



AGENDA
PLANNING COMMISSION
REGULAR MEETING

GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, SEPTEMBER 22, 2021, 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 at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/publiccomment at least 5 minutes before the start of the meeting.

4. MINUTES Review the minutes of the September 8, 2021 regular Planning Commission meeting.

5. REGULAR AGENDA

A. Z-22-21 Public Hearing, review and action on text amendments, modifications and deletions to the Bloomington Zoning Ordinance, Chapter 44 of the City Code, submitted by the Bloomington City Council (Resolution 2021-31) relating to (1) auto repair and sale exclusions, definition, and zoning; (2) updating certain zoning classifications; (3) reviewing residential uses that were previously permitted by right or via Special Use in commercial districts should again be allowed; (4) zoning for snack food manufacturing; (5) zoning for assisted living facilities; and (6) the review and submission process and commission schedules.

B. PR-07-21 Public hearing, review, and action on a petition submitted by Tim Dearman on behalf of Oldacre McDonald, LLC for an update to the Preliminary Planned Unit Development; and Legislative Site Review, with a Special Use Permit and possible variances, to allow vehicle repair and service in the B-1 (General Commercial) District, for the property located at 1106 S Veterans Parkway, Bloomington, IL 61704, PIN(S): 21-11-351-024, 21-11-351-025 (Ward 8)

6. OLD BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT



DRAFT
MINUTES

**PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF
BLOOMINGTON, ILLINOIS
REGULAR MEETING
Community Room
115 E Washington St
BLOOMINGTON, IL
WEDNESDAY, September 8, 2021 4:00 P.M.**

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting registered at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment emailed their comments to publiccomment@cityblm.org.

The Planning Commission convened in Regular Session in person with City Planner Glen Wetterow, Assistant Director Kimberly Smith, and Assistant City Attorney George Boyle present in the Community Room at 4:00 p.m., Wednesday, September 8, 2021.

The meeting was called to order by Chairperson Mohr.

ROLL CALL

Attendee Name	Title	Status
Mr. Tyson Mohr	Chair	Present
Mr. Justin Boyd	Vice Chair	Present
Mr. Thomas Krieger	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Present
Mr. David Stanczak	Commissioner	Present
Mr. John Danenberger	Commissioner	Present
Mr. Brady Sant-Amour	Commissioner	Present
Mr. Benjamin Muncy	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Mr. Glen Wetterow	City Planner	Present

PUBLIC COMMENT

No public comment.

MINUTES

Mr. Boyd motioned to approve the minutes from the regular June 23, 2021 meeting. Mr. Muehleck seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Krieger - Yes, Mr. Muncy - Yes, Mr. Sant-Amor - Yes, Mr. Mohr - Yes. The motion was approved (8-0-0).

REGULAR AGENDA

- A. Z-20-21** Public hearing, review, and action on a petition submitted by Center for Comprehensive Services, Inc. d/b/a NeuroRestorative Illinois to rezone property from B-1, General Commercial District to P-2, Public Districts located at 2002 Fox Creek Road (PIN: 21-17-302-017). (Ward 2)

Mr. Boyd and Mr. Stanczak asked for clarification related the discontinuance of use condition associated with P-2 zoning. City staff reiterated that under P-2 zoning if a permitted, special or nonconforming, is discontinued for a period of 18 months, the zoning classification of such property shall, as of the first day of discontinuance of such use, revert to the classification of R-1A. Staff stated it was likely the property would come back before the Commission for rezoning from R-1A to another zoning as the location and previous uses of the property are not ideal for residential zoning. Mr. Boyle reiterated what staff had stated in regards to the discontinuance in P-2 zoning and the reversion to R-1A zoning.

Mr. Moyr asked staff why the zoning could not be P-1 zoning. Staff stated the intent for P-1 University District zoning is to allow for the establishment and expansion of colleges, universities, or theological schools. The proposed school does not meet this criteria and would thus be best suited in the P-2 zoning district as it is a private school that has an inherent relationship to the public interest.

Mr. Moyer asked staff why the zoning could be left as B-1. Staff stated the current zoning, B-1 does not permit the proposed use. P-2 would be the zoning needed to permit the proposed use.

Petitioner was present but did not have any comments.

There was no further discussion on the case.

