ZONING BOARD OF APPEALS - SPECIAL SESSION
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, MARCH 26, 2025, 3:00 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 January 15, 2025, regular meeting of the Bloomington Zoning Board of Appeals. *(Recommended Motion: The proposed Minutes be approved.)*

5. **Regular Agenda**

   A. **SP-01-25 -** Public hearing, review, and action on a request submitted by Christian Kazanowski, for a Special Use Permit for a Multiple-Family Conversion Dwelling (3+ units) with a Use Provision waiver related to unit size, in the R-2 (Mixed Residence) District, for the property located at 707 E. Empire Street. PIN: 21-04-227-004. *(Recommended Motion: Motion to adopt the Draft Resolution, establishing findings of fact that the proposed Special Use Permit is or is not in the public interest, and recommending that City Council approve or deny the proposed Special Use Permit.)*

   B. **SP-04-24 -** Public hearing, review, and action on a request submitted by FMB Holdings, LLC, 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 11 Currency Drive (PIN: 21-15-103-018). *(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, as submitted.)*

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.

SPECIAL AGENDA ITEM NO. 4.A.

FOR ZONING BOARD OF APPEALS: March 26, 2025

WARD IMPACTED: City-Wide Impact

SUBJECT: Review and approval of the minutes of the January 15, 2025, regular meeting of the Bloomington Zoning Board of Appeals.

RECOMMENDED MOTION: The proposed Minutes be approved.

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: In compliance with the Open Meetings Act, Board Minutes must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

ATTACHMENTS:
ZBA Minutes - 2025-1-15 DRAFT
Exhibit A - Written Testimony of Marty Seigel

DRAFT MINUTES
ZONING BOARD OF APPEALS - REGULAR SESSION
WEDNESDAY, JANUARY 15, 2025, 4:00 PM

The Zoning Board of Appeals convened in regular session at 4:01 PM, January 15, 2025. Chair Straza called the meeting to order.

Roll Call

Attendee Name	Title	Status
Terry Ballantini	Vice Board Chair	Present
Victoria Harris	Board Member	Present
John Poling	Board Member	Present
Matt Steinkoenig	Board Member	Absent
Michael Straza	Board Chair	Present
Nikki Williams	Board Member	Present
Zachary Zwaga	Board Member	Present

City Staff present included Jon Branham, City Planner; Alissa Pemberton, City Planner; John Myers, Assistant City Planner; George Boyle, Assistant Corporation Counsel; Kelly Pfeifer, Director of Development Services; and Laura Keeran, Stevenson Fellow

Public Comment
No public comment was provided.

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.

Board Member Poling made a motion, seconded by Board Member Harris, to approve the consent agenda as presented.

AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Harris, Board Member Poling, Board Member Zwaga, Board Member Williams
Motion passed (viva voce).

Item 4.A. Review and approval of the minutes of the December 18, 2024, regular meeting of the Bloomington Zoning Board of Appeals.

Regular Agenda

The following item was presented:

Item 5.A. V-01-25 - Public hearing, review, and action on a request submitted by Joshua Jett, for approval of a Variance to allow a sidewalk/driveway less than three (3) feet from the side lot line for the property located at 2 Cedar Court. PIN: 21-17-102-015.

Mr. Branham presented the staff report with a recommendation for approval. He reviewed the surrounding zoning and land uses. He described the nature of the variance request. He reviewed the potential conflict with the Homeowner's Association (HOA) and the staff recommendation. He also reviewed the standards as outlined in the staff report.

Board Chair Straza opened the public hearing.

Joshua Jett (Applicant) provided further background on the project and explained the reason for the request. He stated the project had been completed. He stated the HOA had not met recently but he would address the item with them. He did not believe it would be an issue. He stated the adjacent neighbor most affected by the project supported the request. He stated stormwater had been redirected appropriately.

Vice Board Chair Ballantini inquired if the HOA did not approve, would he be willing to modify the layout. Mr. Jett confirmed.

Mr. Branham stated the motion proposed in the staff report could be altered to meet the Applicant's original request if the Board agreed and if stormwater was addressed.

Board Chair Straza closed the public hearing.

Board Member Harris made a motion, seconded by Vice Board Chair Ballantini, to establish findings of fact that the standards for approval of a Variance are met, that carrying out the strict letter of the Code does create a practical difficulty or particular hardship for the petitioner, and to approve the Variance to allow the sidewalk/driveway to extend to the side property line with a zero-foot setback, subject to meeting drainage requirements.
Roll call.
AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Harris, Board Member Poling, Board Member Steinkoenig, Board Member Williams
Motion passed.

The following item was presented:
Item 5.B. SP-01-25 - Public hearing, review, and action on a request submitted by Christian Kazanowski, for a Special use Permit for Multi-Family Dwellings in the R-2 (Mixed Residence) District, for the property located at 707 E. Empire Street. PIN: 21-04-227-004.

Mr. Branham presented the staff report with a recommendation for approval. He reviewed the surrounding zoning and land uses. He described the nature of the request. He reviewed aspects of the property history. He noted the Applicant had purchased the property as a three-unit building almost three years ago and was seeking to come into compliance with the requirement of a Special Use Permit. He also reviewed the standards as outlined in the staff report.

Board Chair Straza opened the public hearing.

Ashlee Minder (402 Kingsly Street, Normal, IL, representing Applicant) provided further background on the request and explained the reason for the request.

Joe Strano (2 White Place) provided a history of the property and highlighted the multiple uses over the years. He identified the property had formerly been denied a Special Use Permit for a three-unit building, in 2006. He also identified parking issues in the immediate area and past code enforcement issues.

Lane Norton (709 E. Empire Street) stated there was not enough parking in the area and there had been safety issues with some drivers. He referenced the decision to deny the three-unit permit several years ago, but noted the current owner had operated it as a three-unit for the past few years.

Marty Seigel (615 E. Chestnut Street) stated she disagreed with the staff recommendation. She noted there could be property value and assessment impacts if the property is allowed to continue to operate as three units. She stated a duplex at the location would be better for the City. She expressed concern regarding an out-of-state owner and the impacts higher density could have on the neighborhood. She also provided a written statement of her testimony, submitted as Exhibit A.

Greg Zavitz (304 N. Hershey Road, representing Applicant) stated he disagreed with the previous speakers. He stated he was not aware of any issues at the property. He noted there was a detached garage that could be utilized for parking. He stated property values would not be negatively impacted and recommended approval of the item.

Tricia Desmond (709 E. Empire Street) stated she agreed there were parking and driving issues at the property and they had approached the residents directly in the past, without improvement.

Christian Kazanowski (615 Fulton Street E, Grand Rapids, MI, Applicant, participating virtually) stated he purchased the property three years ago and it was configured as a three-unit structure at that time. He stated the property is not structured as a duplex. He noted a significant amount of investment had been made to update the property and any reduction in the occupancy would significantly decrease the value. He stated he had never been contacted regarding any parking issues. He added there was sufficient parking at the property. He stated the property had operated as a three-unit for a significant time, prior to his involvement.

Vice Board Chair Ballantini inquired about Mr. Kazanowski's current residence and the status of the detached garage at the property. Mr. Kazanowski stated he resided in Michigan. He stated the detached garage was not currently available for residents and was primarily utilized for storage. He added he could allow tenants to use the garage if needed.

Board Member Harris asked for further clarification regarding parking at the property. Mr. Kazanowski stated this was the first time he had heard of any parking issues. He stated if it had been brought to his attention, he would have addressed it.

Board Chair Straza closed the public hearing.

Ms. Pemberton provided additional context regarding the property history. She stated the City had required the former owner to cease renting the third unit around 2007, allowing operation as a duplex. She noted the property had operated as a three-unit structure prior to 2006 for an extended time.

Vice Board Chair Ballantini inquired about staff's view of parking at the property. Ms. Pemberton stated there is not currently evidence that it meet standards, and it would be helpful to have parking spaces identified on the site plan. Mr. Branham noted there should be enough space to create additional parking spaces.

Chair Straza noted the Board could create a condition to confirm the parking plan.

