



**AGENDA
REGULAR SESSION
PLANNING COMMISSION MEETING
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM
305 S. EAST STREET, BLOOMINGTON, IL 61701
WEDNESDAY, AUGUST 3, 2022, 4:00 P.M.**

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

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

- 4. MINUTES**

Review and approval of the minutes of the May 4th and June 1st, 2022, regular Planning Commission meeting.

- 5. REGULAR AGENDA**

- A. Z-09-22** Public hearing, review and action on a petition submitted by Sarah Lindenbaum & Alister Smith for an S-4 Historic Preservation Overlay District (Local Historic Preservation Designation) for property located at 1001 N Evans Street (PIN: 21-04-226-008).
- B. PR-07-22** Public hearing, review and action on a request by petition submitted by John Phillips, on behalf of Coffee Bros, LLC, for a Legislative Site Plan Review, and potential Variances, for the property located at 1508-1510 N, Main Street. PIN: 14-33-329-012. (Ward 7).

- 6. OLD BUSINESS**

- a. Updated on pending text amendments.

- 7. NEW BUSINESS**

- a. Elections for Chair and Vice-Chair

- 8. ADJOURNMENT**



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MINUTES

PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
REGULAR MEETING
OSBORN ROOM, 2ND FLOOR POLICE DEPARTMENT
305 S. EAST STREET, BLOOMINGTON, IL
WEDNESDAY, MAY 4, 2022 4:00 P.M.

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 www.cityblm.org/register at least 5 minutes before the start of the meeting

The Planning Commission convened in-person within the Osborn Room inside of the Bloomington Police Department at 4:00 p.m., Wednesday, May 4, 2022, with the following physically present staff members Mr. George Boyle, Assistant Corporation Counsel; Mr. Glen Wetterow, City Planner; Mr. Jon Branham, City Planner; Ms. Alissa Pemberton, Assistant City Planner; Ms. Kimberly Smith, Assistant Economic and Community Development Director; and Genevieve Rappold, Stephenson Fellow

The meeting was called to order by Chairperson Mohr at 4:00 p.m.

ROLL CALL

Attendee Name	Title	Status
Mr. Tyson Mohr	Chair	Present
Mr. Justin Boyd	Vice Chair	Present
Mr. Thomas Krieger	Commissioner	Present (arrived 4:08pm)
Mr. Mark Muehleck	Commissioner	Absent
Mr. David Stanczak	Commissioner	Present (arrived 4:05pm)
Mr. John Danenberger	Commissioner	Present
Mr. Brady Sant-Amour	Commissioner	Present
Mr. Benjamin Muncy	Commissioner	Absent
Mr. Govardhan Galpalli	Commissioner	Present
Ms. Anna Patino	Commissioner	Present

Mr. Wetterow called the roll. There was a quorum present.

DRAFT
MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
WEDNESDAY, MAY 4, 2022

PUBLIC COMMENT

None.

MINUTES

Commissioner Boyd motioned to approve the minutes from the April 6, 2022, meeting with correction of Commissioner Boyd's name being spelled correctly. Commissioner Danenberger seconded. Roll call vote: Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Yes Chairperson Mohr - Yes. (7-0). The minutes were approved.

Commissioner Stanczak arrived at 4:05pm.

Chairperson Mohr reviewed general procedures for how the meeting would function.

Commissioner Kreiger arrived at 4:08pm.

REGULAR AGENDA

A. Z-06-22 Public hearing, review and action on a petition submitted by Joseph A. Dehn, Attorney, on behalf of Akshar Plastic and Bell International Company, requesting a Zoning Map Amendment for the property located at 1101 E Bell Street from M-1 (Restricted Manufacturing) District to M-2 (General Manufacturing) District. PIN: 21-10-105-007.

City Staff Jon Branham presented the staff report and indicated all standards have not been met and concluded with a recommendation for denial. He noted that the property had a history of code enforcement issues, but the focus should be on the map amendment request.

The Petitioner, Joseph A. Dehn, attorney for Akshar Plastic & Bell International Company, (201 W. Olive Street) introduced himself and provided background on the request. He stated the map amendment application was submitted to pursue appropriate zoning for the operations at the property. He explained site operations. He stated the request was based upon the use being identified as a "Recycling Facility", even though he struggled with the definition. He said there is not currently a classification for what is being conducted on the site. He stated he understood the reluctance of approving an M-2 District at this location. He stated he understood the concern of potential uses permitted in M-2 with and how they may not be appropriate when residential is adjacent. He stated they are open to an approval with limitations, or some other kind of restrictive provisions. He said granting the zoning map amendment request would allow the applicant to continue to operate.

Commissioner Boyd asked about what restrictions Mr. Dehn would propose. Mr. Dehn recommended restriction regarding activities on the outside of premise, but still allow them to receive, sort, and ship materials.

DRAFT

MEETING MINUTES

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

WEDNESDAY, MAY 4, 2022

Page | 2

Commissioner Boyd commented that typically concerns with M-2 zoning are those related to things residents can smell, see, and hear. He inquired as to what kinds of impacts the petitioner's activities produce. Mr. Dehn responded that there should be no noise or smell associated with operations at this facility. He stated there is no waste that would generate an odor. He stated any M-1 use would still permit semi-trucks and forklifts. He said the applicant only operates on weekdays, and the facility is located on a 12-acre site, so noise is not above and beyond the expectation of what is typical for the M-1 zoning.

Commissioner Stanczak inquired as to the history of the property and the reason for the request. He inquired as to whether the "Recycling Facility" use is something that requires the M-2 designation. Mr. Dehn clarified site operations. He stated that M-2 zoning allows a "Recycling Facility" as a Special Use, which they would need to obtain following any approval. He added the applicant also would not meet a 500-foot setback from residential, so they would also seek a Variance in addition to the Special Use. Mr. Dehn clarified that the public does not drop items off at the facility, so it is not a "junk yard" that people may commonly associate with "recycling."

Commissioner Galpalli inquired about odors associated with melting of plastic. Mr. Dehn stated that no plastics are melted on site. He stated products are shredded into small pellets that are then shipped elsewhere for further processing. He stated there should be no odor associated with this activity.

Mike Gebhart, speaking on behalf of his son Hans Gebhart (1206 Bell Street), expressed concern about the large amount of car seats that had accumulated on the property for an extended period, which led to rodents inhabiting the property. He stated concern about industrial waste generated on the site. He stated he also retains a concern about noise and increased in traffic in the area.

Commissioner Mohr inquired about the waste generated from the operations. Mr. Dehn stated his client contracts with companies supplying the materials. He stated the percentage of waste is associated with the products. He said the remaining metals and cardboard are separated and reused or sent elsewhere for recycling. He said there is little to no waste generated.

Mr. Dehn addressed the issue of the excessive concentration of car seats on the property. He stated his client's intent was never to allow that to occur. He said the amount of material received was supposed to fit within the building, but it did not. He stated that this occurred in the past and they have no intention of allowing something similar to happen again.

Chair Mohr summarized: intention with rezoning is not to change the current use that is occurring, and the previous situation with car seat pile is not how business will be conducted in the future. Mr. Dehn concurred and clarified that the zoning change will allow his client to come into conformance with City Zoning Code and legally continue their business operation.

Commissioner Boyd asked what Mr. Dehn's client believes the operation could be classified as, if it is not "recycling." Mr. Dehn stated it would be considered "size reduction of material,"

DRAFT

MEETING MINUTES

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

WEDNESDAY, MAY 4, 2022

Page | 3

which may be a step in the recycling process, but far removed from the junk yards that people think of when they hear “recycling.” He stated the code definitions are currently not capable of describing the use.

Gary Harden (902 Bunn Street) stated that he has lived in area for 50 years. He stated he believed many of the residents who received the public hearing notice did not understand the difference between the M-1 and M-2 Districts. He said the car seat item was a big issue as it invited rodents and was unappealing visually for a long time. He stated he would like to know how they can guarantee that stockpiling will not become an issue again. He also expressed concerns about the impact to property values if the map amendment occurs.

Chairperson Mohr asked staff who enforces the storage of materials on a property to ensure a stockpiling of materials does not occur again. Mr. Branham stated code enforcement would address this issue. Mr. Boyle added that the stockpiling of materials was a Code violation, which is how the legal case began in the first place.

Mr. Boyle noted that conditional zoning is not permitted by Code, so conditions may not be placed on a Zoning Map Amendment.

Chairperson Mohr summarized multiple emails received by city staff, in opposition to the proposed Map Amendment. Chairperson Mohr noted the emails would be included in their entirety in the record of the meeting.

Mr. Dehn stated he believe he had already addressed the concerns addressed in the emails. He stated, with regard to the traffic, the property is on a truck route and other M-1 permitted uses may still utilize trucking, so truck activity would be present regardless.

Mr. Boyd stated that he appreciates the petitioner’s empathy for residents, and supports recycling in general, but the long-term potential problems of allowing the rezoning of this property to M-2 is likely not the best way to address the issue. He stated M-2 zoning is not appropriate for this location, especially with residential zoning/uses adjacent.

Mr. Stanczak voiced his concern that M-2 zoning could permit a activities that are objectionable and inquired as to whether creating a definition of “limited recycling activity,” or something similar, and set performance standards related to noise, hours, and other appropriate items might be a better way to proceed. He encouraged staff to work with the applicant to consider a text amendment that would allow the kind of use the petitioner described.

Chairperson Mohr concurred with Mr. Boyd and Mr. Stanczak and stated that a “Recycling Facility” did not seem to align with what the petitioner was describing. He added there also does not seem to be another clear definition in the current Zoning Ordinance of the petitioner’s operation.

A motion to establish Findings of Fact, and that the proposed Zoning Map Amendment is not in the public interest and solely for the benefit of the Petitioner was made by Mr. Boyd and

DRAFT

MEETING MINUTES

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

WEDNESDAY, MAY 4, 2022

Page | 4

seconded by Mr. Stanczak.

The City Attorney clarified that a vote of “yes” is a vote in agreement that the Map Amendment would not be in the public interest.

Roll call vote: Mr. Boyd - Yes, Mr. Krieger - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Yes Chairperson Mohr - Yes. (8-0). Motion passed.

A motion to not recommend approval of the petition submitted by Joseph A. Dehn, Attorney, on behalf of Akshar Plastic requesting a Aoning Map Amendment for property located at 1101 E Bell Street in the City of Bloomington, from M-1, Restricted Manufacturing District, to M-2, General Manufacturing District. (P.I.N.: 21-10-105-007) was made by Mr. Boyd and seconded by Mr. Kreiger. Roll call vote: Mr. Boyd - Yes, Mr. Krieger - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Yes Chairperson Mohr - Yes. (8-0). Motion passed.

B. PR-06-22 Public hearing, review and action on a request by Stephanie Sheekey, on behalf of U-Haul Corporation, for Legislative Site Plan Review, with Special Use Permit, and Variance, for the property located at 1225 Holiday Drive. PIN: 14-35-451-019, 14-35-451-020, 14-35-451-021.

City Staff Jon Branham presented the staff report and indicated all standards have been met and concluded with a recommendation for approval.

Commissioner Boyd inquired if sidewalk existing along Holiday Drive and if any is any proposed. Mr. Branham stated there were not identified on the site plan. Commissioner Boyd inquired whether it would be within Commission’s purview to request sidewalks along Holiday Drive. Mr. Branham agreed it would be acceptable.

Chairperson Mohr inquired where the transitional yards and associated plantings would be located. Mr. Branham clarified that the transitional yards on the north and east sides of the property, adjacent to the residential uses. Chair Mohr noted there is also a fence requirement.

Kevin Barringer (3652 Clear Lake, Springfield, IL) on behalf of U-Haul Corporation, introduced himself and provided background on the request. He described the activities U-Haul intended for this location. He stated the site was ideal from their perspective. He reviewed the types of items that can and cannot be stored. He described details on video surveillance provided. He stated that U-Haul tries to be a good neighbor; they tend to be a relatively quiet activity and do not have an impact on school districts. He stated drive-by awareness is important, so attractive and prominent imagery is important. He noted that when near transit, approximately 50% of the customers will access the site via non-single-auto methods.

Mark Kudrys (3105 Cumbria Drive) stated that he owns multiple multi-family properties nearby and had concerns about the traffic. He noted that where the frontage road (Holiday Drive)

meets Mt. Vernon is a challenging intersection, and he would like to know if there is a plan for addressing large trucks/trailers in/out of the site.

Mr. Branham stated that access to and from the site would be via Empire Street and that no access points would be changing. Chairperson Mohr confirmed that access is not available from the north, but due to the distance from the site this is likely not in the purview of the applicant to address.

Susan Maxon (1705 Wildwood Road) stated that she had met with company multiple times and had received feedback from other neighbors. She stated one of her primary concerns was traffic, specifically what type and size of vehicles would be allowed. She was also concerned with the possible impact on property values. She had concerns with how the development will impact flooding. Additionally, she was concerned with the height of the building. She remarked she was concerned about the ongoing criminal issues in the existing vacant parking lot. She expressed concern about noise and inconvenience during the building phase and wanted to make sure the lighting does not disrupt adjacent properties. She noted that hours of operation are 7am-7pm, but individuals could access their storage units outside of this time, so there was concern with individuals on the property at odd hours. She stated she would like to clarify types of items that could be stored and guarantees to ensure nothing harmful is stored.

Commissioner Kreiger left at 5:05pm.

Mr. Barringer stated that their goal is to always be the best neighbors possible, so they did reach out to the surrounding community and have had ongoing discussions with neighbors about the project. He stated the traffic study U-Haul conducted noted they would project 31 trips to occur during weekdays and 53 trips on weekends, which is significantly less than projections for other appropriate uses for the site. He highlighted lighting and security surveillance as a means to address criminal activity. He addressed how the property will be maintained to ensure cleanliness inside and outside of the buildings and addressed how items stored within the buildings are monitored for safety. He stated that construction timing is typically around 10 months.

Mr. Stanczak stated he likes the appearance of the building but was concerned about overall height. He inquired if the height proposed is really needed. Mr. Barringer responded that the height is necessary as they are trying to decrease overall footprint by going vertical and explained industry storage dimension standards.

Phil Martin of Martin Engineering (3695 S. 6th Street, Springfield, IL) spoke regarding stormwater management on the property. He indicated where the stormwater detention basin will be located and thanked the neighbors who provided him video of the flooding on their properties. He noted that they may be able to add a berm to slow down stormwater runoff along the north side of the property. He stated he was still in initial stages of design and will work with City Staff to meet all requirements.

DRAFT

MEETING MINUTES

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

WEDNESDAY, MAY 4, 2022

Page | 6

Chairperson Mohr asked about the exact location of the fence. Mr. Branham indicated the location of the fence on the site plan.

Tricia Lawson (1605 Wildwood Road) inquired whether the trees will be on outside or inside of the fence. She stated she would like to know who is responsible for maintenance of the buffer between the homes and U-Haul development. She stated she would like to make sure that video surveillance does not extend into the neighboring yards.

