



AGENDA
PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, APRIL 28, 2021 4:00 P.M.
THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live

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

Physical attendance is prohibited in compliance with City Hall COVID-19 protocols and social distancing. The rules for participation and physical attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda. Changes will be posted at www.cityblm.org/register.

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

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

4. MINUTES Review the minutes of the April 14, 2021 regular Planning Commission meeting.

5. REGULAR AGENDA

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

- A. Z-09-21 Public hearing, review, and action on a petition submitted by of Andrew Holt of Prairie View Development, LLC to rezone from B-1 General Commercial District to M-1 Restricted Manufacturing District for the property located at 2441 S Main Street (PINS: 21-16-376-012; 21-16-376-011), Bloomington, IL (Ward 2).
- B. Z-10-21 Public hearing, review, and action on a petition submitted by Mark S. Moorhouse of Bloomington Leased Housing Associates VI, LLC to rezone from B-1 General Commercial District to R-3A Multiple-Family Residence District for the property located at 101-124, 201-224, 301-324, 401-424, 451-474, 501-524, 601-620, 701-720, 801-824, 901, 1001-1024, and 1101-1120 Valley View Circle; 101-124, 201-224, 251-270, 276, and 301-324 Reeveston Drive; 101-116, 201-216, and 301-316 Masters Drive,

approximately 25 acres (PINS:14-31-376-014; 14-13-376-021; 14-31-376-020),
Bloomington, Illinois (Ward 7).

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

6. OLD BUSINESS

7. NEW BUSINESS

- A.** Recognition of Service—Chairperson Megan Headean
- B.** Recognition of Service—Commissioner Sheila Montney

8. ADJOURNMENT



DRAFT
MINUTES

PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF
BLOOMINGTON, ILLINOIS
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, APRIL 14, 2021 4:00 P.M.
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Members of the public could also attend the meeting at City Hall. Attendance was limited to 10 people including staff and Board/Commission members and required compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees were encouraged to attend remotely.

The Planning Commission convened in Regular Session virtually via Zoom conferencing with City Planner Katie Simpson, Assistant Director Kimberly Smith, and Chairperson Headean in-person in City Hall's Council Chambers at 4:06 p.m., Wednesday, March 10, 2021.

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

ROLL CALL

Attendee Name	Title	Status
Ms. Megan Headean	Chair	Present
Mr. Tyson Mohr	Vice Chair	Present
Mr. Justin Boyd	Commissioner	Present
Mr. Thomas Krieger	Commissioner	Present
Ms. Megan McCann	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Present

DRAFT
MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
WEDNESDAY, APRIL 14, 2021

Mr. David Stanczak	Commissioner	Present
Ms. Sheila Montney	Commissioner	Present
Mr. John Danenberger	Commissioner	Present
Mr. Brady Sant-Amour	Commissioner	Absent
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Katie Simpson	City Planner	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Ms. Caitlin Kelly	Assistant City Planner	Present

COVID-19

Chairperson Headean explained that this meeting was held virtually via live stream pursuant to the gubernatorial executive order 2020-07 Section 6, which was reissued and extended by Executive Order 2021-06. Public comment was accepted until 15 minutes before the start of the meeting. Written public comment must have been emailed to publiccomment@cityblm.org and those wishing to speak live must have registered at [-https://www.cityblm.org/register](https://www.cityblm.org/register) at least 15 minutes prior to the meeting. City Hall was closed to the public.

PUBLIC COMMENT

No public comment.

MINUTES

Mr. Boyd motioned to approve the minutes from the Regular March 24, 2021 meeting. Mr. Krieger seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger—Yes; Mr. Boyd - Yes; Mr. Muehleck—Yes; Mr. Mr. Krieger - Yes; Mr. Mohr—Abstain; Ms. McCann—Abstain; Ms. Monteny—Yes, Chairperson Headean - Yes. The motion was approved (7-0-2).

REGULAR AGENDA

- A. PR-02-21 Public hearing, review, and action on a petition submitted by Sheheryar Muftee for a legislative site plan review and special use permit in the B-1 General Commercial District, for an addition to the Islamic Center Prayer Hall, for the property located at 421 Olympia Drive (PINs: 22-07-200-062 and 22-07-200-061). (Ward 8) Tabled from the March 24, 2021 Planning Commission regular meeting.

Ms. Kelly provided the staff report. She described the subject property and surrounding uses, and its link to the Comprehensive Plan. She described the project

including the FAR, height, and parking ratios. She explained that the petitioner submitted a revised site plan that addresses the conditions requested by staff.

Sheheryar Muftee, 501 Greenbrier Drive, was sworn in. He mentioned that this project will serve worshippers within a 49-mile radius.

Mr. Mohr asked about the parking needs and whether the required parking would align with the need of the community. Mr. Muftee stated that on some occasions the parking lot is anticipated to be used to its fullest capacity. Mr. Mohr asked if it would place a financial strain on the petitioner to provide the full amount of parking spaces required by the Zoning Ordinance. Mr. Muftee stated that the non-profit organizations involved in the project will fundraise in order to support its completion.

Mr. Muehleck attested to the necessity of the 135 parking spaces, suggesting that it is appropriate for the occasionally high levels of activity he has observed at the property.

Mr. Stanczak motioned to adopt the findings of fact as presented by staff relating to the site plan review. Mr. Muehleck seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger—Yes; Mr. Boyd - Yes; Mr. Muehleck—Yes; Mr. Mr. Krieger - Yes; Mr. Mohr—Yes; Ms. McCann—Yes; Ms. Monteny—Yes, Chairperson Headean - Yes. The motion was approved (9-0-0).

Mr. Stanczak motioned to recommend approval of the site plan. Mr. Danenberger seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger—Yes; Mr. Boyd - Yes; Mr. Muehleck—Yes; Mr. Mr. Krieger - Yes; Mr. Mohr—Yes; Ms. McCann—Yes; Ms. Monteny—Yes, Chairperson Headean - Yes. The motion was approved (9-0-0).

Mr. Stanczak motioned to adopt the findings of fact as presented by staff for the special use criteria. Mr. Krieger seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger—Yes; Mr. Boyd - Yes; Mr. Muehleck—Yes; Mr. Mr. Krieger - Yes; Mr. Mohr—Yes; Ms. McCann—Yes; Ms. Monteny—Yes, Chairperson Headean - Yes. The motion was approved (9-0-0).

Mr. Stanczak motioned to recommend approval of the special use. Mr. Krieger seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger—Yes; Mr. Boyd - Yes; Mr. Muehleck—Yes; Mr. Mr. Krieger - Yes; Mr. Mohr—Yes; Ms. McCann—Yes; Ms. Monteny—Yes, Chairperson Headean - Yes. The motion was approved (9-0-0).

- B. Z-08-21 Public hearing, review, and action on a petition submitted by Mark Tomac to request approval of a zoning map amendment from P-2, Public Lands and Institutions District to R-1C, Single-Family Residence District, for the property located at 2813 Breezewood Boulevard (PIN: 21-21-252-001), 0.507 acres more or less. (Ward 2)

Ms. Simpson introduced the item and presented staff's recommendation of approval of the zoning map amendment. The rezoning is intended to facilitate the development of a single-family home on the property. She explained that the property has been vacant for several years but has access to city services and infrastructure as part of the Cedar Ridge subdivision, and detailed the site's unsuitability to uses permitted under the current zoning classification due to its relatively smaller size.

Ms. Headean inquired as to the procedural requirements entailed in submitting a rezoning request and final plat petition simultaneously. Ms. Simpson explained the process.

Mr. Stanczak recused himself from consideration of the item due to his employer's interest in the subdivision.

Mr. Mohr asked for context as to the subdivision's history and how the outlot came to be zoned as it is. Ms. Simpson offered her guess as to it being related to the curvature of the street or location of utilities.

Mark Tomac, 2412 Clearwater Ave Apt#2, was sworn in for testimony.

Mr. Mohr motioned to establish findings of fact. Mr. Muehleck seconded. Roll call vote: Mr. Stanczak - Abstain, Mr. Danenberger—Yes; Mr. Boyd - Yes; Mr. Muehleck—Yes; Mr. Mr. Krieger - Yes; Mr. Mohr—Yes; Ms. McCann—Yes; Ms. Monteny—Yes, Chairperson Headean - Yes. The motion was approved (8-0-1).

Mr. Mohr motioned to recommend approval of the rezoning. Mr. Krieger seconded. Roll call vote: Mr. Stanczak - Abstain, Mr. Danenberger—Yes; Mr. Boyd - Yes; Mr. Muehleck—Yes; Mr. Mr. Krieger - Yes; Mr. Mohr—Yes; Ms. McCann—Yes; Ms. Monteny—Yes, Chairperson Headean - Yes. The motion was approved (8-0-1).

OLD BUSINESS

No items.

NEW BUSINESS

Mr. Mohr asked when chair and vice chair elections would be held. Ms. Simpson replied that they would occur during the first meeting of May.

The Commission congratulated Ms. Montney on her successful election.

ADJOURNMENT

Mr. Boyd motioned to adjourn. Mr. Krieger seconded. All were in favor. The meeting was adjourned at 4:40 PM.



