



AGENDA
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING
109 EAST OLIVE ST.
BLOOMINGTON, IL 61701
WEDNESDAY, SEPTEMBER 16, 2020 at 4:00 P.M.
THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting must register at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment must email their comments to publiccomment@cityblm.org.

Members of the public may also attend the meeting at City Hall. Physical attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing.

The rules for participation and attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda. Changes will be posted at www.cityblm.org/register.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to publiccomment@cityblm.org and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

4. MINUTES Consideration, review and approval of minutes from the meeting on August 19, 2020 meeting.

5. REGULAR AGENDA

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

- A. Z-15-20** Public hearing, review and action on a petition for a variance submitted by Jonathan Thompson for the approval of a variance to allow an eight (8) foot increase to the maximum allowed width of the driveway approach in a single-family home for the subject property located at 54 Fedor Circle Bloomington, IL 61705. (Ward 2).

B. Z-16-20 Public hearing, review and action on a petition for a variance submitted by Charles Rosen/Ann Stroink for the approval of a variance to allow a 1,360 sqft increase in the 1,000 sqft maximum floor area requirement of an accessory structure for a new garage at 1 Moore Rd Bloomington, IL 61701. (Ward 4)

C. Z-18-20 Public hearing, review and action on a petition for a variance submitted by Carrie Scritchlow for the approval of a variance to reduce the separation requirement between a swimming pool and the principal structure to install a new pool and covered deck at 107 Parkview Dr. Bloomington, IL 61701. (Ward 5)

6. OTHER BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT



**DRAFT
MINUTES**

**PUBLISHED BY THE AUTHORITY OF
THE ZONING BOARD OF APPEALS OF BLOOMINGTON, ILLINOIS
WEDNESDAY, AUGUST 19, 2020, 4:00 P.M.
WWW.CITYBLM.ORG/LIVE**

This meeting was conducted under Governor Pritzker’s Executive Order 2020-07, Section 6 implemented in response to COVID-19, which suspended in-person attendance under the Open Meeting Act, 5 ILCS 120.

The Zoning Board of Appeals convened in Regular Session virtually via zoom conferencing with the City Planner, Katie Simpson, and Member Michael McFarland in-person in City Hall’s Council Chambers at 4:09 p.m., Wednesday, August 19, 2020. The meeting was live streamed to the public at www.cityblm.org/live. The Meeting was called to order by Chairperson Victoria Harris.

Roll Call

Attendee Name	Title	Status
Ms. Victoria Harris	Chairperson	Present
Mr. Terry Ballantini	Commissioner	Present
Mr. Michael McFarland	Commissioner	Present
Mr. Michael Straza	Commissioner	Present
Mr. Tyler Noonan	Commissioner	Present
Mr. Michael Rivera Jr	Commissioner	Present at 4:15 p.m.
Ms. Nikki Williams	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Mr. Craig McBeath	Interim Information Systems Director	Present
Mr. Bob Mahrt	Community Development Director	Present
Ms. Katie Simpson	City Planner	Present

COVID-19

Mr. George Boyle, Assistant Corporation Counsel explained that this meeting was being held virtually via live stream pursuant to the gubernatorial executive order 2020-07, Section 6. Public comment was accepted until 15 minutes before the start of the meeting. Written public comment must have been emailed to publiccomment@cityblm.org and those wishing to speak live must have registered at <https://www.cityblm.org/register> at least 15 minutes prior to the meeting.

Public Comment:

Chairperson Harris opened the floor for public comment. No one had registered in advance of the meeting to provide comment on any item not on the agenda. No one emailed public comments prior to the meeting on any item not on the agenda. Surena Fish registered to speak and would like to comment on an agenda item. Mr. Boyle recommended she speak at the time of her item. No one attended the meeting in person to provide public comment on any item not on the agenda.

Minutes:

The Commission reviewed the minutes from the June 17, 2020 regular meeting of the Zoning Board of Appeals with revisions identified by Chairperson Harris.

Commissioner Ballantini made a motion to approve, seconded by Commissioner Noonan, that the Minutes from the June 17, 2020 minutes be approved with revisions. The minutes were approved by voice vote 6-0. Mr. Straza was disconnected from meeting.

Regular Agenda:

SP-03-20 Public hearing, review and action on a petition for a special use permit submitted by Beyond Hello IL LLC (parent company Jushi Holdings LLC) to allow an adult-use cannabis dispensary in the B-1 General Commercial District at 118 Keaton Place, Bloomington IL 61704 (Ward 5).

Chairperson Harris introduced case SP-03-20 and asked for the staff report.

Ms. Simpson, City Planner, stated the petitioner is seeking a special use permit to allow an Adult Use Cannabis Dispensing Organization at 118 Keaton Place. Staff finds that the petition has met the Zoning Ordinance's standards required to allow for a special use permit. Staff recommends approval of the requested special use for Adult-Use Cannabis Dispensing Organization in the B-1 District. The building at this location was previously a fast food restaurant.

Ms. Simpson shared that on December 16, 2019, the Bloomington City Council passed Ordinance 2019-89, a text amendment to Chapter 44 of the City Code, to allow, by special use, up to two (2) adult-use cannabis dispensing organizations within business and manufacturing districts in the corporate limits. Special use permits allow for extra oversight and review on a case by case basis.

Ms. Simpson provided location background, aerial view and zoning. This area is zoned B-1 General Commercial District which is intended to be a commercial corridor. Ms. Simpson pointed out occupied and unoccupied businesses in the area. Regarding the former GE plant to the East, she shared with the commission a previously voiced concern that this facility was to be converted to a cannabis processing plant and assured the commission that this could not occur due to regulations. Further, she advised staff consider this an opportunity to backfill a currently vacant building that would generate additional traffic to the area which could act as a catalyst for surrounding businesses

The proposed business requires specific buffer zone consideration from residential and special/sensitive use facilities which limits locations for the petitioner. This location meets the setback/buffer requirements.

Ms. Simpson provided an overview of the code requirements for this business. These requirements will be met according to the site plan details. Building plans and floor diagrams were shared, showing public access, limited access and restricted access. A security plan was submitted and the City of Bloomington Police Chief reviewed and signed off on the plan with his comments, there were no areas of concern. A sign plan was required and submitted. Limitations are placed on the sign content by State statute. Because this property is vacant it qualifies as a Tier 1 Infill Redevelopment Priority according to the guidelines set forth in the Comprehensive Plan to spur growth and reinvestment in the City while evaluating future commercial land use needs in the context of changing economic trends.

Ms. Simpson noted the expanded standards and explained these were created by the City Council who determined they were necessary to review for cannabis related Special Use permitting. Ms. Simpson informed the Commission that staff had determined that all standards have been met.

This is one piece of the Special Use permitting process for the petitioner. Prior to being licensed by the State, the facility will need to have a final inspection to verify compliance. If approved this site will be the applicant's second location in McLean County.

Chairperson Harris asked for any questions for staff. Mr. Ballantini referenced the City's limit of two (2) cannabis dispensaries and asked if it was limited to two (2) per business or two (2) total and asked if any other business has applied? Ms. Simpson confirmed the limit is two (2) regardless of whether it's the same business or two (2) businesses. There has not been any other special use permit applications submitted for a cannabis dispensary.

Chairperson Harris swore in Nathan Wang, New Markets Manager of Beyond Hello IL, LLC (Jushi Holdings Inc. parent company) to provide a presentation to the Board.

Mr. Wang provided the Commission with a presentation of Beyond Hello IL, LLC that include: Who we are; What we do; Positive community impact; and Consumer profile. Mr. Wang stated Beyond Hello IL, LLC has established community partnership at other locations and is recognized as #4 Best Cannabis Company. Beyond Hello IL, LLC is supported by the parent company Jushi Holdings Inc. Mr. Wang thanked City staff and the Zoning Board of Appeals for review and consideration of their special use permit application.

Chairperson Harris asked for questions to the petitioner. There was discussion as to the age of use and sales. Mr. Wang confirmed adult use is considered 21 years and older and they adhere to this standard very strictly.

Chairperson Harris swore in Sarah Payne, Attorney for Beyond Hello IL, LLC (Jushi Holdings Inc. parent company) and asked how the quality of the product is ensured so that the consumer is protected. Ms. Payne confirmed that the product is thoroughly tested in an accredited lab for a great number of things including, contaminants, microbials, pesticides

and consistency. Further the lab must certify that the analysis was completed and products were safe. Ms. Payne advised that, since this is an agricultural product the availability of variations is subject to change.

There was discussion as to the variety of standard & supplemental ratios of the product as it pertained to consumer awareness. Mr. Wang advised that any consumer at their store would be educated to ensure they received the correct product for their needs and that the consumer understood it's use. Mr. Wang additionally explained that Beyond Hello IL, LLC also conducts community education events and meets with various organizations to explain the benefits and uses of the product.

Additional discussion ensued about the vetting process of employees. Mr. Wang informed the commission that in addition to detailed training and onboarding within the company, their employees have retail experience or in areas such as pharmacies. Their employees are therefore able to provide the correct product based on customer needs.

Chairperson Harris asked whether food products will be distributed on-site. Mr. Wang indicated that portion of what they sell is edible.

Mr. Ballantini inquired about local staffing and further detail about ownership of existing dispensary in Normal, IL.

Chairperson Harris swore in Andrew Cordese, IL and Inventory Manager for Beyond Hello IL, LLC (Jushi Holdings Inc. parent company). Mr. Cordese stated that all employees live in McLean County to his knowledge. Jushi Holdings Inc. had acquired the Green Solution dispensary.

Mr. Ballantini had visited the Normal store and noticed specific customer guidelines and procedures were in place due to COVID. He inquired as to the plans for the Bloomington store. Mr. Cordese indicated the Bloomington store would likely have a similar plan in place but they would eventually like to have walk-in traffic, but this would be dependent on the status of the Pandemic at the time the store was first opened.

Mr. Wang was excited to have more parking spaces at the Bloomington location and glad to have two (2) stores in the area to better serve the customers.

Mr. Ballantini asked the amount of other stores and common complaints. Mr. Wang advised there are stores in PA, VA, CA, and IL. The most common complaints from the consumers was about lack of inventory and wait times: the biggest concern of towns considering business was, what kind of customer would the business attract? Mr. Wang added that they have proven to be able to answer all concerns once the business was up and running.

Mr. Ballantini asked when they hoped to open. Mr. Wang said their goal was to open by the end of the year.

There was discussion about local hiring, employee benefits and opportunities for advancement that exceeded what would be available through a smaller company.

Mr. Straza inquired as to the hiring age and requirements. Mr. Cordese reiterated that they look for those with retail experience and they have extension training requirements.

Mr. Straza presented public concerns related to odors and loitering potential at the proposed location. Mr. Wang advised all packages are sealed, do not allow odors and customers are not allowed to open them on premise, so there should be no loitering. Mr. Wang advised that security would be onsite to prevent that as well.

There was continued discussion as to expiration dates on products, use by dates. Along with facility layout and customer experience. As indicated on the floor plan, there are various access points for the customer.

Chairperson Harris asked if there were any witnesses registered to speak for or opposed to the petition.

Mr. David Shaw explained that he was the local land use counsel for the petitioner, available to answer questions as needed.

Chairperson Harris swore in Serena Fish to speak in opposition of the petition. Ms. Fish spoke in opposition of the petition stating concerns with location close to two (2) dental offices, Public Hearing sign placement and legibility, and notification of those within the 500 ft buffer of proposed property.

Mr. Ballantini asked Ms. Simpson to address the notification procedures. Ms. Simpson stated that property owners within the 500 ft buffer were notified and referenced the addresses in the meeting packet. Ms. Simpson indicated the sign placement is a courtesy and there were actually three signs placed for the hearing when usual practice is to have just one.

Ms. Simpson provided additional email communication received for public comment, they were added to the record as Exhibits 1,2,3 and 4. These were provided to the petitioner. Chairperson Harris asked if any member would like to comment on the exhibits. Mr. Noonan stated it appears that placement of one of the signs placed in front of a warehouse may have caused some confusion. Which led to the question about whether the plant was going to be used to process cannabis. Mr. Wang addressed the spoken and written concerns in a manner consistent with his prior testimony given in response to Mr. Ballantini's question about most frequent concerns.

Chairperson Harris asked if there were any other witnesses. There were none. Chairman Harris closed the Hearing at 5:31 p.m. and asked the Board to consider the matter. Chairperson Harris asked for a vote on the Findings of Fact as outlined in the Staff Report.

Mr. Noonan made a motion to accept the Findings of Fact as a whole. Mr. Ballantini seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - Yes, Mr. Noonan - Yes, Mr. Ballantini - Yes, Mr. McFarland - Yes, Ms. Williams - Yes, Mr. Rivera Jr. - Yes, and Chairperson Harris - Yes (7-0-0).

Mr. Ballantini made a motion to approve the special use petition and recommend to City Council for approval. Mr. Noonan seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - Yes, Mr. Noonan - Yes, Mr. Ballantini - Yes, Mr. McFarland - No, Ms. Harris - Yes, Mr. Rivera Jr - Yes and Chairperson Harris - Yes (6-1-0).

Ms. Simpson informed the Board the case will go before City Council on September 14, 2020

SP-06-20 Public hearing, review and action on a petition for a special use permit submitted by St. John's Evangelical Lutheran Church to allow for the expansion of a religious place of worship in the R-1B Single-Family Residence District for the subject property located at 1617 E. Emerson Street Bloomington, IL 61701 (Ward 4).

