



AGENDA  
REGULAR SESSION  
BOARD OF ZONING APPEALS  
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400  
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701  
WEDNESDAY, NOVEMBER 16, 2022, 4:00 P.M.

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

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

**Note: To be considered *Testimony*, statements must be made in person or by duly authorized agent, during the public hearing for the specific Regular Agenda item.**

4. MINUTES

Review and approval of the minutes of the October 19, 2022, regular Zoning Board of Appeals meeting.

5. REGULAR AGENDA

- a. SP-14-22 Public hearing, review, and action on a petition submitted by Habitat for Humanity of McLean County requesting approval of a Special Use Permit for a Two-Family Dwelling in the R-1C (Single-Family Residence) District, for the property located at 1305 Bunn Street. PIN: 21-09-284-010. (Ward 1.)

6. OLD BUSINESS
7. NEW BUSINESS
8. ADJOURNMENT

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



**DRAFT  
MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE ZONING BOARD OF APPEALS  
REGULAR MEETING  
GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400  
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701  
WEDNESDAY, OCTOBER 19, 2022 4:00 P.M.**

The Zoning Board of Appeals convened in Regular Session in-person in the Government Center Chambers on the 4th floor, Room #400, Wednesday, October 19, 2022, with the following physically present staff members: Mr. Jon Branham, City Planner; Mr. Glen Wetterow, City Planner; Ms. Alissa Pemberton, Assistant City Planner; Ms. Kimberly Smith, Assistant Economic & Community Development Director; Mr. George Boyle, Assistant City Attorney.

The meeting was called to order by Chair Straza at 4:00 pm.

**ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Mr. Terry Ballantini	Commissioner	Present
Ms. Victoria Harris	Commissioner	Present
Mr. Michael Straza	Commissioner	Present
Mr. Tyler Noonan	Commissioner	Absent
Ms. Nikki Williams	Commissioner	Present
Mr. Zach Zwaga	Commissioner	Present
Ms. Alissa Pemberton	Assistant City Planner	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Mr. Glen Wetterow	City Planner	Present
Mr. Jon Branham	City Planner	Present
Mr. George Boyle	Assistant City Attorney	Present

Ms. Pemberton called the roll. Ms. Harris - Present, Mr. Ballantini - Present, Ms. Williams - Present, Mr. Zwaga - Present, Chair Straza - Present. (5-0). A quorum was present.

**PUBLIC COMMENT**

Chair Straza opened the floor for public comment, reminding attendees that public comment is typically reserved for items not on the regular agenda.

There was no in-person public comment.

**DRAFT  
MEETING MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE ZONING BOARD OF APPEALS OF BLOOMINGTON, ILLINOIS  
WEDNESDAY, OCTOBER 19, 2022**

Ms. Pemberton noted that a number of emailed comments were received; they were provided to the Board and relevant Petitioners prior to the meeting and will become part of the record of the meeting.

## MINUTES

Commissioner Harris motioned to approve the minutes from the September 21, 2022, regular Zoning Board of Appeals meeting, as amended to correct a scrivener's error. Commissioner Ballantini seconded.

Ms. Harris - Present, Mr. Ballantini - Present, Ms. Williams - Present, Mr. Zwaga - Present, Chair Straza. (5-0). Motion was approved.

## REGULAR AGENDA

**V-08-22** Public hearing, review, and action on a petition submitted by BP Homes, LLC for Variances from § 44-403 of the Zoning Code, to allow reduced Front, Side, and Rear Yards in the R-2 (Mixed Residence) District, for the property located at 2 Megan Court. PIN: 21-19-202-031. (Ward 2). *Tabled from the September 21, 2022, Regular Meeting.*

Ms. Pemberton presented the staff report with recommendations to approve the Variances, with a Condition similar to the provision that was present in the prior Code for the planned zero lot line type of development. She noted that text amendments are moving forward to address the unintentional exclusion of similar development during the last Code update.

Commissioner Harris inquired about the status of the proposed the text amendments. Ms. Pemberton responded with an update.

Chair Straza opened the public hearing.

