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

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

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

4. **MINUTES**

   Review and approval of the minutes of the April 6, 2022, regular Planning Commission meeting.

5. **REGULAR AGENDA**

   A. Z-06-22 Public hearing, review and action on a petition submitted by Joseph A. Dehn, Attorney, on behalf of Akshar Plastic and Bell International Company, requesting a Zoning Map Amendment for the property located at 1101 E Bell Street from M-1 (Restricted Manufacturing) District to M-2 (General Manufacturing) District. PIN: 21-10-105-007. (Ward 4). ***Continued from April Planning Commission Meeting***.

   B. PR-06-22 Public hearing, review and action on a request by Stephanie Sheeky, on behalf of U-Haul Corporation, for Legislative Site Plan Review, with Special Use Permit, and Variance, for the property located at 1225 Holiday Drive. PIN: 14-35-451-019, 14-35-451-020, 14-35-451-021. (Ward 5).

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

   D. PS-02-22 Public hearing, review and action on a request by James A Shirk of Sunrise Co., LLC, requesting approval of a Preliminary Plan for Woodrig Business Park, for the property located at 2616 S Main Street. PIN: 21-21-201-012. (Ward 2).

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

6. **OLD BUSINESS**

    a. Discussion on pending text amendments

7. **NEW BUSINESS**

8. **ADJOURNMENT**

DRAFT
MINUTES
PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
REGULAR MEETING
OSBORNE ROOM, 2ND FLOOR POLICE DEPARTMENT
305 S. EAST STREET, BLOOMINGTON, IL
WEDNESDAY, April 6, 2022 4:00 P.M.

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

The Planning Commission convened in-person within the Osborne Room inside of the Bloomington Police Department at 4:00 p.m., Wednesday, March 2, 2022, with the following physically present staff members Mr. George Boyle, Assistant Corporation Counsel; Mr. Glen Wetterow, City Planner; Mr. Jon Branham, City Planner; Ms. Alissa Pemberton, Assistant City Planner; Ms. Kimberly Smith, Assistant Economic and Community Development Director; Genevieve Rappold, Stephenson Fellow; and Craig Shonkwiler, City Engineer.

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

ROLL CALL

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

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

PUBLIC COMMENT

None.

MINUTES

Mr. Krieger motioned to approve the minutes from the March 2, 2022 meeting. Mr. Boyd seconded. Roll call vote: Mr. Boyd – Yes, Mr. Krieger - Yes, Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes Chairperson Mohr – Yes. (8-0). The minutes were approved.

No Discussion.

Chair Mohr addressed the request to Table Item 5G (1101 Bell St - Map Amendment). Mr. Muncy made a motion to table item 5G to the next regular meeting, Mr. Kreiger seconded. Voice vote (8-0). The motion passed.

Chair Mohr reminded the public of the intent and protocol for Planning Commission meetings. He stated the primary intent of this meeting is to hold a public hearing and make recommendation on cases. Attendees should address comments directly to the Commission. He stated comments may include questions which the Commission may or may not direct to staff or the petitioner to address. He stated attendees should not speak unless recognized, and not to address comments directly to the petitioners.

REGULAR AGENDA

A. PR-01-22 Public hearing, review and action on a request by John Pratt, Attorney, on behalf of QuikTrip Corporation, for Legislative Site Plan Review, with potential Variances, for property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PINs: 21-06-102 003 and 21-06-102-004).

City Staff Jon Branham presented the staff report, with a recommendation for approval.

Mr. Boyd asked if sidewalks were included as part of this project and for staff to indicate them on the site plan. Mr. Branham indicated they are a part of the project and indicated where they are located on the site plan.

The petitioner, John Pratt (attorney for QuikTrip), 217 E Washington St, Bloomington IL introduced himself and Ms. Gwen Keen.

Mr. Pratt thanked the Commission for hearing the case this evening, and for their attentiveness and consideration during the last meeting. He emphasized how much planning has occurred for the subject property and project, including Illinois Department of Transportation and City staff.

Mr. Pratt emphasized that no variances were requested because they worked diligently with City staff to ensure everything met the Code and is compatible with the Comprehensive Plan. He noted that the one adjacent residence is owned by QuikTrip at this time, and residences to the south are buffered by a large agricultural area. He also highlighted that QuikTrip is adding public sewer, improving streets, sidewalks, and pedestrian crossings.

Gwen Keen - 2255 Bluestone, St. Charles, MO. Ms. Keen echoed Mr. Pratt's comments and noted her appreciation for the feedback from staff and the community. She stated QuikTrip has now officially purchased the property and is looking forward to being part of the community. She apologized to the community for the litter issue brought up during the last meeting. She stated she drove by the property after last month's meeting and noted that trash had begun to accumulate. She said they are now partnering with Bloomington Apostolic Church to maintain the site.

Steve Stallard - 122 Bloomington Heights Road. Mr. Stallard stated he had concerns about overnight truck parking. He also expressed his concern regarding buffering. He expressed his concern for how busy the lot could be during the winter when the roads were not safe to travel. He was concerned the site plan changed since the last meeting.

Ms. Keen clarified that the site plan has not changed since the last meeting. She stated they have no intent to allow overnight parking. She stated they do need to have truck parking on site for customers, but the number is significantly less than similar businesses in the area. She stated employees would be responsible for monitoring. She highlighted how the property will be fully landscaped and areas most adjacent to the neighborhoods will be fenced and landscaped.

Denise Balagna – 2020 Interurban Road. Ms. Balagna stated that she did not receive a meeting notification. She had questions regarding color lines identified on the site plan. She also inquired about the camper station and power wash tubing identified on the site plan. She also wanted to know how trucks will utilize the facility. She inquired about a timeline for the project and when sidewalks would be added.

Mr. Wetterow responded that the lines are utility lines.

Chair Mohr asked staff or the petitioner to address the questions regarding traffic flow.

Ms. Keen stated access from Market Street has been designed as a right-in,-right-out for smaller vehicles. She said truck circulation should use the signals which encourages them to go onto JC Parkway and Wylie Drive as they are signaled. She stated a camper station is tied in directly with sanitary sewer line so RVs can dump, if needed. She stated power washer

tubing is used to clean the property. She stated a new signal at Wylie Drive and Bloomington Heights Road was not warranted, per the traffic study.

Shannon Ramirez - 2020 Interurban Road. Ms. Ramirez stated that she did not believe this area needs another fueling station or additional convenience store. She stated she would like to see signage indicating limited parking times allowed for trucks. She inquired about stormwater detention. She had questions related to a proposed highway sign and if a variance would be required. She requested that 10 additional evergreen plantings be added along the south edge of the property to increase buffering.

Ms. Keen agreed to add evergreen plantings but stated it would have to work in conjunction with the detention system.

Beverly Bell – 105 N Adelaide St., Normal, IL. Ms. Bell expressed her extreme frustration with the process and feels that the public has not been provided answers to many of the questions asked. She requested a wall be installed to screen the property from neighboring properties, and that the soil be adequately graded to prevent flooding on the adjacent properties. She asked for a lake pond to be created so that the water will gather in it, in order to be treated because she has concerns regarding potential contamination from the fuel from QuikTrip.

Chair Mohr asked the speaker to limit comments to the site plan and to not address the petitioner directly.

Ms. Keen thanked the Commission for their time and diligence and noted that the reports provided state that QuikTrip has met all of the requirements and complied with all of the provisions. She stated the site plan has not changed since it was presented at the last meeting.

Robert Blessing - 114 Constantine St. Mr. Blessing stated he is concerned about the value of his home no that it is directly adjacent to a truck stop. He inquired how long the trucks would be permitted to park in the parking area and he inquired about the maintenance of Bloomington Heights Road.

Ms. Keen noted that while it was not included in the packet from the last meeting, the site plan was reviewed during her presentation.

Chair Mohr noted that previous presentations at the last meeting indicated that employees would be responsible for monitoring the site and parking issues and asked for clarification on the maintenance of Bloomington Heights Road.

Craig Shonkwiler, City Engineer stated there was a 2004 jurisdictional transfer of Bloomington Heights Road from the County to the City. He stated the City is responsible for the maintenance of the road.

Chair Mohr closed the public hearing.

There was no discussion by the Commission.

A 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 was made by Mr. Boyd and seconded by Mr. Kreiger. Roll call vote: Mr. Boyd – Yes, Mr. Krieger - Yes, Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes Chairperson Mohr – Yes. (8-0) Motion passed.

A motion to recommend that City Council approve a Site Plan for a Vehicle Fueling Station in the B-1 (General Commercial) District for the property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PIN: 21-06-102-003 and 21-06-102-004) was made by Mr. Boyd with additional consideration that Council makes a recommendation for "No Overnight Parking" signs, seconded by Ms. Patino.

Mr. Galpalli recommended amending the motion to require a sign limiting parking to a certain number of hours, rather than overnight. Seconded by Mr. Muehleck.

Discussion: Mr. Boyd would rather not put a certain number of hours' time-limit sign, but to recommend Council consider a sign after working with staff.

Vote on amendment to original motion. Roll call vote: Mr. Boyd – No, Mr. Krieger - No, Mr. Muehleck - Yes, Mr. Danenberger – No, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – No Chairperson Mohr – No. (3-5). The amended motion did not pass.

Chairperson Mohr brought the original motion back before the Commission for a vote. Roll call vote: Mr. Boyd – Yes, Mr. Krieger - Yes, Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes, Chairperson Mohr – Yes. (8-0) The original motion passed.

B. Z-05-22 Public hearing, review and action on a request submitted by Nathan Hinch, Attorney, on behalf of Sale Barn Properties LLC, for an Annexation Agreement with Zoning Map Amendment, for property generally located north of the 400 block of West Hamilton and west of Main Street; and described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.

C. PR-02-22 Public hearing, review and action on a request submitted by Nathan Hinch, Attorney, on behalf of Sale Barn Properties LLC, for Legislative Site Plan Review with potential Variances, for property generally located north of the 400 block of West Hamilton and west of Main Street; and described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.

Chair Mohr requested that cases Z-05-22 and PR-02-22 be reviewed together, for clarity and time. There were no objections.

City Staff Glen Wetterow presented the staff report for Z-05-22 with a recommendation for approval.

City Staff Jon Branham presented the staff report for PR-02-22 with a recommendation for approval. He noted additional recreational requirements related to fencing children's play areas, and minimum lot area and width, have all been met. Mr. Branham stated there is one variance related to interior parking lot landscaping islands due to the lot material that has already been approved.

Mr. Boyd inquired about sidewalk locations. Additionally, he inquired if bicycle parking was included in the plan.

Mr. Branham indicated existing and proposed sidewalks and stated the Constitution Trail near the site will be maintained. He deferred to the petitioner on bicycle parking as it was not identified on the site plan.

Chairperson Mohr opened public hearing.

Jeremy Kelley – 904 Fairchild Ave., Normal, IL. Mr. Kelley, representing Prairie Cities Soccer League, noted there are approximately 2,000 children playing soccer in their club. He stated the league is losing their current field, located near the airport, as their lease is up at the end of this year; they have been working with Sale Barn to lease or lease-to-own since they cannot currently afford to purchase outright. He stated they have been working with the community, including holding an open house to review the proposal with neighbors. He stated many of the concerns expressed at that meeting are shared by the League and are being addressed. Regarding the concern of noise pollution: they will not be having major tournaments at this site; tournaments have been moved to Rantoul. This location is a place for the club to have for practice, train and have League games. The primary focus of use will be on team training which will occur around 5:30-9:30pm, and then there will be games on the weekends (this is similar how they operate at Community Fields.) Regarding stormwater runoff: the water flows towards the lake to the north, and the property drains to a drop box that feeds the lake. Mr. Kelley stated that the goal is to capture water and use it for irrigation to water the onsite turf. He noted the restrooms and concessions will use City water. Regarding access: he stated an existing vehicle access point on Hamilton Road will be utilized, and that they have no intent to utilize access from Timberlake Road. He also stated they will be supplementing trees along the west property edge, and posting "no parking" signs to deter parking in that area. He stated the intent is to centralize activities and keep them away from residential areas as much as possible. He stated bike parking has been added for people coming in from Constitution Trail to the site.

Mr. Galpalli asked if there are plans to place trees in the front along Hamilton Road.

Mr. Kelley noted the green areas on the plan are the landscaped areas, and also that the trees will serve as a wind and soccer ball break. These are beneficial to the site and the neighbors.

Mr. Kelley reemphasized that full tournaments will not be able to occur at the location due to size and noted the middle road is extra wide to allow for emergency vehicles and accessibility parking near the concession area.

Chair Mohr asked for additional information on the chip and tar parking material and what infrastructure was being built that the City would have a responsibility to maintain.

Mr. Kelley stated the water main would be maintained by City but would be installed at their expense. He stated the rest of the infrastructure is internal to site and would be privately maintained. He stated the surrounding sidewalks are existing. He added he would have to defer to his engineer regarding the proposed parking lot material.

Chairperson Mohr asked if any incentives were being provided by the City.

Mr. Kelley states this is a private project, and no incentives were requested. He stated the annexation fees have been waived as they are a nonprofit organization, and this is routine for the City to do for nonprofit organizations. He stated the tap-on fees were already addressed by the property owner when Hamilton Road was constructed.

Mr. Danenberger asked for clarification on the stormwater plan and details regarding the property that is not being annexed.

Mr. Kelley explained Mr. Shirk intends to keep both areas as is, or hand them over to the City for future development and management. There will be an easement for access so the retention basin is not land-locked.

Mr. Mohr asked about property maintenance, given the large number of visitors throughout the week.

Mr. Kelley explained that they have contracts for grass mowing and waste management, and that their teams like their facilities to remain clean.

David Brown – 505 N Main St. Mr. Brown, representing Prairie Cities Soccer League (PCSL), as designer of the site plan. He stated chip and tar is liquid asphalt and small aggregate stone that is applied in layers. He said it is commonly used in rural areas. It creates a dust-free surface and reduces maintenance compared to non-managed surfaces like turf.

Chairperson Mohr asked if the material is pervious. Mr. Brown stated is not a pervious surface.

Mr. Boyd inquired about any negatives regarding the use of that type of material. Mr. Brown explained the downside might be that it needs reapplication every 3-5 years, whereas a conventional asphalt or concrete would be more durable long-term.

Chris Granning – 22 Timberlake Rd. Mr. Granning thanked Mr. Kelley for already addressing many of the concerns he has; he stated he still had concerns about the B-1 zoning designation. He stated he was also concerned about what happens if PCSL goes under or the lease expires. He said stormwater management is still a concern. He had additional questions related to noise, light pollution, traffic, and litter. He stated he would like to recommend that lights not be able to be on past 9:00 p.m. He inquired if the variance was a common request. He reemphasized his primary concern is related to the B-1 zoning.

Chair Mohr asked City Staff to address the B-1 zoning designation and the variance item.

Mr. Wetterow discussed how the proposed B-1 zoning aligned with the City's Comprehensive Plan. He noted that this type of use would not be permitted in residential zoning and required commercial zoning. Additionally, he noted that a Legislative Site Plan Review is a benefit of commercial projects, which would not be the case in other zoning districts, so if PCSL were to leave, there would be additional review of future development on the site, because of the B-1 zoning. He stated variances for parking lot items are not uncommon. He indicated there was another similar request on a different case this later in this meeting.

Chair Mohr noted that there is an entire page of City Code dedicated to lighting of which they will need to comply.

Mr. Branham added they will be required to submit photometric plan that indicated acceptable levels of footcandle measurement at the property lines.

Mr. Kelley state they are looking at directional LEDs that will contain the light to the property. He stated typically teams would practice until no later than 9:30pm. He added the location of the lights are only for the artificial turf fields and two existing fields in the center of the site.

Mr. Brown stated the range of parking recommend for this type of use is 60-90 spaces per field. He stated this is an industry standard; the City does not have a standard for this type of use.

Commissioner Krieger left the meeting at 5:26 pm.

Lynn Weber – 601 W Hamilton Rd. Mr. Weber stated he purchased his residence due to the proximity to agricultural property. He stated the Comprehensive Plan for McLean County identifies this property as low to medium density residential. He stated he was concerned about field elevation and the potential of items rolling downhill onto his property. He inquired if lights will be on during parts of the year when it is not in use. He also inquired if there be a gate at the entrance of the parking lot to keep people out when the site is not in use.

Chair Mohr asked petitioner to address the questions provided by Mr. Weber.

Dale Kelley – 24739 E 800 North Rd. Mr. D. Kelley stated lighting levels at the soccer field are based on a low elevation above the field as to focus on the ball in play. He stated lighting levels will be contained to the walkways and the fields themselves and demonstrated on the site plan where lights would be placed. He stated the focus of use will be the interior synthetic fields.

He stated they want to control access of the facility when not in use and a gate or some other means to prevent access will be provided. He stated dumpster truck access will be done in concrete for access and will be gated when not in use. He reiterated plans for addressing water, bicycle parking, and screening that have been identified by others.

Mr. Galpalli inquired about traffic flow and whether traffic could turn left or right when exiting.

Mr. D. Kelley stated the plan is to have a one-way entry and one-way exit with the option to turn left or right onto Hamilton Road for exiting.

Mr. Muncy asked for clarification regarding emergency vehicles if there was an accident at the entry.

Mr. J. Kelley explained they would encourage patrons to exit the facility by turning right on Hamilton Rd, out to Morris Street and/or Veterans Parkway. He stated there is also an exit via Main Street at northeast corner of site that could be used, if necessary, in an emergency.

Gay Dolan - 21 Timberlake Rd. Ms. Dolan stated she had walked the site in its current condition and frequently has picked up a lot of empty cans and water bottles. She expressed concerns about alcohol use and litter at the property.

Mr. J. Kelly noted that currently the fields are managed by the City, and they would expect those items to be controlled in the future.

Ernie Anderson – 12 Hidden Lake Ct. Mr. Anderson stated concerns with parking and access. He stated the amount of traffic that will be exiting onto Hamilton Road near the intersection is concerning. He is hoping a restriction can be placed on hours of operation so that the facility cannot be used after 10pm. He shared concerns about lighting issues, and what could happen in the future with regard the B-1 zoning.

Lynn Weber – 601 W Hamilton Rd - Mr. Weber inquired if chip and tar material will track onto Hamilton Road. Additionally, he requested a berm be extended between the existing berms to help control children and equipment.

Mr. J. Kelley clarified that the site topography is currently higher in southwest corner and sloping toward northeast corner and will continue to function in that manner.

Chair Mohr closed the public.

Mr. Boyd made a motion to take a recess. Mr. Muncy seconded. Voice vote (7-0).

The Planning Commission recessed at 5:43pm.

Chair Mohr called the meeting back to order at 5:50pm.

A motion to recommend approval of the petition submitted by Nathan Hinch, Attorney, on behalf of Sale Barn Properties LLC, for an Annexation Agreement with Map Amendment, for

property generally located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois was made by Mr. Boyd and seconded by Mr. Muncy.

Mr. Boyd noted that the Commission has seen a couple annexations in last couple months, which has not been the norm in recent years, and is not something taken lightly, but this property is surrounded, and with the intended use, it is a benefit for the City.

Chair Mohr stated that he was opposed to the last annexation due to level of infrastructure associated, but this case does not share that issue, so he will be supporting it.

Roll call vote: Mr. Boyd – Yes, Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy-Yes, Mr. Galpalli – Yes, Ms. Patino – Yes Chairperson Mohr – Yes. (7-0) Motion passed.

Mr. Boyd does have an issue with only having one entrance/exit on the one side; not a concern that will make him vote "no," but is a concern that others have expressed as well.

The approval of this request is contingent upon the approval of the final plat and construction plans, annexation agreement, and annexation petition for the subject property.

A 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 was made by Mr. Boyd and seconded by Mr. Danenberger.

Roll call vote: Mr. Boyd – Yes, Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes Chairperson Mohr – Yes. (7-0) Motion passed.

Mr. Boyd made a motion, seconded by Mr. Galpalli, to approve a Site Plan for a Sports & Fitness Establishment in the B-1 (General Commercial) District for the property located north of the 400 block of West Hamilton and west of Main Street; and described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW ¼ of Section 16, together with parts of lots 13, 14, and 15 in School Commissioners Subdivision of the NW ¼ of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois (PIN: 21-16-152-007) (Ward 2),

CONTINGENT UPON the approval of the final plat and construction plans, annexation agreement, and annexation petition for the subject property, AND

WITH THE CONDITION that the water service connection is present on the property and bike parking be provided.

Roll call vote: Mr. Boyd – Yes, Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes Chairperson Mohr – Yes. (7-0) Motion passed.

A motion to approve a variance to allow construction of private parking lot improvements without interior parking lot landscaping, as associated with the subject site plan was made by Mr. Boyd and seconded by Mr. Muncy. Roll call vote: Mr. Boyd – Yes, Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes Chairperson Mohr – Yes. (7-0) Motion passed.

Chair Mohr left the meeting at 5:58pm, Vice Chair Boyd assumed Chair duties for the remainder of the meeting.

D. PR-03-22 Public hearing, review and action on a request submitted by R. Michael Hundman, on behalf of ABC Supply - Bloomington, for a Legislative Site Plan Review with potential Variances, for the property located at 2402 ½ East Empire Street (PIN: 14-36-376-032). (Ward 5).

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

Vice Chair Boyd opened the public hearing.

Todd Bugg – 800 Smith Drive, Normal, IL. Mr. Bugg, attorney for the petitioner, introduced Neil Finlen, Mike Hundman, Mark Fetzer of the project team who were also present. He explained that the project is planned for an ABC Supply, a roofing and building supplies company. He stated the petitioners have worked hard to reduce impacts to the adjacent properties; building and parking is concentrated to the south, away from the residential uses. He addressed the driveway that surrounds the site on the north; he stated this is designed for supply deliveries, so there will be truck traffic, but only during normal business hours. He stated normal business hours are 7am-4pm, Monday-Friday, sometimes also 7am-12pm on Saturdays. He stated no supply deliveries would occur during off-hours. He stated the petitioner cannot relocate the driveway due to adjacent property restrictions, but they are willing to add fencing along the north side of the property if desired. He indicated truck traffic via Empire Street is not ideal due to the street median preventing exit options.

Mr. Muehleck inquired if Eastport Drive can accommodate truck traffic.

Mr. Bugg stated that the level of expected traffic is considered regular and it will not be the level such as you see at Bridgestone, which includes truck queuing.

Neil Finlen – 2709 McGraw Dr, Bloomington, IL - Mr. Finlen stated the reasoning for having access from Eastport Drive is because it is a signalized intersection with Empire Street, which helps safety. He stated he believes Eastport Drive could accommodate truck traffic but requested verification from the City Engineer.

Craig Shonkwiler, City Engineer, stated that access is an important consideration for safety and Eastport Drive is not residential at that point and should be able to handle the type of traffic proposed.

No further testimony was provided by the public.

No discussion by the Commission.

A 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 was made by Mr. Muehleck and seconded by Mr. Muncy. Roll call vote: Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes, Vice Chair Boyd – Yes (6-0) Motion passed.

A motion to recommend that City Council approve a Site Plan for a building material and supplies business in the B-1 (General Commercial) District for the property located property located at 2402 ½ East Empire Street (PIN: 14-36-376-032) was made by Mr. Muehleck and seconded by Mr. Galpalli. Roll call vote: Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes, Vice Chair Boyd – Yes (6-0) Motion passed.

E. PR-04-22 Public hearing, review and action on a request submitted by Bruce Collins of EVP Construction, on behalf of ICW LLC and stayAPT, for a Legislative Site Plan Review, and a Special Use Permit to allow a hotel on property zoned B-1, for property located at 1032 Wylie Drive (PIN: 14-31-351-009). (Ward 7).

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

Vice-Chair Boyd opened the public hearing.

Peter Doester – 4350 Main Street, Harrisburg, NC. Mr. Doester represents Bowman Consulting, the civil engineer for project. He stated they have expanded the footprint by six feet since the initial site plan submission to allow for 76 rooms instead of 70 rooms. He stated all other items remains the same.

No further testimony was provided by the public.

No discussion by the Commission.

A 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 was made by Mr. Muehleck and seconded by Mr. Muncy. Roll call vote: Mr. Boyd – Yes, Mr. Krieger - Yes, Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes Chairperson Mohr – Yes. (8-0) Motion passed.

A motion to recommend that City Council approve a Site Plan, and Special Use, to allow a Hotel in the B-1 (General Commercial) District for the property located at 1032 Wylie Drive (PIN: 14-31-351-009) was made by Mr. Muehleck and seconded by Ms. Patino. Roll call vote: Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes, Vice Chair Boyd – Yes (6-0) Motion passed.

F. PR-05-22 Public hearing, review and action on a request submitted by Nathan Elliott of EA Architecture & Design, on behalf of Nicolas Canchola, for a Legislative Site Plan Review, with potential Variances for property located at 604 IAA Drive (PIN: 14-35-377-022). (Ward 5).

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

Mr. Boyd inquired about sidewalks on the property. Mr. Wetterow highlighted existing and proposed sidewalks.

Mr. Boyd inquired about the nearest bus stop location and whether any bicycle parking is provided.

Mr. Wetterow stated the nearest bus stop is further south along IAA Drive, as it curves near the intersection of Empire Street and Veterans Parkway. He stated no bicycle parking has been provided. He stated the location is not easily accessed by bicycle.

Nathan Elliot – 802 N Clinton St. Suite 1. Mr. Elliot, EA Architecture, represented the petitioner, Fiesta Ranchera restaurant. He stated the lease will expire at an existing restaurant location at the end of the year. He stated the owner's interest to relocate at that time. The exiting building at 604 IAA will be demolished, and this new building constructed. He stated he would be willing to discuss bicycle parking with the owner.

No further testimony was provided by the public.

No discussion by the Commission.

A 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 was made by Mr. Muehleck and seconded by Mr. Danenberger. Roll call vote: Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes, Vice Chair Boyd – Yes (6-0) Motion passed.

A motion to recommend that City Council approve a Site Plan for a restaurant in the B-1 (General Commercial) District for the property located property located at 604 IAA Drive (PIN: 14-35-377-022) with the following variances: variance from §44-1307C(1)(b) (Parking lot interior landscaping – Dimensions) and variance from §44-1307C(1)(c) (Parking lot interior landscaping – Design), and condition that additional trees (2) be planted in exterior parking lot landscaping area was made by Mr. Galpalli and seconded by Ms. Patino. . Roll call vote: Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes, Vice Chair Boyd – Yes (6-0) Motion passed.

OLD BUSINESS

Kimberly Smith stated staff will bring text amendments to the Commission for consideration. One of the intentions is to address non-conformities created as result of last code update; also to discuss impact to the development process.

NEW BUSINESS

Mr. Boyd thanked staff for improving the layout of the meeting room. Mr. Boyed noted the May agenda may need to include elections for Chair and Vice-Chair. He stated the terms of some of the commissioners should also be reviewed. Unless reappointed before May, some current Commissioners may be unable to attend. Mr. Wetterow stated staff is aware of this and will ensure member term items are addressed for next meeting.

ADJOURNMENT

Commissioner Muehleck motioned to adjourn. Commissioner Danenberger seconded. Roll call vote: Mr. Muehleck - Yes, Mr. Danenberger – Yes, Mr. Muncy Mr. Galpalli – Yes, Ms. Patino – Yes, Vice Chair Boyd – Yes (6-0) Motion passed. The meeting was adjourned at 6:28 P.M.

DRAFT

PLANNING COMMISSION

TO:	Planning Commission
FROM:	Economic & Community Development Department
DATE:	May 4, 2022
CASE NO:	Z-06-22, Zoning Map Amendment
REQUEST:	Public Hearing, review and action on a petition submitted by Joseph A. Dehn, Attorney, on behalf of Akshar Plastic requesting a zoning map amendment for property located at 1101 E Bell Street in the City of Bloomington, from M-1, Restricted Manufacturing District, to M-2, (General Manufacturing) District.

