

**AGENDA
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING - 4:00 P.M.
WEDNESDAY, NOVEMBER 15, 2017
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES:** Consideration, review and approval of Minutes from the October 18, 2017 meeting.

5. REGULAR AGENDA

A. Z-29-17 Consideration, review and approval of the petition for a variance submitted by Julia Sutherland for the property located at 501 E Olive St. to allow a 16" addition to the width of the driveway for the length of the driveway, in the R-2, Mixed Residence District.

B. Z-30-17 Consideration, review and approval of the petition for a variance submitted by the Bloomington Planning Commission on behalf of FOB Developments for the property located at the northeast corner of Empire St. and Airport Rd. (Lot 6) in the B-1, Highway Business District.

6. OTHER BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT

For further information contact:

Izzy Rivera, Assistant City Planner
Department of Community Development
Government Center

115 E. Washington Street, Bloomington, IL 61701

Phone: (309) 434-2226 Fax: (309) 434-2857

E-mail: irivera@cityblm.org

**DRAFT MINUTES
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING - 4:00 P.M.
WEDNESDAY, OCTOBER 18, 2017
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

Members present: Chairman Bullington, Mr. Butts, Ms. Meek, Mr. Schultz, and Ms. Harris

Members absent: Mr. Veitengruber, Mr. Brown

Also present: Mr. George Boyle, Assistant Corporation Counsel
Mr. Steve Rasmussen, Assistant City Manager
Mr. Tom Dabareiner, Community Development Director
Ms. Katie Simpson, City Planner
Ms. Izzy Rivera, Assistant City Planner

At 4:01PM, Ms. Simpson called the roll. With five members in attendance, a quorum was present.

PUBLIC COMMENT: None.

MINUTES: The Board reviewed the minutes from August 16, 2017. Mr. Butts motioned to approve the minutes; seconded by Ms. Harris. The Board **approved** the minutes by voice vote, 5-0.

OTHER BUSINESS:
None

NEW BUSINESS:

Approve 2018 Meeting Dates

Ms. Rivera presented the dates to the commission members and requested any conflicts be noted. Ms. Simpson stated a motion to approve the minutes was needed, then City Council could approve.

Ms. Harris motioned to approve the 2018 meeting dates; seconded by Mr. Schultz. The Board **approved** the minutes by voice vote, 5-0.

Mr. Rasmussen thanked Mr. Dabareiner for his long and faithful service.

ADJOURNMENT:
Mr. Butts motioned to adjourn; seconded by Ms. Harris. Approved by voice vote. The meeting was adjourned at 4:04PM.

Respectfully submitted
Izzy Rivera, Assistant City Planner

CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
November 15, 2017

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-29-17	501 E Olive	Variance	Izzy Rivera Assistant City Planner

PETITIONER'S REQUEST:

Type of Variance	Request	Required	Variation
Widen Driveway	16" addition to widen driveway for length of driveway	Driveway must be 3' from lot line	1.33ft decrease from side lot to driveway

Pertaining to Section of Code: 44.7-2.C.3 Accessory off-street parking spaces

STAFF RECOMMENDATION:	In this case, due to the narrow driveway created for uses not present today, the widening of the driveway is an expected request. <i>Staff recommends the Zoning Board of Appeals approve the variances for 501 E Olive to allow a 16 inch width expansion of the driveway for the length of the driveway in the R-2 district.</i>
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NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on October 30, 2017.

GENERAL INFORMATION

Owner and Applicant: Julia Sutherland

PROPERTY INFORMATION

Legal description: EVANS 3rd ADDN W56 N 1/2 B

Existing Zoning: R-2, Mixed Residence District
Existing Land Use: Single family home
Property Size: Approximately 6,545 (55 X 119)
PIN: 21-04-457-001

Surrounding Zoning and Land Uses

Zoning

North: R-3B, High density multi-family residential
South: R-2, Mixed Residence District
East: R-2, Mixed Residence District
West: R-3B, High density multi-family residential

Land Uses

North: Single and multi-family home(s)
South: Single family home(s)
East: Single family home(s)
West: Single family home(s)

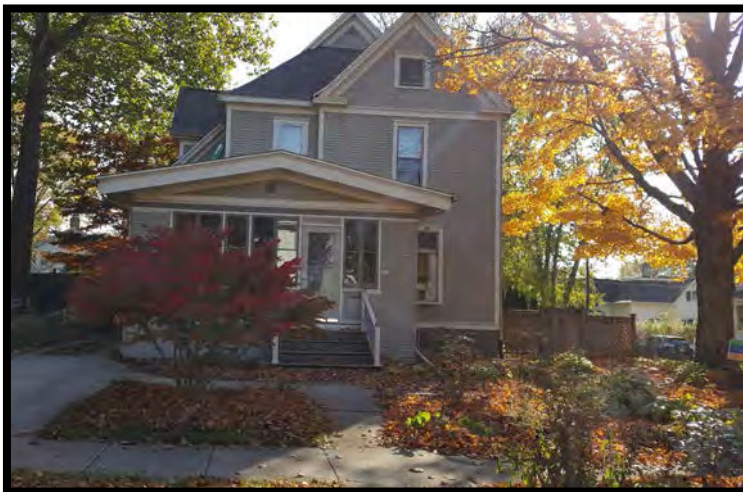
Analysis

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.

501 E Olive Street, the subject property, is located at the southeast corner of E Olive St and S Mclean St. The lot is approximately 56ft wide and relatively flat. The width is more than the minimum requirements for the R-2 district. The property was constructed in 1893, in 1997 the old one care garage was demolished and a new two car garage was built, however the driveway stayed the

same. Currently, the vehicles are driving on the retaining wall or curb to gain access to the driveway or garage. This will cause eventual erosion and damage to the wall and the grass on the property to the east. The petitioner is proposing to remove the retaining wall, move it back 16 inches, and replace it. The retaining wall extends toward the garage at the back of the property. The neighboring fence begins at the back portion of the driveway. The widening of the driveway will give more room for vehicles to pass through safely.



Project Description: The petitioner would like to widen the driveway by 16 inches for the length of the driveway. Proposing to use gravel to fill in the extension, the materials used would not disturb the character of the home or the neighborhood. The original retaining wall would also be put back in place. The widening of the driveway will not impact any trees or gardens. There is an existing

fence line and the widened driveway would only expand up to the fence line. No other movements necessary. Staff cannot find records of when the fence was built or when a permit may have been issued.

The following is a summary of the requested variations:

Applicable Code Sections:

Section of Code: 44.7-2

Type of Variance	Request	Required	Variation
Widening of driveway	16" addition to width of driveway for the length of driveway	Driveway must be 3 feet from side lot line	16" increase toward side lot line

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

According to the Tax Assessor's website the home was built in 1920. The "carriage path" driveway was added later to accommodate the needs of the time. This driveway does not allow enough space for parking in the driveway causing more on street parking. The driveway cannot be relocated or moved, as this is a corner lot and to move the driveway to the west side of the property would be too close to the intersection. The standard is met.

That the variances would be the minimum action necessary to afford relief to the applicant; and

The requested variation is the only option available in order to make the driveway wide enough for vehicles to park or pass through to the garage. Currently the driveway width does not meet the minimum standard requirement of 16'. The driveway, at its widest is about 7'. The petitioner requests a 16 inch expansion to the east side, but alternatives may also be possible to reduce the impacts on the property to the east. For example, the driveway could be widened a few inches toward the home. Widening too much in this direction could potentially damage the siding, and pipes that protrude from the side of the home. The driveway could be expanded a few inches to each side, making the expansion to the east of the driveway not as large. The standard is not met.

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

The driveway was added to the home to fulfill a need at that time. These narrow driveways are a characteristic of the neighborhood, and the entire area was built before the zoning ordinance. The standard is met.

That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; and

There are a number of driveways along E Olive Street and the surrounding neighborhood that are wider than the requested variation. The applicant will not receive special privileges. 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.

The widening of the driveway for this corner lot property will not surpass the fence that is currently dividing the property to the east. By approving the variation, it will ensure safe passage of all vehicles through the driveway to the garage. The standard is met.

STAFF RECOMMENDATION:

*Staff recommends the Zoning Board of Appeals **approve** the variances for 501 E Olive to allow a 16" widening of the driveway for the length of the driveway.*

Respectfully submitted,

Izzy Rivera
Assistant City Planner

Attachments:

- Variance Application
- Petitioner Statement of Findings of Fact
- Site Plan
- Aerial Map
- Zoning Map
- Example Sketch-up Rendering
- Newspaper notice and neighborhood notice
- List of notified property owners

34682

APPLICATION TO ZONING BOARD OF APPEALS

Please consider this as our petition for a variance from the requirement(s) of the Zoning Code. I have provided all information requested herein and attached our site plan and fee.

Site Address: 501 E. OLIVE ST, BLOOMINGTON, IL 61701

Site Address: _____

Petitioner: JULIA L. SUTHERLAND

Phone: [REDACTED]

Petitioner's Email Address: [REDACTED]

Petitioner's Mailing Address Street: 501 E. OLIVE ST, B

City, State, Zip Code: BLOOMINGTON, IL, 61701

Contractual interest in the property ✓ yes _____ no

Signature of Applicant [REDACTED]

Brief Project Description:

The original Driveway does not allow safe passage for modern vehicles. We propose to widen the Driveway by 16" (inches) for the length of the Driveway, from the curb to the Southeast (back) corner of the house, restoring all original curbing, and using only period-appropriate materials for the ~~filled~~ widened space.

Code Requirements Involved:

not sure? - unless it is to meet the 3' (feet) variance for driveways? ~~This one~~

Variances(s) Requested:

We request to allow for the easement Required by the city (driveways must be 3 feet from property line). The distance from the current driveway to the property line does NOT currently offer a 3' variance.

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.

Please see all justifications on back -

1. widened space lies within property boundary.
2. Will not disturb character of neighborhood.
3. Improves safety for residents of neighborhood (fewer cars parked on street).
4. Will improve property for both neighbors and is ^{minimal} request.

OCT 23 2017

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

True - the ^{original} current width of the driveway and the original curb doesn't provide a 3' variance. This property was built in 1893. The driveway is an old carriage path.

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

True - we are asking for only 12 inches from our property as established by the survey stake discovered at the utility pole in the southeast corner of our property.

