



**AGENDA
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING
CITY HALL COUNCIL CHAMBERS
109 EAST OLIVE STREET; BLOOMINGTON, IL 61701
WEDNESDAY, MAY 16, 2018, AT 4:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES** Consideration, review and approval of Minutes from the April 18, 2018 meeting.
- 5. REGULAR AGENDA**
 - A. Z-11-18** Consideration, review and approval of a petition submitted by COB on behalf of FOB Development for a 5 foot reduction in required parking lot landscaping setback in lieu of 12 feet along the western edge of the property all south of platted lot 13 of Empire Business Park development.
- 6. OTHER BUSINESS**
- 7. NEW BUSINESS**
 - A.** Recognition of Appreciation – Michael Butts for his service on the Bloomington Zoning Board of Appeals
- 8. ADJOURNMENT**

**DRAFT MINUTES
BLOOMINGTON ZONING BOARD OF APPEALS
REGULAR MEETING - 4:00 P.M.
WEDNESDAY, APRIL 18, 2018
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

Members present: Ms. Barbara Meek, Mr. Robert Schultz, Ms. Victoria Harris and Chairman Tristan Bullington

Members absent: Mr. Jeff Brown, Mr. Michael Butts (arrived at 4:06), Mr. Richard Veitengruber

Also present: Mr. George Boyle, Assistant Corporation Counsel
Mr. Bob Mahrt, Community Development Director
Ms. Katie Simpson, City Planner
Ms. Izzy Rivera, Assistant City Planner

Chairman Bullington called the meeting to order at 4:00 p.m. Ms. Simpson called the roll; with four members present, the Zoning Board of Appeals established a quorum.

PUBLIC COMMENT: None.

MINUTES: The Zoning Board of Appeals reviewed the March 21, 2018 regular meeting minutes. Ms. Harris amended a number of scrivener's errors, on page 1, 2, 3 and 4.

Chairman Bullington noted for the record that at 4:06 Mr. Butts joined the meeting.

Mr. Schultz motioned to approve the minutes as amended, seconded by Ms. Harris. The Board approved the minutes by voice vote, 5-0.

REGULAR AGENDA:

SP-04-18 Consideration, review and action of a petition submitted by Mary Ellers for a special use permit to allow a retail nonconforming use in the R-1C, High Density Single-Family Residence District at 802 N Morris Ave. (Ward 7). ~~WITHDRAWN~~

Z-07-18 Consideration, review and action of a petition submitted by Ray Reed for a variance to allow a reduction in front yard setback by 9 ft at 202 Orleans Dr. (Ward 5).

Chairman Bullington introduced the case and swore in the petitioner, Mr. David Long, 1407 Steeplechase Drive Bloomington, IL. Mr. Long stated he would like to add a third car stall to an existing garage. He stated the lot is irregularly shaped, therefore the new addition would extend 9 feet into the back yard which faces Jersey Ave. He stated there would be no changes toward the front of the house.

Chairman Bullington clarified that any property that touches a street would be considered a front yard. This property is considered to have 2 front yard, hence the purpose of the variance request.

Mr. Long stated the existing garage has a small footprint and the owner is unable to store items that would normally go in a garage such as a lawn mower and garbage cans.

Mr. Boyle asked if Mr. Long was the property owner, Mr. Long stated he was the contractor.

Ms. Rivera presented the staff report and staff's favorable recommendation for the variance. She provided pictures of the subject property, the surrounding properties and an aerial view of the neighborhood as well as the zoning view. She stated the site is part of a neighborhood with larger and irregular shaped lots. The median size lot width is 100 feet. She explained since this lot is irregularly shaped, and has two front yards, construction has more challenges.

Ms. Rivera stated the subdivision was established in the 1960s. In 1964 City Council passed an ordinance which set the platted front yard as 35 feet and the front yard towards Jersey Avenue as 25 feet. Staff will adhere to the current setback requirements for the zoning classification. In 2005, the Zoning Board of Appeals approved a variance for a 6 foot fence along the yard toward Jersey Avenue, further establishing it as a front yard. She presented photographs that outlined the proposed addition's measurements toward the corner of the house and toward the front yard facing Jersey Avenue.

Ms. Rivera provided staff's analysis of the standards for a variance and determined the petition meets the factors.

No one spoke in favor of the petition. No one spoke in opposition to the petition. Chairman Bullington declared the evidentiary hearing closed.

Ms. Harris stated the addition would improve the neighborhood and not disrupt the character of the surrounding area.

Chairman Bullington requested the Board establish a finding of fact. Mr. Butts motioned to adopt the City's findings as fact for all factors. Seconded by Ms. Meek. Chairman Bullington explained a vote of "yes" would adopt the City's findings of fact as to the six factors. The motion was approved 5-0 with the following votes cast in favor on roll call:

Mr. Butts—yes; Ms. Meek—yes; Ms. Harris—yes; Mr. Schultz—yes; Chairman Bullington—yes.

Chairman Bullington requested the Board vote in favor or against the petition for a variance, case Z-07-18. The Variance was approved unanimously, 5-0, with the following votes called: Mr. Butts—yes; Ms. Meek—yes; Ms. Harris—yes; Mr. Schultz—yes; Chairman Bullington—yes.

Z-09-18 Consideration, review and action of a petition submitted by George Peifer for a variance to allow 1) Closer than 10 ft from principle structure; and 2) 10 ft projection into side yard; and 3) 23% increase in allotted gross floor area for an accessory structure; and 4) exceeds the sq ft of the principle structure by 303 sq ft.; and 5) exceeds the 1000 sq ft requirement by 326 ft at 811 W Olive St. (Ward 6).

Chairman Bullington introduced the case and swore in the petitioner, George Peifer 811 W Olive St. Bloomington, IL. Mr. Peifer stated he currently has a two car garage. He owns a full size truck, motorcycle and trailer. At times the garage is crowded and when everything is inside the garage it is a tight fit. If he would be granted the variance he would be able to wash the vehicles out in the shade. Mr. Peifer explained when a vehicle is left out in the sun, the vehicle can become hot. Mr. Peifer is proposing to add a metal carport with a color that matches the house. He was unaware that a permit would be required for the carport, when he requested the permit, he was made aware that he would need to request a variance.

Chairman Bullington asked Mr. Peifer if he could explain what physical characteristics his property has that make strict adherence to the code difficult. Mr. Peifer stated it would be the size of his lot. The size of the backyard is too small, however he pointed out that he would be placing the carport in front of the garage and not the back yard.

Ms. Meek stated the site plan shows the garage is 36 feet in depth, and asked if the garage was built that way. Mr. Peifer stated the addition to the garage was added before he purchased the home and the garage has a wall inside dividing part of the garage, using the back part as storage.

Ms. Harris asked is there are carports in the neighborhood. Mr. Peifer stated there are none, and he doesn't believe there are many garages. He stated many of the homes in the area are rental properties.

