

**AGENDA  
BLOOMINGTON ZONING BOARD OF APPEALS  
REGULAR MEETING - 4:00 P.M.  
WEDNESDAY, JANUARY 18, 2017  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE STREET  
BLOOMINGTON, ILLINOIS**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PUBLIC COMMENT**

*A public comment period not to exceed thirty (30) minutes will be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, Committee of the Whole meetings, meetings of committees and/or task forces (hereinafter "committees") created by the City Council, work sessions, and special meetings of the City Council. Nothing herein shall prohibit the combination of meetings, at which only one public comment period will be allowed.*

*Anyone desiring to address the Board, Commission, Committee or City Council, as applicable, must complete a public comment card at least five (5) minutes before the start time of the meeting. Public comment cards shall be made available at the location of the meeting by City staff at least 15 minutes prior to the start time of the meeting. The person must include their name, and any other desired contact information, although said person shall not be required to publicly state their address information. If more than five individuals desire to make a public comment, the order of speakers shall be by random draw. If an individual is not able to speak due to the time limitation and said individual still desires to address the individuals at a future meeting of the same type, said individual shall be entitled to speak first at the next meeting of the same type. (Ordinance No. 2015-46))*

**5. MINUTES:** Consideration, review and approval of Minutes from the December 21, 2016 meeting.

**6. REGULAR AGENDA**

**A. SP-01-17** Consideration, review and approval of a special use petition submitted by the Westminster Village Inc to allow for the expansion of a Senior Living Facility known as Westminster Village in the R-3B district for the property located at 2025 E. Lincoln Street. **(Ward 1)**  
**City Council Date:** February 27, 2017

**B. SP-02-16** Consideration, review and approval of a special use petition submitted by Bloomington Public Schools, District 87 to allow a noncommercial parking lot in the R-2 district for the property located at 907 & 909 N. Roosevelt Ave. **(Ward 6).**  
**City Council Date:** February 27, 2017

**C. Z-01-17** Consideration, review and approval of the petition for variances submitted by Bloomington Public Schools, District 87 for the property located at 1316 W. Market Street to allow 1) parking in the front yard in a

residential district, and 2) a front yard setback of 7.5 feet in lieu of the required 13 foot setback for the property located at 907 & 909 N. Roosevelt Ave. (**Ward 6**).

**D. Z-02-17** Consideration, review and approval of the petition for a variance submitted by Suzie McGuire for the property located at 3907 Rave Road to allow a rear yard setback of 14 feet in the R-1C district. (**Ward 9**).

**7. OTHER BUSINESS**

**8. NEW BUSINESS**

**9. ADJOURNMENT**

**For further information contact:**

**Katie Simpson, City Planner**

**Department of Community Development**

**Government Center**

**115 E. Washington Street, Bloomington, IL 61701**

**Phone: (309) 434-2226 Fax: (309) 434-2857**

**E-mail: [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org)**

**DRAFT MINUTES**  
**ZONING BOARD OF APPEALS**  
**REGULAR MEETING**  
**Wednesday, December 21, 2016, 4:00 P.M.**  
**Council Chambers, City Hall**  
**109 East Olive Street, Bloomington, Illinois**

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

Members absent: Mr. Brown, Mr. Butts

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

At 4:00PM, Mr. Dabareiner called the roll. With five members in attendance, a quorum was present. City staff introduced themselves.

**PUBLIC COMMENT** None

The Board reviewed the minutes from November 16, 2016. Two small clarifying edits were requested by Mr. Kearney. A motion to approve the minutes as amended was made by Ms. Meek; seconded by Mr. Simeone. The minutes were **approved** by a 5-0 voice vote.

Mr. Dabareiner confirmed all items were properly published. Chairman Briggs explained the meeting procedures.

**SP-06-16 Consideration, review and approval of a special use petition submitted by the Laborers' Home Development Corp requesting Multi-Family Townhouses in the B-1 District for the property located at 902 Martin Luther King Jr. Drive, approximately 12.58 acres.**

Chairman Briggs introduced the case. Ms. Simpson stated the petitioner has withdrawn the application. Chairman Briggs asked if any member of the audience was present for that case; there were none. No further action was taken.

**SP-07-16 Consideration, review and approval of a special use petition submitted by Central Illinois Grain Inspection, Inc. requesting a lesser nonconforming use in the R-1C district for the property located at 802 N Morris Ave.**

Chairman Briggs introduced the case. Mr. Travis Thacker, 2305 Knollbrook Way, was sworn in to represent the petitioner. Mr. Thacker stated he owned the property, which has always been a nonconforming business use in a residential district. He gave a history of the commercial uses of the building. He stated the proposed use is a grain inspection company, who will lease the property, but it needs a special use. He compared it with the current business usage which had more employees and customers visiting than would the proposed use.

Mr. Art Mayer, 1 London Court, was sworn in. Mr. Mayer stated he is the former owner of a business at 1102 W. Locust. He added that the outgoing business presented no problems and he supports the proposed use.

Mr. Bullington asked Mr. Boyle if the ZBA can act on this with the petitioner not present. Mr. Boyle stated in the affirmative.

Ms. Simpson provided the staff presentation and stated she is recommending in favor of the special use. She showed photographs of the location and surrounding uses, and confirmed the residential zoning. She noted the proximity of the nearby grain elevators. She stated the petitioner is proposing no external changes to the building. She noted the petitioner will have a vermin control program in place. Ms. Simpson pointed out the continued use of the parking area located in the parkway. She reviewed the standards and stated she believes they are met. Mr. Simeone asked whether there will be traffic from customers bringing their own grain samples; Ms. Simpson replied that there would be a few but the business largely depended on their employees to transport the grain samples.

The special use was **approved** unanimously with the following votes recorded: Mr. Bullington—yes; Mr. Kearney—yes; Ms. Meek—yes; Mr. Simeone—yes; Chairman Briggs—yes.

**Z-47-16 Consideration, review and approval of the petition for a variance submitted by William R. Tetreault for the property located at 1316 W. Market Street to allow an accessory structure to be less than three (3) feet from the side lot line.**

Chairman Briggs introduced the case. Mr. William Tetreault, 1316 W. market, was sworn in. Mr. Tetreault provided background on the old shed which has been damaged in a storm. He explained how he began work without a permit and stopped work after he was informed of the requirement and the fact that a three foot setback was required. He stated he needs a variance to build the shed where the prior one was located, less than one foot from the property line. He looked at moving the shed on the slab but it would still require a variance.

Ms. Simpson presented staff's report and recommend in favor of the variance request. She noted that the existing slab will not be relocated so the petitioner could rebuild where the prior shed was located. She stated given the slope of the property and the narrowness of the lot, finding a conforming location would be challenging. She provided an overview of the neighborhood and surrounding properties. She added that the shed complies with all other requirements for bulk and distance from the principle structure. Ms. Simpson reviewed the standards for a variance and concludes there is a physical hardship associated with any other location on the property.

Mr. Bullington stated he believes the standards are met, so the variance should be granted. The variance was **approved** unanimously with the following votes recorded: Mr. Bullington—yes; Mr. Kearney—yes; Ms. Meek—yes; Mr. Simeone—yes; Chairman Briggs—yes.

**OTHER BUSINESS:**

Chairman Briggs asked about the status of the Planning and Zoning Commission. Mr. Dabareiner stated that the duties of the new commission are still be fully defined.



NEW BUSINESS:

Mr. Kearney asked if the zoning code accounts for “reasonable accommodation” for people with disabilities, whether that should be taken into consideration, and if the code needs to be amended. Mr. Dabareiner stated that the specific language is lacking but the ZBA can factor in “reasonable accommodation.” He added that the consultant revising the zoning code will be taking ADA requirements into consideration. Mr. Kearney asked if the specific language could be reviewed by zoning board members and Mr. Dabareiner replied in the affirmative.

ADJOURNMENT:

Mr. Bullington motioned to adjourn; seconded by Mr. Kearney. Meeting adjourned at 4:35PM following voice vote.

Respectfully,

Tom Dabareiner AICP  
Community Development Director

**CITY OF BLOOMINGTON  
REPORT FOR THE BOARD OF ZONING APPEALS  
JANUARY 18, 2017**

| <b>CASE NUMBER</b> | <b>SUBJECT:</b>                               | <b>TYPE</b>                                                   | <b>SUBMITTED BY:</b>           |
|--------------------|-----------------------------------------------|---------------------------------------------------------------|--------------------------------|
| SP-01-17           | Westminster Village;<br>2025 E Lincoln Street | Special use for adult living<br>facility in the R-3B district | Katie Simpson,<br>City Planner |

**REQUEST**

The petitioner desires to expand an existing adult living facility located in the R-3B district. An adult living facility requires a special use permit in this district and under Chapter 44, Section 10 of the City Code any time a special use is expanded, a new special use permit is required.

**NOTICE**

The application has been filed in conformance with applicable procedural and public notice was published in *The Pantagraph* on January 3, 2017.

**GENERAL INFORMATION**

Owner and Applicant: Westminster Village Inc.

**LEGAL DESCRIPTION**

See Exhibit A attached to this report

**PROPERTY INFORMATION**

Existing Zoning: R-3B, high density multifamily residential district  
Existing Land Use: adult living facility  
Property Size: approximately 44.16 acres (1,928,774 square feet)  
PIN: 21-11-301-014

**Surrounding Zoning and Land Uses**

Zoning

North: R-3A & R-3B, Multifamily Residential  
South: B-1, Highway Business District  
East: B-1, Highway Business District  
West: S-2, Public Lands and Institutions  
West: C-1, Office District  
West: R-3A, Multifamily Residential

Land Uses

North: duplexes, apartments  
South: retail, banks, hotel/condos  
East: offices  
West: school  
West: offices/medical  
West: apartments

**Analysis**

Submittals

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

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

## PROJECT DESCRIPTION

The subject site is commonly known as Westminster Village Adult Living Facility, located at 2025 E. Lincoln Street. Westminster Village has existed at this site since its construction in 1977. The site is zoned R-3B, high density multifamily residential district. The R-3B district contemplates multifamily dwellings and mid-rise structures. It allows for densities up to seventy (70) dwelling units per acre and some less intense commercial uses and alternative residential accommodations with a special use permit. A special use is required to allow an adult living facility in this district. Westminster Village currently has a special use permit (Ord. 2010-12) which was approved in 2010 to allow additions/alteration to their building.

The petitioner desires to improve the property over the next decade by making the following additions: hybrid homes and a country club, remodeling the main entry way, adding a memory care facility, adding additional assisted living, and making additions to the Martin Health Center. Two future curb cuts will be added, one on Mercer Ave and one on E. Lincoln Street. The new entryway will take access on Mercer Ave. As per section 44.10 of the City's Zoning Ordinance, a new special use permit is required for the expansion.

### **Link to the Comprehensive Plan:**

The future land use map in the City of Bloomington Comprehensive Plan 2035 identifies this area as “special residential activities” and the proposed expansion aligns with the goals of “creating a lifelong community by fostering housing stock that meets the needs of residents of all ages and abilities (H-1.3)”

### **Action by the Board of Zoning Appeals.**

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

- 1. that the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;** the property is approximately 44.16 acres and the proposed expansion complies with city code. The additions complement the existing adult living facility and will not be detrimental to surrounding property owners. The proposed additions are compatible with the vision in the comprehensive plan and surrounding uses. The petitioner has already taken precautions to ensure the environmental impacts of the development are low, including accommodations for storm water detention and incorporating sustainable technologies such as geothermal. The standard is met.
- 2. that the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;** the property has existed as an adult living facility for many years. It is surrounded by multifamily residential and business uses. The proposed expansion is compatible with the neighboring uses and the petitioner is

expected to comply with city requirements for detention, parking, etc. Staff does not anticipate any impairment of the neighboring uses due to this special use permit. The standard is met.

3. **that the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;** the R-3B zoning district allows for adult living facilities with a special use permit and Westminster Village has existed as an adult living facility for decades. The proposed improvements are secondary to the residential use of the property. The proposed density is compatible with the zoning district and surrounding uses. Additionally Westminster Village serves as a buffer between the lower density residential districts to the north and the business district and state route to the south. The standard is met.
4. **that adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;** the property exists as an adult living facility and has adequate facilities, utilities and access. Parking and drainage will be provided for the new additions. The standard is met.
5. **that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;** two new ingress/egress access points are shown on the site plan, one on Mercer Ave and one on E. Lincoln Street. The proposed curb cuts are located far enough away from any existing intersections but require approval from the Engineering department before being constructed. The new and primary entrance will be on Mercer Ave. The standard is met.
6. **that the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals. (Ordinance No. 2006-137)** The property meets the bulk requirements of the R-3B district and the additional requirements for the special use permit as described in 44.10-4. The standard is met.

**STAFF RECOMMENDATION:**

Staff finds that the petition has met the Zoning Ordinance's standards required to allow a special use. Staff recommends **approval** of the requested **special use** for an expansion of a Senior Living Facility known as Westminster Village in the R-3B district for the property located at 2025 E. Lincoln Street, case SP-01-17

Respectfully submitted,

Katie Simpson, City Planner

Attachments:

- Draft Ordinance

## **Agenda Item A**

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

## ORDINANCE NO. \_\_\_\_\_

DRAFT

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR THE EXPANSION OF AN  
EXISTING ADULT LIVING FACILITY, KNOWN AS WESTMINSTER VILLAGE, IN THE R-3B  
DISTRICT  
FOR PROPERTY LOCATED AT: 2025 E. LINCOLN AVE**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition requesting a Special Use Permit to allow for the expansion of an adult living facility in the R-3B District for certain premises hereinafter described in Exhibit(s) A; and

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

WHEREAS, the Bloomington Board of Zoning Appeals, after said public hearing made findings of fact that such Special Use Permit complies with the standards and conditions for granting such special permitted use for said premises as required by Chapter 44, Section 44.10-3C of the Bloomington, City Code, 1960; and

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

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

1. That the Special Use Permit to allow for the expansion of an adult living facility in the R-3B District for certain premises hereinafter described in Exhibit(s) A shall be and the same is hereby approved.
2. This Ordinance shall take effect immediately upon passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**DESCRIPTION OF PROPERTY****Tract 1:**

That part of the Southwest Quarter of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, Mclean County, Illinois, which lies Northwest of the Northwestern Right-of-Way Line of U.S. Route 66 (F.A. Route 5) as monumented and occupied and the East 2 acres of the Northeast Quarter of the Southeast Quarter of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, Mclean County, Illinois, excepting therefrom the following:

**Exception No. 1:**

Commencing at the Southeast corner of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, thence 708.4 feet Northerly along the Section line to the Point of Beginning, the said point being the point of intersection of the Section Line and the North Right of Way Line of U.S. 66, thence Northerly along the East Line of Section 10, a distance of 615 feet to an extension of the North Line of Bachenheimer Subdivision, thence Easterly along the said North Line of Bachenheimer Subdivision extended a distance of 26 feet to the proposed right of way line, thence Southerly along the proposed right of way line and parallel to the Section Line to the intersection of the North Line of U.S. 66, thence Southwesterly along the North Line of U.S. 66 to the Point of Beginning, EXCEPT that portion already a part of the public right of way.

**Exception No. 2:**

Commencing at the intersection of the East Line of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian and the North Line of U.S. 66, thence Northeasterly along the said North Line of U.S. 66 to the Point of Beginning, an intersection with the East Line of the proposed right of way, known as Exception No. 1; thence Northeasterly along the said U.S. 66 North Right of Way Line a distance of 30 feet, thence Northwesterly to an intersection with the said East Line of Exception No. 1 at a point 50 feet North of the Point of Beginning, thence Southerly a distance of 50 feet to the Point of Beginning.

**Exception No. 3:**

A strip of land 10 feet in Width East of and adjacent to the proposed East Right of Way Line of Exception No. 1 above described and extending in a Northerly direction from Exception 2 to the North property line of Bachenheimer Subdivision, extended.

