



ZONING BOARD OF APPEALS - REGULAR SESSION
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, MARCH 20, 2024, 4:00 PM

1. Call to Order

2. Roll Call

3. Public Comment

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

4. Consent Agenda

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

- A. Review and approval of the minutes of the February 21, 2024, regular meeting of the Bloomington Zoning Board of Appeals. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Agenda

- A. V-02-24 - Public hearing, review, and action on a request submitted by Maria Inez Zepeda-Griffieth, Owner, and Brian Jason, Agent, for approval of a Variance to allow a reduced required setback for an accessory structure for the property located at 1007 E. Jackson Street (PIN: 21-03-356-004). (Recommended Motion: Motion to establish findings of fact that the **standards for approval a Variance are met**, carrying out the strict letter of the Code **does create a practical difficulty** or particular hardship for the Applicant, and to **approve** of the request with no conditions.)
- B. V-01-23 - Public hearing, review, and action on a request submitted by Laborers' Home Development Corporation, in conjunction with the City of Bloomington and City of Refuge Ministries, for approval of a Variance to the off-street parking requirements for the properties located at 408 E. Washington Street and 401 E. Jefferson Street (PINs: 21-04-407-009 and 21-04-407-007). (Recommended Motion: Motion to establish findings of fact that the **standards for approval of a Variance are met**, carrying out the strict letter of the Code **does create a practical difficulty** or particular hardship for the Applicant, and to **approve the request for a Variance to § 44-1208 to allow 65 parking spaces to fulfill the total motor vehicle off-street parking requirement for the proposed development.**)

6. New Business

7. Adjournment

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



REGULAR AGENDA ITEM NO. 4.A.

FOR ZONING BOARD OF APPEALS: March 20, 2024

WARD IMPACTED: City-Wide Impact

SUBJECT: Review and approval of the minutes of the February 21, 2024, regular meeting of the Bloomington Zoning Board of Appeals.

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

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

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

BACKGROUND: N/A

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham

ATTACHMENTS:

[ZBA Minutes - 2024-02-21.pdf](#)



**DRAFT MINUTES
ZONING BOARD OF APPEALS - REGULAR SESSION
WEDNESDAY, FEBRUARY 21, 2024, 4:00 PM**

The Zoning Board of Appeals convened in regular session at 4:02 PM, February 21, 2024. Chair Straza called the meeting to order.

Roll Call

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

City Staff present included Jon Branham, City Planner; Alissa Pemberton, City Planner; John Myers, Assistant City Planner; and George Boyle, Assistant Corporation Counsel.

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

AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Harris; Board Member Foley, Board Member Williams

Motion passed.

Item 4.A. Review and approval of the minutes of the January 17, 2024, regular meeting of the Bloomington Zoning Board of Appeals.

Regular Agenda

The following item was presented:

Item 5.A. SP-02-24 - Public hearing, review, and action on a request submitted by McLean County Center for Human Services, for approval of a **Special Use Permit** for an Assisted Living Facility, in the B-1 (General Commercial) District for three (3) acres of property

generally located immediately south of and adjacent to the property located at 1302 Martin Luther King Drive (Part of PIN: 14-31-477-006).

Mr. Branham presented the staff report and background on the request, with a recommendation for approval. He explained that the proposed use of an Assisted Living Facility requires a Special Use Permit in the B-1 (General Commercial) District. He noted all bulk requirements and use standards had been met, aside from some perimeter and interior parking lot landscaping which should be a condition of any approval. He reviewed conditions of the existing site and the surrounding properties.

Board Chair Straza opened the public hearing.

Joan Hartman (108 W. Market Street), Applicant, provided further background on the project. She stated there is an Illinois Housing Development Authority (IHDA) application for funding pending. She noted the total number of proposed units had been modified from 25 to 24 to qualify for additional funding. She summarized the proposed facility services and expected population.

Board Chair Straza inquired about public transportation servicing the site. Ms. Hartman stated there was a bus stop adjacent to the property. She added the facility would also provide transportation for various services.

Vice Board Chair Ballantini inquired if the purchase agreement was pending zoning approval and the anticipated timing of construction. Ms. Hartman confirmed the agreement conditions, including an expected award date of April, and target 2025 start.

Board Member Harris inquired about the unit types. Ms. Hartman identified that the units would be single-bedroom apartments with kitchens and bathrooms.

Board Chair Straza closed the public hearing.

There was additional discussion regarding the modification of the total number of units and the additional landscaping needed. The Chair noted these changes need to be reflected in documents going forward.

Vice Board Chair Ballantini made a motion, seconded by Board Member Foley, to establish findings of fact that all standards for approval of a Special Use Permit are met and to recommend approval of the request submitted by McLean County Center for Human Services for a Special Use Permit for an Assisted Living Facility in the B-1 (General Commercial) District, for three (3) acres of property generally located immediately south of and adjacent to the property located at 1302 Martin Luther King Drive, subject to noting the updated number of units and the installation of required parking lot landscaping.

Roll call.

AYES: Board Chair Straza; Vice Board Chair Ballantini; Board Member Harris; Board Member Foley; Board Member Williams

Motion passed.

New Business

There was no new business.

Adjournment

Chair Straza 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 Foley; Board Member Williams

Motion passed.

The Meeting Adjourned at 4:14 PM

CITY OF BLOOMINGTON

Michael Straza, Board Chair

Jon Branham, Staff Liaison



REGULAR AGENDA ITEM NO. 5.A.

FOR ZONING BOARD OF APPEALS: March 20, 2024

WARD IMPACTED: Ward 4

SUBJECT: V-02-24 - Public hearing, review, and action on a request submitted by Maria Inez Zepeda-Griffieth, Owner, and Brian Jason, Agent, for approval of a Variance to allow a reduced required setback for an accessory structure for the property located at 1007 E. Jackson Street (PIN: 21-03-356-004).

RECOMMENDED MOTION: Motion to establish findings of fact that the standards for approval a Variance are met, carrying out the strict letter of the Code does create a practical difficulty or particular hardship for the Applicant, and to approve of the request with no conditions.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 5b. City decisions consistent with plans and policies

BACKGROUND: The Applicant seeks a Variance from § 44-908D (Table 908), the requirement of a minimum distance of three (3) feet to the Rear or Side property lines for accessory structures in Residential Districts, to allow an accessory structure with a 1'-9" Side Yard setback.

