AGENDA
PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, MAY 12, 2021 4:00 P.M.
THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting must register at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment must email their comments to publiccomment@cityblm.org.
Members of the public may also attend the meeting at City Hall. Attendance will be limited to 10 people including staff and Board/Commission members and will require compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees are encouraged to attend remotely. The rules for participation and physical attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda. Changes will be posted at www.cityblm.org/register.

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

   This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to publiccomment@cityblm.org and those wishing to speak live must register at https://www.cityblm.org/register prior to the meeting.

4. **MINUTES** Review the minutes of the April 28, 2021 regular Planning Commission meeting.
5. **REGULAR AGENDA**
   Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at https://www.cityblm.org/register at least 15 minutes prior to the start of the meeting.

   A. PR-03-21 Public hearing, review, and action on a petition submitted by Travis Wieland of Cushing's Commercial Carpet for a legislative site plan review with variance request(s) for a building addition, for the property located at 1107 & 1109 W Chestnut Street (PIN: 21-05-228-006; 21-05-228-008). (Ward 7)

   B. PR-04-21 Public hearing, review, and action on a petition submitted by Jeffrey & Jeremy Schoenherr for a legislative site plan review and variance request(s) for a new car wash, for the property located at 1509 E. Vernon Avenue (PIN: 14-35-127-025). (Ward 5)

6. **OLD BUSINESS**
7. **NEW BUSINESS**
    A. **Election of Chair**
    B. **Election of Vice Chair**
    C. **Introduction of New Commissioner - Benjamin Muncy**
8. **ADJOURNMENT**

DRAFT

MINUTES

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

REGULAR MEETING

COUNCIL CHAMBERS

109 EAST OLIVE STREET

BLOOMINGTON, IL

WEDNESDAY, APRIL 28, 2021 4:00 P.M.

THIS MEETING WAS HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:

www.cityblm.org/live

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

Members of the public could also attend the meeting at City Hall. Attendance was limited to 10 people including staff and Board/Commission members and required compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees were encouraged to attend remotely.

The Planning Commission convened in Regular Session virtually via Zoom conferencing with City Planner Katie Simpson, Assistant Director Kimberly Smith, and Chairperson Headean in-person in City Hall's Council Chambers at 4:02 p.m., Wednesday, April 28, 2021.

The meeting was called to order by Chairperson Headean and live streamed to the public at www.cityblm.org/live.

ROLL CALL

Attendee Name	Title	Status
Ms. Megan Headean	Chair	Present
Mr. Tyson Mohr	Vice Chair	Present
Mr. Justin Boyd	Commissioner	Absent
Mr. Thomas Krieger	Commissioner	Present
Ms. Megan McCann	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Present
Mr. David Stanczak	Commissioner	Present
Ms. Sheila Montney	Commissioner	Present
Mr. John Danenberger	Commissioner	Present

Mr. Brady Sant-Amour	Commissioner	Absent
Mr. George Boyle	Assistant Corporate Counsel	Present
Mr. Craig McBeath	Information Systems Director	Present
Ms. Katie Simpson	City Planner	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Ms. Caitlin Kelly	Assistant City Planner	Present

COVID-19

Chairperson Headean explained that this meeting was held virtually via live stream pursuant to the gubernatorial executive order 2021-06. Public comment was accepted until 15 minutes before the start of the meeting. Written public comment must have been emailed to publiccomment@cityblm.org and those wishing to speak live must have registered at https://www.cityblm.org/register at least 15 minutes prior to the meeting.

PUBLIC COMMENT

No public comment.

MINUTES

Mr. Krieger motioned to approve the minutes from the regular April 14, 2021 meeting. Mr. Mohr seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger - Yes; Mr. Muehleck – Yes; Mr. Krieger – Yes; Mr. Mohr - Yes; Ms. McCann - Yes; Ms. Montney – Yes, Chairperson Headean – Yes. The motion was approved (8-0-0).

REGULAR AGENDA

A. **Z-09 -21** Public hearing, review, and action on a petition submitted by of Andrew Holt of Prairie View Development, LLC to rezone from B-1 General Commercial District to M-1 Restricted Manufacturing District for the property located at 2441 S Main Street (PINS: 21 -16 -376-012; 21-16 -376-011), Bloomington, IL (Ward 2).

Chairperson Headean introduced the case. Ms. Simpson explained staff's positive recommendation for rezoning the subject property from B-1 to M-1. She outlined the surrounding uses and zoning of the area, with manufacturing and industrial tending to predominate west of State Route 51 and retail to the east. The subject property is unique in its present commercial zoning being that it is west of IL-51.

Ms. Simpson elaborated on the site's limitations with regard to infrastructure, noting its unsuitability to commercial or retail uses. The property was rezoned in the 1990s with the intention of developing apartments, which never occurred.

Andrew Holt, the petitioner, was sworn in for testimony. He stated his availability to answer questions.

Neil Finlen was sworn in for testimony. He spoke in favor of the rezoning, stating that the property's use and existing infrastructure are best suited to the M-1 zoning.

Mr. Mohr motioned to establish the findings of fact as presented by staff. Mr. Stanczak seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger - Yes; Mr. Muehleck – Yes; Mr. Krieger – Yes; Mr. Mohr - Yes; Ms. McCann - Yes; Ms. Montney – Yes, Chairperson Headean – Yes. The motion was approved (8-0-0).

Mr. Mohr motioned to recommend approval of the petition. Mr. Stanczak seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger - Yes; Mr. Muehleck – Yes; Mr. Krieger – Yes; Mr. Mohr - Yes; Ms. McCann - Yes; Ms. Montney – Yes, Chairperson Headean – Yes. The motion was approved (8-0-0).

B. Z-10 -21 Public hearing, review, and action on a petition submitted by Mark S. Moorhouse of Bloomington Leased Housing Associates VI, LLC to rezone from B-1 General Commercial District to R-3A Multiple-Family Residence District for the property located at 101-124, 201-224, 301-324, 401-424, 451-474, 501-524, 601-620, 701-720, 801-824, 901, 1001-1024, and 1101-1120 Valley View Circle; 101-124, 201-224, 251-270, 276, and 301-324 Reeveston Drive; 101-116, 201-216, and 301-316 Masters Drive approximately 25 acres (PINS:14-31 -376-014; 14-13 -376-021; 14-31 -376-020), Bloomington, Illinois (Ward 7).

Chairperson Headean explained the petition had been withdrawn. Jessica Islas, the petitioner's attorney, stated the applicant's desire to withdraw the petition.

C. Z-11 -21 Public hearing, review, and action on a petition submitted by Lauri A. Ludy of CTLTC TRUST 8002379984 to rezone from B-2 Local Commercial District to M-2 General Manufacturing District for the property located at 1300 W Washington Street (PIN:21 -05 -330-007), Bloomington, Illinois (Ward 6).

Chairperson Headean introduced the case. Ms. Kelly presented the staff report, recommending that the Commission approve the requested zoning map amendment. The applicant proposed to use the property for hydroponic and aquaponic farming.

Ms. Kelly detailed the adjacent zoning and development, explaining that the subject property was originally the Funk Brothers Seed Company office and a potential historic resource. Ms. Kelly argued that the requested rezoning would enable redevelopment of the site in a manner that is compatible with existing surrounding development.

Lauri Ludy, the applicant, was sworn in for testimony. She stated her desire to bring urban agriculture to Bloomington and stated her belief that the existing structure is ideal for such purposes.

Diane Ludy was sworn in for testimony. She spoke in favor of the petition.

Mr. Mohr spoke in support of the proposed use. He motioned to establish the findings of fact as presented by staff. Mr. Danenberger seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger - Yes; Mr. Muehleck – Yes; Mr. Krieger – Yes; Mr. Mohr - Yes; Ms. McCann - Yes; Ms. Montney – Yes, Chairperson Headean – Yes. The motion was approved (8-0-0).

Mr. Mohr motioned to recommend approval of the petition. Mr. Krieger seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenberger - Yes; Mr. Muehleck – Yes; Mr. Krieger – Yes; Mr. Mohr - Yes; Ms. McCann - Yes; Ms. Montney – Yes, Chairperson Headean – Yes. The motion was approved (8-0-0).

OLD BUSINESS
No items.

NEW BUSINESS

A. Recognition of Service—Commissioner Megan McCann

Chairperson Headean introduced a resolution of appreciation for Ms. McCann.

B. Recognition of Service—Commissioner Sheila Montney

Chairperson Headean introduced a resolution of appreciation for Ms. Montney.

C. Recognition of Service—Chairperson Megan Headean

Ms. Simpson introduced a resolution of appreciation for Chairperson Headean.

ADJOURNMENT

Mr. Stanczak motioned to adjourn. Mr. Krieger seconded. All were in favor. The meeting was adjourned at 4:29 PM.

DRAFT

PLANNING COMMISSION

TO:	Planning Commission
FROM:	Economic & Community Development Department
DATE:	May 12, 2021
CASE NO:	PR-03-21, Site plan review and variances
REQUEST:	Public hearing, review, and action on a petition submitted by Travis Wieland of Cushing's Commercial Carpet for a legislative site plan review and with variance request(s) for a building addition, for the property located at 1107 & 1109 W. Chestnut Street (PINs: 21-05-228-006 and 21-05-228-008), (Ward 7)

Above: 1107 and 1109 W. Chestnut Street, outlined in black.

NOTICE
The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, April 26, 2021. Courtesy notices were mailed to 84 property owners within 500 feet of the subject property.

PROPERTY INFORMATION

Subject Property:	1107 & 1109 W Chestnut Street
Applicant:	Travis Wieland
Existing Zoning:	C-1, Office District
Existing Land Use:	Office/commercial cleaning
Property Size:	Collectively 92' x 66' (6,049 square feet total)
PIN:	21-05-228-006 (Tract 1), 21-05-228-008 (Tract 2)

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-1C Single-Family Residence District	Single-family housing
South	M-1 Restricted Manufacturing District	Construction, auto repair
East	C-1 Office District, M-1	Plumbing supply
West	C-1, R-1C	Vacant commercial, single-family housing

PROJECT DESCRIPTION

Background:

1107 W Chestnut Street (Tract 2) has been in use as a commercial property for several decades, formerly as a bottling company, a pallet supplier, and an art studio. Currently, it is the site of Cushing's Commercial Carpet. The parcel immediately to the west, 1109 W Chestnut (Tract 1), has been vacant since 2015, when the single-family home that had previously occupied the site was demolished. In 2018, both properties were among those rezoned from R-1C to C-1 in case Z-26-18, with the intention of remedying their respective legal nonconforming use statuses and facilitating reinvestment in the area.

The subject properties are located in west Bloomington, near the Union-Pacific Railroad's intersection with Chestnut Street. The surrounding neighborhood consists of properties belonging to several different subdivisions, including the 40 Acres Subdivision and Didlake's Addition. Many properties in this area are characterized by minimal front yard setbacks; while most residential structures are sited on deep lots, allowing for more open rear yard space, structures on smaller parcels tend to cover the entire lot.

The subject parcels abut residential properties zoned R-1C to the north. As a result, redevelopment requires both a transitional yard setback of 15 feet in addition to the required rear yard of the R-1C District (25 feet) and Type 3 transition landscaping, totaling a required minimum setback of 40 feet. Additionally, the subject property has a shared access drive with the home at 1111 W. Chestnut, which the applicant intends to preserve.

Petitioners' request:

The applicant seeks to build an addition to Cushing's Commercial Carpet at Tract 1 to store material, equipment, and work vehicles. The proposed addition measures 1,800 square feet in area, containing six storage bays each 10 feet in width, and would be connected to the existing structure at Tract 2 via a breezeway that runs from east to west. The parcels are to be combined into one parcel under common ownership.

In order to facilitate construction of the addition as proposed, the applicant is seeking the following variances:

1) A reduction of the required minimum front yard setback from 20 feet to 0 feet. (44.5-3)
2) A reduction of the required minimum rear yard setback from 40 feet to 5 feet. (44.5-4A1c)
3) A reduction in minimum off-street parking from four spaces (seven spaces prior to applying parking adjustments) to two spaces. (44.12-8)
4) A reduction in transitional yard landscaping requirements from Type 3 to Type 1. (44.13-6B)

Due in part to the size of Tract 1, the applicant reports that strict adherence to setback requirements result in a buildable area measuring approximately 36 feet in length and six

feet in width (216 square feet). However, this calculation does not account for the 10-foot-deep transition yard required on the western side of the property. Including the transitional yard would further reduce the buildable area on the lot to a rectangle totaling approximately 190 square feet (see Figure 1).

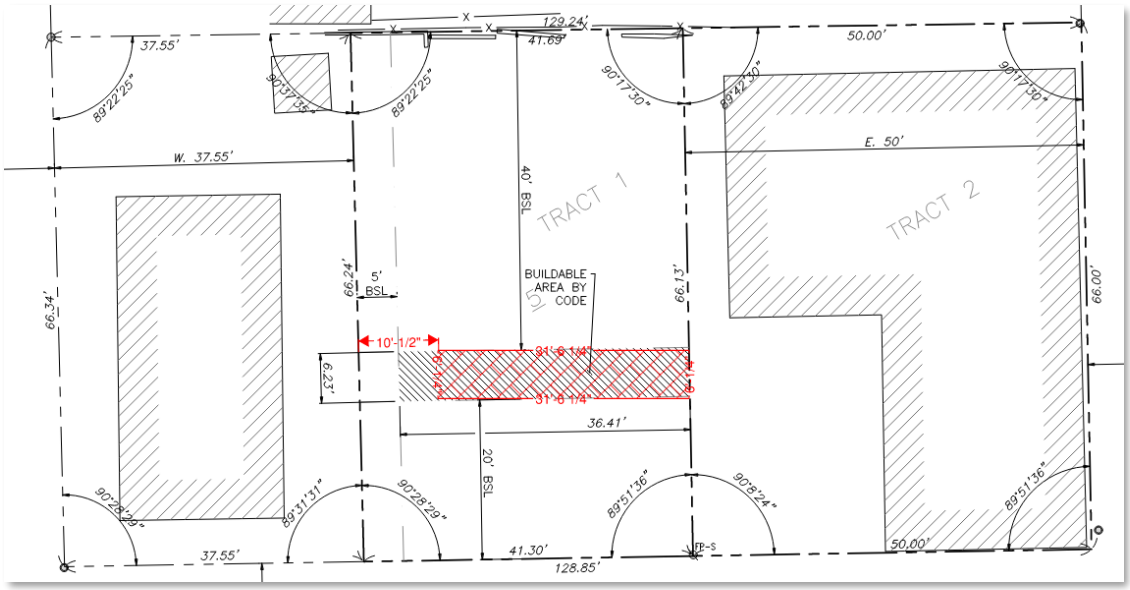


Figure 1. The amended buildable area is outlined in red.

Because the property abuts detached single-family residential uses to the north and west, Type 3 landscaped transition yards are required in the rear and side yards respectively. The applicant is proposing a modified Type 1 transitional yard in lieu of Type 3. Table 1 (below) details the requirements of Type 1 transition yards as applied to the proposed rear and side yard dimensions, in comparison to what screening and landscaping the applicant has proposed. A fence is to be extended across the rear property line of Tract 1, and foundation landscaping is planned across the western elevation of the proposed addition. It should be noted that although no additional trees are to be planted, it appears several fully grown deciduous trees are already present along the northern property line. These contribute to the landscaping requirements.

Chapter 44, 13-6B articulates transition yard requirements. The full table can be found at https://ecode360.com/34416120.