Chairperson Mohr noted that U-Haul owns the buffer area and would be responsible for maintaining it. It was stated that plantings would be located inside of the fence.

Mr. Barringer stated the surveillance is strategically placed to capture as much of the property as possible, but not capture surrounding properties. He stated he understood the sensitivity of the issue.

Commissioner Galpalli inquired about the windows facing out toward the north side of the property. Mr. Barringer clarified they are “show windows,” rather than functional.

Chairperson Mohr asked about parking requirements. Mr. Barringer stated parking meets Code requirements.

Chairperson Mohr recommended the placement of a sign directing people to exit to the south to prevent them from existing north on Holiday Drive and having to turn around at the end.

Commissioner Boyd stated that he understands concerns of residents, but also sees a vacant property. He stated an active use would assist with addressing the criminal issues, and redevelopment of the site assist with stormwater issues. He stated he was also concerned about traffic flow, but Route 9 is State Route and thus outside the purview of the Commission. He recommended that residents speak with their representatives regarding ongoing traffic issues on Rt 9.

Chairperson Mohr mentioned that he shares concerns of Commissioner Boyd.

A motion to establish Findings of Fact that the subject property meets the Legislative Site Plan Review criteria in Chapter 44.17-9 of the City Code and recommend that City Council approve a Site Plan for the property located at 1225 Holiday Drive (PIN: 14-35-451-019, 14-35-451-020, 14-35-451-021) with the condition a sidewalk be placed along the West property line was made by Mr. Boyd and seconded by Mr. Danenberger. Roll call vote: Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Yes, Chairperson Mohr - Yes. (7-0). Motion passed.

A motion to establish Findings of Fact that the subject property meets the Special Use criteria in Chapter 44, 17-7 of the City Code and recommend that City Council approve a Special Use to allow a Mini Warehouse and Vehicle Rental Service in the B-1 (General Commercial) District for the property located at 1225 Holiday Drive (PIN: 14-35-451-019, 14-35-451-020, 14-35-451-021) was made by Mr. Stanczak and seconded by Mr. Galpalli. Roll call vote: Mr. Boyd - Yes, Mr. Krieger - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr.

DRAFT

MEETING MINUTES

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

WEDNESDAY, MAY 4, 2022

Page | 7

Galpalli - Yes, Ms. Patino - Yes Chairperson Mohr - Yes. (7-0). Motion passed.

A motion to establish findings of fact that the subject property meets the Variance criteria in Chapter 44, 17-9-D of the City Code recommend that the City Council approve a Variance associated with this site plan, to allow construction of buildings at 38 feet, 6 inches, which exceed the 35-foot height requirement for the property located at 1225 Holiday Drive (PIN: 14-35-451-019, 14-35-451-020, 14-35-451-021) was made by Mr. Boyd and seconded by Mr. Galpalli. Roll call vote: Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Yes, Chairperson Mohr - Yes. (7-0). Motion passed.

Chairperson Mohr - suggested a 5-minute recess. Ms. Patino made the motion and Mr. Galpalli seconded. All were in favor. The Commissioner recessed at 5:30pm.

Vice Chair Boyd left at 5:30pm.

The meeting reconvened at 5:35pm.

C. Z-07-22 Public hearing, review and action on a request by Mark Kudrys, requesting a Zoning Map Amendment for the property located at 705 E Washington, from B-1 (General Commercial) District to R-3B (Multi-Family Residence) District. PIN: 21-04-433-004.

City Staff Glen Wetterow presented the staff report and indicated all standards have been met and concluded with a recommendation for approval. He reviewed the history of property and that it had been originally built as a residence. He stated the ground floor was converted to commercial at some point during the 1960s-70s.

The Petitioner, Mark Kudrys (3105 Cumbria Drive) introduced himself and provided background on the request. He stated that the house was originally constructed as a single-family home in the 1890s, then converted to office in 1970s. He stated he had not had success renting it commercially. He added there were only four parking spaces, which had created additional issues for commercial use. He stated he intended to convert it to two or three residential units, and he believed residential zoning is more appropriate for the property.

No additional public comment was provided.

A motion to establish Findings of Fact, and that the proposed Zoning Map Amendment is in the public interest and not solely for the benefit of the Petitioner was made by Mr. Stanczyk and seconded by Mr. Danenberger. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Yes Chairperson Mohr - Yes. (6-0). Motion passed.

A motion to recommend approval of the petition submitted by Mark Kudrys, requesting a Zoning Map Amendment for the property located at 705 E Washington, from B-1 (General Commercial) District to R-3B (Multi-Family Residence) District. PIN: 21-04-433-004 was made by Mr. Stanczyk and seconded by Mr. Danenberger. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Yes Chairperson

DRAFT

MEETING MINUTES

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

WEDNESDAY, MAY 4, 2022

Page | 8

Mohr - Yes. (6-0). Motion passed.

D. PS-02-22 Public hearing, review and action on a request by James A Shirk of Sunrise Co., LLC, requesting approval of an Amended Preliminary Plan for Cedar Ridge Subdivision (Woodrig Business Park), for the property located at 2616 S Main Street. PIN: 21-21-201-012.

City Staff Glen Wetterow presented the staff report and indicated all standards have been met and concluded with a recommendation for approval. He stated that only significant difference are modifications to proposed access locations. As the property is zoned B-1, the Commission can expect to see Legislative Site Plan Review(s) in the future.

Kyle Glandon (1407 Maplewood Drive, Normal IL,) on behalf of the Petitioner James A. Shirk, introduced himself and provided background on the request. He stated they are working toward a final plan for how the site is going to function, where curb cuts need to be located, and how traffic is going to flow before bringing the building components of the new “Woodrig Business Park” forward. He stated they are ready to subdivide at this time.

No additional public comment was received.

A motion to find that the proposed Amended Preliminary Plan meets the purpose and intent of Chapter 24 of the City Code was made by Mr. Stanczyk and seconded by Mr. Danenberger. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Yes Chairperson Mohr - Yes. (6-0). Motion passed.

A motion to recommend approval of the petition submitted by James A. Shirk of Sunrise Co., LLC, requesting approval of a Preliminary Plan for Woodrig Business Park, for the property located at 2616 S Main Street. PIN: 21-21-201-012 was made by Mr. Stanczyk and seconded by Mr. Danenberger. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Yes Chairperson Mohr - Yes. (6-0). Motion passed.

E. Z-08-22 Public hearing, review and action on a request by Greg Goette of Keely Construction on behalf of Bloomington Municipal Credit Union, requesting a Zoning Map Amendment for the property located at 602 S Gridley Street, from C-1 (Office) District and R-3B (Multi-Family Residence) District to B-2 (Local Commercial) District. PIN: 21-04-462-021.

City Staff Glen Wetterow presented the staff report and indicated all standards have been met and concluded with a recommendation for approval.

The Petitioner, Derek Maschek (Keely Construction, 500 S Ewing St, St Louis, MO), on behalf of Bloomington Municipal Credit Union, introduced himself and provided background on the request. They have been working with the Credit Union to try to develop a site plan that fits better with the surrounding community, including identifying the B-2 District as more appropriate and consistent with the objective of this area of the City.

DRAFT

MEETING MINUTES

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

WEDNESDAY, MAY 4, 2022

Page | 9

Chair Mohr noted that one public comment was emailed with items regarding the site plan for the project; not relevant at this time since the site plan is forthcoming, but it will still be included in the record.

A motion to establish Findings of Fact, and that the proposed Zoning Map Amendment is in the public interest and not solely for the benefit of the Petitioner was made by Mr. Stanczyk and seconded by Mr. Danenberger Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Yes Chairperson Mohr - Yes. (6-0). Motion passed.

A motion to recommend approval of the petition submitted by Greg Goette of Keely Construction on behalf of Bloomington Municipal Credit Union, requesting a Zoning Map Amendment for the property located at 602 S Gridley Street, from C-1 (Office) District and R-3B (Multi-Family Residence) District to B-2 (Local Commercial) District. PIN: 21-04-462-021 was made by Mr. Stanczyk and seconded by Ms. Patino. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Yes Chairperson Mohr - Yes. (6-0). Motion passed.

OLD BUSINESS

Kimberly Smith advised the Commission that staff will be bringing items for discussion to the next meeting; there are a number of text amendments that need to be considered, but the two that are most immediate and impactful are issues with residential nonconforming properties in B-1 and snack food manufacturing that was grouped with Food and Kindred Industries during the 2019 Zoning Code update.

NEW BUSINESS

Chair Mohr mentioned that next month there will likely be elections and potential new members.

ADJOURNMENT

Commissioner Galpalli motioned to adjourn. Commissioner Stanczyk seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Yes Chairperson Mohr - Yes. (6-0). Motion passed. The meeting was adjourned at 5:56 P.M.

DRAFT

MEETING MINUTES

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

WEDNESDAY, MAY 4, 2022

Page | 10



DRAFT
MINUTES

PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
REGULAR MEETING
OSBORN ROOM, 2ND FLOOR POLICE DEPARTMENT
305 S. EAST STREET, BLOOMINGTON, IL
WEDNESDAY, JUNE 1, 2022 4:00 P.M.

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 www.cityblm.org/register at least 5 minutes before the start of the meeting

The Planning Commission convened in-person within the Osborn Room inside of the Bloomington Police Department at 4:00 p.m., Wednesday, June 1, 2022, with the following physically present staff members Mr. George Boyle, Assistant Corporation Counsel; Mr. Glen Wetterow, City Planner; Mr. Jon Branham, City Planner; Ms. Alissa Pemberton, Assistant City Planner; Ms. Kimberly Smith, Assistant Economic and Community Development Director; and Genevieve Rappold, Stephenson Fellow

The meeting was called to order by Vice-Chair Boyd at 4:05 p.m.

ROLL CALL

Attendee Name	Title	Status
Mr. Tyson Mohr	Chair	Present (arrived 4:20 pm)
Mr. Justin Boyd	Vice Chair	Present
Mr. Thomas Krieger	Commissioner	Absent
Mr. Mark Muehleck	Commissioner	Absent
Mr. John Danenberger	Commissioner	Present
Mr. Brady Sant-Amour	Commissioner	Present (arrived 4:08 pm)
Mr. Benjamin Muncy	Commissioner	Absent
Mr. Govardhan Galpalli	Commissioner	Present
Ms. Anna Patino	Commissioner	Absent
Ms. Jacqueline Beyer	Commissioner	Present

Mr. Wetterow called the roll. A quorum was not present. Mr. Danenberger - Present, Mr. Galpalli - Present, Ms. Beyer - Present, and Vice-Chair Boyd - Present. (4 members present)

DRAFT
MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
WEDNESDAY, JUNE 1, 2022

PUBLIC COMMENT

No one was present to provide public comment and staff noted none has been submitted.

MINUTES

Minutes from the May 4th, 2022, Planning Commission Meeting were not voted on for approval as there was no quorum present.

OLD BUSINESS

City Planner, Glen Wetterow, explained that Staff had received approval from City Council to address text amendments for the five general areas of the code identified. Based upon this staff has come up with eight proposed text amendments. Additionally, staff has identified another text amendment they would like to discuss with the Commission but falls outside of the purview granted by Council. So, for the later text amendment there is only a cursory review. The purpose for bringing this text amendments before the Commission is to obtain initial feedback which will help guide staff in refining the text amendments. Based on Commission feedback, staff will bring formal recommendations back during the next few meetings.

Commissioner Sant-Amour arrived at 4:08 pm. At this time quorum was achieved. Commissioner Danenberger made a motion to delay approval of meeting minutes and elections to date certain of the July 6th meeting of the Planning Commission. Commissioner Galpalli seconded. Roll Call Vote. Mr. Danenberger - Yes, Mr. Galpalli - Yes, Ms. Beyer - Yes, Mr. Sant-Amour - Yes and Vice-Chair Boyd - Yes. (5-0). The motion passed.

Discussion Item 1- Residential Non-Conformities in the B-1 Zoning District

City Staff, Glen Wetterow, identified the issue created by the code as it exists now which is residential uses in commercially zoned lots are legal nonconforming uses and no longer permitted by any means within commercially zoned lots. This presents an issue of rebuild should they be damaged more than 50% of the total square footage or total assessed value. This is preventing the sale of single-family homes on commercially zoned lots as they are unable to get a loan. The previous version of the code allowed for some residential within certain commercial districts. Staff presented the proposed text amendment options. Mr. Wetterow noted this item has been on staff's radar for some time and has been tangentially brought up before to Commission when discussing other issues before the Commission. The intent of the text amendment would be to allow a way for these homes to continue to exist in alignment with the Comprehensive Plan and the previous intent of the Commission and Council.

Vice-Chair Boyd asked how many properties this impact would. Mr. Wetterow stated staff did not have an exact number but did have maps indicating the areas which would be impacted. Mr. Wetterow explained process of evaluation for each of these areas identified. Mr.

DRAFT

MEETING MINUTES

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

WEDNESDAY, JUNE 1, 2022

Page | 2

Wetterow noted the primary focus was single-family homes. Mr. Wetterow noted that some of these areas might be best addressed by rezoning them and thus focusing the text amendment language on the areas where rezoning is not appropriate.

Vice-Chair Boyd stated that remembering back to these discussions the focus was on long-term and the Commission and City wanted these areas to look. Vice-Chair Boyd also brought up transitional areas around the areas identified as part of past discussion. The idea was they would either organically happen or actually transitional zoning would be established. Mr. Wetterow noted there is no transitional zoning near these areas. Mr. Wetterow highlighted how these old economic corridors traditionally had a mixture of residential and commercial within them. This is not something unique to Bloomington, this is something common in most older communities of a significant size.

Assistant Director of Economic & Community Development, Kimberly Smith noted that some of these areas have already been rezoned from B-1 to residential. She reemphasized how some residential uses were previously allowed in B-1 zoning but is no longer allowed. Ms. Smith noted previous trends upon which decisions had been made may have shifted.

Vice Chair Boyd asked George Boyle, Assistant Corporation Counsel, if the Commission had reviewed the creation of transition zoning for this type of area. Mr. Boyle stated that he believed they had and could be indicated on the map. Mr. Boyle noted this zoning, R-3B, covers much of the area just outside of the downtown. Mr. Boyle suggested language could be included that identified existing single-family homes that were existing prior to the recent code option be allowed as permitted uses. Newer homes would either not be permitted or permitted via a Special Use.

Vice Chair Boyd stated he felt Mr. Boyle's suggestion meets the original intent of the Commission. Vice Chair Boyd also suggested including sunset language that only allows this for 50 years to see which direction this trends out and then adjust. Mr. Boyle stated this might not be needed if they go with the language he suggested as it would limit the created of new and the existing would likely attrition out.

Mr. Wetterow presented four options. Vice Chair Boyd expressed his only concern is to ensure intent is not reverting backwards from what was previously discussed and agreed to regarding residential in commercial zoning. Mr. Wetterow stated staff was supportive of a hybrid of option one and two. This would allow the Commission to determine how they want single-family residentially to be allowed in B-1 zoning, as either a permitted or Special Use and by addressing the nonconformity language of the code, existing single-family owners would be allowed a means to rebuild which would allow them to sell their homes.

