



**AGENDA
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING
CITY HALL COUNCIL CHAMBERS
109 EAST OLIVE STREET; BLOOMINGTON, IL 61701
WEDNESDAY, JULY 18, 2018, AT 4:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES** Consideration, review and approval of Minutes from the June 20, 2018 meeting.
- 5. REGULAR AGENDA**
 - A. Z-15-18** Consideration, review and action of a petition submitted by Kurt Amacher for variances to allow 1) exceeding the 1,000 sq ft requirement by 168 sq ft; and 2) exceed the sq ft of the principle structure by 400 sq ft to allow a carport in the rear yard at 702 E Miller St. (Ward 1).
 - B. Z-16-18** Consideration, review and action of a petition submitted by Seth Jacob of Clearstone Construction Studio and Ben and Leisa Johnston for a variance to allow 1) a reduction in the required front yard from 120' to 57'; and 2) expansion of a nonconforming structure by 7.2' for the addition of a garage at 40 Sunset Rd. (Ward 5).
- 6. OTHER BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**

**MINUTES
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING - 4:00 P.M.
WEDNESDAY, JUNE 20, 2018
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

Members present: Ms. Barbara Meek, Mr. Robert Schultz, Mr. Jeff Brown, Mr. Terry Ballantini, and Chairman Tristan Bullington

Members absent: Ms. Victoria Harris and Mr. Richard Veitengruber

Also present: Mr. George Boyle, Assistant Corporation Counsel
Mr. Bob Mahrt, Community Development Director
Ms. Katie Simpson, City Planner
Ms. Izzy Rivera, Assistant City Planner

Chairman Bullington called the meeting to order at 4:00 p.m. Ms. Simpson called the roll; with four members present, the Zoning Board of Appeals established a quorum.

PUBLIC COMMENT: None.

MINUTES: The Zoning Board of Appeals reviewed the May 16, 2018 regular meeting minutes.

Mr. Brown motioned to approve the minutes, seconded by Ms. Meek. The Board approved the minutes by voice vote, 5-0.

REGULAR AGENDA:

Z-14-18 Consideration, review and action of a petition submitted by Robert Datley for a variance to allow a reduction in number of parking spaces by 1 parking space at 802 N Main St. (Ward 6).

Chairman Bullington introduced the case and swore in the petitioner, Mr. Robert Datley, 1209 E White Oak Road Mahomet, IL 61853. Mr. Datley stated he was present for his office and Group 2029. He stated the president of Group 2029 is a resident of Bloomington. They went through a search to find the right location for this project. Initially the site had 32 parking spaces, eventually losing some in order to address staff concerns. Mr. Datley stated the site will provide 29 parking spaces, a reduction of 1 from the minimum necessary. This will allow the site to accommodate for City staff request of one way traffic from Chestnut St. going north. This layout requires angled parking, losing 2 parking spaces. He stated Group 2029 has opened new stores in the last year in Urbana, IL and Peoria, IL with parking lots containing 28 and 27 parking spaces, without issue.

Ms. Simpson presented the staff report and the favorable recommendation for the variance. She provided pictures of the subject property, the surrounding properties and an aerial view of the neighborhood as well as the zoning view. The site was previously a gas station, and a restaurant is a permitted use. The property when combined with the adjacent parcel will have 3 frontages. This would require 12 feet of landscaping around it where there is a parking lot. There are some constraints for circulation on the site due to the one way state route.

The project would involve both parcels: 802 N main and the adjacent lot. The variance is located on 802 N Main. The adjacent lot would comply with the code as being presented.

The proposed changes will eliminate entrances on Chestnut, which staff feels would make the surrounding area safer. The entrance that will be eliminated is close to the intersection on Chestnut St. This could cause some congestions and other circulation issues. Staff supports closing this entrance and moving it further west, as well as allowing entrance and exits to the north on to the one way street. Having the one way on Chestnut would reduce congestion and keep cars from backing up into the turn lane and state route. The site plan has been reviewed multiple times and the petitioner has incorporated staff comments.

Staff was concerned with 90 degree parking causing entrance confusion, circulation issues and backup on to the state route. The one way entrance is preferred and the angled parking to denote one way entrance only. Green space would also be lost and some of the landscaping setback. The landscaping setback is very helpful, acting as a buffer between the entrance and the sidewalk. A 12 foot landscaping setback is required. Ms. Simpson provided staff's analysis of the standards for a variance and determined the petition meets the factors.

No one spoke in favor of the petition. No one spoke in opposition to the petition. Chairman Bullington declared the evidentiary hearing closed.

Chairman Bullington requested the Board establish a finding of fact. Mr. Schultz motioned to adopt the City's findings as fact for all factors. Seconded by Chairman Bullington.

Chairman Bullington explained a vote of "yes" would adopt the City's findings of fact as to the six factors. The motion was approved 5-0 with the following votes cast in favor on roll call: Mr. Brown—yes; Mr. Ballantini—yes; Ms. Meek—yes; Mr. Schultz—yes; Chairman Bullington—yes.

Chairman Bullington requested the Board vote in favor or against the petition for a variance, case Z-14-18. The Variance was approved unanimously, 5-0, with the following votes called: Mr. Brown—yes; Mr. Ballantini—yes; Ms. Meek—yes; Mr. Schultz—yes; Chairman Bullington—yes.

Z-12-18 Consideration, review and action of a petition submitted by Randy Walker for a variance to allow a reduction in rear yard setback at 303 Seville Rd. (Ward 8).

Mr. Schultz recused himself from the proceedings. Chairman Bullington noted for the record that Mr. Schultz recued himself and would be leaving.

Chairman Bullington introduced the case and swore in the petitioner, Mr. Randy Walker, 303 Seville Rd Bloomington, IL. Mr. Walker stated he purchased the property 2 years ago, the house was in need of many repairs and updates. He is in the remodeling business for the last

20 years and has made significant improvements to the home. Mr. Walker has noticed that home owners in the neighborhood take pride in their properties and there have been many improvement and updates going on such as new driveways and roofs. Mr. Walker stated the house is set back too far into the lot. The rear lot line is curved and there are areas where the lot line is closer to the home than in other areas. He would like to add a 15 foot porch on the back on the home encroaching 6 feet into the rear yard. He stated he could build a porch in the back without a variance but the porch would be smaller, or make the porch longer. However there are no other areas in the rear that would permit development. The porch in the front yard would not be an asset. The neighborhood is in favor of his porch, some have come to him and extended their support. Mr. Walker stated the neighbor to the rear, would be most affected, but they are renters and are always moving in and out. There is also a row of 15 tall arborvitae which create more screening. The neighborhood is established with big trees and brush. Mr. Walker stated the porch would not impact the neighborhood visually. Mr. Walker listed the various things that could be placed in his rear yard which would cause more impacts than a screened in porch. He stated the screened in porch would not impact views, the screens are a nice feature, improve quality of life and protect from mosquitos. Mr. Walker stated the Town of Normal allows screened in porches with encroachment of 10 feet without a variance. He asked the Board to grant his variance.

Mr. Ballantini asked if Mr. Walker had spoken with the renters to the rear of his property. He stated he has not and that the renters have been there since spring.

Chairman Bullington stated the Board will look at 5 factors. He asked Mr. Walker what physical characteristics his property has that would make strict adherence to the code difficult.

Mr. Walker stated there are a few, the house is set further back on the lot with larger front yard, the curve in the rear lot line changes the amount of space he has, making the porch smaller with a roofline would impact the location of the chimney.

Chairman Bullington wanted clarification on what the lot in itself has that does not allow Mr. Walker to follow the code. Mr. Walker agreed that the one characteristic would be the curved rear lot line.

Chairman Bullington stated the reason Mr. Walker needed a variance was because the porch will have a roof. Roofs no longer make the porch open. Open porches are permitted in the rear yard.

Mr. Walker stated he was given wrong information about what an open porch meant, he was told as long as the porch did not have a screen it would still be an open porch. There are various interpretations of open porches.

Chairman Bullington stated the information given to the Board by the petitioner is that the petitioner is able to have a porch in the rear yard and be in compliance, and he has the option to place a porch in the front yard. Chairman Bullington stated this variance would then not be the minimum action necessary.

Mr. Walker stated he could place a porch in the front yard but he does not know the setbacks exactly.

Mr. Ballantini asked why the petitioner cannot go wider with the porch. Mr. Walker stated there is a masonry chimney that would interfere with any development.

Chairman Bullington asked if anyone would like to speak in favor or against case Z-12-18.

Chairman Bullington swore in Ms. Jessica Alvarado, 309 Seville Rd. Bloomington, IL. Ms. Alvarado stated the home was in bad shape when Mr. Walker purchased it. She stated Mr. Walker has done work to the home, and has been a leader in the neighborhood for improvements. She stated the house is now an example and one of the nicest home, improving the value of the homes in the neighborhood. Ms. Alvarado is supporting the petitioner and came to the hearing to be able to voice her opinion. Mr. Walker's improvements are not tacky and fit really well into the neighborhood.

Ms. Rivera presented the staff report and the recommendation to deny the request for variances. Ms. Rivera provided pictures of the subject property, the surrounding properties and an aerial view of the neighborhood as well as the zoning view. She stated the lots in this area are larger than usual. The curved line gives the petitioner 3 feet less in the location where he would like to place the porch. Ms. Rivera provided a basic sketch up model to show encroachment in the rear yard. The petitioner is proposing an addition.

Ms. Rivera provided staff's analysis of the standards for a variance and determined the petition does not meet the factors. The site does not have characteristics that make adherence to the code difficult, the petitioner is able to use the property as is. There are other alternatives as well. The variance is directly related to the size the petitioner wants and furniture he would like to place in the porch. For these reason staff made a recommendation to deny the request for the variance.

Chairman Bullington declared the evidentiary hearing closed.

Chairman Bullington requested the Board establish a finding of fact for case Z-12-18. He explained the Board will take a position on each factor and state if the factor is "met" or "not met". Ms. Simpson called each factor and performed a roll call vote for each factor. The Board determined that case Z-12-18 did not meet the factors for a variance (44.13-4D) with the following votes cast:

Factor 1. Mr. Brown—not met; Mr. Ballantini—not met; Ms. Meek—not met; Chairman Bullington—not met.

Factor 2. Mr. Brown—not met; Mr. Ballantini—not met; Ms. Meek—not met; Chairman Bullington—not met.

Factor 3. Mr. Brown—not met; Mr. Ballantini—not met; Ms. Meek—not met; Chairman Bullington—not met.

Factor 4. Mr. Brown—not met; Mr. Ballantini—not met; Ms. Meek—not met; Chairman Bullington—not met.

