

**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, May 25, 2016 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

A public comment period not to exceed thirty (30) minutes will be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, Committee of the Whole meetings, meetings of committees and/or task forces (hereinafter "committees") created by the City Council, work sessions, and special meetings of the City Council. Nothing herein shall prohibit the combination of meetings, at which only one public comment period will be allowed.

Anyone desiring to address the Board, Commission, Committee or City Council, as applicable, must complete a public comment card at least five (5) minutes before the start time of the meeting. Public comment cards shall be made available at the location of the meeting by City staff at least 15 minutes prior to the start time of the meeting. The person must include their name, and any other desired contact information, although said person shall not be required to publicly state their address information. If more than five individuals desire to make a public comment, the order of speakers shall be by random draw. If an individual is not able to speak due to the time limitation and said individual still desires to address the individuals at a future meeting of the same type, said individual shall be entitled to speak first at the next meeting of the same type. (Ordinance No. 2015-46))

4. MINUTES: Review the minutes of the April 27, 2016 regular meeting of the Bloomington Planning Commission.

5. REGULAR AGENDA:

- A. **Z-16-16** Public hearing, review and action on the petition submitted by St Luke Union Church requesting the approval to Rezone the property located at 2101 E Washington from R-3B, Multifamily Residential, to S-2, Public Lands and Institutions **(Ward 8)**
- B. **Z-17-16** Public hearing, review and action on the petition submitted by Lil' Beaver Brewery requesting the approval of a Zoning Text Amendment to Chapter 44 to Section 44.32 and 44.6-30 defining and allowing for "artisanal/craft production and retail" in the B-1, B-2, B-3, M-1, M-2, Districts as permitted uses, respectively.

6. OLD BUSINESS:

7. NEW BUSINESS:

8. ADJOURNMENT

For further information contact:

Katie Simpson, City Planner

Department of Community Development

Government Center

115 E. Washington Street, Bloomington, IL 61701

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

E-mail: *ksimpson@cityblm.org*

**MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 27, 2016, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. Balmer, Mr. Barnett, Mr. Pearson, Mr. Protzman, Ms. Schubert, Mr. Scritchlow, Chairman Stanczak

MEMBERS ABSENT: Mr. Suess

OTHERS PRESENT: Mr. Tom Dabareiner, Community Development Director; Ms. Katie Simpson, City Planner; Mr. George Boyle, City Attorney

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:00 P.M.

ROLL CALL: Mr. Dabareiner called the roll. A quorum was present.

PUBLIC COMMENT: There being no public comments the Commission moved on to approval of the minutes.

MINUTES: The Commission reviewed the April 13, 2016 minutes. Mr. Protzman moved to approve the April 13, 2016 minutes; Mr. Scritchlow seconded the motion, which passed unanimously by a voice vote of 7-0.

REGULAR AGENDA:

Z-11-16. Public hearing, review and action on the petition submitted by Brian and Jessica Szarek requesting the annexation and rezoning of property commonly located west of Szarek Drive and south of Six Points Road, approximately 2.12 acres.

Chairman Stanczak introduced the case. Ms. Simpson presented City Staff's report and recommended in favor of the proposal. Ms. Simpson reviewed the request for annexation and rezoning, the surrounding uses and explained why rezoning the R-1A Low Density Single Family Residence District was appropriate for the rezoning from the automatic Agricultural zoning upon annexation. She reviewed the standards for rezoning the property and concluded that the standards were met by this proposal.

The petitioner, Brian Szarek, 1418 Six Points Road, was sworn in. He briefly describe his proposal for annexation and rezoning. No others spoke in favor or against.

Mr. Scritchlow asked about the need for a substandard road fee and clarification on the purpose of the dormant special services area. Ms. Simpson indicated staff was working the City's engineers to resolve this question. Mr. Dabareiner provided an explanation about the special

services area. Chairman Stanczak confirmed with staff that these fees and provisions were more common for larger developments.

Chairman Stanczak closed the public hearing. Mr. Scritchlow indicated he would be abstaining from voting. Mr. Pearson motioned to approve the annexation and rezoning requests; seconded by Mr. Barnett. The motion to recommend passed by a vote of 6-0-1 with the following votes being cast on roll call: Mr. Pearson-yes; Mr. Barnett -yes; Mr. Balmer-yes; Mr. Protzman-yes; Ms. Schubert-yes; Mr. Scritchlow-abstain; Chairman Stanczak-yes.

PS-03-16 Public hearing, review and action on the petition submitted by ARK VI, L.L.C requesting the approval of the Amended Preliminary Plan for Eagle View South Subdivision of the property located east of Towanda Barnes Rd., north GE Road and 1500 N Rd., and south of Fort Jesse Road, approximately 15.84 acres.

Chairman Stanczak introduced the case. Ms. Simpson presented City Staff's report, provided a review of the previously approved changes to the property, and recommended in favor of the proposal. She noted that the City Engineer has additional comments which should be incorporated into the approval, along with the need to provide a temporary cul-de-sac at the southern terminus of Phase One construction of Holly Court, which may be gravel. The changes should be reflected in the plans prior to City Council approval. Mr. Protzman inquired about the previous three-party agreement for this property. Ms. Simpson explained the 2008 three-party agreement between the City, the petitioner and the land owner is still in effect and that this amended preliminary plan is in accordance with the three-party agreement.

Devin Birch, engineer for the petitioner, was sworn in. Mr. Birch noted that the proposed revised plan honors the terms of the 2008 three-party agreement. Mr. Robert Rewerts, Jr., representing the ownership of the adjacent property located south of the petitioner's and party to the three-party agreement, was sworn in, offering his support for the petition. Mr. Rewerts concurred with the conclusion that the plan meets the terms of the agreement.

Mr. Jeff Pate, 1320 E. Grove, was sworn in. He had concerns about the location of the access point from Towanda-Barnes Road, along with traffic concerns resulting from the un-built properties and potential cut-through. Ms. Stacy Marshall, 14 Yukon Circle, expressed concerns about traffic and lighting from the development. Mr. Birch described the rationale for the location if the Holly Court/Towanda-Barnes intersection. Mr. Dabareiner reminded the Commission that the development itself is not under their purview today, as it already received approval, only the realigned street is to be considered. He added, traffic and lighting requirements are met.

Chairman Stanczak closed the public hearing. Mr. Pearson motioned to approve the annexation and rezoning requests; seconded by Mr. Scritchlow. The motion to recommend passed by a vote of 6--1 with the following votes being cast on roll call: Mr. Pearson-yes; Mr. Barnett -yes; Mr. Balmer-yes; Mr. Protzman-no; Ms. Schubert-yes; Mr. Scritchlow-yes; Chairman Stanczak-yes.

