



**AGENDA  
BLOOMINGTON ZONING BOARD OF APPEALS  
REGULAR MEETING  
CITY HALL COUNCIL CHAMBERS  
109 EAST OLIVE ST.  
BLOOMINGTON, IL 61701  
WEDNESDAY, FEBRUARY 20, 2019 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 December 19, 2018 meeting.
- 5. REGULAR AGENDA**
  - A. Z-01-19** Consideration, review and action of a petition submitted by Angela Doyle requesting a variance to reduce the front yard setback from 19' (block average) to 14', a 5' reduction to allow for a covered porch. (Ward 4).
- 6. OTHER BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**

**DRAFT MINUTES  
BLOOMINGTON ZONING BOARD OF APPEALS  
REGULAR MEETING - 4:00 P.M.  
WEDNESDAY, DECEMBER 19, 2018  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE STREET  
BLOOMINGTON, ILLINOIS**

Members present: Mr. Terry Ballantini, Mr. Jeff Brown, Ms. Victoria Harris, Ms. Barbara Meek, Mr. Robert Schultz, and Mr. Michael Rivera Jr.

Members absent: Mr. Veitengruber

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

Mr. Brown called the meeting to order at 4:00 p.m. Mr. Mahrt called the roll; with six members present, the Zoning Board of Appeals established a quorum.

**PUBLIC COMMENT:** None.

**MINUTES:** The Zoning Board of Appeals reviewed the November 21, 2018 regular meeting minutes. Ms. Harris corrected a scrivener's error on page 2. Ms. Meek motioned to approve the minutes as corrected. Seconded by Ms. Harris. The motions was approved 6-0 with the following votes cast in favor on roll call: Mr. Ballantini—yes; Mr. Brown—yes; Ms. Harris—yes; Ms. Meek—yes; Mr. Schultz—yes; Mr. Rivera—yes.

Mr. Boyle addressed the election of a chairperson before the hearing. He suggested electing a new chairperson at this point, and asked for nominations. Ms. Meek nominated Mr. Brown. Seconded by Mr. Ballantini. Mr. Brown stated that his time as a Board member would be up in four months. Ms. Meek stated that her time on the Board would be coming to an end as well therefore she would not like to be considered for chairperson. The motion to elect Mr. Brown as chairperson for the next four months was approved 6-0 with the following votes cast in favor on roll call: Mr. Ballantini—yes; Mr. Brown—yes; Ms. Harris—yes; Ms. Meek—yes; Mr. Schultz—yes; Mr. Rivera—yes.

**REGULAR AGENDA:**

**Z-27-18 Consideration, review and action of a petition submitted by Edward J. Deutsch requesting a variance to allow a telecommunication antenna as an accessory structure in the front yard at 1409 Cloud Street. (Ward 4)**

Chairman Brown swore in the petitioner Edward Deutsch, 1409 Cloud Street. Mr. Deutsch gave testimony that in early June he removed an antenna tower at a friend's house and noticed that the base of the tower was rusted. He knew his own tower had been in the ground for more than thirty years. He was concerned for the safety and stability of his current tower, and removed it. He was able to obtain another tower, which is in better condition and can be safely

installed in the ground, and secured. The new tower will be mounted in concrete and at 16 feet will have a house bracket. He is proposing to install the new tower in the same location as the previous tower, on the west side of the house. He is requesting a variance because the antenna would be located in the front yard, as his home is located on a corner lot and has two front yards. He considered other locations per City Staff's recommendation, however determined that no place else on his lot would give him adequate space to secure the tower. The Ham Radio hobby is more than a hobby. The group in Bloomington is involved in drills to help out during emergencies and community events such as running and cycling events. The new tower will be able to communicate through the internet. Mr. Deutsch stated two reasons to support the variance. The first being that the previous tower has been in that same place for 30 years and directly next to the house, and the tower will also be within the footprint of the house.

Chairman Brown swore in Cristina Deutsch, 1409 Cloud Street, who spoke in favor of the requested variance. She gave testimony that they recently found out that their home has two front yards. Their neighbors have not complained and the bottom of the tower is covered by bushes. There have not been any issues in the past and does not anticipate any issues in the future.

Chairman Brown swore in Jerry Lang, 707 Florence Avenue, who had questions regarding the requested variance. He has concerns about the antenna being in the front yard, but he understands now that it is not located in the front yard by a sidewalk. He suggested that the rear yard could be a good location for the antenna. He is concerned with the various antennas already located on the property.

Ms. Harris asked if he was still concerned about the case. Mr. Lang stated he understood now what the front yard is referred to. He is still concerned with the number of antennas already on the property and the guide wires, as well as how tall the antenna may be. Mr. Deutsch stated that antenna which was laying on the roof is the one waiting to be placed on the new tower. The other antenna provides different bands for the amateur radio operators to tune in to. The antenna will be secured with a bracket and the concrete base which will not need guide wires.

The Commission discussed the difference between the tower and the antennas which are located on the tower creating the antenna facility. The new antenna will be 65 feet tall. The previous tower was 50 feet tall. He stated the new structure base is a little bit bigger. If he adds the antenna which is on the roof of the garage now, to the larger antenna tower, he would be exceeding the height requirement. There will be no other wires hanging from the tower.

Ms. Mandujano presented that staff report and the recommendation to approve the variance. Ms. Mandujano provided the board with an overview of the general standards the Board uses to review Zoning Cases. Ms. Mandujano provided pictures of the subject property, the surrounding properties and an aerial view of the neighborhood as well as the zoning view. The site is surrounded by R-1C, High Density Single Family Residence District to the north and east. To the south of the property there are special uses and multiple family districts as well as a public lands and institution district to the west. The area is unique with a variety of uses including a golf club, restaurant, other businesses and a variety of densities. Ms. Mandujano provided visuals of the location of the previous antenna and the proposed location of the antenna as the site was currently. Antenna facilities are permitted in the residential districts in rear and side yards and can be up to 70 feet tall. Operators must go through exams and licensing. The site has a variety of challenges such as being built up to the property line to the east. There is a variety of hard landscaping and trees in the rear yard and pushed too far

back to reach the house and produce a sturdy installation. Ms. Mandujano provided the board with more visual demonstrating the various locations on the site, as well as a model to visually see what the antenna may look like. She also produced a map with distances from the proposed antenna to other structures, finding that the proposed location is one of the better locations, with greater distance between other structures.

Ms. Mandujano reviewed the standards and found that the site was unique and had characteristics that made strict adherence to the code difficult. Antennas that are properly installed should not have interference with other electronic devices. Staff recommended in favor of the variance.

Mr. Lang stated that as long as the antenna will not be located in the front yard, he no longer has concerns. Mr. Brown asked if this would affect WIFI in the house. He stated that he has WIFI in his own home and there have never been any interferences. Operators always try to maintain the purity of the signals. Purity of the signal can be maintained especially with new equipment, and the FCC monitors the amateur radio operators. Ms. Harris asked if there would be a scheduled visit from the FCC. Mr. Deutsch stated that he must maintain records of all of the connections he makes if the FCC were ever to request them. Mr. Ballantini asked how often he must renew his license. Mr. Deutsch stated his license is good for ten years. He has operated for 30 years. Ms. Deutsch stated that the antenna will be the same, the thing that is being replaced is the tower base.

Mr. Schultz motioned to accept the staff's findings as fact. Seconded by Ms. Harris. The motion was approved 6-0 with the following votes cast on roll call: Mr. Ballantini—yes; Mr. Brown—yes; Ms. Harris—yes; Ms. Meek—yes; Mr. Schultz—yes; Mr. Rivera—yes.

Mr. Ballantini motioned to vote on the petition. Seconded by Ms. Meek. The variance was approved 6-0, with the following votes cast in favor on roll call: Mr. Ballantini—yes; Mr. Brown—yes; Ms. Harris—yes; Ms. Meek—yes; Mr. Schultz—yes; Mr. Rivera—yes.

