

# CITY OF BLOOMINGTON



November 2, 2016 @ 2:00 p.m.  
CITY HALL -  
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON  
HEARING OFFICER  
November 2, 2016 at 2:00 p.m.

\*Kelly Conference Room #155

---

**PETITIONS:**

- CU-32-16     **Hopscotch Coffee**  
212 N. Madison St.  
Request: Conditional use approval to allow a light manufacturing use to operate as a coffee roasting business.  
*Case Manager: Amelia Lewis*

**BLOOMINGTON HEARING OFFICER**  
**STAFF REPORT**  
**LOCATION: 212 N Madison St.**

**CASE#: CU-32-16**  
**DATE: November 2, 2016**

---

**PETITIONER:** Hopscotch Coffee  
235 W. Dodds St. #102, Bloomington

---

**REQUEST:** The petitioner is requesting conditional use approval to allow a light manufacturing use for a coffee roaster business.

---

**REPORT SUMMARY:** The property is located on the east side of N. Madison Street and is zoned Commercial Downtown (CD) with the Downtown Core Overlay (DCO). The property has been developed with a single story multi-tenant commercial building. The space was previously occupied by Barefoot Tile. Other tenants in the building are the Stamp and Engraving Center, the Bike Project, and a hair salon.

The B-Line Trail dissects the block and runs along the east side, the rear, of the building. Adjacent properties include a two story office building to the east, the Johnson's Creamery building to the north and additional retail to the south. This would be a second location for Hopscotch Coffee, with the first location at Morton Street and Dodds Street.

The petitioner is seeking additional space to allow for a larger roasting capacity, increased storage, improved efficiency of the roasting process and increased office space. While the original roaster will remain at the B-Line Station, a second roaster of similar design will be installed at this coffee shop, sharing the roasting load between the two locations.

This petition adheres to the intent of both the CD and the DCO. The Unified Development Ordinance states that within the CD District "development should incorporate pedestrian-oriented design (scale and massing) and accommodate alternative means of transportation." The DCO intent echoes this intent and calls for buildings attractive to pedestrians, and those that are infill and redevelopment sites. There is a high volume of pedestrian traffic associated with this location with the proximity to the B-Line, downtown, Bloomingfoods and the Farmer's Market. The petitioner intends to fit into the neighborhood by allowing visitors into the roastery for tours and events and opening the coffeebar for business every day.

The property is 1,127 square feet. The interior space will be renovated to match "Hopscotch's cheerful and clean aesthetic." The proposed roastery space will feature a 200 square foot retail shop and a design that encourages patrons to move quickly through the space, rather than stay long term as in the other location of Hopscotch, as to not clog the metered street parking. This will be achieved by no customer seating, no public wireless and no food being sold. There would not be any significant changes to the exterior of the building as part of this proposal.

The UDO does not define "coffee shops" or "roasteries." Light manufacturing, as characterized within the UDO includes the processing of goods and materials using

processes with minimal health and safety hazards and generally includes processing and fabrication of finished products predominantly from previously prepared materials and includes processes not involving flammable or explosive materials. The use has been determined as light manufacturing as the operation will roast coffee beans, however it is a low impact process.

As stated in the petitioner's statement, the petitioners have had a roasting operation at the flagship location for two years and are well versed in the ventilation requirements for the equipment. The proposed building currently has a usable roof penetration in two locations, one of which is suitable for roasting exhaust, and another which may be suitable for a hood for ambient air.

The design and functionality of the proposed use will fit within the existing commercial development and neighborhood. The petitioner's statement says they have communicated with the adjacent neighbors who are supportive of the project.

---

## Criteria and Findings for Conditional Use Permits

### 20.05.023(b) Conditional Use; General Standards

No Conditional Use approval shall be granted pursuant to *Chapter 20.09: Processes, Permits, and Fees* unless the petitioner shall establish that the standards for the specific Conditional Use are met and that the following general standards are met:

- 1) *The proposed use and development must be consistent with the Growth Policies Plan and may not interfere with the achievement of the goals and objectives of the Growth Policies;*

**STAFF FINDING:** The Growth Policies Plan identifies this area as "Downtown" and describes a compact, walkable area with businesses that provides choice to accommodate visitors, business, shoppers and residents. Staff finds this use is not inconsistent with these goals.