Mr. Boyd motioned to accept the findings of fact that the proposed map amendment is in the public interest and not solely for the benefit of the petitioner. Mr. Krieger seconded the motion. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Krieger - Yes, Mr. Sant Amour - Yes, Mr. Muncy - Yes, Mr. Mohr - Yes. The motion was approved (8-0-0).

Mr. Boyd motioned to recommend approval of the petition submitted by Center for Comprehensive Services, Inc. d/b/a NeuroRestorative Illinois for a zoning map amendment for the property located at 2002 Fox Creek Road, Bloomington, IL 61701 (PIN:21-17-302-017) from B-1, General Business District to P-2, Public District (Ward 2). Mr. Muehleck seconded the motion. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr.

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS

WEDNESDAY, SEPTEMBER 8, 2021

Page | 2

Muehleck - Yes, Mr. Krieger - Yes, Mr. Sant Amour - Yes, Mr. Muncy - Yes, Mr. Mohr - Yes. The motion was approved (8-0-0).

OLD BUSINESS

No items.

NEW BUSINESS

No items.

ADJOURNMENT

Mr. Muehlck motioned to adjourn. Mr. Boyd seconded. All were in favor. The meeting was adjourned at 4:30 PM.

DRAFT

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS

WEDNESDAY, SEPTEMBER 8, 2021

Page | 3



PLANNING COMMISSION

TO: Planning Commission

FROM: Economic & Community Development Department, Planning Division

DATE: September 22, 2021

REQUEST: Z-22-21 Public Hearing, review and action on text amendments, modifications and deletions to the Bloomington Zoning Ordinance, Chapter 44 of the City Code, submitted by the Bloomington City Council (Resolution 2021-31) relating to (1) auto repair and sale exclusions, definition, and zoning; (2) updating certain zoning classifications; (3) reviewing residential uses that were previously permitted by right or via Special Use in commercial districts should again be allowed; (4) zoning for snack food manufacturing; (5) zoning for assisted living facilities; and (6) the review and submission process and commission schedules.

BACKGROUND

At the regular City Council meeting on August 23, 2021, the City Council approved Resolution no. 2021-31, per Chapter 44.17-6 of the Bloomington City Code, to initiate text amendments to the City's zoning regulations, Chapter 44 of the Bloomington City Code (see attached memorandum and resolution).

Specifically, identified need for amendments relate to:

1. Auto repair and sale exclusions, definitions, and zoning; and
2. Updating certain zoning classifications; and
3. Reviewing residential uses that were previously permitted by right or via special use in commercial districts that should be allowed again; and
4. Zoning for snack food manufacturing; and
5. Zoning for assisted living facilities; and
6. The review and submission process and commission schedules.

This memorandum will focus on Auto Repair; subsequent amendments pursuant to the Resolution described about will be brought forward to the Planning Commission on future dates.

Issue

After practical application of the comprehensive rewrite of the zoning code, adopted March 11, 2019, deficiencies related to auto repair were noted, particularly, it was discovered that vehicle repair and service were not permitted as a primary use:

- “Vehicle repair and service” is listed in the permitted use tables (Ch. 44, 5-2 and Ch. 44, 6-2) as permitted by right in the M-1 and M-2 Industrial Districts not adjoining residential, as a Special Use in the B-1, General Commercial District; and also as a Special Use in the M-1 and M-2 Manufacturing Districts when the use adjoins a residential district boundary line; and
- The definition “vehicle repair and service” (Ch. 44, 16) refers the reader to the definition for “automobile service station;” and the definition for “automobile service station” is a lengthy definition that states “activities permissible at an automobile service station do not include....autobody work, straightening of auto body parts, painting, welding, storage of automobiles not in operating condition, or other work involving noise, glare, fumes, smoke or other characteristics to an extent greater than normally found in automobile service stations.”

Suggested Solution

This combination of definitions effectively disallows auto repair as a primary use anywhere in the City; adding definitions to separate “vehicle repair and service” from “automobile service station” would resolve this. After careful research and discussion with the consulting company that helped write the code amendments, it was determined that text which would resolve this was already proposed in a code draft dated September 11, 2017. This text was not included in the final, codified version of the code; however the consultant and staff believe this was an oversight.