Table 1: Type 1 Landscaping and Screening Requirements

	Rear Yard		**Side Yard**	
	Required	*Proposed*	*Required*	*Proposed*
Yard Depth	5'	5'	5'	7'
Fence/Wall Height	6’ solid fence	6' solid fence	6’ solid fence	Not provided
Evergreen Tree	2	0	1	0
Flowering Tree	2	0	1	0
Large Shrub	5	0	3	22

Compliance with the Comprehensive Plan:
The subject property is located within the Regeneration Area as identified in Figure 4-1 Neighborhood Classification Boundaries. The proposed development also aligns with the following Comprehensive Plan goals:

- Goal: N-1 Ensure compact development of the City through denser, mixed-use developments and reinvestment in the established older neighborhoods.
  - Objective: N-1.2 Prioritize, with urgency, the revitalization of the neighborhoods in the Regeneration area.
- Goal: ED-1 Ensure a broad range of employment opportunities for all residents.
  - Objective: ED-1.1 Focus on retention and expansion of existing businesses.
- Goal: ED-4 Enhance the image of Bloomington as a business-friendly community.
  - Objective: ED-4.5 Identify and reduce barriers for local growth and economic development.

ZONING & BULK REQUIREMENTS

Division 5. Bulk Requirements

Standard	Required	Provided	Comments
Max. Floor Area Ratio	1.0	0.65	Compliant
Front yard setbacks	20’	0’	Variance requested
Side yard building setbacks	5’	5’	Compliant
Rear yard building setbacks	40’	5’	Variance requested
Building Height	N/A	13’4” high	Compliant

Division 12. Off-Street Parking and Loading

Standard	Required	Provided	Comments
Parking spaces	7	2 spaces	Variance requested
Parking adjustment	-2.5 spaces applicable	-2.5 spaces	Requested
Bicycle parking	2 spaces minimum	4 spaces	Compliant
Minimum aisle widths	N/A	N/A	Compliant
Minimum parking stall dimensions (width/length)	8’ x 16’	8’ x 16’	Compliant
5 ft pedestrian path through parking lot to entrance	N/A	N/A	N/A

Division 13. Landscaping Requirements

Standard	Required	Provided	Comments
Parking lot perimeter landscaping (front/sides/rear)	N/A	N/A	N/A
Building foundation landscaping	N/A	N/A	N/A
Landscaping island required every 10 parking spaces	Not required	Provided	Compliant
Dumpster screening	N/A	N/A	N/A
Transitional yard landscaping	N/A	N/A	N/A
Lighting Plan	6' tall screen	Not indicated	Not compliant
Storm water management	Type 3 required	Type 1 provided	Variance requested

STANDARDS FOR REVIEW

Ch. 44, 17-8 Variations.

A variation from the terms of this Code shall not be granted by the Planning Commission unless and until findings of fact are submitted demonstrating all the following factors are met:

1) *That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult.* That the subject properties measure approximately 66' in depth presents substantial challenges in meeting the minimum front, rear, and transition yard setback requirements as set out in the Code. Strict adherence to these requirements would yield a buildable area of 190 square feet on Tract 1, approximately 1/10th the size of the proposed addition. Providing the required minimum of off-street parking spaces would likewise further diminish potential buildable area on this tract. The circumstances of the property's western side yard are further complicated by a driveway which crosses the bounds of both 1109 W Chestnut and 1111 W Chestnut, a commercially-zoned residential property. The applicant does not wish to remove the shared drive, limiting to what extent landscaping and screening requirements can be met in the western side yard. **The standard is met.**

2) *That the variance would be the minimum action necessary to afford relief to the applicant.* Granting the variance requests would likely be the simplest means of facilitating development at the subject properties. Strict adherence to setback, parking, and landscaping requirements might otherwise necessitate a substantial reconfiguration of the subject properties and existing structures. **The standard is met.**

3) *That the special conditions and circumstances were not created by any action of the applicant.* The circumstances of the site are related to the size of the subject parcels as well as the configuration of existing structures. The commercial building at 1107 W Chestnut was constructed in 1977, prior to the adoption of contemporary site design standards. **The standard is met.**

4) *That granting the variation requested will not give the applicant any special privilege that is denied to others by the Code.* Current site design standards as stipulated by the Zoning Ordinance are occasionally in conflict with the design standards of

established neighborhoods. There is precedent for extending lenience in these instances, particularly in cases in which the subject property's size might inhibit development. **The standard is met.**

5) *That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonable impair the use or development of adjoining properties.* The requested variances maintain the neighborhood's existing design standards, meaning the character of the neighborhood would not be altered. The proposed addition would function essentially as storage; the intensity of commercial activity at the subject properties is not anticipated to increase. **The standard is met.**

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:

a) *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 complementary to that of existing commercial development in the area. It mimics the design standards of neighboring residential and commercial development, with minimal setbacks and transitional screening provided by a combination of fencing and landscaping. Some of the requested variances diminish the degree to which neighboring residences are screened from the subject properties' commercial activity by substantially lessening landscaping and screening requirements; however, such variances are consistent with the area's past development patterns and are necessary to facilitate redevelopment on the property, given the lot's size and proximity to adjacent parcels. Consideration should be given to the physical limitations of the subject properties as expanded upon in the findings of fact for the requested variances. Strict adherence to screening requirements along the western side of the property would likely impact the residents of 1111 W Chestnut's ability to access the shared driveway which bisects both properties. Further, installing a fence along the rear property line of Tract 1 will provide additional screening which may not currently be present. **The standard is met.**

b) *The extent to which the proposal minimizes any adverse impact of the development upon adjoining land.* Due to the lot's dimensions, it is difficult to redevelop Tract 1 in conformance with contemporary site design standards. The residential property to the north shall be screened by the extension of the rear transition yard fence from Tract 2 to Tract 1. On the west side, the adjacent residential property is separated from the subject property by a six-foot side yard setback, a seven-foot-wide shared access drive, and the foundation landscaping that is to be planted along the proposed addition's western elevation. **The standard is met.**

c) *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 subject properties are located on and accessible from Chestnut Street. **The standard is met.**

d) *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 proposed development is unlikely to dramatically intensify the subject properties' current level of use, particularly as it mimics the screening and development standards of the existing commercial structure at 1107 W Chestnut. The addition will also serve to improve the currently vacant property it is to be sited on, encouraging neighborhood investment. **The standard is met.**

STAFF RECOMMENDATION
Staff finds that the application meets the standards for site plan review and the requested variances, and recommends approval of the site plan, with variances and conditions. Staff recommends that the Commission take the following actions:

Motion to establish findings of fact that the subject property meets the legislative site plan criteria in Chapter 44.17-9 of the City Code and the variance criteria in Chapter 44.17-8.

Motion to recommend that City Council approve the site plan for the property located at 1107 & 1109 W Chestnut Street (PIN: 21-05-228-00; 21-05-228-008) (Ward 7), with the following variances and condition:

Variances
1. A reduction of the required minimum front yard setback from 20 feet to 0 feet. (44.5-3)
2. A reduction of the required minimum rear yard setback from 40 feet to 5 feet. (44.5-4A1c)
3. A reduction in minimum off-street parking from four spaces (seven spaces prior to applying parking adjustments) to two spaces. (44.12-8)
4. A reduction in transitional yard landscaping requirements from Type 3 to Type 1. (44.13-6B)

Condition:
1. That refuse disposal screening is provided in adherence with Chapter 44.13-8E of the City Code.

Respectfully submitted,
Caitlin Kelly
Assistant City Planner

Attachments:
- Draft ordinance
- Proposed site plan
- Site plan review petition, available online at https://www.cityblm.org/home/showpublisheddocument/26193/637541678037270000
- Aerial map
- Zoning map
- Neighborhood notice and map

DRAFT

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SITE PLAN AND VARIANCES FOR NEW CONSTRUCTION OF A COMMERCIAL STRUCTURE IN THE C-1 OFFICE DISTRICT, FOR PROPERTY LOCATED AT 1107 AND 1109 W CHESTNUT STREET.

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition and site plan requesting approval of Legislative Site Plan review and variances for new construction of a commercial structure in the C-1 Office District for certain premises hereinafter described in Exhibit A; and

WHEREAS, said petition included said site plan illustrated in Exhibit B, hereinafter referred to as the "Plan" and attached hereto and made part hereof by this reference, including requested variances from Chapter 44 of the City Code; 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 Bloomington Planning Commission, made findings of facts that such Site Plan and variances as illustrated in the Plan complied with the standards for granting approval of the legislative site plan review found in Chapter 44 Division 17-9 of the Bloomington City Code, as amended, and such standards for granting variances found in Chapter 44 Division 17-8, specifically:

1. That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult; and
2. That the variance would be the minimum action necessary to afford relief to the applicant; and
3. That the special conditions and circumstances were not created by any action of the applicant; and
4. That granting the variation requested will not give the applicant any special privilege that is denied to others by the Code; and
5. That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonable impair the use or development of adjoining properties.

WHEREAS, the Bloomington Planning Commission also recommended that the City Council adopt a condition that refuse disposal is provided in adherence with Chapter 44.13-8E of the City Code.

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

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

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

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

3. The City Council adopts the findings of fact for the Variance as recommended by Planning Commission.

4. The City Council hereby approves the Site Plan for the new construction of a commercial structure for the property at 1107 and 1109 W Chestnut Street legally described in Exhibit A and depicted in Exhibit(s) B with the following variances and conditions:

    a. Variances
        i. A reduction of the required minimum front yard setback from 20 feet to 0 feet. (44.5-3)
        ii. A reduction of the required minimum rear yard setback from 40 feet to 5 feet. (44.5-4A1c)
        iii. A reduction in minimum off-street parking from four spaces (seven spaces prior to applying parking adjustments) to two spaces. (44.12-8)
        iv. A reduction in transitional yard landscaping requirements from Type 3 to Type 1. (44.13-6B)

    b. Conditions
        i. That refuse disposal screening is provided in adherence with Chapter 44.13-8E of the City Code.

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

PASSED this _____ day of June, 2021

APPROVED this _____ day of June, 2021

_____
Mboka Mwilambwe, Mayor

ATTEST:

_____
Leslie Smith-Yocum, City Clerk

DRAFT

Exhibit A
"Legal Description"

Tract 1 (PIN 21-05-228-006)

Lot 5 except the east 50' thereof and except the west 37.55' thereof in Block 4 in Western Addition to the City of Bloomington, in McLean County, Illinois.

Tract 2 (PIN 21-05-228-008)
Lot 2 in Block 39 in 40 Acres Subdivision to the City of Bloomington, according to the plat thereof recorded July 19, 1974 as Document No. 74-6533, in McLean County, Illinois.

DRAFT

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

April 22, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, May 12, 2021 at 4:00 PM at www.cityblm.org/live on an application submitted by Travis Wieland of Cushing's Commercial Carpet.

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

The applicant is requesting a public hearing and action for a legislative site plan review and variance request(s) for a building addition, for the property located at 1107 & 1109 W Chestnut Street (PIN: 21-05-228-006; 21-05-228-008)

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/planning. To provide testimony/public comment on this item please register at least 15 minutes in advance of the start of the meeting at https://www.cityblm.org/register. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org.

Members of the public may attend the meeting at City Hall. Attendance will be limited to 10 people including staff and Board/Commission Members and will require compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees are encouraged to attend remotely.

The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders in relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register.

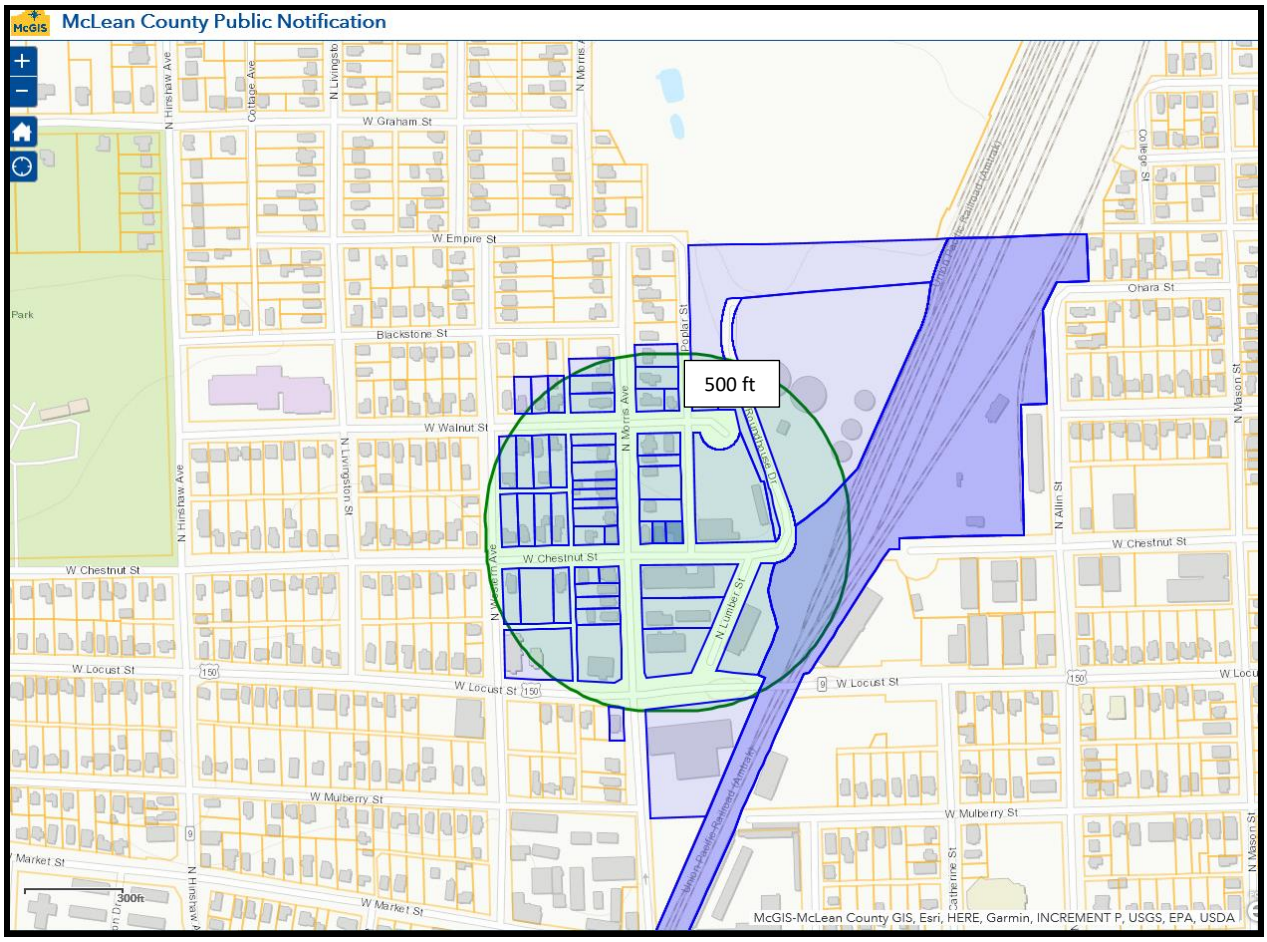
If you desire more information regarding the proposed petition or have any questions, you may email planning@cityblm.org or call (309) 434-2226. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

Sincerely,

Planning Division staff

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

Map of notified properties within 500 ft of subject property



PLANNING COMMISSION

TO:	Planning Commission
FROM:	Economic & Community Development Department
DATE:	May 12, 2021
CASE NO:	PR-03-21, Site plan review and variances
REQUEST:	Review and approve legislative site plan with variance requests
STAFF RECOMMENDATION:	Establish findings of fact and approve the site plan and variances as requested, with conditions.

Above: The subject properties are outlined in black.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, April 26, 2021. Courtesy notices were mailed to 84 property owners within 500 feet of the subject property.