Amendment to the 2035 Comprehensive Plan. Public hearing, review and action on a resolution to amend Figures 11.3, 11.4 and 6.3 of the Comprehensive Plan to represent the

land use for the property commonly known as Highland Golf Course as Parks and Recreation and to remove it as a development priority.

Chairman Stanczak introduced the case. Ms. Simpson presented City Staff's report. She noted that the approved Plan showed Highland Golf Course as a development priority and was targeted for Regional Commercial development. This is reflected in Figures 6.3, 11.3 and 11.4 in the Plan. Ms. Simpson indicated that a change to the Comprehensive Plan requires a public hearing. Mr. Dabareiner stated that the original designation stemmed from consideration about one year earlier to close the golf course and market it for some kind of large scale commercial or retail use, adding that recent Council action re-established that desired use is to continue as a golf course. Ms. Simpson noted that the zoning was not changed and remains S-2 Public Lands and Institutions District.

Ms. Schubert asked if any of the other City golf courses in Figure 11.3 are designated as Regional Commercial; Ms. Simpson that Highland Golf Course is the only public golf course represented with this designation in Figure 11.3. .

Both Mr. Pearson and Mr. Barnett questioned whether a change should occur so soon after the Plan's adoption. Mr. Pearson suggested that the Plan recently adopted and that it should not be changed based on whim. Mr. Barnett noted the extensive public process and input and indicated he was uncomfortable with making a change that the public had supported.

Chairman Stanczak closed the public hearing. Mr. Protzman motioned to approve Plan amendments; seconded by Mr. Balmer. The motion to recommend passed by a vote of 6-1 with the following votes being cast on roll call: Mr. Protzman-yes; Mr. Barnett -yes; Mr. Pearson-no; Mr. Balmer-yes; Ms. Schubert-yes; Mr. Scritchlow-yes; Chairman Stanczak-yes.

OLD BUSINESS

Chairman Stanczak introduced the draft amended Planning Commission by-laws for consideration. There were several amendments proposed to the draft. Mr. Pearson moved that under Article II, Section 2 officers should be elected with a positive vote of five or more members of the Commission; seconded by Mr. Balmer. Mr. Pearson moved to change the word "aid" to "assistance" in Article III, Section 4; seconded by Mr. Balmer. Mr. Pearson suggested to change the word "schemes" to "proposals" in Article II, Section 5, and the word "germane" to "pertinent" in Section 6; adopted by consensus. All were adopted unanimously. Mr. Protzman asked consideration for a minimum attendance requirement to be included in the by-laws, whereby lack of attendance would be reported to the mayor's office; however, there was no consensus over how to word this goal or its associated penalties.

Once amended, Mr. Balmer moved for adoption of the by-laws; seconded by Mr. Scritchlow. The motion passed by a vote of 7-0 with the following votes being cast on roll call: Mr. Balmer-yes; Mr. Scritchlow-yes; Mr. Protzman-yes; Mr. Barnett -yes; Mr. Pearson-yes; Ms. Schubert-yes; Chairman Stanczak-yes.

NEW BUSINESS

None

ADJOURNMENT

Mr. Balmer motioned to adjourn; seconded by Mr. Pearson, which passed unanimously by voice vote. The meeting was adjourned at 5:29PM.

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
MAY 25, 2016**

SUBJECT:	TYPE:	SUBMITTED BY:
Z-16-16 2101 E Washington St	Rezoning from R-3B, Multifamily Residential District, to S-2 Public Lands and Institutions	Katie Simpson City Planner

REQUEST

The petitioner is seeking a rezoning from R-3B, Multifamily Residential District, to S-2 Public Lands and Institutions for the property located at 2101 E Washington, St. Luke Union Church.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

Owner and Applicant: St Luke Union Church

LEGAL DESCRIPTION: ENGINEERS SURVEY PT S1/2 2-23-2E (EX5' ST ALG W & SW SIDES) LOT 4

PROPERTY INFORMATION

Existing Zoning: R-3B, Multifamily Residential District
Existing Land Use: Church
Property Size: approximately 3.84 acres
PIN: 21-02-306-001

Surrounding Zoning and Land Uses

Zoning

North: C-1, Office District
South: R-1C, Single-Family Residential District
East: C-1, Office District, R-3B Multifamily
West: R-1B, Single-Family Residential District

Land Uses

Offices
Single family homes
Doctor's Park Offices, Condominiums
Single Family Dwelling

ANALYSIS

Submittals

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

1. Petition for Zoning Map Amendment
2. Aerial photographs
3. Zoning Map
4. Photographs of adjacent sites

Project Description

St Luke Union Church is located at 2101 E Washington Street. The property is currently zoned R-3B, Multifamily residential. A church is allowed in the residential district with a Special Use. The petitioner is proposing to rezone the property from R-3B, Multifamily residential, to S-2, Public Land and Institutions to allow for a church by right and eliminate the need to apply for a Special Use Permit. Without the Special Use Permit, the church is considered a legal nonconformity. The petition to rezone would eliminate a nonconforming use at 2101 E Washington.

The property was constructed in the early 1960s and has existed as a church for decades. The property is approximately 3.84 acres and St Luke Union Church is proposing an exterior expansion to the south of the property. The expansion triggers the need to apply for a new Special Use permit. Another option, and the route the petitioner is perusing, is to rezone to the property to a district that allows church as a permitted use. S-2, Public Land and Institutions contemplates public assembly and public gathering uses such as a church.

Compliance with the Comprehensive Plan

The intent of the S-2 District is to allow for the establishment and maintenance of public uses, publically regulated uses, and private uses that display an inherent relationship to the public interest. The Comprehensive Plan identifies “conservation and preservation of the City’s heritage resources as a basis for retaining and enhancing strong community character and a sense of place” (pg 120). The petition to rezone the subject property encourages the preservation of a cultural resource that serves the neighboring residential area as well as other segments of our community. The decision to rezone is in agreement with the Comprehensive Plan.

Nearby Zoning and Land Uses

FINDINGS OF FACT

The Zoning Ordinance has “*Zoning Map Amendment Guidelines*” and by states, “*In making its legislative determination to zone or rezone property to a S-2 Public Lands and Institutions District zoning classification, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:*

1. *The extent to which the permitted use is authorized in the district are necessary for the proper provision of community services; the property is currently used as a church. A church is compatible with the S-2 District and serves a number of community members. The standard is met.*
2. *The potential impact the existing or permitted uses in the vicinity would have upon the public use and impact the permitted use would have upon these surrounding uses; there is no proposed change in use, therefore there should be little to no impact. The standard is met.*
3. *The capacity of existing and proposed community facilities and utilities including water, sewer, and transportation systems to serve the permitted uses which lawfully occur on the*

Agenda Item A.

property so zoned; the site and utilities are existing and capacity of community facilities is adequate. The standard is met.