**Exception No. 4:**

A part of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, Mclean County, Illinois, and a part of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, described as follows:

Beginning at the Northwest Corner of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, thence West 26 feet to the East side of the Blum and Livingston Road, thence South and parallel to the West line of Section 11, 268 feet, thence East 181.00 feet to a point 268.5 feet South of the North Line of the Southwest 1/4 of said Section 11, thence North 268.5 feet to a point on said North Line, said point being 167 feet East of the Point of Beginning, thence West 167 feet along said North Line to the Point of Beginning, EXCEPTING therefrom the South 74.5 feet thereof.

**Exception No. 5:**

Lot 1 and 2 in Garling Subdivision, a subdivision of a part of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, according to the Plat thereof recorded February 14, 1978 as Document No. 78-1787.

**Exception No. 6:**

Part of the Southwest 1/4 Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, Mclean County, Illinois, which lies Northwest of the Northwestern right of way line of U.S. Route 66 (F.A. Route 5) as monumented and occupied, described as follows:

Commencing at a marker on the intersection of the North Line of said Southwest 1/4 of Section 11, and the Northwestern Right of Way Line of said U.S. Route 66 (F.A. Route 5), thence West along the North Line of said Southwest 1/4 of Section 11, 380 feet, thence South 225 feet, thence Southeasterly 200 feet to a point on the Northwestern Right of Way Line of said U.S. Route 66 (F.A. Route 5), thence Northeasterly along said Right of Way Line 450 feet to the Point of Beginning.

**Exception No. 7:**

Part of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, Mclean County, Illinois, which lies Northwest of the Northwestern right of way line of U.S. Route 66 (F.A. Route 5) as monumented and occupied, described as follows:

Commencing at the intersection of the West Line of said Southwest 1/4 Section 11, and the North Line of U.S. Route 66, thence Northeasterly along the said North Right of Way Line of U.S. Route 66, 250 feet, thence North 180 feet, thence West 220 feet to a point on the East Right of Way Line of Mercer Avenue, thence South 250 feet to the point of beginning.

**Exception No. 8:**

Commencing at the Northwest Corner of the Southwest Quarter of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian in Mclean County, Illinois; thence South 56 feet along the West Line of said Section 11; thence Easterly 1942.94 feet parallel to the North Line of said Southwest Quarter Section to the Point of Beginning; thence Easterly 13.02 feet parallel to said North Line of said Southwest Quarter Section; thence Southeasterly to a point on the West Right of Way Line of Route F.A. 5, which is 65.76 feet Southerly from and at right angles to said North Line of said Southwest Quarter Section; thence Southwesterly along said West right of way line of Route F.A. 5 a distance of 10 feet; thence Northwesterly a distance of 50 feet to the Point of Beginning.

**Exception No. 9:**

That part conveyed to the City of Bloomington by Warranty Deed recorded April 16, 1982 as Document No. 82- 3063.

**Exception No. 10:**

Lot 1 in First Federal Subdivision to the City of Bloomington, according to the Plat thereof recorded August 18, 1994 as Document No. 94-22315, in Mclean County, Illinois.

**Exception 11:**

That part conveyed to the People of the State of Illinois, Department of Transportation, by Warranty Deed recorded October 16, 2000 as Document No. 2000R25926.

All in Mclean County, Illinois.



PETITION FOR A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT:

2025 E. Lincoln St. Bloomington, IL

State of Illinois )

)ss.

County of McLean )

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

Now come(s)

Westminster Village, Inc.

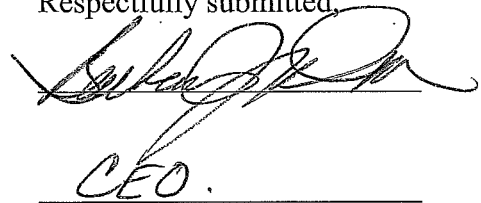
hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit(s) A, which is (are) attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents: receiver, executor (executrix); trustee, lease, or any other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises presently has a zoning classification of R-3B under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That under the provisions of Chapter 44, Section 44.6-30 of said City Code Westminster Village, Inc., are allowed as a special use in a R-3B zoning district;
4. That the establishment, maintenance, or operation of said special use on said premises will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
5. That said special use on said premises will not be injurious to the use and enjoyment of other property in the immediate vicinity of said premises for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
6. That the establishment of said special use on said premises will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the R-3B zoning district;

7. That the exterior architectural treatment and functional plan of any proposed structure on said premises will not be so at variance with either the exterior architectural treatment and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood adjacent to said premises;
8. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided to said premises for said special permitted use;
9. That adequate measures have been or will be taken to provide ingress and egress to and from said premises so designed as to minimize traffic congestion in the public streets; and
10. That said special permitted use on said premises shall, in all other respects, conform to the applicable regulations of the R-3B zoning district in which it is located except as such regulations may, in each instance, be modified by the City Council of the City of Bloomington pursuant to the recommendations of the Bloomington Board of Zoning Appeals.

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

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Barb Nathan', is written over a horizontal line.

CEO.  
Barb Nathan, FAAMA  
Executive Director

**DESCRIPTION OF PROPERTY****Tract 1:**

That part of the Southwest Quarter of Section 11, Township 23 North, Range 2 East of the Third "Principal Meridian, McLean County, Illinois, which lies Northwest of the Northwesterly Right-of-Way Line of U.S. Route 66 (F.A. Route 5) as monumented and occupied and the East 2 acres of the Northeast Quarter of the Southeast Quarter of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, excepting therefrom the following:

**Exception No. 1:**

Commencing at the Southeast corner of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, thence 708.4 feet Northerly along the Section line to the Point of Beginning, the said point being the point of intersection of the Section Line and the North Right of Way Line of U.S. 66, thence Northerly along the East Line of Section 10, a distance of 615 feet to an extension of the North Line of Bachenheimer Subdivision, thence Easterly along the said North Line of Bachenheimer Subdivision extended a distance of 26 feet to the proposed right of way line, thence Southerly along the proposed right of way line and parallel to the Section Line to the intersection of the North Line of U.S. 66, thence Southwesterly along the North Line of U.S. 66 to the Point of Beginning, EXCEPT that portion already a part of the public right of way.

**Exception No. 2:**

Commencing at the intersection of the East Line of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian and the North Line of U.S. 66, thence Northeasterly along the said North Line of U.S. 66 to the Point of Beginning, an intersection with the East Line of the proposed right of way, known as Exception No. 1; thence Northeasterly along the said U.S. 66 North Right of Way Line a distance of 30 feet, thence Northwesterly to an intersection with the said East Line of Exception No. 1 at a point 50 feet North of the Point of Beginning, thence Southerly a distance of 50 feet to the Point of Beginning.

**Exception No. 3:**

A strip of land 10 feet in Width East of and adjacent to the proposed East Right of Way Line of Exception No. 1 above described and extending in a Northerly direction from Exception 2 to the North property line of Bachenheimer Subdivision, extended.

**Exception No. 4:**

A part of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, and a part of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, described as follows:

Beginning at the Northwest Corner of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, thence West 26 feet to the East side of the Blum and Livingston Road, thence South and parallel to the West line of Section 11, 268 feet, thence East 181.00 feet to a point 268.5 feet South of the North Line of the Southwest 1/4 of said Section 11, thence North 268.5 feet to a point on said North Line, said point being 167 feet East of the Point of Beginning, thence West 167 feet along said North Line to the Point of Beginning, EXCEPTING therefrom the South 74.5 feet thereof.

**Exception No. 5:**

Lot 1 and 2 in Garling Subdivision, a subdivision of a part of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, according to the Plat thereof recorded February 14, 1978 as Document No. 78-1787.

**Exception No. 6:**

Part of the Southwest 1/4 Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, which lies Northwest of the Northwesterly right of way line of U.S. Route 66 (F.A. Route 5) as monumented and occupied, described as follows:

Commencing at a marker on the intersection of the North Line of said Southwest 1/4 of Section 11, and the Northwesterly Right of Way Line of said U.S. Route 66 (F.A. Route 5), thence West along the North Line of said Southwest 1/4 of Section 11, 380 feet, thence South 225 feet, thence Southeasterly 200 feet to a point on the Northwesterly Right of Way Line of said U.S. Route 66 (F.A. Route 5), thence Northeasterly along said Right of Way Line 450 feet to the Point of Beginning.

**Exception No. 7:**

Part of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, which lies Northwest of the Northwesterly right of way line of U.S. Route 66 (F.A. Route 5) as monumented and occupied, described as follows:

Commencing at the intersection of the West Line of said Southwest 1/4 Section 11, and the North Line of U.S. Route 66, thence Northeasterly along the said North Right of Way Line of U.S. Route 66, 250 feet, thence North 180 feet, thence West 220 feet to a point on the East Right of Way Line of Mercer Avenue, thence South 250 feet to the point of beginning.

**Exception No. 8:**

Commencing at the Northwest Corner of the Southwest Quarter of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois; thence South 56 feet along the West Line of said Section 11; thence Easterly 1942.94 feet parallel to the North Line of said Southwest Quarter Section to the Point of Beginning; thence Easterly 13.02 feet parallel to said North Line of said Southwest Quarter Section; thence Southeasterly to a point on the West Right of Way Line of Route F.A. 5, which is 65.76 feet Southerly from and at right angles to said North Line of said Southwest Quarter Section; thence Southwesterly along said West right of way line of Route F.A. 5 a distance of 10 feet; thence Northwesterly a distance of 50 feet to the Point of Beginning.

**Exception No. 9:**

That part conveyed to the City of Bloomington by Warranty Deed recorded April 16, 1982 as Document No. 82-3063.

**Exception No. 10:**

Lot 1 in First Federal Subdivision to the City of Bloomington, according to the Plat thereof recorded August 18, 1994 as Document No. 94-22315, in McLean County, Illinois.

**Exception 11:**

That part conveyed to the People of the State of Illinois, Department of Transportation, by Warranty Deed recorded October 16, 2000 as Document No. 2000R25926.

All in McLean County, Illinois.

PIN: 21-11-301-014



1000 N. Lincoln St.  
Bloomington, IL 61701  
www.prdg.com



Farnsworth Group  
2205 East Lincoln St.  
Bloomington, IL 61701  
www.farnsworthgroup.com

Project No. 141037  
Date: 09/29/2016  
Farnsworth Group

WESTMINSTER VILLAGE  
2205 EAST LINCOLN ST.  
BLOOMINGTON, IL 61701  
PRDG PROJECT# 141037

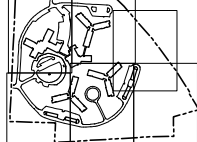
DESIGN  
DEVELOPMENT

09/29/2016

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NET PLAN

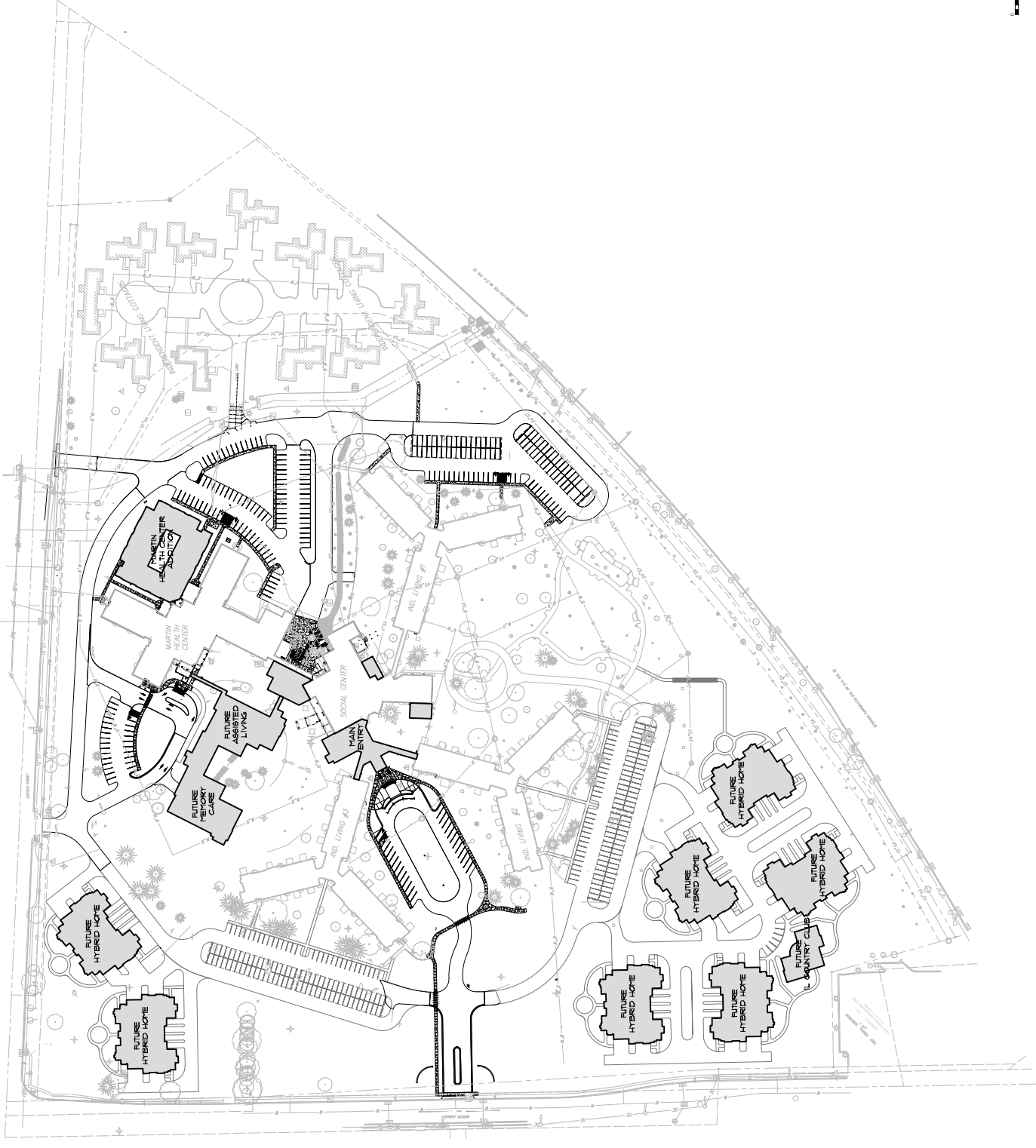
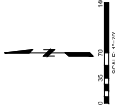


Legend  
REVISIONS

Title  
Site Plan Overall

Sheet  
1

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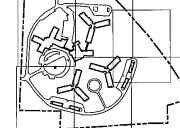
PROPOSED