PROPERTY INFORMATION

Subject Property:	1107 & 1109 W Chestnut Street
Applicant:	Travis Wieland
Existing Zoning:	C-1, Office District
Existing Land Use:	Office/commercial cleaning
Property Size:	Collectively 92’ x 66’ (6,049 square feet total)
PIN:	21-05-228-006 (Tract 1), 21-05-228-008 (Tract 2)

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-1C Single-Family Residence District	Single-family housing
South	M-1 Restricted Manufacturing District	Construction, auto repair
East	C-1 Office District, M-1	Plumbing supply
West	C-1, R-1C	Vacant commercial, single-family housing

PROJECT DESCRIPTION

Background:

1107 W Chestnut Street (Tract 2) has been in use as a commercial property for several decades, formerly as a bottling company, a pallet supplier, and an art studio. Currently, it is the site of Cushing's Commercial Carpet. The parcel immediately to the west, 1109 W Chestnut (Tract 1), has been vacant since 2015, when the single-family home that had previously occupied the site was demolished. In 2018, both properties were among those rezoned from R-1C to C-1 in case Z-26-18, with the intention of remedying their respective legal nonconforming use statuses and facilitating reinvestment in the area.

The subject properties are located in west Bloomington, near the Union-Pacific Railroad's intersection with Chestnut Street. The surrounding neighborhood consists of properties belonging to several different subdivisions, including the 40 Acres Subdivision and Didlake's Addition. Many properties in this area are characterized by minimal front yard setbacks; while most residential structures are sited on deep lots, allowing for more open rear yard space, structures on smaller parcels tend to cover the entire lot.

The subject parcels abut residential properties zoned R-1C to the north. As a result, redevelopment requires both a transitional yard setback of 15 feet in addition to the required rear yard of the R-1C District (25 feet) and Type 3 transition landscaping, totaling a required minimum setback of 40 feet. Additionally, the subject property has a shared access drive with the home at 1111 W. Chestnut, which the applicant intends to preserve.

Petitioners' request:

The applicant seeks to build an addition to Cushing's Commercial Carpet at Tract 1 to store material, equipment, and work vehicles. The proposed addition measures 1,800 square feet in area, containing six storage bays each 10 feet in width, and would be connected to the existing structure at Tract 2 via a breezeway that runs from east to west. The parcels are to be combined into one parcel under common ownership.

In order to facilitate construction of the addition as proposed, the applicant is seeking the following variances:

1) A reduction of the required minimum front yard setback from 20 feet to 0 feet. (44.5-3)
2) A reduction of the required minimum rear yard setback from 40 feet to 5 feet. (44.5-4A1c)
3) A reduction in minimum off-street parking from four spaces (seven spaces prior to applying parking adjustments) to two spaces. (44.12-8)
4) A reduction in transitional yard landscaping requirements from Type 3 to Type 1. (44.13-6B)

Due in part to the size of Tract 1, the applicant reports that strict adherence to setback requirements result in a buildable area measuring approximately 36 feet in length and six

feet in width (216 square feet). However, this calculation does not account for the 10-foot-deep transition yard required on the western side of the property. Including the transitional yard would further reduce the buildable area on the lot to a rectangle totaling approximately 190 square feet (see Figure 1).

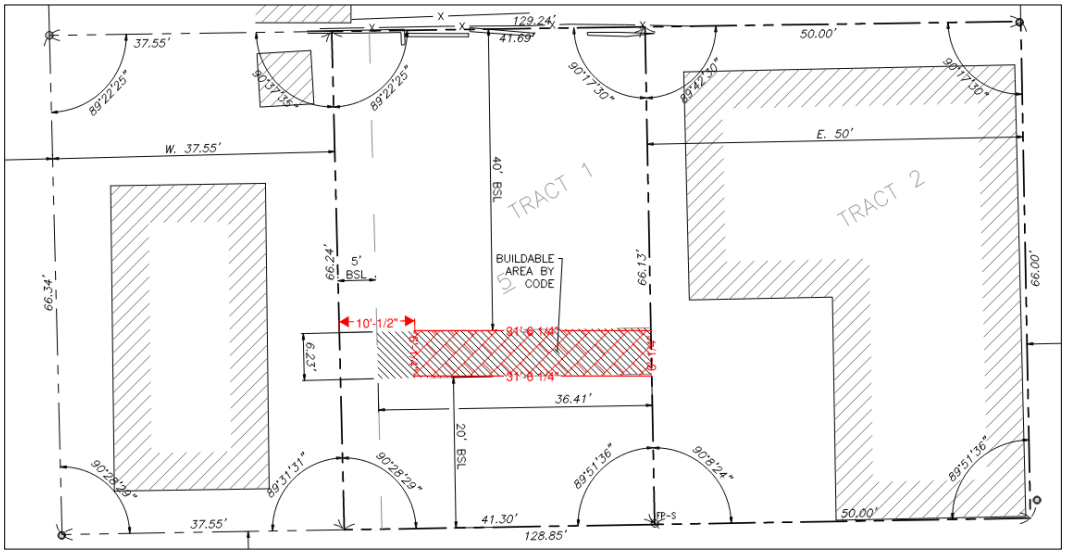


Figure 1. The amended buildable area is outlined in red.

Because the property abuts detached single-family residential uses to the north and west, Type 3 landscaped transition yards are required in the rear and side yards respectively. The applicant is proposing a modified Type 1 transitional yard in lieu of Type 3. Table 1 (below) details the requirements of Type 1 transition yards as applied to the proposed rear and side yard dimensions, in comparison to what screening and landscaping the applicant has proposed. A fence is to be extended across the rear property line of Tract 1, and foundation landscaping is planned across the western elevation of the proposed addition. It should be noted that although no additional trees are to be planted, it appears several fully grown deciduous trees are already present along the northern property line. These contribute to the landscaping requirements.

Table 1: Type 1 Landscaping and Screening Requirements

	Rear Yard		**Side Yard**	
	Required	*Proposed*	*Required*	*Proposed*
Yard Depth	5'	5'	5'	7'
Fence/Wall Height	6’ solid fence	6' solid fence	6’ solid fence	Not provided
Evergreen Tree	2	0	1	0
Flowering Tree	2	0	1	0
Large Shrub	5	0	3	22

Chapter 44, 13-6B articulates transition yard requirements. The full table can be found at https://ecode360.com/34416120.

Compliance with the Comprehensive Plan:
The subject property is located within the Regeneration Area as identified in Figure 4-1 Neighborhood Classification Boundaries. The proposed development also aligns with the following Comprehensive Plan goals:

- Goal: N-1 Ensure compact development of the City through denser, mixed-use developments and reinvestment in the established older neighborhoods.
    - Objective: N-1.2 Prioritize, with urgency, the revitalization of the neighborhoods in the Regeneration area.

- Goal: ED-1 Ensure a broad range of employment opportunities for all residents.
    - Objective: ED-1.1 Focus on retention and expansion of existing businesses.

- Goal: ED-4 Enhance the image of Bloomington as a business-friendly community.
    - Objective: ED-4.5 Identify and reduce barriers for local growth and economic development.

ZONING & BULK REQUIREMENTS

Standard	Required	Provided	Comments
Max. Floor Area Ratio	1.0	0.65	Compliant
Front yard setbacks	**20 feet**	**0 feet**	**Variance requested**
Side yard building setbacks	5 feet	5 feet	Compliant
Rear yard building setbacks	**40 feet**	**5 feet**	**Variance requested**
Building Height	N/A	13’4” high	Compliant
Parking spaces	**7**	**2 spaces**	**Variance requested**
Parking adjustment	-1 space per 4 bike spaces, -1 space for pedestrian access, -0.5 space per on-street space	-2.5 spaces	Requested
Bicycle parking	2 spaces minimum	4 spaces	Compliant
Minimum aisle widths	N/A	N/A	Compliant
Minimum parking stall dimensions (width/length)	8’ x 16’	8’ x 16’	Compliant
Parking lot perimeter landscaping (front/sides/rear)	N/A	N/A	N/A
Building foundation landscaping	Not required	Provided	Compliant
Landscaping island required every 10 parking spaces	N/A	N/A	N/A
5 ft pedestrian path through parking lot to entrance	N/A	N/A	N/A
Dumpster screening	Minimum 6’ tall screen	Not indicated	Not compliant
Transitional yard landscaping	**Type 3 required**	**Type 1 provided**	**Variance requested**
Lighting Plan	N/A	No new lighting proposed	Compliant
Storm water management	Required	Fee in lieu of on-site detention requested	Compliant

STANDARDS FOR REVIEW

Ch. 44, 17-8 Variations.

A variation from the terms of this Code shall not be granted by the Planning Commission unless and until findings of fact are submitted demonstrating all the following factors are met:

1) *That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult.* That the subject properties measure approximately 66' in depth presents substantial challenges in meeting the minimum front, rear, and transition yard setback requirements as set out in the Code. Strict adherence to these requirements would yield a buildable area of 190 square feet on Tract 1, approximately $1/10^{th}$ the size of the proposed addition. Providing the required minimum of off-street parking spaces would likewise further diminish potential buildable area on this tract. The circumstances of the property's western side yard are further complicated by a driveway which crosses the bounds of both 1109 W Chestnut and 1111 W Chestnut, a commercially-zoned residential property. The applicant does not wish to remove the shared drive, limiting to what extent landscaping and screening requirements can be met in the western side yard. **The standard is met.**

2) *That the variance would be the minimum action necessary to afford relief to the applicant.* Granting the variance requests would likely be the simplest means of facilitating development at the subject properties. Strict adherence to setback, parking, and landscaping requirements might otherwise necessitate a substantial reconfiguration of the subject properties and existing structures. **The standard is met.**

3) *That the special conditions and circumstances were not created by any action of the applicant.* The circumstances of the site are related to the size of the subject parcels as well as the configuration of existing structures. The commercial building at 1107 W Chestnut was constructed in 1977, prior to the adoption of contemporary site design standards. **The standard is met.**

4) *That granting the variation requested will not give the applicant any special privilege that is denied to others by the Code.* Current site design standards as stipulated by the Zoning Ordinance are occasionally in conflict with the design standards of established neighborhoods. There is precedent for extending lenience in these instances, particularly in cases in which the subject property's size might inhibit development. **The standard is met.**

5) *That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonable impair the use or development of adjoining properties.* The requested variances maintain the neighborhood's existing design standards, meaning the character of the neighborhood would not be altered. The proposed addition would function essentially as storage; the intensity of commercial activity at the subject properties is not anticipated to increase. **The standard is met.**

Ch. 44, 17-9 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:

a) *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 complementary to that of existing commercial development in the area. It mimics the design standards of neighboring residential and commercial development, with minimal setbacks and transitional screening provided by a combination of fencing and landscaping. Some of the requested variances diminish the degree to which neighboring residences are screened from the subject properties' commercial activity by substantially lessening landscaping and screening requirements; however, such variances are consistent with the area's past development patterns and are necessary to facilitate redevelopment on the property, given the lot's size and proximity to adjacent parcels. Consideration should be given to the physical limitations of the subject properties as expanded upon in the findings of fact for the requested variances. Strict adherence to screening requirements along the western side of the property would likely impact the residents of 1111 W Chestnut's ability to access the shared driveway which bisects both properties. Further, installing a fence along the rear property line of Tract 1 will provide additional screening which may not currently be present. **The standard is met.**

b) *The extent to which the proposal minimizes any adverse impact of the development upon adjoining land.* Due to the lot's dimensions, it is difficult to redevelop Tract 1 in conformance with contemporary site design standards. The residential property to the north shall be screened by the extension of the rear transition yard fence from Tract 2 to Tract 1. On the west side, the adjacent residential property is separated from the subject property by a six-foot side yard setback, a seven-foot-wide shared access drive, and the foundation landscaping that is to be planted along the proposed addition's western elevation. **The standard is met.**

c) *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 subject properties are located on and accessible from Chestnut Street. **The standard is met.**

d) *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 proposed development is unlikely to dramatically intensify the subject properties' current level of use, particularly as it mimics the screening and development standards of the existing commercial structure at 1107 W Chestnut. The addition will also serve to improve the currently vacant property it is to be sited on, encouraging neighborhood investment. **The standard is met.**

STAFF RECOMMENDATION
Staff finds that the application meets the standards for the site plan review and requested variances, and recommends that the Commission take the following actions:

1. Motion to establish findings of fact that the subject property meets the variance criteria in 44.17-8 of the City Code.

2. Motion to add a condition stipulating that refuse disposal screening is provided in adherence with Chapter 44.13-8E of the City Code.

3. Motion to establish findings of fact that the site plan meets the site plan review criteria in 44.17-9 of the City Code.

4. Motion to recommend that City Council approve the site plan with variance request(s) for a building addition, for the property located at 1107 & 1109 W Chestnut Street (PIN: 21-05-228-00; 21-05-228-008) (Ward 7), with the inclusion of the recommended condition.

Respectfully submitted,

Caitlin Kelly
Assistant City Planner

Attachments:
- Draft ordinance
- Proposed site plan
- Site plan review petition, available online at https://www.cityblm.org/home/showpublisheddocument/26193/637541678037270000
- Aerial map
- Zoning map
- Neighborhood notice and map

DRAFT

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SITE PLAN AND VARIANCES FOR NEW CONSTRUCTION OF A COMMERCIAL STRUCTURE IN THE C-1 OFFICE DISTRICT, FOR PROPERTY LOCATED AT 1107 AND 1109 W CHESTNUT STREET.

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition and site plan requesting approval of Legislative Site Plan review and variances for new construction of a commercial structure in the C-1 Office District for certain premises hereinafter described in Exhibit A; and

WHEREAS, said petition included said site plan illustrated in Exhibit B, hereinafter referred to as the "Plan" and attached hereto and made part hereof by this reference, including requested variances from Chapter 44 of the City Code; 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 Bloomington Planning Commission, made findings of facts that such Site Plan and variances as illustrated in the Plan complied with the standards for granting approval of the legislative site plan review found in Chapter 44 Division 17-9 of the Bloomington City Code, as amended, and such standards for granting variances found in Chapter 44 Division 17-8, specifically:

1. That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult; and
2. That the variance would be the minimum action necessary to afford relief to the applicant; and
3. That the special conditions and circumstances were not created by any action of the applicant; and
4. That granting the variation requested will not give the applicant any special privilege that is denied to others by the Code; and
5. That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonable impair the use or development of adjoining properties.

WHEREAS, the Bloomington Planning Commission also recommended that the City Council adopt a condition that the petitioner incorporate refuse disposal screening into the site plan shown in Exhibit B; and,

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

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

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

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

3. The City Council adopts the findings of fact for the Variance as recommended by Planning Commission.

4. The City Council hereby approves the Site Plan for the new construction of a commercial structure for the property at 1107 and 1109 W Chestnut Street legally described in Exhibit A and depicted in Exhibit(s) B with the following variances and conditions:

    a. Variances

        i. A twenty-foot reduction of the required twenty-foot front yard setback on the south property line (44.5-3);

        ii. A thirty-five-foot reduction of the required forty-foot rear yard setback on the north property line (44.5-3);

        iii. A reduction in minimum off-street parking providing from four spaces to two spaces (44.12-8); and

        iv. A reduction in transitional yard landscaping requirements (44.13-6).

    b. Conditions
        i. That the petitioner incorporate refuse disposal screening into the site plan shown in Exhibit B.

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

PASSED this _____ day of June, 2021

APPROVED this _____ day of June, 2021

_____
Mboka Mwilambwe, Mayor

ATTEST:

_____
Leslie Smith-Yocum, City Clerk

DRAFT

Exhibit A
"Legal Description"

Tract 1 (PIN 21-05-228-006)

Lot 5 except the east 50' thereof and except the west 37.55' thereof in Block 4 in Western Addition to the City of Bloomington, in McLean County, Illinois.