Vice Chair Ballantini stated he would like to see the parking plan prior to any recommendation. He thanked the applicant for attempting to come into compliance.

Mr. Branham stated they could make a motion to continue the meeting to a date certain and include an updated parking plan.

Board Member Poling made a motion, seconded by Board Member Harris, to continue the item to the next regularly scheduled meeting date and to include a parking plan.
Roll call.
AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Harris, Board Member Poling, Board Member Zwaga, Board Member Williams
Motion passed.

The following item was presented:

Item 5.C. SP-02-25 - Public hearing, review, and action on a request submitted by Holladay Property Service Midwest, Inc., (owner Group of Five Investments II, LLC), for a Special use Permit for Multi-Family Dwellings in the C-1 (Office) District, for the property located at 1312 E. Empire Street. PIN: 14-34-480-080.

Mr. Branham presented the staff report with a recommendation for approval. He reviewed the surrounding zoning and land uses. He described the nature of the request, outlining that Multi-Family Dwellings require a Special Use Permit in the C-1 (Office) District. He reviewed the C-1 District purpose statement. He noted details of the proposed development, including 180 total units, site access, and other amenities. He also reviewed the standards as outlined in the staff report.

Vice Chair Ballantini inquired if all Special Use Permit standards had been met as determined by staff. Mr. Branham confirmed.

Board Chair Straza opened the public hearing.

Mike Doyle (Applicant) provided further background on the project and explained additional details regarding the history of the site and the proposed development. He highlighted similar development projects his company had completed in recent years. He stated they were excited for this opportunity in Bloomington.

Chris Walsh (Applicant's Architect) provided additional background and noted details of the proposed elevations and building materials.

Vice Chair Ballantini inquired if there was a set price point for the units. Mr. Doyle responded that they would expect units to be priced around $1,200/per month but it would ultimately depend on market conditions when the project was completed.

Vice Chair Ballantini inquired if the project would be a full circle project. Mr. Doyle stated they have a sister construction company, but they would be involved throughout the project and expect to manage the property following project completion.

Chair Straza inquired about the building materials. Mr. Walsh explained typical materials and that they would be locally sourced.

Vice Chair Ballantini inquired about the expecting timing of the project. Mr. Doyle stated the expectation would be to break ground in September of this year and that it would be a 24-month project.

Vice Chair Ballantini noted some recent past projects have been unfulfilled and inquired if the Applicant expected to see the project come to fruition. Mr. Doyle stated his belief that a combination of factors, including experience and existing relationships, would allow them to meet expectations.

Neil Finlen (Applicant's Engineer) provided additional background. He thanked staff and stated his support for the development team. He noted this would be a significant infill project for the community. He highlighted some site details including abundance of parking and landscaping.

Chair Straza inquired about site access and existing infrastructure. Mr. Finlen stated there were no issues expected with site access and needed infrastructure was in place.

Robbie Osenga (216 E. Grove Street), stated as a local real estate professional he supported the project and advocated for approval. He noted the credentials of the development team.

Board Chair Straza closed the public hearing.

Vice Board Chair Ballantini made a motion, seconded by Board Member Zwaga, to establish findings of fact that the standards for approval of a Special Use Permit

are met, and to recommend approval of the request for a Special Use Permit for Multi-Family Dwellings in the C-1 (Office) District, for the property located at 1312 E. Empire Street, as submitted.
Roll call.
AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Harris, Board Member Poling, Board Member Zwaga, Board Member Williams
Motion passed.

New Business

There was no new business reported.

Adjournment

Board Member Harris made a motion, seconded by Board Member Williams, to adjourn the meeting.
AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Harris, Board Member Poling, Board Member Zwaga, Board Member Williams
Motion passed (viva voce).

The Meeting Adjourned at 5:15PM

CITY OF BLOOMINGTON

_____ _____

Michael Straza, Board Chair Jon Branham, Staff Liaison

To: Members of the Board of Zoning Appeals, January 15, 2025
From: Marty Seigel
Re: 707 E Empire
Date: January 15, 2025

I have lived for 40 years in the Old East Side which includes 707 East Empire.

Many years ago, in 1989, the City conducted a study of our neighborhood, named it the Old East Side, and promised to protect it from an increase in density, especially by decreasing nonconforming uses. At that time, the intent of the Code, "to permit these nonconformities to continue until they are removed but not to encourage their survival" was followed. (SEC. 44.4-6 NONCONFORMITIES) The Code still includes this statement, but there now seems to be a different policy. It seems the City will now encourage investors from outside the community to buy properties with the expectation that they can increase density in order to profit from their investments.

The staff report says that granting the Special Use will help the property "continue to be an active and functional use," and that it "can be expected to maintain property values within the neighborhood by ensuring active occupancy and maintenance of the property." This suggest that duplexes are no longer viable as residences and they need to be saved by increases in density.

The report repeats that granting the Special Use Permit won't "impair property values within the neighborhood." But 707 East Empire is assessed lower than surrounding owner-occupied and single-family properties. In fact, it is common for conversion properties in the Old East Side to be assessed considerably lower than single family properties. How can the report suggest that a conversion property will help maintain property values in the neighborhood?

The staff report also says "The Special Use would positively impact the immediate area by bringing a nonconformity into compliance." This indicates the third unit was added without a hearing. How did this property, which was denied the right to three units many years ago, acquire a third unit? Does the zoning board intend to encourage owners to ignore the Code?

Years ago, an investor who wanted to create a third unit in a duplex explained his reasoning to me. He said he couldn't make enough money from a two unit, that he needed three units to become profitable. It was clear then that our neighborhood was correctly protected by its R-2 designation. Duplexes have been attractive to owners who rent one unit and live in the other. This provides owners with the ability to build equity and it

provides stability in the neighborhood. Duplexes have been good for the neighborhood and good for the City. A third unit is the tipping point.

A property with a third unit does negatively affect the neighborhood. It makes the property less attractive to potential owner occupants and it attracts absentee owners who do not contribute to the neighborhood. Also, while it is true that many landlords maintain their properties and screen their tenants, others do not. At the south end of the Old East Side, we have suffered from disruptive tenants and drug dealers who have required the attention of neighbors and the police. There have been drive-by shootings and even a visit from the SWAT team. These problems are difficult to control after a Special Use Permit has been granted to an absentee owner, and they result in costs to the city as well as time-consuming stresses for neighbors.

There is no reason the grant this Special Use Permit, and I hope you will deny it.

Marty Seigel

SPECIAL AGENDA ITEM NO. 5.A.

FOR ZONING BOARD OF APPEALS: March 26, 2025

WARD IMPACTED: Ward 4

SUBJECT: SP-01-25 - Public hearing, review, and action on a request submitted by Christian Kazanowski, for a Special Use Permit for a Multiple-Family Conversion Dwelling (3+ units) with a Use Provision waiver related to unit size, in the R-2 (Mixed Residence) District, for the property located at 707 E. Empire Street. PIN: 21-04-227-004.

RECOMMENDED MOTION: Motion to adopt the Draft Resolution, establishing findings of fact that the proposed Special Use Permit is or is not in the public interest, and recommending that City Council approve or deny the proposed Special Use Permit.

STRATEGIC PLAN LINK:
Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:
Objective 4b. Upgraded quality of older housing stock

BACKGROUND: The Applicant seeks a Special Use Permit to allow a Multiple-Family Conversion Dwelling in the R-2 (Mixed Residence) District, per § 44-402B.

- The Applicant proposes to establish a Special Use Permit to facilitate code compliance for an existing three (3) unit facility at the location.
- A Use Provision waiver related to unit size is also required.
- Vehicular access is provided via E. Empire Street, and a rear alley to a detached garage and surface parking area.
- No exterior expansion of the building is proposed.

This item was continued from the January 15, 2025 meeting, subject to the submittal of a parking plan. Additional historic information regarding the property and supplemental materials from the Applicant have also been provided.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in *The Pantagraph* on Sunday, March 9, 2025. Courtesy notices were mailed to 85 property owners within 500 feet of the subject property.

