



**Zoning Board of Appeals - Regular Session Agenda
Government Center Boardroom, 4th Floor, Room #400
115 E. Washington St., Bloomington, IL 61701
Wednesday, August 20, 2025 - 4:00 PM**

1. Call to Order

2. Roll Call

3. Public Comment

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

4. Consent Agenda

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

- A. **Review and approval of the Minutes of the June 18, 2025 regular meeting of the Bloomington Zoning Board of Appeals.** (Recommended Motion: The proposed Minutes be approved.)

5. Regular Agenda

All license creations, amendments or transfers are contingent upon compliance with all building, health and safety codes.

- A. **V-05-25 - Public hearing, review, and action on a request submitted by Front & Center, LLC, for Variances from § 44-1205(B)(3) of the Zoning Code, to allow reduced required parking lot setbacks, and from § 44-1307(B)(1) and § 44-1307(C)(1) of the Zoning Code to allow reduced required parking lot landscaping in the D-1 (Central Business) District, for the properties located at 102 N. Center Street, 110 N. Center Street, and 120 N. Center Street (PINs: 21-04-337-060, 21-04-337-007, and 21-04-337-059).** (Recommended Motion: The proposed Variances be approved.)
- B. **V-06-25 - Public hearing, review, and action on a request submitted by Front & Center, LLC, for Variances from § 44-1205(B)(3) of the Zoning Code, to allow reduced required parking lot setbacks and § 44-1307(B)(1) and § 44-1307(C)(1) of the Zoning Code to allow reduced required parking lot landscaping in the D-2 (Downtown Transitional) District, for the property located at 110 N. Madison Street (PIN: 21-04-337-002).** (Recommended Motion: The proposed Variances be approved.)
- C. **V-07-25 & V-08-25 - Public hearing, review, and action on a request submitted by Farnsworth Group and Jason Stephens (owner), for a Variance from § 44-403B of the Zoning Code, to allow reduced Rear Yard setback requirements in the R-2 (Mixed Residence) District for the properties located at 1 Stone Mill Court and 2 Stone Mill Court (PINs: 15-32-355-032 and 15-32-355-031).** (Recommended Motion: The proposed Variances be denied.)

- D. **V-09-25 - Public hearing, review, and action on a request submitted by Farnsworth Group and Holy Trinity Church (owner), for Variances from § 44-1205(B)(3) of the Zoning Code, to allow reduced required parking lot setbacks and § 44-1307(B)(1) and § 44-1307(C)(1) of the Zoning Code to allow reduced required parking lot landscaping in the B-1 (General Commercial) District, for the property located at 802 N. Main Street (PIN: 21-04-132-014).** (Recommended Motion: The proposed Variances be approved.)
- E. **V-10-25 - Public hearing, review, and action on a request from Prairie Signs, for approval of a Variance from § 3-403A of the Advertising Sign Code, to allow an increased total sign area in the P-1 (University) District, on the property commonly known as 302 E. Emerson St. (PIN 14-33-404-021).** (Recommended Motion: Motion to approve or deny the request for a Variance to § 3-403A, as presented.)

6. New Business

7. Adjournment

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



Consent Agenda Item No. 4.A.

For Zoning Board of Appeals: August 20, 2025

Ward Impacted: City Wide

Subject: Review and approval of the Minutes of the June 18, 2025 regular meeting of the Bloomington Zoning Board of Appeals

Recommended Motion: The proposed Minutes be approved.

Strategic Plan:

Goal: **Goal 1.** Financially Sound City Providing Quality Basic Services

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

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

Community Groups/Interested Persons Contacted:

Financial Impact:

Attachments:

1. ZBA Draft Minutes 2025-06-18
2. V-03-25 - Exhibit A
3. V-03-25 - Exhibit B



**DRAFT MINUTES
ZONING BOARD OF APPEALS - REGULAR SESSION
WEDNESDAY, JUNE 18, 2025, 4:00 PM**

The Zoning Board of Appeals convened in regular session at 4:07 PM, June 18, 2025. Acting Board Chair Ballantini called the meeting to order.

Roll Call

Attendee Name	Title	Status
Matt Steinkoenig	Board Member	Absent
Victoria Harris	Board Member	Present
Nikki Williams	Board Member	Present
Terry Ballantini	Acting Board Chair	Present
John Poling	Board Member	Present

City staff present included Jon Branham, Planner II; George Boyle, Assistant Corporation Counsel; and Kelly Pfeifer, Director of Development Services.

Public Comment

No public comment was provided.

Consent Agenda

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

Board Member Poling made a motion, seconded by Board Member Harris, to approve the item as submitted.

AYES: Ballantini; Harris; Williams; Poling

Motion carried (viva voce).

Item 4.A. Review and approval of the minutes of the May 21, 2025, special meeting of the Bloomington Zoning Board of Appeals.

Regular Agenda

The following item was presented:

Item 5.A. V-03-25 - Public hearing, review, and action on a request submitted by Sandeep Raghuvanshi, for approval of a Variance to allow a reduced rear yard setback for the property located at 2006 Gailey Lane. PIN: 14-25-451-013.

Mr. Branham presented the staff report with a recommendation to deny. He reviewed the surrounding zoning and land uses. He described the nature of the variance request to

provide for a sunroom addition at the property, which has been partially constructed, prior to the issuance of a building permit and subsequently, the variance request. He also reviewed each standard as outlined in the staff report. He identified that the applicant has also addressed each standard for the Board to review and consider. He highlighted the site plan and where the addition would be located.

Acting Board Chair Ballantini opened the public hearing.

Sandeep Raghuvanshi (Applicant), provided further background on the project. He stated the variance would be minor, less than a two-foot deviation from the Code requirement and would occupy an existing patio area. He stated that if the request was denied, he would need to demolish the structure and identified the financial impact. He stressed that the evergreen plantings in the rear yard provided adequate buffering. He stated his neighbors supported the request and presented a letter of support from one neighbor. He shared a current photo illustrating the construction partially completed.

Mr. Branham stated for the record the photo presented would be noted as Exhibit A and the letter of support would be noted as Exhibit B.

Acting Board Chair Ballantini inquired why the Applicant and the contractor did not submit a permit application prior to construction. Mr. Raghuvanshi responded that he was not familiar with the requirements and stopped work as soon as he was notified by a neighbor.

Board Member Harris inquired whether any other houses in the neighborhood exist with a similar setback. Mr. Raghuvanshi stated several other properties have sunroom additions, but he was not sure of the exact dimensions.

Mr. Branham stated staff reviewed the neighborhood and larger area for similar encroachments. He stated ones identified were limited to irregular lots on cul-de-sacs or just outside of the subject subdivision.

Acting Chair Ballantini asked the Applicant if he could relocate or modify the structure to meet current Code requirements. Mr. Raghuvanshi stated the foundation work had already been completed and there was no feasible way to modify without complete removal.

Board Member Poling asked for further clarification regarding the staff recommendation. Mr. Branham stated staff must review as if the application was submitted prior to construction, in which case the variance could not be supported. He stated it was likely true there would be little overall impact, but staff must follow the same review process. He stated the Board could view the application differently regarding the standards.

Acting Chair Ballantini stated this is an issue the Board faces regularly.

Mr. Boyle stated the extent of the requested variance may be minimal, but it must still meet standards. He stated it appears no physical characteristics exist at the property which would prevent the Applicant from meeting Code requirements.

Board Member Harris stated the Applicant was unaware of the process. She noted when notified of variance, the Applicant stopped work and submitted for a permit.

Acting Board Chair Ballantini closed the public hearing.

The Board discussed several aspects of the request and reviewed the standards again. Board Member Harris stated the Applicant acted in good faith and the variance would not impact adjoining neighbors. Board Member Williams agreed but inquired how it may affect future cases.

Mr. Boyle stated there could be a risk of setting a precedent, but it would be helpful to note specific details about this case in the record. Mr. Boyle reiterated the record would still need to reflect that the standards were met.

Ms. Pfeifer stated variances needed to be about the property. She stated traditionally, single family attached lots have 25-foot rear yard setbacks, and a 30-foot setback could be seen as a somewhat unusual circumstance.

The Board further discussed the standards and agreed that the 30-foot rear yard setback was limiting, which could be noted as a defining reason that the standards could be met.

Mr. Branham summarized the discussion and clarified the motion for the Board.

Board Member Poling made a motion, seconded by Board Member Williams, to approve the item as presented.

Roll call

AYES: Ballantini; Harris; Williams; Poling

Motion passed.

New Business

Staff noted there remained two vacancies on the Board.

Adjournment

Board Member Harris made a motion, seconded by Board Member Poling, to adjourn the meeting.

AYES: Ballantini; Harris; Williams; Poling

Motion carried (viva voce).

The Meeting Adjourned at 4:40 p.m.

CITY OF BLOOMINGTON

Terry Ballantini, Acting Board Chair

Jon Branham, Staff Liaison



ZBA #V-03-25 – Exhibit B

June 13, 2025

**ZONING BOARD OF APPEALS
LETTER OF SUPPORT**

Re: Variance Request - 2006 Gailey Lane (V-03-25)

Dear Zoning Board of Appeals Members,

Please note I am an adjoining neighbor of the above address who seeks a Variance to the required rear yard setback. I have reviewed the proposal and would like to state my support of the request and encourage you to approve it.

Sincerely,



Property Owner

2004 Gailey Ln



Regular Agenda Item No. 5.A.

For Zoning Board of Appeals: August 20, 2025

Ward Impacted: Ward 6

Subject: V-05-25 - Public hearing, review, and action on a request submitted by Front & Center, LLC, for **Variations from** § 44-1205(B)(3) of **the Zoning Code**, to allow reduced required parking lot setbacks, and from § 44-1307(B)(1) and § 44-1307(C)(1) of the Zoning Code to allow reduced required parking lot landscaping in the D-1 (Central Business) District, for the properties located at 102 N. Center Street, 110 N. Center Street, and 120 N. Center Street (PINs: 21-04-337-060, 21-04-337-007, and 21-04-337-059)

Recommended Motion: The proposed Variations be approved.

Strategic Plan:

Goal: Goal 5. Prosperous Downtown Bloomington

Objective: Objective 5e. More attractive city: commercial areas and neighborhoods

Background: The Applicant seeks Variations from § 44-1205(B)(3), the requirement of a 12-foot front yard setback, to allow a 4.3-foot front yard setback on the north side of the property, an 8.8-foot front yard setback on the south side of the property, a 9.4-foot front yard setback on the west side of the property, and a 7.4-foot front yard setback on the east side of the property. Additionally, the Applicant seeks Variations from § 44-1307(B)(1), the requirements of a 12-foot landscaped perimeter adjoining a right-of-way, and from § 44-1307(C)(1), the requirement of a landscape island per every ten parking spaces, to allow zero islands in the proposed 93-space parking lot.

Community Groups/Interested Persons Contacted: Notice was published in The Pantagraph on Monday, August 4, 2025. Courtesy notices were mailed to 50 property owners within 500 feet of the subject property.

Financial Impact: N/A

Attachments:

1. V-05-25 - Staff Report - 102 N Center St
2. V-05-25 - Site Plan - 102 N Center St

TO: ZONING BOARD OF APPEALS
FROM: Development Services Department
DATE: August 20, 2025
CASE NO: V-05-25, Variances from § 44-1205(B)(3), § 44-1307(B)(1), and § 44-1307(C)(1)
REQUEST: Public hearing, review, and action on a request submitted by Front & Center, LLC, for Variances from § 44-1205(B)(3) of the Zoning Code, to allow reduced required parking lot setbacks, and from § 44-1307(B)(1) and § 44-1307(C)(1) of the Zoning Code to allow reduced required parking lot landscaping in the D-1 (Central Business) District, for the property located at 102 N. Center Street, 110 N. Center Street, and 120 N. Center Street. PINs: 21-04-337-060, 21-04-337-007, and 21-04-337-059.

BACKGROUND

Request

The Applicant seeks Variances from § 44-1205(B)(3), the requirement of a 12-foot front yard setback, to allow a 4.3-foot front yard setback on the north side of the property, an 8.8-foot front yard setback on the south side of the property, a 9.4-foot front yard setback on the west side of the property, and a 7.4-foot front yard setback on the east side of the property. Additionally, the Applicant seeks Variances from § 44-1307(B)(1), the requirement for a 12-foot landscaped perimeter adjoining a right-of-way, and § 44-1307(C)(1), the requirement for one landscape island per 10 parking spaces, to allow zero (0) islands in the proposed 93-space parking lot.

The Applicant requests the Variances for the construction of a new Commercial (surface) Parking Lot, following the demolition of buildings currently located on the properties. The properties will be consolidated, and the proposed parking lot would provide additional public surface parking for the downtown area. The parking lot would be accessed via existing curb cuts along the north and east sides.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, August 4, 2025. Courtesy notices were mailed to 50 property owners within 500 feet of the subject property.

ANALYSIS

Property Characteristics

The subject properties consist of approximately 0.80 acres (~34,840 SF) of land at the intersection of W. Front Street and N. Center Street, in Downtown Bloomington. As the subject property has road frontage on all four sides, it has four front yards, each with a 12-foot required front yard. The properties are currently occupied by vacant commercial buildings, and a drive-through component formerly associated with the adjacent vacant bank building. The property is surrounded by a variety of uses, including Mixed-

Use, Offices, County Facilities, and a Parking Lot. Necessary streets and infrastructure are already existing.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	D-1 (Central Business) District	General Office
South	D-1 (Central Business) District	County Facilities
East	D-1 (Central Business) District	Mixed-Use
West	D-2 (Downtown Transitional) District	Vacant / Parking Lot

Description of Current Zoning District

The intent of this D-1 Central Business District is to provide for a variety of retail, office, service, residential and cultural amenities in the central business area of the City. This area has historically served as Bloomington's major retail and community center and will continue in this capacity moving forward. In addition to commercial and governmental functions, arts and establishments supporting the arts are emphasized. Residential uses, particularly mixed-use or multifamily residential development at a high density, are recognized as essential to the vitality of the district. While visitors are likely to access the D-1 district by vehicle, pedestrian access and circulation is prioritized in the downtown core. Recognizing the essential importance of building proximity to the public sidewalk and adjoining structures, provisions are made for the development of collective off-street parking facilities by public and private interests (§ 44-501D).

Subject Code Requirements

§ 44-1205(B)(3). Off-Street Parking and Loading. Location and Yard Requirements.

Where 10 or more parking spaces are required, off-street parking areas shall be located a minimum distance of 12 feet from the property line, in front yards, and six feet from the side and rear property lines to accommodate a landscaped perimeter as provided in Article XIII.

§ 44-1307(B)(1)(a). Landscaping and Screening. Parking Lot Perimeter Landscaping.

Location and dimensions. Perimeter landscaping shall be established along the edge of the parking lot with a minimum depth of six feet for interior areas and 12 feet adjoining a right-of-way. The landscape treatment shall run the full length of the parking lot and shall be located between the property line and the edge of the parking lot. Landscaping materials shall be selected and placed in such a manner that they do not interfere with or damage existing utilities.

§ 44-1307(C)(1)(a). Landscaping and Screening. Parking Lot Interior Landscaping.

Quantity. One parking lot island shall be provided between every 10 parking spaces. As part of the landscape plan approval, the location of parking lot islands may be varied based on specific site requirements or design scheme; however, a parking lot island or landscaped area shall terminate all parking rows.

STANDARDS FOR REVIEW

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

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

The property is severely limited because of the application of the front yard requirements and adjoining right-of-way landscaping requirements on all four (4) sides of the property. As infill/redevelopment, reshaping the property to accommodate the proposed development is not feasible, and the strict requirements for design (widths of spaces, circulation, etc.) are restrictive of how the development can be laid out. If the required setbacks and landscaping were provided, the number of parking spaces would be reduced from 93 spaces to approximately 60 spaces, and so the public benefit associated with the use would be reduced as well. **Standard is met.**

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

The Variance would allow for a commercial parking lot at the location and would allow the applicant to use the property to provide downtown visitors, residents, and employees with additional public parking. Granting the request would still provide reasonable setbacks from the adjacent properties and right of way, and some room for perimeter landscaping. The inclusion of larger corner landscape areas at the southeast and southwest corners that are part of the proposal could be required as a condition to reduce the overall impact of granting the request. **Standard is met.**

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

The Applicant did not create any special conditions or circumstances. As an infill/redevelopment property, the conditions of the lot(s) were predetermined by existing conditions. The existing buildings, which will be demolished, are in poor condition and are unable to be reused; the proposed surface parking lot will provide a suitable alternative use for active occupancy of the property. **Standard is met.**

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

No special privileges would be granted to the applicant under these circumstances. Very few properties in the Downtown span the entirety of a block, bordered by right of way on three (3) or more sides, like this property. For those that do (such as the southern portion of the subject property prior to demolition), the construction of buildings is allowed all the way to the property line (no setback required). In this one District, the proposed parking Use is penalized as compared to other developed uses and relief is reasonable until/unless code changes that balance the requirements of the specific Use with the intent and development nature of the D-1 District are approved. Granting the requested Variance allows the Applicant to make reasonable use of the property and would result in a similar appearance to other nearby parking areas which exhibit more limited setbacks and landscaping. **Standard is met.**

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

The granting of the Variance would not be detrimental, as the Applicant is intending to enhance the property with a public Commercial Parking Lot to serve the downtown area, while eliminating blighted and neglected buildings. Many—if not most—of the existing surface parking lots in the Downtown area have no perimeter landscaping, and little if any interior landscaping, so development at even a reduced standard of landscaping will be an upgrade as compared to surrounding existing conditions. The perimeter landscaping still proposed for inclusion will still assist with visually buffering the parking lot from the pedestrian areas. Adjacent properties will not be prevented from reasonable use of their lands, nor will public welfare be placed at risk. **Standard is met.**

STAFF RECOMMENDATION

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

Motion to establish findings of fact that the standards for approval of Variances are met, carrying out the strict letter of the Code **does create a practical difficulty** or particular hardship for the Applicant, and to **approve the requests** for Variances to § 44-1205(B)(3), § 44-1307(B)(1), and § 44-1307(C)(1) as presented.