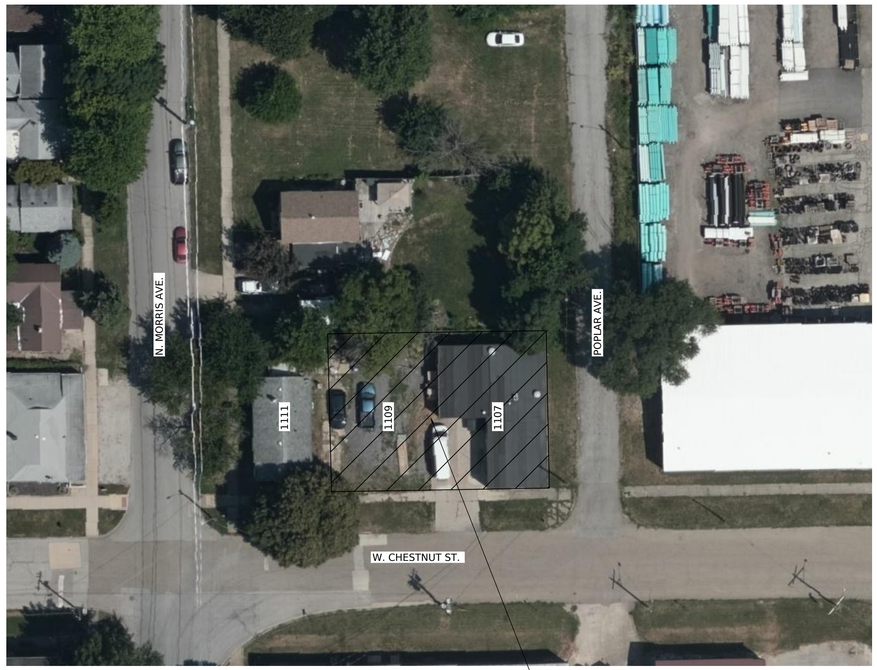
Tract 2 (PIN 21-05-228-008)
Lot 2 in Block 39 in 40 Acres Subdivision to the City of Bloomington, according to the plat thereof recorded July 19, 1974 as Document No. 74-6533, in McLean County, Illinois.

DRAFT

CUSHINGS' COMMERCIAL CARPETS, INC.

BUILDING ADDITION

1107-1109 WEST CHESTNUT ST., BLOOMINGTON, IL



SITE LOCATION MAP
NOT TO SCALE

SHEET INDEX

C0 COVER SHEET
C1.1 BOUNDARY SURVEY
C1.2 EXISTING CONDITIONS
C2 SITE DEVELOPMENT PLAN

EXHIBIT B

OWNER/DELVELOPER

CUSHINGS' COMMERCIAL CARPETS
TRAVIS WIELEND
1707 W. CHESTNUT ST.
BLOOMINGTON, IL 61705
(309) 829-3612

ENGINEER

LAND ENGINEERS, LLC
2404 GREYHOUND ROAD
BLOOMINGTON, IL 61704
(309) 827-4393

CALL JULIE TOLL FREE 1-800-892-0123

Land Engineers, LLC
2404 Greyhound Road, Bloomington, IL 61704
309-827-4393 ©2020 fax: 309-827-4394
Design Firm No. 184-004522 Expires: 4/30/2021

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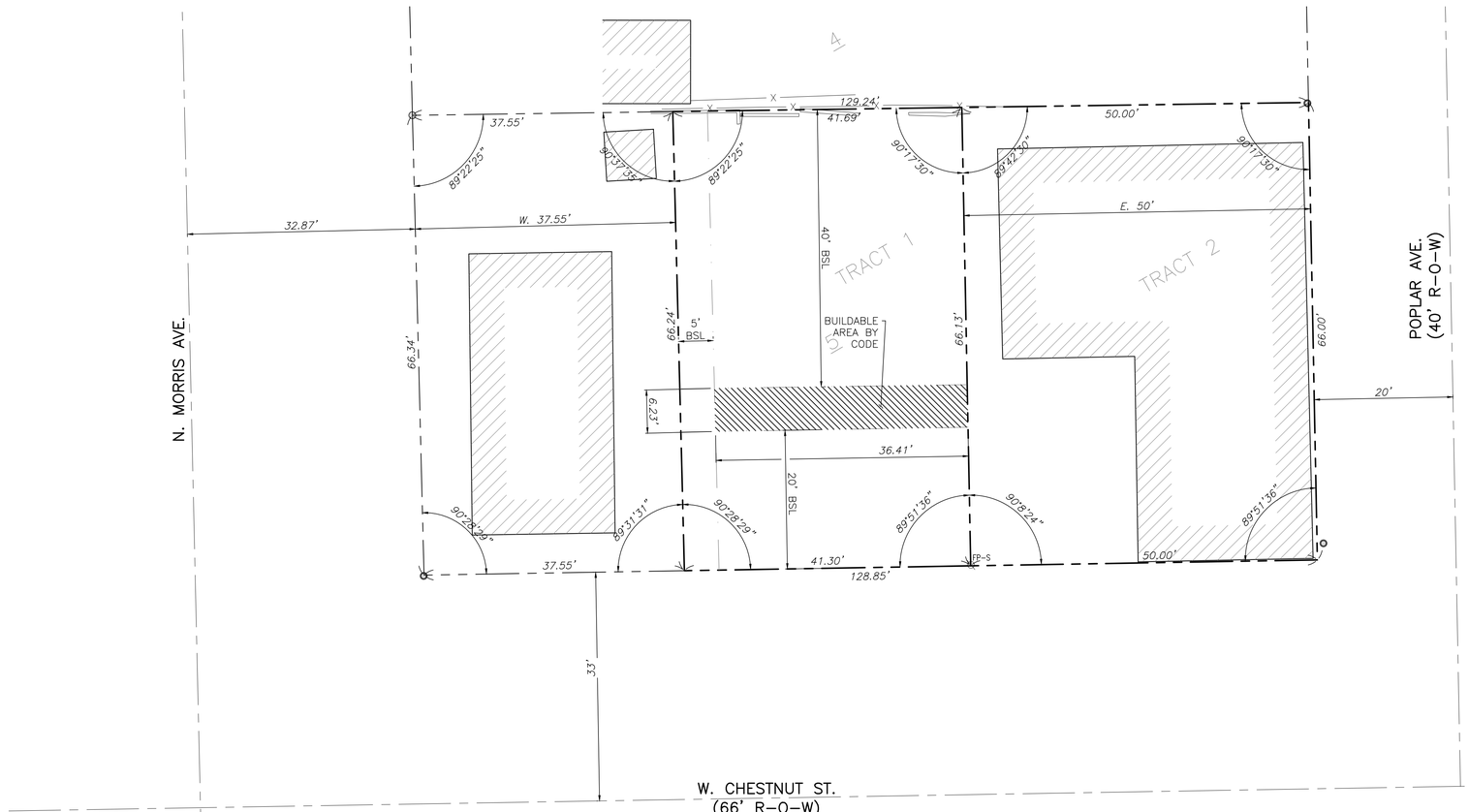
EXHIBIT B

PLAT OF SURVEY

LOT 2, BLOCK 39 IN 40 ACRES SUBDIVISION
AND PART OF LOT 5, BLOCK 4 IN WESTERN ADDITION TO THE CITY OF BLOOMINGTON
PT. NE ¼ SEC. 5, T.23N., R.2E. OF THE 3RD P.M.
CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS



SCALE: 1"= 10'
0 10' 15' 20'

LEGEND

- IRON PIN
- IRON PIPE
- STEEL FENCE POST
- UTILITY POLE
- COMMUNICATION PEDESTAL
- BUILDING
- PROPERTY/LOT
- LOT NUMBER

LEGAL DESCRIPTIONS

TRACT 1 (P.I.N. 21-05-228-006)
LOT 5 EXCEPT THE EAST 50 FEET THEREOF AND EXCEPT THE WEST 37.55 FEET THEREOF IN BLOCK 4 IN WESTERN ADDITION TO THE CITY OF BLOOMINGTON, IN McLEAN COUNTY, ILLINOIS.

TRACT 2 (P.I.N. 21-025-228-008)
LOT 2 IN BLOCK 39 IN 40 ACRES SUBDIVISION TO THE CITY OF BLOOMINGTON, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 1974 AS DOCUMENT NO. 74-6533, IN McLEAN COUNTY, ILLINOIS.

GENERAL NOTES:

THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY WAS OBTAINED FROM THE WARRANTY DEED DATED JANUARY 28, 2015, AND RECORDED FEBRUARY 9, 2015 AS DOCUMENT NUMBER 2015-2044 IN THE OFFICE OF THE McLEAN COUNTY RECORDER AND THE QUIT CLAIM DEED DATED OCTOBER 17, 1996, AND RECORDED OCTOBER 28, 1996 AS DOCUMENT NUMBER 96-28280 IN THE OFFICE OF THE McLEAN COUNTY RECORDER..

THIS OFFICE HAS NOT ABSTRACTED THE PARCELS DEPICTED HEREON OR ANY CLAIMS OF TITLE, EASEMENTS, OR RESTRICTIONS THAT MAY AFFECT SAID PARCELS. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS NOT CERTIFIED HEREON.

THE ANGLES AND DISTANCES AS DEPICTED HEREON ARE MEASURED, AND WHERE MEASURED ANGLES AND/OR DISTANCES DIFFER FROM RECORDED ANGLES AND/OR DISTANCES, THE RECORDED MEASUREMENTS HAVE BEEN SHOWN IN SQUARE BRACKETS WITH A SUPERSCRIPT REFERENCING THE BELOW LISTED SUPPORTING DOCUMENTS.

JEREMY C. SCHRECK 3895 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS BLOOMINGTON, ILLINOIS
LICENSE EXPIRES: 11/30/2022

I do hereby certify that in the month of FEBRUARY, 2021 a survey of the above described property was made under my direction and the plat hereon drawn is a correct representation of said survey. I further certify that this professional service conforms to the current Illinois minimum standards for a boundary survey.

04/13/21 Dated
Illinois Professional Land Surveyor No. 3895

P.I.N. 21-05-228-006 (1109 W. CHESTNUT ST.)
21-05-228-008 (1107 W. CHESTNUT ST.)

STAMP

REVISIONS

NO.	DATE	APPR.	DESCRIPTION

SCALE 1" = 10'
DRAWN BY LCH DATE 1/5/21
CHECKED BY JCS DATE 4/13/21

PROJECT
CUSHINGS' COMMERCIAL CARPETS: BUILDING ADDITION
A PART OF LOT 5 IN BLOCK 4 OF WESTERN ADDTION
1107-1109 WEST CHESTNUT STREET
CITY OF BLOOMINGTON, ILLINOIS
BOUNDARY SURVEY

Land Engineers, LLC
2404 Greyhound Road, Bloomington, IL 61704
309-827-4393 fax: 309-827-4394
Design Firm No. 184-004522 Expires: 4/30/2021

©2021

PROJECT NO. 017182

PLAN SET DATE

SHEET NUMBER C1.1

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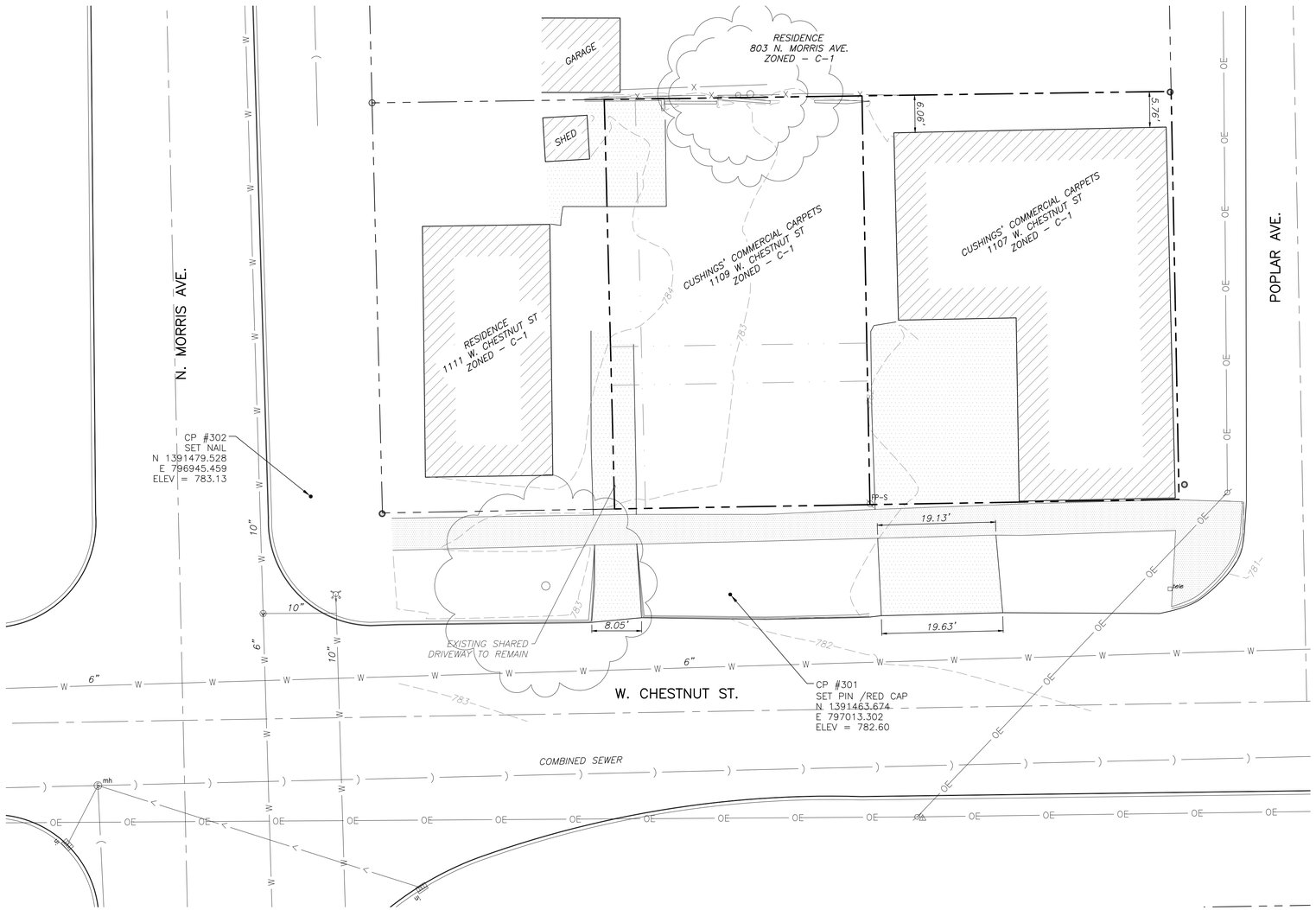
EXHIBIT B



SCALE: 1"= 10'

0 10' 15' 20'

LEGEND

- IRON PIN
- IRON PIPE
- STEEL FENCE POST
- UTILITY POLE
- COMMUNICATION PEDESTAL
- BUILDING
- FENCE
- DECIDUOUS TREE
- MAJOR CONTOUR (5FT INTERVAL)
- MINOR CONTOUR (1FT INTERVAL)
- EXISTING CONCRETE
- EXISTING CONCRETE SIDEWALK

GENERAL NOTES (BOUNDARY AND TOPOGRAPHIC SURVEY):

1. THE TOPOGRAPHICAL AND BOUNDARY INFORMATION DEPICTED HEREON REFLECTS OBSERVATIONS MADE DURING SITE VISITS MADE BY LAND ENGINEERS, LLC, FEBRUARY, 2021, FOR THE PURPOSE OF DEVELOPMENT OF THE SUBJECT PROPERTY.
2. THE UTILITY INFORMATION DEPICTED HEREON IS BASED ON OBSERVED ABOVE GROUND EVIDENCE AND EVIDENCE FROM PLANS OBTAINED FROM THE CITY OF BLOOMINGTON. A UTILITY LOCATE WAS NOT PERFORMED IN CONJUNCTION WITH THIS SURVEY.
3. CONTROL POINTS AND/OR BENCHMARKS HAVE BEEN ESTABLISHED FOR THIS PROJECT AS DEPICTED HEREON. THE BENCHMARK ELEVATION IS BASED ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88).
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND BE FULLY RESPONSIBLE FOR SAME. NOTIFY LAND ENGINEERS, LLC, IF CLARIFICATION OF OR REVISION TO ANY INFORMATION IS REQUIRED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES AND HAVING ALL UNDERGROUND UTILITIES PROPERLY LOCATED PRIOR TO ANY CONSTRUCTION OR DEMOLITION.