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

ATTACHMENTS:

SP-01-25 - 707 E Empire St - Staff Report.pdf
SP-01-25 - DRAFT ZBA Resolution 2025-01.pdf
SP-01-25 - 707 E Empire St - Supporting Materials (1) Submitted by Applicant
SP-01-25 - 707 E Empire St - Supporting Materials (2) Submitted by Applicant

ZONING BOARD OF APPEALS

TO:	ZONING BOARD OF APPEALS
FROM:	Development Services Department
DATE:	March 26, 2025
CASE NO:	SP-01-25, Special Use Permit for Multiple-Family Conversion Dwellings
REQUEST:	Public hearing, review, and action on a request submitted by Christian Kazanowski, for a Special Use Permit for a Multiple-Family Conversion Dwelling (3+ units) in the R-2 (Mixed Residence) District, with a Use Provision waiver related to unit size, for the property located at 707 E. Empire Street. PIN: 21-04-227-004.

BACKGROUND

Request:
The Applicant seeks a Special Use Permit to allow a Multiple-Family Conversion Dwelling (3+ units) with a Use Provision waiver related to unit size, in the R-2 (Mixed Residence) District, per § 44-402B which indicates Conversion Dwellings (3+) may be permitted as Special Uses in the R-2 District. The Applicant proposes to maintain the existing layout of the building which includes three (3) dwelling units, and seeks legal occupancy of such. Per § 44-1040, regarding Use Provisions for Multifamily conversions, the size of each unit is required to be a minimum of 800 square feet. One of the three units is less than 800 square feet is size (~550 square feet), therefore requiring the waiver for the Use Provision. The Use existed for an extended time, with a pause under prior ownership, and the Applicant is attempting bring the use into compliance with the current zoning code to allow the highest and best use of the property.

Update:

This item was continued from the January 15, 2025 meeting, subject to providing an updated parking plan. The Applicant has provided the required plan which identifies two spaces in the existing detached garage and a third exterior space adjacent to the garage.

The Applicant has also provided additional information supporting the application. This includes confirmation that each unit is serviced by a separate electrical service and furnace, identifying constraints to convert the structure to a different unit configuration, and responding to previously stated concerns from the public. These supporting documents have been added as attachments to the report.

Historic background on the property, as it relates to use as a three-unit apartment building, has been provided as well. According to documents, the three-unit was established sometime in the 1930s. In the early 2000s, the owner of the property passed away; during this time, rentals were not renewed. Shortly thereafter, the following owner attempted to sell the property as a three-unit building. At that time, they were notified that due to the lapse (discontinuance) of use, a Special Use Permit would be required.

In December 2006, the former owner submitted a request for a Special Use Permit for the property. Staff recommended approval of the item, and the Zoning Board of Appeals unanimously recommended approval. In February 2007, a motion to approve the item at City Council received a 4-5 vote, therefore the item was not approved.

Timeline

- 1930s – structure originally converted from single-family to a multi-family use.
- 1944 – former owner purchased property as a three-unit rental.
- 2004-2006 – former owner does not renew existing leases due to health.
- 2006 – lapse in rental leases causes property to become non-conforming without Special Use Permit. Special Use Permit applied for by former owner's son, unanimously recommended to City Council for approval.
- 2007 – City Council does not approve Special Use Permit; owner sent notice to discontinue three-unit; violations reported, property sold.
- 2007-2022 – property vacant or occupied as less than three-unit.
- 2022 – property marketed as three-unit rental property, current owner purchases property, registered as three-unit rental property.
- 2023 – registered as three-unit rental property.
- 2024 – registered as three-unit rental property.
- 2024-2025 – property identified as requiring Special Use Permit to continue as three-unit, current owner submits Special Use Permit application. Pending ZBA / City Council review.

Notice:
The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Sunday, March 9, 2024. Courtesy notices were mailed to 85 property owners within 500 feet of the subject property.

ANALYSIS

Property Characteristics:
The subject property consists of 0.21 acres (~9,140 sf) located near the intersection of E. Empire Street and Elder Street, in J.P. Walker's Subdivision. The lot is improved with a multi-family residence, originally converted from a single-family residence; the current owner purchased the property as a 3-unit multi-family dwelling. A detached garage is also on site. The property is surrounded by single-family and multi-family residential uses on all sides. Necessary streets and infrastructure are already existing.

Surrounding Zoning and Land Uses:

	Zoning	Land Uses
North	R-1C (Single-Family Residence)	Right-of-Way, Single-Family Residential
South	R-3A (Multi-Family Residence)	Multi-Family Residential
East	R-2 (Mixed Residence)	Single-Family Residential
West	R-2 (Mixed Residence)	Multi-Family Residential

Description of Current Zoning District:
The R-2 Residence District is intended to accommodate development characterized by a mixture of housing types at a high single-family and a low multiple-family dwelling unit density. Densities of up to approximately 13 dwelling units per acre are allowed. This district allows for the conversion of dwelling units in older residential areas of mixed dwelling unit types in order to extend the economic life of these structures and allow owners to justify expenditures for repairs and modernization and serves as a zone of transition between lower density residential districts and residential districts that permit greater land use intensity and dwelling unit density. (§ 44-401E).

Subject Code Requirements:
§ 44-402B, "Allowed Uses Table" indicates Dwelling, Multiple-Family permitted as a Special Use in the R-2 District.
§ 44-1040, "Multifamily Conversions Use Provisions.

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 Conversion Dwelling (3+) in the R-2 (Mixed 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 establishment, maintenance, and operation of a Multi-Family Dwelling is appropriate for this location and will not be detrimental to the public health, safety, comfort, or general welfare of the other surrounding uses. The multi-family use had previously operated efficiently for several decades at its current location. A Two-Family Dwelling would be permitted by right on this same property; the incremental impact of a single additional unit, in a structure that retains the house-scale character of the neighborhood, should be minimal, while providing needed additional housing. ***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 would positively impact the immediate area by bringing a nonconformity into compliance, allowing continuance of an otherwise legally operating residential use. The proposed Special Use can be expected to maintain property values within the neighborhood by ensuring active occupancy and maintenance of the property. Following prior testimony on the subject, Staff reviewed taxing structures related to rental and multi-family properties as compared to owner-occupied single-family properties, and while rental properties do tend to pay less in local property taxes, the cause is due to factors controlled by the Township Assessor and not relevant to the case at hand. ***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 residential use is consistent with the residential character of other uses in the area. The uses adjacent to the site already include a variety of residential uses, including low-intensity multiple-family dwellings, a commercial medical and residential facility, and single-family dwellings. The property is completed surrounded by single-family and multi-family zoning. Improvement of surrounding properties would not be impacted. ***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. Each unit is serviced by a separate electrical service and furnace. ***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.**

   Limited vehicle ingress and egress is existing and not proposed for change. There is a detached garage and a surface parking area behind the building that is accessed via a driveway which directly connects to E. Empire Street and an alley which runs behind the property and connects to N. Clinton Street and Elder Street. Parking standards at the site are adequate and meet Code requirements. A bus route is also located along E. Empire Street with stops located nearby. ***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 Multiple-Family Conversion Dwelling (3+) use meets the bulk and site standards for the District. No waivers or variances related to any standards outside the building envelope are expected to be requested or provided as part of this Special Use Permit. ***Standard is met.***

USE PROVISION WAIVER

Per § 44-1040, regarding Use Provisions for Multifamily conversions, the size of each unit is required to be a minimum of 800 square feet. One of the three units is less than 800 square feet is size (~550 square feet), therefore requiring the waiver for the Use Provision. The size of the unit does not violate building code size requirements and has been existing in its current condition for an extended time. Other types of housing, including “tiny houses” and Accessory Dwelling Units are commonly less than 800 square feet in total area. While this size restriction may be a reasonable factor of consideration for single family homes being newly converted into multiple-family structures, the evidence supporting reasonable use of the smaller unit—as currently sized—is well established based on the duration of existence and prior use.