**Z-28-18 Consideration, review and action of a petition submitted by JNB, LP requesting the following variances: 1) to reduce the size of parking space dimensions, 2) to reduce the parking aisle dimensions, 3) to reduce the 6' landscaping setback for parking lots, and 4) to reduce the 12' front perimeter landscaping for parking lots for the properties at 510 E. Washington Street & 500 E. Jefferson Street. (Ward 4)**

Ms. Simpson presented the staff report, and the recommendation to approve the variance. She provided the Board with pictures of the subject property, the surrounding properties and an aerial view of the neighborhood as well as the zoning view. 510 E. Washington was built around 1914 and has additions by architect Arthur Pillsbury. It was recently added to the National Register of Historic Places as part of this redevelopment project. The petitioner is proposing to convert the high school into apartments, with a commercial component on the first floor. They have applied for tax credits from the Illinois Housing Development Authority, as well as tax credits from the Illinois Federal Historic Preservation Agency. With the tax credit comes various stipulations, one being required parking for residents on site, as well as the commercial component. The site must be improved following guidelines by the Secretary of the Interior Standards for Rehabilitation. In 1914 there were no parking requirements, therefore, the Bloomington School District purchased 500 E Jefferson Street to develop it as a

parking lot. Under the current zoning ordinance there are no parking requirements for this project. The parking is based on the requirements for the tax credits. Ms. Simpson presented pictures of the site and the challenges to fit parking in an already developed site. There are also physical constraints, including a significant slope in the south west corner of the site. The northwest lot, is a lot that will contain accessible parking. A new entrance would be added to Jefferson Street, improving the traffic on McLean Street. They will be also adding some green space. A variance is needed to be able to add green space and the accessible ramp. Ms. Simpson identified the variances for this lot and presented the Commission with visuals:

<b>Type of Variance</b>	<b>Request</b>	<b>Required</b>	<b>Variation</b>
1). 12' landscaping setback 44.7-2, G.4.(c)(7)	b). 1 ft and 4 ft (NW Lot)	12ft	11ft and 8ft decrease
2). 6' landscaping setback 44.7-2, G.4.(c)(7)	b). 0ft (NW Lot)	6ft	6ft decrease
3). Reduced parking aisle dimensions 44.7-2. G.4.(h)(5)	b). 24ft (90° parking NW Lot)	25ft	1ft decrease
4). Reduced parking stall dimensions 44.7-2. G.4.(h)(5)	b). 18 ft (90° parking NW Lot) d). 8.5 width (all lots)	19 ft 9 ft	1 ft decrease 0.5 ft decrease

The east lot located on the building's east side will consist of two "T" shaped lots consisting of eight and five spots. The lot provide additional off street parking and the design limits unnecessary congestion. The public sidewalk encroaches two feet onto the property necessitating a variance. Ms. Simpson identified the variances for this lot and presented the Commission with visuals:

<b>Type of Variance</b>	<b>Request</b>	<b>Required</b>	<b>Variation</b>
1). 12' landscaping setback 44.7-2, G.4.(c)(7)	c). 10ft (East Lot)	12ft	2 ft decrease
3). Reduced parking aisle dimensions 44.7-2. G.4.(h)(5)	c). 24ft (90° parking East Lot)	25 ft	1ft decrease
4). Reduced parking stall dimensions 44.7-2. G.4.(h)(5)	c). 18 ft (90° parking East Lot) d). 8.5 width (all lots)	19 ft 9 ft	1 ft decrease 0.5 ft decrease

The north lot is located on the northeast corner of N. McLean St. and E. Jefferson St. The property has no landscaping setbacks and ingress/egress is provided on N. McLean St. The petitioner is proposing to change the circulation of the parking lot. The petitioner is also proposing one way circulation, reducing traffic. The property will also require screening as it abuts residential buildings, the petitioner is proposing a six foot fence. Ms. Simpson identified the variances for this lot and presented the Commission with visuals:

<b>Type of Variance</b>	<b>Request</b>	<b>Required</b>	<b>Variation</b>
1). 12' landscaping setback 44.7-2, G.4.(c)(7)	a). 4 ft to 8 ft (North Lot)	12ft	8ft-4ft decrease

2). 6' landscaping setback 44.7-2, G.4.(c)(7)	a). 2ft to 5 ft (North Lot)	6ft	4 to 1ft decrease
3). Reduced parking aisle dimensions 44.7-2. G.4.(h)(5)	a). 16 (60°parking North Lot)	18ft	2ft decrease
4). Reduced parking stall dimensions 44.7-2. G.4.(h)(5)	a). 20 ft (60°parking North Lot) d). 8.5 width (all lots)	21 ft 9 ft	1 ft decrease 0.5 ft decrease

After reviewing the standards, staff is recommending in favor of the variances. There are several goals with this project including affordable housing for senior citizens, mixed use development, preserving a historic structure, and bringing the site as close as possible into compliance with the zoning ordinance.

Ms. Harris asked if the fence would have shrubbery next to it. Ms. Simpson stated that there would be no space, but the goal is also to preserve the shrubbery on the abutting yards. Mr. Rivera asked what parking spots would be gained or lost and how this would affect the site. Ms. Simpson stated the site does not have a required amount of parking, but it would be a gain with the residential parking spots. They are providing at least one space per unit. The Commission has a discussion about parking and how many spots would be added. The site is also located within a bus stop. Mr. Ballantini asked if the commercial tenants would be parking on the street. Ms. Simpson stated that the petitioner has not outlined which tenants would have the parking but there is parking available on the street, there is a bus line, and the Constitution Trial is in close proximity. Ms. Simpson stated that there are no parking requirements for this development. Staff looked at supporting this project to improve the green space in the area, considering parking was available on street.

Chairman Brown swore in the petitioner Jeff Gastel, 311 E. Washington Road Carlock, IL He is the consultant on this project. Mr. Gastel gave testimony that the IHDA has a requirement of one parking space per unit, and whatever local ordinance would require. There is no parking requirements therefore they are trying to gain spots and trying to preserve green space. Mr. Gastel referred to photographs outlining the lots and stated that the project will be improving the site.

Mr. Schultz asked about the ratios for the units, Mr. Gastel stated there would be 33 one bedroom, 21 two bedroom and 4 efficiency apartments. The current commercial tenants would be able to maintain residency. Mr. Ballantini shared his concerns for the parking that would be available for the commercial development. Mr. Gastel stated that there would be designated parking. Ms. Harris stated that since the development would be for low income, there should not be an issue with too many vehicles per unit.

Chairman Brown swore in Karen Mayes, 30 Prenzler Drive, who wished to speak in favor of the petition. She owns property along E. Washington Street. She thinks the proposed parking and green space will be a great improvement in the area. Parking has always been an issue, and she does not think it will become a bigger issue.

Mr. Schultz asked if the residential properties have had any issues with parking such as congestion. Ms. Mayes stated that now with parking on both sides of the street it is much better and she does not think the development will make anything worse.

Mr. Jerry Lang, gave testimony that when he was an educator and had to access the building, the parking was an issue. With the addition of units and maintaining commercial spaces, the parking issue may be made worse. He stated that even now, parking spaces are limited.

Ms. Simpson stated that the variance request is not about the number of spaces, but of the setbacks. There is no minimum parking space requirements for this development, parking is based on zoning classification. The variance deals with the size of the setbacks and the size of the parking stalls. Mr. Schultz stated that there may be hesitation by the commercial tenants who want to move into a site with no designated parking. Mr. Mahrt stated that in discussions with the developer, the likely commercial tenants would be those more appropriate being along an assisted living facility or senior housing. Mr. Boyle stated the Commission should look at the variances that are adding parking spaces, and keep in mind that the zoning dictates there is no minimum parking requirements. The Commission and staff discussed the zoning which affects the required parking, and the proposed zoning ordinance changes which do not apply to this project, since it is being done before the proposed ordinance is passed. The petitioner would also be able to add parking as they feel it is needed in the future.

Ms. Cristina Deutsch spoke in support of the project. She stated that this would improve the neighborhood and preserve an existing historical building.

Ms. Meek motioned to accept the staffs finding as fact. Seconded by Mr. Rivera. The motion was approved 6-0, with the following votes cast in favor on roll call: Mr. Ballantini—yes; Mr. Brown—yes; Ms. Harris—yes; Ms. Meek—yes; Mr. Schultz—yes, Mr. Rivera—yes.