Respectfully submitted,
Jon Branham
Planner II

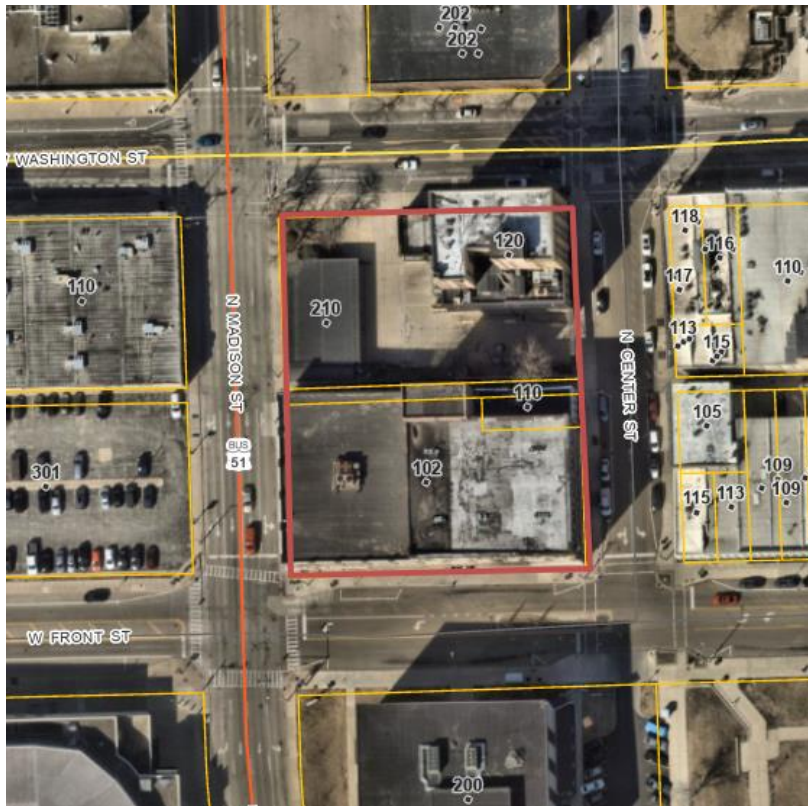
Attachments:

1. Zoning Map
2. Aerial Image
3. Ground-Level Views
4. Neighborhood notice map
5. Site Plan (Separate Attachment)

Attachment 1 - Zoning Map



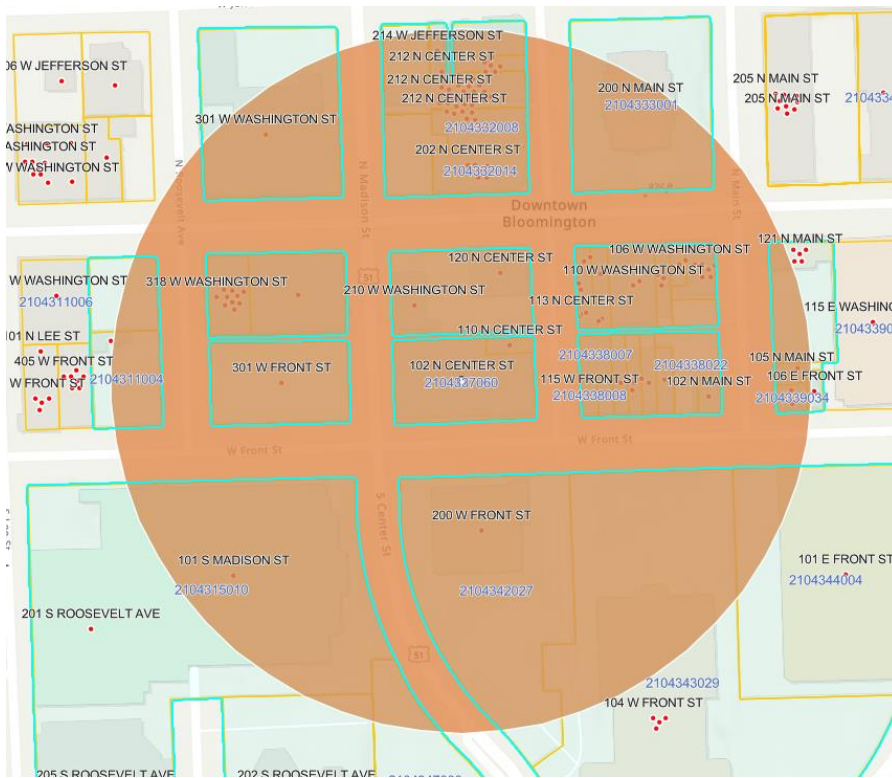
Attachment 2 - Aerial Image



Attachment 3 - Ground-Level Views



Attachment 4 - Neighborhood notice map





Regular Agenda Item No. 5.B.

For Zoning Board of Appeals: August 20, 2025

Ward Impacted: Ward 6

Subject: V-06-25 - Public hearing, review, and action on a request submitted by Front & Center, LLC, for **Variations from** § 44-1205(B)(3) of **the Zoning Code**, to allow reduced required parking lot setbacks and § 44-1307(B)(1) and § 44-1307(C)(1) of the Zoning Code to allow reduced required parking lot landscaping in the D-2 (Downtown Transitional) District, for the property located at 110 N. Madison Street (PIN: 21-04-337-002)

Recommended Motion: The proposed Variations be approved.

Strategic Plan:

Goal: **Goal 5.** Prosperous Downtown Bloomington

Objective: **Objective 5e.** More attractive city: commercial areas and neighborhoods

Background: The Applicant seeks Variations from § 44-1205(B)(3), the requirement for a 12-foot front yard setback, to allow a 5.2-foot front yard setback on the north side of the property and an 8.4-foot front yard setback on the east side of the property. Additionally, the Applicant seeks Variations from § 44-1307(B)(1), the requirement for a 12-foot landscape perimeter adjoining a right-of-way and § 44-1307(C)(1), the requirement that a parking lot island or landscaped area shall terminate all parking rows in the proposed 47-space parking lot.

Community Groups/Interested Persons Contacted: Notice was published in The Pantagraph on Monday, August 4, 2025. Courtesy notices were mailed to 50 property owners within 500 feet of the subject property.

Financial Impact: N/A

Attachments:

1. V-06-25 - Staff Report - 110 N Madison St
2. V-06-25 - Site Plan - 110 N Madison St



ZONING BOARD OF APPEALS

TO: ZONING BOARD OF APPEALS
FROM: Development Services Department
DATE: August 20, 2025
CASE NO: V-06-25, Variances from § 44-1205(B)(3), § 44-1307(B)(1), and § 44-1307(C)(1)
REQUEST: Public hearing, review, and action on a request submitted by Front & Center, LLC, for Variances from § 44-1205(B)(3) of the Zoning Code, to allow reduced required parking lot setbacks and § 44-1307(B)(1) and § 44-1307(C)(1) of the Zoning Code to allow reduced required parking lot landscaping in the D-2 (Downtown Transitional) District, for the property located at 110 N. Madison Street. PIN: 21-04-336-002.

BACKGROUND

Request

The Applicant seeks Variances from § 44-1205(B)(3), the requirement of a 12-foot front yard setback, to allow a 5.2-foot front yard setback on the north side of the property and an 8.4-foot front yard setback on the east side of the property. Additionally, Variances are sought from § 44-1307(B)(1), the requirement of a 12-foot landscape perimeter adjoining a right-of-way and § 44-1307(C)(1), the requirement that a parking lot island or landscaped area terminate all parking rows in the proposed 47-space parking lot.

The Applicant desires the Variances for the construction of a new Commercial (surface) Parking Lot, following the demolition of the building currently located at the property. The proposed parking area would be consolidated with the existing surface parking lot located directly to the south and would provide additional public parking for the downtown area.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, August 4, 2025. Courtesy notices were mailed to 50 property owners within 500 feet of the subject property.

ANALYSIS

Property Characteristics

The property at 110 N. Madison Street consists of approximately 0.36 acres (~15,680 SF) of land at the intersection of N. Madison Street and W. Washington Street, in the Ellsworth Subdivision of the City of Bloomington. The property is occupied by a one-story vacant commercial building which is scheduled for demolition. The property is surrounded by a variety of uses, including a School Facility, Parking Lot, Vacant Bank Drive-Through Facility, and a Mixed-Use Building. Necessary streets and infrastructure are already existing.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	D-2 (Downtown Transitional)	School Facility
South	D-2 (Downtown Transitional)	Parking Lot
East	D-1 (Central Business)	Vacant (Former Bank Drive-Through)
West	D-2 (Downtown Transitional)	Mixed-Use

Description of Current Zoning District

The intent of this D-2 Downtown Transitional District is to complement and support the uses located in the D-1 Central Business District. Office, service and civic uses, as well as residential apartments and multifamily dwelling units, are appropriate in this district. Due to its transitional location between the central business district and outlying residential areas, the D-2 District permits development at a lower intensity and density than the downtown core. Pedestrian circulation is prioritized. To this end, buildings should be located close to the sidewalk with on-site parking located to the rear of the parcel and accessed from secondary roadways or alleys, though modest setbacks for courtyards, gardens and other similar amenities may be provided (§ 44-501E).

Subject Code Requirements

§ 44-1205(B)(3). Off-Street Parking and Loading. Location and Yard Requirements.

Where 10 or more parking spaces are required, off-street parking areas shall be located a minimum distance of 12 feet from the property line, in front yards, and six feet from the side and rear property lines to accommodate a landscaped perimeter as provided in Article XIII.

§ 44-1307(B)(1). Landscaping and Screening. Parking Lot Perimeter Landscaping.

Location and dimensions. Perimeter landscaping shall be established along the edge of the parking lot with a minimum depth of six feet for interior areas and 12 feet adjoining a right-of-way. The landscape treatment shall run the full length of the parking lot and shall be located between the property line and the edge of the parking lot. Landscaping materials shall be selected and placed in such a manner that they do not interfere with or damage existing utilities.

§ 44-1307(C)(1)(a). Landscaping and Screening. Parking Lot Interior Landscaping.

Quantity. One parking lot island shall be provided between every 10 parking spaces. As part of the landscape plan approval, the location of parking lot islands may be varied based on specific site requirements or design scheme; however, a parking lot island or landscaped area shall terminate all parking rows.

STANDARDS FOR REVIEW

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

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

The property is limited because of the application of the front yard requirements and adjoining right-of-way landscaping requirements on two (2) sides of the property. As infill/redevelopment, reshaping the property to accommodate the proposed development is not feasible, and the strict requirements for design (widths of spaces, circulation, etc.) are restrictive of how the development can be laid out. In addition, the requirement to provide stormwater detention which is not part of the current development further restricts the portion of the existing site that may be reused. If the applicant provided the required setbacks and landscaping, the number of parking spaces would be reduced from 47 to approximately 37. **Standard is met.**

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

The Variance would allow for a surface parking lot at the location and would allow relief to the applicant to use the property to serve the downtown area with additional parking. The request still provides reasonable setbacks from the adjacent properties and some perimeter landscaping. In addition, a portion of the historic façade of the building to be demolished will be preserved on the northeast corner to allow for an aesthetic feature to accent the parking lot. **Standard is met.**

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

The Applicant did not create any special conditions or circumstances. As an infill/redevelopment property, the conditions of the lot(s) were predetermined by existing conditions. The existing building which will be demolished is in poor condition and is unable to be utilized. The proposed surface parking area provides a suitable alternative for use of the property, and will connect to the existing surface parking to the south. **Standard is met.**

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

No special privileges would be granted to the applicant under these circumstances. In the D-2 District, Public Parking Lots are penalized, with regard to setbacks, as compared to other developed uses (which require only a 5-foot setback) and relief is reasonable until/unless code changes that balance the requirements of the use with the intent and development nature of the D-2 District are approved. Granting allows the Applicant to make reasonable use of their property and would be similar in appearance to other nearby parking areas which exhibit more limited setbacks and landscaping. **Standard is met.**

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

The granting of the Variance would not be detrimental, as the Applicant is intending to enhance the property with a new parking lot to serve the downtown area, while eliminating a vacant building. Many—if not most—of the existing surface parking lots in the Downtown area have no perimeter landscaping, and little if any interior landscaping, so development at even a reduced standard will be an upgrade as compared to surrounding existing conditions. The proposed perimeter landscaping will still assist with buffering. Adjacent properties will not be prevented from reasonable use of their lands, nor will public welfare be placed at risk. **Standard is met.**

STAFF RECOMMENDATION

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

Motion to establish findings of fact that the standards for approval of Variances are met, carrying out the strict letter of the Code **does create a practical difficulty** or particular hardship for the Applicant, and to **approve the request** for Variances to § 44-1205(B)(3), § 44-1307(B)(1), and § 44-1307(C)(1) as presented.

Respectfully submitted,
Jon Branham
Planner II

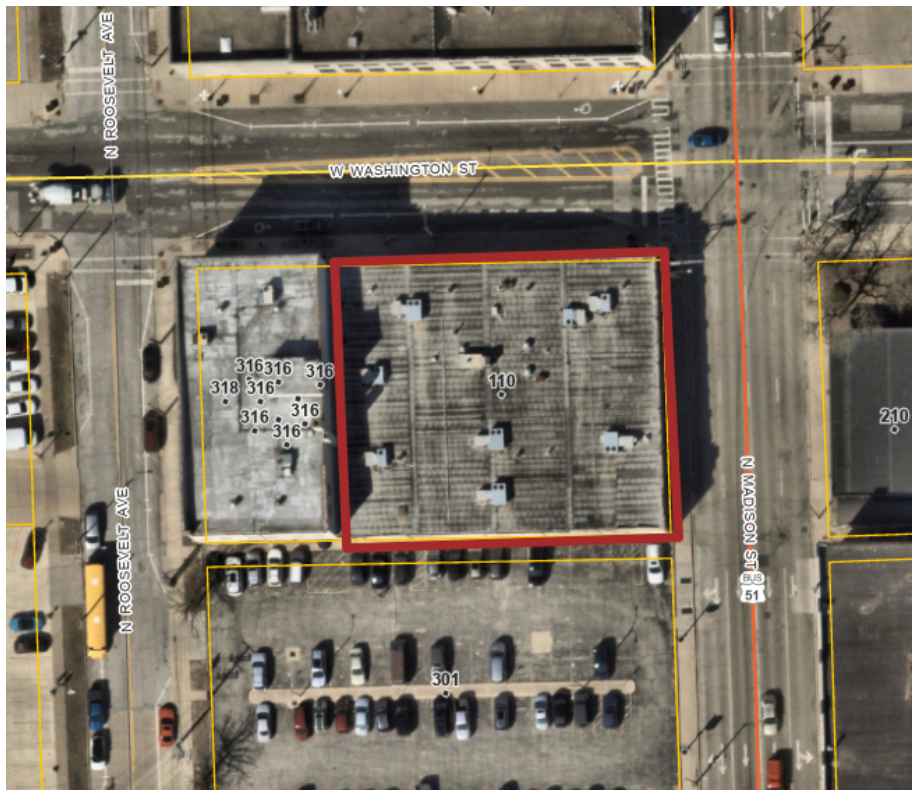
Attachments:

1. Zoning Map
2. Aerial Image
3. Ground-Level Views
4. Neighborhood notice map
5. Site Plan (separate attachment)

Attachment 1 - Zoning Map



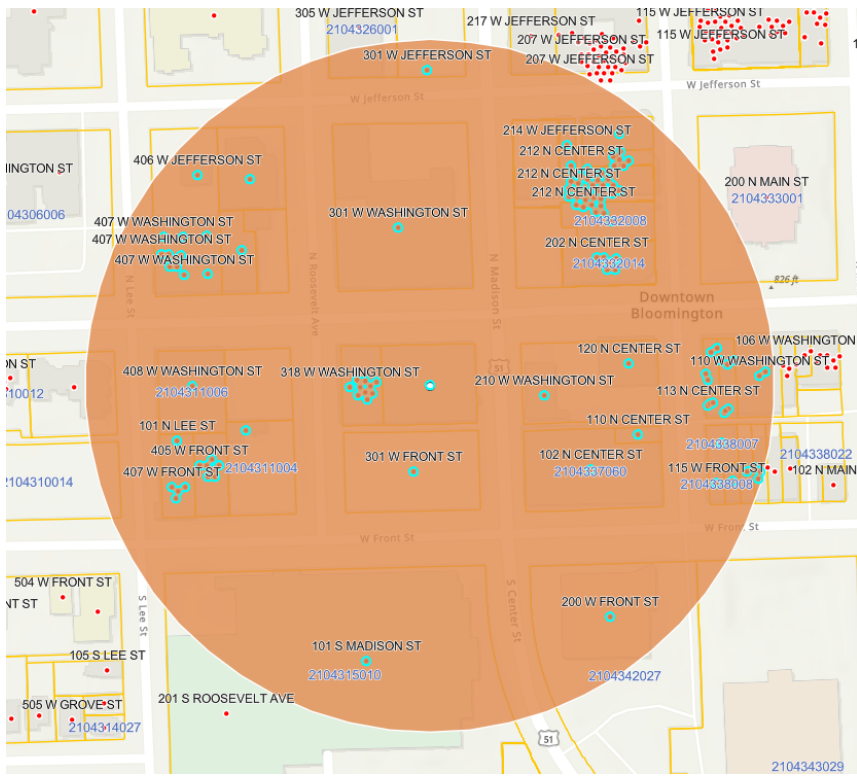
Attachment 2 - Aerial Image



Attachment 3 - Ground-Level Views



Attachment 4 - Neighborhood notice map





Regular Agenda Item No. 5.C.