BACKGROUND

Petitioners' request:
The petitioner seeks a zoning map amendment for the subject property from M-1, (Restricted Manufacturing) District, to M-2, (General Manufacturing) District to allow for a Recycling Facility use at the property. A Recycling Facility also requires a special use in the M-2 District, which would need to be obtained following a zoning change. The property is currently occupied by Akshar Plastic. The existing business has existed at the property for an extended time and the petitioner is seeking to align the use with acceptable zoning requirements.

Property Characteristics:
The subject property consists of 11.91 acres of land located at 1101 E Bell St. The property is located on the south side of E Bell St, between Indianapolis St and Hannah St. Multiple buildings and associated surface parking areas currently exist at the property.

Notice:
The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, March 21, 2022. Courtesy notices were mailed to 132 property owners within 500 feet of the subject property.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	R-2 / B-1 (Residential / Commercial)	Multi-Family Residential / Office
South	M-1 (Restricted Manufacturing)	Warehouse / Storage / Commercial
East	M-1 (Restricted Manufacturing)	Manufacturing
West	M-1 (Restricted Manufacturing)	Warehouse / Storage

ANALYSIS

*Comparison of Existing and Proposed Districts**
M-1 (Restricted Manufacturing) District: the intent of this M-1 Restricted Manufacturing District is to provide for industrial, warehouse, storage and transfer service uses with an absence of objectionable external effects in areas that are suitable for this type of development by reason of topography, relative location, and adequate utility and transportation systems. Compatibility with surrounding districts is further assured by limiting development to low industrial densities. Just as industrial uses are excluded from residential areas to promote public health, safety, and welfare, so are residential subdivision developments excluded from this district.

M-2 (General Manufacturing) District: the intent of this M-2 General Manufacturing District is to provide for the more intense types of industrial and manufacturing uses which generally exhibit higher levels of objectionable external effects. This district should not be located adjacent to residential districts, and its contiguity to commercial and business areas should, wherever possible, be avoided. Uses permitted in this district will provide for those basic industries needed to expand employment opportunities within the City.

> **A list of permitted uses for manufacturing districts can be found online in Chapter 44, Divisions 5-2 and 4-2 respectively.*

Compliance with the Comprehensive Plan
Zoning map amendment requests should be consistent with the Comprehensive Plan. The 2035 Comprehensive Plan's Future Land Use map identifies this section of E Bell St as Mixed Use. The Land Use Priorities map identifies this area as a Tier 1 priority area.

The proposed M-2 zoning map amendment supports the following Comprehensive Plan goals:

- H-2. Ensure reinvestment in the established older neighborhoods and compact development of the City.
- ED-1.1. Focus on retention and expansion of existing businesses.

STANDARDS FOR REVIEW

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

Standards for Consideration of Rezoning
Standard: the suitability of the subject property for uses authorized by the existing zoning.
The existing zoning is suitable to the site as it has been successfully occupied by other businesses over the past several years. **Standard is met.**

Standard: the length of time the property has remained vacant as zoned considered in the context of land development in the area.
The property has not been vacant. The zoning map amendment would allow for a heavy manufacturing use activity at the site to continue to operate with full zoning compliance. **Standard is not met.**

Standard: the suitability of the subject property for uses authorized by the proposed zoning.

The subject property is adjacent to residential areas. The zoning ordinance states the M-2 district should not be located adjacent to residential districts. **Standard is not met.**

Standard: the existing land uses and zoning of nearby property.

The subject property is surrounded by manufacturing, business and residential uses. **Standard is not met.**

Standard: relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application.

The map amendment would create a hardship to adjacent properties which does not provide a relative gain to the public. **Standard is not met.**

Standard: the extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification.

The site has access to E Bell Street. **Standard is met.**

Standard: the extent to which the proposed amendment is inconsistent with the need to minimize flood damage and that the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area.

The petitioner is not adjusting any drainage items at the property. **Standard is met.**

Standard: the extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification.

The site is currently served by existing water mains and sewer connections, as well as fire and police protection. **Standard is met.**

Standard: The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Code as set forth in § 44-1701 herein.

The map amendment provides limited public interest. **Standard is not met.**

Standard: the extent to which property values are diminished by the particular zoning restriction.

The zoning restrictions could affect property values. **Standard is not met.**

Standard: the extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public.

The potential destruction of property values associated with heavy manufacturing uses would not promote the health, safety, morals, or general welfare of the public. **Standard is not met.**

Standard: whether a Comprehensive Plan for land use and development exists, and whether the ordinance is in harmony with it.

The Comprehensive Plan's Future Land Use map identifies the subject property as mixed-use. The Land Use Priorities map identifies this area as Tier 1. **Standard is not met.**

Standard: whether the City needs the proposed use.

The proposed map amendment would allow an existing business and manufacturing-designed building to be occupied and serve the City locally. **Standard is met.**

STAFF RECOMMENDATION

Staff finds that the application does not meet all the standards for a zoning map amendment and recommends that the Planning Commission take the following actions:

1. Motion to establish findings of fact, and that the proposed map amendment is not in the public interest and solely for the benefit of the petitioner.

2. Motion to not recommend approval of the petition submitted by Joseph A. Dehn, Attorney, on behalf of Akshar Plastic requesting a zoning map amendment for property located at 1101 E Bell Street in the City of Bloomington, from M-1, Restricted Manufacturing District, to M-2, General Manufacturing District. (P.I.N.: 21-10-105-007). (Ward 4)

Respectfully submitted,

Jon Branham
City Planner

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

DRAFT ORDINANCE NO. 2022 - _____

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM M-1, RESTRICTED MANUFACTURING DISTRICT, TO M-2, GENERAL MANUFACTURING DISTRICT, FOR THE PROPERTY GENERALLY LOCATED AT 1101 E BELL STREET, 11.91 ACRES MORE OR LESS.

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting a zoning map amendment at the property commonly described as eleven and ninety-one hundredths acres located at 1101 E Bell Street (PIN: 21-10-105-007) legally described in Exhibit "A" and hereinafter referred to as "Property", which is attached hereto and made part hereof by this reference; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said petition for a zoning map amendment the Property from M-1 (Restricted Manufacturing) District to M-2 (General Manufacturing) District and adopted findings of fact on the same; and

WHEREAS, the Bloomington Planning Commission found the requested zoning map amendment to be in the public interest and not solely for the benefit of the application, using the standards and objectives of the City Code as set forth in Chapter 44 Division 17-6, E2; and

WHEREAS, following said public hearing, the Planning Commission recommended approval of the zoning map amendment at the property to M-2 (General Manufacturing) District; and

WHEREAS, the City Council is authorized to adopt this Ordinance and approve the petition to rezone said Property.

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

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

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

3. The petition requesting a zoning map amendment at the property commonly described as eleven and ninety-one hundredths acres located at 1101 E Bell Street (PIN: 21-10-105-007) legally described in Exhibit "A" is hereby approved.

4. This Ordinance shall be in full force and effective as of the time of its passage and approval.

PASSED this _____ day of May 2022.

APPROVED this _____ day of May 2022.

CITY OF BLOOMINGTON

_____
Mboka Mwilambwe, Mayor

ATTEST

_____
Leslie Smith-Yocum, City Clerk

Exhibit A

TRACT NO. 1:

Lots 1, 4, 5, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 and 35 in Block 5 in Paradise Addition to the City of Bloomington; Also, all of Block 6 in Paradise Addition to the City of Bloomington;
Also, beginning at the North East comer of Lot 1 in Block 5 in Paradise Addition to the City of Bloomington, thence South along the East boundary of said Block 5 a distance of 978 feet to the South East corner of said Block 5, thence in North Easterly direction to the South West comer of Block 6 in Paradise Addition to the City of Bloomington, Illinois, thence North on the West line of said Block 6 a distance of 957 feet to the North West comer of said Block 6, thence West to the place of beginning;

Also, that part of the vacated alley in Block 5 in Paradise Addition to the City of Bloomington between Lots 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34 and 35 on the West side of said alley and Lots 12, 13, 16, 17, 20, 21, 24, 25, 28, 29, 32 and 33 on the East side of said alley, all in McLEAN COUNTY, ILLINOIS.

TRACT NO. 2:

The West 1/2 of the vacated alley in Block 5 in Paradise Addition to the City of Bloomington lying East of and adjacent to Lots 2, 3, 6, 7 and 10 and the East 1/2 of the vacated alley lying West of and adjacent to Lots 1, 4, 5, 8 and 9 in McLEAN COUNTY, ILLINOIS.

TRACT NO. 3:

Lot 7 in Block 5 in Paradise Addition to the City of Bloomington in McLEAN COUNTY, ILLINOIS.

Lot 10 in Block 5 in Paradise Addition to the City of Bloomington in McLEAN COUNTY, ILLINOIS.

EXCEPT THE FOLLOWING DESCRIBED TRACTS:

TRACT NO. 1:
A part of Block 6, in Paradise Addition to the City of Bloomington, McLean County, Illinois more particularly described as follows: Commencing at the South East corner of said Block 6, thence North 448.84 feet along the East line of said Block 6 to the point of Beginning; thence North 30.00 feet along the East line of said Block 6, thence West 25.00 feet along a line which forms an angle to the right of 90 degrees 00 minutes 00 seconds with the last described course; thence South 30.00 feet along a line which forms an angle to the right of 90 degrees 00 minutes 00 seconds with the last described course; thence East 25.00 feet along a line which forms an angle to the right of 90 degrees 00 minutes 00 seconds with the last described course to the Point of Beginning; ALSO

TRACT NO. 2:

A part of Block 6 and a part of the vacated McClun Street between Block 5 and Block 6, Paradise Addition to the City of Bloomington, McLean County, Illinois more particularly described as follows:

Commencing at the South East comer of said Block 6; thence North 00 degrees 31 minutes 21 seconds West, 63.93 feet along the East line of said Block 6 to the Point of Beginning; thence North 00 degrees 31 minutes 21 seconds West, 126.00 feet along the East line of said Block 6; thence South 89 degrees 28 minutes 39 seconds West, 95.93 feet; thence North 00 degrees 31 minutes 21 seconds West 115.95 feet; thence South 89 degrees 28 minutes 39 seconds West, 172.00 feet; thence South 00 degrees 23 minutes 41

seconds East, 197.06 feet; thence South 25 degrees 35 minutes 33 seconds West, 162.82 feet; thence South 15 degrees 35 minutes 15 seconds West, 82.54 feet to the North right-of-way line of Croxton Avenue; thence North 71 degrees 39 minutes 20 seconds East, 310.89 feet along the North right-of-way line of Croxton Avenue; thence North 04 degrees 13 minutes 07 seconds West, 62.50 feet; thence North 65 degrees 09 minutes 27

seconds East, 56.07 feet; thence North 89 degrees 28 minutes 39 seconds East, 19.91 feet to the Point of Beginning; ALSO

TRACT NO. 3:

A part of Block 6, Paradise Addition to the City of Bloomington, McLean County, Illinois more particularly described as follows: Beginning at the South East comer of said Block 6; thence North 00 degrees 31 minutes 21 seconds West 63.93 feet along the East line of said Block 6; thence South 89 degrees 28 minutes 39 seconds West, 19.91 feet; thence South 65 degrees 09 minutes 27 seconds West, 56.07 feet; thence South 04 degrees 13 minutes 07 seconds East, 62.50 feet to the South line of said Block 6; thence North 71 degrees 39 minutes 20 seconds East 70.34 feet along the South line of said Block 6 to the Point of Beginning, all in McLEAN COUNTY, ILLINOIS.

P.I.N. 21-10-105-007

Commonly known as 1101 E. Bell Street, Bloomington, IL 61701.

3/23/2022

1101 E Bell St

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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 reference purposes only.

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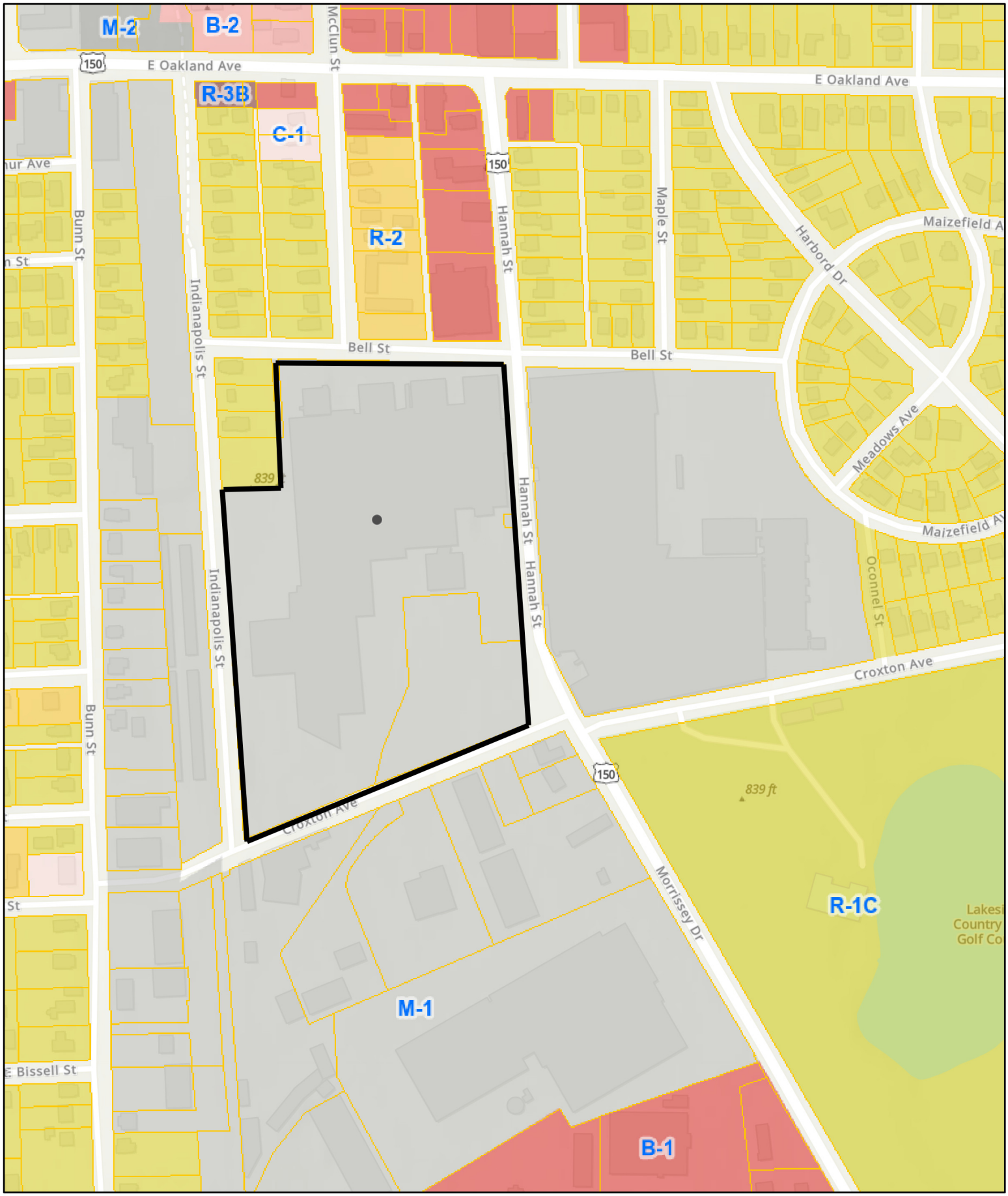
1 inch = 188 feet

McGIS

3/23/2022

1101 E Bell St



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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 reference purposes only.

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McGIS

PLANNING COMMISSION

TO:	Planning Commission
FROM:	Economic & Community Development Department
DATE:	May 4, 2022
CASE NO:	PR-06-22, Site Plan Review
REQUEST:	Public hearing, review, and action on a petition submitted by Stephany Sheekey, on behalf of U-Haul Corporation, requesting approval of a Site Plan (and Special Use) to allow a Mini Warehouse and Vehicle Rental Service in the B-1 (General Commercial) District with a Variance for the property located at 1225 Holiday Drive, in Bloomington (PIN: 14-35-451-019, 14-35-451-020, 14-35-451-021).

BACKGROUND

Petitioners' request:
The petitioner is requesting a Legislative Site Plan Review (and Special Use) with a Variance, to develop a mini warehouse and vehicle rental service with an associated surface parking area at the subject property. Mini warehouse is identified as a Special Use in the B-1 (General Commercial) District. Vehicle rental service is identified as a permitted use in B-1 District but requires a Special Use if adjoining a residential boundary. The site will include two three-story buildings. The height of the buildings is proposed at 38 feet, 6 inches, which exceeds the 35-foot height requirement. The variance request is to allow the increased height.

Property Characteristics:
The subject property consists of roughly 4.08 acres of land located near the northeastern intersection of Veterans Parkway and Empire Street (IL Route 9) in Bloomington. The property was previously utilized as a bowling alley which has been vacant for several years. The surrounding properties consist of commercial and residential zoning districts. The surrounding uses also consist of commercial, office and residential uses.

Notice:
The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, April 18, 2022. Courtesy notices were mailed to 64 property owners within 500 feet of the subject property.

Surrounding Zoning and Land Uses

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

ANALYSIS

Compliance with the Comprehensive Plan
The subject property is identified as Tier 1-Infill Redevelopment Priority. The Future Land Use map identifies the site as Regional Commercial. Approval of the Site Plan algins with the following goals of the Comprehensive Plan:

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

STANDARDS FOR REVIEW

Ch. 44, 17-9 Legislative site plan review
The Site Plan review process is intended to protect the public interest in safety, economy, and from adverse site development that may be detrimental to neighboring property owners and the surrounding area. The following standards and objectives shall guide the review of City staff, the Planning Commission, and the City Council in making a determination on the proposed Site Plan.

Standards for Consideration of Site Plan Review
Standard: the extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.

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

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

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

Standard: the extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.

> *The site is accessible by and directly situated on Holiday Drive. All curb cuts and aprons at the site are existing and will meet code requirements.* **Standard is met.**

Standard: the extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.

The surrounding properties are all zoned commercial. The uses range from commercial, office, and residential. A mini warehouse at the proposed site would be complementary to the existing surrounding uses. **Standard is met.**

Ch. 44. 10-26, Mini warehouses, provides additional minimum site and bulk standards for the siting and development of any mini warehouse:

A. Buffers and screening. In addition to the requirements of Article XIII of this Code, the following minimum buffers and screening shall be required.
(1) A six-foot high opaque fence shall be required around the perimeter of the lot to be used as a mini warehouse site.
(2) A chain link or wire mesh fence interlaced or interwoven with opaque strips may qualify as meeting the requirements for a solid opaque fence, if approved by the Zoning Administrator.
(3) A landscaping strip, 12 feet in width, shall be provided along all street frontages and along borders where a mini-warehouse site abuts any Residential District.

B. Site circulation.
(1) All one-way driveways shall provide for one ten-foot-wide parking lane and one fifteen-foot-wide travel lane. Traffic direction and parking shall be designated by signing or painting.
(2) All two-way driveways shall provide for one ten-foot-wide parking lane and two twelve-foot travel lanes.
(3) The parking lanes may be eliminated when the driveway does not serve storage cubicles.

C. Maximum floor area. No storage cubicle shall have a gross floor area greater than 5,000 square feet.

D. Building height. The maximum permitted building height shall be 35 feet or two stories, whichever is lower.

E. The following minimum site and bulk standards shall be required for the siting and development of any mini-warehouse facility.

Table 1026: Mini Warehouses Site and Bulk Standards

Lot Standards
Min. Lot Area – 2 acres
Min. Lot Width – 100 feet

Site Design Standards
Front Yard – 20 feet
Side Yard – 20 feet
Rear Yard – 20 feet

Item D, Building height, has not been met as the applicant is proposing buildings with a height of 38 feet-6 inches, rather than the required 35-feet. All other standards have been met.

ADDITIONAL REQUESTS - SPECIAL USE

Ch 44, 17-9-D, Concurrent Applications
The applicant has requested a Special Use as part of the application, in accordance with Ch. 17, 17-9-D of the Site Plan Review process. Land uses proposed to be included in a development requiring a legislative public hearing site plan review which would otherwise be allowed by Special Use Permit only are exempted from the administrative public hearing normally required for such Special Use Permit applications and the Planning Commission shall consider the standards for granting a special use.

The requested special use, therefore, is subject to the standards for granting a special use (Chapter 44, 17-7).

Ch. 44, 17-7 Special uses.
For each Special Use application, the Board of Zoning Appeals shall report to the Council its findings of fact and recommendations, including the stipulations of additional conditions and guarantees, when they are deemed necessary for the protection of the public interest or to meet the standards as specified herein. No special use application shall be recommended by the Board of Zoning Appeals for approval unless all of the following factors are found:

Standards for Consideration of Special Use Permits
Standard: that the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

> *The request involves the establishment of a mini warehouse and vehicle rental service at the site. The proposed use is consistent to how the surrounding property has historically been developed with other commercial uses.* **Standard is met.**

Standard: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

> *The site design and use are consistent with other development in the direct area and should not impact property values.* **Standard is met.**

Standard: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district.

> *Several other commercial uses exist in the direct area. The mini warehouse and vehicle rental service will be developed in accordance with zoning bulk requirements and will not impede adjacent properties.* **Standard is met.**

Standard: That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.

> *Building code and engineering requirements and will be thoroughly reviewed through the permit process.* **Standard is met.**

Standard: That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

> *The vehicular access points are existing to the site and should not negatively affect traffic in the area.* **Standard is met.**

Standard: That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals. (Ordinance No. 2006-137).

The proposed Special Use is subject to, and adherent, with the regulations of the B-1 District. Other applicable site plan development standards including off-street parking, landscape and lighting will be addressed with building permits. **Standard is met.**

ADDITIONAL REQUESTS - VARIANCE

Ch 44, 17-9-D, Concurrent Applications (Variances)
The applicant has requested Variances as part of the application, in accordance with Ch. 17, 17-9-D of the site plan review process. The requests are as follows:

The petitioner seeks a Variance from §44-1026-D (Mini warehouse - building height), to allow construction of buildings at 38 feet, 6 inches. §44-1026-D states, "The maximum permitted building height shall be 35-feet or two stories, whichever is less."

Standards for Consideration of Variances
Standard: that the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult.

The site has been vacant for several years and will require redevelopment of the entire site. The new buildings will be an additional three feet, six inches, and allow for the function of the storage facility and is consistent with standard industry design. **Standard is met.**

Standard: that the variance would be the minimum action necessary to afford relief to the applicant.

The variance is required due to the nature of the request to not meet the 35-foot height required by the Code and redevelop the site. **Standard is met.**

Standard: that the special conditions and circumstances were not created by any action of the applicant.

No special conditions or circumstances were created by the applicant in this situation. **Standard is met.**

Standard: that granting the variation request will not give the applicant any special privilege that is denied to others by the Code.

No special privilege has been given to the applicant in this situation. **Standard is met.**

Standard: that the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties.

There is no expected potential negative impact to the public welfare. The variance would not be expected to alter the character of the neighborhood, nor impair the use or development of adjoining properties. **Standard is met.**

STAFF RECOMMENDATION

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

1. Motion to establish findings of fact that the subject property meets the Legislative Site Plan Review criteria in Chapter 44.17-9 of the City Code and recommend that City Council approve a Site Plan for the property located at 1225 Holiday Drive (PIN: 14-35-451-019, 14-35-451-020, 14-35-451-021) (Ward 5).

2. Motion to establish findings of fact that the subject property meets the Special Use criteria in Chapter 44, 17-7 of the City Code and recommend that City Council approve a Special Use to allow a Mini Warehouse and Vehicle Rental Service in the B-1 (General Commercial) District for the property located at 1225 Holiday Drive (PIN: 14-35-451-019, 14-35-451-020, 14-35-451-021) (Ward 5).

3. Motion to establish findings of fact that the subject property meets the Variance criteria in Chapter 44, 17-9-D of the City Code recommend that the City Council approve a Variance associated with this site plan, to allow construction of buildings at 38 feet, 6 inches, which exceed the 35-foot height requirement for the property located at 1225 Holiday Drive (PIN: 14-35-451-019, 14-35-451-020, 14-35-451-021) (Ward 5).

Respectfully submitted,
Jon Branham
City Planner
Attachments:

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

DRAFT ORDINANCE NO. 2022 - _____

AN ORDINANCE APPROVING A SITE PLAN AND SPECIAL USE AND VARIANCE FOR A MINI WAREHOUSE AND VEHICLE RENTAL SERVICE IN THE B-1 (GENERAL COMMERCIAL) DISTRICT, FOR PROPERTY GENERALLY LOCATED AT 1225 HOLIDAY DRIVE

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

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

WHEREAS, after proper notice was given, the Bloomington Planning Commission conducted a public hearing on said petition and plan, and at said public hearing, the Planning Commission made findings of fact that such Site Plan complies with the standards for granting approval of a site plan found in Chapter 44 Division 17-9 of the Bloomington City Code; and the standard for granting approval of a special use found in Chapter 44 Division 17-7; and the standards for granting approval of a variance found in Chapter 44 Division 17-9, and

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

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

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

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

3. The City Council hereby approves the Site Plan and Special Use and Variance for a Mini Warehouse and Vehicle Rental Service for the property at 1225 Holiday Drive, legally described in Exhibit "A" and depicted in Exhibit(s) "B", and with the following variances: variance from §44-1026D (building height).

This Ordinance shall take effect immediately upon passage and approval.

PASSED this _____ day of May, 2022

APPROVED this _____ day of May, 2022

CITY OF BLOOMINGTON

_____
Mboka Mwilambwe, Mayor

ATTEST

_____
Leslie Smith-Yocum, City Clerk

Exhibit A
Legal Description
1225 Holiday Drive

Tract No. 1:
Lots 9 and 10 in the Re-Subdivision of Lot 2, Circle Lanes Subdivision, in the City of Bloomington, according to the plat thereof recorded February 20, 1991 as Document Number 91- 2439, in McLean County, Illinois.

Tract No. 2:
Lot 11 in the Re-Subdivision of Lot 2, Circle Lanes Subdivision, in the City of Bloomington, according to the plat thereof recorded February 20, 1991 as Document Number 91-2439, in McLean County, Illinois.