- 2) *The proposed use and development will not create nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights;*

**STAFF FINDING:** As a coffee roaster, there is a small probability for odors. The petitioner is well versed in the necessary ventilation processes. Coffee roasting has zero drainage waste. City of Bloomington Utilities requires access to a grease interceptor for the retail shop, which will see a small amount of milk waste. Compliance for this has been included in the plans. After visiting the flagship location during roasting time and observing the effects, staff finds no concerns regarding noise, smoke, odors, vibrations, or lighting.

- 3) *The proposed use and development will not have an undue adverse impact upon the adjacent property, the character of the area, or the public health, safety and general*

welfare;

**STAFF FINDING:** Staff finds no adverse impact from this use. The neighborhood is already designed for pedestrian access and is in a location that would serve many local residents, employees and visitors. There is metered parking for quick coffee service and the site is accessible to many pedestrians and bicyclists as it is directly adjacent to the B Line. There are also surrounding commercial uses with similar intensities.

- 4) *The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, stormwater management structures, and other services, or that the applicant will provide adequately for such services;*

**STAFF FINDING:** This use requires no additional infrastructure service improvements.

- 5) *The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;*

**STAFF FINDING:** The use is not located within a residential neighborhood, however it will not draw significant amounts of traffic. The location is also accessible to pedestrians, bicyclists, and transit.

- 6) *The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance;*

**STAFF FINDING:** The business will be located within an existing historic neighborhood and the property is a contributing historic commercial structure building and no exterior changes are proposed.

- 7) *The hours of operation, outside lighting, and trash and waste collection must not pose a hazard, hardship, or nuisance to the neighborhood.*

**STAFF FINDING:** The business will have similar operating hours as the adjacent businesses. In addition, the petitioners are well acquainted with trash and waste collection procedures. This proposed use should not pose a hazard, hardship or nuisance to the neighborhood.

- 8) *Signage shall be appropriate to both the property under consideration and to the surrounding area. Signage which is out of character, in the Board's determination, shall not be approved.*

**STAFF FINDING:** No signage has been proposed at this time. The petitioner is aware that all signage must meet UDO standards.

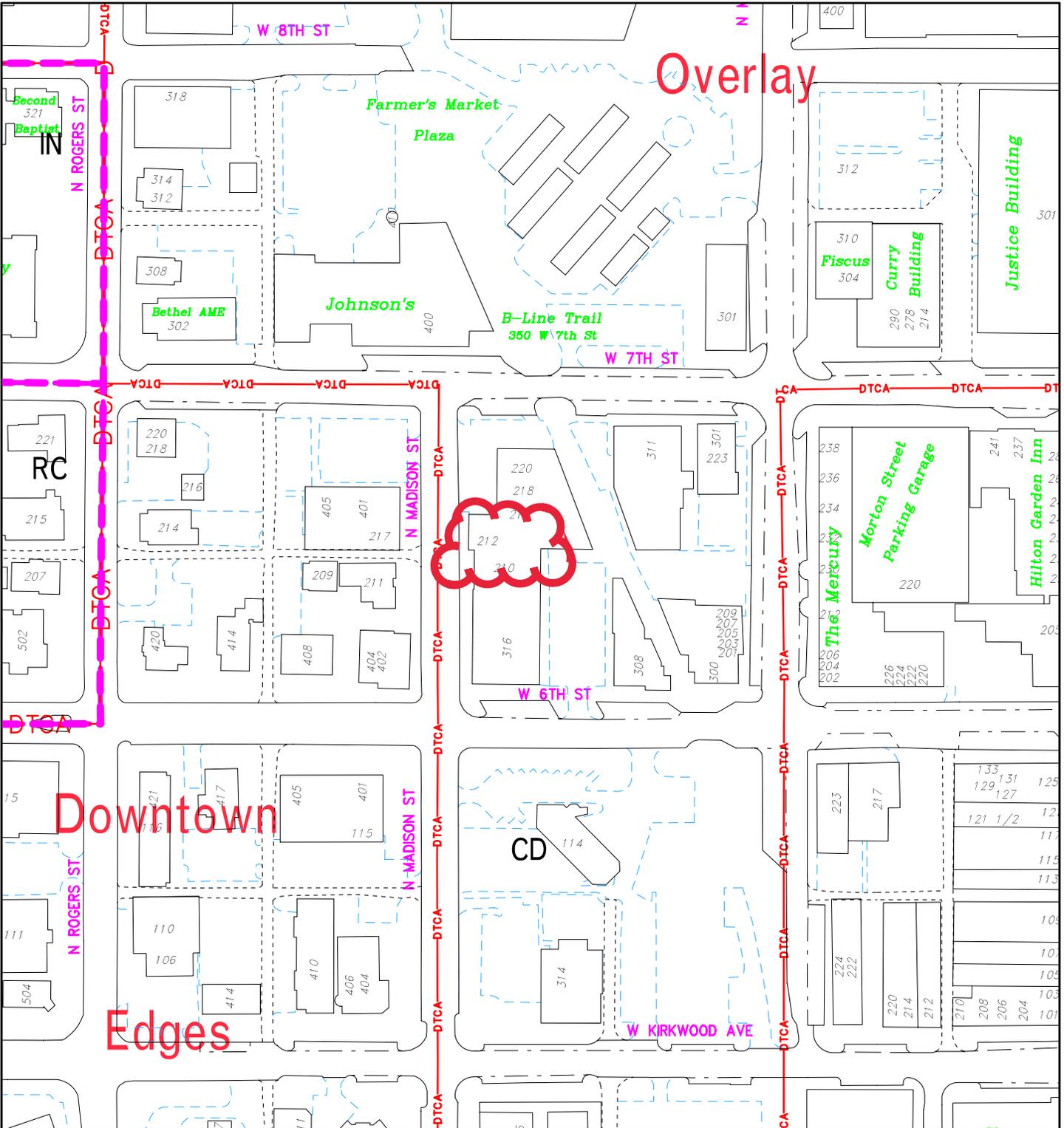
- 9) *The proposed use and development complies with any additional standards imposed upon the particular use by Chapter 20.05; §CU: Conditional Use Standards.*