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

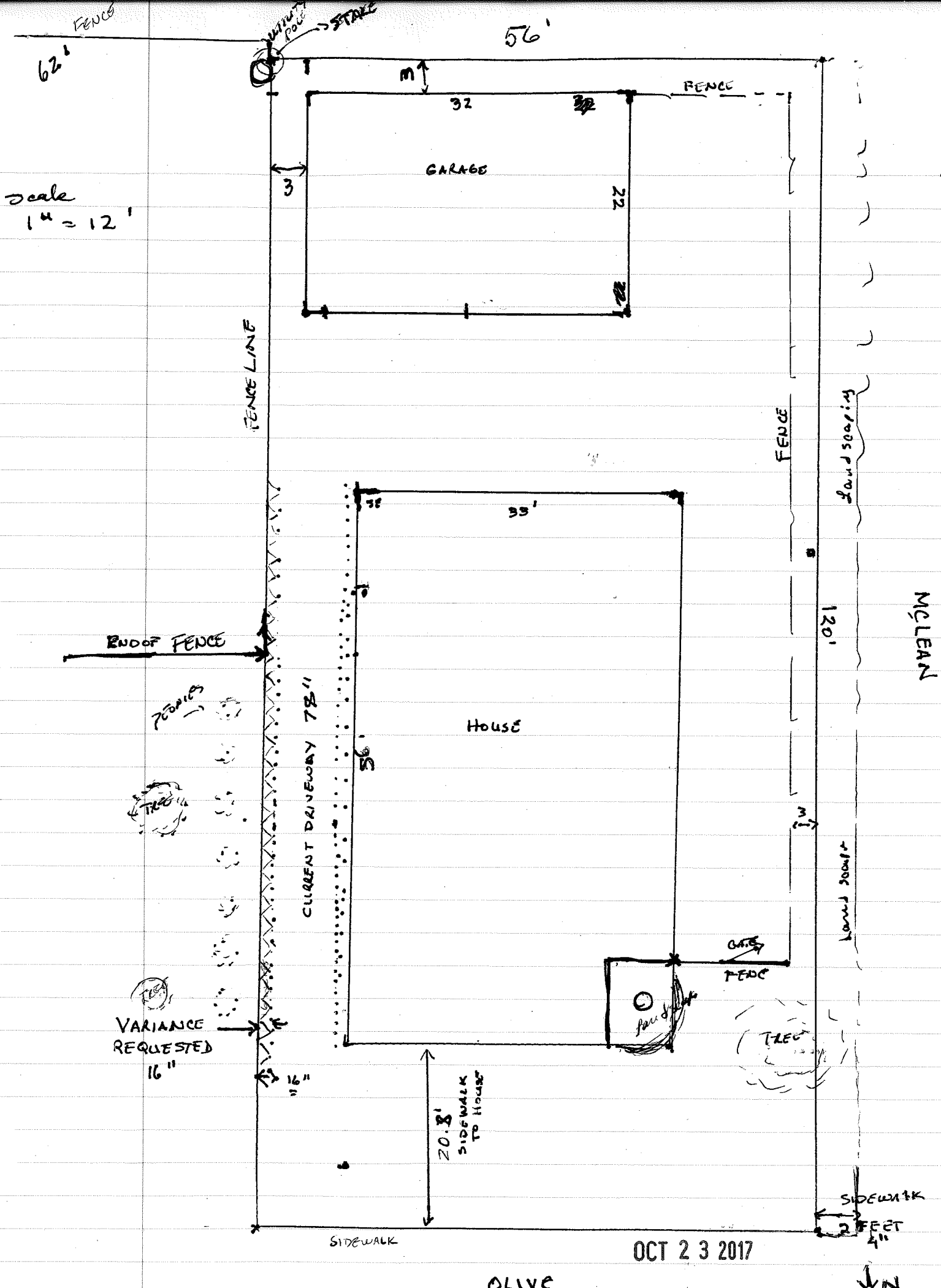
True, as this property and all structures around it predate my ownership. House was built in 1890 and all other boundaries were established by neighbor at 503 E. OLIVE, and city of Bloomington.

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

We are not aware of any denials for an easement of this type, and we are not expanding beyond the historically established property line.

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.

True - the driveway widening will actually improve upon the aesthetics of the character of this property. We propose keeping all original materials; it will not disturb any plantings of heirloom garden, we will restore the original curb (put back in place) and only use period-appropriate materials (in the widened space) - such as gravel.



McLean County GIS

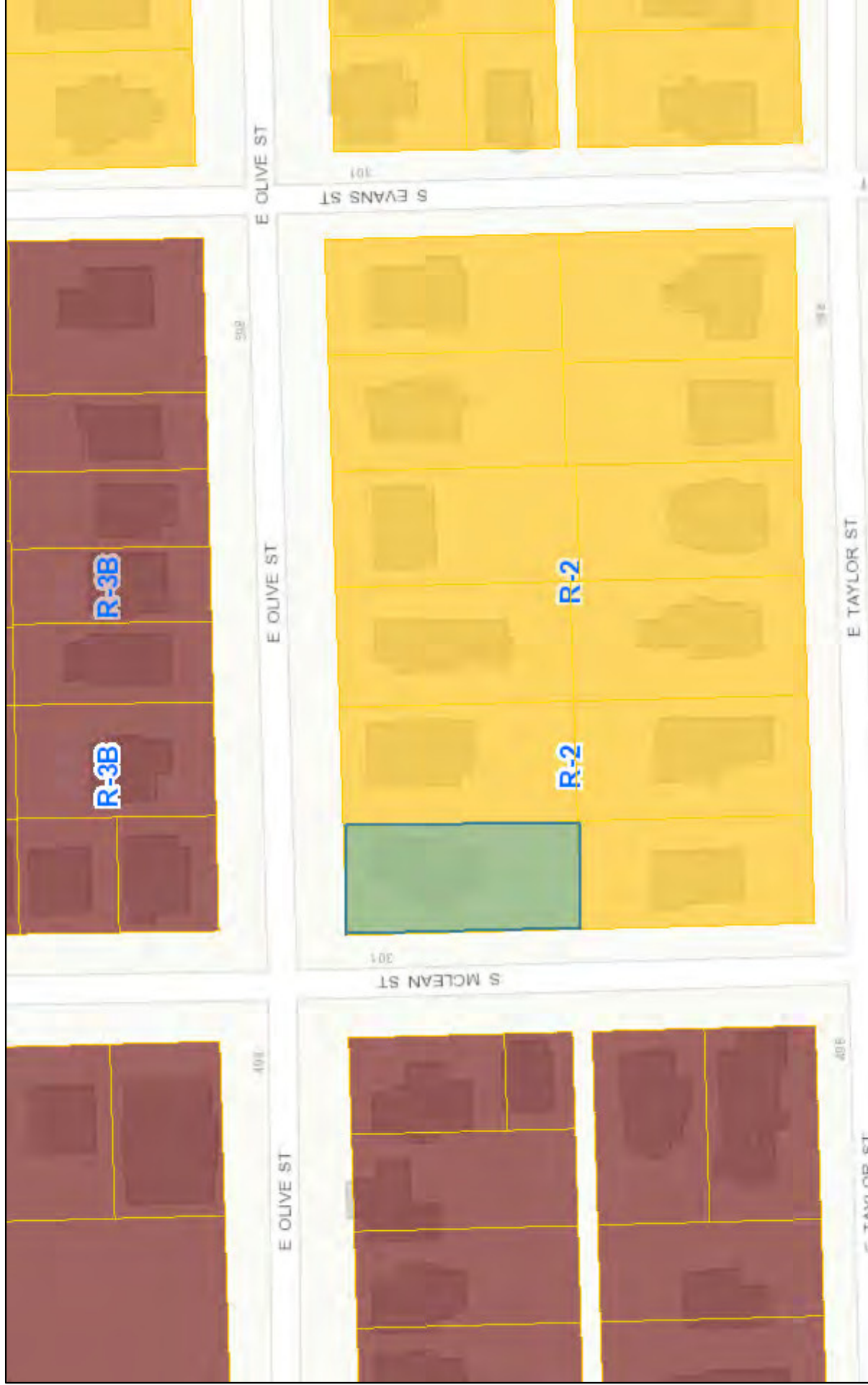


November 6, 2017

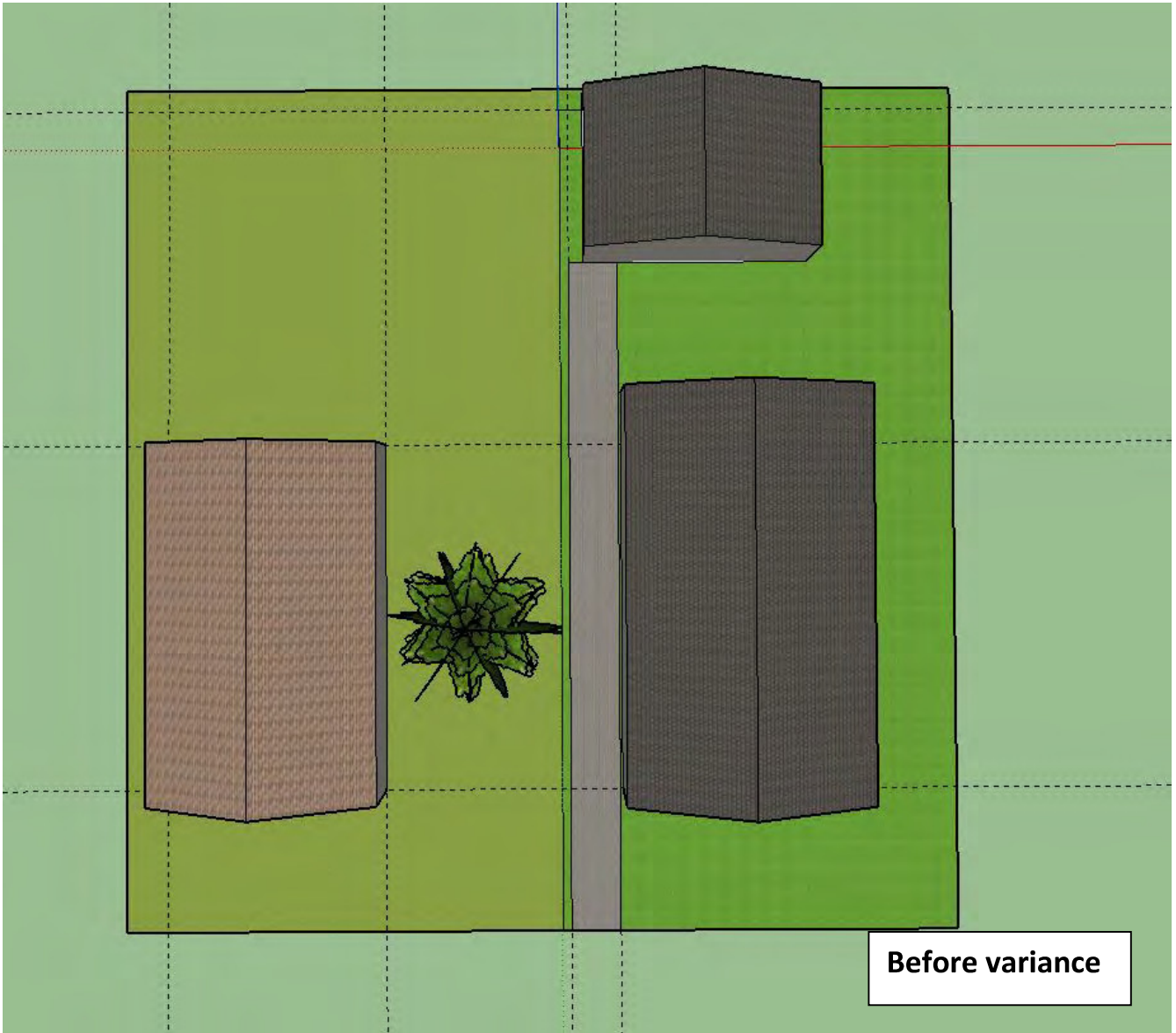
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0 0.0075 0.015 0.03 mi
0 0.01 0.02 0.04 km