The Board motioned to vote on the petition as a whole. The motion was approved by voice vote.

Ms. Harris motioned to vote on the petition, seconded by Mr. Rivera for case Z-28-18. The variance was approved, 6-0, with the following votes called: Mr. Ballantini—yes; Mr. Brown—yes; Ms. Harris—yes; Ms. Meek—yes; Mr. Schultz—yes, Mr. Rivera—yes.

### **NEW BUSINESS**

Chairman Brown introduced the new Commissioner Mr. Michael Rivera. Mr. Rivera stated he has moved to Bloomington from Elgin. He is a community pastor, and serves active duty for the Illinois Army National Guard, and is in transition to become a Chaplain for the Army National Guard.

### **ADJOURNMENT**

Mr. Ballantini motioned to adjourn. Seconded by Mr. Rivera. The motion was approved by voice vote. The meeting adjourned at 5:30 PM

Respectfully Submitted,  
Izzy Mandujano-Assistant City Planner

**CITY OF BLOOMINGTON  
REPORT FOR THE BOARD OF ZONING APPEALS  
FEBRUARY 20, 2019**

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-01-19	1506 W. Chestnut	Variance	Izzy Mandujano Assistant City Planner

PROJECT DESCRIPTION:
Remove the existing porch and expand the roofline five (5) feet into the front yard setback to allow for a covered porch. The front yard setback would be reduced to fourteen (14) feet from the block average setback of nineteen (19) feet.
PETITIONER'S REQUEST:

Section of Code: 44.4-5D Lots and Yards

Type of Variance	Request	Required	Variation
Front yard setback	14' front yard setback	Block average, approximately 19'	5ft decrease in required front yard setback.

<b>STAFF RECOMMENDATION:</b>	<p>Staff finds that the variance will not give special privilege nor be detrimental to the character of the neighborhood. The property was built before the zoning ordinance was established, and the setback will be consistent with setbacks that exist on the street.</p> <p><i>Staff recommends the Zoning Board of Appeals <b>approve</b> the variances for 1506 W. Chestnut to allow a reduction in the front yard setback, and a front yard setback of approximately 14 feet.</i></p>
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**NOTICE**

The application has been filed in conformance with applicable procedural requirements and legal, public notice for the hearing was published in *The Pantagraph* on February 4, 2019.

**GENERAL INFORMATION**

Owner and Applicant: Angela D. Doyle

**PROPERTY INFORMATION**

**Legal description:** WILLIAM MUSCH ADDN E60' LOT 3 & THAT PT N1/2 VAC ALLEY LYG S & ADJ

Existing Zoning: R-1C, High-density single family residential  
Existing Land Use: Single family home  
Property Size: Approximately 7,320 sqft (60 X 122)  
PIN: 21-05-128-011

**Surrounding Zoning and Land Uses**

Zoning

North: S-2, Public Lands and Inst.  
South: R-1C, Single family residential  
East: R-1C, Single family residential  
West: R-1C, Single family residential

Land Uses

North: O'Neil Park  
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, 1506 W. Chestnut Street, is located on the 1500 block of W. Chestnut Street between White Oak Road (west) and N. Hinshaw Avenue (east). O'Neil Park borders the northern part of the block on W. Chestnut Street. The block is comprised of narrow lots with the home setback closer to the front property line. The lot has a depth of 122 feet and a width of 60 feet, and is improved

with a 1.5 story single family house. The house is built with cottage style features and with a salt box roof. There are many varieties of craftsman homes and cottage style homes found in the immediate area. The craftsman homes on this block are characterized by the gable style roof lines and covered front porches.

The lots on this block were subdivided and platted in 1869. The homes were built prior to the adoption of the Zoning Ordinance, and the majority of the homes were built in the early 1900s. Porches were permitted in the front yard in 1956. The code stated that open unenclosed porches not to extend ten (10) feet into the required front yard were permitted<sup>1</sup>. There have been no variances for porches in this area, consistent with the date the homes were built and the 1956 zoning ordinance allowing porches as a permitted obstruction.



Front yard setbacks are measured from the distance between the front property line and the principle structure<sup>2</sup>. In Chapter 44 Section 4-5 G.2 only open terraces, decks or balconies are permitted obstructions in the front yard. Porches, however, are considered part of the principal structure. There are many type of porches and enclosed porches along this block which have changed the setback over the years. While there is not a consistent front yard setback, the average setback is approximately nineteen (19) feet for the block.

Chapter 44. Section 4-5D allows a front yard setback equal to the block average for neighborhoods improved prior to the adoption of the zoning ordinance. Older neighborhoods in the City of Bloomington consisted of longer narrow lots with traditionally smaller front yard setbacks to allow greater use of the rear yard. The front yard setbacks for the block are inconsistent. The existing setback at 1506 W. Chestnut is approximately seventeen (17) feet, which does not meet the average setback or the minimum setback required for the R-1C zoning classification, which is 25 feet. The following front yard setbacks exist along the 1500 block of W. Chestnut Street.

<b>Address</b>	<b>Approx. Setback</b>	<b>Address</b>	<b>Approx. Setback</b>	<b>Address</b>	<b>Approx. Setback</b>
1502	19	1508	11	1516	23
1504	15	1510	15	1518	21
1506	17	1512	13	1520	11
1506 ½	7	1514	18	1522	21
Block Average					19 ft (approximately)

<sup>1</sup> City of Bloomington 1956 Zoning Ordinance

<sup>2</sup> City of Bloomington Zoning Ordinance Ch. 44 3-2 Definitions  
<http://4.17.232.139/vcode.asp?show=section&id=9600>

*Project Description:* This home has an existing covered porch. The house has gone through several renovations in the past. Some of the changes include removing a small window in the front of the home, updating an existing window in the front of the home, and moving the front door of the home.

According to the permits obtained to complete this work, there were alterations done to the interior of the home that generated the window and door updates. The current porch is not functional because the location of the door has been changed. The petitioner proposes to eliminate the existing porch, extend the roof-line, and extend the foundation of the existing porch to install a larger porch. The porch would extend the width of the front of the home, and would extend approximately five (5) feet into the front yard. The final front yard setback would be approximately fourteen (14) feet, relatively consistent with the homes in the immediate area. Since the expansion will result in an increased footprint for the principal structure, and the expansion will encroach into the required front yard, a variance is necessary.



The following is a summary of the requested variations:

**Applicable Code Sections:**

Section of Code: 44.4-5D Lots and Yards

Type of Variance	Request	Required	Variation
Front yard reductions	14' front yard setback	Block average, approximately 19'	5ft decrease in required front yard setback.

**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 subject property was constructed prior to the adoption of the zoning ordinance. The block lacks a consistent front yard setback. None of the homes on the block have front yard setbacks which meet the minimum required by the code. The homes constructed at on the 1500 block of W. Chestnut Street are closer to the street, with existing porches and covered additions encroaching into the front yard, creating the varied front yard setbacks. The variance will allow the home to be improved consistent with other homes adjacent to the subject property. **The standard is met.**

**That the variances would be the minimum action necessary to afford relief to the applicant; and** the, the petitioner could consider reducing the size of the enclosure, maintaining the front yard setback, however reducing significantly the usable space. Adjacent homes have large porches, enclosed porches, and front yard setbacks less than the average setback for the neighborhood, and the variance would allow the homeowner to improve their home consistent with the adjoining properties. **The standard is met.**

**That the special conditions and circumstances were not created by any action of the applicant; and** the variance is directly related to the average block setback for the neighborhood, the development of the neighborhood prior to the adoption of the code, and the style of homes which are consistent throughout the neighborhood. **The standards is met.**

**That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; and** the neighborhood consists of homes, many with large porches, enclosed porches, and smaller front yard setbacks. The adjacent homes have front yard setbacks that vary from thirteen (13) feet to twenty-two (22) feet. The variance would not allow the applicant a privilege denied by others in the neighborhood and maintain a similar architectural style and appearance. **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.** Granting the variance will not alter the essential character of the neighborhood. The addition will not encroach into the visibility triangle for any driveways. The projection will be similar to the neighboring homes and maintain a consistent architectural style. To date, staff has not received concerns or opposition to the project. **The standard is met.**

**STAFF RECOMMENDATION:** Staff finds that the variance will not give special privilege nor be detrimental to the character of the neighborhood. The property was built before the zoning ordinance was established. No consistent setback exists for the street.

