

AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 11, 2017 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

A public comment period not to exceed thirty (30) minutes will be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, Committee of the Whole meetings, meetings of committees and/or task forces (hereinafter “committees”) created by the City Council, work sessions, and special meetings of the City Council. Nothing herein shall prohibit the combination of meetings, at which only one public comment period will be allowed.

Anyone desiring to address the Board, Commission, Committee or City Council, as applicable, must complete a public comment card at least five (5) minutes before the start time of the meeting. Public comment cards shall be made available at the location of the meeting by City staff at least 15 minutes prior to the start time of the meeting. The person must include their name, and any other desired contact information, although said person shall not be required to publicly state their address information. If more than five individuals desire to make a public comment, the order of speakers shall be by random draw. If an individual is not able to speak due to the time limitation and said individual still desires to address the individuals at a future meeting of the same type, said individual shall be entitled to speak first at the next meeting of the same type. (Ordinance No. 2015-46))

4. MINUTES: Review the minutes of the December 14, 2016 regular meeting of the Bloomington Planning Commission.

5. REGULAR AGENDA:

- A. PS-01-17** Public hearing, review and action on the petition submitted by Sunrise Company LLC requesting the approval of the “Shirk Commercial Revised Preliminary Plan” for the property located at the southwest corner of College Ave and Hershey Road, approximately 35.56 acres.

City Council: February 13, 2017

6. OLD BUSINESS:

Zoning Ordinance Update

7. NEW BUSINSS:

8. ADJOURNMENT

For further information contact:

Katie Simpson, 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: *ksimpson@cityblm.org*

**DRAFT MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, DECEMBER 14, 2016, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. J. Balmer, Mr. Justin Boyd, Mr. James Pearson, Mr. John Protzman, Mr. Ryan Scritchlow, Mr. Kevin Suess, Chairman David Stanczak

MEMBERS ABSENT: Mr. Eric Penn, Ms. Megan Schubert

OTHERS PRESENT: Mr. Tom Dabareiner, Director of Community Development; Ms. Katie Simpson, City Planner; Mr. George Boyle, City Attorney; Mr. Kevin Kothe, City Engineer.

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:03 PM

ROLL CALL: Mr. Dabareiner called the roll. With seven members in attendance, a quorum was present.

PUBLIC COMMENT: There being no public comments the Commission moved on to approval of the minutes.

MINUTES: The Commission reviewed the November 14, 2016 minutes. No changes were proposed and Mr. Balmer moved to approve the November 14, 2016 minutes as written; Mr. Boyd seconded the motion, which was passed by a voice vote of 7-0.

REGULAR AGENDA:

Z-45-16 Public hearing, review and action on the petition submitted by the City of Bloomington requesting approval of a text amendment to the City of Bloomington Zoning Ordinance amending Chapter 44, Section 3-2 “Definitions” and Section 7-2(C)(3)(B) “Location of Off Street Parking” to allow for the construction of a “parking pad” in the front yards of single and two family residential properties located up to 380 feet north of the intersection of Hershey Rd and Clearwater Rd, 380 feet south of the intersection of Hershey Rd and Arrowhead Dr, and 275 feet east and west of the Hershey Rd/Clearwater Rd and Hershey Rd/Arrowhead Dr intersections on Clearwater Rd and Arrowhead Dr.

Chairman Stanczak introduced the case and explained staff was requesting this item laid over until the next meeting. Mr. Scritchlow motioned to lay over item Z-45-16 until the next meeting. The motion was seconded by Mr. Pearson, which passed unanimously by a voice vote, 7-0.

Z-46-16 Public hearing, review and action on the petition submitted by American Apartments and Development, LLC requesting approval of the rezoning of the

property located at the intersection of E. Lincoln Street and Four Seasons Rd, west of Four Seasons Road, north of E. Lincoln Street and south of the apartments on Willedrob Road, approximately 5.74 acres, from B-1 Highway Business District and C-1 Office District, to R-3B, Multifamily Residential District.

Chairman Stanczak introduced the case. Ms. Simpson presented staff's report and stated staff is recommending in favor of the rezoning. Ms. Simpson provided background on the property. She presented aerial photos and a zoning map, and she described the surrounding uses and zonings. She explained the petitioner plans to develop the subject property with 120 apartments to be built over three phases. She noted the R-3B zoning would be more compatible with the surrounding uses. Ms. Simpson described a number of surrounding amenities that complement the residential uses including access to the bus system, bike trails and major arterial streets. Ms. Simpson shared photos of the property and surrounding uses. Ms. Simpson explained the rezoning within the context of the Comprehensive Plan, noting that this site is a Tier 1 Infill Development Priority and aims at the goals of providing a high quality housing stock. She explained that in making their recommendation staff considered the R-3B rezoning standards from section 44.6-9 of the zoning ordinance. Ms. Simpson summarized the standards and stated staff's analysis concluded these standards were met.

Mr. Balmer clarified that the Commission was only reviewing the rezoning of this property at this time. Ms. Simpson explained that at the moment the property is currently business and commercial and the rezoning would clean up the dual zonings to be R-3B. Mr. Suess asked about the impacts of the housing units on the stop light at Four Seasons Road and Oakland Avenue.

Kevin Kothe, City Traffic Engineer, addressed the Commission. He explained that the stop light is coordinated with Veterans Parkway and at different times of the day the delay can seem longer. Mr. Balmer noted that this site has other means of egress in addition to Four Seasons Rd and Oakland Ave.