**Farnsworth**  
2770 WILLOW STREET  
BLOOMINGTON, IL 61701  
www.farnsworth.com

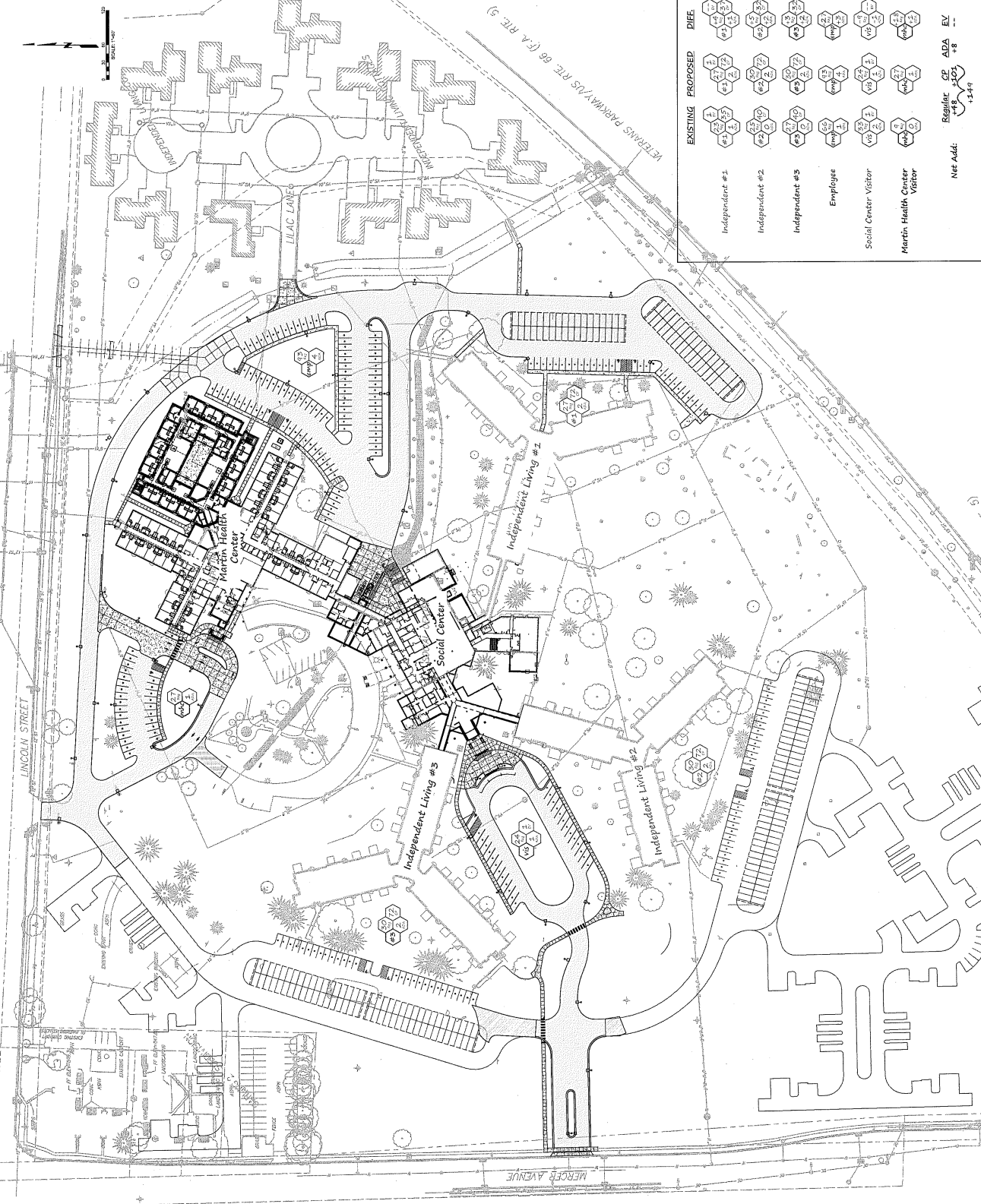
**WESTMINSTER VILLAGE**  
2205 EAST LINCOLN ST.  
BLOOMINGTON, IL 61701  
PRDG PROJECT# 141037

**DESIGN DEVELOPMENT**  
09/23/2016

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**C2.1**  
Proposed Parking Exhibit  
Sheet



| EXISTING | PROPOSED | DIE | Net Add: | CF | ADA | EV |
|----------|----------|-----|----------|----|-----|----|
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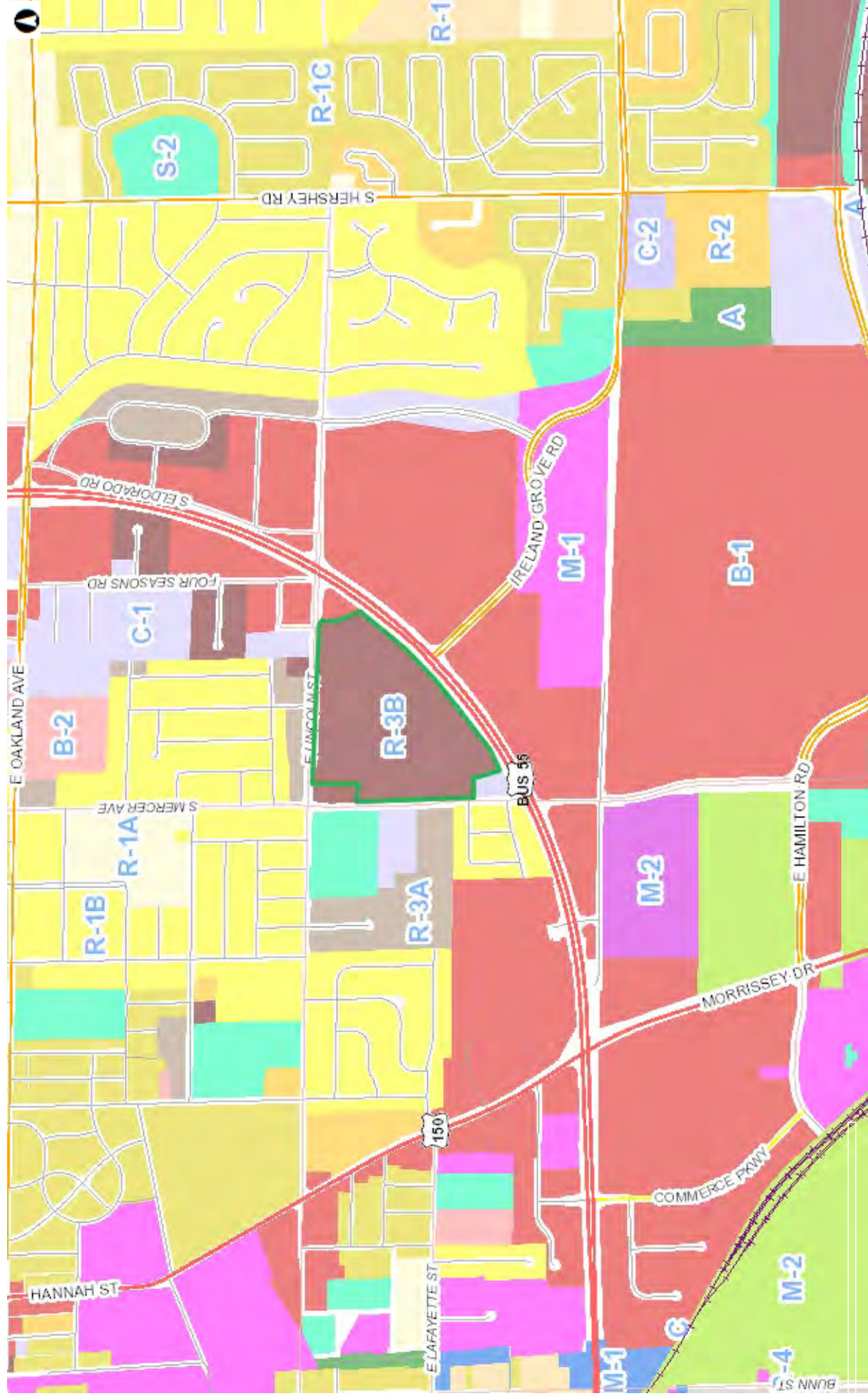
## Notes

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Zoning map for 2025 E. Lincoln Street, Westminster Village, Adult Living Facility in the R-3B District



Notes

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20857138  
CITY OF BLOOMINGTON  
PUBLIC HEARING NOTICE

Public Notice is hereby given that the Zoning Board of Appeals will hold a public hearing on Wednesday January 18, 2017 at 4:00 PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois to hear testimony on a petition submitted by Westminster Village, Inc., requesting approval of a Special Use Permit to allow for the expansion of a Senior Living Facility known as Westminster Village in a R-3B, Multiple Family Residence District, on property located at 2025 E. Lincoln St.

**LEGAL DESCRIPTION: Exhibit A**

**Tract 1:**

That part of the Southwest Quarter of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, which lies Northwest of the Northwesterly Right-of-Way Line of U.S. Route 66 (F.A. Route 5) as monumented and occupied and the East 2 acres of the Northeast Quarter of the Southeast Quarter of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, excepting therefrom the following:

**Exception No. 1:**  
Commencing at the Southeast corner of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, thence 708.4 feet Northerly along the Section line to the Point of Beginning, the said point being the point of intersection of the Section Line and the North Right of Way Line of U.S. 66, thence Northerly along the East Line of Section 10, a distance of 615 feet to an extension of the North Line of Bachenheimer Subdivision, thence Easterly along the said North Line of Bachenheimer Subdivision extended a distance of 26 feet to the proposed right of way line, thence Southerly along the proposed right of way line and parallel to the Section Line to the intersection of the North Line of U.S. 66, thence Southwesterly along the North Line of U.S. 66 to the Point of Beginning, EXCEPT that portion already a part of the public right of way.

**Exception No. 2:**  
Commencing at the intersection of the East Line of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian and the North Line of U.S. 66, thence Northeasterly along the said North Line of U.S. 66 to the Point of Beginning, an intersection with the East Line of the proposed right of way, known as Exception No. 1; thence Northeasterly along the said U.S. 66 North Right of Way Line a distance of 30 feet, thence Northwesterly to an intersection with the said East Line of Exception No. 1 at a point 50 feet North of the Point of Beginning, thence Southerly a distance of 50 feet to the Point of Beginning.

**Exception No. 3:**  
A strip of land 10 feet in Width East of and adjacent to the proposed East Right of Way Line of Exception No. 1 above described and extending in a Northerly direction from Exception 2 to the North property line

**Public Notices**

of Bachenheimer Subdivision, extended.

**Exception No. 4:**

A part of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, and a part of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, described as follows: Beginning at the Northwest Corner of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, thence West 26 feet to the East side of the Blum and Livingston Road, thence South and parallel to the West line of Section 11, 268 feet, thence East 181.00 feet to a point 268.5 feet South of the North Line of the Southwest 1/4 of said Section 11, thence North 268.5 feet to a point on said North Line, said point being 167 feet East of the Point of Beginning, thence West 167 feet along said North Line to the Point of Beginning, EXCEPTING therefrom the South 74.5 feet thereof.

**Exception No. 5:**

Lot 1 and 2 in Garling Subdivision, a subdivision of a part of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, according to the Plat thereof recorded February 14, 1978 as Document No. 78-1787.

**Exception No. 6:**

Part of the Southwest 1/4 Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, which lies Northwest of the Northwesterly right of way line of U.S. Route 66 (F.A. Route 5) as monumented and occupied, described as follows: Commencing at a marker on the intersection of the North Line of said Southwest 1/4 of Section 11, and the Northwesterly Right of Way Line of said U.S. Route 66 (F.A. Route 5), thence West along the North Line of said Southwest 1/4 of Section 11, 11,380 feet, thence South 225 feet, thence Southeasterly 200 feet to a point on the Northwesterly Right of Way Line of said U.S. Route 66 (F.A. Route 5), thence Northeasterly along said Right of Way Line 450 feet to the Point of Beginning.

**Exception No. 7:**

Part of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, which lies Northwest of the Northwesterly right of way line of U.S. Route 66 (F.A. Route 5) as monumented and occupied, described as follows: Commencing at the intersection of the West Line of said Southwest 1/4 Section 11, and the North Line of U.S. Route 66, thence Northeasterly along the said North Right of Way Line of U.S. Route 66, 250 feet, thence North 180 feet, thence West 220 feet to a point on the East Right of Way Line of Mercer Avenue, thence South 250 feet to the point of beginning.

**Exception No. 8:**

Commencing at the Northwest Corner of the Southwest Quarter of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois; thence South 56 feet along the West Line of said Section 11; thence Easterly 1942.94 feet parallel to the North Line of said Southwest Quarter Section to the Point of Beginning; thence Easterly 13.02 feet parallel to said North Line of said Southwest Quarter Section; thence Southeasterly to a point on the West Right of Way Line of Route F.A. 5, which is 65.76 feet Southerly from and at right angles to said North Line of said Southwest Quarter Section; thence Southwesterly along said West right of way line of Route F.A. 5 a distance of 10 feet; thence Northwesterly a distance of 50 feet to the Point of Beginning.

**Exception No. 9:**

That part conveyed to the City of Bloomington by Warranty Deed recorded April 16, 1982 as Document No. 82-3063.

**Exception No. 10:**

Lot 1 in First Federal Subdivision to the City of Bloomington, according to the Plat thereof recorded August 18, 1994 as Document No. 94-22315, in McLean County, Illinois.

**Exception 11:**

That part conveyed to the People of the State of Illinois, Department of Transportation, by Warranty Deed recorded October

**Public Notices**

ber 16, 2000 as Document No. 2000R25926.

All in McLean County, Illinois.  
PIN: 21-11-301-014

All interested persons may present their views upon such matters pertaining thereto. Said Petition and all accompanying documents are on file and available for public inspection in the Office of the City Clerk.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five (5) days before the hearing.

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

Cherry Lawson  
City Clerk

Published in the Pantagraph:  
January 3, 2017



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

December 29, 2016

Dear Property Owner or Resident:

The Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, January 18, 2017 at 4:00 p.m. in the City Hall City Council Chambers, 109 E. Olive St., Bloomington, Illinois, for a petition submitted by Westminster Village Inc. for the approval a special use permit for the property located at 2025 E. Lincoln Street at which time all interested persons may present their views upon such matters pertaining thereto.

#### REQUEST

The petitioner is requesting a special use permit to allow for the expansion of a senior living facility, known as Westminster Village Inc., in the R-3B District.

The petitioner or his/her Counsel/Agent must attend the meeting. A legal description of the subject property is attached to this letter.

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon matters pertaining to the requested special use during the public hearing. Communications in writing in relation thereto may be filed with the Department of Community Development, or at such hearing. In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at [www.cityblm.org](http://www.cityblm.org). If you desire more information regarding the proposed petition or have any questions you may email me at [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org) or call me at (309) 434-2226.

Sincerely,

Katie Simpson  
City Planner

Attachments:

Legal description of the subject property

Map of notified properties within 500 ft of subject property

**DESCRIPTION OF PROPERTY****Tract 1:**

That part of the Southwest Quarter of Section 11, Township 23 North, Range 2 East of the Third "Principal Meridian, McLean County, Illinois, which lies Northwest of the Northwestern Right-of-Way Line of U.S. Route 66 (F.A. Route 5) as monumented and occupied and the East 2 acres of the Northeast Quarter of the Southeast Quarter of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, excepting therefrom the following:

**Exception No. 1:**

Commencing at the Southeast corner of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, thence 708.4 feet Northerly along the Section line to the Point of Beginning, the said point being the point of intersection of the Section Line and the North Right of Way Line of U.S. 66, thence Northerly along the East Line of Section 10, a distance of 615 feet to an extension of the North Line of Bachenheimer Subdivision, thence Easterly along the said North Line of Bachenheimer Subdivision extended a distance of 26 feet to the proposed right of way line, thence Southerly along the proposed right of way line and parallel to the Section Line to the intersection of the North Line of U.S. 66, thence Southwesterly along the North Line of U.S. 66 to the Point of Beginning, EXCEPT that portion already a part of the public right of way.

**Exception No. 2:**

Commencing at the intersection of the East Line of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian and the North Line of U.S. 66, thence Northeasterly along the said North Line of U.S. 66 to the Point of Beginning, an intersection with the East Line of the proposed right of way, known as Exception No. 1; thence Northeasterly along the said U.S. 66 North Right of Way Line a distance of 30 feet, thence Northwesterly to an intersection with the said East Line of Exception No. 1 at a point 50 feet North of the Point of Beginning, thence Southerly a distance of 50 feet to the Point of Beginning.

**Exception No. 3:**

A strip of land 10 feet in Width East of and adjacent to the proposed East Right of Way Line of Exception No. 1 above described and extending in a Northerly direction from Exception 2 to the North property line of Bachenheimer Subdivision, extended.