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

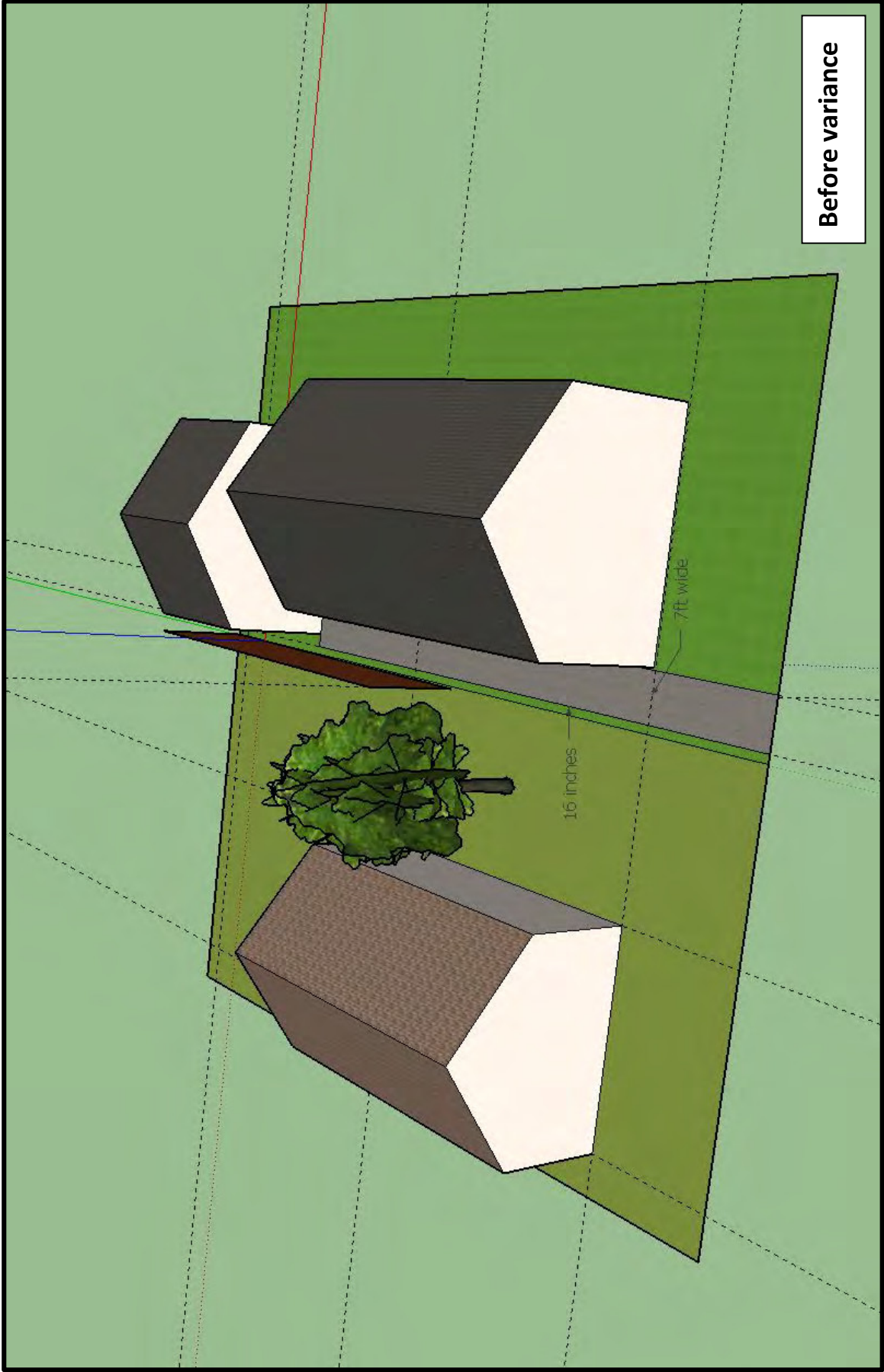
McLean County GIS

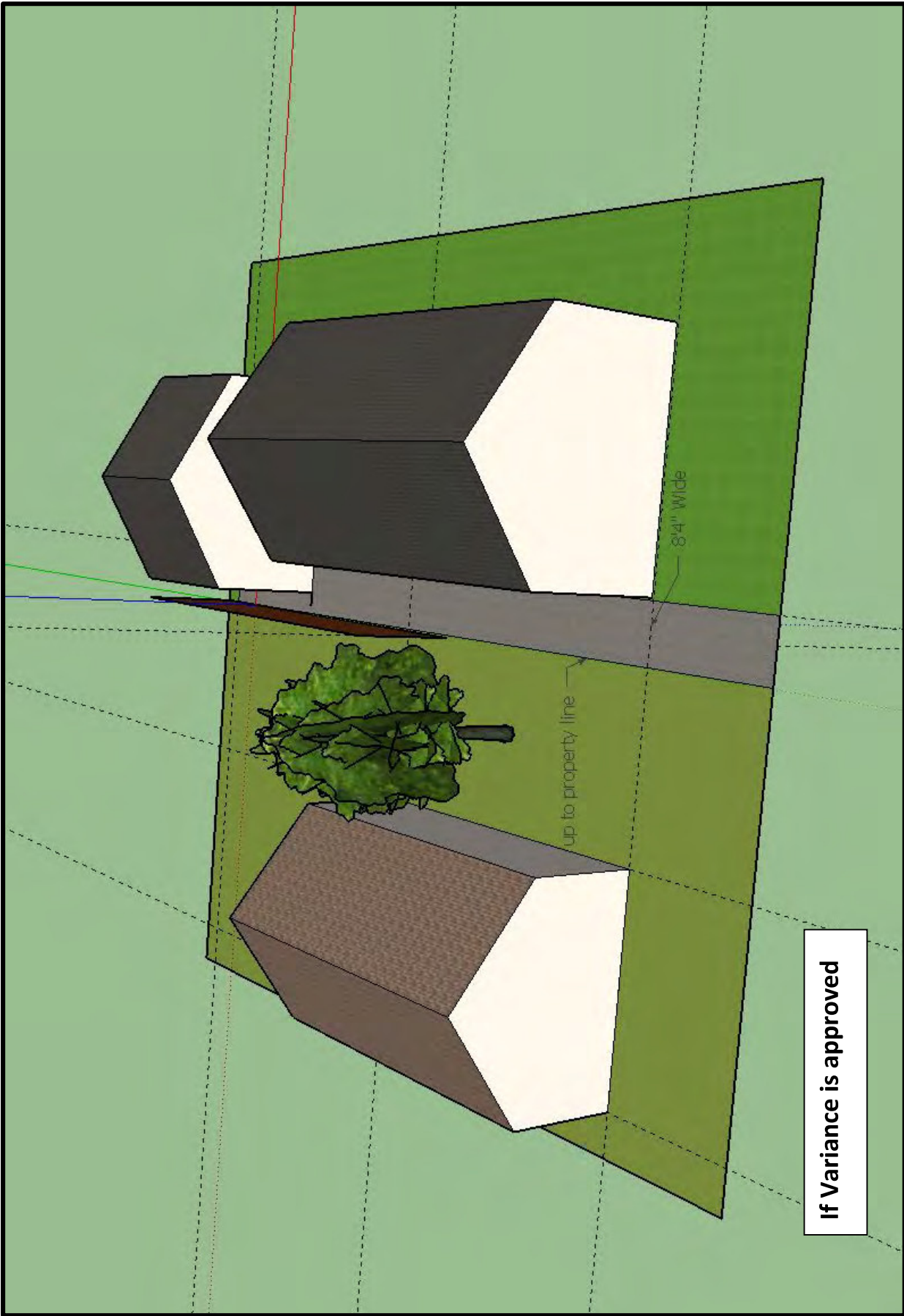


November 6, 2017

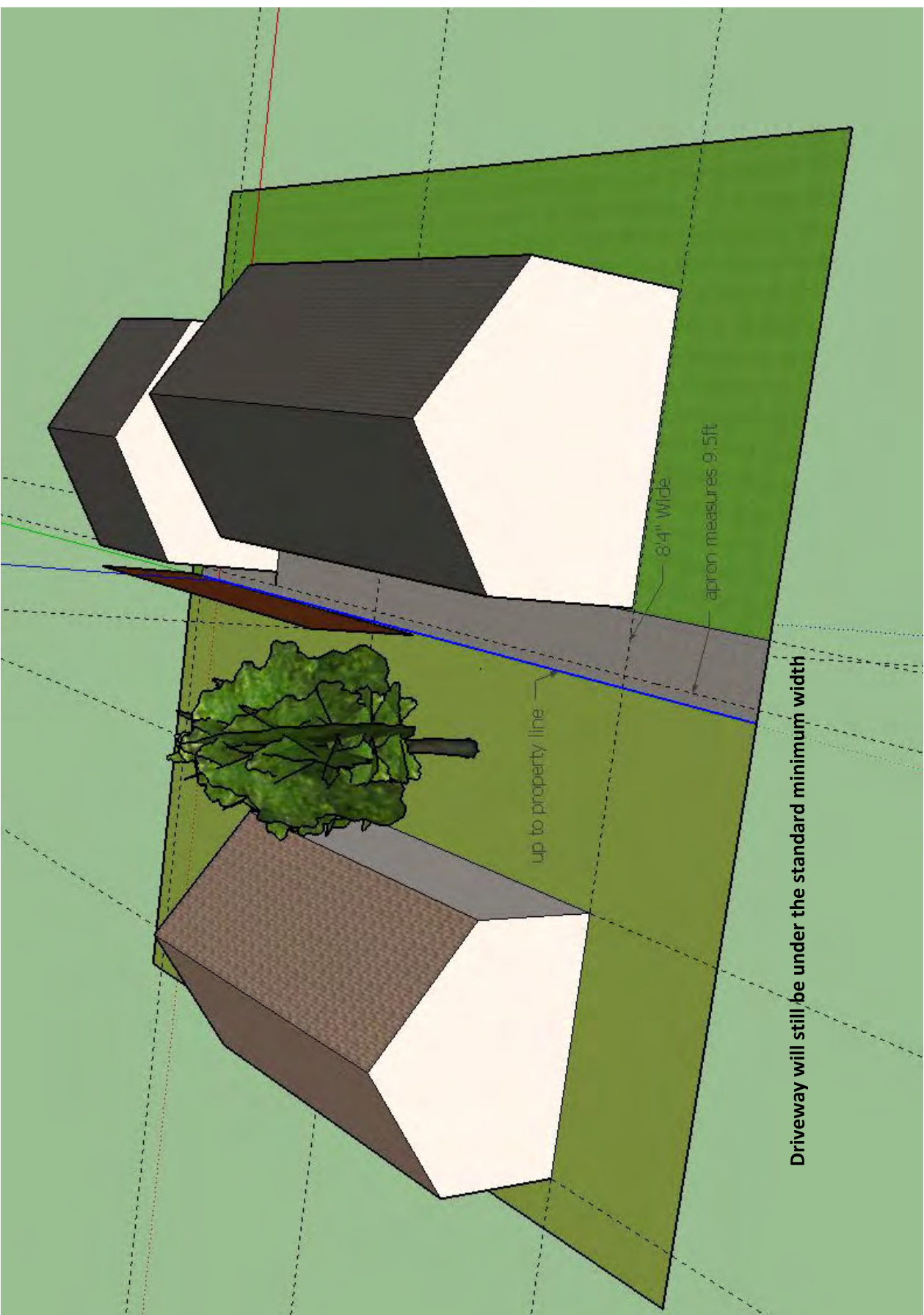


Before variance





If Variance is approved



Driveway will still be under the standard minimum width



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

October 31, 2017

Dear Property Owner or Resident:

The Zoning Board of Appeals will hold a public hearing on Wednesday November 15, 2017 at 4:00PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois to hear testimony on petitions submitted by Julia Sutherland, requesting the following approval for the property at 501 E Olive Street: a Variance to allow the driveway to be widened by 16 inches for the length of the driveway (44.7-2). All interested persons may present their views upon such matters pertaining thereto at the public hearing. The petitioner or his/her Counsel/Agent must attend the meeting. A legal description of the subject property is attached to this letter.

LEGAL DESCRIPTION: EVANS 3rd ADDN W56 N1/2 B. PIN: 21-04-457-001

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). Communications in writing in relation thereto may be filed with the Department of Community Development, or 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. If you desire more information regarding the proposed petition or have any questions you may email me at irivera@cityblm.org or call me at (309) 434-2226.

Sincerely,

A handwritten signature in black ink that reads 'Izzy Rivera'.

