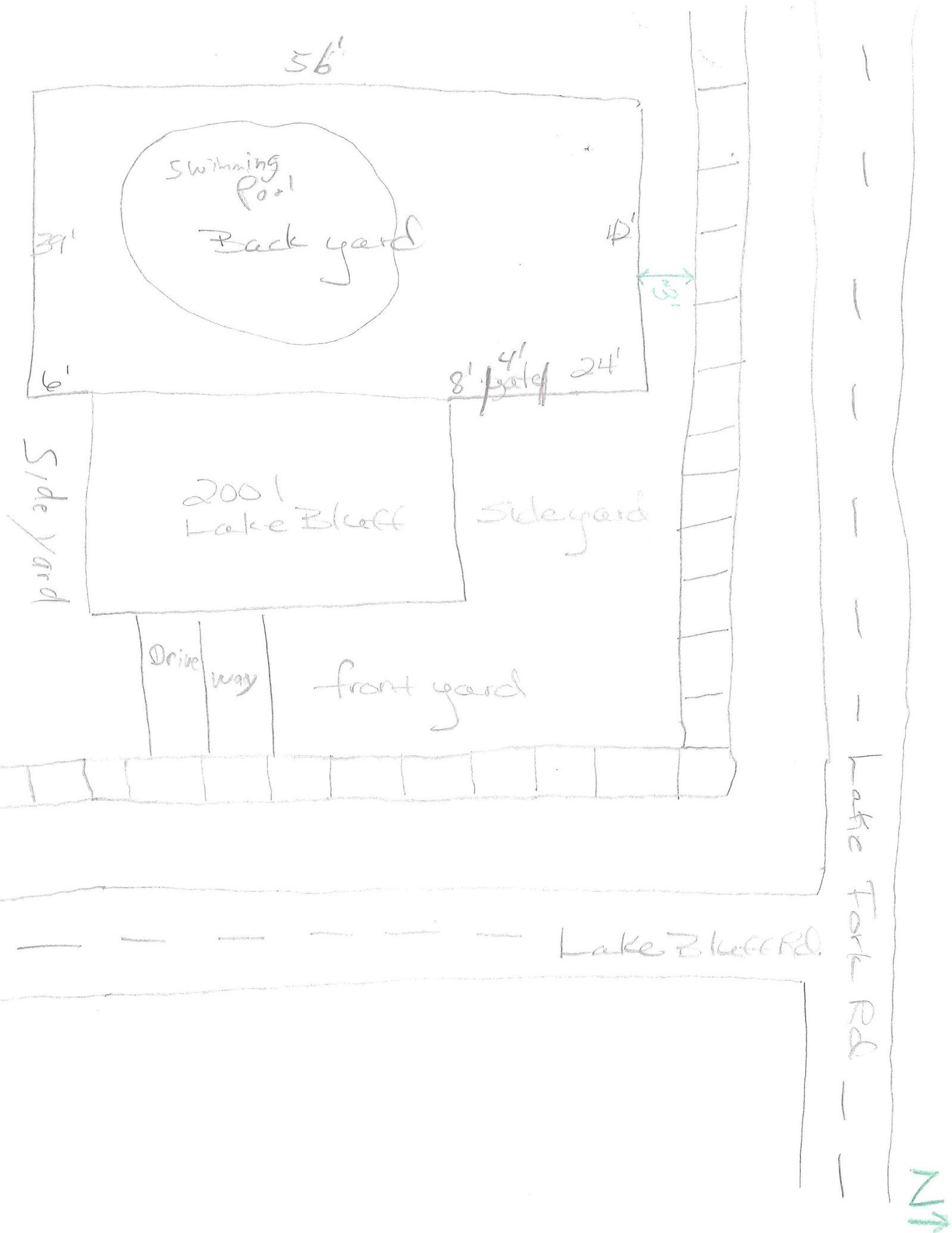
*This is the way my property has
always been for the 15 years I lived here*

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

*I'm just trying
to improve my property & the neighborhood
I have talked to at least 20 local neighbors and they all*

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

*The fence is a very
positive addition to the neighborhood & I
have heard only positive feedback.*

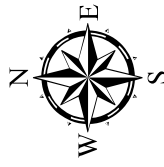




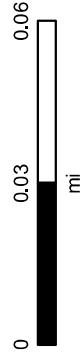


2001 Lake Bluff Rd

7/10/2019

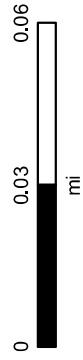
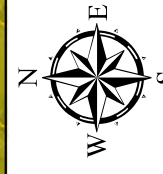


McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



2001 Lake Bluff Rd

7/10/2019



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.