**Exception No. 4:**

A part of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, and a part of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, described as follows:

Beginning at the Northwest Corner of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, thence West 26 feet to the East side of the Blum and Livingston Road, thence South and parallel to the West line of Section 11, 268 feet, thence East 181.00 feet to a point 268.5 feet South of the North Line of the Southwest 1/4 of said Section 11, thence North 268.5 feet to a point on said North Line, said point being 167 feet East of the Point of Beginning, thence West 167 feet along said North Line to the Point of Beginning, EXCEPTING therefrom the South 74.5 feet thereof.

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Part of the Southwest 1/4 Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, which lies Northwest of the Northwesterly right of way line of U.S. Route 66 (F.A. Route 5) as monumented and occupied, described as follows:

Commencing at a marker on the intersection of the North Line of said Southwest 1/4 of Section 11, and the Northwesterly Right of Way Line of said U.S. Route 66 (F.A. Route 5), thence West along the North Line of said Southwest 1/4 of Section 11, 380 feet, thence South 225 feet, thence Southeasterly 200 feet to a point on the Northwesterly Right of Way Line of said U.S. Route 66 (F.A. Route 5), thence Northeasterly along said Right of Way Line 450 feet to the Point of Beginning.

**Exception No. 7:**

Part of the Southwest 1/4 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, which lies Northwest of the Northwesterly right of way line of U.S. Route 66 (F.A. Route 5) as monumented and occupied, described as follows:

Commencing at the intersection of the West Line of said Southwest 1/4 Section 11, and the North Line of U.S. Route 66, thence Northeasterly along the said North Right of Way Line of U.S. Route 66, 250 feet, thence North 180 feet, thence West 220 feet to a point on the East Right of Way Line of Mercer Avenue, thence South 250 feet to the point of beginning.

**Exception No. 8:**

Commencing at the Northwest Corner of the Southwest Quarter of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois; thence South 56 feet along the West Line of said Section 11; thence Easterly 1942.94 feet parallel to the North Line of said Southwest Quarter Section to the Point of Beginning; thence Easterly 13.02 feet parallel to said North Line of said Southwest Quarter Section; thence Southeasterly to a point on the West Right of Way Line of Route F.A. 5, which is 65.76 feet Southerly from and at right angles to said North Line of said Southwest Quarter Section; thence Southwesterly along said West right of way line of Route F.A. 5 a distance of 10 feet; thence Northwesterly a distance of 50 feet to the Point of Beginning.

**Exception No. 9:**

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**Exception No. 10:**

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**Exception 11:**

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All in McLean County, Illinois.

PIN: 21-11-301-014







MCLEAN COUNTY LAND TRUST  
% BEN MAU 1 LATEER DR  
NORMAL IL 617613925

LIVING TR CRUZ  
% HAROLD HOEFERLE 912 N LINDEN ST  
BLOOMINGTON IL 617013353

HIGHLAND PARK CVS LLC  
%CVS CAREMARK CORP % PROP MGT 1  
CVS DR

STATE FARM MUTUAL AUTO INS  
1 STATE FARM PLAZA  
BLOOMINGTON IL 61701

CENTRAL ILLINOIS NEUROSCIENCE  
FUND INC  
1015 S MERCER AVE  
BLOOMINGTON IL 617017107

WOONSOCKET RI 02895  
RONALD G KOLLOFF  
1101 S MERCER AVE  
BLOOMINGTON IL 617017109

MARK D WITT  
1102 Rosalie St  
Bloomington IL 617017120

WILLIAM & MEGAN OWENS  
1103 ROSALIE ST  
BLOOMINGTON IL 617017119

JOHN P PENN  
1104 ROSALIE ST  
BLOOMINGTON IL 617017120

JAMES E GOODMAN SR  
1104 SIDNEY ST  
BLOOMINGTON IL 617017122

STEVEN BURTON  
1105 ROSALIE ST  
BLOOMINGTON IL 617017119

KYLE GREEN  
1106 ROSALIE ST  
BLOOMINGTON IL 617017120

HAROLD FOWLER M/M  
1106 SIDNEY ST  
BLOOMINGTON IL 617017122

DIANA & MATTHEW MATIGIAN  
1143 N KENILWORTH AVE  
OAK PARK IL 603021215

JEFFREY D WILSON  
1201 S MERCER AVE  
BLOOMINGTON IL 617017111

GERALD W MILLER  
1203 S MERCER  
BLOOMINGTON IL 61701

ROSEMARY T KELLEY  
1205 S MERCER AVE  
BLOOMINGTON IL 617017111

ROGER MONKE  
1214 TOWANDA AVE 2ND FL  
BLOOMINGTON IL 617013483

RANDY BUTTS  
1219 E EMERSON ST  
BLOOMINGTON IL 617012007

HELEN W PETRY  
1225 HAVENDALE BLVD NW APT 130  
WINTER HAVEN FL 338811303

EUGENE D MARTIN  
16 DERBY WAY  
BLOOMINGTON IL 617042820

%LAWRENCE B IRWIN MNG GEN  
PRTNR APARTMENT INVESTORS XVI LP  
1628 W COLONIAL PKWY  
INVERNESS IL 600671226

% LAWRENCE B IRWIN MG GEN PRTNR  
APARTMENT INVESTORS XVI LP  
1628 W COLONIAL PKWY  
INVERNESS IL 600671226

%LAWRENCE B IRWIN MNG GEN  
PRTNR APARTMENT INVESTORS XVI LP  
1628 W COLONIAL PKWY  
INVERNESS IL 600671226

FRED & NANCY ESKEN  
1904 HERBERT  
BLOOMINGTON IL 61701

SUSAN K REESER  
1905 HERBERT ST  
BLOOMINGTON IL 617017101

JERRY FUNK  
1906 MARZEL DR  
BLOOMINGTON IL 617017144

BEVERLY EDGERTON  
1907 HERBERT  
BLOOMINGTON IL 61701

DONALD E PARKER  
1908 HERBERT ST  
BLOOMINGTON IL 617017102

CLARA L & JAMES L MOORE  
1908 MARZEL DR  
BLOOMINGTON IL 617017144

DENNIS A ABBOTT  
1909 MARZEL DR  
BLOOMINGTON IL 617017105

MADELINE & LUCAS ROGERS BUTTITTA  
1912 Herbert St  
Bloomington IL 617017102

SALLY S HOFFMAN  
2003 Kemmer Ln  
Bloomington IL 617015804

MICHAEL BALLAGH  
2008 BENJAMIN LN  
BLOOMINGTON IL 617015984

BETTY A VANDEGRAFT  
2101 BENJAMIN LN  
BLOOMINGTON IL 617015916

RICHARD D IZZI  
2104 BENJAMIN LN  
BLOOMINGTON IL 61701

DARWIN STEIDINGER  
2218 E LINCOLN ST  
BLOOMINGTON IL 617015910

ANGLERSBLOOM LP  
666 DUNDEE RD STE 1102  
NORTHBROOK IL 600622735

ATTN: HAROLD JENKINS TRI-JEN, INC.  
7211 N KNOXVILLE AVE  
PEORIA IL 616142077

FOUR SEASONS CHURCH OF CHRIST  
909 FOUR SEASONS RD  
BLOOMINGTON IL 61701

RONALD A BURK  
1910 HERBERT ST  
BLOOMINGTON IL 617017102

JEANNE K ALEXANDER  
1913 MARZEL DR  
BLOOMINGTON IL 617017105

MICHAEL & LAURA FREYMAN  
2005 BENJAMIN LN  
BLOOMINGTON IL 617015905

SAM & NITAYA KNECHT  
2009 BENJAMIN LN  
BLOOMINGTON IL 617015905

PAULA J PORTER  
2102 Benjamin Ln  
Bloomington IL 617015917

CORY SPERA  
2106 BENJAMIN  
BLOOMINGTON IL 61701

AMERICAN APARTMENTS DEV LLC  
2309 E EMPIRE ST STE 600  
BLOOMINGTON IL 617048636

HOLY TRINITY CHURCH  
704 N MAIN ST  
BLOOMINGTON IL 61701

KENT TAULBEE  
8 Ridgemont Rd  
Normal IL 617613970

ERICA LARKIN  
909 SNYDER DR  
BLOOMINGTON IL 617015822

STACY PAUL  
1911 MARZEL DR  
BLOOMINGTON IL 617017105

RICHARD JAMES BLAIR M/M  
2001 BENJAMIN LN  
BLOOMINGTON IL 617015905

NORMAN L WINGLER  
2007 BENJAMIN LN  
BLOOMINGTON IL 617015905

VILLAGE WESTMINSTER  
2025 E LINCOLN ST  
BLOOMINGTON IL 617015995

CHARLES D NOBLES, TRUSTEE  
2103 Benjamin Ln  
Bloomington IL 617015916

DARWIN STEIDINGER  
2213 BENJAMIN LN  
BLOOMINGTON IL 61701

RALPH A ENDRESS  
311 S MAIN ST  
NORMAL IL 617615821

HOLY TRINITY CHURCH  
704 N MAIN ST  
BLOOMINGTON IL 61701

DONALD & VICKY MELFORD  
908 SNYDER DR  
BLOOMINGTON IL 61701

ANNE FLEER  
910 S MERCER  
BLOOMINGTON IL 61701



FRED J THOMAS  
910 SNYDER DR  
BLOOMINGTON IL 617015823

CARROLL J MC CORMICK  
913 REINTHALER RD  
BLOOMINGTON IL 617015816

SARA KNIGHT  
914 S MERCER AVE  
BLOOMINGTON IL 61701

LAIRD & NANCY MACDONALD  
916 MAYFLOWER  
BLOOMINGTON IL 61701

LINDA S LUSH  
918 HASTINGS DR  
BLOOMINGTON IL 617017130

GREG A & SUSAN E ANVICK  
911 S MERCER AVE  
BLOOMINGTON IL 617017132

CHRISTOPHER D & COURTNEY A  
PARMLEY  
914 HASTINGS DR  
BLOOMINGTON IL 617017130

KAREN J KINDIG  
915 MAYFLOWER AVE  
BLOOMINGTON IL 617015924

JAMES A & SANDRA L GOTTSCHALK  
916 PARMON RD  
BLOOMINGTON IL 617015809

BUSEY BANK VETERANS  
ATTN: ACCOUNTS PAYABLE PO BOX  
17430  
URBANA IL 618037430

% APT MART PARMON HOUSE  
PARTNERS  
912 N LINDEN ST  
BLOOMINGTON IL 617013353  
STEWART J & EDYTHE A WALTNER  
914 PARMON RD  
BLOOMINGTON IL 61701

HAROLD E & WANDA G GRAY  
915 S MERCER AVE  
BLOOMINGTON IL 617017132

ARI CRANE  
917 S MERCER AVE  
BLOOMINGTON IL 617017132

**CITY OF BLOOMINGTON  
REPORT FOR THE BOARD OF ZONING APPEALS  
JANUARY 18, 2017**

| <b>CASE NUMBER:</b> | <b>SUBJECT:</b>            | <b>TYPE:</b>                                                             | <b>SUBMITTED BY:</b>        |
|---------------------|----------------------------|--------------------------------------------------------------------------|-----------------------------|
| SP-02-17            | 907 & 909 N. Roosevelt Ave | Special Use permit for a noncommercial parking lot in the R-2, District. | Katie Simpson, City Planner |

**REQUEST**

The petitioner is seeking a special use to allow a noncommercial parking lot in the R-2, Mixed Residential District.

**NOTICE**

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on January 3, 2017.

**GENERAL INFORMATION**

Owner and Applicant: Bloomington Public School, District 87

**LEGAL DESCRIPTION**

907 N. Roosevelt Ave: The South 52 ½ feet of Lot 7 in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois.

909 N. Roosevelt Ave: Lot 7, EXCEPT the South 52 ½ feet thereof, and the South ½ of Lot 6 in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois.

**PROPERTY INFORMATION**

Existing Zoning: R-2 Mixed Residential  
Existing Land Use: apartments (907 N. Roosevelt) and apartments (909 N. Roosevelt).  
Property Size: Approximately 10,200 square feet  
PIN: 21-04-126-005; 21-04-126-004

**Surrounding Zoning and Land Uses**

Zoning

North: R-2, Mixed Residential District  
South: R-2, Mixed Residential District  
East: R-2, Mixed Residential District  
West: S-2, Public Lands and Institutions District

Land Uses

North: Single family home(s)  
South: Single family home(s)  
East: Single family home(s)  
West: Horatio G. Bent Elementary School

**Analysis**

Submittals

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

1. Application for Special Use

2. Site Plan
3. Aerial photographs
4. Site visit

### **PROJECT DESCRIPTION**

The subject site is commonly known as 907 & 909 N. Roosevelt Ave located east of Horatio G. Bent Elementary School (Bent School), north of W. Walnut Street, west of N. Madison Street and south of W. Empire Street/US 150. W. Empire Street and N. Lee Street are state routes used frequently by large trucks. The properties were built as single family homes but converted into multifamily structures. The property is surrounded by single and two family homes. Recently, the petitioner, Bloomington Public Schools District 87, acquired both properties and demolished the homes on both properties. The land is currently vacant.

The petitioner proposes to construct a seventeen (17) space, noncommercial parking lot (approximately 5,103 square feet of impermeable surface) to be used by Bent School. The parking lot will include one ADA accessible space. Bent School currently serves 416 students, and has 60 faculty and staff. The school is landlocked and faculty, staff and parents currently rely on on-street parking along W. Walnut Street, N. Roosevelt Street, N. Lee Street, and W. Empire Street. Additionally, some of the on-street parking is used by residents and the streets are very congested. A special use permit (Ord 2016-13) and two variances were approved last year to allow for a noncommercial parking lot (18 spaces) located at 900 & 901 N. Roosevelt Ave for Bent School. The proposed parking lot could reduce the remaining number of faculty, staff, and parent vehicles parked along the street, and improve traffic flow for the block. Additionally, removing cars parked on the street should improve visibility and allow city services including garbage, snow plows and emergency vehicles to provide safer and better service to residents.

The subject properties are located in the R-2, Mixed Residential District, and a special use permit is needed for a noncommercial parking lot in a residential district. The petitioner's site plan shows compliance with the additional special use standards outlined in Section 44.10-4. The petitioner is also seeking a variance to allow parking in the front yard of a residential lot (44.7-2.C.3(b)) and a front yard setback of seven and a half (7.5) feet (Section 44.4-5.D).

The existing lots are considered nonconforming in that they do not meet the code's minimum requirements for width and area. When these two lots fall under common ownership, they are combined into one parcel. The new lot is approximately 99' by 99'. The proposed parking lot will have only one ingress/egress. It will provide a 25' drive aisle and two rows of 19' by 9' parking spaces angled at 90 degrees. The parking lot will be screened with a six (6) foot fence on three sides from neighboring residential properties and is shown having a row of landscaping along the rear. The fence should not block visibility and no easements will be obstructed.

**Link to Comprehensive Plan:** Reducing the number of cars parked on the street by providing additional off-street parking for Bent School employees and parents improves safety for bicyclists and pedestrians by improving visibility. Additionally by decreasing congestion, larger vehicles such as emergency vehicles, school buses, and public transit, can navigate the roads with more ease. The special use permit promotes a "safe and efficient network of streets, bicycle-pedestrian facilities and other infrastructure to serve users in any surface transportation mode."

(Goal TAQ-1). The Comprehensive Plan also encourages cooperation between the City of Bloomington and School District to revitalize and improve neighborhoods.

