

**AGENDA  
BLOOMINGTON ZONING BOARD OF APPEALS  
REGULAR MEETING - 4:00 P.M.  
WEDNESDAY, NOVEMBER 15, 2017  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE STREET  
BLOOMINGTON, ILLINOIS**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES:** Consideration, review and approval of Minutes from the October 18, 2017 meeting.

**5. REGULAR AGENDA**

**A. Z-29-17** Consideration, review and approval of the petition for a variance submitted by Julia Sutherland for the property located at 501 E Olive St. to allow a 16” addition to the width of the driveway for the length of the driveway, in the R-2, Mixed Residence District.

**B. Z-30-17** Consideration, review and approval of the petition for a variance submitted by the Bloomington Planning Commission on behalf of FOB Developments for the property located at the northeast corner of Empire St. and Airport Rd. (Lot 6) in the B-1, Highway Business District.

**6. OTHER BUSINESS**

**7. NEW BUSINESS**

**8. ADJOURNMENT**

**For further information contact:**

Izzy Rivera, Assistant City Planner

Department of Community Development

Government Center

115 E. Washington Street, Bloomington, IL 61701

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

E-mail: [irivera@cityblm.org](mailto:irivera@cityblm.org)

**DRAFT MINUTES  
BLOOMINGTON ZONING BOARD OF APPEALS  
REGULAR MEETING - 4:00 P.M.  
WEDNESDAY, OCTOBER 18, 2017  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE STREET  
BLOOMINGTON, ILLINOIS**

Members present: Chairman Bullington, Mr. Butts, Ms. Meek, Mr. Schultz, and Ms. Harris

Members absent: Mr. Veitengruber, Mr. Brown

Also present: Mr. George Boyle, Assistant Corporation Counsel  
Mr. Steve Rasmussen, Assistant City Manager  
Mr. Tom Dabareiner, Community Development Director  
Ms. Katie Simpson, City Planner  
Ms. Izzy Rivera, Assistant City Planner

At 4:01PM, Ms. Simpson called the roll. With five members in attendance, a quorum was present.

PUBLIC COMMENT: None.

MINUTES: The Board reviewed the minutes from August 16, 2017. Mr. Butts motioned to approve the minutes; seconded by Ms. Harris. The Board **approved** the minutes by voice vote, 5-0.

OTHER BUSINESS:  
None

NEW BUSINESS:

Approve 2018 Meeting Dates

Ms. Rivera presented the dates to the commission members and requested any conflicts be noted. Ms. Simpson stated a motion to approve the minutes was needed, then City Council could approve.

Ms. Harris motioned to approve the 2018 meeting dates; seconded by Mr. Schultz. The Board **approved** the minutes by voice vote, 5-0.

Mr. Rasmussen thanked Mr. Dabareiner for his long and faithful service.

ADJOURNMENT:  
Mr. Butts motioned to adjourn; seconded by Ms. Harris. Approved by voice vote. The meeting was adjourned at 4:04PM.

**Respectfully submitted**  
Izzy Rivera, Assistant City Planner

**CITY OF BLOOMINGTON  
REPORT FOR THE BOARD OF ZONING APPEALS  
November 15, 2017**

| CASE NUMBER: | SUBJECT:    | TYPE:    | SUBMITTED BY:                         |
|--------------|-------------|----------|---------------------------------------|
| Z-29-17      | 501 E Olive | Variance | Izzy Rivera<br>Assistant City Planner |

**PETITIONER’S REQUEST:**

| Type of Variance | Request   | Required                          | Variation                                 |
|------------------|---|-----------------------------------|---|
| Widen Driveway   | 16” addition to widen driveway for length of driveway | Driveway must be 3’ from lot line | 1.33ft decrease from side lot to driveway |

**Pertaining to Section of Code: 44.7-2.C.3 Accessory off-street parking spaces**

|                              |   |
|------------------------------|---|
| <b>STAFF RECOMMENDATION:</b> | <p>In this case, due to the narrow driveway created for uses not present today, the widening of the driveway is an expected request.</p> <p><i>Staff recommends the Zoning Board of Appeals <b>approve</b> the variances for 501 E Olive to allow a 16 inch width expansion of the driveway for the length of the driveway in the R-2 district.</i></p> |
|------------------------------|---|



**NOTICE**

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on October 30, 2017.

**GENERAL INFORMATION**

Owner and Applicant: Julia Sutherland

**PROPERTY INFORMATION**

**Legal description:** EVANS 3<sup>rd</sup> ADDN W56 N 1/2 B

Existing Zoning: R-2, Mixed Residence District  
Existing Land Use: Single family home  
Property Size: Approximately 6,545 (55 X 119)  
PIN: 21-04-457-001

**Surrounding Zoning and Land Uses**

Zoning

North: R-3B, High density multi-family residential  
South: R-2, Mixed Residence District  
East: R-2, Mixed Residence District  
West: R-3B, High density multi-family residential

Land Uses

North: Single and multi-family home(s)  
South: Single family home(s)  
East: Single family home(s)  
West: Single family home(s)

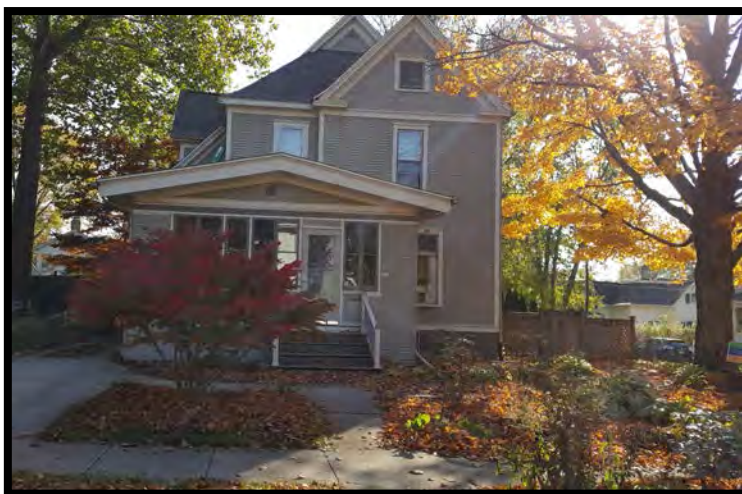
**Analysis**

Submittals

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

1. Application for Variance
2. Site Plan
3. Aerial photographs
4. Site visit

**PROJECT DESCRIPTION**



*Background.*

501 E Olive Street, the subject property, is located at the southeast corner of E Olive St and S Mclean St. The lot is approximately 56ft wide and relatively flat. The width is more than the minimum requirements for the R-2 district. The property was constructed in 1893, in 1997 the old one care garage was demolished and a new two car garage was built, however the driveway stayed the

same. Currently, the vehicles are driving on the retaining wall or curb to gain access to the driveway or garage. This will cause eventual erosion and damage to the wall and the grass on the property to the east. The petitioner is proposing to remove the retaining wall, move it back 16 inches, and replace it. The retaining wall extends toward the garage at the back of the property. The neighboring fence begins at the back portion of the driveway. The widening of the driveway will give more room for vehicles to pass through safely.



*Project Description:* The petitioner would like to widen the driveway by 16 inches for the length of the driveway. Proposing to use gravel to fill in the extension, the materials used would not disturb the character of the home or the neighborhood. The original retaining wall would also be put back in place. The widening of the driveway will not impact any trees or gardens. There is an existing

fence line and the widened driveway would only expand up to the fence line. No other movements necessary. Staff cannot find records of when the fence was built or when a permit may have been issued.

The following is a summary of the requested variations:

**Applicable Code Sections:**

Section of Code: 44.7-2

| <b>Type of Variance</b> | <b>Request</b>   | <b>Required</b>                            | <b>Variation</b>                  |
|-------------------------|--|--|-----------------------------------|
| Widening of driveway    | 16” addition to width of driveway for the length of driveway | Driveway must be 3 feet from side lot line | 16” increase toward side lot line |

**Analysis**

**Variations from Zoning Ordinance**

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

**FINDINGS OF FACT**

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

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

According to the Tax Assessor's website the home was built in 1920. The "carriage path" driveway was added later to accommodate the needs of the time. This driveway does not allow enough space for parking in the driveway causing more on street parking. The driveway cannot be relocated or moved, as this is a corner lot and to move the driveway to the west side of the property would be too close to the intersection. The standard is met.

**That the variances would be the minimum action necessary to afford relief to the applicant; and**

The requested variation is the only option available in order to make the driveway wide enough for vehicles to park or pass through to the garage. Currently the driveway width does not meet the minimum standard requirement of 16'. The driveway, at its widest is about 7'. The petitioner requests a 16 inch expansion to the east side, but alternatives may also be possible to reduce the impacts on the property to the east. For example, the driveway could be widened a few inches toward the home. Widening too much in this direction could potentially damage the siding, and pipes that protrude from the side of the home. The driveway could be expanded a few inches to each side, making the expansion to the east of the driveway not as large. The standard is not met.

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

The driveway was added to the home to fulfill a need at that time. These narrow driveways are a characteristic of the neighborhood, and the entire area was built before the zoning ordinance. The standard is met.

**That granting the variation request will not give the applicant any special privilege that is denied to others by the Code; and**

There are a number of driveways along E Olive Street and the surrounding neighborhood that are wider than the requested variation. The applicant will not receive special privileges. The standard is met.

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

The widening of the driveway for this corner lot property will not surpass the fence that is currently dividing the property to the east. By approving the variation, it will ensure safe passage of all vehicles through the driveway to the garage. The standard is met.

**STAFF RECOMMENDATION:**

*Staff recommends the Zoning Board of Appeals **approve** the variances for 501 E Olive to allow a 16" widening of the driveway for the length of the driveway.*

Respectfully submitted,

Izzy Rivera  
Assistant City Planner

Attachments:

- Variance Application
- Petitioner Statement of Findings of Fact
- Site Plan
- Aerial Map
- Zoning Map
- Example Sketch-up Rendering
- Newspaper notice and neighborhood notice
- List of notified property owners

34682

**APPLICATION TO ZONING BOARD OF APPEALS**

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

Site Address: 501 E. OLIVE ST, BLOOMINGTON, IL 61701

Site Address: \_\_\_\_\_

Petitioner: JULIA L. SUTHERLAND Phone: [REDACTED]

Petitioner's Email Address: [REDACTED]

Petitioner's Mailing Address Street: 501 E. OLIVE ST, B

City, State, Zip Code: BLOOMINGTON, IL, 61701

Contractual interest in the property  yes  no

Signature of Applicant [REDACTED]

Brief Project Description:

The original Driveway does not allow safe passage for modern vehicles. We propose to widen the Driveway by 16" (inches) for the length of the Driveway, from the curb to the Southeast (back) corner of the house, restoring all original curbing, using only period-appropriate materials for the ~~filled~~ widened space.

Code Requirements Involved:

not sure? - unless it is to meet the 3' (foot) variance for driveways? ~~This is not~~

Variations(s) Requested:

We request to allow for the easement Required by the city (driveways must be 3 feet from property line). The distance from the current driveway to the property line does NOT currently offer a 3' variance.

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

Please see all justifications on back -

1. widened space lies within property boundary.
2. Will not disturb character of neighborhood.
3. Improves safety for residents of neighborhood (fewer cars parked on street).
4. Will improve property for both neighbors and is <sup>the</sup> minimal request.

DEC 23 2017



**STATEMENT OF FINDINGS OF FACT**  
**(Must be answered by the Petitioner)**

Chapter 44, Section 9.40(d)

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

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

True - the <sup>original</sup> current width of the driveway and the original curb doesn't provide a 3' variance. This property was built in 1893. The driveway is an old carriage path.

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

True - we are asking for only 12 inches from our property as established by the survey stake discovered at the utility pole in the southeast corner of our property.