The Applicant desires to reconstruct a detached garage at the property. The former garage was located on a concrete pad which did not conform to current setback requirements for accessory structures.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in The Pantagraph on Tuesday, March 5, 2024. Courtesy notices were mailed to 81 property owners within 500 feet of the subject property.

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham

ATTACHMENTS:

V-02-24 - Staff Report - 1007 E Jackson St

TO: ZONING BOARD OF APPEALS
FROM: Economic & Community Development Department
DATE: March 20, 2024
CASE NO: V-02-24, Variance from § 44-908.D of the Zoning Code
REQUEST: Public hearing, review, and action on a request submitted by Maria Inez Zepeda-Griffieth, Owner, and Brian Jason, Agent, for a Variance from § 44-908D of the Zoning Code, to allow a reduced setback for an accessory structure in the R-1C (Single-Family Residence) District, for the property located at 1007 E. Jackson Street. PIN: 21-03-356-004.

BACKGROUND

Request

The Applicant seeks a Variance from § 44-908D, the requirement of a minimum of three-foot side yard setback for an accessory structure, to allow a 1.9-foot side yard on the east side of the property.

The Applicant desires the Variance for the reconstruction of a detached garage at the residence on the former garage's existing concrete pad. Per § 44-1106, "When a nonconforming structure or nonconforming portion of a structure is destroyed by any means to an extent exceeding 50% of its gross floor area or replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Code." The majority of the structure was beyond salvage and, per the Applicant, was demolished last year. The Applicant desires to use the pad and bottom 12 inches of the former garage to rebuild which encroaches 1.1 feet into the required three-foot side yard.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Tuesday, March 5, 2024. Courtesy notices were mailed to 81 property owners within 500 feet of the subject property.

ANALYSIS

Property Characteristics

The property at 1007 E. Jackson Street consists of approximately 0.16 acres of land near the intersection of E. Jackson Street and S. McClun Street, in the Longworth Subdivision. The property is surrounded by single-family residential zoning and dwellings to the north, west, and east, and commercial zoning and uses to the south. Necessary streets and infrastructure are already existing.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	R-1C (Single-Family Residence)	Single-Family Residence
South	B-1 (General Commercial)	Business & Trade School
East	R-1C (Single-Family Residence)	Single-Family Residence
West	R-1C (Single-Family Residence)	Single-Family Residence

Description of Current Zoning District

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

Subject Code Requirements

§ 44-908D(2). Accessory building and structures shall comply with Table 908.

Table 908: Accessory Building and Structures				
Districts	Maximum Height	Min. Distance to Principal Building Wall	Min. Distance to Rear or Side Lot Line	Min. Distance to Alley Right-of-Way Line
Agricultural Districts	Equal to permitted height of district	10 feet	3 feet	10 feet*
Residential Districts	14 feet	10 feet	3 feet	10 feet*
Business Districts	Equal to permitted height of district	10 feet	3 feet	10 feet*
Manufacturing Districts	Equal to permitted height of district	10 feet	3 feet	10 feet*
Public Interest Districts	Equal to permitted height of district	10 feet	3 feet	10 feet*

STANDARDS FOR REVIEW

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

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

The existing property is 60 feet wide and like most detached garages of that era, former garage was located on a concrete pad that does not meet current setback requirements for accessory structures. The pad is reported to be sound and removal and replacement is costly. Standard is met.

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

The Variance would allow for a replacement of a detached garage at the residence and would allow relief to the applicant to utilize an existing concrete pad and sill plates in the exact location of the former garage. Standard is met.

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

The Applicant did not create any special conditions or circumstances. The structure fell into disrepair and removal benefitted all surrounding properties. Standard is met.

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

No special privileges would be granted to the applicant under these circumstances. Area houses do not have attached garages. Detached garages are the paradigm and it is likely most do not meet current setbacks. Granting allows the Applicant to make continued reasonable use of their property and the continuation of the same square footage of the former garage. Standard is met.

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

The granting of the Variance would not be detrimental, as the applicant is not intending to make significant changes to the residence. The view of the home from the street will remain similar and is consistent with the scale of the rest of the neighborhood. Adjacent properties will not be prevented from reasonable use of their lands, nor will public welfare be placed at risk. An existing board-on-board six-foot tall fence is located between the subject property and the neighbor to the east. A commercial property is also located directly to the south. Standard is met.

STAFF RECOMMENDATION

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

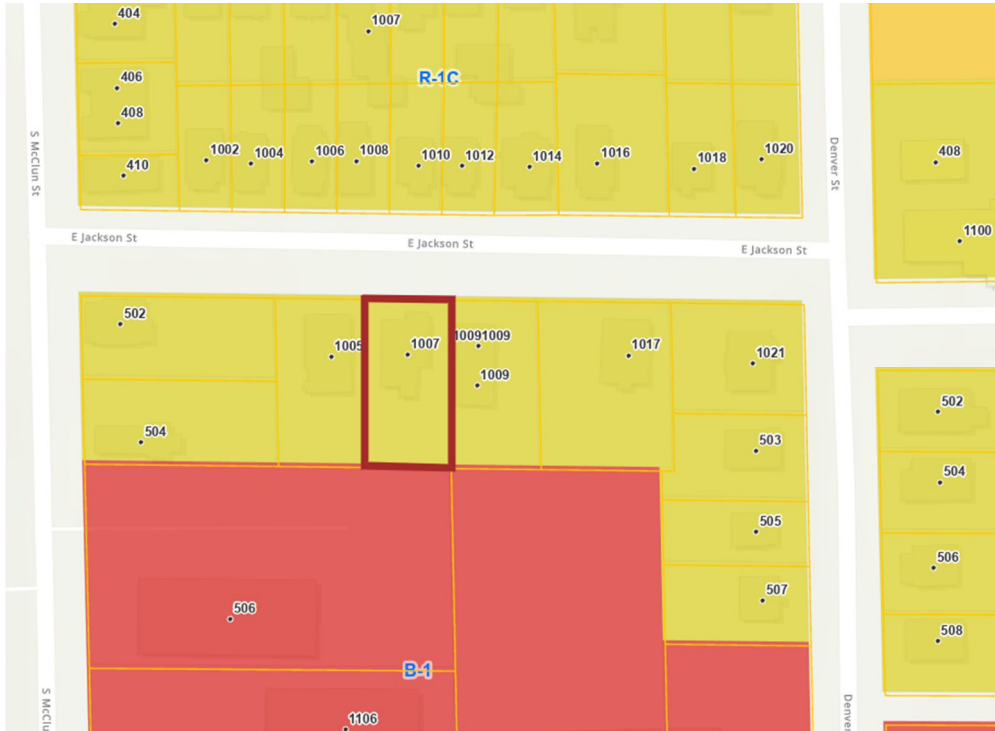
Motion to establish findings of fact that the standards for approval a Variance are met, carrying out the strict letter of the Code does create a practical difficulty or particular hardship for the Applicant, and to approve the request for a Variance to § 44-908D, as presented.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