For Zoning Board of Appeals: August 20, 2025

Ward Impacted: Ward 3

Subject: V-07-25 & V-08-25 - Public hearing, review, and action on a request submitted by Farnsworth Group and Jason Stephens (owner), for a **Variance from § 44-403B of the Zoning Code**, to allow reduced Rear Yard setback requirements in the R-2 (Mixed Residence) District for the properties located at 1 Stone Mill Court and 2 Stone Mill Court (PINs: 15-32-355-032 and 15-32-355-031)

Recommended Motion: The proposed Variances be denied.

Strategic Plan:

Goal: **Goal 5.** Prosperous Downtown Bloomington

Objective: **Objective 5b.** City decisions consistent with plans and policies

Background: The Applicant seeks a Variance from § 44-403, Table 403B, the requirement of a minimum 25-foot rear yard setback, to allow a 15-foot setback and a 19-foot setback, respectively, along the rear of the subject properties.

Community Groups/Interested Persons Contacted: Notice was published in The Pantagraph on Monday, August 4, 2025. Courtesy notices were mailed to 30 property owners within 500 feet of the subject property.

Financial Impact: N/A

Attachments:

1. Staff Report - 1 & 2 Stone Mill Ct
2. Applicant's Finding of Fact
3. Proposed Elevations, Final Plat



ZONING BOARD OF APPEALS

TO: ZONING BOARD OF APPEALS
FROM: Development Services Department
DATE: August 20, 2025
CASE NO: V-07-25 & V-08-25, Variance from § 44-403 (Table 403B) of the Zoning Code
REQUEST: Public hearing, review, and action on a request submitted by Farnsworth Group and Jason Stephens (owner), for Variances from § 44-403 (Table 403B) of the Zoning Code, to allow reduced Rear Yard setback requirements in the R-2 (Mixed Residential) District for the properties located at 1 Stone Mill Court and 2 Stone Mill Court, PINs: 15-32-355-032 and 15-32-355-032.

BACKGROUND

Request

The Applicant seeks Variances from § 44-403 (Table 403B), the requirement of a minimum 25-foot rear yard setback, to allow a 15-foot rear yard setback and a 19-foot rear yard setback, respectively, at the subject properties. The Applicant proposes to a construct one-and-a-half story, 1,700+ SF, attached, single-family dwelling on each property. Attached single-family dwellings in the R-2 (Mixed Residence) District, require a minimum rear yard setback of 25 feet (§ 44-403B).

The subject properties' Final Plat, Harvest Pointe Resubdivision of Lots 263-272 Second Addition to Harvest Pointe Subdivision, was recorded on February 19, 2025 (Ord. No. 2025-13).

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, August 4, 2025. Courtesy notices were mailed to 30 property owners within 500 feet of the subject property.

ANALYSIS

Property Characteristics

The subject properties are comprised of two lots of record, approximately 5,662 square feet each, both located west of the intersection of Harvest Pointe Boulevard on Stone Mill Court. Currently, the lots are vacant and undeveloped but with approved locations for curb cuts for access when developed. Electrical service is already installed. The surrounding properties are classified with the R-2 (Mixed Residence) District zoning. The surrounding land uses consist of single-family dwellings (both attached and detached) and vacant land expected to be developed, also, as single-family dwellings, as well as a Place of Worship.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	R-2 (Mixed Residential)	Vacant Residential
South	R-2 (Mixed Residential)	Vacant Residential
East	P-2 (Public Lands & Institutions)	Place of Worship
West	R-2 (Mixed Residential)	Vacant Residential

Description of Current Zoning District

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

Subject Code Requirements

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

Table 403B: Bulk and Site Standards R-2 District								
District	Lot Characteristics		Site Design			Development Intensity		
	Min. Lot Width (W)	Min. Lot Area (square feet)	Front Yard (F)	Side Yard (S)	Rear Yard (R)	Min. Lot Area per Dwelling Unit (square feet)	Max. Building Height	
			Min.	Min.	Min.		Feet	Stories
R-2								
Detached Residential	50 feet	6,600	25 feet	6 feet	25 feet	6,600	35 feet	2.5
Attached and Multi-Residential	75 feet	7,000	25 feet	6 feet	25 feet	3,300	35 feet	2.5
Other Uses	50 feet	7,000	25 feet	6 feet	25 feet	7,000	15 feet	1

STANDARDS FOR REVIEW

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

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

This neighborhood was platted with the understanding that current setbacks could be met. Although the lots narrow in width toward the front of the property, and construction of the proposed structures as submitted would not differ much in setbacks from others in the neighborhood, there appear to be no physical characteristics of the property that make meeting Code requirements challenging. **Standard is not met.**

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

The Variance would allow for the construction of homes similar to the existing, surrounding, medium-density single-family attached houses without a subdivision replat or deviating from standard floor plans. The request would still meet 60-76% of the required rear yard setback for each lot and still provides for required setbacks from the adjacent properties on all other sides and does not impact any identified utility or drainage easements **Standard is met.**

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

The Applicant did not create any special conditions or circumstances. The properties were platted to the regulations and standards of the Zoning Code. During the platting process, Planning Commission and City Council approved the sizes and design of the subdivision. Alternative plans, which meet setback requirements, could have been considered. **Standard is met.**

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

A privilege would be given to the Applicant which has not been provided to others in the community, where the 25-foot rear yard setbacks are standard and complied with. **Standard is not met.**

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

The granting of the Variances would not be detrimental or alter the essential character of the neighborhood. The surrounding area is comprised of similarly-sized single-family dwellings (existing and proposed). Adjacent properties will benefit from development and not be prevented from reasonable use of their lands, nor will public welfare be placed at risk. The view of the completed homes will be similar in scale as others in the neighborhood, and appropriate setbacks will be provided along the other sides. The most impacted property by the Variances would be the Place of Worship directly east of the properties, where an expansive land area exists and any structures are located at a significant distance from the properties. **Standard is met.**

STAFF RECOMMENDATION

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

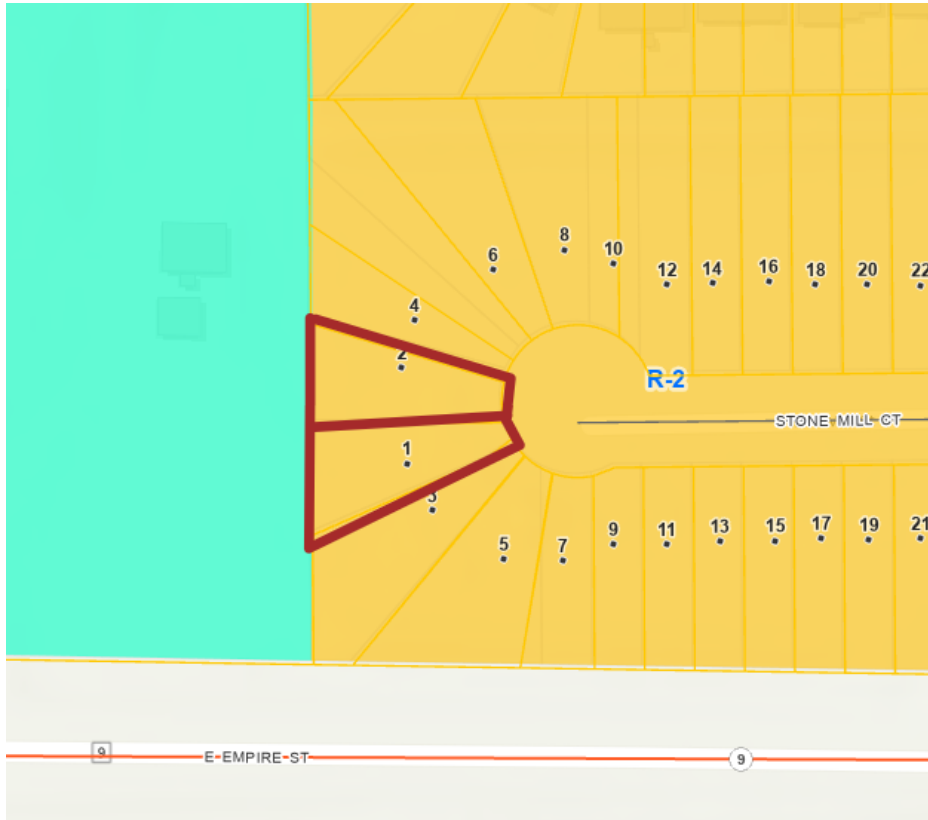
Motion to establish findings of fact that the **standards for approval of Variances are not met**, carrying out the strict letter of the Code **does not create a practical difficulty** or particular hardship for the Applicant, and to **deny the request** for Variances to § 44-403 (Table 403B), for both lots, as presented.

Respectfully submitted,
Jon Branham
Planner II

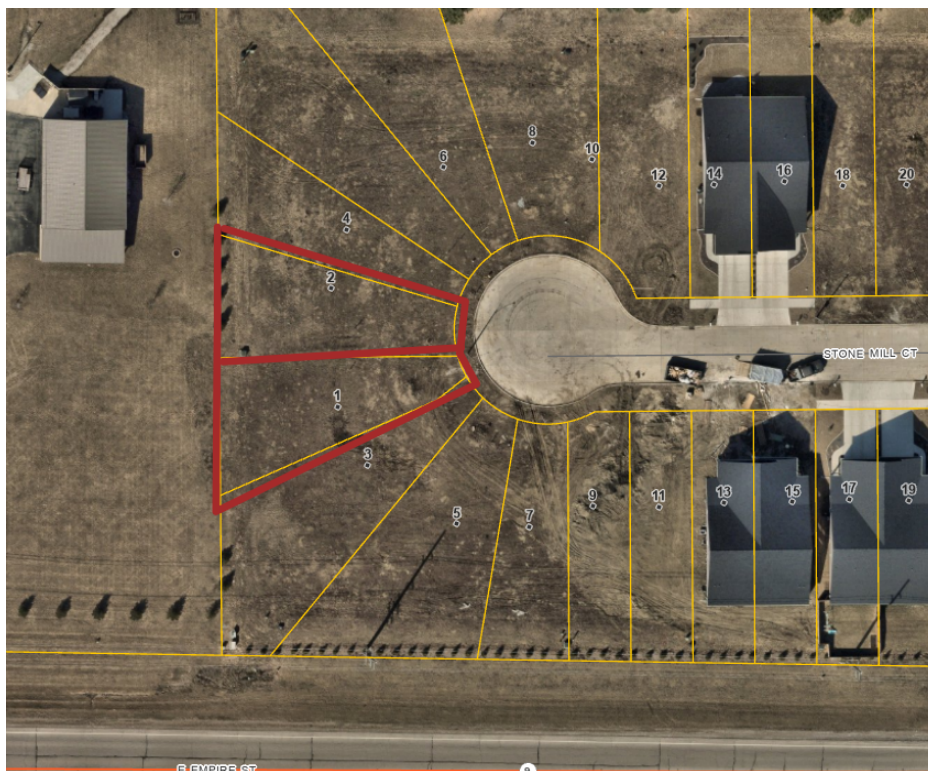
Attachments:

1. Zoning Map
2. Aerial Image
3. Ground-Level View
4. Neighborhood notice map
5. Applicant Findings of Fact and Site Plan (separate attachment)
6. Proposed Elevations (separate attachment)
7. Harvest Pointe Resubdivision of Lots 263-272 Second Addition to Harvest Pointe Subdivision, Final Plat (separate attachment)

Attachment 1 - Zoning Map



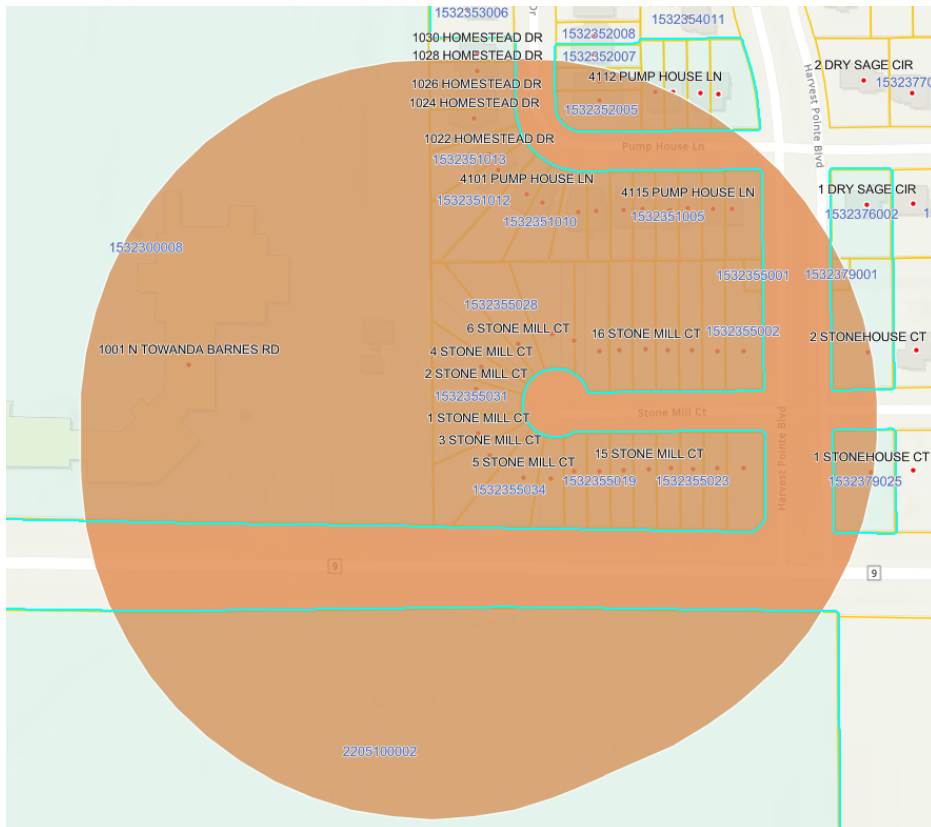
Attachment 2 - Aerial Image



Attachment 3 - Ground-Level View



Attachment 4 - Neighborhood notice map



REQUIRED DOCUMENTS AND SUBMITTALS

- Short project description: The applicant is requesting consideration of relief from Zoning Code Section 44-401 E, and specifically from Table 403B that establishes the minimum yards for R-2 zoning. This request is seeking relief from the 25' required rear yard setback and asking for consideration of 15' and 19'
- Property characteristics, including Parcel ID Number (PIN) and current zoning. The property is currently a platted lots of record that is undeveloped. The PIN is 15-32-355-031 and 15-32-355-032, and the current zoning is that of R-2 Mixed Residence District.
- Legal description of the property: Lots 289 and 290, Harvest Pointe Subdivision 2nd Addition
- Written consent from property owner, if not the same as the applicant: Signature on application.
- Legible Site Plan, including property lines, proposed locations of new/changed structures, and other items relevant to this petition. A scaled site plan for each location is attached.

ADDRESSING THE FINDINGS OF FACT

- o Discuss whether the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult.

Because the lots in question are pie shaped frontages on a cul-de-sac, the front yard setback are set back an additional 10' beyond the code required 25'. This indirectly pushes the building farther back into the rear yard effectively losing 10' of rear yard setback.

- o Discuss whether the variance would be the minimum action necessary to afford relief to the applicant.

We do feel this is the minimal action needed to facilitate new construction.

- o Discuss whether the special conditions and circumstances were not created by any action of the applicant.

The general contractor desires to make use of a building plan that is symmetrical with existing constructed homes on the street. This is a deeper floor plan relying on generous lot depths. Again, the cul-de-sac and pie-shaped frontages force the building back beyond the 25' front yard.