Z-11-20 Public hearing, review and action on a petition for a variance submitted by St. John's Evangelical Lutheran Church to allow a 60' tall worship area, 14'5" increase in the maximum allowed building height for the subject property located at 1617 E. Emerson Street Bloomington, IL 61701 (Ward 4).

Chairperson Harris introduced case SP-06-20 and Z-11-20 asked for the staff report.

Ms. Simpson, City Planner, gave a staff report informing the Board that the staff report contained both cases. The subject property is located at 1617 E Emerson Street, on the corner of E. Emerson St. and Towanda Ave. The corner of Towanda Ave and E. Emerson St. is improved with a mix of single-family homes and tax-exempt uses such as Ewing Cultural Center and Shakespeare Theater, Ewing Park, the Moses Montefiore Temple, and the Unitarian Universalist Church of Bloomington Normal.

Ms. Simpson provided background information stating the church was originally constructed in 1959. The last addition was added in 2009. A special use permit is required for each new addition. Review of surrounding zoning of subject property was provided.

The project includes demolition of the northern part of building to build a new sanctuary to allow for 500 parishioners.

Ms. Simpson stated that the parking spaces expected is compliant with the ordinance. There are additional pedestrian enhancements projected. It was noted that Ewing Cultural District uses the parking spaces as well and the pedestrian enhancements will be favorable for usage.

Ms. Simpson reviewed that staff feels the standards are met for special use permit. Chairperson Harris inquired as to the location of the proposed LED display wall. Ms. Simpson confirmed that would be located inside the building.

Ms. Simpson is recommending the Zoning Board of Appeals provide Council with a positive recommendation to approve the petition for a special use permit to allow a place of worship in the R-1B District and height variance at 1617 E Emerson Street, St. John's Lutheran Church.

Chairperson Harris swore in for the record Greg Butler, Architect for the project. Available to answer any questions. No questions were brought forward from the Commission.

Chairperson Harris swore in for the record David Glesne, Senior Pastor St. John's Lutheran Church. Mr. Glesne is available for any questions.

Mr. Ballantini inquired as to the current number of parishioners. Mr. Butler & Mr. Glesne confirmed 375.

Chairperson Harris asked if there were any other witnesses. There were none. Chairman Harris closed the Hearing at 5:54 p.m. and asked the Board to consider the matter. She asked for a vote on the Findings of Fact as outlined in the Staff Report.

SP-06-20 Mr. Balalantini made a motion to accept the Findings of Fact as presented by staff on the special use application. Mr. Rivera Jr seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - Yes, Mr. Noonan - Yes, Mr. Ballantini - Yes, Mr. McFarland - Yes, Ms. Williams - Yes, Mr. Rivera Jr - Yes and Chairperson Harris - Yes (7-0-0)

Mr. Straza made a motion to recommend the approval of the special use permit petition to City Council. Mr. Rivera Jr seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - Yes, Mr. Noonan - yes, Mr. Ballantini - Yes, Mr. McFarland - Yes, Ms. Williams - Yes, Mr. Rivera Jr - Yes and Chairperson Harris - Yes (7-0-0).

Mr. Boyle pointed out that the variance staff report is included with the special use permit staff report. Ms. Simpson reviewed the Findings of Facts with Commission and staff feels the Standards are met.

Chairperson Harris asked if there were any other witnesses. There were none. Chairman Harris offered opportunity for additional testimony from petitioner. There were no additional comments. Chairperson Harris closed the Hearing at 6:03 p.m. and asked the Board to consider the matter. She asked for a vote on the Findings of Fact as outlined in the Staff Report.

Z-11-20 Mr. Rivera Jr made a motion to accept the Findings of Fact as presented by staff Mr. Ballantini seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - Yes, Mr. Noonan - Yes, Mr. Ballantini - Yes, Mr. McFarland - Yes, Ms. Williams - Yes, Mr. Rivera Jr - Yes, and Chairperson Harris - Yes (7-0-0)

Mr. Straza made a motion to approve the variance application submitted. Mr. Rivera Jr. seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - Yes, Mr. Noonan - Yes, Mr. Ballantini - Yes, Mr. McFarland - Yes, Ms. Williams - Yes, Mr. Rivera Jr - Yes, and Chairperson Harris - Yes (7-0-0)

Z-13-20 Public hearing, review and action on a petition for a variance submitted by submitted Timothy Sparks for the approval of a variance to allow a 15' reduction of the required 30' rear yard setback to allow for the addition of an enclosed porch at 3602 Baywood Road Bloomington, IL 61704 (Ward 3).

Chairperson Harris introduced case Z-13-20 and asked for the staff report.

Ms. Simpson, City Planner, gave a staff report recommending the Zoning Board's approval of the application as long as there are no objections. Ms. Simpson provided background information on the said property and gave background information on the neighborhood as well. This is a single family home on a corner lot. Required setbacks were reviewed. The porch is mostly enclosed, mainly with screens. The porch is not open on three (3) sides, it

presents more as an enclosed porch. The orientation of the home and setbacks limits where the porch could go.

Ms. Simpson stated that staff finds most of the standards are met. There was discussion on Findings of Fact #2 - that the variances would be the minimum action necessary to afford relief to the applicant - Ms. Simpson informed the Board that a variance is required because the porch is enclosed. If the proposed porch were to be open no variance would be required as open porches are allowed by the ordinance. Ms. Simpson deferred to the Board as to the standard being met.

Chairperson Harris swore in Timothy Sparks, the Petitioner. Mr. Sparks gave an overview of the project to build an enclosed screened in porch on property.

Chairperson Harris asked if there were any other witnesses. There were no other witnesses signed up to speak for or against. Chairperson Harris closed the Hearing at 6:07 p.m. and asked the Board to consider the matter.

Mr. Boyle inquired as to the Findings of Fact for #2. Ms. Simpson will defer to the Board as to the standard approval. Mr. Boyle reminded the Board that all five (5) standards need to be approved for the variance to be approved. Chairperson Harris questioned the design as to needing a variance. Ms. Simpson confirmed the design in nature would need a variance. Mr. Boyle recommended the Board to vote on the four (4) standards as a whole and to vote on Findings of Fact #2 separately if no additional discussion is needed.

Chairperson Harris asked for a vote on the Findings of Fact as outlined in the Staff Report for #1, #3, #4 & #5

Mr. Noonan made a motion to accept the Finding of Facts for #1, #3, #4 & #5. Mr. Straza seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - Yes, Mr. Noonan - Yes, Mr. Ballantini - Yes, Mr. McFarland - Yes, Ms. Williams - Yes, Mr. Rivera Jr - Yes, and Chairperson Harris - Yes (7-0-0).

Chairperson Harris asked for a vote on the on the Findings of Fact for #2 as standard being met.

Mr. Ballantini made a motion that Findings of Fact #2 meets the standard. Mr. Rivera Jr seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - Yes, Mr. Noonan - Yes, Mrs. Ballantini - Yes, Mr. McFarland - Yes, Ms. Williams - Yes, Mr. Rivera Jr - Yes, and Chairperson Harris - Yes (7-0-0).

Mr. Ballantini made a motion to approve the variance application as submitted. Mr. McFarland seconded the motion. Mr. Mahrt took a roll call vote. Mr. Straza - Yes, Mr. Noonan - Yes, Mr. Ballantini - Yes, Mr. McFarland - Yes, Ms. Williams - Yes, Mr. Rivera Jr - Yes and Chairperson Harris - Yes (7-0-0).

OLD BUSINESS: None

NEW BUSINESS: Chairperson Harris welcomed Ms. Nikki Williams to the Board. Ms. Williams shared her background information with the Board.

Ms. Simpson announced the upcoming IL APA Conference and offered the Commission a chance to attend. The conference is open to Zoning Board & Planning Commission members.

Mr. Boyle stated the Commissioner Training is highly recommended and very useful.

ADJOURNMENT: Chairperson Harris declared the meeting adjourned. The meeting adjourned at 6:15 p.m.

DRAFT

CITY OF BLOOMINGTON

ATTEST

Victoria Harris,
Chairperson

Katie Simpson, City Planner

CITY OF BLOOMINGTON
 REPORT FOR THE BOARD OF ZONING APPEALS
 September 16, 2020

CASE NUMBER	SUBJECT:	TYPE	SUBMITTED BY:
Z-15-20	54 Fedor Circle	Variance	Katie Simpson, City Planner

PETITIONER'S REQUEST:			
Section of Code: 44. 4-4 Driveway Width			
Type	Required	Requested	Difference
Variance	24ft	32ft	+8ft

Staff Recommendation	Staff finds that the application meets the standards for a variance. Staff is recommending in favor of the variance.
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Figure 1 The subject property, 54 Fedor Circle.



NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in the *Pantagraph* on Monday, August 31, 2020. Courtesy notices were mailed to 38 property owners within 500 feet of the subject property.

GENERAL INFORMATION

Applicant and Owner: Justin Thompson

LEGAL DESCRIPTION: HEARTLAND HILLS SUBDIVISION 6th ADDITION, LOT 103

PROPERTY INFORMATION

Existing Zoning: R-1C Single-Family Residential District
Existing Land Use: Single Family home
Property Size: 82' X 120' (10,199 sqft)
PIN: 20-14-225-010

Surrounding Zoning and Land Uses

Zoning

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

Land Uses

North: Residential
South: Residential
East: Residential
West: Residential

Analysis

Submittals

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

- 1. Applications for a variance
- 2. Site Plan
- 3. Aerial photographs
- 4. Site visit

BACKGROUND

54 Fedor Circle, the subject property, is located in the Heartland Hills subdivision west of S. Mitsubishi Motorway. The site is south of Six Points Road. The lot is approximately 82ft wide and 120 ft long. The property is zoned R-1C and is improved with a single-family home built in 2006. The home has three-car garage. The existing driveway apron is 18 ft wide. The width of the driveway behind this sidewalk is 20 feet. Fedor Circle is a north-south road that curves around. The existing driveway is 45 feet from the curve and on-street parking is allowed on the west side of Fedor Circle. The



property is adjacent to other single-family homes also zoned R-1C.

PROJECT DESCRIPTION

Petitioner's request: The petitioner is requesting a variance to widen the driveway behind the sidewalk to 32 feet. The petitioner would also like to widen the curb cut and driveway apron to 32 feet. The proposed driveway would be setback 8 feet from the property line. Staff performed a site visit and the existing driveway's location to the curve makes ingress/egress challenging. The turning radius into the driveway while heading south of Fedor Circle is a very sharp for an average sized vehicle. The turn would be difficult with a larger vehicle. The maximum driveway width regulations exist in the zoning ordinance to reduce the amount of concrete on a lot and to promote safe ingress/egress in and out of a driveway. The regulations favor two-car garages. Three-car garages typically flare from 24 to 32 feet behind the sidewalk. As a result, maneuvering in-and-out of a three-car driveway reverse slowly from their garages and onto the streets. Given the subject property's proximity to the curve, the turning movements for existing onto Fedor Circle are very tight. When turning, the visibility of the sidewalk and curved street are obscured. Also, although staff was unable to find records of other variances, other properties within the subdivision have driveways exceeding 24ft behind the sidewalk. These properties have three-car garages and are located at 72 Fedor (30 ft), 52 Fedor (33 ft), 50 Fedor (32 ft), and 23 Fedor Cir (34 ft).

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.

1. **that the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult, and** the property's location to the curve and on-street parking creates a physical challenge for maneuvering safely in-and-out of the three-car garage and driveway. The variance will allow the homeowner to pull/back straight out improving their visibility of the sidewalk and street. The standard is met.
2. **that the variances would be the minimum action necessary to afford relief to the applicant; and** The existing driveway could be widened 2 feet without a variance, however to eliminate the obscure turning movement the variance is necessary. The standard is met.
3. **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 property's location on the curve of Fedor Circle. The 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; and** Other homes in the neighborhood have enlarged driveways. The applicant's need for the variance is due to physical hardship from the curvature of Fedor Circle. The 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 proposed width is consistent with other driveways. The variance will not be detrimental to the essential character of the neighborhood. The standard is met.

STAFF RECOMMENDATION:

Staff finds that the application meets the standards for a variance. Staff is recommending in favor of the variance.

Respectfully submitted,
Katie Simpson

Attachments:


- Variance Application and supplemental documents from applicant
- Site Plan
- Zoning Map
- Aerial Map
- Neighborhood Notice Map, Newspaper Notice and List of Addresses Notified

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: 54 Fedor Circle Bloomington, IL 61705

Site Address: _____

Petitioner: Jonathan Thompson Phone: 

Petitioner's Email Address: 

Petitioner's Mailing Address Street: 54 Fedor Cir.

City, State, Zip Code: Bloomington, IL 61705

Contractual interest in the property yes no

Signature of Applicant 

Brief Project Description: Extension of curb from 18.5' to 32'. And Extension of Driveway behind & in front of sidewalk to 32'.

Code Requirements Involved: 44.4-03C2b2

Variances(s) Requested: 32' curb cut & driveway.

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.