Ms. Rivera presented the staff report and the recommendation to deny the request for variances. Ms. Rivera provided pictures of the subject property, the surrounding properties and an aerial view of the neighborhood as well as the zoning view. She stated carports are permitted in the rear yard, but they must adhere to the accessory structure regulations. The carport will not meet any of the requirements. Ms. Rivera presented a rendering of the carport which would be approximately 8 feet tall and have 5 metal post along each side.

Ms. Rivera stated the carport would fail to comply the following standard set forth in the Code for accessory structures: the carport would be 1 foot away from the principle structure, it will encroach in the side yard. The carport will also exceed the 30% gross floor area of the rear yard or 1000 square feet. The carport also exceeds the requirement for the principle structure. The carport would exceed all the maximum requirements and will exceed the neighborhood standards. There are no accessory structures this large in the neighborhood and there are no carports.

Ms. Rivera provided staff's analysis of the standards for a variance and determined the petition does not meet the factors. The site does not have characteristics that make adherence to the code difficult, the petitioner is able to use the property as is, and the variance would exceed all maximum requirements. For these reason staff made a recommendation to deny the request for the 5 variances.

Ms. Harris asked if there were alternatives to a carport. Ms. Rivera stated there would be no other location for the carport, and a smaller structure would still project into the side yard. Ms. Simpson clarified the carport would only give additional shade, and the petitioner is still able to make use of the property and driveway as it currently is.

Chairman Bullington asked if the petitioner had additional comments. Mr. Peifer stated he did not understand how the carport would project 3 feet into the side yard. Chairman Bullington stated the accessory structure must be 6 feet from the side yard, hence the request for a 3 foot variance from the side yard. Mr. Peifer stated the carport would be used only for additional shade and not for storage of items other than vehicles sitting overnight.

No one spoke in favor of the petition. No one spoke in opposition to the petition. Chairman Bullington declared the evidentiary hearing closed.

Chairman Bullington requested the Board establish a finding of fact for case Z-09-18. He explained the Board will take a position on each factor and state if the factor is “met” or “not met”. Ms. Simpson called each factor and performed a roll call vote for each factor. The Board determined that case Z-09-18 did not meet the factors for a variance (44.13-4D) by vote 5-0 with the following votes cast:

Factor 1. Mr. Butts—not met; Ms. Meek—not met; Ms. Harris—not met; Mr. Schultz—not met; Chairman Bullington—not met.

Factor 2. Mr. Butts—not met; Ms. Meek—not met; Ms. Harris—not met; Mr. Schultz—not met; Chairman Bullington—not met.

Factor 3. Mr. Butts—not met; Ms. Meek—not met; Ms. Harris—not met; Mr. Schultz—not met; Chairman Bullington—not met.

Factor 4. Mr. Butts—not met; Ms. Meek—not met; Ms. Harris—not met; Mr. Schultz—not met; Chairman Bullington—not met.

Factor 5. Mr. Butts—not met; Ms. Meek—not met; Ms. Harris—not met; Mr. Schultz—not met; Chairman Bullington—not met.

Chairman Bullington requested the Board vote in favor or against the petition for a variance, a vote of “yes” is to grant the variance and a vote of “no” is to deny the variance. The variance was denied unanimously, 5-0 with the following votes cast against: Mr. Butts—no; Ms. Meek—no; Ms. Harris—no; Mr. Schultz—no; Chairman Bullington—no.

Z-10-18 Consideration, review and action of a petition submitted by Habitat for Humanity for a variance to allow a reduction in rear yard setback by 6’11” at 407 N Allin St. (Ward 7)

Chairman Bullington introduced the case and swore in the petitioner, Mr. Bill Waller, 207 E Washington Street Bloomington, IL. Mr. Waller stated the property was donated by the City of Bloomington. As the property is now, it is unbuildable. Habitat would like to place a low income house on the property. In order to place a house on the site, the house would have to be pushed forward on the lot, and limit the visibility from the alley. The second option would be to push the house backwards into the rear yard and have a more consistent front yard for the neighborhood. Mr. Waller stated he chose to pursue a variance for the rear yard.

Ms. Harris asked if a garage would be added. Mr. Waller stated Habitat does not build garages but are required to place carports.

Ms. Simpson presented the staff report and staff's favorable recommendation for the variance. Ms. Simpson provided pictures of the subject property, the surrounding properties and an aerial view of the neighborhood as well as the zoning view. She stated the site is buildable however does not meet the yard requirements. Ms. Simpson shared a picture of the house that was located there previously which was torn down due to vacancies in the area and blight. Ms. Simpson stated the subject property is located next to an alley. There are many lots around town that are narrow but deep, these are common for the neighborhood. She stated the code does allow for building on lots that are smaller than the minimum requirement, however they must meet the setbacks. Ms. Simpson stated the surrounding area has an overlay of the Gridley, Allin, Prickett Form-Based Code, which focuses more on design rather than use of the building. She stated the form based code was established in 2007 when a consultant came and measured what was existing in the area, and developed the standards. The rear yard setback for this lot is 25 feet and the surrounding sites located in the GAP-3 classification have a minimum rear yard setback of 5 feet.

Ms. Simpson provided pictures of the smaller homes in the neighborhood. She shared a sketch-up model to show the existing conditions and the changes following the construction of the home.

Ms. Simpson provided staff's analysis of the standards for a variance and determined the petition meets the factors

The lot is limited in size and makes adherence to the setbacks difficult. A variance would be required regardless of where the house is positioned. Staff supports the petitioner's decision to position the house towards the rear, this will maintain the neighborhood character.

No one spoke in favor of the petition. No one spoke in opposition to the petition. Chairman Bullington declared the evidentiary hearing closed.

Mr. Butts motioned to adopt the City's findings as fact for all factors. Seconded by Ms. Meek. Chairman Bullington explained a vote of "yes" would adopt the City's findings of fact as to the six factors. The motion was approved 5-0 with the following votes cast in favor on roll call: Mr. Butts—yes; Ms. Meek—yes; Ms. Harris—yes; Mr. Schultz—yes; Chairman Bullington—yes.

Chairman Bullington requested the Board vote in favor or against the petition for a variance, case Z-10-18. The Variance was approved unanimously, 5-0, with the following votes called: Mr. Butts—yes; Ms. Meek—yes; Ms. Harris—yes; Mr. Schultz—yes; Chairman Bullington—yes.

OTHER BUSINESS: Mr. Butts stated this would be his last meeting. He will not be doing another term. He has enjoyed serving with the Board. Mr. Butts stated the recent changes have been great for the community to understand how and why the decisions are made and what the Board does.

NEW BUSINESS:

ADJOURNMENT

Chairman Bullington motioned to adjourn. The motion was approved by voice vote. The meeting adjourned at 4:43 p.m.