4/26/2022

1225 Holiday Dr - Aerial Map3

N
W E
S

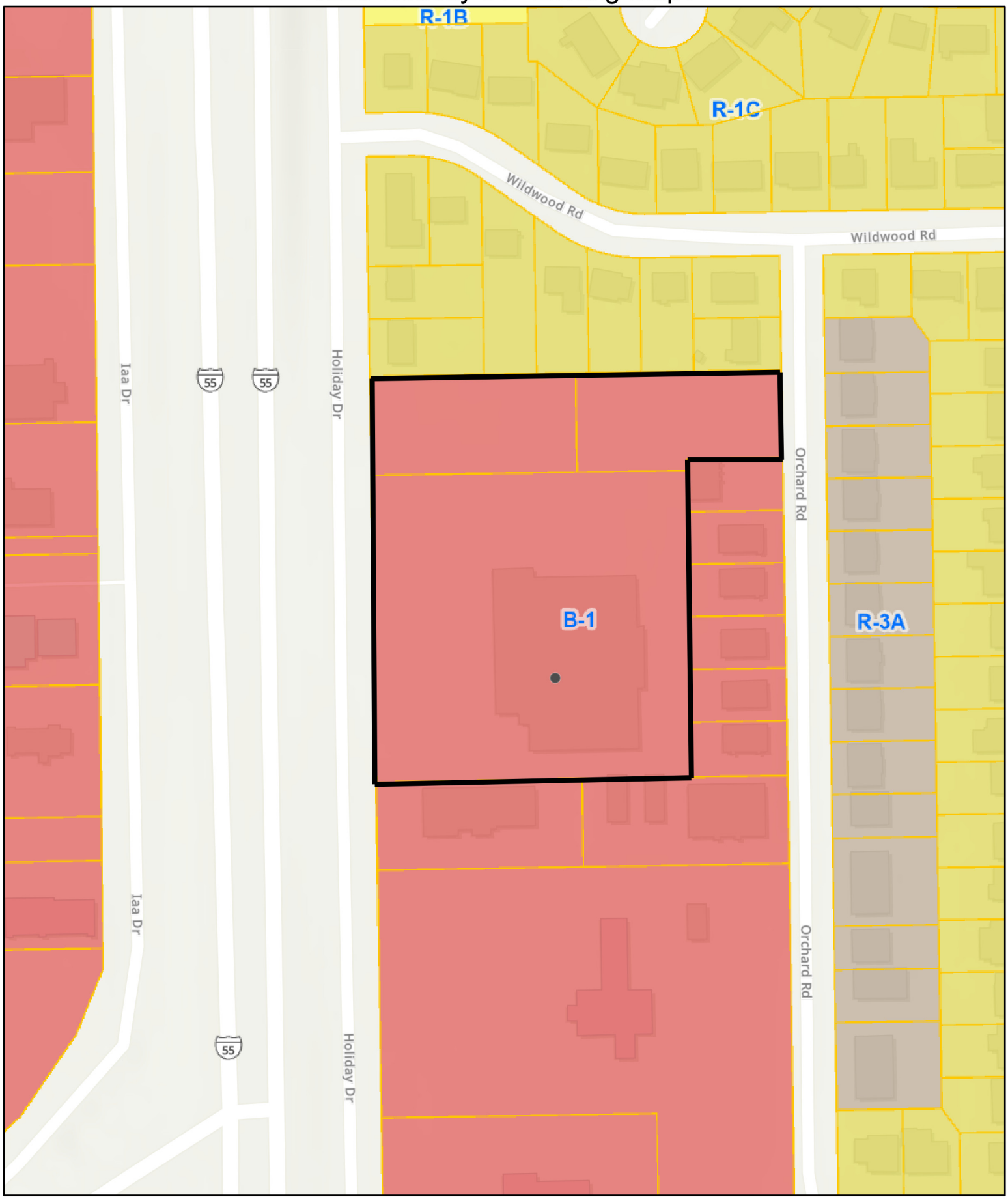
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.

0 0.04 0.07
mi
1 inch = 188 feet

McGIS

4/26/2022

1225 Holiday Dr - Zoning Map3



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McGIS

AMERCO®
REAL ESTATE COMPANY
2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: stephany_sheekey@uhaul.com

Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Bloomington's participation and counseling in regards to a Special Use Permit for the property located at 1225 Holiday Dr. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 4.08-acre property is located at 1225 Holiday Dr. U-Haul is proposing to develop the site into a U-Haul Moving and Storage Store. Our uses consist of self-storage, U-Haul truck and trailer sharing, and related retail sales. This infill development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently vacant.

The property is currently zoned B-1 (General Commercial). The use of self-storage and U-Haul truck and trailer share requires a special use permit. U-Haul is proposing to apply for the permit to allow for these uses.

Custom site design for every U-Haul store assures that the facility complements the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type use that serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive

imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

The U-Haul Store:

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.

- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.

- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.

- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.

- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.

- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.

- It is against policy for a business to be operated from a U-Haul storage room.

- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.

- Items that may not be stored include: chemicals, flammables, and paints.

- U-Haul stores are protected by video surveillance.

- U-Haul stores are non-smoking facilities.

- U-Haul will provide added services and assistance to our customers with disabilities.

Traffic Study:

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

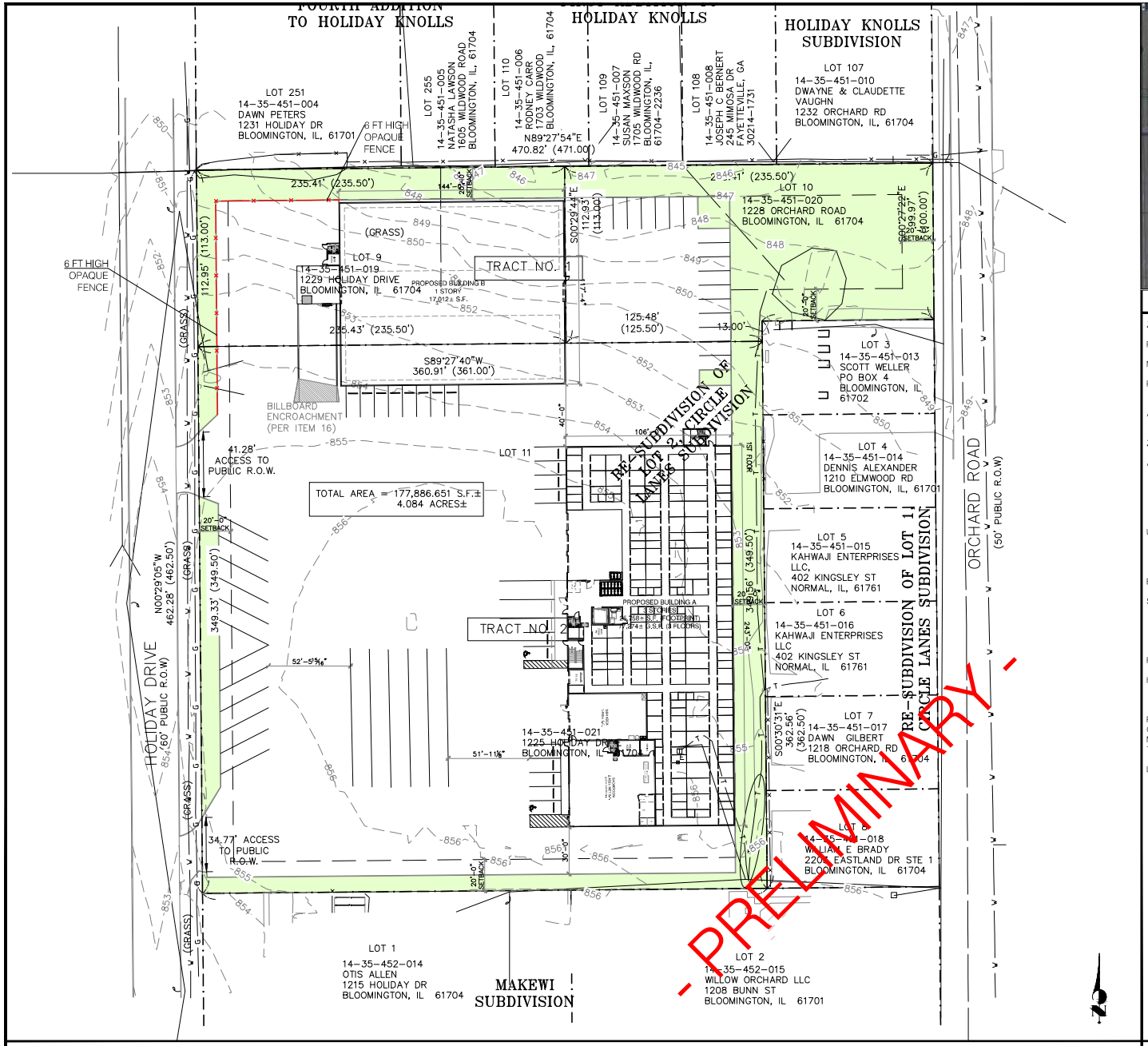
USE COMPARISON

Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with the City of Bloomington as you consider the Special Use Permit we are currently submitting.

Sincerely,

Stephany Sheekey, AICP
AMERCO Real Estate - Planner



PRELIMINARY SITE PLAN

SCALE: 1" = 30' - 0"

SITE AERIAL

SCALE: N.T.S.

ZONING INFORMATION:

PROJECT NAME: U-HAUL OF BLOOMINGTON

MUNICIPALITY: CITY OF BLOOMINGTON

PROJECT ADDRESS: 1225 HOLIDAY DRIVE
BLOOMINGTON, IL 61704

APN/ACRE/AREA: 14-35-451-021, 14-35-019, 14-35-451-020
4.084 ACRES, 177,886.651 S.F.

ZONE: B-1 (GENERAL COMMERCIAL)

ADJACENT ZONING:

N - R1-C (SINGLE FAMILY RESIDENCE DISTRICT)
E - B-1 (GENERAL COMMERCIAL)
S - B-1 (GENERAL COMMERCIAL)
W - B-1 (GENERAL COMMERCIAL)

USES: VEHICLE RENTAL - SUP
SELF-STORAGE FACILITIES - SUP
MINI-STORAGE FACILITY - SUP
RETAIL - PERMITTED

BULK REQUIREMENTS:

SETBACKS (FOR MINI WAREHOUSES):

FRONT YARD: 20 FT.
SIDE YARD: 20 FT.
REAR YARD: 20 FT.

FAR: 0.8 ALLOWED, 0.53 PROPOSED

HEIGHT LIMIT:
MINI WAREHOUSE: 35 FT. ALLOWED, 38'-6" PROPOSED
ALL OTHER USES: NONE

PARKING:
GENERAL RETAIL = 1 SP / 250 GFA (12 REQ.)
MINI WAREHOUSE = 1 SP / 25 STORAGE LOCKERS + 2 SP FOR MANAGER'S OFFICE (26 REQ.)
TOTAL = 38 REQUIRED, 38 PROVIDED

LANDSCAPE:
YARD DEPTH: (MIN) 10 FT.
BUILDING FOUNDATION LANDSCAPING: 60% OF THE LENGTH OF THE FACADE
PARKING LOT PERIMETER LANDSCAPING:
WIDTH: (MIN) 6'-0" FOR INTERIOR AREAS; (MIN) 12' ADJOINING ROW
PARKING LOT INTERIOR LANDSCAPING:
(FOR PARKING LOTS CONSISTING OF 10 OR MORE SPACES)
PARKING LOT ISLAND: 1 ISLAND/10 PARKING SP.
DIMENSIONS: (MIN) 200 SF.

PROPOSED MIX

LOCKER SIZE	NON-CLIMATE - 46%			CLIMATE - 54%						TOTAL		
	1st FLR	SQ. FT.	%	2nd FLR	SQ. FT.	%	3rd FLR	SQ. FT.	%	QTY	SQ. FT.	%
5 x 5	21	525	4%	26	650	4%	26	650	4%	73	1,825	4%
5 x 10	70	3,500	27%	88	4,400	24%	88	4,400	24%	246	12,300	25%
7 x 10	2	140	1%	1	70	0%	2	140	1%	5	350	1%
10 x 8	1	80	1%	3	240	1%	1	80	0%	5	400	1%
10 x 10	60	6,000	46%	87	8,700	47%	89	8,900	48%	236	23,600	47%
10 x 15	19	2,850	22%	29	4,350	24%	29	4,350	23%	77	11,550	23%
TOTAL	173	13,095	100%	234	18,410	100%	235	18,620	100%	642	50,025	100%

LOCKER AREA = 15,636± S.F.
TOTAL U-BOXES = 1,000 (HIGH)

SITE DATA

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS, NOT FOR CONSTRUCTION, FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:
U-HAUL OF BLOOMINGTON
1225 HOLIDAY DRIVE
BLOOMINGTON, IL 61704

SHEET CONTENTS:
PROPOSED SITE PLAN

934071

DRAWN: AS
CHECKED: XX
DATE: 02/11/22

SP1

934071 A1A.DWG

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U-HAUL

MOVING & STORAGE OF BLOOMINGTON

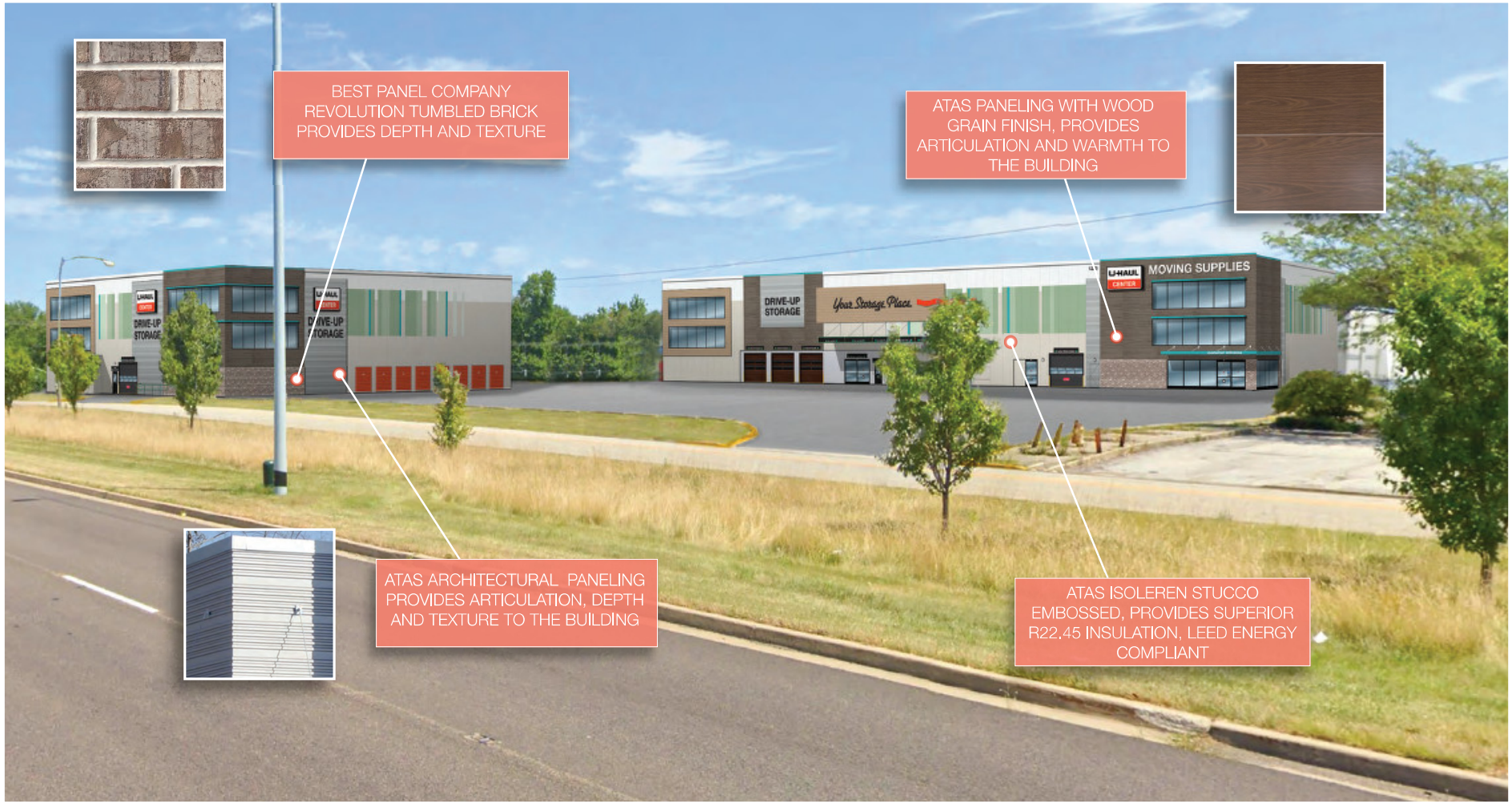
1225 Holiday Dr. Bloomington, IL 61704

March 21, 2022

U-HAUL

MOVING & STORAGE OF BLOOMINGTON

1225 Holiday Dr. Bloomington, IL 61704



March 21, 2022

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MOVING & STORAGE OF BLOOMINGTON

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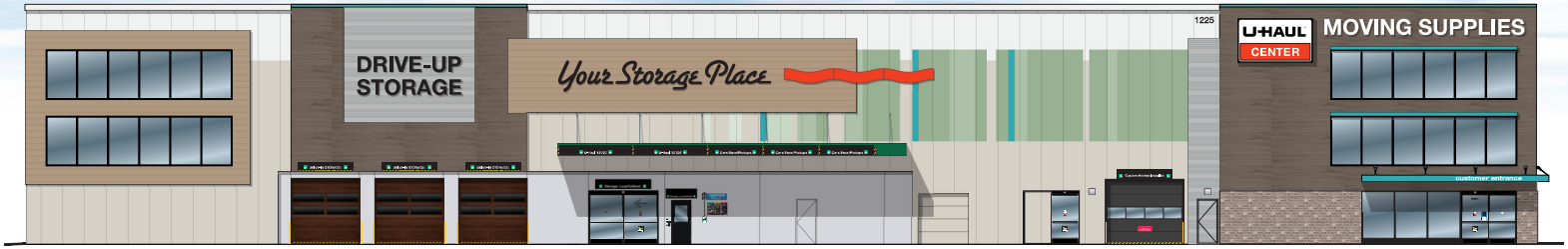

WEST ELEVATION: BUILDING A

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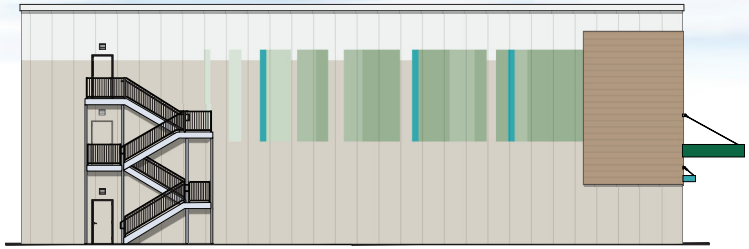

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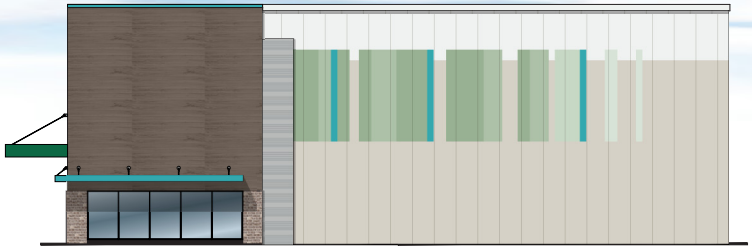

SOUTH ELEVATION: BUILDING A

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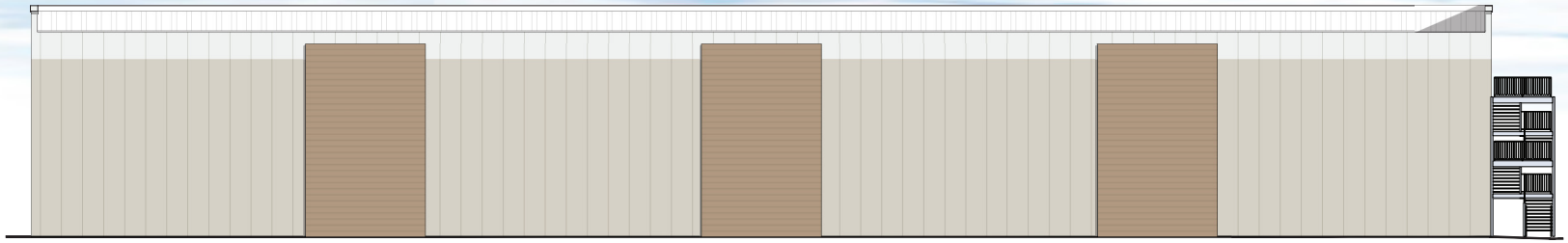

EAST ELEVATION: BUILDING A

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MOVING & STORAGE OF BLOOMINGTON

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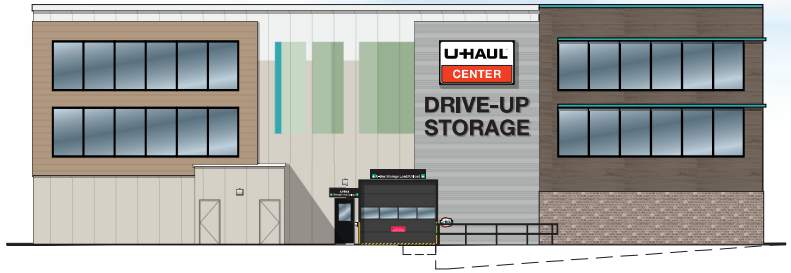

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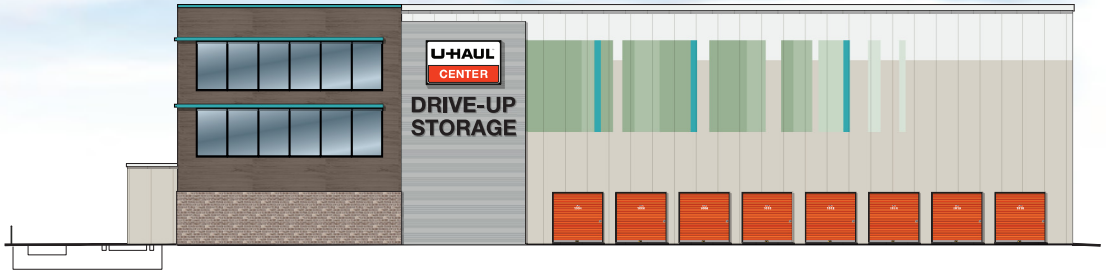

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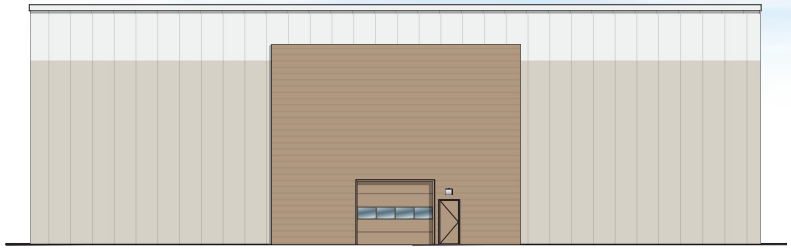

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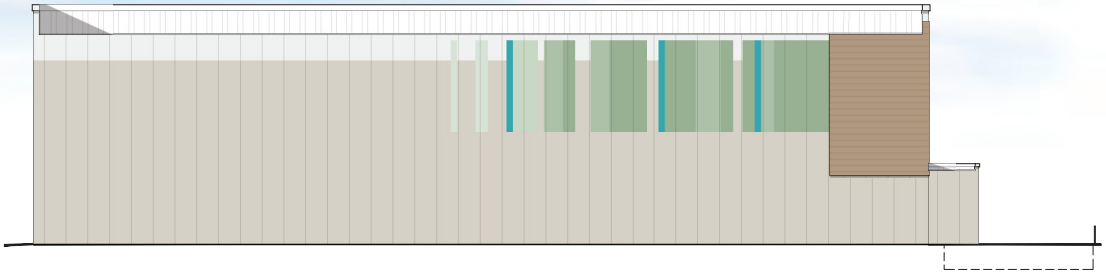

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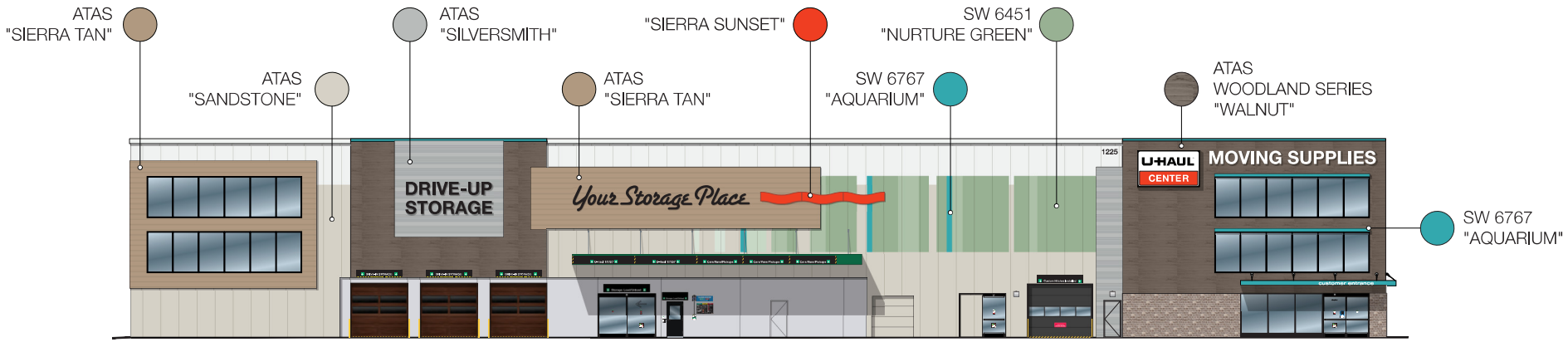

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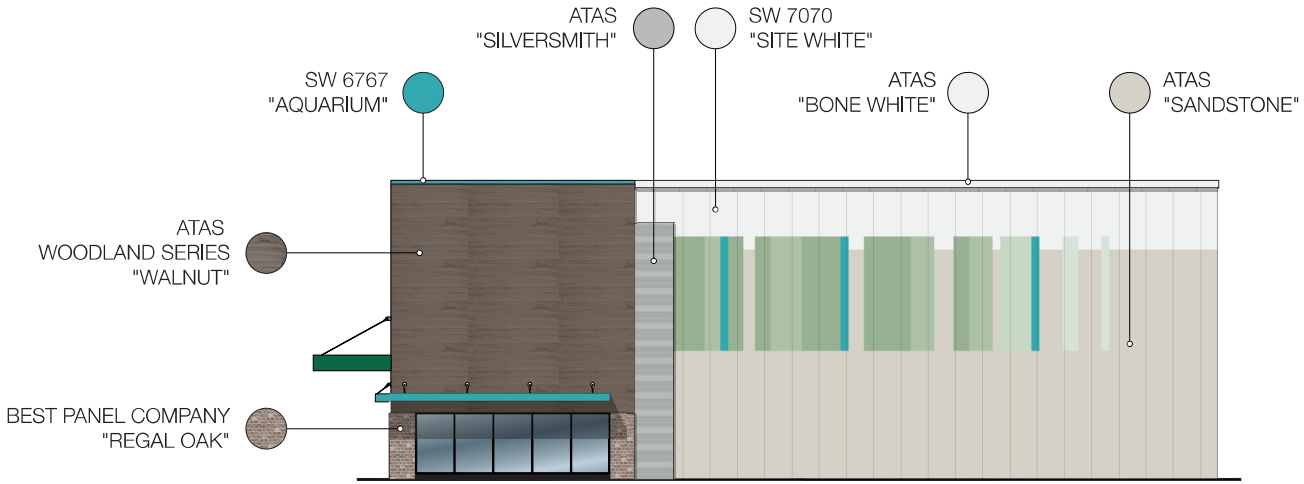

SOUTH ELEVATION: BUILDING A

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March 21, 2022

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MOVING & STORAGE OF BLOOMINGTON

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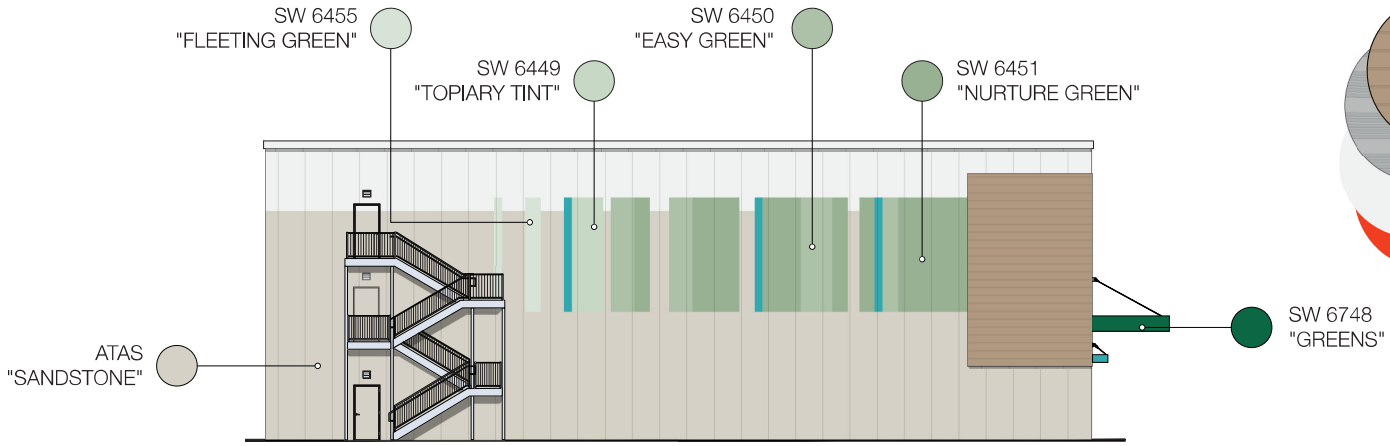

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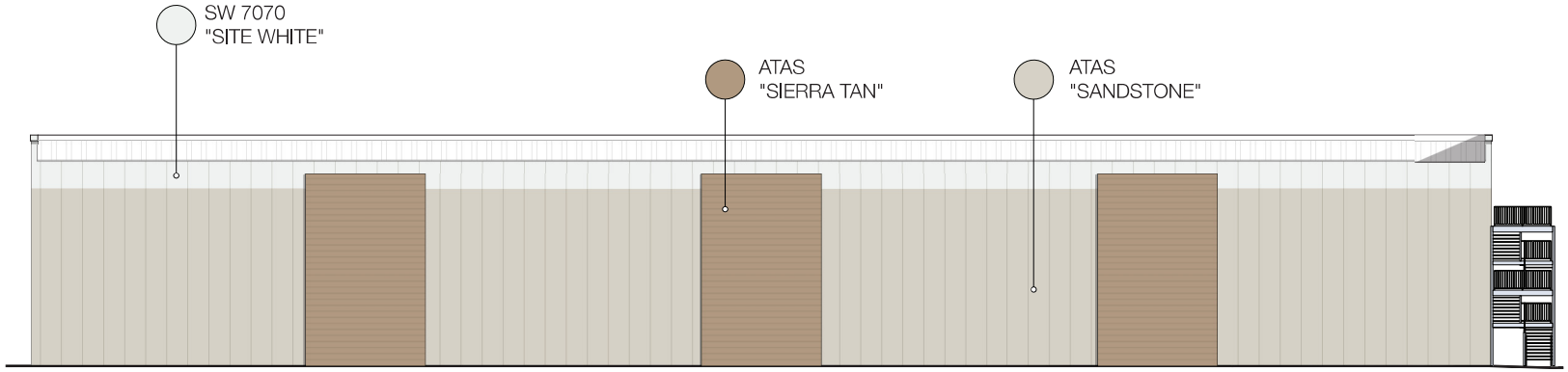


EAST ELEVATION: BUILDING A

Scale: 1" = 20'

ADVERTISING & MARKETING ASSOCIATES, INC.