Attached

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 *this property is on a curve. My vehicle has to back into my garage & is a safety hazard, when cars come out of the curve because it is very difficult to maneuver a 3/4 ton truck there without hitting the curb & damaging my vehicle.*
2. That the variance would be the minimum action necessary to afford relief to the applicant; and *It would need to be 32' to be able to properly pull in & out of my driveway.*
3. That the special conditions and circumstances were not created by any action of the applicant; and *Yes, we have normal sized vehicles & it isn't practical to pull in on my third car garage in a safe manner.*
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 *no, my neighbor has the same variance & he is one house further down.*
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. *Nope*



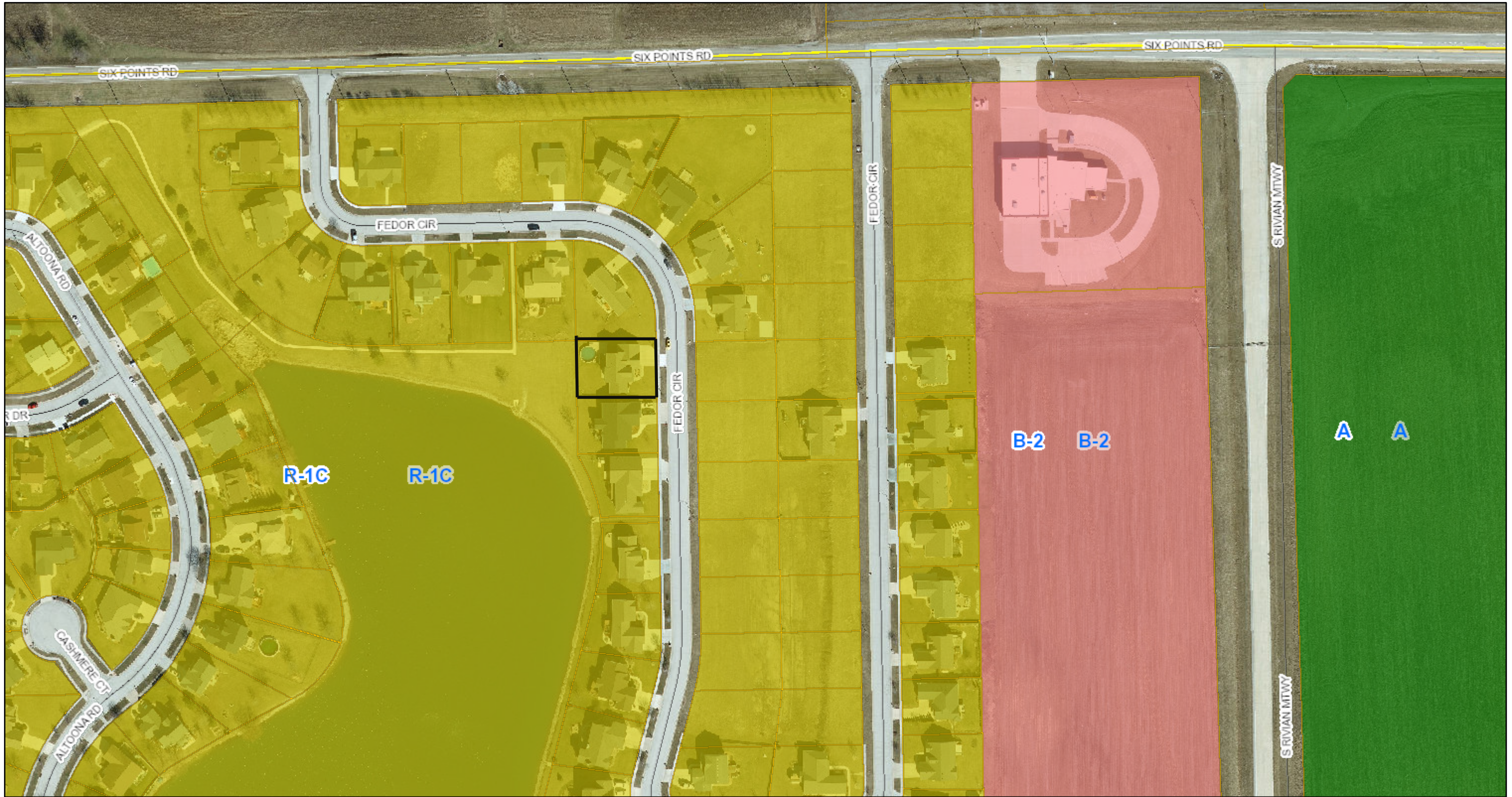
Map data ©2020, Map data ©2020 20 ft

21'



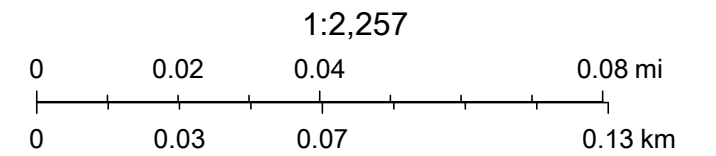
Current
Width - 18.5'

54 Fedor Cir. Zoning Map



9/8/2020, 11:38:39 AM

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|----------------------------------|--|---|--|
| Parcels | B-2 Local Commercial District | M-2 General Manufacturing District | R-3A Multiple-Family Residence District |
| Bloomington | C-1 Office District | R-1A Single-Family Residence District | R-3B Multiple-Family Residence District |
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City of Bloomington, McGIS, <http://www.McGIS.org/License>, Mclean County Museum of History

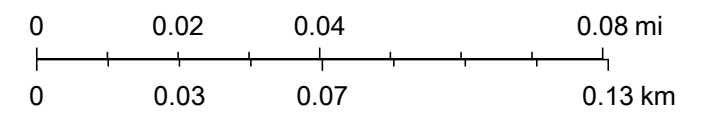
54 Fedor Cir. Aerial Map



9/8/2020, 11:50:49 AM

 Parcels

1:2,257



City of Bloomington, McGIS, <http://www.McGIS.org/License>, Mclean County Museum of History

Circle Bloomington, IL 61705
PIN: 20-14-225-010. The Subject Property is legally described as HEARTLAND HILLS SUB 6TH ADD LOT 103.

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The petitions are available for review online <https://www.cityblm.org/zoning>. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. Attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

Published: Monday, August 31, 2020

88861

PUBLIC HEARING

A Public Hearing before the Bloomington Zoning Board of Appeals will be held virtually on Wednesday, September 16, 2020 at 4:00 PM at www.cityblm.org/live on the following petitions:

1) A petition submitted by Jonathan Thompson (54 Fedor Circle) for the approval of a variance to allow an eight (8) foot increase to the maximum allowed width of the driveway approach in a single-family home zoned R-1C from 24' to 32' (44-404C2) at 54 Fedor



Department of Community Development 115 E
Washington St, Ste 201
Bloomington IL 61701
(309)434-2226
planning@cityblm.org

August 31, 2020

Dear Property Owner or Occupant:

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You are receiving this notice because you own or occupy property within a 500-foot radius of the subject property (refer to attached map). All interested persons may present evidence or testimony regarding said petitions, or ask questions related to the petitioner's requests at the scheduled public hearing.

The Subject Property is legally described as: HEARTLAND HILLS SUB 6TH ADD LOT 103.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/zoning. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. Attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115, preferably no later than five days before the hearing.

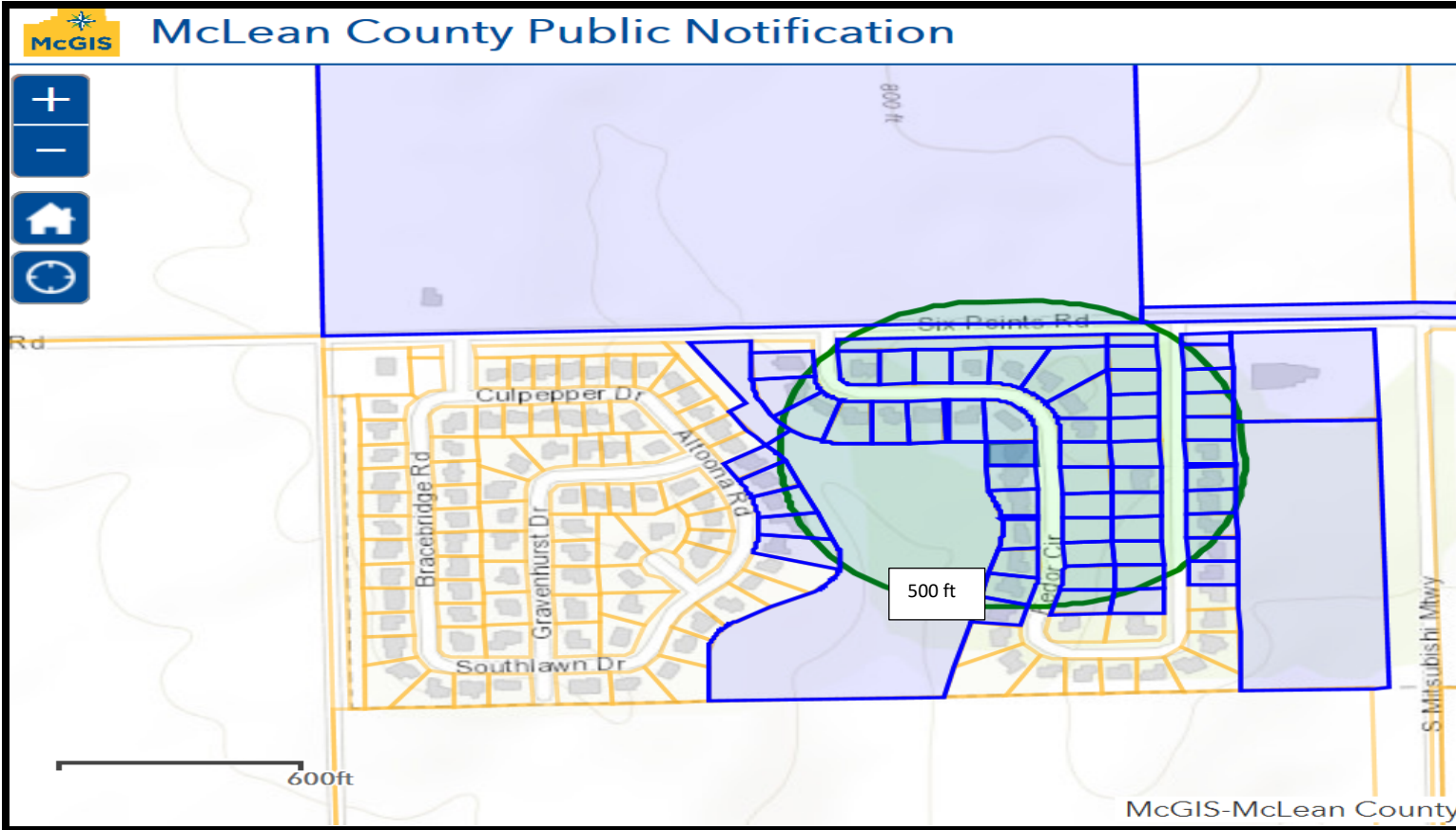
If you desire more information regarding the proposed petitions or have any questions, you may email planning@cityblm.org or call (309)434-2226. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

Sincerely,

Planning Division staff

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

Public Hearing on September 16, 2020 for a Variance at 54 Fedor Circle



MICHAEL & MARY ANN MANGANO 14 FEDOR CIR BLOOMINGTON, IL 61705	SEAN S & SARA K HALIHAN 12 FEDOR CIR BLOOMINGTON, IL 61705	FP12012 2204 ALTOONA RD BLOOMINGTON, IL 61705
JENNIFER AGUSTIN 66 FEDOR CIR BLOOMINGTON, IL 61705	STEVE & NANCY STENDEL 60 FEDOR CIRCLE BLOOMINGTON, IL 61704	JONATHAN THOMPSON 54 FEDOR CIR BLOOMINGTON, IL 61705
FRED JOHN III & HEATHER THOMAS 50 FEDOR CIR BLOOMINGTON, IL 61705	BROCK BOYD 11 Fedor Cir Bloomington, IL 61705	ADRIAN & MARIA RAMIREZ-MANZANO 70 FEDOR CIR BLOOMINGTON, IL 61705
TERRY & DIANNE STEWART 2210 ALTOONA RD BLOOMINGTON, IL 61704	JAMES & ANDREA RITCHIE 42 FEDOR CIR BLOOMINGTON, IL 61705	ADDIE EVERSMEYER MARQUEZ 72 FEDOR CIR BLOOMINGTON, IL 61705
KATHY OTT 48 FEDOR CIR BLOOMINGTON, IL 61705	JUSTIN & KIMBERLY COX 59 FEDOR CIR BLOOMINGTON, IL 61705	BRIAN & LINDSAY OKRASKI 61 FEDOR CIR BLOOMINGTON, IL 61705
JOHN L & MARY E ADAMS 46 FEDOR CIR BLOOMINGTON, IL 61705	RICK HOEPNER 52 FEDOR CIR BLOOMINGTON, IL 61705	TIMOTHY & ERIKA HOWARD WELLS 71 FEDOR CIR BLOOMINGTON, IL 61705
CYNTHIA BACON 2208 ALTOONA RD BLOOMINGTON, IL 61704	MICHAEL & ANGELA CLENDENNY 44 FEDOR CIR BLOOMINGTON, IL 61705	MARY & JOHN CLAUSEN FOX 57 FEDOR CIR BLOOMINGTON, IL 61705
THOMAS & CHRISTINA BURTZOS 63 FEDOR CIR BLOOMINGTON, IL 61705	ROBERT & REBECCA BREEN 2206 ALTOONA WAY BLOOMINGTON, IL 61704	THOMAS MORSE 68 FEDOR BLOOMINGTON, IL 61705
KERIN ANNE EPPERLY 20 FEDOR CIR BLOOMINGTON, IL 61705	DARRELL & CONNIE OKELLEY 18 Fedor Cir Bloomington, IL 61705	BRIAN HARAF 16 FEDOR CIR BLOOMINGTON, IL 61704
DANA & W SCOTT MARTIN 10 FEDOR CIR BLOOMINGTON, IL 61705	SNYDER ENTITIES LLC 1 BRICKYARD DR BLOOMINGTON, IL 61701	MCLT FST-1080 1 BRICKYARD DR BLOOMINGTON, IL 61701