**Petitioner, Mark Fetzer of B.P. Homes (1305 Winterberry Circle)** stated that they are trying to complete the development that has been planned for the subdivision all along. Alternatives have been reviewed, including replating and restructuring lots, but with the existing easements and utilities in place there are few options to be able to move forward with completing the subdivision.

Mr. Ballantini asked if any changes from the cases they discussed during the last meeting. Petitioner responded that they have not. Building permits have already been submitted and they are ready to move forward.

No additional testimony was provided.

Chair Straza closed the public hearing.

No Board discussion was held.

Commissioner Ballantini made a motion to establish **findings of fact**, as presented by Staff, that carrying out the strict letter of the Code does create a practical difficulty or particular hardship for the petitioner, and to **approve the Petition** for both Variances to § 44-403B, **with the Condition** that no portion of any structure shall encroach onto an adjacent property without an agreement approving of such, including but not limited to: eaves and gutters, chimneys, air conditioning compressors, and other functional or architectural features which may extend beyond the principal building wall. Commissioner Harris seconded.

Ms. Harris - Yes, Mr. Ballantini - Yes, Ms. Williams - Yes, Mr. Zwaga - Yes, Chair Straza - Yes. (5-0). Motion was approved.

**SP-15-22** Public hearing, review, and action on a petition submitted by Curtis Squires requesting approval of a Special Use Permit for Chicken-Keeping in the R-1C (Single-Family Residence) District, for the property located at 2803 Longmeadow Lane. PIN: 15-30-128-018.

Ms. Pemberton presented the staff report with recommendation for approval of the Special Use Permit. She noted the rear of the property had been recently enclosed by a 6-foot privacy fence.

Chair Straza opened the public hearing.

**Petitioner, Curtis Squires (2803 Longmeadow Lane)** stated his family was interested in a coop for eggs, education, and sustainability. He provided additional details about the proposed coop and addressed potential nuisance items and how they would be mitigated.

Chair Straza asked the Petitioner about his plans for construction of the coop. Mr. Squires stated they will likely build the coop themselves but are also considering looking for second-hand materials and supplies.

Straza inquired how they intent to keep the food. The Petitioner responded that they plan to keep food in sealed buckets and likely in the garage.

Commissioner Ballantini inquired whether Mr. Squires has spoken to his neighbors about the request. Mr. Squires stated that he has spoke to a majority of them, including immediate neighbors to both sides, and they are in support of his request.

Commissioner Ballantini clarified that the Petitioner understands the rule about roosters. Petitioner stated they understand that roosters are not permitted.

There were no additional questions for the petitioner from the Board.

**John Grove (2603 Hayes)** stated that he opposes the Petitioner's request. He stated he does not want farm animals living in his neighborhood and believes that allowing chickens in the City opens the door to that.

Commissioner Ballantini inquired as to the location of Mr. Grove's residence in relation to the proposed coop. Mr. Grove identified the location approximately 500 feet away.

Commissioner Ballantini noted the history of approval of chicken-keeping in Bloomington and special use process, and the existing condition of multiple coops within the City.

**Curt Kimmel (3315 Peppertree Lane)** stated that he opposes the Special Use Permit. He has an issue with chicken noises and potential aggressiveness. He cited the manure production rates and habits of chickens and expressed concerns about odor and that the coop could result in violations of the Clean Water Act like large chicken operations do sometimes. He stated he was also concerned about safety and public health of children in the neighborhood. Additionally, he worried about rodents, predators, biosecurity, and avian flu. He stated his concern that backyard chickens would damage larger commercial operations within McLean County.

Ms. Pemberton noted that Staff does work with the McLean County Health Department to provide updates and information on avian flu to those in the City who have permitted coops.

The Petitioner responded to Mr. Kimmel's concerns, stating that they intend to utilize deep composting to address manure and scent issues. He stated that the coop, privacy fence, and family dogs should deter predators, and they would only allow friends of their children to interact with the chickens with their parents' permission, and plan to require handwashing following any interaction. In addition, he stated that their chickens would not be interacting with other flocks so chicken-to-chicken transmission of avian flu would not become an issue.