The recommended change, therefore, is as follows (add underline words, and delete stricken words):

VEHICLE REPAIR AND SERVICE

See “~~automobile service station.~~” A building, accessory building, or an accessory portion of the principal building on the premises which is intended for or being used for repair and servicing of motor vehicles or other motor driven means of transportation, including general repair, engine rebuilding, reconditioning, and autobody services (e.g. collision service or refinishing).

STAFF RECOMMENDATION

Staff recommends approval of the proposed text amendment, as described.

Respectfully submitted,

Kimberly Smith, AICP, MAUP, MBA
Assistant Economic and Community Development Director

Attachments:

Council Memo for August 23, 2021, Item 7.H.
Resolution No. 2021-31



CONSENT AGENDA ITEM NO. 7.H

FOR COUNCIL: August 23, 2021

SPONSOR: Economic & Community Development Department

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action on a Resolution Authorizing the Initiation of Text Amendments to the Bloomington Zoning Ordinance, Chapter 44 of the Bloomington City Code, as requested by the Economic & Community Development Department.

RECOMMENDED MOTION: The proposed Resolution be approved.

STRATEGIC PLAN LINK:

- Goal 5. Great Place - Livable, Sustainable City
- Goal 4. Strong Neighborhoods
- Goal 3. Grow the Local Economy
- Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

- Objective 5a. Well-planned City with necessary services and infrastructure
- Objective 4c. Preservation of property/home valuations
- Objective 3c. Revitalization of older commercial homes
- Objective 3a. Retention and growth of current local businesses
- Objective 1c. Engaged residents that are well informed and involved in an open governance process

BACKGROUND: Chapter 44 of the Bloomington City Code, the City's Zoning Code, underwent a comprehensive rewrite that was adopted March 21, 2019. Practical application is the best way to test a new code; and as with most code rewrites of this magnitude, it takes time for a new code to be tested. Since the adoption in 2019 and subsequent updates, City staff has continued to identify any provisions that need clarification and/or revision.

Chapter 44.17-6 of the Bloomington City Code gives the Council the authority to pass a resolution to initiate text amendments to its zoning regulations, Chapter 44 of the Bloomington City Code, and to direct the Bloomington Planning Commission to hold a public hearing on said amendments.

In this case, City staff has identified certain land use restrictions believe to be unintended consequences of the 2019 update. Accordingly, staff is recommending changes to the Zoning Code to re-allow uses that were previously allowed by right. This includes single and multifamily homes, assisted living facilities, snack food manufacturing, auto repair and sales. In addition, the proposed amendments will also evaluate the review and submission process and commission schedules. City staff will begin detailing and outlining specific proposed changes and the Bloomington Plan Commission will begin holding public hearings on the proposed changes as they are ready. The recommendations of the Bloomington Plan Commission will then come back before the City Council for final approval.

The review and continued update of the Zoning Code will continue by staff and additional requests for text amendments may be necessary in the future.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: One or more public hearings will be held and noticed on the proposed text amendments.

FINANCIAL IMPACT: The proposed text amendments are likely to encourage investment and growth within the City creating a positive financial impact.

COMMUNITY DEVELOPMENT IMPACT: The Comprehensive Plan promotes the overall public good, community sustainability and prosperity. The Zoning Ordinance is the implementation vehicle of the plan. To make investment unusable or difficult without a public purpose does not promote the Comprehensive Plan; the text amendments are intended to help remedy this.

Respectfully submitted for Council consideration.

Prepared by: Kimberly Smith, Asst Economic & Community Development Director

Reviewed by:



Melissa Hill, Economic and Community Development Director

8/16/2021



Chris Tomerlin, Budget Manager

8/16/2021



Jeffrey R. Jurgens, Corporation Counsel

8/19/2021



Tara Henry, Legislative Assistant & Records Manager

8/19/2021

Attachments:

- E&CD 2B 2021 Text Amendment Resolution

RESOLUTION NO. 2021 - 31

**A RESOLUTION AUTHORIZING THE INITIATION OF TEXT AMENDMENTS TO THE
BLOOMINGTON ZONING ORDINANCE, CHAPTER 44 OF THE BLOOMINGTON CITY CODE**

WHEREAS, the City of Bloomington is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs; and

WHEREAS, pursuant to the Illinois Municipal Code, the City of Bloomington has authority to create and to establish, by ordinance, zoning regulations and districts, and to amend said regulations and districts from time to time; and,

