

APPLICATION FOR **SPECIAL USE** UNDER THE REGULATIONS OF THE McLEAN COUNTY ZONING ORDINANCE

APPLICANT
 NAME: Ravel Portnoy
 ADDRESS: 306 Greenwood Ave
Bloomington, IL 61704
 PHONE: - home: (614) 323-0001 work:

FOR OFFICIAL USE ONLY

CASE NO. SU-19-11

OWNER
 NAME: FAREDOU METIKAJ KULOV
2103 SUMMERFIELD BLD
 ADDRESS: BLOOMINGTON, IL 61704

FILING FEE \$ 400.00
 RECEIPT NO. 13876
 PUB. COSTS \$ 79.00
 RECEIPT NO. _____
 HEARING DATE 10-1-19
 HEARING TIME 7:20p.m.
 DECISION DATE 10-15-19

RECEIVED
SEP 06 2019
ZONING

ATTORNEY
 NAME: RPORTNOY@MPK-AUTO.COM
 ADDRESS:
 PHONE: - home: work:

FILE STAMP

PROPERTY INFORMATION

Permanent Parcel No. <u>21-17-326-008</u>	Has the site been cultivated before?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Property Interest <u>Owner</u>	Does the site have frontage on existing public road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zoning District <u>Commercial (C)</u>	Are you requesting any new driveway(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Acreage <u>1</u>	The next question applies to Single Family Residential Special Use;		
Present Use <u>pre-owned dealer</u>	Are you requesting approval for any future customary accessory buildings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SPECIAL USE INFORMATION

A special use is requested to allow the property described above to be used as: Automotive Service + repair Shop - Vehicle repair and not over 1 1/2 ton Capacity

- A previous special use has not been filed for the described property.
- Legal description attached. (Application shall be submitted with a copy of the property legal description.)
- A previous special use was requested for the described property.
 Such request use was made on _____, and _____ in _____
 (Date) (Granted or Denied) (Case Number)

ADDITIONAL INFORMATION

Attachment No. 1: 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.
 Attachment No. 2: Specification of each building, structure, or use (existing or proposed) identified on the plat.
 Attachment No. 3:
 Attachment No. 4:

I (we) certify that this proposed Special Use will conform to the standards for Special Uses in the McLean County Zoning Ordinance, and that all of 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. I (we) understand that if the special use is approved it will expire in two years, unless a construction permit is taken to effectuate such special use; or evidence of use is filed with the Director of Building and Zoning.