Mr. John Lovell, the property representative and petitioner, was sworn in. Chairman Stanczak introduced an email received prior to the meeting from Nancy McDonald at 915 Mayflower Ave. A copy of the email was marked as Exhibit A and is incorporated into the record for this case (attached to these minutes). Mr. Lovell addressed concerns outlined in the email. He stated that the development would help direct storm water runoff and mitigate flooding. He explained they are concerned about cut-through traffic and parking from patrons at neighboring businesses and they intend to include fencing to help secure the site. The fencing and landscaping will help to mitigate noise and traffic. Mr. Lovell described the design of the site and explained the "horse-shoe" shaped buildings will help with dumpster screening. He explained parking will be around the perimeter of the property.

Chairman Stanczak asked if the proposed on-site traffic configuration would help reduce cut-through traffic between East Lincoln Ave and Four Seasons Road. Mr. Lovell explained the site would be designed to discourage cut-through traffic.

Stewart Waltner, 914 Parmon Road, was sworn in. Mr. Waltner stated he and the neighbors are concerned about cut-through pedestrian and vehicular traffic and water runoff. He referenced a recent HUD report and stated the neighbors have concerns about the economic demand for additional rental properties. They worry the units will be vacant. Mr. Waltner stated the petitioner has already addressed some of his concerns but he is also concerned about the impacts on the stop sign of Four Seasons Road and E. Lincoln Ave. Mr. Balmer asked if the backed-up traffic on Four Seasons Road and Lincoln Ave was related to the peak hours of State Farm and Four Seasons Health Clubs. Mr. Waltner confirmed that this appeared to be the case.

Mr. Balmer asked what information traffic studies have shown in regard to the potential development of this property. Mr. Kothe stated the Engineering Department has evaluated ingress and egress on E. Lincoln Ave. and Four Seasons Rd and did not have a lot of concerns about the number of additional trips generated by the development. He noted that the intersection has never appeared on their list of Top 20 crash sites, but it is possible there are accidents at this intersection. Mr. Scritchlow asked if it were possible to increase the property line drainage. Mr. Kothe explained that from preliminary conversations with the petitioners he knows they will be discharging storm water into city sewer system and providing storm water detention, but stated he cannot answer Mr. Scritchlow's question completely until the Engineering Department reviews a detailed site plan showing the property grade.

Amanda Parrish and Greg Maxwell, 915 Mayflower Ave, were sworn in. Ms. Parrish commented on the impact of the development on the residential areas. She expressed concerns about the water and her disfavor of living next to an apartment building. Mr. Maxwell stated he is concerned that the parking lot will be connected to the Benjamin Ln. He expressed concerns about the view shed of his back yard and the increased density resulting from development of the site. Ms. Parrish was concerned about safety and privacy.

Mr. Lovelass explained that they intend to contain water on site. He stated the apartments will be larger than what is in the market place currently and aimed at the higher end clientele of the market. Mr. Pearson asked the height of the building. Mr. Lovelass stated it will be three stories.

Mr. Scritchlow asked about the impacts of zoning on the screening requirements of the code. Ms. Simpson explained the change from commercial to residential zoning would reduce the transitional yard requirements but screening and fencing would still be necessary because the parking lot is adjacent to single and two family homes. Chairman Stanzcak asked what specific types of fencing and screening are required. Ms. Simpson explained an opaque fence and dense trees such as evergreens are described in the code.

Mr. Dabareiner stated that it is difficult to address the specifics of the site at this moment since we do not have a site plan for the rezoning hearing. He reiterated that the rezoning is concerned with the potential uses and mentioned that the current permitted uses for the property, in the B-1 and C-1 districts, may be more objectionable than residential uses and apartment buildings. Ms. Simpson listed a few uses that are currently permitted like a gas

station, taller office buildings, and fast food restaurants. Chairman Stanczak confirmed these uses would be allowed by right and no public hearings would be necessary. Mr. Balmer commented that the petition before the commission is for rezoning for a certain type of project. He explained that there has been some discussion about the specifics of the project. He encouraged those interested in the specifics to present their concerns during the site plan review process when we will have enough information about the project to address the concerns. Mr. Scitchlow asked if it were possible to maintain the transitional yard through this rezoning. Mr. Dabareiner explained that the intent of the transitional yard in the current ordinance is to distance incompatible uses. He explained that the current ordinance considers residential next to residential to be compatible, but mentioned Mr. Scritchlow's question could be addressed during the re-write of the ordinance.

Mike Kreun, 2105 Berrywood Ln, was sworn in. Mr. Kreun explained that he is representing Highland Properties, which owns buildings near the subject property. He stated that he is concerned about the demand for more residential development in Bloomington. Mr. Boyd questioned what the average square footage of the properties owned by Highland Properties in the surrounding area. Mr. Kreun responded that the properties range between 900 and 1000 square feet and are located within a block of the subject property. He explained they were built in 1980 but they purchased the properties and have fixed them up.

Chairman Stanczak closed the public hearing. Mr. Pearson motioned to approve a recommendation to the City Council in favor of the rezoning petition submitted by American Apartments and Development, LLC for the rezoning of 5.74 acres from B-1, Highway Business District and C-1, Office District to R-3B, Multifamily Residential District. Mr. Balmer seconded the motion.

Mr. Boyd explained that, while he appreciates the concerns of everyone that spoke at the hearing, this is a vacant lot which will eventually be developed and the commission is deciding if the use would be compatible with the area.