WHEREAS, the Bloomington City Council adopted a comprehensive text amendment to Chapter 44 of the City Code on March 11, 2019; and,

WHEREAS, City staff continues to evaluate the comprehensive update and identify areas where clarification and/or correction is needed; and,

WHEREAS, City staff is recommending that the Planning Commission look at potential text amendments including: (1) auto repair and sale exclusions, definitions, and zoning; (2) updating certain zoning classifications; (3) reviewing residential uses that were previously permitted by right or via special use in commercial districts should again be allowed; (4) zoning for snack food manufacturing; (5) zoning for assisted living facilities; and (6) the review and submission process and commission schedules; and,

WHEREAS, pursuant to Chapter 44.17-6 of the Bloomington City Code, the City Council has the power to pass this resolution to initiate the text amendments to its zoning regulations, Chapter 44 of the Bloomington City Code, and to direct the Bloomington Planning Commission to hold a public hearing on said amendments.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bloomington, McLean County, Illinois:

1. That the City Council directs city staff to initiate text amendments, as set forth herein and whether as a group or otherwise, to the Bloomington Zoning Ordinance, Chapter 44 of the Bloomington City Code;
2. That the Bloomington Planning Commission shall start to hold public hearings, after due notice as required by law, on said potential amendments.

PASSED this 23rd day of August 2021.

APPROVED this 24th day of August 2021.

CITY OF BLOOMINGTON


Mboka Mwilambwe, Mayor

ATTEST


Leslie Smith-Yocum, City Clerk





PLANNING COMMISSION

TO: Planning Commission

FROM: Economic & Community Development Department, Planning Division

DATE: September 22, 2021

REQUEST: PR-07-21 Public hearing, review, and action on a petition submitted by Tim Dearman on behalf of Oldacre McDonald, LLC for an update to the Preliminary Planned Unit Development; and Legislative Site Review, with a Special Use Permit and possible variances, to allow vehicle repair and service in the B-1 (General Commercial) District, for the property located at 1106 S Veterans Parkway (rear), Bloomington, IL 61704, PIN(S): 21-11-351-024, 21-11-351-025 (Ward 8)



Above: 1106 S Veterans Parkway Rear (Source: Google)

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Sunday, September 4, 2021. Courtesy notices were mailed to eight property owners within 500 feet of the subject property.

PROPERTY INFORMATION

Subject Property:	1106 S Veterans Parkway, Rear
Applicant:	Tim Dearman, Oldacre McDonald
Existing Zoning:	B-1 General Commercial District
Existing Land Use:	Vacant
Property Size:	1.77 acres (combined)
PIN:	21-11-351-024, 21-11-351-025

BACKGROUND

Petitioners' request:

The petitioner is requesting a legislative site plan review, and a Special Use to develop an automotive repair shop on the subject property. The proposed structure is roughly 16,000 square feet in size and will feature 20 service bays. All repair services will be conducted inside the building, and larger

engine/transmission repairs will be contracted to other local businesses and preformed off-site. The average storage time for a vehicle is seven days.

Property Characteristics:

The subject properties consist of roughly 1.77 acres of land located in Southwestern region of Bloomington. The property is currently vacant. The parcels are bounded by Veterans Parkway, Mercer Avenue, and Village Lane. The parcels make up Lot 42 of the developing Parkway Village Subdivision, which is being constructed in phases; this is phase 4, near the intersection of Interstate 55 and Interstate 74. The surrounding properties are all zoned commercial, industrial, and residential. The surrounding uses vary greatly from a retirement community to a hotel.

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	B-1 General Commercial, and R-3B Multiple Family Residence	Vacant, Retirement Community
South	B-1	Hotel
East	B-1, and M-1, Restricted Manufacturing	Vacant, Insurance
West	B-1	Credit Union, Restaurants



*A list of permitted uses for commercial districts can be found online in [Chapter 44, Divisions 5-2](#).

Compliance with the Comprehensive Plan

The subject property is identified as Tier 1-Infill Redevelopment Priority. The Future Land Use map shows the site as Regional Commercial which his consistent with the property's B-1 Zoning Classification. Approval of the Special Use algins with the following goals of the Comprehensive Plan.