PLANNING COMMISSION

TO: Planning Commission
FROM: Economic & Community Development Department
DATE: April 28, 2021
CASE NO: Z-09-21, Zoning Map Amendment
REQUEST: Rezone from B-1, General Commercial District, to M-1, Restricted Manufacturing District.
STAFF RECOMMENDATION: To establish findings of fact and approve the zoning map amendment as requested.



Above: The subject property.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, April 12, 2021. Courtesy notices were mailed to 13 property owners within 500 feet of the subject property.

PROPERTY INFORMATION

Subject Property: 2441 S Main Street
Applicant: Andrew Holt, on behalf of Prairie View Development, LLC
Existing Zoning: B-1 General Commercial District
Existing Land Use: Wholesale establishment and distribution
Property Size: Approximately 6 acres
PINS: 21-16-376-011; 21-16-376-012

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	M-1 Restricted Manufacturing, R-1A, Single family residential	Storage, warehouse and distribution, vacant
South	M-1	Vacant
East	B-1 General Commercial District	Retail
West	P-2 Public Lands and Institutions	Golf Course

PROJECT DESCRIPTION

Background:

The subject property is **located on Bloomington’s** south side, approximately 2,000 feet from the US-51 and I-74 Interchange. The subject property was zoned M-1 Restricted Manufacturing District, however in 1996, the zoning classification was amended to B-1 Highway Business District. Minutes from the April 24, 1996 Planning Commission meeting detail that the owner requested the amendment with the intention of constructing an **“upscale multifamily housing development”**¹. While the map amendment was approved, the property was never developed with multifamily housing.

The subject property consists of two parcels with an aggregate area of approximately six acres. Parcel 21-16-376-012 (3.13 acres) is improved an office and warehouse occupied by Holt Supply, a company which specializes in the sale and distribution of plumbing and HVAC parts and equipment. Parcel 21-16-376-011 (2.83 acres) is currently vacant. The property is adjacent to other manufacturing zoned parcels. It is accessed by southbound US-51, a major **arterial road**. **The property has access to a 12” city watermain** and appears to be served by a three-inch private sanitary force main. Development in the area is trending toward warehouse, storage, and distribution.

Petitioners’ request:

The petitioner seeks to rezone the subject property from B-1, General Commercial, to M-1, Restricted Manufacturing to facilitate an additional warehouse and continued operations as a warehouse and distribution facility. The proposed use is permitted by right within the M-1 District but prohibited under the current B-1 zoning. The proposed amendment promotes retention of the existing business and investment in the subject property.

PURPOSE AND INTENT

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. Customers in this district will generally use a motor vehicle to reach a desired establishment. 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.

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

¹ April 24, 1996 Planning Commission meeting minutes.

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.

A list of permitted uses for commercial districts and manufacturing districts can be found online in [Chapter 44, Divisions 5-2](#) and [6-2](#) respectively.

Compliance with the Comprehensive Plan:

The map amendment is relative to the following Comprehensive Plan goals:

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

STANDARDS FOR REVIEW

Ch. 44, 17-6 Zoning Map (rezoning) and text amendments.

In making its recommendation, 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. In making such a finding, the Commission may consider:

- a) *The suitability of the subject property for uses authorized by the existing zoning.* The B-1 District permits uses centered around retail accessed by a car. The district anticipates pedestrian foot traffic and clusters of retail, office and entertainment uses. The subject property is improved with an office and warehouse building, and is adjacent to other manufacturing zoned properties. It is accessed from southbound US-51, a major arterial road and truck route. **The property's location and proximity to I-74** make the property suitable for manufacturing, storage and distribution uses. The property has limited access to public sewer and capacity for limited flow. Generally, uses in the B-1 District, like retail, restaurants, or hospitality would generate more flow than storage or shipping uses permitted by right in other districts. The standard is not met.
- b) *The length of time the property has remained vacant as zoned considered in the context of land development in the area.* The subject property is improved with a warehouse, office, and storage facility. While not entirely vacant, the property has limited access to sewer. Redevelopment of the property with other uses permitted in the B-1 District is constrained by limited flow. The proposed map amendment will allow for the continuation of warehouse, distribution, and storage uses, which are permitted by right in the M-1 District and do not require significant sewer flow. It will facilitate reinvestment in the existing site and allow for retention of existing businesses. The standard is met.
- c) *The suitability of the subject property for uses authorized by the proposed zoning.* **The subject property's frontage on US-51**, a major arterial street, and proximity to the I-74 highway interchange, make the property suitable for shipping, distribution, and warehousing uses permitted by right within the M-1 District. The standard is met.
- d) *The existing land uses and zoning of nearby property.* The subject property is adjacent to other properties zoned M-1 and improved with storage, light manufacturing, and distribution facilities. The proposed amendment will facilitate

consistent development along the west frontage of southbound US51. The standard is met.

- e) *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 proposed map amendment will facilitate reinvestment within the city, resulting in additional revenues for the city. Additionally, it will facilitate retention and expansion of existing businesses, which **contributes to the city's workforce and job opportunities.** The standard is met.
- f) *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 subject property is located along US-51, a major arterial road. The road is designed to carry larger vehicles and truck traffic that is consistent with the uses proposed in the M-1 District. While sidewalk is located on the west side of US-51, accessing the property from nearby residential developments or other B-1 developments would require crossing US-51. **The property's location is not** conducive to the volume of pedestrian foot traffic anticipated in the B-1 District, as pedestrians may conflict with the larger trucks, semis and equipment traveling to serve adjacent manufacturing and distribution uses. The standard is met.
- g) *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 subject property drains to the southwest. New development or redevelopment would require compliance with the city stormwater management regulations. The standard is met.
- h) *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 subject property is served by city services, including fire and police. No changes are expected as a result of the requested map amendment. The standard is met.
- i) *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 proposed map amendment aligns with the purpose and intention of the Zoning Ordinance because it promotes compatible uses of land and appropriate infill redevelopment. The standard is met.
- j) *The extent to which property values are diminished by the particular zoning restriction.* The proposed zoning map amendment permits uses compatible with the surrounding zoning classifications and uses. The amendment will facilitate redevelopment that should not negatively impact adjacent properties, since it will be compatible and consistent with surrounding uses. Further, the manufacturing district requires a heavier transitional yard and landscaping requirements than the B-1 District when abutting less intense uses, which further promotes protection of property values. The standard is met.

- k) *The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public.* The proposed amendment facilitates development and investment with compatible uses, which furthers the protection of property values. Additionally, by decreasing potential for incompatible uses, the **proposed amendment promotes the community's health, safety and welfare.** The standard is met.
- l) *Whether a Comprehensive Plan for land use and development exists, and whether the ordinance is in harmony with it.* The Future Land Use Map in the Comprehensive Plan identifies both the east and west sides of south US-51 as "regional commercial." The proposed district allows for commercial uses with a special use permit. However, the surrounding area is currently improved with storage and light manufacturing uses. The proposed district allows for the continuation of an existing use, uses compatible to existing uses, or potential retail uses with a special use permit should the trend in development for the area shift towards commercial as contemplated in the Plan. The standard is met.
- m) *Whether the City needs the proposed use.* The property is located along a major arterial road and near an interchange. The proposed map amendment promotes uses compatible with the existing infrastructure and surrounding uses. The proposed **amendment furthers the city's goals of business retention and expansion.** 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 recommended map amendment is in the best interest of the public and not solely for the benefit of the petitioner.
2. Motion to recommend approval of the petition submitted by submitted by of Andrew Holt of Prairie View Development, LLC to rezone from B-1 General Commercial District to M-1 Restricted Manufacturing District for the property located at 2441 S Main Street (PINS: 21-16-376-012; 21-16-376-011), Bloomington, IL (Ward 2).

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

- Draft ordinance
- Zoning map amendment petition, available online at <https://www.cityblm.org/Home/ShowDocument?id=26139>
- Aerial map
- Zoning map
- Neighborhood notice and map

DRAFT

ORDINANCE NO. 2021 - _____

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM B-1, GENERAL COMMERCIAL DISTRICT, TO M-1, RESTRICTED MANUFACTURING DISTRICT, FOR THE PROPERTY LOCATED AT 2441 S MAIN STREET (PINS: 21-16-376-011; 21-16-376-012) 6.00 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 to rezone the property collectively described as approximately six acres located at 2441 S Main Street (PINS: 21-16-376-011; 21-16-376-012) 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 to rezone the Property from B-1 General Commercial District to M-1 Restricted Manufacturing District and adopted findings of fact on the same; and

WHEREAS, the Bloomington Planning Commission found the requested rezoning 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 M-1 Restricted 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 to rezone the property collectively described as approximately six acres located at 2441 S Main Street (PINS: 21-16-376-011; 21-16-376-012) legally **described in Exhibit “A”** from B-1 General Commercial District to M-1 Restricted Manufacturing District 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 2021.

APPROVED this _____ day of May 2021.