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

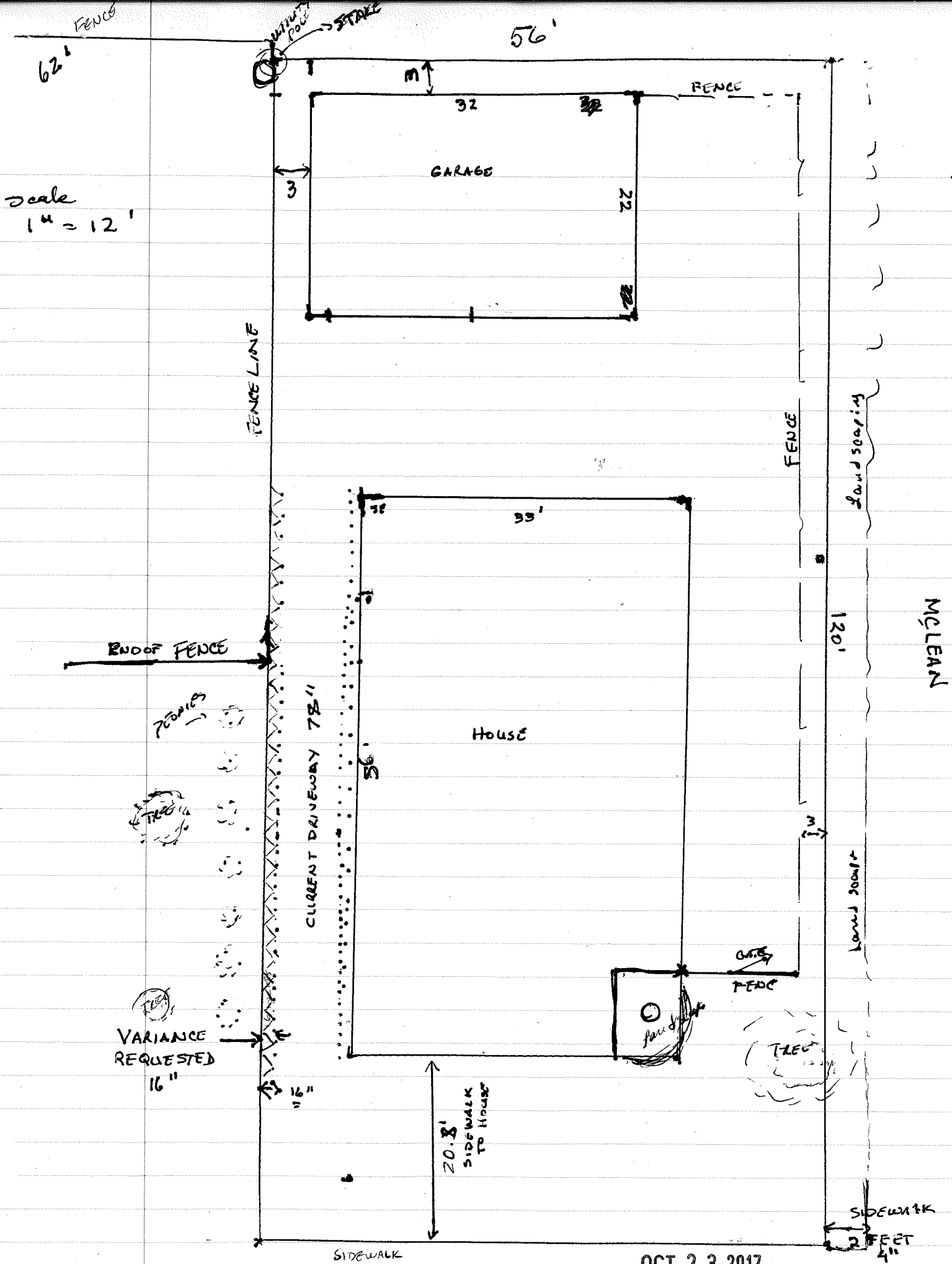
True, as this property and all structures around it predate my ownership. House was built in 1890 and all other boundaries were established by neighbor at 503 E. OLIVE, ant city of Bloomington.

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

We are not aware of any denials for an easement of this type, and we are not expanding beyond the historically established property line.

5. That the granting of this variance will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use or development of adjoining properties.

True - the driveway widening will actually improve upon the aesthetics of the character of this property. We propose keeping all original materials; it will not disturb any plantings of heirloom garden, we will restore the original curb, (put back in place) and only use period-appropriate materials (in the widened space) - such as gravel.



Scale  
1" = 12'

VARIANCE  
REQUESTED  
16"

OCT 23 2017

OLIVE

MCLEAN

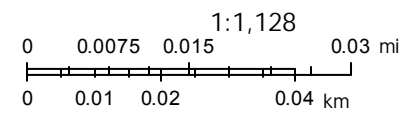
SIDEWALK  
2 FEET  
4"



# McLean County GIS



November 6, 2017

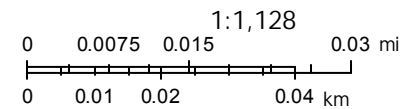


<http://www.McGIS.org/License>

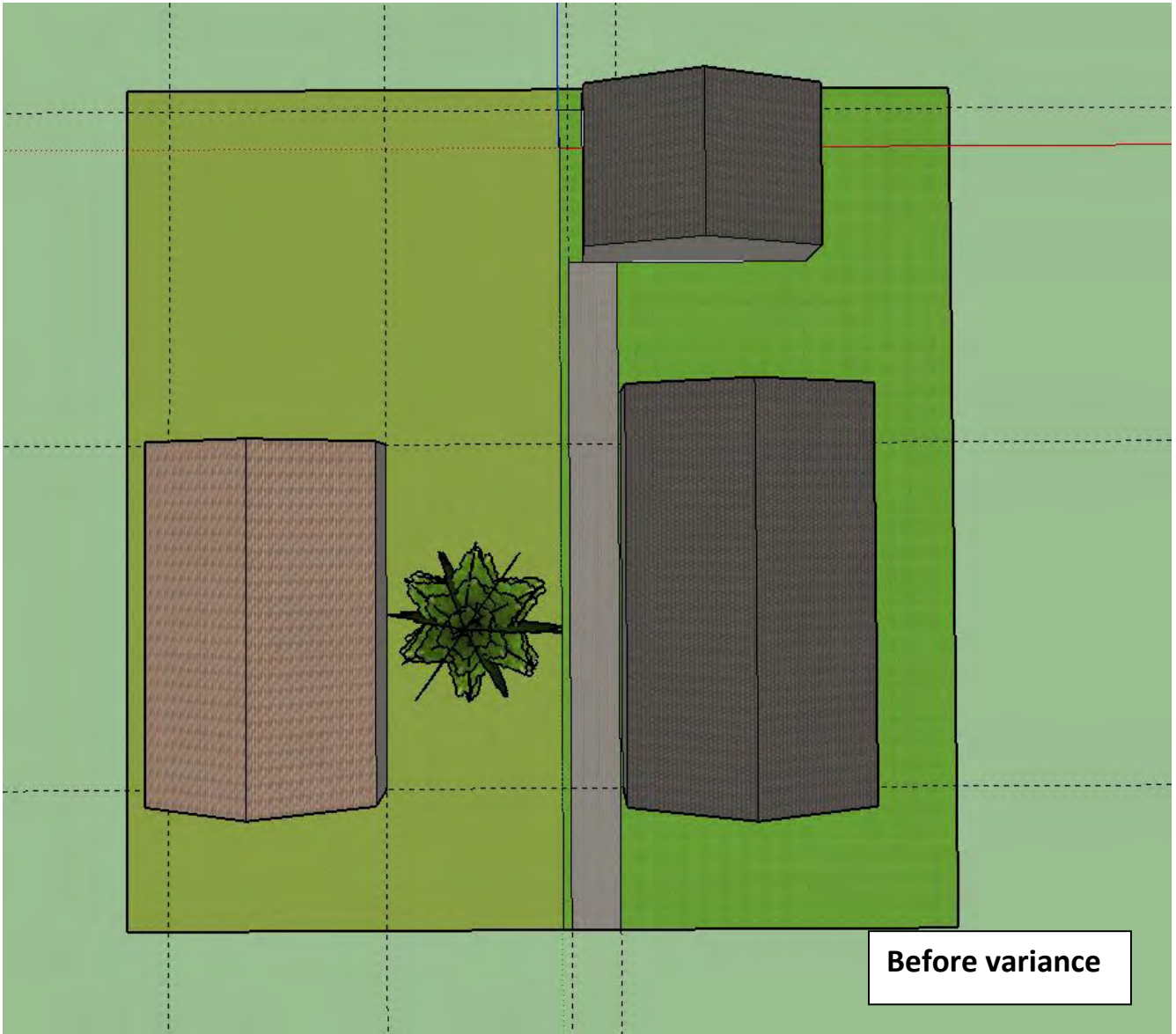
# McLean County GIS

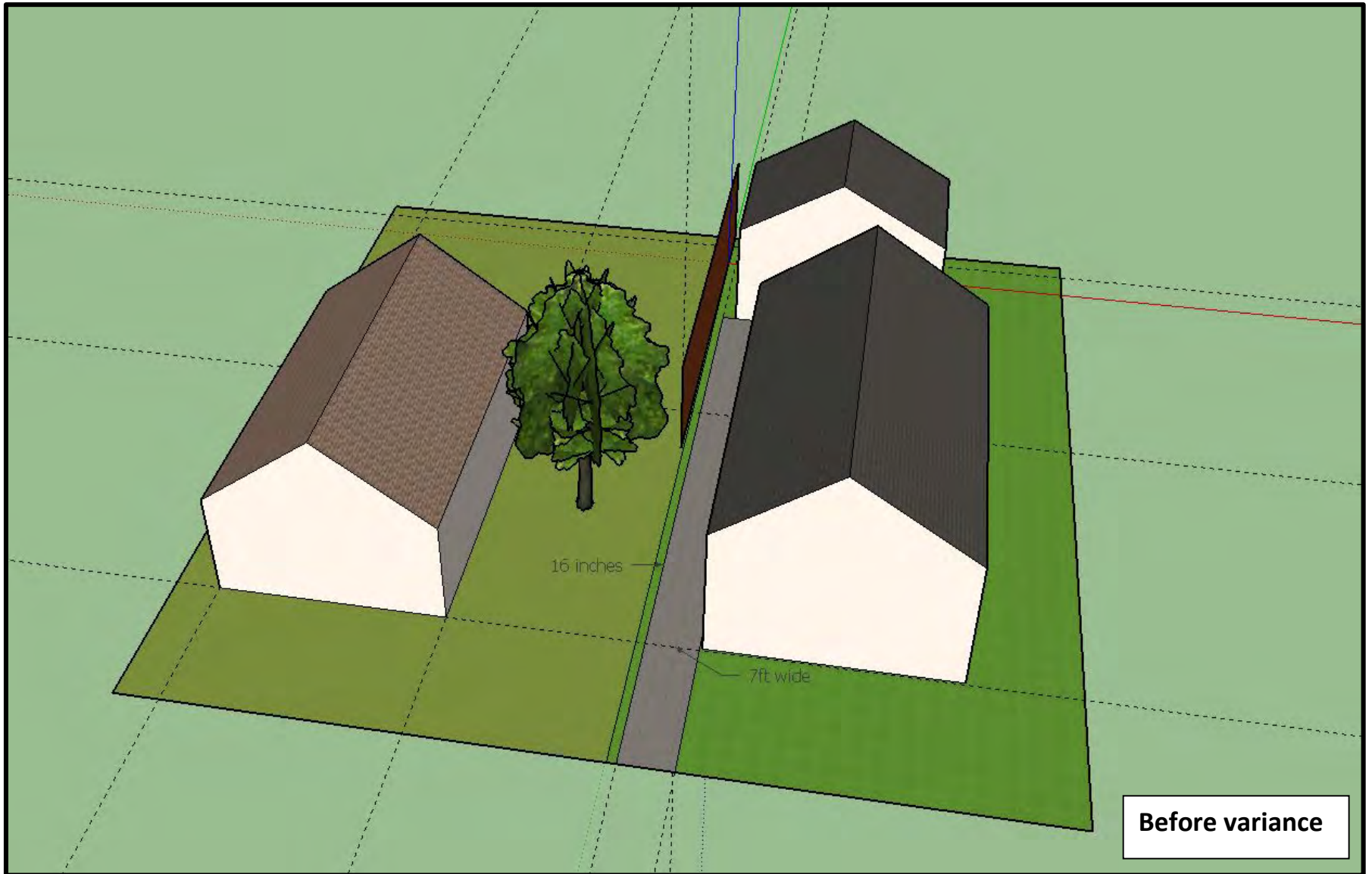


November 6, 2017



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey,

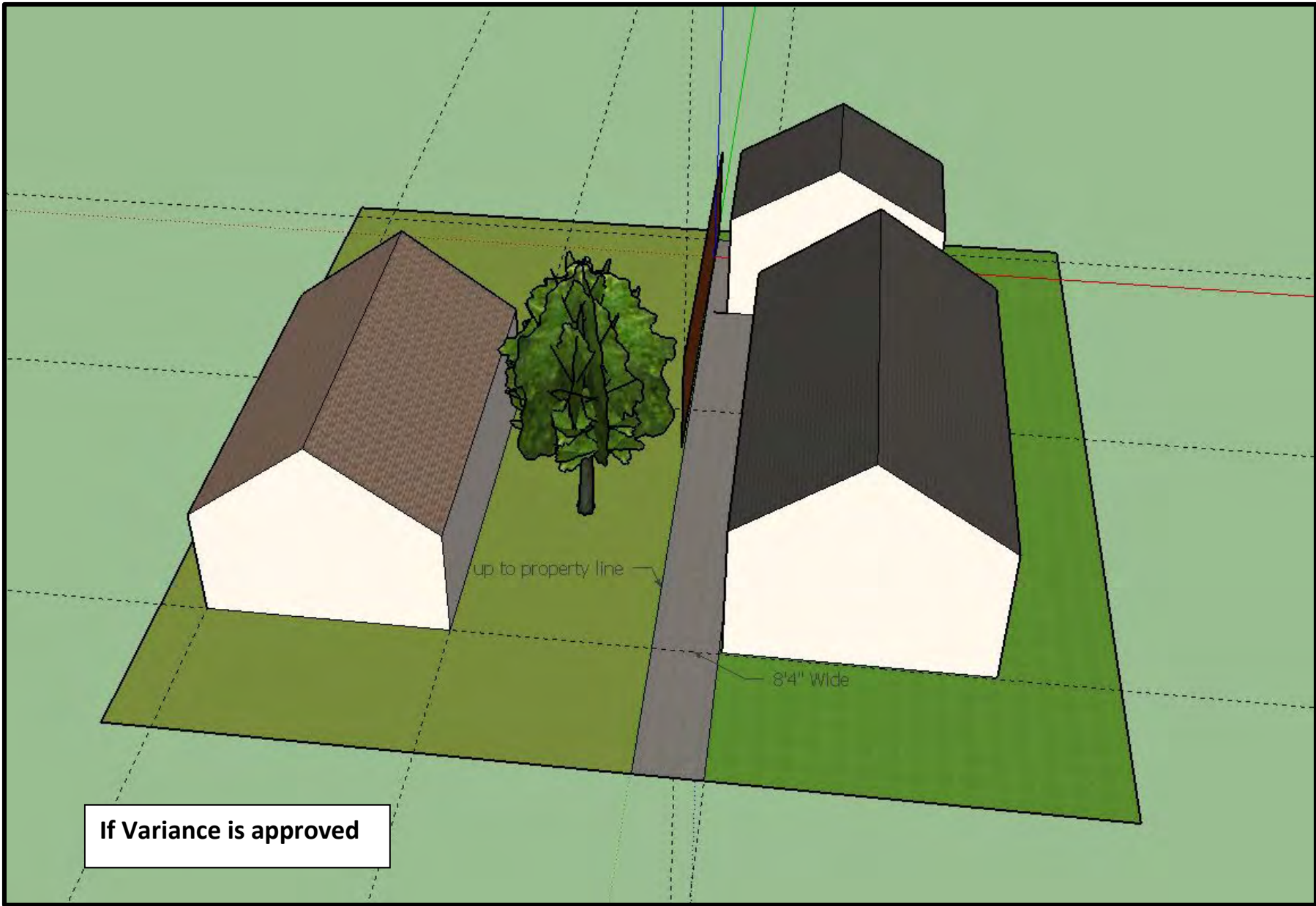




16 inches

7ft wide

**Before variance**



If Variance is approved



up to property line

8'4" wide

apron measures 9.5ft

**Driveway will still be under the standard minimum width**





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

October 31, 2017

Dear Property Owner or Resident:

The Zoning Board of Appeals will hold a public hearing on Wednesday November 15, 2017 at 4:00PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois to hear testimony on petitions submitted by Julia Sutherland, requesting the following approval for the property at 501 E Olive Street: a Variance to allow the driveway to be widened by 16 inches for the length of the driveway (44.7-2). All interested persons may present their views upon such matters pertaining thereto at the public hearing. The petitioner or his/her Counsel/Agent must attend the meeting. A legal description of the subject property is attached to this letter.

LEGAL DESCRIPTION: EVANS 3<sup>rd</sup> ADDN W56 N1/2 B. PIN: 21-04-457-001

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). Communications in writing in relation thereto may be filed with the Department of Community Development, or at such hearing. In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at [www.cityblm.org](http://www.cityblm.org). If you desire more information regarding the proposed petition or have any questions you may email me at [irivera@cityblm.org](mailto:irivera@cityblm.org) or call me at (309) 434-2226.

Sincerely,

A handwritten signature in black ink that reads "Izzy Rivera".

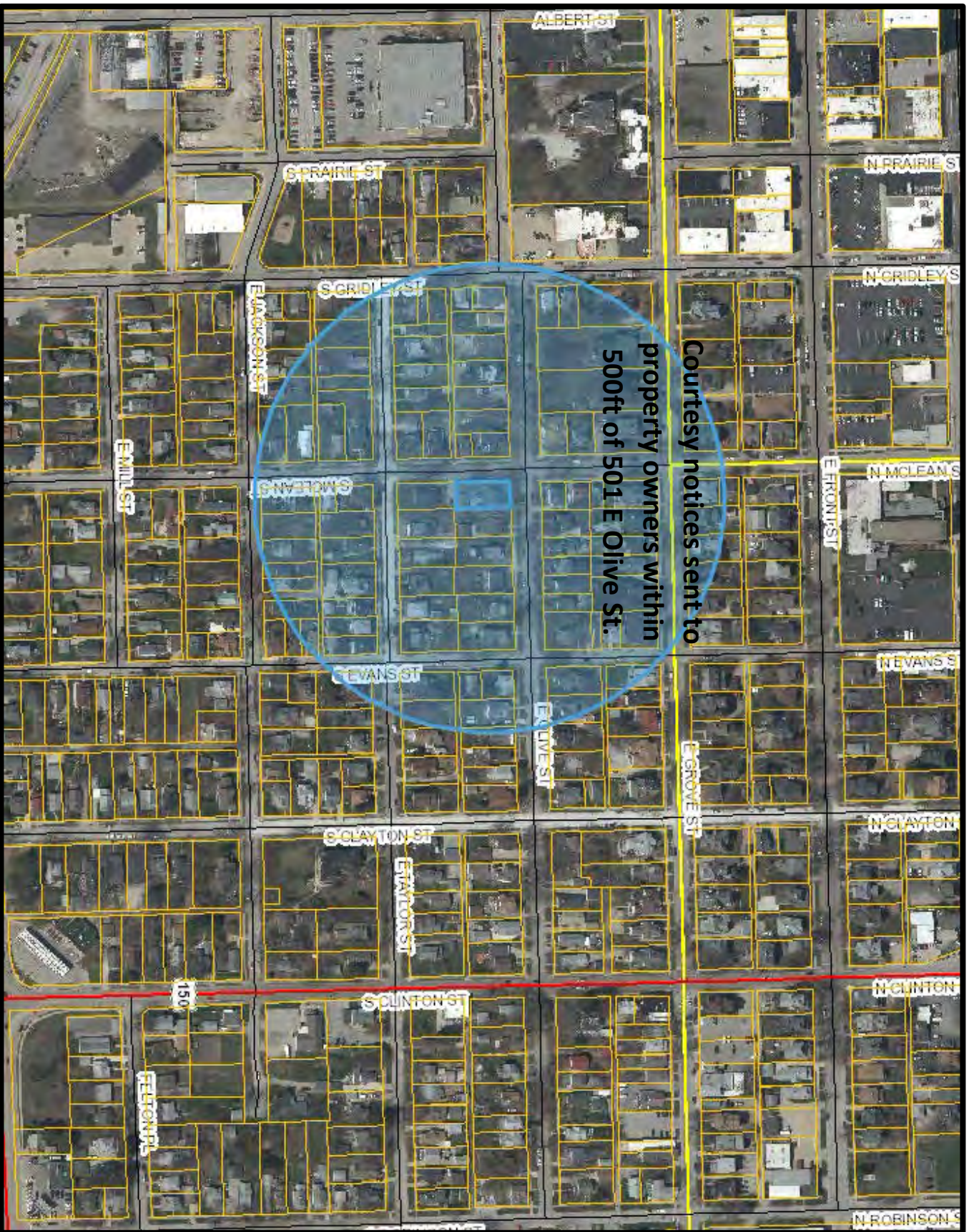
Izzy Rivera

Assistant City Planner

Attachments:

Map of notified properties within 500 ft of subject property

Public Hearing on November 15, 2017 for a Variance at 501 E Olive St.