4. *The impact the permitted uses would have upon the environment including noise, air, and water pollution*; the site and use are existing, there should be no change in impact. The standard is met.
5. *The impact any natural disasters, including flooding, would have upon the permitted uses*; the site and use are existing, there should be little to no change in impact. The standard is met.
6. *The conformance of the proposal to the Official Comprehensive Plan and Official Map (Ordinance No. 2006-137)* Rezoning encourages the preservation of a cultural resource, a goal of the Comprehensive Plan (page 120). The standard is met.

STAFF RECOMMENDATION:

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

1. Ordinance
2. Exhibit A-Legal Description
3. Petition
4. Aerial View
5. Zoning Map
6. Neighborhood Notice List
7. Neighborhood Notice Location and Buffer Map

ORDINANCE NO. 2016 - _____

AN ORDINANCE REZONING 2101 E WASHINGTON FROM R-3B TO S-2

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a Petition for rezoning of certain premises hereinafter described in Exhibit(s) "A"; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said Petition; and

WHEREAS, the City Council of said City has the power to pass this Ordinance and rezone said premises.

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

1. That the premises hereinafter described in Exhibit(s) "A" shall be and the same are hereby rezoned from "R-3B", Multifamily Residential District to "S-2", Public Lands and Institutions District.
2. The Official Zoning Map of said City shall be amended to reflect this change in zoning classification.
3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this ____ day of _____, 2016.

APPROVED this ____ day of _____, 2016.

APPROVED:

Tari Renner
Mayor

ATTEST:

Cherry Lawson
City Clerk

Jeff Jurgens
Corporate Counsel

Exhibit A “Legal Description”

ENGINEERS SURVEY PT S1/2 2-23-2E (EX5' ST ALG W & SW SIDES) LOT 4

PETITION FOR ZONING MAP AMENDMENT

State of Illinois)
) ss.
County of McLean)

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF
BLOOMINGTON, MC LEAN COUNTY, ILLINOIS

Now comes St Luke Union Church at 2101 E. Washington St., hereinafter referred to as your
petitioner(s), respectfully representing and requesting as follows:

1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents, receiver, executor (executrix), trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of R-3B under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That the present zoning on said premises is inappropriate due to error in original zoning, technological changes altering the impact or effect of the existing land uses, or the area in question having changed such that said present zoning is no longer contributing to the public welfare;
4. That your petitioner(s) hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the S-2 zoning district classification;
5. That said requested zoning classification is more compatible with existing uses and/or zoning of adjacent property than the present zoning of said premises; and
6. That said requested zoning classification is more suitable for said premises and the benefits realized by the general public in approving this petition will exceed the hardships imposed on your petitioner(s) by the present zoning of said premises.

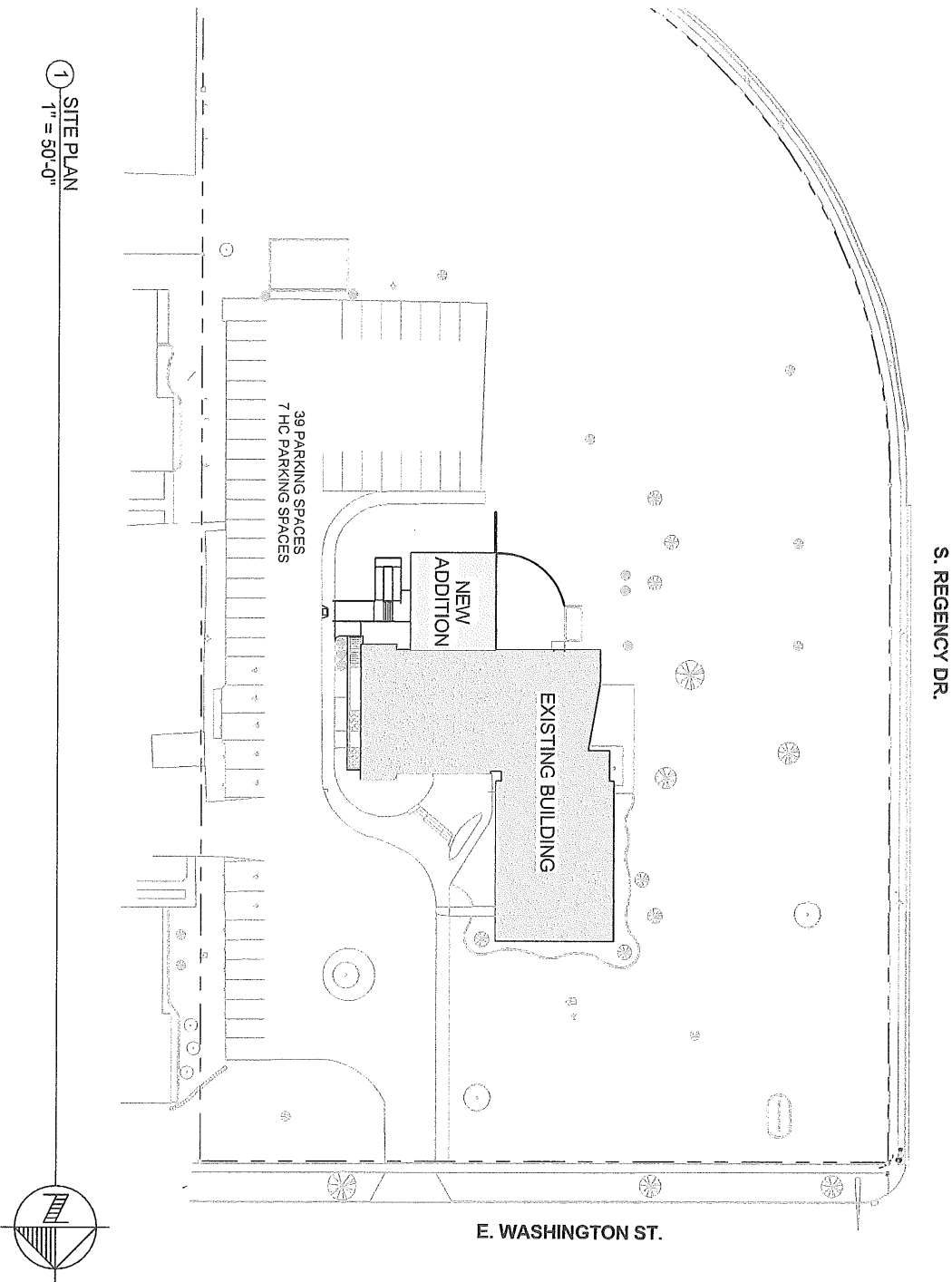
WHEREFORE, your petitioner(s) respectfully pray(s) that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended by changing the zoning classification of the above-described premises from R-3b to S-2.