Factor 5. Mr. Brown—met; Mr. Ballantini—met; Ms. Meek—met; Chairman Bullington—met.

Chairman Bullington requested the Board vote in favor or against the petition for a variance, a vote of “yes” is to grant the variance and a vote of “no” is to deny the variance. The variance was denied unanimously, 4-0 with the following votes cast against: Mr. Brown—no; Mr. Ballantini—no; Ms. Meek—no; Chairman Bullington—no.

NEW BUSINESS: Chairman Bullington welcomed Terry Ballantini to the Board. Mr. Ballantini introduced himself and stated he has been a resident on Bloomington for 9 years. He along with his wife own and run a business in the community.

ADJOURNMENT

Ms. Meek motioned to adjourn. Seconded by Mr. Brown. The motion was approved by voice vote. The meeting adjourned at 4:53 p.m.

Respectfully Submitted,
Izzy Rivera
Assistant City Planner

**CITY OF BLOOMINGTON
 REPORT FOR THE BOARD OF ZONING APPEALS
 JULY 18, 2018**

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-15-18	702 E Miller St.	Variance	Izzy Rivera Assistant City Planner

PROJECT DESCRIPTION:
Petitioner would like to install a 20' X 20' car port in front of an existing garage.

PETITIONER'S REQUEST:			
Pertaining to Section of Code: 44.4-4 Accessory Buildings and Uses			
Type of Variance	Request	Required	Variation
Exceed square foot of principle structure	1,168 sf	768 sf	400 sf ↑
Exceeds square foot requirement	1,168 sf	1,000 sf	168 sf ↑

STAFF RECOMMENDATION:	Staff determines the petition does not meet the Zoning Ordinance's standards required to grant a variance. The multiple variances would create an accessory structure which exceeds the neighborhood standard. <i>Staff recommends the Zoning Board of Appeals deny the variances for 702 E Miller St.</i>
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NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on July 2, 2018.

GENERAL INFORMATION

Owner and Applicant: Kurt Amacher

PROPERTY INFORMATION

Legal description: GRAVES RE-SUBN BLK 2 (EX L6 & 7) W. P. GRAVES ADDN 10

Existing Zoning: R-1C, High Density Single Family Residence
Existing Land Use: Single family home
Property Size: Approximately 6,552 square feet (42 X156)
PIN: 21-09-234-016

SURROUNDING ZONING AND LAND USES

Zoning

North: R-1C, High Density Single Family
South: R-1C, High Density Single Family
East: R-1C, High Density Single Family
West: R-1C, High Density Single Family

Land Uses

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

ANALYSIS

Submittals

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

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

PROJECT DESCRIPTION



Background.

702 East Miller Street, the subject property, is located south of E. Oakland Avenue. The lot has slight contours, and sits on a 6,552 square foot lot. The site is improved with a single family home approximately 768 square feet and a detached two (2) car garage approximately 768 square feet, at the end of a shared driveway. The neighborhood consists of single-family homes, most with detached garages and shared driveways.

The City of Bloomington Zoning Code permits “carports” in the required rear yard. However, it is

subject to the bulk regulations pertaining to accessory structures, as it is considered an accessory structure. “Accessory structures” by definition are subordinate to the principal structure in size and the use must complement the principal use. The petitioner’s project requires variances that would allow the accessory structure to exceed some of the bulk regulations set forth in the Zoning Ordinance.

Project Description: The petitioner would like to add a 20’ X 20’ carport directly in front of the existing detached two car garage. The petitioner is requesting the variances to install the car port to create shade in the rear yard. A carport is considered an accessory structure, therefore the proposed carport must conform to Chapter 44.4-4 Accessory Structure requirements.

The carport would be located directly in front of the existing two (2) car garage, on a slab of concrete left over from a demolished garage in 2001. The existing garage was then constructed in 2001 and is a 32’ X 24’ structure. The car port would be located approximately 14 feet away from the principle structure. The area of the proposed carport, 400 square feet, along with area of the existing accessory structure, 768 square feet, creates a total area of 1,168 square feet. The Zoning Ordinance requires that an accessory structure, or combination of accessory structures, not exceed 1,000 square feet, the size of the principal building, or 30% the rear yard, whichever is more restrictive. The proposed carport creates a combined area of accessory structures that exceed the size of the principle building as well as exceeds the one thousand (1,000) square foot allotted accessory structure foot print.

The following is a summary of the requested variations:

Applicable Code Sections:

Section of Code: 44.4-4 Accessory Buildings and Uses

Type of Variance	Request	Required	Variation
Exceed square foot of principle structure	1,168 sf	768 sf	400 sf ↑
Exceeds square foot requirement	1,168 sf	1,000 sf	168 sf ↑

Analysis

Variations from Zoning Ordinance

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

FINDINGS OF FACT

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

That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult; and. The property is rectangular with minor contours, however has not physical characteristics making adherence to the Code difficult. **The standard is not met.**

That the variances would be the minimum action necessary to afford relief to the applicant; and there would be a significant increase in the accessory building footprint. The existing garage was installed by the petitioner in 2001 at a larger than average 2 car garage size, comparable in size to the principle structure. Any addition would have to be reduced significantly but would still require a variance because of the size of the existing accessory structure. The existing accessory structure and the carport would have to be reduced in order to comply with the code. **The standard is not met.**

That the special conditions and circumstances were not created by any action of the applicant; and the need for the variance is directly related to the petitioner's desire for shade. The combination of the size of the proposed accessory structure and the size of the existing accessory structure are also driving the request for the variance. The special circumstances are created by the applicant and are not related to any limiting features of the property. The petitioner is able to make reasonable use of the property as it exists. **The standard is not met.**

That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; and the proposed accessory structure would result in exceeding the maximum requirements of the Code. These requirements apply to all residential zoning districts, granting the variance could result in a precedence. The neighborhood is high density, shared driveways and narrow lots. Granting this variance would create higher density and encroach on views and character of the neighborhood. **The standards is not met.**

That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties. The neighborhood is developed with smaller single family homes on narrow lots with detached garages. The multiple variances would create an accessory structure which exceeds the neighborhood standard. The bulk regulations set forth by the Zoning Code are in place to protect views, circulation, storm water run-off, and manage unified development. **The standard is not met.**

STAFF RECOMMENDATION: Staff determines the petition does not meet the Zoning Ordinance's standards required to grant a variance. The variances would create an accessory structure which exceeds the neighborhood standard.

Staff recommends the Zoning Board of Appeals deny the variances for 702 E Miller St.

Respectfully submitted,
Izzy Rivera

Assistant City Planner

Attachments:

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

2-15-18

#38586

APPLICATION TO ZONING BOARD OF APPEALS

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

Site Address: 702 EAST MILLER

Site Address: _____

Petitioner: KURT AMACHER Phone: [REDACTED]

Petitioner's Email Address: [REDACTED]

Petitioner's Mailing Address Street: 702 EAST MILLER

City, State, Zip Code: BLOOMINGTON ILL 61701

Contractual interest in the property, yes no

Signature of Applicant [REDACTED]

Brief Project Description:

INSTALL CAR PORT 20x20 OVER OLD GARAGE SLAB AND TO THE WEST

Code Requirements Involved:

1000 SQ FOOT RULE EXCEED GROUND FLOOR AREA OF PRINCIPLE STRUCTURE

Variances(s) Requested:

EXCEED 1000 SQ FT RULE BY 168 SQ FOOT EXCEED GROUND FLOOR AREA OF PRINCIPLE STRUCTURE BY 400 SQ FT

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

JUN 22 2018


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

Chapter 44, Section 9.40(d)

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

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

TO INSTALL CAR SIZE I WANT NEED VARIANCE OF 1000 SQ FT

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

I WANT 20x20 COULD MAYBE GO SMALLER

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

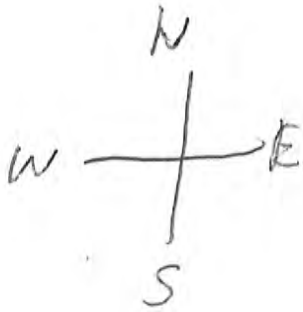
JUST WANT CAR PORT FOR SHOE IN BACK YARD

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

JUST NEED VARIANCE ON SIZE TO PUT UP CAR PORT

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

TALKED BOTH NEIGHBORS BOTH OK WITH BUILD



LOT SIZE
 41.7 x 154.5
 6442.65 Sq FT



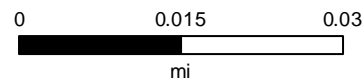
702 E Miller St. Aerial



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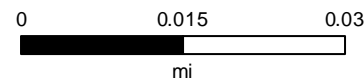
702 E Miller St. Zoning Map



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



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Legal Inside

3320
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
ZONING BOARD OF
APPEALS
JULY 18, 2018

Notice is hereby given that the Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, July 18, 2018 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, for the following petitions:

NAMES, LOCATION (LEGAL DESCRIPTION OF PROPERTY), VARIANCE REQUEST

Kurt Amacher, 702 East Miller St. (GRAVES RE-SUB BLK 2 (EX LOT 6 & 7) W.P. GRAVES ADD LOT 10), requesting: 1) an accessory structure greater than 1000 sq ft., a 168 sqft increase; and 2) an accessory structure greater than the principle building, a 400 sqft increase, to allow the installation of a carport.

Seth Jacob of Clearstone Construction Studio & Ben & Leisa Johnston, 40 Sunset Rd. (EWINGS & EVANS SUB COMM

Legal Inside

NE COR LTO 12 S75' W 422' TO POB E122', S TO S LN SUBM, NE O PT 262.59', SW OF POB, NW 262.59' TO POB PT LOT 12), requesting: 1) expansion of a nonconforming structure with a 7.2 ft. garage addition; and 2) a 63 ft. reduction in the required front yard setback from 120 feet (block average) to 57 feet.

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

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

Published:
Monday July 2, 2018

Legal Claim Notice



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

July 2, 2018

Dear Property Owner or Resident:

The Zoning Board of Appeals will hold a public hearing on **Wednesday July 18, 2018 at 4:00PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois**, to hear testimony for a petition submitted Kurt Amcher for approval of a variance request, for the property at **702 E. Miller St.**, at which time all interested persons may present their views upon such matters pertaining thereto. The petitioner or his/her Counsel/Agent must attend the meeting.

REQUEST

The petitioner is requesting: 1) an accessory structure greater than 1000 ft, a 168 sqft increase; and 2) an accessory structure greater than the principle building, a 400 sqft increase, to allow the installation of a carport.