1. Zoning Map
2. Aerial Image
3. Ground-Level View
4. Site Plan
5. Neighborhood notice map

Attachment 1 - Zoning Map



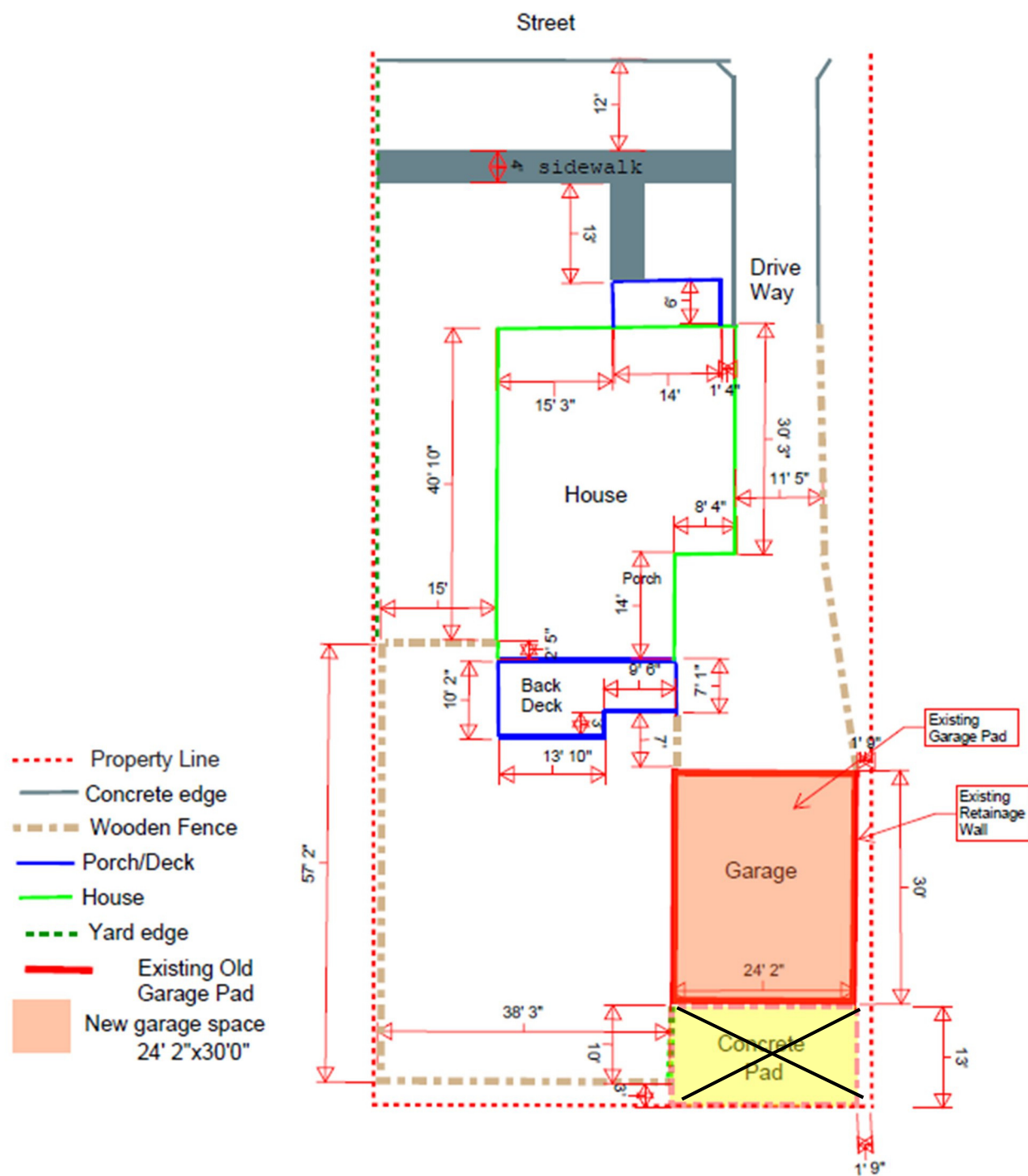
Attachment 2 - Aerial Image



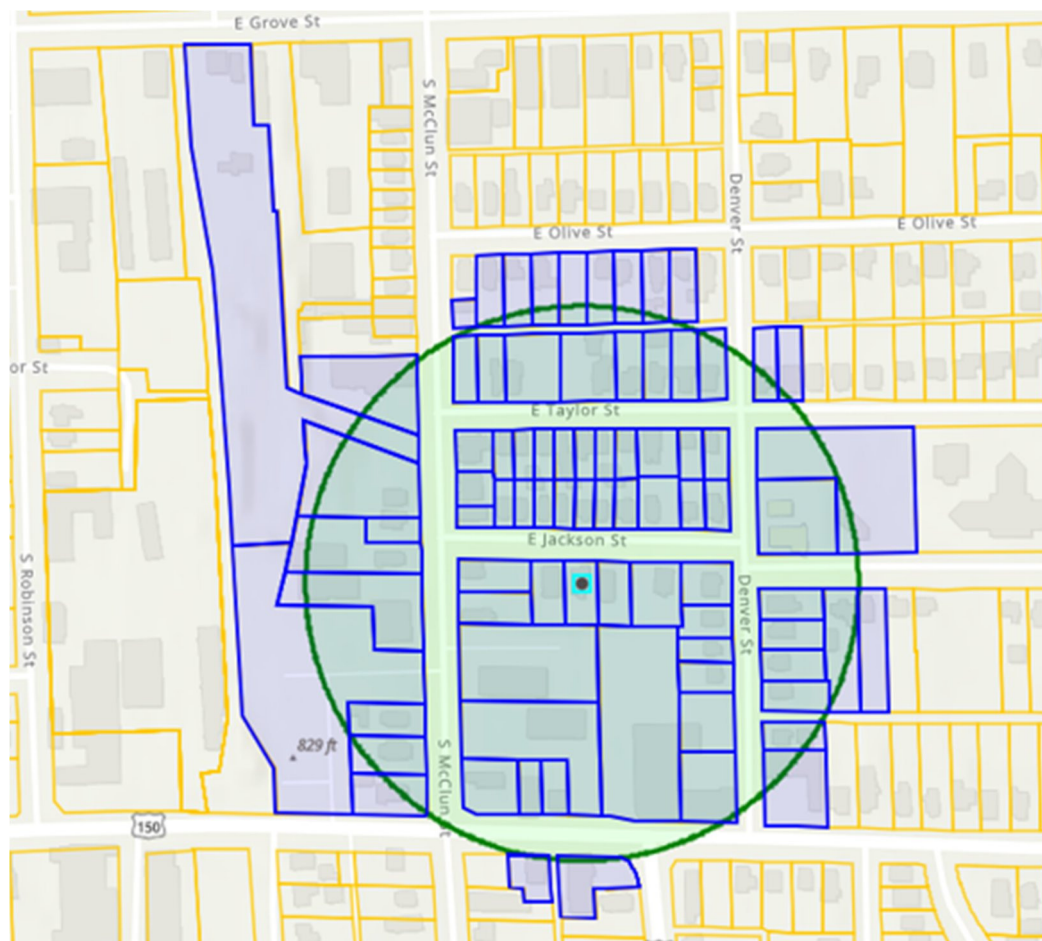
Attachment 3 - Ground-Level View



Attachment 4 - Site Plan



Attachment 5 - Neighborhood notice map





REGULAR AGENDA ITEM NO. 5.B.

FOR ZONING BOARD OF APPEALS: March 20, 2024

WARD IMPACTED: Ward 6

SUBJECT: V-01-23 - Public hearing, review, and action on a request submitted by Laborers' Home Development Corporation, in conjunction with the City of Bloomington and City of Refuge Ministries, for approval of a Variance to the off-street parking requirements for the properties located at 408 E. Washington Street and 401 E. Jefferson Street (PINs: 21-04-407-009 and 21-04-407-007).

RECOMMENDED MOTION: Motion to establish findings of fact that the *standards for approval of a Variance are met*, carrying out the strict letter of the Code *does create a practical difficulty* or particular hardship for the Applicant, *and to approve the request* for a Variance to § 44-1208 to allow 65 parking spaces to fulfill the total motor vehicle off-street parking requirement for the proposed development.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City

Goal 6. Prosperous Downtown Bloomington

STRATEGIC PLAN SIGNIFICANCE:

Objective 5b. City decisions consistent with plans and policies

Objective 6b. Downtown Vision and Plan used to guide development, redevelopment and investments

BACKGROUND: The Applicant seeks a Variance from § 44-1208, the requirement of a minimum of 68 parking spaces, to allow 65 parking spaces at the property.

Summary:

- Construction of 52-unit, three-story, 69,921 square foot multiple-family dwelling facility.
- Existing parking reductions are available for public transit proximity, on-street parking and bicycle parking.
- Applicant has indicated expected tenant information to support the request for reduced parking.

A Public Hearing Site Plan Review was recommended for approval by the Planning Commission on March 6, 2024, upon the Condition that a Variance to allow reduced off-street parking (resulting in Site Plan compliance with motor vehicle and bicycle parking requirements) is approved by the ZBA.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in The Pantagraph on Tuesday, March 5, 2024. Courtesy notices were mailed to 92 property owners