ASSOCIATION INC HEARTLAND HILLS
HOMEOWNERS
1 BRICKYARD DR
BLOOMINGTON, IL 61701

JASON KERNOSKY
76 FEDOR CIRCLE
BLOOMINGTON, IL 61704

DANA & AUDREY REISCHAUER
65 FEDOR CIR
BLOOMINGTON, IL 61705

JEFFREY & LETA DOERR
2202 ALTOONA RD
BLOOMINGTON, IL 61705

LARRY BOUDREAU
78 FEDOR CR
BLOOMINGTON, IL 61704

J FORMAN
JUDITH L FORMAN TRUSTEE P O BOX
1623
GRAND LAKE, CO 80447

CLARENCE AND JULIE RIVERS
74 FEDOR CIRCLE
BLOOMINGTON, IL 61704

THOMAS G ARNDT MCLT FSB-1080
P O BOX 1546
BLOOMINGTON, IL 61702

CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
 September 16, 2020

CASE NUMBER	SUBJECT:	TYPE	SUBMITTED BY:
Z-16-20	1 Moore Rd	Variance	Katie Simpson, City Planner

PETITIONER'S REQUEST:			
Section of Code: 44. 9-3 Accessory Structures			
Type	Required	Requested	Difference
Variance	1000 square feet	2360 square feet	+1360 square feet

Staff Recommendation	Staff finds that the application generally meets the standards for a variance and intention of the ordinance. If there are no objections from adjacent residents, staff is recommending in favor of the variance.
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Figure 1 The subject property, 1 Moore Rd



Notice: The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in the *Pantagraph* on Monday, August 31, 2020. Courtesy notices were mailed to 101 property owners within 500 feet of the subject property.

GENERAL INFORMATION

Applicant and Owner: Charles Rosen/Ann Stroink

LEGAL DESCRIPTION: CASTLEMOORE ESTATES SUB, S50' LT 3 & LT 2 JERRY SMITH SUB

PROPERTY INFORMATION

Existing Zoning: R-1A Single-Family Residential District
Existing Land Use: Single Family home
Property Size: 280' x 300'
PIN: 20-10-229-015

Surrounding Zoning and Land Uses

Zoning

North: R-1A Single-Family Residential District
South: R-1A Single-Family Residential District
East: R-1A Single-Family Residential District
West: R-1B Single-Family Residential District

Land Uses

North: Residential
South: Residential
East: Residential
West: Residential

Analysis

Submittals

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

1. Applications for a variance
2. Site Plan
3. Aerial photographs
4. Site visit

BACKGROUND The subject property, 1 Moore Rd, is located west of S. Mercer Ave, east of Moore Rd and south of Castle Ave. The property is a large estate lot, approximately 88,427 square feet (2.03 acres) and is improved with a 9,622 square foot home constructed in the 1980's. It is zoned R-1A, Low Density Single Family Residential District. The property is heavily screened and the home and accessory buildings are not visible from the street. The adjacent properties are also larger estate lots with heavy screening. The subject property has a carport (21 X 46, ~966 sqft) that was constructed in 2002. It is located 10 feet from the south lot line and 8ft from the rear, east lot line. The existing structure is 11 feet tall and has electricity.

PROJECT DESCRIPTION

Petitioner's request: An accessory structure is located in the southeast corner of the subject property. The applicant would like to demolish the existing structure and construct a new, 2360 square foot garage. The city code limits the size of accessory structures to the lesser of 1000 square feet, 1/3 the rear yard, or the size of the home. These regulations, along with setbacks, are intended to limit the amount of impervious surface area in residential districts to assist with adequate light and air circulation, and storm water management. Further, accessory structures are required to be subordinate to the principle structure in size and use to ensure that the intention of the district is not compromised. The applicant is requesting a variance from the 1000 square foot maximum for the accessory building. The proposed accessory structure is subordinate to the principle structure and less than 1/3 the size of the rear yard. The building will be 10ft from the south lot line and 12 feet from the east rear lot line. Accessory structures are limited to a height of 14 ft. The proposed accessory structure meets the accessory structure height requirement. The proposed structure includes a bathroom. Bathrooms are permitted within accessory buildings.

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.

1. **that the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult, and** The property is a larger lot and is not located within a standard subdivision. The proposed accessory structure is subordinate to the existing principle structure and is compatible with the larger lot size.
2. **that the variances would be the minimum action necessary to afford relief to the applicant; and** A 1000 square foot building is allowed by right, without a variance. The additional square footage necessitates a variance. The building will be set back further from the lot line than the existing building decreasing the impact on the adjacent property.
3. **That the special conditions and circumstances were not created by any action of the applicant; and** the size of the lot and size of the principle structure exceed standard home and lot sizes within the corporate limits. The proposed building is subordinate to the principle structure and proportional to the scale and size of the lot.
4. **That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; and** the accessory structure is subordinate to the principle structure and proportionate to the back yard and home. Due to the size of the lot, the scale of the building and the amount of impervious area will not constitute an overbuilt residential lot. The applicant can accommodate the building and provide

adequate light and air circulation, further the applicant is able to maintain the intention of the R-1A district, since the proposed building and use are subordinate to the principle structure.

- 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 proposed structure is not visible from the street since the lot is larger and heavily screened. It will be set further from the east lot line than the existing carport, decreasing the impact on the neighboring property. Its scale is proportional to the principle structure.

STAFF RECOMMENDATION:

Staff finds that the application generally meets the standards for a variance. If there are no objections from adjacent residents, staff is recommending in favor of the variance.

Respectfully submitted,

Katie Simpson

Attachments:

- Variance Application and supplemental documents from applicant
- Site Plan
- Zoning Map
- Aerial Map
- Neighborhood Notice Map, Newspaper Notice and List of Addresses Notified

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: 1 Moore Rd

Site Address: _____

Petitioner: Charles Rosen/Ann Stroink Phone: 

Petitioner's Email Address: _____

Petitioner's Mailing Address Street: 1 Moore Rd.

City, State, Zip Code: Bloomington IL 61701

Contractual interest in the property yes no

Signature of Applicant 

Brief Project Description: Demo existing carport. Build new garage where carport is.

Code Requirements Involved:

44.9-8D4A

Variances(s) Requested:

Increase 2,360 sqft. Current code allows for 1,000 sqft.

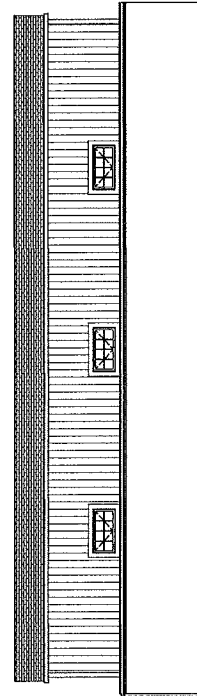
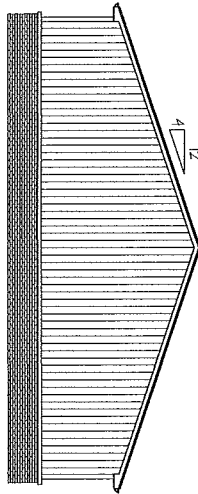
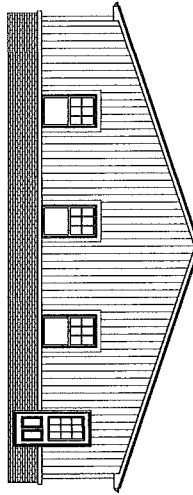
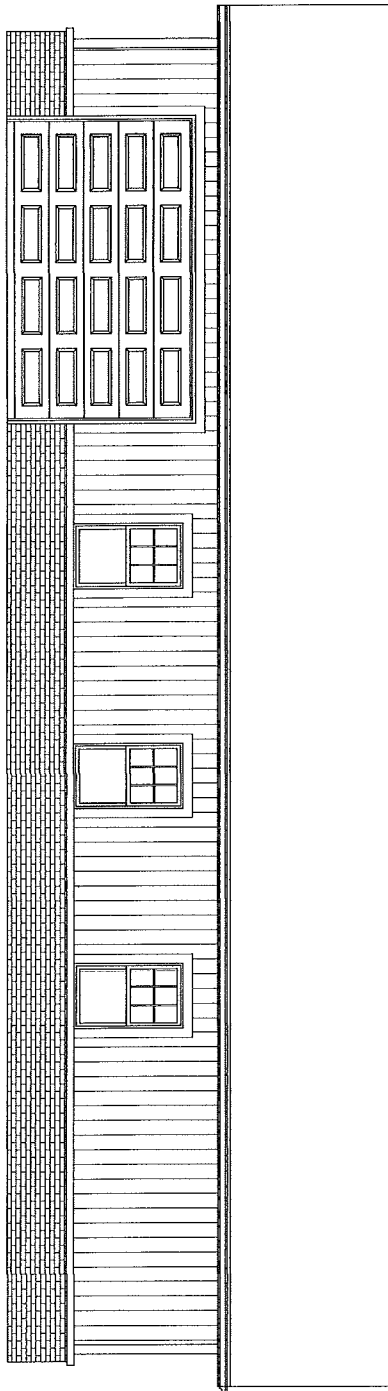
Reasons to Justify Approval by the Zoning Board of Appeals: Your justifications for approval must also be provided in the statement of Findings of Fact.

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
The current Code allows for a detached structure to be less than 900~~sq~~. This size is too small for intended use.
2. That the variance would be the minimum action necessary to afford relief to the applicant; and
The size of garage in attached drawing is the smallest size that will accommodate his needs.
3. That the special conditions and circumstances were not created by any action of the applicant; and
All the requirements are met except sqft of building.
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
based on the lot size the garage is proportionate. It will not be able to be seen from the street. Neighbor to the south HAS A variance for height on their detached garage.
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.
The new garage will tie into the existing house, in hence the value of the property, add to current tax revenue. The sale of the home is contingent of being able to build the garage.



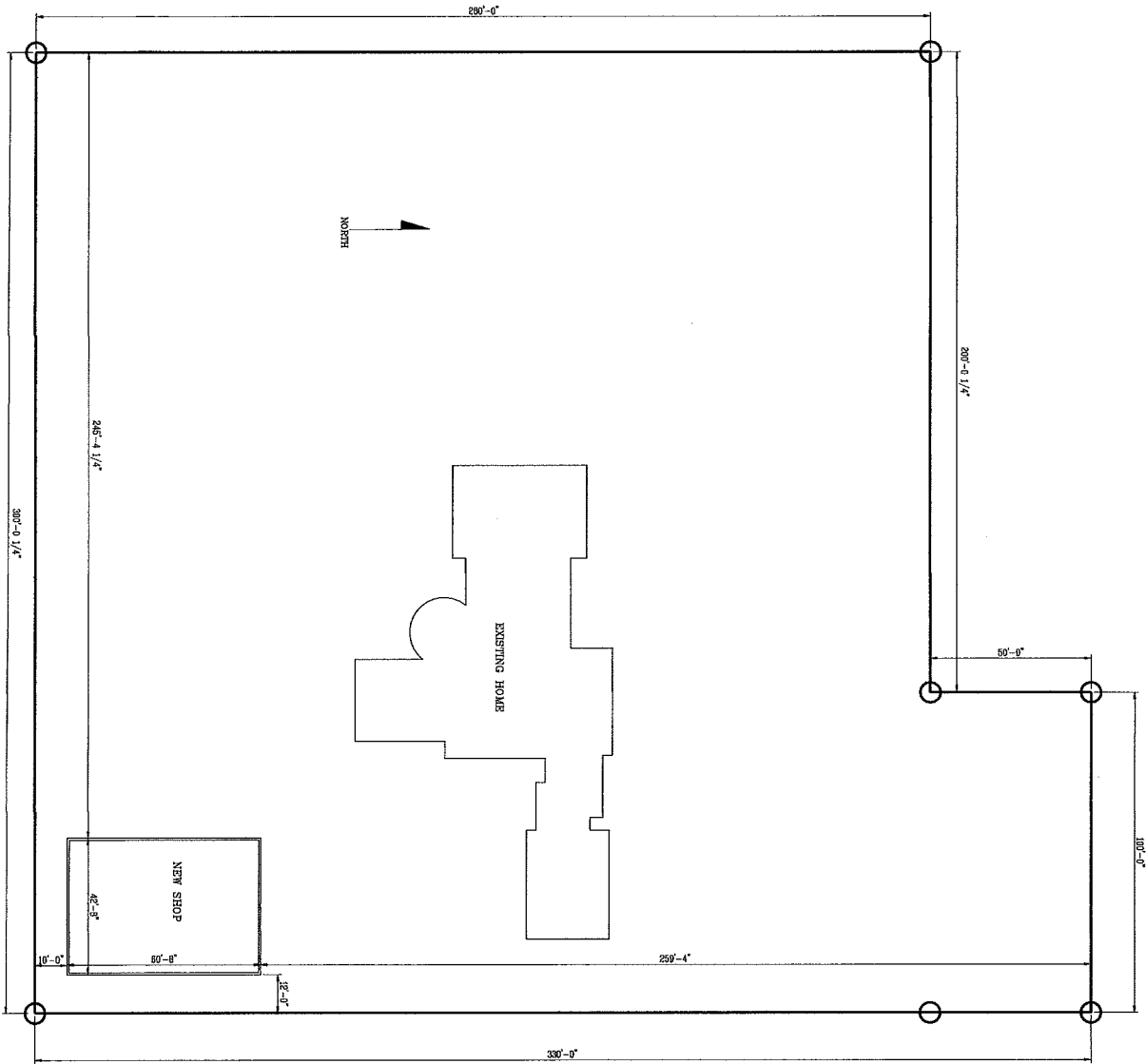
DESIGNER AND EFFORT HAVE GONE INTO THE PREPARATION OF THESE PLANS AND DRAWINGS TO MAKE THEM AS ACCURATE AS POSSIBLE. HOWEVER, BECAUSE OF THE INHERENTLY UNPREDICTABLE NATURE OF THE CONSTRUCTION AND THE GREAT VARIATION IN BUILDING CODES, SURFACE, BUILDING AND WEATHER AND OTHER CONDITIONS, R. P. LUMBER CO., INC. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES OR LOSSES ARISING OR RESULTING FROM THE PREPARATION OR USE OF THESE PLANS AND DRAWINGS, AND EXPRESSLY DISCLAIMS ANY WARRANTY THEREOF OF ANY TYPE OR NATURE, EXPRESS OR IMPLIED, THE PURCHASER AND/OR USER OF THESE PLANS AND DRAWINGS ACKNOWLEDGES THAT THEY HAVE BEEN PROVIDED BY AN ARCHITECT, ENGINEER, OR OTHER LICENSED PROFESSIONAL. R. P. LUMBER CO., INC. FURTHER ASSUMES NO RESPONSIBILITY OR LIABILITY, AND EXPRESSLY DISCLAIMS AND WAIVES OF ANY TYPE, EXPRESS OR IMPLIED, FOR THE ACCURACY AND SUFFICIENCY OF THE MEASUREMENTS, DIMENSIONS AND SPACING OR PORTIONS APPEARING ON THESE PLANS AND DRAWINGS, BELIEVING THESE DIMENSIONS FOR BUILT STRUCTURE CONFORM WITH LOCAL PRACTICES OF YOUR COUNTRY, AS WELL AS WITH LOCAL BUILDING OFFICES AND GENERAL CONTRACTOR TO REVIEW AND VERIFY THE ACCURACY OF THE PLANS AND DRAWINGS AND THEIR SUITABILITY FOR YOUR CONSTRUCTION.