Chair Mohr arrived at 4:20 pm.

Ms. Smith noted that each one of these text amendment options have more robust memos associated with them so with the requested input from the Commission staff will be able to bolster those memos so as not to provide piecemeal information to the Commission.

DRAFT

MEETING MINUTES

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

WEDNESDAY, JUNE 1, 2022

Page | 3

Alissa Pemberton, Assistant City Planner, stated she was pleased with the discussion being had as it seems to be in the same vein of prior discussions the Commission had based upon the previous meeting minutes she had been able to locate. There is a clear intent to have these corridors transition fully to commercial over time. Ms. Pemberton stressed creating language that did not make it hard for staff and individuals to determine a home's status. The previous language was very complicated and makes it difficult to determine the status of the home.

Vice-Chair agrees with staff that a combination of options 1 and 2 is the optimal solution, but also likes including some of the language Mr. Boyle suggested.

Chair Mohr asked if he could be informed of options 1 and 2 as he had not heard them. Mr. Wetterow provided him a brief recap of options 1 and 2. Chair Mohr noted that with the demand for more housing, the Commission should not be limiting where that can occur and is thus in favor of allowing residential in more areas.

Discussion Item 2 - Alignment of Residential Districts Intent and Permitted and Special Uses

City Staff, Alissa Pemberton noted that in doing research for the previously discussed text amendment staff had to review the residential permitted use table and determined there were some translation issues between the terms and the changes that occurred in the residential districts. Most of the issues are associated with the definitions section. The concept of converted buildings was introduced within the definitions but were not assigned in the permitted use table to where it was permitted to have two family or multi-family dwelling. As the code is written today it encourages the destruction of these dwellings as they are not permitted to be converted in any zoning district other than R-D, but a new structure could be created. She does not believe this was the intent of the Commission or Council.

Vice Chair Boyd wanted to confirm that the path forward would not allow multi-family in places where it currently not allowed. Ms. Pemberton stated that was correct. The intent would be to allow conversions in the same locations their non-conversion counterparts are permitted.

Vice Chair Boyd agreed with this but was concerned it would allow large apartment buildings to go into R3-B and other multi-family zonings surrounding the downtown area. Ms. Pemberton stated that this is currently permitted by the code so that could not be prevented, but conversion of a single-family home into a two-family or multi-family dwelling would not be allowed. Vice Chair Boyd was concerned about this as he thought the Commission had limited the number of units and thus the overall size for each zoning district. Ms. Pemberton noted this is correct and there are currently density and minimum dwelling size requirements.

Chair Mohr expressed concern that large multi-family buildings could be going into residential districts like R3-B.

Mr. Boyle asked if staff is then suggesting that conversions be permitted in R3-B and similar zoning districts. Staffed responded in the affirmative.

DRAFT

MEETING MINUTES

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

WEDNESDAY, JUNE 1, 2022

Page | 4

Vice Chair asked if these proposed text amendments would be in alignment with the Dimmit's Grove plan. Ms. Pemberton stated it would, as R-D zoning has already facilitated the desired type of development.

Discussion Item 3 - Zoning for Snack Food Manufacturing

City Staff, Jon Branham noted that in the 2019 code updated there were some definition changes related to food and kindred industries and the snack food use was consolidated with these newly defined uses. Snack food manufacturing now requires a Special Use in M-1 zoning when it previously did not and is a permitted use in M-2. This results in the limiting of the existing snack food manufacturing facilities within the City. Staff is asking the Commission to reinvestigate which districts the snack food manufacturing use should be permitted in either by right or via Special Use.

Vice-Chair Boyd asked how they are restricted if they are permitted in M-2. Ms. Smith noted they are restricted in M-1 in that they were previously permitted by right and not a Special Use.

Chair Mohr noted that in previous discussions there was always the question of why snack food manufacturing needs its own definition and to be separated from these other uses. He has this same question today. Ms. Smith noted this use is more benign than those it listed along with it in the permitted use table. Ms. Smith noted that in the prior version of the code this use was separated out and had its own definition. So, staff is asking the Commission if they would like to consider revising the code back similar to the way it was prior to 2019 in this regard.

Ms. Pemberton noted that in the recent revision of the code several uses were defined but are not identified in any permitted use table.

Ms. Smith noted the recent text amendment at the beginning of the year addressed a specific instance, vehicles repair and service use; there was a discrepancy between the definitions and permitted use table.

Chair Mohr asked staff what the options were to address this item. Mr. Branham noted one option would be for the snack food industry use to be separated from food and kindred industry and to be permitted in M-1 again.

Vice Chair Boyd asked what businesses would be impacted by this change. Staff responded in the affirmative that existing businesses could be directly impacted by the text amendment change. Mr. Boyd wanted to know what restrictions these companies would currently experience today and how the proposed text amendment would resolve it. Ms. Smith noted they would have a more cumbersome approval process than they previously had. Previously they were permitted by right and now they are a Special Use and could be denied. Mr. Boyd asked if they pertained to them existing as they are now. Staff noted this predominately applies to any expansion of these businesses or similar businesses in the M-1 zoning.

DRAFT

MEETING MINUTES

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

WEDNESDAY, JUNE 1, 2022

Page | 5

Mr. Boyed noted that he believed the changes were made because of Beer Nuts and their proximity to residential and thus the desire to have more oversight and thus limit potential negative impacts on surrounding residential properties. Mr. Mohr agreed.

Mr. Mohr believes it also has to do with definitions and how snack food is defined and limited to a lighter version of manufacturing than it is currently tied in with under food and kindred.

Mr. Wetterow noted how other neighboring communities define light industrial. This might be something the Commission needs to think about. This is not something we can address right now, but something for future consideration.

Vice-Chair Boyd asked about the City's ability to contact the contractor who assisted with the text amendments in 2019. Ms. Smith noted that the contract has expired and thus it would cost the City money to reengage them. They were kind enough to provide the iterations, but in a data dump format that is requiring staff to do significant digging to find what they need.

Discussion Item 4 - Zoning for Assisted Living Facilities

City Staff, Jon Branham noted that in the 2019 rewrite an aggregation occurred that resulted in assisted living facilities not being included in the ordinance. There is a definition for the home of the aged but is focused on non-profit ownership. The easiest solution is to remove the non-profit language, so the ownership is not limited. Staff is looking for the Commission's assistance to determine which definition they find most appropriate. Staff provided a map indicating the location of all existing assisted living facilities.

Vice-Chair Boyd noted he is in favor of making this text amendment.

Discussion Item 5 - "Laboratory" Use and Definition Corrections

City Staff, Glen Wetterow noted this is another definition and roll up issued. In previous versions of the City Code there were up to seven definitions for varying types of laboratories they were permitted via right or Special Use in several different districts. The seven definitions were reduced to two in the 2019 version of the code. The issue now is one type of laboratory is used to define another, but each is permitted differently in the permitted use table. There are laboratory uses where they are doing quality control or similar testing which is not different or more intense than what would occur in a doctor's office, but the current code is very limiting on where they can go. Ultimately the definition(s) for laboratory would need to be modified and staff is asking the Commission to consider where they feel this lighter laboratory use(s) could be permitted outright or via a Special Use.

Discussion Item 6 - Application Efficiency and Modernization

City Staff, Alissa Pemberton noted this text amendment will allow for the digital submission of applications and digital payments. Ms. Pemberton noted that processes have significantly changed since 2019 and the move to an entirely digital acceptance of documents and

payments had occurred. This would update the code allow staff to operate within the digital era.

Vice Chair Boyd wanted to clarify that the current code does not allow digital submission or payment. Ms. Pemberton stated this is correct as the code currently states the payment may only be in the form of cash or check. Staff's intent it to change the language to say "a payment" so that digital forms could be allowed. Additionally, the code requires numerous paper copies of documents that staff must then go and scan into the system. The numerous copies tend to be discarded as only one or two copies might be needed for recording purposes. Staff's intent is to modify the language to include digital submission of these documents.

Discussion Item 7 - Expanding Chicken-Keeping to Schools

City Staff, Alissa Pemberton noted that Oakland School is unable to keep chickens for educational purposes per the current code. The code currently limits chicken keeping to one- and two-family dwellings. This is really limiting for educational facilities. Staff suggested the Commission consider removing the language speaking specifically to one- and two-family dwellings so that chicken keeping is not associated with a primary use or add educational institution as a permitted primary use that could have chicken keeping. Ms. Pemberton noted that there is confusion amongst the public regarding the need for a Special Use to have chickens. As the code is currently written the Special Use restriction is identified in only in the permitted use table and is not mentioned in the section of the code that specifically addressed chicken keeping. Ms. Pemberton suggest including language that identifies the need for a Special Use in the chicken keeping section of the code. This would not change the intent of the code, only allow for greater clarity.

Chair Mohr inquired why this language was not included. He wanted to make sure this change would not make chicken keeping more permissive. Ms. Pemberton stated it would not but asked if that is what the Commission desires. Chair Mohr stated that is not his intent in asking.

Chair Mohr clarified that as the code states now, chicken keeping is permitted where the primary use is one or two families and is a Special Use in the residential districts. Ms. Pemberton stated this is correct. Chair Mohr expressed his was acceptable with this and expressed he was supportive of adding educational institution as a permitted primary use. Vice-Chair Boyd also stated he would be supportive of adding educational institutions as a permitted primary use. Vice-Chair Boyd asked about bee keeping if any similar issues where arising. Ms. Pemberton stated that bee keeping is much more permissive in the City Code and is heavily regulated at the State level.

Vice-Chair Boyd asked that when this comes before the Commission for an actual vote that the definition of education institution be provided to the Commission so they can ensure they properly understand where this would be allowing chickens to be kept.

DRAFT

MEETING MINUTES

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

WEDNESDAY, JUNE 1, 2022

Page | 7

There was discussion around the number of pets permitted at a single residence. It was determined that 3 pets are permitted, beyond that the code would define the use as a kennel.

Discussion Item 8 - Performance Standards versus Special Use

City Staff, Jon Branham noted this is a more long-term discussion, but there are a significant number of uses which are Special Uses and the question arises if they should remain Special Uses or become permitted uses with associated performance standards. This would reduce the number of Special Use applications but could still ensure additional standards and requirements are satisfied.

Ms. Smith noted that Special Uses focus on the use and potential impacts on neighboring properties. Ms. Smith also noted in other communities the Legislative Site Plan Review is not something that rises to the level of needing Commission review and approval, the site plan is reviewed as part of the building permit review process. The impactful items are then directly tied to the site plan. Ms. Smith expressed that any deviation associated with a Legislative Site Plan requires a variance and a variance runs with the land. The site plan is tied to a use that could change but the variance would remain no matter what future use could move onto the property. However, if a Special Use were required and exceptions were needed, they would not be in the form of a variance but instead a waiver associated with a Special Use and thus the waiver would expire when the Special Use expired.

Mr. Wetterow noted that many of the performance standards are really use standards and should not be varied, but the current code allows them.

Staff then cited examples of previous cases where the proposed text amendment would have beneficial to ensure waivers and variances were created.

Additional Discussion Item - Advertising Sign Code Corrections

City Staff, Alissa Pemberton noted that the sign code has not been revised/updated since the creation of the new zoning districts. This has resulted in the sign code not aligning with the zoning code. Ms. Pemberton created a matrix which aligned the previous zoning districts \ with the current zoning districts which insured the intent stayed the same. This will allow the sign code to be updated with the new zoning districts and permit signage as it was intended per zoning district. Ms. Pemberton noted there is also a definition issue with temporary signs.

Vice Chair Boyd asked what the definition issue was with temporary signs. Ms. Pemberton stated it is missing and noted the definition of a temporary sign is under banners.

Mr. Wetterow noted that the discussion related to the sign code is truly for discussion purposes only as Council has not authorized staff to formally explore text amendments for Chapter 3. Staff has only been given permission to make text amendments for Chapter 44 and are limited only the subjects identified. The only action Staff could take at this time is ensuring the zoning districts are brought into alignment with current zoning districts. Ms.

DRAFT

MEETING MINUTES

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

WEDNESDAY, JUNE 1, 2022

Page | 8

Smith confirmed this is the limitation before staff. Staff is not looking to modify the sign code currently.

Chair Mohr noted that the Commission had done a lot of work reviewing and coming up with updates to the sign code pre-pandemic and thus had the sign code close to the way they intended.

Ms. Smith noted that as of now there were no cases for the July meeting and with its proximity to the July 4th meeting it might be best to wait and bring these updates before the Commission at the August meeting as the July 4th meeting might be cancelled. Several Commissioners noted that with the proximity to the July 4th holiday they may not be able to attend. Staff noted some of them might be out as well.

Chair Mohr noted an issue with how bike rack was defined and was concerned because bicycling parking allows for off-street parking reductions. Mr. Wetterow noted the code requires a certain number of bicycles be parked in said bike rack for it to count towards off-street parking reductions. Chair Mohr asked staff to further investigate the definition and requirement.

Vice-Chair Boyd asked if there were any more text amendments to discuss. Staff indicated there were not.

Vice-Chair Boyd noted elections and approval of May meeting minutes would occur at the next regular meeting of the Planning Commission which might not be until August.

Vice-Chair Boyd noted there was a new Commissioner on the board and asked Ms. Beyer to introduce herself. Ms. Beyer provided a brief introduction.

Ms. Smith noted this would likely be Genevieve's last meeting and wanted to thank her for all her contributions to the Commission.

Vice-Chair Boyd asked staff if they could create a certificate for Commissioner Stanczak recognizing his service to the Commission. Staff noted this was a great idea and would follow up.

ADJOURNMENT

Vice-Chair Boyd asked for a motion to adjourn. Chair Mohr made said motion to adjourn. The motion was seconded by Commissioner Danenberger. A voice vote was held, and all Commissioners responded in the affirmative. Motion passed (6-0). The meeting was adjourned at 5:15 P.M.

DRAFT

MEETING MINUTES

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

WEDNESDAY, JUNE 1, 2022

Page | 9



Planning Commission

TO:	Planning Commission
FROM:	Economic & Community Development Department
DATE:	August 3rd, 2022
CASE NO:	Z-09-22, S-4 Historic Preservation Overlay District
REQUEST:	Public hearing, review and action on a petition Sarah Lindenbaum & Alister Smith for an S-4 Historic Preservation Overlay District (Local Historic Preservation Designation) for property located at 1001 N Evans Street (PIN: 21-04-226-008).

BACKGROUND

Petitioners' request:

The petitioners are requesting S-4 Historic Preservation Overlay District (Local Historic Preservation Designation) for the property.

1001 N Evans Street was constructed c. 1895 and is improved with a two-and-one-half-story single-family residence. According to the applicant, the structure is significant with respect to its architectural character and its identification with Lawson Downs Welch, Dr. J. Edgar Welch, and other members of the Welch family.