**Action by the Zoning Board of Appeals**

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

1. **That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;** the special use should enhance safety in the area. The petitioner is proposing to construct additional off-street parking for neighboring Bent School Staff which should reduce the quantity of on-street parking and congestion along W. Walnut Street., N. Roosevelt Ave and N. Lee Street/I-150. Additionally, this will increase driver visibility of pedestrians, especially children, and bicyclists traveling to and from Bent School and along the road. The standard is met.
2. **That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;** the proposed parking lot is set back, at least ten (10) feet from the neighboring property lines. It will be screened with landscaping along the rear and a six (6) foot wooden fence on the sides. The parking lot will be used by Bent School, which operates during normal working hours. The impacts to neighboring properties should be low. The standard is met.
3. **That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;** the special use should not impede normal and orderly development of the surrounding properties, and is to be used exclusively by Bent School Staff which serves families in the immediate area. Additionally, by reducing the number of faculty, staff and parent vehicles on the street, larger, public vehicles are better able to serve residents in the neighborhood. The parking lot will also be fenced and screened from neighboring residential properties. The standard is met.
4. **That the adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;** the subject properties have adequate utilities, access and drainage. Design, construction and maintenance shall be in accordance with requirements specified in Section 44.7-2 and the Manual of Practice. The standard is met.
5. **That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;** the two parcels will be combined into one, and will be served by one ingress/egress. Currently, each parcel has a separate drive. This will reduce the number of curb cuts along N. Roosevelt Ave. The standard is met.

6. **That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Zoning Board of Appeals.** The proposed noncommercial parking lot meets the requirements explained in section 44.10-3 and Section 44.10-4. The petitioner is seeking a variance for a seven and a half (7.5) foot front yard setback. If the variances are granted, the standard is met.

**STAFF RECOMMENDATION:**

Staff finds that the petition has met the Zoning Ordinance's standards required to allow a special use for a noncommercial parking lot. Staff recommends the Zoning Board of Appeals provide Council with a recommendation to **approve** the requested **special use petition** in Case SP-02-17.

Respectfully submitted,

Katie Simpson  
City Planner

Attachments:

- Draft Ordinance
- Exhibit A-Legal Description
- Petition for a Special Use Permit
- Site Plan
- Aerial Map
- Zoning Map
- Newspaper Notice and Neighborhood Notice w/Map
- Notification Mailing List



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A  
NONCOMMERCIAL PARKING LOT IN THE R-2 DISTRICT  
FOR PROPERTY LOCATED AT: 907 & 909 N. ROOSEVELT AVE**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition requesting a Special Use Permit for a noncommercial parking lot in the R-2 District for certain premises hereinafter described in Exhibit(s) A; and

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

WHEREAS, the Bloomington Board of Zoning Appeals, after said public hearing made findings of fact that such Special Use Permit complies with the standards and conditions for granting such special permitted use for said premises as required by Chapter 44, Section 44.10-3C of the Bloomington, City Code, 1960; and

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

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

1. That the Special Use Permit for a noncommercial parking lot on the premises hereinafter described in Exhibit(s) A shall be and the same is hereby approved.
2. This Ordinance shall take effect immediately upon passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

EXHIBIT A

907 N. Roosevelt Ave: The South 52 ½ feet of Lot 7 in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois.

909 N. Roosevelt Ave: Lot 7, EXCEPT the South 52 ½ feet thereof, and the South ½ of Lot 6 in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois.

1. That your Petitioner is the owner of the freehold estate of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference;
2. That said premises presently has a zoning classification of R-2 under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That under the provisions of Chapter 44, Section 44.6-30 of said City Code Parking Lots, are allowed as a special use in a R-2 zoning district;
4. That the establishment, maintenance, or operation of said special use on said premises will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
5. That said special use on said premises will not be injurious to the use and enjoyment of other property in the immediate vicinity of said premises for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
6. That the establishment of said special use on said premises will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the R-2 zoning district;
7. That the exterior architectural treatment and functional plan of any proposed structure on said premises will not be so at variance with either the exterior architectural treatment and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood adjacent to said premises;

8. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided to said premises for said special permitted use;
9. That adequate measures have been or will be taken to provide ingress and egress to and from said premises so designed as to minimize traffic congestion in the public streets; and
10. That said special permitted use on said premises shall, in all other respects, conform to the applicable regulations of the R-2 zoning district in which it is located except as such regulations may, in each instance, be modified by the City Council of the City of Bloomington pursuant to the recommendations of the Bloomington Board of Zoning Appeals.

WHEREFORE, your Petitioner respectfully prays that said special use for said premises be approved.

Respectfully submitted,

BLOOMINGTON PUBLIC SCHOOLS,  
DISTRICT 87, BLOOMINGTON,  
MCLEAN COUNTY, ILLINOIS

By:   
Barry M. Reilly, Superintendent

**EXHIBIT A**  
**LEGAL DESCRIPTIONS**

907 N. Roosevelt Avenue, Bloomington, Illinois 61701

The South 52 1/2 feet of Lot 7 in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois.

PIN: 21-04-126-005

909 N. Roosevelt Avenue, Bloomington, Illinois 61701,

Lot 7, EXCEPT the South 52 ½ feet thereof, and the South ½ of Lot 6, both in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois.

PIN: 21-04-126-004







907 and 909 N. Roosevelt Avenue-Aerial View



0 0.04 0.1 Miles By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement: <http://www.McGIS.org/License>

1: 2,257

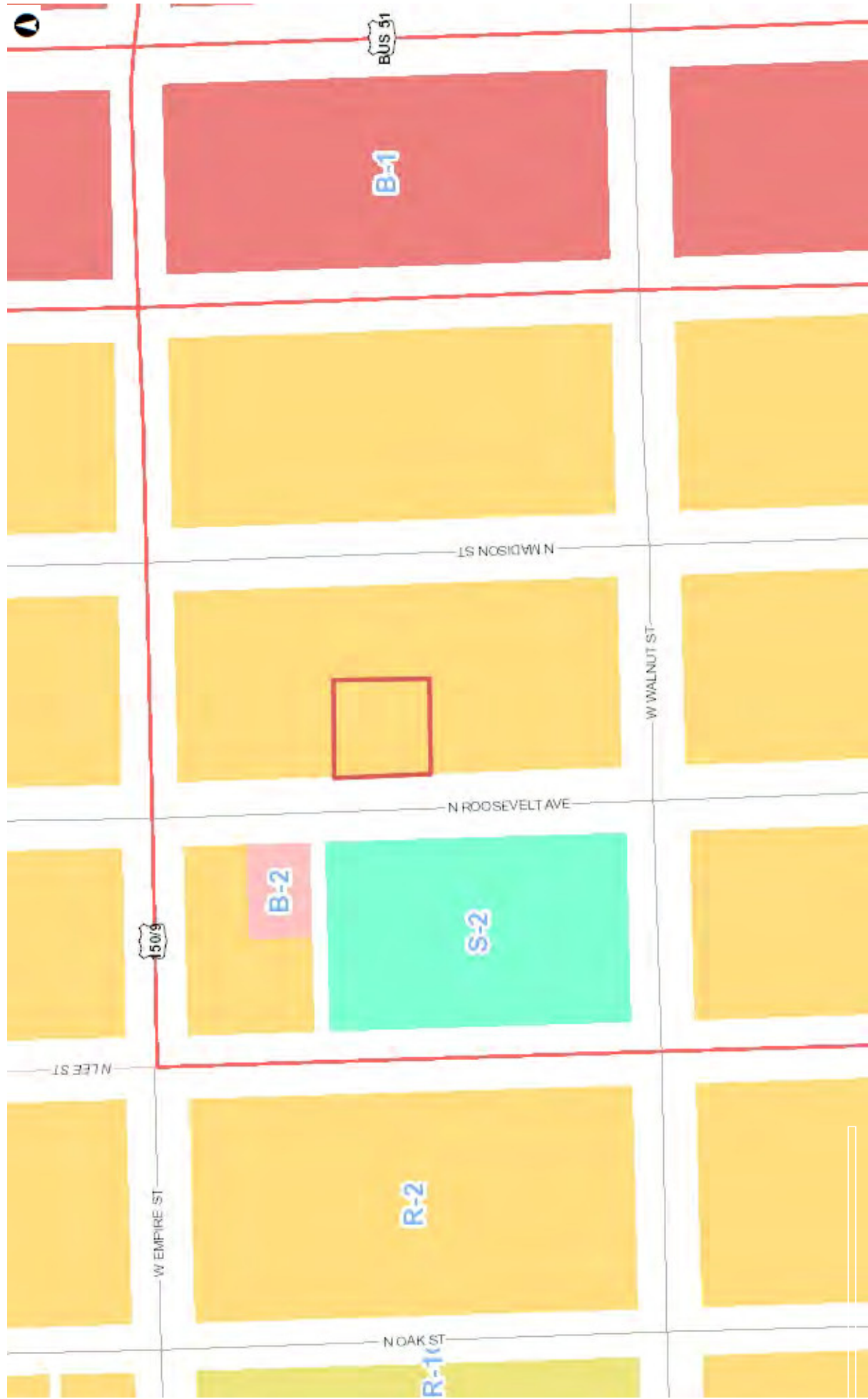
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Notes





# 907 & 909 N. Roosevelt Ave-Zoning Map



Notes

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

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20857466

**CITY OF BLOOMINGTON  
PUBLIC HEARING NOTICE**

Public Notice is hereby given that the Zoning Board of Appeals will hold a public hearing on Wednesday, January 18, 2017 at 4:00 PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois to hear testimony on a petition submitted by Bloomington Public Schools, District 87, requesting approval of a Special Use Permit to allow for the expansion of a parking lot in a R-2, Mixed Residential, on property located at 907 and 909 N. Roosevelt St.

**LEGAL DESCRIPTION:** Exhibit A  
907 N. Roosevelt St.

The South 52 ½ feet of Lot 7 in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois. PIN: 21-04-126-005

909 N. Roosevelt St.

Lot 7, EXCEPT the South 52 ½ feet thereof, and the South ½ of Lot 6, both in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois. PIN: 21-04-126-004

All interested persons may present their views upon such matters pertaining thereto. Said Petition and all accompanying documents are on file and available for public inspection in the Office of the City Clerk.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five (5) days before the hearing.

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

Cherry Lawson  
City Clerk

Published in the Pantagraph:  
January 3, 2017

**Public Notices**

Counsel/Agent must attend the meeting and the subject properties are described as follows:

**Legal Description**

907 N. ROOSEVELT: THE SOUTH 52 ½ FEET OF LOT 7 IN BLOCK 3 IN ALLIN, GRIDLEY AND PRICKETTS ADDITION TO THE CITY OF BLOOMINGTON IN MCLEAN COUNTY, ILLINOIS. PIN: 21-04-126-005

909 N. ROOSEVELT: EXCEPT THE SOUTH 52 ½ FEET THEREOF, AND THE SOUTH ½ OF LOT 6, BOTH IN BLOCK 3 IN ALLIN, GRIDLEY AND PRICKETTS ADDITION TO THE CITY OF BLOOMINGTON IN MCLEAN COUNTY, ILLINOIS. PIN: 21-04-126-004

**REQUEST**

A request for two variances from Chapter 44 of the City's Code to allow 1) parking in the front yard (44.7-2C.3(b)), and 2) a front yard setback of 7.5 feet in lieu of the required 13 foot setback (44.4-5.D). The petitioner would like to demolish the existing homes and construct a noncommercial parking lot for the benefit of Bent School faculty and staff.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing.

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

Published: Monday, January 2, 2017

20857728  
**CITY OF BLOOMINGTON  
PUBLIC HEARING NOTICE  
ZONING BOARD OF APPEALS  
JANUARY 18, 2017**

Notice is hereby given that the Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, January 18, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, petitions submitted by Bloomington Public Schools, District 87 for the approval of two variances from Chapter 44 of the City's Code on properties located at 907 N. Roosevelt Ave and 909 N. Roosevelt Ave at which time all interested persons may present their views upon such matters pertaining thereto. The petitioner or his/her

**E KNOW.**  
anywhere.

FREE APPS  
ant access to  
most accurate  
information.

GRAPH



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

December 29, 2016

Dear Property Owner or Resident:

The Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, January 18, 2017 at 4:00 p.m. in the City Hall City Council Chambers, 109 E. Olive St., Bloomington, Illinois, for petitions submitted by Bloomington Public Schools, District 87 for the approval a special use permit and two variances for the property located at 907 and 909 N. Roosevelt Ave at which time all interested persons may present their views upon such matters pertaining thereto.

#### REQUEST

- A special use permit to allow for a noncommercial parking lot in the R-2 District
- A variance to allow parking in the front yard of a residential lot
- A variance to allow a front yard setback of 7.5 feet in lieu of the block average of 13 feet

The petitioner or his/her Counsel/Agent must attend the meeting. A legal description of the subject property is attached to this letter.

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon matters pertaining to the requested special use and variances during the public hearing. Communications in writing in relation thereto may be filed with the Department of Community Development, or at such hearing. In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at [www.cityblm.org](http://www.cityblm.org). If you desire more information regarding the proposed petition or have any questions you may email me at [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org) or call me at (309) 434-2226.

Sincerely,

Katie Simpson  
City Planner

Attachments:

- Legal description of the subject property
- Map of notified properties within 500 ft of subject property



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

Legal Description:

907 N ROOSEVELT: THE SOUTH 52 ½ FEET OF LOT 7 IN BLOCK 3 IN ALLIN, GRIDLEY AND PRICKETTS ADDITION TO THE CITY OF BLOOMINGTON IN MCLEAN COUNTY, ILLINOIS. PIN: 21-04-126-005

909 N ROOSEVELT: EXCEPT, THE SOUTH 52 ½ FEET THEREOF, AND THE SOUTH ½ OF LOT 6, BOTH IN BLOCK 3 IN ALLIN, GRIDLEY AND PRICKETTS ADDITION TO THE CITY OF BLOOMINGTON IN MCLEAN COUNTY, ILLINOIS. PIN: 21-04-126-004







MEGHAN GEMBARA  
10 CARRIAGE TRAIL  
PALOS HEIGHTS IL 60463

DAVID B STAUFFER  
1003 N MADISON  
BLOOMINGTON IL 61701

LUCHRECY B CANULL  
1005 N MADISON ST  
BLOOMINGTON IL 617012754

BLOOMINGTON EYE INSTITUTE  
1008 N CENTER ST  
BLOOMINGTON IL 617012778

BERNARD MCNAMARA  
102 W CHESTNUT ST  
LEXINGTON IL 617531369

LINDA A CUSHING  
1101 N LEE  
BLOOMINGTON IL 61701

PAUL MEUTH  
1104 N MADISON ST  
BLOOMINGTON IL 617012756

Rick S Terven  
1111 S Macarthur Blvd  
Springfield IL 627042820

GREG A & CHERYL SEXTON  
12768 SOUTH RD  
WAYNESVILLE IL 617789512

CHASE CAVALERA  
1406 W WOOD ST  
BLOOMINGTON IL 617016366

ZACHARY D KERRICK  
1001 N MADISON  
BLOOMINGTON IL 61701

LAWRENCE MILLER  
1003 N ROOSEVELT  
BLOOMINGTON IL 61701

KELLY L CICCOLO  
1005 PARK ST  
BLOOMINGTON IL 617013143

GAILEY EYE CLINIC LTD  
1008 N MAIN ST  
BLOOMINGTON IL 617011784

Attn Mark Snyder Sasil Properties LLC  
1020 Longmeadow Ln  
Western Springs IL 605582108