STAFF RECOMMENDATION

Staff recommends that the Board take the following actions:

Motion to adopt the Draft Resolution, establishing findings of fact that the proposed Special Use Permit is or is not in the public interest, and recommending that City Council approve or deny the proposed Special Use Permit.

Respectfully submitted,
Jon Branham

Attachments:

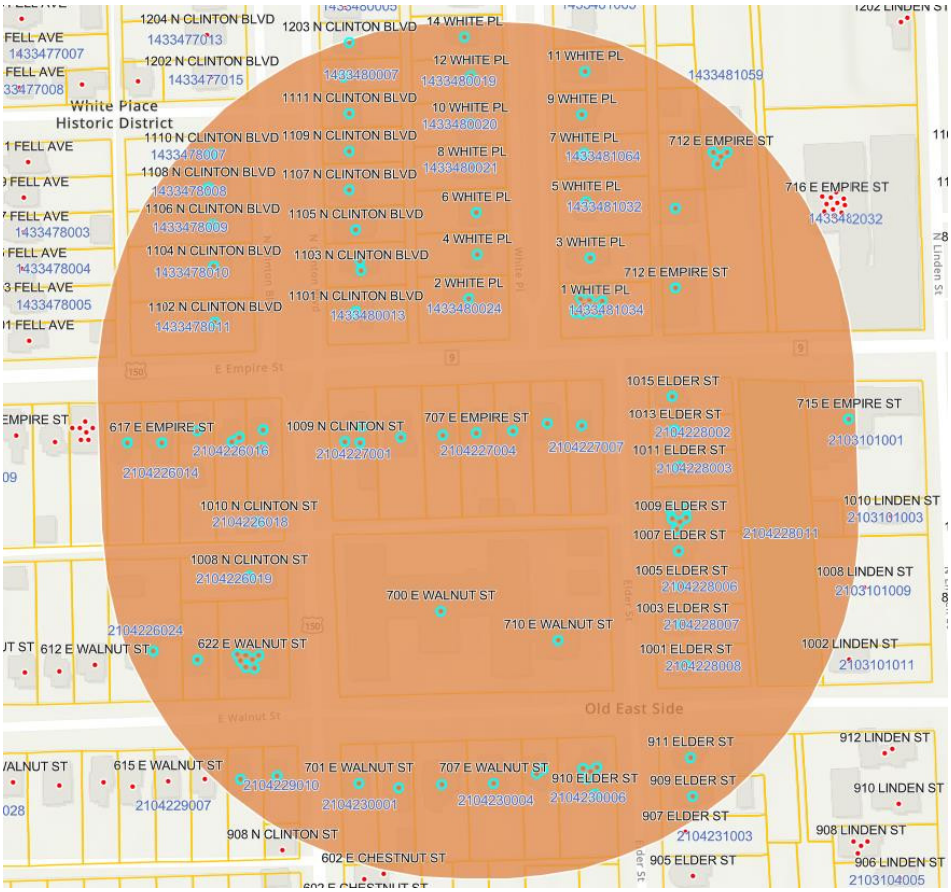
1. Zoning Map
2. Aerial Image
3. Ground-Level Views
4. Neighborhood notice map
5. Draft Resolution transmitting the Board’s recommendation (Res. No. 2025-01)
6. Applicant’s Supporting Documents (separate attachments)

Attachment 1 - Zoning Map

Attachment 2 – Aerial Image

Attachment 3 - Ground-Level Views

Attachment 4 - Neighborhood notice map



ZONING BOARD OF APPEALS RESOLUTION NO. 2025-01

A RESOLUTION ESTABLISHING FINDINGS OF FACT AND RECOMMENDING APPROVAL OF A SPECIAL USE PERMIT FOR A MULTIPLE-FAMILY CONVERSION DWELLING (3+ UNITS) IN THE R-2 (MIXED RESIDENCE) DISTRICT, WITH A WAIVER OF § 44-1040A FOR ONE UNIT, FOR THE PROPERTY AT 707 E. EMPIRE STREET (PIN: 21-04-227-004)

WHEREAS, there was heretofore filed with the City of Bloomington, McLean County, Illinois, an application requesting a Special Use Permit (PERMIT) for a Multiple-Family Conversion Dwelling (3+ units) with a waiver of § 44-1040A (Use Provision: Size) for one unit, for the property located at 707 E. Empire Street, legally described in Exhibit A (PROPERTY); and

WHEREAS, a Site Plan (SITE PLAN) was included in said application to demonstrate compliance with relevant criteria and provisions of the City Code, and is attached hereto as Exhibit B, and incorporated herein by this reference; and

WHEREAS, the Zoning Board of Appeals (BOARD) is charged by § 44-1707F of the City Code to hold at least one public hearing on any proposed Special Use Permit and report to the City Council its findings of fact and recommendations; and

WHEREAS, the BOARD, after proper notice was given, on March 26, 2025, conducted a public hearing on said proposed PERMIT; and

WHEREAS, during the hearing before the BOARD, testimony was provided in support of adopting the proposed PERMIT, generally related to _____; and

WHEREAS, during the hearing before the BOARD, testimony was provided against adoption of the proposed PERMIT, generally related to _____; and

WHEREAS, the BOARD shall report to the City 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 the meet standards as specified herein.

NOW THEREFORE, BE IT RESOLVED BY THE ZONING BOARD OF APPEALS OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

Section 1. The statements and findings of the Staff Report provided for Case SP-01-25 are incorporated herein by this reference as if specifically stated in full.

Section 2: The BOARD hereby finds that the proposed Special Use PERMIT meets the standards established for the granting of a Special Use PERMIT, taking the following factors into consideration:

> 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.
> Elaborate, if needed: _____

DRAFT

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. Elaborate, if needed: _____

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. Elaborate, if needed: _____

That adequate utilities, access roads, drainage and/or necessary facilities *have* been provided. Elaborate, if needed: _____

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. Elaborate, if needed: _____

That the special use *does,* 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. Elaborate, if needed: _____

Section 3. The BOARD hereby recommends that the City Council of the City of Bloomington, Illinois, approve the proposed Special Use PERMIT, with a Use Provision waiver of § 44-1040A to allow one residential unit smaller than 800 square feet, depicted on the attached SITE PLAN, for the PROPERTY located at 707 E. Empire Street, *as presented. / with the following modifications:*

PASSED this 26th day of March 2025.

ZONING BOARD OF APPEALS

_____
Michael Straza, Chair

CITY OF BLOOMINGTON

_____
Jon Branham, Staff Liaison

DRAFT

EXHIBIT A

Legal Description

Lot 4 in Block 2 in J.P. Walker's Subdivision of Lots 1, 2, 3, 4, 5, 6, 7 and 8 in Block 2 and of Lots 4, 5 and 6 in Block 3 of the Subdivision of Block 1 and part of Block 2 in Flagg's Third Addition to the City of Bloomington according to the plat recorded in Plat Book 4, Page 314, in McLean County, Illinois.

PIN: 21-04-227-004

DRAFT

EXHIBIT B
Site Plan

Key Points Supporting Continued Use as 3-Unit

1. This property was purchased as a three-unit and has continued to operate as a three-unit ever since it was purchased. It cannot be easily configured in any other way and has clearly been a three unit for a significant amount of time. There are three electric meters, three gas meters, three furnaces (see photos in PowerPoint).

2. It is difficult to convert this building into a duplex. It is clear that it was never operated as a duplex. Multiple walls would be required to be torn down and others would need to be erected. A kitchen would be wastefully torn out. Utilities would need to be completely reconfigured.

3. There is an absolute dearth of affordable apartments available in Bloomington. As of the beginning of February there were only nine apartments listed on Zillow with rents of $800 or less. The availability is even more scarce in the immediate vicinity of the property (see snapshot in PowerPoint). Mandating that the building be converted into a duplex will further exacerbate the problem, which will contribute to increased rental prices and reduced housing availability. The impact of this measure would effectively trade two decent affordable apartment units for one larger, higher priced unit that is not desirable when compared to other similarly sized units in the area.