- o Discuss whether the granting of the variation request will give the applicant any special privilege that is denied to others by the Code.

We don't feel any special privilege is being granted given the specific circumstances. While not to assume, we do suspect similar relief has been granted to other properties in the community where rear yards adjoining large institutional or park type settings.

- o Discuss whether the granting of the variation will be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties.

We don't feel this request would be detrimental to the public, the existing neighborhood, or adjoining property. The reduced setback adjoins what is essentially the rear yard of a large 15-acre church site that is an expansive lawn area. While not the property of #1 or #2 Stone Mill Court, the feel of the rear yard would not be restricted based on the adjoining greenspace.

LOT 148
POINTE
S-30281

S. LINE LOTS 148
152, INCLUSIVE

48' WIDE BERM
EASEMENT

15' WIDE PUBLIC
UTILITY EASEMENT

10' WIDE BUILDING SETBACK
HEREBY VACATED (SEE NOTE 3)

25' WIDE BUILDING SETBACK
HEREBY VACATED (SEE NOTE 3)

ATION
1108

DRAINAGE
EASEMENT

STONE MILL COURT

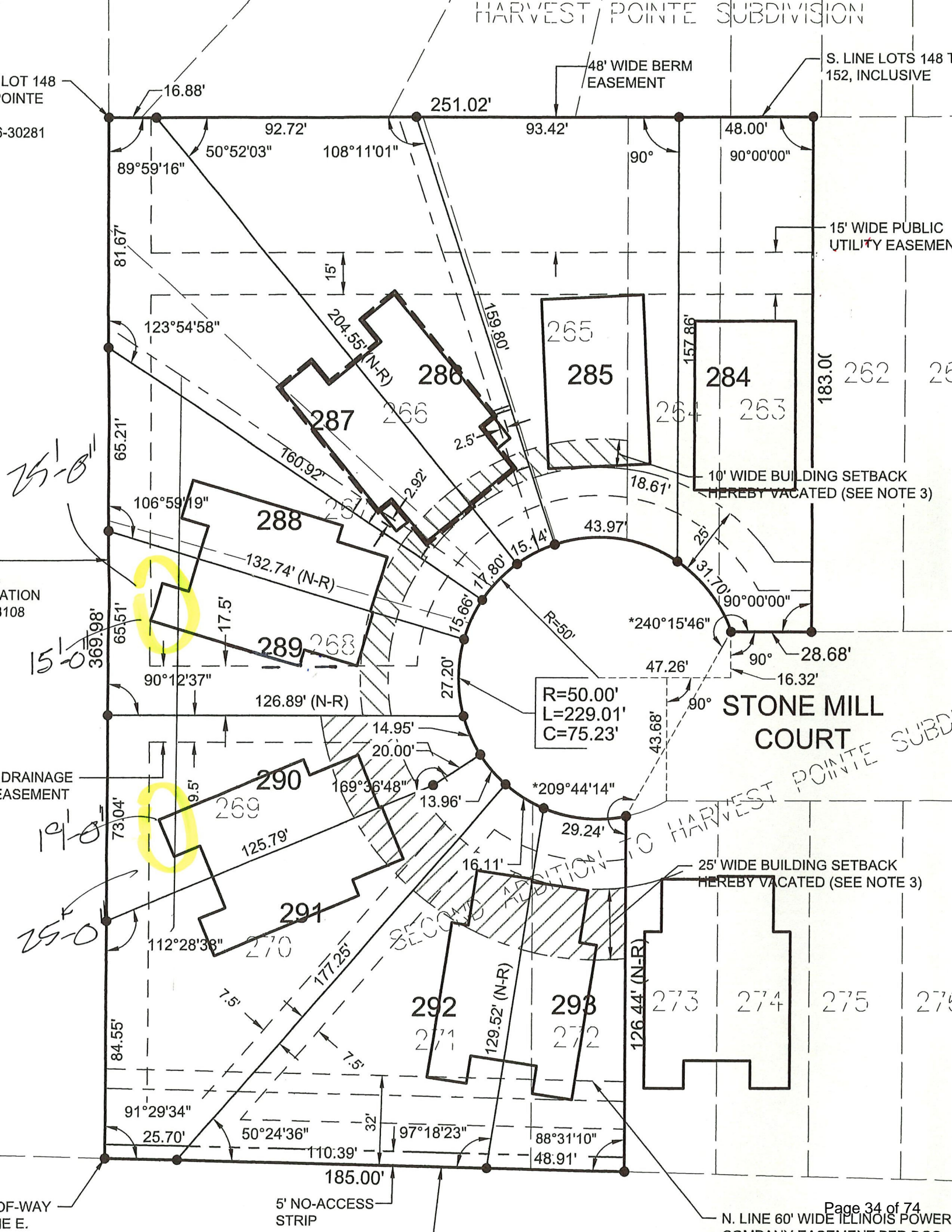
R=50.00'
L=229.01'
C=75.23'

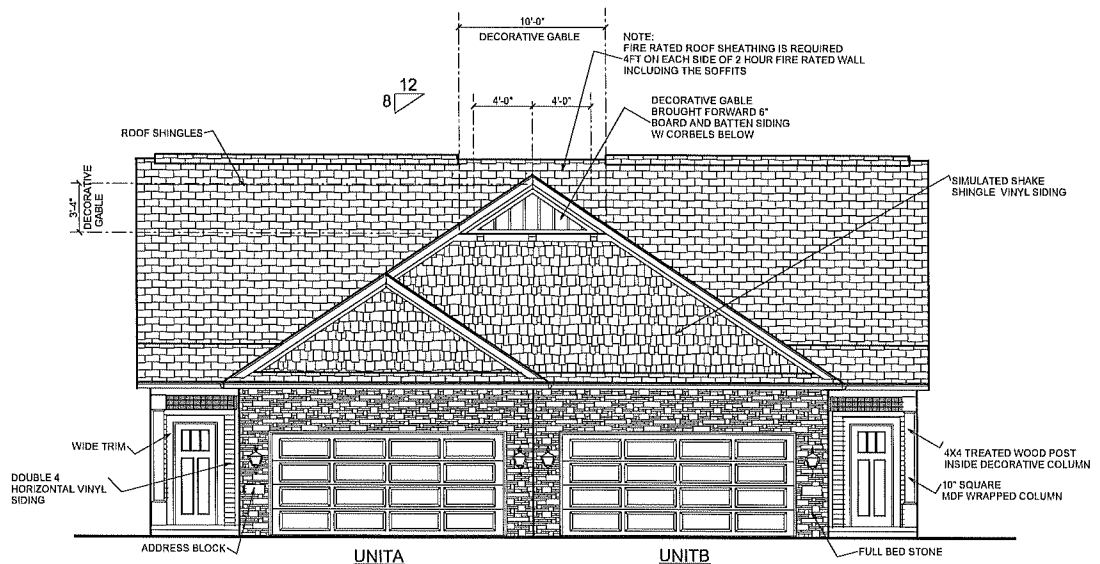
SECOND ADDITION TO HARVEST POINTE SUBD

OF-WAY
E.

5' NO-ACCESS
STRIP

N. LINE 60' WIDE ILLINOIS POWER
CORPORATION EASEMENT SEE PG

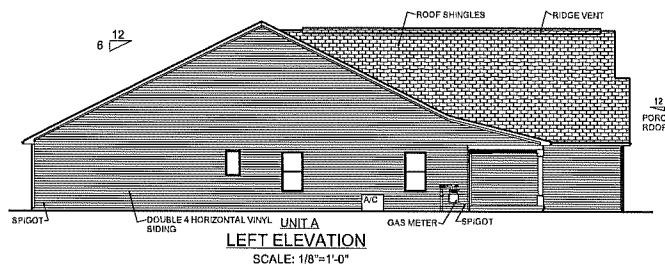




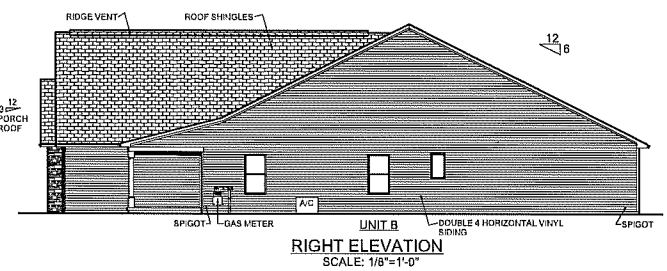
INDEX OF PLANS

- 1.) ELEVATIONS
- 2.) FOUNDATION PLAN
- 3.) FIRST FLOOR PLAN
- 4.) SITE PLAN
- 5.) BUILDING DETAILS

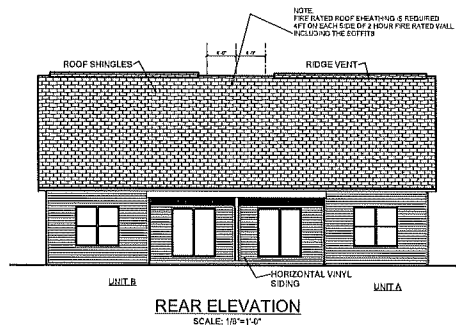
FRONT ELEVATION
SCALE: 1/4"=1'-0"




LEFT ELEVATION
SCALE: 1/8"=1'-0"



RIGHT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"

 STEPHENS HOMES <i>Stephens Living</i>	
ELEVATIONS	
SCALE: AS SHOWN	DRAWN BY: JET
DATE: 2/18/2025	REVISED: 3/14/2025
LOT 292 AND 293 HARVEST POINT SUBDIVISION 5 AND 7 STONE MILL CT BLOOMINGTON, ILL	
DRAWING NUMBER 1 OF 5	

RESUBDIVISION OF LOTS 263-272 SECOND ADDITION TO HARVEST POINTE SUBDIVISION

PART OF SW 1/4 SECTION 32, TOWNSHIP 24 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN
CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS

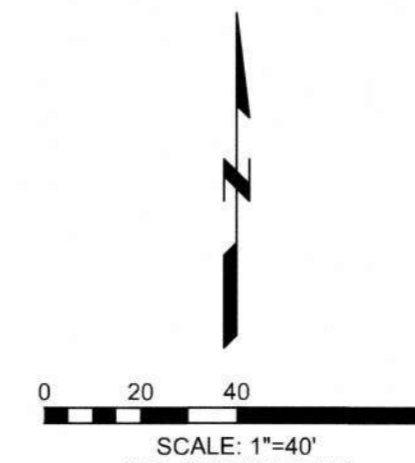


Farnsworth GROUP

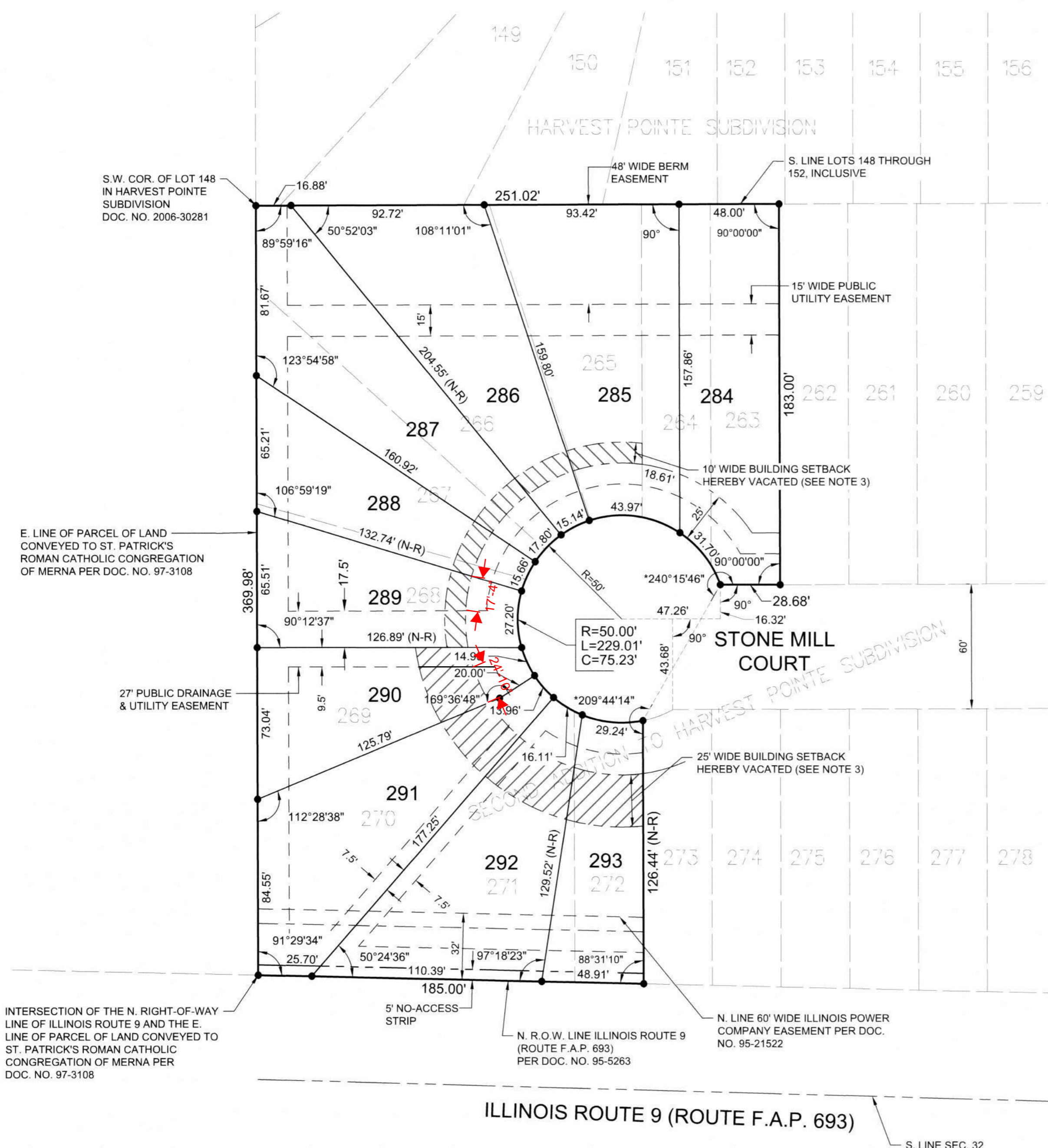
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:
1 01/15/2025 REVISED PER C.O.B. REVIEW



- LEGEND**
- IRON ROD
 - NON-RADIAL
 - - - 15' PUBLIC UTILITY EASEMENT LINE UNLESS NOTED OTHERWISE
 - - - 5' NO ACCESS STRIP
 - - - 25' BUILDING SETBACK LINE UNLESS NOTED OTHERWISE
 - ▨ PORTION OF BUILDING SETBACK HEREBY VACATED
 - *135°00'00" ANGLE MEASURED TO CHORD



CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McLEAN) SS

I, _____, City Clerk of the City of Bloomington, Illinois, do hereby certify that the foregoing is a true and complete copy of an original "Resubdivision of Lots 263-272 Second Addition to Harvest Pointe Subdivision", presented, passed and approved at a regular meeting of said City Council, held on the _____ Day of _____, 2025, by an affirmative vote of the majority of all members of said council, the vote having been taken by yeas and nays and entered on the record of the proceedings of said council.

Witness my hand and seal of said city of Bloomington, this _____ day of _____, 2025.

City Clerk

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McLEAN) SS

I, _____, City Engineer for the City of Bloomington, hereby certify that the land improvements described in the annexed plat and the plans and specification therefor meet the minimum requirements for said City of Bloomington outlined in Chapter 24 of the Bloomington City code.

Dated at Bloomington, Illinois, this _____ day of _____, 2025.

City Engineer
Bloomington, Illinois

SURVEYOR'S DECLARATION

The following described property has been surveyed and platted under my direction:

Lots 263 through 272, inclusive, in the Second Addition to Harvest Pointe Subdivision, according to the plat thereof recorded October 11, 2021 as Document No. 2021-24386 in the City of Bloomington, McLean County, Illinois.

This property contains 1.73 acres, more or less, and has been subdivided into 10 lots, numbered 284 through 293, inclusive, and the easements as shown. Said Subdivision is to be known as "Resubdivision of Lots 263-272 Second Addition to Harvest Pointe Subdivision" in the City of Bloomington, McLean County, Illinois.

This subdivision lies within Zone X (Area of Minimal Flood Hazard) according to the Federal Emergency Management Agency's Flood Insurance Rate Map for McLean County, Illinois, Map No. 17113C0510E, Community No. 170490, revised July 16, 2008.

Witness my hand and seal this 15th day of January, 2025.

FARNSWORTH GROUP, INC.
2709 McGRAW DRIVE
BLOOMINGTON, IL 61704

By: *Brent A. Bazan*
Brent A. Bazan
Professional Land Surveyor No. 3715



DATE: 1-15-25
EXP. DATE: 11-30-2026
DESIGN FIRM REGISTRATION NO. 184-001856

This professional service conforms to the current Illinois minimum standards for boundary surveys.