LOVING MISSIONARY BAPTIST CHURCH  
1101 N ROOSEVELT  
BLOOMINGTON IL 61701

DARIN W PARKER  
1108 E TAYLOR ST  
BLOOMINGTON IL 617015561

JOHN ARMSTRONG  
12 KLEGGSTONE CIR  
BLOOMINGTON IL 617041508

DANNY WHEELER  
1312 N ALLIN ST  
BLOOMINGTON IL 617011602

D ROBERT SWIBAKER  
1411 N LINDEN ST  
NORMAL IL 617611468

A EMMA RECKER  
1003 N LEE ST  
BLOOMINGTON IL 617012750

MERVIN R HELMUTH  
1005 N LEE ST  
BLOOMINGTON IL 617012750

ROY MCNIER  
1007 N MADISON ST  
BLOOMINGTON IL 617012754

% THORNTONS, INC. DAVID BRIDGERS  
10101 LINN STATION RD  
LOUISVILLE KY 402233848

MICHAEL & CHARLIE CATRON  
1100 N ROOSEVELT  
BLOOMINGTON IL 61701

THOMAS J & SHELLY BEUTOW  
1102 N MADISON ST  
BLOOMINGTON IL 617012756

VICENTE & JENNIFER ADAME  
1111 E GROVE ST  
BLOOMINGTON IL 617014210

PATTY SANDOVAL  
1215 N MASON ST  
BLOOMINGTON IL 617011648

TIM HERMAN  
1316 E EMPIRE ST  
BLOOMINGTON IL 617013420

% HAPPINESS SERIES LLC YUWADEE  
JOHNSON  
18570 E 2375 NORTH RD  
TOWANDA IL 617767598





HAPPINESS SERIES LLC  
18570 E 2375 NORTH RD  
TOWANDA IL 617767598

MARTIN R RUMBOLD  
201 OAK VALLEY DR  
GOODFIELD IL 617429514

KEVIN DRAEGER  
202 GRANDVIEW DR  
NORMAL IL 617613135

DML REAL ESTATE  
202 NORTH CENTER STREET SUITE 2  
BLOOMINGTON IL 61701

PATRICK & MICHELLE WHEELER  
207 W CHESTNUT  
BLOOMINGTON IL 61701

SIMONE MANIS  
2104 KIRKLAND AVE.  
LAS VEGAS NV 891024436

MICHELLE A SHOOP  
22 LONG COVE CT  
BLOOMINGTON IL 617042903

G 5 OF MCLEAN COUNTY LLC  
2203 EASTLAND DR STE 8  
BLOOMINGTON IL 617047924

DAVID BEAN  
23977 E 1000 NORTH RD  
DOWNS IL 617369427

CRIS L HARREL  
247 S Sycamore St  
El Paso IL 617381458

BLOOMING GROVE PROPERTIES LLC  
25017 WOOD THRUSH CIR  
HUDSON IL 617487511

KEITH & CINDY RANNEY  
25049 WOOD THRUSH CIR  
HUDSON IL 617487511

WAYNE & MARY PELHANK  
2625 Day Lily Run  
The Villages FL 321622050

MATTHEW KINSELLA  
2754 BAKER ST  
SAN FRANCISCO CA 941233812

RALPH & MARY KAY KILLIAN SCHMITT  
28153 E 1100 NORTH RD  
ELLSWORTH IL 617379469

TONY & DEBORAH ADEKOYA  
3 HANEY CT  
BLOOMINGTON IL 617014983

JANDACE S SWAN  
30 ETHELL PKWY  
NORMAL IL 617614017

BENT SCHOOL BOARD OF EDUCATION  
300 E MONROE  
BLOOMINGTON IL 61701

KATHERINE MITCHELL  
301 W Empire St  
Bloomington IL 617012728

REGINALD WHITTAKER  
303 E WILLOW ST  
NORMAL IL 61761

MIKE & BRANDE BURLESON  
305 MORGAN DR  
HEYWORTH IL 617459216

CEVAT KARASEN  
305 W CHESTNUT ST  
BLOOMINGTON IL 617012914

MARIE SANDOVAL  
308 S GROVE ST  
NORMAL IL 617612836

SEAN A BOZARTH  
311 S MAIN ST  
NORMAL IL 617612968

MARK SEGOBIANO  
3213 KIRKWOOD RD  
BLOOMINGTON IL 617048287

PHILIP F ADELEYE  
3950 N LAKE SHORE DR APT 1228E  
CHICAGO IL 606133446

KURT & AMY HERALD  
403 SEMINARY AVE  
BLOOMINGTON IL 617011664

HOWARD J COTTON  
405 W CHESTNUT ST  
BLOOMINGTON IL 617012916

RALPH COOPER  
406 W WALNUT ST  
BLOOMINGTON IL 617012939

STEVE NORTHCUTT  
4200 SW 3RD AVE  
CAPE CORAL FL 339145940



BRUCE HUMPHREY  
501 W EMPIRE ST  
BLOOMINGTON IL 617012731

M KRUTKE  
503 N EAST ST  
HUDSON IL 61748

SHEILA M WILBURN  
503 W EMPIRE ST  
BLOOMINGTON IL 617012731

MELISSA A GAZELLE  
504 W EMPIRE  
BLOOMINGTON IL 61701

CHARLES W RIDGEWAY  
506 W WALNUT ST  
BLOOMINGTON IL 61701

TODD BUGG  
606 N LINDEN ST  
NORMAL IL 617611707

DURAN OWNERSHIP GROUP  
613 WHISPERING PINES CC LN  
NORMAL IL 617615361

FIRST STATE BANK CUSTODIAN  
706 WASHINGTON ST  
MENDOTA IL 613421675

STEPHEN A CAPODICE  
707 WOODRIG RD  
BLOOMINGTON IL 617045624

BERNARD W DEANY  
711 E EMPIRE ST  
BLOOMINGTON IL 617013245

REUBEN YODER  
8 FISHER DR  
BLOOMINGTON IL 617011902

FAITH BAPTIST CHURCH  
804 N CENTER  
BLOOMINGTON IL 61701

THOMAS L & ELLEN J BRENNAN  
806 N MADISON ST  
BLOOMINGTON IL 617012928

ROGER LINDA & JOHN BEHRENS  
806 N ROOSEVELT  
BLOOMINGTON IL 61701

HOLLY CHAPMAN  
808 N MADISON ST  
BLOOMINGTON IL 617012928

ROBERT D FARMER  
809 N LEE  
BLOOMINGTON IL 61704

STEFEN ROBINSON  
809 N MADISON ST  
BLOOMINGTON IL 617012927

ELEANOR LORANCE  
810 N LEE ST  
BLOOMINGTON IL 617012923

RICKY ALLAN QUINN  
811 N LEE  
BLOOMINGTON IL 61701

JOHN G WILSON  
812 N LEE  
BLOOMINGTON IL 61701

BRIAN VASQUEZ  
812 N MADISON ST  
BLOOMINGTON IL 61701

MELVIN L KULL  
812 N ROOSEVELT AVE  
BLOOMINGTON IL 617012934

KELBY CUMPSTON  
901 N MADISON ST  
BLOOMINGTON IL 617014538

JOSEPH PLOENSE  
901 N OAK ST  
BLOOMINGTON IL 617012828

THOMAS R EWEN  
901 SPEAR DR  
NORMAL IL 617613153

LORI A STEVENSON  
903 N OAK STREET  
BLOOMINGTON IL 61701

JOHNNY M WHITE  
903 N ROOSEVELT  
BLOOMINGTON IL 61701

WILLIAM L & GRACIE CUSHMAN  
904 N CENTER  
BLOOMINGTON IL 61701

SHAWN F & ALISON M HODINA  
904 N LEE  
BLOOMINGTON IL 61701

ELIZABETH DRINAN  
905 N ROOSEVELT AVE  
BLOOMINGTON IL 617012935



VICTORIA S BAPTISTE  
906 N MADSION  
BLOOMINGTON IL 61701

NICHOLAS BURTON  
907 N OAK ST  
BLOOMINGTON IL 61701

JOHN H BROWN  
908 N LEE ST  
BLOOMINGTON IL 617012925

JENNIFER R EVANS  
910 N MADISON ST  
BLOOMINGTON IL 617012930

ASHLEY STRUCK  
911 N OAK ST  
BLOOMINGTON IL 617012828

JOHN T LEWIS  
911 N Roosevelt Ave  
Bloomington IL 617012935

KRISTA LEONATTI  
912 N LEE ST  
BLOOMINGTON IL 617014547

DAVID L & GLORIA BREWER  
912 N ROOSEVELT AVE  
BLOOMINGTON IL 617012936

LOIS E KERN  
913 N LEE ST  
BLOOMINGTON IL 617012924

DANIEL C NADLER  
913 N OAK ST  
BLOOMINGTON IL 617012828

ROBERT J BREWE III  
913 N ROOSEVELT AVE  
BLOOMINGTON IL 61701

DAVID G HAAS  
914 N CENTER ST  
BLOOMINGTON IL 617012911

JESSI WILSON  
914 N LEE ST  
BLOOMINGTON IL 617012925

KAREN BURSELL  
914 N Madison St  
Bloomington IL 617012930

ANGELA & WILEY SPIECKER SINNOTT  
915 N LEE ST  
BLOOMINGTON IL 617012924

CHAD BEARD  
916 N LEE ST  
BLOOMINGTON IL 617012925

JOSEPH W BARTH  
916 N MADISON  
BLOOMINGTON IL 61701

JESUS & OLGA CABRERA  
916 N ROOSEVELT AVE  
BLOOMINGTON IL 617012936

PEGGY HUTCHISON  
917 N OAK ST  
BLOOMINGTON IL 617012828

KELSEY & GLENN SASVELD  
94 S RIVER RD  
NAPERVILLE IL 605404239

CYNTHIA M SHEPARD  
PO BOX 3333  
BLOOMINGTON IL 617023333

BOB HERMES  
PO BOX 707  
HUDSON IL 61748

**CITY OF BLOOMINGTON  
REPORT FOR THE BOARD OF ZONING APPEALS  
JANUARY 18, 2017**

| <b>CASE<br/>NUMBER:</b> | <b>SUBJECT:</b>              | <b>TYPE:</b>                                                                                                                                                                          | <b>SUBMITTED<br/>BY:</b>      |
|-------------------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| Z-01-17                 | 907 & 909 N<br>Roosevelt Ave | Variance to allow 1) parking in the front yard of a residential property, and; 2) a seven and a half (7.5) foot front yard setback in lieu of the required thirteen (13) foot setback | Katie Simpson<br>City Planner |

**REQUEST**

The petitioner would like to construct a noncommercial parking lot in a R-2, Mixed Residential District. In addition to a special use permit, the petitioner is seeking two variances to allow parking in the front yard of property in the R-2 District, Mixed Residential, and a variance to allow a seven and a half (7.5) foot front yard setback in lieu of the required thirteen (13) foot setback (Section 44.4-5D).

**NOTICE**

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on January 2, 2016.

**GENERAL INFORMATION**

Owner and Applicant: Bloomington Public School, District 87

**LEGAL DESCRIPTION**

907 N. Roosevelt Ave: The South 52 ½ feet of Lot 7 in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois.

909 N. Roosevelt Ave: Lot 7, EXCEPT the South 52 ½ feet thereof, and the South ½ of Lot 6 in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois.

**PROPERTY INFORMATION**

Existing Zoning: R-2 Mixed Residential  
Existing Land Use: apartments (907 N. Roosevelt) and apartments (909 N. Roosevelt).  
Property Size: Approximately 10,200 square feet  
PIN: 21-04-126-005; 21-04-126-004

**Surrounding Zoning and Land Uses**

Zoning

North: R-2, Mixed Residential District  
South: R-2, Mixed Residential District  
East: R-2, Mixed Residential District  
West: S-2, Public Lands and Institutions District

Land Uses

North: Single family home(s)  
South: Single family home(s)  
East: Single family home(s)  
West: Horatio G. Bent Elementary School



**Analysis**

**Submittals**

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

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

**PROJECT DESCRIPTION**

The subject site is commonly known as 907 & 909 N. Roosevelt Ave located east of Bent Elementary School, north of W. Walnut Street, west of N. Madison Street, and south of Empire Street. The properties were formerly used as multiple-family dwellings. The petitioner acquired the properties and demolished the homes. The land is currently vacant. Surrounding uses in the area include single, two and multiple-family housing and Bent Elementary School.

The petitioner would like to construct a seventeen (17) space, noncommercial parking lot (approximately 5,103 square feet) with one ADA space to be used by the staff at, neighboring, Bent School. Bent School currently serves 416 elementary students, and has 60 faculty and staff. Faculty, staff and parents currently rely on on-street parking along W. Walnut Street, N. Roosevelt Street, N. Lee Street, and W. Empire Street. Many residents also park on the street. An ordinance was passed in 2016 approving a special use permit and the Zoning Board of Appeals granted two variances which allowed for the construction of an eighteen (18) space noncommercial parking lot located at 900 and 901 N. Roosevelt Ave. This newly proposed parking lot would further reduce the number of faculty and staff vehicles parked along the street and overall traffic congestion surrounding the school.

The following is a summary of the requested variations:

**Applicable Code Sections:**

Section 44.7-2.C.3(b)

| Type of Variance      | Request       | Required    | Variance                                |
|-----------------------|---------------|-------------|-----------------------------------------|
| Parking in front yard | allow parking | not allowed | Allow parking in a residential district |

Section 44.4-5.D

| Type of Variance   | Request | Required            | Variance      |
|--------------------|---------|---------------------|---------------|
| Front yard setback | 7.5'    | 13' (block average) | 5.5' decrease |

**Analysis**

**Variations from Zoning Ordinance**

The petitioner demolish the houses on both properties and would like to construct a seventeen (17) space, noncommercial parking lot (approximately 5,103 square feet) to be used by Bent School dtaff. The subject properties are located in a R-2, Mixed Residential District, and parking in the front yard of said district is prohibited (44.7-2 C.3(b)). A variance is needed to accommodate the proposed parking.

In addition, the petitioner is seeking a variance to allow a seven and a half (7.5) foot front yard setback. The required front yard setback is equal to the average front yard of neighboring properties (section 44.4-5D) and in this particular case, because this neighborhood was constructed prior to the zoning ordinance, the average is thirteen (13) feet. The petitioner's site plan shows compliance with standards described in Sections 44.7 and 44.10, including the minimum yard and fencing/screening requirements.

The existing lots are nonconforming because they do not meet the minimum lot width and area required in the R-2 District. The two lots will be combined into one parcel since they are under common ownership and the proposed parking lot will create a conforming parcel in an R-2 District.

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

#### **FINDINGS OF FACT**

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

**That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult; and** Bent Elementary School is landlocked and has limited space for recreation and parking for teachers. The properties are smaller than the typical lot in the city which limits the amount of space available for parking. The proposed seven and a half foot setback provides an amount of green space consistent with the neighboring residential properties, many of which have decks that project into the required front yards. The standard is met.

**That the variances would be the minimum action necessary to afford relief to the applicant; and** The variance would be the minimum action necessary to afford relief to the applicant, as a specific amount of space is required to fit the additional cars on the site. There is no additional space left on the Bent School property to be used to address the parking issue; surface space on their lot is currently being used for other school related needs. The standard is met.

**That the special conditions and circumstances were not created by any action of the applicant; and** the circumstances requiring the requested variances were not created by action of the applicant. Bent School is located in an older, residential area. The school, as well as many surrounding properties were platted and constructed before the City's code was adopted in 1960. Over time, as the many houses in the neighborhood have been converted into multi-family residents and the neighborhood density increased, the amount of on-street parking in the area has grown resulting in highly congested streets. The proposed parking lot will reduce the number of faculty and staff vehicles parked on the street and reduce congestion. The standard is met.

**That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; and** Neighboring properties have front yard setbacks less than those required by the code. Granting the requested front yard setback variance will not give the applicant any special privilege. Moreover, parking is allowed in the front yards of residential properties on approved driveways and surfaces. Allowing parking in the property's front yard will allow the petitioner to maximize the number of off-street parking spaces and contributes to the overall welfare of the neighborhood. The standard is met.