Mr. Suess stated that he agreed with Mr. Boyd's comment. He appreciates that there are developers investing in infill development and he feels the proposed residential will be a better solution for the area than the more intense business uses, such as a gas station.

The following votes were cast: Mr. Pearson—yes, Mr. Balmer—yes, Mr. Scritchlow—yes, Mr. Boyd—yes, Mr. Protzman—yes, Mr. Suess—yes, Chairman Stanczak—yes. Motion **approved** 7-0.

OLD BUSINESS:

Zoning Ordinance Update. Chairman Stanczak asked if staff had any information about the zoning ordinance update. Mr. Dabareiner explained the consultants are working on a legal review of the existing ordinance and best practices nationally. They plan to return to the Planning Commission in January.

NEW BUSINESS

None

ADJOURNMENT: Mr. Balmer moved to adjourn; seconded by Mr. Scritchlow, which passed unanimously by voice vote. The meeting was adjourned at 4:48 pm.

Respectfully,

Katie Simpson
City Planner

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
JANUARY 11, 2017**

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
PS-01-17	Shirk Commercial Revised Preliminary Plan (35.56 acres)	Preliminary Plan	Katie Simpson City Planner

REQUEST

The petitioner is seeking approval of a revised preliminary plan for the property located at the southwest corner of Hershey Road and College Ave, approximately 35.56 acres. The proposed preliminary plan is titled “Shirk Commercial Revised Preliminary Plan.”

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on December 27, 2016.

GENERAL INFORMATION

Owner and Applicant: Sunrise Company, LLC

PROPERTY INFORMATION

Existing Zoning: M-1, Restricted Manufacturing (~17.5 acres) and B-1, Highway Business (~17.5 acres) District

Existing Land Use: The property is vacant, and used as farm land

Proposed Use: The eastern portion of the property (Lot 8) is intended to be developed as a Kroger Marketplace Grocery Store with a pharmacy and fuel center

Surrounding Zoning and Land Uses

Zoning

North: B-1 (Normal)

S-2 (Normal)

South: B-1, Highway Business District

East: R-1C, Single-Family Residential District

C-2, Neighborhood Shopping District

West: B-1, Highway Business District

M-1, Restricted Manufacturing District

Land Uses

Retail (Grocery and General), Restaurant

Church

Offices

Single family houses

Offices

Retail (Grocery and General)

Medical offices, health care clinic

BACKGROUND

The subject property is approximately 35.56 acres located north of Jumer Drive, south of College Ave, west of Hershey Rd., east of the OSF medical complex. The property is currently unimproved and used as farmland. On March 28, 2016 approximately 17.5 acres, on the eastern half of the subject property, were rezoned from M-1, Restricted Manufacturing, to B-1, Highway Business District. The rezoning (ORD # 2016-23) was initiated to allow for the construction of a Kroger Marketplace grocery store. A final plat was also approved for the property in March 2016 but was never recorded. The petitioner wishes to subdivide the property in order to sell land to

accommodate the proposed Kroger Marketplace grocery store. A preliminary plan was not previously required for the subdivision of the subject property since the prior subdivision involved less than three (3) lots and complied with the requirements of Chapter 24 Section 3.5.5 for an expedited final plat. However, due to changes in the lot configurations and the agreement between land owner and purchaser, the petitioner is now proposing to subdivide the property into four (4) lots triggering the requirement of a preliminary plan.

A preliminary plan serves as a concept plan for the development of the subject property. It is a guide for the location of public and private utilities, street layouts, drainage, sewers, and proposed land uses and lot layouts for the subject property. A preliminary plan is reviewed by the Planning Commission and, once approved by City Council, is valid for three (3) years. Following the preliminary plan process, the land owner will file for a Final Plat. The Final Plat process formalizes the layout of utilities, lots, easements, etc. and must be approved by City Council and recorded. The preliminary plan procedure occurs very early in the site development process. It may not be possible to address more specific site details, such as landscaping, building height, parking lot layout, etc., at this time, as all of these details are subject to change based on the vision of the final land owner. Such items will be regulated by the zoning district and City Zoning and Building Codes and Ordinances.

ANALYSIS

Submittals

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

1. Petition to approve the Shirk Commercial Revised Preliminary Plan
2. Shirk Commercial Revised Preliminary Plan.
3. Aerial photographs.
4. Photographs of internal and adjacent sites

PROJECT DESCRIPTION

The proposed Shirk Commercial Revised Preliminary Plan includes four (4) lots. Lot 8 (14.624 acres) is intended to be developed in 2018 as a Kroger Marketplace grocery store with a pharmacy and fuel center. Lots 10 (0.868 acres) and 11 (0.868 acres) will remain vacant at the moment but may be developed in the future with uses permitted in the B-1, Highway Business District. Lot 12 (1.151 acres) will be developed as a private drive and serve as an access easement for Lots 8, 9, 10 and 11. There are no specific plans for Lot 9 (17.779 acres) at the moment. The preliminary plan includes a number of public improvements such as a raised median on Hershey Road, sidewalk, and public storm sewer. Additionally, the Kroger development team are proposing to add bus stops along College Ave and Hershey Road, and the proposed sidewalk exceeds the current city requirements. Access for the Kroger Marketplace will be taken from Hershey Road, College Ave and from the private drive. A traffic study was completed for the development in 2016. City staff are working with the petitioner to address ingress/egress and intersection/traffic improvements including “no access” strips along College Ave for Lots 8, 10 and 11 and a raised median at the “right-in/right-out” access on Hershey Road.