Control Points

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP#301	1391463.67	797013.30	782.60	SET PIN /RED CAP
CP#302	1391479.53	796945.46	783.13	SET NAIL
CP#303	1391471.63	797121.63	781.23	SET NAIL

STAMP
JEREMY C. SCHRECK
60432
PROFESSIONAL ENGINEER
ILLINOIS
LICENSE EXPIRES: 11/30/2021

REVISIONS

NO.	DATE	APPR.	DESCRIPTION

SCALE 1" = 10'
DRAWN BY LCH DATE 1/5/21
CHECKED BY JCS DATE 4/13/21

PROJECT
CUSHINGS' COMMERCIAL CARPETS: BUILDING ADDITION
A PART OF LOT 5 IN BLOCK 4 OF WESTERN ADDITION
1107–1109 WEST CHESTNUT STREET
CITY OF BLOOMINGTON, ILLINOIS
EXISTING CONDITIONS

Land Engineers, LLC
2404 Greyhound Road, Bloomington, IL 61704
309-827-4393 ©2021 fax: 309-827-4394
Design Firm No. 184-004522 Expires: 4/30/2021

PROJECT NO. 017182

PLAN SET DATE

SHEET NUMBER C1.2

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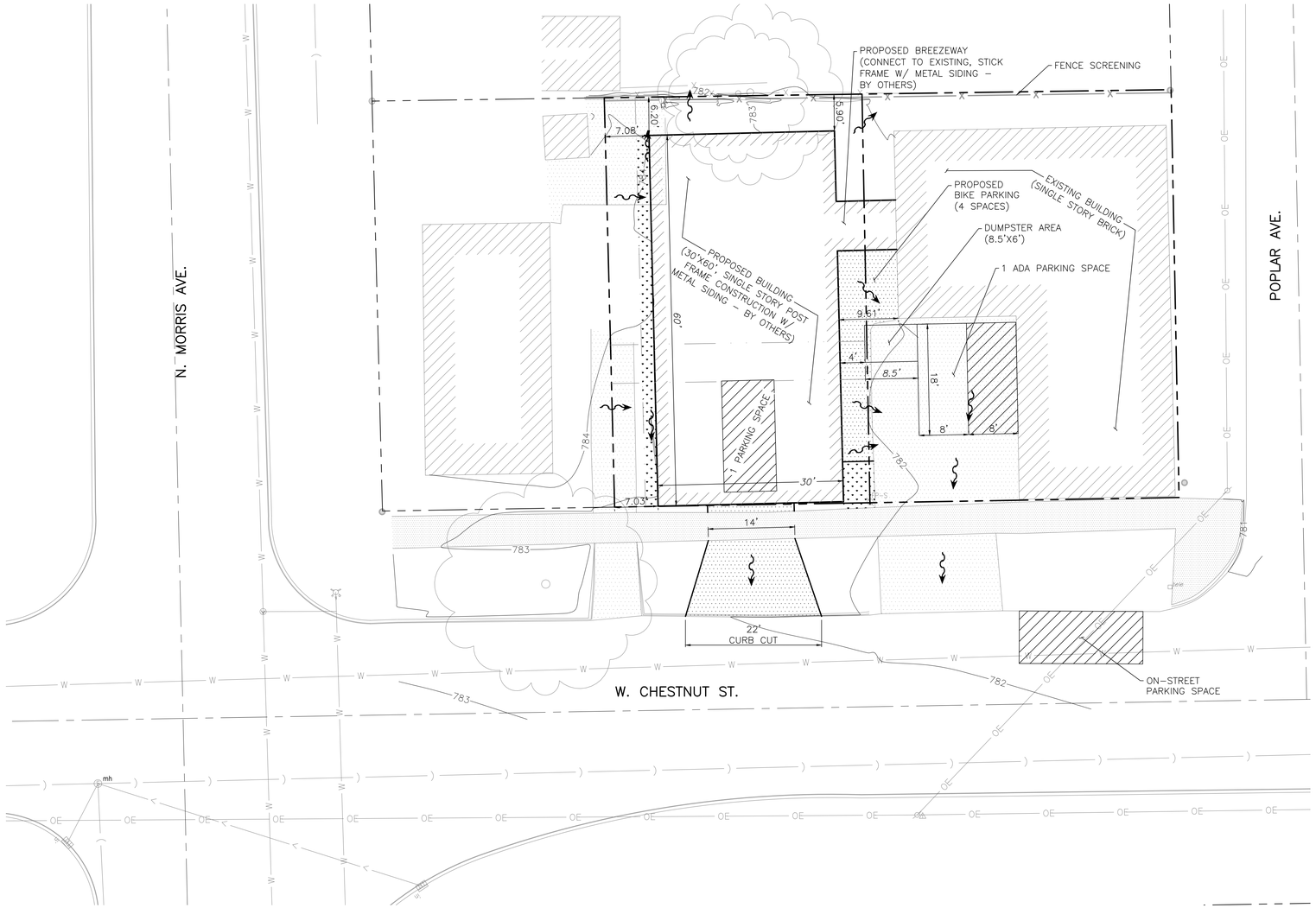
EXHIBIT B



SCALE: 1"= 10'

0 10' 15' 20'

LEGEND

- IRON PIN
- IRON PIPE
- FP-S — STEEL FENCE POST
- UTILITY POLE
- tele — COMMUNICATION PEDESTAL
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED FENCE
- PROPOSED DRAINAGE
- DECIDUOUS TREE
- 780 — MAJOR CONTOUR (5FT INTERVAL)
- 782 — MINOR CONTOUR (1FT INTERVAL)
- EXISTING CONCRETE
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE
- FOUNDATION PLANTING

GENERAL NOTES:

1. THE OWNER SHALL HAVE TRACTS 1 AND 2 COMBINED UNDER ONE TAX PARCEL ID NUMBER PRIOR TO CONSTRUCTION.
2. NO NEW UTILITIES ARE BEING PROPOSED AS PART OF THIS DEVELOPMENT.
3. THE FOLLOWING VARIANCES ARE BEING REQUESTED:
   a. REQUEST REAR SETBACK REDUCTION FROM 40' TO 5'
   b. REQUEST FRON SETBACK REDUCTION FROM 20' TO 0'
   c. REQUEST REDUCTION OF REQUIRED PARKING FROM 4 SPACES TO 2 (SEE PARKING CALCULATIONS).
   d. REQUEST THE FOLLOWING REDUCTIONS TO THE LANDSCAPING REQUIREMENTS (SEE LANDSCAPING CALCULATIONS):
      i. WAIVE SCREENING REQUIREMENT ALONG WEST PROPERTY LINE
      ii. REDUCE REQUIRED TREES FROM 4 TO 0
      iii. REDUCE REQUIRED SHRUBS FROM 37 TO 22

SITE CHARACTERISTICS:

LOT AREA: 6049 SF (±0.14 ACRES)
TOTAL BUILDING AREA: 3,951
FLOOR AREA RATIO: 0.65
TOTAL IMPERVIOUS AREA: 4,880 SF (81%)
LANDSCAPED AREA: 161 SF

PARKING CALCULATIONS:

REQUIRED PARKING BY BUILDING USE:
TRADE: 3 SPACES
STORAGE: 2 SPACES
BIKE PARKING CREDIT: 1 SPACE

TOTAL REQUIRED: 4 SPACES

TOTAL PROVIDED: 2 SPACES

LANDSCAPING CALCULATIONS:

AREA OF SITE: 6049 SF
LANDSCAPED AREA: 161 SF (2.6%)

PARKING PERIMETER: 0 LF @ 1 SHRUB PER 3 LF = 0 SHRUBS
TRANSITION YARD:
DECIDUOUS TREES: 66 LF @ 4 TREES PER 100 LF = 3 DECIDUOUS TREES
FLOWERING TREES: 66 LF @ 2 TREES PER 100 LF = 1 FLOWERING TREE
DECIDUOUS SHRUB: 66 LF @ 15 SHRUBS PER 100 LF = 10 DECIDUOUS SHRUBS
FENCE SCREEENING: = 92 LF (REAR YARD)
FOUNDATION PLANTING: 80 LF @ 1 SHRUB PER 3 LF = 27 SHRUBS

TOTAL SHRUBS REQUIRED: 37 SHRUBS
TOTAL SHRUBS PROVIDED: 22 SHRUBS
TOTAL TREES REQUIRED: 4 TREES
TOTAL TREES PROVIDED: 0 TREES

STORM WATER DETENTION:

SITE AREA: .014 ACRES
REQUIRED STORAGE RATE: 10,700 CU FT/ACRE
REQUIRED STORAGE VOLUME: 1,498 CU FT
EQUIVALENT SYSTEM SIZE: 20'X20' @ 3.75' DEPTH

NOTE: AUTHORIZATION TO PAY A FEE IN LIEU OF PROVIDING ON–SITE STORM WATER DETENTION IS BEING REQUESTED.

STAMP
CHRISTOPHER C. SCHRECK
60432
PROFESSIONAL ENGINEER
ILLINOIS
LICENSE EXPIRES: 11/30/2021

REVISIONS

NO.	DATE	APPR.	DESCRIPTION

SCALE 1" = 10'
DRAWN BY LCH DATE 4/13/21
CHECKED BY JCS DATE 4/13/21

PROJECT
CUSHINGS' COMMERCIAL CARPETS: BUILDING ADDITION
A PART OF LOT 5 IN BLOCK 4 OF WESTERN ADDITION
1107–1109 WEST CHESTNUT STREET
CITY OF BLOOMINGTON, ILLINOIS
SITE DEVELOPMENT PLAN

Land Engineers, LLC
2404 Greyhound Road, Bloomington, IL 61704
309-827-4393 fax: 309-827-4394
Design Firm No. 184-004522 Expires: 4/30/2021

©2021

PROJECT NO.
017182

PLAN SET DATE

SHEET NUMBER
C2

L:\LE–Projects\2020\017182 – Cushing Carpets\Dwg\017182 Sheet – SDP.dwg 4/13/2021 4:34 PM

PR-03-21 Aerial Map

4/29/2021, 2:19:13 PM

1:2,257

0 0.01 0.03 0.05 mi

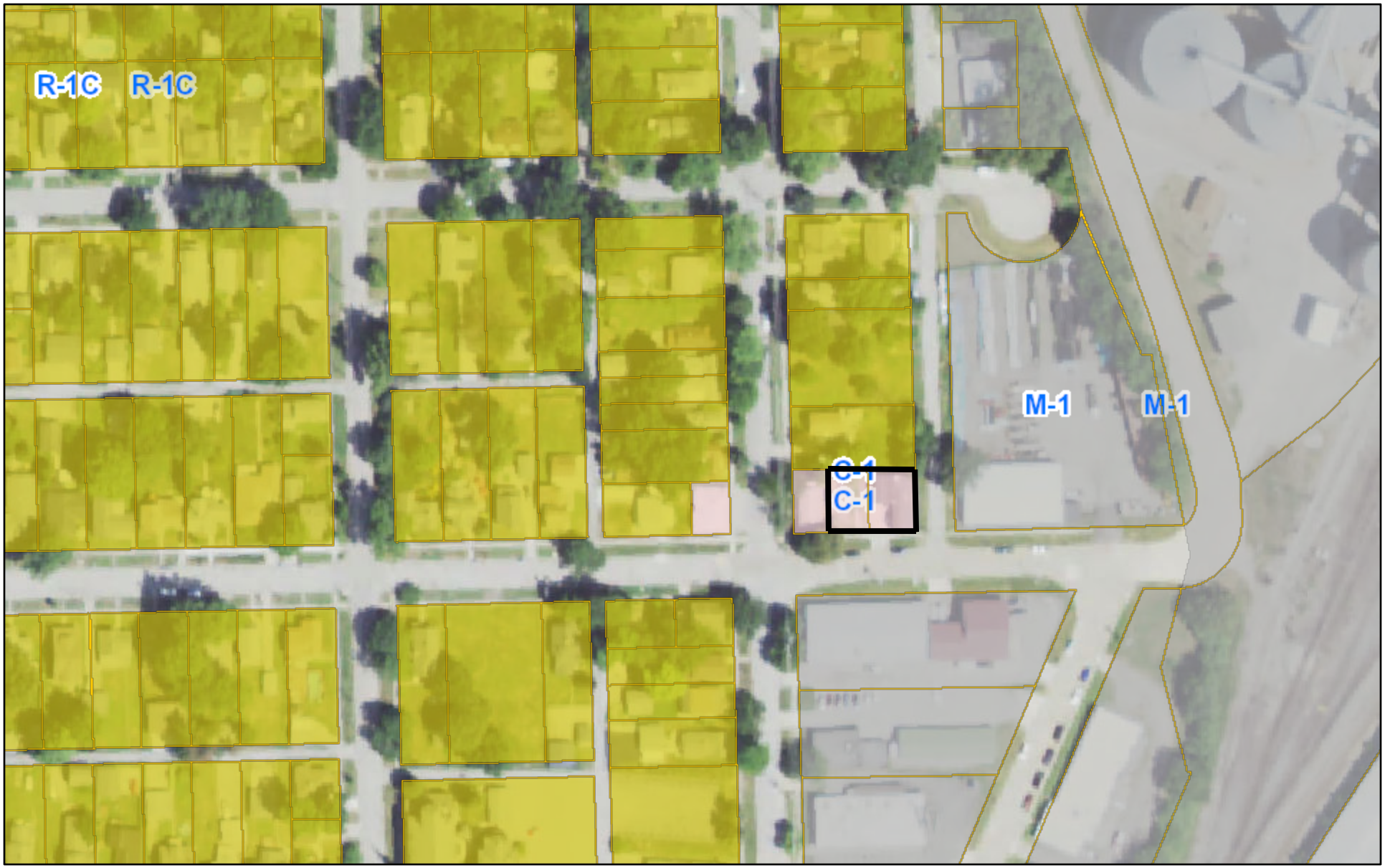
0 0.02 0.04 0.09 km

McGIS-McLean County GIS, Esri, HERE, Garmin, INCREMENT P, USGS,

Web AppBuilder for ArcGIS

McGIS-McLean County GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | http://www.McGIS.org/License | Mclean County Museum of History | McGIS | FEMA, McGIS | City of Bloomington |

PR-03-21 Zoning Map



4/29/2021, 2:21:23 PM

NAIP 2019

Red: Band_1

Green: Band_2

1:2,257

0 0.01 0.03 0.05 mi

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McGIS-McLean County GIS, Esri, HERE, Garmin, INCREMENT P, USGS,

Web AppBuilder for ArcGIS

McGIS-McLean County GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | http://www.McGIS.org/License | Mclean County Museum of History | McGIS | FEMA, McGIS | City of Bloomington |

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

April 22, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, May 12, 2021 at 4:00 PM at www.cityblm.org/live on an application submitted by Travis Wieland of Cushing's Commercial Carpet.

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

The applicant is requesting a public hearing and action for a legislative site plan review and variance request(s) for a building addition, for the property located at 1107 & 1109 W Chestnut Street (PIN: 21-05-228-006; 21-05-228-008)

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/planning. To provide testimony/public comment on this item please register at least 15 minutes in advance of the start of the meeting at https://www.cityblm.org/register. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org.

Members of the public may attend the meeting at City Hall. Attendance will be limited to 10 people including staff and Board/Commission Members and will require compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees are encouraged to attend remotely.

The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders in relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register.