**STAFF FINDING:** There are no additional conditions for light manufacturing uses.

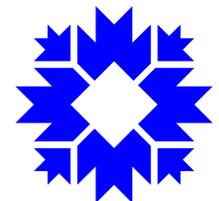
---

**RECOMMENDATION:** Based on the written findings above, staff recommends approval of this petition with the following condition:

1. Any future construction must receive a building permit.
2. Any future signage must receive a sign permit.
3. The installation of bike racks is not required, but highly encouraged by city staff.



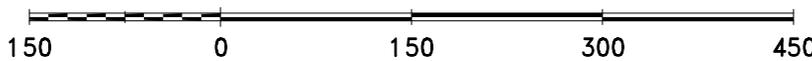
City of Bloomington  
 Planning & Transportation



Scale: 1" = 150'



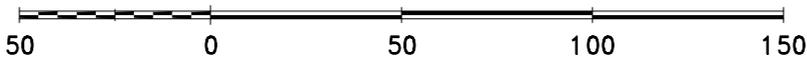
By: lewisa  
 25 Oct 16



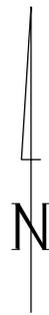
For reference only; map information NOT warranted.



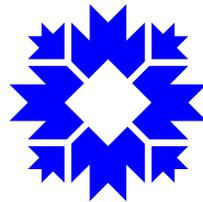
By: lewisa  
25 Oct 16



For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation



Scale: 1" = 50'

**Proposal:** *Hopscotch* in the Near West Side

**Owners:** Jane Kupersmith (812) 219-0376 / Jeff Grant (812) 391-6224

### **Petitioner's Statement**

It's been two years since we opened the doors at Hopscotch Coffee at the B-Line Station, and we feel very grateful for our successes at this location as well as the obstacles that we've overcome. We're now at a turning point where we need additional space to allow for a larger roasting capacity, increased storage space and related savings, improved efficiency of roasting process, and increased office space requirements. We will leave our original roaster at the B-Line Station and install a second roaster of the exact same design at 212 N. Madison. This way the roasting load will be shared between the two spots.

The retail component will be scaled back and streamlined in comparison to our original location. In this way, the proposed Roastery will essentially be the inverse of the café, which dedicates most of its space to customer seating. 212 will have no customer seating, no public wireless, and we do not plan to offer any food there.