Commissioner Ballantini asked the Petitioner whether they intend to carefully evaluate the structural integrity of their fence and routinely check for holes, and to maintain public health guidelines. The Petitioner agreed.

No additional testimony was provided.

Chair Straza closed the public hearing. No Board discussion was held.

Commissioner Zwaga made a motion to establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend approval of the petition with no conditions. Commissioner Harris seconded.

Ms. Harris - Yes, Mr. Ballantini - Yes, Ms. Williams - Yes, Mr. Zwaga - Yes, Chair Straza - Yes. (5-0). Motion was approved.

Staff noted that the case would be before City Council on November 28, 2022.

**SP-16-22** Public hearing, review, and action on a petition submitted by Farnsworth Group, Inc. requesting

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE ZONING BOARD OF APPEALS OF BLOOMINGTON, ILLINOIS  
WEDNESDAY, OCTOBER 19, 2022

approval of a Special Use Permit for Multiple-Family Dwellings in the R-2 (Mixed Residence) District, for the property located at the northwest corner of Lutz Road and S. Morris Avenue.

Ms. Pemberton presented the staff report with recommendation for approval of the Special Use Permit. She clarified the difference between the “Villas at Prairie Vista” subsidized housing under development further east and this “Wittenberg Woods Phase III” development proposed for near Prairie Vista Court. She stated the zoning requirements have been met, and that the Annexation Agreement from 2003 allowed density not to exceed 12 units per acre, with which the proposed project aligns. She noted the proposal is also in compliance with Comprehensive Plan for this area.

Commissioner Ballantini asked Staff to highlight where the entrance(s) to the development would be located. Staff identified the primary entrance off of Lutz Road and the secondary access once the Timberline and Treeline have been connected.

Commissioner Ballantini inquired whether the single-family home on the east side of the property will remain. Staff note that the single-family property belong to a separate owner and would remain separate. He inquired whether the green space on the plan would remain green spaces. Staff responded in the affirmative.

Chair Straza inquired whether the green space would remain open or be vegetated? Staff deferred to petitioner.

There were no additional questions for Staff from the Board.

Chair Straza opened the public hearing, reminding that audience to keep their comments direct and relevant so everyone has an opportunity to speak.

**Petitioner, Mark Fetzer of Wittenberg II (1305 Winterberry Circle)** cited their desire to use the large piece of land for the highest and best use, which they believe is multiple-family dwellings. He stated that he believes the plan for single-family dwellings on the west side of Handel and north on Witten Woods Drive, then duplex lots along Timberline and Treeline, then multiple-family near the corner of the lot makes a nice transition. Apartments are planned to be market rate, with higher end finishes. He stated they are trying to help meet the current housing shortage and vacant existing R-2 and R-3 zoned land is not widely available. This project is an infill project that fills the need for workforce housing on this side of town. Long-term plan is to add Timberline and Treeline, but the market will determine the timing, as related to the development of the properties along the planned route. Mr. Fetzer noted that the duplexes planned for along Timberline and Treeline are not currently able to be built due to the removal of zero-lot-line development under the 2019 Zoning Code update, so they are waiting on pending text changes to be permitted to construct this portion of the development.

Commissioner Zwaga inquired about examples of other similar projects. The Petitioner cited areas in north Normal and east Bloomington.

Commissioner Ballantini asked to confirm that the proposed units are all one- and two-bedroom units. The Petitioner confirmed. Mr. Ballantini asked for clarification that the intent was for rental rate of \$1200 and above, not low income. The Petitioner confirmed.

Commissioner Ballantini asked if the Petitioner has considered options for addressing transportation issues. The Petitioner stated they are providing bike racks, the project is relatively close to the Constitution Trail, public transportation may not be available at this time but they would assist in encouraging it if their residents needed it.