Respectfully Submitted,
Izzy Rivera
Assistant City Planner

CITY OF BLOOMINGTON
REPORT FOR THE
BOARD OF ZONING APPEALS
MAY 16, 2018

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-11-18	Empire Business Park west side of the subject property	Variance	Katie Simpson, City Planner

PETITIONER'S REQUEST:

Section of Code: 44.7-2 Parking Lot Landscaping Setback

Type of Variance	Request	Required	Variation
Reduction in landscaping setback	7ft	12ft	5ft decrease

STAFF RECOMMENDATION:	Staff determines the petition meets the Zoning Ordinance's standards required to grant a variance (4.13-3). <i>Staff recommends the Zoning Board of Appeals approve the request for a reduction in the parking lot landscaping setback along the western edge of the property all south of platted lot 13 of Empire Business Park Development.</i>
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Location Map of Subject Property

N Δ

NOTICE

The application was filed in conformance with applicable procedural requirements and notice was published in *The Pantagraph* on May 1, 2018

GENERAL INFORMATION

Owner and Applicant: City of Bloomington Planning Commission

PROPERTY INFORMATION (NORTHWEST CORNER OF ILLINOIS ROUTE 9 (EMPIRE STREET) AND AIRPORT ROAD ALL THAT PART OF 355.15 ACRES OFF THE WEST SIDE OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, PER “SURVEY OF 355.15 ACRES OFF THE WEST SIDE OF SECTION 31” AS SHOWN IN PLAT BOOK 12, PAGE 120, IN THE MCLEAN COUNTY RECORDER’S OFFICE, LYING SOUTH OF AND ADJACENT TO THE SOUTH LINE OF CORNELIOUS DRIVE, EAST OF AND ADJACENT TO THE EAST LINE OF AIRPORT ROAD, NORTH OF AND ADJACENT TO THE NORTH LINE OF ILLINOIS ROUTE 9 AND WEST OF AND ADJACENT TO THE WEST LINE OF TRINITY LANE, ALL IN THE CITY OF BLOOMINGTON, ILLINOIS)

Existing Zoning: B-1, Highway Business District
Existing Land Use: vacant
Property Size: approximately 13.7 acres
PIN: part of 15-31-351-009

Surrounding Zoning and Land Uses

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

Analysis

Submittals

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

1. Application initiated by Planning Commission motion on behalf of property owner
2. Preliminary plan
3. Aerial Photographs.

PROJECT DESCRIPTION

Background

The subject property is part of the Empire Business Park subdivision. City council approved a preliminary plan and the Zoning Board of Appeals approved a similar variance for Lot 13 in 2017. The development of Lot 13 necessitated a twelve (12) foot wide parking lot landscaping setback. The landowner, FOB Development, proposed an amendment to the preliminary plan

that changes the lot configurations and connecting streets. The Planning Commission positively recommended the amended plan and City Council will act the plan on the plan in June. It is likely that the other lots, south of platted Lot 13, will develop in a similar way and necessitate a twelve (12) foot landscaping setback as well. The proposed sidewalk is shown within that setback. The Planning Commission recommends the Zoning Board approve the requested variance to accommodate a five (5) foot sidewalk on the east side of Airport Road

Project Description: Due to the widening of Airport Road and the location of various utility poles, there is no longer enough space to build a five foot wide, safe and ADA compliant, sidewalk in the dedicated public right-of-way. Pedestrian access and walkability are important initiatives in the 2035 City of Bloomington Comprehensive Plan. The city requested easements impose a physical hardship for the property owner and future development of all western lots south of platted lot 13. For this reason, staff and the Planning Commission are supporting the variance request.

The following is a summary of the requested variations:

Applicable Code Sections:

Section of Code: 44.7-2 Parking Lot Standards

Type of Variance	Request	Required	Variation
Parking lot Perimeter Landscaping setback	5ft	12ft	7ft reduction

Analysis

Variations from Zoning Ordinance

The Zoning Board of Appeals may grant variances only in specific instances where there would be practical difficulties or particular hardships in carrying out strict adherence to the Code. Staff's findings of fact are presented below. It is incumbent on each Zoning Board of Appeals member to interpret and judge the case based on the evidence presented and each of the findings of fact.

FINDINGS OF FACT

The petitioner has outlined the request for variation in the attached narrative and drawings. The Zoning Ordinance requires that the petition meet the findings of fact as outlined below.

That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult; and an annexation agreement for the property required the dedication of a 45-foot wide strip of public right-of-way. The City widened Airport Road and the remaining right-of-way lacks sufficient parkway to build a five-foot wide sidewalk on the east side of Airport Road (west side of the subject property). The landowner is allowing a six-foot wide pedestrian easement for a five-foot wide sidewalk on the west side of the lot. The easement and sidewalk encroach into a 12-foot required landscaping setback. The physical challenges are a result of the widening of Airport Road, and the need to provide a safe separation between the sidewalk and the road. This circumstance is unique because, traditionally, sidewalk is located in the public right-of-way and built on public property. The City is requesting the easement to provide pedestrian access on Airport Road. The standard is met.

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

That the special conditions and circumstances were not created by any action of the applicant; and the expansion of Airport Road and the lack of necessary parkway/public right-of-way are factors necessitating the variance. The landowner did not create the circumstances. The standard is met

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

That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties. The variance will allow the City to construct sidewalk that connects Cornelius Drive and Empire St. Additionally seven (7) feet of green space remains. Six-feet is the required perimeter-landscaping setback for a parking lot everywhere other than along frontages. The standard is met.

STAFF RECOMMENDATION:

*Staff recommends the Zoning Board of Appeals **approve** the request for a reduction in the parking lot landscaping setback along the western edge of the property all south of platted lot 13 of Empire Business Park Development.*

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

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

APPLICATION TO ZONING BOARD OF APPEALS

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

Site Address: Empire Business Park Preliminary Plan approximately 35 acres

Petitioner: City of Bloomington Planning Commission on behalf of FOB Development

Phone: 309-434-2226

Petitioner's Email Address: ksimpson@cityblm.org

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

City, State, Zip Code: Bloomington, IL 61701

Contractual interest in the property ☐ yes ☐ no

Signature of Applicant _____

Brief Project Description:

FOB Development requested the approval of an amended preliminary plan for Empire Business Park, the development of the Lots south of platted Lot 13 require a twelve-foot landscaping setback and the City of Bloomington is requesting six feet of said setback be dedicated as a pedestrian easement to be used for sidewalk.

Code Requirements Involved:

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

Variances(s) Requested:

7 ft perimeter landscaping setback in lieu of 12 ft (5 ft reduction) on the west side of the development south of Platted Lot 13 as presented in the Preliminary Plan, east side of Airport Road.

Reasons to Justify Approval by the Zoning Board of Appeals: Your justifications for approval must also be provided in the statement of Findings of Fact.