- Goal ED-1. Ensure a broad range of employment opportunities for all residents.
 - Objective ED-1.2 Leverage community assets in attracting business.
- Goal ED-4. Enhance the image of Bloomington as a business-friendly community.
 - Objective ED-4.4 Prioritize infill and redevelopment to spur growth and reinvestment in the City.

STANDARDS FOR REVIEW

Ch.44, 15-6 Criteria for approval (PUD).

The proposed development is in alignment with the previously approved Preliminary PUD Amendment for Parkway Village Phase 4. Staff proposes the Planning Commission approve a condition that an updated preliminary plan for the Parkway Project Planned Unit Development Plan be submitted prior to the development and approval of the next phase. The preliminary plan should accurately depict the current development in place, as well as, the proposed future development for the remaining undeveloped lots.

Ch. 44, 17-9 Legislative site plan review.

The Site Plan review process is intended to protect the public interest in safety, economy, and from adverse site development that may be detrimental to neighboring property owners and the surrounding area. The following standards and objectives shall guide the review of City staff, the Planning Commission, and the City Council in making a determination on the proposed Site Plan.

Standards for Consideration for Site Plan Review

Standard	Discussion and Finding
The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.	The building is located near the center of the lot and is not located near any other existing buildings or structures. The proposed parking areas do not meet the minimum 12-foot setback for front yards as outlined in § 44-1205 (B)(3). Additionally, the parking lot does not meet the minimum 6-foot setback from side and rear yards as outlined in § 44-1205 (B)(2). The drive access does not meet the minimum 3 feet from side lot line required in 44-1205 (B)(2). The number of parking spaces provided does not meet the number required in § 44-1208 (A). This standard is met with the condition that the above-mentioned setbacks be met, and the required number of parking spaces be provided.
The extent to which the proposal minimizes any adverse impact of the development upon adjoining land.	The current site plan does not include screening for the vehicles stored outdoors. § 44-1308 (B) of the City Code requires screening for outdoor storage. The screening must meet the conditions outlined in 44-907 of the City Code. The standard is met with the condition screening being installed.
The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.	The street in question is a private drive that connects to Village Ln and Mercer Ave. The private drive was built with a closed drainage system per the request of the Public Works Department. Additionally, the Public Works Department required that an additional northbound lane on the east side of Mercer Ave with related geometric and traffic signal improvements. The standard is met.
The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.	The surrounding properties are all zoned B-1 (General Commercial) District and uses range from restaurants to hotels. There are no other uses similar to the proposed development in the area. The activities occurring at the proposed development would be complementary to the existing uses. The standard is met.

Ch. 44, 17-7 Special Use.

For each special use application, the Planning Commission shall report to the Council its findings of fact and recommendations, including the stipulations of additional conditions and guarantees, when deemed necessary, for the protection of the public interest or to meet the specified standards. No Special Use shall be recommended by the Planning Commission for approval unless all of the following factors are found:

Standards for Consideration for Special Use

Standard	Discussion and Finding
<i>That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort, or general welfare;</i>	The petitioner has indicated that all repair work will be performed inside the shop which will limit the proposed use's activities on surrounding properties. Additionally, § 44-1308 (B) of the City Code requires screening for outdoor storage. The screening must meet the conditions outlines in 44-907 of the City Code. This screening will further reduce the Special Use's impact on the general welfare. The standard is met with the condition screening being installed.
That 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;	Given the commercial character of the immediate area and the prevalence of auto-related uses within the general area (1.5 miles), the proposed use is compatible with surrounding uses and should not be detrimental to the operation or value of nearby properties. The standard is met.
That 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;	Establishment of the proposed Special Use at the subject property will contribute to the development of vacant land in an area classified as Tier 1-Infill Priority by the Comprehensive Plan's Land Use Priorities Map. The proposed use is comparable to existing uses in the general area. The potential impacts unique to vehicle repair will be mitigated by additional screening and use requirements. Lastly, the Parkway Village subdivision's internal road network diverts traffic from Veterans Parkway and Mercer Avenue. The standard is met.
That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;	An 8-inch watermain extends onto the subject property. The property is serviced by a private storm sewer main that cuts across the property and does run under the proposed building location. The storm sewer ultimately leads to a drainage basin on the out lot to the north. The City suggests but does not require the storm sewer main be relocated. An 8-inch sanitary sewer extends just west of the subject property and can be extended to the proposed development site. The internal road network of the subdivision takes access off Mercer Avenue and can be extended to the proposed development. The standard is met.
That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and	Village Lane provides interior circulation within the Parkway Village subdivision. This takes access from Mercer Avenue. The standard is met.