JOHN & KAREN ELTERICH  
409 E GROVE ST  
BLOOMINGTON, IL. 61701

ELLIOT FARLOW  
505 E WALNUT ST  
BLOOMINGTON, IL. 61701

MELANIA SANCHEZ  
2906 CAPEN DR  
BLOOMINGTON, IL. 61704

KENNETH KASHIAN  
510 E GROVE  
BLOOMINGTON, IL. 61701

SARAH LAUSCHKE  
507 E TAYLOR ST  
BLOOMINGTON, IL. 61701

DAVID DILL  
510 E JACKSON ST  
BLOOMINGTON, IL. 61701

JAMES WARREN  
407 E GROVE  
BLOOMINGTON, IL. 61701

W SCOTT FARLEE  
503 E GROVE ST  
BLOOMINGTON, IL. 61701

VELDA & JAMES BROWN  
405 S MCLEAN STREET  
BLOOMINGTON, IL. 61701

B&B PROPERTY G. LLC  
PO BOX 3231  
BLOOMINGTON, IL. 61702

ROBERT ROTRAMEL  
406 E JACKSON ST  
BLOOMINGTON, IL. 61701

THERESA NECESSARY  
404 S MCLEAN  
BLOOMINGTON, IL. 61701

NANCY VALENTINE  
508 E TAYLOR ST  
BLOOMINGTON, IL. 61701

JOHN ELTERICH  
409 E GROVE ST  
BLOOMINGTON, IL. 61701

KAREN & JOHN SCHMIDT  
409 E GROVE ST  
BLOOMINGTON, IL. 61701

ANDREW HOLLINS  
206 N WEST ST  
HUDSON, IL. 61748

JOSEPH BOYCE  
208 S CHERRY ST  
LEXINGTON, IL. 61753

HENRY & PATRICIA WUNDER  
404 E JACKSON ST  
BLOOMINGTON, IL. 61701

JESSE ESTRADA  
411 E OLIVE ST  
BLOOMINGTON, IL. 61701

DARRELL & CYNTHIA WILLIAMS  
501 E TAYLOR ST  
BLOOMINGTON, IL. 61701

JOHN ELTERICH  
409 E GROVE ST  
BLOOMINGTON, IL. 61701

DLH2 LLC  
1608 E WASHINGTON ST  
BLOOMINGTON, IL. 61701

CARLO ROBUSTELLI  
401 E GROVE ST  
BLOOMINGTON, IL. 61701

Amanda Huber  
104 S McLean St  
BLOOMINGTON, IL. 61701

CEVAT KARASEN  
305 W CHESTNUT ST  
BLOOMINGTON, IL. 61701

TONY & DEBORAH ADEKOYA  
3 HANEY CT  
BLOOMINGTON, IL. 61701

ERNEST RUSK  
2010 FOXWOOD CC RUN  
NORMAL, IL. 61761

CHAD & MICAH JESSEN  
PO BOX 3561  
BLOOMINGTON, IL. 61702

WAYNE & MARY PELHANK  
2625 Day Lily Run  
The Villages, FL. 32162

STEPHANIE MACK  
601 E GROVE ST  
BLOOMINGTON, IL. 61701

ROBERT DEFRATES  
403 S MCLEAN  
BLOOMINGTON, IL. 61701

MATT & MARK KUDRYS POWELL  
27 ABERDEEN WAY  
BLOOMINGTON, IL. 61704

LINDA J & JAMES R WHELOCK  
503 E Taylor St  
BLOOMINGTON, IL. 61701

PHILIP & ANTOINETTE GOOD  
505 E GROVE ST  
BLOOMINGTON, IL. 61701

RUTH BUROKER  
612 E FRONT ST  
BLOOMINGTON, IL. 61701

MATTHEW WARD  
514 E OLIVE ST  
BLOOMINGTON, IL. 61701

STEPHEN ROPP  
601 E TAYLOR ST  
BLOOMINGTON, IL. 61701

PAUL FRITSCH  
503 E OLIVE ST  
BLOOMINGTON, IL. 61701

SHIRLEY ARMSTRONG  
105 E PARKWAY  
LEXINGTON, IL. 61753

RONALD GANNAWAY  
304 GARDEN RD  
NORMAL, IL. 61761

BRENDA GARRETT  
3010 E Oakland Ave  
BLOOMINGTON, IL. 61704

MARK FORTH  
402 S EVANS ST  
BLOOMINGTON, IL. 61701

ROBERT CARROLL  
508 E JACKSON ST  
BLOOMINGTON, IL. 61701

W SCOTT FARLEE  
503 E GROVE  
BLOOMINGTON, IL. 61701

CHELSEA OAKES  
512 E OLIVE ST  
BLOOMINGTON, IL. 61701

LYLE LEE BUSICK  
409 OLIVE  
BLOOMINGTON, IL. 61701

CHAD & MELISSA JESSEN  
PO BOX 3561  
BLOOMINGTON, IL. 61702

JOSEPH METZ  
304 S EVANS  
BLOOMINGTON, IL. 61701

MELANIE HUNTER  
603 E GROVE ST  
BLOOMINGTON, IL. 61701

MARC & SUSAN ANDELMAN  
509 E Grove St  
BLOOMINGTON, IL. 61701

TREVOR BASHAM  
408 Greenbriar Dr Apt 5  
NORMAL, IL. 61761

C/O REDBIRD PROPERTY MGT.  
200 N. LINDEN  
NORMAL, IL. 61761

LORENE RICE  
612 E FRONT ST  
BLOOMINGTON, IL. 61701

JAMES MODINE  
17437 E 2475 NORTH RD  
HUDSON, IL. 61748

MICHAEL JOINER  
605 E OLIVE  
BLOOMINGTON, IL. 61701

ROBERT PAUL  
410 S SECOND ST  
WAPELLA, IL. 61777

KAHWAJI ENTERPRISES LLC  
402 KINGSLEY ST  
NORMAL 61761

ZOELLER & BURCHAM PROP LLC  
1808 SIX POINTS RD  
BLOOMINGTON 61705

3T PROPERTIES  
6 FOX CREEK RD  
TOWANDA 61776

WILLIAM FITZGERALD  
2001 E OAKLAND AVE  
BLOOMINGTON 61701

EARL JOHN CAMPBELL  
206 S MCLEAN ST  
BLOOMINGTON 61701

RUTH RICE  
612 E FRONT ST  
BLOOMINGTON 61701

3 GEN ENTERPRISES LLC  
RR4 BOX 330  
CLINTON 61727

HENRY & BERNICE GAY  
407 E TAYLOR ST  
BLOOMINGTON 61701

ANTHONY ELLIOTT  
602 E TAYLOR  
BLOOMINGTON, IL. 61701

0

JOHN ELTERICH  
409 E GROVE ST  
BLOOMINGTON 61701

SHARON FITZER  
604 E TAYLOR ST  
BLOOMINGTON 61701

KENNETH & DONNA MANN  
507 E GROVE ST  
BLOOMINGTON 61701

MARIA ALBERTS  
304 S JOSEPHINE  
ATLANTA 61723

WILLIAM HANNER  
307 WOODCREST  
SPRINGFIELD 62703

DAVID F & GAYLE K DIETSCH  
1103 1/2 E OLIVE ST  
BLOOMINGTON 61701

DAVID F & GAYLE K DIETSCH  
1103 1/2 E OLIVE ST  
BLOOMINGTON 61701

JAY RICKETTS  
1602 BRYAN ST  
NORMAL, IL. 61761

ROBERT SWALLOW  
505 W Mill St  
Bloomington 61701

DIANA MACIN  
305 S MCLEAN  
BLOOMINGTON 61701

CHARLES SILA WALTER BIESIADA  
ESTATE  
112 LANDMARK DR STE B  
NORMAL 61761

DAMON & STEPHANIE HICKS  
606 E OLIVE  
BLOOMINGTON 61701

ALLAN F & ADELE M SAAF  
508 GROVE ST  
BLOOMINGTON 61701

SHANON MARIE DICKERSON  
612 GREEN ST  
CENTRALIA 65240

CONNIE WATTS  
409 E TAYLOR ST  
BLOOMINGTON 61701

JULIA SUTHERLAND  
501 E OLIVE ST  
BLOOMINGTON 61701

BRAD NORRIS  
301 S WASHINGTON ST  
HUDSON 61748

WESTON PROPERTIES LLC JACKSON 300  
102 S PRAIRIE STREET  
BLOOMINGTON 61701

VAN BAKER  
502 E Grove St  
Bloomington 61701

LINDA GLEASON  
2920 FOX CREEK RD  
BLOOMINGTON 61705

CEVAT KARASEN  
305 W CHESTNUT ST  
BLOOMINGTON 61701

ANNETTA MILLER  
32 COUNTRY CLUB PL  
BLOOMINGTON 61701

PAMALA EATON  
512 E TAYLOR ST  
BLOOMINGTON 61701

JOY GRADEN  
303 N EAST ST  
GREENSBORO 30642

JAMES ULAVEGE  
205 S. EVANS  
BLOOMINGTON 61701

LOIS HANLEY  
1214 COLTON AVE  
BLOOMINGTON 61701

JOANNE LITTELL  
808 BRYAN ST  
NORMAL 61761

JENNIFER LYNN SMITH  
504 E OLIVE ST  
BLOOMINGTON 61701

CATHERINE WARTENA  
510 E TAYLOR ST  
BLOOMINGTON 61701

TERRENCE & CHRISTINA SMITH  
508 E WALNUT ST  
BLOOMINGTON 61701

BRADLEY & SHANNON MULLINS  
405 S EVANS ST  
BLOOMINGTON 61701

GAYE BECK  
401 S MCLEAN  
BLOOMINGTON 61701

**CITY OF BLOOMINGTON**  
**REPORT FOR THE BOARD OF ZONING APPEALS**  
 November 15, 2017

| <b>CASE NUMBER:</b> | <b>SUBJECT:</b>   | <b>TYPE:</b> | <b>SUBMITTED BY:</b>           |
|---------------------|---|--------------|--------------------------------|
| Z-30-17             | Empire Business Park,<br>Lot 6<br>Common Address: 3103<br>Cornelius Dr. | Variance     | Katie Simpson,<br>City Planner |

**PETITIONER’S REQUEST:**

Section of Code: 44.7-2 Parking Lot Landscaping Setback

| <b>Type of Variance</b>             | <b>Request</b> | <b>Required</b> | <b>Variation</b> |
|-------------------------------------|----------------|-----------------|------------------|
| Reduction in<br>landscaping setback | 6ft            | 12ft            | 6ft decrease     |

|                              |  |
|------------------------------|--|
| <b>STAFF RECOMMENDATION:</b> | Staff determines the <b>petition meets</b> the Zoning Ordinance’s standards required to grant a variance (4.13-3).<br><i>Staff recommends the Zoning Board of Appeals <b>approve</b> the request for a reduction in the parking lot landscaping setback on the east side of Lot 6 in the Empire Business Park Preliminary Plan, commonly known as 3103 Cornelius Dr.</i> |
|------------------------------|--|



Location Map of Subject Property

N Δ

**NOTICE**

The application was filed in conformance with applicable procedural requirements and notice was published in *The Pantagraph* on October 30, 2017.

**GENERAL INFORMATION**

Owner and Applicant: City of Bloomington Planning Commission

**PROPERTY INFORMATION**

**Legal description: Lot 6, Empire Business Park Preliminary Plan, 2.173 acres, more or less.**

A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 7 IN EMPIRE BUSINESS PARK FOURTH ADDTION TO THE CITY OF BLOOMINGTON, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 2013 AS DOCUMENT NO. 2013-18632 IN THE MCLEAN COUNTY RECORDER’S OFFICE, MCLEAN COUNTY, ILLINOIS. FROM SAID POINT OF BEGINNING, THENCE WEST 285.51 FEET ALONG THE SOUTH LINE OF CORNELIUS ROAD AS DEDICATED IN CENTRAL CATHOLIC/MCGRAW PARK SUDIVISION IN THE CIYT OF BLOOMINGOTN, ILLINOIS, PER ORDINANCE NO. 2002-90 APPROVED BY THE BLOOMINGTON CITY COUNCIL TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF BLOOMINGTON FOR THE EAST PORTION OF AIRPORT ROAD ACCORDING TO TRUSTEES DEED DOCUMENT NO. 2003-40630; THENCE SOUTHWEST 64.37 FEET ALONG THE EASTERLY LINE OF SAID TRACT OF LAND WHICH FORMS AN ANGLE TO THE RIGHT OF 148°-32’-19” WITH THE LAST DESCRIBED COURSE; THENCE SOUTH 248.28 FEET ALONG SAID EASTERLY LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 120°-46’-26” WITH THE LAST DESCRIBED COURSE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 7; THENCE EAST 337.44 FEET ALONG SAID WESTERLY EXTENSION WHICH FORMS AN ANGLE TO THE RIGHT OF 90°-41’-15” WITH THE LAST DESCRIBED COURSE TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 281.86 FEET ALONG THE WEST LINE OF SAID LOT 7 WHICH FORMS AN ANGLE TO THE RIGHT OF 90°-00’-00” WITH THE LOT DESCRIBED COURSE TO THE BEGINNING.

Existing Zoning: B-2, General Business Service District and B-1, Highway Business District  
Existing Land Use: vacant  
Property Size: Approximately 2.173 acres  
PIN: part of PIN: 15-31-351-009

**Surrounding Zoning and Land Uses**

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

**Analysis**

Submittals

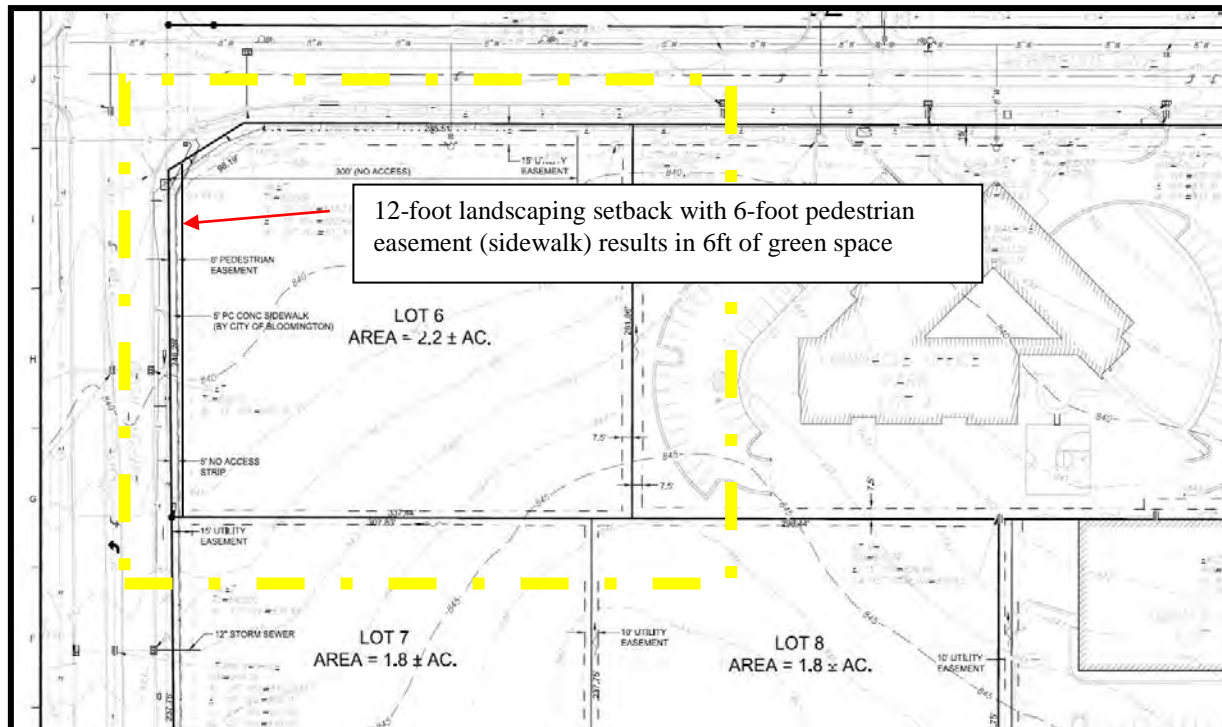


Empire Business Park Lot 6

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

1. Application initiated by Planning Commission motion on behalf of property owner
2. Minutes from Planning Commission meeting 10.25.17
3. Preliminary plan
4. Aerial Photographs.

**PROJECT DESCRIPTION**



*Background*

Empire Business Park is approximately 34.9 acres located north of Empire St/Route 9 and east of Airport Road. In 1998, the City annexed the subject property, and in 2009, Council approved a preliminary plan for the area. The preliminary plan expired in 2017. Recent interest in developing Lot 6 initiated the need for reinstatement of the preliminary plan. Upon reviewing the proposed plan staff determined there is not adequate separation between the property line and Airport Road to safely accommodate a sidewalk, which would improve pedestrian access along this corridor. The annexation agreement required the property owners to dedicate a forty-five (45) foot wide strip of land for the construction of Airport Road; however, when Airport Road was constructed it exceeded the anticipated design. As a compromise to allow for extra land that could safely accommodate a sidewalk, the landowner will dedicate a six-foot wide pedestrian easement along the west side of the property. On October 25, 2017, the Planning Commission approved the proposed preliminary plan and recommended that the Zoning Board of Appeals approve a variance for a six-foot reduction in the required twelve-foot landscaping setback for the development of Lot 6. On behalf of the Planning Commission, staff is presenting the petition for the variance request. Similar variances may be required in the future for the development of Lot 7 and the remaining lots on the east side of Airport Road. Nonetheless, staff has not received

**Empire Business Park Lot 6**

development proposals for these lots. In the event that the site design of these lots necessitates a variance, the same procedure will be followed.

Lot 6 is located in the southeast corner of the intersection of Cornelius Drive and Airport Road. It is approximately 2.2 acres and the proposed use of the land is medical offices. The property is adjacent to Pinnacal Office Park on the east side and Central Catholic High School is located north of the site. Single family homes are located west of Airport Road and the land south of the site remains vacant. Medical office is a permitted use in the B-2 and B-1 zoning districts and the building is setback far enough from the property line to honor the transitional yard requirement. The proposed six-foot strip of greenspace on the west side of the property, east of Airport Road, is wide enough to accommodate light landscaping and would not preclude the installation of shrubary and flowers in this area. The Comprehensive Plan identifies the need to improve walkability and enhance pedestrian accommodations throughout Bloomington.

*Project Description:* Earlier this year, staff received a request from the property owners to develop Lot 6 (as illustrated on the preliminary plan shown on the previous page) of Empire Business Park Subdivision with an office building. The proposed development necessitated a twelve-foot landscaping setback between the Airport Road frontage and the parking lot. During the process of evaluating the preliminary subdivision plan, it was determined that six-feet of land would be needed to safely accommodate a sidewalk on the east side of Airport Road. Due to the expansion of Airport Road, there is no longer enough room to safely accommodate the sidewalk on the public right-of-way. Pedestrian access and walkability are important initiatives stemming from the 2035 City of Bloomington Comprehensive Plan. The request for the easement creates a physical hardship for the property owner and future development of Lot 6. For this reason, staff and the Planning Commission are supporting the variance request.