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

STATEMENT OF FINDINGS OF FACT

(Must be answered by the Petitioner)

Chapter' 44, Section 9.40(d)

A variation from the terms of this Code shall not be granted by the Zoning Board of Appeals unless and until findings of fact are submitted demonstrating:

1. That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult; and

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

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

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

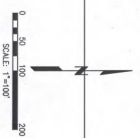
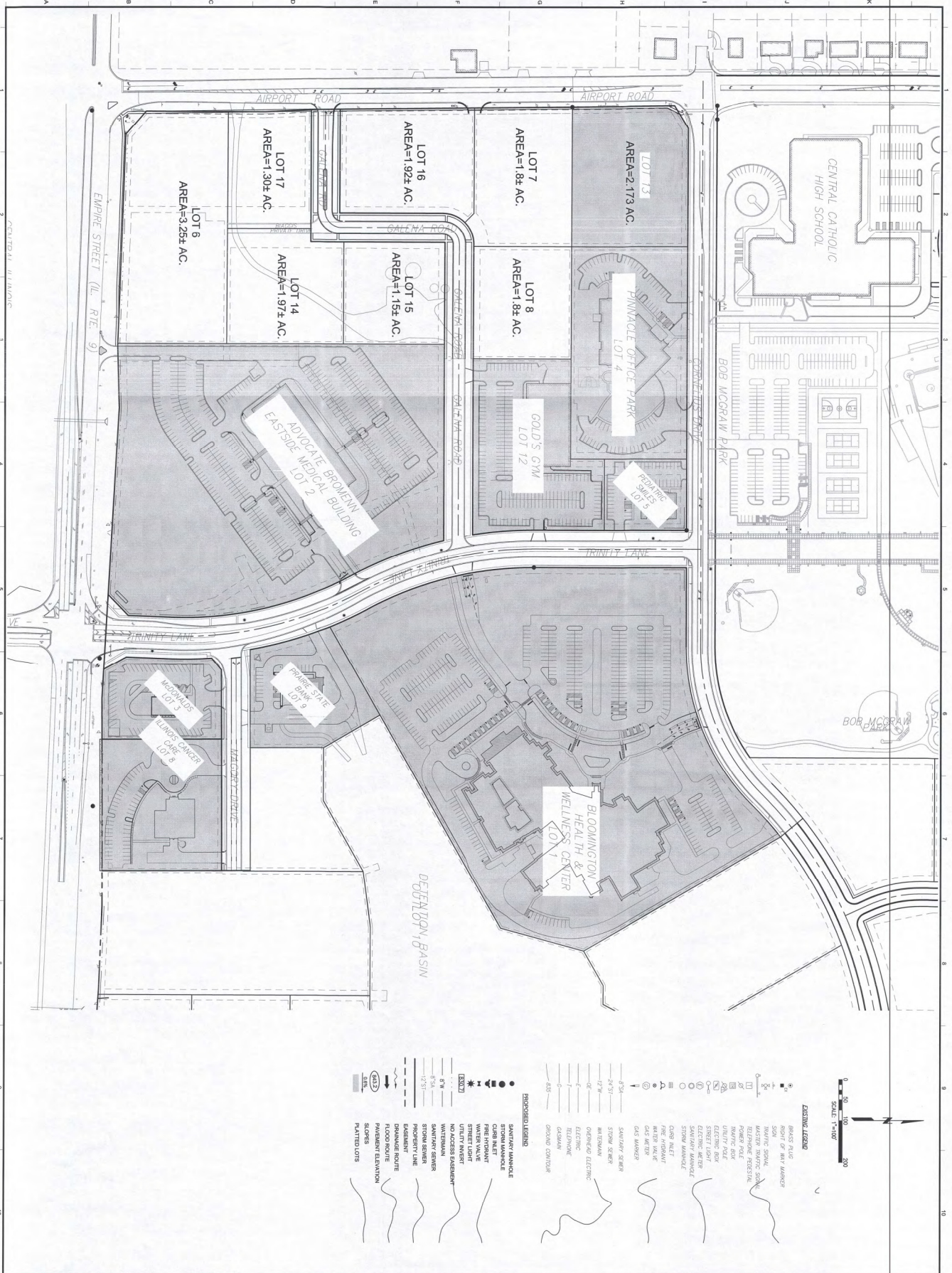
3. That the special conditions and circumstances were not created by any action of the applicant; and

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

4. That the granting of the variance requested will not give the applicant any special privilege that is denied to others by the Code; and

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





EXISTING LEGEND

- BRASS PLUG
- RIGHT OF WAY MARKER
- SON
- STONE CURB
- MASTIC TRAFFIC SIGN
- TELEPHONE PEGS
- PEDESTAL
- UTILITY POLE
- ELECTRIC BOX
- ELECTRIC METER
- STORM MANHOLE
- CLUB MILE
- WATER VALVE
- GAS METER
- GAS MANHOLE
- STORM SEWER
- WATER MAIN
- OVERHEAD ELECTRIC
- ELECTRIC
- TELEPHONE
- GRASSMAN
- GROUND CONTOUR

PROPOSED LEGEND

- SANITARY MANHOLE
- STONE MANHOLE
- WATER VALVE
- WATER INLET
- UTILITY INLET
- NO ACCESS ELEVATION
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- EXISTENT
- DRAINAGE ROUTE
- FLOOD ROUTE
- PARALLEL ELEVATION
- SCALES
- FOOTCUTS



Farnsworth Group
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(815) 463-8433 / farnsworth.com