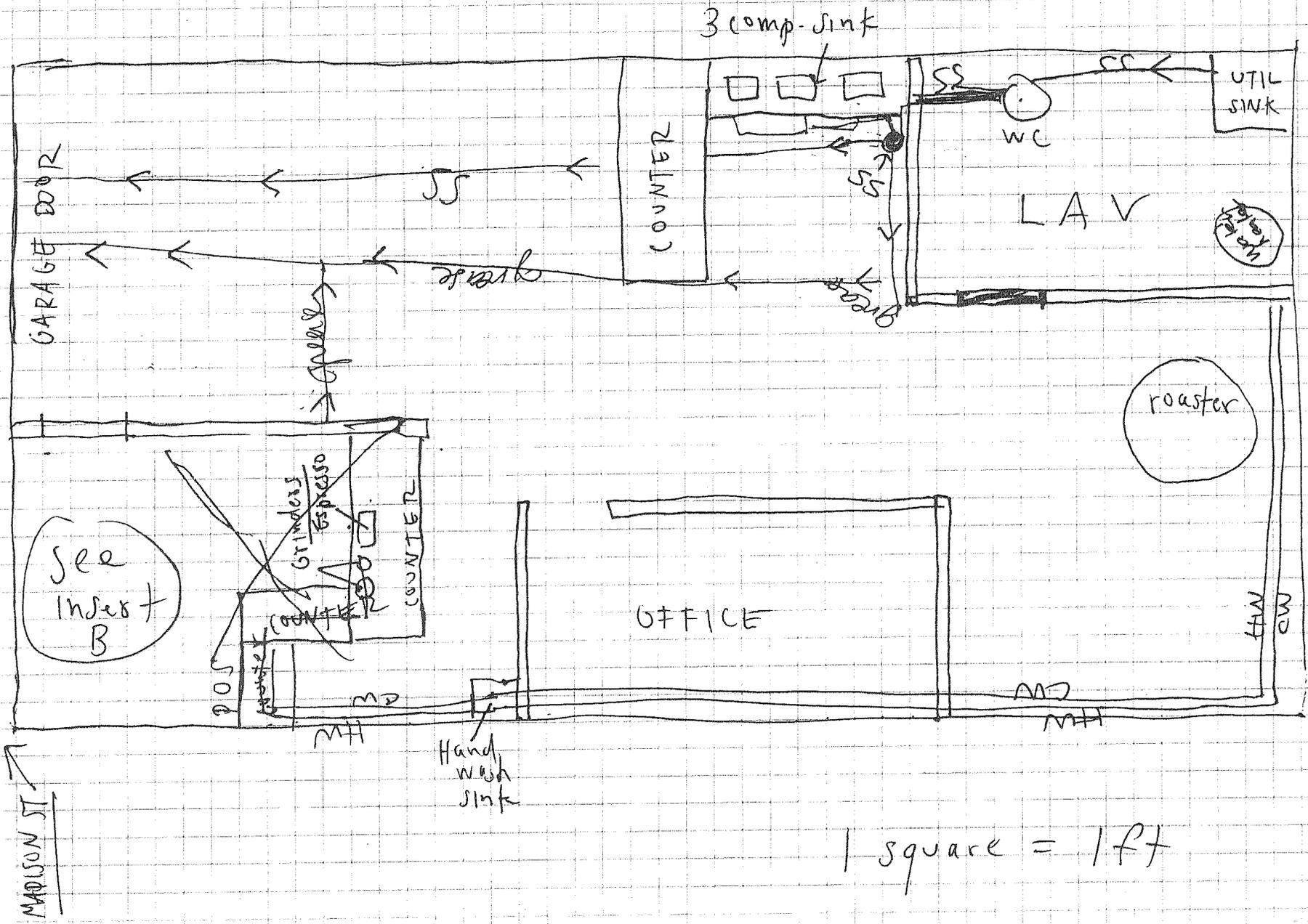
The new property is 1,127 sq ft and is located between Bloomingfoods NWS and the Stamp and Engraving Center. It formerly housed Barefoot Tile. Because of the proximity to the B-Line, downtown, Bfoods, and the farmers' market, there is a high volume of pedestrian traffic. We plan to fit into this picture of the area, allowing visitors into the Roastery for tours and events and opening the coffeebar for business every day. The retail shop is small at 200 sq ft., and by design will encourage customers to move along rather than camp out all day and clog up parking, which is entirely metered street parking. We have communicated with our adjacent neighbors, who are supportive of our plans.

We are seeking approval from the City for conditional use as light manufacturing in the Commercial Downtown zone for our roasting operation. Having already set up a roasting operation at our flagship location and operated it for 2 years, we are well versed in the ventilation requirements for our equipment. One reason we were so excited about the new property was that it already has a usable roof penetration in two places—one of which is suitable for roasting exhaust, and another which may be suitable for a hood for ambient air. Tim Clapp has preliminarily agreed these are appropriate uses. Coffee roasting does produce an aroma, but most people, ourselves included, find it to be pleasant. It would likely go unnoticed in our area, which is home to many food and other light manufacturing businesses, including: Bloomingfoods, Le Petit Café, Janko's Little Zagreb, Bub's Burgers, the farmers' market, Photo Solutions, and the Stamp and Engraving Center, among others.