[Signature]
 Applicant Signature

9-6-19
 Date

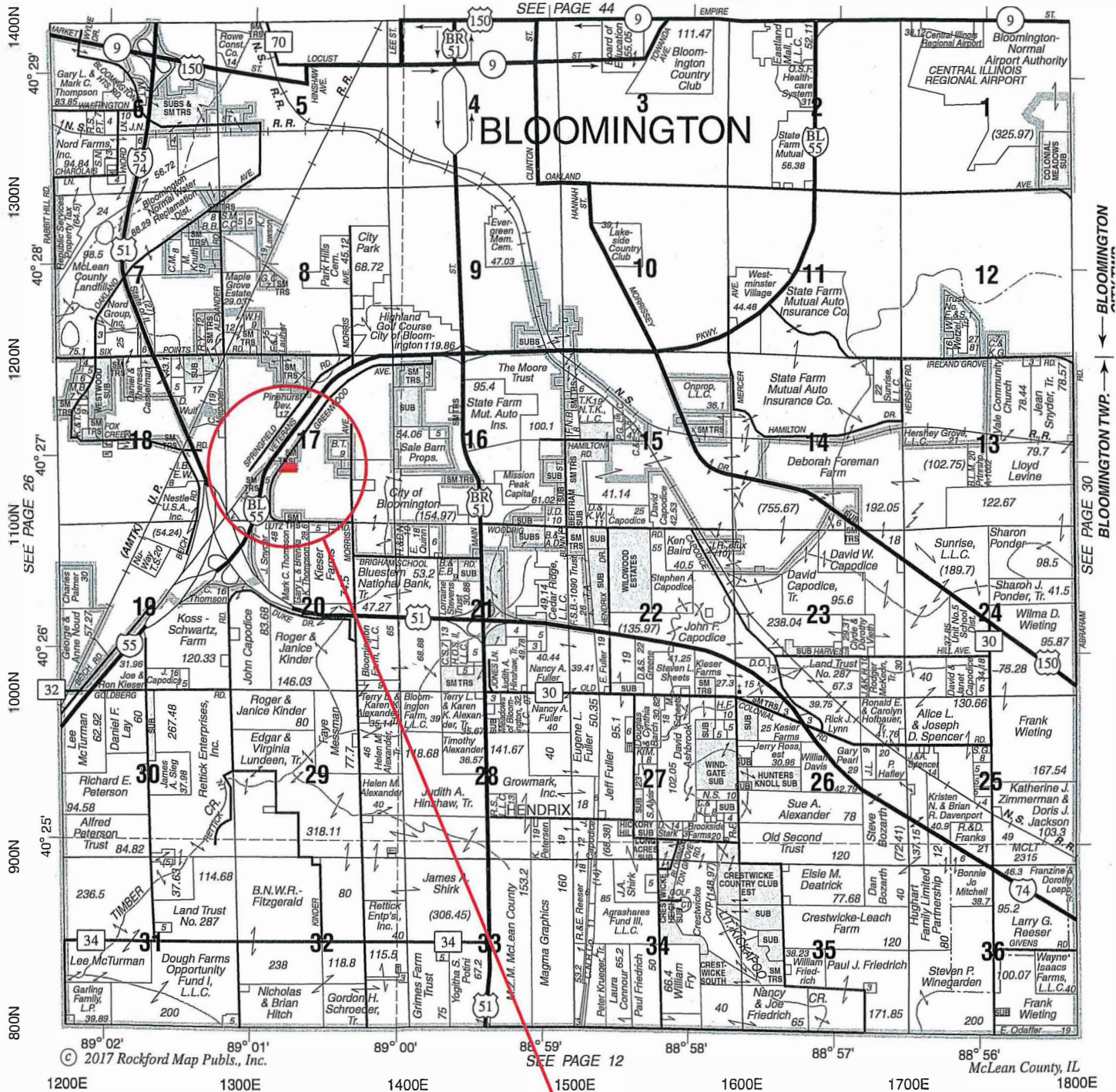
Property Information		
Parcel Number 21-17-326-008	Site Address 306 GREENWOOD AVE BLOOMINGTON, IL 61704	Owner Name & Address FM FULDING MANAGEMENT INC, 306 GREENWOOD AVE BLOOMINGTON, IL, 617047204
Tax Year 2018 (Payable 2019) ▼		
Sale Status None		
Property Class 0060 - Improved Commercial	Tax Code 0504 -	Tax Status Taxable
Net Taxable Value 69,808	Tax Rate 8.170090	Total Tax \$5,703.38
Township BLOOMINGTON	Acres 1.0000	Mailing Address
Tract Number	Lot Size	TIF Base Value 0
Legal Description LOT 5 IN TOWNLEY AND O'NEAL'S SUB OF PART OF LOTS 41,42,& 42 IN HTE SUB OF SEC 17-23-2E (EX THAT PART CONVEYED TO THE CITY OF BLOOMINGTON IN WARRANTY DEED # 2002-22951)		

⊕ Photos & Sketches

No Structure Information

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	20,008	49,800	0	0	0	69,808
Department of Revenue	20,008	49,800	0	0	0	69,808
Board of Review Equalized	20,008	49,800	0	0	0	69,808
Board of Review	20,008	49,800	0	0	0	69,808
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Supervisor of Assessments	19,712	49,064	0	0	0	68,776
Township Assessor	19,712	49,064	0	0	0	68,776
Prior Year Equalized	19,712	49,064	0	0	0	68,776

BLOOMINGTON SOUTH CENTRAL PART BLOOMINGTON CITY T.23N.-R.2E.



Att. 1: Plat Map

Pavel Portnoy

SU-19-11

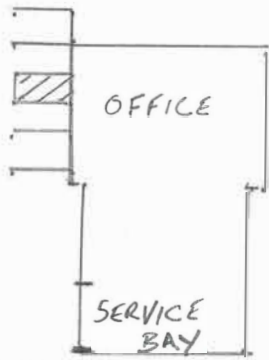


GREENWOOD AVE

ENTRANCE

ENTRANCE

142'



344'

110'

445.53'

HEIDLOFF LANE

Narrative

MPK Auto, Inc. is requesting a special use permit to provide automotive service and repair at 306 Greenwood Avenue Bloomington, IL. We are currently a small pre-owned dealership on the edge of Bloomington, close to the interstate.

MPK Auto, Inc. primarily is opening a service department to assist in reconditioning our own inventory. We are also going to provide repair services to the public. It's an opportunity for us to grow locally, offer more services, and take care of our customers.

MPK Auto, Inc. would operate its service shop during normal business hours. We will operate with one service bay and one mechanic. The service shop would be able to accommodate preventative maintenance, service, repair, tires, and oil changes. We will not be doing any autobody work on the premise. We will hire a certified auto repair technician and adhere to both state laws and city ordinances running an automotive repair business.

We have applied for our Repairers license through the state of Illinois which is required since we are a licensed Illinois Dealer. We will also carry insurance coverage that is mandated by the State of Illinois.