Ch. 44, 10-34 Vehicle repair and service.

The vehicle repair use is regulated by Ch. 44,10-34 of the City Code which requires additional bulk, height, and use provisions for the repair facility.

Standards for Consideration for Vehicle repair and service

Standard	Discussion and Finding
<i>Location. Not more than two automobile service stations shall be permitted on the quadrants of an intersection and shall not be located closer than 120 feet of a Residential District boundary.</i>	The subject property is not located within 120 feet of a Residential District, nor are there any other automobile service stations sited within the southeast quadrant of the intersection between Veterans Parkway and Mercer Avenue. The standard is met.
Site Standard No curb cuts shall be permitted within 10 feet of a side lot line or 20 feet of a street intersection.	The standard is met.

Site Standard Any area where inoperative vehicles are intended to be stored for a period of more than 10 days shall be fully screened in accordance with Article XIII of this Code to prevent such vehicles from being viewed from a public street or area.	According to the petitioner the vehicles are kept on-site for an average of seven days. Vehicles to be repaired will be kept behind a six-foot screened fence. The standard is met.
Site Standard All service equipment (lubrication equipment, hydraulic lifts, etc.) and repair and maintenance work shall be inside the principal building.	Per the petitioner's application, all repair work will occur inside the principal structure. The standard is met.
The following activities are expressly prohibited in conjunction with, or accessory to, an automobile service station: aviation sales, automobile sales, boat sales, farm implement sales, house-car trailer sales, mobile home sales, recreation vehicle sales or auto body work, straightening of auto body parts, painting, welding, storage of automobiles not in operating condition, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than otherwise typical of automobile service stations.	None of the aforementioned activities are proposed at the subject property. The standard is met.
Outdoor lighting. In addition to the standards of § 44-911, all exterior lighting fixtures shall be directed away from a Residential District and shall not increase the intensity of light within 10 feet of a Residential District boundary line by more than 1/2 footcandle.	The subject property is not in proximity to a Residential District. The standard is met.
Building height. The maximum permitted building height shall be 20 feet or one story, whichever is lower.	Based upon the site plan provided the building is one story tall and measures 26 feet in height. The standard is met.
Minimum Site and Bulk Standards. Min. Lot Area: 10,000 square feet.	The site is roughly 77,101 square feet in size. The standard is met.
Minimum Site and Bulk Standards. Min. Lot Width: 70 feet	The property measures roughly 380 feet wide. The standard is met.
Minimum Site and Bulk Standards. Min. Lot Depth: N/A	N/A
Minimum Site and Bulk Standards. Front Yard: 40 feet	Per the site plan provided by the petitioner the building is located 61 feet from the front lot line. The standard is met.
Minimum Site and Bulk Standards. Side Yard: 15 feet	Per the site plan provided by the petitioner the building is located 32 feet from the side lot line. The standard is met.
Minimum Site and Bulk Standards. Rear Yard: 20 feet	Per the site plan provided by the petitioner the building is located 58 feet from the rear lot line. The standard is met.

STAFF RECOMMENDATION

Staff finds the request to establish auto repair within the existing PUD Development at 1106 S. Veterans Parkway (**rear**), meets the standards for 1) legislative site plan review, 2) Special Use and 3) Vehicle Repair and Service, and recommends approval of the proposed request, with the following condition(s):

1. The proposed parking lot meets the minimum 12-foot setback for front yards.
2. The proposed parking lot meets the minimum 6-foot setback from side and rear yards.
3. The proposed drive access meets the minimum 3 feet from side lot line.

4. The required number of parking spaces be provided (42).
5. Screening be installed to screen the view from Veterans Parkway of the vehicles being stored on the property.
6. Screening be installed along the side rear of the property to screen the view of surrounding properties of the vehicles being stored on the property.
7. An updated preliminary plan for the Parkway Project Planned Unit Development Plan be submitted prior to the development and approval of the next phase.