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

The requested variance will be beneficial to public welfare, will improve the essential character of the neighborhood, and will not impair the development of adjoining properties. The removal of the apartment buildings decreased the neighborhood density which contemplates no more than 12 dwelling units per acre. Additional off-street parking will contribute to the overall safety of the neighborhood, by decreasing existing congestion levels and increasing the visibility of pedestrians, especially school children. The standard is met.

**STAFF RECOMMENDATION:**

Staff finds that the petition has met the Zoning Ordinance's standards required to allow a variance. Staff recommends denial of the requested variance in Case Z-01-17.

Respectfully submitted,

Katie Simpson  
City Planner

**Attachments:**

- Variance Application
- Petitioner Statement of Findings of Fact
- Site Plan
- Aerial Map (see attachment from agenda item B)
- Zoning Map (see attachment from agenda item B)
- Newspaper notice and neighborhood notice (see attachment from agenda item B)
- List of notified property owners (see attachment from agenda item B)

# 28527

**CITY OF BLOOMINGTON, ILLINOIS**

**PETITION FOR VARIANCE REQUEST**

Address of the Property: 907 N. Roosevelt, Bloomington, Illinois and  
909 N. Roosevelt, Bloomington, Illinois.

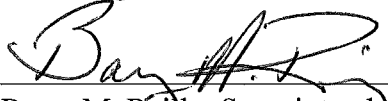
Petitioner and Owner: Bloomington Public Schools, District 87,  
Bloomington, McLean County, Illinois

Petitioner's Address: John L. Pratt  
Attorney for Petitioner  
217 E. Washington Street  
Bloomington, IL 61701

Petitioner's Phone: John L. Pratt at 309-828-2302

Petitioner's Email: John L. Pratt at [jlp@prattandprattpc.com](mailto:jlp@prattandprattpc.com)

Contractual Interest: Bloomington Public Schools owns the Property

Signature of Applicant:  December 22, 2016  
Barry M. Reilly, Superintendent

**Brief Project Description:**

The Bloomington Public Schools, District 87, Bloomington, McLean County, Illinois (hereinafter referred to as "District 87") has purchased two properties commonly known as 907 N. Roosevelt and 909 N. Roosevelt, Bloomington, Illinois (hereinafter referred to as the "Property"). District 87 has demolished the two residential improvements on the Property and plans to use the Property for off street parking for Horatio G. Bent Elementary School located at 904 N. Roosevelt, Bloomington, Illinois (hereinafter referred to as "Bent School"), which is across Roosevelt from the Property.

Bent School is a neighborhood elementary school located in a fairly congested residential area. There are 416 students currently attending Bent School along with 60 faculty and staff. There is very little off-street parking at Bent School. On street parking is used by faculty and staff, parents and local residents. The acquisition of this Property provides an excellent opportunity for District 87 to provide additional parking for its teachers, parents and visitors and relieve some of the existing congestion in the largely residential area.



DEC 27 2016

The demolished residential improvements on the Property were in exceedingly poor condition. There were several very small units in each of the buildings. The demolition of the buildings on the Property has been and will continue to be beneficial to the neighborhood.

The legal descriptions of the Property are set forth in Exhibit A attached hereto. The layout of the Property prior to the demolition of the buildings is attached as Exhibit B. A Sidwell map of the neighborhood is attached as Exhibit C. Photographs of the Property prior to demolition are attached as Exhibit D. A layout of the proposed parking area is attached as Exhibit E. The parking area will have one point of ingress and egress from the street and one driveway. The parking area will be screened to the north, east and south by a new six foot privacy fence (to the west is Roosevelt Street). The parking area will provide for safe off-street parking for seventeen (17) cars. The parking area will aesthetically improve the neighborhood and relieve some of the congestion in the area.

Earlier in 2016, District 87 purchased 900 and 901 N. Roosevelt, Bloomington, Illinois, and demolished the existing multi family structures and constructed a parking lot. The parking lot has been a tremendous benefit to Bent School and to the neighborhood as a whole. District 87 received a variance to construct the parking lot.

**Code Requirements Involved:**

Chapter 44, Section 44.7-2.C.3(b) and Section 44.4-5.D.

**Variances Requested:**

District 87 respectfully requests that parking be allowed with a front yard setback of seven and one-half (7.5) feet in lieu of a thirteen (13) foot setback as provided in Chapter 44, Section 44.4-5.D.

**Reasons to Justify Approval by Zoning Board:**

The front yard setback variance is necessary to provide an efficient parking area. With the variance, there will be seventeen (17) spaces available, which shall include one handicap assessable space. Drivers will be able to safely turn around in the parking area and exit the parking area onto Roosevelt driving forward.

Bent School is landlocked. Additional parking will be of great benefit to the school and the entire neighborhood. It is essential that the parking area provide for safe ingress and egress



for the safety of the students and the neighborhood, which is largely residential and is congested during certain hours of the day.

The removal of dilapidated structures on the Property reduces the congestion in the neighborhood. Additional much needed off-street parking for the adjacent elementary school is the best use of the Property for District 87, the neighborhood and the community.

**Findings of Fact Questionnaire:**

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

The property is only 99 feet wide and 99 feet deep. Bent School is landlocked and surrounded by residences. Over the years, many of the surrounding residences have been converted from single family to multi-family, which has increased the on-street parking demand. The acquisition of off-street parking to service Bent School in this congested residential neighborhood is difficult and expensive. The Property provides an excellent opportunity to remove seventeen (17) cars from the street during very congested times of the day.

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

District 87 is only requesting one waiver. District 87 is requesting that the front yard setback be reduced to seven and one-half (7.5) feet. That is a five and one-half (5.5) foot reduction. The parking lot will comply with all other requirements, including screening requirements.

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

District 87 is requesting a waiver of the front yard setback requirement. Bent School and the Property were both platted and in use before the Code provisions became effective. District 87 did not create the need for this waiver request. District 87 is responding to the need for additional off-street parking in the neighborhood.

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

The Code permits requests for variances from transitional area setback requirements. District 87 is not the only entity that can request such a variance. This neighborhood was platted long before the current zoning code was adopted.

5. That the granting of the variance will not be detrimental to the public welfare, alter the essential character of the neighborhood, not unreasonably impair the use or development of adjoining properties.

The granting of the variances requested will be beneficial to the public welfare, improve the essential character of the neighborhood and not impair the use or the development of the adjoining properties. Bent School is not only the largest property in the neighborhood geographically, it is the focus of a great deal of attention in the neighborhood and the City. During the school year, students, teachers, parents, administrators, after school care providers, coaches, bus drivers and others go to Bent School during the day and early evening.

Bent School is surrounded by residences, many of which have been converted to multi-family housing over the years. The streets surrounding Bent School are congested at certain times of the day. Additional off-street parking will alleviate some of the congestion that exists in the neighborhood.

There will be no impact to the adjoining properties. The front yard at issue faces Bent School. The parking lot will replace dilapidated buildings with much needed off-street parking with adequate screening.

**EXHIBIT A**  
**LEGAL DESCRIPTIONS**

907 N. Roosevelt Avenue, Bloomington, Illinois 61701

The South 52 1/2 feet of Lot 7 in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois.

PIN: 21-04-126-005

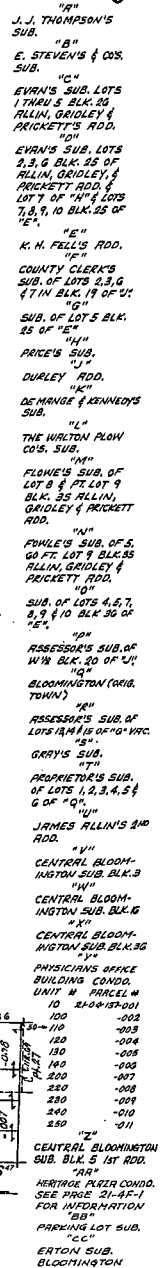
909 N. Roosevelt Avenue, Bloomington, Illinois 61701,

Lot 7, EXCEPT the South 52 ½ feet thereof, and the South ½ of Lot 6, both in Block 3 in Allin, Gridley and Pricketts Addition to the City of Bloomington in McLean County, Illinois.

PIN: 21-04-126-004



2016 Parking Lot



21-4B

EXHIBIT C



# Photos

[Assessment Page](#) [Ownership History](#) [Assessment History](#) [Permit History](#) [Property Characteristics](#) [New Search](#) [Home](#)

ID: 43 21-04-126-005  
Name: BLOOMINGTON PUBLIC SCHOOL  
DIST 87  
Address: 907 N ROOSEVELT AVE

[Photo 1](#) [Photo 2](#) [Photo 3](#) [Photo 4](#)



[Assessment Page](#) [Ownership History](#) [Assessment History](#) [Permit History](#) [Property Characteristics](#) [New Search](#) [Home](#)

EXHIBIT D PAGE 1

# Photos

[Assessment Page](#) [Ownership History](#) [Assessment History](#) [Permit History](#) [Property Characteristics](#) [New Search](#) [Home](#)

ID: 43 21-04-126-004  
Name: BLOOMINGTON PUBLIC SCHOOLS  
DIST 87  
Address: 909 N ROOSEVELT AVE

[Photo 1](#) [Photo 2](#) [Photo 3](#) [Photo 4](#) [Photo 5](#)



[Assessment Page](#) [Ownership History](#) [Assessment History](#) [Permit History](#) [Property Characteristics](#) [New Search](#) [Home](#)

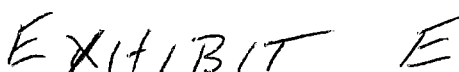
EXHIBIT D PAGE 2



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**PROPOSED CONDITIONS**  
 IMPERVIOUS AREA = 5,451 S.F.  
 PERVIOUS AREA = 4,420 S.F.  
 TOTAL = 9,871 S.F.



**CITY OF BLOOMINGTON  
REPORT FOR THE BOARD OF ZONING APPEALS  
JANUARY 18, 2017**

| <b>CASE NUMBER:</b> | <b>SUBJECT:</b> | <b>TYPE:</b>                                                                                                                                    | <b>SUBMITTED BY:</b>          |
|---------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| Z-02-17             | 3907 Rave Rd    | Variance to allow for a rear yard setback of 14 feet in lieu of the required 25 feet (44.6-40B) in the R-1C, Single Family Residential District | Katie Simpson<br>City Planner |

**REQUEST**

The petitioner is seeking a variance to allow for a rear yard setback of 14 feet in lieu of the required 25 feet (44.6-40B) in the R-1C, Single Family Residential District because the petitioner would like to enclose an existing deck with a screened porch.

**NOTICE**

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on January 2, 2017.

**GENERAL INFORMATION**

Owner and Applicant: Suzie McGuire

**PROPERTY INFORMATION**

Existing Zoning: R-1C, Single Family Residential District  
Existing Land Use: single family residence  
Property Size: approximately 9,828 square feet (78'X126')  
PIN: 15-29-151-005

**Surrounding Zoning and Land Uses**

Zoning

North: R-1C Single Family Residential  
South: R-1C Single Family Residential  
East: R-1C Single Family Residential  
West: R-1C Single Family Residential

Land Uses

North: Single family residences  
South: Single family residences  
East: Single family residences  
West: Single family residences

**Analysis**

Submittals

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

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

**PROJECT DESCRIPTION**

The subject site is commonly known as 3907 Rave Road and is part of the Eagle View Subdivision located east of Towanda Barnes Road and south of Fort Jesse Road. The property is

improved with a single family home. The petitioner would like to convert an existing deck, which extends 16ft into the rear yard, into a screened porch. Open porches are permitted obstructions in the rear yard, but screened porches are considered to be enclosed and therefore an extension of the building footprint.

The property is zoned R-1C, Single Family Residential District, and is regulated by the bulk requirements in Section 44.6-40B of Chapter 44. This zoning district contemplates densities of up to six (6) dwelling units per acre. The required setbacks are 25' in the front yard and 25' in the rear yard (measured from building to property line). The porch addition alters the footprint of the principal structure, so the petitioner is applying for a variance from the code to allow for a reduction in the required rear yard.

The following is a summary of the requested variations:

**Applicable Code Sections:**

Section 44.6-40B

| Type of Variance  | Request | Required | Variance       |
|-------------------|---------|----------|----------------|
| Rear Yard Setback | 14 ft   | 25 ft    | 11 ft decrease |

The subject property is relatively flat. It currently has a 25ft rear yard. The home is set back approximately sixty (60) feet from the front property line. This subdivision was platted with a minimum thirty (30) foot front yard setback. A seven and a half (7.5) foot utility easement also runs along the rear property line. The lot is located at the bend of Rave Road. The property directly south (3902 Watertown Lane) is located on the curved portion of Watertown Lane. 3907 Rave Road has a 30ft rear yard. 3902 Watertown Lane Road has roughly a 25 ft rear yard. There is a four foot fence which separates the two homes and a row of evergreens which screen 3907 Rave Road from 3902 Watertown Lane. Granting the variance would decrease the setback and green space between these two homes.

**Analysis**

**Variations from Zoning Ordinance**

The petitioner proposes to enclose the existing deck with a screened in porch. The addition will require expanding the roof line and therefore expanding the property's footprint into the rear yard.

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

**FINDINGS OF FACT**

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

**That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult; and** the lot is 126 feet long. In keeping with the



aesthetics of the neighborhood, the house is positioned farther back on the lot with a front yard setback larger than required. The house is currently positioned with a thirty (30) foot rear yard setback which allows the petitioner five (5) feet of leeway for expanding the footprint of the house in the rear. A seven and a half foot (7.5) foot utility easement runs along the southern property line. Both the lot and structure meet Code. The lot is also relatively flat, no identifiable physical hardships relative to the property exist. The standard is not met.

**That the variances would be the minimum action necessary to afford relief to the applicant;** and the petitioner proposes to work within the existing framework of the deck; an open porch is also permitted without a variance. The standard is not met.

**That the special conditions and circumstances were not created by any action of the applicant;** and the neighborhood was designed to have a larger front yard setback, and so the house was positioned on closer to the required rear yard setback when it was constructed. Nonetheless, open porches are permitted in the required rear yards. Screening and enclosing the porch is creating the need for the variance. The standard is not met.

**That granting the variation request will not give the applicant any special privilege that is denied to others by the Code;** and other homes in the neighborhood have larger front yards but meet the minimum rear yard requirements. Granting the variance could set a precedence for the neighborhood as neighboring properties are in compliance with the zoning regulations. The standard is not met.

**That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties.** The Zoning Ordinance allows for open porches in the rear yard. Allowing a screened porch encourages the future complete enclosure of the porch which will decrease the amount of green space and physical separation between properties. The functions of the Code's bulk requirements and required setbacks are to maintain open areas, building densities and green spaces. The public welfare is served by maintaining these requirements. The standard is not met.

**STAFF RECOMMENDATION:**

Staff finds that the petition has not met the Zoning Ordinance's standards required to allow a variance. Staff recommends **denial** of the requested variance in Case Z-02-17.

Respectfully submitted,

Katie Simpson  
City Planner

**Attachments:**

- Variance Application
- Petitioner Statement of Findings of Fact
- Site Plan

## **Agenda Item D**

- Aerial Map
- Zoning Map
- Newspaper notice and neighborhood notice
- List of notified property owners within a 500 ft radius of property

#28542

**APPLICATION TO ZONING BOARD OF APPEALS**

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

Site Address: 3907 Rave Rd., Bloomington, Illinois

Site Address: 3907 Rave Rd., Bloomington, Illinois

Petitioner: Suzie McGuire Phone: 503-577-0482

Petitioner's Email Address: suziemcg1@gmail.com

Petitioner's Mailing Address Street: 3907 Rave Rd.

City, State, Zip Code: Bloomington, IL 61705

Contractual interest in the property X yes        no

Signature of Applicant William C. Wetzel, ARH.

**Brief Project Description:**

Applicant seeks this variation to allow a deck, which is currently in place, to be enclosed and to be converted to a screened porch.