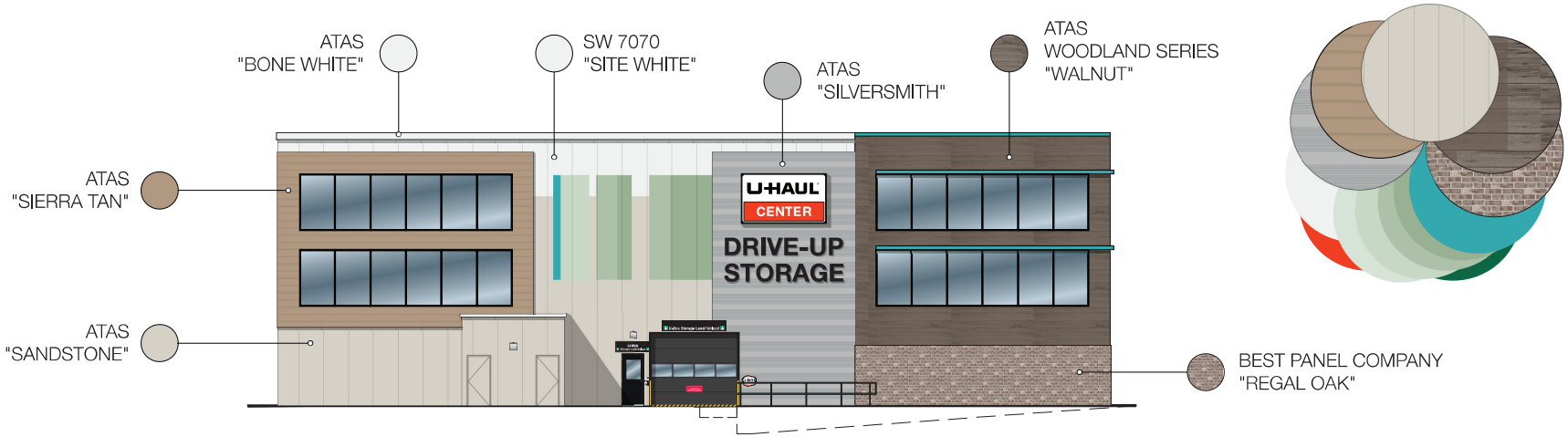
ARCHITECTURAL DESIGN & FACILITY IMAGING

March 21, 2022

U-HAUL

MOVING & STORAGE OF BLOOMINGTON

1225 Holiday Dr. Bloomington, IL 61704



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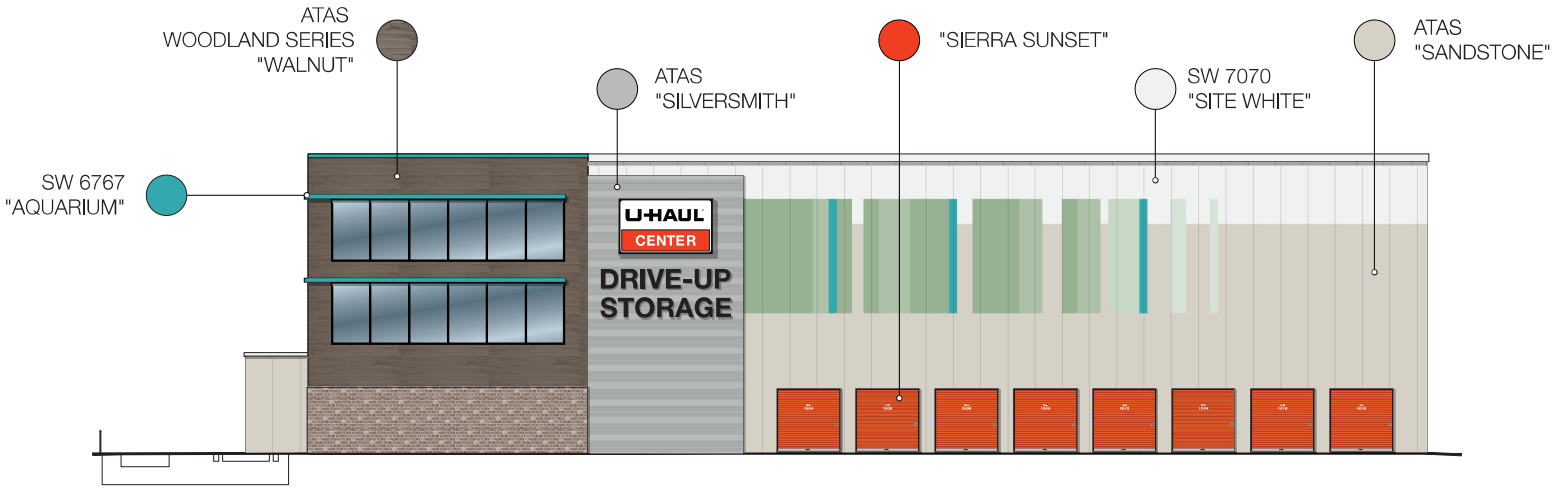

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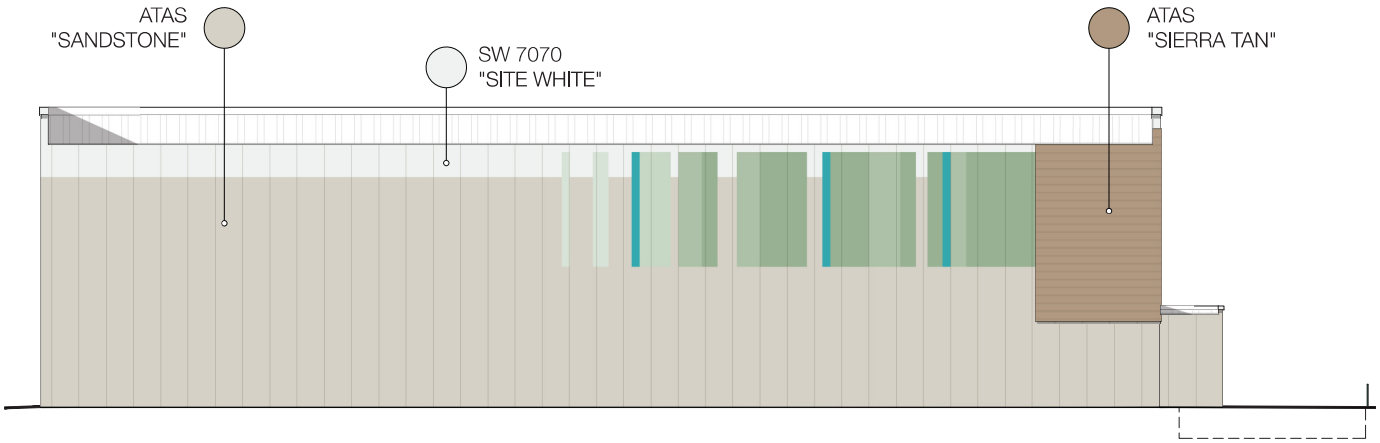

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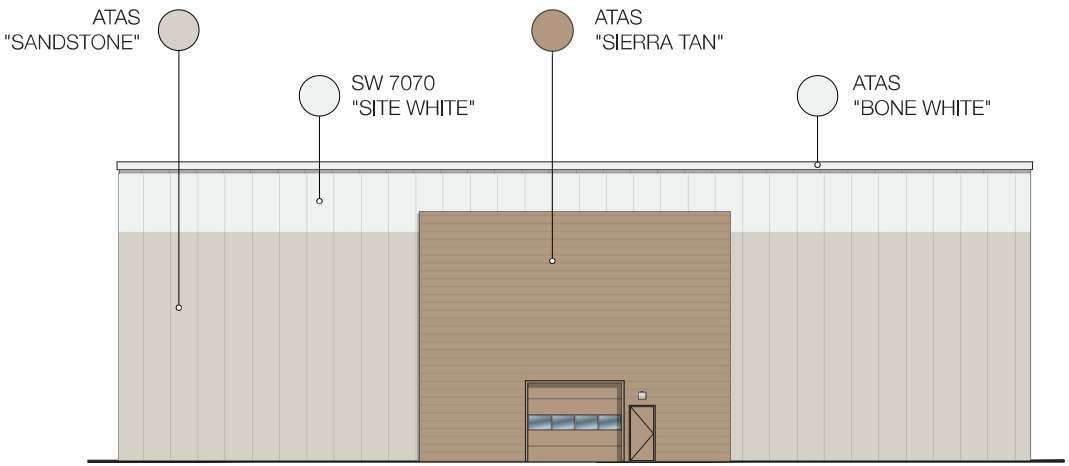

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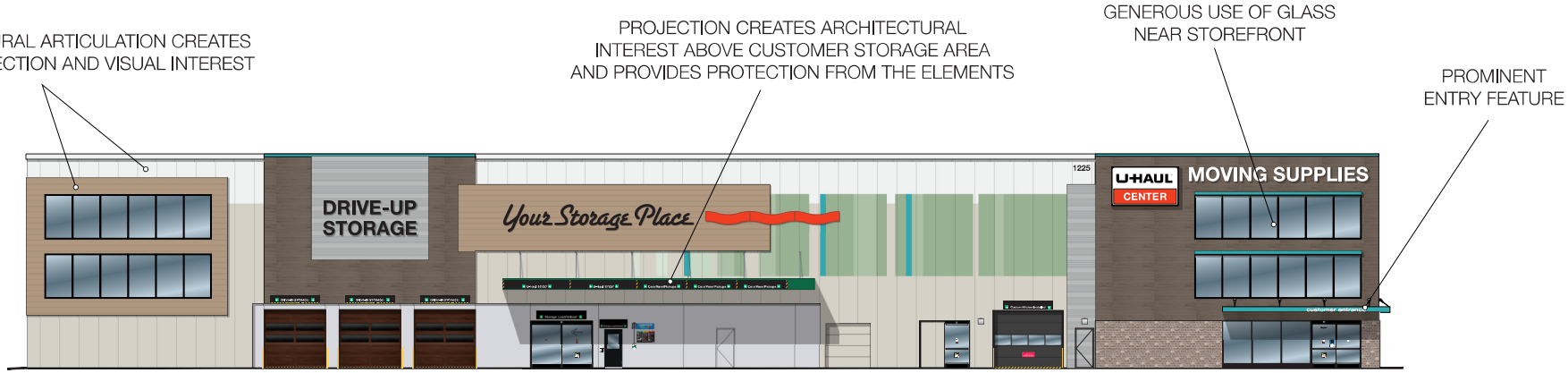

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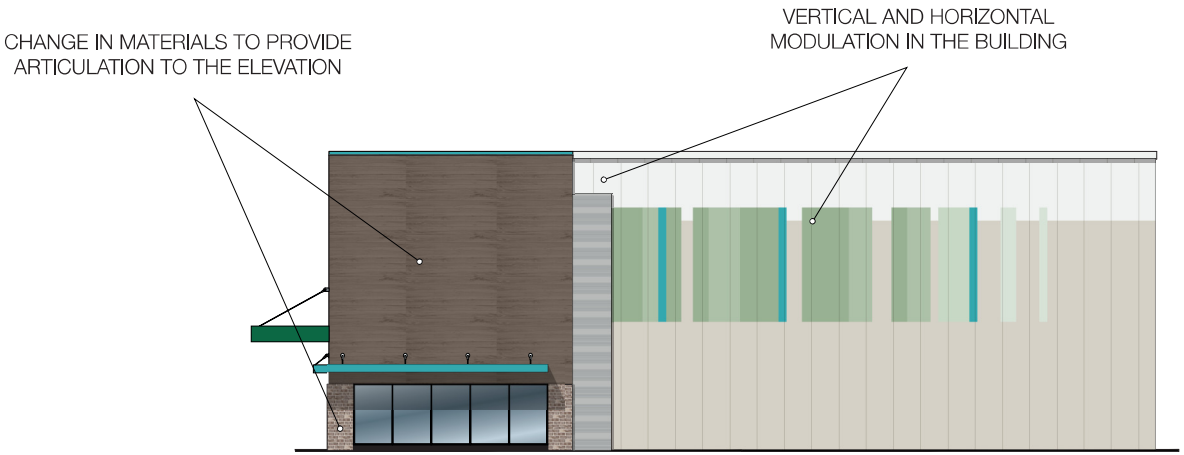

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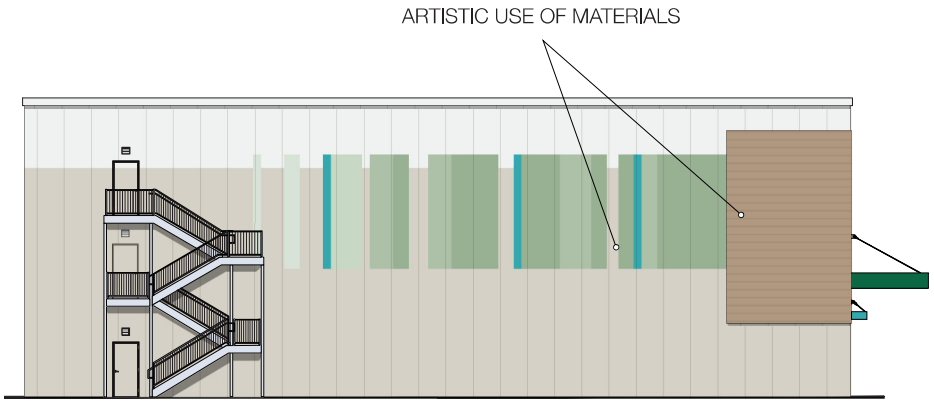

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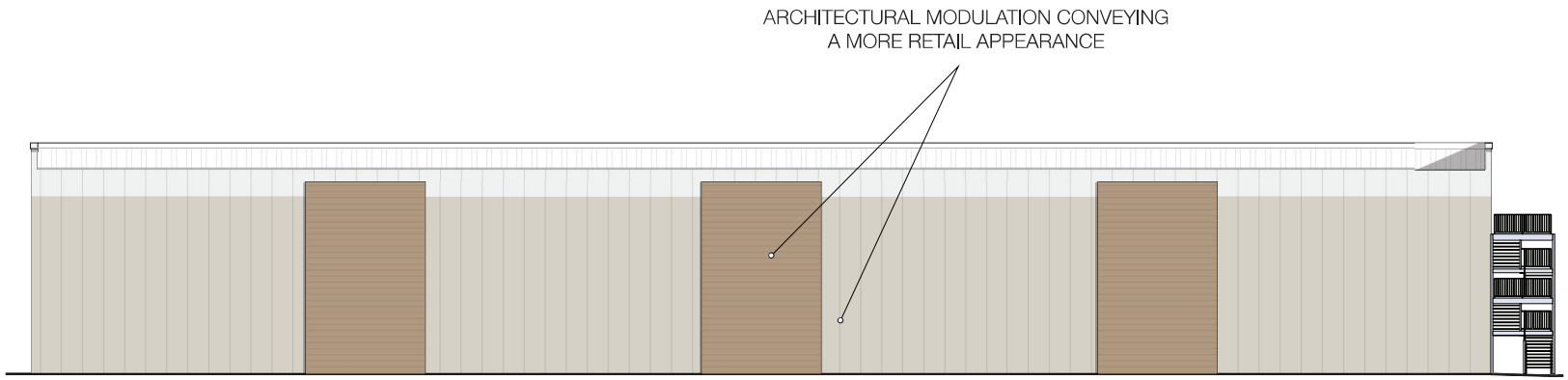

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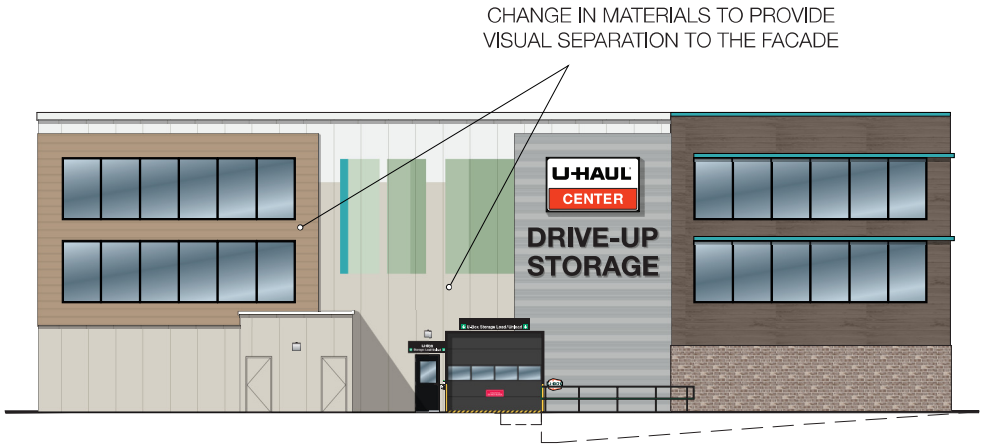
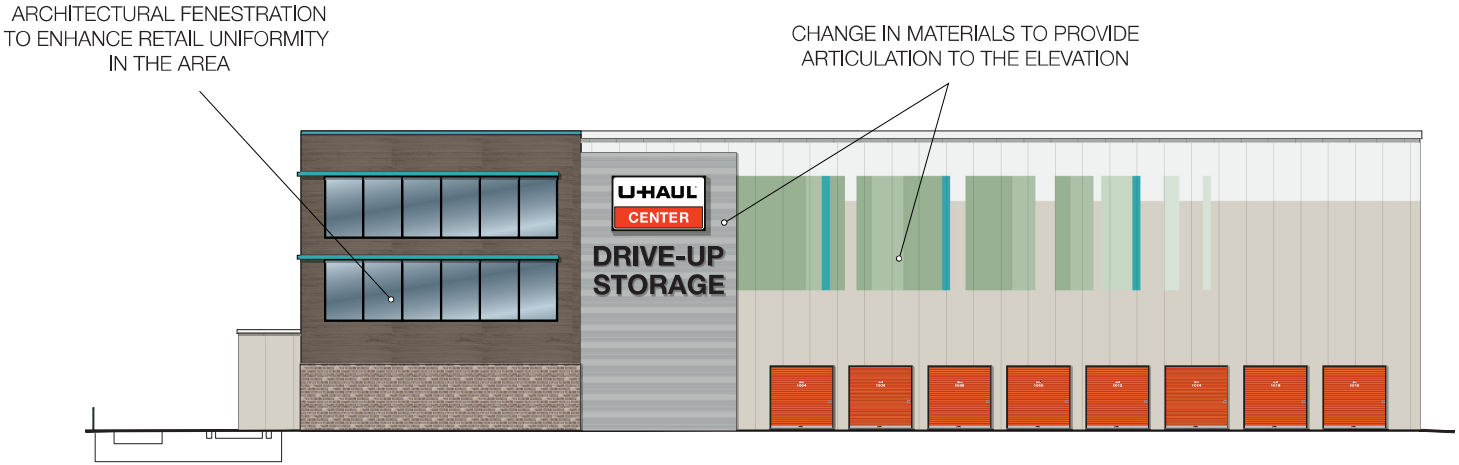


WEST ELEVATION: BUILDING B

Scale: 1/16" = 1'



SOUTH ELEVATION: BUILDING B

Scale: 1/16" = 1'

March 21, 2022

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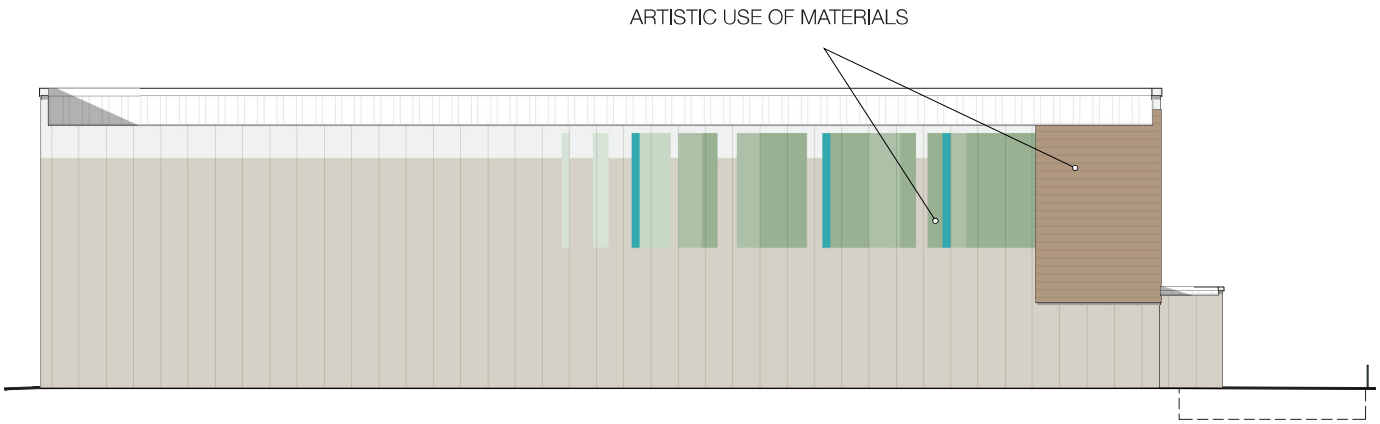

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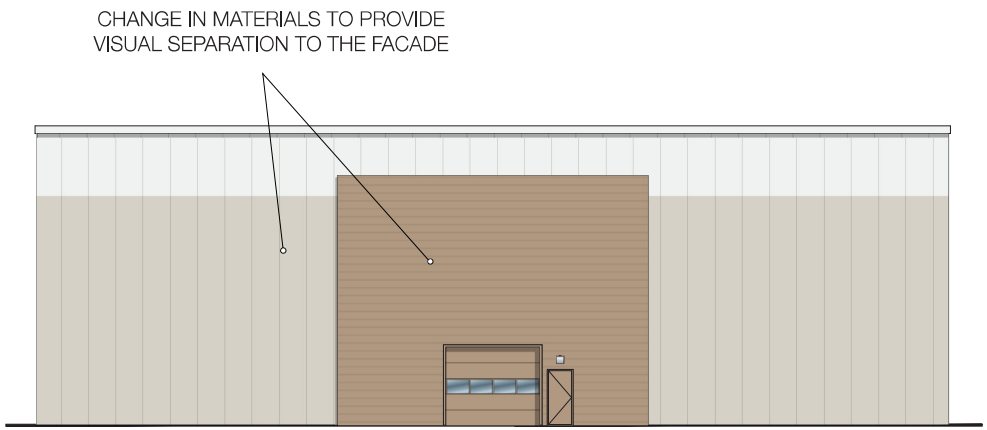

EAST ELEVATION: BUILDING B

Scale: 1/16" = 1'

