

Continued from Aug. 2, 2016

APPLICATION FOR VARIATION UNDER THE REGULATIONS OF THE McLEAN COUNTY ZONING ORDINANCE

APPLICANT
NAME: Kip Connour
ADDRESS: 319 Dreamwold
Bloomington, IL 61704
PHONE: - home: 309-829-6234 work:

OWNER
NAME: Kip Connour
ADDRESS: 319 Dreamwold,
Bloomington, IL 61704

ATTORNEY
NAME: Richard Marvel
ADDRESS: 405 W. Front St.
Bloomington, IL 61701
PHONE: - home: 309-829-9400 work:

FOR OFFICIAL USE ONLY

CASE NO. ZV-16-08

FILING FEE \$ 350.00

RECEIPT NO. 10569

PUB. COSTS \$ 164.00

RECEIPT NO. _____

HEARING DATE 09-6-16

HEARING TIME 7:10 PM

DECISION DATE 09-6-16

RECEIVED

AUG 12 2016

ZONING

FILE STAMP

PROPERTY INFORMATION

Permanent Parcel No.: See attached parcel information, Ex. A Acreage: See attached parcel information, Ex. A

Property Interest: Owner Present Use: Auto Salvage Yard

Zoning District: M2

VARIATION INFORMATION

A variation in: See attached Variance request, Ex. B requirements is requested to allow _____

Specific Distances (if applicable): _____

Is there any particular physical surroundings, shape or topographical conditions of the specific property which causes a hardship for compliance with the subject zoning requirements? Yes If yes, please explain on a separate sheet of paper how your request complies with the attached standard See hardship conditions, Ex. C

ADDITIONAL INFORMATION

- Attachment No. 1: Statement of status of applicant. See attached, Ex. D-1
- Attachment No. 2: A plat drawn to scale showing the actual size and shape of the lot or property; location, ground area dimensions, and identification of use of all (existing and proposed) buildings, structures, driveways, parking areas, sewer systems, etc.; and dimensions of front, side, and rear yards. See attached, Ex. D-2
- Attachment No. 3: Specification of each proposed building, structure, or use identified on the plat. See attached, Ex. D-3
- Attachment No. 4: Legal Description or Subdivision: See attached, Ex. D-4 Lot No. _____ & Block No. _____
- Site Address: Commonly known as 319 Dreamwold, Bloomington, IL 61704

I (we) have read the standards for granting of variations and believe this request to be in compliance with such standards. I (we) certify that all the above statements and the information contained in any attachments, documents, or plans submitted herewith are true to the best of my (our) knowledge and belief.


Applicant Signature

7/11/16
Date

STATEMENT OF STATUS APPLICANT

OWNER

- Individual(s)
- Alter Ego or Representative of Individual(s)
 - List the names and addresses of the actual true principal.
- Corporation
 - List the names and addresses of all officers and directors and identify by title; also list the names and addresses of all stockholders owning an interest in excess of 20% of all outstanding stock.
- Business or Entity doing business under an assumed name
 - List the names and addresses of all true and actual owners.
- Partnership
 - List the names and addresses of all partners.
- Joint Venture
 - List the names and addresses of all joint ventures.
- Syndicate
 - List the names and addresses of all syndicate members.
- Unincorporated Voluntary Association
 - List the names and addresses of all members.



Standards for Variances - The Zoning Board of Appeals shall approve findings of fact based upon the evidence presented to it with respect to the following standards:

1. The physical surroundings shape or topographical conditions of the specific property will cause a particular hardship to the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
2. The conditions upon which a petition for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property within the same zoning classification.
3. The purpose of the variance is not based exclusively upon a desire to make more money out of the property.
4. The alleged difficulty or hardship is caused by this ordinance and has not been created by persons presently having an interest in the property.
5. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public street, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.
7. The variance requested is the minimum variance that will make possible the reasonable use of the land or structure. (2-20-01)

See attached, Ex. E



Department of Building and Zoning

EXHIBIT A
PARCEL INFORMATION

PARCEL INFORMATION

- 1. 21-16-427-005 / 0.13
- 2. 21-16-427-006 / 0.13
- 3. 21-16-427-007 / 0.13
- 4. 21-16-427-008 / 0.13
- 5. 21-16-427-009 / 0.42
0.94 acres

- 6. 21-16-428-005 / 0.29
- 7. 21-16-428-006 / 0.14
- 8. 21-16-428-007 / 0.29
- 9. 21-16-428-008 / 0.29
1.01 acres

Total Acres: 1.95

EXHIBIT B

AMENDED VARIANCE REQUEST

AMENDED VARIANCE REQUEST

A variation in M-2 District Limitation:

- a.) 506(7)(a): Transition Belts: A transition belt not less than 30 feet in width shall be provided along any interior rear or interior side lot line when such lot line is adjacent to a residential district or with any lot line adjacent to a lot containing a dwelling as a principal use.

Variance Request: Request Variance to allow a transition belt of 0.00 feet for property adjacent to residential use.

A variance from M-2 Use Limitation:

- b.) 602(31) Salvage Yard: The following standards shall apply to salvage yards, scrap and waste material storage yards, auto wrecking and junk yards.
 - a. Separation from Residential: No salvage yard shall be located within 300 feet of an R-1 or R-2 zoning district.
 - b. Screening: The operation shall be conducted wholly within a non-combustible building or within an area surrounding on all sides by a solid fence or wall at least 9 feet in height. The fence or wall shall be of uniform height, uniform texture in color and shall be so maintained by the proprietor as to insure maximum safety to the public, obscure the junk from normal view of the public, and preserve the general welfare of the neighborhood. The fence or wall shall be installed in a way that retains all scrap, junk, or other materials within the yard. Scrap, junk or other salvage materials shall be piled or stored so that they are not visible from outside the fenced in area and do not exceed the height of the enclosing fence or wall within 50 feet of the inside of such fence or wall.

Variance Request:

- a. Variance of 300 feet set back from Residential to a width of no less than 0.00 feet.
- b. Variance as shown on the attached Exhibit D2 is requested for the fencing requirements on the subject property.

The location of the lot line fence is depicted on Exhibit D-2.