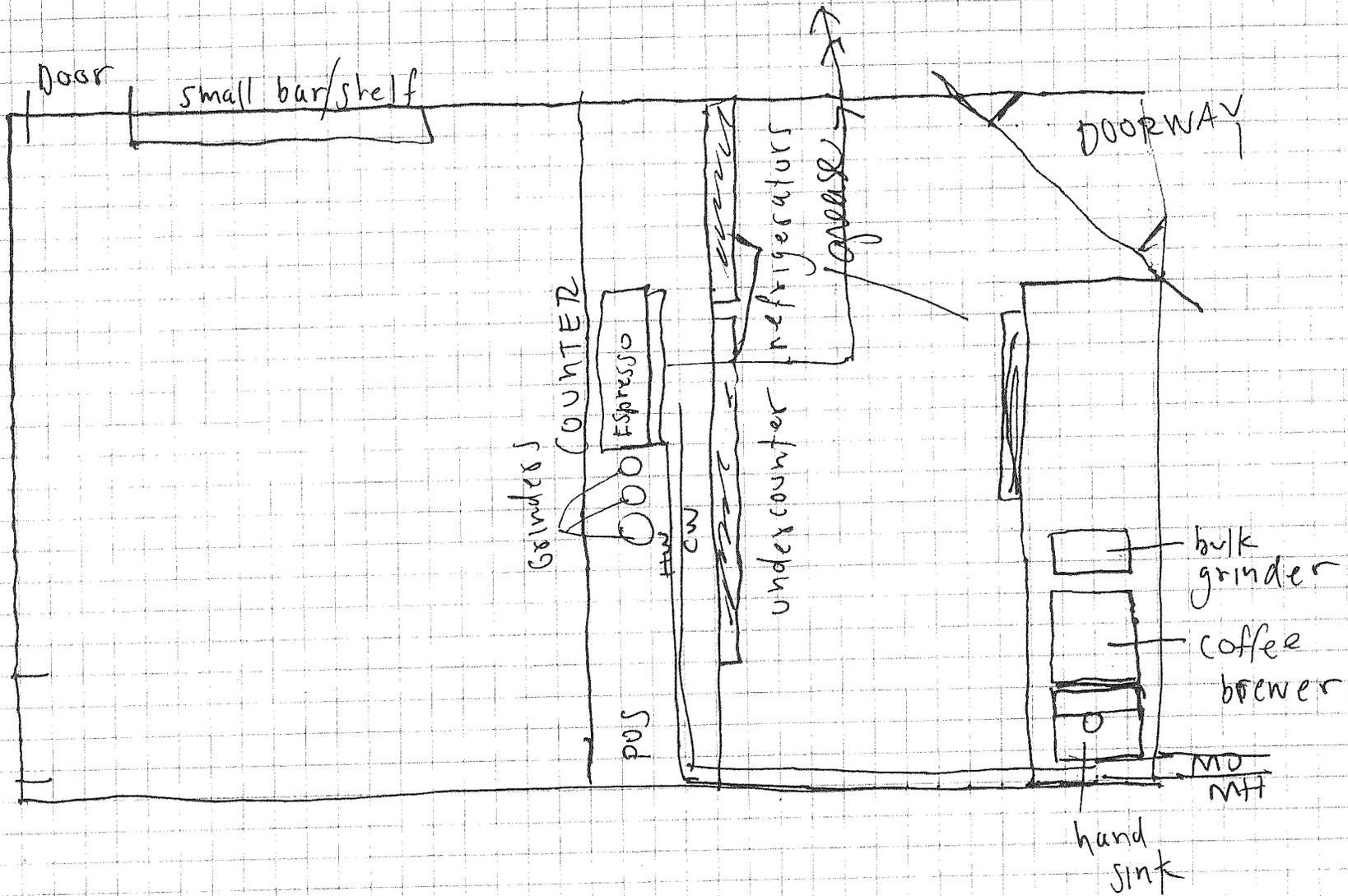
Coffee roasting has zero drainage waste. CBU requires access to a grease interceptor for the retail shop, which will see a small amount of milk waste. Compliance for this is included in our plans.

Our signage and façade will fit within the City's code requirements. We will be making overall improvements to the interior of the building that will match Hopscotch's cheerful and clean aesthetic.

All other standards of the Conditional Use Criteria [BMC 20.05.023 (b)] have been considered and will be met accordingly.



MADISON ST.



2 squares = 1 ft

INSERT B