The following is a summary of the requested variations:

**Applicable Code Sections:**

---

Section of Code: 44.7-2 Parking Lot Standards

| <b>Type of Variance</b>                      | <b>Request</b> | <b>Required</b> | <b>Variation</b> |
|--|----------------|-----------------|------------------|
| Parking lot Perimeter<br>Landscaping setback | 6ft            | 12ft            | 6ft reduction    |

---

**Analysis**

**Variations from Zoning Ordinance**

The petitioner hopes to develop Lot 6 of Empire Business Park Subdivision as a medical office with parking positioned in between the building and Airport Road. City code requires a twelve-foot landscaping setback between the parking lot and the property line. Six-feet of this space is needed to accommodate a five-foot wide sidewalk. The request for a variance would reduce the amount of greenspace between the property line and the parking lot by six-feet.

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

member to interpret and judge the case based on the evidence presented and each of the Findings of Fact.

### **FINDINGS OF FACT**

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

**That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult; and** an annexation agreement for the property required the dedication of a 45-foot wide strip of public right-of-way. The City built Airport Road wider than expected and the right-of-way lacks adequate parkway to safely accommodate a five-foot wide sidewalk on the east side of Airport Road (west side of the subject property). The landowner is allowing a six-foot wide pedestrian easement for a five-foot wide sidewalk on the west side of the lot. The easement and sidewalk encroach into the 12-foot required landscaping setback. The physical challenges are a result of the expansion of Airport Road and the need to provide a safe separation between the sidewalk and the road. This circumstance is unique because, traditionally, sidewalk is located in the public right-of-way. The City is requesting the easement to achieve the goal of accommodating pedestrian access on Airport Road. As a result, the variance is requested to accommodate the sidewalk and still allow for some green space.

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

**That the special conditions and circumstances were not created by any action of the applicant; and** the expansion of Airport Road and the lack of necessary parkway are factors necessitating the variance. The landowner did not create the circumstances.

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

**That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties.** The variance will allow the City to construct sidewalk that connects Cornelius Drive and Empire St. The building complies with adequate transitional yard setbacks and front yard setbacks. Additionally six-feet of green space remains. Six-feet is the required perimeter-landscaping setback for a parking lot everywhere other than the front yard.

### **STAFF RECOMMENDATION:**

*Staff recommends the Zoning Board of Appeals **approve** the request for a reduction in the parking lot landscaping setback on the east side of Lot 6 in the Empire Business Park Preliminary Plan, commonly known as 3101 Cornelius Dr.*

Respectfully submitted,

Katie Simpson  
City Planner

Attachments:

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

**APPLICATION TO ZONING BOARD OF APPEALS**

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

Site Address: Lot 6 Empire Business Park Preliminary Plan approx.. 2.2 acres

Petitioner: City of Bloomington Planning Commission on behalf of FOB

Development \_\_\_\_\_

Phone: 309-434-2226

Petitioner's Email Address: ksimpson@cityblm.org

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

City, State, Zip Code: Bloomington, IL 61701

Contractual interest in the property      \_\_\_\_\_ yes      \_\_\_\_\_ no

Signature of Applicant \_\_\_\_\_

**Brief Project Description:**

FOB Development requested approval of a preliminary plan for Empire Business Park, the development of Lot 6 requires a twelve-foot landscaping setback and the City of Bloomington is requesting six feet of said setback be dedicated as a pedestrian easement to be used for sidewalk.

**Code Requirements Involved:**

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

**Variences(s) Requested:**

6ft perimeter landscaping setback in lieu of 12 ft (6ft reduction) on the west side of the development of Lot 6 as presented in the Preliminary Plan, east side of Airport Road.

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

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

**STATEMENT OF FINDINGS OF FACT**  
**(Must be answered by the Petitioner)**

Chapter 44, Section 9.40(d)

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

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

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

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

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

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

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

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

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

5. That the granting of this variance will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use or development of adjoining properties.

The variance will allow the City to construct sidewalk that connects Cornelius Drive and Empire St. The building complies with adequate transitional yard setbacks and front yard setbacks. Additionally six-feet of green space remains. Six-feet is the required perimeter landscaping setback for a parking lot everywhere other than the front yard.

**MINUTES  
BLOOMINGTON PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, OCTOBER 25, 2017 4:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE STREET  
BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Mr. J. Balmer, Mr. David Stanczak, Mr. James Pearson, Mr. John Protzman, Ms. Megan Headean, Mr. Mark Muehleck, Chairman Justin Boyd

**MEMBERS ABSENT:** Mr. Kevin Suess, Mr. Eric Penn

**OTHERS PRESENT:** Mr. George Boyle, City Attorney; Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City Planner.

**CALL TO ORDER** Chairman Boyd called the meeting to order at 4:01 PM.

**PUBLIC COMMENT:** None

**MINUTES:** The Commission reviewed the minutes from the September 27, 2017 regular meeting. Mr. Balmer motioned to approve the minutes. Mr. Pearson seconded the motion. The Commission approved the minutes by a voice vote, 7-0.

**REGULAR AGENDA:**

**PS-03-17 Public hearing, review, and action on a petition submitted by FOB Development Inc. requesting the reinstatement of the preliminary plan, “Empire Business Park Preliminary Plan” for the property located at the northeast corner of Airport Rd and Empire St., approximately 34.90 acres.**

Chairman Boyd introduced the case. Ms. Rivera presented the staff report and positive recommendation with the condition that the plan is revised to address the staff comments included in the Planning Commission Packet. Ms. Rivera described the subject property, surrounding uses and zoning. She shared pictures of the property and aerial and zoning maps. She explained that a preliminary plan was approved in 2009 by City Council but due to three years of inactivity the plan expired in 2017. Ms. Rivera explained the case’s relationship to the preliminary plan and noted the addition of sidewalk along Airport Rd and Route 9 aligns with the comprehensive plan’s goals of walkability. Ms. Simpson stated that staff shared their commentary with the petitioner who has resubmitted an updated preliminary plan. The updated revision, dated October 23, 2017, was incorporated into the record and marked “Exhibit A”. Ms. Simpson highlighted the revisions and explained the significance of incorporating sidewalk along Airport Road. Ms. Simpson explained that the proposed plan addresses sidewalk by allowing a six foot pedestrian easement. She stated that due to the sidewalk, a six foot variance from the landscaping requirements is required to develop Lot 6, and she asked the Commission to motion to include a favorable recommendation requesting the variance to the Zoning Board of Appeals.



Mr. Stanczak asked if acquiring additional right of way were possible to allow the sidewalk to remain on public property. Ms. Simpson explained that land owner dedicated the amount of right-of-way for Airport Road agreed upon in the 1998 annexation agreement, but the road was built wider than anticipated. The easement is required in order to provide ample parkway between the sidewalk and the road, and without the easement, the sidewalk would be dangerously close to the road. Mr. Pearson asked for clarification on the expiration of a preliminary plan. Ms. Simpson confirmed that because no lots of record were created between 2014 and now, the plan had expired.

Mr. Neil Finlen, Civil Engineer with Farnsworth Associates, was sworn in. He explained the need for parkway on Airport Road and clarified the pedestrian easement. He stated the petition was prompted by the development of a medical facility on Lot 6. He stated the petitioner plans to cooperate with Engineering on an intersection design study, if needed, for Galena Road. He hopes more development will follow this development and expressed gratitude to city staff for their cooperation throughout this process.

Mr. Balmer motioned to approve the preliminary plan conditional to the revisions requested by staff, and to recommend to the approval of a six foot variance for Lot 6 to the Zoning Board of Appeals to allow for the pedestrian easement. Mr. Stanczak seconded the motion. The motion was approved 6-0-1 with the following votes cast: Mr. Balmer—yes; Mr. Stanczak—yes; Mr. Pearson—yes; Mr. Protzman—yes; Ms. Headean—yes; Mr. Muehleck—Abstain; Chairman Boyd—yes.

**OLD BUSINESS:** None

**NEW BUSINESS:** Chairman Boyd introduced Mr. Mark Muehleck, a new member to the Commission. Mr. Muehleck introduced himself and provided a brief background.

**ADJOURNMENT:** The meeting adjourned at 4:18 by unanimous voice vote; motioned by Mr. Balmer and seconded by Ms. Headean.

Respectfully submitted,  
Katie Simpson,  
Secretary.

FOB DEVELOPMENT, INC.

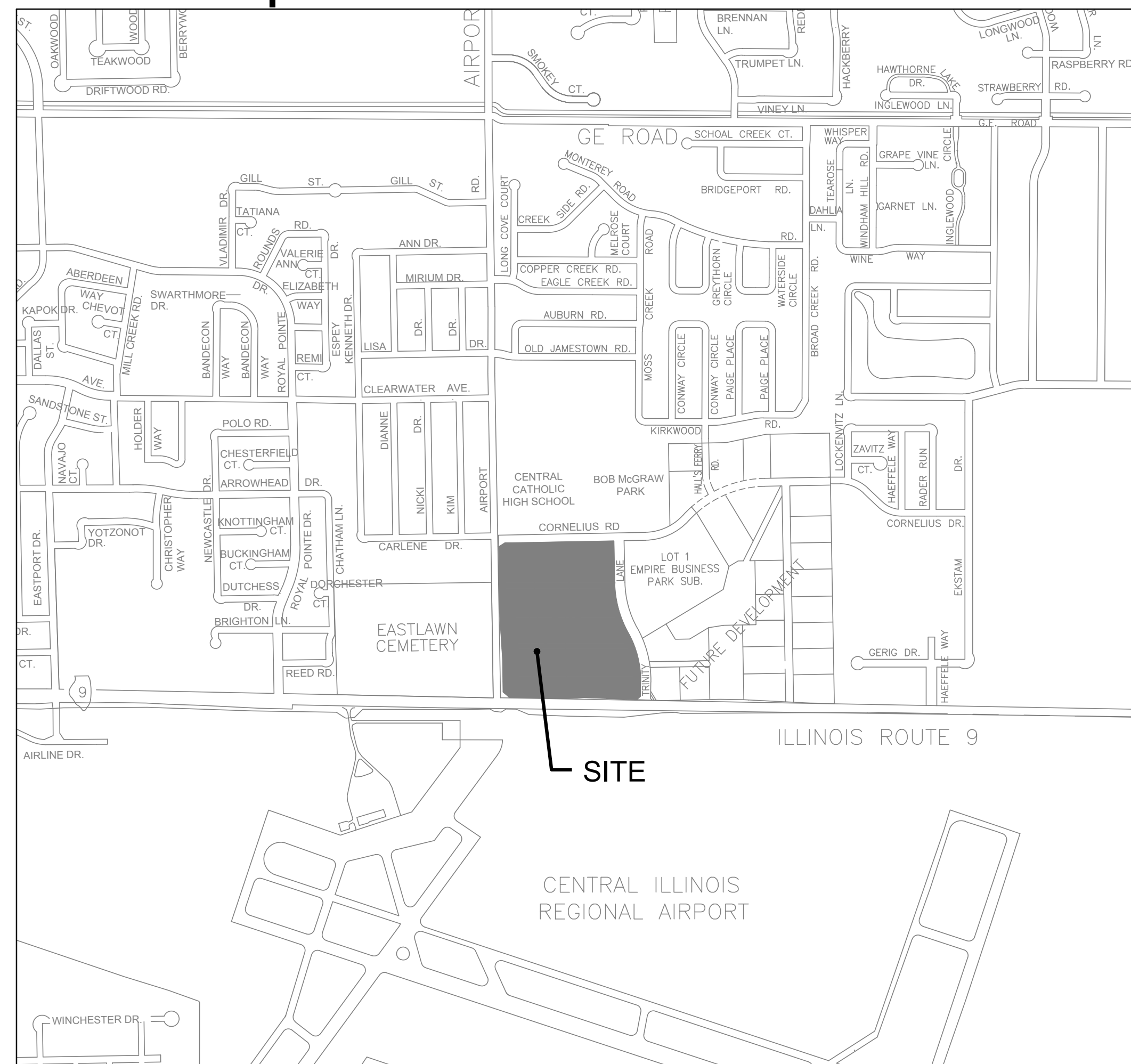
# EMPIRE BUSINESS PARK

# PRELIMINARY PLAN

BLOOMINGTON, ILLINOIS

E. 1/2 SEC. 31, T. 245N., R. 3 E., 3 P.M.

### Location Map



### Legal Description

All that part of 355.15 Acres off the West Side of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, per "Survey of 355.15 Acres off the West Side of Section 31" as shown in Plat Book 12, page 120, in the McLean County Recorder's Office, lying south of and adjacent to the South Line of Cornelius Drive, east of and adjacent to the East Line of Airport Road, north of and adjacent to the North Line of Illinois Route 9 and west of and adjacent to the West Line of Trinity Lane, all in the City of Bloomington, Illinois.

This property contains 34.90 acres, more or less.