within 500 feet of the subject property.

FINANCIAL IMPACT: If approved, the location may generate additional Property Tax Revenues. In addition, construction materials may generate additional sales tax. Increasing the number of affordable/workforce housing units within the City will allow more of our workforce to live locally, increasing sales tax as well.

Respectfully submitted for consideration.

Prepared by: Jon Branham

ATTACHMENTS:

[V-01-24 - Staff Report - Washington Street Apartments](#)

[V-01-24 - Exhibit 6 - Site Plan](#)

[V-01-24 - Elevations and Rendering](#)

TO: ZONING BOARD OF APPEALS
FROM: Economic & Community Development Department
DATE: March 20, 2024
CASE NO: V-01-24, Variance from § 44-1208 of the Zoning Code
REQUEST: Public hearing, review, and action on a request submitted by Laborers' Home Development Corporation, in conjunction with the City of Bloomington and City of Refuge Ministries, for a Variance from § 44-1208 of the Zoning Code, to allow reduced minimum off-street parking requirements in the D-2 (Downtown Transitional) District for the properties located at 408 E. Washington Street and 401 E. Jefferson Street, PINs: 21-04-407-009 and 21-04-407-007.

BACKGROUND

Request

The Applicant seeks a Variance from § 44-1208 to allow 65, instead of 68, off-street motor vehicle parking spaces at the property.

The Applicant proposes a construction plan to develop a 52-unit, three-story, 69,921 square foot multiple-family residential facility with associated vehicle parking and various amenities at the site. For multiple-family dwellings, 1.5 spaces are required for efficiency and one-bedroom units, and 2 spaces are required for two or three-bedroom units (§ 44-1208E). Provided the unit breakdown, 98 total spaces would be required. Adjustments to required parking in § 44-1209 are currently available for public transit proximity, on-street parking, and bicycle parking, which would reduce the required number of spaces but not all the way to the 65 spaces proposed, thus still requiring the Variance.