CITY OF BLOOMINGTON

ATTEST

Mboka Mwilambwe, Mayor

Leslie Smith-Yocum, City Clerk

DRAFT

EXHIBIT A

Legal Description

2441 S Main Street

Tract 1:

A part of Lot 2 in Bruehl Subdivision in the City of Bloomington, McLean County, Illinois, recorded as Document NO. 88-04917 in the McLean County Recorder's Office, more particularly described as follows: Beginning at the Northeast Corner of said Lot 2 being a point on the West Right-of-Way line of F.A. Route 2 (U.S Route 51). From said Point of Beginning, thence North 89°-45'42" West 576.87 feet along the North line of said Lot 2; thence South 00°-44'24" East 12.50 feet along said North line; thence North 89°-45'42" West 189.36 feet along said North line to the Northwest Corner of said Lot 2; thence South 00°-44'24" East 328.12 feet along the West line of said Lot 2 to the Southwest Corner thereof; thence South 89°-14'56" East 327.11 feet along the South line of said Lot 2; thence North 00°-44'24" West 313.55 feet parallel with said West line to a point lying 30.00 feet normally distant South of said North line; thence South 89°-45'42" East 439.78 feet parallel with said North line to said West Right-of-Way line being the East line of said Lot 2; thence North 01°-53'24" West 30.02 feet along said East line to the Point of Beginning, situated in the County of McLean, in the State of Illinois.

Pin: 21-16-376-011

Tract 2:

Lot 2 in Bruehl Subdivision to the City of Bloomington, according to the Plat thereof recorded April 4, 1988 as Document NO. 88-04917 in McLean County, Illinois, EXCEPT: Beginning at the Northeast Corner of said Lot 2 being a point on the West Right-of-Way Line of F.A. Route 2 (U.S Route 51). From said Point of Beginning, thence North 89 degrees 45 minutes 42 seconds West 576.87 feet along the North line of said Lot 2; thence South 00 degrees 44 minutes 24 seconds East 12.50 feet along said North line; thence North 89 degrees 45 minutes 42 seconds West 189.36 feet along said North line to the Northwest Corner of said Lot 2; thence South 00 degrees 44 minutes 24 seconds East 328.12 feet along the West line of said Lot 2 to the Southwest Corner thereof; thence South 89 degrees 14 minutes 56 seconds East 327.11 feet along the South line of said Lot 2; thence North 00 degrees 44 minutes 24 seconds West 313.55 feet parallel with said West line to a point lying 30.00 feet normally distant South of said North line; thence South 89 degrees 45 minutes 42 seconds East 439.78 feet parallel with said North line to said West Right-of-Way line being the East line of said Lot 2; thence North 01 degrees 53 minutes 24 seconds West 30.02 feet along said East line to the Point of Beginning, situated in the County of McLean, in the State of Illinois.

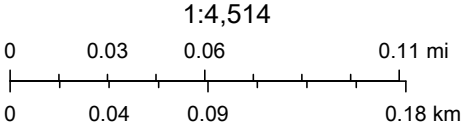
PIN: 21-16-376-012

Aerial Map



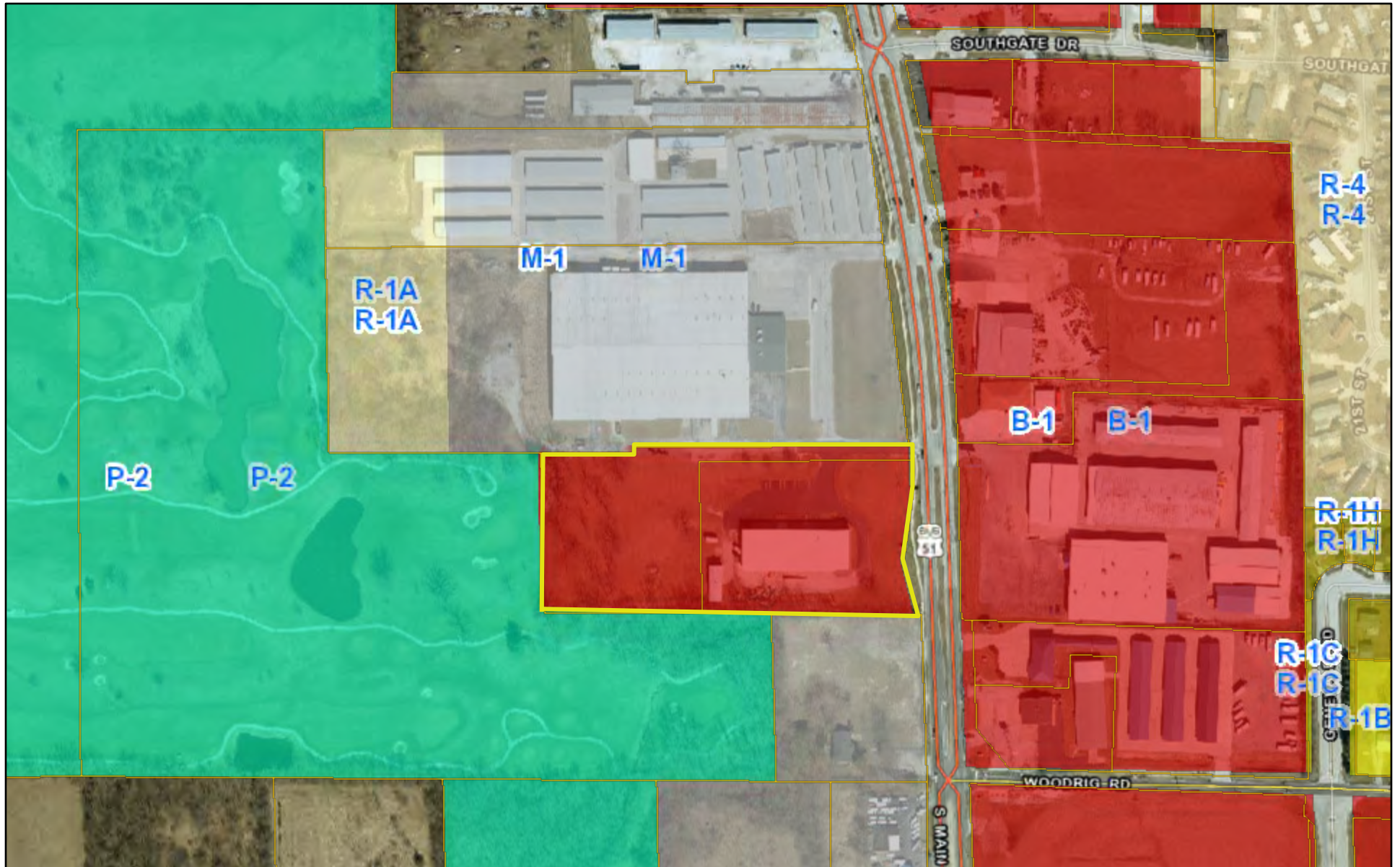
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 Parcels



McGIS, <http://www.McGIS.org/License>, Mclean County Museum of History

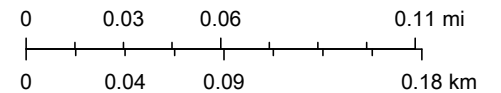
Zoning Map



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- | | | | |
|----------------|----------------------------------|---------------------------------|----------------------------------|
| Parcels | P-1 University District | B-1 General Commercial District | D-1 Central Business District |
| Bloomington | P-2 Public Land and Institutions | B-2 Local Commercial District | D-2 Downtown Transition District |
| A Agricultural | P-3 Airport District | C-1 Office District | |

1:4,514



McGIS, <http://www.McGIS.org/License>, Mclean County Museum of History



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

April 14, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, April 28, 2021 at 4:00 PM at www.cityblm.org/live on an application submitted by Andrew Holt of Prairie View Development, LLC.

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

The applicant is requesting a public hearing and action to rezone from B-1 General Commercial District to M-1 Restricted Manufacturing District the property located at 2441 S Main St. Bloomington, IL 61701 (PINS: 21-16-376-012; 21-16-376-011).