**Code Requirements Involved:**

Section 44.6-40 of the Bloomington City Code requires a rear yard in the R-1 C Zoning District of at least 25 feet.

**Variances(s) Requested:**

Reduction of rear lot setback to 14 feet.

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



DEC 27 2016

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

Chapter 44, Section 9.40(d)

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

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

Due to the fact that the residence constructed on the lot is set back so far from the street, there is only a distance of 14 feet from the deck which is already in place to the rear yard lot line.

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

The variance requested is the minimum action necessary in order to convert the current deck into a screened in porch.

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

All improvements, including the deck, were in place at the time the petitioner acquired ownership of the property.

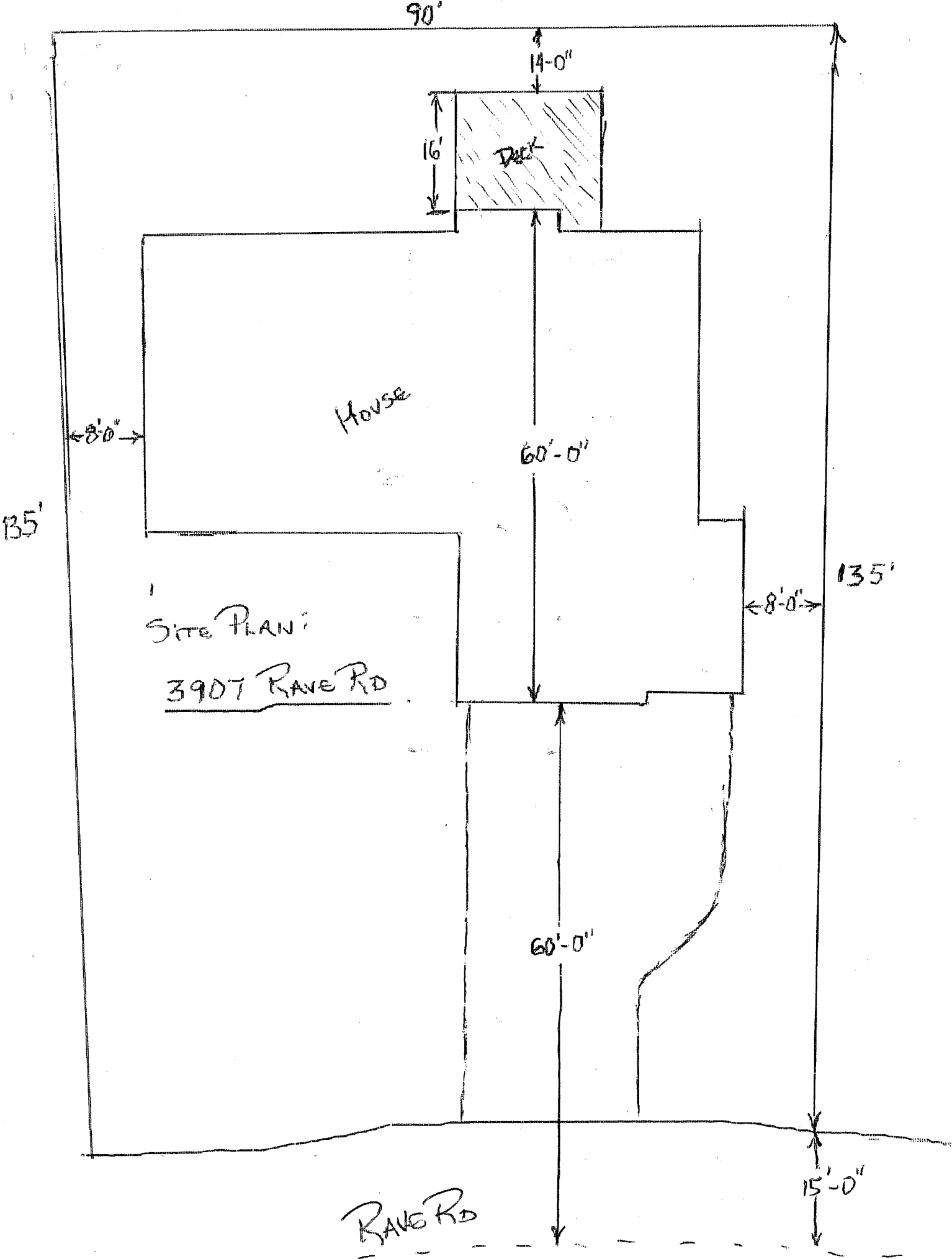
4. That the granting of the variance requested will not give the applicant any special privilege that is denied to others by the Code; and

Under the circumstances presented, the granting of the variance does not give the applicant any special privilege that is denied to others by the Code.

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

Due to the fact that there is an already existing deck which is proposed to be enclosed to become a screened in porch, it does not appear this variance would be detrimental to the public welfare, alter the essential character of the neighborhood, or unreasonably impair the use or development of adjacent properties.

Prepared by:  
Williams C. Wetzel  
Livingston, Barger, Brandt & Schroeder  
115 W. Jefferson St., Suite 400  
Bloomington, IL 61701  
PH: 309-828-5281



90'

14'-0"

16'

Deck

House

60'-0"

60'-0"

8'-0"

135'

SITE PLAN:

3907 RAVE RD

RAVE RD

15'-0"



3907 Rave Road -Aerial View



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Notes

0.1 Miles

0.04

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# 3907 Rave Road-Zoning Map



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Notes

1: 2,257

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### Public Notices

tioner or his/her Counsel/Agent must attend the meeting and the subject property is described as follows:

Legal Description: EAGLE VIEW SUB LT 92

#### REQUEST

A request for a variance from Chapter 44 of the City's Code to allow a rear yard setback of 14 feet in lieu of the required 25 feet in the R-1C district (44.6-40).

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing.

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

Published: Monday, January 2, 2017

20858159

Notice of sale for  
Mechanics Lien:

2004 Chevrolet Impala  
ID# 2G1WF52E249313327

Lien Amount \$2980.19

Date of Sale 2/1/2017

Owner: Caleb Rodriguez

Bloomington Il

Seller Bloomington Transmis-

sion Ser./Aamco

321 S Main St

Bloomington Il 61701

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20857731  
CITY OF BLOOMINGTON  
PUBLIC HEARING NOTICE  
ZONING BOARD OF APPEALS  
JANUARY 18, 2017

Notice is hereby given that the Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, January 18, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, petitions submitted by Suzie McGuire for the approval of a variance from Chapter 44 of the City's Code on property located at 3907 Rave Road at which time all interested persons may present their views upon such matters pertaining thereto. The peti-



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

December 29, 2016

Dear Property Owner or Resident:

The Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, January 18, 2017 at 4:00 p.m. in the City Hall City Council Chambers, 109 E. Olive St., Bloomington, Illinois, for a petition submitted by Suzie McGuire for the approval a variance for the property located at 3907 Rave Road at which time all interested persons may present their views upon such matters pertaining thereto. The petitioner or his/her Counsel/Agent must attend the meeting.

#### REQUEST

A variance to allow a rear yard setback of 14 feet in lieu of the required 25 feet setback for the R-1C district. The petitioner would like to enclose the existing deck with a screened porch.

The subject property is legally described as follows:  
EAGLE VIEW SUB LT 92

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon matters pertaining to the requested variance during the public hearing. Communications in writing in relation thereto may be filed with the Department of Community Development, or at such hearing. In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at [www.cityblm.org](http://www.cityblm.org). If you desire more information regarding the proposed petition or have any questions you may email me at [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org) or call me at (309) 434-2226.

Sincerely,

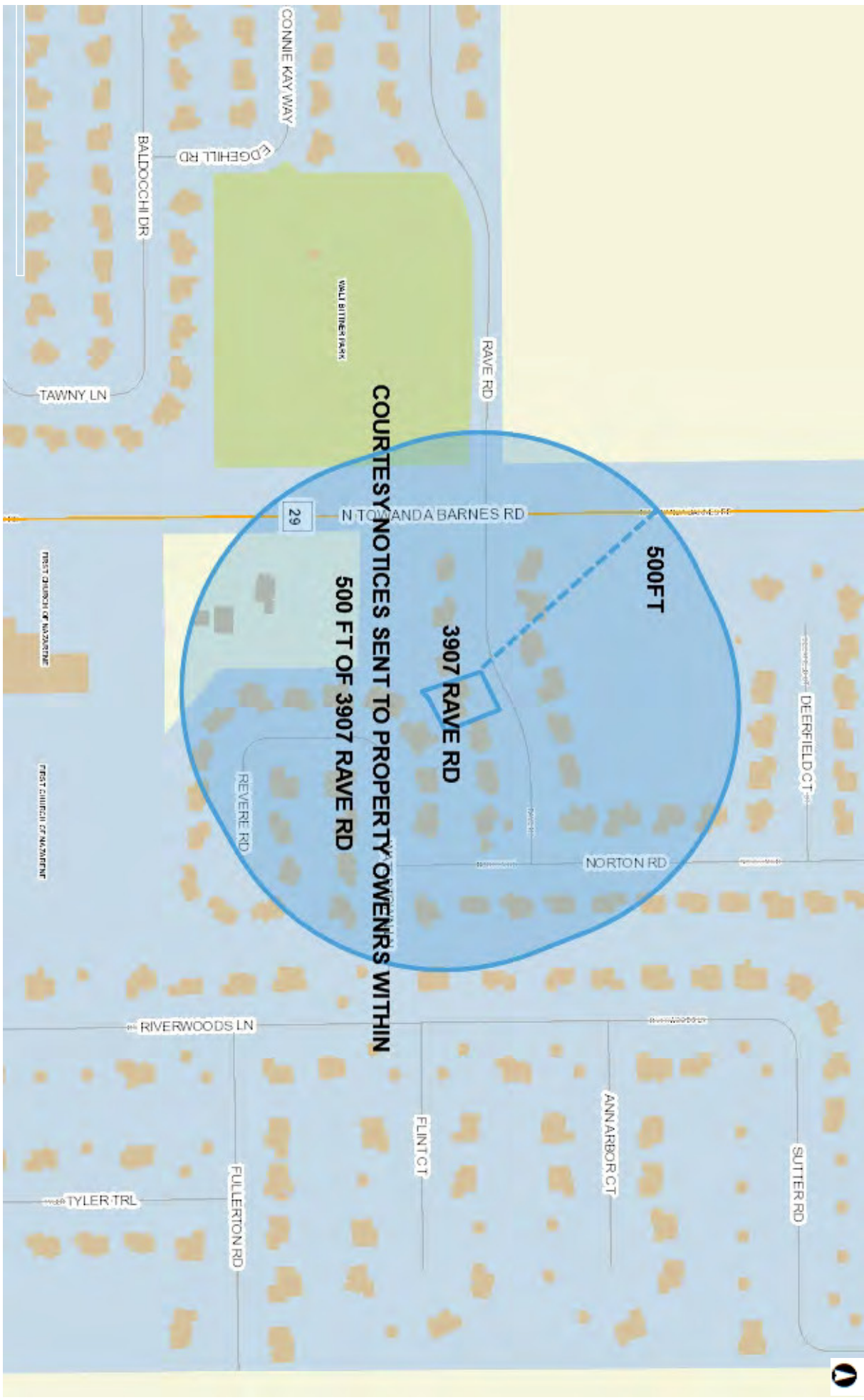
Katie Simpson  
City Planner

Attachments:

Map of notified properties within 500 ft of subject property



# PUBLIC HEARING FOR REAR YARD SETBACK VARIANCE REQUEST



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1: 4,514

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Notes



PARK DEVELOPMENT & RAB 2  
1710 E EMPIRE ST  
BLOOMINGTON IL 617043501

JOHN F JR & CAROL Q MARTIELLO  
2203 REVERE RD  
BLOOMINGTON IL 617058701

JASON LAROSE  
2208 REVERE  
BLOOMINGTON IL 61704

DAVID HOLMAN  
2301 REVERE ROAD  
BLOOMINGTON IL 61704

LILI KOEHL  
2306 REVERE RD  
BLOOMINGTON IL 617048735

DELMIRA G & JOHN J JENNINGS  
2402 RIVERWOODS LN  
BLOOMINGTON IL 617058756

TONY JOSEPH  
2405 NORTON RD  
BLOOMINGTON IL 617058750

SOHAIL MAHMOOD  
2503 Norton Rd  
Bloomington IL 617058741

MICHAEL R & JEAN K MCCULLEY  
2506 NORTON RD  
BLOOMINGTON IL 617058741

TY A & CASSANDRA M NEWMAN  
3901 RAVE RD  
BLOOMINGTON IL 61704

HEARTLAND BANK TRUST HBT423  
200 W COLLEGE AVE 2ND FL  
NORMAL IL 617612577

BRYAN & JAMIE GRAHAM  
2205 REVERE RD  
BLOOMINGTON IL 617058701

% JASON & JANNA CRUMRINE JANA K  
CRUMRINE LIVING TRUST  
2210 REVERE RD  
BLOOMINGTON IL 617058701

JOSEPH A & JULIE A PLATTNER  
2302 REVERE RD  
BLOOMINGTON IL 617058735

HARLAN H & DIANE E FELS  
2308 REVERE RD  
BLOOMINGTON IL 617048735

RUSSELL RODRIGUEZ  
2403 NORTON RD  
BLOOMINGTON IL 61704

NEIL & ERIN SANDERS  
2501 NORTON RD  
BLOOMINGTON IL 617058741

DANIEL SLAGELL  
2504 NORTON RD  
BLOOMINGTON IL 617058741

RONALD & DARLEEN KNAPP  
2508 NORTON  
BLOOMINGTON IL 61705

DEBORAH & MICHAEL WOLFORD  
3901 WATERTOWN LN  
BLOOMINGTON IL 617058740

WENDY A BARNARD  
2201 REVERE RD  
BLOOMINGTON IL 61704

BRIAN & COURTNEY YAMADA  
2206 REVERE RD  
BLOOMINGTON IL 61704

BECKY A & MITCHELL D HENRY  
2212 REVERE RD  
BLOOMINGTON IL 617058701

BARBARA GELLER  
2304 REVERE ROAD  
BLOOMINGTON IL 61704

PATRICK & ROY W NEWELL  
2401 NORTON RD  
BLOOMINGTON IL 617058750

JONATHAN L & KRISTINA J HUME  
2404 RIVERWOODS LN  
BLOOMINGTON IL 617058756

SHANNON E FOX  
2502 NORTON RD  
BLOOMINGTON IL 617058741

CHAD K PHILLIPS  
2505 NORTON  
BLOOMINGTON IL 61704

DONALD FRANKE  
303 N WILLIAMSBURG DRIVE  
BLOOMINGTON IL 61704

DONALD & CYNTHIA JACKSON  
3902 RAVE RD  
BLOOMINGTON IL 617048651

JON R ROGOZINSKI  
3902 WATERTOWN LN  
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3904 RAVE RD  
BLOOMINGTON IL 617058749

MICHAEL J GRABRUCK  
3905 WATERTOWN LANE  
BLOOMINGTON IL 61704

SUE B MCGUIRE TRUSTEE  
3907 RAVE RD  
BLOOMINGTON IL 61705

LISA A FISHER  
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BLOOMINGTON IL 61704

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BLOOMINGTON IL 617058749

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BLOOMINGTON IL 617058745

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JUNEAU AK 998020961

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BLOOMINGTON IL 617058749

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BLOOMINGTON IL 617058740

KATHLEEN M COX  
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BLOOMINGTON IL 61704

BRIAN GEBHART  
3907 Watertown Ln  
Bloomington IL 617058740

GERALD & PAMELA HENDRICKS  
3910 RAVE ROAD  
BLOOMINGTON IL 61705

HEATH & KYLA HUNZIKER  
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BLOOMINGTON IL 617058740

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IAN MICHAEL HENDRICKS  
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