NOTES:

- Dimensions shown along curved lot lines are chord distances.
- Lot lines extending from curved street lines are radial unless noted otherwise.
- Portions of the 35 foot & 50 foot wide Building Setback Lines as shown on the Second Addition to Harvest Pointe Subdivision are hereby vacated.
- This property is part of PIN 15-32-355-008, 15-32-355-009, 15-32-355-010, 15-32-355-011, 15-32-355-012, 15-32-355-013, 15-32-355-014, 15-32-355-015, 15-32-355-016 and 15-32-355-017.
- All easements shown hereon (except the Illinois Power Company Easement per Doc. No. 95-5263) are dedicated for public use.

Owner/Developer

Harvest Pointe Bloomington, LLC
2301 Village Green Place, Suite C
Champaign, IL 61822

PROJECT:
RESUBDIVISION OF LOTS 263-272
SECOND ADDITION TO HARVEST
POINTE SUBDIVISION

BLOOMINGTON, ILLINOIS

Date: 1-15-25

Design/Drawn: DJM

Reviewed: PEB

Field Book No.: 3371-74

Project No.: 0201281.00

SHEET TITLE:

FINAL PLAT

SHEET NUMBER:

1

File No.: 24-9296

S.W. 1/4 SEC. 32, T24N., R3E., 3RD P.M.

I:\projects\1_2025\0201281.00 - Harvest Pointe 2nd Addition\Survey\02_Drawings\0201281.00 - Resub. Lots 263 - 272 of Harvest Pointe 2nd Addition Final Plat.dwg | 1/15/2025 10:30 AM |



Regular Agenda Item No. 5.D.

For Zoning Board of Appeals: August 20, 2025

Ward Impacted: Ward 6

Subject: V-09-25 - Public hearing, review, and action on a request submitted by Farnsworth Group and Holy Trinity Church (owner), for **Variations from § 44-1205(B)(3) of the Zoning Code**, to allow reduced required parking lot setbacks and § 44-1307(B)(1) and § 44-1307(C)(1) of the Zoning Code to allow reduced required parking lot landscaping in the B-1 (General Commercial) District, for the property located at 802 N. Main Street (PIN: 21-04-132-014)

Recommended Motion: The proposed Variations be approved.

Strategic Plan:

Goal: Goal 4. Great Place - Livable, Sustainable City

Objective: Objective 5e. More attractive city: commercial areas and neighborhoods

Background: The Applicant seeks Variations from § 44-1205(B)(3), the requirement of a 12-foot front yard setback, to allow a 7-foot front yard setback on the west side of the property, a 6.5-foot front yard setback on the south side of the property, a 7-foot front yard setback on the east side of the property and from § 44-1205(B)(3), the requirement of a 6-foot side yard setback, to allow a zero-foot side yard setback on the north side of the property. Additionally, the Applicant seeks Variations from § 44-1307(B)(1), the requirement of a 12-foot landscaped perimeter adjoining a right-of-way, and § 44-1307(C)(1), the requirements of a landscape island per every ten parking spaces, to allow zero islands in the proposed 87-space parking lot.

Community Groups/Interested Persons Contacted: Notice was published in The Pantagraph on Monday, August 4, 2025. Courtesy notices were mailed to 17 property owners within 500 feet of the subject property.

Financial Impact: N/A

Attachments:

1. V-09-25 - Staff Report - 802 N Main St
2. Site Map
3. Site Plan

4. Applicant Findings of Fact

TO: ZONING BOARD OF APPEALS
FROM: Development Services Department
DATE: August 20, 2025
CASE NO: V-09-25, Variances from § 44-1205(B)(3), § 44-1307(B)(1), and § 44-1307(C)(1)
REQUEST: Public hearing, review, and action on a request submitted by Farnsworth Group and Holy Trinity Church (owner), for Variances from § 44-1205(B)(3) of the Zoning Code, to allow reduced required parking lot setbacks, and from § 44-1307(B)(1) and § 44-1307(C)(1) of the Zoning Code to allow reduced required parking lot landscaping in the B-1 (General Commercial) District, for the property located at 802 N. Main Street. PIN: 21-04-132-014.

BACKGROUND

Request

The Applicant seeks Variances from § 44-1205(B)(3), the requirement of a 12-foot front yard setback, to allow a 7-foot front yard setback on the west side of the property, a 6.5-foot front yard setback on the south side of the property, a 7-foot front yard setback on the east side of the property, and from § 44-1205(B)(3), the requirement of a 6-foot side yard setback, to allow a zero-foot side yard setback on the north side of the property. Additionally, the Applicant seeks Variances from § 44-1307(B)(1), the requirement of a 12-foot landscaped perimeter adjoining a right-of-way, and § 44-1307(C)(1), the requirement of a landscape island per every 10 parking spaces, to allow zero (0) islands in the proposed 87-space parking lot.

The Applicant desires the Variances for the construction of a new surface parking lot at the property. The proposed parking area would provide additional surface parking for the existing Place of Worship, located directly south of the property, across Chestnut Street. Vehicle access to the parking lot would be provided by two existing curb cuts, one each along N. Center Street and N. Main Street. Three existing nonconforming curb cuts would also be eliminated as part of the project.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, August 4, 2025. Courtesy notices were mailed to 17 property owners within 500 feet of the subject property.

ANALYSIS

Property Characteristics

The property at 802 N. Main Street consists of approximately 0.75 acres (~32,670 SF) of land at the intersection of N. Main Street and W. Chestnut Street, in the Allin, Gridley, and Prickett's Addition to the City of Bloomington. The lot is currently vacant, formerly utilized as an Automobile Service Station. The property is surrounded by a variety of uses, including a Place of Worship, Vehicle Service (Car Wash), Residential Dwellings, and vacant property. Necessary streets and infrastructure are already existing.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	B-1 (General Commercial)	Vehicle Service (Car Wash)
South	B-1 (General Commercial)	Place of Worship
East	P-1 (University) & C-1 (Office)	Vacant
West	R-2 (Mixed Residence)	Residential Dwellings

Description of Current Zoning District

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

Subject Code Requirements

§ 44-1205(B)(3). Off-Street Parking and Loading. Location and Yard Requirements.

Where 10 or more parking spaces are required, off-street parking areas shall be located a minimum distance of 12 feet from the property line, in front yards, and six feet from the side and rear property lines to accommodate a landscaped perimeter as provided in Article XIII.

§ 44-1307(B)(1)(a). Landscaping and Screening. Parking Lot Perimeter Landscaping.

Location and dimensions. Perimeter landscaping shall be established along the edge of the parking lot with a minimum depth of six feet for interior areas and 12 feet adjoining a right-of-way. The landscape treatment shall run the full length of the parking lot and shall be located between the property line and the edge of the parking lot. Landscaping materials shall be selected and placed in such a manner that they do not interfere with or damage existing utilities.

§ 44-1307(C)(1). Landscaping and Screening. Parking Lot Interior Landscaping.

Quantity. One parking lot island shall be provided between every 10 parking spaces. As part of the landscape plan approval, the location of parking lot islands may be varied based on specific site requirements or design scheme; however, a parking lot island or landscaped area shall terminate all parking rows.

STANDARDS FOR REVIEW

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

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

The property is limited due to the application of the front yard and adjoining right-of-way landscaping requirements on three sides of the property. If the applicant provided the required setbacks and landscaping the number of parking spaces would be significantly reduced. **Standard is met.**

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

The Variance would allow for a parking lot at the property and would allow relief to the applicant to utilize the property to service the existing Place of Worship with additional parking, which is currently underserved. The request will allow the applicant to maximize parking, while still providing for reasonable setbacks with larger landscaping areas (currently 440 square feet compared to proposed 4,040 square feet). **Standard is met.**

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

The Applicant did not create any special conditions or circumstances. The lot was purchased as-is, with the existing constraint of fronting three rights-of-way. As previously stated, the request will still provide an increase in landscaped area, while allowing the applicant to utilize the space for additional needed parking. **Standard is met.**

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

No special privileges would be granted to the applicant under these circumstances. Granting allows the Applicant to make reasonable use of their property and would be similar in appearance to other nearby parking areas which exhibit limited setbacks and landscaping. **Standard is met.**

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

The granting of the Variance would not be detrimental, as the Applicant is intending to enhance the property with a new parking lot to service the existing Place of Worship. The proposed perimeter landscaping will assist with buffering. Adjacent properties will not be prevented from reasonable use of their lands, nor will public welfare be placed at risk. **Standard is met.**

STAFF RECOMMENDATION

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

Motion to establish findings of fact that the standards for approval of Variances are met, carrying out the strict letter of the Code **does create a practical difficulty** or particular hardship for the Applicant, and to **approve the request** for Variances to § 44-1205(B)(3), § 44-1307(B)(1) and § 44-1307(C)(1) as presented.

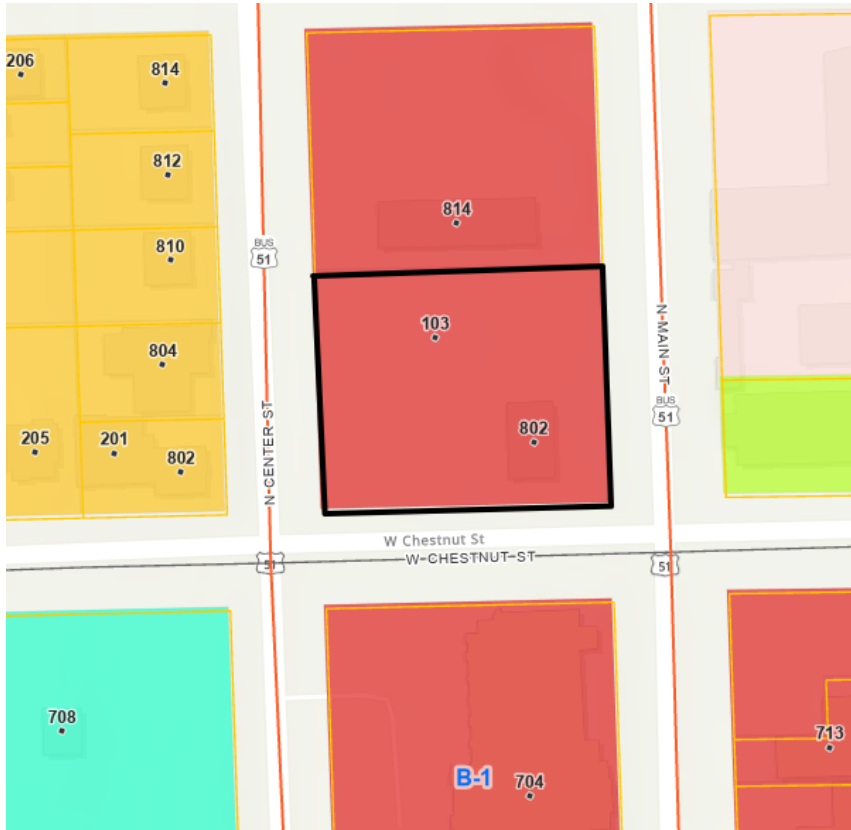
Respectfully submitted,
Jon Branham
Planner II

Attachments:

1. Zoning Map
2. Aerial Image
3. Ground-Level Views
4. Neighborhood notice map
5. Site Plan (separate attachment)

6. Applicant's Findings of Fact (separate attachment)

Attachment 1 - Zoning Map



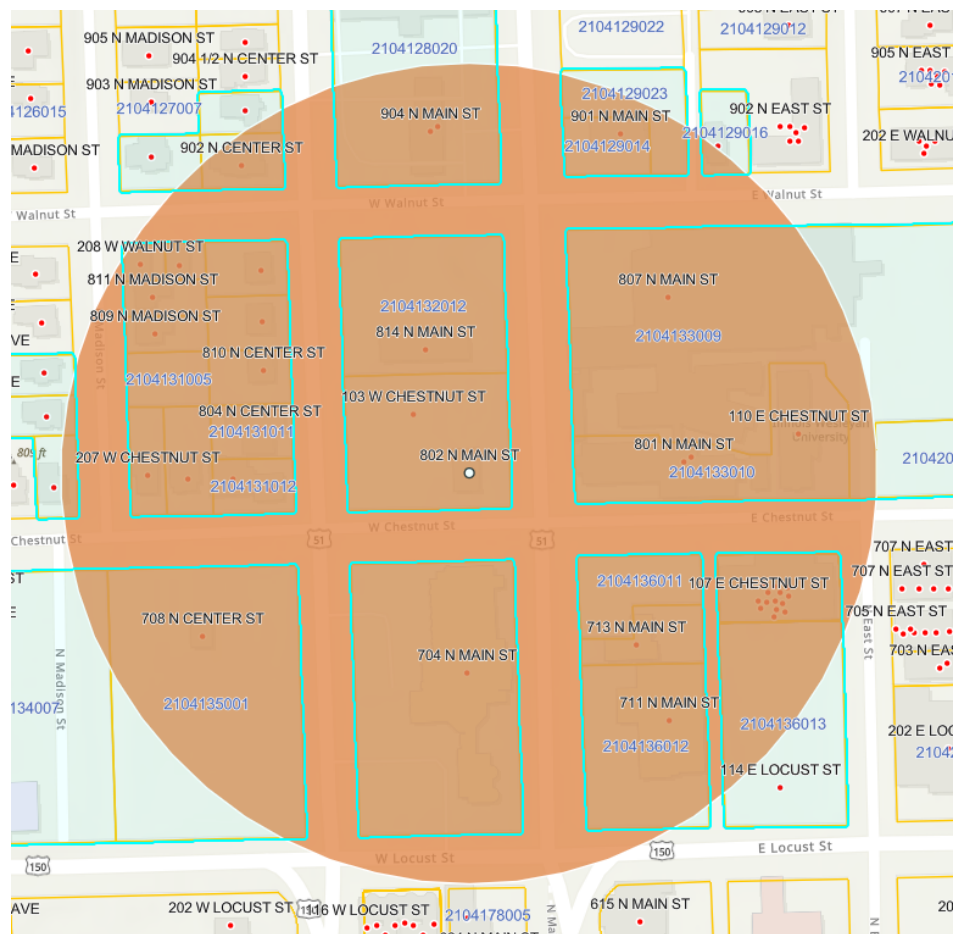
Attachment 2 - Aerial Image

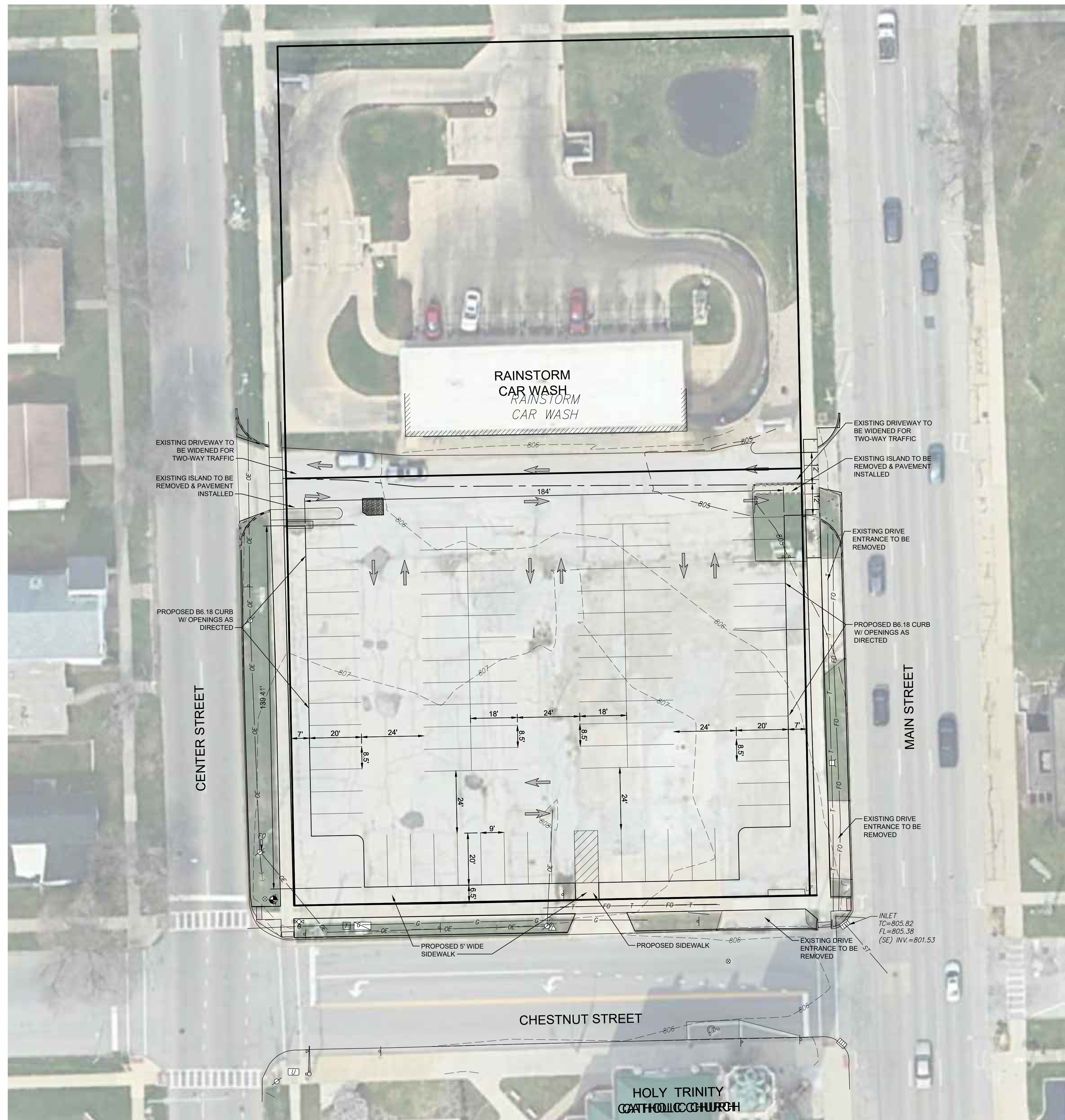


Attachment 3 - Ground-Level Views



Attachment 4 - Neighborhood notice map

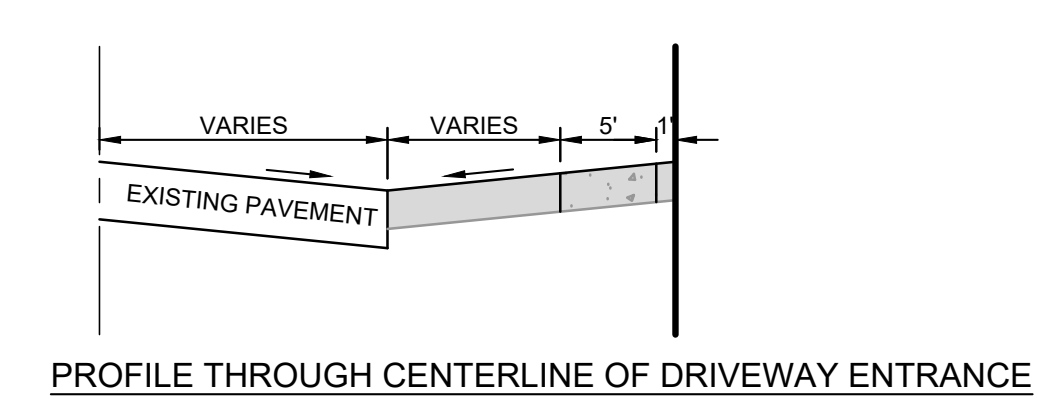
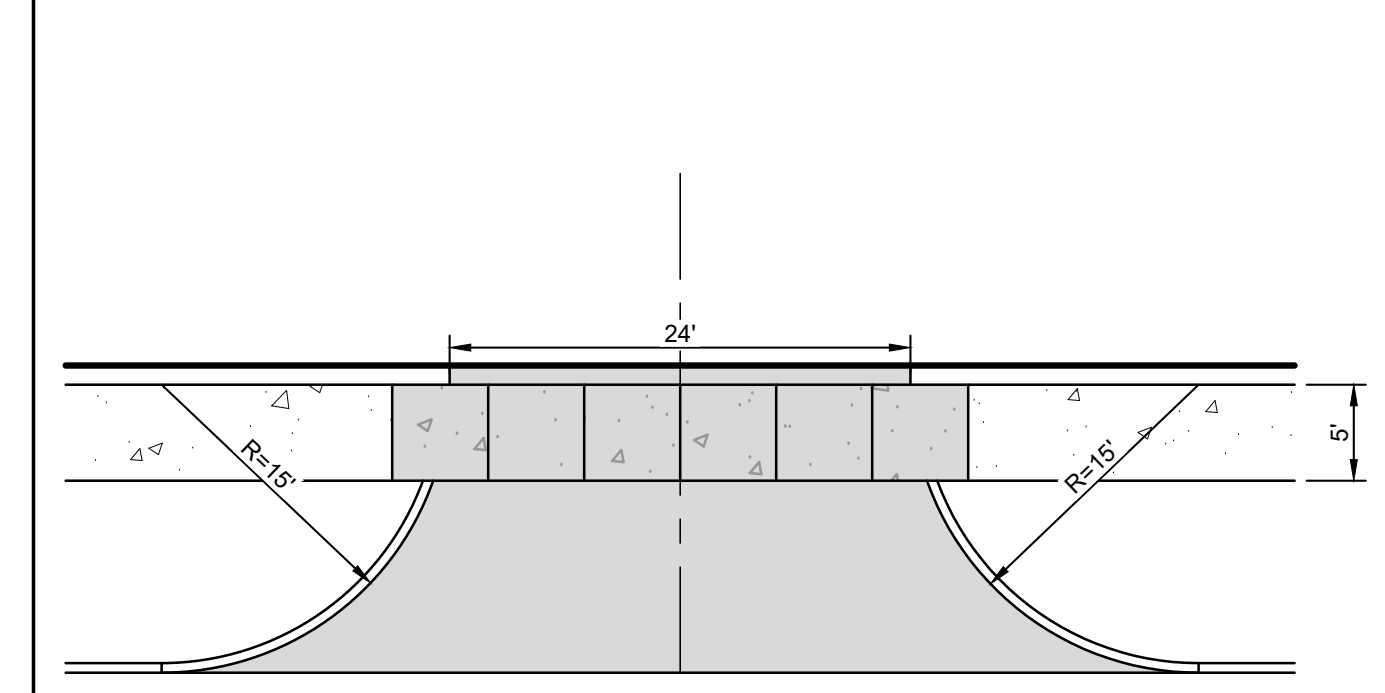




LEGEND

	UTILITY POLE
	UTILITY POLE WITH TRANSFORMER
	TELEPHONE PEDESTAL
	SIGN
	STREET LIGHT
	GUY WIRE
	TRAFFIC CABINET
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL W/ MAST
	CURB INLET
	WATER VALVE
	WATER SHUT-OFF
	PARKING LOT LIGHT
	SIGN
	OVERHEAD UTILITIES
	COMMUNICATION LINE
	FIBER OPTIC LINE
	STORM SEWER LINE
	CHAIN LINK FENCE
	FIBER OPTIC MARKER POST

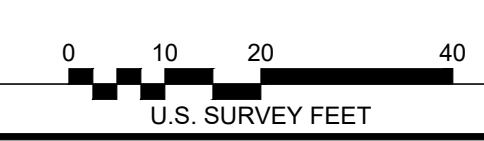
TYPICAL DRIVEWAY ENTRANCE



NOTES:

1. ALL WORK SHALL BE PERFORMED ACCORDING TO THE LATEST EDITION OF THE STATE OF ILLINOIS "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION."
2. ALL TIE BARS FOR CURB AND GUTTERS SHALL BE SAVED, STRAIGHTENED, CLEANED AND REUSED.

2 OVERALL SITE PLAN
SCALE: 1"=20'



1 TYPICAL DRIVEWAY DETAIL
SCALE: NOT TO SCALE



Farnsworth GROUP

2709 MCGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
HOLY TRINITY
CATHOLIC CHURCH

ADDITIONAL PARKING LOT

711 N MAIN ST.
BLOOMINGTON, IL 61701

DATE: 07/10/2025

DESIGNED: NF

DRAWN: DL

REVIEWED:

FIELD BOOK NO.:

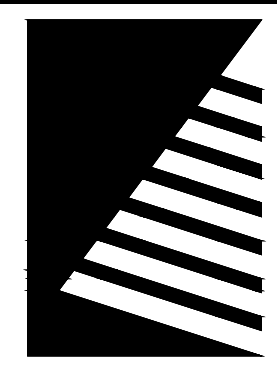
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C1.2

PROJECT NO.: 0211506.00



Farnsworth GROUP

2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:
HOLY TRINITY
CATHOLIC CHURCH

**ADDITIONAL
PARKING LOT**

711 N MAIN ST.
BLOOMINGTON, IL 61701

DATE: 07/10/2025

DESIGNED: NF

DRAWN: DL

REVIEWED:

FIELD BOOK NO.:

SHEET TITLE:
SITE PLAN EXHIBIT

SHEET NUMBER:

1

PROJECT NO.: 0211506.00

SITE SUMMARY

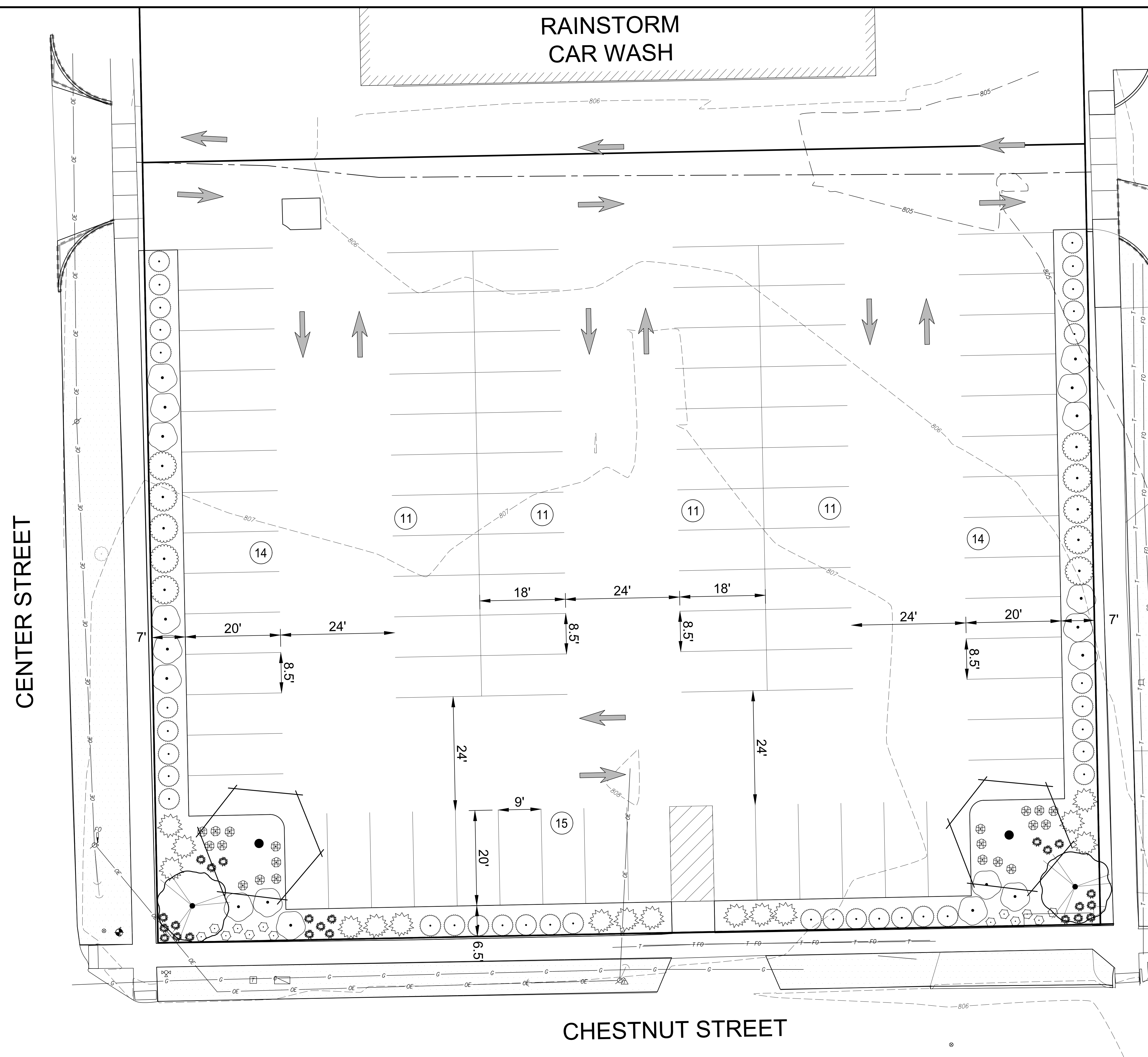
THE SITE INCLUDES 87 PARKING SPACES IN A PERPENDICULAR CONFIGURATION. DIMENSIONED AS SHOWN.

THE LANDSCAPE AROUND THE PERIMETER WILL INCLUDE DECIDUOUS TREES, BOTH DECIDUOUS AND EVERGREEN SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS.

SHRUBS ARE CHOSEN TO PROVIDE SCREENING AND VISUAL INTEREST IN THE 6.5' TO 7' WIDE LANDSCAPE AREAS BETWEEN THE LOT AND STREET. PLANTS INCLUDE:

- SNOWMOUND SPIREA
- KOREAN SPICE VIBURNUM
- BOXWOOD
- YEWE

THE TREELAWN AREAS ON ALL THREE PERIMETER STREETS HAVE EXISTING ABOVE- AND BELOW-GROUND UTILITIES WITHIN THEM AND WILL BE GRASS.



1 OVERALL SITE PLAN
SCALE: 1"=10'

ZONE-25-18

Land Use Applications

Status: Active

Submitted On: 7/21/2025

Primary Location

802 N MAIN ST

BLOOMINGTON, IL 61701

Owner

HOLY TRINITY CATHOLIC CHURCH

Project Summary

Brief Project Description and Justification *

Requesting relief from parking lot landscape requirements for perimeter and interior greenspace requirements

Current Use of Property*

Vacant commercial lot used as accessory parking

What (if any) alternatives have been considered or pursued before applying for this request? *

Lot is currently used as a supplemental parking for the church to the south. This request will improve the property with pavement, drainage and landscaping and provide more orderly parking.

Variation to the Code (Variance)

Variances may be approved only in specific instances where **all** of the factors are met, and where there would be practical difficulties or particular hardships in carrying out the strict letter of the Code (§ 44-1708).

- *Inconvenience and preference are not typically sufficient reasons for granting a Variance.*
- Use Variations are not permitted.

Required Documents and Submittals:

- Short project description, including any waivers requested for the subject Use Provisions
- Property characteristics, including Parcel ID Number (PIN) and current zoning
- Legal description of the property, in text format
- Written consent from property owner, if not the same as the applicant
- Legible Site Plan, including property lines, proposed locations of new/changed structures, and other items relevant to this petition (see § 44-1707 for additional Site Plan requirements)
- Written statement addressing all of the “Findings of Fact” listed below.

Alternatively, you may provide an attachment that address each of the standards by uploading below and typing "attached" in the explanation boxes.

I am requesting a Variance from (which requirement) to allow (what):*

Reduced landscape buffer (7') along Main, Center and 6.5' along Chestnut Street, and interior islands

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

The site currently is 98% (450 sf green of 32,700 sf) impervious and previously a gas service station. The proposed plan would bring the greenspace up from the 450 sf, to approximately 4,040 sf. Code would require about 6,800 sf of greenspace with street buffers and interior islands.

Discuss whether the variance would be the minimum action necessary to afford relief to the applicant.*

We do feel the request is justified in support of enhancing the parking ratio for the church. By code the church should have 310 spaces (900 seats or 62,000 sf) and currently has 155. With eligible credits (bus route, on-street parking, pedestrian sidewalk network) this number is reduced to 244 spaces. Formalizing this parking would bring the church up to 242 spaces.

Discuss whether the special conditions and circumstances were not created by any action of the applicant.*

The church acquired the site which was closed for business, and in poor repair. The goal was to increase parking opportunities for the church. This request would also address the removal of three non-conforming curb cuts from the site, two IDOT controlled and one by the City.

Discuss whether the granting of the variation request will give the applicant any special privilege that is denied to others by the Code. *

We do not feel any special privilege would be granted in support of improving the currently vacant and unimproved lot. While informal, the lot is used for parking now. This would improve the current lot, formalize the use, and create an orderly parking lot layout.

Discuss whether the granting of the variation will be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties.*

We feel this request would allow the church to improve the parking lot in support of the church, reduce, perimeter neighborhood on street parking, and greatly enhance the aesthetics of the existing lot.



Regular Agenda Item No. 5.E.

For Zoning Board of Appeals: August 20, 2025

Ward Impacted: Ward 4

Subject: V-10-25 - Public hearing, review, and action on a request from Prairie Signs, for approval of a **Variance from § 3-403A of the Advertising Sign Code**, to allow an increased total sign area in the P-1 (University) District, on the property commonly known as 302 E. Emerson St. (PIN 14-33-404-021)

Recommended Motion: Motion to approve or deny the request for a Variance to § 3-403A, as presented.

Strategic Plan:

Goal 5. Prosperous Downtown Bloomington

5b. City decisions consistent with plans and policies

Background: The Applicant seeks a Variance from § 3-403A of the Advertising Sign Code, the requirement the Identification signs in the University District may not exceed a total sign area of 50 square feet per sign, to allow an approximately 60 square foot identification sign with message board.

The existing monument sign is a pedestal of brick and stone construction, with an approximately 50 square foot, double-sided, identification sign carved into the stone portion. The original structure was erected c. 1994; no permits or variances associated with the construction were identified. The Applicant proposes to apply a new sign cabinet to the entire (double-sided) face of the existing structure, increasing the total sign area of each side by approximately 10 square feet above the applicable Code allowance.

Community Groups/Interested Persons Contacted: Notice was published in The Pantagraph on August 4, 2025. Courtesy notices were mailed to 69 property owners within 500 feet of the subject property.