### Index of Drawings

- COVER SHEET
- C1.0 KEYMAP
- C2.0 PRELIMINARY PLAN
- C3.0 PRELIMINARY PLAN
- C4.0 PRELIMINARY PLAN

### Benchmarks

1. TOP OF OPERATING NUT OF FIRE HYDRANT WEST SIDE AIRPORT ROAD 35' NORTH OF NORTH CEMETERY ENTRANCE U.S.G.S. ELEV.=842.48
2. SQUARE CUT IN CENTER TOP OF CONC. HEADWALL NORTH SIDE IL. RTE. 9 8'x8' BOX CULVERT U.S.G.S. ELEV.=840.51

### Professional Registrations



THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION. I AM A DAILY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

NAME: Jeffrey M. Gastel  
 DATE: 10-23-2017  
 LICENSE RENEWAL DATE: 11-30-2017  
 PAGES OR DIVISIONS COVERED:

### Notes

1. THIS PROPERTY IS CURRENTLY WITHIN THE CORPORATE LIMITS OF THE CITY OF BLOOMINGTON AND CONTAINS 34.9 ACRES (14.1 HECTARES) AND IS TO BE SUBDIVIDED INTO 13 LOTS AND 1 OUTLOT.
2. LOTS 6-14 ARE CURRENTLY ZONED B-1 GENERAL HIGHWAY BUSINESS DISTRICT WITH A PORTION OF LOT 6 ZONED B-2.
3. ANY PORTION OF THE LOTS WHICH DRAIN TO AIRPORT ROAD SHALL PROVIDE ONSITE DETENTION ON THE LOT PER CITY REQUIREMENTS. ANY PORTION OF THE LOTS WHICH DRAIN TO THE EXISTING EAGLE CREEK DETENTION BASINS WITHOUT PASSING THROUGH AN EXISTING REGIONAL DETENTION FACILITY CONSTRUCTED WITHIN THE EMPIRE BUSINESS PARK DEVELOPMENT SHALL PAY A TAP-ON FEE IN-LIEU OF DETENTION ONSITE.
4. ALL STREETS SHALL BE PUBLIC AND SHALL BE DEDICATED TO THE CITY OF BLOOMINGTON. ALL SANITARY SEWERS, STORM SEWERS AND WATER MAINS SHALL BE PLACED IN PUBLIC EASEMENTS OR RIGHT-OF-WAYS AND SHALL BE DEDICATED TO THE CITY OF BLOOMINGTON.
5. EXISTING TOPOGRAPHIC DATA IS FROM A FIELD SURVEY BY FARNSWORTH GROUP, INC. DATED OCTOBER 14, 2009. EXISTING CONTOURS SHOWN BASED ON 2012 LIDAR DATA
6. NO PORTION OF THIS DEVELOPMENT LIES WITHIN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM MAP 17113C0510 E DATED JANUARY 16, 2008.
7. GALENA ROAD AND "A" COURT SHALL BE CONSTRUCTED TO MEET CITY OF BLOOMINGTON REQUIREMENTS.
8. THE FINAL DESIGN AND CONSTRUCTION OF THE INTERSECTION OF GALENA ROAD AND AIRPORT ROAD SHALL BE DETERMINED BY AN INTERSECTION DESIGN STUDY (IDS); THE DEDICATION OF ADDITIONAL ROW MAY BE REQUIRED. IDS TO BE COMPLETED AT THE TIME GALENA ROAD IS EXTENDED TO AIRPORT ROAD.
9. THE FINAL CROSS SECTIONS OF THE STREET PAVEMENT THICKNESS SHALL BE DETERMINED BY A PAVEMENT DESIGN AT TIME OF CONSTRUCTION.
10. DEVELOPER UNDERSTANDS THAT A VARIANCE REQUEST FOR SECTION 44.7-2/G.4.(C)(7) OF THE ZONING CODE MAY BE REQUIRED FOR LOTS 6, 7, 12, 13, AND 14 WHERE THE CITY OF BLOOMINGTON PLANS TO CONSTRUCT A PUBLIC SIDEWALK WITHIN A 6' EASEMENT ALONG THE EAST RIGHT-OF-WAY LINE OF AIRPORT ROAD.

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

"Notice is hereby given that this Preliminary Plan of the Empire Business Park 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: \_\_\_\_\_, 2017  
 By: \_\_\_\_\_  
 Chairman  
 By: \_\_\_\_\_  
 Executive Secretary

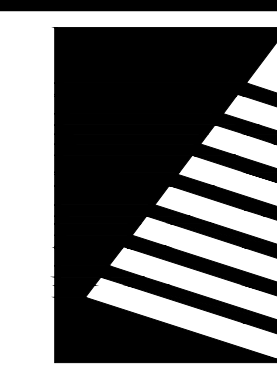
### NOTICE OF APPROVAL OF PRELIMINARY PLAN BY THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS:

"The Preliminary Plan of the Empire Business Park 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: \_\_\_\_\_, 2017  
 By: \_\_\_\_\_

| Revisions | #        | Date: | By: | Description:         |
|-----------|----------|-------|-----|----------------------|
| 1         | 10/23/17 | ZRW   |     | CITY REVIEW COMMENTS |



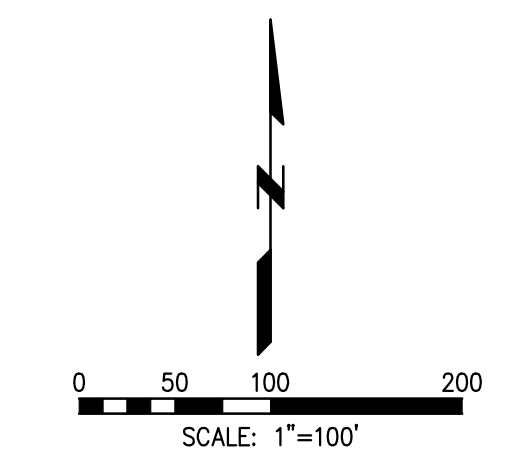
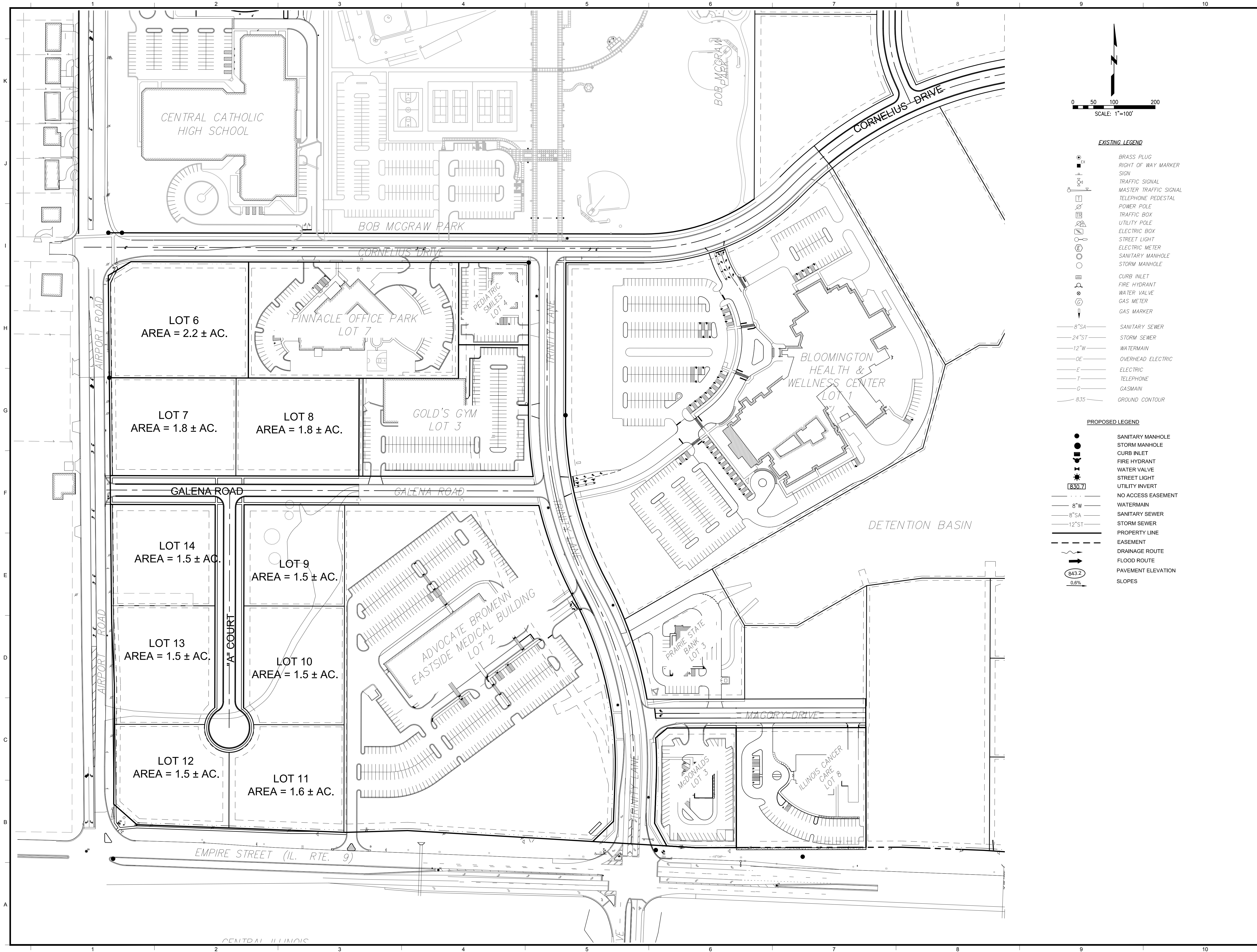


# Farnsworth GROUP

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

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

ISSUE:  
# DATE: DESCRIPTION:  
1 10/23/2017 CITY REVIEW COMMENTS



- EXISTING LEGEND**
- BRASS PLUG
  - RIGHT OF WAY MARKER
  - SIGN
  - TRAFFIC SIGNAL
  - MASTER TRAFFIC SIGNAL
  - TELEPHONE PEDESTAL
  - POWER POLE
  - TRAFFIC BOX
  - UTILITY POLE
  - ELECTRIC BOX
  - STREET LIGHT
  - ELECTRIC METER
  - SANITARY MANHOLE
  - STORM MANHOLE
  - CURB INLET
  - FIRE HYDRANT
  - WATER VALVE
  - GAS METER
  - GAS MARKER
  - 8"SA SANITARY SEWER
  - 24"ST STORM SEWER
  - 12"W WATERMAIN
  - OE OVERHEAD ELECTRIC
  - E ELECTRIC
  - T TELEPHONE
  - G GASMAIN
  - 8.35 GROUND CONTOUR

- PROPOSED LEGEND**
- SANITARY MANHOLE
  - STORM MANHOLE
  - CURB INLET
  - FIRE HYDRANT
  - WATER VALVE
  - STREET LIGHT
  - UTILITY INVERT
  - NO ACCESS EASEMENT
  - 8"W WATERMAIN
  - 8"SA SANITARY SEWER
  - 12"ST STORM SEWER
  - PROPERTY LINE
  - EASEMENT
  - DRAINAGE ROUTE
  - FLOOD ROUTE
  - PAVEMENT ELEVATION
  - SLOPES

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PROJECT:  
FOB Development, Inc.

## Empire Business Park Preliminary Plan

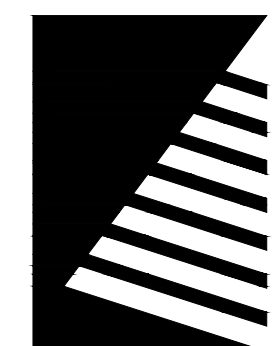
Bloomington, Illinois  
DATE: 09/29/2017  
DESIGN/DRAWN: EMR  
REVIEWED: JMG  
FIELD BOOK NO.: 2756

### KEY MAP

SHEET NUMBER:

# C1.0

PROJECT NO.: 0171384.00



# Farnsworth GROUP

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BLOOMINGTON, ILLINOIS 61704  
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www.f-w.com  
Engineers | Architects | Surveyors | Scientists

| ISSUE: | DATE:      | DESCRIPTION:         |
|--------|------------|----------------------|
| 1      | 10/23/2017 | CITY REVIEW COMMENTS |

PROJECT:  
FOB Development, Inc.