*Staff recommends the Zoning Board of Appeals **approve** the variances for 1506 W. Chestnut Street to allow a reduction in the front yard setback, and a front yard setback of approximately fourteen (14) feet.*

Respectfully submitted,  
Izzy Mandujano  
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

Address: 1506 W. Chestnut St.

Address: Blm. IL. 61701

Applicant: Angela D. Doyle Phone: [Redacted]

Applicant's Email Address [Redacted]

Applicant's Mailing Address Street: 1506 W. Chestnut St.

City, State, Zip Code: Blm. IL. 61701

Contractual interest in the property  yes  no

Signature of Applicant [Redacted]

Brief Project Description: Build a larger porch with a covered top / roof. All work will be done by professionals. The porch will be  With a roof top .

Code Requirements Involved: 44.4-5

Variations(s) Requested: Permission to build a larger ~~porch~~ covered porch. All work will be done by professional with a licensed contractor over seeing the project.

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. The current porch is not functional after moving the main entry door from the master bedroom to the living room. By having the covered porch it will allow access to the door and add to the appearance of the house. This will create balance and curb appeal. Also by having a larger porch I will allow my family to enjoy the view from my house, I can also watch my kids play across the street at the park. We also enjoy watching the best games across the street. My house sits back further than my neighbors.

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

I cannot us my front door or check my mail.

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

Create balance and curb appeal to the property. Allowing access to the front door. This also allows the mail carriers to safely get to the mailbox and the front door.

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

By approving this it will not create any special conditions that my neighbors ~~that~~ do not already have ex. the ability of using their front porch and entrance.

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

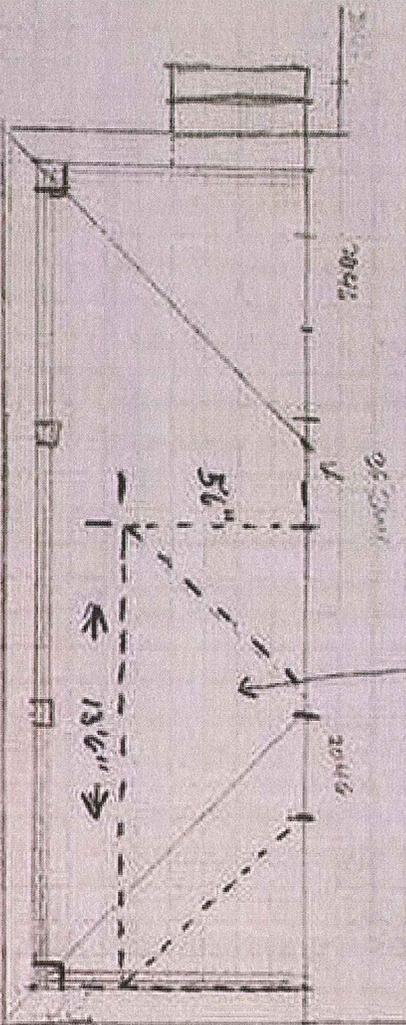
The porch will not block my neighbors view or interfere with their property or have an impact on them in anyway. Other than improving the neighborhood and increase the value.

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.

By improving the appearance of the front of my house it will raise the value of the house around it. I have talked to the neighbors on both sides making sure I was not going to impact them in a negative way. They had no objection to the plans.

House

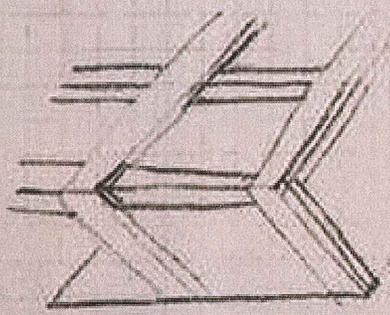
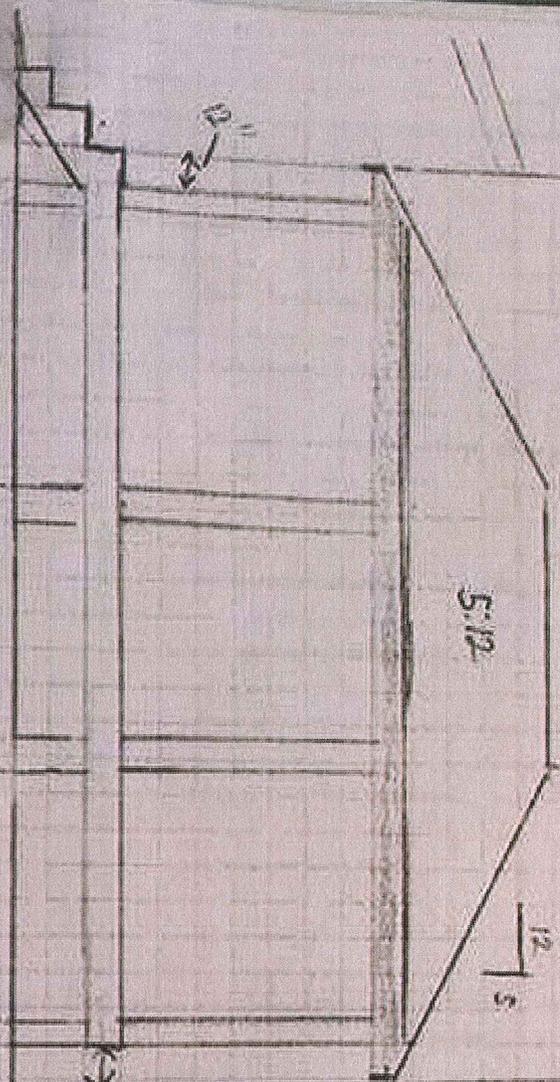
Pre-existing Deck



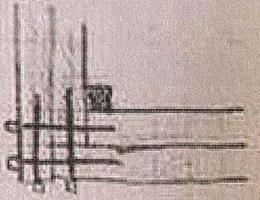
- Setback
- Foundation = 22'6"
- Porch = 17'

24'  
Average  
Setback  
19'