The request for an S-4 Historic Preservation Overlay District (Local Historic Preservation Designation) was made to the Historic Preservation Commission and was heard at their June 16th, 2022 meeting. No one, outside of the applicant, spoke in favor of the application. The Historic Preservation Commission voted to recommend approval of the S-4 designation to the Planning Commission. Additionally, the Historic Preservation Commission passed Resolution 2022-01 which recommends the property located at 1001 N. Evans St. be nominated as a local landmark and rezoned with the S-4 (Historic Preservation District) Zoning Overlay. This resolution found that the nominated property met the following criteria for consideration in Chapter 44-8-4 (B) 2 of the Bloomington City Code, 1960, as amended: 1) its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation), its embodiment of distinguishing characteristics of an architectural style value for the study of a period, type, method of construction, or use of indigenous materials, and its suitability for preservation or restoration.

Notice:

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Sunday, July 17, 2022. Courtesy notices were mailed to 106 property owners within 500 feet of the subject property. A notice of public hearing sign was placed on the property at least 15 days prior to the hearing.

ANALYSIS

Property Characteristics:

The property at 1001 N. Evans Street consists of 0.29 acres of land located on the northeast corner of N. Evans Street and E. Walnut Street. 1001 N. Evans Street is not located within a nationally or locally designated historic district. It is not on the National Register of Historic Places or as a National Landmarks in Bloomington. It is located adjacent to the Franklin Square Nationally Designated Historic District. The petitioners purchased the home in 2021 and are the sixth (6th) known owners of the home. The home was built for Lawson Downs Welch in 1895 and was occupied by members of the Welch family until approximately 1937. The property was sold to John D. and Gertrude S. Griffard around 1940. John Griffard converted the house into four apartments in or around 1942. The home was sold in 1971 to Arthur Wayne Downen. Mr. Downen and his wife, Mary Ann, maintained the home until they sold it in 1992 to Laura and Brad Reynolds. The Reynolds undertook the project to restore the house to single-family roughly 50 years after it had been converted to apartments. This was done under the guidance of architect Russel Francois and aided with materials from Salvage One in Chicago. The Reynolds sold the home in 2016 to Andrea and Joe Fallat who then sold the home to the petitioners in 2021. Many of the distinctive Queen Anne elements have been retained, however there are still some distinctive elements that remain. The distinctive elements remain include, the front porch columns, front porch stairs and posts, front porch skirting, eight (8) first story windows, basement windows, back porch columns, back porch boards and back porch skirting.

Surrounding Zoning and Land Uses:

	Zoning	Land Uses
North	R-2 (Mixed Residence) District	Single-Family Dwelling Units
South	R-2 (Mixed Residence) District	Single-Family Dwelling Units
East	R-2 (Mixed Residence) District	Single-Family Dwelling Units
West	R-2 (Mixed Residence) District	Single-Family Dwelling Units

Description of Current Zoning District:

The R-2 (Mixed Residence) District is intended to accommodate development characterized by a mixture of housing types at a high single-family and a low multiple-family dwelling unit density. Densities of up to approximately 13 dwelling units per acre are allowed. This district allows for the conversion of dwelling units in older residential areas of mixed dwelling unit types in order to extend the economic life of these structures and allow owners to justify expenditures for repairs and modernization and serves as a zone of transition between lower density residential districts and residential districts that permit greater land use intensity and dwelling unit density (§ 44-401E).

The S-4 (Historic Preservation District) is intended to promote the-protection, enhancement, perpetuation, and use of improvements of special character or special historical interest or value. The City of Bloomington finds that the preservation of such resources is a public necessity and is required in the interest of the health, prosperity, safety, and welfare of its citizens. This S-4 Historic Preservation District shall be applied as an overlay district in combination with underlying base zoning districts as shown on the Official Zoning Map. The purpose of the S-4 Historic Preservation District is to: (1) Effect and accomplish the

protection, enhancement, and perpetuation of such improvements and of such districts that represent or reflect elements of the City's cultural, social, economic, political, and architectural history; (2) Safeguard the City's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts; (3) Stabilize and improve property values; (4) Foster civic pride in the beauty and noble accomplishments of the past; (5) Protects and enhance the City's attractions to residents, home buyers, tourists, and visitors and shoppers, thereby supporting and promoting business, commerce and industry; (6) Strengthen the economy of the City; and (7) Promote the use of historic districts and landmarks for education, pleasure, and welfare of the people of the City.

Compliance with the Comprehensive Plan

Zoning Map Amendment requests should be consistent with the Comprehensive Plan. The 2035 Comprehensive Plan's Future Land Use map identifies this section of N. Evans Street as medium density residential the built areas. The Land Use Priorities map does not identify this area as a priority area.

The proposed S-4 Zoning Map Amendment supports the following Comprehensive Plan goals:

- N-1.3e Continue to enhance the City's designated historic districts.
- N-2. Improve community identity and appearance by celebrating the unique nature and character of the City's individual neighborhoods.
- N-2.2a Identify the unique qualities of each neighborhood and promote these as destinations for desirable areas to live, work, shop and play.
- N-1.1 Enhance the livability of all Bloomington neighborhoods.

STANDARDS FOR REVIEW

As indicated in Ch. 44, 17-6 Zoning Map (rezoning) and text amendments, the Planning Commission shall be guided by those purposes, standards, and objectives of this Code and shall not recommend the adoption of any amendment unless it finds that such amendment is in the public interest and not solely for the benefit of the applicant.

1. The suitability of the subject property for uses authorized by the existing zoning; the subject property is currently used as a single-family home, a permissible use in the district. **The standard is met.**

2. The length of time the property has remained vacant as zoned considering the context of land development in the area; **The standard does not apply.**

3. The suitability of the subject property for uses authorized by the proposed zoning; the subject property meets the criteria for local designation and contributes to the historic and architectural heritage of the City. **The standard is met.**

4. The existing land uses and zoning of nearby properties; the subject property is located near the Franklin Square National Register historic district. The subject property is compatible with surrounding uses and zoning. The proposed zoning overlay is also compatible with the surrounding uses and zoning. **The standard is met.**

5. Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning

amendment application; The City, community, public and property owner benefit from local designation of the subject property. The overlay ensures preservation of valuable historical and architectural features and requires review of building permit applications for alterations or demolition for the subject property. **The standard is met.**

6. The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification; The property fronts on and has access to N. Evans St. No changes to existing ingress/egress is proposed. **The standard is met.**

7. The extent to which the proposed amendment is consistent with the need to minimize flood damage and that the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage pattern in the area; The proposed amendment will not result in any change to the existing conditions related to stormwater management. **The standard is met.**

8. The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification; The property currently utilizes existing city services, water, and sewer. The property is served by existing fire and police protection. **The standard is met.**

9. The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Cod as set forth in 17-1 herein; The map amendment ensures the restoration and preservation of a historic and architecturally significant structure. This is in the best interest of the public as it will result in improving surrounding property values and encouraging reinvestment and maintenance of neighboring older, unique structures. The map amendment ensures land and parcels are appropriately developed so that their use and operation comply with applicable requirements of the Chapter. **The standard is met.**

10. The extent to which property values are diminished by the particular zoning restriction; Local historic designation and the historic preservation program have a positive impact on property values for the property and for the neighborhood. **The standard is met.**

11. The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public; the zoning amendment should not result in negative impacts on the surrounding property values. The zoning amendment will not result in the destruction of property values and will not negatively impact the surrounding properties in any way. **The standard is met.**

12. Whether a comprehensive plan for land use and development exists, and whether the ordinance is in harmony with it; The subject property is located within the "Preservation Area" identified on Figure 4-1, Neighborhood Classification Boundaries, of the Comprehensive Plan (Pg 46). The S-4 overlay would be as a means to preserve this home which is an objective within the Preservation area. Additionally, it will serve to stabilize property values which is another objective of the Preservation Area. **The standard is met.**

13. Whether the City needs the proposed use. The City of Bloomington values historic preservation. The Preservation program provides homeowners with resources and expertise to maintain properties in good condition, increasing the value and investment in the neighborhood. **The standard is met.**

STAFF RECOMMENDATION

Staff finds that the application meets all the standards for a Zoning Map Amendment and recommends that the Planning Commission take the following actions:

1. Motion to establish findings of fact, and that the proposed map amendment is in the public interest and not solely for the benefit of the petitioner.
2. Motion to recommend approval of the petition submitted by Sarah Lindenbaum & Alister Smith for an S-4 Historic Preservation Overlay District (Local Historic Preservation Designation) for property located at 1001 N Evans Street (PIN: 21-04-226-008).

Respectfully submitted,
Glen Wetterow
City Planner

Attachments:

1. Draft Planning Commission Resolution 2022-01
2. Draft Ordinance
3. Aerial Image
4. Zoning Map
5. Proximity to S-4 Zoning Map
6. Neighborhood notice map

RESOLUTION NO. 2022-01

A RESOLUTION RECOMMENDING THAT THE PROPERTY LOCATED AT 1001 N. EVANS STREET BE DESIGNATED AS A LOCAL LANDMARK WITH THE S-4 (HISTORIC PRESERVATION DISTRICT) ZONING OVERLAY

WHEREAS, a nomination was submitted to the City of Bloomington Historic Preservation Commission by Sarah Lindenbaum & Alister Smith requesting that the property at 1001 N. Evans Street, legally described in Exhibit “A”, and attached hereto, be recognized for its historic and cultural significance, and the S-4 (Historic Preservation District) Zoning Overlay be applied; and

WHEREAS, the Bloomington Historic Preservation Commission, after proper notice was given, held a public hearing on the nomination request, on June 16, 2022; and,

WHEREAS, the Bloomington Historic Preservation Commission determined the nominated property met the criteria for designation in § 44-804B(2) of the Bloomington City Code, and passed Resolution 2022-01 and the report represented in Exhibit “B” attached hereto, recommending the Bloomington Planning Commission find the same; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, held a public hearing on the designation request, and reviewed Resolution 2021-01 passed by the Historic Preservation Commission and the report prepared by such, dated June 23, 2022 and attached hereto and referenced as Exhibit “B”, as well as other testimony provided by the public; and,

WHEREAS, the Bloomington Planning Commission, determined that the nominated property meets the following criteria for consideration in § 44-804B(2) of the Bloomington City Code:

1. Identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;
2. Embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
3. Suitability for preservation or restoration;

WHEREAS, the Planning Commission has the power to accept the report prepared by the Preservation Commission and adopt this Resolution, and to make a recommendation to the Bloomington City Council to designate 1001 N. Evans Street as a local landmark and adopt a zoning map amendment to add the S-4 (Historic Preservation District) Zoning Overlay;

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

Section 1: The above recitals are incorporated into and made a part of this resolution as though fully set forth herein;

Section 2. That the Planning Commission hereby accepts the report made by the Historic Preservation Commission, described in Exhibit “B”;

Section 3. That it is recommended to the Bloomington City Council that the premises

located at 1001 N. Evans Street, legally described in Exhibit “A”, be designated as a local landmark and that a zoning map amendment be adopted for the addition of the S-4 (Historic Preservation District) Zoning Overlay.

ADOPTED this 3rd of August 2021.

APPROVED this 3rd of August 2021.

BLOOMINGTON PLANNING COMMISSION

Tyson Mohr, Chairperson

ATTEST

Glen Wetterow, City Planner

Exhibit "A"
Legal Description

FLAGGS 2ND ADD S1/2 LOT 16 & ALL LOT 17
PIN: 21-04-226-008

EXHIBIT "B" BLOOMINGTON
CITY OF
REPORT FROM THE HISTORIC PRESERVATION COMMISSION TO
THE PLANNING COMMISSION
June 23, 2022

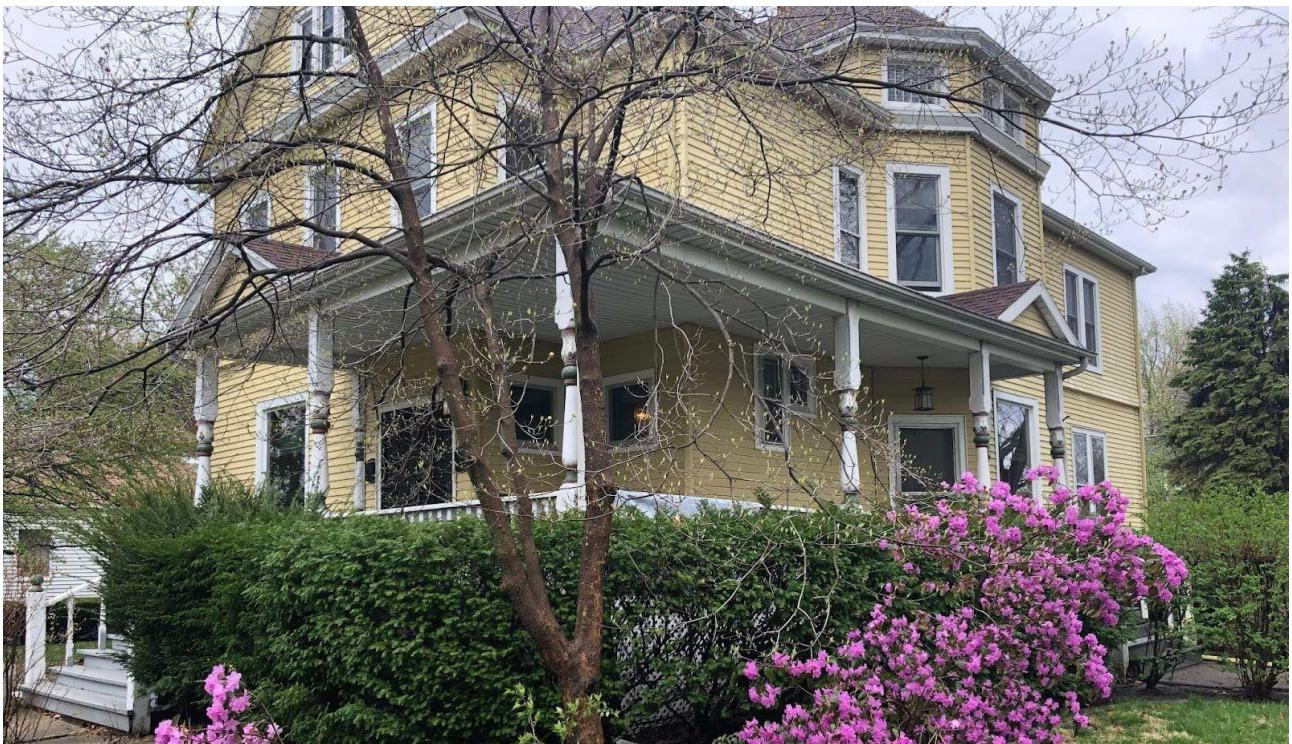
CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-16-22	Rezoning, local designation	1001 N. Evans St.	Rezone to S-4 Overlay	Glen Wetterow

REQUEST:

A petition submitted by the Sarah Lindenbaum and Alister Smith for the nomination and designation of 1001 N. Evans Street R-2 District to R-2 with the S-4 Local Historic District zoning overlay.