DATE REVISED	BY
####	



RJV	
1 MOORE RD BLOOMINGTON IL	
ELEVATIONS	DATE DRAWN
SCALE: AS NOTED	DR. BY: BRT

SHEET	1
PLAN NUMBER	4



NOTICE: THESE PLANS AND DRAWINGS HAVE BEEN PREPARED BY THE ARCHITECT AND ENGINEER IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE ARCHITECTURAL AND ENGINEERING PROFESSIONS. THE ARCHITECT AND ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE REASONABLY ACCURATE. HOWEVER, THE ARCHITECT AND ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT AND ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT AND ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED BY THE CLIENT.

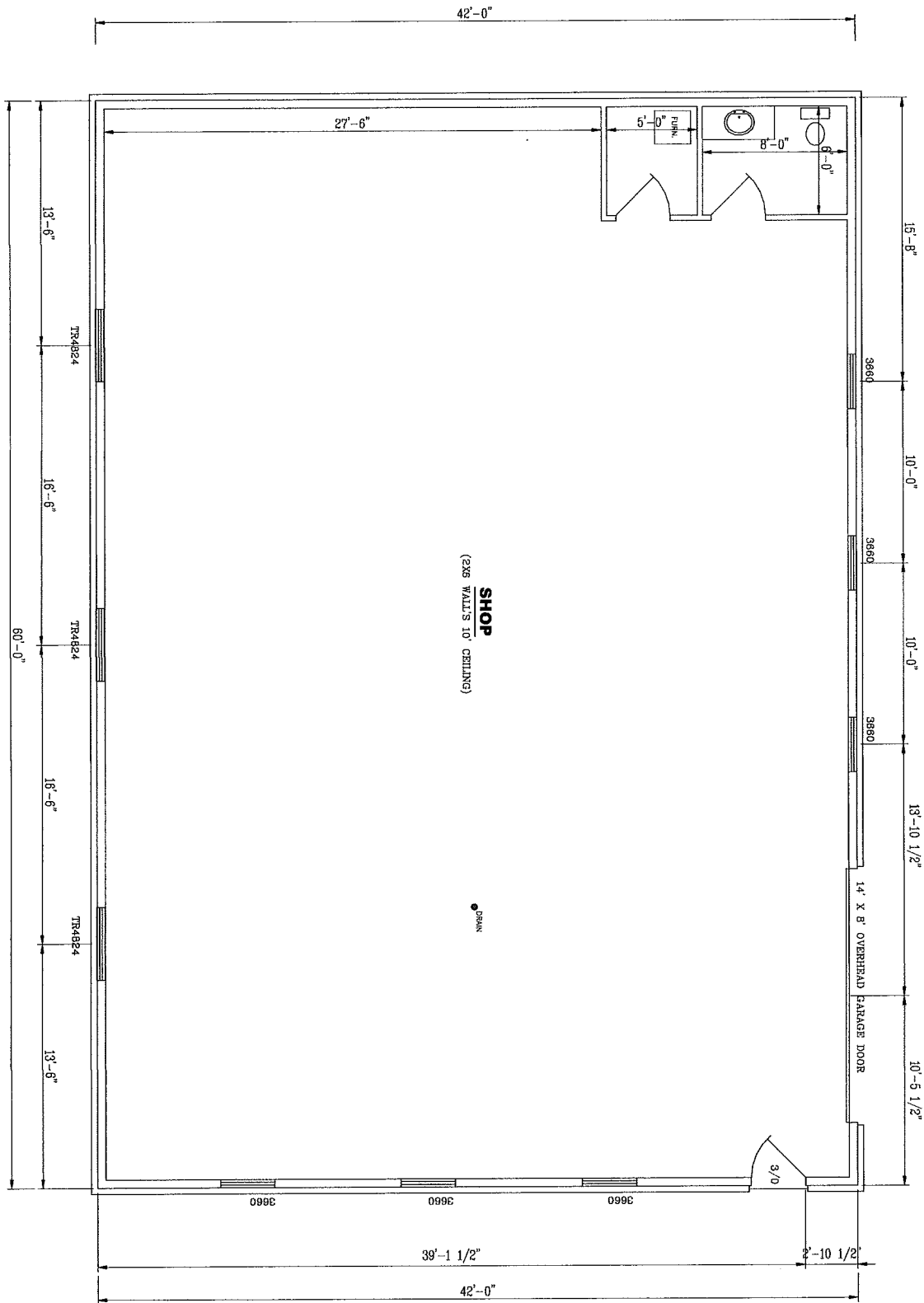
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RJV	
1 MOORE RD BLOOMINGTON IL	
SITEPLAN	DATE DRAWN
SCALE: NTS	DR. BY: BRT

SHEET	4
	2
	4

RF6360



OWNER AND ARCHITECT HAVE GONE INTO THE PREPARATION OF THESE PLANS AND DRAWINGS TO MAKE THEM AS ACCURATE AS POSSIBLE. HOWEVER, BECAUSE OF THE COMPLEXITY, SUPERVISION AND CONTROL, DURING THE CONSTRUCTION, AND THE GREAT VARIATION AMONG BUILDING TRADES, SERVICE, MATERIALS, METHODS OF CONSTRUCTION, AND THE LUMBER INDUSTRY, THERE IS NO GUARANTEE AS TO THE ACCURACY OF ANY DIMENSIONS OR CONDITIONS SHOWN HEREON. THE ARCHITECT AND ENGINEER ASSUME NO RESPONSIBILITY FOR ANY DAMAGES OR LOSSES ARISING FROM THE PREPARATION OR USE OF THESE PLANS AND DRAWINGS. THE ARCHITECT AND ENGINEER ASSUME NO LIABILITY FOR ANY DAMAGES OR LOSSES ARISING FROM THE PREPARATION OR USE OF THESE PLANS AND DRAWINGS. THE ARCHITECT AND ENGINEER ASSUME NO LIABILITY FOR ANY DAMAGES OR LOSSES ARISING FROM THE PREPARATION OR USE OF THESE PLANS AND DRAWINGS. THE ARCHITECT AND ENGINEER ASSUME NO LIABILITY FOR ANY DAMAGES OR LOSSES ARISING FROM THE PREPARATION OR USE OF THESE PLANS AND DRAWINGS.

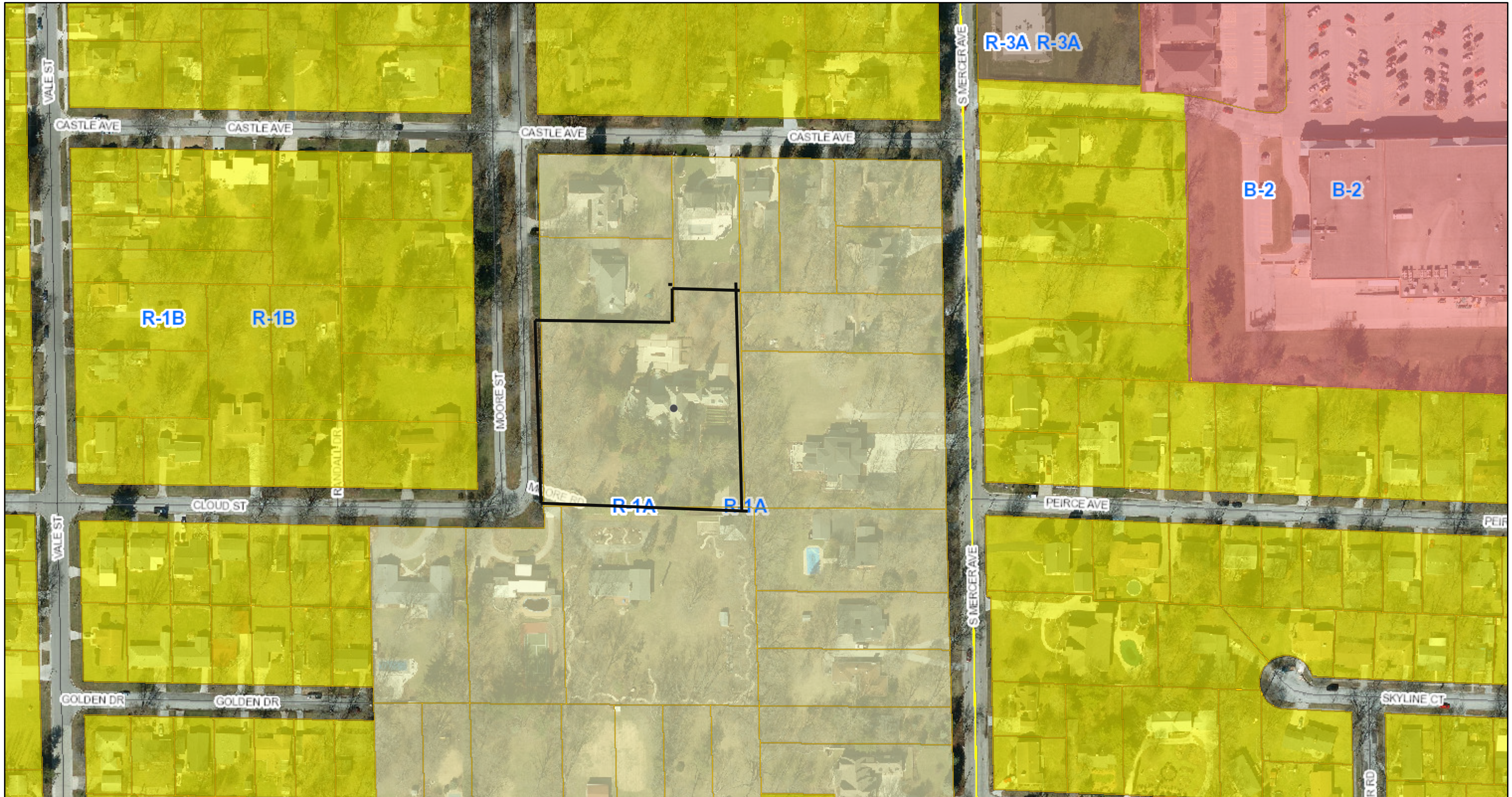
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RJV	
1 MOORE RD BLOOMINGTON IL	
FIRST FLOOR PLAN	DATE DRAWN
SCALE: 1/4"=1'-0"	DR. BY: BRT

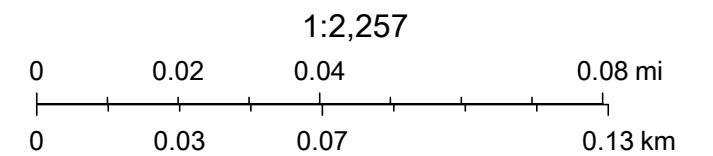
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RP8380	4

1 Moore Rd Zoning Map



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|----------------------------------|--|---|--|
| Parcels | B-2 Local Commercial District | M-2 General Manufacturing District | R-3A Multiple-Family Residence District |
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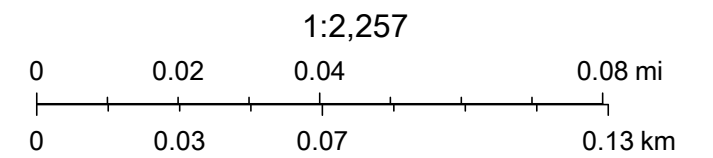
City of Bloomington, McGIS, <http://www.McGIS.org/License>, Mclean County Museum of History

1 Moore Rd Aerial Map



9/8/2020, 12:15:44 PM

 Parcels



City of Bloomington, McGIS, <http://www.McGIS.org/License>, Mclean County Museum of History

Circle Bloomington, IL 61705
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Department of Community Development 115 E
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August 31, 2020

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The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/zoning. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. Attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115, preferably no later than five days before the hearing.