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

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

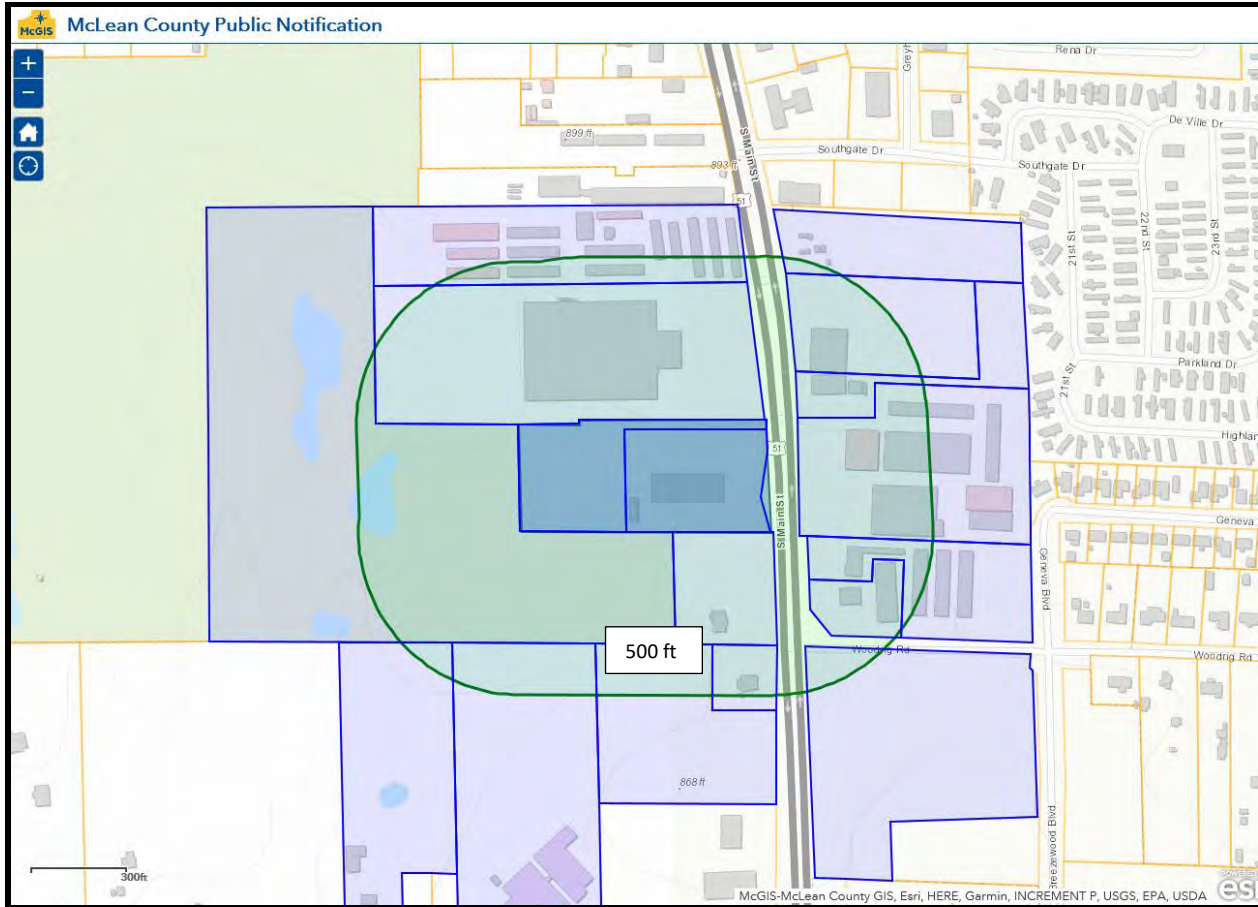
The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders in relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register.

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

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property





PLANNING COMMISSION

TO: Planning Commission
FROM: Economic & Community Development Department
DATE: April 28, 2021
CASE NO: Z-10-21, Zoning Map Amendment
REQUEST: Rezone from B-1 General Commercial District to R-3A Multi-Family Residence District.
STAFF RECOMMENDATION: To establish findings of fact and approve the zoning map amendment as requested.



Above: The subject property, source Google Maps

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, April 12, 2021. Courtesy notices were mailed to 41 property owners within 500 feet of the subject property.

PROPERTY INFORMATION

Subject Property: 101-124, 201-224, 301-324, 401-424, 451-474, 501-524, 601-620, 701-720, 801-824, 901, 1001-1024, and 1101-1120 Valley View Circle; 101-124, 201-224, 251-270, 276, and 301-324 Reeveston Drive; 101-116, 201-216, and 301-316 Masters Drive
Applicant: Mark S. Moorhouse of Bloomington Leased Housing Associates VI, LLC
Existing Zoning: B-1 General Commercial District
Existing Land Use: Apartments
Property Size: Approximately 25 acres
PIN: 14-31-376-014; 14-13-376-021; 14-31-376-020

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	B-1 General Commercial District	Movie theater, detention basin
South	B-1 General Commercial District	Grocery store, vacant land, hotel
East	R-1C Single-Family Residence District	Single-family residential units
West	B-1 General Commercial District	Retail, restaurants

PROJECT DESCRIPTION

Background:

The subject property consists of approximately 25 acres located **on Bloomington’s west side**. The property is improved with 19 multifamily buildings consisting of 419 dwelling units, constructed between 1998 and 2005. The subject property is zoned B-1 General Commercial District. Prior to the 2019 Comprehensive Zoning Text Amendment, the property had a zoning classification of B-1 Highway Business District. The previous Highway Business District permitted multifamily residential uses with a special use permit. In 2019 the B-1 Highway Business District was consolidated with the C-3 Regional Commercial District to create the B-1 General Commercial District. Residential uses were eliminated from the B-1 District at that time. As a result, the subject property became a legal-nonconforming use in the B-1 District.

The subject property is adjacent to other commercially zoned businesses and abuts single-family residential homes to the east. The apartment complex functions as a transitional buffer between the existing single-family homes and businesses.

Petitioners’ request:

In early 2021, one of the apartment buildings was destroyed by a fire. The property’s legal-nonconforming status prohibits reconstruction of the building. The petitioner is requesting a map amendment for the property to eliminate the legal-nonconforming status of the property. The proposed R-3A District permits up to 29 units per acre, consistent with the existing density, and allows for construction of multifamily units by right.

PURPOSE AND INTENT

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. Customers in this district will generally use a motor vehicle to reach a desired establishment. 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.

R-3A Multiple-Family Residence District. The R-3A Residence District is intended to facilitate the development of residential districts for primarily multiple-family dwelling units which may generally serve as a zone of transition between nonresidential districts and residential districts of more moderate density. This district is further intended to provide for the needs of persons desiring multiple-family dwelling units at densities from 12 to 29 dwelling units per acre.

A list of permitted uses for commercial districts and residential districts can be found online in [Chapter 44, Divisions 5-2](#) and [4-2](#) respectively.

Compliance with the Comprehensive Plan:

The Comprehensive Plan's Future Land Use map identifies the subject property as high-density residential. The property has no particular classification under the Land Use Priorities map. The proposed map amendment eliminates the nonconforming status of a multifamily complex **and furthers the complex's purpose as a transition between single-family residential uses and commercial uses**, ensuring the following goals are met:

- N-1.1 Enhance the livability of all Bloomington neighborhoods.
 - N-1.1b Ensure sensitive transitions from residential to nonresidential.
- H.1 Ensure the availability of safe, attractive and high-quality housing stock to meet the needs of all current and future residents of Bloomington.
 - H-1.3 Create a life-long community by fostering housing stock that meets the needs of residents of all ages and abilities.

STANDARDS FOR REVIEW

Ch. 44, 17-6 Zoning Map (rezoning) and text amendments.

In making its recommendation, 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. In making such a finding, the Commission may consider:

- a) *The suitability of the subject property for uses authorized by the existing zoning.* The property is improved with multifamily residential development and currently makes up the Traditions Apartment complex. No residential uses are permitted in the B-1 District; the current use has a legal-nonconforming status under the current zoning. The standard is not met.
- b) *The length of time the property has remained vacant as zoned considered in the context of land development in the area.* The subject property has been improved with multifamily apartments since 1998. While not vacant, the existing use is not permitted by the current zoning. The standard is met.
- c) *The suitability of the subject property for uses authorized by the proposed zoning.* The R-3A District is intended to serve as a transition between commercial and single-family zoning districts. The proposed zoning allows for between 13 and 29 units per acre. The existing development has a density of approximately 19 units per acre. The existing development complies with the bulk requirements of the proposed R-3A District. The standard is met.
- d) *The existing land uses and zoning of nearby property.* The subject property buffers the existing single-family residential development from the existing commercial development on the west. The proposed map amendment ensures the property continues to function as a transition and does not transform to a more intense commercial use over time. Such a transformation could negatively impact the adjacent residential uses. The standard is met.
- e) *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 Bloomington Comprehensive Plan recognizes the goals of maintaining a diverse stock of quality housing options, as well as providing transitions to protect sensitive single-family residential uses from non-residential uses.

The proposed amendment furthers these goals and the public interest. The standard is met.

- f) *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 subject property is served by Valley View Drive and Maple Hill Road. All infrastructure is existing, including an internal network of private streets. No changes are expected as a result of the requested map amendment. The standard is met.
- g) *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.* No changes are proposed. The existing site would have needed to comply with storm water management regulations at the time of construction. The standard is met.
- h) *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 property is currently served by city services including fire, police, and utilities. The property is also served by Unit 5 School District. No changes are expected because of the map amendment. The standard is met.
- i) *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 proposed map amendment aligns with the Future Land Use map classification in the Comprehensive Plan and the goals of the Comprehensive Plan. Additionally, the proposed development complies with the purpose and intention of the Zoning Ordinance. The standard is met.
- j) *The extent to which property values are diminished by the particular zoning restriction.* The proposed zoning map amendment remedies the legal nonconforming status of the subject property and facilitates reinvestment and redevelopment, which can improve property values by eliminating barriers to financing for the property owner. Subsequently, investment in the property improves the quality of life for tenants and Bloomington residents. The standard is met.
- k) *The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public.* The proposed map amendment is not expected to negatively impact property values. The standard is met.
- l) *Whether a Comprehensive Plan for land use and development exists, and whether the ordinance is in harmony with it.* The Bloomington Future Land Use map in the Comprehensive Plan identifies the subject property as high-density multifamily residential development, consistent with the proposed map amendment. The standard is met.
- m) *Whether the City needs the proposed use.* The proposed amendment will facilitate the retention of and reinvestment in an existing apartment complex which will benefit the

community, promote quality housing options leading to an improved quality of life for residents. The standard is met.