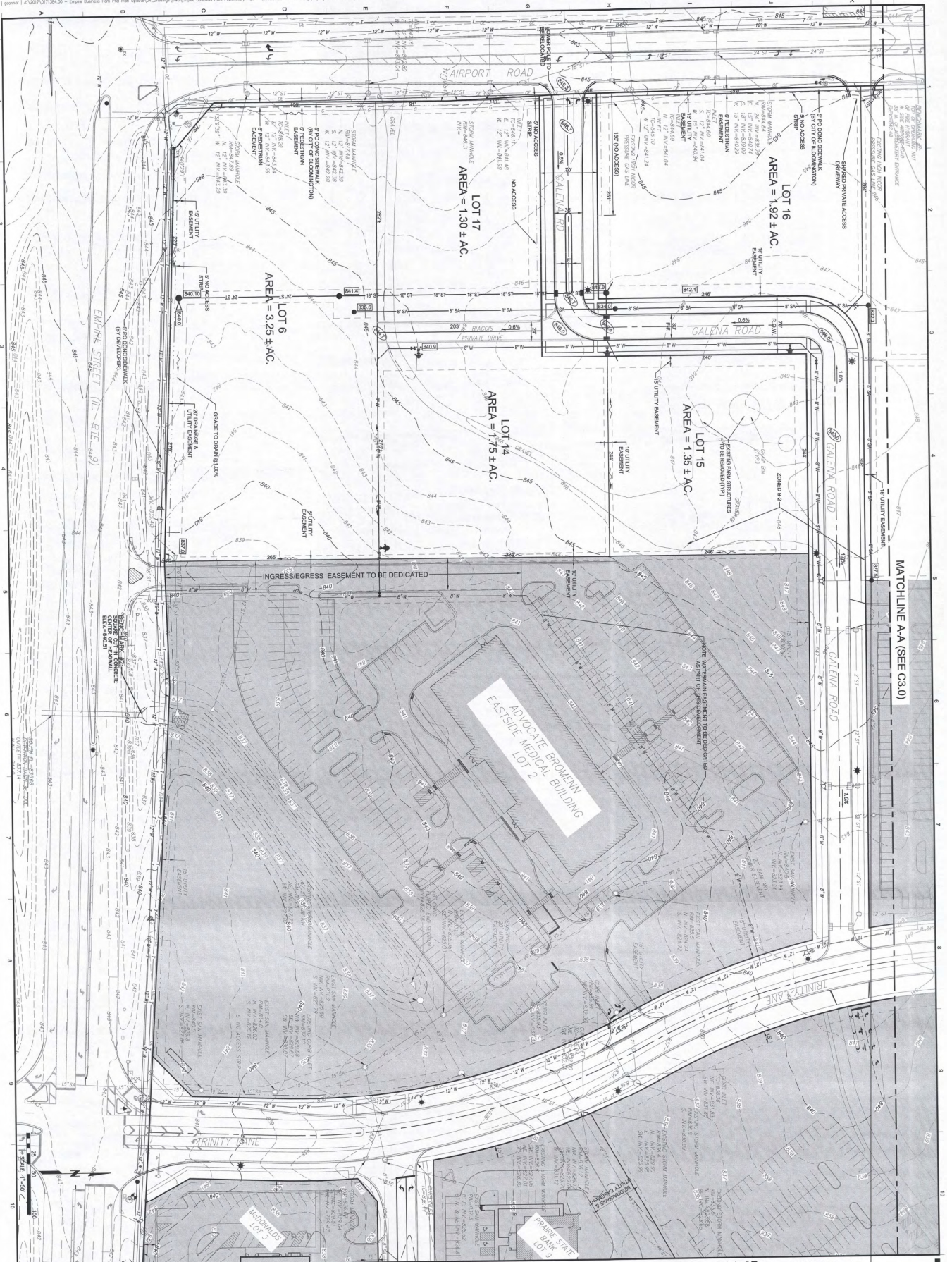
Project: 17384.00
DATE: DESCRIPTION
1 1/10/2017 GET REVIEW COMMENTS

Client: Farnsworth Group
FCD Development, Inc.
Bloomington, Illinois
Project: Empire Business Park
Preliminary Plan

DATE: 02/26/2018
DESIGNED BY: EJR
REVIEWED: JMG
FIELD BOOK NO.: 2756
SHEET TITLE: KEY MAP

C1.0

PROJECT NO.: 017384.00



MATCHLINE AA (SEE C3.0)



Farnsworth
Group

2709 MAGAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(815) 663-5433 www.farnsworthgroup.com

Engineers | Architects | Surveyors | Scientists

NO.	DATE	DESCRIPTION
1	02/26/2018	PRELIMINARY PLAN
2	02/26/2018	REVISED PLAN

FOB Development, Inc.

Empire Business Park
Preliminary Plan

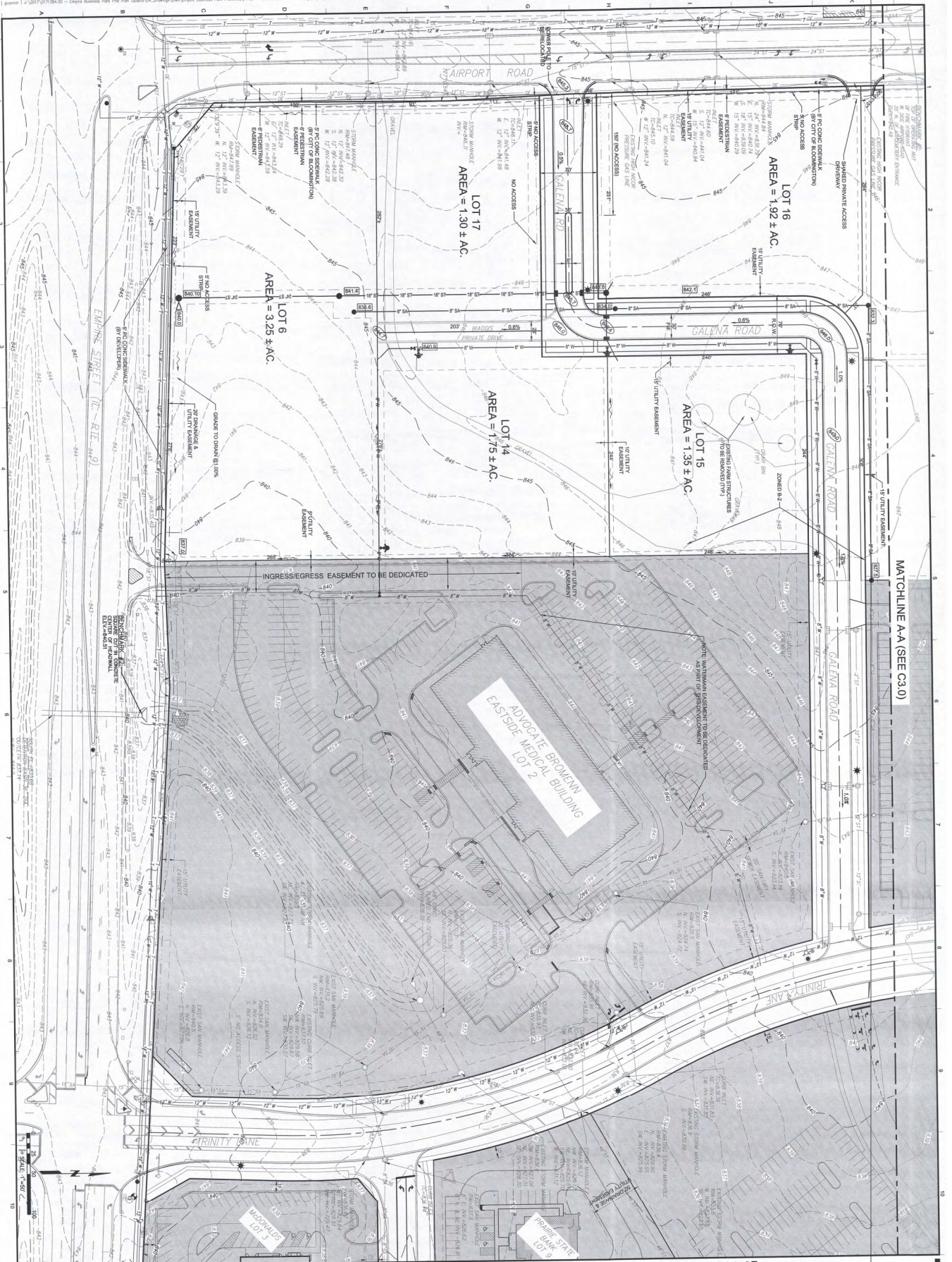
Bloomington, Illinois

DATE:	02/26/2018
DESIGNED BY:	EJR
REVIEWED:	JMG
FIELD BOOK NO.:	2756

PRELIMINARY PLAN

C2.0

PROJECT NO.: 0171384.00



Farnsworth
Group

2709 MAGAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(815) 663-5433 www.farnsworthgroup.com

Engineers | Architects | Surveyors | Scientists

DATE	DESCRIPTION
1/10/2017	CITY REVIEW COMMENTS
2/10/2018	REVISED PLAN BOOK

PROJECT
FDB Development, Inc.