Respectfully submitted,

Glen Wetterow
City Planner

Attachments:

- Draft ordinance
- Aerial map
- Zoning map
- Neighborhood notice and map

ORDINANCE NO. 2021 - _____

AN ORDINANCE APPROVING A SITE PLAN AND SPECIAL USE PERMIT FOR VEHICLE REPAIR AND SERVICE IN THE B-1 (GENERAL COMMERCIAL) DISTRICT, FOR PROPERTY LOCATED AT 1106 S VETERANS PARKWAY (REAR)

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting approval of a Site Plan and Special Use Permit for vehicle repair in service the B-1 (General Commercial) District for certain premises hereinafter described in Exhibit A; and

WHEREAS, said petition included a site plan, illustrated in Exhibit B, hereinafter referred to as the “Plan” and attached hereto and made part hereof by this reference; and

WHEREAS, after proper notice was given, the Bloomington Planning Commission conducted a public hearing on said petition and plan, and at said public hearing, the Planning Commission made findings of fact that such Site Plan complies with the standards for granting approval of a site plan found in Chapter 44 Division 17-9 of the Bloomington City Code; and

WHEREAS, at the same hearing, the Bloomington Planning Commission made findings of fact that request meets the standards for granting a Special Use permit found in Chapter 44 Division 17-7 of the Bloomington City Code; and

WHEREAS, the City Council of the City of Bloomington has the power to pass this Ordinance and approve this site plan and variances with the recommended conditions.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bloomington, McLean County, Illinois:

1. The above recitals are hereby incorporated into this Ordinance.

2. The City Council adopts the findings of fact for the Site Plan Review as recommended by the Planning Commission.
3. The City Council adopts the findings of fact for the Special Use Permit made by the Planning Commission.
4. The City Council hereby approves the Site Plan for the new construction of a commercial structure for the property at 1106 S. Veterans (Rear) legally described in Exhibit A and depicted in Exhibit(s) B

This Ordinance shall take effect immediately upon passage and approval.

PASSED this 27th day of September, 2021

APPROVED this _____ day of September, 2021

CITY OF BLOOMINGTON

ATTEST

Mboka Mwilambwe, Mayor

Leslie Smith-Yocum, City Clerk

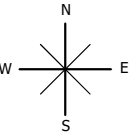
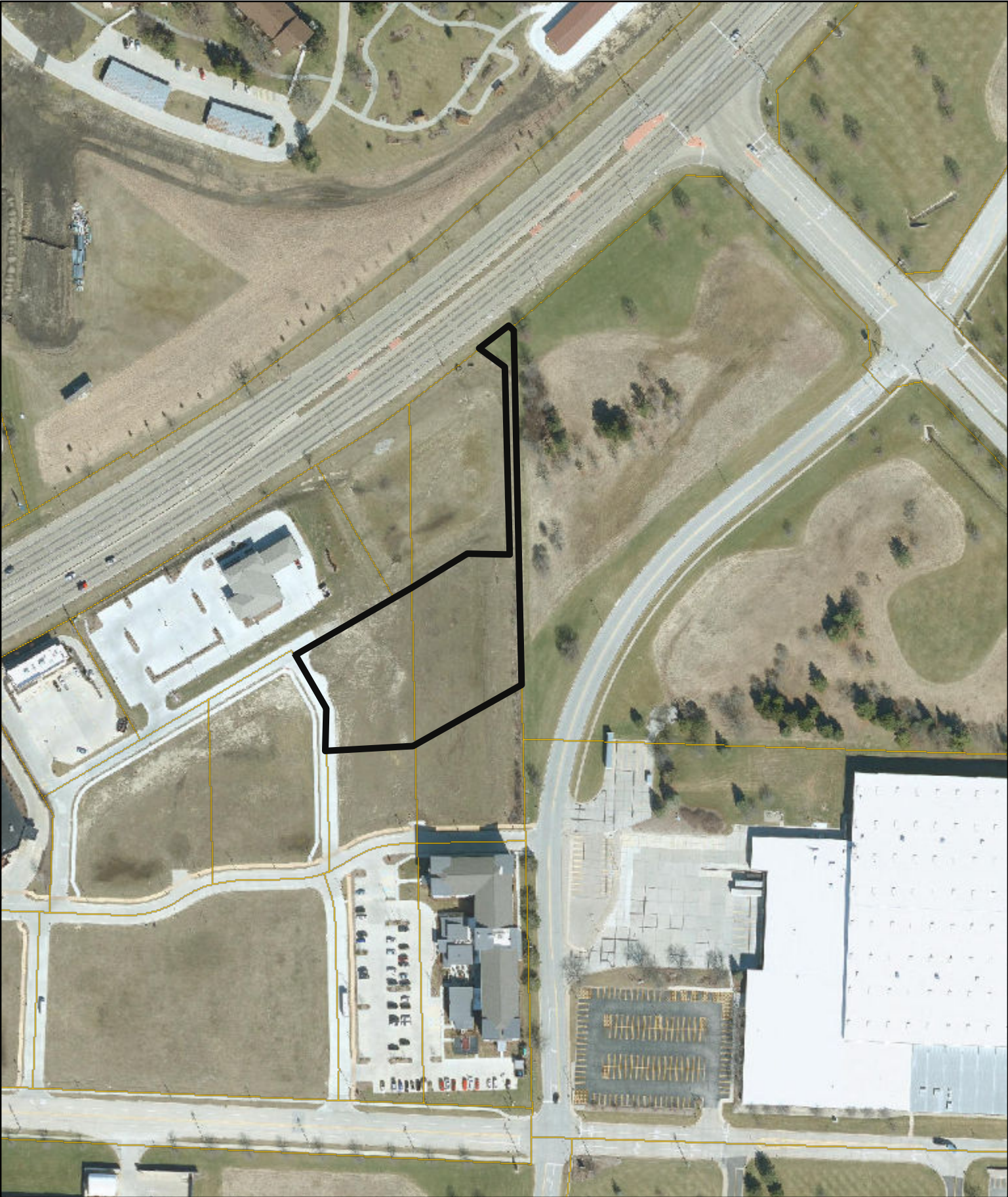
Exhibit A
“Legal Description”
1106 S Veterans Parkway (Rear)