MOVING & STORAGE OF BLOOMINGTON

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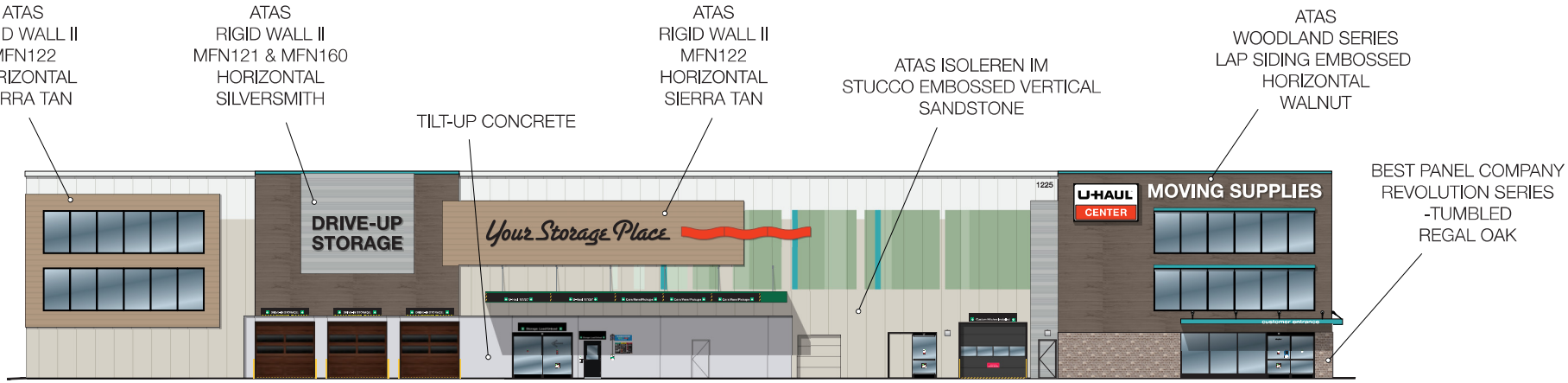
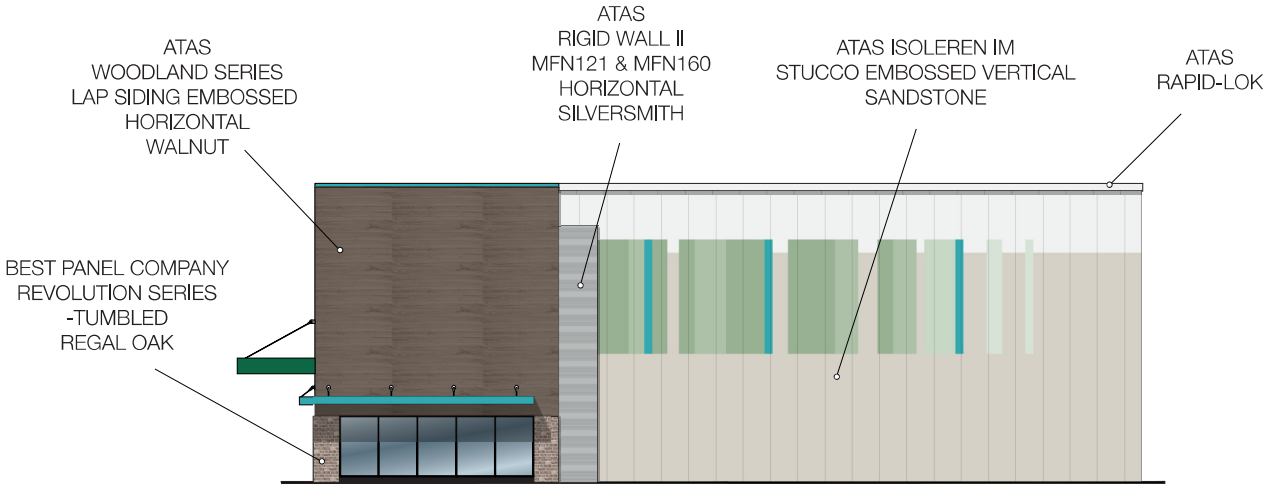


WEST ELEVATION: BUILDING A

Scale: 1" = 20'



SOUTH ELEVATION: BUILDING A

Scale: 1/16" = 1'

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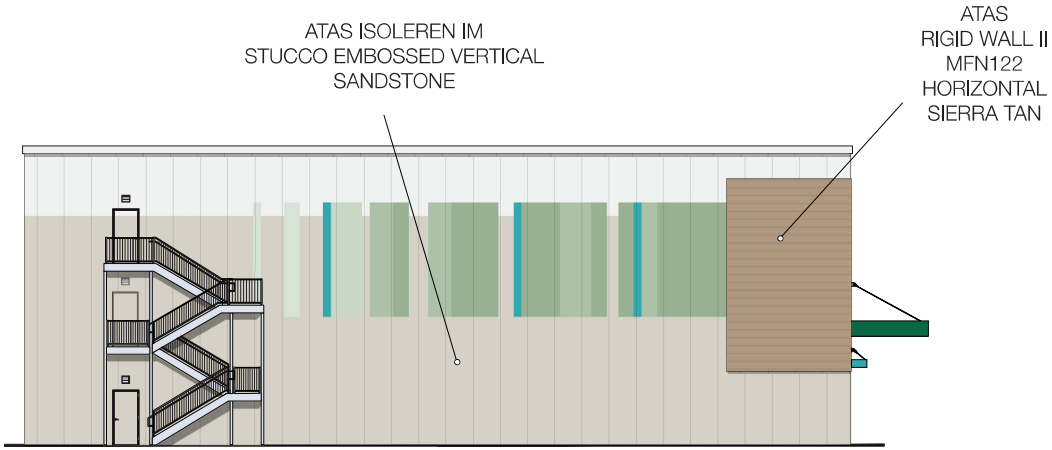
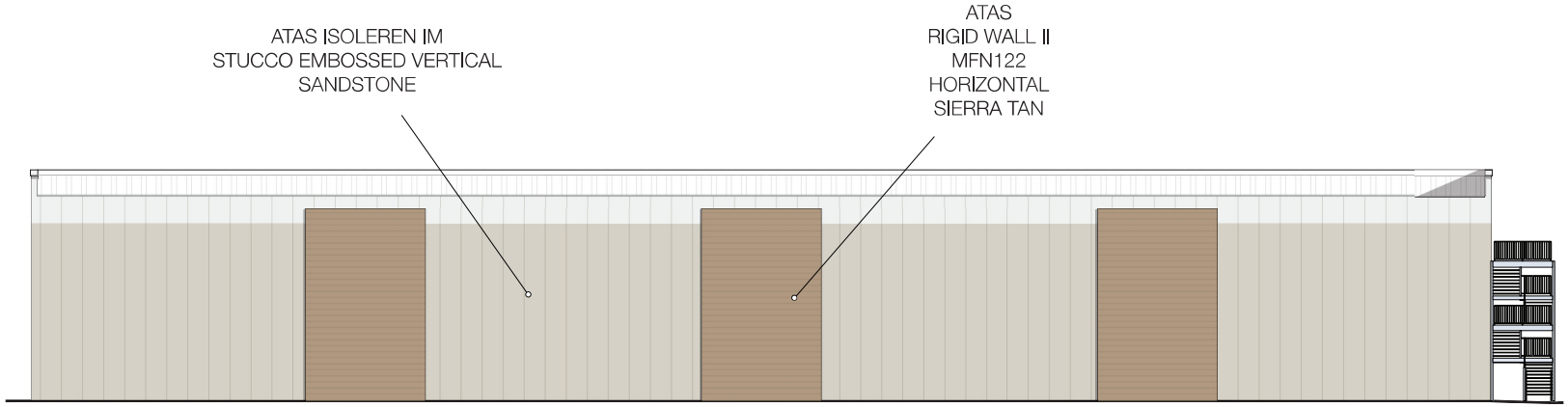


NORTH ELEVATION: BUILDING A

Scale: 1/16" = 1'



EAST ELEVATION: BUILDING A

Scale: 1" = 20'

March 21, 2022

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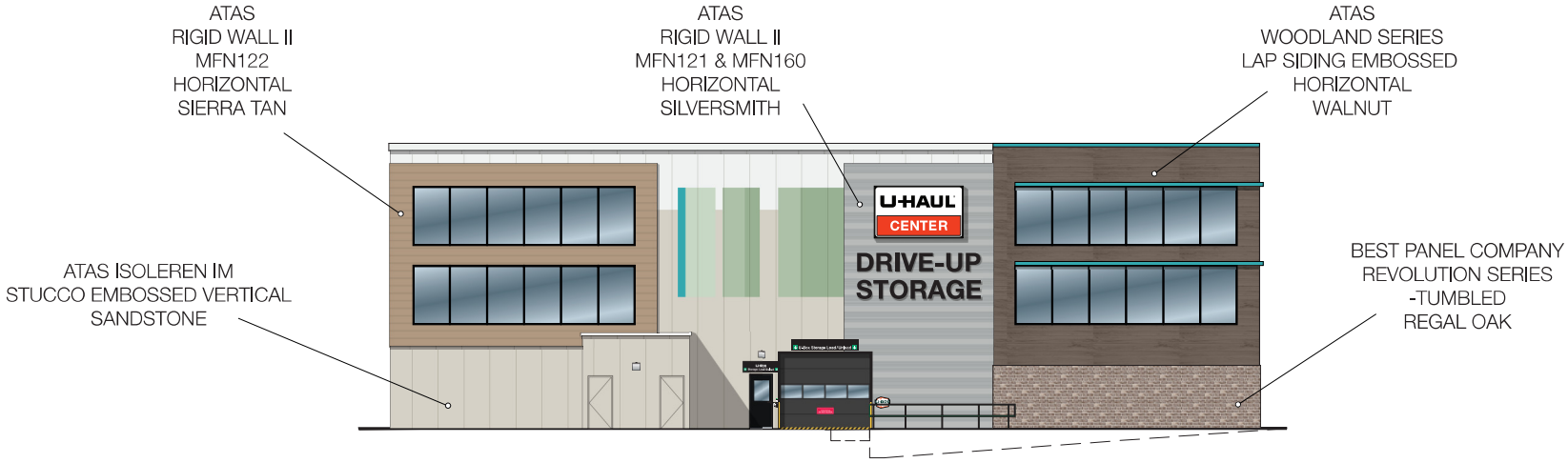
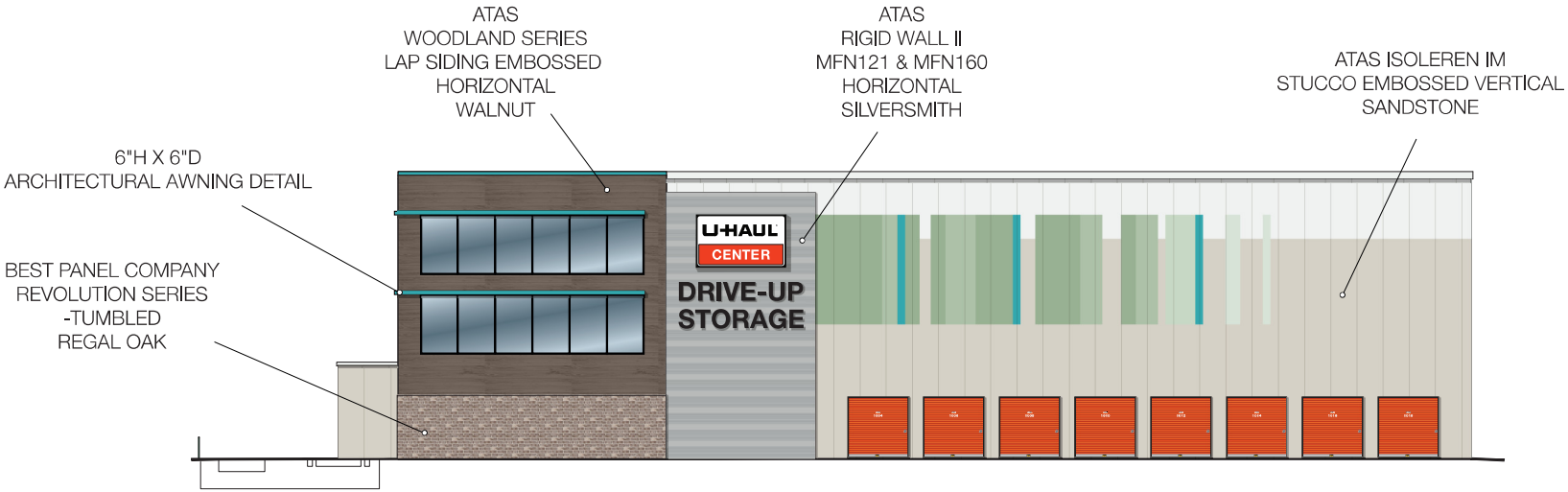


WEST ELEVATION: BUILDING B

Scale: 1/16" = 1'



SOUTH ELEVATION: BUILDING B

Scale: 1/16" = 1'

March 21, 2022

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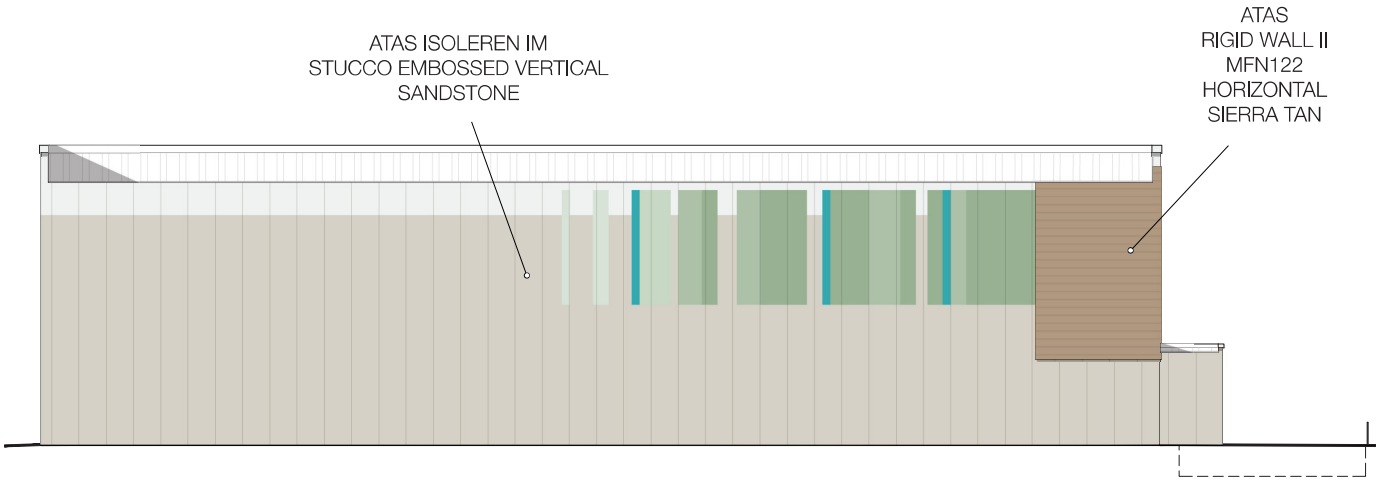

NORTH ELEVATION: BUILDING B

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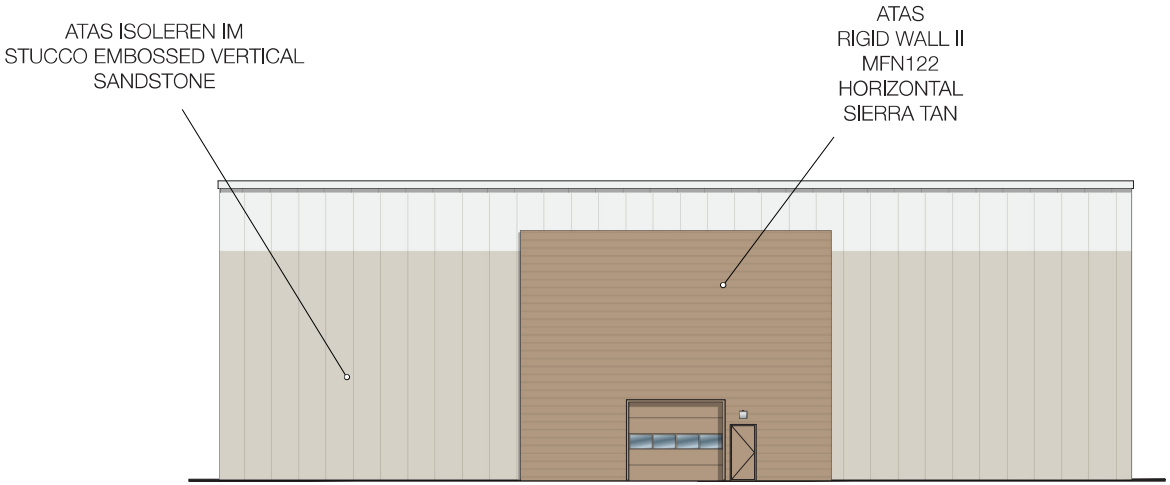
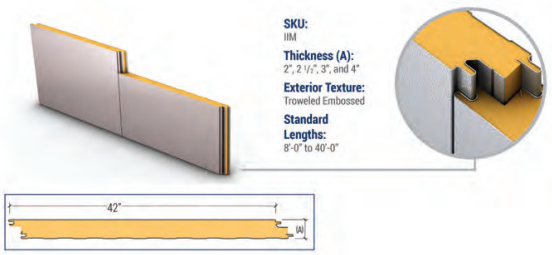


EAST ELEVATION: BUILDING B

Scale: 1/16" = 1'

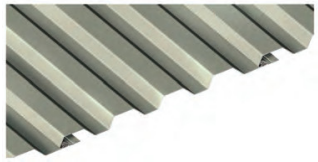
March 21, 2022

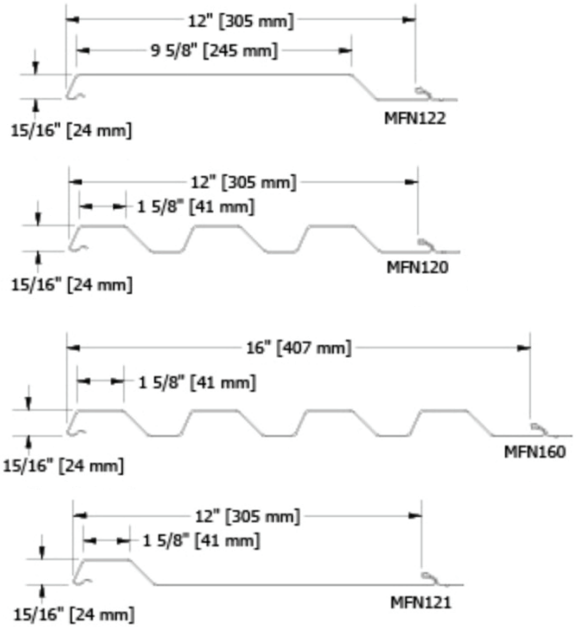
ATAS Isoleren IM



ATAS Rigid Wall II

Rigid Wall II profiles are available in widths of 8", 12", or 16" . The panels are 15/16" deep and provide dramatic shadow lines with their 1⅝" wide ribs. The panels utilize the Wind-Lok™ concealed fastening system and offer uninterrupted vertical or horizontal sight lines.





ATAS Woodland Series

LAP SIDING EMBOSSED
HORIZONTAL
WALNUT

BEST PANEL COMPANY

REVOLUTION SERIES
-TUMBLED
REGAL OAK

U-HAUL

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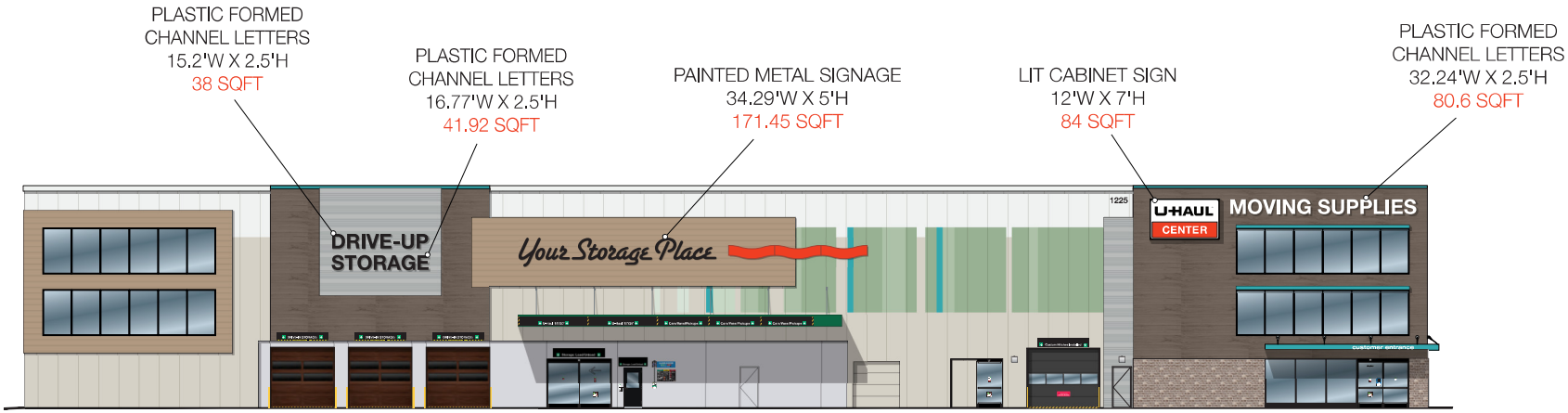
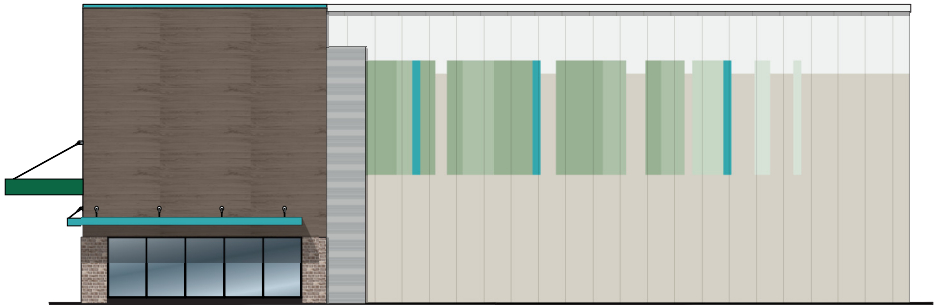


WEST ELEVATION: BUILDING A

Scale: 1" = 20'



SOUTH ELEVATION: BUILDING A

Scale: 1/16" = 1'

March 21, 2022

U-HAUL

MOVING & STORAGE OF BLOOMINGTON

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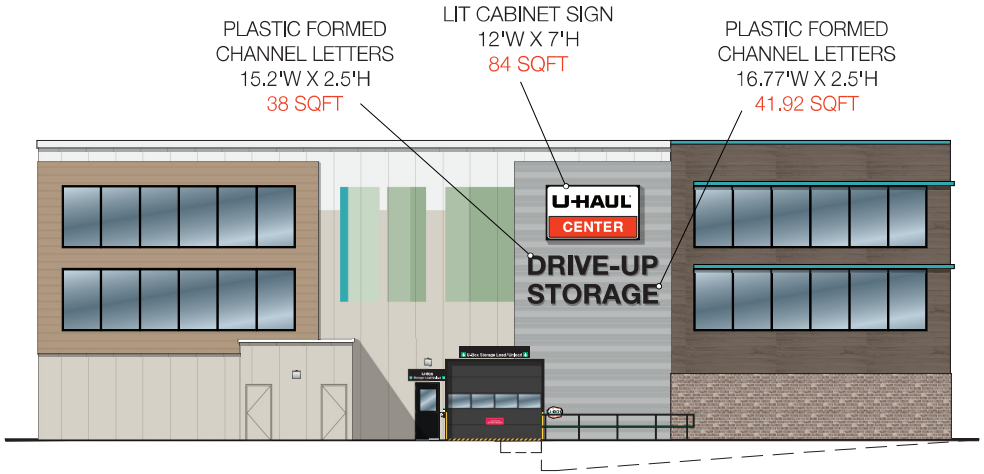
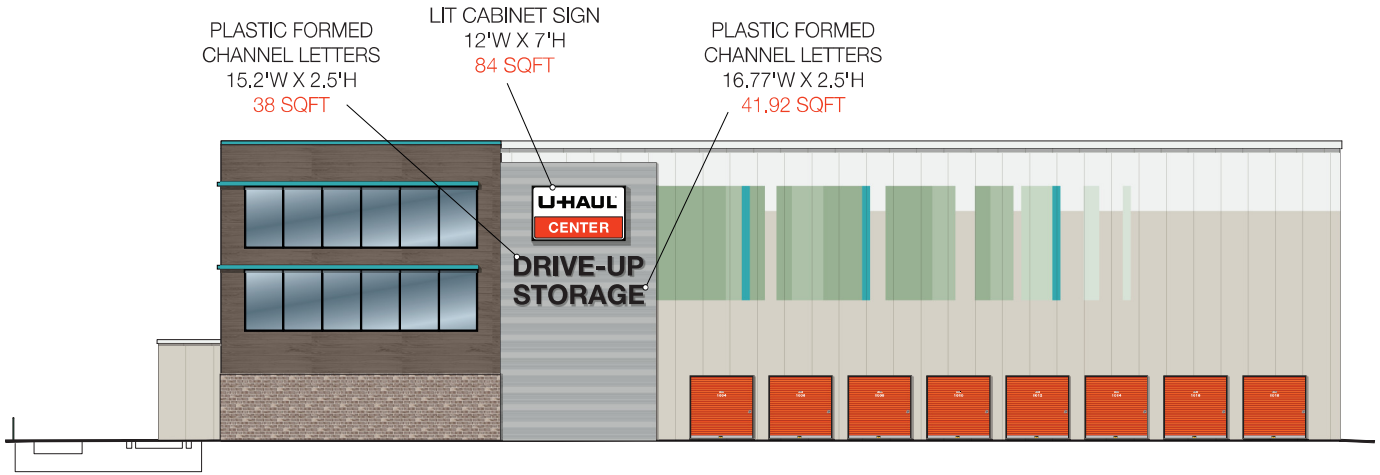


WEST ELEVATION: BUILDING B

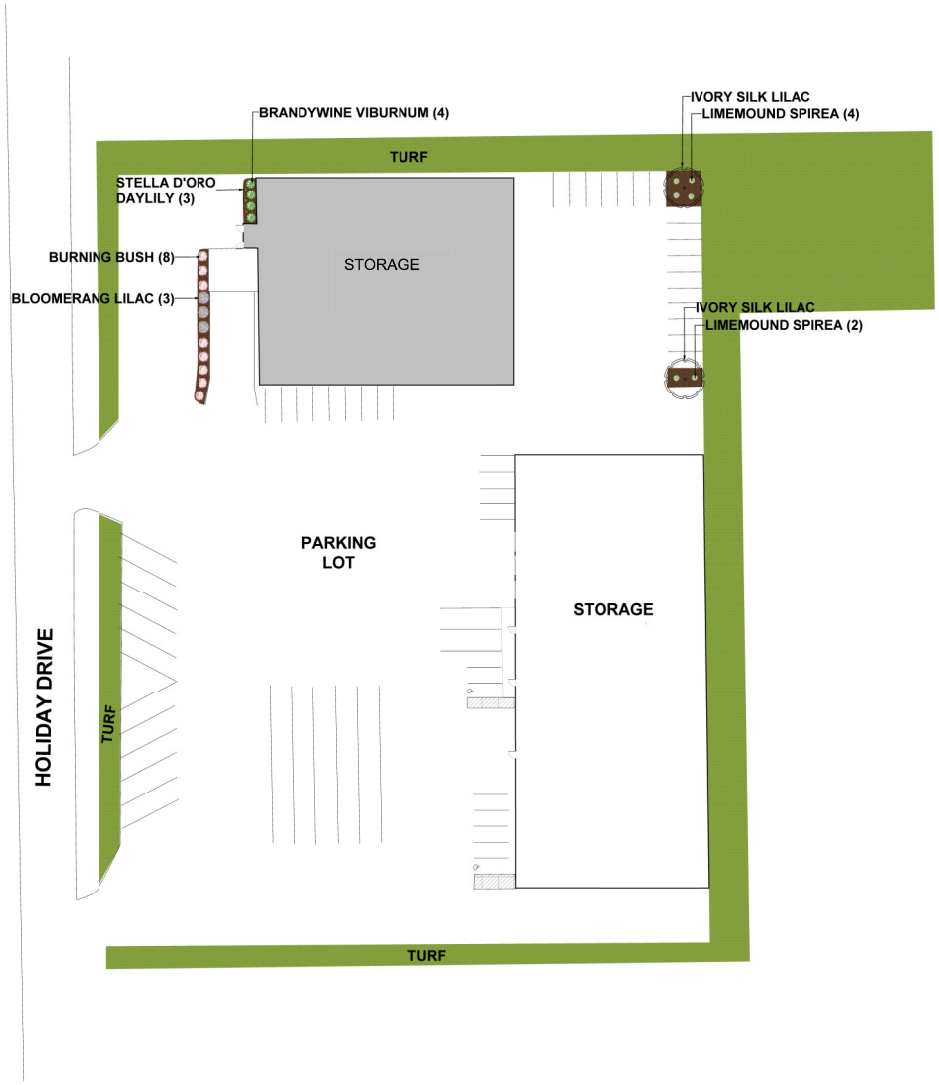
Scale: 1/16" = 1'



SOUTH ELEVATION: BUILDING B

Scale: 1/16" = 1'

March 21, 2022



LANDSCAPE REQUIREMENT SUMMARY
- FOUNDATION PLANTING - FRONTAGE > THAN 10' FRONTAGE
- 4 - VIBURNUM NUDUM - BRANDYWINE VIBURNUM
- 8 - EUONYMUS ALATUS 'COMPACTUS' - BURNING BUSH
- 3 - SYRINGA X BLOOMERANG - BLOOMERANG LILAC BUSH
- 3 - HEMEROCALIS 'STELLA DE ORO' - STELLA D'ORO DAYLILY

- PARKING LOT - IN AREAS WITH 10+ PARKING SPACES
- 2 - SYRINGA RETICULATA 'IVORY SILK' - IVORY SILK LILAC
- 6 - SPIRAEA X BUMALDA 'MONHUB' - LIMEMOUND SPIREA

SINCE SURROUNDING AREAS ARE ZONED AS "BUSINESS" THERE IS NO LANDSCAPING TRANSITIONAL YARD REQUIRED AS DISCUSSED WITH ALLISSA WITH BLOOMINGTON DEPT OF ECONOMIC AND COMMUNITY DEVELOPMENT.