Respectfully submitted,

By: Robert D. Hint Horn
St Luke Union Church

ROBERT D. HINT HORN
COUNCIL MODERATOR

① SITE PLAN
1" = 50'-0"



project
142RX01_400

C1

sheet

BUILDING SITE PLAN
ST LUKE UNION CHURCH ADDITION
2101 E WASHINGTON ST
BLOOMINGTON, IL



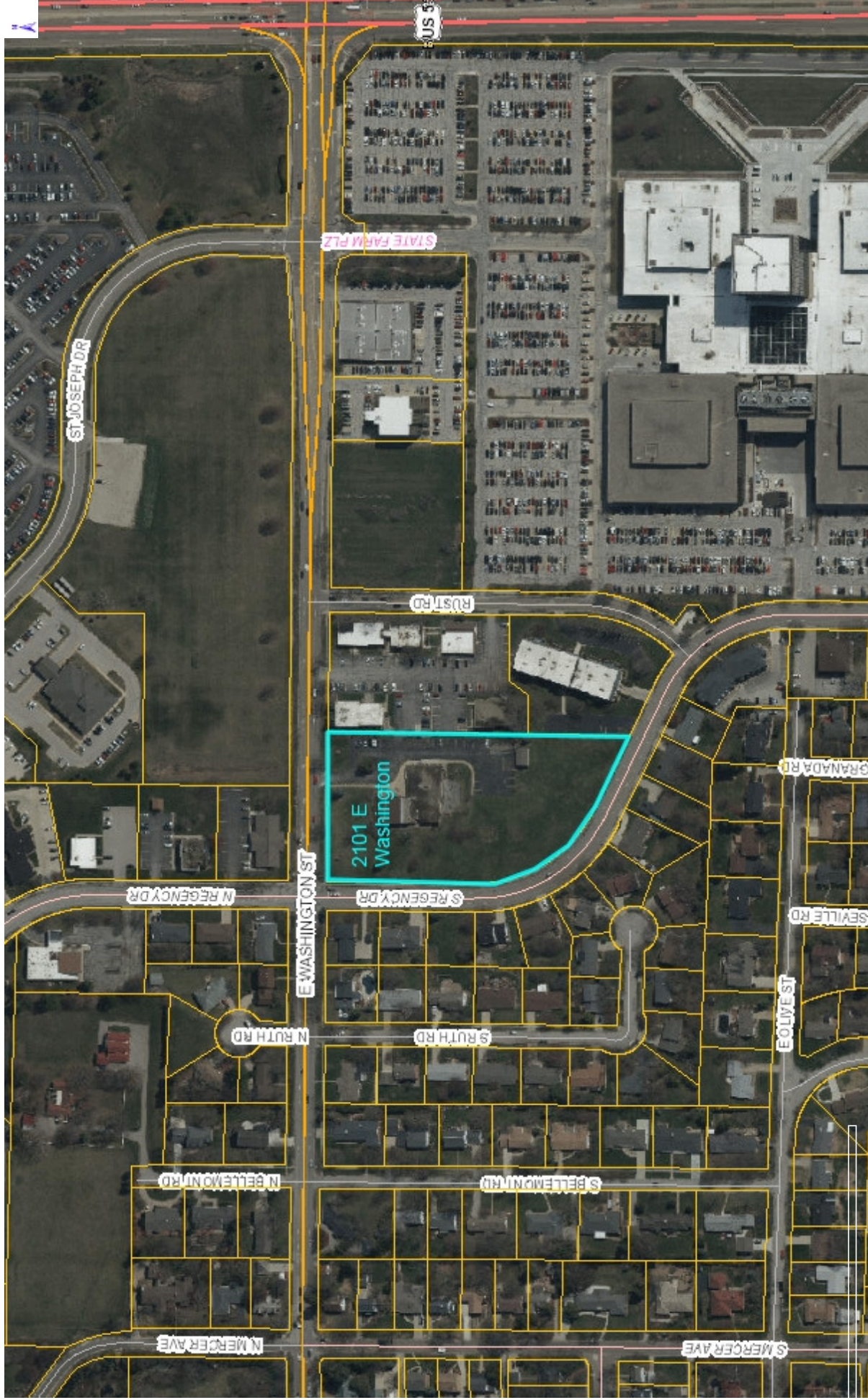
BLDD
ARCHITECTS

Design Firm Registration #184-000723

date	04/29/2016
revised	
drawn by	ACL
checked by	RCD



Aerial View-2101 E Washington



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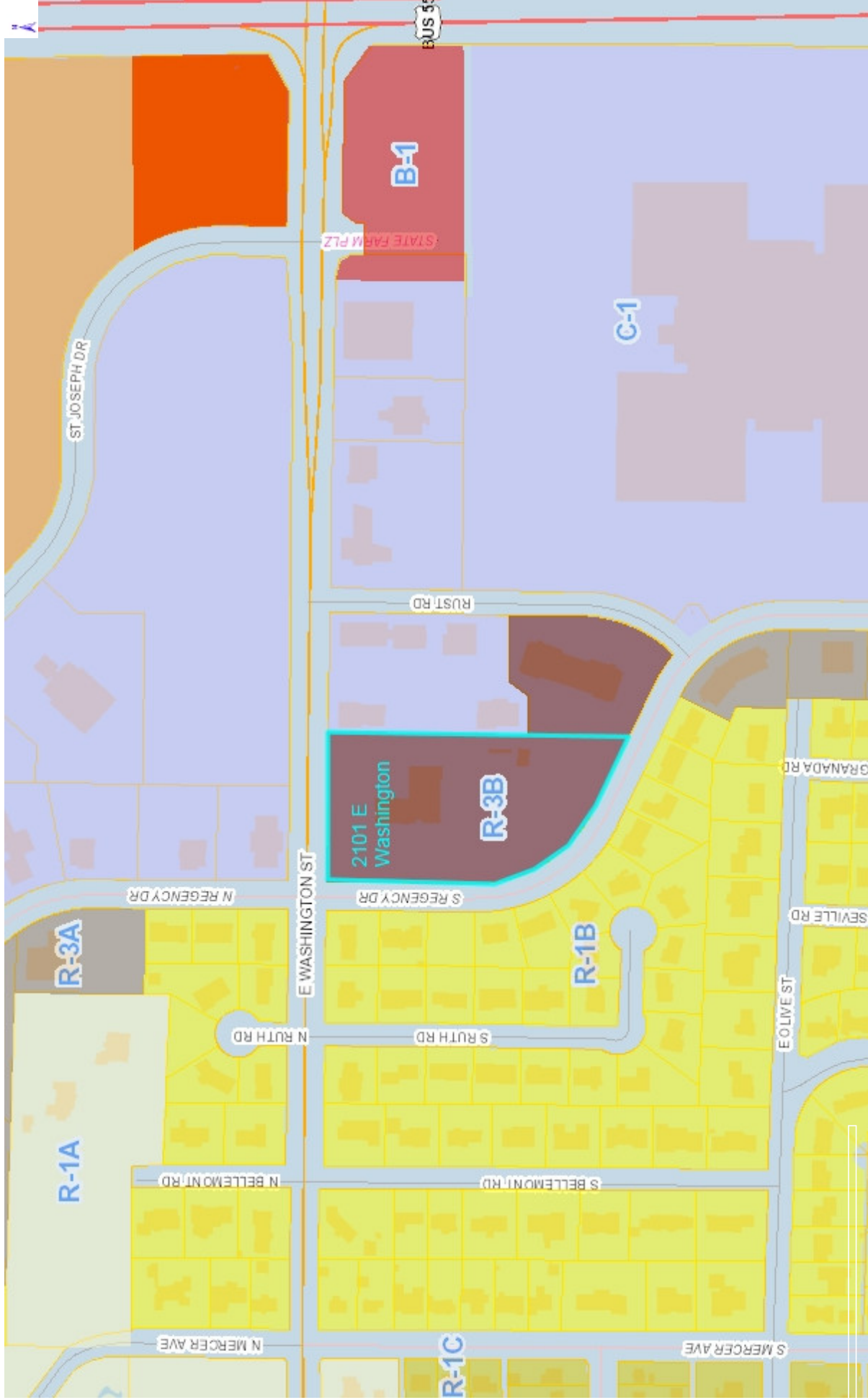
Notes
R-3B Zoning

1: 4,558

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Zoning Map-2101 E Washington



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Notes
R-3B Zoning

1: 4,558

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LINE1	LINE2	LINE3
%CORPORATE TAX DEPARTMENT - RE-990 STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY	ONE STATE FARM PLAZA	BLOOMINGTON IL 61710
ALAN R STEPHENS	121 S REGENCY DR	BLOOMINGTON IL 617014326
ALEX & VANESSA SCHULMAN	304 GRANADA RD	BLOOMINGTON IL 617015737
ATTN: REAL ESTATE DEPARTMENT OSF HEALTHCARE SYSTEM	800 NE GLEN OAK AVE	PEORIA IL 616033200
BEN BOYD SR	106 REGENCY DR	BLOOMINGTON IL 61701
BRUCE J & JANICE OLSON	108 RUTH RD	BLOOMINGTON IL 617014350
C B & TRUDY DOUBET	2208 E OLIVE ST	BLOOMINGTON IL 617014312
CHERYL WELCH	108 S BELLEMONT RD	BLOOMINGTON IL 617014305
CIB PROPERTIES LLC	%JOSEPH M BALOCCO 1323 SE THIRD AVE	FORT LAUDERDALE FL 33316