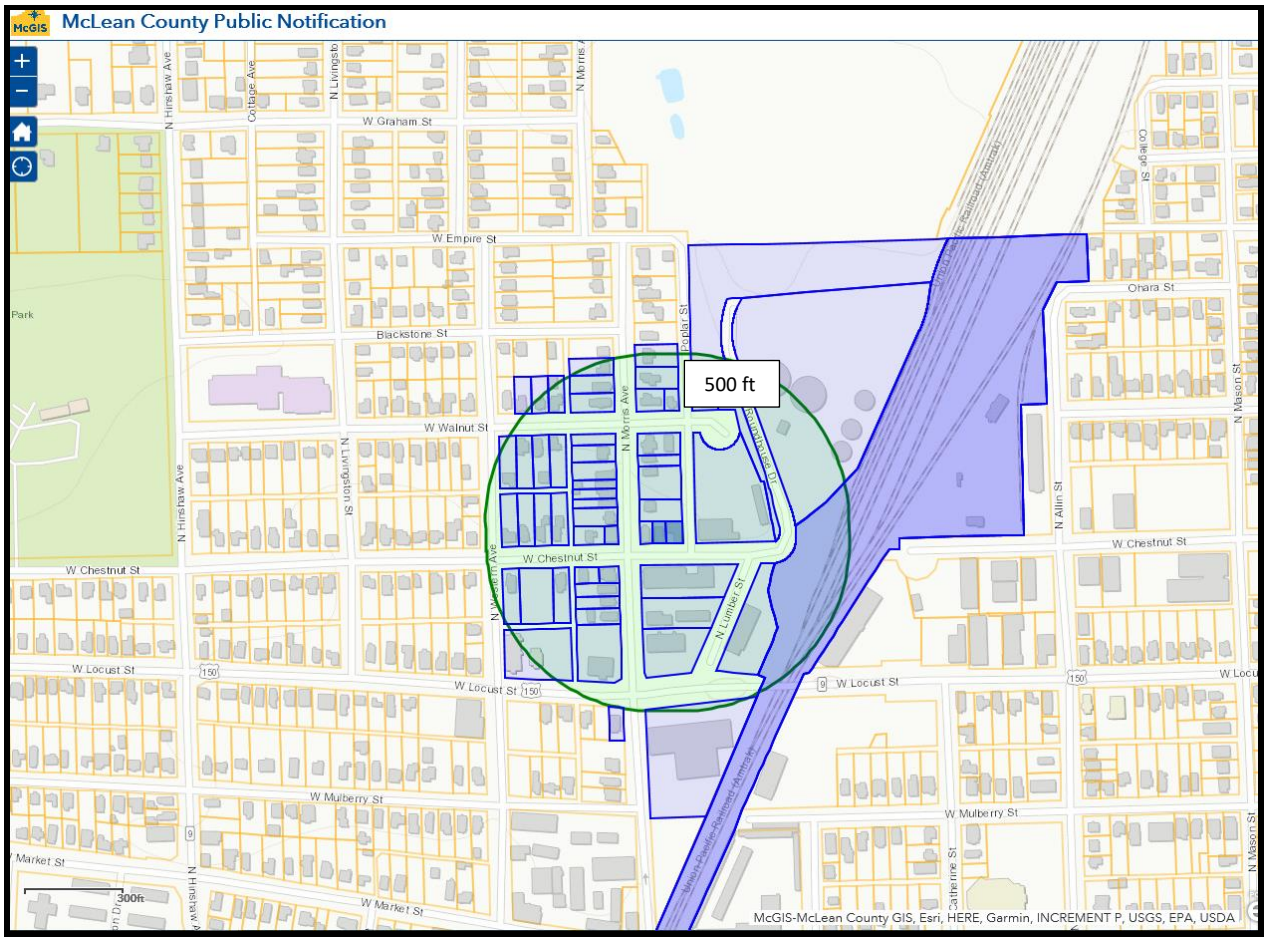
If you desire more information regarding the proposed petition or have any questions, you may email planning@cityblm.org or call (309) 434-2226. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

Sincerely,

Planning Division staff

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

Map of notified properties within 500 ft of subject property



PLANNING COMMISSION

TO:	Planning Commission
FROM:	Economic & Community Development Department
DATE:	May 12, 2021
CASE NO:	PR-04-21, Site plan review and variances
REQUEST:	Review and approve legislative site plan with variance requests
STAFF RECOMMENDATION:	Establish findings of fact and approve the site plan and variances as requested, with conditions.

Above: The subject property, outlined in black.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, April 26, 2021. Courtesy notices were mailed to 32 property owners within 500 feet of the subject property.

PROPERTY INFORMATION

Subject Property:	1509 E. Vernon Avenue
Applicant:	Jeremy and Jeffrey Schoenherr
Owner:	First State Bank of Mendota, Trustee of Trust #377
Existing Zoning:	B-1 General Commercial District
Existing Land Use:	Vacant
Property Size:	200 X 202, 40,400 square feet total
PIN:	14-35-127-025

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	B-1 General Business District (Normal)	Retail/Service
South	B-1 General Commercial District	Offices/Retail
East	B-1 General Commercial District	Retail/Service
West	B-1 General Commercial District	Retail/Hospitality/Offices/Apartments

PROJECT DESCRIPTION

Background: The subject property, 1509 E Vernon Avenue, is a corner lot located along Bloomington's northern boundary at the southwest corner of IAA Drive and Vernon Avenue. E. Vernon Avenue and IAA Drive are major and minor collector roads with 12,000 and 3,200 annual average daily trips, respectively[1]. The subject property is approximately 40,400 square feet (0.92 acres) and is zoned B-1, General Commercial District. In 1988 the property was improved with a 7,900 square foot, ten-bay Car Wash Express. However, the property has been vacant since the building was raised in 2010 (see photo). The property also has a large billboard in the northwest corner, and utility easements along the north and south property lines. The site slope north and appears to drain to the northeast. The property is adjacent to other business zoned properties including service and retail uses located on the north side of Vernon Avenue in the Town of Normal.

Pictured: May 2009, former car wash. Source: Google Maps

Petitioners' request:

The applicant seeks to construct a new car wash facility at 1509 N Vernon Avenue. The proposed car wash has an area of approximately 4,517 square feet and includes outdoor vacuum bays. Currently, the site has two full access points on E. Vernon Avenue and one on IAA Drive. The proposed development would eliminate the western access and convert the eastern access to right-in only reducing potential conflict with Vernon Avenue traffic. The proposed development is also served by a right-in only ingress from IAA Drive and a right-out/left-out exit onto IAA Drive. As presented in the site plan, three traffic queuing lanes, each with stacking for approximately four vehicles, converge into a single ingress lane.

Pictured: Site rendering provided by applicant.

[1] Illinois Department of Transportation https://www.gettingaroundillinois.com/Traffic%20Counts/index.html

The drive lane encroaches into the six-foot side yard perimeter landscaping setback. The applicant is requesting a variance from the setback and proposing an ornamental iron fence to reduce potential vehicular conflicts with the adjacent property. An exit lane is provided on the west side of the property for vehicles that do not proceed through the wash.

Cars enter the wash one-at-a-time and proceed east on a conveyor belt, through the facility exiting to the south where 15 vacuum stations are located. The exit lane encroaches into the twelve-foot landscaping setback, and the applicant is also requesting a variance to provide relief from the setback requirement in the zoning code. According to the applicant's application, they have reduced the widths of the exit lane and turning lane as much as possible, to the minimum standard, to safely facilitate traffic movements and meet code as best as possible.

In addition to the zoning regulations for the B-1 District, Car Washes are regulated by Chapter 44. Division 10-09, see https://ecode360.com/34415721. Division 10-09 includes additional minimum bulk, setback, and height requirements specific to car washes. The code has a minimum 40-foot front yard setback. The proposed site has two frontages and a variance from the 40-foot setback on IAA Drive is required. The proposed building sits 28 feet from the lot line. Siting the building further back on the property could create conflicts with the western neighbor and could reduce space needed to facilitate safe turning movements in to the wash.

The proposed building exceeds the maximum building height of 20-feet by four feet on the southwest corner and eight feet on the northwest corner. The applicant is requesting a variance to provide relief in the maximum height regulation. The applicant stated in their application that the additional height is necessary to screen mechanical equipment from the street, a requirement in the city code, as well as provide an office and storage for the facility. Additionally, the site plan provided shows underground detention provided on-site below the drive-through area.

In order to facilitate the new construction as proposed, the applicant is seeking the following variances:

1) An alternative placement of drive-through in the front yard of a business rather than the side or rear yard (44.12-07B2);
2) A four-foot reduction of the required six-foot landscaping setback on the west property line (44.12-05B3);
3) A ten-foot reduction of the required twelve-foot minimum perimeter landscaping setback on the east side of the property (44.12-05B3);
4) A 12-foot reduction in the required front yard building setback on IAA Drive (44.10-09E); and
5) An eight-foot and four-foot increase in the 20-foot maximum height requirement for the northwest and southeast corners of the property, respectively (44.10-09D).

Compliance with the Comprehensive Plan: The infill redevelopment priority map identifies this property as a Tier 1 Infill Redevelopment Priority. The project furthers the following goals and objectives identified in the Comprehensive Plan:

Goal ED-4 Enhance Bloomington's image as a business-friendly community.

Objective ED-4.2 Prioritize infill and redevelopment to spur growth and reinvestment in the City.

Action ED-4.2e. Target efforts to improve areas identified in the redevelopment areas map, prioritizing as opportunities are presented.

ZONING & BULK REQUIREMENTS

Standard	Required	Provided	Comments
Max. Floor Area Ratio	0.8	0.11	Compliant
Front yard setback (Vernon)	40 feet	58 feet	Compliant
Front yard setback (IAA)	40 feet	28-feet	Variance requested (-12 feet)
Side yard building setbacks	16 feet	5 feet	Compliant
Rear yard building setbacks	20 feet	108 feet	Compliant
Building Height	20	24 feet and 28 feet	Variance requested (+4 feet/+8 feet)
Canopy Setback	13feet	19 feet	Compliant
Parking spaces	1:200 square feet of sales, office, or waiting area	5 spaces (1 ADA)	Compliant
Parking adjustment	NA	+1/4 bicycle spaces	NA
Bicycle parking	2 spaces minimum	5 spaces	Compliant
Minimum aisle widths	24 feet	30 feet	Compliant
Minimum parking stall dimensions (width/length)	8.5' x 18'	9' x 19'	Compliant
Parking lot perimeter landscaping (front/sides/rear)	12',12',6',6'	19',1.9',2'4",15'	Variances requested
Building foundation landscaping	Required	Provided	Compliant
Landscaping island required every 10 parking spaces	N/A	N/A	N/A
5 ft pedestrian path through parking lot to entrance	Required	Staff Condition	Not Compliant
Dumpster screening	Minimum 6' tall screen	Provided	Compliant
Transitional yard landscaping	NA	NA	NA
Lighting Plan	Required	Provided	Compliant
Storm water management	Required	Provided	Compliant

Additional conditions/amendments:
Prior to council approval, staff requests the following amendments be made to the plan:

- Note west entrance on E. Vernon Avenue to be removed.
- Change the "double arrow" on the entrance from E. Vernon Avenue and the entrance on IAA to a "single arrow" to avoid confusion and ensure this is a single lane.
- Modify the entrance on E. Vernon Avenue to be more pronounced to further clarify this is a single lane and not encourage westbound lefts on E. Vernon Avenue.
- Shift the northern entrance on IAA to the south to avoid conflict with the existing traffic signal cabinet.
- Modify the sidewalk on IAA Drive north of the northern entrance to match the existing sidewalk at the intersection.
- Provide a five-foot wide pedestrian connection from entrance to the sidewalk.

These items have been shared with the applicant. Staff recommends that the Planning Commission make these items a condition of approval.

STANDARDS FOR REVIEW
Ch. 44, 17-8 Variations.

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

1) *That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult*. **Front Yard Setback**: The subject property is a, square, corner lot (approximately 200' X 202') with two frontages. The code requires a 40-foot front yard and 20-foot rear yard building setback for car washes. The proposed car wash is a linear tunnel design where the cars are moved through the different wash stages on a conveyor belt, requiring a minimum 110 square foot building. An addition 80 feet is necessary to safely accommodate turning radii and car queuing into and out of the wash, a total of 190 feet. Regardless of the orientation of the building, a variance from the front yard setback would be required due to the size of the lot. **Landscaping setbacks:** Further, the lot's width does not provide adequate space to accommodate the necessary turning radii and perimeter landscaping setbacks. **Drive through:** Staff and the applicant reviewed alternative layouts for the drive through, however access to the site is limited due to the site's proximity to the signalized intersection of two collector roads. Locating the drive through in the side or rear yard would require amendments to the site's ingress/egress and could require approval of additional variances. The zoning ordinance allows for approval of alternative drive through locations through the site plan review process. **Building Height:** The proposed car wash tunnel complies with the required 20-foot height. Given the size of the property, it is necessary to locate mechanical equipment on the roof of the structure. The proposed variances facilitate screening the mechanical equipment and enhance visibility of the car wash. **The standard is met.**

2) *That the variance would be the minimum action necessary to afford relief to the applicant*. Staff and the applicant reviewed alternative configurations and layouts. The applicant has modified the access on E. Vernon Avenue to a one-way, right-in only turn. Regardless of the building's siting or orientation, a variance would be required to either allow an encroachment in a front or rear setback or potentially to encroach in a landscaping setback. **The standard is met.**

3) *That the special conditions and circumstances were not created by any action of the applicant*. Although the applicant has made accommodations to reduce the requested variances and comply with city code, the subject property has physical characteristics that make strict adherence to the code difficult. The subject property is a corner lot with frontage on two collector roads. The property slopes and drains to the northeast. The site is limited by its size and is constrained by adjacent development, including the adjacent city streets. The variances are necessary to accommodate infill redevelopment of this site. **The standard is met.**

4) *That granting the variation requested will not give the applicant any special privilege that is denied to others by the Code*. The code allows for approval of alternative drive-through layouts through the legislative site plan review process, and in cases where the proposed design will decrease conflicts with adjacent streets and neighboring uses. Regarding the requested height variance, the applicant is not requesting to increase the height of the tunnel beyond the maximum 20 feet. The applicant is requesting the variance to facilitate screening of mechanical equipment with decorative parapets. The parapets also provide a space for signs and improved

visibility, a privilege afforded to other businesses in the community including other car wash facilities. **The standard is met.**

5) *That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonable impair the use or development of adjoining properties.* The requested variances encourage safe on-site circulation. The applicant is proposing an iron fence on the west side of the property to reduce potential conflicts with the adjacent lot. The siting of the proposed building eliminates an entrance on Vernon Avenue, reducing conflicts with traffic. The additional height provides screening of mechanical equipment which enhances the aesthetics of the commercial corridor. Approval of the requested variances enable reinvestment in the commercial area. **The standard is met.**

Ch. 44, 17-9 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:

a) *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 applicant has made accommodations to reduce conflicts with adjacent streets and adjacent properties. Although the proposed site plan requires approval of variances, the siting of the building and location of parking/queuing areas promotes on-site circulation that minimizes conflicts. Additional measures such as the proposed iron fence on the west of the property also reduces potential impacts on adjacent properties. Staff are recommending additional conditions that will reduce potential conflict with the traffic control box, and that will help clarify the single-lane ingress/egress. **The standard will be met pending approval of the conditions requested by staff.**

b) *The extent to which the proposal minimizes any adverse impact of the development upon adjoining land.* The applicant has made accommodations to reduce conflicts with adjacent streets and adjacent properties. Additional measures such as the proposed iron fence on the west of the property also reduces potential impacts on adjacent land. The proposed site plan will facilitate reinvestment in a vacant property. The proposed landscaping plan will aesthetically enhance the corridor, and the proposed photometric plan discourages distractive lighting. **The standard is met.**

c) *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 applicant has modified the entrance on E. Vernon Avenue to a one-way, right-in only entrance and will eliminate the western entrance. Staff recommend shifting the one-way entrance on IAA Drive south a few feet to reduce potential conflict with the traffic control box. **The standard will be met pending approval of the conditions requested by staff.**

d) *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 subject property was previously improved with a car wash of a different model. The proposed car wash utilizes a linear, east-west tunnel design rather than a ten-bay design. The proposed use is compatible with surrounding service and commercial uses. The proposed layout will eliminate an ingress on E. Vernon Ave, a collector street with over 10,000 cars daily. The proposed project encourages the redevelopment of a vacant, and underutilized property. Further, it encourages reinvestment in Bloomington's primary commercial corridor, and will result in enhanced landscaping and aesthetics. **The standard is met.**

STAFF RECOMMENDATION

Staff finds that the application meets the standards for a site plan review and variances, with the additional conditions requested by staff and recommends that the Planning Commission take the following actions:

1. Motion to establish findings of fact that the subject property meets the variance criteria in Chapter 44.17-8 of the City Code.