LEGAL DESCRIPTION: GRAVES RE-SUB BLK 2 (EX LOT 6 & 7) W.P. GRAVES ADD LOT 10

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

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

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

If you desire more information regarding the proposed petition or have any questions you may email me at ksimpson@cityblm.org or call me at (309) 434-2341.

Sincerely,

Katie Simpson, City Planner

Attachments:

Map of notified properties within 500 ft of subject property

Name	TEW INVESTMENTS LLC	CONRAD SHEET METAL CO
StreetAddress	605 E BELL ST	605 BELL ST
CityStateZip	BLOOMINGTON, IL 61701	BLOOMINGTON, IL 61701-5350
MONICA & TRISTAN N BULLINGTON	ROY BIRNBROOK	BONNIE HICKMAN
701 BELL ST	712 E BUCHANAN	716 E BUCHANAN ST
BLOOMINGTON, IL 61701-5439	BLOOMINGTON, IL 61701	BLOOMINGTON, IL 61701-6805
NANCY GASPERSON	NANCY GASPERSON	BIANKA THORMANN
705 BELL ST	705 BELL ST	806 E MILLER ST
BLOOMINGTON, IL 61701-5439	BLOOMINGTON, IL 61701-5439	BLOOMINGTON, IL 61701-6846
TERRY SHEPERD	PAMELA TIGHE	CLAYTON CRULL
717 S CLAYTON ST	801 E WOOD ST	702 E BUCHANAN
BLOOMINGTON, IL 61701-6808	BLOOMINGTON, IL 61701-6849	BLOOMINGTON, IL 61701
MICHAEL LOUGH	JOEL & CHERYL MISUKONIS	EMILY ZEITLER
2606 124TH AVE E	2503 YORKTOWN DR	715 E MILLER ST
PARRISH, FL 34219-1613	BLOOMINGTON, IL 61704-4531	BLOOMINGTON, IL 61701-6843
AFTON KENNEDY	LEO MELGOSA	DORENE KEMPIN
710 S CLAYTON ST	705 E MILLER ST	711 S CLAYTON
BLOOMINGTON, IL 61701-6809	BLOOMINGTON, IL 61701-6843	BLOOMINGTON, IL 61701
ILLIANA HOME BUYERS OF BLOOMINGTON LLC	WESLEY A & KELLEY GRAVES	MARY GORDON
P O BOX 6031	703 BELL ST	904 S CLAYTON ST
CHAMPAIGN, IL 61821	BLOOMINGTON, IL 61701-5439	BLOOMINGTON, IL 61701-6811
LESLEY DAY	SHARON WYNN	JEFF GORDON
705 E WOOD ST	801 E FREMONT	602 S MADISON ST
BLOOMINGTON, IL 61701	BLOOMINGTON, IL 61701	BLOOMINGTON, IL 61701-5161
ALLISON SHANAHAN	ROGER CURTIS	BRIAN WILLIAMS
703 E WOOD ST	907 S CLAYTON ST	714 S CLAYTON ST
BLOOMINGTON, IL 61701-6847	BLOOMINGTON, IL 61701-6810	BLOOMINGTON, IL 61701-6868
WENDY HANNIBAL	JOSEPH PERRING	TONY L & ELIZA M TAYLOR RUSK
708 S CLAYTON ST	806 FREMONT	804 FREMONT ST
BLOOMINGTON, IL 61701-6809	BLOOMINGTON, IL 61701	BLOOMINGTON, IL 61701-6829

CAYLE ISBELL
803 E WOOD ST
BLOOMINGTON, IL 61701-6849

DAVID TIGHE
801 E WOOD
BLOOMINGTON, IL 61701

DELLA KAUFMAN
714 E MILLER ST
BLOOMINGTON, IL 61701-6844

LAURIE & RON MONTGOMERY
711 E WOOD ST
BLOOMINGTON, IL 61701-6847

JORGE SOLIS
21 JULIANA WAY NW
CARTERSVILLE, GA 30120-7792

CHARLES STEWART
713 S CLAYTON STREET
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LUKE & TRULIE SWANTEK
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HOWARD SMITH
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RONALD VAIL
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BLOOMINGTON, IL 61701-6809

SERENIA JOHNSON
905 S CLAYTON ST
BLOOMINGTON, IL 61701-6810

LYNN LEARY
718 E MILLER ST
BLOOMINGTON, IL 61701-6844

GENEVA WILKINSON
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BLOOMINGTON, IL 61701-6810

TERRY SHEPHERD
717 S CLAYTON ST
BLOOMINGTON, IL 61701-6808

JESSICA CARMANY
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BLOOMINGTON, IL 61701-6813

JOHN BAKER
902 S CLAYTON ST
BLOOMINGTON, IL 61701-6811

DALE HADDEN
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BLOOMINGTON, IL 61701-6845

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Bloomington, IL 61701-5344

THERESA ROGERS
708 FREMONT ST
BLOOMINGTON, IL 61701-6827

LUKE EIDENMILLER
706 FREMONT
BLOOMINGTON, IL 61701

EMILYL KURTENBACH
906 S CLAYTON ST
BLOOMINGTON, IL 61701-6811

GEOFFREY & TRICIA WALKER
726 S CLAYTON ST
BLOOMINGTON, IL 61701-6868

WANDA SIGLER
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BLOOMINGTON, IL 61701

DONALD HANDZO
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BUFFY RYAN
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BLOOMINGTON, IL 61701-6846

MICHAEL PUDGE
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MARY ANN FULTON
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% MR & MRS WARREN BOWMAN 700 E
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ASHLEY FORD SUTTON
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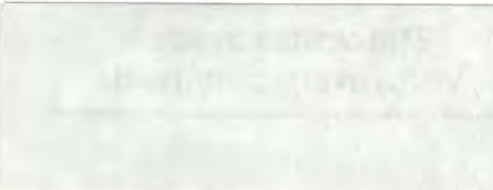
EMILY RYBURN
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BLOOMINGTON, IL 61701-6808

CITY OF BLOOMINGTON
109 E OLIVE
BLOOMINGTON, IL 61701

MATTHEW WADE HOLDERBY
806 E WOOD ST
BLOOMINGTON, IL 61701-6850

ANGELA DEAN WAKE
707 EAST WOOD
BLOOMINGTON, IL 61701

ROBERT LEIHENSEDER
15A BROOKSHIRE GRN
BLOOMINGTON, IL 61704-6211



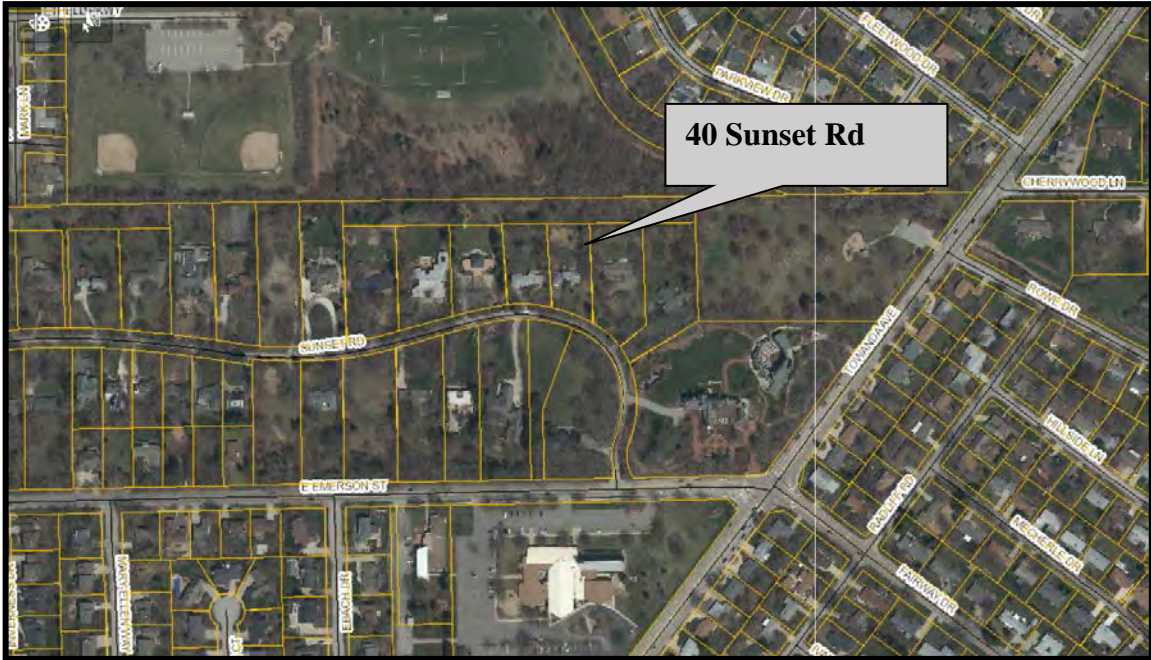
**CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
JULY 18, 2018**

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-16-18	40 Sunset Rd	Variance	Katie Simpson, City Planner

PROJECT DESCRIPTION:
7' 2" garage expansion that encroaches into the average front yard

PETITIONER'S REQUEST:			
Pertaining to Section of Code: 44.4-5 front yard setbacks			
Type of Variance	Request	Required	Variation
Expand a nonconforming structure	Allow 7' 2" expansion	Not allowed	7' 2" garage expansion
Reduce the front yard setback from the block average	120'	57'	63' decrease (-6% change from existing)

STAFF RECOMMENDATION:	<p>Staff determines the petition does meet the Zoning Ordinance's standards required to grant a variance.</p> <p><i>Staff recommends the Zoning Board of Appeals approve the variance requests for 40 Sunset Road</i></p>
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NOTICE

N Δ

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on July 2, 2018.

GENERAL INFORMATION

Owner and Applicant: Seth Jacob, Cornerstone Construction Studio on behalf of the property owner Ben and Leisa Johnston.

PROPERTY INFORMATION

Legal description: EWING'S & EVANS SUBN PT. LOT 12 -COMM NE COR LOT 12, S75', W422' FOR P.O.B., E122', S TO S LN SUBN, NW TO PT. 262.59' S OF P.O.B., N262.59' TO P.O.B.