4. Not only will this have a general negative impact on the real estate market, it will have a direct and immediate effect on the current tenants. Requiring a conversion to a duplex would severely inconvenience existing tenants, forcing them to vacate the premises, one of whom is physically handicapped.

5. The average rental rate for a 2+ bedroom apartment in Bloomington as of February 4th on Zillow was $1,184. A reasonable estimate for the rent value of the property would be ~$1,100 given the less than ideal configuration of the duplex and the skewed impact of higher priced units on the market. Conversion to a duplex would completely destroy the value of the property. The current units rent for ~$800 / month. A conservative estimate would be a loss of total rent roll of $500 /month, which translates to $6,000 a year in lost revenue. When applying this to a typical multiple for an investment property that would reduce the value by ~$60k. This would result in the property dropping from a value of ~$180k to ~$120k. This would put significant downward pressure on the price of neighboring homes.

    a. This is supported by a comparable sale of a duplex located 3 houses down the street at 701 E Empire, which sold for a price of $117,500 on 8/30/2024. The property is in similar condition and is similar in size.

    b. In the case where the third unit is simply vacated, which is highly likely in the near to mid-term due to the costs associated with conversion, the economic value of the property would decline even more sharply. Monthly rents of $800 would be lost, resulting in nearly $10k in annual decline in operating income, which result in

significantly negative cash flow. The capitalized value of this decline is approximately $100k, representing a significant destruction of property value.

6. Furthermore, conversion of the building into a duplex would result in a financially unviable property. The loss of the $6,000 a year in revenue would be detrimental to providing adequate funds to pay for continued maintenance, upkeep, and capital expenditures. Given the age of the property, a significant allocation of rents must be diverted towards maintaining the property. As a duplex, it would be extremely difficult to have sufficient funds to cover these expenses. Conversion would ultimately lead to deferred maintenance and capital expenditures which would further depress property values and lower the standard of living for future tenants.

There have been several reasons put forth by members of the community to argue for the mandatory conversion of the building into a duplex. However, upon additional investigation, none of them hold up to even the slightest scrutiny. These factors include:

- The congestion of the shared driveway with 705 E Empire St and lack of parking
- The danger posed by the particularly large amount of traffic in front of 707 E Empire St
- That the property would be better suited as a duplex
- That the City of Bloomington must protect the interest of its residents

7. **Congestion of Shared Driveway**: There is currently adequate room to accommodate parking for all three units (see proposed parking plan). Converting the property from a three-unit to a duplex would not have any impact on the parking situation whatsoever. In fact, it would likely place additional requirements on parking. If the building were converted to a duplex, the only suitable way to do so would be to completely remove the kitchen of one of the units, leaving it as a bedroom. This would result in the two 1-bed units on the first floor being consolidated into one three-bedroom unit, which would likely have a greater demand for parking.

8. **High Traffic Road**: There is no basis for the claim that the property is located on a particularly busy and/or dangerous section of E Empire St. According to data from the Illinois Department of Transportation, the property is located on one of the least busy stretches of the road. Average daily traffic volume ranges from ~6,000 up to ~20,000, yet the road directly in front of 707 E Empire St is only at 6,200. Conversion to a duplex will not even have any impact, as previously stated, since the number of vehicles at the property will likely increase. Furthermore, there is adequate room for vehicles to conduct a complete turnaround.

9. **Suitability of a Duplex**: As I have previously pointed out, conversion of the building into a duplex would have multiple and significant negative effects on the local neighborhood:

    a. The property would become financially unviable, leading to reduced investment in maintenance and capital expenditures, which will inevitably detract from the appeal of the neighborhood and further pushing down property values.

b. Conversion to a duplex would destroy much of the property value, likely from a current estimate of $180k down to approximately $120k. This a large destruction of value and will only serve to place negative pressure on the value of all properties in the immediate vicinity.

10. **City of Bloomington Look Out for Interests of Community**: I could not agree more with this statement. The government should absolutely look to stand up for the best interests of the community. However, converting the building into a duplex does not serve this end. Instead, it would result in the following:

    a. Immediate and significant destruction of property value
    b. Negative impact on the values of neighboring properties
    c. Reduction in the tax base for the community
    d. Likely increase (not decrease) in the number of cars located at the property
    e. Reduction in the availability of affordable apartment units
    f. Increased pricing pressure on rent in the community
    g. Forced termination and eviction of current tenants
    h. Long-term inability to support property's maintenance and capital improvements