**Neil Finlen, Farnsworth Group (2709 McGraw Drive)** stated the intent was to concentrate the density in the southeast corner to increase the buffer for the existing homes. He noted that the R-2 area has always been intended to be zero-lot-line units and townhouses, so the plan is consistent with the 2003 Agreement. If the allowable density was fully used an additional 33 units could be located on the subject property. He explained that by developing the multiple-family use first, the adjacent home-buyers will have appropriate expectations when purchasing, and those single-family attached (duplexes) will buffer the existing single-family homes to the north and northwest. The detention basin that will provide stormwater management for the complex provides buffering between the multiple-family and existing homes on the west. Interior streets will follow with development, but water and sewer service are already installed; finishing is planned to move from south to north as lots develop. He noted that the City Engineer has approved development of the proposed project before the interior street is completed, with the only access to Lutz Road during that time. Mr. Finlen noted that the fees associated with final platting of the area would help pay for improvements to the adjacent roadways. He explained that the proposed use will help meet the demand for housing in the community.

There were no additional questions for the petitioner from the Board.

**Matt Burgess (1011 Bach Drive)** stated he is a resident of Wittenberg Woods and expressed support for project. He stated his belief that many of the residents in the area have confused this project with the “Villas at Prairie Vista” subsidized housing project east of Main Street and are forming their opinions on that basis. Mr. Burgess cited the need for housing in the community and that the project meets the requirements of the Code.

**Rob Kelley (15 Prairie Vista Court)** stated he is a resident representing the Prairie Vista Court Homeowners Association and expressed opposition for project. He stated there could be an additional strain on the neighborhood regarding traffic, access, and congestion. He stated he did not believe the project met standard review items four and five.

Commissioner Ballantini inquired about review of the traffic items. Commissioner Harris also commented on the street issues. Staff responded that Public Works would have final review authority. She stated they had provided a preliminary review of the project and did not identify any concerns.

**Phil Bachman (601 Luther Oaks)** stated he was the Executive Director of Luther Oaks, and was representing the continuing care facility. He stated there could be an exponential increase in traffic and stated he did not believe standard five had been met.

**Mark Doyle (2606 Handel Drive)** stated he is a resident and expressed opposition for project. He identified various concerns.

**Randy Holthaus, (807 Witten Woods Drive),** stated he is a resident and expressed opposition for project. He identified concern with potential increase in traffic and other items.

**Steve Calhoun (1006 Gerike Way)** stated he is a resident and expressed opposition for project. He stated concerns with potential increases in traffic and reduced property values. He stated there were water problems in the area. He said they need houses, not apartments, and the project does not fit in the proposed location.

**Todd See (907 Witten Woods Drive)** stated he is a resident and expressed opposition for project. He stated concerns with potential increases in traffic. He stated the location was inappropriate for apartments. He also had a question regarding the review process. Staff responded with details on the review process.

**Bill Dodd (2407 S. Morris Avenue)** stated he is a resident and expressed opposition for project. He identified various concerns.

**Lucas Miles 2509 Wirsing Way)** stated he is a resident and expressed opposition for project. He identified various concerns.

**Kristin Coit (2708 Handel Drive)** o stated he is a resident and expressed opposition for project. He identified various concerns.

**Charles Hubbard (2613 Handel Drive)** stated he is a resident and expressed opposition for project. He identified various concerns including quality of life.

The Petitioner responded to the resident concerns. He stated there would be an emphasis on maintenance of the apartments and quality management.

Commissioner Ballantini inquired who developed the existing homes in the area. The Petitioner responded that they installed the streets but did not build the homes.

Mr. Finlen stated he shared the concerns about access and drainage. He stated there should be improvements. He stated the project is intended to address those items.

Commissioner Ballantini inquired whether there was an existing stop sign at Lutz Road and Morris Avenue. Staff responded there was one stop sign located eastbound on Lutz Road.



**Angie Sturm (2612 Handel Drive)** stated she is a resident and expressed opposition for the project. She stated she would have never moved to the area if she knew duplexes or apartments were planned. She stated she felt betrayed as a previous developer stated single family homes would be constructed on the site.

Mr. Finlen stated his firm was just recently brought in on the project so he cannot speak to any past promises from former developers.

Commissioner Ballantini stated landowners can change.

Mr. Finlen stated the pipes have been installed for extended time. He stated that the original annexation agreement intent had been met. He stated a higher density project was originally proposed at this location.

No additional testimony was provided.

Chair Straza closed the public hearing.

Commissioner Ballantini stated he appreciated all input and understands situation. He stated it was important to obtain the facts and they must listen to all aspects.