Existing Zoning: R-1A, Low Density Single Family Residence
Existing Land Use: Single family home
Property Size: Approximately 30,240 square feet (122 X 225)
PIN: 14-34-426-009

SURROUNDING ZONING AND LAND USES

Zoning

North: R-1A, Low Density Single Family
North: S-2 Public Lands and Institution
South: R-1A, Low Density Single Family
East: R-1A, Low Density Single Family
West: R-1A, Low Density Single Family

Land Uses

North: Vacant parcel
North: Ewing Park I
South: Single family home(s)
East: Single family home(s)
West: Single family home(s)

ANALYSIS

Submittals

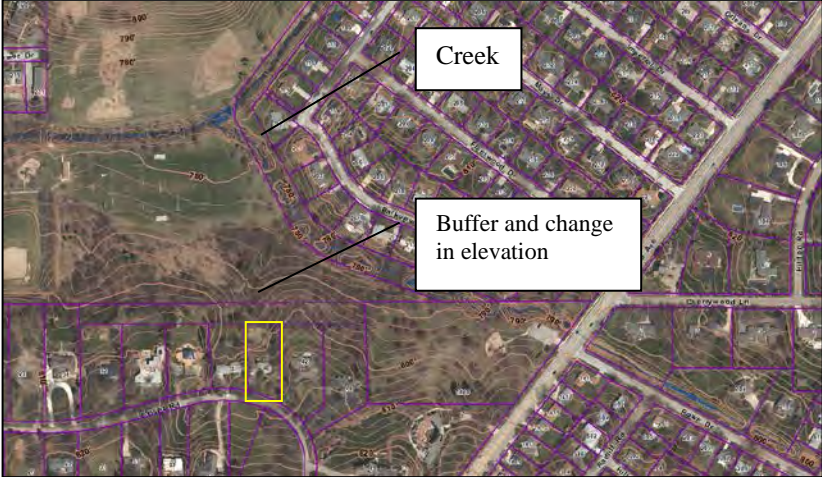
This report is based on the following documents, which are on file with the Community Development Department:

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



PROJECT DESCRIPTION

Background: The subject property, 40 Sunset Road, is zoned R-1A, Single Family Residential. It is a large lot, approximately 30,240 square feet, which exceeds the minimum lot requirements for the R-1A zoning district. The subject property is part of the Sunset Road neighborhood, annexed by the city in phases between 1950 and 1960. The neighborhood is primarily zoned R-1A, low density single-family residential, with a few smaller lots zoned R-1B, medium density single-family residential. The neighborhood consists of single story, single-family homes constructed on large, deep lots. Lots range from a half acre to almost two acres in size. Most of the older homes were built between 1950 and 1965, after annexation but prior to the adoption of the zoning ordinance in 1969.



The subject property is improved with a brick, single-family home, built in 1962. The home has a 64 feet front yard setback, 24 feet greater than the minimum required front-yard setback of the R-1A district (40 feet). The average front-yard setback for the neighborhood is 120 feet but ranges from 14 feet (2 Sunset Rd) to 262 feet (8 Sunset Rd). A table of the front yard setback and lot size is attached to this report. The larger lots have greater front-yard setbacks. The city zoning ordinance states that when a neighborhood was built prior to the adoption of the code, the average front yard setback for the block is the established setback rather than the setback dictated by code (44.4-5). Since the subject property’s existing front yard setback is less than the block average, the structure is nonconforming. The area is forested, particularly in the rear of the property which provides a natural buffer between Sugar Creek. Additionally the rear-yard gradually slopes north towards.

Project Description:

The petitioner is proposing multiple improvements to the home, including a 7’2” extension to the garage and a garden terrace. The terrace is a permitted obstruction in the front yard and does not require a variance. The garage expansion, however, is an addition to the principal structure and necessitates a variance due to the average setback (44.4-5). Additionally, since the property is nonconforming, the expansion requires a variance to expand a nonconforming structure (44.4-6). The proposed setback is 57’ and 63’ less than the average setback. The existing garage is approximately twenty (20) feet long, which leaves little room for a vehicle. The expansion would allow the petitioner to make reasonable use of their garage while preserving a setback consistent with the neighborhood character.

The following is a summary of the requested variations:

Applicable Code Sections:

Section of Code: 44.4-4 Accessory Buildings and Uses

Type of Variance	Request	Required	Variation
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Expand a nonconforming structure	Allow 7' 2" expansion	Not allowed	7' 2" garage expansion
Reduce the front yard setback from the block average	120'	57'	63' decrease (6% decrease from existing)

Analysis

Variations from Zoning Ordinance

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

FINDINGS OF FACT

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

That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult; and the neighborhood was established prior to adoption of the zoning ordinance, and the neighborhood has deeper lots, with larger setbacks. The front yard setback for the block ranges from 14 feet to 262 feet, with the larger setbacks (262ft, 162ft, 163ft, etc.) established on deeper lots which are about an acre or larger. The subject property is smaller than the average lot size, and less wide than the average lot for the neighborhood and as a consequence the larger setback imposes a hardship on the petitioner limiting their ability to improve the home. **The standard is met.**

That the variances would be the minimum action necessary to afford relief to the applicant; and the home is nonconforming since it does not meet the average setback for the neighborhood. A variance would be required, regardless, to add an addition onto the home and increase the nonconforming structure. The proposed additions are in the rear of the home and the front addition is minor. **The standard is met.**

That the special conditions and circumstances were not created by any action of the applicant; and the neighborhood was established before the adoption of the code. The average front yard for Sunset Road is related to the larger lots and deeper front yards; it is directly related to the properties and the character of the neighborhood. The front yard setbacks are inconsistent. **The standard is met.**

That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; and Other properties in the neighborhood received similar variances for front yard setback decreases (15 Sunset Rd Z-36-04 and 25 Sunset Rd Z-41-00). The petitioner will maintain a front yard proportional to surrounding properties. **The standard is met.**

That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties. The proposed front yard setback aligns with existing front yards. The general proportion of front yard to lot size for the neighborhood is 34.3%. The proposed front yard setback will maintain a ratio of 23%. The proposed variance is minor and will not significantly change the character of the neighborhood nor impair the surrounding developments. The standard is met.

STAFF RECOMMENDATION: Staff determines the petition does meets the Zoning Ordinance's standards required to grant a variance. The variances would create an accessory structure which exceeds the neighborhood standard.

*Staff recommends the Zoning Board of Appeals **approve** the variances for 40 Sunset Rd.*

Respectfully submitted,
Katie Simpson
City Planner

Attachments:

- Table of Lot information
- Variance Application
- Petitioner Statement of Findings of Fact
- Site Plan
- Aerial Map
- Zoning Map
- Newspaper notice and neighborhood notice
- List of notified property owners

**Agenda Item 5B
Z-16-18
40 Sunset Rd**

Address	Front Yard Setback (ft)	Lot Size (acres)	Lot Size (sq ft)	Lot Width (ft approx.)	Front Yard to Size of Lot (%)
2 Sunset Rd.	14	0.43	18,731	200	14.95%
8 Sunset Rd.	262	1.68	73,181	188	67.31%
10 Sunset Rd.	162	1.01	43,996	133	48.97%
12 Sunset Rd.	134	0.72	31,363	108	46.14%
14 Sunset Rd.	113	0.85	37,026	133	40.59%
16 Sunset Rd.	110	0.94	40,946	145	38.95%
20 Sunset Rd.	124	0.96	41,818	145	43.00%
22 Sunset Rd.	114	1.09	47,480	123	29.53%
24 Sunset Rd.	125	1.12	48,787	123	31.51%
28 Sunset Rd.	142	1.16	50,530	123	34.57%
30 Sunset Rd.	145	1.15	50,094	123	35.60%
32 Sunset Rd.	118	1.08	47,045	160	40.13%
34 Sunset Rd.	56	0.98	42,689	160	20.99%
36 Sunset Rd.	59	0.85	37,026	150	23.90%
38 Sunset Rd.	0 (vacant)	0.66	28,750	127	0.00%
40 Sunset Rd.	64	0.69	30,056	122	25.98%
42 Sunset Rd.	128	1.08	47,045	150	40.81%
44 Sunset Rd.	163	1.21	52,708	150	46.39%
Average	120	0.98	42,737	141.3	34.3%
Range	248	1.2	52,272	92	46.41%
PROPOSED 40 Sunset Rd	57	0.69	30,056	122	23.14%

Application to Zoning Board of Appeals

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

Site Address: 40 Sunset Road

Petitioner: Ben & Leisa Johnston, Property Owner

Phone: [REDACTED]

Email: [REDACTED]

Petitioner: Seth Jacob, Designer & Contractor

Phone: (309)256-6503

Email: set [REDACTED]

Clearston

1506 E Vernon Ave

Normal, IL 61761

Property Owner Signature: _____

Date: _____

Contractor Signature: _____

Date: 6/9/28

Brief Project Description:

The Project consists of several additions and complete interior renovation of current residence located at 40 Sunset Rd. The Additions include a Master bedroom addition at the northwest portion of the residence; a Great Room addition at the northeast of the home; a 3-Seasons Porch and Kitchen addition to east; an open entry porch to the south of the existing main entrance to the home; and an extension to the south of the existing garage.

Code Requirements Involved:

The Subject Property is zoned R-1A;

Per Chapter 40: Sec 44.6-40, the required yards are as follows: Front Yard 40'; Side Yards 15'; Rear Yard 40'.

Per Chapter 40: Sec. 44.4-5(D)

The Required Front Yard shall be determined by the average of all existing Front Yards on the same side of the street on the same block.

Variance(s) Requested:

We are requesting (2) variances for this project:

1. Using measurements obtained via McGIS General Map Viewer (all measurements were taken from the at the shortest distance existing between the Property Boundary to the Front of Structure(s) shown on the General Map

JUN 29 2018

Viewer); the Front Yard average for the north side of Sunset Road appears to be approximately 120' (See attached Sunset Road Front Yard measurements table).

We are requesting a variance of 63' to reduce the Required Front Yard from 120' to 57'. We propose to construct an addition to the south face of the existing garage which will reduce the existing Front Yard for this property by 7'-2".

2. Due the fact that the subject structure at 40 Sunset Rd was built in 1954, the existing home is built in such a way that the structure is of a non-conforming status due to it's existing position on the lot in (2) observable ways; First the home is currently 64' from the South Property Boundary, second, the home appears to have been built with the original garage (on the west side of the structure) approximately 10' from the West Property Boundary. At some point, a new garage was added in front of the original garage, maintaining the 10' distance from the West Property Boundary.

We are requesting to expand an existing non-conforming structure with the proposed garage addition. This addition to the south of the current garage will maintain the existing 10' distance from the West Property Boundary while extending to the south of the existing structure by 7'-2. We plan to remove the original 1954 garage structure to allow for a new Master Bedroom addition at the North side of the home. The western frontage of the original garage is 6'-10"; therefore, we will effectively be maintaining the existing West Property Boundary frontage; while the resulting encroachment to the south beyond the existing structure will have a South Property Boundary frontage of 25'.