707 E Empire St – Gas Utilities

METER 1

METER 2

METER 3

Furnace 1

Furnace 2

Furnace 3

707 E Empire St – Electric Utilities

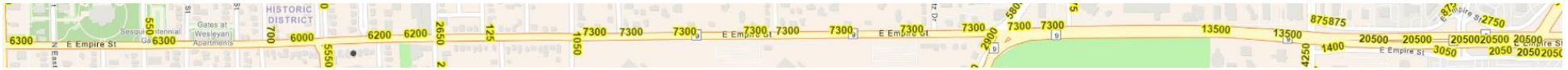
METER 1

METER 2

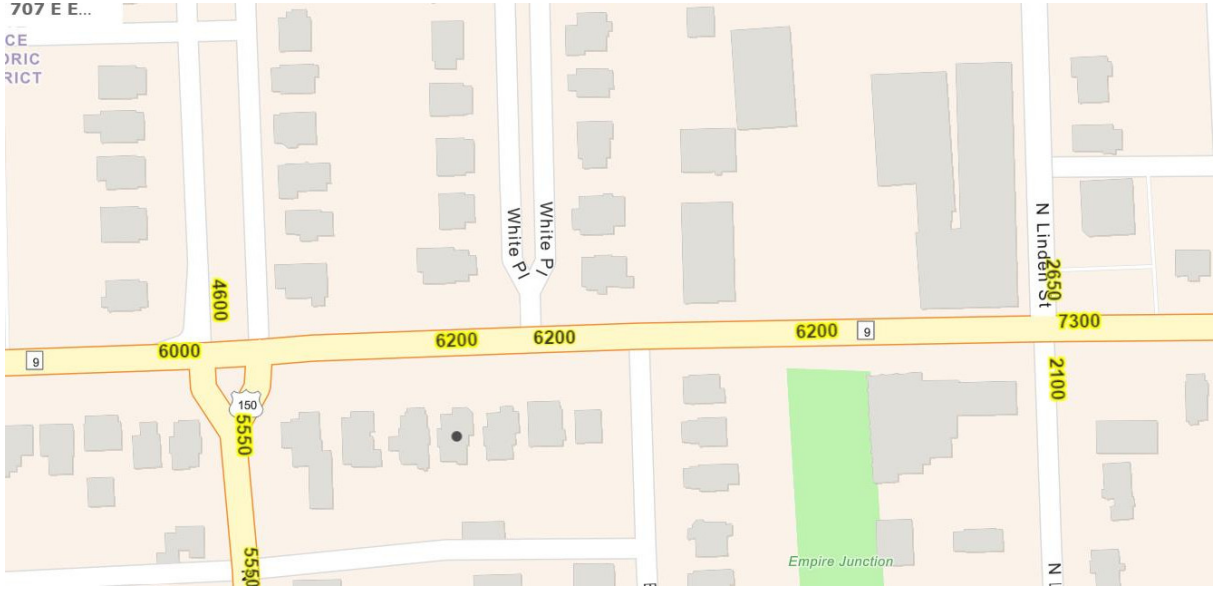
METER 3

707 E Empire St – Roadway Traffic

E Empire St – Average Daily Traffic = 6,000 to 20,500

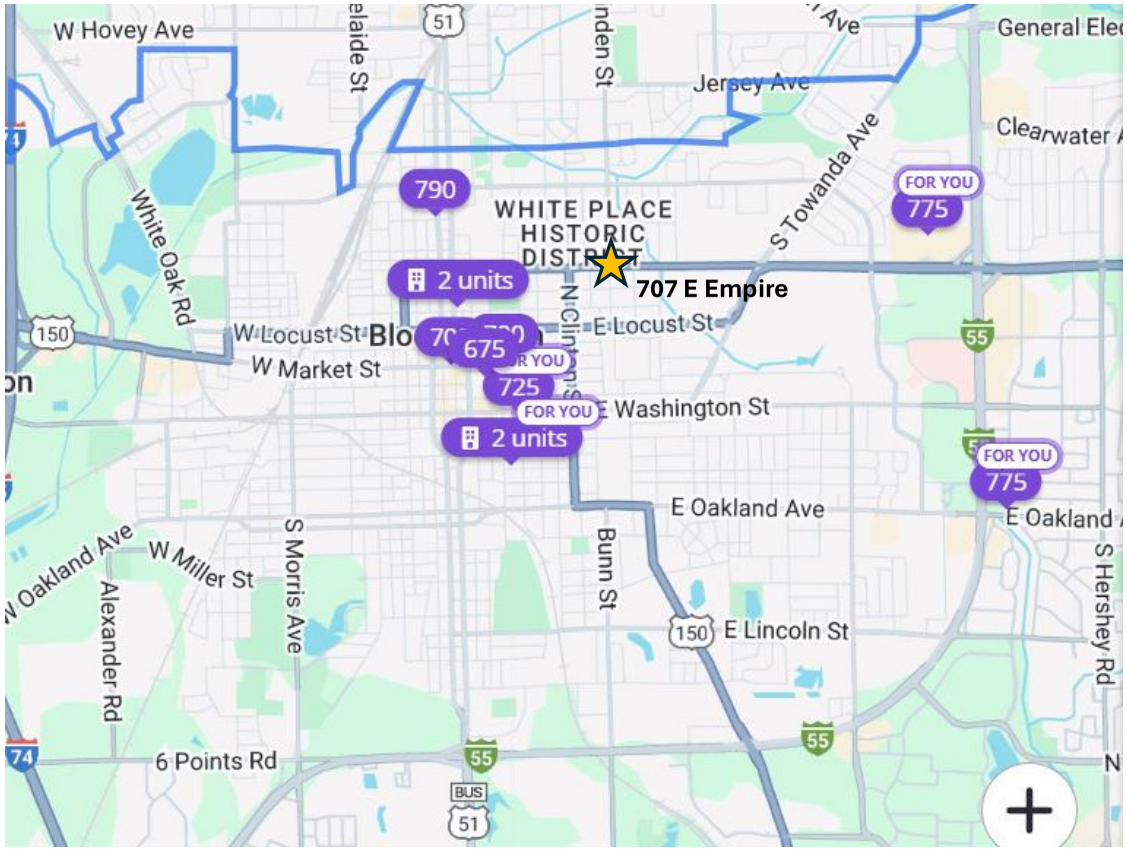


707 E Empire St – Average = 6,200

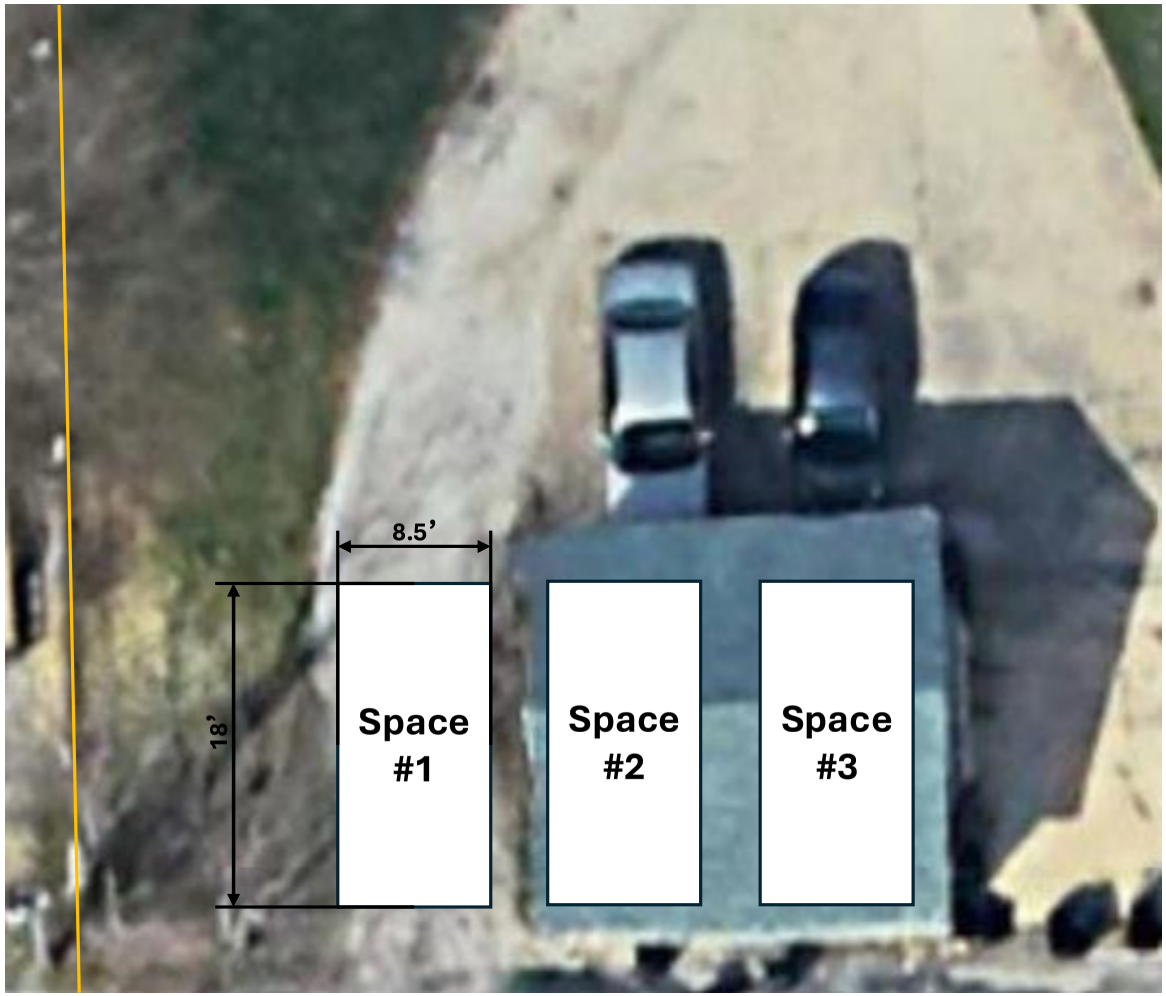


707 E Empire St – Available Affordable Units

Available Units at <$800



707 E Empire St - Parking Space Configuration

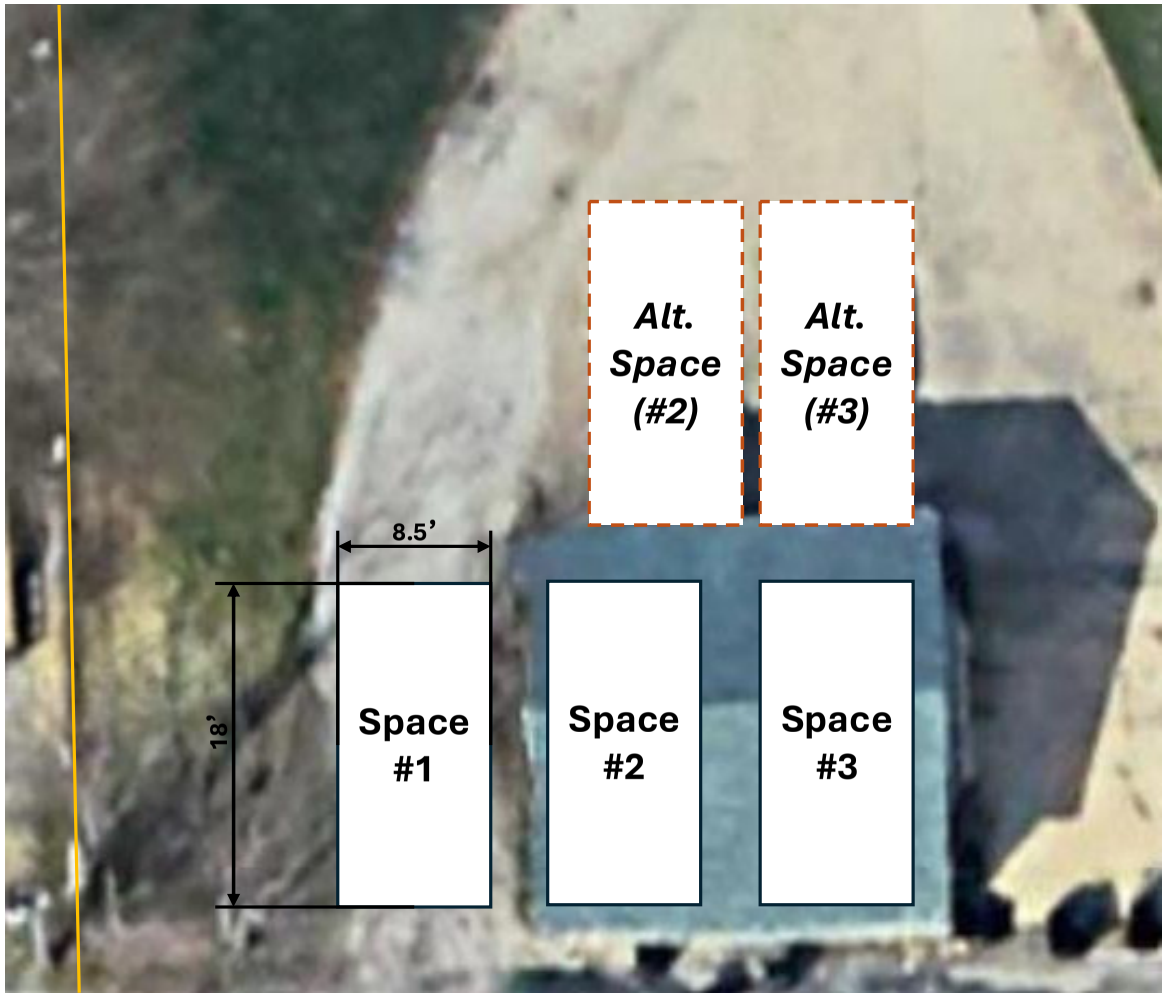


Parking Overview: The updated parking plan provides ample room for each of the three tenants at the property. Spots may be easily designated, which will eliminate the possibility of congesting the shared driveway or tenants mistakenly parking in the wrong space.

Plan of Action

1. Clear garage & provide access to tenants
2. Assign specific spaces by unit
3. Post sign with warning of being towed if not parked in designated areas

707 E Empire St - Parking Space Configuration (Alternative Parking w/o Garage)



Parking Overview: Even without use of the garage there is adequate space to accommodate three vehicles.

SPECIAL AGENDA ITEM NO. 5.B.

FOR ZONING BOARD OF APPEALS: March 26, 2025

WARD IMPACTED: Ward 1

SUBJECT: SP-04-24 - Public hearing, review, and action on a request submitted by FMB Holdings, LLC, 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 11 Currency Drive (PIN: 21-15-103-018).

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, as submitted.

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 a Vehicle Repair & Service Use in the B-1 (General Commercial) District, per § 44-502B.

- The Applicant proposes to occupy a vacant space into a Vehicle Sales & Service Use.
- Vehicular access will be provided via an existing curb(s) cut along Currency Drive.
- No exterior modifications to the existing building other than the addition of two vehicle bay doors are proposed.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in *The Pantagraph* on Sunday day, March 9, 2025. Courtesy notices were mailed to 29 property owners within 500 feet of the subject property. No additional notice is required, as this case was continued to a date-certain.

FINANCIAL IMPACT: Growth of local tax base.

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

ATTACHMENTS:
SP-03-25 - Staff Report - 11 Currency Dr.pdf
SP-03-25 - DRAFT ZBA Resolution 2025-02.pdf

ZONING BOARD OF APPEALS

TO:	ZONING BOARD OF APPEALS
FROM:	Economic & Community Development Department
DATE:	March 26, 2025
CASE NO:	SP-03-25, Special Use Permit for Vehicle Repair & Service
REQUEST:	Public hearing, review, and action on an application submitted by FMB Holdings, LLC, 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 11 Currency Drive. PIN: 21-15-103-018.

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 may be permitted as Special Uses in the B-1 District. No waivers to Use Provisions are requested. The Applicant proposes to minimally modify the exterior of an existing building by adding two vehicle bay doors, and the interior to accommodate the proposed use. According to the Applicant, the property will be primarily utilized for vehicle repair for the owner's affiliated businesses. The space would not be open to the public.

Notice:
The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Sunday, March 9, 2025. Courtesy notices were mailed to 29 property owners within 500 feet of the subject property.

ANALYSIS

Property Characteristics:
The total property at 11 Currency Drive consists of three separate PINs, totaling approximately five acres of land, located near the intersection of Commerce Parkway and Currency Drive. There is one separate business located within the existing building currently utilized as a Sports & Fitness Establishment occupying 12,000 square feet. The remaining 10,000 square feet of the space is vacant. Neighboring properties contain a mix of commercial, manufacturing, and residential uses.

Surrounding Zoning and Land Uses:

	Zoning	Land Uses
North	B-1 (General Commercial)	Multi-Family Residential
South	B-1 (General Commercial) / M-2 (County – Manufacturing)	Vehicle Repair & Service / Railroad Property
East	B-1 (General Commercial)	Vacant / General Office
West	C (County - Commercial) / M-1 (County - Manufacturing)	Parking Lot / Trade & Construction Services

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.
§ 44-1034, Vehicle Repair and Service Use Provisions.

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. The proposed use would not be expected to have a negative impact on any current activities at the property or surrounding properties due to the use occupying the south portion of the existing building, which would have closer proximity to the higher intensity uses in the area. The proposed bay doors would face west and the majority of work would occur inside the building. The use is not intended for the public and traffic is not expected to increase. ***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 proposed Special Use would not have a negative impact on other uses appropriate for within 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. As stated earlier, the use will occupy the southern portion of the existing building, and face towards other higher intensity uses. The uses adjacent to the site include a Vehicle Repair & Service Use to the south and other compatible commercial and manufacturing uses. The residential area to the north of the building

should be minimally affected. No major exterior modifications to the building are planned. The addition of this Use would not result in any violations of § 44-1034A. ***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. Drainage is serviced by an existing regional basin. ***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 curbs cut along Currency Drive, which would serve both uses on the site. The Applicant would be required to have a total of six parking spaces for the Vehicle Repair & Service Use (one per each bay), which would be met. The Sports & Fitness Establishment Use is required to have approximately 48 spaces, which is also currently met. ***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 all other standards for the District, including provisions for fencing, screening, landscaping, and exterior lighting. The refuse storage location will be required to be screened accordingly. ***Standard is met.***

STAFF RECOMMENDATION

Staff recommends that the Board take the following actions:

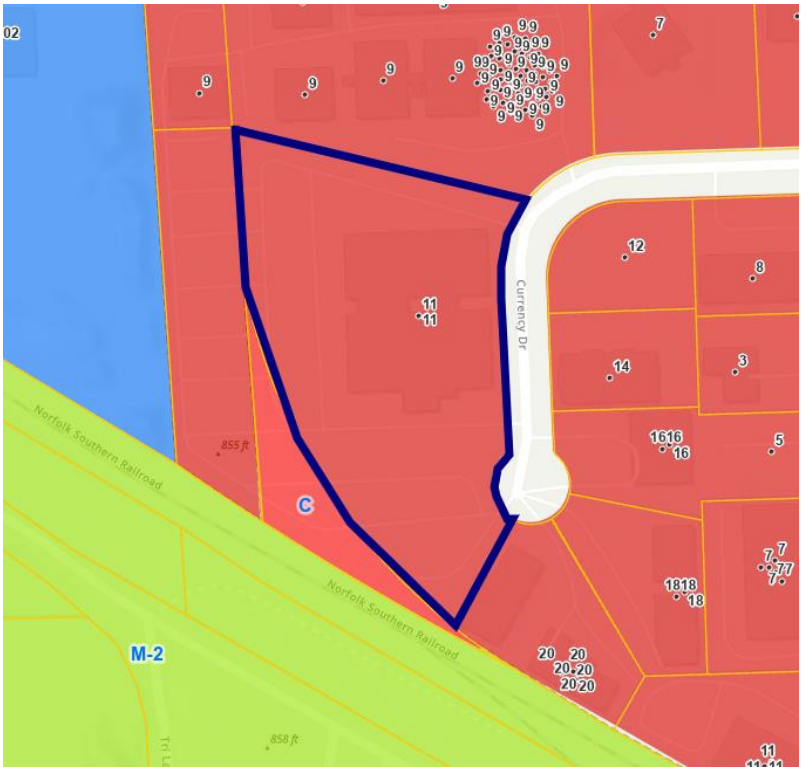
Motion to adopt the Draft Resolution, establishing findings of fact that the proposed Special Use Permit is or is not in the public interest, and recommending that City Council approve or deny the proposed Special Use Permit.