City staff continue to work with the petitioner to provide feedback on the proposed preliminary plan. Staff is asking the petitioner to address the attached comments before final approval by City Council.

Compliance with the Comprehensive Plan

The 2035 Bloomington Comprehensive Plan identifies the subject property as a Tier-1, Infill Development Priority, and contemplates future land use for this site as Regional Commercial.

Findings of Fact:

Section 24.2.3 of the City's Code outlines the following guidelines to be used to evaluate a proposed subdivision within the jurisdiction:

1. *To protect, provide and promote the public health, safety and general welfare of the City;* the proposed preliminary plan meets the requirements outlined in Chapter 24 and the Manual of Practice. The subdivision will allow for in-fill development of this parcel, a goal of the comprehensive plan which utilizes existing infrastructure and utilities. The standard is met.
2. *To guide the future growth and development of the City, in accordance with the Comprehensive Plan;* the subject property is identified as a Tier-1 Development Priority in the Comprehensive Plan. This planned development aligns with the Future Growth and Land Use section of the Comprehensive Plan and is compatible with the contemplated Regional Commercial use. The standard is met.
3. *To provide for adequate light, air, and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population;* staff are working with the petitioner to address storm water management and traffic flow. The proposed lots are adequate in size and shape. The building footprint, lot coverage, and landscaping will be regulated by the zoning districts and City's Zoning Ordinance. The standard is met.
4. *To protect the character and the social and economic stability of all parts of the City and to encourage the orderly and beneficial development of all parts of the community;* the subject property is a Tier-1 In-fill Development Priority. The proposed preliminary plan addresses public utilities, access and storm water management. The proposed preliminary plan encourages the development of this area which contributes to the economic growth of the city and quality of life for residents. The standard is met.
5. *To protect and conserve the value of land throughout the City and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings;* Lot 12 serves as an access drive for Lots 8, 9, 10, and 11. The B-1 zoning of Lots 8, 12, 10 and 11 aligns with the future land use identified in the Comprehensive Plan. The petitioner is considering addressing the zoning of the Lot 9 in the future. The standard is met.

6. *To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation and other public requirements and facilities;* The City's Public Works and Water Departments reviewed the plan and comments are attached to this report. Addressing the comments provided by staff will allow the petitioner to meet the standard.
7. *To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the City, having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the property location and width of streets and buildings setback lines;* A traffic study was completed for this site. The petitioner is addressing traffic concerns by limiting access on College Ave and Hershey Road, by adding a right turn lane on College Ave, and by adding a raised median on Hershey Road to facilitate a "right-in/right-out" ingress/egress access. Additionally the petitioner is proposing bus stops and sidewalks to facilitate multiple modes of transportation. The standard is met.
8. *To establish reasonable standards of design and procedures for subdivision codes and re-subdivisions, in order to further the orderly layout and use of land, and to insure property legal descriptions and monumenting of subdivided land;* the preliminary plan is in agreement with Chapter 24 and the Manual of Practice and Design. The standard is met.
9. *To insure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision code and area reasonably anticipated to be served by such facilities;* this is an in-fill site, public facilities are available and adequate. The standard is met.
10. *To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the City in order to preserve the integrity, stability and beauty of the community and the value of the land;* detention for this property is provided by the Jumer Detention Basin located southwest of the subject property. Landscaping and lighting are subject to Chapter 44 of the City Code and can be addressed at the time of site plan review and site development. The standard is met.
11. *To preserve the natural beauty and topography of the City and to insure appropriate development with regard to these natural features;* appropriate development with regard to natural features including storm water mitigation will be determined at the time each lot is developed. The standard is met.
12. *To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of land as established in the City's zoning ordinance (Ordinance No. 1998-42).* Each lot meets the minimum width requirements for the zoning district, the standard is met.

The Shirk Commercial Revised Preliminary Plan should incorporate the comments, attached to this report, from City of Bloomington staff before consideration by council.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass a motion recommending that the City Council **approve** the petition for the Shirk Commercial Revised Preliminary Plan, **incorporating the comments from the City of Bloomington staff**, for the property located at the southwest corner of College Ave and Hershey Road, approximately 35.56 acres.

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

1. City of Bloomington Staff Comments
2. Petition for approval of the Shirk Commercial Revised Preliminary Plan
3. Exhibit A-“Legal Description”
4. Exhibit B-Shirk Commercial Revised Preliminary Plan
5. Draft Ordinance
6. Zoning Map
7. Aerial Map
8. Newspaper publication and neighborhood notice



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

January 3, 2017

Don Adams
Farnsworth Group, Inc.
2907 McGraw Drive
Bloomington, IL 61704

Subject: City of Bloomington Staff Comments for Shirk Commercial Revised Preliminary Plan (dated 12.19.16)

Dear Mr. Adams:

Please address the following comments before the City of Bloomington City Council considers the petitioner for the Shirk Commercial Revised Preliminary Plan submitted by Sunrise Company LLC:

PAGE 1:

1. Please change the name of the preliminary plan shown on the first page under "Preliminary Plan Approval" from "The Preliminary Plan of Cedar Ridge Subdivision" to "Shirk Commercial Revised Preliminary Plan."
2. Please update Note 6 to read "Intersection & traffic signals improvements shall be constructed at College Ave and Lot 12 as required by the City of Bloomington Public Works Department. Public Right of Way shall be dedicated for College Ave, Jumer Drive, and Hershey Road as needed for the intersection improvements."
3. Please add the following statement to the end of Note 13 "as required by the City of Bloomington Public Works Department."
4. Please change the date of the Professional Engineer's Signature to "December 19, 2016."