Reasons to Justify Approval by the Zoning Board of Appeals:

The purpose of the addition which is requiring the requested Variances is to allow for a more usable garage which will allow for accessible mobility to and from vehicular parking. The proposed plans for this residence include the addition of a Master bedroom contiguous with the main floor elevation. By increasing the size of the existing garage as proposed, the home's primary spaces will be fully accessible to those with mobility restrictions or whom rely on wheel chair for mobility. It is the intent to ensure the home is fully and comfortably accessible for it's inhabitants to the greatest extent possible. It is our opinion that the result of a decreased front yard in no way negatively impacts the community or neighborhood as there are existing structures within the neighborhood with similar front yards to that which is proposed. It is our intent that the resulting affect of the proposed renovation at large will serve to enrich and improve upon the already great character established by this neighborhood and that the resulting non-conformity is fully within the intent of the Municipal Code to uphold and provide for a safe community.

Statement of Findings of Fact

Chapter 44, Section 9.40(d)

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

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

Given the established Required Front Yard of 120' (by block average), it is impossible to conform to the Required Front Yard setback as the existing south facade of the structure is currently 64' off the south property boundary.

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

The existing interior depth of the garage is 20'; In order to increase the depth to a comfortable and safe depth to allow for interior parking and accessible mobility around a parked vehicle, we are requesting to increase the overall depth of the garage by 7'-2" allowing for an interior finished depth of 26'-9". The proposed alterations and additions to the subject property have been carefully designed to have a minimal impact on the established presence of the neighborhood and are intended only to further enrich the overall presentation of the surrounding area.

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

The residence is an existing structure built in 1954. The given conditions of the existing structure and site are the result of past development and in no way are the result of the applicant. The intent of the addition requiring the proposed variances is simply to allow for a more comfortable and safe function of the existing garage and its use.

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

In terms of depth and area, the lot in question is the second smallest lot of the 18 lots on the north side of Sunset Road. Of the 18 lots, 8 of these have Front Yards less than the block average (120'); 4 of those are in the immediate vicinity of 40 Sunset near the apex of the eastern curve of Sunset. It is our opinion that the resulting renovation and additions to this property are in keeping with the quality and overall appearance of the neighborhood and conforms with the intent of the Municipal Code. Given that there are two other properties in the immediate vicinity (34 & 36 Sunset Rd) which have been built since 1994 which have similar setbacks to that which is proposed for the subject property, we believe there is already an established precedent for the requested

encroachment and that reasonable variations, present and future, within the context of the neighborhood should always be equally considered.

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

The granting of this variance would allow for the full and proper renovation of this existing home as currently planned. It was the intent of the previous Owner to maintain the existing structure as apposed to its demolition. In keeping with the previous Owner's wishes, we have carefully designed the renovation and additions to provide an aesthetically pleasing character while meeting the demands and functions of modern family life. We believe it is in the best interest of the City as well as the neighborhood of Sunset Road to allow for this and similar variances in order to encourage quality improvements and modernization while maintaining the overall character and integrity of the neighborhood.

We can find no reason as to how the granting of the requested variances would be detrimental to the public welfare or impair the use or development of any adjoining properties.

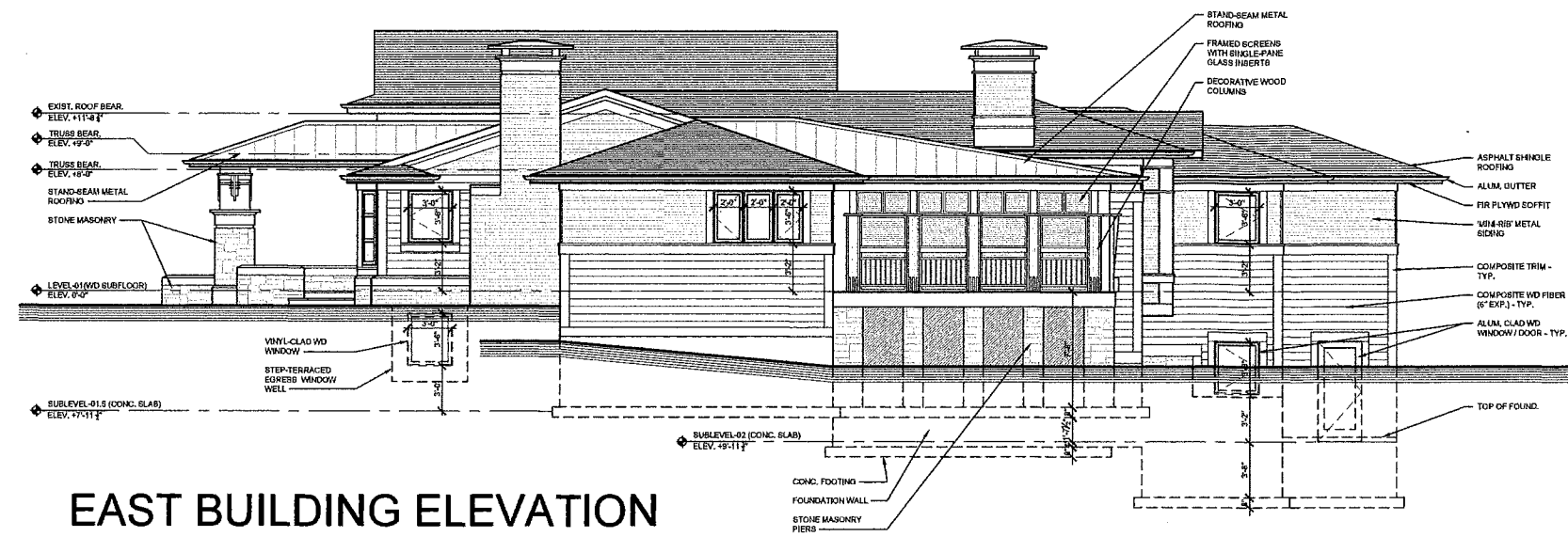
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A RENOVATION &
ADDITIONS FOR
JOHNSTON
RESIDENCE

PROJECT ADDRESS:
40 SUNSET ROAD
BLOOMINGTON, IL 61701

PROJECT OWNER:
BEN & LEISA JOHNSTON
40 SUNSET ROAD
BLOOMINGTON, IL 61701

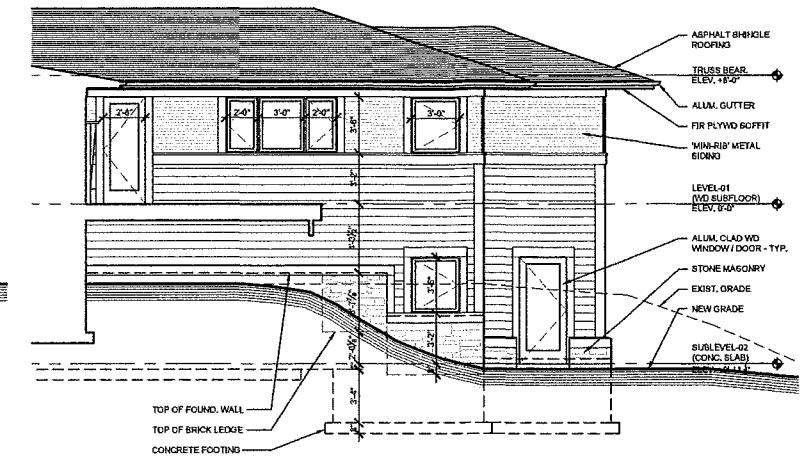
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BUILDING
ELEVATIONS

DRAWN BY: SCJ
DRAWING DATE: 06.23.18
REVISIONS:



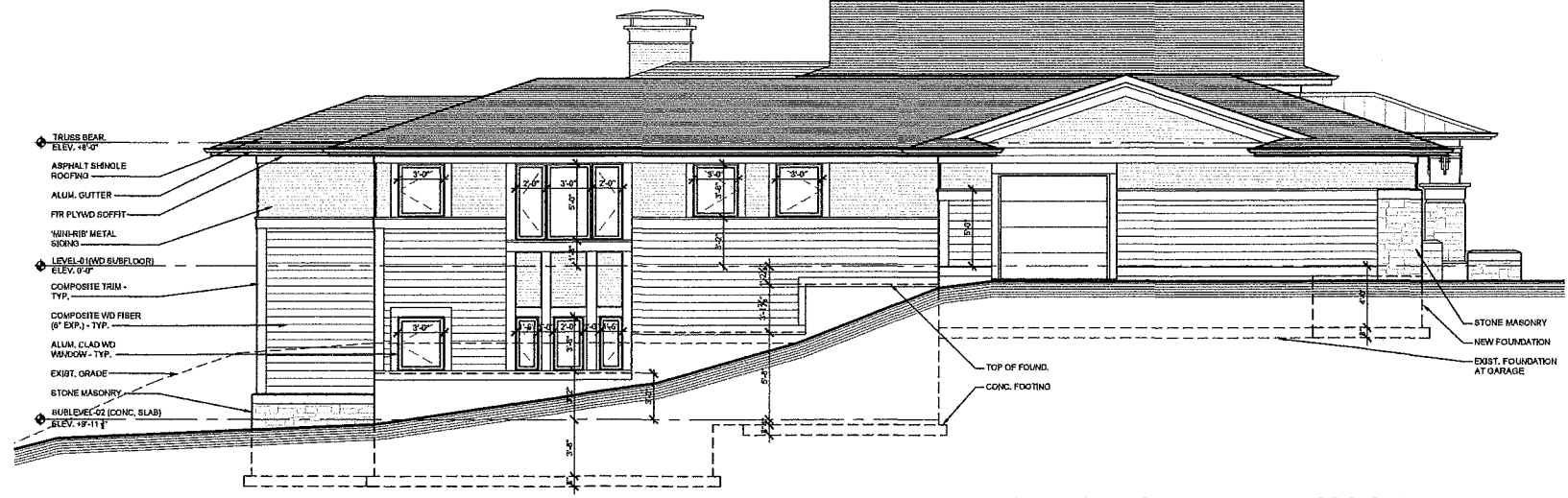
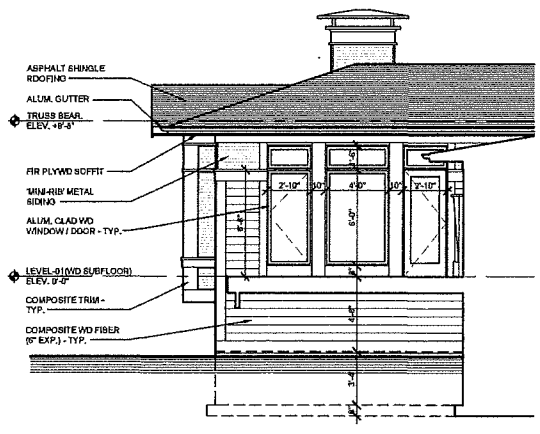
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SCALE: 3/16" = 1'-0"