CR EPPERSON CONSTRUCTION INC	110 S BELLEMONT RD	BLOOMINGTON IL 617014305
DANIEL J RIEGER	109 RUTH RD	BLOOMINGTON IL 61701
DEWITT FARMS LLC	% RONALD L BLOCK 2108 INLET DR	FORT LAUDERDALE FL 33316
DOCTORS PARK	10 SMOKEY CT	BLOOMINGTON IL 617042706
DOUGLAS D BLINES	119 S REGENCY DR	BLOOMINGTON IL 617014326
ELISABETH L WOODSON	118 RUTH RD	BLOOMINGTON IL 617014350

FRANCISCO RUIZ	2004 E WASHINGTON	BLOOMINGTON IL 61704
FREDERIC A & VALERIE H LYONS LYONS	114 RUTH RD	BLOOMINGTON IL 61701
GREGORY W & MICHELLE R SMART	604 E PENN ST	HOOPESTON IL 609421538
IVAN E & MILDRED SCOTT	3 RUTH RD	BLOOMINGTON IL 617014357
J M POLLEY	1904 E WASHINGTON ST	BLOOMINGTON IL 617014349
J STEVEN JORDAN	104 S BELLEMONT RD	BLOOMINGTON IL 617014305
JACQUELINE WAKEFIELD	2302 E OLIVE	BLOOMINGTON IL 61701
JAMES R & RITA R KURTOCK	103 RUTH RD	BLOOMINGTON IL 617014350
JEAN F BARNETT	119 RUTH RD	BLOOMINGTON IL 617014350
JEFFREY A SURBER JR	107 S REGENCY DR	BLOOMINGTON IL 617014326
JUAN J & MEGHAN JOAN ORTIZ	117 Ruth Rd	Bloomington IL 617014350
JULIE GOWEN	4 RUTH RD	BLOOMINGTON IL 617014315
Kay L Meyer	105 Ruth Rd	Bloomington IL 617014350
KENNETH E & SHAWN RYBOLT	109 S REGENCY DR	BLOOMINGTON IL 617014326
LAURA ELIZABETH COEN	303 GRANADA RD	BLOOMINGTON IL 617015736
LINDA DAVIS BLOCK	2108 INLET DR	FORT LAUDERDALE FL 333163616
MARTIN C ERWIN	2212 E OLIVE ST	BLOOMINGTON IL 617014312
MARTIN J WIELAND	2102 E WASHINGTON	BLOOMINGTON IL 61704