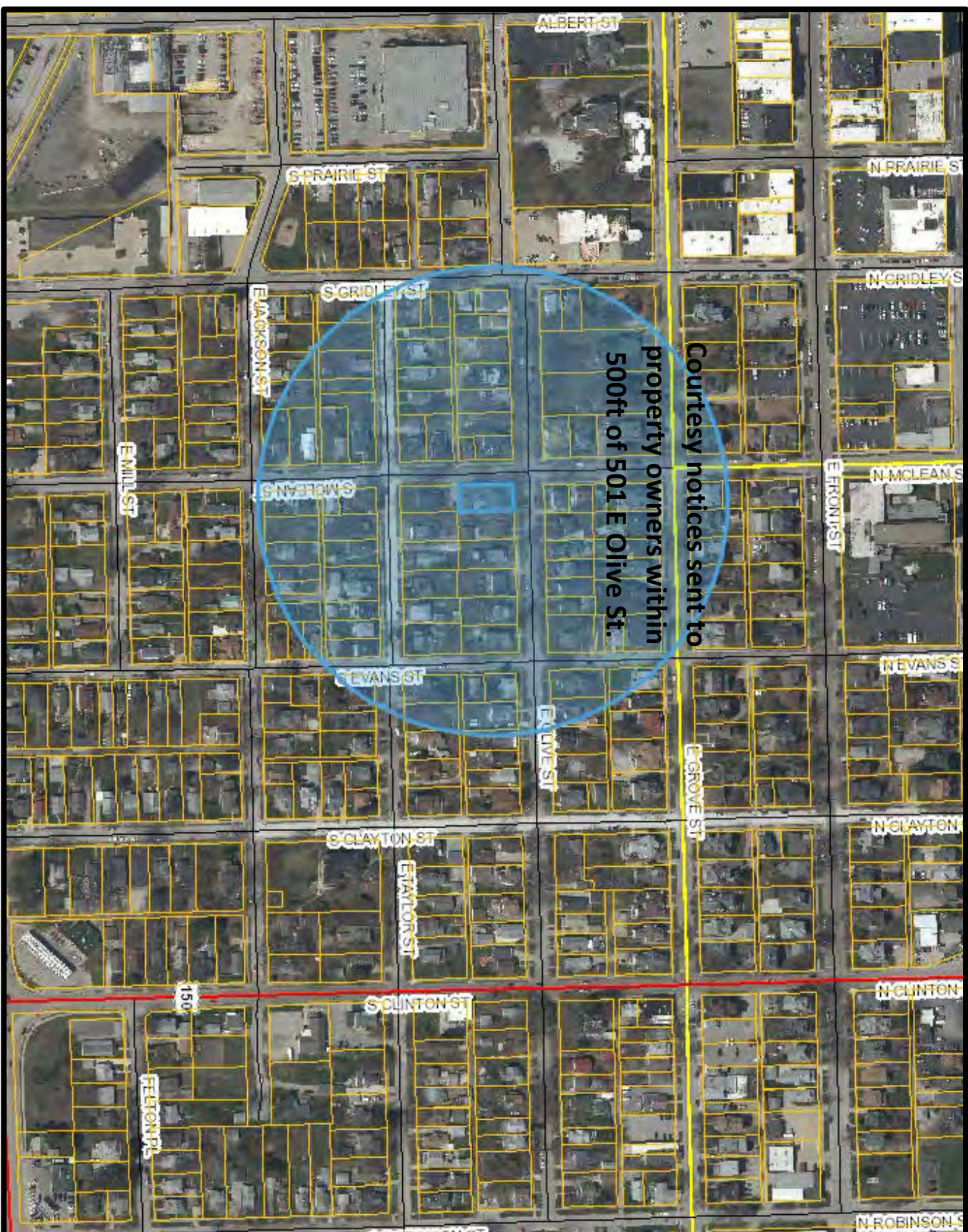
Izzy Rivera

Assistant City Planner

Attachments:

Map of notified properties within 500 ft of subject property

Public Hearing on November 15, 2017 for a Variance at 501 E Olive St.



JOHN & KAREN ELTERICH
409 E GROVE ST
BLOOMINGTON, IL. 61701

ELLIOT FARLOW
505 E WALNUT ST
BLOOMINGTON, IL. 61701

MELANIA SANCHEZ
2906 CAPEN DR
BLOOMINGTON, IL. 61704

KENNETH KASHIAN
510 E GROVE
BLOOMINGTON, IL. 61701

SARAH LAUSCHKE
507 E TAYLOR ST
BLOOMINGTON, IL. 61701

DAVID DILL
510 E JACKSON ST
BLOOMINGTON, IL. 61701

JAMES WARREN
407 E GROVE
BLOOMINGTON, IL. 61701

W SCOTT FARLEE
503 E GROVE ST
BLOOMINGTON, IL. 61701

VELDA & JAMES BROWN
405 S MCLEAN STREET
BLOOMINGTON, IL. 61701

B&B PROPERTY G. LLC
PO BOX 3231
BLOOMINGTON, IL. 61702

ROBERT ROTRAMEL
406 E JACKSON ST
BLOOMINGTON, IL. 61701

THERESA NECESSARY
404 S MCLEAN
BLOOMINGTON, IL. 61701

NANCY VALENTINE
508 E TAYLOR ST
BLOOMINGTON, IL. 61701

JOHN ELTERICH
409 E GROVE ST
BLOOMINGTON, IL. 61701

KAREN & JOHN SCHMIDT
409 E GROVE ST
BLOOMINGTON, IL. 61701

ANDREW HOLLINS
206 N WEST ST
HUDSON, IL. 61748

JOSEPH BOYCE
208 S CHERRY ST
LEXINGTON, IL. 61753

HENRY & PATRICIA WUNDER
404 E JACKSON ST
BLOOMINGTON, IL. 61701

JESSE ESTRADA
411 E OLIVE ST
BLOOMINGTON, IL. 61701

DARRELL & CYNTHIA WILLIAMS
501 E TAYLOR ST
BLOOMINGTON, IL. 61701

JOHN ELTERICH
409 E GROVE ST
BLOOMINGTON, IL. 61701

DLH2 LLC
1608 E WASHINGTON ST
BLOOMINGTON, IL. 61701

CARLO ROBUSTELLI
401 E GROVE ST
BLOOMINGTON, IL. 61701

Amanda Huber
104 S McLean St
BLOOMINGTON, IL. 61701

CEVAT KARASEN
305 W CHESTNUT ST
BLOOMINGTON, IL. 61701

TONY & DEBORAH ADEKOYA
3 HANEY CT
BLOOMINGTON, IL. 61701

ERNEST RUSK
2010 FOXWOOD CC RUN
NORMAL, IL. 61761

CHAD & MICAH JESSEN
PO BOX 3561
BLOOMINGTON, IL. 61702

WAYNE & MARY PELHANK
2625 Day Lily Run
The Villages, FL. 32162

STEPHANIE MACK
601 E GROVE ST
BLOOMINGTON, IL. 61701

ROBERT DEFRATES
403 S MCLEAN
BLOOMINGTON, IL. 61701

MATT & MARK KUDRYS POWELL
27 ABERDEEN WAY
BLOOMINGTON, IL. 61704

LINDA J & JAMES R WHELOCK
503 E Taylor St
BLOOMINGTON, IL. 61701

PHILIP & ANTOINETTE GOOD
505 E GROVE ST
BLOOMINGTON, IL. 61701

RUTH BUROKER
612 E FRONT ST
BLOOMINGTON, IL. 61701

MATTHEW WARD
514 E OLIVE ST
BLOOMINGTON, IL. 61701

STEPHEN ROPP
601 E TAYLOR ST
BLOOMINGTON, IL. 61701

PAUL FRITSCH
503 E OLIVE ST
BLOOMINGTON, IL. 61701

SHIRLEY ARMSTRONG
105 E PARKWAY
LEXINGTON, IL. 61753

RONALD GANNAWAY
304 GARDEN RD
NORMAL, IL. 61761

BRENDA GARRETT
3010 E Oakland Ave
BLOOMINGTON, IL. 61704

MARK FORTH
402 S EVANS ST
BLOOMINGTON, IL. 61701

ROBERT CARROLL
508 E JACKSON ST
BLOOMINGTON, IL. 61701

W SCOTT FARLEE
503 E GROVE
BLOOMINGTON, IL. 61701

CHELSEA OAKES
512 E OLIVE ST
BLOOMINGTON, IL. 61701

LYLE LEE BUSICK
409 OLIVE
BLOOMINGTON, IL. 61701

CHAD & MELISSA JESSEN
PO BOX 3561
BLOOMINGTON, IL. 61702

JOSEPH METZ
304 S EVANS
BLOOMINGTON, IL. 61701

MELANIE HUNTER
603 E GROVE ST
BLOOMINGTON, IL. 61701

MARC & SUSAN ANDELMAN
509 E Grove St
BLOOMINGTON, IL. 61701

TREVOR BASHAM
408 Greenbriar Dr Apt 5
NORMAL, IL. 61761

C/O REDBIRD PROPERTY MGT.
200 N. LINDEN
NORMAL, IL. 61761

LORENE RICE
612 E FRONT ST
BLOOMINGTON, IL. 61701

JAMES MODINE
17437 E 2475 NORTH RD
HUDSON, IL. 61748

MICHAEL JOINER
605 E OLIVE
BLOOMINGTON, IL. 61701

ROBERT PAUL
410 S SECOND ST
WAPELLA, IL. 61777

KAHWAJI ENTERPRISES LLC
402 KINGSLEY ST
NORMAL 61761

ZOELLER & BURCHAM PROP LLC
1808 SIX POINTS RD
BLOOMINGTON 61705

3T PROPERTIES
6 FOX CREEK RD
TOWANDA 61776

WILLIAM FITZGERALD
2001 E OAKLAND AVE
BLOOMINGTON 61701

EARL JOHN CAMPBELL
206 S MCLEAN ST
BLOOMINGTON 61701

RUTH RICE
612 E FRONT ST
BLOOMINGTON 61701

3 GEN ENTERPRISES LLC
RR4 BOX 330
CLINTON 61727

HENRY & BERNICE GAY
407 E TAYLOR ST
BLOOMINGTON 61701

ANTHONY ELLIOTT
602 E TAYLOR
BLOOMINGTON, IL. 61701

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JOHN ELTERICH
409 E GROVE ST
BLOOMINGTON 61701

SHARON FITZER
604 E TAYLOR ST
BLOOMINGTON 61701

KENNETH & DONNA MANN
507 E GROVE ST
BLOOMINGTON 61701

MARIA ALBERTS
304 S JOSEPHINE
ATLANTA 61723

WILLIAM HANNER
307 WOODCREST
SPRINGFIELD 62703

DAVID F & GAYLE K DIETSCH
1103 1/2 E OLIVE ST
BLOOMINGTON 61701

DAVID F & GAYLE K DIETSCH
1103 1/2 E OLIVE ST
BLOOMINGTON 61701

JAY RICKETTS
1602 BRYAN ST
NORMAL, IL. 61761

ROBERT SWALLOW
505 W Mill St
Bloomington 61701

DIANA MACIN
305 S MCLEAN
BLOOMINGTON 61701

CHARLES SILA WALTER BIESIADA
ESTATE
112 LANDMARK DR STE B
NORMAL 61761

DAMON & STEPHANIE HICKS
606 E OLIVE
BLOOMINGTON 61701

ALLAN F & ADELE M SAAF
508 GROVE ST
BLOOMINGTON 61701

SHANON MARIE DICKERSON
612 GREEN ST
CENTRALIA 65240

CONNIE WATTS
409 E TAYLOR ST
BLOOMINGTON 61701

JULIA SUTHERLAND
501 E OLIVE ST
BLOOMINGTON 61701

BRAD NORRIS
301 S WASHINGTON ST
HUDSON 61748

LINDA GLEASON
2920 FOX CREEK RD
BLOOMINGTON 61705

PAMALA EATON
512 E TAYLOR ST
BLOOMINGTON 61701

LOIS HANLEY
1214 COLTON AVE
BLOOMINGTON 61701

CATHERINE WARTENA
510 E TAYLOR ST
BLOOMINGTON 61701

GAYE BECK
401 S MCLEAN
BLOOMINGTON 61701

WESTON PROPERTIES LLC JACKSON 300
102 S PRAIRIE STREET
BLOOMINGTON 61701

CEVAT KARASEN
305 W CHESTNUT ST
BLOOMINGTON 61701

JOY GRADEN
303 N EAST ST
GREENSBORO 30642

JOANNE LITTELL
808 BRYAN ST
NORMAL 61761

TERRENCE & CHRISTINA SMITH
508 E WALNUT ST
BLOOMINGTON 61701

VAN BAKER
502 E Grove St
Bloomington 61701

ANNETTA MILLER
32 COUNTRY CLUB PL
BLOOMINGTON 61701

JAMES ULAVEGE
205 S. EVANS
BLOOMINGTON 61701

JENNIFER LYNN SMITH
504 E OLIVE ST
BLOOMINGTON 61701

BRADLEY & SHANNON MULLINS
405 S EVANS ST
BLOOMINGTON 61701

**CITY OF BLOOMINGTON
REPORT FOR THE BOARD OF ZONING APPEALS
November 15, 2017**

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-30-17	Empire Business Park, Lot 6 Common Address: 3103 Cornelius Dr.	Variance	Katie Simpson, City Planner

PETITIONER'S REQUEST:

Section of Code: 44.7-2 Parking Lot Landscaping Setback

Type of Variance	Request	Required	Variation
Reduction in landscaping setback	6ft	12ft	6ft decrease

STAFF RECOMMENDATION:	Staff determines the petition meets the Zoning Ordinance's standards required to grant a variance (4.13-3). <i>Staff recommends the Zoning Board of Appeals approve the request for a reduction in the parking lot landscaping setback on the east side of Lot 6 in the Empire Business Park Preliminary Plan, commonly known as 3103 Cornelius Dr.</i>
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Location Map of Subject Property

N Δ

NOTICE

The application was filed in conformance with applicable procedural requirements and notice was published in *The Pantagraph* on October 30, 2017.