PAGE 2:

1. Please change the names of the proposed lots from "out lots" to "lots."
2. Please call out the proposed 5' sidewalk on the south side of Lot 9.
3. Please increase the length of the proposed raised median to preclude incorrect usage and access from north bound traffic on Hershey Road.
4. Please indicate an RPZ or backflow preventer on the 8" private water main on lot 8.
5. The preliminary plan shows two connections to the public water main along Jumer Drive (One near the intersection of Hershey Road and Jumer, and one near the intersection of Jumer Drive and the private drive/Lot 12) Please revise the plan to show only one connection to the public water main.



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

6. The 8" water main in Lot 12 is private. Please relocate the 8" water main shown within the easement on Lot 12 outside of Lot 12 to represent it as a private water main.
7. Please label the easement for the 8" water main which is shown to loop around the proposed building on Lot 8 as "private" or consider removing the easement altogether.
8. Please provide a detail for the R-O-W to be dedicated for the intersections of Hershey Road and College Ave, and Hershey Road and Jumer Drive.
9. Show the existing the 42" stub to be reconstructed as 48" Storm Sewer out of the manhole on Hershey Road.
10. Please indicate a 20' easement for public storm sewer on Lot 9 is drawn to scale and consistent around all of Lot 9.

Sincerely,

A handwritten signature in black ink, appearing to read "Katie Simpson", with a long horizontal flourish extending to the right.

Katie Simpson
City Planner

Exhibit "A"

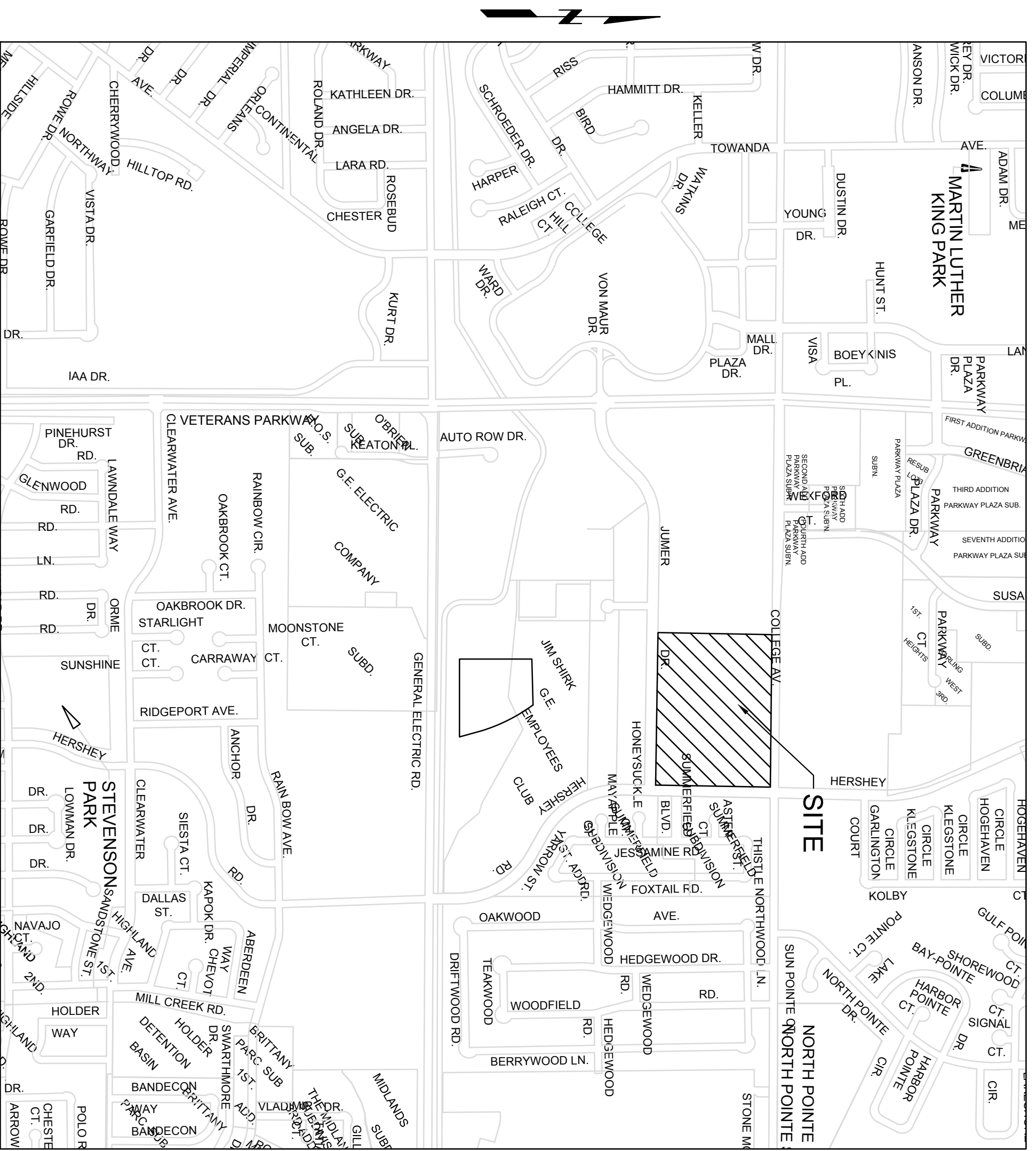
Description of Property

That part of Lot 10 in Resurvey of Lot 8 in Shirk Survey, Bloomington, Illinois, lying west of a line being 43 feet normally distant west of the West Line of Land conveyed to Tiehack Corporation per Warranty Deed recorded July 28, 1995 as Document No. 95-15400 in the McLean County Recorder's Office and lying north of the North Right-of-Way Line of Jumer Drive, City of Bloomington, McLean County, Illinois.