WEST BUILDING ELEVATION

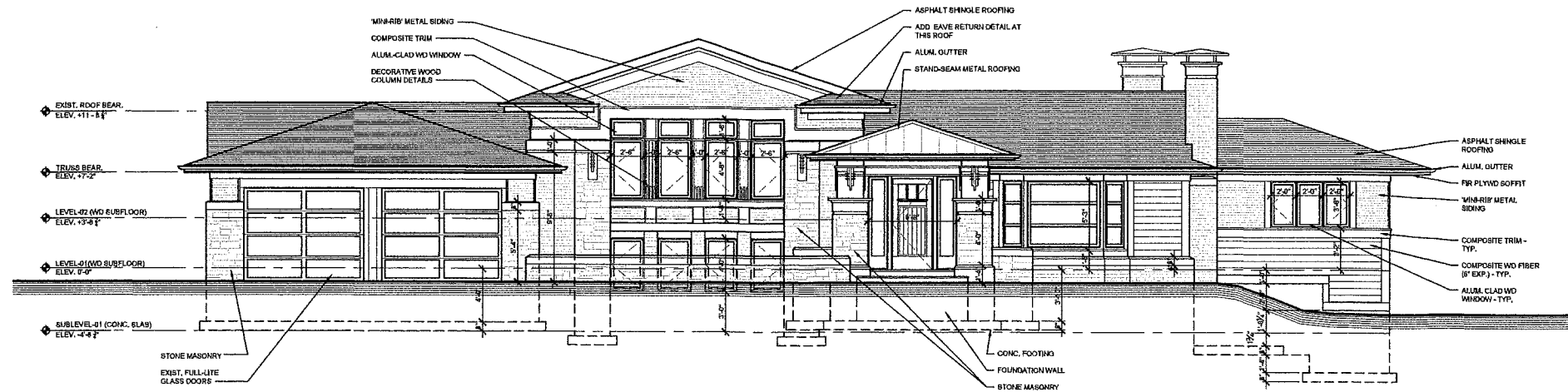
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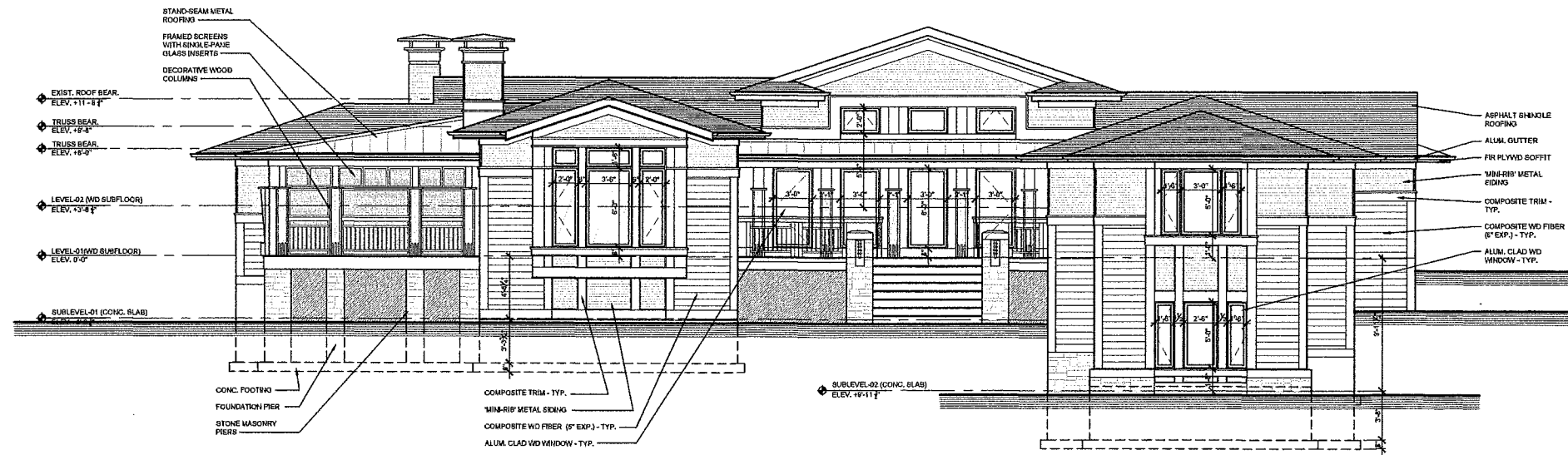
PRELIMINARY - NOT FOR CONSTRUCTION

NOTE: THIS IS A SCHEMATIC DESIGN DRAWING PREPARED FOR CONCEPTUAL PURPOSES ONLY. ALL EXISTING CONSTRUCTION, AS WELL AS NEW CONSTRUCTION, SHOULD BE CONSIDERED AS PROVIDED PRIOR TO COMPLETION OF THE SCHEMATIC DESIGN AND DESIGN DEVELOPMENT PHASES OF THIS PROJECT. ADDITIONAL SERVICES WILL BE REQUIRED TO VERIFY AND DIRECT THE BUILDING DESIGNERS, UTILITIES PROVIDED TO THE BUILDING, THE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS, LEGAL EASEMENTS, AND ANY OTHER SITE OR BUILDER'S CONDITIONS THAT MAY IMPOSE ADDITIONAL DESIGN LIMITATIONS AND DEVELOPMENT POTENTIAL. THESE DRAWINGS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY CLEARSTONE CONSTRUCTION, LLC ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. CLEARSTONE CONSTRUCTION, LLC SHALL BE DEEMED THE AUTHOR AND OWNER OF THE DRAWINGS AND RETAIN ALL RESERVED RIGHTS, INCLUDING COPYRIGHT. NO REPRODUCTION OF THESE DRAWINGS MAY BE MADE WITHOUT PRIOR DOCUMENTED APPROVAL BY CLEARSTONE CONSTRUCTION, LLC.



SOUTH BUILDING ELEVATION

SCALE: 3/16" = 1'-0"



NORTH BUILDING ELEVATION

SCALE: 3/16" = 1'-0"

PROJECT TITLE:
A RENOVATION &
ADDITIONS FOR
**JOHNSTON
RESIDENCE**

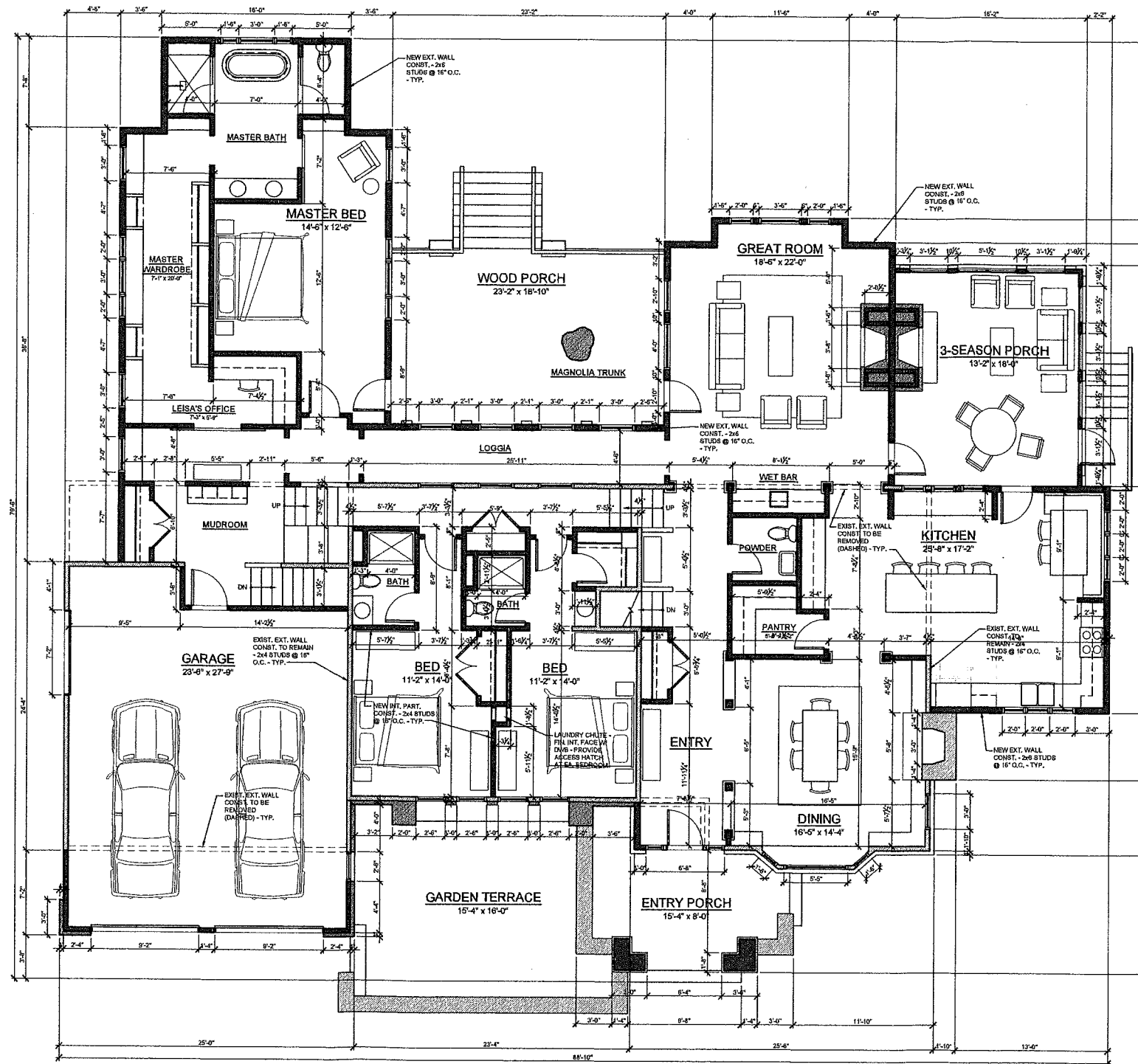
PROJECT ADDRESS:
40 SUNSET ROAD
BLOOMINGTON, IL 61701

PROJECT OWNER:
BEN & LEISA JOHNSTON
40 SUNSET ROAD
BLOOMINGTON, IL 61701

DRAWING INFORMATION:
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SHEET 4 OF 8 SHEETS