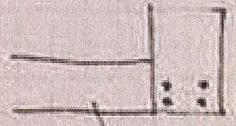
House



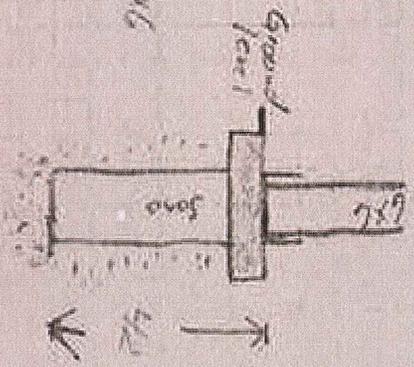
2'6"  
Sub Fascia



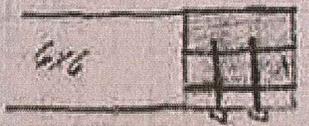
Double 2x10  
Beams



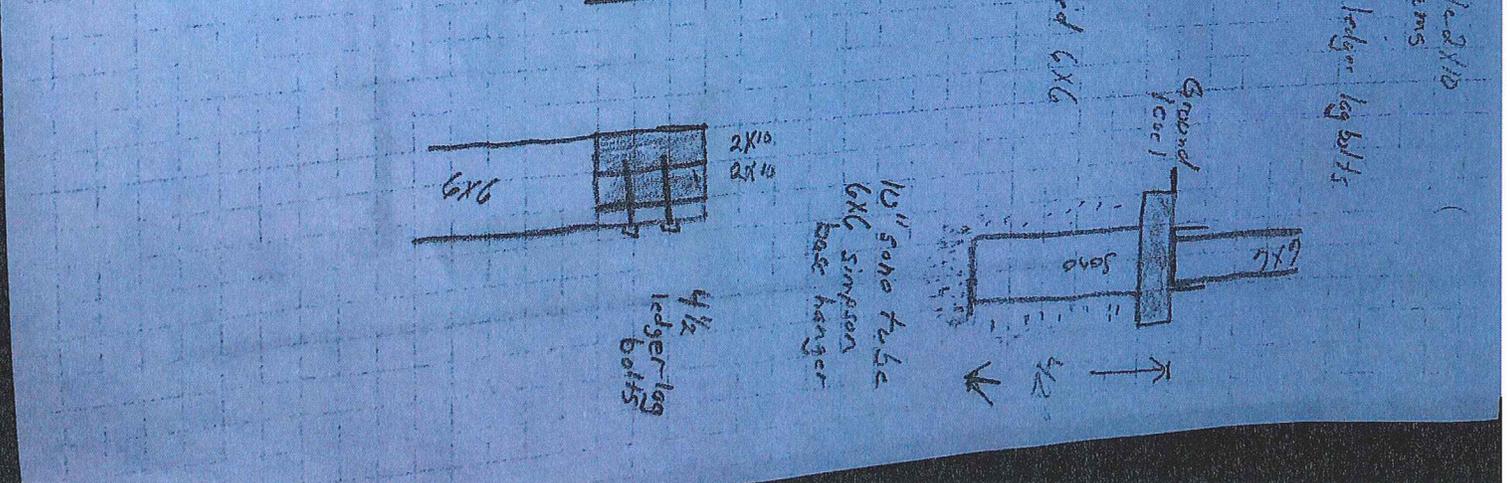
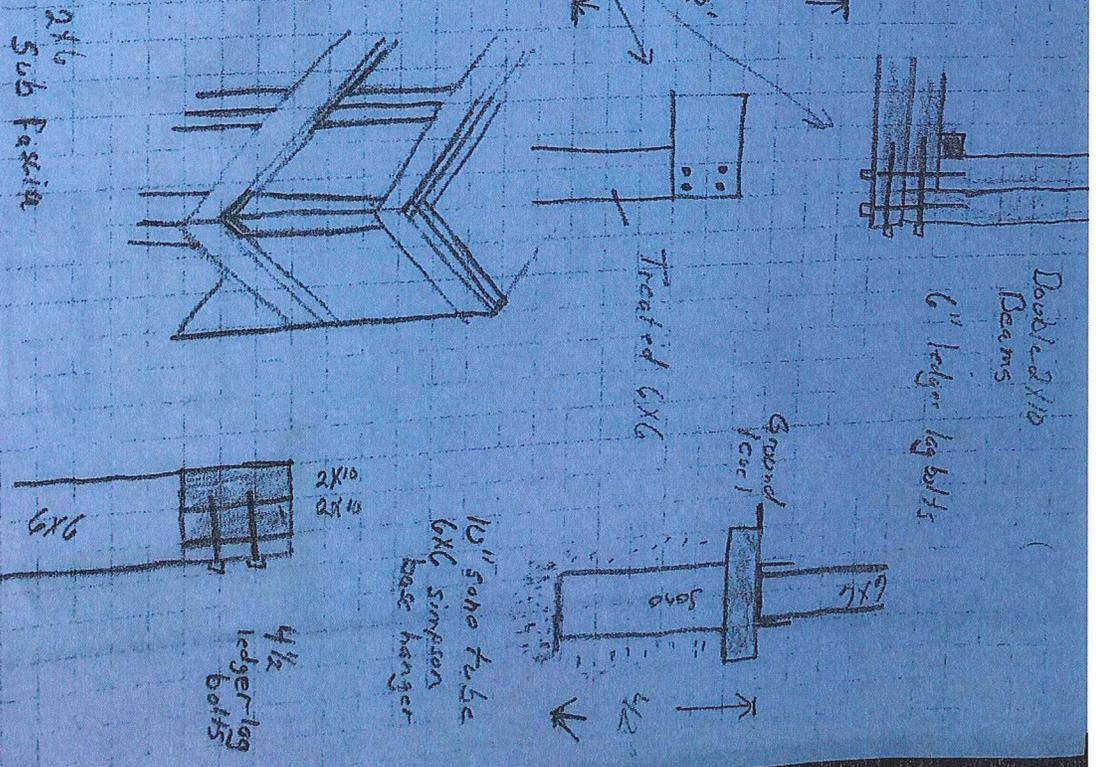
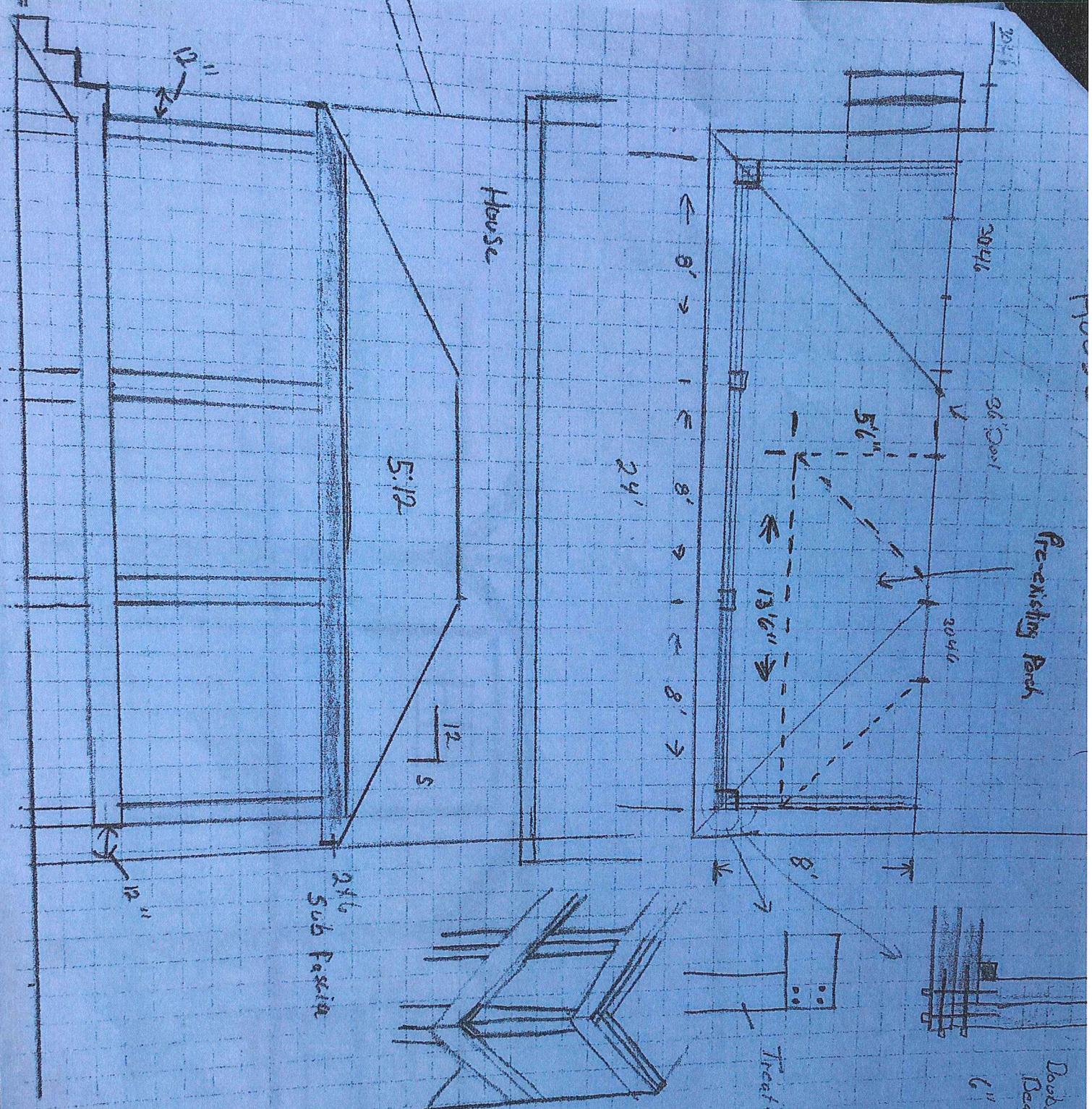
Treated CXC