A Public Hearing Site Plan Review was recommended for approval by the Planning Commission on March 6, 2024, upon the Condition that a Variance to allow reduced off-street parking (resulting in Site Plan compliance with motor vehicle and bicycle parking requirements) is approved by the ZBA. That Site Plan is expected to be on the March 25, 2024, City Council meeting agenda for final approval.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Tuesday, March 5, 2024. Courtesy notices were mailed to 92 property owners within 500 feet of the subject property.

ANALYSIS

Property Characteristics

The subject property consists of two parcels, totaling roughly 1.55 + acres (67,440 + square feet) of land, located between E. Washington Street and E. Jefferson Street, on the east side of N. Gridley Street. A Place of Worship operates on one parcel and the other is vacant (formerly utilized as a Hotel). Demolition of the existing structure at 401 E. Jefferson Street was approved by the Historic Preservation Commission in July, 2023 (BHP-38-23). The parcels are, or were, currently accessible by

vehicles at various curb cuts along the surrounding streets. The surrounding properties are all located within the D-2 (Downtown Transitional) District zoning. The surrounding land uses consist of a mix of parking areas, Office uses, Multiple-Family Dwellings, and a Place of Worship auxiliary service building.

Surrounding Zoning and Land Uses

Zoning		Land Uses
North	D-2 (Downtown Transitional)	Parking Lot
South	D-2 (Downtown Transitional)	Parking Lot / Place of Worship
East	D-2 (Downtown Transitional)	Multiple-Family Dwellings
West	D-2 (Downtown Transitional)	Offices / Multiple-Family Dwellings

Description of Current Zoning District

The D-2 (Downtown Transitional) District is intended to complement and support the uses located in the D-1 Central Business District. Office, service and civic uses, as well as residential apartments and multiple-family dwelling units, are appropriate in this district. Due to its transitional location between the central business district and outlying residential areas, the D-2 District permits development at a lower intensity and density than the downtown core. Pedestrian circulation is prioritized. To this end, buildings should be located close to the sidewalk with on-site parking located to the rear of the parcel and accessed from secondary roadways or alleys, though modest setbacks for courtyards, gardens and other similar amenities may be provided.

Subject Code Requirements

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

Table 1208E: Off-Street Parking Requirements		
Use Category	Specific Use	General Requirement
RESIDENTIAL		
Household Living	Dwelling Unit, single-family	1 spaces per dwelling unit
	Dwelling Unit, single-family attached; two-family; multiple-family; live/work	1.5 spaces per efficiency or one-bedroom dwelling unit; 2 spaces per 2 or more-bedroom dwelling units
	Mobile homes	2 spaces per unit
	Dwelling Unit, accessory	1 space per unit

Evaluation of Parking Requirements and Discounts/Credits

Please note that “when computation of the required number of off-street parking spaces results in a requirement of a fractional space, a fraction of less than 1/2 shall be disregarded and a fraction of 1/2 or more shall counted as one space” (§ 44-1208D(2)).

Motor Vehicle Off-Street Parking Requirements (§ 44-1208E)			
Unit Type	Unit Number	Requirement Per Unit	Total Required
1 br	13	1.5	20
2br	13	2	26
3br	26	2	52
Off-Street Motor Vehicle Parking Spaces Required (pre-discounts)			98

Discounts & Credits (§ 44-1209 & § 44-1213F)			
Type	Allowance	Reduction	Requirement Remaining
Transit	10% reduction	10	88
Bike Parking (17 spaces)	1:4, up to 10%	4	84
On-Street Parking (33 spaces)	0.5:1 Credit	16	68
Remaining Off-Street Motor Vehicle Parking Spaces Required			68

STANDARDS FOR REVIEW

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

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

As an infill property adjacent to the Central Business District, the existing property is restrictive regarding the requirements for any successful development within a downtown environment. The need to provide development of an appropriate intensity for the location, while still providing on-site stormwater detention, utility improvements, landscaping, parking, and other modern Code requirements that are not met for many of the other proximate properties will likely force at least one Variance for *any* development proposed for this Site. Standard is met.

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

As previously noted, almost any development envisioned for this site will likely require at least once Variance for successful implementation. Strict adherence to the Code on the provision of amenity requirements (parking, landscaping, etc.) would place site design and architectural criteria at risk of posing unreasonable challenges, requiring Variances for height increases or setback reductions that would place consistency of the urban environment at risk.

The requested Variance for off-street parking would allow implementation of a multi-family residential development, which is needed within the community and in accordance with long-range vision of the City for this area and would allow relief to the Applicant in a way that maintains an appropriate urban visual and meets all other bulk requirements. Additionally, the parking requirement does not necessarily equate to actual parking demand. The Applicant has submitted information that suggests the needed parking at the proposed development would be lower than the required amount due to expected tenant vehicle ownership. The Applicant has identified that on-street-parking, public transit, and public parking areas are available within the vicinity, providing a standard of amenity very close to the actual standard that would be required by strict adherence to the Code. Standard is met.

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

The Applicant did not create any special conditions or circumstances. The patterns and conditions under which the size and shape of lots in the Central Business District were formed were determined prior to the existence of parking minimums and other current Code requirements. Former uses were disinvested in by prior owners, resulting in demolition and vacancy, the Applicant seeks to make reasonable use of a property which has been vacant for more than a decade. Standard is met.

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

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

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

The granting of the Variance would not be detrimental or alter the essential character of the neighborhood, but would actually be protective of that urban character. The surrounding area is comprised of many larger-scale buildings with parking lots at grade, similar to the proposed project. The surrounding neighborhood has ample on-street parking, public parking lots, and public transportation available near the site. It is anticipated that most occupants of the development would own just one vehicle. The proposed parking ratio would still exceed one parking space per unit. Adjacent properties will not be prevented from reasonable use of their lands, nor will public welfare be placed at risk. Standard is met.