PIN: A part of 14-26-426-005

SUNRISE, LLC
SHIRK COMMERCIAL REVISED
PRELIMINARY PLAN
BLOOMINGTON, ILLINOIS
SEC. 26, T.24N., R.2E. 3P.M.

Location Map



Preliminary Plan Approval

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

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

The Planning Commission of Bloomington, Illinois

Date: _____
By: _____ Chairman
By: _____ Executive Secretary

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

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

The City Council of Bloomington, Illinois

Date: _____
By: _____ Mayor
Attest: _____ City Clerk

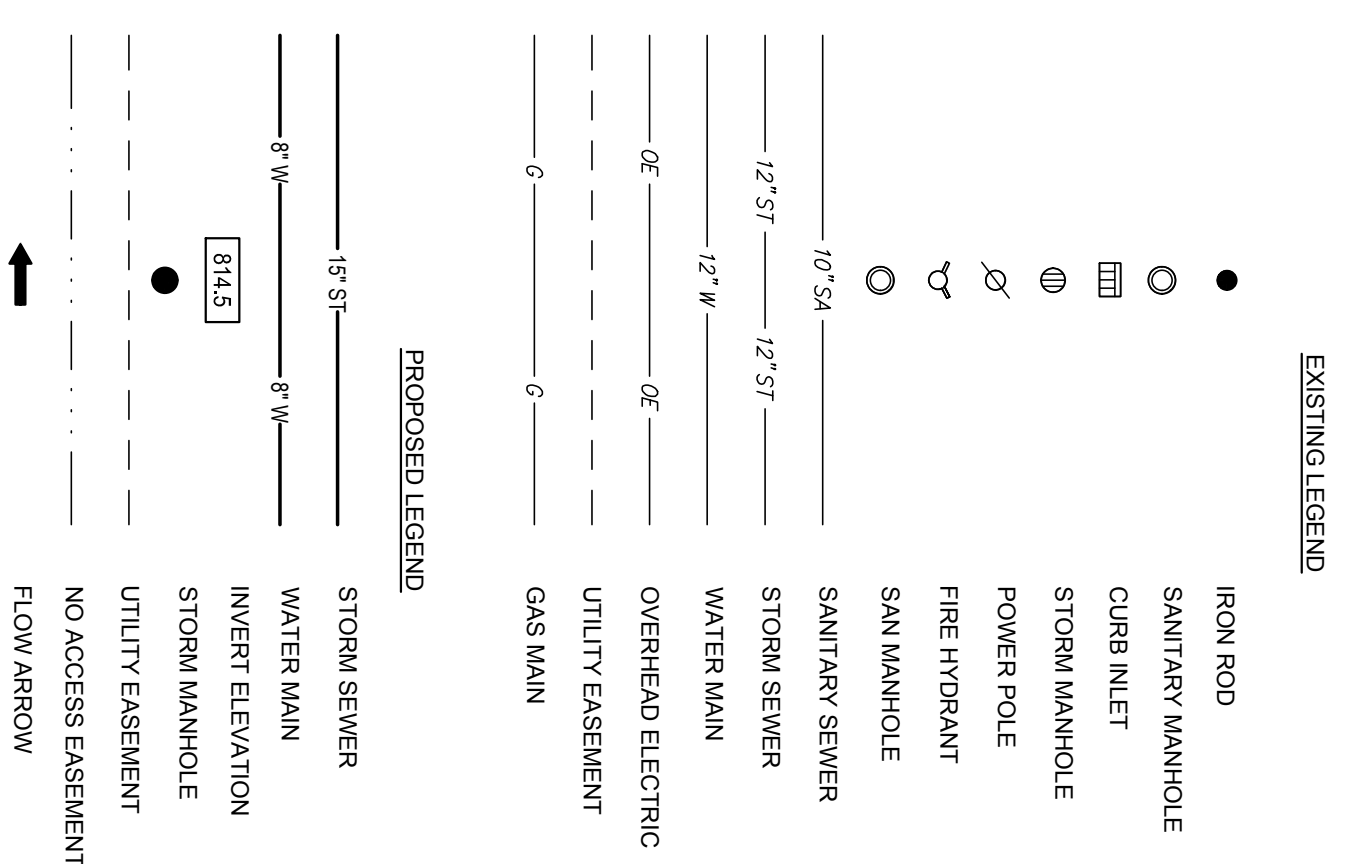
Index of Drawings

COVER SHEET	C0.0
COVER SHEET	C1.0
PRELIMINARY PLAN	

Professional Registrations

Professional Engineer
DONALD L. ADAMS
REGISTERED PROFESSIONAL ENGINEER
No. 040157
Expiration Date 12/31/17
Signature: *Donald L. Adams*
Date: 11/30/17
Expiration Date: _____