If you desire more information regarding the proposed petitions or have any questions, you may email planning@cityblm.org or call (309)434-2226. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

Sincerely,

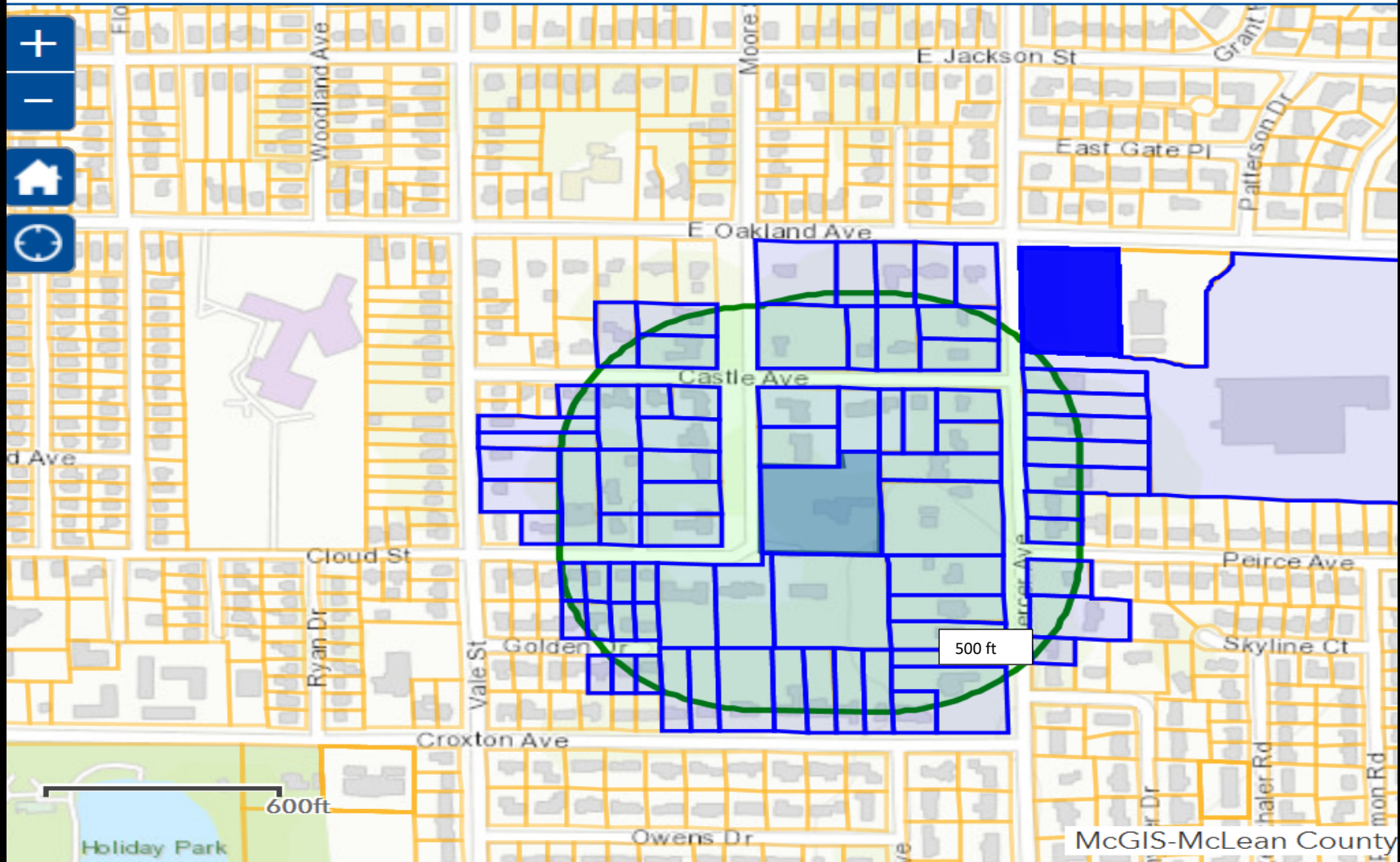
Planning Division staff

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

Public Hearing on September 16, 2020 for a Variance request at 1 Moore Rd



McLean County Public Notification



ANDRE & MATILDE FRANCOIS
703 S MERCER AVE
BLOOMINGTON, IL 61701

CATHARINE CROCKETT
1930 CROXTON AVE
BLOOMINGTON, IL 61701

DANIEL BARRINGER
606 S MOORE ST
BLOOMINGTON, IL 61701

GREGORY & LEA SCHULER
1908 GOLDEN DR
BLOOMINGTON, IL 61701

LARRY & FRANK PURNELL
2014 RODEO RD
MCLEAN, IL 61754

DAVID & CATHERINE PRATT
TEMPLETON
703 S MOORE ST
BLOOMINGTON, IL 61701

ROBERT L & DONNA J KAGEL
ROSENDALE
805 S MERCER AVE
BLOOMINGTON, IL 61701

JEREMY & COLLEEN ZEITLER
705 S MOORE ST
BLOOMINGTON, IL 61701

WILLIAM & MARY FITZGERALD
2001 E OAKLAND AVE
BLOOMINGTON, IL 61701

BRAEDEN & KERI BARBOUR
803 S MERCER AVE
BLOOMINGTON, IL 617015707

GARY SHULTZ
5633 N 1750 EAST RD
HEYWORTH, IL 61745

STEPHEN KRAFT
26646 N 1725 EAST RD
LEXINGTON, IL 61753

KAREN WEBER
1913 GOLDEN DR
BLOOMINGTON, IL 61701

CYNTHIA REMMERS
809 S MERCER
BLOOMINGTON, IL 61701

MARJORIE ANN SULLINS
1926 CROXTON AVE
BLOOMINGTON, IL 61701

DAVID HILTABRAND
2008 CASTLE AVE
BLOOMINGTON, IL 61701

NANCY SPRAGUE
601 S MOORE
BLOOMINGTON, IL 61701

JOSE & LIA DE LA CRUZ
802 S MERCER AVE
BLOOMINGTON, IL 61701

WILLIAM & CLARE MALOTT
714 VALE ST
BLOOMINGTON, IL 61701

WALTER & JILL STROINK
801 S MERCER AVE
BLOOMINGTON, IL 61701

ROBERT & JUDITH MOULIC
709 S MOORE ST
BLOOMINGTON, IL 61701

JOHN & RUTH SCIUTTO
2011 E OAKLAND AVE
BLOOMINGTON, IL 61701

FRANCES MASSIE
706 VALE ST
BLOOMINGTON, IL 61701

MACKENZIE HAAS
1907 CLOUD ST
BLOOMINGTON, IL 61701

JO SCHMITT
806 S MERCER AVE
BLOOMINGTON, IL 61701

SCOTT JOSLIN
2007 CASTLE AVE
BLOOMINGTON, IL 61701

TIMOTHY PEIFER
4 RANDALL DR
BLOOMINGTON, IL 61701

SHANNON & STEVEN PATTERSON
808 S MERCER AVE
BLOOMINGTON, IL 61701

DONALD WILLARD
88181 OLD HWY APT C23
ISLAMORADA, FL 33036

JANIE FRANK
601 S MERCER AVE
BLOOMINGTON, IL 61701

PAUL & MARY SMITH
1915 CLOUD ST
BLOOMINGTON, IL 61701

CARLA MURILLO
1909 CLOUD ST
BLOOMINGTON, IL 61701

BRITTA KRESCA
10803 N DANA DR
PEORIA, IL 61615

KATHLEEN TARRANT
1907 CASTLE AVE
BLOOMINGTON, IL 61701

RYAN PENN
1909 CASTLE AVE
BLOOMINGTON, IL 61701

WILLIAM & CONNIE EVANS
1928 CROXTON AVE
BLOOMINGTON, IL 61701

ARTHUR & AMY CALAMARI
702 S MOORE
BLOOMINGTON, IL 61701

JOHN & JANET COUILLARD
2404 NORTHWOOD LN
BLOOMINGTON, IL 61704

KIM HANY
2009 E OAKLAND AVE
BLOOMINGTON, IL 61701

DIANE KACHUR
1316 CROWN CT
BLOOMINGTON, IL 61704

PAUL & SARA HALM SIDLOSKY
2003 CASTLE AVE
BLOOMINGTON, IL 61701

SARAH BUTLER
2006 Castle Ave
BLOOMINGTON, IL 61701

TERRY LEE SACRY
1913 CLOUD ST
BLOOMINGTON, IL 61701

ROBERT HANDLEY
1920 CROXTON AVE
BLOOMINGTON, IL 617015

CARLOS SEBASTIANI
1906 CLOUD ST
BLOOMINGTON, IL 61701

TAMMIE HARMISON
1922 CROXTON AVE
BLOOMINGTON, IL 61701

WILLIAM WHITE
1924 CROXTON AVE
BLOOMINGTON, IL 61701

HEATHER WITT
1912 GOLDEN DR
BLOOMINGTON, IL 61701

JONATHON & KATIE NORD
704 S MOORE ST
BLOOMINGTON, IL 61701

BERNARD ROY & SHEILA WRIGHT
2001 CLOUD ST
BLOOMINGTON, IL 61701

ADAM JONES
1908 CASTLE AVE
BLOOMINGTON, IL 61701

JO ELLEN GORDON
710 VALE ST
BLOOMINGTON, IL 61701

CINDY GRETHEY
1916 CROXTON AVE
BLOOMINGTON, IL 61701

LA MAR RODMAN
1914 CROXTON AVE
BLOOMINGTON, IL 61701

ROBERT & JUDITH MOULIC
709 S MOORE ST
BLOOMINGTON, IL 61701

GARY VOGEL
1902 CLOUD ST
BLOOMINGTON, IL 61701

CHARLES & FRANCES MASSIE
706 VALE ST
BLOOMINGTON, IL 61701

ERWIN & AMY TAGALA
19394 LAKEWOOD DR
BLOOMINGTON, IL 61705

JOSEPH CRAWFORD
701 S MERCER AVE
BLOOMINGTON, IL 61701

JAMES PARR
2009 CASTLE AVE
BLOOMINGTON, IL 61701

LOU ANN HAYFORD
705 S MERCER AVE
BLOOMINGTON, IL 61701

PAUL JONES
701 MOORE STREET
BLOOMINGTON, IL 61701

BARBARA ROKOS
708 S MERCER AVE
BLOOMINGTON, IL 6170

ROBERT CORNWELL
3 COUNTRY CLUB PL
BLOOMINGTON, IL 61701

ATTN: KEN LEVY OAKLAND COMMONS
BLOOMINGTON LLC
51 UNIVERSITY AVE STE G
LOS GATOS, CA 95030

BHAUN VAKKALANKA
709 S MERCER AVE
BLOOMINGTON, IL 61701

RICHARD & MARYANNE DINKEL
602 S MERCER AVE APT 216
BLOOMINGTON, IL 617015

MICHELE WHITWORTH
602 S MERCER AVE #219
BLOOMINGTON, IL 61701

VIRGINIA SCHULZ
602 S MERCER AVE APT 222
BLOOMINGTON, IL 61701

TIM BOSTON
1704 SYCAMORE
WASHINGTON, IL 61571

LEONARD FASSETT
2007 E OAKLAND AVE
BLOOMINGTON, IL 61701

JOHN W ROZELLA SPICER
603 S MERCER
BLOOMINGTON, IL 61701

ROBERT CORNWELL
3 COUNTRY CLUB PL
BLOOMINGTON, IL 61701

STEVEN PETERS
608 S MERCER AVE
BLOOMINGTON, IL 61701

TIMOTHY PEIFER
4 RANDALL DR
BLOOMINGTON, IL 61701

ROY LESSEN
602 S MERCER AVE APT 214
BLOOMINGTON, IL 61701

COENRAAD & CONSTANCE MOHR
602 S MERCER AVE APT 217
BLOOMINGTON, IL 61701

EUGENE & SHIRLEY MEGLI
20405 E 1400 NORTH RD
BLOOMINGTON, IL 61705

JOAN WILLIS
602 S MERCER, APT 223
BLOOMINGTON, IL 61701

JACKIE MARIANI
602 S MERCER AVE UNIT 101
BLOOMINGTON, IL 61701

PATRICK & ROCHELLE MCGINNIS
1905 CASTLE AVE
BLOOMINGTON, IL 61701

DENNIS & RITA BRIDGES
710 S MERCER AVE
BLOOMINGTON, IL 61701

ROBERT & LISA RUSSELL
704 S MERCER AVE
BLOOMINGTON, IL 61701

THOMAS & JENNIFER CHALMERS
813 S MERCER AVE
BLOOMINGTON, IL 61701

LAND TRUST MJW - XYZ
PO BOX 1163
BLOOMINGTON, IL 61702

GERHARD & PHYLLIS BUSSMANN
602 S MERCER AVE UNIT 215
BLOOMINGTON, IL 6170

JOHN VICTOR OLSON
602 S MERCER AVE UNIT 218
BLOOMINGTON, IL 61701

MARY HALL OGATA
602 S MERCER APT 221
BLOOMINGTON, IL 61701

RACHEL ONGSANSOY
1400 S MICHIGAN AVE APT 2106
CHICAGO, IL 606053727

JEAN ANN PHINNEY
602 S MERCER AVE #102
BLOOMINGTON, IL 61701

CAROLE FORSYTH
602 S MERCER AVE APT 103
BLOOMINGTON, IL 61701

CAROLE CARTER
602 S MERCER UNIT 104
BLOOMINGTON, IL 61701

SHIRLEY SULLIVAN
602 S MERCER AVE #105
BLOOMINGTON, IL 61701

DONNA BELL
602 S MERCER AVE #106
BLOOMINGTON, IL 61701

KATHERINE KINSELLA
602 S MERCER AVE #107
BLOOMINGTON, IL 61701

IMOGENE HARMON
602 S MERCER AVE UNIT 108
BLOOMINGTON, IL 61701

PAUL DUNN
602 S MERCER AVE APT 109
BLOOMINGTON, IL 61701

RUTH M HUNTER
% JESSE HUNTER 7550 HAWK LN
GUTHRIE, OK 73044

JOHN & SHIRLEY LAWLESS
602 S Mercer Ave Unit 111
Bloomington, IL 61701

BILLY HOLMES
602 S MERCER AVE UNIT 112
BLOOMINGTON, IL 61701

GLENN BLEDSOE
602 S MERCER AVE UNIT 213
BLOOMINGTON, IL 61701

**CITY OF BLOOMINGTON
 REPORT FOR THE BOARD OF ZONING APPEALS
 September 16, 2020**

CASE NUMBER	SUBJECT:	TYPE	SUBMITTED BY:
Z-18-20	107 Parkview Drive	Variance	Katie Simpson, City Planner

PETITIONER'S REQUEST:			
Section of Code: 44. 9-3 Accessory structures separation from principle structure			
Type	Required	Requested	Difference
Variance	10'	5'	-5'

Staff Recommendation	Staff finds that the application meets the standards for a variance and intention of the ordinance. Staff is recommending in favor of the variance.
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Figure 1 The subject property, 107 Parkview Drive



Notice: The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in the *Pantagraph* on Monday, August 31, 2020. Courtesy notices were mailed to 51 property owners within 500 feet of the subject property.

GENERAL INFORMATION

Applicant and Owner: Carrie Scritchlow

LEGAL DESCRIPTION: HARMS SUBN LOT 1 (EX SW12')

PROPERTY INFORMATION

Existing Zoning: R-1B Single-Family Residential District
Existing Land Use: Single Family home
Property Size: 101' x 140'
PIN: 14-34-276-015

Surrounding Zoning and Land Uses

Zoning

North: R-1B Single-Family Residential District
South: R-1B Single-Family Residential District