STAFF RECOMMENDATION

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

1. Motion to establish findings of fact and that the recommended map amendment is in the best interest of the public and not solely for the benefit of the petitioner.
2. Z-10-21 Public hearing, review, and action on a petition submitted by Mark S. Moorhouse of Bloomington Leased Housing Associates VI, LLC to rezone from B-1 General Commercial District to R-3A Multiple-Family Residence District for the property located at 101-124, 201-224, 301-324, 401-424, 451-474, 501-524, 601-620, 701-720, 801-824, 901, 1001-1024, and 1101-1120 Valley View Circle; 101-124, 201-224, 251-270, 276, and 301-324 Reeveston Drive; 101-116, 201-216, and 301-316 Masters Drive, approximately 25 acres (PINS: 14-31-376-014; 14-13-376-021; 14-31-376-020), Bloomington, Illinois (Ward 7).

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

- Draft ordinance
- Zoning map amendment petition, available online at <https://www.cityblm.org/Home/ShowDocument?id=26141>
- Aerial map
- Zoning map
- Neighborhood notice and map

DRAFT

ORDINANCE NO. 2021 - _____

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM B-1, GENERAL COMMERCIAL DISTRICT, TO R-3A, MULTIPLE-FAMILY REIDENCE DISTRICT, FOR THE PROPERTY LOCATED AT 101-124, 201-224, 301-324, 401-424, 451-474, 501-524, 601-620, 701-720, 801-824, 901, 1001-1024, and 1101-1120 Valley View Circle; 101-124, 201-224, 251-270, 276, and 301-324 Reeveston Drive; 101-116, 201-216, and 301-316 Masters Drive (PINS: 14-31-376-014; 14-13-376-021; 14-31-376-020) 25 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 to rezone the property collectively described as approximately twenty-five acres located at 101-124, 201-224, 301-324, 401-424, 451-474, 501-524, 601-620, 701-720, 801-824, 901, 1001-1024, and 1101-1120 Valley View Circle; 101-124, 201-224, 251-270, 276, and 301-324 Reeveston Drive; 101-116, 201-216, and 301-316 Masters Drive (PINS: 14-31-376-014; 14-13-376-021; 14-31-376-020) 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 to rezone the Property from B-1 General Commercial District to R-3A Multiple-Family Residence District and adopted findings of fact on the same; and

WHEREAS, the Bloomington Planning Commission found the requested rezoning 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-3A Multiple-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 to rezone the property collectively described as approximately twenty-five acres located at 101-124, 201-224, 301-324, 401-424, 451-474, 501-524, 601-620, 701-720, 801-824, 901, 1001-1024, and 1101-1120 Valley View Circle; 101-124, 201-224, 251-270, 276, and 301-324 Reeveston Drive; 101-116, 201-216, and 301-316 Masters Drive (PINS: 14-31-376-014; 14-13-376-021; 14-31-376-020) legally described in Exhibit “A” from B-1 General Commercial District to R-3A Multiple-Family Residence District 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 2021.

APPROVED this _____ day of May 2021.

CITY OF BLOOMINGTON

ATTEST

Mboka Mwilambwe, Mayor

Leslie Smith-Yocum, City Clerk

EXHIBIT A

Legal Description

101-124, 201-224, 301-324, 401-424, 451-474, 501-524, 601-620, 701-720, 801-824, 901, 1001-1024, and 1101-1120 Valley View Circle; 101-124, 201-224, 251-270, 276, and 301-324 Reeveston Drive; 101-116, 201-216, and 301-316 Masters Drive (PINS: 14-31-376-014; 14-13-376-021; 14-31-376-020)

TRACT 1:

(PIN 14-31-376-014)

PARCEL 1:

LOT 16-B IN INTERCHANGE CITY WEST SUBDIVISION, THIRD ADDITION, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 24, NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 14, 1998 AS DOCUMENT NO. 98-34772, IN THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT AGREEMENT FOR INGRESS/EGRESS IN FAVOR OF PARCEL 1 PURSUANT TO THE DECLARATION OF CROSS EASEMENTS DATED MARCH 29, 2018 AND RECORDED APRIL 6, 2018 AS DOCUMENT NO. 2018-00005195 IN THE OFFICE OF THE MCLEAN COUNTY RECORDER.

TRACT 2:

(PIN 14-31-376-021)

LOT 23-B IN INTERCHANGE CITY WEST SUBDIVISION, 10TH ADDITION, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 2002 AS DOCUMENT NUMBER 2002-00039221 IN THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS.

TRACT 3:

(PIN 14-31-376-020)

PARCEL 1:

LOT 24-B IN INTERCHANGE CITY WEST SUBDIVISION, 10TH ADDITION, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 2002 AS

Exhibit A

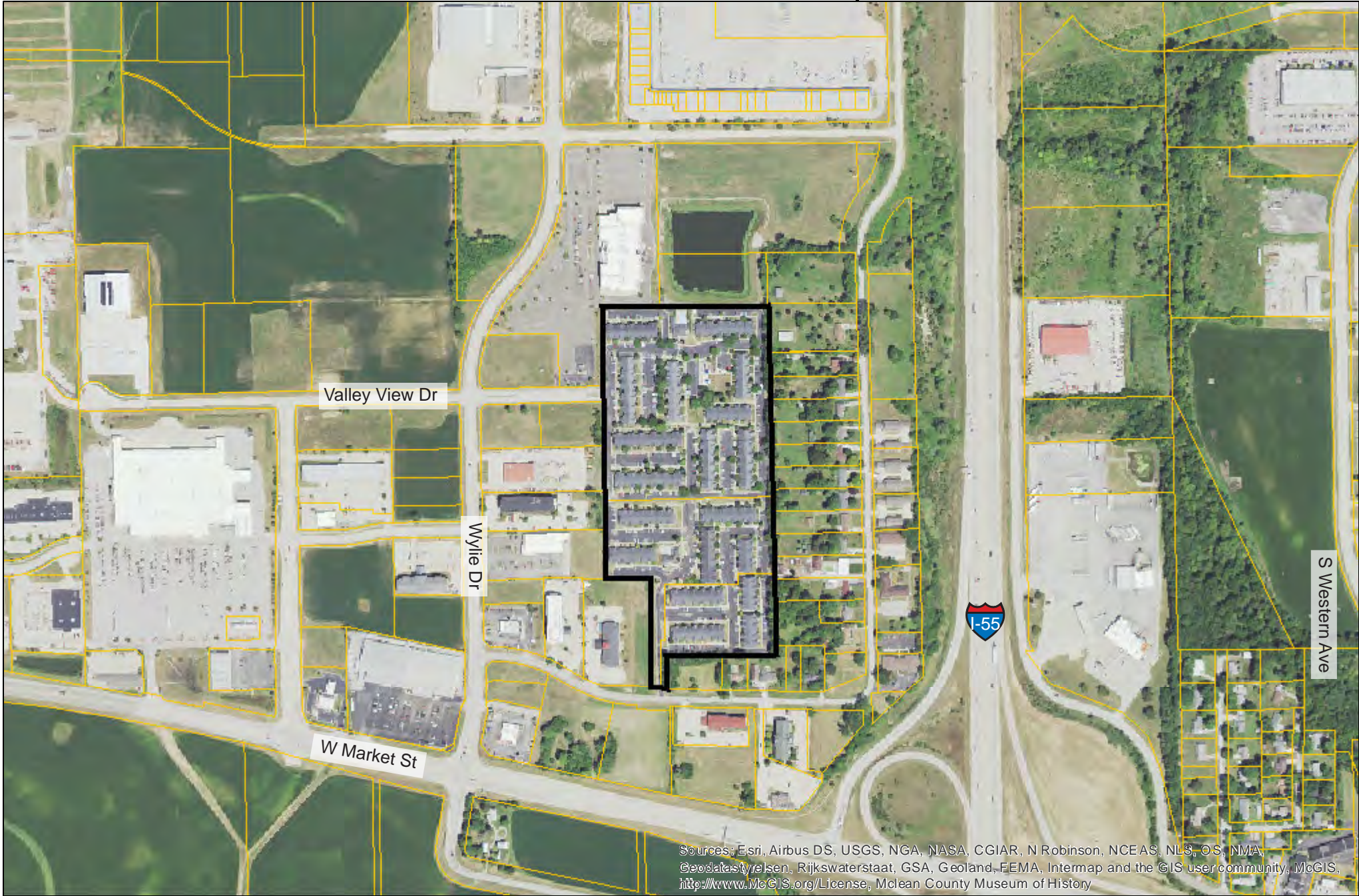
DOCUMENT NUMBER 2002-00039221 IN THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS/EGRESS, CREATED FOR THE BENEFIT OF PARCEL 1 ABOVE, PURSUANT TO THAT CERTAIN INTERCHANGE CITY WEST SUBDIVISION 10TH ADDITION FINAL PLAT RECORDED OCTOBER 28, 2002 AS DOCUMENT NUMBER 2002-00039221 IN THE OFFICE OF THE MCLEAN COUNTY RECORDER.