## Empire Business Park Preliminary Plan

Bloomington, Illinois

DATE: 09/29/2017

DESIGN/DRAWN: EMR

REVIEWED: JMG

FIELD BOOK NO.: 2756

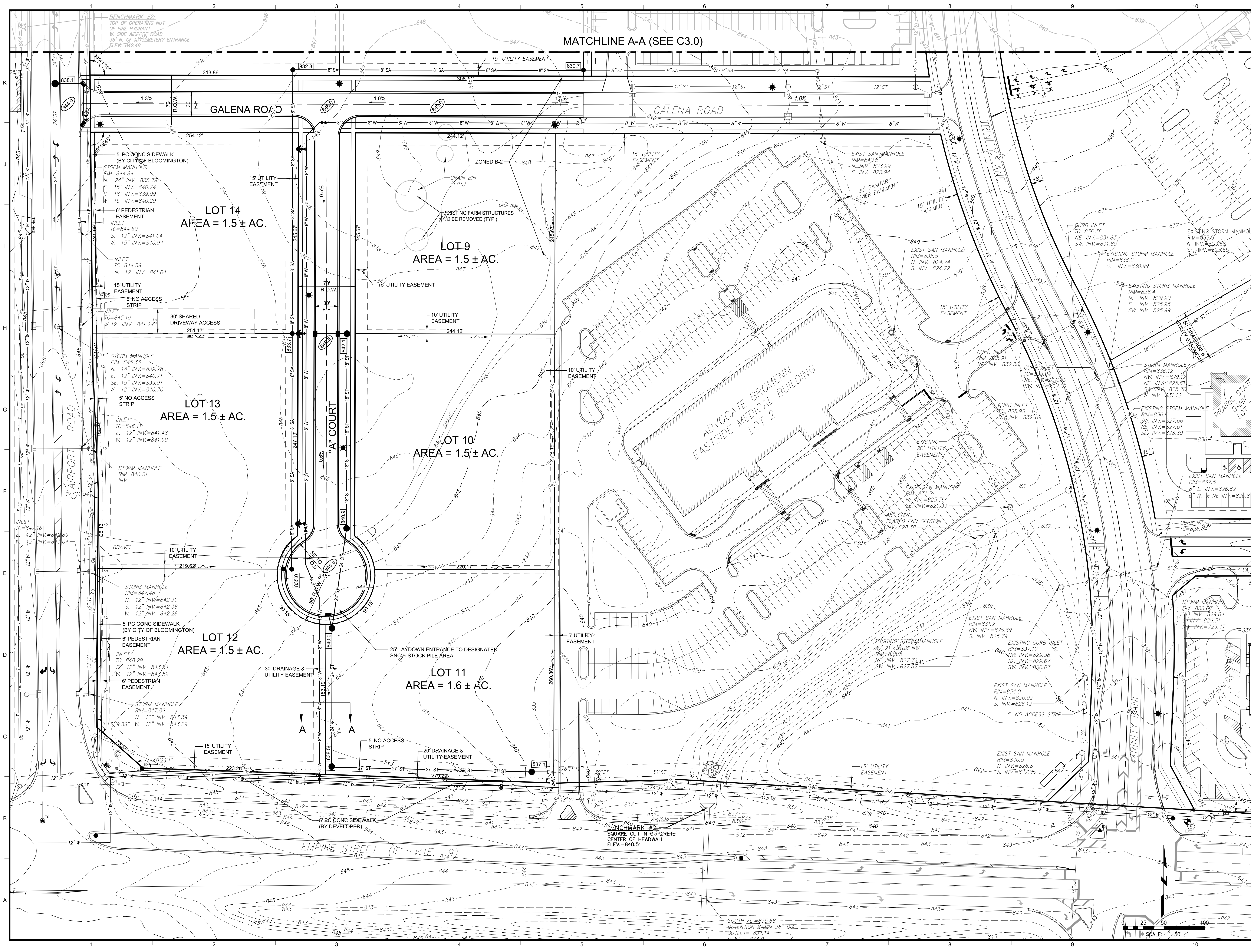
SHEET TITLE:

### PRELIMINARY PLAN

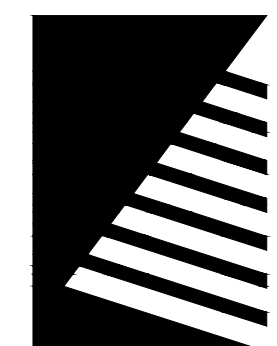
SHEET NUMBER:

# C2.0

PROJECT NO.: 0171384.00



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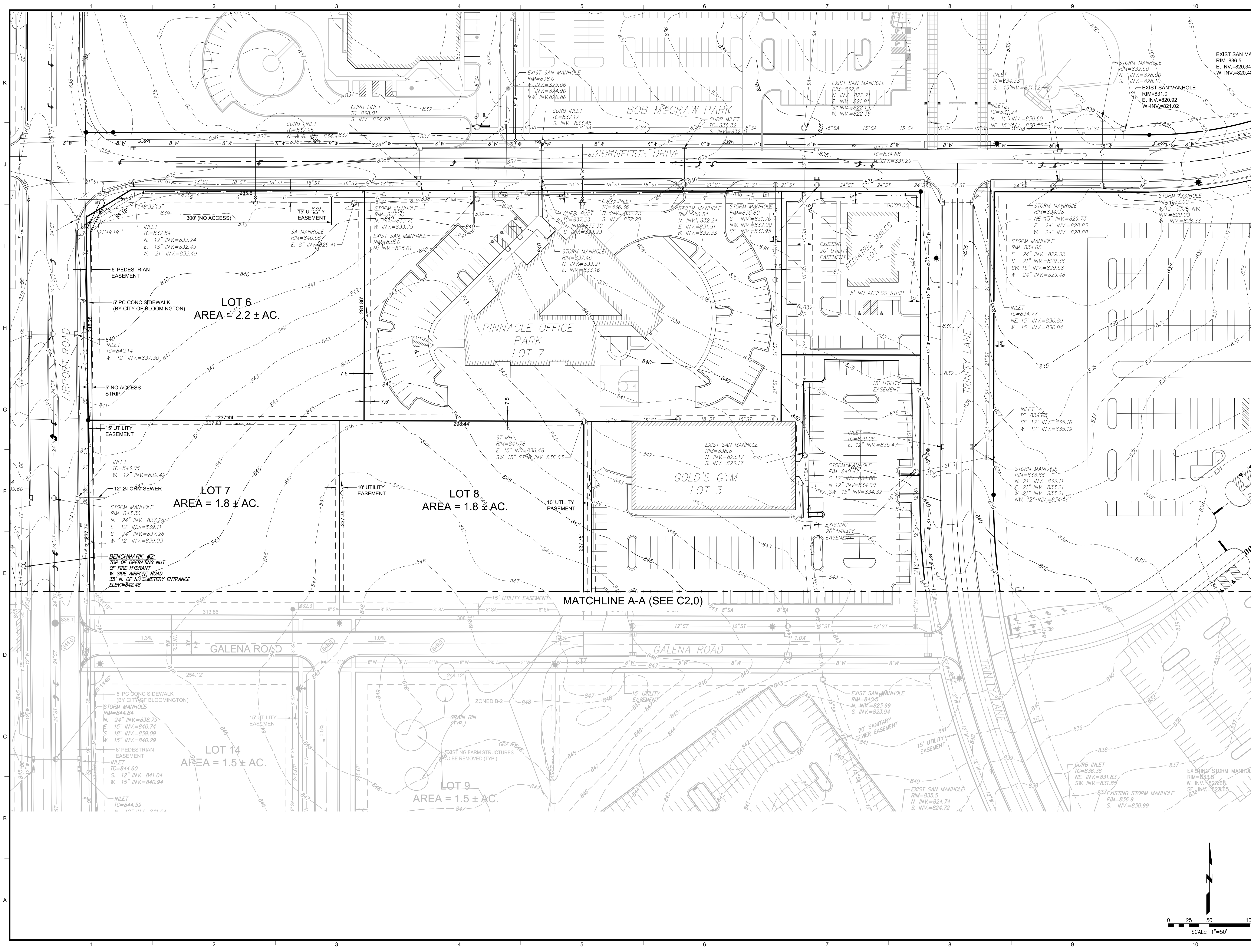


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(309) 663-8435 / info@f-w.com

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

| ISSUE: | DATE:      | DESCRIPTION:         |
|--------|------------|----------------------|
| #      |            |                      |
| 1      | 10/23/2017 | CITY REVIEW COMMENTS |



PROJECT:  
FOB Development, Inc.

## Empire Business Park Preliminary Plan

Bloomington, Illinois

DATE: 09/29/2017

DESIGN/DRAWN: EMR

REVIEWED: JMG

FIELD BOOK NO.: 2756

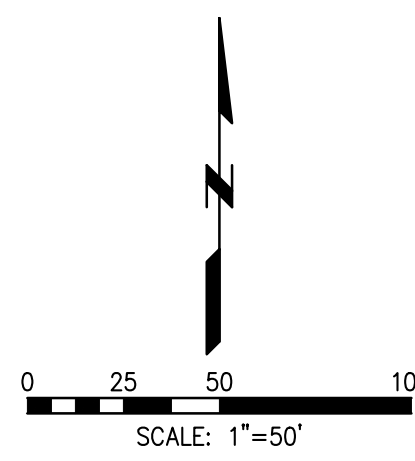
SHEET TITLE:

## PRELIMINARY PLAN

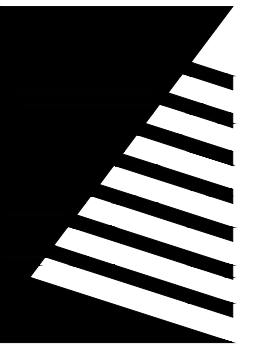
SHEET NUMBER:

# C3.0

PROJECT NO.: 0171384.00



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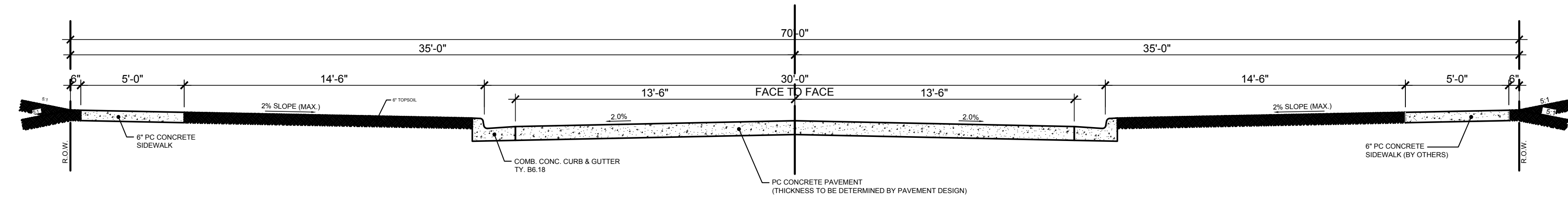


# Farnsworth GROUP

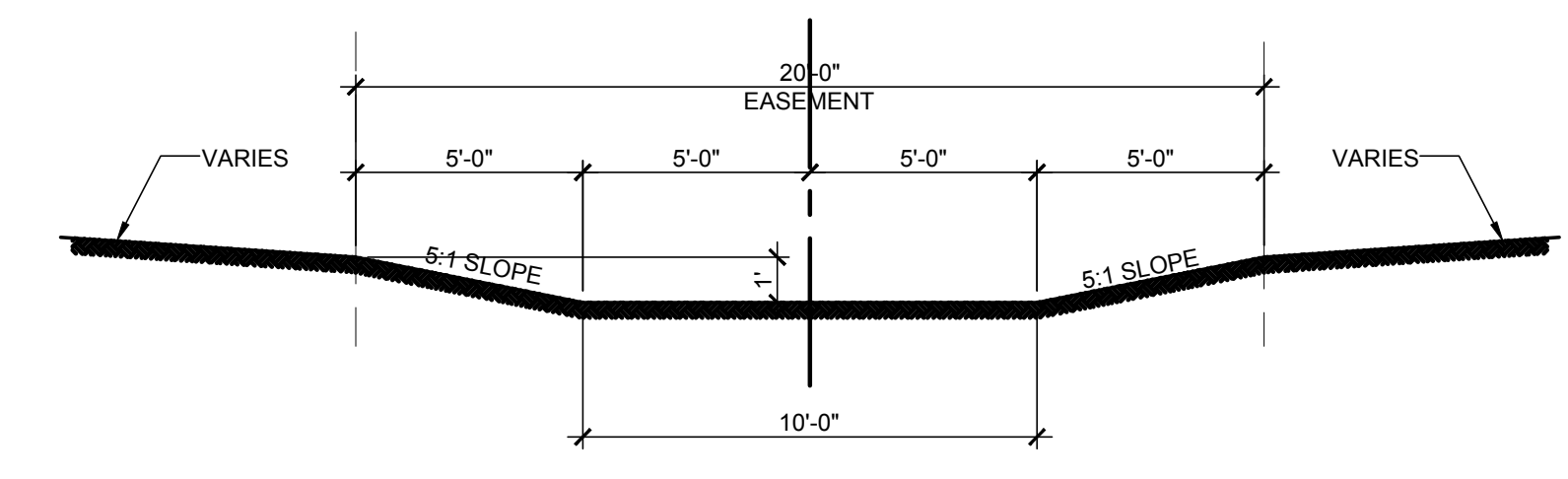
2709 McGRAW DRIVE  
BLOOMINGTON, ILLINOIS 61704  
(309) 663-8435 / info@f-w.com

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

| # | DATE       | DESCRIPTION          |
|---|------------|----------------------|
| 1 | 10/23/2017 | CITY REVIEW COMMENTS |



STREET CROSS SECTION



SECTION A-A

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PROJECT:  
FOB Development, Inc.