Empire Business Park
Preliminary Plan

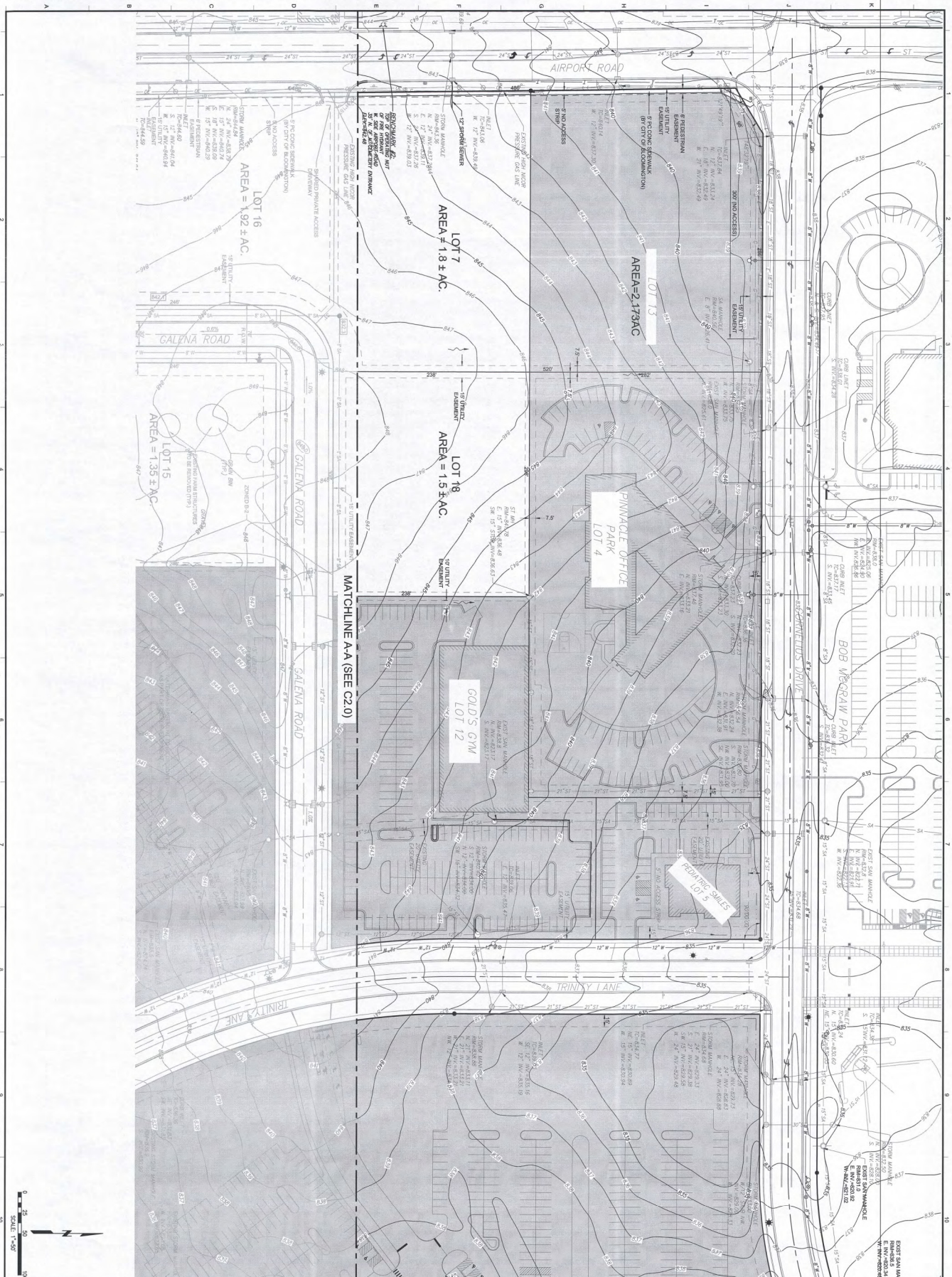
Bloomington, Illinois

DATE:	02/26/2018
DESIGNED BY:	EJR
REVIEWED:	JMG
FIELD BOOK NO.:	2756

PRELIMINARY PLAN

C2.0

PROJECT NO.: 0171384.00



Farnsworth Group
2709 MARYLAND DRIVE
BLOOMINGTON, ILLINOIS 61704
(815) 665-5435 / info@fng.com

www.fng.com
Engineers | Architects | Surveyors | Scientists
DATE: 02/28/2018
DESCRIPTION: PRELIMINARY PLAN
DRAWN BY: JMG
CHECKED BY: JMG
FIELD BOOK NO.: 2756

FOB Development, Inc.
Empire Business Park
Preliminary Plan

Bloomington, Illinois
DATE: 02/28/2018
DESIGNOR/ARCH: EJR
REVIEWED: JMG
FIELD BOOK NO.: 2756
PROJECT NO.: 07171394.00

C3.0



Farnsworth
Group
2709 AGRWAY DRIVE
BLOOMINGTON, ILLINOIS 61704
(815) 645-3435 / info@fng.com

www.fng.com
Engineers | Architects | Surveyors | Scientists
Title: _____
DATE: DESCRIPTION:
1. 02/28/2017 GDTT REVIEW COMMENTS

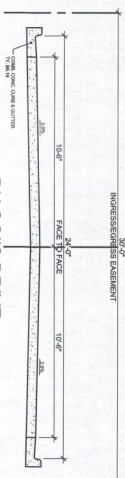
Client: FCB Development, Inc.
Project: Empire Business Park
Preliminary Plan

Location: Bloomington, Illinois
DATE: 02/28/2018
DESIGN/DRAWN: EJR
REVIEWED: JMG
FIELD BOOK NO.: 2756
SHEET TITLE: PRELIMINARY PLAN