DRAFT

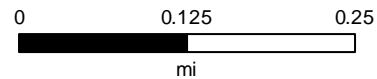
Z-10-21 Aerial Map



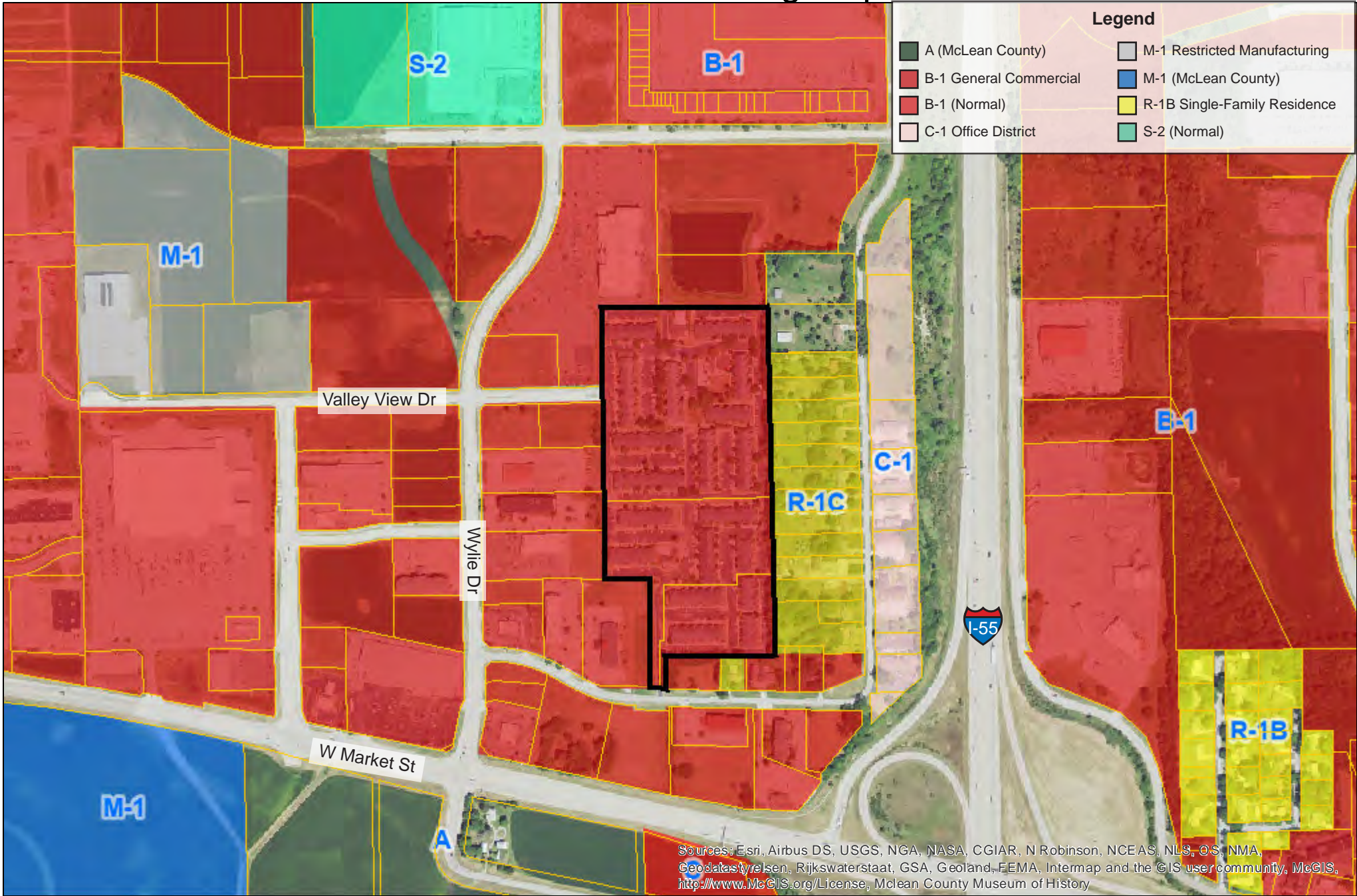
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, McGIS. <http://www.McGIS.org/License>, Mclean County Museum of History



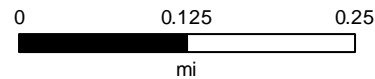
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



Z-10-21 Zoning Map



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.



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrlsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, McGIS, <http://www.McGIS.org/License>, Mclean County Museum of History





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

April 12, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, April 28, 2021 at 4:00 PM at www.cityblm.org/live on an application submitted by Mark S. Moorhouse of Bloomington Leased Housing Associates VI, LLC.

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

The applicant is requesting a public hearing and action to rezone from B-1 General Commercial District to R-3A Multi-Family Residential District for the property located at Traditions Village, commonly located at 101-124, 201-224, 301-324, 401-424, 451-474, 501-524, 601-620, 701-720, 801-824, 901, 1001-1024, and 1101-1120 Valley View Circle; 101-124, 201-224, 251-270, 276, and 301-324 Reeveston Drive; 101-116, 201-216, and 301-316 Masters Drive, approximately 25 acres (PINS:14-31-376-014; 14-13-376-021; 14-31-376-020).

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

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

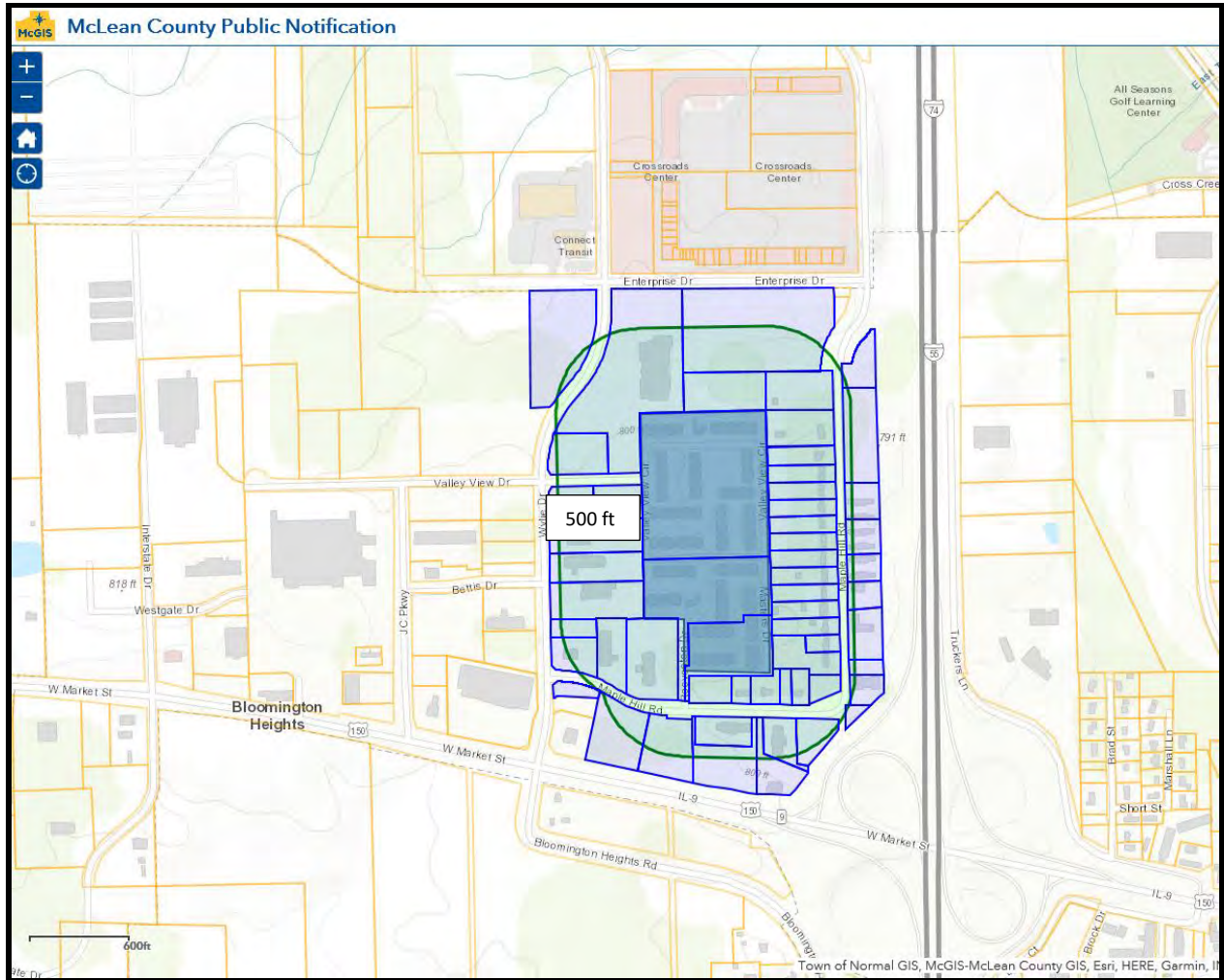
The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders in relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register.

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

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property





PLANNING COMMISSION

TO: Planning Commission
FROM: Economic & Community Development Department
DATE: April 28, 2021
CASE NO: Z-11-21, Zoning Map Amendment
REQUEST: Rezone from B-2, Local Commercial District, to M-2, General Manufacturing District.
STAFF RECOMMENDATION: To establish findings of fact and approve the zoning map amendment as requested.