Tract 1 (PIN 21-11-351-024)

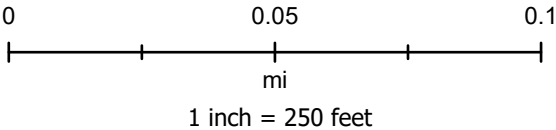
PARKWAY VILLAGE PUD PHASE 4 SUB PT LOT 402 LYG IN SCHOOL DIST 87

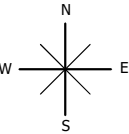
Tract 2 (PIN 21-11-351-025)

PARKWAY VILLAGE PUD PHASE 4 SUB PT LOT 402 LYG IN SCHOOL DIST 05

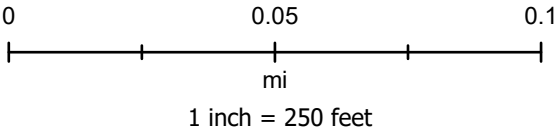


McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.





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.





Economic & Community Development
Department
115 E Washington St, Ste 201
Bloomington IL 61701
(309)434-2226
planning@cityblm.org

September 3, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, September 22, 2021 at 4:00 PM on an application submitted by Tim Dearman on behalf of Oldacre McDonald, LLC (3841 Green Hills Village Dr., Suite 400, Nashville, TN 37215).

You are receiving this notice because you own or occupy property within a 500-foot radius of the subject property (refer to attached map). All interested persons may present evidence or testimony regarding said petition, or ask questions related to the petitioner's request at the scheduled public hearing.

The applicant is requesting approval for an update to the Preliminary Planned Unit Development; and Legislative Site Review, with a Special Use Permit and possible variances, to allow vehicle repair and service in the B-1 (General Commercial) District, for the property located at 1106 S Veterans Parkway, Bloomington, IL 61704, PIN(S): 21-11-351-024, 21-11-351-025.

This meeting will be held in-person in the Government Center Chambers, 115 E Washington St., 4th Floor Room #400 Bloomington, IL 61701. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. To testify live in a public hearing (where applicable) or provide live public comment you must register at <https://www.cityblm.org/register> or in-person at least 5 minutes before the meeting. Emailed public comment should be sent to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 115 E. Washington St., Ste 103, Bloomington, IL 61701 (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property