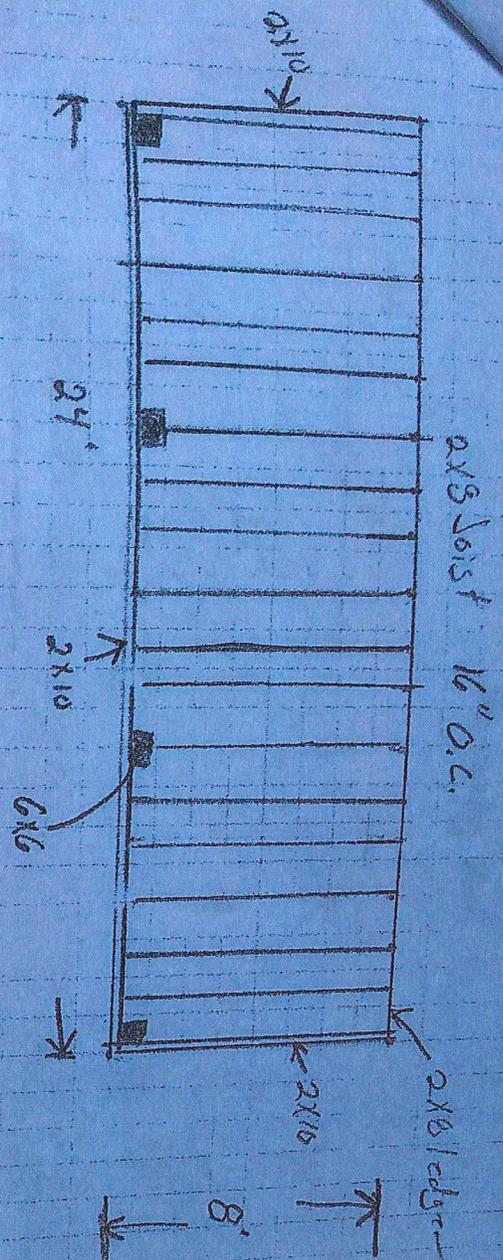


10" x 10" Post  
Simpson  
Post Hanger



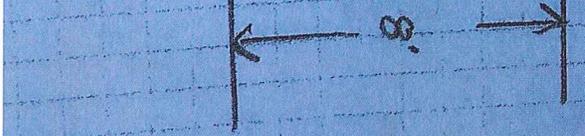
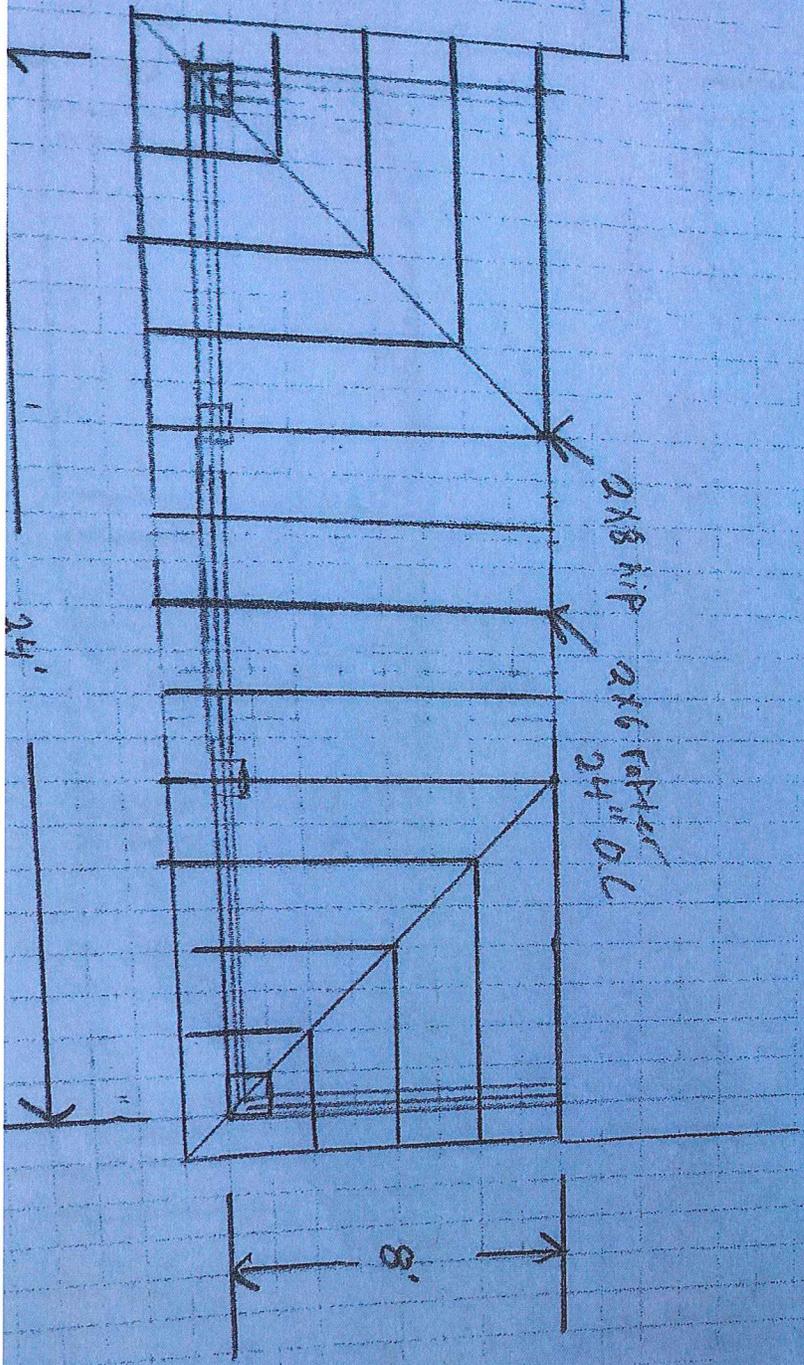
4x4  
Ledger