AS ALSO DISCUSSED WITH ALLISSA, THIS IS A PRELIMINARY DESIGN AND CHANGES MAY BE REQUIRED AFTER THE BLOOMINGTON DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT EVALUATES.

NOTES:

- ALL PLANT BEDS TO BE MULCHED WITH MINIMUM 3' DEPTH OF HARDWOOD SHREDDED MULCH.

- THERE IS TO BE A NATURAL EDGE WHERE PLANT BED MEETS TURF.

N

PRELIMINARY

BUCKLEY'S PRAIRIE LANDSCAPING
GARDEN CENTER
217-787-5033
RAIN BIRD SPRINKLERS
UNILOCK PAVING & RETAINING WALL SYSTEMS

BUCKLEY'S PRAIRIE LANDSCAPING
3735 CHATHAM ROAD
SPRINGFIELD, IL 62704
217-787-5033
buckleys01@comcast.net
BuckleysPrairieLandscaping.net

LAYED OUT BY: CZ
DESIGNED BY: WV
DATE: 3/24/22
SHEET: 24 X 36
SCALE: 1/8" = 1'

UHAUL

ADDRESS: 15 RED BUD LANE, SPRINGFIELD, IL 62712

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All rights reserved. This design and all concepts associated with this design are the sole property of BUCKLEY'S PRAIRIE LANDSCAPING. Reproduction or use of this design in whole or in part, without written consent of BUCKLEY'S PRAIRIE LANDSCAPING is strictly prohibited.

PLANNING COMMISSION

TO:	Planning Commission
FROM:	Economic & Community Development Department
DATE:	May 4, 2022
CASE NO:	Z-07-22, Zoning Map Amendment
REQUEST:	Public hearing, review and action on a request by Mark Kudrys, requesting a Zoning Map Amendment for the property located at 705 E Washington, from B-1 (General Commercial) District to R-3B (Multi-Family Residence) District. PIN: 21-04-433-004.

BACKGROUND

Petitioners' request:
The petitioner seeks a Zoning Map Amendment for the subject property from B-1, (General Commercial) District, to R-3B (Multi-Family Residence) District to allow for a multi-family residence. The property is currently owned by the petitioner, Mr. Mark Kudrys, and currently has a commercial unit on the first floor and residential unit above. The petitioner intends to convert the commercial unit into a residential unit and eliminate any commercial use on site. The petitioner may also convert the existing single residential unit into two. With the desire to remove the commercial use, the petitioner is seeking to bring the property into conformance with the zoning code by converting the property to a residential zoning. Given the age of the home and its proximity to the Bloomington Central Business District, the petitioner is requesting the property be zoned R3-B, (Multi-Family Residence) District.

Property Characteristics:
The subject property consists of 0.16 acres of land located at 705 E. Washington Street. The property is located on the south side of E. Washington Street, between N. Clayton Street and N. Clinton Street. The home was constructed circa 1900 as a single family home. It is a two-story brick building, roughly 4,500 square feet and has associated surface parking to accommodate 4 parking spaces. The home was converted into two units, residential above, commercial below, in the late 1970s. The commercial space was utilized for office space. An addition to the home occurred in the 1980s. Until Mr. Kurdey came into ownership of the property roughly 5 years ago, the property had been utilized for residential and office purposes. In the timeframe Mr. Kurdys has owned the property, the first-floor commercial unit has been vacant. The second-floor residential unit has been and is currently, occupied. Neighboring properties are zoned R-3B (Multi-Family Residence) District and B-1 (General Commercial) District.

Notice:
The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, April 18, 2022. Courtesy notices were mailed to 101 property owners within 500 feet of the subject property.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	B-1, (General Commercial)	Automotive Service and Repair
South	R-3B, (Multi-Family Residence)	Residential
East	B-1, (General Commercial)	Auto Sales
West	R-3B, (Multi-Family Residence)	Residential

ANALYSIS

*Comparison of Existing and Proposed Districts**

Existing Zoning

B-1 (General Commercial) District: The intent of this B-1 (General Commercial) District is to facilitate the development of community and regional commercial areas. The development contemplated in this district has such distinguishing characteristics as unified site planning and development that promotes a safe and conducive atmosphere for large volumes of shoppers; site accessibility such that the high volumes of traffic generated create minimal congestion and adverse impact upon surrounding land use; and unified architectural treatment of buildings rather than an assemblage of separate, conflicting store and structural types.

Proposed Zoning

R3-B (Multiple-Family Residence) District: The R-3B Residence District is intended to allow for increased neighborhood density through the development of small-lot single-family housing, townhomes, duplexes, and multifamily complexes, while being supportive of the overall historic character of the neighborhoods to which it is applied and the preservation of historic structures. A maximum density of 70 dwelling units per acre is permitted. This zoning is applied to areas that are principally on the fringes of the Bloomington Central Business District.

*A list of permitted uses for commercial and residential districts can be found online in Chapter 44, Divisions 5-1 and 4-1 respectively.

Compliance with the Comprehensive Plan
Zoning Map Amendment requests should be consistent with the Comprehensive Plan. The 2035 Comprehensive Plan's Future Land Use map identifies this section of E. Washington Street as Mixed Use. The Land Use Priorities map does not identify this area as a priority area.

The proposed R3-B zoning map amendment supports the following Comprehensive Plan goals:

- N-1.3 Redevelop the neighborhoods in the Preservation area while carefully protecting their historic nature and character.
- H-1.1 Ensure that the housing to accommodate the new growth is a broad range (of types, sizes, ages, densities, tenancies and costs) equitably distributed throughout the

City recognizing changing trends in age-group composition, income, and family living habits.

- H-2. Ensure reinvestment in the established older neighborhoods and compact development of the City.
- H-2.2 Preserve historic homes and structures in the designated Preservation Area.

STANDARDS FOR REVIEW

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

Standards for Consideration of Rezoning

The suitability of the subject property for uses authorized by the existing zoning.

Uses permitted within the B-1 (General Commercial) District are primarily oriented towards higher intensity commercial uses. Currently, residential uses are not permitted with B-1 (General Commercial) District. The property has been utilized, as is, since before the zoning code change that prohibited residential uses in B-1 zoning. **The standard is met.**

The length of time the property has remained vacant as zoned considered in the context of land development in the area.

The property has not been entirely vacant. The residential unit is currently rented, but the commercial unit has been vacant for roughly 8 years. The petitioner has been unable to secure a tenant for the commercial unit as there does not appear to be a need for office space in the area. **The standard is met.**

The suitability of the subject property for uses authorized by the proposed zoning.
The existing land uses and zoning of nearby property.

A multiple-family dwelling unit is a permitted use in the R3-B zoning district, which is intended for multifamily complexes and other high-density forms of residential uses.. **The standard is met.**

The existing land uses and zoning of nearby property.

The subject property is surrounded by commercial and residential uses. **The standard is met.**

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

If the zoning map amendment is granted, the applicant would be able to utilize the site for purely residential purposes, which would benefit Bloomington residents. **The standard is met.**

The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification.

The site has access to E. Washington Street. **The standard is met.**

The extent to which the proposed amendment is inconsistent with the need to minimize flood damage and that the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area.

The petitioner is not adjusting any drainage items at the property. **The standard is met.**

The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification.

The site is currently served by existing watermains and sewer connections, as well as fire and police protection. The property is served by District 87 school district. **The standard is met.**

The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Code as set forth in § 44-1701 herein.

The map amendment is intended to facilitate continued operation of the existing residential use, providing a net benefit to the area. **The standard is met.**

The extent to which property values are diminished by the particular zoning restriction.

The zoning restrictions would not be expected to dimmish property values. **The standard is met.**

The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public.

The proposed rezoning and use are not anticipated to diminish property values in the a rea. **The standard is met.**

Whether a Comprehensive Plan for land use and development exists, and whether the ordinance is in harmony with it.

The Comprehensive Plan's Future Land Use map identifies the subject property as mixed-use. The Land Use Priorities map does not identify this area. **The standard is met.**

Whether the City needs the proposed use.

The proposed map amendment would allow an existing residentially designed building to be occupied and serve the needs of the citizens. **The standard is met.**

STAFF RECOMMENDATION

Staff finds that the application meets all the standards for a zoning map amendment and recommends that the Planning Commission take the following actions:

1. Motion to establish findings of fact, and that the proposed map amendment is in the public interest and not solely for the benefit of the petitioner.

2. Motion to recommend approval of the petition submitted by Mark Kudrys, requesting a Zoning Map Amendment for the property located at 705 E Washington, from B-1 (General Commercial) District to R-3B (Multi-Family Residence) District. PIN: 21-04-433-004.

Respectfully submitted,

Glen Wetterow
City Planner

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

ORDINANCE NO. 2022 - _____

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM B-1, (GENERAL COMMERCIAL) DISTRICT, TO R3-B, (MULTI-FAMILY RESIDENCE) DISTRICT, FOR THE PROPERTY GENERALLY LOCATED AT 705 EAST WASHINGTON STREET, 0.16 ACRES MORE OR LESS.

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting a Zoning Map Amendment for the property commonly described as zero and sixteen hundredths of an acre located at 705 E Washington St. (PIN: 21-04-433-004) legally described in Exhibit "A" and hereinafter referred to as "Property", which is attached hereto and made part hereof by this reference; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said petition for a Zoning Map Amendment for the Property from B-1 (General Commercial) District to R-3B (Multi-family Residence) District and adopted findings of fact on the same; and

WHEREAS, the Bloomington Planning Commission found the requested Zoning Map Amendment to be in the public interest and not solely for the benefit of the application, using the standards and objectives of the City Code as set forth in Chapter 44 Division 17-6, E2; and

WHEREAS, following said public hearing, the Planning Commission recommended approval of rezoning of the Property and Zoning Map Amendment to R-3B (Multi-Family Residence) District; and

WHEREAS, the City Council is authorized to adopt this Ordinance and approve the petition to rezone said Property.

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

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

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

3. The petition requesting a Zoning Map Amendment for the property commonly described as zero and sixteen hundredths of an acre located at 705 E Washington St. (PIN: 21-04-433-004) legally described in Exhibit "A" is hereby approved.

4. This Ordinance shall be in full force and effective as of the time of its passage and approval.

PASSED this _____ day of May 2022.

APPROVED this _____ day of May 2022.

CITY OF BLOOMINGTON

_____

Mboka Mwilambwe, Mayor

ATTEST

_____

Leslie Smith-Yocum, City Clerk

EXHIBIT A

Legal Description

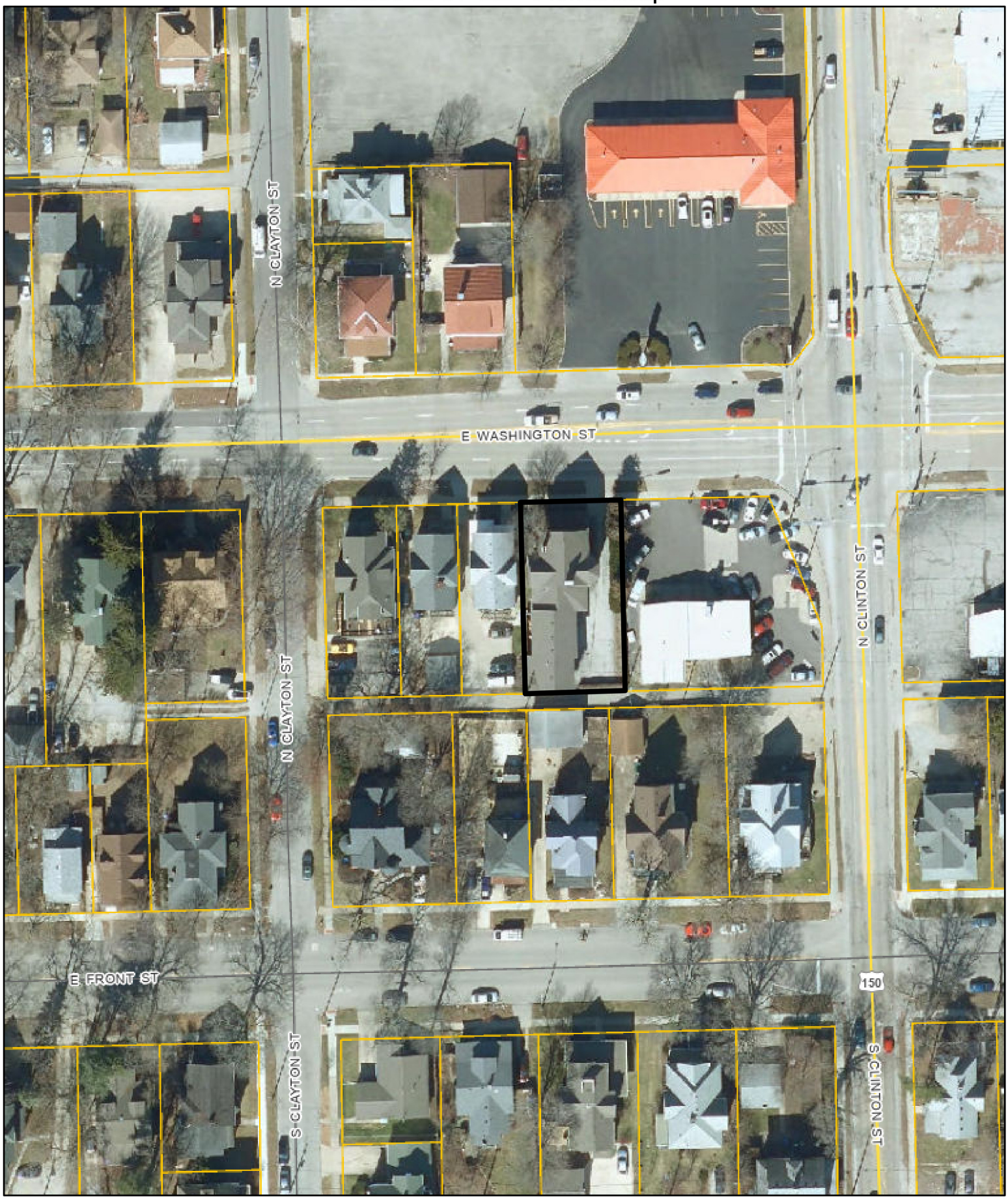
705 East Washington Street

DIMMETTS 1ST ADD (BLOOMINGTON) Block:3 Lot:3

P.I.N.: 21-04-433-004

4/28/2022

Case Z-07-22 - Aerial Map



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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 reference purposes only.

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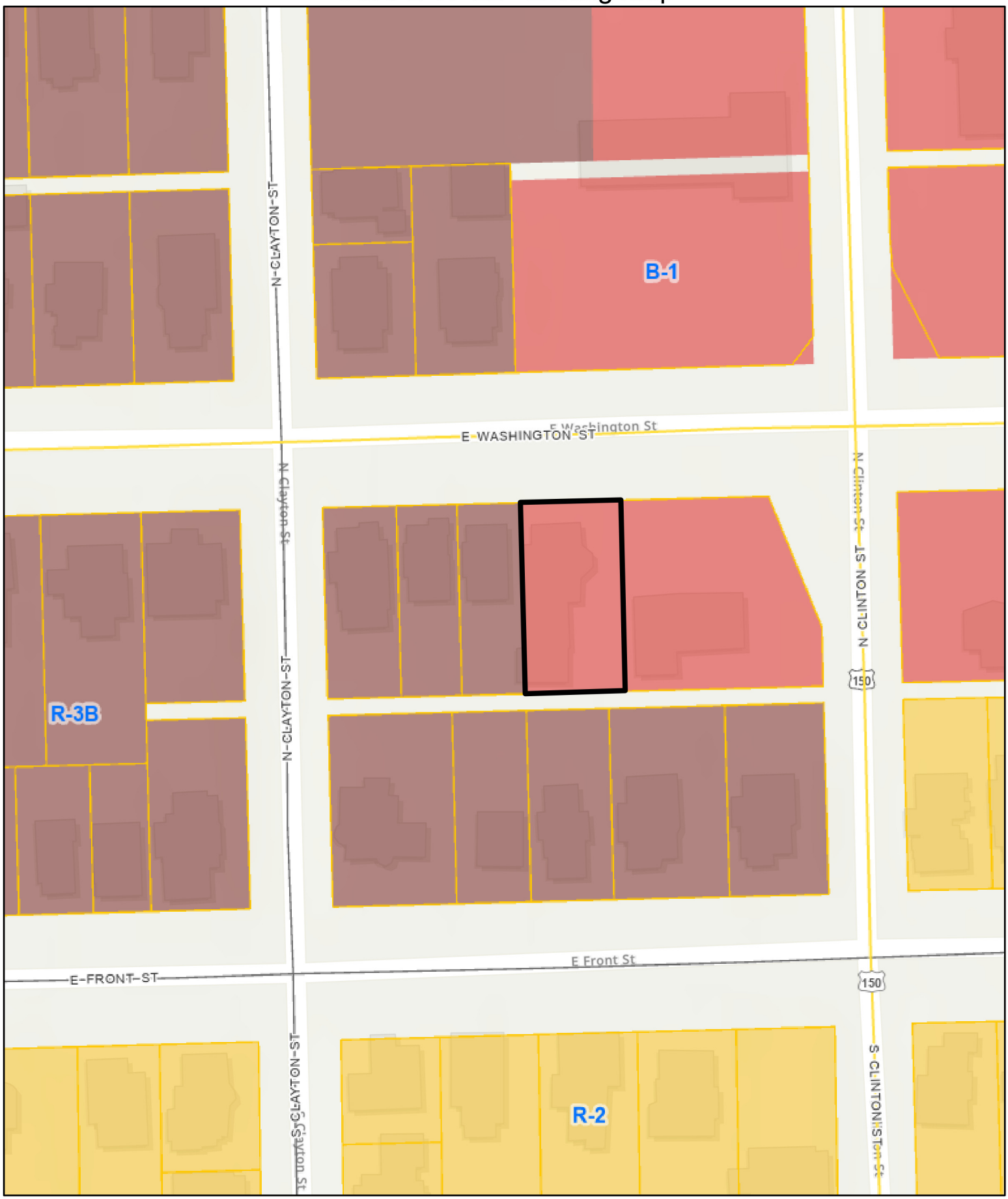
mi
1 inch = 100 feet

McGIS

4/28/2022

Case Z-07-22 - Zoning Map



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0 0.02 0.04
mi
1 inch = 100 feet

McGIS

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

April 13, 2022

NOTICE OF PUBLIC HEARING

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on **Wednesday, May 4th, 2022 at 4:00 PM in the Osborne Room, 2nd Floor, at the Bloomington Police Station, 305 S East St, Bloomington, IL 61701** on the following: Case Z-07-22 Public hearing, review and action on a petition submitted by Mark Kudrys, for approval of a **Zoning Map Amendment for the property located at 705 E Washington, from B-1 (General Commercial) District to R-3B (Multi-Family Residence) District. PIN: 21-04-433-004.**

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

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

This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs contact the City Clerk at 115 E. Washington St., Ste 103, Bloomington, IL 61701 (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

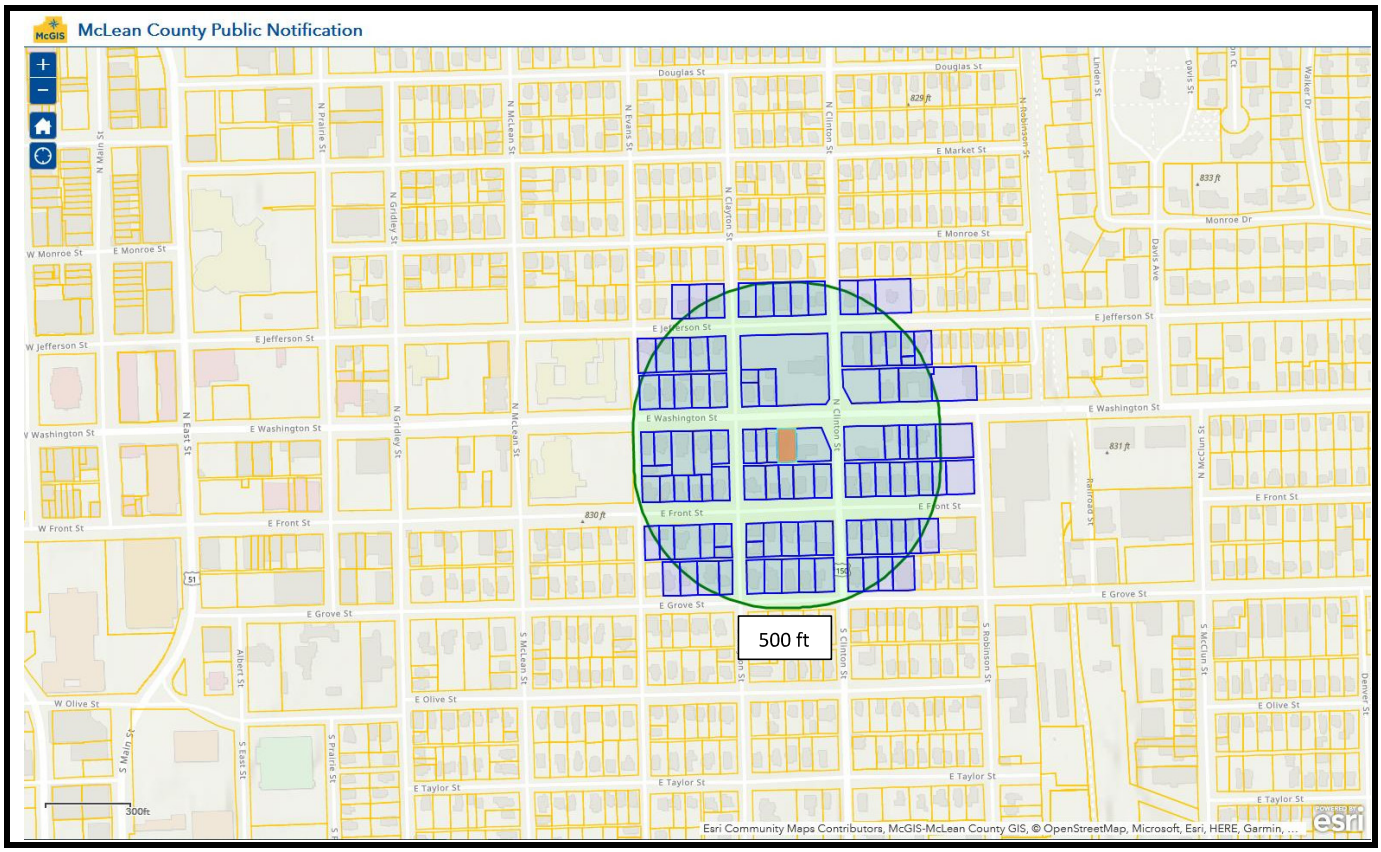
The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website https://www.cityblm.org/government/boards-commissions. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at https://www.cityblm.org/government/boards-commissions.

For questions contact the Economic & Community Development Department at 309-434-2226 Option 5.

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property



PLANNING COMMISSION

TO:	Planning Commission
FROM:	Economic & Community Development Department
DATE:	May 4, 2022
CASE NO:	PS-02-22, Amended Preliminary Plan for Cedar Ridge Subdivision (Woodrig Business Park)
REQUEST:	Public hearing, review and action on a request by James A Shirk of Sunrise Co., LLC, requesting approval of an Amended Preliminary Plan for Cedar Ridge Subdivion (Woodrig Business Park), for the property located at 2616 S Main Street. PIN: 21-21-201-012. (Ward 2).

BACKGROUND

Petitioners' request:
The petitioner seeks an Amended Preliminary Plan for the Cedar Ridge Subdivision to allow for the establishment of the Woodrig Business Park. The amended preliminary plan will allow for the subdivision and modification of existing parcels that fall within the preliminary plan to allow for the creation of the business park. Future uses will be predominately storage/warehouses with attached office space. These subdivisions' bulk and site standards are met based upon the current zoning of the properties. Additionally, this amended preliminary plan will serve as the foundation for future development on these properties. Legislative site plan reviews will be required for future development on this property, which is zoned B-1.

Property Characteristics:
The subject property contains approximately 10 acres of land which is currently undeveloped farmland. The amended preliminary plan indicates the existing property will be subdivided and combined into in five (5) lots: Lot 501, Lot 502, Lot 503, Lot 504, Lot 505, and Outlot 500. Access to the property is available from Woodrig Road (Proposed, New) and Breezewood Boulevard (Proposed, New). The surrounding properties are zoned manufacturing, commercial and agricultural. The properties to the South, East and West are located within the County.

Notice:
The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, April 18th, 2022. Courtesy notices were mailed to 37 property owners within 500 feet of the subject property.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	B-1(General Commercial)	Used Car Dealership (Vacant), Storage and Flooring Store
South	C (Commercial, County)	Food Pantry and Church
East	B-1(General Commercial) & P-2 (Public Land and Institutions) District, C (Commercial, County)	Vacant Land and Stormwater Detention Basin
West	M-1 (Restricted Manufacturing, County)	Towing and Auto Repair, HVAC and Motorcycle Parts

ANALYSIS

Compliance with the Comprehensive Plan:
Preliminary Plans should be consistent with the Comprehensive Plan designation. The 2035 Comprehensive Plan (adopted August, 2015), Future Land Use map, identifies this section of Woodrig Road and Breezewood Boulevard as a commercial activity within the built areas. The Land Use Priorities map identifies this area as a Tier 1 priority, vacant and under-utilized land for infill development or redevelopment within the City.

The proposed Amended Preliminary Plan supports the following Comprehensive Plan goals:

- ED-1.2 Leverage community assets in attracting business.
- ED-4.1 Plan for a diversity of ready-to-build sites to meet the demand.
- ED-4.2 Prioritize infill and redevelopment to spurt growth and reinvestment in the City.
- ED-4.4 Evaluate commercial land use needs in the context of changing economic trends.
- TAQ-1. A safe and efficient network of streets, bicycle-pedestrian facilities and other infrastructure to serve users in any surface transportation mode.

Compliance with the City of Bloomington Municipal Code:
Chapter §24-302F of the Bloomington Code of Ordinances requires the Planning Commission conduct a legislative public hearing on the preliminary plan to determine the extent to which the plan conforms or fails to conform with the standards of this Code.

The Land Subdivision Code of the City of Bloomington was created to address the following purposes:

A. To protect, provide and promote the public health, safety and general welfare of the City.

   The proposed subdivision has access to City utilities, water and sewer, for proper sanitation. Stormwater management is addressed via an adjacent

retention/detention pond. The configuration of the lots are in according with bulk and site standards for the existing zoning district, B-1 (General Commercial) District.