Financial Impact: N/A

Attachments:

1. Staff Report, including Attachments 1-5

2. Attachment 6 - Site Plan from Applicant
3. Attachment 7 - Proposed Sign Plan
4. Attachment 8 - Applicant's submitted Findings of Fact



ZONING BOARD OF APPEALS

TO: ZONING BOARD OF APPEALS
FROM: Development Services Department
DATE: August 20, 2025
CASE NO: V-10-25, Variance from the Advertising Sign Code
REQUEST: Public hearing, review, and action on a request from Prairie Signs, for approval of a Variance from § 3-403A of the Advertising Sign Code, to allow an increased total sign area in the P-1 (University) District, on the property commonly known as 302 E. Emerson St. PIN 14-33-404-021.

BACKGROUND

Request

The Applicant seeks a Variance from § 3-403A of the Advertising Sign Code, the requirement the Identification signs in the University District may not exceed a total sign area of 50 square feet per sign, to allow an approximately 60 square foot identification sign with message board.

The existing monument sign is a pedestal of brick and stone construction, with an approximately 50 square foot, double-sided, identification sign carved into the stone portion. The original structure was erected c. 1994; no permits or variances associated with the construction were identified. The Applicant proposes to apply a new sign cabinet to the entire (double-sided) face of the existing structure, increasing the total sign area of each side by approximately 10 square feet above the applicable Code allowance.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on August 4, 2025. Courtesy notices were mailed to 69 property owners within 500 feet of the subject property.

ANALYSIS

Property Characteristics

The property at 302 E. Emerson St. consists of approximately 8.2 acres of land on the north side of E. Emerson St., between Franklin Ave. and Fell Ave., in the Phoenix Addition to the City of Bloomington. The lot is improved with a University Sports and Fitness Establishment with accessory parking lot, constructed in 1993-1994. The property is surrounded by University and single-family residential uses on all sides. Necessary streets and infrastructure are already existing.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	P-1 (University)	Dormitory (Fraternity/Sorority House), Sports and Fitness Establishment
South	P-1 (University) & R-1C (Single-Family Residence)	University Classrooms, Parking Lot, Single-Family Residence
East	R-1C (Single-Family Residence)	Single-Family Residence
West	P-1 (University)	Sports and Fitness Establishment

Subject Code Requirements

The intent of this P-1 University District is to allow for the establishment and expansion of colleges, universities, or theological schools. It shall be applied to property owned or leased and used by a college, university, or theological school for educational or education related activities. While providing for flexibility in land usage, this district recognizes the multi-building, multi-acre, traffic generating character of universities and the profound influence such a school may have upon surrounding neighborhoods and public facilities and utilities. This district is not to serve as a substitute for comprehensive, cooperative, campus community planning but rather it is intended to foster better relations and mutual problem solving between the two (§ 44-701A).

[In the University District] two identification signs per building or landmark not exceeding a total sign area of 50 square feet per sign shall be permitted at appropriate locations on the campus to adequately identify buildings or landmarks located on the campus (§ 3-403A).

IDENTIFICATION SIGN

A sign on the premises which is limited to the name, address and number of a building, institution or person on the premises, and to the activity carried on in the building or institution, or the occupancy of the person (§ 3-202).

STANDARDS FOR REVIEW

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

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

This property, and the location of the proposed sign, possess no unique or challenging characteristics which make strict adherence to the Code difficult. The location of the proposed sign is clearly visible by traffic flow in both directions, for an extended distance. No topographic issues exist that would prevent reasonable visibility of the sign at a smaller size.

From the Applicant: The new signage will be attached to the existing limestone signage. Strict adherence to code leaves portions of the old limestone exposed after install and there's not a reasonable solution for covering it up so it's visually pleasing. The structure will be an "eyesore" on the beautiful campus if adhering to code.

Standard may be met.

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

The Applicant has provided an alternative design that can serve the purpose of communicating the identification and of the facility on the subject property and can meet the requirements of the Code. While the alternative design may be less visually pleasing or not meet the desire of the property owner, the minimum action necessary to afford relief would be to use an alternate design that can meet the standards of the existing Code.

From the Applicant: Yes, the variance would be the minimum action necessary as the applicant would need to remove the existing structure and build a new one.

Standard is not met.

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

There are no special conditions or circumstances related to the property in this case.

From the Applicant: No, these conditions and circumstances were not created by anything the applicant has done.

Standard is met.

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

The P-1 (University) District is somewhat unique within the Zoning Code, as it was created specifically to facilitate the kinds of uses and intentionally cohesive environment intended for a large institutional land owner/operator. While the District does allow for some flexibility in the arrangement of land, you could also choose to implement a university campus through more conventional zoning (Business and Residential District) and still achieve the same outcome. To that end, the imposition of visual standards associated with the University District are somewhat self-imposed; the same use of the subject property—outside of the P-1 District—would likely be zoned B-1 or B-2, and would be allowed up to 300 square feet of signage and would not require a Variance to install the preferred alternative.

From the Applicant: The applicant is not aware of others being denied a variance request of this nature; therefore, the applicant is not requesting to be given special privilege.

Standard may be met.

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

The granting of the Variance would not be detrimental, as the Applicant is not intending to make significant changes to the property but rather minimally increase the sign area to allow for a more visually pleasing design. From the public perspective, there may be no difference between the allowed and proposed size, as the structure itself would not be increased in size. The immediately adjacent property owner on all sides of the proposed location is the University itself and other adjacent properties will not be prevented from reasonable use of their lands, nor public welfare placed at risk.

From the Applicant: The sign type, digital message center w/ logo ID cabinet, is common throughout the City of Bloomington and Town of Normal and the public is accustomed to viewing such signage. The sign is equipped with an automatic dimming feature so it will not be a nuisance to the public after dark. The size will actually enhance the public's viewing experience. The sign will only add to the essential character of the campus as it will showcase the dynamic opportunities and events at Shirk Center, the prominent landmark in the neighborhood and on campus. The sign is positioned well beyond the property line of those adjoining and will in no way impair the use of development of adjoining properties.

Standard is met.

STAFF RECOMMENDATION

Staff finds that the application may meet many, but does not meet all, of the standards for granting a Variance. Staff also acknowledges that the Advertising Sign Code ("Sign Code") is significantly out of date, that it conflicts with the Zoning Code in multiple places, that the City intends to explore a RFP or multiple quotes to rewrite the Sign Code in the near future, and that the stringency of review for a Variance

may not be the appropriate level of review for semi-permanent improvements like signs. Staff recommends that the Zoning Board of Appeals take the following actions:

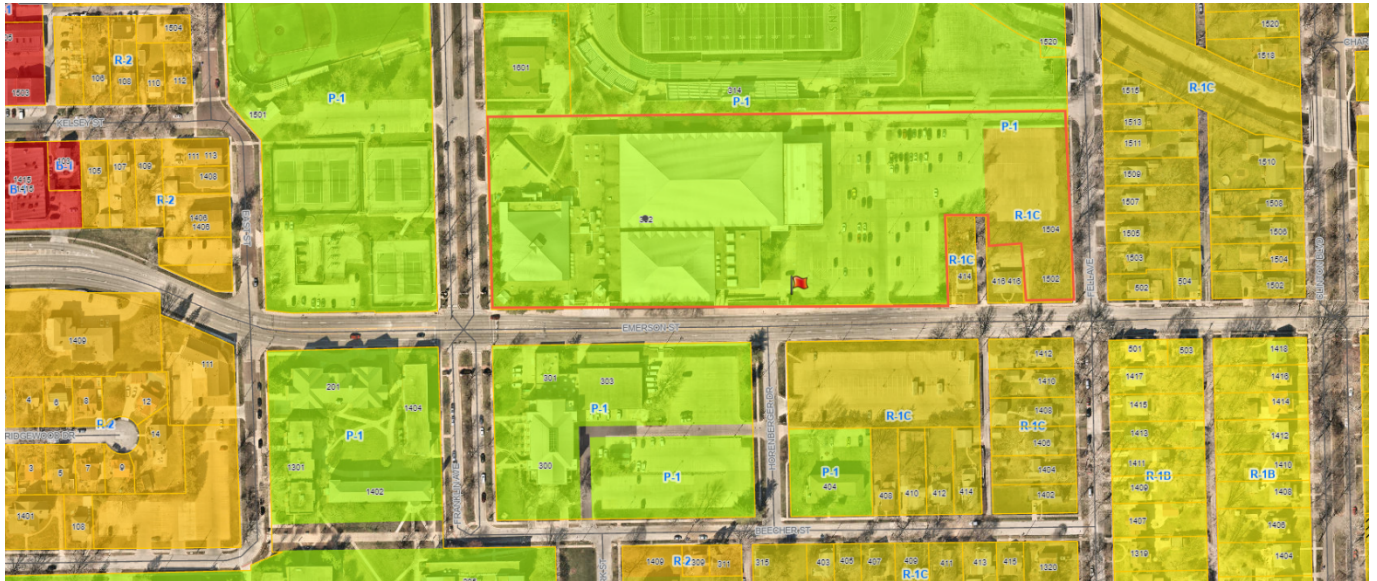
- Fully consider and discuss the applicability of the existing Advertising Sign Code in the context of today's Zoning Code.
- Motion to establish findings of fact that the standards for approval a Variance are, or are not met, and that carrying out the strict letter of the Code does, or does not, create a practical difficulty or particular hardship for the Applicant.
- Motion to approve or deny the request for a Variance to § 3-403A, as presented.

Respectfully submitted,
Alissa Pemberton
Planning Manager

Attachments:

1. Zoning Map
2. Aerial Image
3. Ground-Level Views of Site
4. Comparative Exhibit (staff created)
5. Neighborhood notice map
6. Site Plan from Applicant (separate document)
7. Proposed Plan from Applicant (separate document)
8. Applicant's submitted Findings of Fact (separate document)