STAFF RECOMMENDATION

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

Motion to establish findings of fact that the standards for approval a Variance are met, carrying out the strict letter of the Code does create a practical difficulty or particular hardship for the Applicant, and to approve the request for a Variance to § 44-1208 to allow 65 parking spaces to fulfill the total motor vehicle off-street parking requirement for the proposed development.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

1. Zoning Map
2. Aerial Image
3. Ground-Level View
4. Architectural Rendering
5. Neighborhood notice map
6. Site Plan

Attachment 1 - Zoning Map



Attachment 2 - Aerial Image



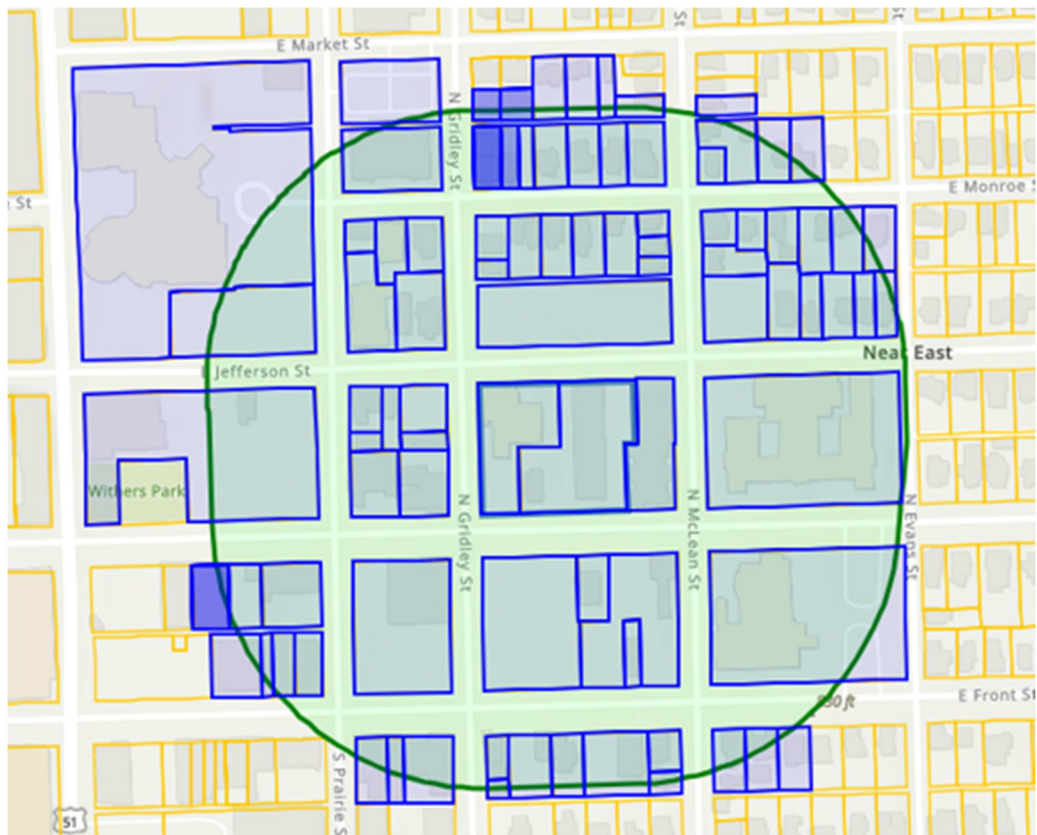
Attachment 3 - Ground-Level View



Attachment 4 - Architectural Rendering



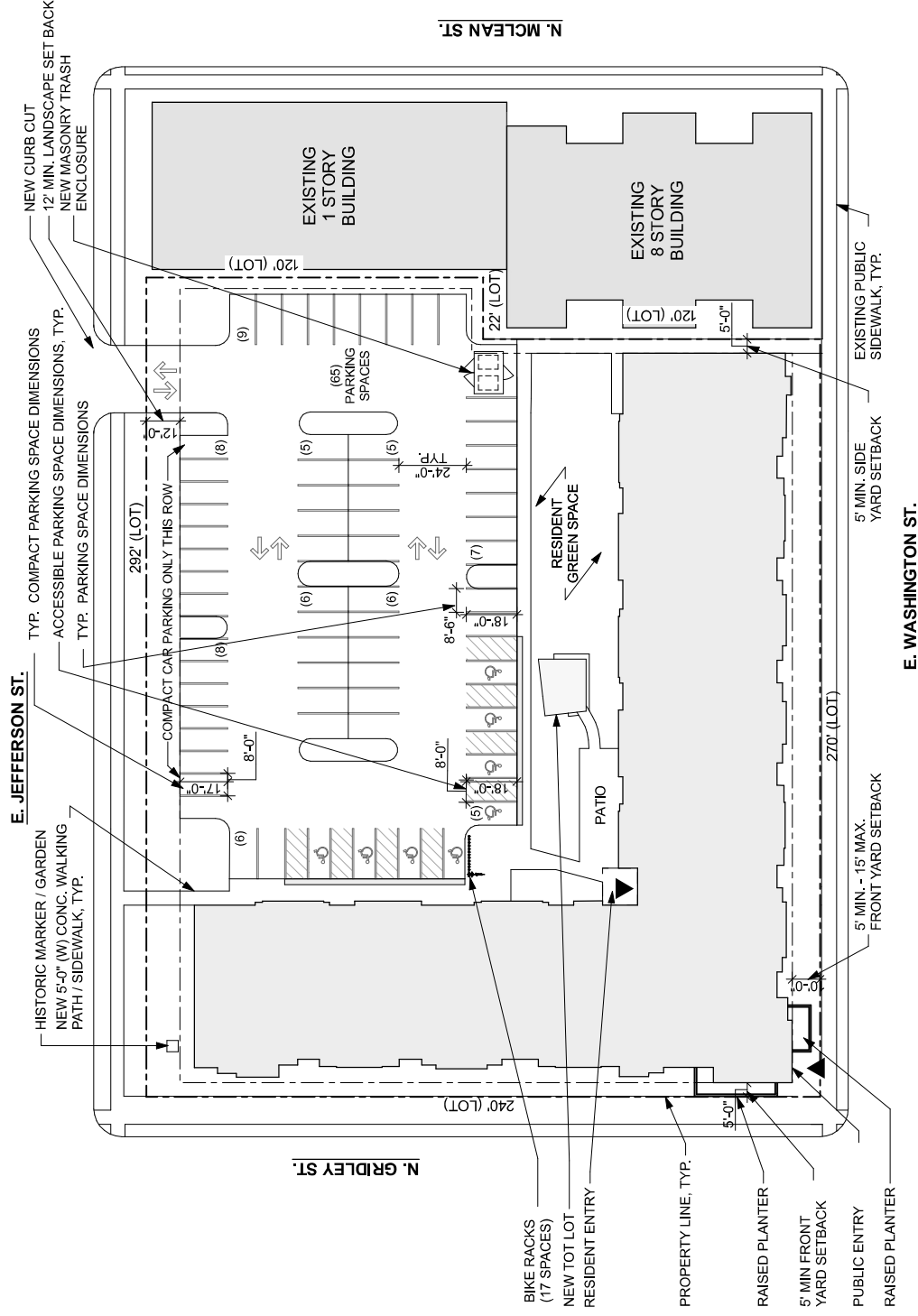
Attachment 5 - Neighborhood notice map



WASHINGTON STREET APARTMENTS

E. WASHINGTON ST. & N. GRIDLEY ST.
BLOOMINGTON, IL