2. Motion to add the following additional conditions to the site plan approval:
   - Note west entrance on E. Vernon Avenue to be removed.
   - Change the "double arrow" on the entrance from E. Vernon Avenue and the entrance on IAA to a "single arrow" to avoid confusion and ensure this is a single lane.
   - Modify the entrance on E. Vernon Avenue to be more pronounced to further clarify this is a single lane and not encourage westbound lefts on E. Vernon Avenue.
   - Shift the northern entrance on IAA to the south to avoid conflict with the existing traffic signal cabinet.
   - Modify the sidewalk on IAA Drive north of the northern entrance to match the existing sidewalk at the intersection.
   - Provide a five-foot wide pedestrian connection from entrance to the sidewalk.

3. Motion to establish findings of fact that the proposed site plan (with the aforementioned conditions) meets the criteria for site plan approval in Chapter 44.17-9 of the City Code.

4. Motion to recommend City Council approve the site plan, with the additional conditions and requested variances.

Respectfully submitted,
Katie Simpson
City Planner

Attachments:

- Draft Ordinance
- Exhibit "B" Proposed site plan
- Site plan review petition, available online at https://www.cityblm.org/home/showpublisheddocument/26195/637541679022300000
- Aerial map
- Zoning map
- Neighborhood notice and map

DRAFT

ORDINANCE NO. _____

AN ORDINANCE APPROVING A SITE PLAN AND VARIANCES FOR NEW CONSTRUCTION OF A CAR WASH IN THE B-1 GENERAL COMMERCIAL DISTRICT, FOR PROPERTY LOCATED AT 1509 E VERNON AVENUE.

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition and site plan requesting approval of Legislative Site Plan review and variances for new construction of a car wash in the B-1 General Commercial District for certain premises hereinafter described in Exhibit A; and

WHEREAS, said petition included said site plan illustrated in Exhibit B, hereinafter referred to as the "Plan" and attached hereto and made part hereof by this reference, including requested variances from Chapter 44 of the City Code; 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 Bloomington Planning Commission, made findings of facts that such Site Plan and variances as illustrated in the Plan complied with the standards for granting approval of the legislative site plan review found in Chapter 44 Division 17-9 of the Bloomington City Code, as amended, and such standards for granting variances found in Chapter 44 Division 17-8, specifically:

1. That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult; and
2. That the variance would be the minimum action necessary to afford relief to the applicant; and
3. That the special conditions and circumstances were not created by any action of the applicant; and
4. That granting the variation requested will not give the applicant any special privilege that is denied to others by the Code; and
5. That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonable impair the use or development of adjoining properties.

WHEREAS, the Bloomington Planning Commission also recommended that the City Council adopt the additional conditions into the site plan shown in Exhibit B; and,

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

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

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

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

3. The City Council adopts the findings of fact for the Variance as recommended by Planning Commission.

4. The City Council hereby approves the Site Plan for the new construction of a car wash for the property at 1509 E Vernon Avenue legally described in Exhibit A and depicted in Exhibit(s) B with the following variances and conditions:

   Variances:

   a. An alternative placement of drive-through in the front yard of a business rather than the side or rear yard (44.12-07B2);
   b. A four-foot reduction of the required six-foot landscaping setback on the west property line (44.12-05B3);
   c. A ten-foot reduction of the required twelve-foot minimum perimeter landscaping setback on the east side of the property (44.12-05B3);
   d. A 12-foot reduction in the required front yard building setback on IAA Drive (44.10-09E); and
   e. An eight-foot and four-foot increase in the 20-foot maximum height requirement for the northwest and southeast corners of the property, respectively (44.10-09D).

   Conditions:

   a. Note west entrance on E. Vernon Avenue to be removed.
   b. Change the "double arrow" on the entrance from E. Vernon Avenue and the entrance on IAA to a "single arrow" to avoid confusion and ensure this is a single lane.
   c. Modify the entrance on E. Vernon Avenue to be more pronounced to further clarify this is a single lane and not encourage westbound lefts on E. Vernon Avenue.
   d. Shift the northern entrance on IAA to the south to avoid conflict with the existing traffic signal cabinet.
   e. Modify the sidewalk on IAA Drive north of the northern entrance to match the existing sidewalk at the intersection.
   f. Provide a five-foot wide pedestrian connection from entrance to the sidewalk.

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

PASSED this _____ day of June, 2021

APPROVED this _____ day of June, 2021 ATTEST:

_____ _____

Mboka Mwilambwe, Mayor Leslie Smith-Yocum, City Clerk

DRAFT

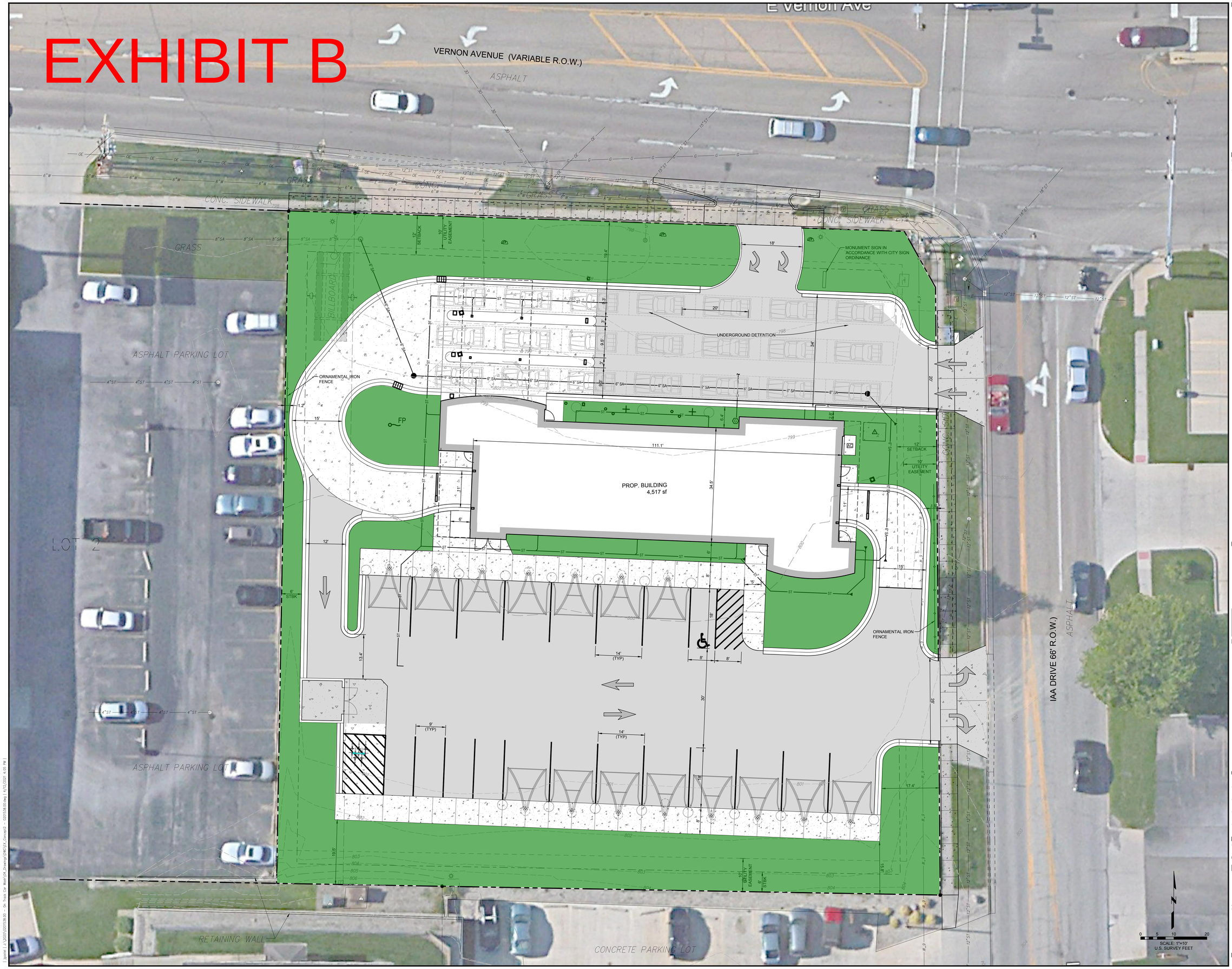
Exhibit A
"Legal Description"
1509 E Vernon Avenue

All of Lot 1 and Lot 2 in the Prairie Traveler Subdivision, EXCEPT the West 140.00 feet of said Lot 2, all being a part of the North West ¼ of Section 35, Township 24 North, Range 3 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, according to the Plat of said Subdivision thereof recorded as Document No. 79-7814, in McLean County, Illinois.

PIN: 14-35-127-025

DRAFT

EXHIBIT B



Farnsworth GROUP

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

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:

Site Plan Review Permit
NOT FOR CONSTRUCTION

PROJECT:
CSI Construction Management, LLC

On Track Car Wash

1509 E. Vernon Ave.
Bloomington, IL 61704

DATE:	02.04.2021
DESIGNED:	JMG
DRAWN:	JMG
REVIEWED:	
FIELD BOOK NO.:	

SHEET TITLE:

CONCEPT LAYOUT PLAN

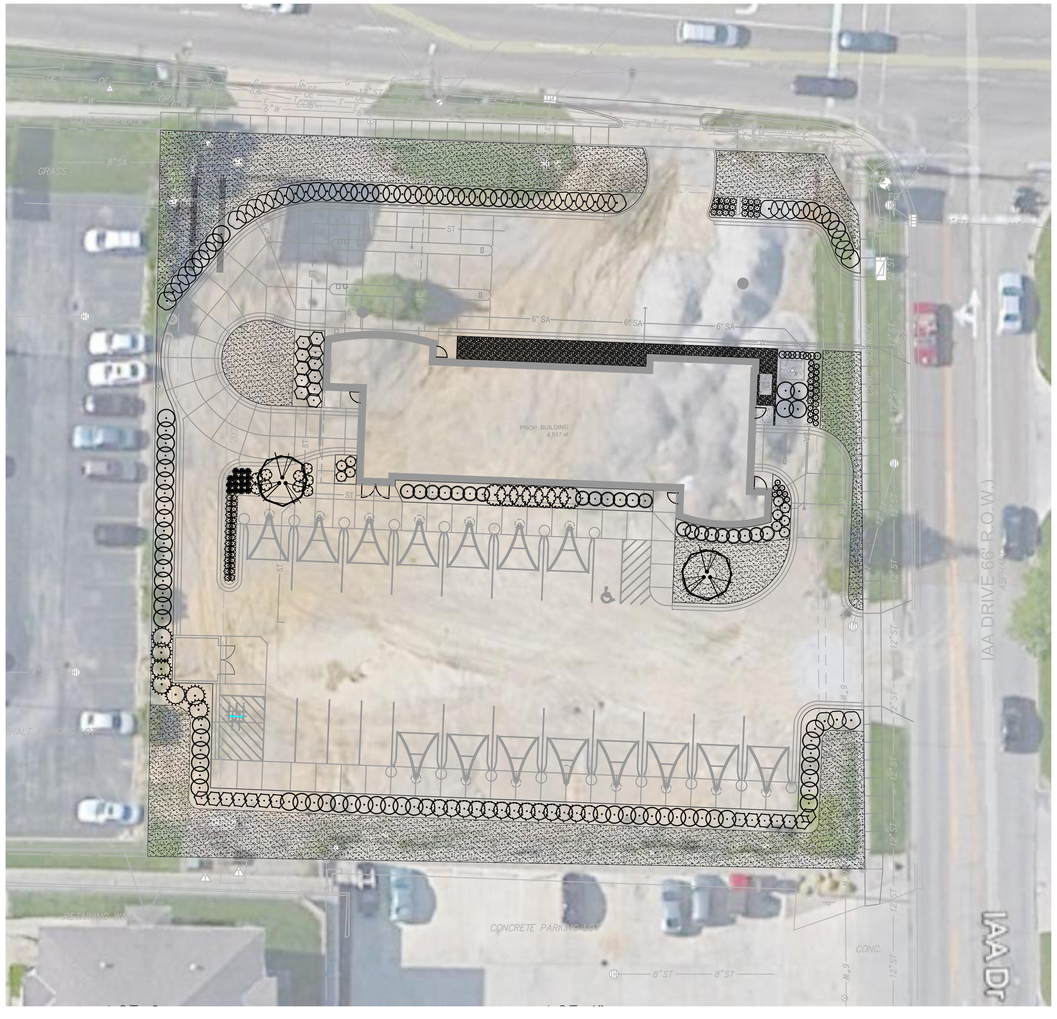
SHEET NUMBER:

EX-1

PROJECT NO.: 0201538.00

J:\proj\0_Lx\0200\0201538.00 - On Track Car Wash\CAD\Drawings\PMP\EX-ConceptD - 0201538.00.dwg | 4/7/2021 4:55 PM |

EXHIBIT B



1 PLANTING PLAN
SCALE: 1"=20'

0 10 20 40
U.S. SURVEY FEET

NORTH

LANDSCAPE REQUIRED BY CODE

FOUNDATION PLANTINGS
- 4' WIDE HEDGE ROW
- PLANTINGS MUST BE INSTALLED MIN 60% OF LENGTH OF BUILDING FACADE
- 1 SHRUB EVERY 3'
- REQUIRED: BUILDING FACADE LENGTH = 360'
  60% OF LENGTH = 216'
  TOTAL SHRUBS REQUIRED: 72
- PROVIDED: 62 SHRUBS, TWO ORNAMENTAL TREES. ENTRANCES IN/OUT OF BUILDING PREVENTS PLANTS FROM BEING INSTALL AT THOSE LOCATIONS

PARKING LOT PERIMETER
- 6' WIDE BUFFER
- 1 SHRUB EVERY 3'
- REQUIRED: PARKING LOT PERIMETER LENGTH = 470'
  470' = 173 SHRUBS
- PROVIDED: 151 SHRUBS, 35 PERENNIALS. SPACE RESTRICTIONS ON EAST SIDE OF SITE PREVENT PLANTING ALONG PERIMETER

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	2	Amelanchier x grandiflora `Autumn Brilliance` Multi-stem	`Autumn Brilliance` Serviceberry	5` Tall

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	14	Aronia arbutifolia `Brilliantissima`	Red Chokeberry	24" Tall
	22	Buxus x `Glencoe`	Chicagoland Green Boxwood	24" Tall
	25	Cornus stolonifera `Arctic Fire`	Arctic Fire Dogwood	18" Tall
	7	Hydrangea paniculata `Limelight`	Limelight Hydrangea	24" Tall
	33	Ribes alpinum	Alpine Currant	18" Tall
	9	Ribes alpinum `Pumilum`	Dwarf Alpine Currant	18" Tall
	10	Spiraea japonica `Tracy` TM	Double Play Big Bang Japanese Spiraea	24" Tall
	83	Taxus x media `Densiformis`	Dense Yew	30" Tall
	7	Thuja occidentalis `Techny`	Techny Arborvitae	5` Tall