B. To guide the future growth and development of the City, in accordance with the Comprehensive Plan.

The Comprehensive Plan identifies this section of Woodrig Road and Breezewood Boulevard as a commercial activity within the built areas. The Land Use Priorities map identifies this area as a Tier 1 priority, vacant and under-utilized land for infill development or redevelopment within the City.

C. To provide for adequate light, air and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population.

The proposed subdivision provides adequate separation between buildings promoting light and air circulation. The lots and additional infrastructure, as proposed, ensure overcrowding and congestion of the land does not occur. The proposed infrastructure meets the City's design criteria, as outlined in the Manual of Practice.

D. To protect the character and the social and economic stability of all parts of the City and to encourage the orderly and beneficial development of all parts of the community.

All the lots and the outlot indicated the preliminary plan are currently commercially zoned, B-1 (General Commercial) District. They are adjacent to either commercially, industrially, or institutionally zoned properties. The subject properties are Tier 1 Priority in the City's Comprehensive Plan. Additionally, they are identified as a commercial activity within the built areas. The uses permitted within B-1(General Commercial) District with be in character with the existing uses surrounding the properties.

E. To protect and conserve the value of land throughout the City and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings.

The proposed subdivisions and zoning are compatible with adjacent zoning and uses. The proposed use is compatible with adjacent developments.

F. To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation and other public requirements and facilities.

The properties have access to City services (water and sewer) and have access to existing City streets. There is an existing stormwater detention basin to the southeast of the property that can be utilized for stormwater. The Land Use Priorities map identifies these lots as a Tier 1 priority, vacant and under-utilized land for infill development or redevelopment within the City.

G. To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the City, having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of streets and building setback lines.

   The lots proposed have frontage on existing roads. New approaches will be created to ensure multiple points of ingress and egress from the property; this will limit traffic congestion on the properties and ensure traffic easily flows into and off of the property. The new approaches have been reviewed and approved by Public Works and meet the standards outlined in the Manual of Practice. Sidewalks will be installed along Breezewood Boulevard to ensure continuity of existing sidewalks and the neighborhood to the south of the property.

H. To establish reasonable standards of design and procedures for subdivision codes and resubdivisions, in order to further the orderly layout and use of land, and to insure proper legal descriptions and monumenting of subdivided land.

   The Bloomington Subdivision Ordinance and Zoning Code ensure standards for design, establish procedures for subdivision codes and resubdivisions, and final platting; and the proposed preliminary plan follows both.

I. To ensure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision code and areas reasonably anticipated to be served by such facilities.

   The lots can be served by existing city police and fire services. The lots are served by Unit 5 School District. The Tier 1 Priority classification considers access to existing public infrastructure and services.

J. To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the City in order to preserve the integrity, stability and beauty of the community and the value of the land.

   There is already some stormwater infrastructure provided to the properties in the form of an existing basin to the south. However, a stormwater plan is still required and must be approved by the City Engineering Division.

K. To preserve the natural beauty and topography of the City and to insure appropriate development with regard to these natural features.

   The proposed development should not negatively impact existing natural features such as streams, lakes, or native prairies.

L. To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of land as established in the City's zoning ordinance.

The applicant has selected to subdivide the property to ensure development occurs in a manner that meets the density desired by the petitioner, but also ensuring the most efficient layout of the lots and future structures.

Zoning Code (Chapter 44)

Lot characteristics proposed by the subject preliminary plan are in compliance with the requirements of the B-1 (General Commercial) District and supportive of the prescribed site design and development intensities for the Districts.

STAFF RECOMMENDATION

Staff finds the proposed Amended Preliminary Plan meets the purpose and intention of Chapter 24 of the City Code and recommends that the Planning Commission take the following actions:

1. Motion to find that the proposed Amended Preliminary Plan **meets** the purpose and intent of Chapter 24 of the City Code.

2. Motion to recommend **approval** of the petition submitted by James A Shirk of Sunrise Co., LLC, requesting approval of a Preliminary Plan for Woodrig Business Park, for the property located at 2616 S Main Street. PIN: 21-21-201-012.

Respectfully submitted,

Glen Wetterow
City Planner

Attachments:
- Draft ordinance
- Aerial map
- Zoning map
- Preliminary Plan
- Neighborhood notice and map

DRAFT

ORDINANCE NO. 2022 - _____

CONSIDERATION AND ACTION ON AN ORDINANCE APPROVING AN AMENDED PRELIMINARY PLAN FOR CEDAR RIDGE SUBDIVISION, LOCATED AT 2616 SOUTH MAIN STREET. PIN: 21-21-201-012, APPROXIMATELY 10 ACRES MORE OR LESS

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting approval of an Amended Preliminary Plan for the Cedar Ridge Subdivision for the land legally described in Exhibit "A", attached hereto and made a part hereof by this reference;

WHEREAS, after proper notice, the City of Bloomington Planning Commission held a public hearing on said Petition, and the Amended Preliminary Plan titled "CEDAR RIDGE SUBDIVISION AMENDED PRELIMINARY PLAN, BLOOMINGTON, ILLINOIS" and dated February 17, 2022 for 10 acres, more or less, and represented in Exhibit "B" attached hereto and made a part hereof by this reference;

WHEREAS, the City of Bloomington Planning Commission, determined said Plan to be valid and sufficient, and in conformance with the requirements of the Bloomington City Code; and

WHEREAS, the Planning Commission recommended the City Council of the City of Bloomington approve said Petition and approve said plan; and

WHEREAS, the City Council has the authority approve this Ordinance and approve said preliminary plan as requested in the petition.

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

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

2. The Council hereby adopt the approved motion made by the Planning Commission.

3. The petition requesting an Amended Preliminary Plan for the Cedar Ridge Subdivision Bloomington, McLean County, Illinois for approximately 10 acres located on a tract of land located at 2616 South Main Street (P.I.N.s 21-21-201-012). legally described in Exhibit "A" and attached as Exhibit "B" is hereby approved.

4. That this Ordinance shall be in full force and effective as the time of its passage.

PASSED this _____ day of May 2022.

APPROVED this _____ day of May 2022.

CITY OF BLOOMINGTON

_____
Mboka Mwilambwe, Mayor

ATTEST

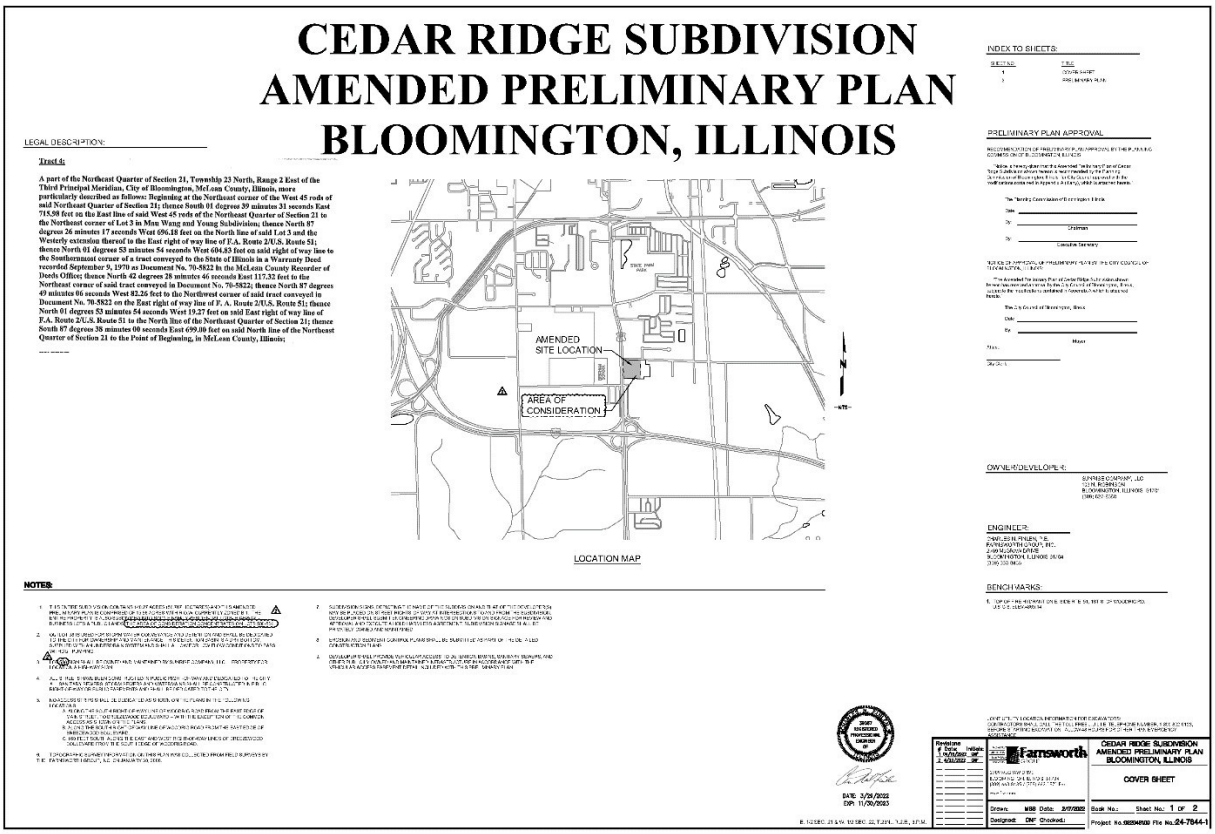
_____
Leslie Smith-Yocum, City Clerk

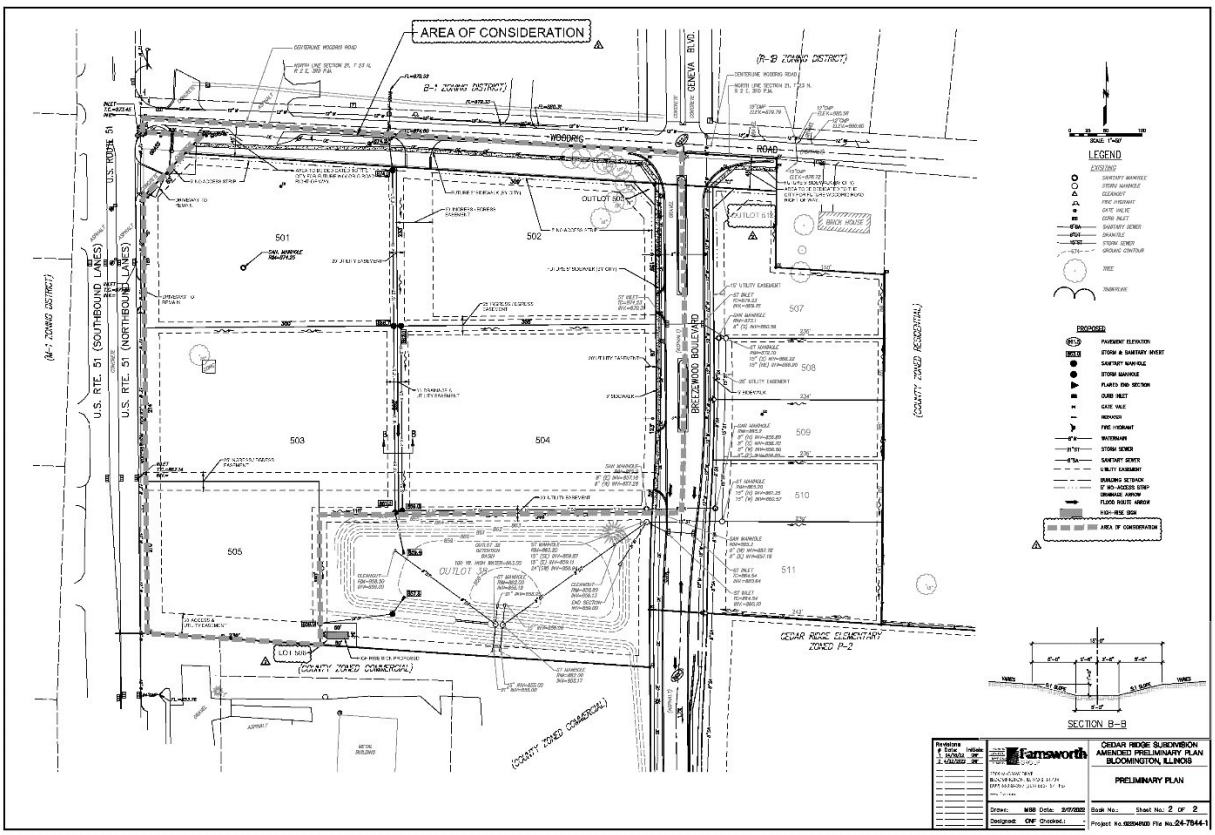
EXHIBIT A

Tract 4:

A part of the Northeast Quarter of Section 21, Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the Northeast corner of the West 45 rods of said Northeast Quarter of Section 21; thence South 01 degrees 39 minutes 31 seconds East 715.98 feet on the East line of said West 45 rods of the Northeast Quarter of Section 21 to the Northeast corner of Lot 3 in Mau Wang and Young Subdivision; thence North 87 degrees 26 minutes 17 seconds West 696.18 feet on the North line of said Lot 3 and the Westerly extension thereof to the East right of way line of F.A. Route 2/U.S. Route 51; thence North 01 degrees 53 minutes 54 seconds West 604.83 feet on said right of way line to the Southernmost corner of a tract conveyed to the State of Illinois in a Warranty Deed recorded September 9, 1970 as Document No. 70-5822 in the McLean County Recorder of Deeds Office; thence North 42 degrees 28 minutes 46 seconds East 117.32 feet to the Northeast corner of said tract conveyed in Document No. 70-5822; thence North 87 degrees 49 minutes 06 seconds West 82.26 feet to the Northwest corner of said tract conveyed in Document No. 70-5822 on the East right of way line of F. A. Route 2/U.S. Route 51; thence North 01 degrees 53 minutes 54 seconds West 19.27 feet on said East right of way line of F.A. Route 2/U.S. Route 51 to the North line of the Northeast Quarter of Section 21; thence South 87 degrees 38 minutes 00 seconds East 699.00 feet on said North line of the Northeast Quarter of Section 21 to the Point of Beginning, in McLean County, Illinois;

EXHIBIT B


CEDAR RIDGE SUBDIVISION
AMENDED PRELIMINARY PLAN
BLOOMINGTON, ILLINOIS
LEGAL DESCRIPTION:
Tract 4:
A part of the Northeast Quarter of Section 21, Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the Northeast corner of the West 45 rods of said Northeast Quarter of Section 21; thence South 01 degree 39 minutes 31 seconds East 715.59 feet on the East line of said West 45 rods of the Northeast Quarter of Section 21 to the Northeast corner of Lot 3 in Mun Wong and Young Subdivision; thence North 87 degree 26 minutes 17 seconds West 696.18 feet on the North line of said Lot 3 and the Westerly extension thereof to the East right of way line of F.A. Route 2/U.S. Route 51; thence North 01 degree 53 minutes 54 seconds West 604.83 feet on said right of way line to the Southernmost corner of a tract conveyed to the State of Illinois in a Warranty Deed recorded September 9, 1970 as Document No. 70-5822 in the McLean County Recorder of Deeds Office; thence North 42 degrees 28 minutes 46 seconds East 117.32 feet to the Northeast corner of said tract conveyed in Document No. 70-5822; thence North 87 degrees 49 minutes 06 seconds West 82.26 feet to the Northwest corner of said tract conveyed in Document No. 70-5822 on the East right of way line of F. A. Route 2/U.S. Route 51; thence North 01 degrees 53 minutes 54 seconds West 19.27 feet on said East right of way line of F.A. Route 2/U.S. Route 51 to the North line of the Northeast Quarter of Section 21; thence South 87 degrees 35 minutes 00 seconds East 699.00 feet on said North line of the Northeast Quarter of Section 21 to the Point of Beginning, in McLean County, Illinois;
AMENDED SITE LOCATION
AREA OF CONSIDERATION
LOCATION MAP
NOTES:
INDEX TO SHEETS:
PRELIMINARY PLAN APPROVAL
OWNER/DEVELOPER:
ENGINEER:
BENCHMARKS:
DATE 3/28/2022
EXP. 11/30/2023
Farnsworth
CEDAR RIDGE SUBDIVISION
AMENDED PRELIMINARY PLAN
BLOOMINGTON, ILLINOIS
COVER SHEET
Sheet No.: 1 OF 2
Project No.0024800 File No.24-7844-1


AREA OF CONSIDERATION
WOODRIG ROAD
GENEVA BLVD.
BREEZEWOOD BOULEVARD
U.S. RTE. 51 (SOUTHBOUND LANES)
U.S. RTE. 51 (NORTHBOUND LANES)
(M-1 ZONING DISTRICT)
(B-1 ZONING DISTRICT)
(R-3 ZONING DISTRICT)
(COUNTY ZONED RESIDENTIAL)
(COUNTY ZONED COMMERCIAL)
CEDAR RIDGE ELEMENTARY ZONED P-2
OUTLOT 35
OUTLOT 36
501
502
503
504
505
507
508
509
510
511
LEGEND
EXISTING
PROPOSED
SECTION B-B
Farnsworth
CEDAR RIDGE SUBDIVISION
AMENDED PRELIMINARY PLAN
BLOOMINGTON, ILLINOIS
PRELIMINARY PLAN
Sheet No.: 2 OF 2
Project No.0024800 File No.24-7844-1

4/28/2022

Case PS-02-22 - Aerial Map

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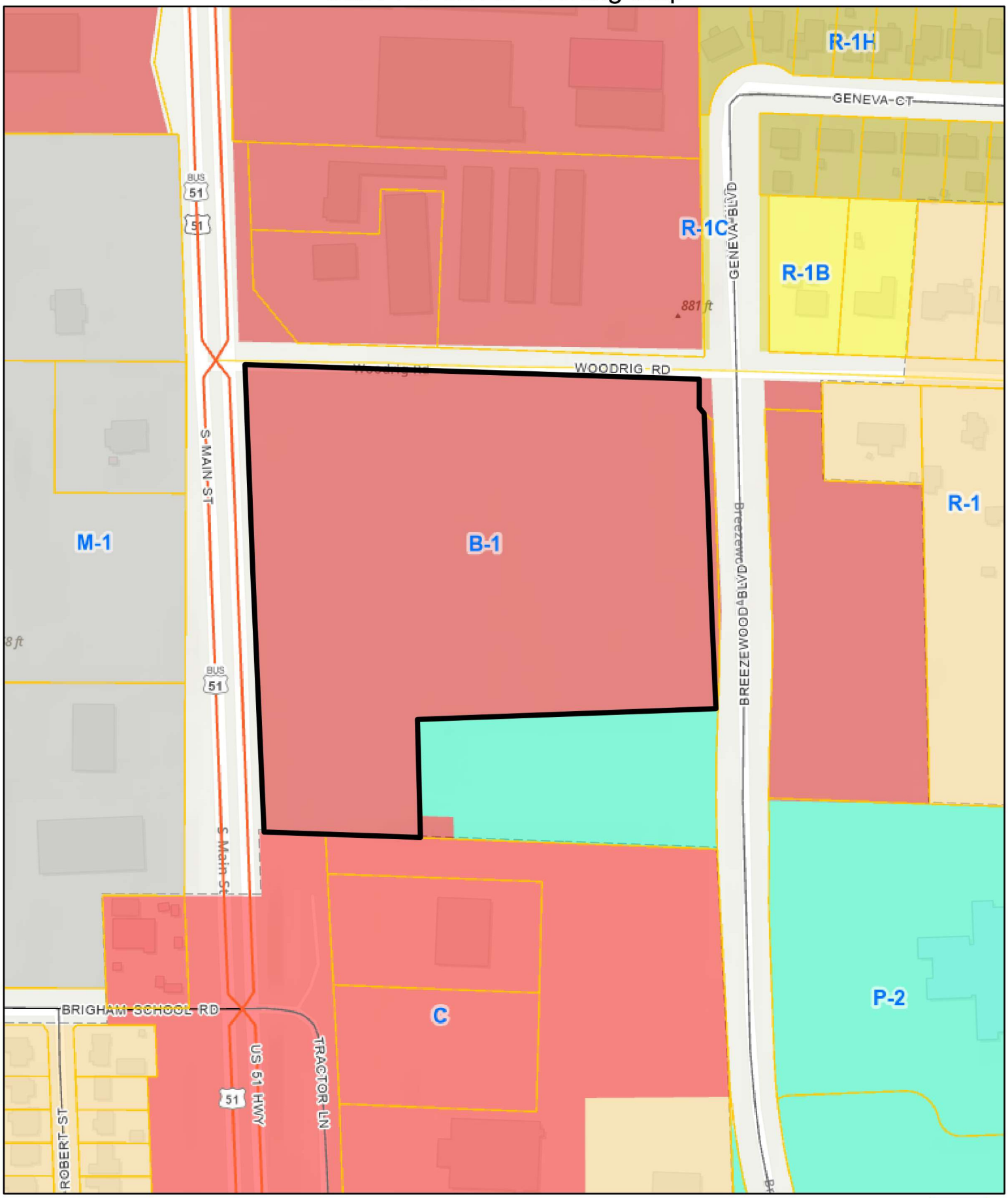
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.

0 0.05 0.1
mi
1 inch = 250 feet

McGIS

4/28/2022

Case PS-02-22 - Zoning Map



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0 0.05 0.1
mi
1 inch = 250 feet

McGIS

CEDAR RIDGE SUBDIVISION
AMENDED PRELIMINARY PLAN
BLOOMINGTON, ILLINOIS

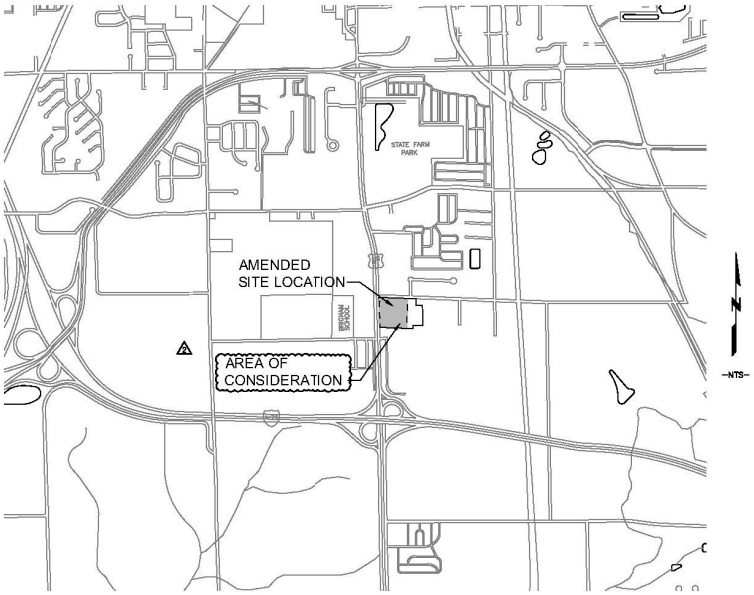
INDEX TO SHEETS:

SHEET NO.	TITLE
1	COVER SHEET
2	PRELIMINARY PLAN

LEGAL DESCRIPTION:

Tract 4:

A part of the Northeast Quarter of Section 21, Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the Northeast corner of the West 45 rods of said Northeast Quarter of Section 21; thence South 01 degrees 39 minutes 31 seconds East 715.98 feet on the East line of said West 45 rods of the Northeast Quarter of Section 21 to the Northeast corner of Lot 3 in Mau Wang and Young Subdivision; thence North 87 degrees 26 minutes 17 seconds West 696.18 feet on the North line of said Lot 3 and the Westerly extension thereof to the East right of way line of F.A. Route 2/U.S. Route 51; thence North 01 degrees 53 minutes 54 seconds West 604.83 feet on said right of way line to the Southernmost corner of a tract conveyed to the State of Illinois in a Warranty Deed recorded September 9, 1970 as Document No. 70-5822 in the McLean County Recorder of Deeds Office; thence North 42 degrees 28 minutes 46 seconds East 117.32 feet to the Northeast corner of said tract conveyed in Document No. 70-5822; thence North 87 degrees 49 minutes 06 seconds West 82.26 feet to the Northwest corner of said tract conveyed in Document No. 70-5822 on the East right of way line of F. A. Route 2/U.S. Route 51; thence North 01 degrees 53 minutes 54 seconds West 19.27 feet on said East right of way line of F.A. Route 2/U.S. Route 51 to the North line of the Northeast Quarter of Section 21; thence South 87 degrees 38 minutes 00 seconds East 699.00 feet on said North line of the Northeast Quarter of Section 21 to the Point of Beginning, in McLean County, Illinois;



LOCATION MAP

PRELIMINARY PLAN APPROVAL

RECOMMENDATION OF PRELIMINARY PLAN APPROVAL BY THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS:

"Notice is hereby given that this Amended Preliminary Plan of Cedar Ridge Subdivision shown hereon is recommended by the Planning Commission of Bloomington, Illinois, for City Council approval with the modifications contained in Appendix A (if any), which is attached hereto."

The Planning Commission of Bloomington, Illinois

Date: _____

By: _____
Chairman

By: _____
Executive Secretary

NOTICE OF APPROVAL OF PRELIMINARY PLAN BY THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS:

"The Amended Preliminary Plan of Cedar Ridge Subdivision shown hereon has received approval by the City Council of Bloomington, Illinois, subject to the modifications contained in Appendix A which is attached hereto."

The City Council of Bloomington Illinois

Date: _____

By: _____
Mayor

Attest: _____
City Clerk

OWNER/DEVELOPER:

SUNRISE COMPANY, LLC
103 N. ROBINSON
BLOOMINGTON, ILLINOIS 61701
(309) 827-8580

ENGINEER:

CHARLES N. FINLEN, P.E.
FARNSWORTH GROUP, INC.
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435

BENCHMARKS:

1. TOP OF FIRE HYDRANT ON E. SIDERTE 51, 1ST S. OF WOODRIG RD. U.S.G.S. ELEV.=869.14

NOTES:

1. THIS ENTIRE SUBDIVISION CONTAINS 140.27 ACRES (56.767 HECTARES) AND THIS AMENDED PRELIMINARY PLAN IS COMPRISED OF 15.56 ACRES WITH R.O.W. CURRENTLY ZONED B-1. THE ENTIRE PROPERTY IS ALSO SUBDIVIDED INTO ONE (1) FOUR (4) RESIDENTIAL LOTS, ONE (1) BUSINESS LOTS & PUBLIC LANDS. THE AREA OF CONSIDERATION CONCENTRATES ON LOTS 100-506.
2. OUTLOT 38 IS USED FOR STORM WATER CONVEYANCE AND DETENTION AND SHALL BE DEDICATED TO THE CITY FOR OWNERSHIP AND MAINTENANCE. THIS DETENTION BASIN IS A DRY BOTTOM, SUPPLIED WITH AN UNDERDRAIN SYSTEM AND SHALL ALLOW FOR LOW FLOW CONDITIONS TO PASS WITHOUT PUMPING.
3. LOT 506 SIGN SHALL BE OWNED AND MAINTAINED BY SUNRISE COMPANY, LLC PROPERTY FOR LOCATION A HIGHWAY SIGN.
4. ALL STREETS HAVE BEEN CONSTRUCTED IN PUBLIC RIGHT-OF-WAY AND DEDICATED TO THE CITY. ALL SANITARY SEWERS, STORM SEWERS AND WATERMAINS SHALL BE CONSTRUCTED IN PIBLIC RIGHT-OF-WAY OR PUBLIC EASEMENTS AND SHALL BE DEDICATED TO THE CITY.
5. NO ACCESS STRIPS SHALL BE DEDICATED AS SHOWN ON THE PLANS IN THE FOLLOWING LOCATIONS:
   A. ALONG THE SOUTH RIGHT-OF-WAY LINE OF WOODRIG ROAD FROM THE EAST EDGE OF MAIN STREET TO BREEZEWOOD BOULEVARD – WITH THE EXCEPTION OF THE COMMON ACCESS AS SHOWN ON THE PLANS.
   B. ALONG THE SOUTH RIGHT-OF-WAY LINE OF WOODRIG ROAD FROM THE EAST EDGE OF BREEZEWOOD BOULEVARD.
   C. 165 FEET SOUTH ALONG THE EAST AND WEST RIGHT-OF-WAY LINES OF BREEZEWOOD BOULEVARD FROM THE SOUTH EDGE OF WOODRIG ROAD.
6. TOPOGRAPHIC SURVEY INFORMATION ON THIS PLAN WAS COLLECTED FROM FIELD SURVEYS BY THE FARNSWORTH GROUP, INC. ON JANUARY 30, 2006.
7. SUBDIVISION SIGNS, DEPICTING THE NAME OF THE SUBDIVISION AND THAT OF THE DEVELOPER(S) MAY BE PLACED ON STREET RIGHTS-OF-WAY AT INTERSECTIONS TO AND FROM THE SUBDIVISION. DEVELOPER SHALL SUBMIT ENGINEERING DRAWINGS ON SUBDIVISION SIGNAGE FOR REVIEW AND APPROVAL AND EXECUTE A HOLD HARMLESS AGREEMENT. SUBDIVISION SIGNAGE SHALL BE PRIVATELY OWNED AND MAINTAINED.
8. EROSION AND SEDIMENT CONTROL PLANS SHALL BE SUBMITTED AS PART OF THE DETAILED CONSTRUCTION PLANS.
9. DEVELOPER SHALL PROVIDE VEHICULAR ACCESS TO DETENTION BASINS, SANITARY SEWERS, AND OTHER PUBLICLY OWNED AND MAINTAINED INFRASTRUCTURE IN ACCORDANCE WITH THE VEHICULAR ACCESS EASEMENT DETAIL INCLUDED WITH THIS PRELIMINARY PLAN.