STAFF RECOMMENDATION:

Staff finds the petition to nominate 1001 N. Evans Street **meets** the requirements of Section 44.8-4 and 44.17-6. *Staff recommends the Planning Commission approve a resolution recommending to the City Council that the property at 1001 N Evans St., Queen Anne style, Architects Shaeffer and Hooton be recognized for historic designated with the S-4, Local Historic Preservation Zoning Overlay.*



REQUEST: S-4 Historic Preservation District Zoning Overlay

NOTICE: The application has been filed in conformance with applicable procedural requirements and legal, public notice for the hearing was published in *The Pantagraph* on May 29, 2022.

GENERAL INFORMATION

Applicants and Owners: Sarah Lindenbaum
& Alister Smith

PROPERTY INFORMATION:

Existing Zoning: R-2
Existing Land Use: Single-Family
Residential
Property Size: 75 X 165
PIN: 21-04-226-008

Historic District: N/A
Year Built: 1895
Architectural Style: Queen Anne
Architect: Unknown

SURROUNDING ZONING & LAND USES:

Zoning

North: R-2 Single-Family Residence
South: R-2 Single-Family Residence
East: R-2 Single-Family Residence
West: R-2 Single-Family Residence

Land Uses

North: Residential
South: Residential
East: Residential
West: Residential

Analysis:

Submittals

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

1. Application for nomination and designation of the S-4 Historic Zoning Overlay
2. Site Photos

PROJECT DESCRIPTION:

The applicant is requesting the City of Bloomington designate the property with the S-4 Local Historic Preservation District Zoning Overlay. The purposes behind the historic preservation district overlay are:

1. To protect, enhance and perpetuate accomplishments and improvements that reflect the City's cultural, social, economic, political and architectural history;
2. Safeguard the City's historic and cultural heritage;
3. Stabilize and improve property values;
4. Foster civic pride in the beauty and noble accomplishments of the past;
5. Protect and enhance the City's attractions to residents, home buyers, tourists, and visitors thereby supporting and promoting business, commerce and industry;
6. Strengthen the economy of the City; and
7. Promote the use of historic districts and landmarks for education, pleasure, and welfare

Background and Analysis:

1001 N. Evans Street is not located within a nationally or locally designated historic district. It is not on the National Register of Historic Places or as a National Landmarks in Bloomington. It is located adjacent to the Franklin Square Nationally Designated Historic District. The petitioners purchased the home in 2021 and are the sixth (6th) known owners of the home. The home was built for Lawson Downs Welch in 1895 and was occupied by members of the Welch family until approximately 1937. The property was sold to John D. and Gertrude S. Griffard around 1940. John Griffard converted the house into four apartments in or around 1942. The home was sold in 1971 to Arthur Wayne Downen. Mr. Downen and his wife, Mary Ann, maintained the home until they sold it in 1992 to Laura and Brad Reynolds. The Reynolds undertook the project to restore the house to single-family roughly 50 years after it had been converted to apartments. This was done under the guidance of architect Russel Francois and aided with materials from Salvage One in Chicago. The Reynolds sold the home in 2016 to Andrea and Joe Fallat who then sold the home to the petitioners in 2021. Many of the distinctive Queen Anne elements have been retained, however there are still some distinctive elements that remain. The distinctive elements remain include, the front porch columns, front porch stairs and posts, front porch skirting, eight (8) first story windows, basement windows, back porch columns, back porch boards and back porch skirting.

Lawson Downs Welch (1847-1924), who commissioned the house, was the eldest son of Sarah Randolph and Albert Welch. A *Pantagraph* article from September 19th, 1919 states that he lived on a farm in Randolph Township for “forty-four years” and had “been engaged in the real estate business” since his move to Bloomington about thirty years prior. He was a two-time city alderman beginning in 1894, as well as an alumnus of Illinois Wesleyan University.

With over 5000 sq ft of livable space, the house was more than large enough for Lawson, Arabella, their twenty-five-year-old daughter Minnie (1870-1937), twenty-year-old son John Edgar (1872-1956), and sixteen-year-old daughter Gertrude (1879-1937).

Both Minnie and John Edgar graduated from Illinois Wesleyan University, Minnie having studied Music under Professor and Mrs. John R. Gray. John Edgar graduated in 1896 and moved to New York City to attend the College of Physicians and Surgeons at Columbia University, graduating in 1900. John Edgar, usually known as J. Edgar, was the most famous of the three living Welch children. By 1904, he was a pathologist at the Society for the Lying-In Hospital, a maternity hospital in New York City. His most important publication appeared in the June 1910 issue of *The American Journal of the Medical Sciences*. Entitled “Normal Human Blood Serum as a Curative Agent in Hemophilia Neonatorum,” it described his experimental injection of human blood serum into a hemorrhaging newborn in January 1909. In the paper, Dr. Welch went on to detail the miraculous cure of numerous hemorrhaging infants with injections of human blood serum. Previously,

seventeen of eighteen of babies at the hospital displaying such hemorrhaging had died. A *Pantagraph* article from April 1945 calls Dr. Welch “the first user” and “originator of [blood] plasma, the discovery that has been such a marvelous aid in saving thousands of lives,” and his 1956 obituary in the paper says much the same (“His introduction of blood serum to medicine in 1909 led to wide use of plasma, saving many lives of American servicemen in two world wars”). Though it is likely that Dr. Welch was not the first medical practitioner to use blood serum in treating patients, he was unquestionably one of its earliest adopters. “The pioneer work of Mr. Welch was rapidly taken up by others and medical men said it was the forerunner of the very extensive use of blood plasma,” said *The Pantagraph* in 1945.

The petitioners provided a detailed list inventorying the condition of the architecturally significant features and their need for repair. Additionally, they indicated the actions they would take to repair and restore the features. The inventory is attached to this report.

The petitioners indicated they believe the home meets the following nomination criteria for local historic designation and the rezoning of the subject property with the S-4 Historic District zoning overlay, (c) its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation, (d) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials, and its suitability for preservation or restoration.

The addition of another home to the district furthers preservation of the neighborhood context and character and provides a benefit to the neighboring District and wider community. Historic Preservation can provide several benefits to a neighborhood by improving property values and encouraging reinvestment and maintenance of older, unique structures.

Pursuant to Division 8 of the City Code, the Historic Preservation Commission must hold a public hearing on the application for landmark or historic designation and determine that the application meets at, a minimum, one requirement for designation. The Preservation Commission will pass a resolution providing a recommendation to the Planning Commission. The Planning Commission also holds a public hearing on the application and makes a determination. The Planning Commission will then adopt a resolution with a recommendation to City Council. City Council will take final action on the application.

Action by Historic Preservation Commission:

On June 16, 2022 the Bloomington Preservation Commission held a public hearing on an application submitted by the property owners to consider local historic designation and the rezoning of the subject property with the S-4 Historic District zoning overlay. No one, outside of the applicant, spoke in favor of the application. No one spoke against the application. The Preservation Commission, after investigation, determined that the property meets the criteria for local designation (44.8-4). The Commission established the following findings and determined the property to be historically significant:

- 1001 N. Evans Street has identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation. The persons in question are Mr. Lawson Downs Welch and John (J.) Edgar Welch.
- 1001 N. Evans Street embodies a distinguishing characteristic of an architectural style, Queen Anne, valuable for the study of a period, type, method of construction, or use of indigenous materials.
 - The following features were specifically identified as key existing original architectural features of the Queen Anne Style
 - Front porch columns
 - Front porch stairs and posts
 - Front porch skirting “gingerbread” elements on the porch
 - Siding (Commission believes original siding exists under exterior aluminum siding throughout most of the home)
 - Watercourse between the second and third floors (Commission believes original exists under exterior aluminum siding)
 - Cornice and trim work (Commission believes original dentals exists under exterior aluminum siding)
 - Massing
 - Roof form
 - Bay and turret
 - Location of porches
 - Front doors
 - Foundation (high quality original material (brick) with colored mortar and tight joints)
 - Eight (8) first story original windows
 - 3rd Floor turret windows
 - Basement windows
 - Back porch columns
 - Back porch boards
 - Back porch skirting
- 1001 N. Evans Street is suitability for preservation or restoration.
 - The Historic Commission determined there are sufficient historic materials remaining on the structure that make restoration of the

property possible. The Preservation Commission, voted unanimously (5-0) to pass a resolution recommending the Planning Commission provide a favorable recommendation for local designation. The Commission's recommendation is consistent with the staff recommendation.

Action by the Planning Commission:

The Planning Commission shall also make a determination on the historic significance of the property (see the factors presented by the Historic Preservation Commission). Additionally, as with any zoning map amendment, the Commission should consider the following standards:

1. *The suitability of the subject property for uses authorized by the existing zoning; the subject property is currently used as a single-family home, a permissible use in the district. **The standard is met.***
2. *The length of time the property has remained vacant as zoned considering the context of land development in the area; **The standard does not apply.***
3. *The suitability of the subject property for uses authorized by the proposed zoning; the subject property meets the criteria for local designation and contributes to the historic and architectural heritage of the City. **The standard is met.***
4. *The existing land uses and zoning of nearby properties; the subject property is located near the Franklin Square National Register historic district. The subject property is compatible with surrounding uses and zoning. The proposed zoning overlay is also compatible with the surrounding uses and zoning. **The standard is met.***
5. *Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application; The City, community, public and property owner benefit from local designation of the subject property. The overlay ensures preservation of valuable historical and architectural features and requires review of building permit applications for alterations or demolition for the subject property. **The standard is met.***
6. *The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification; The property fronts on and has access to N. Evans St. No changes to existing ingress/egress is proposed. **The standard is met.***
7. *The extent to which the proposed amendment is consistent with the need to minimize flood damage and that the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage pattern in the area; The proposed amendment will not result in any change to the existing conditions related to stormwater management. **The standard is met.***

8. *The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification;* The property currently utilizes existing city services, water, and sewer. The property is served by existing fire and police protection. **The standard is met.**
9. *The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Cod as set forth in 17-1 herein;* The map amendment ensures the restoration and preservation of a historic and architecturally significant structure. This is in the best interest of the public as it will result in improving surrounding property values and encouraging reinvestment and maintenance of neighboring older, unique structures. The map amendment ensures land and parcels are appropriately developed so that their use and operation comply with applicable requirements of the Chapter. **The standard is met.**
10. *The extent to which property values are diminished by the particular zoning restriction;* Local historic designation and the historic preservation program have a positive impact on property values for the property and for the neighborhood. **The standard is met.**
11. *The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public; the zoning amendment should not result in negative impacts on the surrounding property values.* The zoning amendment will not result in the destruction of property values and will not negatively impact the surrounding properties in any way. **The standard is met.**
12. *Whether a comprehensive plan for land use and development exists, and whether the ordinance is in harmony with it;* The subject property is located within the “Preservation Area” identified on Figure 4-1, Neighborhood Classification Boundaries, of the Comprehensive Plan (Pg 46). The S-4 overlay would be as a means to preserve this home which is an objective within the Preservation area. Additionally, it will serve to stabilize property values which is another objective of the Preservation Area. **The standard is met.**
13. *Whether the City needs the proposed use.* The City of Bloomington values historic preservation. The Preservation program provides homeowners with resources and expertise to maintain properties in good condition, increasing the value and investment in the neighborhood. **The standard is met.**

Respectfully Submitted,

City Staff

Attachments:

S-4 application
Site photos

Zoning
map
Neighborhood notice and
newspaper notice
Resolution 2022-01
Resolution 2022-02

Historic Preservation S-4 Designation -Section 44.11-2

1. Property Information

Parcel Identification Number 21-04-226-008 Size (Acreage) 0.28 acres

Address 1001 North Evans St., Bloomington, IL 61701

Current Zoning Unknown

Current Use Single-family dwelling

2. Applicant Information

Full Name Sarah Lindenbaum + Alister Smith

Address 1001 North Evans St. City, State, ZIP Bloomington, IL 61701

Phone (309) 242-1138 Email lindenbaumsarah@gmail.com

3. Owner Information (Check ☒ if same as Applicant)

Full Name _____

Address _____ City, State, ZIP _____

Phone _____ Email _____

4. Attorney/Consultant Information (if applicable)

Full Name _____

Company _____

Address _____ City, State, ZIP _____

Phone _____ Email _____

Please include photographs and any other supporting documents referencing the historic value of the subject property.

Applicant Signature

I certify that I have reviewed the relevant sections of the Bloomington Zoning Code, that the information above is true, and that I have provided all required documentation listed in the Application Checklist.

Sarah Lindenbaum
Signature

3/4/2022
Date

Sarah Lindenbaum
Printed Name

Historic Name of Building (if known) _____ Year Built 1895

Architectural Style Queen Anne

Architect (if known) _____

Is this property in a Historic District? ☐ Yes ☒ No. Which one? Across street from house that is in Franklin Park historic district.

Criteria for Consideration of Nomination. The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area meets one (1) or more of the following criteria, please explain if one (1) or more of the following criteria are met:

1. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation);
2. Its location as a site of a significant local, county, state, or national event;
3. Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;
Yes - see supplemental application
4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
Yes - see supplemental application
5. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois or the Nation;
6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
7. Its embodiment of design elements that make it structurally or architecturally innovative;
8. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
9. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or
10. Its suitability for preservation or restoration.
Yes - see supplemental application

Any structure, property, or area that meets one (1) or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration. (Ordinance No. 2006-137)

Add pictures here
Include additional pictures as attachments

RETURN TO: City of Bloomington
Department of Community Development
Attn: Katie Simpson, City Planner
115 E. Washington St, Room 201
Bloomington, IL 61702-3157
Phone: 309-434-2341
Email: ksimpson@cityblm.org
Fax: 309-434-2857



Prepared 6-23-22
Agenda Item 5C
Report



6/15/2022

1001 N Evans St - Proximity to S-4



RESOLUTION NO. 2022-01

A RESOLUTION RECOMMENDING THAT THE PROPERTY LOCATED AT 1001 N. EVANS STREET BE NOMINATED AS A LOCAL LANDMARK AND REZONED WITH THE S-4, (HISTORIC PRESERVATION DISTRICT) ZONING OVERLAY

WHEREAS, a nomination was submitted to the City of Bloomington Historic Preservation Commission by Sarah Lindenbaum & Alister Smith requesting that the property at 1001 N. Evans Street, legally described in Exhibit "A", attached hereto, be recognized for its historic and cultural significance with the S-4, (Historic Preservation District) Zoning Overlay; and

WHEREAS, the Historic Preservation Commission determined that the nominated property meets the following criteria for consideration in Chapter 44 8-4 (B) 2 of the Bloomington City Code, 1960, as amended:

- 1. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation);*
- 2. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;*
- 3. Its suitability for preservation or restoration.*

WHEREAS, the Historic Preservation Commission has also determined that the nominated property has significant integrity of location, design, materials and workmanship and is therefore worthy of preservation or restoration; and

WHEREAS, the Historic Preservation Commission further recommend that he future decisions regarding the building consider the following architectural criteria for review of a certificate of appropriateness:

- 1) Architectural Details:
 - a. Front porch columns are original to the home.
 - b. Front porch stairs and posts are original to the home.
 - c. Some of the original front porch skirting "gingerbread" elements on the porch remain and can be restored and use for reproduction purposes to be put in place where the original no longer exists.
 - d. The Commission strongly believes the original siding exists throughout most of the exterior of the home under the exterior aluminum siding.