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

July 1, 2019

Dear Property Owner or Resident:

The Zoning Board of Appeals will hold a public hearing on **Wednesday July 17, 2019 at 4:00PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois**, to hear testimony for a petition submitted by Steve Garbe for approval of a variance request, for the property at **2001 Lake Bluff Road**, at which time all interested persons may present their views upon such matters pertaining thereto. The petitioner or his/her Counsel/Agent must attend the meeting.

REQUEST

The petitioner is requesting a 2' increase in fence height in front yard, from the required 4 foot fence height.

LEGAL DESCRIPTION: BLOOMING GROVE SUB LOT 9

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon said petition, or ask questions related to the petitioner's request at the scheduled public hearing. Copies of the submitted petition are available for public review at the Department of Community Development, 115 E. Washington St. Bloomington, IL 61701. Communications in writing in relation to the petition may be sent to the Department of Community Development prior to the hearing, or presented at such hearing.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org.

If you desire more information regarding the proposed petition or have any questions you may email me at ksimpson@cityblm.org or call me at (309) 434-2226.

Sincerely,

A handwritten signature in black ink, appearing to read 'Katie Simpson', with a stylized flourish at the end.

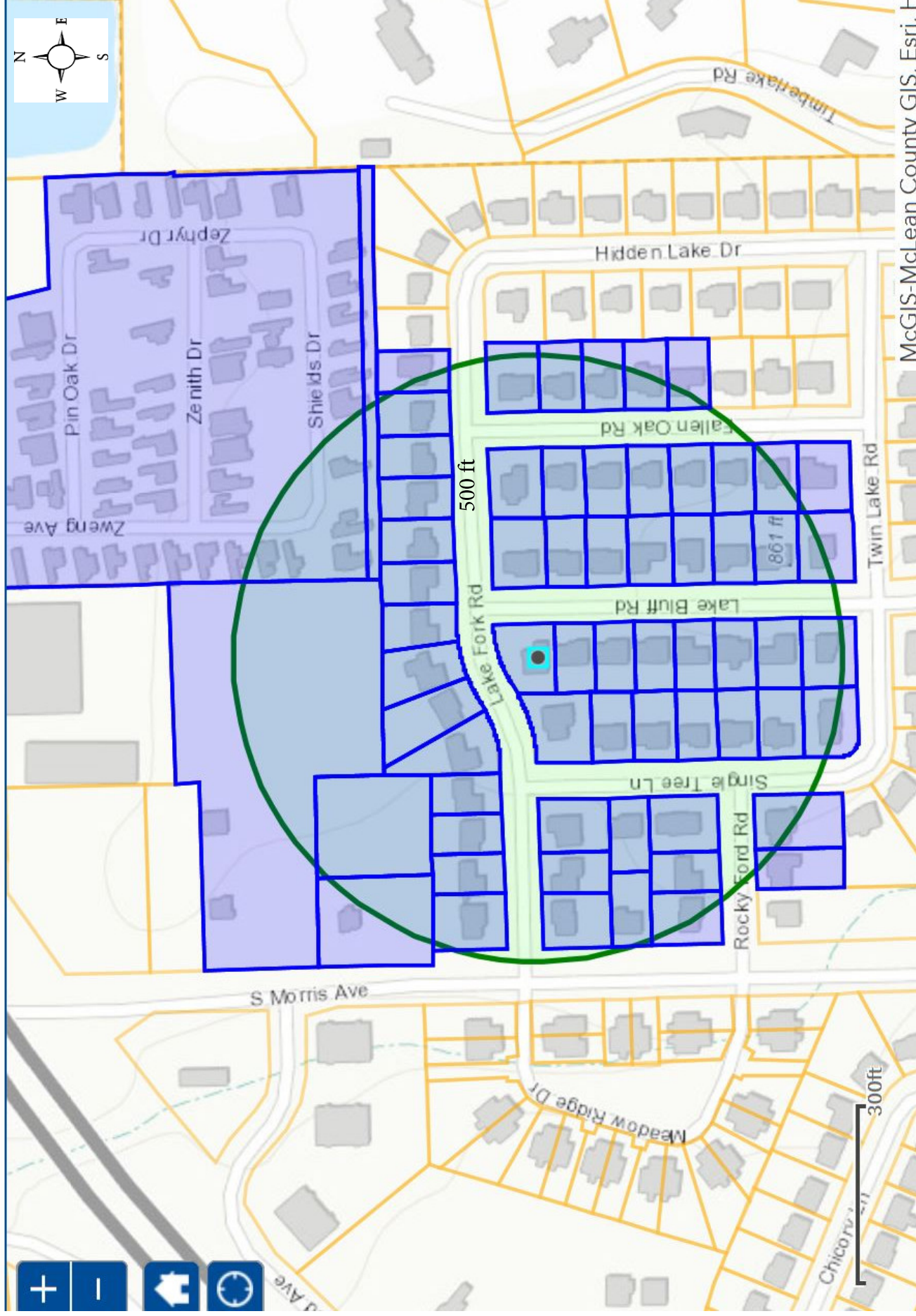
Katie Simpson, City Planner
Attachments:

Map of notified properties within 500 ft of subject property

Public Hearing on July 17, 2019 for a Variance request at 2001 Lake Bluff Rd



McLean County Public Notification



DAVID & SUSAN ROBB
2003 SINGLE TREE LN
BLOOMINGTON, IL 61704

CYNTHIA SCHAPMIRE
2006 S MORRIS AVE
BLOOMINGTON, IL 61704

KAYLEE NESLUND
2013 FALLEN OAK RD
BLOOMINGTON, IL 61704

AMADOR & MARIA CASTANEDA
2012 SINGLE TREE LN
BLOOMINGTON, IL 61704

CURRENT OCCUPANT
2003 FALLEN OAK RD
BLOOMINGTON, IL 61704

DANIEL CONSALVO
2008 FALLEN OAK RD
BLOOMINGTON, IL 61704

WEIHAN & CHANG CHANG
2004 LAKE BLUFF RD
BLOOMINGTON, IL 61704

THOMAS FLYNN
1015 LAKE FORK RD
BLOOMINGTON, IL 61704

ROBERT & DENISE FERTIG
2013 LAKE BLUFF RD
BLOOMINGTON, IL 61704

TIMOTHY & KATHERINE MANN
2003 LAKE BLUFF RD
BLOOMINGTON, IL 61704

MICHAEL & JESSI SUTTON
1005 ROCKY FORD RD
BLOOMINGTON, IL 61704

AARON & REBECCA ROWE
2008 LAKE BLUFF RD
BLOOMINGTON, IL 61704

STEVE COPELAND
2004 FALLEN OAK RD
BLOOMINGTON, IL 61704

RYAN C & LISA PENNINGTON
1013 LAKE FORK RD
BLOOMINGTON, IL 61704

CARRIE EARLY
901 LAKE FORK RD
BLOOMINGTON, IL 61704

DIANE DALE
903 LAKE FORK RD
BLOOMINGTON, IL 61704

CHRISTOPHER & JAMI ANDRE
905 LAKE FORK RD
BLOOMINGTON, IL 61704

MARCIA BAUM
907 LAKE FORK RD
BLOOMINGTON, IL 61704

WILLIAM WHEET
1008 LAKE FORK RD
BLOOMINGTON, IL 61704

NATHAN SHAFFER
1010 LAKE FORK RD
BLOOMINGTON, IL 61704

BRIAN & MARTHA DECKINGER
2004 SINGLE TREE LN
BLOOMINGTON, IL 61704

BEN ZIMMERMAN
1004 LAKE FORK RD
BLOOMINGTON, IL 61704

MARGARET SCHNITTKER
2007 FALLEN OAK RD
BLOOMINGTON, IL 61704

PHILLIPP & KELSEY ANDERSON
805 LAKE FORK RD
BLOOMINGTON, IL 61704

BEHRENS TRUST
2015 FALLEN OAK RD
BLOOMINGTON, IL 61704

CHARLES & FELICIA JIARDINA
1001 Lake Fork Rd
Bloomington, IL 61704

STANLEY & GWEN PEEBLES
1005 LAKE FORK RD
BLOOMINGTON, IL 61704

MARK & CRYSTAL WALLACE
2002 LAKE BLUFF RD
BLOOMINGTON, IL 61704

BRETT MULFORD
2005 SINGLETREE LN
BLOOMINGTON, IL 61704

BARBARA WELLS
2009 FALLEN OAK
BLOOMINGTON, IL 61704

LYNN MCCLURE
2010 LAKE BLUFF RD
BLOOMINGTON, IL 61704

HILLCREST MOBILE MANOR LLC
905 ARLENE DR
BLOOMINGTON, IL 61701

DALLA & CAROL LYLE
1009 LAKE FORK RD
BLOOMINGTON, IL 61704

ALEXANDER MIKESELL
1011 LAKE FORK RD
BLOOMINGTON, IL 61704

ROBERT CARBY
2006 FALLEN OAK RD
BLOOMINGTON, IL 61704

CYNTHIA MOORE
2217 KNOLLBROOK WAY
BLOOMINGTON, IL 61704

JAMES ROBINSON
2016 LAKE BLUFF
BLOOMINGTON, IL 61704

ERIC CARTER
1003 TWIN LAKE RD
BLOOMINGTON, IL 61704

WILLIAM & KRISTEN NEWELL
2008 SINGLE TREE LN
BLOOMINGTON, IL 61704

TIMOTHY GERIKE
2002 FALLEN OAK RD
BLOOMINGTON, IL 61704

STEVE GARBE
2001 LAKE BLUFF RD
BLOOMINGTON, IL 61704

JEFF COLLIER
2006 SINGLE TREE LN
BLOOMINGTON, IL 61704

ANGELA BARGMAN
210 1/2 N WILLIAMSBURG DR
BLOOMINGTON, IL 61704

GREG & KRISTY NEAL
2011 FALLEN OAK RD
BLOOMINGTON, IL 61704

GERALD WALDSCHMIDT
2007 LAKE BLUFF RD
BLOOMINGTON, IL 61704

ROBERT BIGGER
1002 ROCKY FORD RD
BLOOMINGTON, IL 61704

NATHAN & CLAUDIA ROBINSON
2010 SINGLE TREE LN
BLOOMINGTON, IL 61704

MARK GALLAGHER
1006 LAKE FORK RD
BLOOMINGTON, IL 61704

TONY TAMBURINI
807 LAKE FORK RD
BLOOMINGTON, IL 61704

LARRY IRWIN
1003 LAKE FORK RD