GENERAL INFORMATION

Owner and Applicant: City of Bloomington Planning Commission

PROPERTY INFORMATION

Legal description: Lot 6, Empire Business Park Preliminary Plan, 2.173 acres, more or less.

A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 7 IN EMPIRE BUSINESS PARK FOURTH ADDITION TO THE CITY OF BLOOMINGTON, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 2013 AS DOCUMENT NO. 2013-18632 IN THE MCLEAN COUNTY RECORDER'S OFFICE, MCLEAN COUNTY, ILLINOIS. FROM SAID POINT OF BEGINNING, THENCE WEST 285.51 FEET ALONG THE SOUTH LINE OF CORNELIUS ROAD AS DEDICATED IN CENTRAL CATHOLIC/MCGRAW PARK SUDIVISION IN THE CIYT OF BLOOMINGOTN, ILLINOIS, PER ORDINANCE NO. 2002-90 APPROVED BY THE BLOOMINGTON CITY COUNCIL TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF BLOOMINGTON FOR THE EAST PORTION OF AIRPORT ROAD ACCORDING TO TRUSTEES DEED DOCUMENT NO. 2003-40630; THENCE SOUTHWEST 64.37 FEET ALONG THE EASTERLY LINE OF SAID TRACT OF LAND WHICH FORMS AN ANGLE TO THE RIGHT OF 148°-32'-19" WITH THE LAST DESCRIBED COURSE; THENCE SOUTH 248.28 FEET ALONG SAID EASTERLY LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 120°-46'-26" WITH THE LAST DESCRIBED COURSE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 7; THENCE EAST 337.44 FEET ALONG SAID WESTERLY EXTENSION WHICH FORMS AN ANGLE TO THE RIGHT OF 90°-41'-15" WITH THE LAST DESCRIBED COURSE TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 281.86 FEET ALONG THE WEST LINE OF SAID LOT 7 WHICH FORMS AN ANGLE TO THE RIGHT OF 90°-00'-00" WITH THE LOT DESCRIBED COURSE TO THE BEGINNING.

Existing Zoning: B-2, General Business Service District and B-1, Highway Business District

Existing Land Use: vacant

Property Size: Approximately 2.173 acres

PIN: part of PIN: 15-31-351-009

Surrounding Zoning and Land Uses

<u>Zoning</u>	<u>Use</u>
North: S-2 Public Lands and Institutions	North: School
South: S-5 Airport District	South: Airport
East: B-1, Highway Business	East: Medical
West: R-1B, Medium Density Residential	West: Single family homes
West: S-2, Public Land and Institutions	West: Cemetery

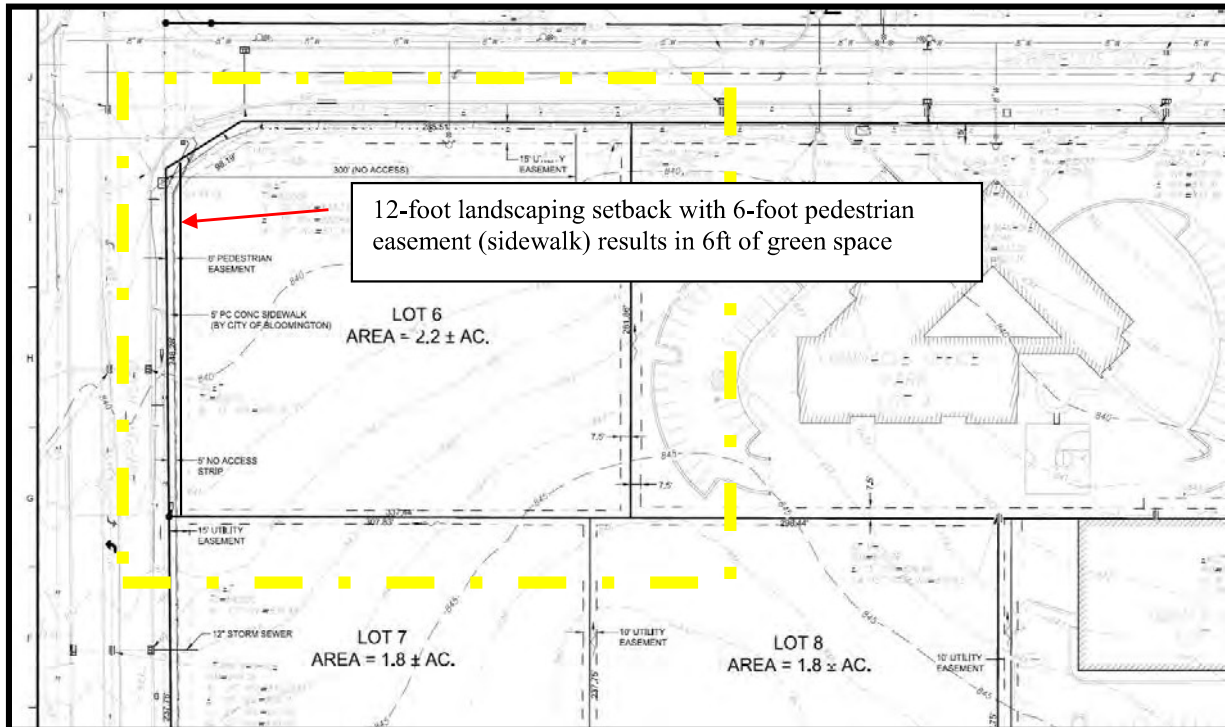
Analysis

Submittals

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

1. Application initiated by Planning Commission motion on behalf of property owner
2. Minutes from Planning Commission meeting 10.25.17
3. Preliminary plan
4. Aerial Photographs.

PROJECT DESCRIPTION



Background

Empire Business Park is approximately 34.9 acres located north of Empire St/Route 9 and east of Airport Road. In 1998, the City annexed the subject property, and in 2009, Council approved a preliminary plan for the area. The preliminary plan expired in 2017. Recent interest in developing Lot 6 initiated the need for reinstatement of the preliminary plan. Upon reviewing the proposed plan staff determined there is not adequate separation between the property line and Airport Road to safely accommodate a sidewalk, which would improve pedestrian access along this corridor. The annexation agreement required the property owners to dedicate a forty-five (45) foot wide strip of land for the construction of Airport Road; however, when Airport Road was constructed it exceeded the anticipated design. As a compromise to allow for extra land that could safely accommodate a sidewalk, the landowner will dedicate a six-foot wide pedestrian easement along the west side of the property. On October 25, 2017, the Planning Commission approved the proposed preliminary plan and recommended that the Zoning Board of Appeals approve a variance for a six-foot reduction in the required twelve-foot landscaping setback for the development of Lot 6. On behalf of the Planning Commission, staff is presenting the petition for the variance request. Similar variances may be required in the future for the development of Lot 7 and the remaining lots on the east side of Airport Road. Nonetheless, staff has not received

Empire Business Park Lot 6

development proposals for these lots. In the event that the site design of these lots necessitates a variance, the same procedure will be followed.

Lot 6 is located in the southeast corner of the intersection of Cornelius Drive and Airport Road. It is approximately 2.2 acres and the proposed use of the land is medical offices. The property is adjacent to Pinnacal Office Park on the east side and Central Catholic High School is located north of the site. Single family homes are located west of Airport Road and the land south of the site remains vacant. Medical office is a permitted use in the B-2 and B-1 zoning districts and the building is setback far enough from the property line to honor the transitional yard requirement. The proposed six-foot strip of greenspace on the west side of the property, east of Airport Road, is wide enough to accommodate light landscaping and would not preclude the installation of shrubary and flowers in this area. The Comprehensive Plan identifies the need to improve walkability and enhance pedestrian accommodations throughout Bloomington.

Project Description: Earlier this year, staff received a request from the property owners to develop Lot 6 (as illustrated on the preliminary plan shown on the previous page) of Empire Business Park Subdivision with an office building. The proposed development necessitated a twelve-foot landscaping setback between the Airport Road frontage and the parking lot. During the process of evaluating the preliminary subdivision plan, it was determined that six-feet of land would be needed to safely accommodate a sidewalk on the east side of Airport Road. Due to the expansion of Airport Road, there is no longer enough room to safely accommodate the sidewalk on the public right-of-way. Pedestrian access and walkability are important initiatives stemming from the 2035 City of Bloomington Comprehensive Plan. The request for the easement creates a physical hardship for the property owner and future development of Lot 6. For this reason, staff and the Planning Commission are supporting the variance request.

The following is a summary of the requested variations:

Applicable Code Sections:

Section of Code: 44.7-2 Parking Lot Standards

Type of Variance	Request	Required	Variation
Parking lot Perimeter Landscaping setback	6ft	12ft	6ft reduction

Analysis

Variations from Zoning Ordinance

The petitioner hopes to develop Lot 6 of Empire Business Park Subdivision as a medical office with parking positioned in between the building and Airport Road. City code requires a twelve-foot landscaping setback between the parking lot and the property line. Six-feet of this space is needed to accommodate a five-foot wide sidewalk. The request for a variance would reduce the amount of greenspace between the property line and the parking lot by six-feet.

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 an annexation agreement for the property required the dedication of a 45-foot wide strip of public right-of-way. The City built Airport Road wider than expected and the right-of-way lacks adequate parkway to safely accommodate a five-foot wide sidewalk on the east side of Airport Road (west side of the subject property). The landowner is allowing a six-foot wide pedestrian easement for a five-foot wide sidewalk on the west side of the lot. The easement and sidewalk encroach into the 12-foot required landscaping setback. The physical challenges are a result of the expansion of Airport Road and the need to provide a safe separation between the sidewalk and the road. This circumstance is unique because, traditionally, sidewalk is located in the public right-of-way. The City is requesting the easement to achieve the goal of accommodating pedestrian access on Airport Road. As a result, the variance is requested to accommodate the sidewalk and still allow for some green space.

That the variances would be the minimum action necessary to afford relief to the applicant; and the variance is the minimum action necessary; the variance is a compromise between the City and the landowner. Other possibilities could result unnecessary hardship on the landowner.

That the special conditions and circumstances were not created by any action of the applicant; and the expansion of Airport Road and the lack of necessary parkway are factors necessitating the variance. The landowner did not create the circumstances.

That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; and traditionally, sidewalk is located in the Right-of-way. The City requested the easement to facilitate a pedestrian path along the east side of Airport Road. The variation will allow the property owner to make reasonable use of the land, accommodate the sidewalk safely, and provide substantial greenspace for landscaping.

That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties. The variance will allow the City to construct sidewalk that connects Cornelius Drive and Empire St. The building complies with adequate transitional yard setbacks and front yard setbacks. Additionally six-feet of green space remains. Six-feet is the required perimeter-landscaping setback for a parking lot everywhere other than the front yard.

STAFF RECOMMENDATION:

*Staff recommends the Zoning Board of Appeals **approve** the request for a reduction in the parking lot landscaping setback on the east side of Lot 6 in the Empire Business Park Preliminary Plan, commonly known as 3101 Cornelius Dr.*

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

- Application
- Minutes from Planning Commission
- Preliminary Plan
- Aerial Map
- Zoning Map
- Newspaper notice and neighborhood notice
- List of notified property owners

APPLICATION TO ZONING BOARD OF APPEALS

Please consider this as our petition for a variance from the requirement(s) of the Zoning Code. I have provided all information requested herein and attached our site plan and fee.

Site Address: Lot 6 Empire Business Park Preliminary Plan approx.. 2.2 acres

Petitioner: City of Bloomington Planning Commission on behalf of FOB

Development

Phone: 309-434-2226

Petitioner's Email Address: ksimpson@cityblm.org

Petitioner's Mailing Address Street: 115 E Washington St. Stu. 201

City, State, Zip Code: Bloomington, IL 61701

Contractual interest in the property yes no

Signature of Applicant _____

Brief Project Description:

FOB Development requested approval of a preliminary plan for Empire Business Park, the development of Lot 6 requires a twelve-foot landscaping setback and the City of Bloomington is requesting six feet of said setback be dedicated as a pedestrian easement to be used for sidewalk.

Code Requirements Involved:

44.7-2 (G) 4 (c)7 Minimum landscaping setback between the public right-of-way line and the parking lot should be 12 ft.