## Empire Business Park Preliminary Plan

Bloomington, Illinois  
DATE: 09/29/2017  
DESIGN/DRAWN: EMR  
REVIEWED: JMG  
FIELD BOOK NO.: 2756

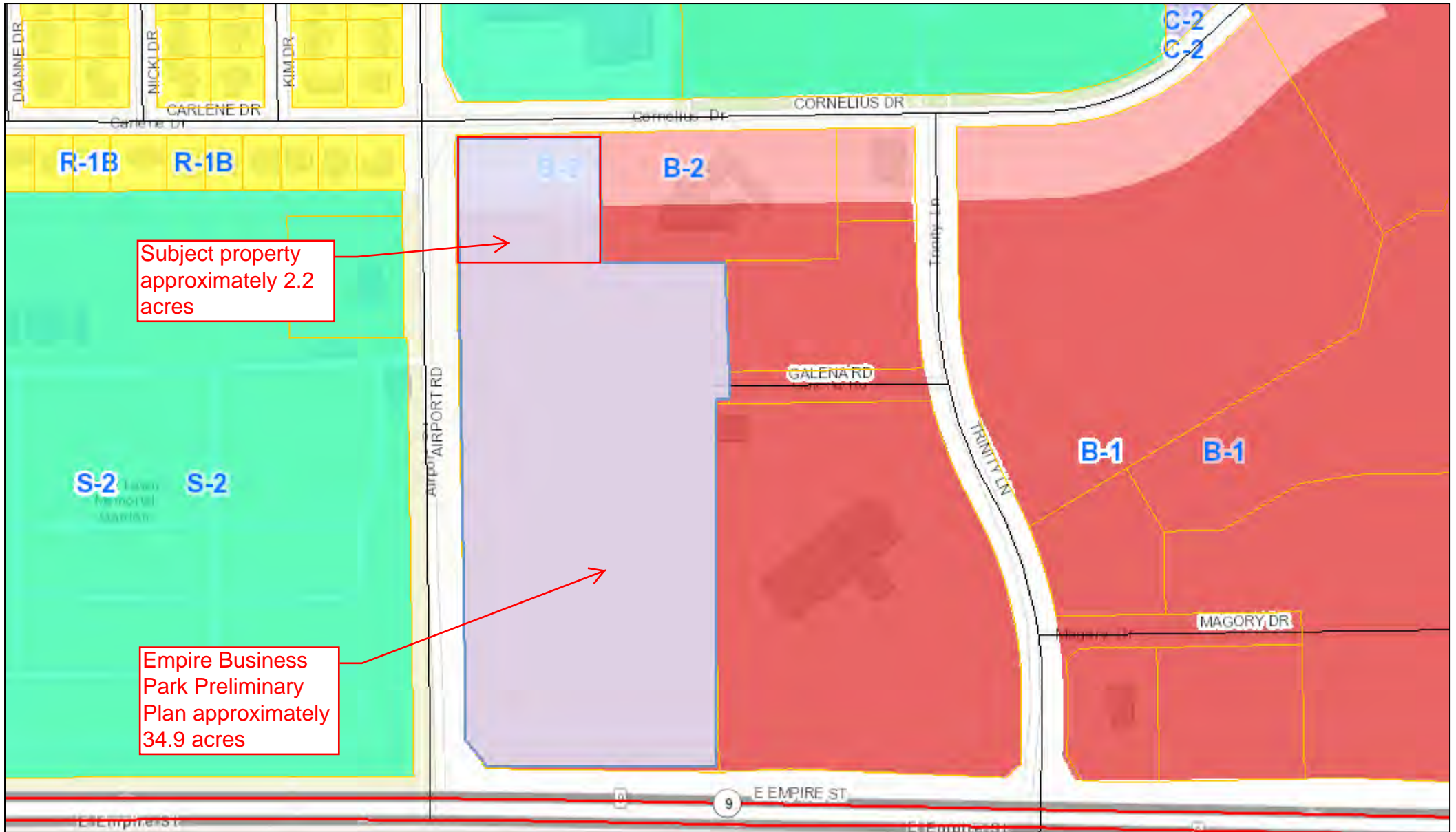
### PRELIMINARY PLAN

SHEET NUMBER:

# C4.0

PROJECT NO.: 0171384.00

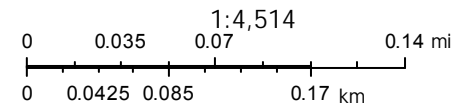
# Zoning Map: Empire Business Park



Subject property  
approximately 2.2  
acres

Empire Business  
Park Preliminary  
Plan approximately  
34.9 acres

October 12, 2017



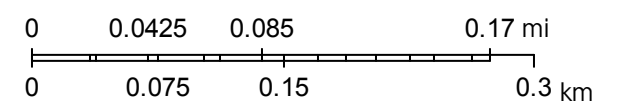
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# Aerial View: Empire Business Park



October 12, 2017

1:4,514



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





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

October 31, 2017

Dear Property Owner or Resident:

The Zoning Board of Appeals will hold a public hearing on Wednesday November 15, 2017 at 4:00PM in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois to hear testimony on petitions submitted by the Planning Commission on behalf of FOB Development, requesting the following approval for the property at the northeast corner of Airport Rd and Empire St: a Variance to allow a 6ft reduction in landscaping setback, to the west portion of lot 6, in order to accommodate for a sidewalk(44.7-2). All interested persons may present their views upon such matters pertaining thereto at the public hearing. The petitioner or his/her Counsel/Agent must attend the meeting. A legal description of the subject property is attached to this letter.

LEGAL DESCRIPTION: A PART OF SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 7 IN EMPIRE BUSINESS PARK FOURTH ADDITION TO THE CITY OF BLOOMINGTON, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 2013 AS DOCUMENT NO. 2013-18632 IN THE MCLEAN COUNTY RECORDER'S OFFICE, MCLEAN COUNTY, ILLINOIS. FROM SAID POINT OF BEGINNING, THENCE WEST 285.51 FEET ALONG THE SOUTH LINE OF CORNELIUS ROAD AS DEDICATED IN CENTRAL CATHOLIC/MCGRAW PARK SUBDIVISION IN THE CITY OF BLOOMINGTON, ILLINOIS, PER ORDINANCE NO. 2002-90 APPROVED BY THE BLOOMINGTON CITY COUNCIL TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF BLOOMINGTON FOR THE EAST PORTION OF AIRPORT ROAD ACCORDING TO THE TRUSTEES DEED DOCUMENT NO 2003-40630; THENCE SOUTHWEST 64.37 FEET ALONG THE EASTERLY LINE OF SAID TRACT OF LAND WHICH FORMS AN ANGLE TO THE RIGHT OF 148°-32'-19" WITH THE LAST DESCRIBED COURSE; THENCE SOUTH 248.28 FEET ALONG SAID EASTERLY LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 120°-46'-26" WITH THE LAST DESCRIBED COURSE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 7; THENCE EAST 337.44 FEET ALONG SAID WESTERLY EXTENSION WHICH FORMS AN ANGLE TO THE RIGHT OF 90°-41'-15" WITH THE LAST DESCRIBED COURSE TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 281.86 FEET ALONG THE WEST LINE OF SAID LOT 7 WHICH FORMS AN ANGLE TO THE RIGHT OF 90°-00'-00" WITH THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING PIN: 15-31-351-009

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). Communications in writing in relation thereto may be filed with the Department of Community Development, or at such hearing. In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.



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

Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at [www.cityblm.org](http://www.cityblm.org). If you desire more information regarding the proposed petition or have any questions you may email me at [irivera@cityblm.org](mailto:irivera@cityblm.org) or call me at (309) 434-2226.

Sincerely,

A handwritten signature in black ink that reads "Izzy Rivera".

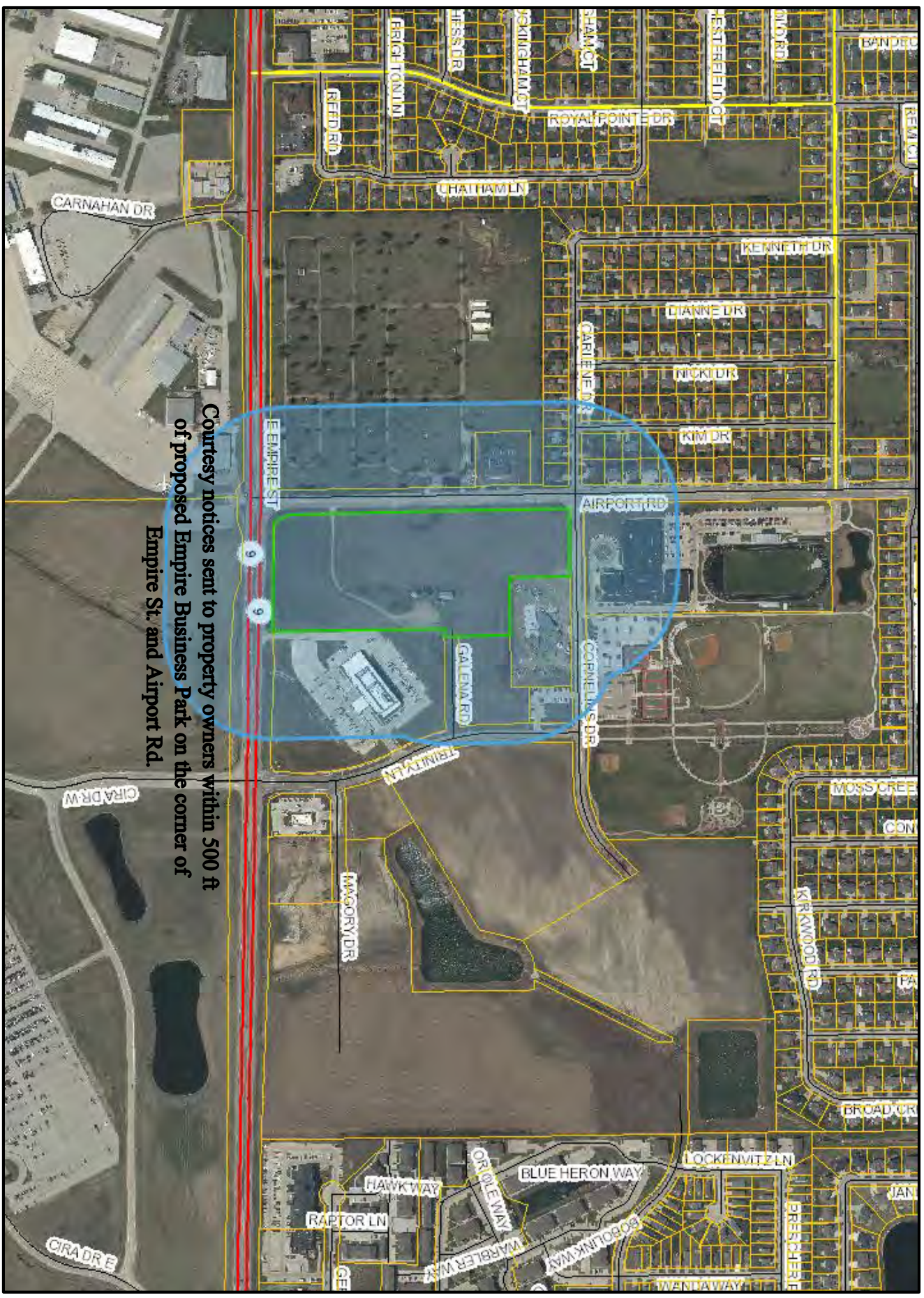
Izzy Rivera

Assistant City Planner

Attachments:

Map of notified properties within 500 ft of subject property

Public Hearing on November 15, 2017 for a Variance



Courtesy notices sent to property owners within 500 ft  
 of proposed Empire Business Park on the corner of  
 Empire St. and Airport Rd.

TYLER VANWYNSBERG  
1210 AIRPORT RD  
BLOOMINGTON, IL. 61704

ERIC MEEKER  
1204 Kim Dr  
BLOOMINGTON, IL. 61704

FAMILY TRUST WEHMEYER  
1204 AIRPORT RD  
BLOOMINGTON, IL. 61704

KATHRYN GAINES  
1208 AIRPORT ROAD  
BLOOMINGTON, IL. 61704

RON & VIVIAN MORRIS  
3017 CARLENE DR  
BLOOMINGTON, IL. 61704

JAMES CLICK  
1203 KIM DR  
BLOOMINGTON, IL. 61704

GEORGE SCOTT  
3019 CARLENE DR  
BLOOMINGTON, IL. 61704

BLOOMINGTON-NORMAL AIRPORT  
AUTHORITY  
3201 CIRA DR STE 200  
BLOOMINGTON, IL. 61704  
ATTN ACCOUNTING DEPARTMENT  
BROMENN HEALTHCARE HOSPITAL  
1304 FRANKLIN AVE  
NORMAL, IL. 61761

MORINE II LLC  
15716 E 550 NORTH RD  
HEYWORTH, IL. 61745

DANIEL KUGLICH  
1206 KIM DR  
BLOOMINGTON, IL. 61704

RONALD MCCROSKEY  
1205 KIM DR  
BLOOMINGTON, IL. 61704

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

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

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

THOMAS & BARBARA BUNCH  
3016 CARLENE DR  
BLOOMINGTON, IL. 61704

BLOOMINGTON-NORMAL AIRPORT  
AUTHORITY  
3201 CIRA DR STE 200  
BLOOMINGTON, IL. 61704  
PDMC  
9 BURGUNDY CT  
BLOOMINGTON, IL. 61704

SOY AG SERVICES DENEEN BROTHERS  
FARMS  
6 HEARTLAND DR STE A  
BLOOMINGTON, IL. 61704

DANIEL AND JULIE PATTEN  
1202 KIM DR  
BLOOMINGTON, IL. 61704

DOUGLAS & DANA SUTTON  
1209 KIM DR  
BLOOMINGTON, IL. 61704

CHARLES BATES  
3013 CARLENE DR  
BLOOMINGTON, IL. 61704

MICHAEL WALTERSDORF  
1206 AIRPORT RD  
BLOOMINGTON, IL. 61704

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

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

CENTRAL CATHOLIC HIGH SCHOOL  
1201 AIRPORT RD  
BLOOMINGTON, IL. 61704

MCGRW PARK CITY OF  
BLOOMINGTON  
109 E OLIVE  
BLOOMINGTON, IL. 61701  
JFT PROPERTIESLLC  
15 BROMPTON CT  
BLOOMINGTON, IL. 61704