BLOOMINGTON, IL 61704

DOUGLAS VEAL
1007 LAKE FORK RD
BLOOMINGTON, IL 61704

DAVID & KRISTIN BURKE
2005 FALLEN OAK RD
BLOOMINGTON, IL 61704

CHRISTOPHER & VICKIE KAUFFMAN
2006 LAKE BLUFF RD
BLOOMINGTON, IL 61704

WENDY HUFFMAN
1005 TWIN LAKE ROAD
BLOOMINGTON, IL 61704

JOSEPH ACCARDI
2009 LAKE BLUFF RD
BLOOMINGTON, IL 61704

SCOTT KOETS
2001 FALLEN OAK ROAD
BLOOMINGTON, IL 61704

JOSHUA BAUER
1004 ROCKY FORD RD
BLOOMINGTON, IL 61704

KATHRYN WILLIAMS
2012 LAKE BLUFF
BLOOMINGTON, IL 61704

JILL JACOBS
2011 LAKE BLUFF RD
BLOOMINGTON, IL 61704

TIMOTHY PRICE
1003 ROCKY FORD RD
BLOOMINGTON, IL 61704

HILLCREST MOBILE MANOR LLC
905 ARLENE DR
BLOOMINGTON, IL 61701

RYAN SCRITCHLOW
1005 Maple St
Bloomington, IL 61701

CARRIE SCRITCHLOW
1005 N MAPLE
BLOOMINGTON, IL 61701

RYAN SCRITCHLOW
102 PARKVIEW DR
BLOOMINGTON, IL 61701

49028
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
ZONING BOARD OF
APPEALS
JULY 17, 2019

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Marc Olsen 902 W Monroe Street (WESTERN ADDN LOT 1 BLK 29 & W 1/2 VAC CATHERINE ST LYG E & ADJ) requesting; 1) a 2' reduction in the required rear yard setback; and 2) reconstruction of a non-conforming structure, to replace a damaged screen room.

Steve Garbe 2001 Lake Bluff Road (BLOOMING GROVE SUB LOT 9) requesting a 2' increase in fence height in front yard, from the required 4 foot fence height to 6', to install a new fence.

All interested persons may present their views upon such matters pertaining to the above referenced cases at the public hearing. The petitioner or his/her Counsel/Agent must attend the meeting. In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing.

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

Published: Monday July 1, 2019

2001 Lake Fork Road Fence Height

[REDACTED]

Wed 7/10/2019 10:02 AM

To: Katie Simpson <ksimpson@cityblm.org>;

Hello,

My name is Chuck Jiardina and I live at [REDACTED] I am sending this letter to petition the 2' increase in fence height in Mr. Garbe's front yard from the required front yard. The following reasons should suffice upon immediate passing of this request for the responsible parties.

1. The fence offers an unobstructed view of both West and East traffic flows.
2. The fence is located far enough south of the adjacent sidewalk because of the city easement to view traffic when stopped and turning left or right on the north side of Lake Bluff Road.
3. The intersection of Lake Bluff Road and Lake Fork Road, where Steve Garbe's house resides is at the top of a hill please see the topographical map below. This hill based on topographical maps has a steep enough decline to see over the fence on Lake Fork Road.
 - a. <https://www.topoquest.com/map.php?lat=40.42484&lon=-88.97341&datum=nad83&zoom=4&cross=o>

I am sending this email as I am not able to attend the meeting next. I would implore the council to allow the fence to stay provided the reasons above.

Charles P. Jiardina BS, CNMT, RT(N), NMTCB(CT)
Nuclear Medicine Technologist, CPR Instructor
OSF Healthcare - (217) 652-0669

Websense: Click [here](#) to report this email as spam.