Above: The subject property.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, April 12, 2021. Courtesy notices were mailed to 83 property owners within 500 feet of the subject property.

PROPERTY INFORMATION

Subject Property: 1300 W Washington Street
Applicant: Lauri A. Ludy, CTLTC 8002379984
Existing Zoning: B-2 Local Commercial
Existing Land Use: Vacant/formerly Funk Brothers Seed Company Office
Property Size: 1.23 acres
PIN: 21-05-330-007

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	M-1 Restricted Manufacturing, M-2, General Manufacturing District	Constitution Trail, social services, education, railroad
South	M-2, R-1B Single-Family Residence, R-1C Single-Family Residence	Gym, single-family housing
East	M-2	Retail, vacant
West	M-2	Asphalt and concrete plant, railroad

PROJECT DESCRIPTION

Background:

The subject property consists of 1.23 acres of land located in west Bloomington, near the Union-Pacific Railroad’s intersection with Washington Street. The property is improved with an industrial building that has remained vacant for several years. Originally the site of the Funk Brothers Seed Company office building constructed between 1930-1950¹, the property has been utilized for a variety of commercial and industrial uses, including the American College of Technology, and, most recently, a combined fabricated metal parts company and arts and crafts mall. The property was rezoned in 1997 from M-2, General Manufacturing District, to B-2, then known as the General Business Service District, to facilitate the **development of the building’s** upper floor as a commercial retail site. Today, the vacant subject property is directly adjacent to the Upper Limits Rock Gym.

Petitioners’ request:

The petitioner seeks to rezone the subject property from B-2, Local Commercial, to M-2, General Manufacturing, in order to develop the property for the use of hydro/aquaponics. The proposed use is permitted by right within the M-2 District but prohibited under the current B-2 zoning.

PURPOSE AND INTENT

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. In addition to serving commercial purposes, this district encourages a mix of land uses, continued community investment through infill and site renovations, and a development form that supports mixed transportation modes, such as bicycle, pedestrian, and public transportation in addition to personal vehicles. Neighborhood shopping centers, particularly with a supermarket as a principal or anchor tenant, are appropriate at prominent intersections. The protection of surrounding residential properties from adverse impacts is a primary focus of 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.

¹ [BLOOMINGTON ILLINOIS: COMMERCIAL AND INDUSTRIAL HISTORIC RESOURCES SURVEY \(cityblm.org\)](http://cityblm.org) page 130.

A list of permitted uses for commercial districts and manufacturing districts can be found online in [Chapter 44, Divisions 5-2](#) and [6-2](#) respectively.

Compliance with the Comprehensive Plan:

The 2035 Comprehensive Plan's Future Land Use map envisions this section of Washington Street as a mix of regional commercial, neighborhood commercial, and parks and recreational space. The Land Use Priorities map classifies much of West Washington Street as a Tier 1, or vacant or underutilized land prioritized for infill (re)development.

Should the zoning map amendment be granted, the applicant's proposed use of the subject property is also relevant to the following Comprehensive Plan goals:

- Goal HL-5. Provide access to healthy foods and promote food security to build community.
 - HL-5.2. Facilitate local food processing and distribution.
 - HL-5.2g. Gather and distribute data on local food efforts in the community.
 - HL-5.3. Facilitate consumption of healthy, affordable, locally produced food for all residents.

STANDARDS FOR REVIEW

Ch. 44, 17-6 Zoning Map (rezoning) and text amendments.

In making its recommendation, 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. In making such a finding, the Commission may consider:

- a) *The suitability of the subject property for uses authorized by the existing zoning.* Uses permitted within the B-2 District are primarily oriented around retail/commercial and personal services, and are intended to serve residential neighborhoods. The M-2 District allows for many of these same uses in addition to a variety of industrial uses not permitted elsewhere. The subject property is the only non-industrially zoned parcel within approximately a half mile stretch along W Washington Street. The property is separated from residents by the Railroad (south). The standard is met.
- b) *The length of time the property has remained vacant as zoned considered in the context of land development in the area.* The property has remained vacant for at least five years. Some surrounding development has occurred within the last 10-15 years, including the Habitat for Humanity ReStore to the west, Mid Central Community Action across the street to the north, Upper Limits Climbing Gym directly to the south of the parcel, and the Trailside Subdivision to the southeast. The surrounding developments are also zoned M-2. The standard is met.
- c) *The suitability of the subject property for uses authorized by the proposed zoning.* At 1.23 acres, the subject property is fairly large, potentially accommodating a variety of **industrial or commercial uses. It is served by a 54" combination sewer that cuts through the eastern half of the property, as well as a 6" watermain to the west and a 12" watermain to the north. As it relates to the applicant's proposed use of a hydro/aquaponic facility, the parcel's size and access to existing City infrastructure** make it highly suitable for such purposes. The eastern and southern borders of the property are heavily screened from residential uses. The standard is met.

- d) *The existing land uses and zoning of nearby property.* Industrial zoning predominates in the area immediately surrounding the subject property. Nearby uses consist of a mix of industrial, commercial, and recreational, ranging from an asphalt plant to a thrift store. Residential neighborhoods lie to the south, separated from the largely industrial corridor by the Union-Pacific Railroad, Constitution Trail, and heavy landscaping. The standard is met.
- e) *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 develop the site in a manner more compatible with surrounding zoning and uses than the current zoning classification permits, enhancing the area overall. The proposed use of hydro/aquaponic farming presents an additional public benefit in its capacity for local food production. Additionally, the existing structure at 1300 W Washington Street was recently surveyed for historical integrity. The building was identified as a potential historic resource that could be a candidate for nomination to the National Register of Historic Places. The proposed map amendment facilitates reinvestment and restoration/rehabilitation of a possible **historic resource significant to Bloomington's identity**. The standard is met.
- f) *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 is located on and directly connected to Washington Street. The standard is met.
- g) *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 M-2 District allows for a floor area ratio of 1.0, potentially allowing for more impermeable surface area at the subject property than its current B-2 zoning enables. However, many industrial uses require substantially less parking than commercial uses; hydro/aquaponic uses, for instance, requires one parking space per 600 square feet of gross floor area. Further, the site is located in an area of minimal flood risk, and the proposed use is not anticipated to have a detrimental effect on stormwater management efforts or drainage patterns. The standard is met.
- h) *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 combination sewer connections, as well as fire and police protection. The standard is met.
- i) *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 redevelopment of underutilized property, providing a net benefit to the area. Additionally, the proposed use represents a potential boon to Bloomington residents more broadly by contributing to local food production. The standard is met.

- j) *The extent to which property values are diminished by the particular zoning restriction.* It may be difficult to develop the present site for commercial uses, contributing to its long-term vacancy. The standard is met.
- k) *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 area. The standard is met.
- l) *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 being part of a regional/local commercial space. The Land Use Priorities map classifies much of that corridor of Washington Street as Tier 1, meaning infill development in this area is both desired and prioritized. The standard is met.
- m) *Whether the City needs the proposed use.* The applicant reports that there are no other hydro/aquaponic facilities currently operating in Bloomington. The proposed use **represents both a unique addition to the City's** industrial landscape and an efficient reuse of a former manufacturing site, which minimizes the health impacts associated with conventional agricultural production on such sites. 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 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 Lauri A. Ludy of CTLTC TRUST 8002379984 to rezone from B-2 Local Commercial District to M-2 Heavy Manufacturing District for the property located at 1300 W Washington Street (PIN: 21-05-330-007), Bloomington, Illinois (Ward 6).

Respectfully submitted,

Caitlin Kelly
Assistant City Planner

Attachments:

- Draft ordinance
- Zoning map amendment petition, available online at <https://www.cityblm.org/Home/ShowDocument?id=26143>
- Aerial map
- Zoning map
- Neighborhood notice and map

DRAFT

ORDINANCE NO. 2021 - _____

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM B-2, LOCAL COMMERCIAL DISTRICT, TO M-2, GENERAL MANUFACTURING DISTRICT, FOR THE PROPERTY LOCATED AT 1300 W WASHINGTON STREET (PIN: 21-05-330-007) 1.23 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 to rezone the property commonly described as one and twenty-three hundredths of an acre located at 1300 W Washington Street (PIN: 21-05-330-007) 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 to rezone the Property from B-2 Local Commercial District to M-2 General Manufacturing District and adopted findings of fact on the same; and

WHEREAS, the Bloomington Planning Commission found the requested rezoning 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 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 to rezone the property commonly described one and twenty-three hundredths of an acre located at 1300 W Washington Street (PIN: 21-05-330-007) 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 2021.

APPROVED this _____ day of May 2021.

CITY OF BLOOMINGTON

ATTEST

Mboka Mwilambwe, Mayor

Leslie Smith-Yocum, City Clerk

DRAFT

EXHIBIT A

Legal Description

Lot 3 of Funk Seed Subdivision in the City of Bloomington, according to the Plat thereof recorded December 27, 1990 as Document No. 90-21307, McLean County, Illinois.