CHARLES N. FINLEN
30357
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

DATE: 3/29/2022
EXP: 11/30/2023

E. 1/2 SEC. 21 & W. 1/2 SEC. 22, T.23N., R.2.E., 3.P.M.

JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS:
CONTRACTORS SHALL CALL THE TOLL FREE J.U.L.I.E. TELEPHONE NUMBER, 1-800-892-0123, BEFORE STARTING EXCAVATION. ALLOW 48 HOURS FOR OTHER THAN EMERGENCY ASSISTANCE.

Revisions #	Date:	Initials:
1	04/18/2022	CNF
2	4/20/2022	CNF

Farnsworth GROUP
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / (309) 663-1571 Fax
www.f-w.com

Drawn: MBB Date: 2/17/2022
Designed: CNF Checked.:

CEDAR RIDGE SUBDIVISION
AMENDED PRELIMINARY PLAN
BLOOMINGTON, ILLINOIS

COVER SHEET

Book No.: Sheet No.: 1 OF 2
Project No.:022048100 File No.:24-7844-1

AREA OF CONSIDERATION

(R-1 ZONING DISTRICT)

U.S. RTE. 51 (SOUTHBOUND LANES)

U.S. RTE. 51 (NORTHBOUND LANES)

U.S. ROUTE 51

B-1 ZONING DISTRICT)

(R-1B ZONING DISTRICT)

WOODRIG ROAD

GENEVA BLVD.

BREEZEWOOD BOULEVARD

(COUNTY ZONED RESIDENTIAL)

(COUNTY ZONED COMMERCIAL)

CEDAR RIDGE ELEMENTARY ZONED P-2

501 502 503 504 505 507 508 509 510 511

OUTLOT 500 OUTLOT 511 OUTLOT 3B LOT 506

BRICK HOUSE

METAL BUILDING

SCALE: 1"=50'

LEGEND

EXISITING

- SANITARY MANHOLE
- STORM MANHOLE
- CLEANOUT
- FIRE HYDRANT
- GATE VALVE
- CURB INLET
- 8"SA SANITARY SEWER
- 4"DT DRAINTILE
- 15"ST STORM SEWER
- 674 GROUND CONTOUR
- TREE
- TIMBERLINE

PROPOSED

- 861.5 PAVEMENT ELEVATION
- 833.0 STORM & SANITARY INVERT
- SANITARY MANHOLE
- STORM MANHOLE
- FLARED END SECTION
- CURB INLET
- GATE VALE
- REDUCER
- FIRE HYDRANT
- 8"W WATERMAIN
- 2"ST STORM SEWER
- 8"SA SANITARY SEWER
- UTILITY EASEMENT
- BUILDING SETBACK
- 5' NO-ACCESS STRIP
- DRAINAGE ARROW
- FLOOD ROUTE ARROW
- HIGH-RISE SIGN
- AREA OF CONSIDERATION

SECTION B-B

Revisions #	Date:	Initials:
1	04/15/22	CNF
2	4/22/2022	CNF

Farnsworth GROUP

2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / (309) 663-1571 Fax
www.f-w.com

Drawn: MBB Date: 2/17/2022
Designed: CNF Checked.:

CEDAR RIDGE SUBDIVISION AMENDED PRELIMINARY PLAN BLOOMINGTON, ILLINOIS

PRELIMINARY PLAN

Book No.: Sheet No.: 2 OF 2

Project No.:022048100 File No.:24-7844-1

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

April 13, 2022

NOTICE OF PUBLIC HEARING

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on **Wednesday, May 4th, 2022 at 4:00 PM in the Osborne Room, 2nd Floor, at the Bloomington Police Station, 305 S East St, Bloomington, IL 61701** on the following: Case PS-02-22 Public hearing, review and action on a petition submitted by James A Shirk of Sunrise Co., LLC, for approval of **a Preliminary Plan for Woodrig Business Park, for the property located at 2616 S Main Street. PIN: 21-21-201-012.**

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

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

This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs contact the City Clerk at 115 E. Washington St., Ste 103, Bloomington, IL 61701 (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

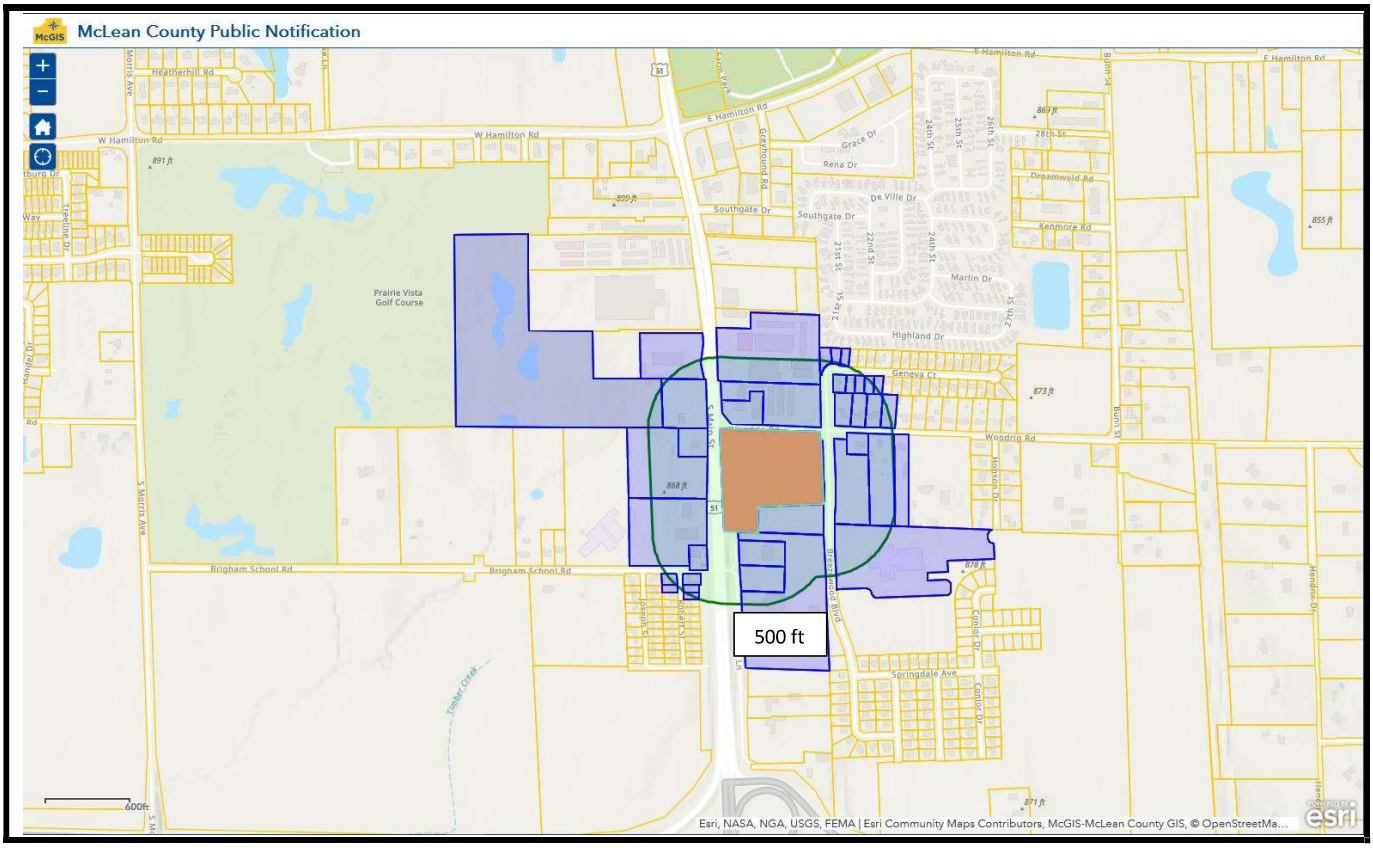
The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website https://www.cityblm.org/government/boards-commissions. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at https://www.cityblm.org/government/boards-commissions.

For questions contact the Economic & Community Development Department at 309-434-2226 Option 5.

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property



PLANNING COMMISSION

TO:	Planning Commission
FROM:	Economic & Community Development Department
DATE:	May 4, 2022
CASE NO:	Z-08-22, Zoning Map Amendment
REQUEST:	Public hearing, review and action on a request by Greg Goette of Keely Construction on behalf of Bloomington Municipal Credit Union, requesting a Zoning Map Amendment for the property located at 602 S Gridley Street, from C-1 (Office) District and R-3B (Multi-Family Residence) District to B-2 (Local Commercial) District. P.I.N.: 21-04-462-021.

BACKGROUND

Petitioners' request:
The petitioner seeks a Zoning Map Amendment for the subject property, from C-1 (Office) District and R-3B (Multi-Family Residence) District to B-2 (Local Commercial) District, to allow for the construction of a new credit union (bank) building. The property is currently owned by the Bloomington Municipal Credit Union. The property currently consists of the existing credit union building and a vacant lot. The Bloomington Municipal Credit Union recently acquired a neighboring residential lot and combined it with their existing lot.This has resulted in the new parcel having a portion of it zoned C-1 (Office) District and the other portion zoned R-3B (Multi-Family Residence) District. The desire is to have one uniform zoning for the new parcel.

Property Characteristics:
The subject property consists of 0.64 acres of land located at 602 S. Gridley Street. The property is located at the northeast corner of the intersection of S. Gridley Street and E. Oakland Avenue. There is an existing credit union building and associated surface parking area currently existing on the property. The area to the north has been vacant for roughly two and a half years, while the southern portion of the property has been vacant for a considerable time. The the existing credit union building will be demolished and the a new building will be located closer to the intersection of S. Gridley Street and E. Oakland Avenue. Neighboring properties are zoned R-3B (Multi-Family Residence) District, P-2 (Public Lands and Institutions) District, and M-1 (Restricted Manufacturing) District.

Notice:
The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, April 18, 2022. Courtesy notices were mailed to 88 property owners within 500 feet of the subject property.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	R-3B, (Multi-Family Residence)	Residential
South	M-1, (Restricted Manufacturing)	Retail
East	R-3B, (Multi-Family Residence)	Government Offices
West	P-2, (Public Lands and Institutions)	Residential

ANALYSIS

*Comparison of Existing and Proposed Districts**

Existing Zoning

R3-B (Multiple-Family Residence) District: The R-3B Residence District is intended to allow for increased neighborhood density through the development of small-lot single-family housing, townhomes, duplexes, and multifamily complexes, while being supportive of the overall historic character of the neighborhoods to which it is applied and the preservation of historic structures. A maximum density of 70 dwelling units per acre is permitted. This zoning is applied to areas that are principally on the fringes of the Bloomington Central Business District.

C-1 (Office) District: The intent of this C-1 Office District is to accommodate office buildings primarily. Related retail, service, institution, and multiple-family uses commonly associated with office uses are allowed to a limited extent. The prime characteristics of this district are the low intensity of land coverage and the absence of such nuisance factors as noise, air pollutant emission, and glare.

Proposed Zoning

B-2 (Local Commercial) District: The intent of this B-2 Local Commercial District is to provide retail, commercial and service establishments, including retail stores and personal service facilities, which serve the frequently recurring needs of surrounding local employment areas and residential neighborhoods. This district encourages a mix of land uses, continued community investment through infill and site renovations and supports mixed transportation modes. The protection of surrounding residential properties from adverse impacts is a primary focus of this district.

*A list of permitted uses for commercial and residential districts can be found online in Chapter 44, Divisions 5-1, and 4-1 respectively.

Compliance with the Comprehensive Plan
Zoning Map Amendment requests should be consistent with the Comprehensive Plan. The 2035 Comprehensive Plan's Future Land Use map identifies this section of S. Gridley Street as an employment center in the built areas. The Land Use Priorities map does not identify this area as a priority area.

The proposed R3-B Zoning Map Amendment supports the following Comprehensive Plan goals:

- ED-1.1 Focus on retention and expansion of existing businesses.

- ED-4.2 Prioritize infill and redevelopment to spur growth and reinvestment in the City.
- N-1.1 Enhance the livability of all Bloomington neighborhoods.

STANDARDS FOR REVIEW

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

Standards for Consideration of Rezoning

The suitability of the subject property for uses authorized by the existing zoning.

> Uses permitted within the R-3B (Multi-Family Residence) District are primarily oriented for residential uses. Uses permitted within the C-1 (Office) District are primarily oriented for office uses. The Bloomington Municipal Credit Union is a long-standing agency that has survived in harmony with the surrounding properties, thus indicating the location is appropriate for zoning that permits the current use(s). Financial services are a permitted use in C-1 (Office) District, but to have a drive-through a Special Use is required. **The standard is met.**

The length of time the property has remained vacant as zoned considered in the context of land development in the area.

> The property has not been entirely vacant. A portion of the property has the existing credit union building. The northern area of the property has been vacant for roughly two and a half years, while the southern are of the property has been vacant for many years. **The standard is met.**

The suitability of the subject property for uses authorized by the proposed zoning.

> "Financial services" is a permitted use in the B-2 (Local Commercial) District and a drive-through is a permitted use, unless it is adjacent to a residentially zoned lot. Adjacent lots are zoned residential, so a Special Use will be required. The intent of the B-2 (Local Commercial) District is to provide community investment through infill and site renovations, and to protect the of surrounding residential properties from adverse impacts. **The standard is met.**

The existing land uses and zoning of nearby property.

> The subject property is surrounded by commercial, public, and residential uses. **The standard is met.**

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

> If the zoning map amendment is granted, the applicant would be able to continue to use the property in its current form, and it would and allow for the construction of a

new credit union building. The location of the new building is more appropriate as it is located closer to the intersection of S. Gridley Street and E. Oakland Avenue; this places the building farther away from residential uses than the existing building is. The updated location will be a benefit to the neighboring residents and is more convenient for the credit union members. **The standard is met.**

The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification.

The site has access to S. Gridley Street and E. Oakland Avenue. **The standard is met.**

The extent to which the proposed amendment is inconsistent with the need to minimize flood damage and that the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area.

The construction of the new credit union building will require a Stormwater Prevention Plan be provided and approved by Public Works. The plan requires stormwater runoff to be contained on the property. This will be achieved through the creation of a stormwater retention/detention basin. **The standard is met.**

The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification.

The site is currently served by existing watermains and sewer connections, as well as fire and police protection. The property is served by District 87 school district. **The standard is met.**

The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Code as set forth in § 44-1701 herein.

The map amendment is intended to facilitate continued operation of the existing commercial use, while ensuring minimal impact on the surrounding properties, providing a net benefit to the area. **The standard is met.**

The extent to which property values are diminished by the particular zoning restriction.

The zoning restrictions are not expected to dimmish property values. **The standard is met.**

The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public.

The proposed Zoning Map Amendment and use are not anticipated to diminish property values in the area. **The standard is met.**

Whether a Comprehensive Plan for land use and development exists, and whether the ordinance is in harmony with it.

The Comprehensive Plan's Future Land Use map identifies the subject property as an employment center in the built areas. The Land Use Priorities map does not identify this area as a priority area. The standard is met.

Whether the City needs the proposed use.

The proposed map amendment would allow an existing commercial use to continue to utilize the property to serve the needs of the citizens. **The standard is met.**

STAFF RECOMMENDATION

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

1. Motion to establish findings of fact, and that the proposed map amendment is in the public interest and not solely for the benefit of the petitioner.

2. Motion to recommend approval of the petition submitted by Greg Goette of Keely Construction on behalf of Bloomington Municipal Credit Union, requesting a Zoning Map Amendment for the property located at 602 S Gridley Street, from C-1 (Office) District and R-3B (Multi-Family Residence) District to B-2 (Local Commercial) District. PIN: 21-04-462-021.

Respectfully submitted,

Glen Wetterow
City Planner

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

ORDINANCE NO. 2022 - _____

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM C-1 (OFFICE) DISTRICT AND R3-B (MULTI-FAMILY RESIDENCE) DISTRICT TO B-2 (LOCAL COMMERCIAL) DISTRICT FOR THE PROPERTY LOCATED AT 602 S. GRIDLEY STREET.

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting a Zoning Map Amendment for the property commonly described as zero and sixty-four hundredths of an acre located at 602 S. Gridley Street (PIN: 21-04-462-021) legally described in Exhibit "A" and hereinafter referred to as "Property", which is attached hereto and made part hereof by this reference; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said petition for a Zoning Map Amendment for the Property from C-1 (Office) District and R-3B (Multi-family Residence) District to B-2 (Local Commercial) District and adopted findings of fact on the same; and

WHEREAS, the Bloomington Planning Commission found the requested Zoning Map Amendment to be in the public interest and not solely for the benefit of the application, using the standards and objectives of the City Code as set forth in Chapter 44 Division 17-6, E2; and

WHEREAS, following said public hearing, the Planning Commission recommended approval of rezoning of the Property and Zoning Map Amendment to B-2 (Local Commercial) District; and

WHEREAS, the City Council is authorized to adopt this Ordinance and approve the petition to rezone said Property.

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

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

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

3. The petition requesting a Zoning Map Amendment the property commonly described as zero and sixteen hundredths of an acre located at 705 E Washington St. (PIN: 21-04-462-021) legally described in Exhibit "A" is hereby approved.

4. This Ordinance shall be in full force and effective as of the time of its passage and approval.

PASSED this _____ day of May 2022.

APPROVED this _____ day of May 2022.

CITY OF BLOOMINGTON

_____

Mboka Mwilambwe, Mayor

ATTEST

_____

Leslie Smith-Yocum, City Clerk

EXHIBIT A

Legal Description

602 S. Gridley

EVANS 3RD ADD

ALL LOTS 6, 7, 8, 9, & (EX E 28') LOT 10 BLK 3 &

VAC ALLEY LYG ADJ (EX PT FOR ROW)

P.I.N.: 21-04-462-021

4/28/2022

Case Z-08-22 - Aerial Map

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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 reference purposes only.

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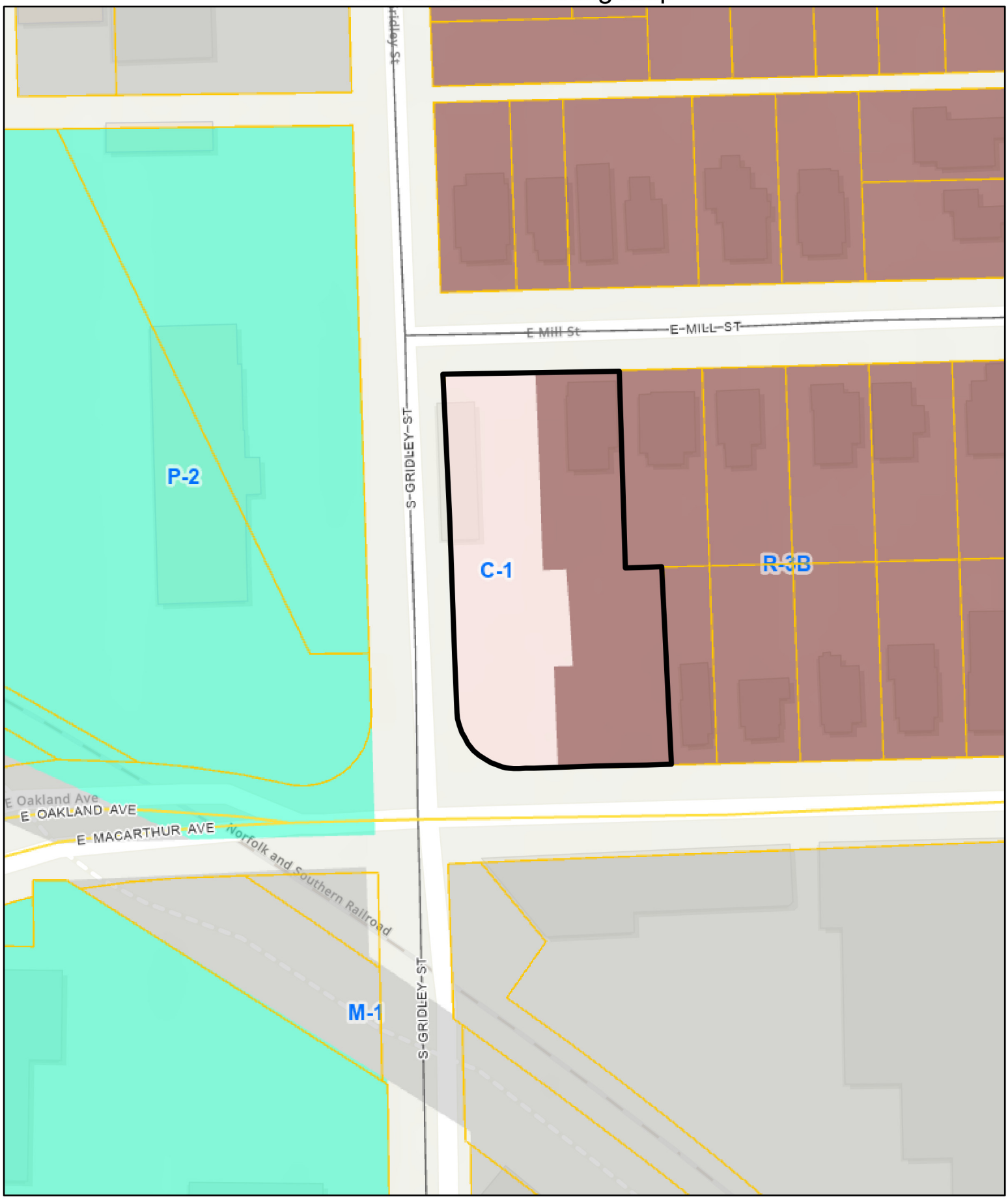
1 inch = 100 feet

McGIS

4/28/2022

Case Z-08-22 - Zoning Map



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

April 13, 2022

NOTICE OF PUBLIC HEARING

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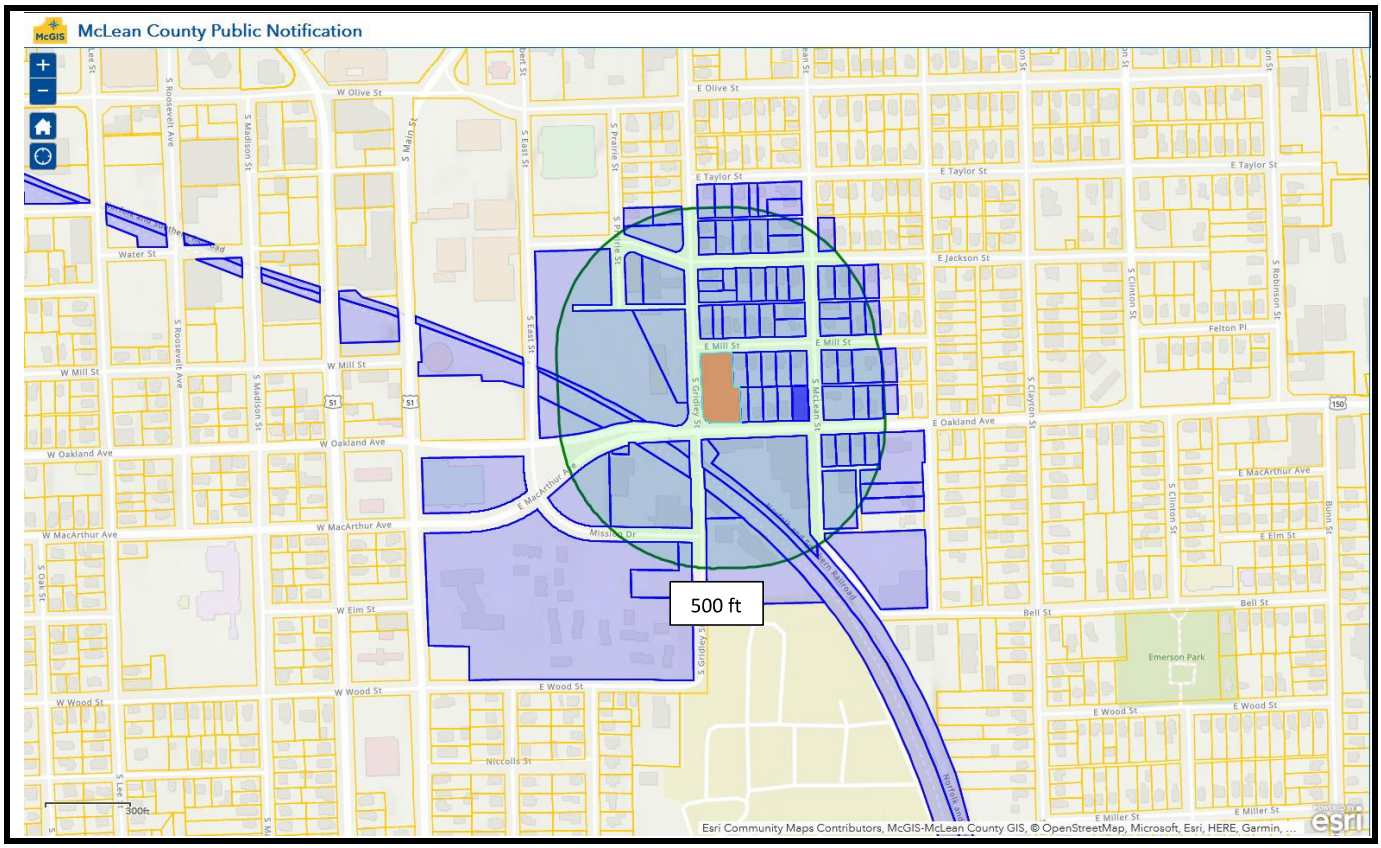
Map of notified properties within 500 ft of subject property