East: P-2 Public Lands
West: R-1B Single-Family Residential District

Land Uses

North: Residential
South: Residential
East: Ewing Park
West: Residential

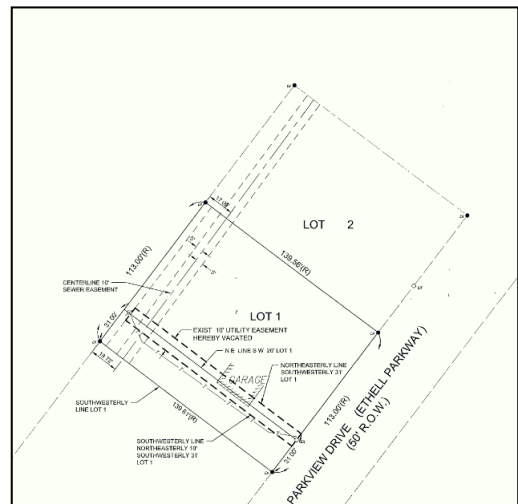
Analysis

Submittals

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

1. Applications for a variance
2. Site Plan
3. Aerial photographs
4. Site visit

BACKGROUND 107 Parkview Drive is located south of Jersey Ave, east of Ewing Park and west of Towanda Ave. Sugar Creek runs along the rear of the property. Additionally, a 24" sanitary sewer in a 10' sewer easement bisects the back portion of the property. The subject property is 101' X 140' (14,140 square feet) and zoned R-1B. Adjacent homes are also zoned R-1B. The subject property is improved with a single-family home. The home is 51 feet from the rear lot line and has an above ground pool in the rear yard. The pool sits on top of the sewer.



PROJECT DESCRIPTION

Petitioner's request: The petitioner is requesting a variance to allow for the installation of a new inground pool and construction of an outdoor porch. The porch projects twelve feet into the rear yard setback and complies with the zoning ordinance. The ordinance requires a 10ft setback between the principle structure and an accessory structure, i.e. the pool. The petitioner is requesting a variance to allow for a 5ft reduction in the 10ft separation requirement between the roof and the pool. The petitioner is proposing to locate the pool outside of the easement, and cannot locate the pool further to the rear of the property because of the sanitary sewer.

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.

1. **that the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult, and** a 24" sanitary sewer bisects the rear of the property. The sewer is located within a 10ft easement and offset 17 feet from the rear of the property. The city will not permit a permanent obstruction within the easement and the pool is required to be located outside of the easement. The need for the variance is directly related to the sewer bisecting the property. **The standard is met.**
2. **that the variances would be the minimum action necessary to afford relief to the applicant; and** the variance will allow for the installation of an inground pool and the removal of the above ground pool which is encroaching into the easement. The pool cannot be located elsewhere on the property without obstructing the easement, therefore the variance is the minimum action necessary. **The standard is met.**
3. **That the special conditions and circumstances were not created by any action of the applicant; and** the variance is directly related to the location of the sanitary sewer and the easement. **The 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; and** The property has physical characteristics that make strict adherence to the code difficult. The variance will not give the applicant special privilege. **The 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 variance will remove an obstruction currently impeding a sanitary sewer. It will not harm the general character of the neighborhood. **The standard is met.**

STAFF RECOMMENDATION:

Staff finds that the application meets the standards for a variance. Staff is recommending in favor of the variance.

Respectfully submitted,

Katie Simpson

Attachments:

- Variance Application and supplemental documents from applicant
- Site Plan
- Zoning Map
- Aerial Map
- Neighborhood Notice Map, Newspaper Notice and List of Addresses Notified

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: 107 Parkview Dr

Site Address: Bloomington, IL 61701

Petitioner: Carrie Scritchlow Phone [REDACTED]

Petitioner's Email Address: [REDACTED]

Petitioner's Mailing Address Street: 107 Parkview Dr

City, State, Zip Code: Bloomington, IL 61701

Contractual interest in the property yes no

Signature of Applicant [REDACTED]

Brief Project Description:

We are removing the old pool, surrounding pool deck, patio cover and upper deck on the house in order to install a new pool and covered patio area as our children are younger and parents have health issues and this the new configuration would help both.

Our current pool deck and covered patio area are located above the city sewer and its easment preventing us from rebuilding in the same location.

Code Requirements Involved:

Swimming pools shall be located in the rear yard, not less than 6'-0" from any side or rear property line nor less than 10'-0" from any principle structure.

Pools Shall not be located on any easement.

Variances(s) Requested:

We would like to place our pool 17'-0" from the current house and build a covered patio roof that attaches to the house in place of the current attached deck. The new roof would extend out 12'-0" from our house with a 2'-0" soffit in order to match our homes existing overhangs keeping with the design aspects of our hip roof. This would make the pool 5'-0" from the pillars and 3'-0" from the principle structure roof line since the patio cover would be attached to our house.

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.

- We are unable to rebuild our deck, pool and covered patio as it was built over the City sewer line and easement.
- We are unable to move the proposed pool backwards away from the house as there is a City sewer and corresponding easement running through our entire back yard.
- We are un able to shift the pool sideways as there is one of the neighborhood telecom lines that runs through there. It is not in the easement which again limits our placement.
- We need a covered space to get our our parents with health issues and our young children out of the sun when exercising . Based on the afternoon sun angle this sized patio cover combined with a sunscreen would provide the necessary space and replace what we currently have but are unable to rebuild.

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

our existing pool, deck and covered patio was built over the sewer line and its easement which prevents us from replacing it in its current location, There is also a neighborhood telecom line that prevents us from shifting a new pool to accommodate the need for a covered space. Our Property has no other locations to place a pool and covered patio space. We are unable to replace what we currently have in its location due to the sewer line that it was built over.

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

the existing pool, deck and covered space were built over the sewer line and its easement so our only option to replace our pool is to place it in the small area between the house and the sewer easement, which when combined with the need for covered space, a variance is our only option to be able to replace what we currently have as we can not replace it in its current location.

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

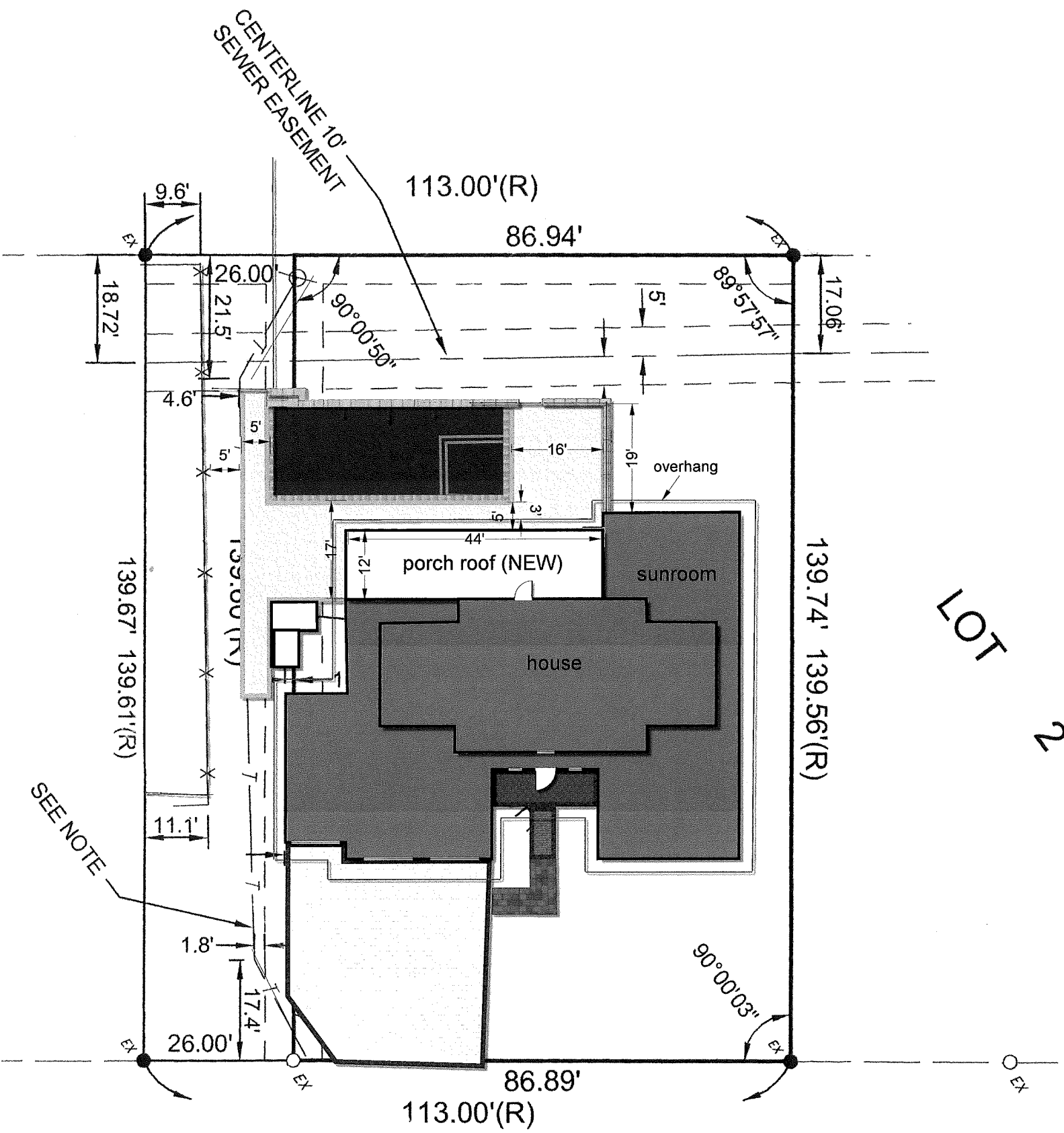
We moved into the property not realizing that the pool, deck and covered patio was built over a sewer / easement. It wasn't until a manhole in the backyard collapsed 2 months after we moved in did we realize it. We also did not build the current pool, deck and covered patio space in the sewer easement and are wishing to replace what we have.

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

Its our unique easment issues that have created the situation of not being able to replace our current pool, deck and covered patio space in their current locations that have created the need for the set back variance.

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.