Chair Straza inquired about the standards of review. Staff stated that all review standards must be met.

Commissioner Ballantini referenced the stop sign issue. He stated it would be fair to request a new stop sign be added for southbound traffic on Morris Avenue. Staff added that residents can also reach out to Public Works for assistance with signage.

Commissioner Ballantini inquired if staff could review each special use review standard.

Ms. Pemberton reviewed the special use standards. Regarding item 1, she stated low to medium density housing was identified at the site and the annexation agreement identified this area for the specific density. She cited an emphasize on land use. She stated the standard is met.

Regarding item 2, Ms. Pemberton referenced what had been identified at the site in the Comprehensive Plan, which was low to medium density residential. She stated it met Comprehensive Plan goals and the standard is met.

Regarding item 3, Ms. Pemberton referenced that a residential use would be located adjacent to another residential use. She stated the standard is met.

Regarding item 4, Ms. Pemberton stated the area was already served by water and sewer. She stated all roadways would be completed and identified developer responsibilities. She stated all buffering, landscaping, and screening items would be met; therefore, the standard is met.

Regarding item 5, Ms. Pemberton stated Public Works had preliminarily reviewed and accepted the project. She stated the standard is met.

Regarding item 6, Ms. Pemberton stated the project must meet zoning criteria. She stated the standard is met.

Commissioner Harris made a motion to establish findings of fact that all standards for approval of a Special Use Permit are met, and to recommend approval of the petition with no conditions. Commissioner Zwaga seconded.

Ms. Harris - Yes, Mr. Ballantini - Yes, Ms. Williams - Yes, Mr. Zwaga - Yes, Chair Straza - Yes. (5-0). Motion was approved.

**OLD BUSINESS** - None

**NEW BUSINESS** - Ms. Pemberton advised the Board that there is one existing vacancy and will soon be an additional vacancy as Mr. Noonan may be resigning.

**ADJOURNMENT**

Commissioner Harris made the motion to adjourn. Commissioner Zwaga seconded. Voice vote was held. All were in favor. (5-0)

The meeting was adjourned at 6:18 p.m.



## ZONING BOARD OF APPEALS

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**TO:** ZONING BOARD OF APPEALS

**FROM:** Economic & Community Development Department

**DATE:** November 16, 2022

**CASE NO:** SP-14-22, Special Use Permit for Two-Family Dwelling in R-1C

**REQUEST:** Public hearing, review, and action on a petition submitted by Habitat for Humanity of McLean County requesting approval of a Special Use Permit for a Two-Family Dwelling in the R-1C (Single-Family Residence) District, for the property located at 1305 Bunn Street. PIN: 21-09-284-010.

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### BACKGROUND

*Petitioners' request:*

The Petitioner seeks a Special Use Permit to allow a Two-Family Dwelling (commonly referred to as a "Duplex") in the R-1C (Single-Family Residence) District, per § 44-402B which indicates Two-Family Dwellings may be permitted as Special Uses in the R-1C District. No variations to the code are requested. The Petitioner proposes to demolish the existing vacant single-family structure and extend City services to the middle of the property to serve the proposed new use. Following construction of the dwelling, the property will be split down the party wall to permit individual ownership of the underlying land in addition to the structure itself.

*Notice:*

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, October 31, 2022. Courtesy notices were mailed to 71 property owners within 500 feet of the subject property.

### ANALYSIS

*Property Characteristics:*

The subject property consists of 0.61 acres of land located at 1305 Bunn Street, near the intersection of Bunn Street and E. Lincoln Street. The property was improved with a single-family home and detached garage in 1960 but has been vacant for the last three years and has fallen into disrepair. The current PIN consists of three lots from the original George W. Parke's Addition to the City of Bloomington subdivision (3, 16, and 17), all of which would be conforming within the District if they were to be split and sold or improved separately; this would result in three single-family homes permitted, by right, on the same piece of land. The proposed use results in residential density less than what could be otherwise permitted as single-family.

Neighboring properties are zoned R-1C (Single-Family Residence) District and M-1 (Restricted Manufacturing) District. The property was recently acquired by Habitat for Humanity.