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BUILDING
ELEVATIONS**

DRAWN BY: SCJ
DRAWING DATE: 06.23.18
REVISIONS:



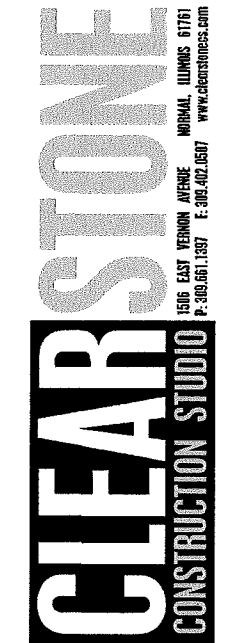
LEVEL 01 FLOOR PLAN

SCALE: 3/16" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

NOTE: THIS IS A SCHEMATIC DESIGN DRAWING PREPARED FOR CONCEPTUAL PURPOSES ONLY. ALL EXISTING CONSTRUCTION AS WELL AS NEW CONSTRUCTION SHOWN SHOULD BE CONSIDERED AN ASSUMED BASIS TO COMPLETION OF THE SCHEMATIC DESIGN AND DEVELOPMENT PHASES OF THIS PROJECT. ADDITIONAL SERVICES WILL BE REQUIRED TO VERIFY AND ADJUST THE BUILDING CONSTRUCTION UTILITIES PROVIDED TO THE BUILDER. THE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS, LEGAL EASEMENTS, AND ANY OTHER SITE OR GROUND CONDITIONS THAT MAY IMPOSE ADDITIONAL DESIGN LIMITATIONS AND DEVELOPMENT POTENTIAL. THESE DRAWINGS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY CLEARSTONE CONSTRUCTION, LLC ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. CLEARSTONE CONSTRUCTION, LLC SHALL BE DEEMED THE AUTHOR AND OWNER OF THE DRAWINGS AND RETAIN ALL RESERVED RIGHTS, INCLUDING COPYRIGHTS. NO REPRODUCTION OF THESE DRAWINGS MAY BE MADE WITHOUT PRIOR WRITTEN DOCUMENTED APPROVAL BY CLEARSTONE CONSTRUCTION, LLC.



PROJECT TITLE:
A RENOVATION &
ADDITIONS FOR
**JOHNSTON
RESIDENCE**

PROJECT ADDRESS:
40 SUNSET ROAD
BLOOMINGTON, IL 61701

PROJECT OWNER:
BEN & LEISA JOHNSTON
40 SUNSET ROAD
BLOOMINGTON, IL 61701

DRAWING INFORMATION:
PROJECT NO.: 18002
SHEET 3 OF 8 SHEETS

DRAWING TITLE:
A2.2
LEVEL 01
FLOOR PLAN

DRAWN BY: SCJ
DRAWING DATE: 06.23.18

REVISIONS:

PROJECT TITLE:
A RENOVATION &
ADDITIONS FOR
**JOHNSTON
RESIDENCE**

PROJECT ADDRESS:
40 SUNSET ROAD
BLOOMINGTON, IL 61701

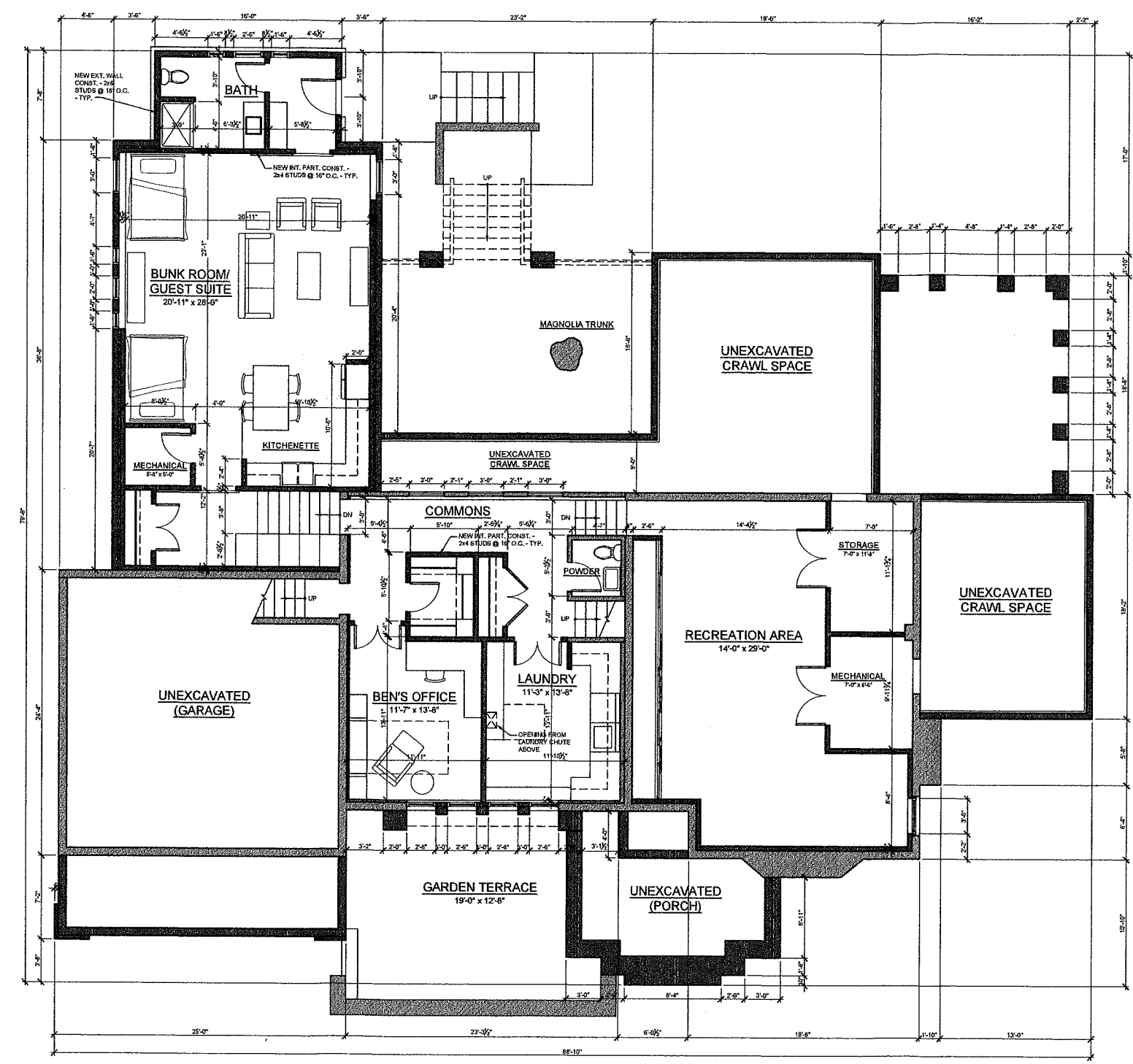
PROJECT OWNER:
BEN & LEISA JOHNSTON
40 SUNSET ROAD
BLOOMINGTON, IL 61701

DRAWING INFORMATION:
PROJECT NO.: 18002
SHEET 2 OF 8 SHEETS

DRAWING TITLE:
A2.1
LEVEL 00
FLOOR PLAN

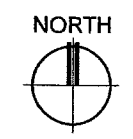
DRAWN BY: SCJ
DRAWING DATE: 06.23.18

REVISIONS:



LEVEL 00 FLOOR PLAN

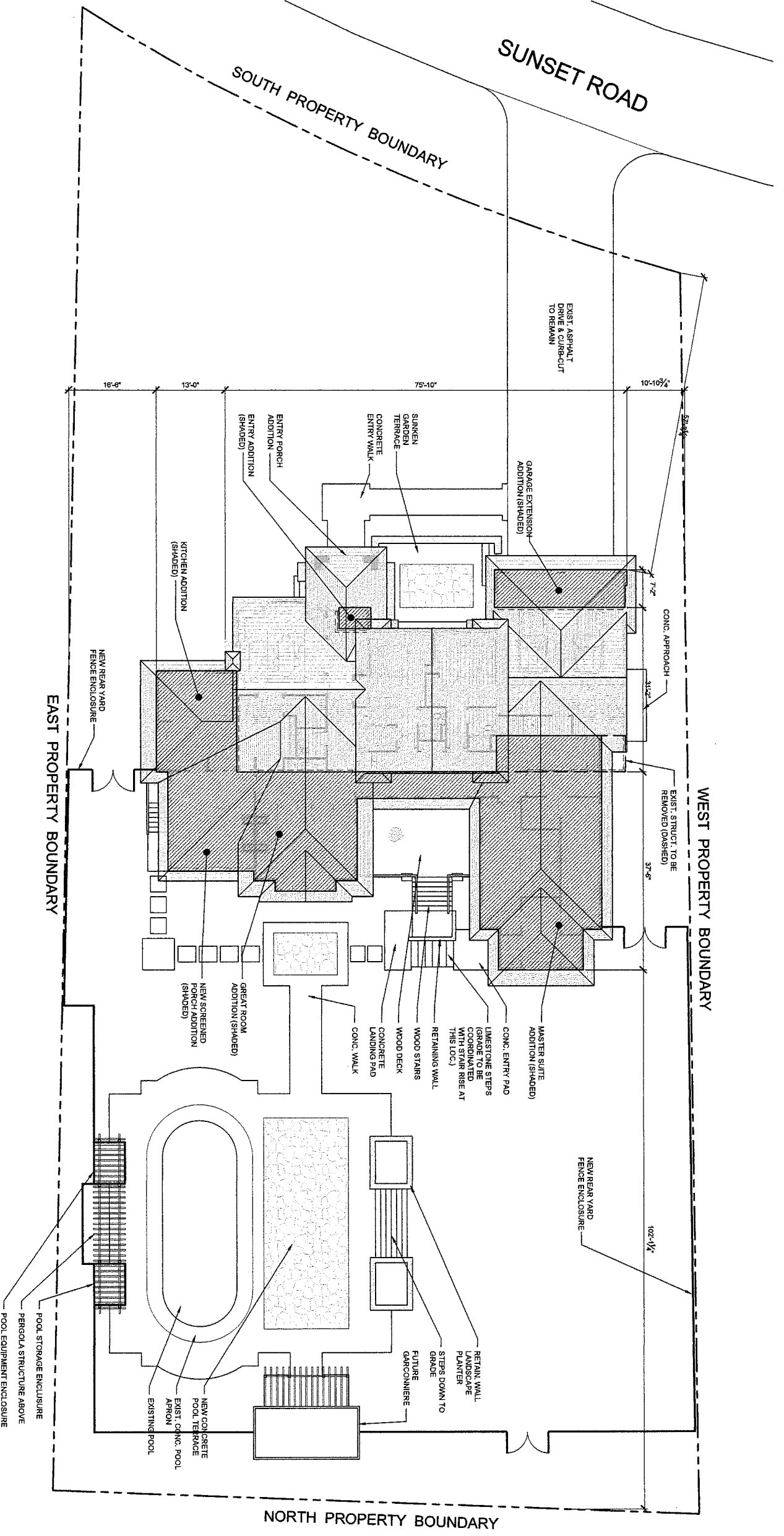
SCALE: 1/8" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

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NOTE: THIS IS A PRELIMINARY SITE PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT DOES NOT WARRANT ANY RESULTS OR PROFITS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT DOES NOT WARRANT ANY RESULTS OR PROFITS.