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	15	Pennisetum alopecuroides `Little Bunny`	Little Bunny Fountain Grass	1 GAL

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	59	Hemerocallis x `Happy Returns`	Happy Returns Daylily	1 GAL
	8	Heuchera micrantha `Palace Purple`	Palace Purple Coral Bells	1 GAL
	19	Nepeta x faassenii `Walkers Low`	Walkers Low Catmint	1 GAL

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	491 sf	River Rock Aggregate Mulch 3" Depth		mulch
	7,453 sf	Turf Seed Water Saver with RTF	Water Saver Rhizomatous Tall Fescue	Seed

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

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:

Site Plan Review Permit
NOT FOR CONSTRUCTION

PROJECT:
CSI Construction Management, LLC

On Track Car Wash

1509 E. Vernon Ave.
Bloomington, IL 61704

DATE:	04.13.2021
DESIGNED:	MBH
DRAWN:	MBH
REVIEWED:	JLH
FIELD BOOK NO.:	-

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
L1.1

PROJECT NO.: 0201538.00

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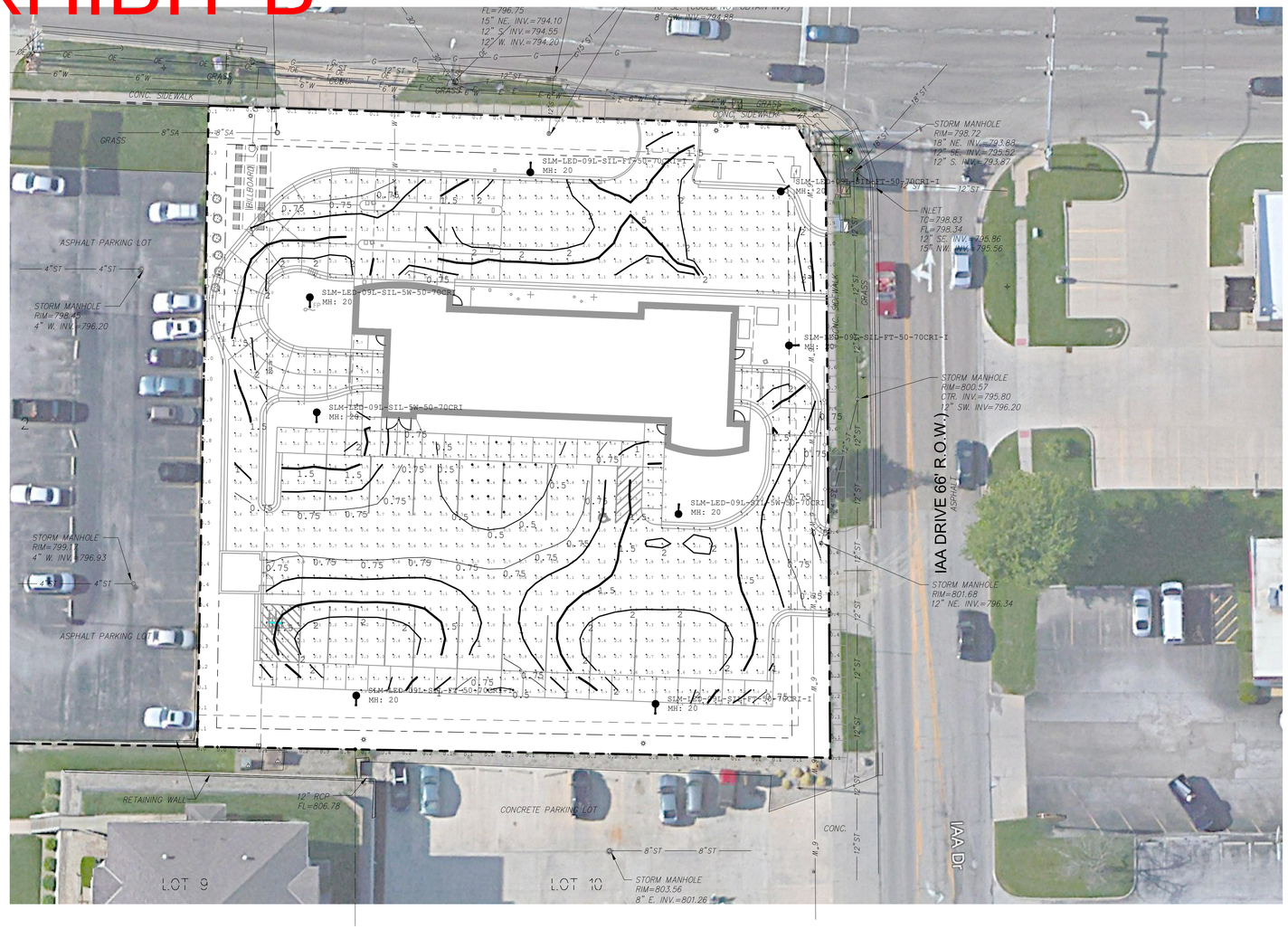
EXHIBIT B



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking lot	Illuminance	Fc	1.46	3.6	0.4	3.65	9.00
Sidewalk North	Illuminance	Fc	1.24	2.7	0.3	4.13	9.00
Sidewalk South	Illuminance	Fc	1.49	2.6	0.5	2.98	5.20
Trespass	Illuminance	Fc	0.43	1.0	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	3	SLM-LED-09L-SIL-5W-50-70CRI	SINGLE	N.A.	0.850	SLM-LED-09L-SIL-5W-50-70
	5	SLM-LED-09L-SIL-FT-50-70CRI-I	SINGLE	N.A.	0.850	SLM-LED-09L-SIL-FT-50-70

1 **ELECTRICAL SITE PLAN**
SCALE: 1"=10'

0 10 20 40
U.S. SURVEY FEET

NORTH

Farnsworth GROUP
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@f-w.com
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Engineers | Architects | Surveyors | Scientists

ISSUE:

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Site Plan Review Permit
NOT FOR CONSTRUCTION

PROJECT:
CSI Construction Management, LLC

On Track Car Wash

1509 E. Vernon Ave.
Bloomington, IL 61704

DATE: 04.13.2021
DESIGNED: -
DRAWN: -
REVIEWED: -
FIELD BOOK NO.: -

SHEET TITLE:
ELECTRICAL SITE PLAN

SHEET NUMBER:
ES1.1

PROJECT NO.: 0201538.00

| Farnsyk | J:\2020\0201538.00 - On Track Car Wash\04_Drawings\DWG\ES1_Site Plan - 0201538.00.dwg | 4/13/2021 12:55 PM |

Aerial Map

4/28/2021, 3:44:20 PM

Parcels

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0 0.04 0.09 0.18 km

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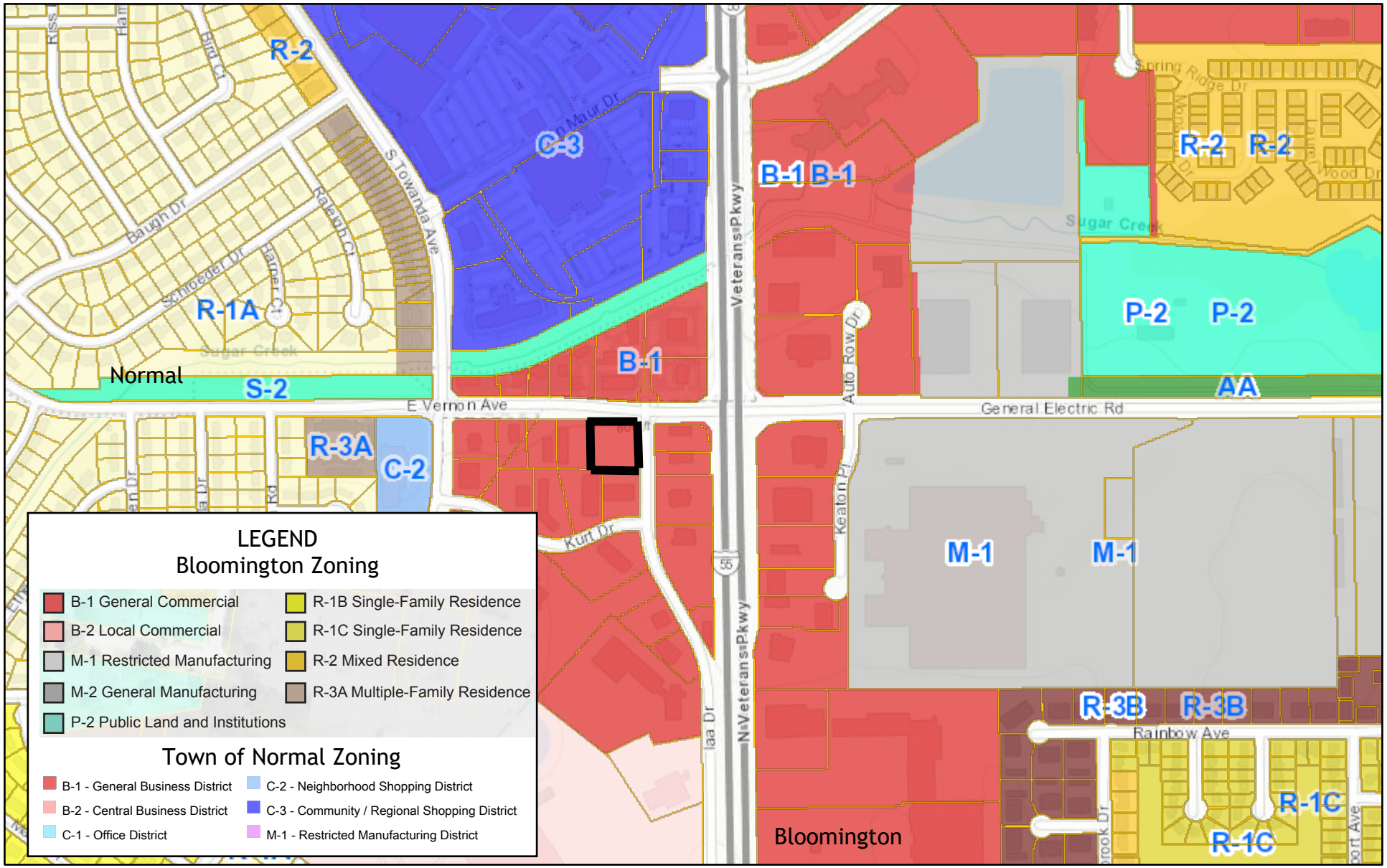
Zoning Map
1509 E Vernon Avenue



LEGEND
Bloomington Zoning

- B-1 General Commercial
- B-2 Local Commercial
- M-1 Restricted Manufacturing
- M-2 General Manufacturing
- P-2 Public Land and Institutions
- R-1B Single-Family Residence
- R-1C Single-Family Residence
- R-2 Mixed Residence
- R-3A Multiple-Family Residence

Town of Normal Zoning

- B-1 - General Business District
- B-2 - Central Business District
- C-1 - Office District
- C-2 - Neighborhood Shopping District
- C-3 - Community / Regional Shopping District
- M-1 - Restricted Manufacturing District

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

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McGIS

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

April 27, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, May 12, 2021 at 4:00 PM at www.cityblm.org/live on an application submitted by Jeffrey & Jeremy Schoenherr.

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

The applicants are requesting a public hearing and action for a legislative site plan review and variance request(s) for a new car wash, for the property located at 1509 E. Vernon Avenue (PIN: 14-35-127-025).

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/planning. To provide testimony/public comment on this item please register at least 15 minutes in advance of the start of the meeting at https://www.cityblm.org/register. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org.

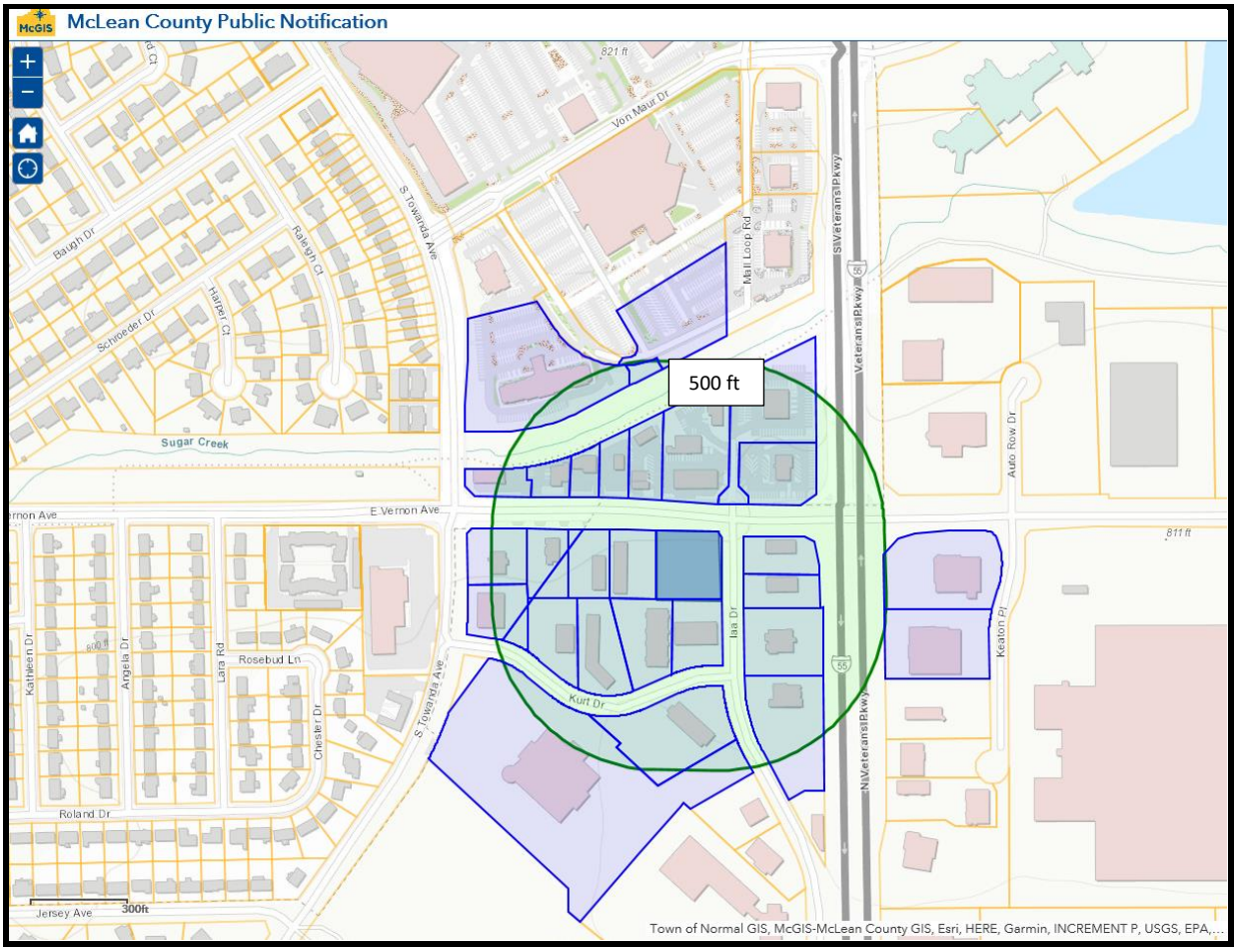
Members of the public may attend the meeting at City Hall. Attendance will be limited to 10 people including staff and Board/Commission Members and will require compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees are encouraged to attend remotely.

The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders in relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register.

If you desire more information regarding the proposed petition or have any questions, you may email planning@cityblm.org or call (309) 434-2226. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

Sincerely,

Planning Division staff

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

Map of notified properties within 500 ft of subject property