Attachment 1 - Zoning Map



Attachment 2 - Aerial Image



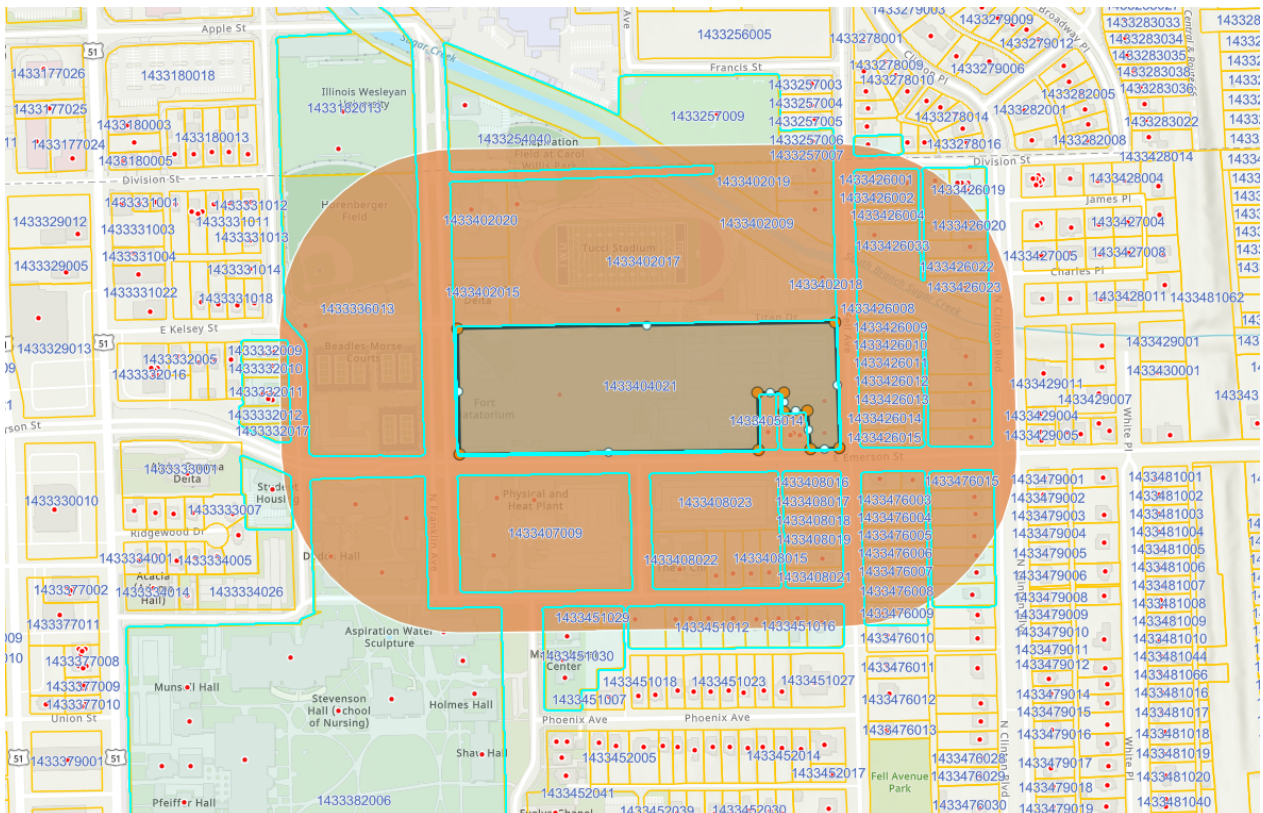
Attachment 3 – Site Photos



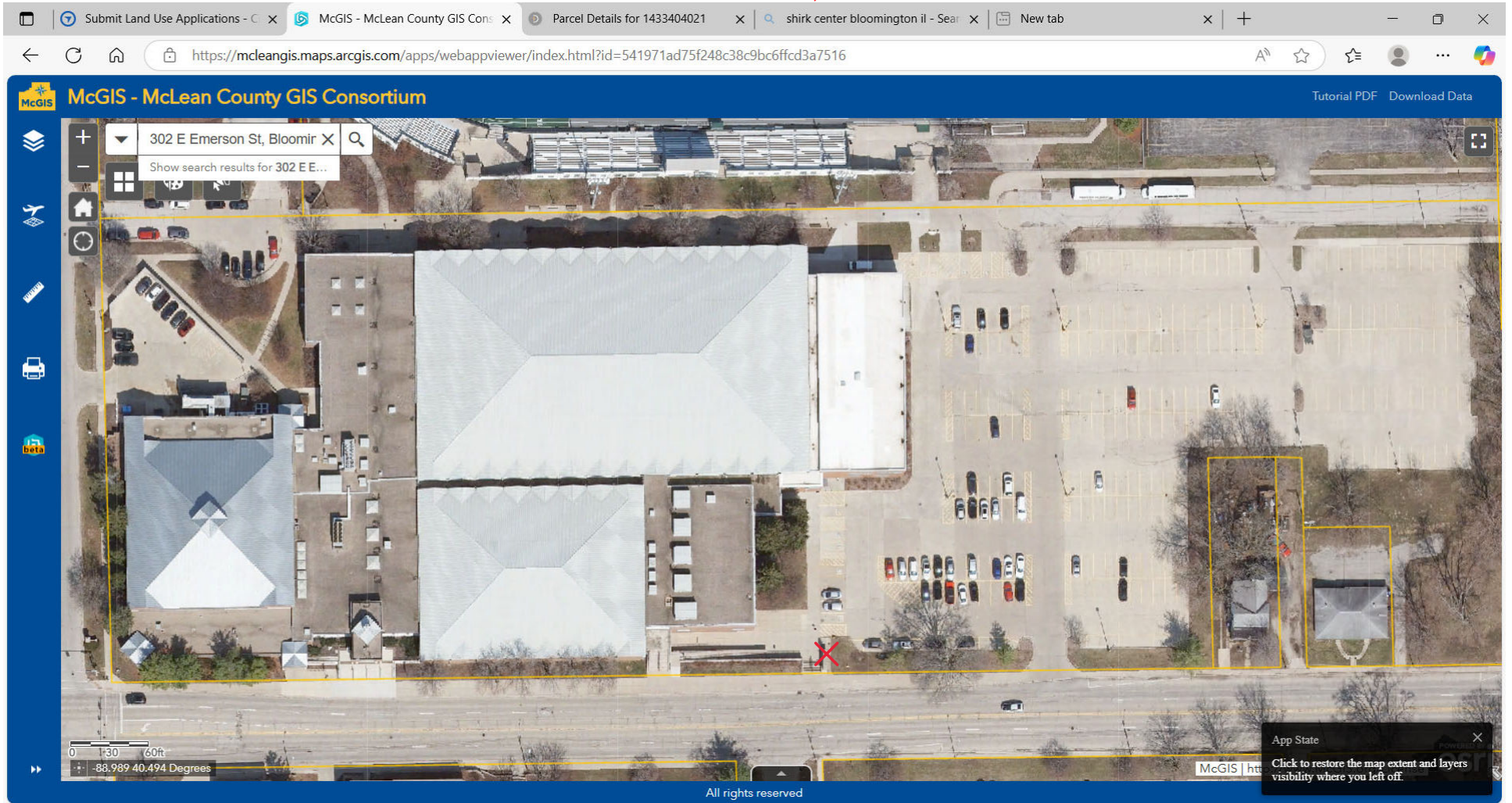
Attachment 4 – Comparative Exhibit



Attachment 5 - Neighborhood notice map

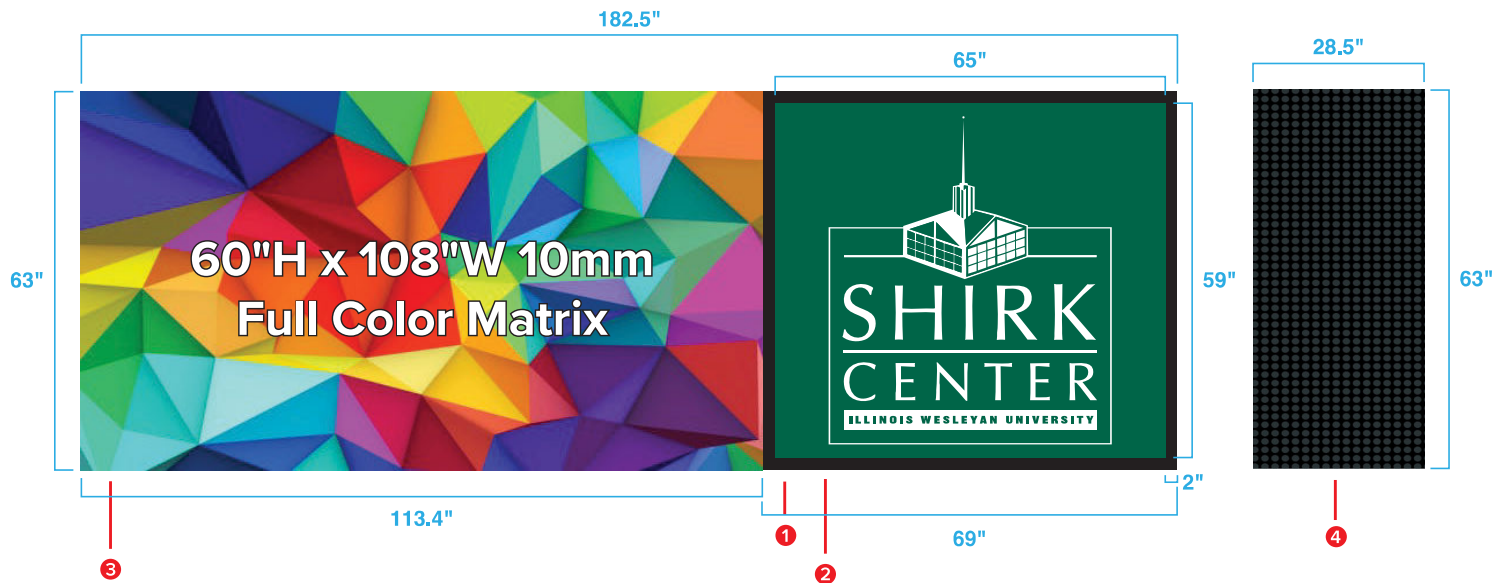


V-10-25 Staff Memo, Attachment 6



✗ Existing brick and limestone structure.
Entire structure is a gradual 143" tall from grade at tallest point. See drawings for visual of grade.
Setback of signage is 3' from property line.

V-10-25 Staff Memo, Attachment 7



SPECIFICATIONS

- ① **QTY: 2 for D/S structure**
63"H x 69"W x 6.5" Deep S/F lit cabinet mounted to existing structure.
- ② Applied translucent graphics.
■ Pantone+ 342 C
- ③ **QTY: 2 for D/S structure**
63"H x 113.4"W x 5.2" Deep 10mm full color electronic message center mounted to existing structure w/ 2" x 2" angle.
- ④ **QTY: 2 for D/S structure**
63"H x 24.125"W perforated panels.
■ Black

Scale
3/8" = 1'-0"

PLEASE NOTE:
Please verify that all wording and spelling are correct before approving. Once approved, you are responsible for half the remake cost should any errors be found after production begins.

Colors shown here may vary from final product. We make every attempt to adequately color match and will provide color samples upon request.

START DATE:
12-17-2024

CURRENT DATE:
02-25-2025

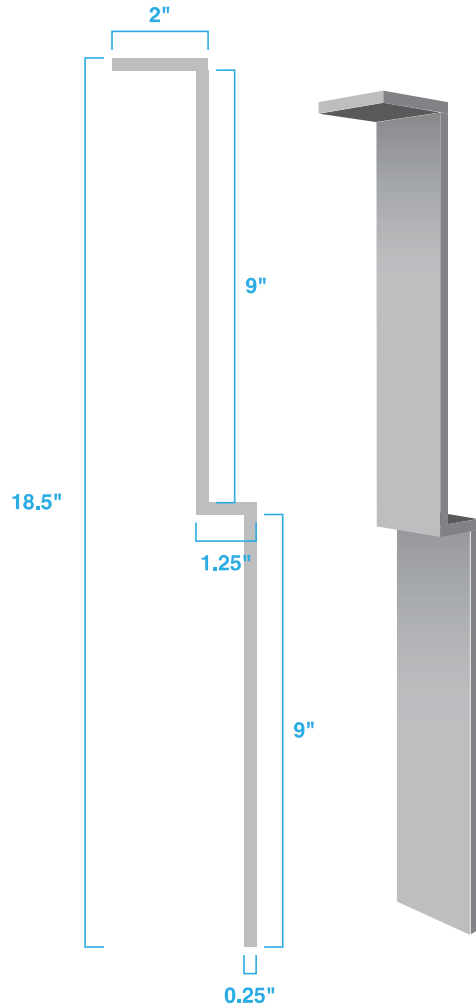
CLIENT ID:
Illinois Wesleyan University

FILE LOCATION:
Pending/2024/I/IWU/Shirk Center

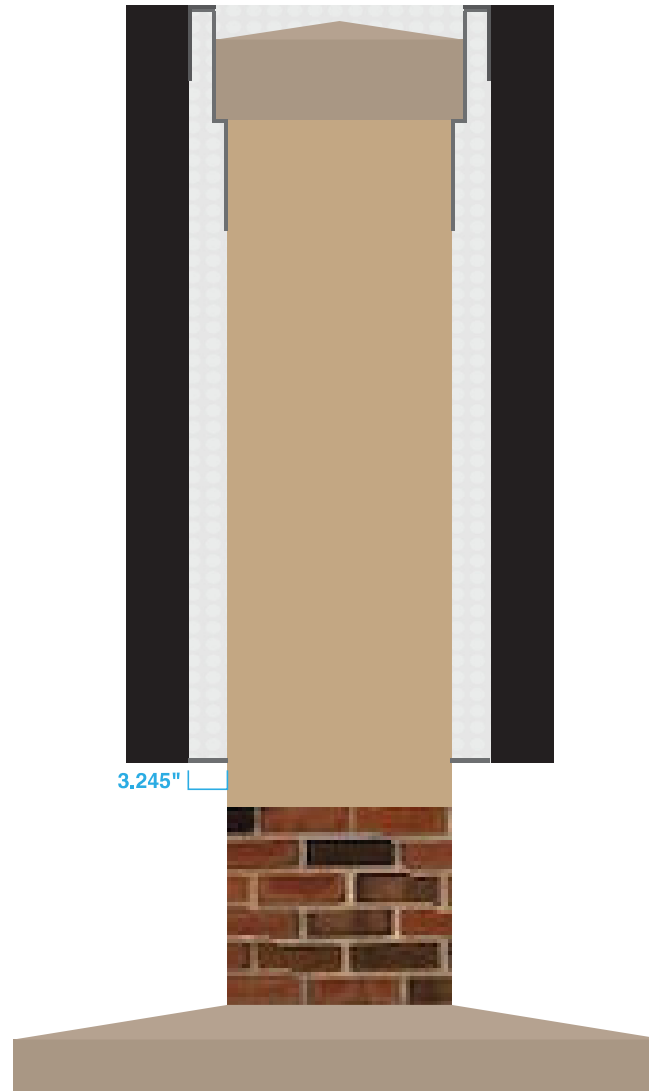
FILE NAME:
Monument Sign R2


SPECIFICATIONS

- ① QTY: 12 for D/S structure
2"W x 1/4" thick steel brackets.



 **Scale**
1/4 of Actual



 **Scale**
3/4" = 1'-0"

PLEASE NOTE:
Please verify that all wording and spelling are correct before approving. Once approved, you are responsible for half the remake cost should any errors be found after production begins.

Colors shown here may vary from final product. We make every attempt to adequately color match and will provide color samples upon request.

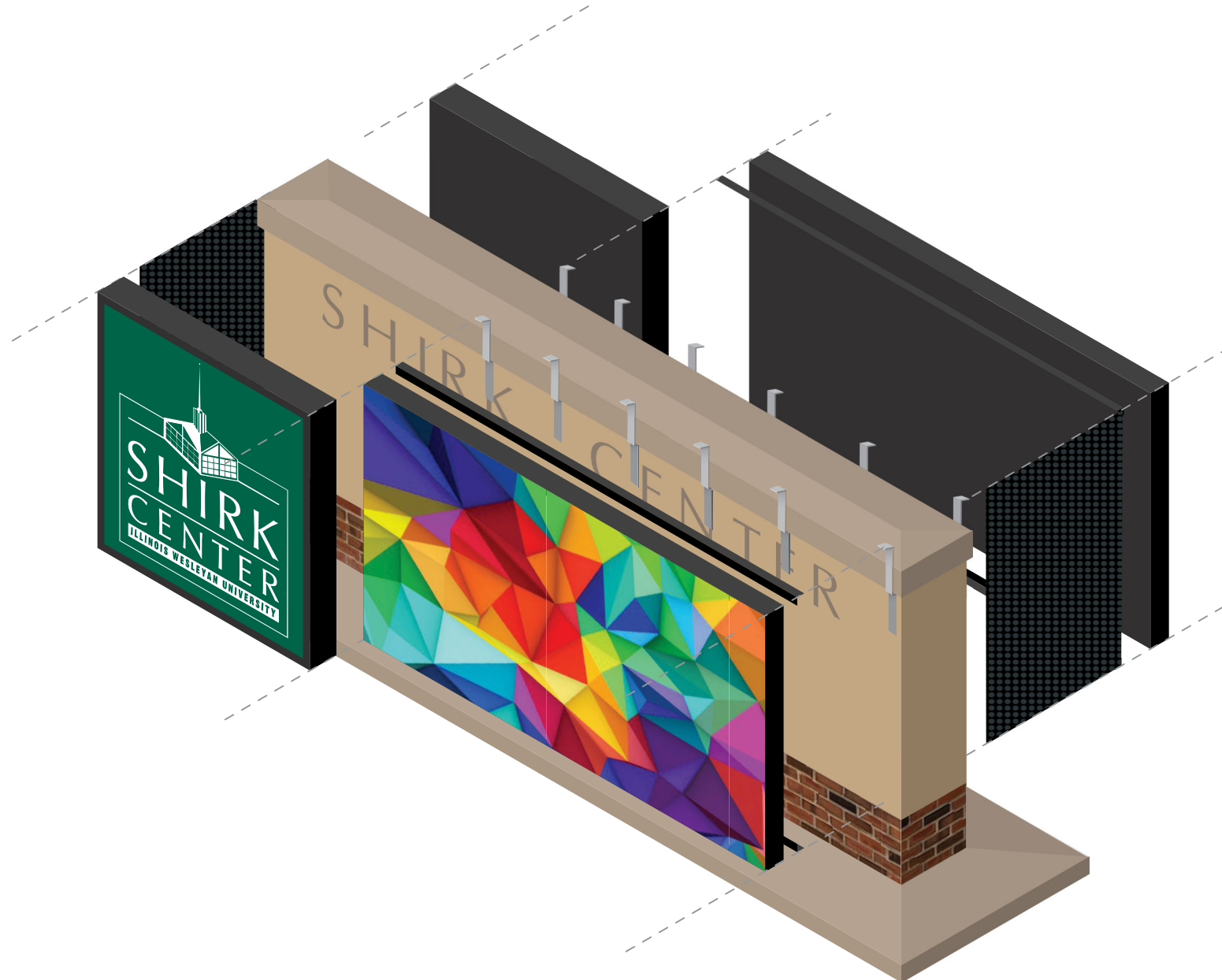
START DATE:
12-17-2024

CURRENT DATE:
02-25-2025

CLIENT ID:
Illinois Wesleyan University

FILE LOCATION:
Pending/2024/I/IWU/Shirk Center

FILE NAME:
Monument Sign R2



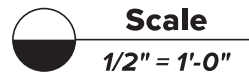
START DATE:
12-17-2024

CURRENT DATE:
02-25-2025

CLIENT ID:
Illinois Wesleyan University

FILE LOCATION:
Pending/2024/I/IWU/Shirk Center

FILE NAME:
Monument Sign R2



START DATE:
12-17-2024

CURRENT DATE:
02-25-2025

CLIENT ID:
Illinois Wesleyan University

FILE LOCATION:
Pending/2024/I/IWU/Shirk Center

FILE NAME:
Monument Sign R2

EXISTING



PROPOSED

SCALE: 1/4" = 1'-0"



START DATE:
12-17-2024

CURRENT DATE:
02-25-2025

CLIENT ID:
Illinois Wesleyan University

FILE LOCATION:
Pending/2024/I/IWU/Shirk Center

FILE NAME:
Monument Sign R2

Side View

SCALE: 1/2" = 1'-0"



START DATE:
12-17-2024

CURRENT DATE:
02-25-2025

CLIENT ID:
Illinois Wesleyan University

FILE LOCATION:
Pending/2024/I/IWU/Shirk Center

FILE NAME:
Monument Sign R2

Night View



START DATE:
12-17-2024

CURRENT DATE:
02-25-2025

CLIENT ID:
Illinois Wesleyan University

FILE LOCATION:
Pending/2024/IWU/Shirk Center

FILE NAME:
Monument Sign R2

Side 1

NTS



START DATE:
12-17-2024

CURRENT DATE:
02-25-2025

CLIENT ID:
Illinois Wesleyan University

FILE LOCATION:
Pending/2024/IWU/Shirk Center

FILE NAME:
Monument Sign R2

Side 2

SCALE: 1/4" = 1'-0"



ZONE-25-15

Land Use Applications

Status: Active

Submitted On: 7/16/2025

Primary Location302 E EMERSON ST
BLOOMINGTON, IL 61701**Owner**Illinois Wesleyan University
E Emerson St 302 Bloomington, IL 61702

Project Summary

Brief Project Description and Justification *

Install new electronic message centers on both sides of existing limestone signage at the size required to cover the limestone surface in it's entirety to avoid leaving the structure with an unfinished look that would create an "eyesore" on campus.

Current Use of Property*

University athletic center

What (if any) alternatives have been considered or pursued before applying for this request? *

Creating specifications for smaller electronic message centers that meet current code and exploring options for covering up exposed limestone after install

Variation to the Code (Variance)

Variances may be approved only in specific instances where **all** of the factors are met, and where there would be practical difficulties or particular hardships in carrying out the strict letter of the Code (§ 44-1708).

- *Inconvenience and preference are not typically sufficient reasons for granting a Variance.*
- Use Variations are not permitted.

Required Documents and Submittals:

- Short project description, including any waivers requested for the subject Use Provisions
- Property characteristics, including Parcel ID Number (PIN) and current zoning
- Legal description of the property, in text format
- Written consent from property owner, if not the same as the applicant
- Legible Site Plan, including property lines, proposed locations of new/changed structures, and other items relevant to this petition (see § 44-1707 for additional Site Plan requirements)
- Written statement addressing all of the “Findings of Fact” listed below.

Alternatively, you may provide an attachment that address each of the standards by uploading below and typing "attached" in the explanation boxes.

I am requesting a Variance from (which requirement) to allow (what):*

50 sq ft sign area to 80 sq ft sign area

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

The new signage will be attached to the existing limestone signage. Strict adherence to code leaves portions of the old limestone exposed after install and there's not a reasonable solution for covering it up so it's visually pleasing. The structure will be an "eyesore" on the beautiful campus if adhering to code.

Discuss whether the variance would be the minimum action necessary to afford relief to the applicant.*

Yes, the variance would be the minimum action necessary as the applicant would need to remove the existing structure and build a new one.

Discuss whether the special conditions and circumstances were not created by any action of the applicant.*

No, these conditions and circumstances were not created by anything the applicant has done.

Discuss whether the granting of the variation request will give the applicant any special privilege that is denied to others by the Code. *

The applicant is not aware of others being denied a variance request of this nature; therefore, the applicant is not requesting to be given special privilege.

Discuss whether the granting of the variation will be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties.*

The sign type, digital message center w/ logo ID cabinet, is common throughout the City of Bloomington and Town of Normal and the public is accustomed to viewing such signage. The sign is equipped with an automatic dimming feature so it will not be a nuisance to the public after dark. The size will actually enhance the public's viewing experience. The sign will only add to the essential character of the campus as it will showcase the dynamic opportunities and events at Shirk Center, the prominent landmark in the neighborhood and on campus. The sign is positioned well beyond the property line of those adjoining and will in no way impair the use of development of adjoining properties.

Acknowledgement

Applicant Signature

✓ Keri Jackson
Jul 16, 2025