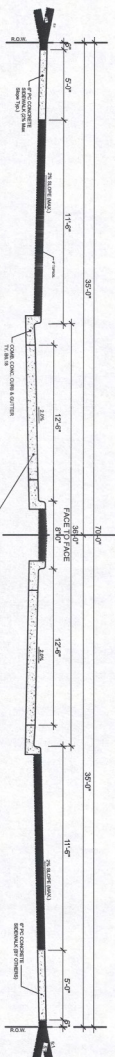
C4.0

PROJECT NO.: 0177384.00

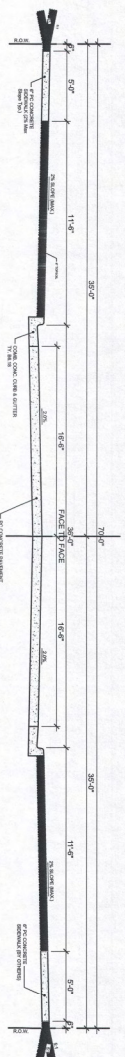
BIAGGI'S DRIVE
(PRIVATE)
STREET CROSS SECTION



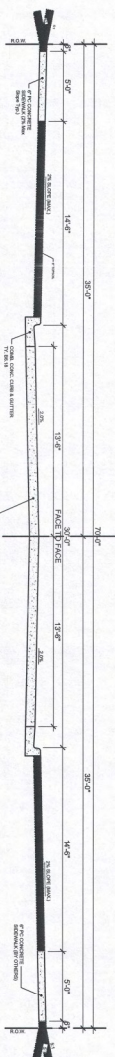
GALENA ROAD EAST OF AIRPORT ROAD
(190' to 280' EAST OF CL)
STREET CROSS SECTION



GALENA ROAD ADJACENT TO AIRPORT ROAD
STREET CROSS SECTION



GALENA ROAD NORTH
STREET CROSS SECTION



Aerial View: Empire Business Park



1: 4,514

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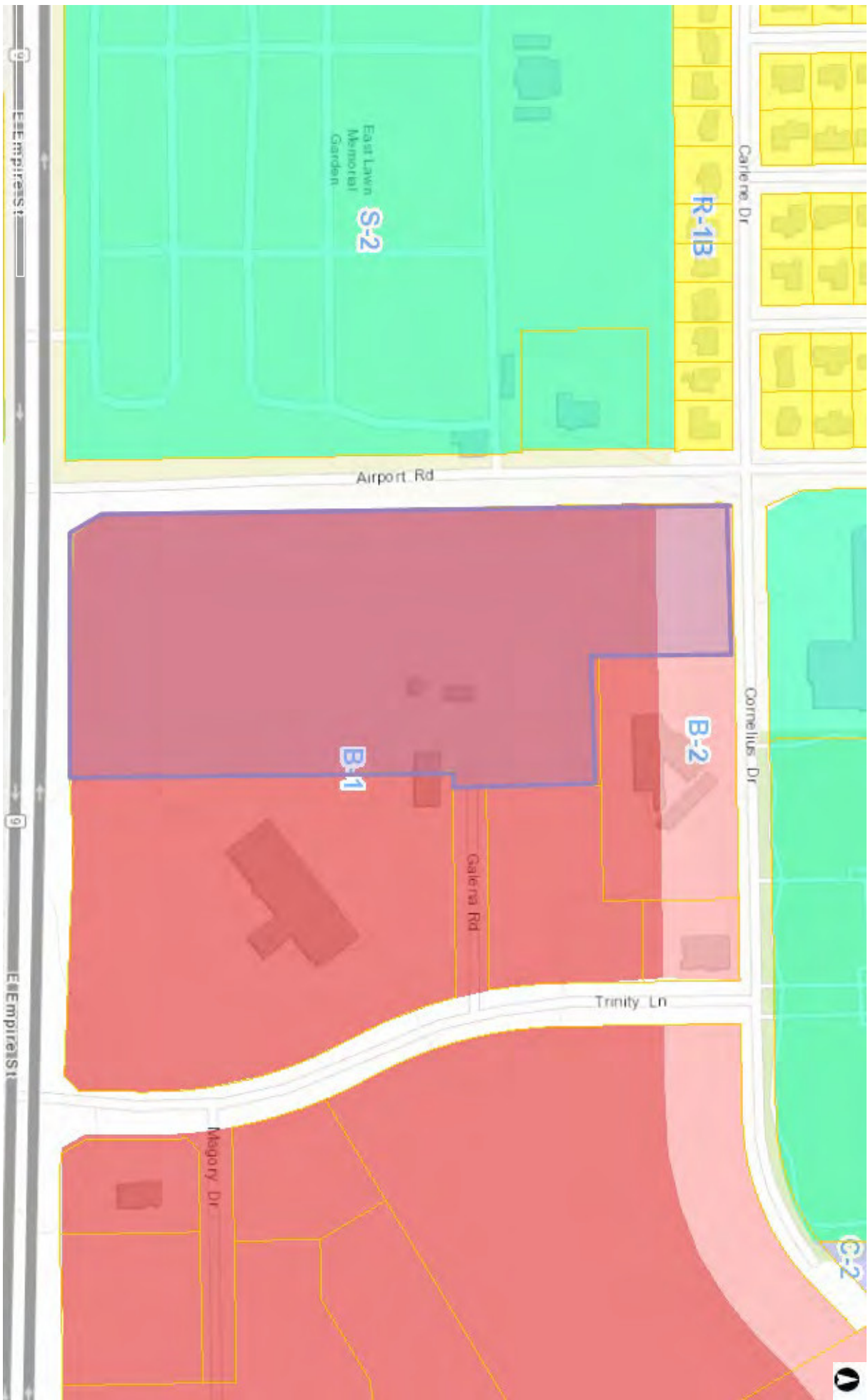
<http://www.McGIS.org/License>

Printed: 5/1/2018 8:20:59 AM

Notes



Zoning Map: Empire Business Park



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Printed: 5/1/2018 8:23:52 AM

Notes

Public Notices

20949319
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
MAY 16, 2018

Notice is hereby given that the Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, May 16, 2018 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, for the following petitions:

NAMES, LOCATION (LEGAL DESCRIPTION OF PROPERTY), VARIANCE REQUEST

City of Planning Commission on behalf of FOB (NORTHEAST CORNER OF ILLINOIS ROUTE 9 (EMPIRE STREET) AND AIRPORT ROAD

ALL THAT PART OF 34.09 ACRES, MORE OR LESS, OFF THE WEST SIDE OF SECTION 31, TOWNSHIP 24 NORTH, RANGE

3 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, PER "SURVEY OF 355.15

ACRES OFF THE WEST SIDE OF SECTION 31" AS SHOWN IN PLAT BOOK 12, PAGE 120, IN THE MCLEAN

COUNTY RECORDER'S OFFICE, LYING SOUTH OF AND ADJACENT TO THE SOUTH LINE OF CORNELIOUS DRIVE, EAST OF AND ADJACENT TO THE EAST LINE OF AIRPORT ROAD, NORTH OF AND ADJACENT TO THE NORTH LINE OF ILLINOIS ROUTE 9 AND WEST OF AND ADJACENT TO THE WEST LINE OF TRINITY LANE, ALL IN THE CITY OF BLOOMINGTON, ILLINOIS), requesting a five foot reduction in the required parking lot landscaping setback in lieu of twelve feet along the western edge of the property all south of platted lot 13 of Empire Business Park development.