We would be replacing an older run down above ground pool, deck and covered patio area with a new inground pool and patio cover that matches the architecture and character of our home which would increase the properties value as well as the surrounding properties values. It would also provide a much safer barrier to the pool than the current wood gate. It would also help the public should any issues arise requiring access to the city sewer that the current pool, deck and covered space sit above.



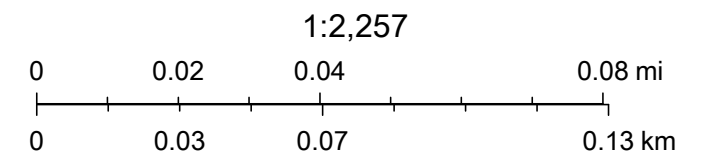
PARKVIEW DRIVE (ETHELL PARKWAY)
 (50' R.O.W.)

107 Parkview Dr Zoning Map



9/8/2020, 12:59:11 PM

- | | | | |
|----------------------------------|--|---|--|
| Parcels | B-2 Local Commercial District | M-2 General Manufacturing District | R-3A Multiple-Family Residence District |
| A Agricultural | C-1 Office District | R-1A Single-Family Residence District | R-3B Multiple-Family Residence District |
| P-1 University District | D-1 Central Business District | R-1B Single-Family Residence District | R-4 Manufactured Home Park District |
| P-2 Public Land and Institutions | D-2 Downtown Transition District | R-1C Single-Family Residence District | GAP-1 Estate House, Manor |
| P-3 Airport District | D-3 Downtown Warehouse and Arts District | R-1H Single-Family Manufactured Home Residence District | GAP-2 House, Estate House, Manor |
| B-1 General Commercial District | M-1 Restricted Manufacturing District | R-2 Mixed Residence District | GAP-3 Iconic, House, Manor, Apt on corners |



City of Bloomington, McGIS, <http://www.McGIS.org/License>, Mclean County Museum of History

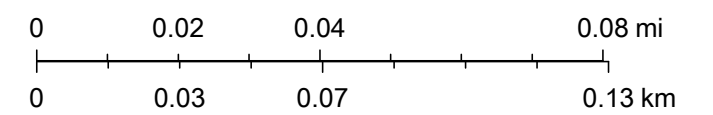
107 Parkview Dr Aerial Map



9/8/2020, 1:00:22 PM

 Parcels

1:2,257



City of Bloomington, McGIS, <http://www.McGIS.org/License>, Mclean County Museum of History

Circle Bloomington, IL 61705
PIN: 20-14-225-010. The Subject Property is legally described as HEARTLAND HILLS SUB 6TH ADD LOT 103.

2) A petition submitted by Charles Rosen/Ann Stroink (1 Moore Rd) for the approval of a variance to allow a 1,360 sqft increase in the 1,000 sqft maximum floor area requirement of an accessory structure (44-908D4A) for a new garage (2360 sqft) at 1 Moore Rd Bloomington, IL 61701. The subject property is owned by Gary Shultz Trustee 5633 N 1750 East Rd Heyworth, IL 61745. PIN: 21-10-229-015. The Subject Property is legally described as CASTLEMOORE ESTATES SUB S50' LT 3 & LT 2 JERRY SMITH SUB.

3) A petition submitted by Carrie Scritchlow (107 Parkview Dr) for the approval of a variance to reduce the separation requirement between a swimming pool and the principal structure (44.908D2) to install a new pool and covered deck at 107 Parkview Dr. Bloomington, IL 61701 PIN: 14-34-276-015. The Subject Property is legally described as HARMS SUBN LOT 1 (EX SW12')

The petitions are available for review online <https://www.cityblm.org/zoning>. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. Attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

Published: Monday, August 31, 2020

88861

PUBLIC HEARING

A Public Hearing before the Bloomington Zoning Board of Appeals will be held virtually on Wednesday, September 16, 2020 at 4:00 PM at www.cityblm.org/live on the following petitions:

1) A petition submitted by Jonathan Thompson (54 Fedor Circle) for the approval of a variance to allow an eight (8) foot increase to the maximum allowed width of the driveway approach in a single-family home zoned R-1C from 24' to 32' (44-404C2) at 54 Fedor



Department of Community Development 115 E
Washington St, Ste 201
Bloomington IL 61701
(309)434-2226
planning@cityblm.org

August 31, 2020

Dear Property Owner or Occupant:

The Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, September 16, 2020 at 4:00 PM at www.cityblm.org/live on a petition submitted by Carrie Scritchlow (107 Parkview Dr) for the approval of a variance to reduce the separation requirement between a swimming pool and the principal structure (44.908D2) to install a new pool and covered deck at 107 Parkview Dr. Bloomington, IL 61701 PIN: 14-34-276-015.

You are receiving this notice because you own or occupy property within a 500-foot radius of the subject property (refer to attached map). All interested persons may present evidence or testimony regarding said petitions, or ask questions related to the petitioner's requests at the scheduled public hearing.

The Subject Property is legally described as HARMS SUBN LOT 1 (EX SW12')

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/zoning. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. Attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115, preferably no later than five days before the hearing.

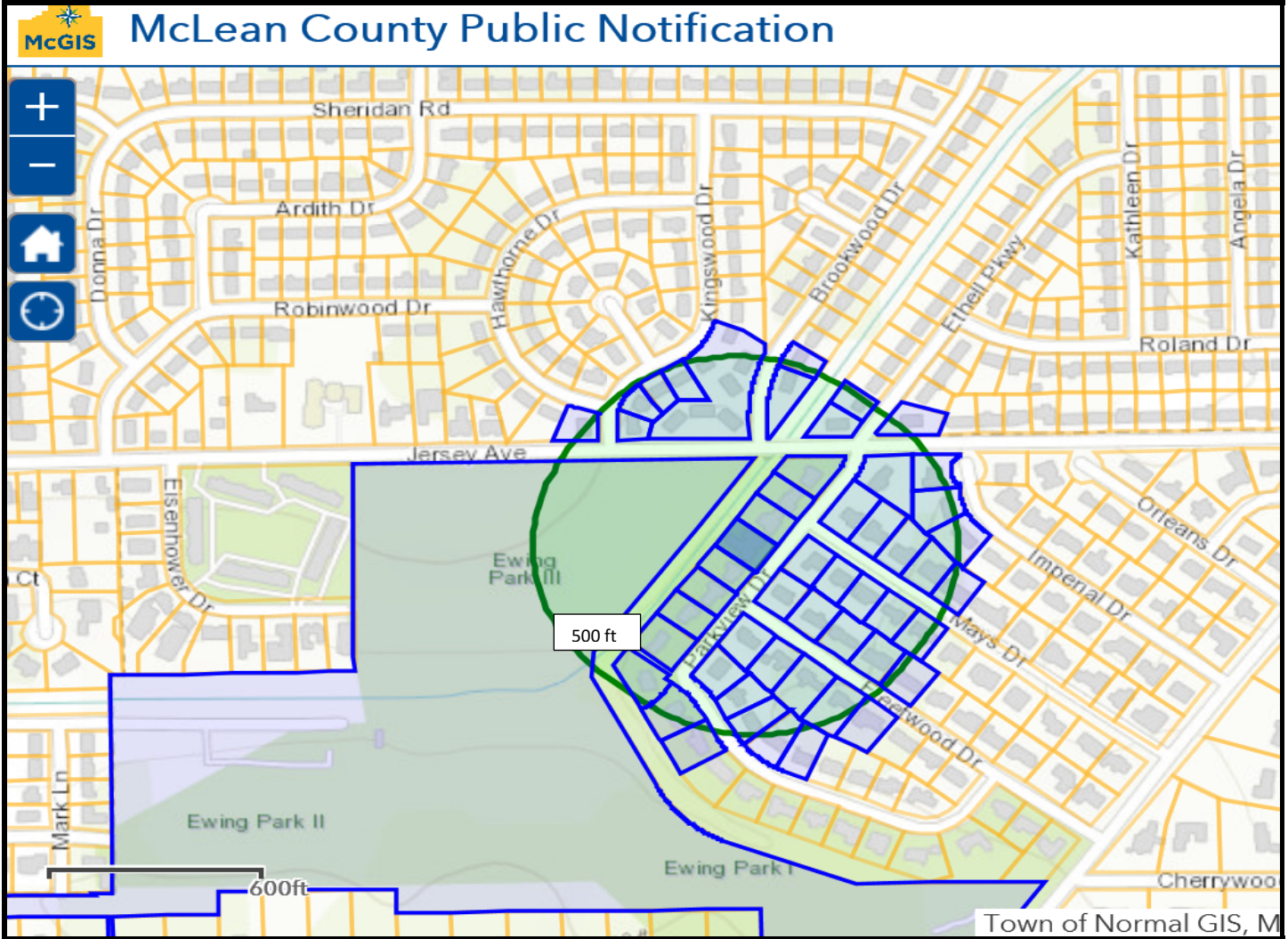
If you desire more information regarding the proposed petitions or have any questions, you may email planning@cityblm.org or call (309)434-2226. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

Sincerely,

Planning Division staff

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

Public Hearing on September 16, 2020 for a Variance request at 107 Parkview Dr



SCOTT & JOLYNN PLATO
205 FLEETWOOD DR
BLOOMINGTON, IL 61701

JOHN A & CATHY J LUST
202 FLEETWOOD DR
BLOOMINGTON, IL 61701

JOSEPH BOTT
203 IMPERIAL DR
BLOOMINGTON, IL 61701

ASHLEY ZELLER
2701 N TOWANDA AVE
NORMAL, IL 61761

DANIEL WHALEN
206 MAYS DR
BLOOMINGTON, IL 61701

SCOTT STIMELING
111 PARKVIEW DR
BLOOMINGTON, IL 61701

BRAD MARTIN
105 Parkview Dr
BLOOMINGTON, IL 61701

KURTIS & AMY HERALD
201 MAYS DR
BLOOMINGTON, IL 61701

ROBERT MCDADE
206 FLEETWOOD DR
BLOOMINGTON, IL 61701

PETER DENNIN
103 PARKVIEW DR
BLOOMINGTON, IL 61701

MARK DEVEER
210 PARKVIEW DR
BLOOMINGTON, IL 61701

CELESTE & DAVID QUINN KUDRYS
115 PARKVIEW DR
BLOOMINGTON, IL 61701

TIMOTHY BRUCKER
201 FLEETWOOD DRIVE
BLOOMINGTON, IL 61704

KENNETH IMLAH
209 MAYS DR
BLOOMINGTON, IL 61701

ROGER & SHARON HELLMAN
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BLOOMINGTON, IL 61701

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BLOOMINGTON, IL 61701

ANTHONY & SUE WARNER BABONAS
203 MAYS DR
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HARVEY & BROOKSIE STYRON
204 MAYS DR
BLOOMINGTON, IL 61701

E JOANNE FINNEGAN
201 IMPERIAL DR
BLOOMINGTON, IL 61701

EDWARD AND IVEY WEAVER
102 PARKVIEW DRIVE
BLOOMINGTON, IL 61701

ROGER SCHNAITTE
101 PARKVIEW DR
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WILLIAM BACH
203 FLEETWOOD DR
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BLOOMINGTON, IL 61701

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BLOOMINGTON, IL 61701

SARAH BOEH
209 FLEETWOOD DR
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STUART HENDERSON
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MICHAEL & LUCINDA EDGREN
GEBHARD
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JAMES & LAURA NICHOLS
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FRANCISCO & KRISTIN ANGLES
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FREDERICK THOMAS
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BLOOMINGTON, IL 61701

RYAN KOEPEL
117 PARKVIEW DR
BLOOMINGTON, IL 61701

MICHAEL GEBHARD
204 FLEETWOOD
BLOOMINGTON, IL 61701

FRED BASOLO
212 FLEETWOOD DR
BLOOMINGTON, IL 61701

RODGER PAUL
208 PARKVIEW DR
BLOOMINGTON, IL 61701

JOSEPH DALTON
203 PARKVIEW DR
BLOOMINGTON, IL 61701

ANDREA KNIGHT
206 PARKVIEW DR
BLOOMINGTON, IL 61701

DAVID & AIMEE DZIEKAN
205 IMPERIAL DR
BLOOMINGTON, IL 61701

DAVID TATRO
109 Parkview Dr
BLOOMINGTON, IL 61701

CARRIE STRICHLow
107 PARKVIEW DR
BLOOMINGTON, IL 61701

RONALD HEINIGER
4 ETHELL P PKY
NORMAL, IL 61761

STEVEN & TERI PARKER
1314 N CLINTON BLVD
BLOOMINGTON, IL 61701

MICHAEL & BROOKE FENSKE
2 KINGSWOOD DR
NORMAL, IL 61761

LARRY BLUMENSTOCK
1 KINGSWOOD
NORMAL, IL 61761

NANCY WADE
1200 JERSEY AVE
NORMAL, IL 61761

DEWAYNE & CATHY JO BESS
7 KINGSWOOD DR
NORMAL, IL 61761

KATHLEEN CLARK
3 KINGSWOOD DR
NORMAL, IL 61761

CVB PROPERTY HOLDINGS LLC
ATTN: CLINTON BROWN 17 CANDLE
RIDGE RD
TOWANDA, IL 61776

PEGGY PARMLEY
1100 JERSEY AVE
NORMAL, IL 61761

DAVID & LISA BUTCHER DEATRICK
1 BROOKWOOD DR
NORMAL, IL 61761

STANLEY LIST
3 BROOKWOOD DR
NORMAL, IL 61761