- e. The Commission strongly believes the original watercourse between the second and third floors exists under the exterior aluminum siding.
- f. The Commission strongly believes the original cornice and trim work exists under exterior aluminum siding.
- g. The massing of the home
- h. The roof form
- i. The bay and turret
- j. Location of porches
- k. The front doors are original to the home.
- l. The foundation of the home is of a high quality material, brick, with colored mortar and tight joints
- m. There are eight (8) first story windows are original to the home.
- n. The third-floor turret windows are original to the home.
- o. The basement windows are original to the home.
- p. The board on the back porch are original to the home.
- q. The columns on the back porch are original to the home.
- r. The skirting on the back porch is original to the home.

WHEREAS, the Historic Preservation Commission has the power to adopt this resolution and make a recommendation to the Bloomington Planning Commission represented in the report attached to this resolution and hereby referred to as Exhibit "B".

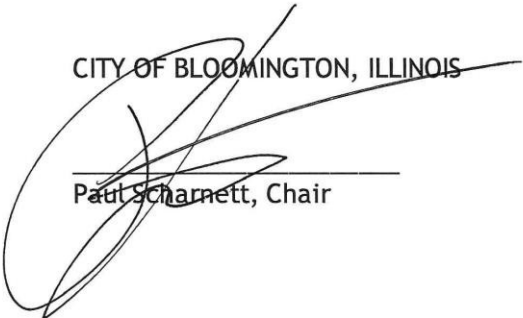
NOW, THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Bloomington, McLean County, Illinois:

SECTION ONE: That it is recommended to the Bloomington Planning Commission that the premises located at 1001 N. Evans Street legally described in Exhibit "A" be designated as a local historic landmark and rezoned to have the historic designation of the S-4, (Historic Preservation District) Zoning Overlay.

ADOPTED this 16th of June, 2022

APPROVED this 16th of June, 2022

CITY OF BLOOMINGTON, ILLINOIS



Paul Scharnett, Chair

ATTEST

Jon Branham, Secretary

Exhibit A
Legal Description

FLAGGS 2ND ADD S1/2 LOT 16 & ALL LOT
17

RESOLUTION NO. 2022-01

A RESOLUTION RECOMMENDING THAT THE PROPERTY LOCATED AT 1001 N. EVANS STREET BE DESIGNATED AS A LOCAL LANDMARK WITH THE S-4 (HISTORIC PRESERVATION DISTRICT) ZONING OVERLAY

WHEREAS, a nomination was submitted to the City of Bloomington Historic Preservation Commission by Sarah Lindenbaum & Alister Smith requesting that the property at 1001 N. Evans Street, legally described in Exhibit “A”, and attached hereto, be recognized for its historic and cultural significance, and the S-4 (Historic Preservation District) Zoning Overlay be applied; and

WHEREAS, the Bloomington Historic Preservation Commission, after proper notice was given, held a public hearing on the nomination request, on June 16, 2022; and,

WHEREAS, the Bloomington Historic Preservation Commission determined the nominated property met the criteria for designation in § 44-804B(2) of the Bloomington City Code, and passed Resolution 2022-01 and the report represented in Exhibit “B” attached hereto, recommending the Bloomington Planning Commission find the same; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, held a public hearing on the designation request, and reviewed Resolution 2021-01 passed by the Historic Preservation Commission and the report prepared by such, dated June 23, 2022 and attached hereto and referenced as Exhibit “B”, as well as other testimony provided by the public; and,

WHEREAS, the Bloomington Planning Commission, determined that the nominated property meets the following criteria for consideration in § 44-804B(2) of the Bloomington City Code:

1. Identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;
2. Embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
3. Suitability for preservation or restoration;

WHEREAS, the Planning Commission has the power to accept the report prepared by the Preservation Commission and adopt this Resolution, and to make a recommendation to the Bloomington City Council to designate 1001 N. Evans Street as a local landmark and adopt a zoning map amendment to add the S-4 (Historic Preservation District) Zoning Overlay;

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

Section 1: The above recitals are incorporated into and made a part of this resolution as though fully set forth herein;

Section 2. That the Planning Commission hereby accepts the report made by the Historic Preservation Commission, described in Exhibit “B”;

Section 3. That it is recommended to the Bloomington City Council that the premises located at 1001 N. Evans Street, legally described in Exhibit “A”, be designated as

a local landmark and that a zoning map amendment be adopted for the addition of the S-4 (Historic Preservation District) Zoning Overlay.

ADOPTED this 3rd of August 2021.

APPROVED this 3rd of August 2021.

BLOOMINGTON PLANNING COMMISSION

ATTEST

Tyson Mohr, Chairperson

Glen Wetterow, City Planner

Exhibit "A"
Legal Description

FLAGGS 2ND ADD S1/2 LOT 16 & ALL LOT 17
PIN: 21-04-226-008

ORDINANCE NO. 2022-_____

AN ORDINANCE DESIGNATING AS A LOCAL LANDMARK, AND APPROVING A ZONING MAP AMENDMENT TO ADD THE S-4 (HISTORIC PRESERVATION DISTRICT) ZONING OVERLAY, FOR THE PROPERTY LOCATED AT 1001 N. EVANS STREET

WHEREAS, there was heretofore filed with the Economic & Community Development Department of the City of Bloomington, McLean County, Illinois, an application requesting that the property at 1001 N. Evans Street, legally described in Exhibit “A”, and attached hereto, be recognized for its historic and cultural significance, and the S-4 (Historic Preservation District) Zoning Overlay be applied; and

WHEREAS, the Historic Preservation Commission, after holding a public hearing on June 16, 2022, determined 1001 N. Evans Street possesses sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration, and meets the following criteria:

1. That 1001 N. Evans Street has character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation); and
2. That 1001 N. Evans Street embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; and
3. That 1001 N. Evans Street is suitable for preservation or restoration; and

WHEREAS, the Historic Preservation Commission passed Resolution 2022-01 recommending that the Bloomington Planning Commission determine the property at 1001 N. Evans Street to be historically significant and recommend to the City Council that a zoning map amendment be adopted to add the S-4 (Historic Preservation District) Overlay; and

WHEREAS, the Bloomington Planning Commission, after holding a public hearing on August 3, 2022, also determined the property at 1001 N. Evans Street meets at least one of the criteria for consideration in Chapter 44 Division 8-4 (B) 2 of the Bloomington City Code, 1960 as amended; and

WHEREAS, the Bloomington Planning Commission determined that the zoning map amendment meets the standards detailed in Chapter 44 Division 17-6 (E) 2 of the Bloomington City Code, 1960 as amended; and

WHEREAS, the Bloomington Planning Commission passed Resolution 2022-01 recommending that the City Council designate the property at 1001 N. Evans Street to be historically significant and a zoning map amendment be adopted to add the S-4 (Historic Preservation District) Zoning Overlay; and

WHEREAS, the City Council of the City of Bloomington has the power to adopt this Ordinance and approve the application to recognize 1001 N. Evans Street for its historic and cultural significance and adopt a zoning map amendment for said property to add the S-4 (Historic Preservation District) Zoning Overlay;

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

Section 1. The above recitals are incorporated into and made a part of this ordinance as though fully set forth herein;

Section 2. The Council hereby adopt the findings of fact made by the Planning Commission;

Section 3. The Zoning Map Amendment to add the S-4 (Historic Preservation District) Zoning Overlay for the property at 1001 N. Evans Street, legally described in Exhibit "A" is hereby approved;

Section 4. This Ordinance is enacted pursuant to the home rule authority of the City of Bloomington granted by Article VII, Section 6 of the 1970 Illinois Constitution;

Section 5. The City Clerk is hereby directed and authorized to publish this Ordinance in pamphlet form as provided by law;

Section 6. This Ordinance shall take effect immediately after its approval and publication as required by law.

PASSED this _____ day of September 2022.

APPROVED this _____ day of September 2022.

CITY OF BLOOMINGTON

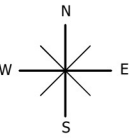
ATTEST

Mboka Mwilambwe, Mayor

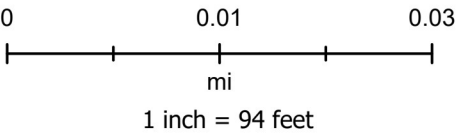
Leslie Smith-Yocum, City Clerk

Exhibit "A"
Legal Description

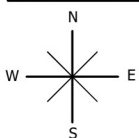
FLAGGS 2ND ADD S1/2 LOT 16 & ALL LOT 17
PIN: 21-04-226-008



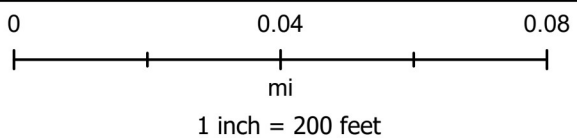
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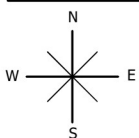
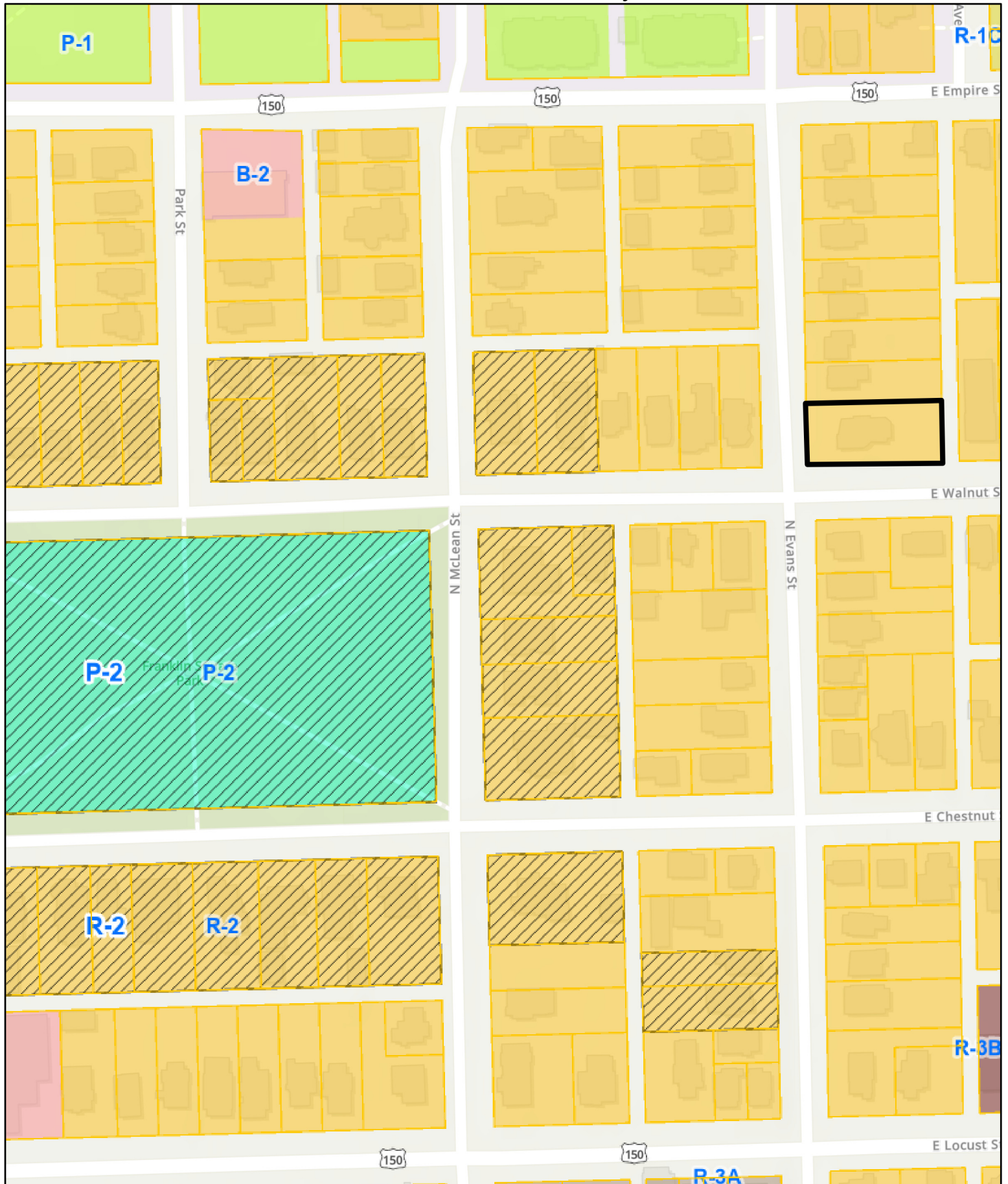
Case Z-09-22 Zoning Map