- 5/4 Decking
- 2x2 Spindles
- 2x6 Top rail

- 1/2 OSB
- H-clips
- Tan Paper
- Manufactured shingles





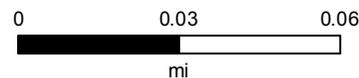
# 1506 W. Chestnut Street Aerial Map



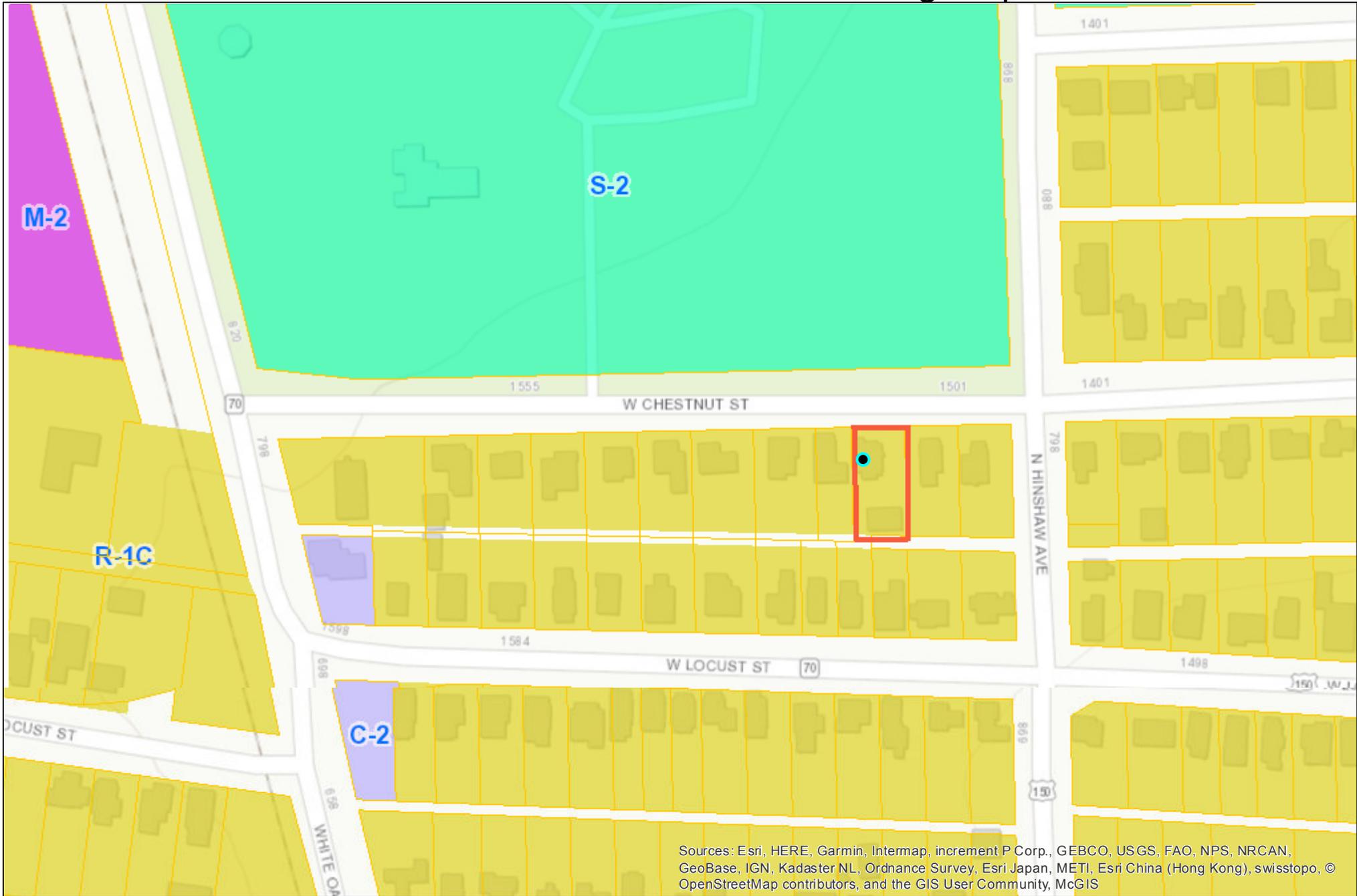
McGIS, <http://www.McGIS.org/License>



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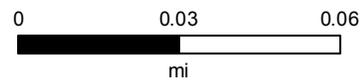
# 1506 W. Chestnut Street Zoning Map



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**

**30775  
CITY OF BLOOMINGTON  
PUBLIC HEARING NOTICE  
ZONING BOARD OF  
APPEALS**

**FEBRUARY 20, 2019**

Notice is hereby given that the Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, February 20, 2019 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, for the following petition:

Angela D. Doyle is requesting a Variance at 1506 W. Chestnut St., Bloomington, IL. PIN 21-05-128-011 (WILLIAM

MUSCH ADDN E60' LOT 3 & THAT PT N1/2 VAC ALLEY LYG S & ADJ). The petitioner is requesting a reduction in the front yard setback from 19' (block average) to 14', a 5' reduction, to allow for a covered porch.

All interested persons may present their views upon such matters pertaining to the above referenced cases at the public hearing. The petitioner or his/her Counsel/Agent 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 [cityclerk@cityblm.org](mailto:cityclerk@cityblm.org). The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Published: February 4, 2019



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

January 30, 2019

Dear Property Owner or Resident:

The Zoning Board of Appeals will hold a public hearing on **Wednesday February 20, 2019 at 4:00PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois**, to hear testimony for a petition submitted by Angela D. Doyle, for approval of variance request, for the property at **1506 W. Chestnut 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 a variance to reduce the required front yard setback from 19' to 14', a 5' reduction, to allow for a covered porch.

LEGAL DESCRIPTION: WILLIAM MUSCH ADDN E60' LOT 3 & THAT PT N1/2 VAC ALLEY LYG S & ADJ

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](http://www.cityblm.org).

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

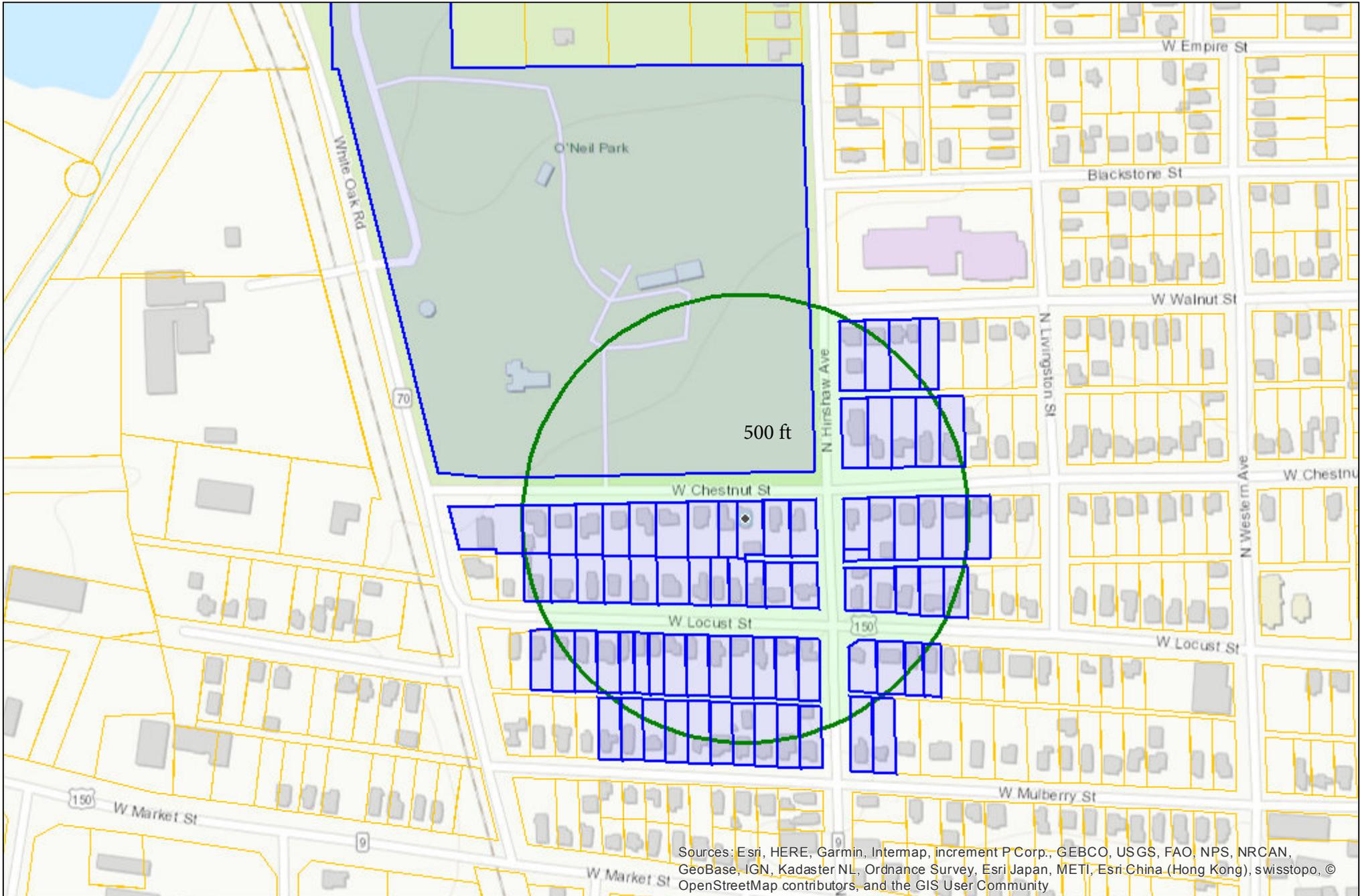
Sincerely,

A handwritten signature in cursive script that reads 'Izzy Mandujano'.