Variances(s) Requested:

6ft perimeter landscaping setback in lieu of 12 ft (6ft reduction) on the west side of the development of Lot 6 as presented in the Preliminary Plan, east side of Airport Road.

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 City of Bloomington requested the pedestrian easement on the west side of the property to allow for the construction of a sidewalk

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

An annexation agreement for the property required the dedication of a 45-foot wide strip of public right-of-way. The City built Airport Road wider than expected and the right-of-way lacks adequate parkway to safely accommodate a five-foot wide sidewalk on the east side of Airport Road (west side of the subject property). The landowner is allowing a six-foot wide pedestrian easement for a five-foot wide sidewalk on the west side of the lot. The easement and sidewalk encroach into the 12-foot required landscaping setback. The physical challenges are a result of the expansion of Airport Road and the need to provide a safe separation between the sidewalk and the road. This circumstance is unique because, traditionally, sidewalk is located in the public right-of-way. The City is requesting the easement to achieve the goal of accommodating pedestrian access on Airport Road.

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

The variance is the minimum action necessary; the variance is a compromise between the City and the landowner. Other possibilities could create unnecessary hardship on the landowner.

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

The expansion of Airport Road and the lack of necessary parkway are factors necessitating the variance. The landowner did not create the circumstances.

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

Traditionally sidewalk is located in the Right-of-way. The City requested the easement to facilitate a pedestrian path along the east side of Airport Road. The variation will allow the property owner to make reasonable use of the land, accommodate the sidewalk safely, and provide substantial greenspace for landscaping.

5. That the granting of this variance will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use or development of adjoining properties.

The variance will allow the City to construct sidewalk that connects Cornelius Drive and Empire St. The building complies with adequate transitional yard setbacks and front yard setbacks. Additionally six-feet of green space remains. Six-feet is the required perimeter landscaping setback for a parking lot everywhere other than the front yard.

**MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 25, 2017 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. J. Balmer, Mr. David Stanczak, Mr. James Pearson, Mr. John Protzman, Ms. Megan Headean, Mr. Mark Muehleck, Chairman Justin Boyd

MEMBERS ABSENT: Mr. Kevin Suess, Mr. Eric Penn

OTHERS PRESENT: Mr. George Boyle, City Attorney; Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City Planner.

CALL TO ORDER Chairman Boyd called the meeting to order at 4:01 PM.

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the minutes from the September 27, 2017 regular meeting. Mr. Balmer motioned to approve the minutes. Mr. Pearson seconded the motion. The Commission approved the minutes by a voice vote, 7-0.

REGULAR AGENDA:

PS-03-17 Public hearing, review, and action on a petition submitted by FOB Development Inc. requesting the reinstatement of the preliminary plan, “Empire Business Park Preliminary Plan” for the property located at the northeast corner of Airport Rd and Empire St., approximately 34.90 acres.

Chairman Boyd introduced the case. Ms. Rivera presented the staff report and positive recommendation with the condition that the plan is revised to address the staff comments included in the Planning Commission Packet. Ms. Rivera described the subject property, surrounding uses and zoning. She shared pictures of the property and aerial and zoning maps. She explained that a preliminary plan was approved in 2009 by City Council but due to three years of inactivity the plan expired in 2017. Ms. Rivera explained the case’s relationship to the preliminary plan and noted the addition of sidewalk along Airport Rd and Route 9 aligns with the comprehensive plan’s goals of walkability. Ms. Simpson stated that staff shared their commentary with the petitioner who has resubmitted an updated preliminary plan. The updated revision, dated October 23, 2017, was incorporated into the record and marked “Exhibit A”. Ms. Simpson highlighted the revisions and explained the significance of incorporating sidewalk along Airport Road. Ms. Simpson explained that the proposed plan addresses sidewalk by allowing a six foot pedestrian easement. She stated that due to the sidewalk, a six foot variance from the landscaping requirements is required to develop Lot 6, and she asked the Commission to motion to include a favorable recommendation requesting the variance to the Zoning Board of Appeals.

Mr. Stanczak asked if acquiring additional right of way were possible to allow the sidewalk to remain on public property. Ms. Simpson explained that land owner dedicated the amount of right-of-way for Airport Road agreed upon in the 1998 annexation agreement, but the road was built wider than anticipated. The easement is required in order to provide ample parkway between the sidewalk and the road, and without the easement, the sidewalk would be dangerously close to the road. Mr. Pearson asked for clarification on the expiration of a preliminary plan. Ms. Simpson confirmed that because no lots of record were created between 2014 and now, the plan had expired.

Mr. Neil Finlen, Civil Engineer with Farnsworth Associates, was sworn in. He explained the need for parkway on Airport Road and clarified the pedestrian easement. He stated the petition was prompted by the development of a medical facility on Lot 6. He stated the petitioner plans to cooperate with Engineering on an intersection design study, if needed, for Galena Road. He hopes more development will follow this development and expressed gratitude to city staff for their cooperation throughout this process.

Mr. Balmer motioned to approve the preliminary plan conditional to the revisions requested by staff, and to recommend to the approval of a six foot variance for Lot 6 to the Zoning Board of Appeals to allow for the pedestrian easement. Mr. Stanczak seconded the motion. The motion was approved 6-0-1 with the following votes cast: Mr. Balmer—yes; Mr. Stanczak—yes; Mr. Pearson—yes; Mr. Protzman—yes; Ms. Headean—yes; Mr. Muchleck—Abstain; Chairman Boyd—yes.

OLD BUSINESS: None

NEW BUSINESS: Chairman Boyd introduced Mr. Mark Muchleck, a new member to the Commission. Mr. Muchleck introduced himself and provided a brief background.

ADJOURNMENT: The meeting adjourned at 4:18 by unanimous voice vote; motioned by Mr. Balmer and seconded by Ms. Headean.

Respectfully submitted,
Katie Simpson,
Secretary.



FOB DEVELOPMENT, INC.

EMPIRE BUSINESS PARK PRELIMINARY PLAN

BLOOMINGTON, ILLINOIS

E. 1/2 SEC. 31, T. 245N., R. 3 E., 3 P.M.

EMPIRE BUSINESS PARK PRELIMINARY PLAN

Location Map



http://www.fincos.com

Project No: 0771384.00

Design Firm Registration # 184001856

2709 McGraw Drive - Bloomington, Illinois 61704 - Phone: (309) 663-8435 / info@f-w.com

Date: September 29th, 2017

Notes

1. THIS PROPERTY IS CURRENTLY WITHIN THE CORPORATE LIMITS OF THE CITY OF BLOOMINGTON AND CONTAINS 34.9 ACRES (14.1 HECTARES) AND IS TO BE SUBDIVIDED INTO 13 LOTS AND 1 OUTLOT.
2. LOTS 6-14 ARE CURRENTLY ZONED B-1 GENERAL-HIGHWAY BUSINESS DISTRICT WITH A PORTION OF LOT 6 ZONED B-2.
3. ANY PORTION OF THE LOTS WHICH DRAIN TO AIRPORT ROAD SHALL PROVIDE ONSITE DETENTION BASINS TO BE CONSTRUCTED TO THE SOUTH OF THE LOTS WHICH DRAIN TO THE EXISTING EAGLE CREEK DETENTION BASINS WITHOUT PASSING THROUGH AN EXISTING REGIONAL DETENTION FACILITY CONSTRUCTED WITHIN THE EMPIRE BUSINESS PARK DEVELOPMENT SHALL PAY A TAP-ON FEE IN-LIEU OF DETENTION ONSITE.
4. ALL STREETS SHALL BE PUBLIC AND SHALL BE DEDICATED TO THE CITY OF BLOOMINGTON. ALL SANITARY SEWERS, STORM SEWERS AND WATER MAINS SHALL BE PLACED IN PUBLIC EASEMENTS OR RIGHT-OF-WAYS AND SHALL BE DEDICATED TO THE CITY OF BLOOMINGTON.
5. EXISTING TOPOGRAPHIC DATA IS FROM A FIELD SURVEY BY FARNSWORTH GROUP, INC. DATED OCTOBER 14, 2009. EXISTING CONTOURS SHOWN BASED ON 2012 LIDAR DATA AS SHOWN ON FRM MAP 17113C0510 E DATED JANUARY 16, 2008.
6. NO PORTION OF THIS DEVELOPMENT LIES WITHIN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON FRM MAP 17113C0510 E DATED JANUARY 16, 2008.
7. GALENA ROAD AND 41ST COURT SHALL BE CONSTRUCTED TO MEET CITY OF BLOOMINGTON REQUIREMENTS.
8. THE FINAL DESIGN AND CONSTRUCTION OF THE INTERSECTION OF GALENA ROAD AND 41ST COURT SHALL BE DETERMINED BY THE CITY OF BLOOMINGTON. THE FINAL DESIGN AND CONSTRUCTION OF THE INTERSECTION DESIGN STUDY (IDS). THE DEDICATION OF SOUTHWEST CORNER MAY BE REQUIRED. IDS TO BE COMPLETED AT THE TIME GALENA ROAD IS EXTENDED TO AIRPORT ROAD.
9. THE FINAL CROSS SECTIONS OF THE STREET PAVEMENT THICKNESS SHALL BE DETERMINED BY A PAVEMENT DESIGN AT TIME OF CONSTRUCTION.
10. DEVELOPER UNDERSTANDS THAT A VARIANCE REQUEST FOR SECTION 44.7-2(G4),(C)(7) OF THE ZONING CODE MAY BE REQUIRED FOR LOTS 8, 7, 12, 13, AND 14 WHERE THE CITY OF BLOOMINGTON HAS A CONCERN FOR THE PROPOSED SIDEWALK WITHIN A 6' EASEMENT ALONG THE EAST RIGHT-OF-WAY LINE OF AIRPORT ROAD.

RECOMMENDATION OF PRELIMINARY PLAN APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF BLOOMINGTON, ILLINOIS

"Noting a hereby given that the Preliminary Plan of the Empire Business Park shown hereon is recommended by the Planning Commission of the City of Bloomington, Illinois, and that the modifications contained in Appendix A, (if any), which is attached hereto."

The Planning Commission of Bloomington, Illinois

Date: _____, 2017

By: _____ Chairman

By: _____ Executive Secretary

NOTICE OF APPROVAL OF PRELIMINARY PLAN BY THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS

"The Preliminary Plan of the Empire Business Park shown hereon is recommended by the City Council of the City of Bloomington, Illinois, and that the modifications contained in Appendix A, (if any), which is attached hereto."

The City Council of Bloomington, Illinois

Date: _____, 2017

By: _____

Witnessed By: _____
Date: _____
Description: _____
Title: _____



2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
309/663-8435 / info@f-w.com

#	DATE:	DESCRIPTION:
10232017		CITY REVIEW COMMENTS

©OB Development, Inc.