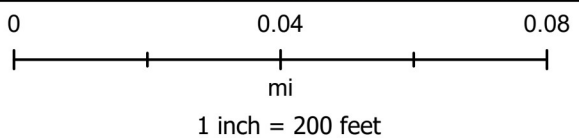
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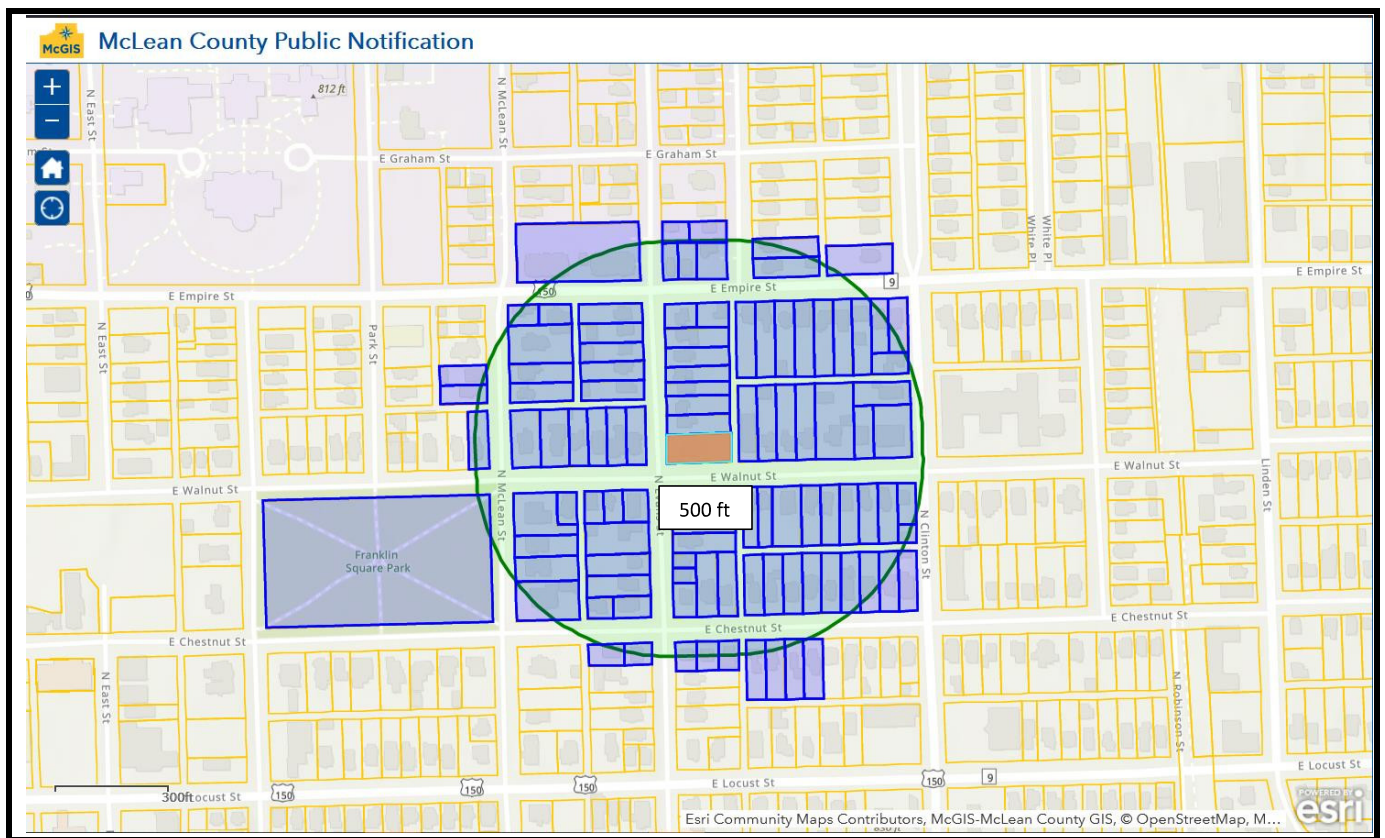
1001 N Evans St - Proximity to S-4



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Map of notified properties within 500 ft of subject property





PLANNING COMMISSION

TO: Planning Commission

FROM: Economic & Community Development Department

DATE: August 3, 2022

CASE NO: PR-07-22, Site Plan Review

REQUEST: Public hearing, review, and action on a petition submitted by John Phillips, on behalf of Coffee Bros, LLC, requesting approval of a Site Plan to allow a Retail Sales Use (General) with a Drive-Through in the B-1 (General Commercial) District for the property located at 1508-1510 N. Main Street. PIN: 14-33-329-012. (Ward 7).

BACKGROUND

Petitioners' request:

The petitioner is requesting a Legislative Site Plan Review to develop a Retail Sales Use with a Drive-Through, Scooter's Coffee, with an associated surface parking area at the subject property. Retail Sales (General) is identified as a Permitted Use in the B-1 (General Commercial) District. A Drive-Through attached to a Retail Use is identified as a permitted use in B-1 District but requires a Special Use if adjoining a residential boundary.

Property Characteristics:

The subject property consists of roughly 0.76 acres of land located at the intersection of Main Street and Division Street (and Center Street) in Bloomington. The property was previously utilized as another commercial property with a greenhouse which has been vacant for an extended time. The surrounding properties consist of commercial and residential zoning districts. The surrounding uses also consist of commercial, office and residential uses.

The petitioner is proposing to construct a single-story, 644 square foot coffee shop with a dual drive-through component servicing vehicles and 10 parking spaces in the associated parking area. Vehicular access to the site will remain with two existing curb cuts - one along Main Street and one along Center Street.

Notice:

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Sunday, July 17, 2022. Courtesy notices were mailed to 88 property owners within 500 feet of the subject property.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	B-1, (General Commercial) *Town of Normal	Commercial
South	B-1, (General Commercial)	Commercial
East	B-1, (General Commercial)	Commercial
West	R-1C, (Single Family Residential)	Residential

ANALYSIS

Compliance with the Comprehensive Plan

The subject property is not identified in the Land Uses Priority Map. The Future Land Use map identifies the site as Regional Commercial. Approval of the Site Plan aligns with the following goals of the Comprehensive Plan:

- Goal N-1. Enhance the livability of all Bloomington neighborhoods.
- ED -4.2. Prioritize infill and redevelopment to spur growth and reinvestment in the City.

STANDARDS FOR REVIEW

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 of Site Plan Review

Standard: 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 proposed development is not incompatible with the existing development in the area. The site design is consistent with other developments on surrounding properties in the direct area. The building will meet all bulk requirements for B-1 zoning. The parking lot meets the code requirements for off-street parking and loading. All landscaping requirements have been met. **Standard is met.***

Standard: the extent to which the proposal minimizes any adverse impact of the development upon adjoining land.

*The proposed use will not have any adverse impacts on the development of adjoining land. The use is a permitted use within the zoning district and is compatible with the uses of the surrounding properties. The building and landscaping shall comply with code requirements. The trash enclosure shall be fully screened as City Code requires. **Standard is met.***

Standard: 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 site is accessible by and directly situated on Main Street and Center Street. All curb cuts and aprons at the site are existing and will meet code requirements. Illinois Department of Transportation approval will also be required. **Standard is met.***

Standard: 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 primarily zoned commercial. The uses range from commercial, office, and residential. A drive-through coffee shop at the proposed site would be complementary to the existing surrounding uses. **Standard is met.***

There are no additional site review standards for Retail Sales (General) or Drive-Throughs attached to a retail use.

STAFF RECOMMENDATION

Staff finds that the application meets the standards for site plan review and recommends its approval. Staff recommends that the Commission take the following actions:

1. Motion to establish findings of fact that the subject property meets the Legislative Site Plan Review criteria in Chapter 44.17-9 of the City Code and recommend that City Council approve a Site Plan for the property located at 1508-1510 N Main Street (PIN: 14-33-329-012) (Ward 7).

Respectfully submitted,
Jon Branham
City Planner

Attachments:

- Draft ordinance
- Site Plan and Building Renderings
- Aerial map
- Zoning map
- Neighborhood notice and map

DRAFT ORDINANCE NO. 2022 - _____

AN ORDINANCE APPROVING A SITE PLAN FOR A RETAIL SALES USE AND DRIVE THROUGH IN THE B-1 (GENERAL COMMERCIAL) DISTRICT, FOR PROPERTY GENERALLY LOCATED AT 1508-1510 N. MAIN STREET

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 for a Retail Sales Use and Drive Through in 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, the City Council of the City of Bloomington has the power to pass this Ordinance and approve this site plan with the recommended conditions.

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

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

Section 2. The City Council adopts the findings of fact for the Site Plan Review as recommended by the Planning Commission.

Section 3. The City Council hereby approves the Site Plan for a Retail Sales Use and Drive Through for the property at 1508-1510 N. Main Street, legally described in Exhibit “A” and depicted in Exhibit(s) “B”.

Section 4. This Ordinance is enacted pursuant to the home rule authority of the City of Bloomington granted by Article VII, Section 6 of the 1970 Illinois Constitution;

Section 5. The City Clerk is hereby directed and authorized to publish this Ordinance in pamphlet form as provided by law;

Section 6. This Ordinance shall take effect immediately after its approval and publication as required by law.

This Ordinance shall take effect immediately upon passage and approval.

PASSED this _____ day of August, 2022

APPROVED this _____ day of August, 2022

CITY OF BLOOMINGTON

Mboka Mwilambwe, Mayor

ATTEST

Leslie Smith-Yocum, City Clerk

Exhibit A
Legal Description
1508-1510 N. Main Street

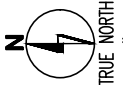
Lot 2 and the North 62 feet of Lot 3 in the Assessor's Subdivision of Lot 9 in the Southwest Quarter of Section 33, Township 24 North, Range 2 East of the Third Principal Meridian, as per plat recorded in Book 1 of Plats at page 250, in McLean County, Illinois.

GENERAL NOTES:

1. PROPERTY AREA: ±33,228 SF - 0.76 ACRES
2. BUILDING AREA: 664 SF - 4.0 PROTO
3. PARKING: 10 TOTAL SPACES



**14901 Quorum Drive
Suite 300
Dallas Texas 75254
Ph: (972) 239-8884
Fax: (972) 239-5054**



Job No.
221065-252
0"

Date 06/28/22

Sheet No. SCHEME: 2

Project SCOOTER'S SITE PLAN

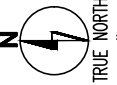
1508 & 1510 N MAIN ST
BLOOMINGTON, IL

GENERAL NOTES:

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**14901 Quorum Drive
Suite 300
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0"

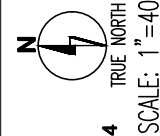
Date 06/28/22

Sheet No.
SCHEME: 2

Project SCOOTER'S SITE PLAN

1508 & 1510 N MAIN ST
BLOOMINGTON, IL

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Job No.
221065-252

Date 06/28/22

Sheet No. SCHEME: 2

Project SCOOTER'S SITE PLAN

1508 & 1510 N MAIN ST
BLOOMINGTON, IL

GENERAL NOTES

- [illegible]

WALL | LEGEND

FRAMING / DIMENSIONING NOTE:

- [illegible]

KEYNOTES - FLOOR PLAN

1. NEW ELECTRICAL PANEL, SEE ELECTRICAL DRAWING
2. NEW ELECTRICAL PANEL, SEE ELECTRICAL DRAWING
3. GRAPHICS ON WINDOW BY OWNER
4. FLOOR DRAIN, SEE PLUMBING DRAWINGS
5. 2A-08C MINIMUM RATED FIRE EXTINGUISHER
6. PROVIDE TACTILE EXIT SIGN AT EXIT DISCHARGE
7. WATER HEATER ABOVE, SEE PLUMBING DRAWINGS
8. ACCESSIBLE RESTROOM SEEN OTHERS
9. NEW ELECTRICAL PANEL, SEE ELECTRICAL DRAWING
10. NEW ELECTRICAL PANEL, SEE ELECTRICAL DRAWING
11. FLOOR SINK, SEE PLUMBING DRAWINGS
12. R.O. SYSTEM, SEE PLUMBING DRAWINGS
13. 6 DOOR EMPLOYEE LOCKERS ANCHORED TO WALL
14. FLOOR SAFE BY OWNER, BOLTED TO FLOOR BY G.C.

CLEARANCE KEYNOTE

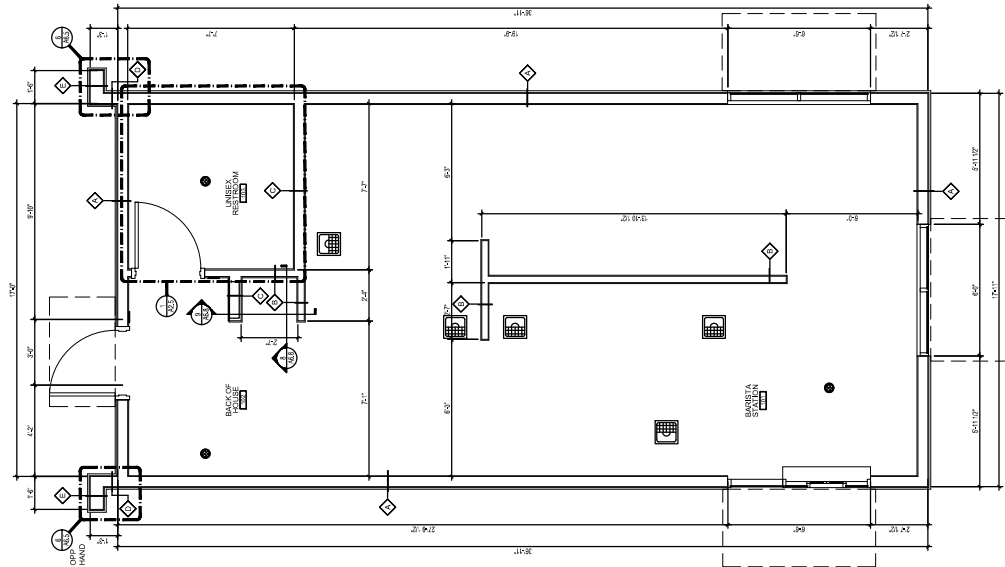


	DOOR LEGEND
DOOR TAG, REFER TO SCHEDULE ON SHEET A4.2	
	WINDOW LEGEND
WINDOW TAG, REFER TO DETAILS ON SHEET A4.1	

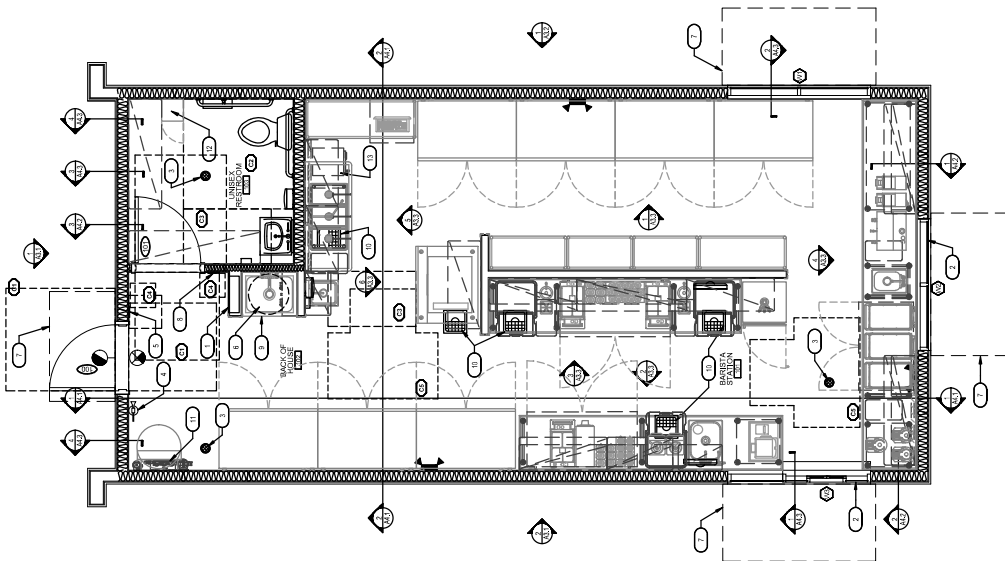
DATE: - PROJE

DESIGN DEVELOPMENT
☒ PERMIT SUBMITTAL
☐ BID PACKAGE
☐ CONSTRUCTION ISSUE

A2.1



1 **DIMENSION PLAN**
SCALE: 3/8" = 1'-0"