MARY BETH TAYLOR	103 S REGENCY DR	BLOOMINGTON IL 617014326
MARY BETH TAYLOR	103 S REGENCY DR	BLOOMINGTON IL 617014326
MATTHEW P CROSBY	302 GRANADA RD	BLOOMINGTON IL 617015737
MELBA L MOREL	101 N BELLEMONT RD	BLOOMINGTON IL 617014354
MICHAEL & HEATHER REGINELLI	106 S BELLEMONT RD	BLOOMINGTON IL 617014305
MICHAEL G & HAILEY M GRACE	106 RUTH RD	BLOOMINGTON IL 617014350
MICHAEL J & MARJORIE JORDON	111 RUTH RD	BLOOMINGTON IL 617014350
NANCY E WILKEY TRUSTEE	107 RUTH RD	BLOOMINGTON IL 617014350
OSF HEALTHCARE SYSTEM	2200 E WASHINGTON ST	BLOOMINGTON IL 617014364
PATRICIA L YATES	117 S REGENCY DR	BLOOMINGTON IL 617014326
PAUL A & GWINN CAMPBELL	116 RUTH RD	BLOOMINGTON IL 617014350
PAUL AND ELAINE VOGT P-W CATTLE CO	102 S BELLEMONT RD 21222 Hawthorne Ridge Rd	BLOOMINGTON IL 617014305 Downs IL 617369532
RICHARD HUHL	2003 E WASHINGTON	BLOOMINGTON IL 61701
ROBERT F KENNETT	2002 E WASHINGTON ST	BLOOMINGTON IL 617014319
ROBERT SCHULTZ	301 GRANADA RD	BLOOMINGTON IL 617015736
ROBERT W SIMPSON	120 RUTH RD	BLOOMINGTON IL 617014350
ROGER D DEMRY	1915 E WASHINGTON ST	BLOOMINGTON IL 617014317
RONALD & DOROTHY MURRAY	115 S Regency Dr	Bloomington IL 617014326

ROSE C LARKIN	110 RUTH RD	BLOOMINGTON IL 617014350
STACY IRWIN	2001 E WASHINGTON ST	BLOOMINGTON IL 617014318
STATE FARM MUTUAL AUTO INS	1 STATE FARM PLAZA	BLOOMINGTON IL 61701
STEVEN & CHRISTINA GROTH	22019 OAK LN	MORTON IL 615509230
STLUKE UNION CHURCH	EXEMPT 4-25-68 2101 E WASHINGTON	BLOOMINGTON IL 61701
TERRANCE L & PAMELA KIESEWETTER	113 RUTH RD	BLOOMINGTON IL 617014350
TERRENCE & LINDA SCHAEFER	302 SEVILLE RD	BLOOMINGTON IL 617015773
TYSON R MOHR	2214 E OLIVE ST	BLOOMINGTON IL 617014312
WILBERT M LEONARD III	115 RUTH RD	BLOOMINGTON IL 617014350
WILLIAM J & BARBARA G TAFT	121 RUTH RD	BLOOMINGTON IL 617014350
WILLIAM J & DELORES CARTER	104 N REGENCY DR	BLOOMINGTON IL 617013516
WILLIAM S LUCAS	2206 E OLIVE	BLOOMINGTON IL 61701



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

May 6, 2016

Dear Property Owner or Resident:

The City of Bloomington Planning Commission will hold a public hearing on **Wednesday, May 25, 2016 at 4:00 p.m. in the City Council Chambers at City Hall, 109 E. Olive Street, Bloomington, Illinois** for a petition submitted by **St. Luke Union Church** requesting approval to rezone 2101 E Washington St from R-3B, High Density Multifamily Residential to S-2, Public Lands and Institution. The subject property is legally describe as follows:

ENGINEERS SURVEY PT S1/2 2-23-2E (EX5' ST ALG W & SW SIDES) LOT 4

You are receiving this notification since you own property within a 500 foot radius of the land described above (refer to map on back). All interested persons may present their views upon matters pertaining to the requested rezoning during the public hearing.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The hearing's agenda and supporting materials will be available online at www.cityblm.org.

If you desire more information regarding the proposed petition or have any questions you may contact me by phone, (309) 434-2226, or email, ksimpson@cityblm.org.

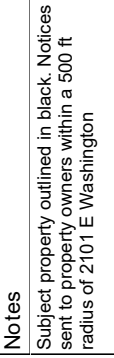
Sincerely,

A handwritten signature in black ink, appearing to read 'Katie Simpson', with a long horizontal flourish extending to the right.

Katie Simpson
City Planner

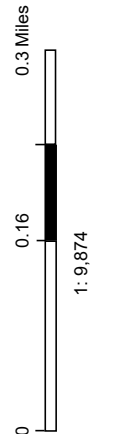
Attachments:

Location Map



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**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
MAY 25, 2016**

SUBJECT:	TYPE:	SUBMITTED BY:
Z-17-16	Zoning Text Amendment to Chapter 44 to Section 44.3-2 and 44.6-30 defining and allowing for “artisanal/craft production and retail” in the B-1, B-2, B-3, M-1, and M-2 Districts as permitted uses, respectively.	Katie Simpson City Planner

REQUEST

To recommend a Zoning Text Amendment to Chapter 44 to Section 44.32 and 44.6-30 defining and allowing for “artisanal/craft production and retail” in the B-1, B-2, B-3, M-1, and M-2 Districts as permitted uses, respectively.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

Owner and Applicant: Lil’ Beaver Brewery, Chad Bevers

Background

Recently, the City has received a number of inquiries from perspective microbreweries and others regarding local regulations pertaining to artisanal/craft-oriented uses. At the moment, the City’s Zoning Code considers either large scale production and classifies Brewery as “Food and Kindred Production” which is allowed only in the M-1 and M-2 Districts, or requires the sale of food and onsite consumption by classifying these activities as “restaurants” or “bars”. These categories are incompatible for the smaller, artisanal markets which may not wish to sell food and desire to sell their products to be consumed off site, such as micro and nano breweries and distilleries. In their March 2014 issue of “Zoning Practice”, the American Planning Association (APA) acknowledged the recent burst in small scale alcohol production including microbreweries, wineries and distilleries. However, according to the APA, many zoning codes, such as the City of Bloomington’s, lack clear definitions and direction for business owners and developers. Explicit sanctions and regulations can encourage and help guide entrepreneurs and small scale developers.

Small-scale alcohol production is one element of the buy-local movement. Many artisanal entrepreneurs begin at home but quickly outgrow their workspaces. Currently our Code precludes spaces for small producers, such as specialty cheeses stores and artisan bakeries, glass blowing and the like, to operate outside of manufacturing districts. There is no category of use in the City’s Code that allows for onsite production and retail of artisanal items, including alcoholic

products, in smaller spaces contemplated in our business districts. Amending our Code will help local entrepreneurs transition from their homes into a larger market.

Project Description

Like so many small scale brewers, the petitioner began brewing beer as a hobby in his basement. Over the years, he has participated in local and national festivals including the Brugala Beer Festival. The petitioner is interested in turning his hobby into a trade and opening a local micro-brewery. Our Code does not currently consider this use. Therefore, the petitioner has proposed a Zoning Text Amendment to Chapter 44 Sections 3-2 and 6-30 to include the definition of a “microbrewery” and allow a microbrewery as a permitted use in the B-1 district.