Respectfully submitted,
Jon Branham

Attachments:

1. Zoning Map
2. Aerial Image
3. Ground-Level Views
4. Site Plans
5. Neighborhood notice map
6. Draft Resolution transmitting the Board's recommendation (Res. No. 2025-02) – separate attachment

Attachment 1 - Zoning Map



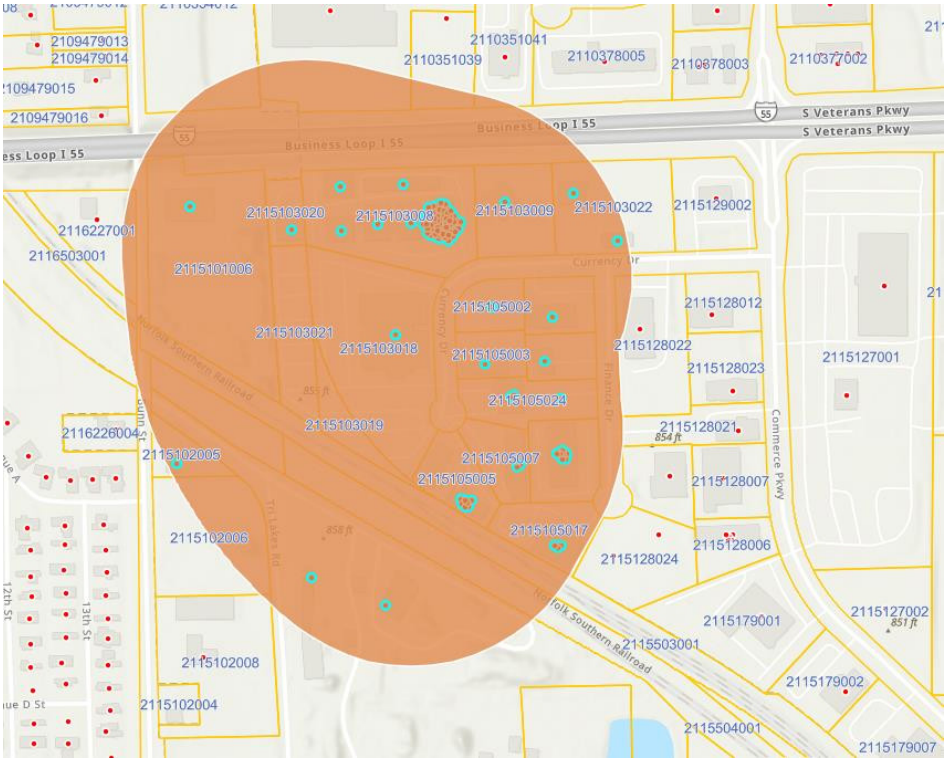
Attachment 2 - Aerial Image

Attachment 3 - Ground-Level Views

Attachment 4 – Floor Plan / Site Plan

UUUM FITNESS
BCS, GCT
Community Motors
shop
Dumpster
CURRELLY DR

Attachment 5 - Neighborhood notice map



ZONING BOARD OF APPEALS RESOLUTION NO. 2025-02

A RESOLUTION ESTABLISHING FINDINGS OF FACT AND RECOMMENDING *APPROVAL* OF A PROPOSED SPECIAL USE PERMIT FOR A VEHICLE REPAIR & SERVICE USE IN THE B-1 (GENERAL COMMERCIAL) DISTRICT, FOR THE PROPERTY AT 11 CURRENCY DRIVE (PIN: 21-15-103-018)

WHEREAS, there was heretofore filed with the City of Bloomington, McLean County, Illinois, an application requesting a Special Use Permit (PERMIT) for a Vehicle Repair & Service Use, for the property located at 11 Currency Drive, legally described in Exhibit A (PROPERTY); and

WHEREAS, a Site Plan (SITE PLAN) was included in said application to demonstrate compliance with relevant criteria and provisions of the City Code, and is attached hereto as Exhibit B, and incorporated herein by this reference; and

WHEREAS, the Zoning Board of Appeals (BOARD) is charged by § 44-1707F of the City Code to hold at least one public hearing on any proposed Special Use Permit and report to the City Council its findings of fact and recommendations; and

WHEREAS, the BOARD, after proper notice was given, on March 26, 2025, conducted a public hearing on said proposed PERMIT; and

WHEREAS, during the hearing before the BOARD, testimony was provided in support of adopting the proposed PERMIT, generally related to _____; and

WHEREAS, during the hearing before the BOARD, testimony was provided against adoption of the proposed PERMIT, generally related to _____; and

WHEREAS, the BOARD shall report to the City 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 the meet standards as specified herein.

NOW THEREFORE, BE IT RESOLVED BY THE ZONING BOARD OF APPEALS OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

Section 1. The statements and findings of the Staff Report provided for Case SP-03-25 are incorporated herein by this reference as if specifically stated in full.

Section 2: The BOARD hereby finds that the proposed Special Use PERMIT meets the standards established for the granting of a Special Use PERMIT, taking the following factors into consideration:

> 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.
> Elaborate, if needed: _____

DRAFT

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. Elaborate, if needed: _____

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. Elaborate, if needed: _____

That adequate utilities, access roads, drainage and/or necessary facilities *have* been provided. Elaborate, if needed: _____

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. Elaborate, if needed: _____

That the special use *does,* 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. Elaborate, if needed: _____

Section 3. The BOARD hereby recommends that the City Council of the City of Bloomington, Illinois, approve the proposed Special Use PERMIT, depicted on the attached SITE PLAN, for the PROPERTY located at 11 Currency Drive, *as presented. / with the following modifications:*

PASSED this 26th day of March 2025.

ZONING BOARD OF APPEALS

_____
Michael Straza, Chair

CITY OF BLOOMINGTON

_____
Jon Branham, Staff Liaison

DRAFT

EXHIBIT A
Legal Description

TRACT NO. 1:

LOT 50 IN COMMERCE PARK SUBDIVISION 20TH ADDITION, TO THE CITY OF BLOOMINGTON, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1997 AS DOCUMENT NO. 97-18179, IN MCLEAN COUNTY, ILLINOIS.

TRACT NO. 2:

LOT 56 IN COMMERCE PARK SUBDIVISION 21ST ADDITION, BEING A PART OF THE NORTH 1/2 OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 2 EAST, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1998 AS DOCUMENT NO. 98-20135, IN THE CITY OF BLOOMINGTON, IN MCLEAN COUNTY, ILLINOIS.

TRACT NO. 3:

LOT 57 IN COMMERCE PARK SUBDIVISION 22ND ADDITION, BEING A PART OF THE NORTH 1/2 OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON SEPTEMBER 22, 1998 AS DOCUMENT NO. 98-32039, IN THE CITY OF BLOOMINGTON, IN MCLEAN COUNTY, ILLINOIS.

DRA

Exhibit B
Site Plan