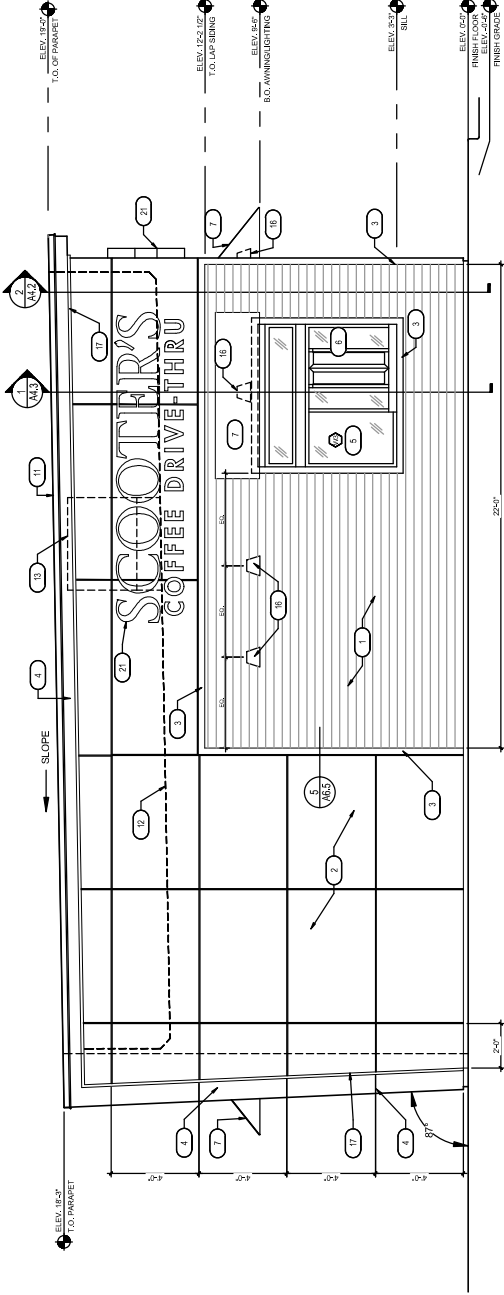


2 FLOOR PLAN
SCALE: 3/8" = 1'-0"

KEYNOTES

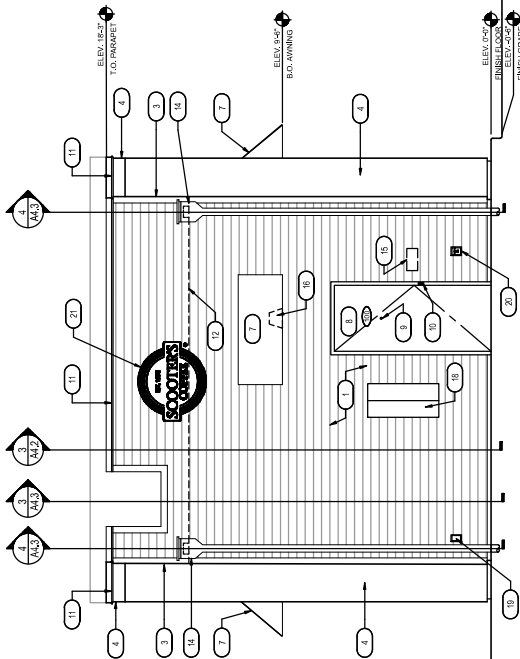
X

1. HARDIE PLANK 4200 LAP SIDING CERAMILL 6-4" SEE HARDIE DETAIL SHEET
2. INSULATED SHERWIN WILLIAMS SWISS92 INNOVELL EGGSHELL FINISH SHEET AS-A-COLOR SW 7015 SKYLINE STEEL
3. 3 1/2" HARDIE TRIM SEE HARDIE DETAIL SHEET A4.3 - COLOR SHERWIN WILLIAMS SWISS92 INNOVELL EGGSHELL FINISH
4. 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR BLACK
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 4800S WINDOW - COLOR DARK BRONZE
7. AWNING BY OTHERS - COLOR RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR SHERWIN WILLIAMS SWISS92 INNOVELL EGGSHELL FINISH
9. PEEP HOLE BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP
12. LINE UP ROOF BEYOND
13. ROOF TOP UNIT BEYOND SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT SEE DETAIL B4.3
15. MAILED BY OWNER
16. WALL MOUNTED LIGHT FIXTURE SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND SEE ELECTRICAL DRAWINGS
18. SSS PANEL SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS SEE ELECTRICAL DRAWINGS
20. HOSE BIBS SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS UNDER A SEPARATE PERMIT



2 EXTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"



PROJECT ADDRESS:

REVISIONS

TITLE:
EXTERIOR
ELEVATIONS

DATE:

PROJECT NO.

- ☐ DESIGN DEVELOPMENT
- ☒ PERMIT SUBMITTAL
- ☐ BID PACKAGE
- ☐ CONSTRUCTION ISSUE

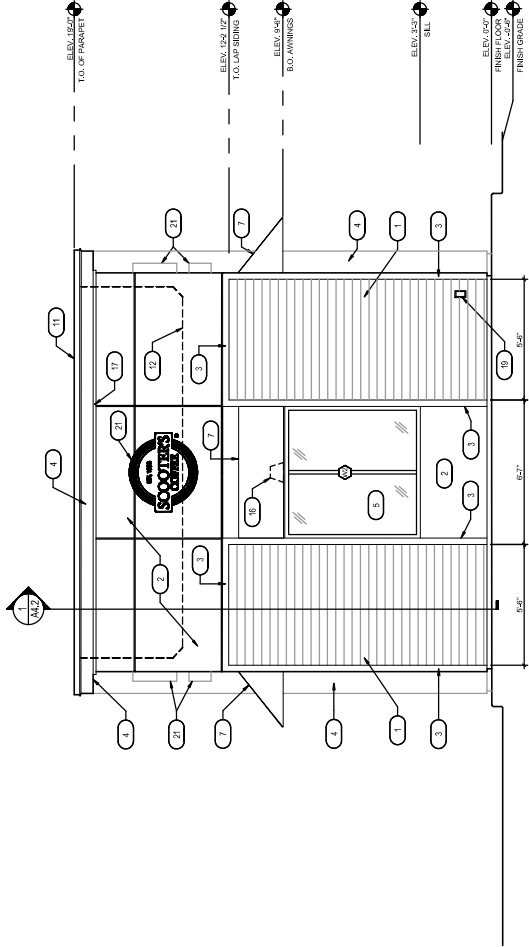
SHEET NO.

A3.1

KEYNOTES

X

1. HARDIE PLANK 1/2" LAP SIDING CEDAR/MILL 8'-W4" SEE HARDIE DETAIL SHEET A3.5 -COLOR: SHERWIN WILLIAMS SW652 INVOELL EGGSHELL FINISH
2. HARDIE REVEAL PANEL SYSTEM W/ 2" SMOOTH FINISH SEE HARDIE DETAIL SHEET A3.5 -COLOR: SHERWIN WILLIAMS SW652 INVOELL EGGSHELL FINISH
3. 1/2" HARDIE TRIM SEE HARDIE DETAIL SHEET A3.5 -COLOR: SHERWIN WILLIAMS SW652 INVOELL EGGSHELL FINISH
4. 20 GAUGE METAL ACCENTS AND JOINTS -COLOR: BLACK
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X66 WINDOW-COLOR: DARK BRONZE
7. AWNING BY OTHERS -COLOR: RED
8. INSULATED HOLLOW METAL DOOR AND FRAME-COLOR: SHERWIN WILLIAMS SW652 INVOELL EGGSHELL FINISH
9. PREP HOLE BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT SEE DETAIL B4.3
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND SEE ELECTRICAL DRAWINGS
18. SES PANEL SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS SEE ELECTRICAL DRAWINGS
20. ROSE BIBBS SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS UNDER A SEPARATE PERMIT
22. SPANDREL GLASS



2 EXTERIOR ELEVATIONS

SCALE: 3/8"=1'-0"



PROJECT ADDRESS:

REVISIONS

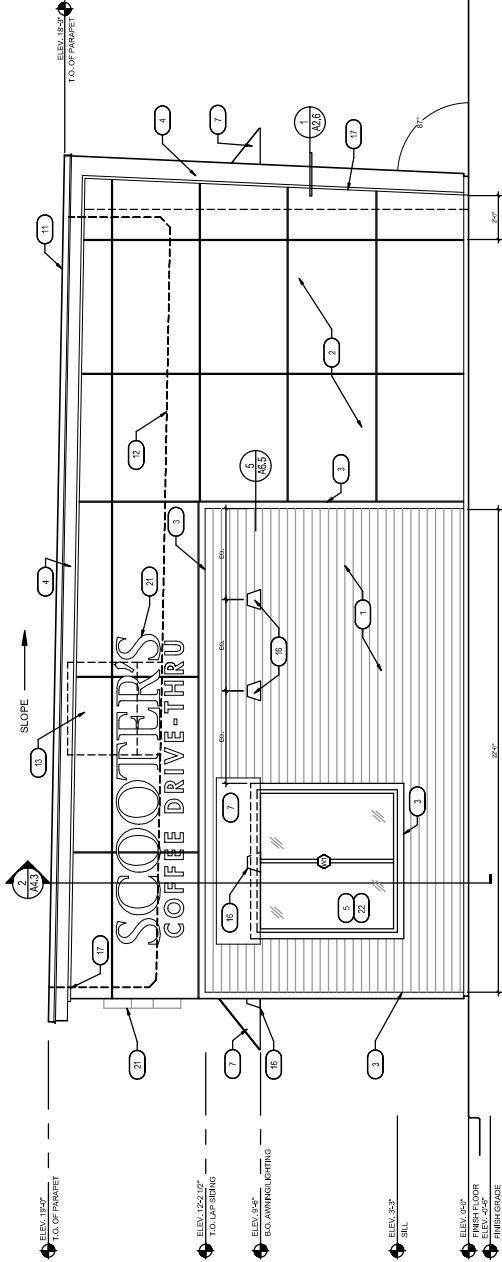
TITLE:
EXTERIOR
ELEVATIONS

DATE:
PROJECT NO.

- ☐ DESIGN DEVELOPMENT
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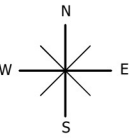
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A3.2

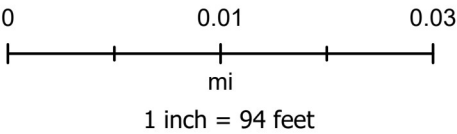


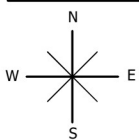
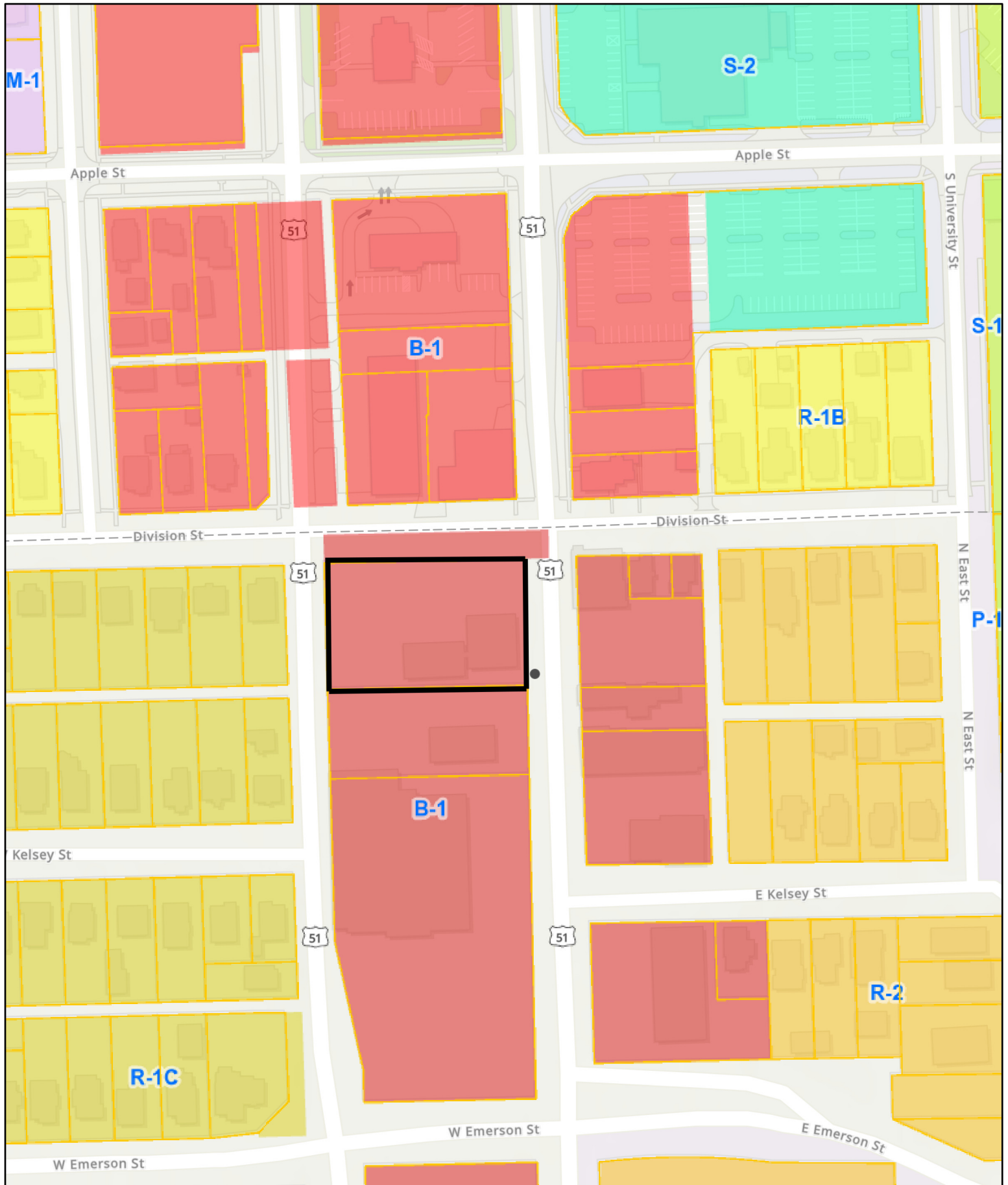
1 EXTERIOR ELEVATIONS

SCALE: 3/8"=1'-0"



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0 0.04 0.07
mi
1 inch = 188 feet







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

July 18, 2022

NOTICE OF PUBLIC HEARING

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on **Wednesday, August 3rd, 2022 at 4:00 PM in the Osborne Room, 2nd Floor, at the Bloomington Police Station, 305 S East St, Bloomington, IL 61701** on the following: Case PR-07-22 Public hearing, review and action on a petition submitted by John Phillips, on behalf of Coffee Bros, LLC for a **Legislative Site Plan Review, for the property located at 1508-1510 N. Main Street**. PIN: 14-33-329-012.

You are receiving this notice because you own property within a 500-foot radius of the subject property (refer to attached map).

- Those persons wishing to provide testimony on any of the agenda items designated as a public hearing may appear in-person.
- Those persons wishing to provide public comment may register at www.cityblm.org or email publiccomment@cityblm.org.

This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs 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.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website <https://www.cityblm.org/government/boards-commissions>. 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 <https://www.cityblm.org/government/boards-commissions>.

For questions contact the Economic & Community Development Department at 309-434-2226.

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property