<u>PROJECT DATA</u>	
<u>SITE AREA:</u> ACRES	67,440 S.F. (1.548)
<u>PROPOSED GROSS AREA</u> <u>GROSS BUILDING AREA:</u>	
FLOOR	AREA
FIRST FLOOR	23,710 SF
SECOND FLOOR	23,710 SF
THIRD FLOOR	22,501 SF
TOTAL	69,921 SF
<u>ROAD</u>	
ROAD DECK	1,209 SF
<u>DWELLING UNITS</u>	
1 BEDROOM:	13
2 BEDROOM:	13
3 BEDROOM:	26
DWELLING UNIT-TOTAL:	52
<u>UNITS PER ACRE:</u>	33.6
<u>PARKING SPACES:</u>	65
	(INCLUDES 8 ACCESSIBLE SPACES)
<u>FAR:</u>	0.96
<u>LOT AREA COVERAGE:</u>	35 %
<u>IMPERVIOUS AREA:</u>	75 %



A

SITE PLAN

SCALE: 1" = 40'

DRAFT - NOT FOR CONSTRUCTION

Laborers Home Development Corp.
1 North Old State Capitol Plaza Ste. 525
Springfield, IL 62701

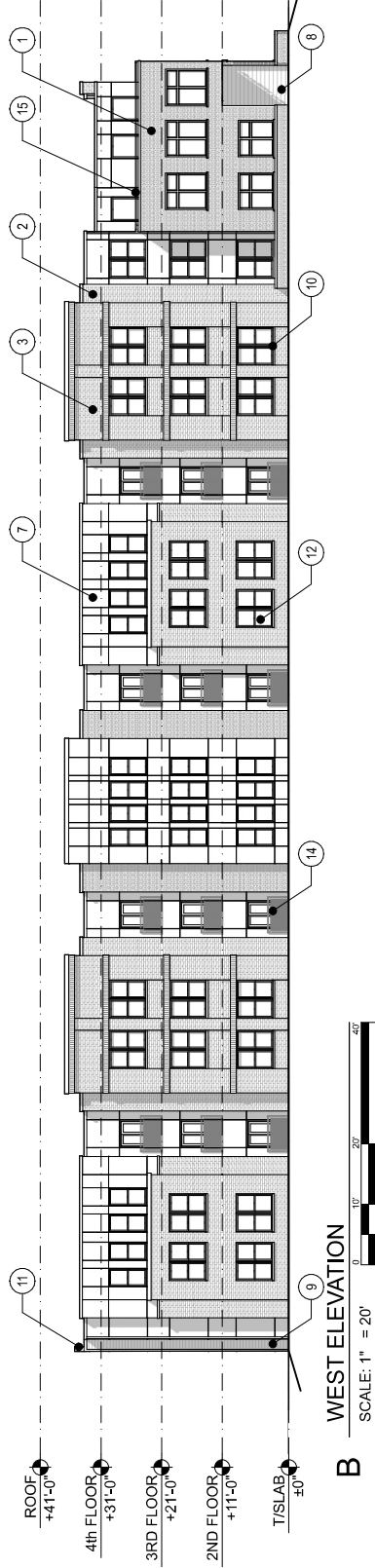
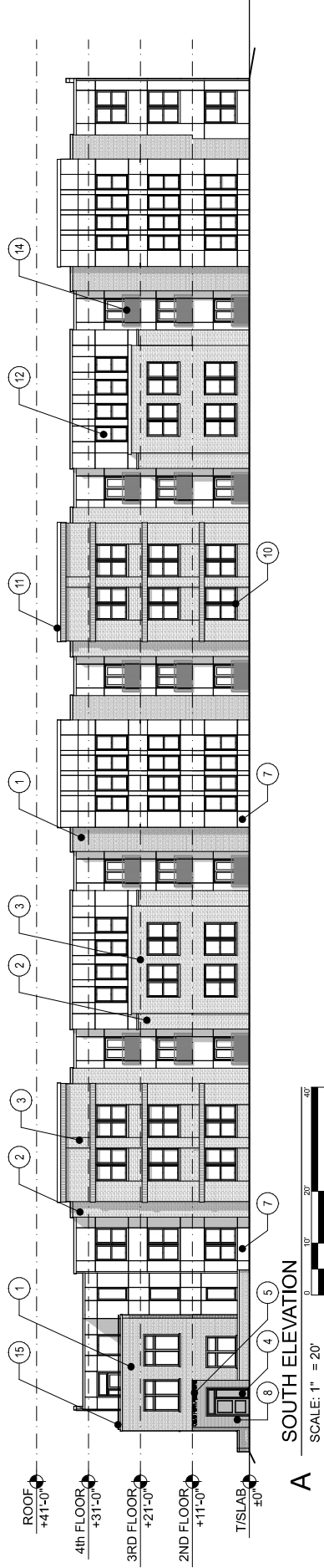
Washington Street Apartments

Washington St. and Gridley St.
Bloomington, IL
1/31/24

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WJW Architects
401 W. Niagara St., Ste. 400 CHICAGO, IL 60610
312.786.7200 FAX 312.786.7201