All interested persons may present their views upon such matters pertaining to the above referenced cases at the public hearing. The petitioner or his/her Counsel/Agent must attend the meeting. 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, preferably no later than five days before the hearing.

The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Published: Tuesday May 1, 2018



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

May 2, 2018

Dear Property Owner or Resident:

The Zoning Board of Appeals will hold a public hearing on **Wednesday May 16, 2018 at 4:00PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois** to hear testimony for a petition submitted by the Planning Commission on behalf of FOB Development for approval of a variance request, for the property all south of platted lot 13 of Empire Business Park development, at which time all interested persons may present their views upon such matters pertaining thereto. The petitioner or his/her Counsel/Agent must attend the meeting.

REQUEST

The petitioner is requesting a five foot reduction in required parking lot landscaping setback in lieu of twelve feet along the western edge of the property all south of platted lot 13 of Empire Business Park development.

LEGAL DESCRIPTION: NORTHEAST CORNER OF ILLINOIS ROUTE 9 (EMPIRE STREET) AND AIRPORT ROAD ALL THAT PART OF 34.09 ACRES, MORE OR LESS, OFF THE WEST SIDE OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 3 EAST OF THE THRID PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, PER "SURVEY OF 355.15 ACRES OFF THE WEST SIDE OF SECTION 31" AS SHOWN IN PLAT BOOK 12, PAGE 120, IN THE MCLEAN COUNTY RECORDER'S OFFICE, LYING SOUTH OF AND ADJACENT TO THE SOUTH LINE OF CORNELIOUS DRIVE, EAST OF AND ADJACENT TO THE EAST LINE OF AIRPORT ROAD, NORTH OF AND ADJACENT TO THE NORTH LINE OF ILLINOIS ROUTE 9 AND WEST OF AND ADJACENT TO THE WEST LINE OF TRINITY LANE, ALL IN THE CITY OF BLOOMINGTON, ILLINOIS

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon said petition, or ask questions related to the petitioner's request at the scheduled public hearing. Copies of the submitted petition are available for public review at the Department of Community Development, 115 E. Washington St. Bloomington, IL 61701. Communications in writing in relation to the petition may be sent to the Department of Community Development prior to the hearing, or presented at such hearing.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org.

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

If you desire more information regarding the proposed petition or have any questions you may email me at irivera@cityblm.org or call me at (309) 434-2448.

Sincerely,

Izzy Rivera, Assistant City Planner

Attachments:

Map of notified properties within 500 ft of subject property



Public Hearing on May 16, 2018 for a Variance request for the property south of Platted Lot 13 of Empire Business Park



0 0.14 0.3 Miles By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement: <http://www.McGIS.org/License>

1: 9,028

Printed: 4/30/2018 3:01:13 PM

Notes



5960®

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®Go to avery.com/templates
Use Avery Template 5960

TYLER VANWYNSBERG
1210 AIRPORT RD
BLOOMINGTON, IL 61704

DANIEL KUGLICH
1206 KIM DR
BLOOMINGTON, IL 61704

DANIEL AND JULIE PATTEN
1202 KIM DR
BLOOMINGTON, IL 61704

ERIC MEEKER
1204 Kim Dr
BLOOMINGTON, IL 61704

RONALD MCCROSKEY
1205 KIM DR
BLOOMINGTON, IL 61704

DOUGLAS & DANA SUTTON
1209 KIM DR
BLOOMINGTON, IL 61704

FAMILY TRUST WEHMEYER
1204 AIRPORT RD
BLOOMINGTON, IL 61704

MORGAN E & ROBIN L VANDERMAY
KIRKMAN
3011 CARLENE DR
BLOOMINGTON, IL 61704

CHARLES BATES
3013 CARLENE DR
BLOOMINGTON, IL 61704

KATHRYN GAINES
1208 AIRPORT ROAD
BLOOMINGTON, IL 61704

CHRISTOPHER & LEA ANN GOLICK
1207 KIM DR
BLOOMINGTON, IL 61704

MICHAEL WALTERSDORF
1206 AIRPORT RD
BLOOMINGTON, IL 61704

RON & VIVIAN MORRIS
3017 CARLENE DR
BLOOMINGTON, IL 61704

EASTLAWN MEMORIAL PARK PROP TAX
8 FLOOR
PO BOX 130548
HOUSTON, TX 77219

JANIS K & DANIEL WISSMILLER STEINER
3014 CARLENE DR
BLOOMINGTON, IL 61704

JAMES CLICK
1203 KIM DR
BLOOMINGTON, IL 61704

THOMAS A & JUDY JEAN REITER
3015 CARLENE DR
BLOOMINGTON, IL 61704

GEORGE SCOTT
3019 CARLENE DR
BLOOMINGTON, IL 61704

THOMAS & BARBARA BUNCH
3016 CARLENE DR
BLOOMINGTON, IL 61704

CENTRAL CATHOLIC HIGH SCHOOL
1201 AIRPORT RD
BLOOMINGTON, IL 61704

BLOOMINGTON-NORMAL AIRPORT
AUTHORITY
3201 CIRA DR STE 200
BLOOMINGTON, IL 61704

BLOOMINGTON, IL 61704
JFT PROPERTIESLLC
15 BROMPTON CT
BLOOMINGTON, IL 61704

ATTN ACCOUNTING DEPARTMENT
BROMENN HEALTHCARE HOSPITAL
1304 FRANKLIN AVE
NORMAL, IL 61761
MORINE II LLC
15716 E 550 NORTH RD
HEYWORTH, IL 61745

PDMC
9 BURGUNDY CT
BLOOMINGTON, IL 61704
SOY AG SERVICES DENEEN BROTHERS
FARMS
6 HEARTLAND DR STE A
BLOOMINGTON, IL 61704

Resolution of Appreciation

*Whereas, Michael Butts has faithfully served as a member of the
Bloomington Zoning Board of Appeals for two years
(2016 - 2018), and*

*Whereas, Michael Butts has completed his appointment
as a member of the Bloomington Zoning Board of Appeals*

*Now therefore be it resolved that the Bloomington Zoning Board of Appeals
on this 16th day of May, 2018
hereby expresses its sincere and heartfelt appreciation to*

Michael Butts

*for his dedicated, loyal, and excellent service
to the City of Bloomington, Illinois as a member of the Bloomington Zoning Board of Appeals*

Attest:


Katie Simpson, City Planner


Tristan Bullington, Chairperson