Staff views this as an opportunity to decrease barriers for local entrepreneurs and promote local business. Staff would like to extend this idea of small scale on-site production to include other artisanal uses.

Staff proposes that the following definition be added to Chapter 44 Section 3-2 of the City’s Code:

Artisanal/Craft Production and Retail: Any business establishment that produces on the premises articles for sale of artisan quality or effect or handmade workmanship. Examples include but are not limited to: candle making, soap making, glass blowing, printmaking, jewelry, and metal work. This category also includes small scale alcohol production* outlined and defined in (235 ILCS 5/5-1) (from Ch. 43, par. 115).

*production amounts and distribution requirements regulated by the Illinois Municipal Code and Chapters 6 and 26 of the City Code.

Staff proposes that the following uses be added to the Permitted Use table in Chapter 44 Section 6-30 of the City’s Code;

D-Specialty Shops-Retail Sales	B-1	B-2	B-3	M-1	M-2
Artisanal/Craft Production and Retail	P	P	P	P	P

COMPLIANCE WITH COMPREHENSIVE PLAN:

The proposed zoning text amendment corresponds with a number of goals outlined in Chapters 6 and 7 of the City of Bloomington Comprehensive Plan 2035. These goals include:

- Ensure a broad range of employment opportunities for residents
- Enhancing Bloomington’s image as a business friendly community
- Fostering a culture of entrepreneurship
- Leveraging community assets to attract businesses
- Advocating legislation to foster entrepreneurship
- Promoting Tourism Based Economic Development

Other Municipalities:

Other neighboring municipalities which have added small scale alcohol production to their ordinances.

Municipality	Use	Definition	Additional Information
Carbondale	Micro Brewery	No less than 100 barrels and no more than 15,000 barrels per year	Single location production, onsite consumption, retail sale of goods, food and beverages
Carbondale	Micro-distillery	No less than 100 gallons and no more than 5,000 gallons per year	Single location production, onsite consumption, retail sale of goods, food and spirits
Carbondale	Winery	An establishment that produces wine using products fully or partially grown on site	Single location production, onsite consumption, retail sale of goods, food and wine products
Urbana	Microbrewery	Produces less than 15,000 barrels per year.	May include a tasting room and retail space
Glenview	Brewpub	Beer is brewed or manufactured with the primary distribution in an adjoining restaurant	Food is served
Glenview	Craft Brewery	Quantities not exceeding Illinois Craft Brewer's License	May include a tasting room where beer manufactured onsite is served
Palatine	Microbrewery	Public place or establishment that engages in the production, manufacturing or brewing of beer on premises	Beer dispensed on premise and packaged for retail sale
Evanston	Microbrewery	Facility produces fermented malt beverages on site in quantities not to exceed 930,000 gallons (30,000 barrels)	Tasting room as an accessory
Evanston	Micro-distillery	Facility produces alcoholic beverages in quantities not to exceed 35,000 gallons per year	Tasting room as an accessory

STAFF RECOMMENDATION:

Staff recommends the Planning Commission **approve** a motion recommending the City Council Amend Chapter 44 Sections 4-3 and 6-30 of the City's Code to include:

- 1). the definition of Artisanal/Craft Production and Retail: Any business establishment that produces on the premises articles for sale of artisan quality or effect or handmade workmanship. Examples include but are not limited to: candle making, soap making, glass blowing, printmaking, jewelry, and metal work. This category also includes small scale alcohol production* outlined and defined in (235 ILCS 5/5-1) (from Ch. 43, par. 115).
- 2). Artisanal/Craft Production and Retail shall be a permitted use in the B-1, B-2, B-3, M-1, and M-2 districts.

Respectfully submitted,
Katie Simpson
City Planner

Attachments:
Ordinance, Exhibit "A" Text Amendments, Petition for Text Amendment

ORDINANCE NO. 2016 - _____

AN ORDINANCE TO AMEND THE TEXT OF CHAPTER 44, SECTIONS 44.3-2 AND 44.6-30 OF THE BLOOMINGTON CITY CODE

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a Petition for requesting the amendment of Chapter 44, Sections 44.3-2 and 44.6-30 of the Bloomington City Code; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said Petition; and

WHEREAS, the Bloomington Planning Commission determined that the text amendment in said Petition, as amended by Staff and outlined in Exhibit "A" attached to this ordinance is in the public interest and in agreement with the City of Bloomington Comprehensive Plan; and,

WHEREAS, the City Council of said City has the power to pass this Ordinance and amend Section(s) of Chapter 44 of the Bloomington City Code.

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

1. That Chapter 44, Sections 44.3-2 and 44.6-30 of the Bloomington City Code, as amended, shall and the same are hereby amended as hereinafter printed in Exhibit "A"
2. This Ordinance shall take effect immediately upon passage and approval.

PASSED this ____ day of _____, 2016.

APPROVED this ____ day of _____, 2016.

APPROVED:

Tari Renner
Mayor

ATTEST:

Cherry Lawson
City Clerk

Jeff Jurgens
Corporate Counsel

EXHIBIT “A” Text Amendments

Section 44.3-2 “Definitions”

Artisanal/Craft Production and Retail: Any business establishment that produces on the premises articles for sale of artisan quality or effect or handmade workmanship. Examples include but are not limited to: candle making, soap making, glass blowing, printmaking, jewelry, and metal work. This category also includes small scale alcohol production* outlined and defined in (235 ILCS 5/5-1) (from Ch. 43, par. 115).

*production amounts and distribution requirements regulated by the Illinois Municipal Code and Chapters 6 and 26 of the City Code.

Section 44.6-30 “Permitted Use Table”

D-Specialty Shops-Retail Sales	B-1	B-2	B-3	M-1	M-2
Artisanal/Craft Production and Retail	P	P	P	P	P

ZONING TEXT AMENDMENT

The procedures for Zoning Text Amendments are similar to map amendments except that Text Amendments are initiated by or on behalf of the City Council of the City of Bloomington. The following forms may be used for Zoning Text Amendments initiated by the City Council.

PETITION FOR ZONING TEXT AMENDMENT

State of Illinois)
)ss.
County of McLean)

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY
OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS

Now come(s) the City of Bloomington, McLean County, Illinois, a municipal corporation hereinafter referred to as you petitioner(s) respectfully representing and requesting as follows:

1. That the text of Chapter 44, Section(s) 44.3-2 and 44.6-30 Of the Bloomington City Code, 1960 no longer contributes to the public welfare for the following reason(s):
 - a) Do not provide definitions for a microbrewery with a tasting room; and
 - b) Do not provide for appropriate zoning standards consistent with applicable state standards for the operation of a microbrewery with a tasting room.
2. That your petitioner(s) hereby requests that said Sections(s) be amended as hereinafter proposed in Exhibit "A"
3. That the approval of said amendment (s) will substantially reflect the philosophy and intent of Chapter 44 of the Bloomington City Code, 1960; and
4. That the approval of said amendment (s) will offer benefits to the general public in excess of the hardships, limitations or restrictions imposed upon any definitive faction of the City of Bloomington, McLean County, Illinois that is affected by the proposed text of said Section (s).