A1.1



ELEVATION MATERIAL KEY	
1 - FACE BRICK #1 - MODULAR 7 5/8" L x 2 1/4" H x 3 5/8" D - MANUF., COLOR & TEXTURE BY ARCHITECT	7 - FIBER CEMENT PANEL SIDING WITH COLOR MATCHED REVEAL TRIM, JAMES HARDIE "HARDIE PANEL" - ALLOWANCE FOR (2) COLORS
2 - FACE BRICK #2 - MODULAR 7 5/8" L x 2 1/4" H x 3 5/8" D - MANUF., COLOR & TEXTURE BY ARCHITECT	8 - HIGH PRESSURE LAMINATE PANELS - MATERIAL EXTERIOR GRADE PANELS, WOOD GRAIN - COLOR BY ARCH. FROM MANUF. FULL RANGE
3 - FACE BRICK #3 - MODULAR 7 5/8" L x 2 1/4" H x 3 5/8" D - MANUF., COLOR & TEXTURE BY ARCHITECT	9 - FIBER CEMENT LAP SIDING, JAMES HARDIE "HARDIE PLANK"
4 - NEW DOOR WITH SIDELIGHTS	10 - CAST STONE 4" HIGH WINDOW SILL, COLOR BY ARCH.
5 - NEW EXTERIOR LED LIGHTING & SIGNAGE	11 - PRE-FINISHED ALUM. PARAPET COPING
6 - NEW ENTRY CANOPY	12 - NEW WINDOW UNIT WITH ALUMINUM WINDOW FRAME - COLOR BY ARCH.
	13 - NEW DOOR
	14 - PAINTED STEEL "JULIET" BALCONY GUARDRAIL
	15 - PAINTED STEEL ROOF DECK GUARDRAIL

DRAFT - NOT FOR CONSTRUCTION
Labors Home Development Corp.
1 North Old State Capitol Plaza Ste. 525
Springfield, IL 62701

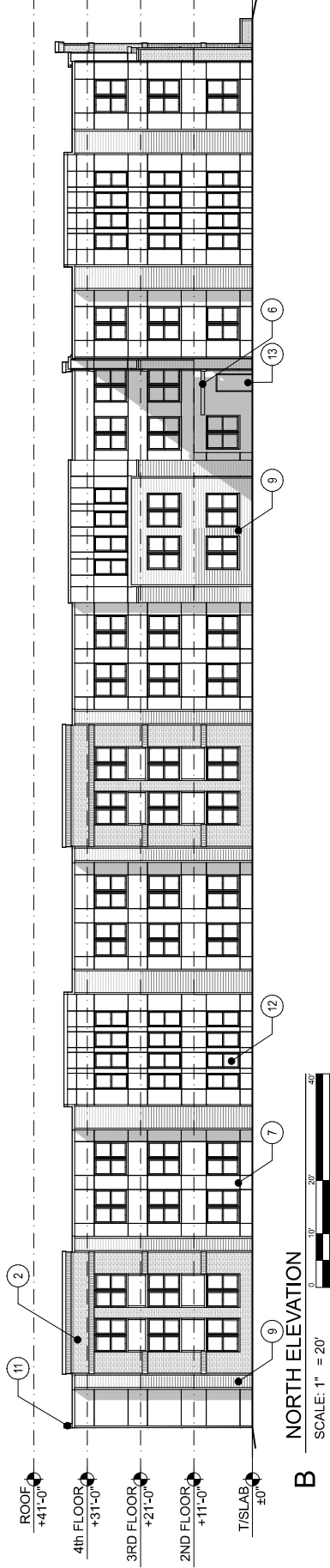
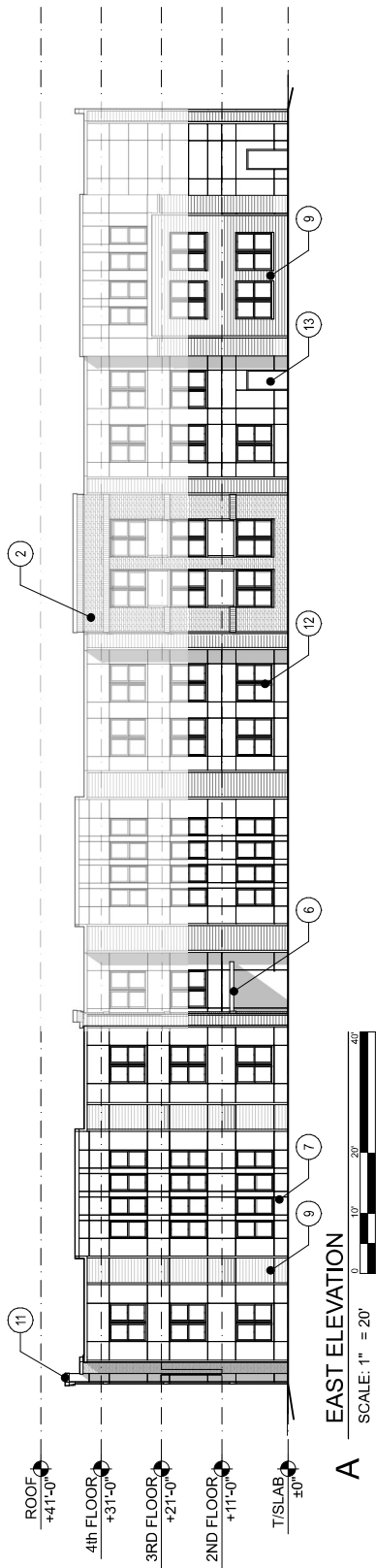
Washington Street Apartments

Washington St. and Gridley St.
Bloomington, IL
1/31/24

A4.1

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WJW Architects
4219 N. State St., Suite 200
Springfield, IL 62702
312.421.2247
www.wjwarchitects.com

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ELEVATION MATERIAL KEY	
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Bloomington, IL
1/31/24

A4.2



SOUTHWEST PERSPECTIVE

Washington Street Apartments

Washington St. and Gridley St.
Bloomington, IL
1/31/24

A4.3