**Empire Business Park
Preliminary Plan**

stigmatisation. Illinois

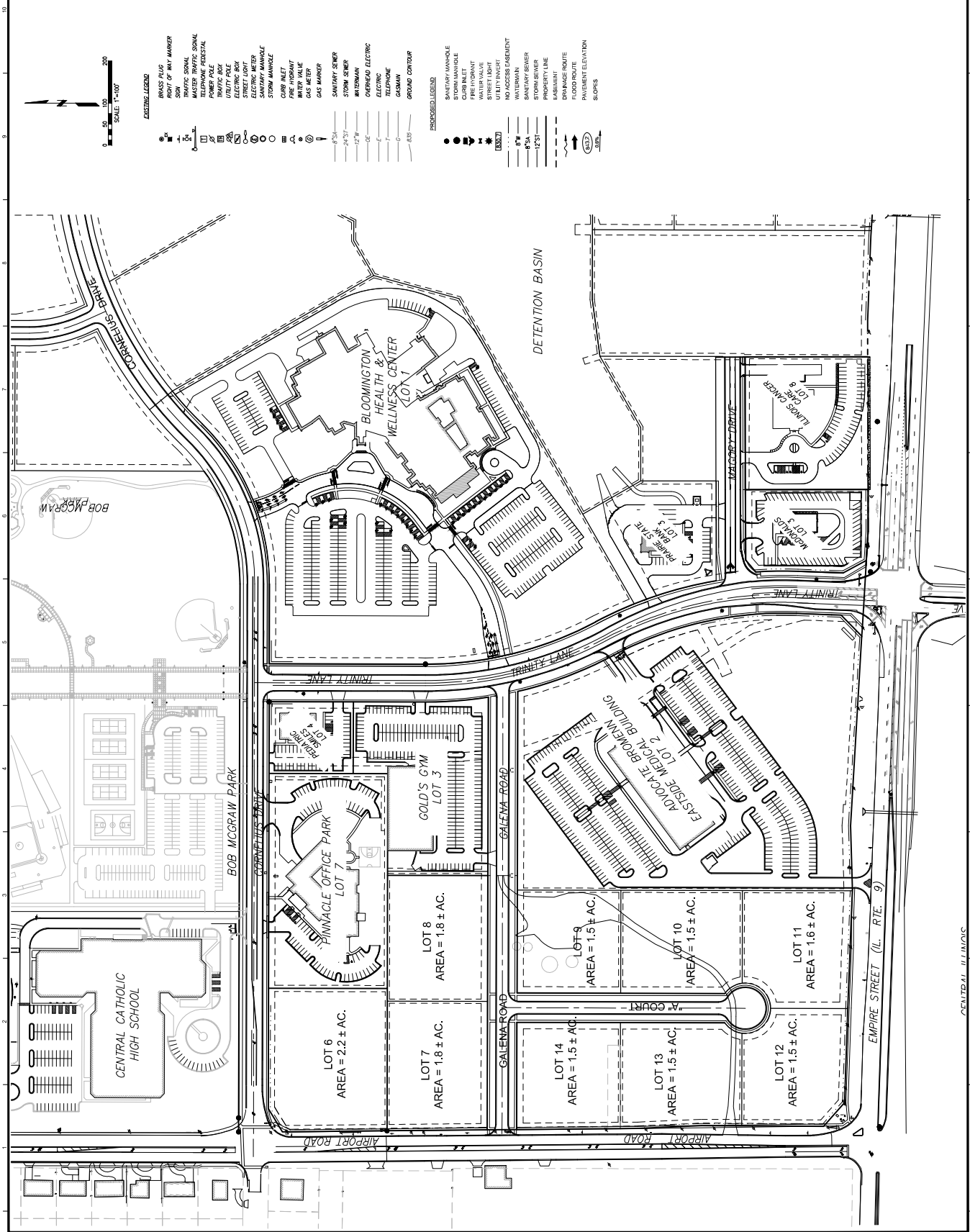
DATE:	09/29/2017
DESIGN/DRAWN:	EMR
REVIEWED:	JMG
FIELD BOOK NO.:	2756

KEY MAP

POST NUMBER:

C1.0

PROJECT NO.: 0171384.00





www.fw.com

#	DATE:	DESCRIPTION:
1	10/23/2017	CITY REVIEW COMMENTS

FOR DEVELOPMENT

Empire Business Park Preliminary Plan

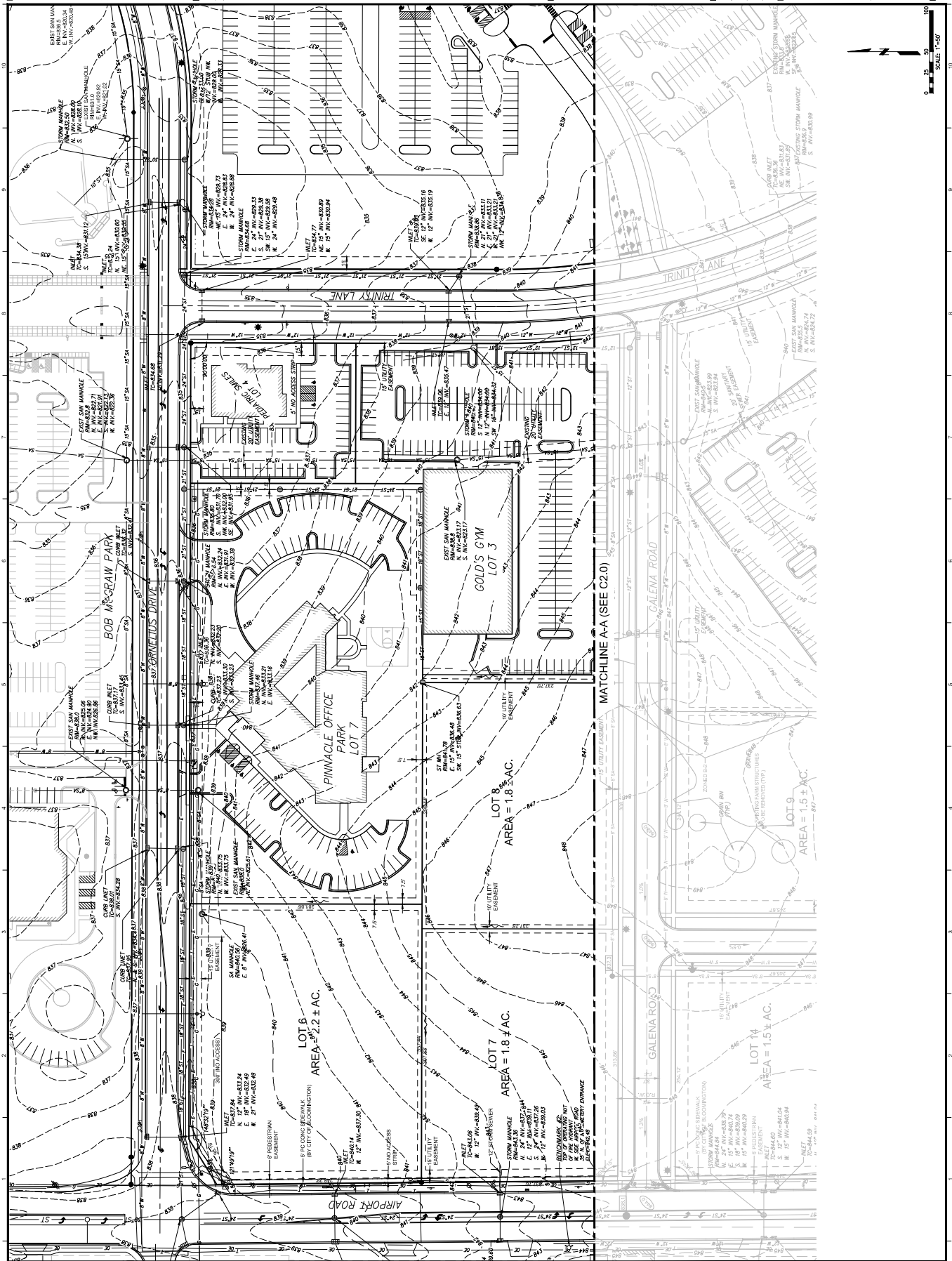
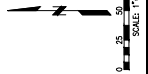
DATE: 09/29/2017