COMMONLY KNOWN AS: 1300 W Washington Street, Bloomington, IL 61701

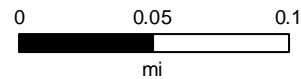
PIN: 21-05-330-007

DRAFT

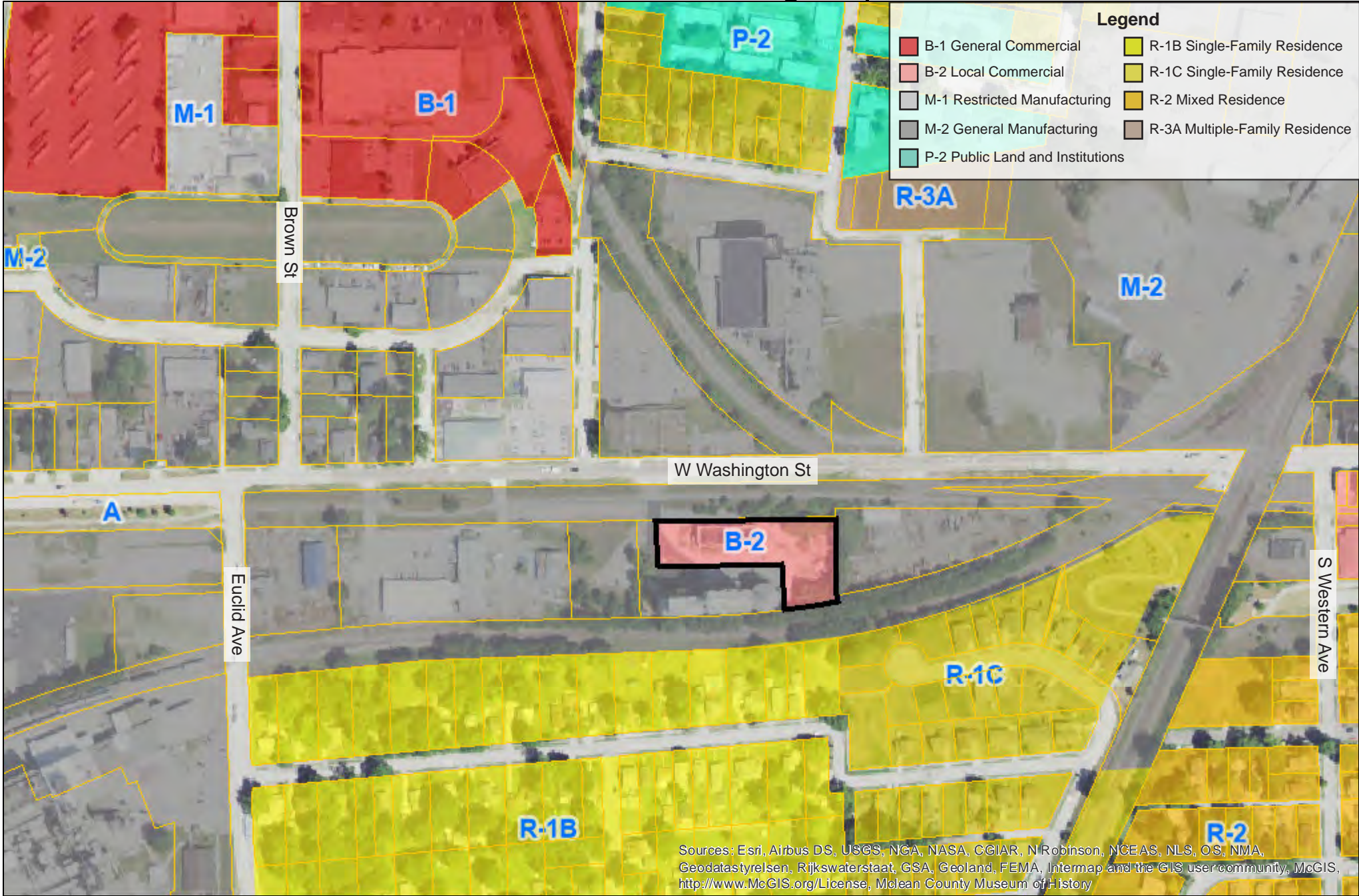
Z-11-21 Aerial Map



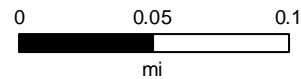
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



Z-11-21 Zoning Map



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.





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

April 14, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, April 28, 2021 at 4:00 PM at www.cityblm.org/live on an application submitted by Lauri A. Ludy of CTLTC TRUST 8002379984.

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

The applicant is requesting a public hearing and action to rezone from B-2 Local Commercial District to M-2 Heavy Manufacturing District for the property located at 1300 W Washington Street (PIN: 21-05-330-007).

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

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

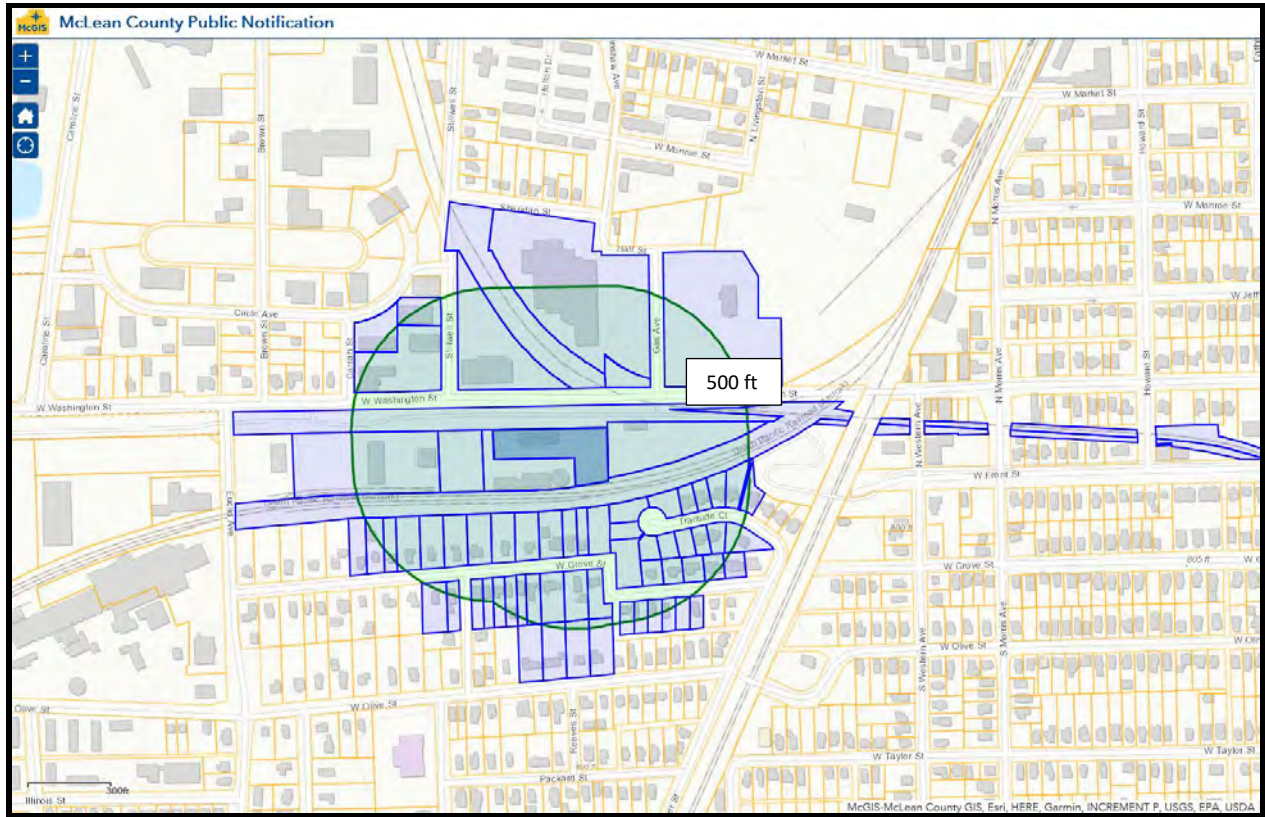
The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders in relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register.

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

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property



Resolution of Appreciation

*Whereas, Megan Headean has faithfully served as a member of the
Bloomington Planning Commission for six years
(2015 – 2021) and*

*Whereas, Megan Headean has completed her appointment
as a member of the Bloomington Planning Commission.*

*Now therefore be it resolved that the Bloomington Planning Commission
on this 28th day of April, 2021
hereby expresses its sincere and heartfelt appreciation to*

Megan Headean

*for her dedicated, loyal, and excellent service
to the City of Bloomington, Illinois as a member of the Planning Commission.*

Attest:



Katie Simpson, City Planner



Melissa Hon, Director of E&CD

Resolution of Appreciation

*Whereas, Sheila Montney has faithfully served as a member of the
Bloomington Planning Commission for one year
(2020 – 2021) and*

*Whereas, Sheila Montney has resigned
as a member of the Bloomington Planning Commission.*

*Now therefore be it resolved that the Bloomington Planning Commission
on this 28th day of April, 2021
hereby expresses its sincere and heartfelt appreciation to*

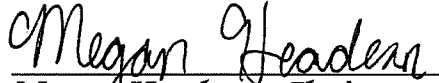
Sheila Montney

*for her dedicated, loyal, and excellent service
to the City of Bloomington, Illinois as a member of the Planning Commission.*

Attest:



Katie Simpson, City Planner



Megan Headean, Chairperson