WHEREFORE, your petitioner (s) respectfully pray (s) that this petition to amend Chapter 44, Section (s) 44.3-2 and 44.6-30 of the Bloomington City Code, 1960 as stated herein be approved in the public interest.

Respectfully submitted,

EXHIBIT A

A. Amend Section 44.3-2 definitions by inserting the following:

Microbrewery with Tasting Room

Micro-Brewery: A facility that produces fermented malt beverages on site in quantities not to exceed 930,000 gallons (30,000 barrels) per year and includes an accessory tasting room. The tasting room allows customers to taste samples of products manufactured on-site and purchase related sales items. Sales of alcohols manufactured outside the facility are prohibited.

By: _____

ORDINANCE NO. _____

**AN ORDINANCE TO AMMEND THE TEXT OF CHAPTER 44, SECTION(S)
44.3-2 AND 44.6-30 OF THE BLOOMINGTON CITY CODE, 1960**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a Petition praying for the amendment of Chapter 44, Section (s) 44.3-2 and 44.6-30 of the Bloomington City code, 1960; and

WHEREAS, the Bloomington Planning and Zoning Commission, after proper notice was given, conducted a public hearing on said Petition; and

WHEREAS, the text amendment prayed for in said Petition is in the public interest; and

WHEREAS, the City Council of said City has the power to pass this Ordinance to amend said Section (s) of Chapter 44 of the Bloomington City Code-1960.

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

1. That the Chapter 44, Section (s) 44.3-2 and 44.6-30 of the Bloomington City Code-1960 shall and the same are hereby amended as hereinafter printed in Exhibit "A".

2. This Ordinance shall take effect immediately upon passage and approval.

PASSED this _____ day of _____, 20____.

APPROVED this _____ day of _____, 20____.

Mayor

ATTEST:

City Clerk

Mayor

Lil Beaver Brewery

I have been managing all the beer for the Bruegala Beer Festival since 2008. During this time I have offered samples of my homebrew beer during the festival and the fans have consistently asked for more. In 2015 I placed 2nd in the two largest homebrew festivals in the country and decided it's time to take this from a hobby to a business.

The craft beer industry continues to grow at an amazing rate, and I feel Bloomington is a good location for us to start our brewery. Lil Beaver Brewery LLC wishes to open up a nano brewery in a B-1 zoned building on the south side of Bloomington. Our funding is in place, but we need to be sure the city will allow us to operate our business in a way we feel will be profitable and allow for growth before we sign a lease.

This is a rapidly growing industry around the country, and below are a list of items that we feel would help our business thrive in this market. These are common offerings in various cities around the country, but with the size of brewery we would like to open many are critical to our success. Our hope is to sell about $\frac{3}{4}$ of our product directly to customers, and the remaining $\frac{1}{4}$ to local bars and restaurants, many of which have already agreed to buy our products as soon as it's available.

Definitions of some of the terms used can be found below.

- The ability to operate a taproom
 - We would like to partner with local food trucks to offer a variety of food options during typical dining hours
- The ability to sell 12oz glasses of beer directly to our customers
- The ability to fill growlers and sell crowlers to our customers
- The ability to sell pre-packaged 22oz bottles to our customers
 - Some bottles will be available regularly, others will be sold during special release events
- The ability to host an annual party offering a very limited beer for sale only at this time

Taproom - essentially a brewpub without a kitchen. It allows customers to try products that may not be produced in large enough quantities to distribute, such as test batches and very limited special release products.

Growlers - a 32oz or 64oz container which a customer brings to the brewery to be filled, then taken home to drink. Growlers are not opened at the brewery.

Crowler - a 32oz single use disposable aluminum can version of a growler.

There are no set in stone definitions for craft brewery, micro-brewery or nano-brewery.

First off, a brewery is a place that makes beer. Breweries brew beer in "batches" like a batch of cookies. Each batch produces a set number of gallons or barrels of beer. The size of each batch is limited by the size of the equipment available to the brewery. The common

measurement used in breweries is a barrel, abbreviated bbl, and the equivalent of 31 gallons of finished beer.

A micro-brewery typically uses between a 30 to 60 barrel brew system. The brewery typically only has one brew system, unlike Craft breweries which can have several brewing systems. At a micro-brewery the system will produce about one batch of beer a day to one batch of beer every other day.

A nano-brewery usually uses a 7.5barrel systems (1/3 to 1/10th the size of a microbrewery) and produces beer at the rate of a few batches a week. This puts the total output of a nano-brewery at 1,000 barrels per year.

How does this compare to a brew pub? A brew-pub typically produces 15,000 or less barrel of beer each year and 75% or more of the beer is consumed at the pub (not sold to other pubs). A typical brew pub produces beer on a 3-7.5 barrel system at the rate of one batch every few days. This means a brew pub and nano-brewery produce about the same volume of beer each year.

What is a pico brewery? A pico-brewery is smaller than a nano-brewery. The common definition for pico-brewery is a brewery that uses a 1-3bbl system. If a pico brewery produces beer every other day (which is considered very high output for a pico-brewery) they will produce just over 500 barrels a year.

Thank you,

Chad Bevers
309-838-3922



May 17, 2016

Mr. Tom Dabareiner
315 E. Washington Street
Bloomington, IL 61701

Dear Mr. Dabareiner,

I am writing on behalf of a potential new business locating in the City of Bloomington.

I was recently approached by Mr. Chad Bevers who is currently pursuing the opening of a small brewery and taproom at 16 Currency Drive, Unit B in Bloomington. The proposed business does have an issue that requires the City's assistance. Mr. Bevers who is working on opening the "Lil Beaver Brewery" has petitioned the city to alter the zoning code with a text amendment to allow for a microbrewery in a B-1 zone.

The Chamber believes this new business would provide a unique opportunity for jobs, entertainment and tourism as well as tax dollars to the City of Bloomington. It is our ask that an amendment to the city's zoning code can be agreed to for the benefit of not only this proposed business, but to others like it in the future.

Thank you for your time and consideration in this matter.

Best Regards,

A handwritten signature in black ink that reads 'Charles M. Moore'.

Charles M. Moore
President and CEO