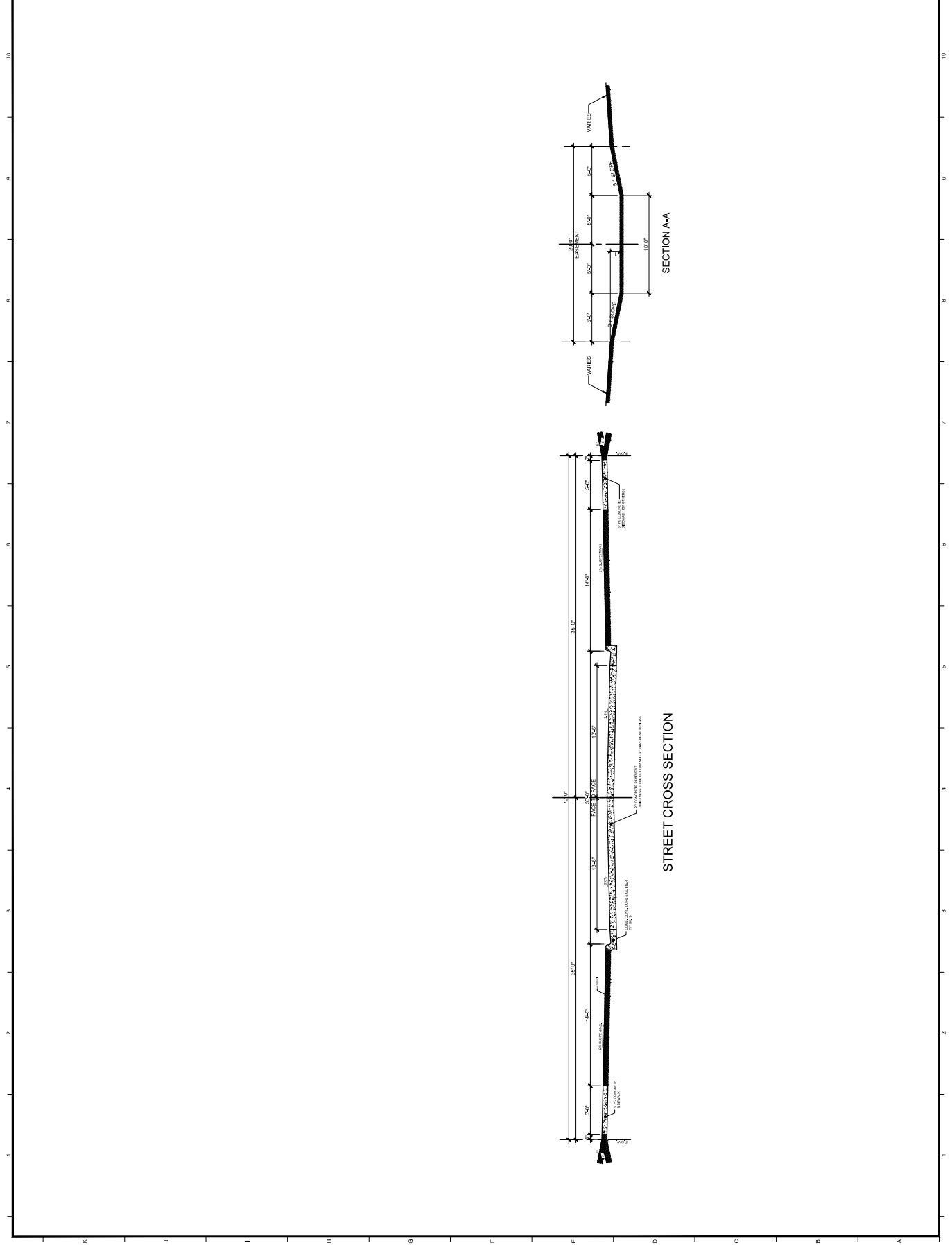
DESIGNED/DRAWN:	EMK
REVIEWED:	JMG

CONCLUSION

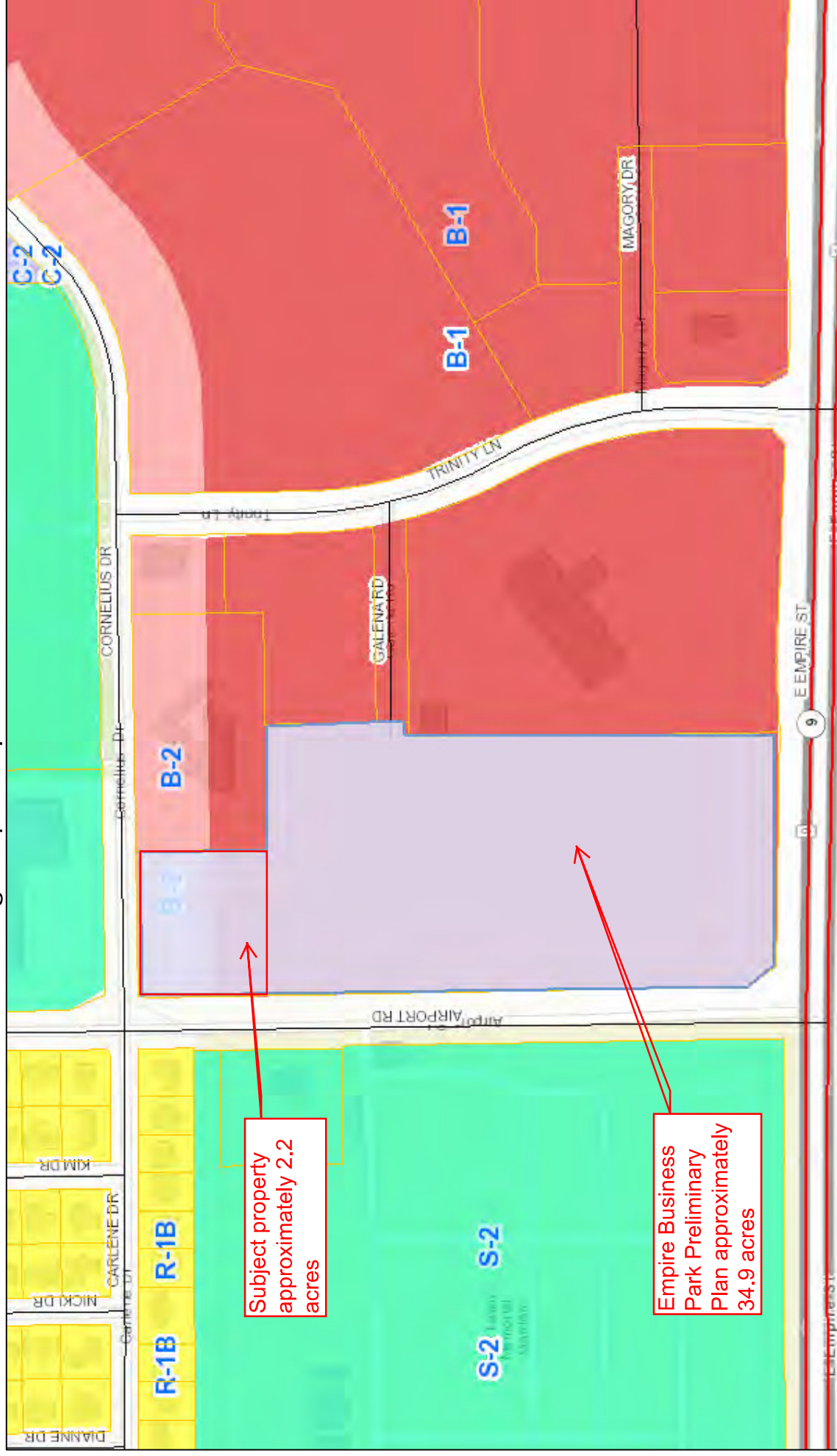
8

200





Zoning Map: Empire Business Park



October 12, 2017

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Aerial View: Empire Business Park



October 12, 2017

<http://www.McGis.org/License>



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

October 31, 2017

Dear Property Owner or Resident:

The Zoning Board of Appeals will hold a public hearing on Wednesday November 15, 2017 at 4:00PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois to hear testimony on petitions submitted by the Planning Commission on behalf of FOB Development, requesting the following approval for the property at the northeast corner of Airport Rd and Empire St: a Variance to allow a 6ft reduction in landscaping setback, to the west portion of lot 6, in order to accommodate for a sidewalk(44.7-2). All interested persons may present their views upon such matters pertaining thereto at the public hearing. The petitioner or his/her Counsel/Agent must attend the meeting. A legal description of the subject property is attached to this letter.

LEGAL DESCRIPTION: A PART OF SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 7 IN EMPIRE BUSINESS PARK FOURTH ADDITION TO THE CITY OF BLOOMINGTON, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 2013 AS DOCUMENT NO. 2013-18632 IN THE MCLEAN COUNTY RECORDER'S OFFICE, MCLEAN COUNTY, ILLINOIS. FROM SAID POINT OF BEGINNING, THENCE WEST 285.51 FEET ALONG THE SOUTH LINE OF CORNELIUS ROAD AS DEDICATED IN CENTRAL CATHOLIC/MCGRAW PARK SUBDIVISION IN THE CITY OF BLOOMINGTON, ILLINOIS, PER ORDINANCE NO. 2002-90 APPROVED BY THE BLOOMINGTON CITY COUNCIL TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF BLOOMINGTON FOR THE EAST PORTION OF AIRPORT ROAD ACCORDING TO THE TRUSTEES DEED DOCUMENT NO 2003-40630; THENCE SOUTHWEST 64.37 FEET ALONG THE EASTERLY LINE OF SAID TRACT OF LAND WHICH FORMS AN ANGLE TO THE RIGHT OF 148°-32'-19" WITH THE LAST DESCRIBED COURSE; THENCE SOUTH 248.28 FEET ALONG SAID EASTERLY LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 120°-46'-26" WITH THE LAST DESCRIBED COURSE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 7; THENCE EAST 337.44 FEET ALONG SAID WESTERLY EXTENSION WHICH FORMS AN ANGLE TO THE RIGHT OF 90°-41'-15" WITH THE LAST DESCRIBED COURSE TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 281.86 FEET ALONG THE WEST LINE OF SAID LOT 7 WHICH FORMS AN ANGLE TO THE RIGHT OF 90°-00'-00" WITH THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING PIN: 15-31-351-009

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). Communications in writing in relation thereto may be filed with the Department of Community Development, or 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.



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

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. If you desire more information regarding the proposed petition or have any questions you may email me at irivera@cityblm.org or call me at (309) 434-2226.

Sincerely,

A handwritten signature in black ink, appearing to read "Izzy Rivera".

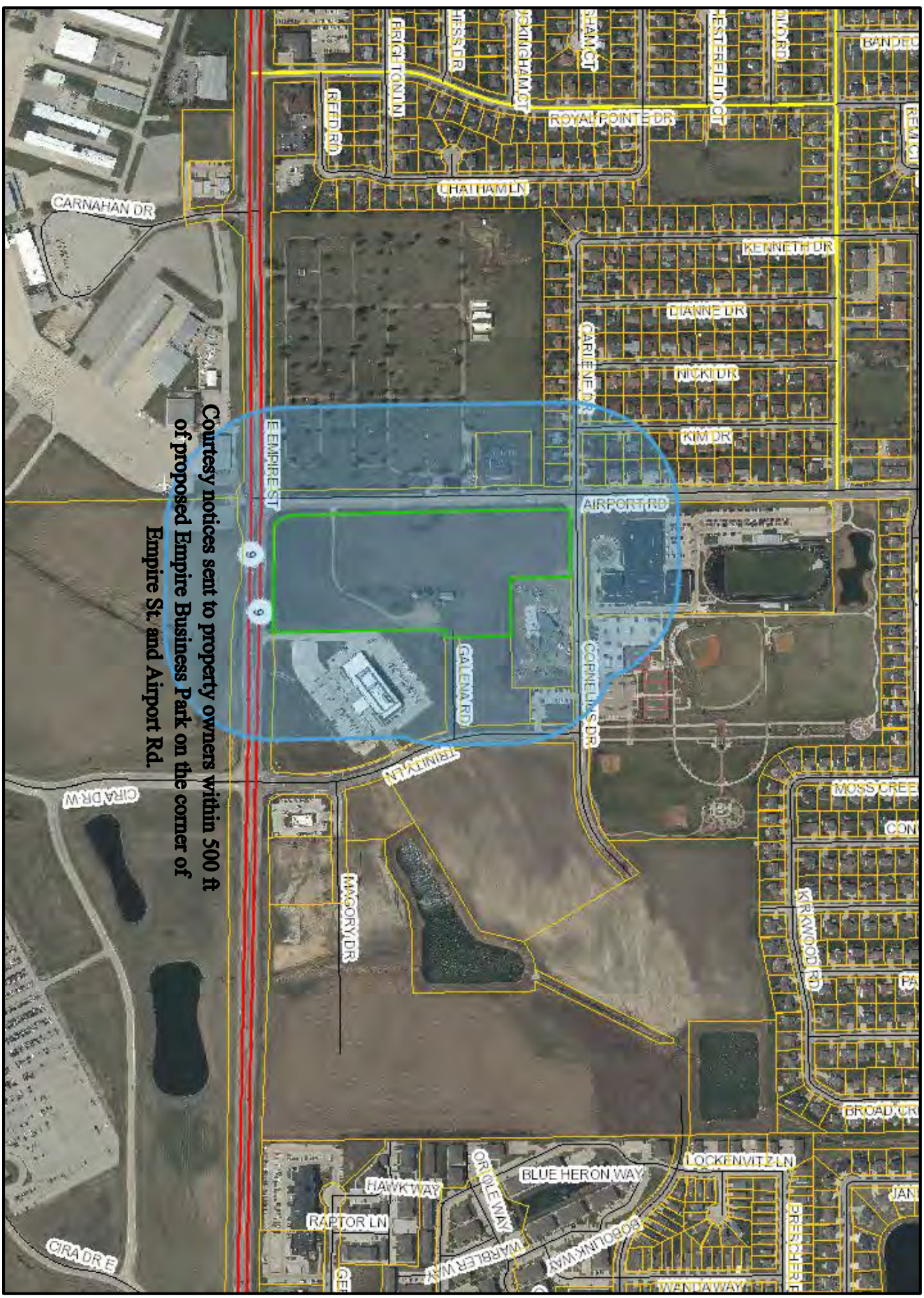
Izzy Rivera

Assistant City Planner

Attachments:

Map of notified properties within 500 ft of subject property

Public Hearing on November 15, 2017 for a Variance



Courtesy notices sent to property owners within 500 ft
 of proposed Empire Business Park on the corner of
 Empire St. and Airport Rd.

TYLER VANWYNSBERG 1210 AIRPORT RD BLOOMINGTON, IL. 61704	DANIEL KUGLICH 1206 KIM DR BLOOMINGTON, IL. 61704	DANIEL AND JULIE PATTEN 1202 KIM DR BLOOMINGTON, IL. 61704
ERIC MEEKER 1204 Kim Dr BLOOMINGTON, IL. 61704	RONALD MCCROSKEY 1205 KIM DR BLOOMINGTON, IL. 61704	DOUGLAS & DANA SUTTON 1209 KIM DR BLOOMINGTON, IL. 61704
FAMILY TRUST WEHMEYER 1204 AIRPORT RD BLOOMINGTON, IL. 61704	MORGAN E & ROBIN L VANDERMAY KIRKMAN 3011 CARLENE DR BLOOMINGTON, IL. 61704	CHARLES BATES 3013 CARLENE DR BLOOMINGTON, IL. 61704
KATHRYN GAINES 1208 AIRPORT ROAD BLOOMINGTON, IL. 61704	CHRISTOPHER & LEA ANN GOLICK 1207 KIM DR BLOOMINGTON, IL. 61704	MICHAEL WALTERSDORF 1206 AIRPORT RD BLOOMINGTON, IL. 61704
RON & VIVIAN MORRIS 3017 CARLENE DR BLOOMINGTON, IL. 61704	EASTLAWN MEMORIAL PARK PO BOX 130548 PROP TAX 8 FLOOR HOUSTON, TX. 77219	JANIS K & DANIEL WISSMILLER STEINER 3014 CARLENE DR BLOOMINGTON, IL. 61704
JAMES CLICK 1203 KIM DR BLOOMINGTON, IL. 61704		THOMAS A & JUDY JEAN REITER 3015 CARLENE DR BLOOMINGTON, IL. 61704
GEORGE SCOTT 3019 CARLENE DR BLOOMINGTON, IL. 61704	THOMAS & BARBARA BUNCH 3016 CARLENE DR BLOOMINGTON, IL. 61704	CENTRAL CATHOLIC HIGH SCHOOL 1201 AIRPORT RD BLOOMINGTON, IL. 61704
BLOOMINGTON-NORMAL AIRPORT AUTHORITY 3201 CIRA DR STE 200 BLOOMINGTON, IL. 61704	BLOOMINGTON-NORMAL AIRPORT AUTHORITY 3201 CIRA DR STE 200 BLOOMINGTON, IL. 61704	MCGRAW PARK CITY OF BLOOMINGTON 109 E OLIVE BLOOMINGTON,IL. 61701
ATTN ACCOUNTING DEPARTMENT BROMENN HEALTHCARE HOSPITAL 1304 FRANKLIN AVE NORMAL, IL. 61761	PDMC 9 BURGUNDY CT BLOOMINGTON, IL. 61704	JFT PROPERTIESLLC 15 BROMPTON CT BLOOMINGTON, IL. 61704
MORINE II LLC 15716 E 550 NORTH RD HEYWORTH, IL. 61745	SOY AG SERVICES DENEEN BROTHERS FARMS 6 HEARTLAND DR STE A BLOOMINGTON, IL. 61704	