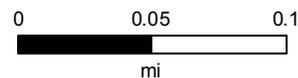
Izzy Mandujano, Assistant City Planner

Attachments:

Map of notified properties within 500 ft of subject property



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EUGENE & MARGARET KNUTH  
1409 W MULBERRY ST  
BLOOMINGTON, IL 61701

FARON & DOROTHY DALTON  
1522 W Locust St  
BLOOMINGTON, IL 61701

THOMAS DEAN  
2807 MOWREY DR  
BLOOMINGTON, IL 61704

CITY OF BLOOMINGTON  
109 E OLIVE  
BLOOMINGTON, IL 61701

RUTH GIBSON  
1412 W LOCUST ST  
BLOOMINGTON, IL 61701

ALYSIA KOLE  
1508 W LOCUST ST  
BLOOMINGTON, IL 61701

LEVI BURTON  
1412 W CHESTNUT ST  
BLOOMINGTON, IL 61701

MICHAEL BROOKS  
1501 W LOCUST  
BLOOMINGTON, IL 61701

CHARLES RICE  
1512 W LOCUST  
BLOOMINGTON, IL 61701

IDA KEMPIN  
1409 W LOCUST ST  
BLOOMINGTON, IL 61701

CHRISTIAN & ERIKA ROWLANDS  
18565 N 2300th Ave  
Geneseo, IL 61254

DONALD BROWN  
1518 W LOCUST ST  
BLOOMINGTON, IL 61701

TERRI LYNN LAMBERT  
1524 W Locust St  
BLOOMINGTON, IL 61701

KRISTOPHER & SAMANTHA PFISTER  
PARKER  
1415 W LOCUST ST  
BLOOMINGTON, IL 61701

BOBBI PFISTER  
1416 W WALNUT ST  
BLOOMINGTON, IL 61701

CLARIONA TUCKER  
1506 W LOCUST ST  
BLOOMINGTON, IL 61701

JOSHUA WHITE  
1409 W CHESTNUT ST  
BLOOMINGTON, IL 61701

CARL & PATRICIA HALL  
1510 W LOCUST ST  
BLOOMINGTON, IL 61701

KATHARINA HELD  
1406 W CHESTNUT ST  
BLOOMINGTON, IL 61701

GAYNET HOSKINS  
1504 W LOCUST ST  
BLOOMINGTON, IL 61701

SCOTT RICHARD  
1415 W Chestnut St  
BLOOMINGTON, IL 61701

CAROL DAUGHERTY  
1520 W LOCUST ST  
BLOOMINGTON, IL 61701

NEAL BAILEY  
1413 W LOCUST ST  
BLOOMINGTON, IL 61701

JAMES & PEARL JOHNSON  
1409 1/2 W MULBERRY ST  
BLOOMINGTON, IL 61701

CELESTINO SOTELO  
1505 W Locust St  
BLOOMINGTON, IL 61701

JAMES & JANET KILEY  
1410 W CHESTNUT ST  
BLOOMINGTON, IL 61701

BETTY JONES  
105 WILLIAM DR  
NORMAL, IL 61761

ROGER MONKE  
1214 TOWANDA AVE 2ND FL  
BLOOMINGTON, IL 61701

DEREK PALMER  
1407 W LOCUST  
BLOOMINGTON, IL 61701

PATRICIA LANGLEY  
1502 W LOCUST ST  
BLOOMINGTON, IL 61701

NETIA CAREY  
1416 W LOCUST  
BLOOMINGTON, IL 61701

HABITAT FOR HUMANITY  
103 W JEFFERSON ST  
BLOOMINGTON, IL 61701

BOBBY TAYLOR  
1526 W LOCUST ST  
BLOOMINGTON, IL 61701

ERIC WALKER  
1408 N LEE ST APT 2  
BLOOMINGTON, IL 61701

YVONNE THOMAS  
REVOCABLE LIVING TRUST 1405 WEST  
MULBERRY  
BLOOMINGTON, IL 61701

NATHANIEL & CRYSTAL FOUGHT  
1401 W MULBERRY ST  
BLOOMINGTON, IL 61701

PATRICIA AUTH  
1516 1/2 W LOCUST ST  
BLOOMINGTON, IL 61701

MELVIN COOPER  
1404 W Chestnut St  
BLOOMINGTON, IL 61701

DARLENE SMITH  
420 Windcliff Dr SE  
Marietta, GA 30067

DOUGLAS LITWILLER  
105 WARNER ST  
BLOOMINGTON, IL 61701

GENE & GEORGIANNA CUNNINGHAM  
1409 BUTCHERS LN  
BLOOMINGTON, IL 61701

CECIL HENSON  
1413 W MULBERRY ST  
BLOOMINGTON, IL 61701

JOE JARVIS  
115 N BONE DR  
NORMAL, IL 61761

JILL SCHULL  
1414 W CHESTNUT ST  
BLOOMINGTON, IL 61701

CARL YOUNG  
1407 W CHESTNUT  
BLOOMINGTON, IL 61701

SCOTT RICHARD  
1415 W CHESTNUT ST  
BLOOMINGTON, IL 61701

RICHARD & KAREN THOMAS  
1504 W CHESTNUT ST  
BLOOMINGTON, IL 61701

EUGENE AUTH  
1331 W MULBERRY ST  
BLOOMINGTON, IL 61701

C/O REDBIRD PROPERTY MGT JOHN  
WOLLRAB  
200 N LINDEN ST  
NORMAL, IL 61761

JANINE PALMA  
1214 WINDSOR DR  
NORMAL, IL 61761

FACARRI BROS LLC  
2405 ESSINGTON ROAD UNIT B BOX 64  
JOLIET, IL 60435

KELSEY GRINDLE  
1514 W LOCUST ST  
BLOOMINGTON, IL 61701

VANESSA MIDDLEBROOKS  
1403 W MULBERRY ST  
BLOOMINGTON, IL 61701

JAMES LASKOWSKI  
C/O MARJORIE LASKOWSKI 1411 W  
LOCUST ST  
BLOOMINGTON, IL 61701

CHRISTY GORDON  
1414 W WALNUT ST  
BLOOMINGTON, IL 61701

MIKE NELSON  
1503 W LOCUST ST  
BLOOMINGTON, IL 61701

DAVID & GENA NORRIS  
183 N BARWELL LAKE RD  
CARLOCK, IL 61725

LIDIA SALTO HERRERA  
1415 W MULBERRY ST  
BLOOMINGTON, IL 61701

JENNA SELF  
1505 1/2 W LOCUST  
BLOOMINGTON, IL 61701

MARY & DAVID DUNKIN  
1509 W LOCUST ST  
BLOOMINGTON, IL 61701

JAMES TAYLOR  
1511 W LOCUST ST  
BLOOMINGTON, IL 61701

PHILLIP ELLETT  
1517 W LOCUST ST  
BLOOMINGTON, IL 61701

SONDRA HAYES  
101 W WINSLOW AVE  
DANVERS, IL 61732

WILLIAM & ELIZABETH ARNOLD  
1512 W CHESTNUT ST  
BLOOMINGTON, IL 61701

AMANDA DIANE CINNAMON  
1506 1/2 W CHESTNUT  
BLOOMINGTON, IL 61701

JESSE PARKER  
C/O SANDRA PARKER 12 HARBORD DR  
BLOOMINGTON, IL 61701

PHILLIP BEST  
1517 1/2 W LOCUST ST  
BLOOMINGTON, IL 61701

KENNETH PRICE  
8811 DEVAULT PRICE CT  
BLOOMINGTON, IL 61705

FRONT & WESTERN DEV  
C/O NICK VERICELLA 919 W MULBERRY  
ST  
BLOOMINGTON, IL 61701

ANGIE DOYLE  
1506 W CHESTNUT ST  
BLOOMINGTON, IL 61701

NATIONAL PROPERTY GROUP INC  
ATTN SHANE GILBERT 1717 WEST  
KIRBY #315  
CHAMPAIGN, IL 61821

RHONDA WILLIAMS  
1520 W CHESTNUT  
BLOOMINGTON, IL 61701

BRIDGETTE ALEXANDER  
1514 W CHESTNUT ST  
BLOOMINGTON, IL 61701

GAYLEN BOURLAND  
1508 W CHESTNUT ST  
BLOOMINGTON, IL 61701

THOMAS WHALEN  
1522 W CHESTNUT  
BLOOMINGTON, IL 61701