SITE PLAN
SCALE: 1" = 10'



PRELIMINARY - NOT FOR CONSTRUCTION

CLEARSTONE CONSTRUCTION STUDIO
1506 EAST VERMON AVENUE, NORMAL, ILLINOIS 61761
P: 309.661.1397 F: 309.402.0587 www.clearstonecs.com

PROJECT TITLE:
A RENOVATION & ADDITIONS FOR
JOHNSTON RESIDENCE

PROJECT ADDRESS:
40 SUNSET ROAD
BLOOMINGTON, IL 61701

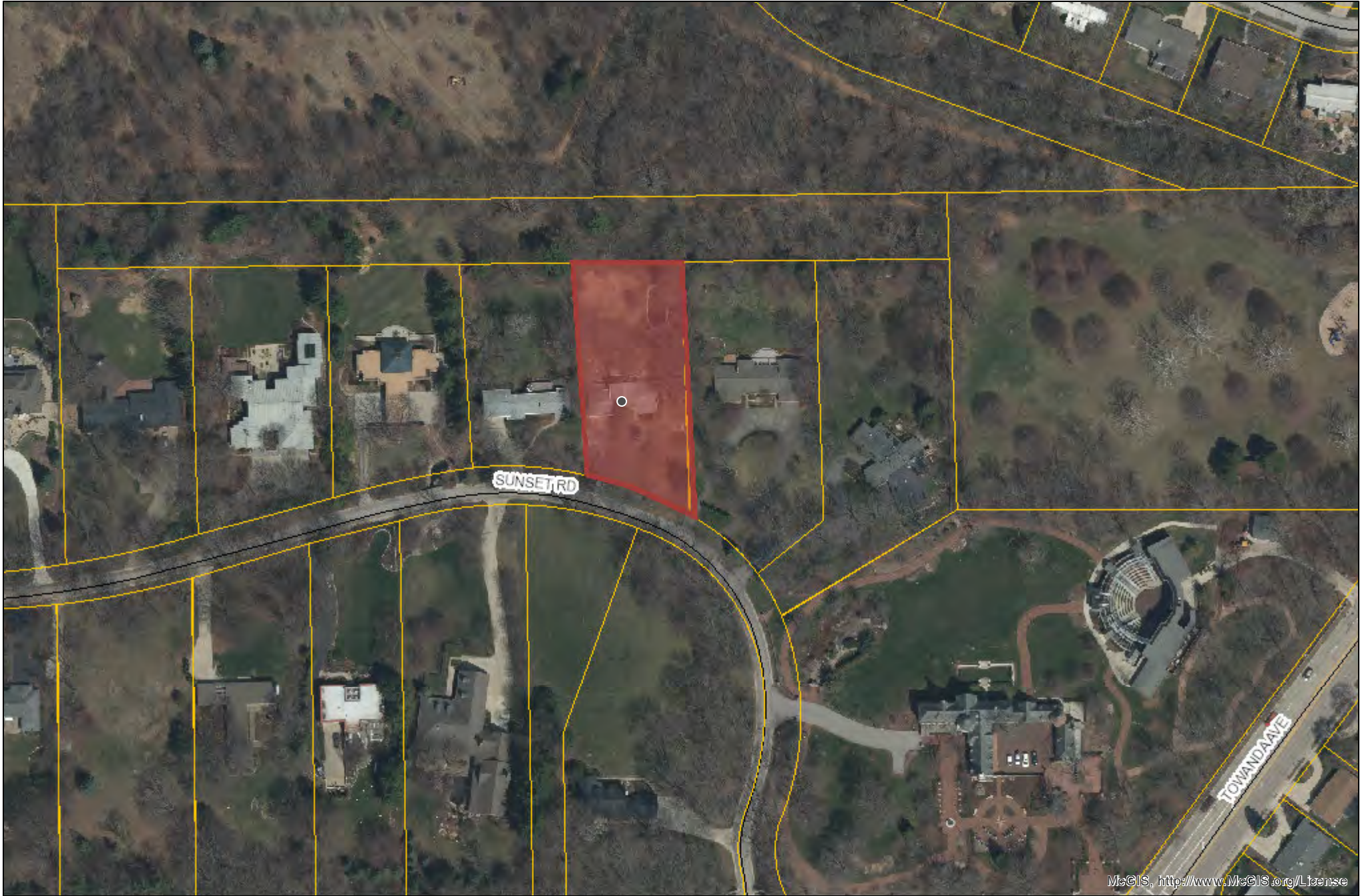
PROJECT OWNER:
BEN & LEISA JOHNSTON
40 SUNSET ROAD
BLOOMINGTON, IL 61701

DRAWING INFORMATION:
PROJECT NO.: 16002
SHEET 1 OF 8 SHEETS

DRAWING TITLE:
A1.0
SITE PLAN

DRAWN BY: SCJ
DRAWING DATE: 08.23.18
REVISIONS:

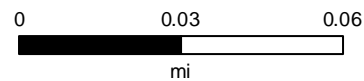
40 Sunset Rd Aerial Map



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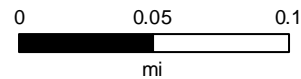
40 Sunset Rd Zoning Map



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



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Legal Inside

3320
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
ZONING BOARD OF
APPEALS
JULY 18, 2018

Notice is hereby given that the Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, July 18, 2018 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, for the following petitions:

NAMES, LOCATION (LEGAL DESCRIPTION OF PROPERTY), VARIANCE REQUEST

Kurt Amacher, 702 East Miller St. (GRAVES RE-SUB BLK 2 (EX LOT 6 & 7) W.P. GRAVES ADD LOT 10), requesting: 1) an accessory structure greater than 1000 sq ft., a 168 sqft increase; and 2) an accessory structure greater than the principle building, a 400 sqft increase, to allow the installation of a carport.

Seth Jacob of Clearstone Construction Studio & Ben & Leisa Johnston, 40 Sunset Rd. (EWINGS & EVANS SUB COMM

Legal Inside

NE COR LTO 12 S75' W 422' TO POB E122', S TO S LN SUBM, NE O PT 262.59', SW OF POB, NW 262.59' TO POB PT LOT 12), requesting: 1) expansion of a nonconforming structure with a 7.2 ft. garage addition; and 2) a 63 ft. reduction in the required front yard setback from 120 feet (block average) to 57 feet.

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

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

Published:
Monday July 2, 2018

Legal Claim Notice



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

July 2, 2018

Dear Property Owner or Resident:

The Zoning Board of Appeals will hold a public hearing on **Wednesday July 18, 2018 at 4:00PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois**, to hear testimony for a petition submitted Seth Jacob of Clearstone Construction Studio & Ben/Leisa Johnston for approval of a variance request, for the property at **40 Sunset Rd.**, at which time all interested persons may present their views upon such matters pertaining thereto. The petitioner or his/her Counsel/Agent must attend the meeting.

REQUEST

The petitioners are requesting: 1) expansion of a nonconforming structure with a 7.2 ft garage addition ; and 2) a 63 ft reduction in the required front yard setback from 120 feet (block average) to 57 feet.

LEGAL DESCRIPTION: EWINGS & EVANS SUB COMM NE COR LTO 12 S75' W 422' TO POB E122', S TO S LN SUBM, NE O PT 262.59', SW OF POB, NW 262.59' TO POB PT LOT 12

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

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

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

If you desire more information regarding the proposed petition or have any questions you may email me at ksimpson@cityblm.org call me at (309) 434-2341.

Sincerely,

Katie Simpson, City Planner

Attachments: Map of notified properties within
500 ft of subject property

MARK R & HOLLY J HOUSKA
37 SUNSET RD
BLOOMINGTON, IL 61701-2016

MICHAEL ERWIN
213 PARKVIEW DR
BLOOMINGTON, IL 61701-2037

MILES D & JANET CHRISTINE SUTTER
BARDELL
211 PARKVIEW DR
BLOOMINGTON, IL 61701-2037

SUNSET ROAD LLC
1000 N 32ND ST
MATTOON, IL 61938-2237

BENJAMIN HART
34 SUNSET RD
BLOOMINGTON, IL 61701-2017

DARRYL & STEPHANIE FERNANDES
41 Sunset Rd
Bloomington, IL 61701-2016

MARY WILLIAMS
44 SUNSET RD
NORMAL, IL 61761

CARMEN THOMPSON
42 SUNSET RD
BLOOMINGTON, IL 61701-2017

ILLINOIS STATE UNIVERSITY
OFFICE OF THE COMPTROLLER
CAMPUS BOX 1100
NORMAL, IL 61790-1100

JASON S & AUDREY D DAVIS
35 SUNSET RD
BLOOMINGTON, IL 61701-2016

LYNDEL ARMSTRONG
2409 E WASHINGTON ST STE C
BLOOMINGTON, IL 61704-4483

JOHN & CHARLOTTE R FOEHR
4 ROSEWOOD CT
BLOOMINGTON, IL 61704-4834

LUCILE H RVC LV TR & LUCILE H BEICH
TR BEICH
33 SUNSET RD
BLOOMINGTON, IL 61701-2016

DANIEL FERGUSON
207 PARKVIEW DR
BLOOMINGTON, IL 61701

CITY OF BLOOMINGTON
109 E OLIVE
BLOOMINGTON, IL 61701

SMITH WENDY J THURSTON DANIEL S
205 PARKVIEW DRIVE
BLOOMINGTON, IL 61704

JOSEPH DALTON
203 PARKVIEW DR
BLOOMINGTON, IL 61701-2037

ROBERT REARDON
32 SUNSET RD
BLOOMINGTON, IL 61701-2017

GERALDINE VOLLBRACHT
PO BOX 1208
FRISCO, CO 80443-1208