Design Firm Registration # 184001856



Notes

- THIS SITE CONTAINS 35.36 ACRES AND IS TO BE SUBDIVIDED INTO 4 LOTS AND 1 OUTLOT.
- LOTS 8, 10, 11 AND 12 ARE CURRENTLY ZONED B-1. OUTLOT 9 IS CURRENTLY ZONED M-1.
- NO PORTION OF THIS PROPERTY LIES WITHIN THE REGULATED FLOOD ZONE AS SHOWN ON MAP NO. 1713303D DATED JULY 16, 2008.
- TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS FROM A COMBINATION OF A SURVEY AND AERIAL PHOTOGRAPHS. ELEVATIONS BASED ON AS-BUILT DRAWINGS.
- LOT 13 SHALL CONTAIN A PRIVATE ROADWAY AND ACCESS EASEMENT FOR LOTS 8, 10 AND OUTLOT 9. THIS LOT IS TO BE OWNED AND MAINTAINED PRIVATELY PER AN AGREEMENT BETWEEN THE SELLER AND THE PURCHASER OF LOT 8. A PRIVATE ACCESS EASEMENT FOR LOT 10 AND 11 SHALL BE DEDICATED ON LOT 8 AS SHOWN ON THE PLAN.
- INTERSECTION & TRAFFIC SIGNALS IMPROVEMENTS SHALL BE CONSTRUCTED AT COLLEGE AVENUE AND LOT 12 AS REQUIRED BY THE CITY OF BLOOMINGTON ENGINEERING DEPARTMENT. IMPROVEMENTS SHALL BE CONSTRUCTED AT COLLEGE AVENUE, SHEPARD ROAD & HERSHEY ROAD AS WEREB FOR THE INTERSECTION IMPROVEMENTS.
- AS FOOT WIDE, 6 INCH THICK PUBLIC SIDEWALK SHALL BE CONSTRUCTED ON THE NORTH SIDE OF JUMER DRIVE AND THE WEST SIDE OF HERSHEY ROAD AS SHOWN ON THE PLAN.
- CONNECT TRANSIT BUS STOPS SHALL BE CONSTRUCTED ON COLLEGE AVENUE AND HERSHEY ROAD AS SHOWN ON THE PLAN.
- STORM WATER DETENTION IS PROVIDED FOR THIS DEVELOPMENT IN THE PREVIOUSLY CONSTRUCTED JUMER'S DETENTION BASIN.
- PROPOSED PUBLIC WATER MAINS AND STORM SEWERS SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN PUBLIC RIGHT-OF-WAY OR IN PUBLIC EASEMENTS AND DEDICATED TO THE CITY OF BLOOMINGTON.
- NO ACCESS STRIPS SHALL BE DEDICATED ON LOTS 8, 10 AND 11 FOR COLLEGE AVENUE. COLLEGE AVENUE OR JUMER DRIVE FROM OUTLOT 9 SHALL BE SUBJECT TO RULES AND REQUIREMENTS OF THE CITY OF BLOOMINGTON.
- THE ENTRY OF LOT 12 SHALL BE DEDICATED AS AN ACCESS EASEMENT FOR LOTS 8, 10, 11 & OUTLOT 9. THE ENTRY OF LOT 13 SHALL ALSO BE DEDICATED AS A PUBLIC UTILITY EASEMENT.
- A PAVED CONCRETE BARRIER MEDIAN SHALL BE CONSTRUCTED IN HERSHEY ROAD AT THE PROPOSED LOCATION OF THE RIGHT IN RIGHT OUT DRIVEWAY ACCESS FROM LOT 8.

Benchmarks

- TOP OPERATING NUT OF FIRE HYDRANT
N. SIDE OF JUMER DRIVE INTERSECTION OF THE HACK CIRCLE
U.S.G.S. ELEV.-821.93
- TOP OPERATING NUT OF FIRE HYDRANT
N. SIDE OF JUMER DRIVE 5TH HYDRANT EAST OF THE HACK CIRCLE
U.S.G.S. ELEV.-821.93

Description of Property

THAT PART OF LOT 10 IN RESURVEY OF LOT 8 IN SHIRK SURVEY, BLOOMINGTON, ILLINOIS, A TRG WEST OF A LINE BEING A 32 FEET NORMAL DISTANCE WEST OF THE WEST LINE OF LOT 10 AS SHOWN ON THE PLANS, BEING THE UNDIVIDED INTEREST OF SUNRISE, LLC, AS RECORDED JULY 28, 1999 AS DOCUMENT NO. 95-15400 IN THE McLEAN COUNTY RECORDER'S OFFICE AND LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF JUMER DRIVE, CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS.