*Surrounding Zoning and Land Uses:*

	Zoning	Land Uses
North	R-1C (Single-Family Residence)	Single-Family Dwelling
South	R-1C (Single-Family Residence)	Two-Family Dwelling
East	R-1C (Single-Family Residence) & M-1 (Restricted Manufacturing)	Single-Family Dwellings
West	R-1C (Single-Family Residence)	Single-Family Dwellings

*Description of Current Zoning District:*

The R-1C (Single-Family Residence) District is intended to provide primarily for the establishment of areas of higher density single-family detached dwelling units while recognizing the potential compatibility of two-family dwelling units as special uses. Densities of approximately eight dwelling units per acre are allowed [...] (§ 44-401C).

*Subject Code Requirements:*

§ 44-402B, “Allowed Uses Table” indicates Two-Family Dwelling Units permitted as Special Use in the R-1C District.

**STANDARDS FOR REVIEW**

The Board of Zoning Appeals (ZBA) shall hold at least one administrative public hearing on any proposed Special Use and report to the Council its findings of fact and recommendations. Recommendations shall be made upon the determination that the Special Use meets all of the Standards of Approval listed in § 44-1707H and discussed below.

***Special Use Permit for Multiple-Family Dwellings in the R-2 (Mixed Residence) District.***

- 1. The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.**

The establishment, maintenance, and operation of additional Low Density Residential use(s) is appropriate for this area and will not be detrimental to the public health, safety, comfort, or general welfare of the surrounding Low Density Residential uses. ***Standard is met.***

- 2. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

The designation on the City’s Future Land Use Map for this area is “Low Density Residential” (under 8 units per acre); the proposed Special Use is consistent with that designation. The

Special Use would contribute to Goal H-1 (Ensure the availability of safe, attractive and high-quality housing stock to meet the needs of all current and future residents of Bloomington) of the 2035 Comprehensive Plan. Infill of the currently vacant property can be expected to retain or improve property values within the neighborhood by decreasing blight and increasing active occupancy and maintenance of the property. ***Standard is met.***

- 3. The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district.**

The proposed use is consistent with the character of other uses in the area. The structure immediately adjacent to the south is a Two-Family Dwelling, other parcels within a two-block radius contain multiple addresses, and nearby properties are utilized for low-intensity industrial purposes, such as office and storage. ***Standard is met.***

- 4. Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.**

City water and sewer are already available to the property, roadway and sidewalk access is existing. The property is served by District 87 schools. ***Standard is met.***

- 5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

Ingress and egress are provided by existing conditions; no change is expected as the result of the Special Use Permit. An additional curb-cut will not be an issue per Code. The use is required to provide sufficient off-street parking, per § 44-1212. ***Standard is met.***

- 6. The Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals.**

The use will be required to meet the standards for the District, including provision of front and rear yards, exterior side yards, and any accessory structure setbacks. No Variances are requested or provided as part of this Special Use Permit. ***Standard is met.***

## **STAFF RECOMMENDATION**

Staff finds that the application ***meets*** all the standards for a Special Use Permit and recommends that the Zoning Board of Appeals take the following actions:

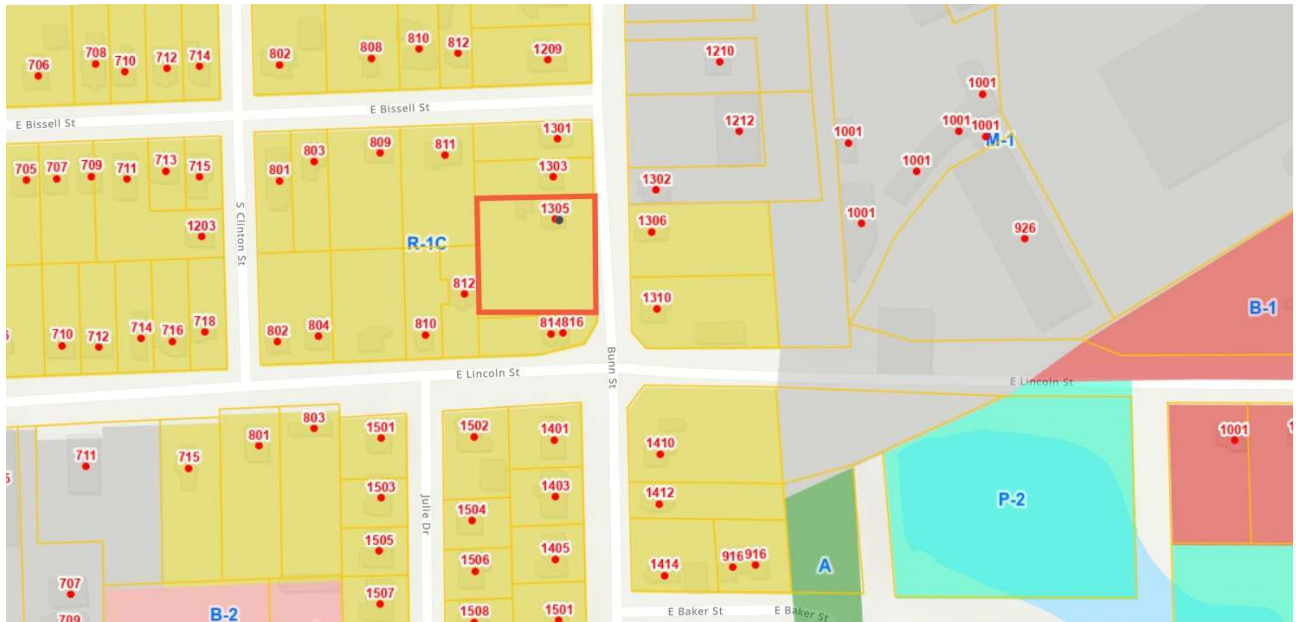
Motion to establish findings of fact that all ***standards for approval*** of a Special Use Permit ***are met***, and to ***recommend approval*** of the petition with no conditions.

Respectfully submitted,  
Alissa Pemberton  
Assistant City Planner

**Attachments:**

1. Zoning Map
2. Aerial Image(s)
3. Ground-Level View(s)
4. Petitioner-Submission - Description of Project
5. Site Plan
6. Neighborhood notice map

Attachment 1 - Zoning Map



Attachment 2 - Aerial Image



Attachment 3- Ground-Level View(s)





*Attachment 4 - Petitioner-Submission - Description of Project*

Habitat for Humanity of McLean County obtained the above property by Quit-Claim Deed on July 18, 2022, from Wayne C. Giermann and Michelle Giermann. With this being a larger property, HFHMC would like to place a “Single Family Attached” duplex on the property (Zero Lot Line).

Instead of 3 lots, change to 2 lots with addresses 1305 Bunn & 1307 Bunn, with 2 separate parcel descriptions.

Currently working with the City’s Community Development Department to raise the home currently on the property (Scheduled Late Fall) and bring water and sewer to the middle of the property (Next Spring).

Habitat is wanting to explore the construction of “Single Family Attached” duplexes, to place Two Families in a larger lot and decrease construction costs. Most lots that habitat obtains are smaller lots allowing for only One Family. This will be a Single-Story Ranch Duplex.

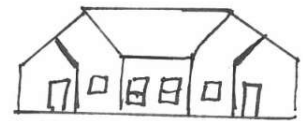
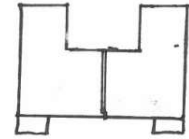
With approval, construction of the Single Family Attached duplex is currently scheduled to start in the spring of 2023. New construction will follow all City Codes and have all the proper City permits and inspections. Driveways will be installed to keep vehicles off the road.

Habitat for Humanity of McLean County empowers families, builds futures, and engages the community by enabling new home ownership, and revitalizing neighborhoods.

Floor Plans are currently being developed.

Each Unit will have: 3 Bedrooms  
1 1/2 Baths  
Kitchen  
Living Room

Unattached Shed



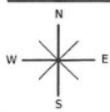
This is an example of an Elevation Plan. (Not the Elevation for this Duplex, but similar)



Attachment 5 - Site Plan

10/14/2022

McLean County GIS Consortium



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.