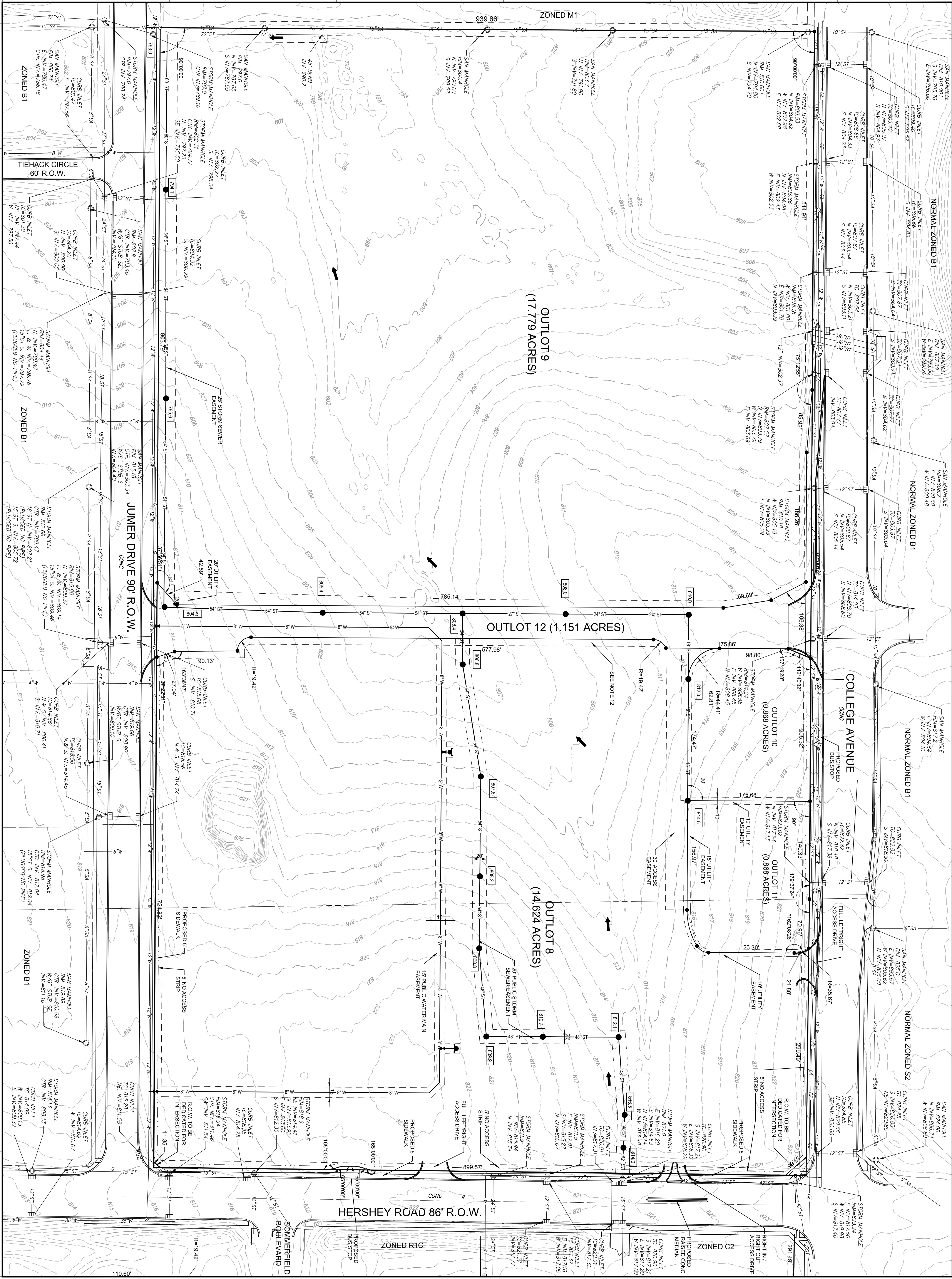
Attorney

WILLIAM WETZEL
115 W. JEFFERSON, SUITE 400
BLOOMINGTON, ILLINOIS 61701
(309) 827-3432

Engineer

DONALD L. ADAMS
FARNSWORTH GROUP, INC.
2709 MCGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 653-8435

7 **Joint Utility Location Information for Excavators**
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS:
CONTRACTORS SHALL CALL THE TOLL FREE T.U.L.L.I.E.
TELEPHONE NUMBER, 1-800-892-2123, OR VISIT WEBSITE
WWW.TULLIE.COM FROM AT LEAST 48 HOURS BEFORE
STARTING EXCAVATION.

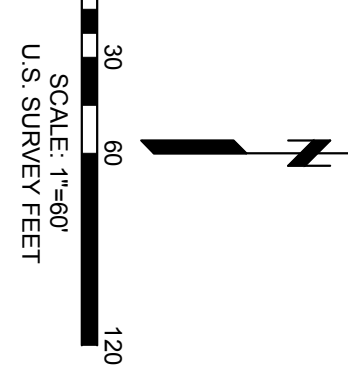


Farnsworth
GROUP

2709 MCGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-5453 | info@fhw.com

www.fhw.com
Engineers | Architects | Surveyors | Scientists

ISSUE # Description:
Date:



REVIEW
NOT FOR CONSTRUCTION

PROJECT:
Jim Shirk

Shirk Commercial
Revised Preliminary
Plan

Normal, Illinois
Date: 12/9/2016

Design/Drawn: EMR
Reviewed: DLA
Field Book No.:

SHEET TITLE:
PRELIMINARY PLAN

C1.0

Project No.: 0161799.00

DRAFT
ORDINANCE NO. _____

**AN ORDINANCE APPROVING THE SHIRK COMMERCIAL REVISED
PRELIMINARY PLAN**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition for approval of the Shirk Commercial Revised Preliminary Plan, legally described in Exhibit(s) A, which is attached hereto and made part hereof by this reference; and

WHEREAS, said Petition is valid and sufficient and conforms to the requirements of the statutes in such cases made and the ordinances of the City of Bloomington; and

WHEREAS, the Bloomington Planning Commission, after a public hearing on said petition, voted to recommend said petition be approved by the City Council; and

WHEREAS the City Council of the City of Bloomington has the power to pass this Ordinance and approve this Shirk Commercial Revised Preliminary Plans set forth in Exhibit(s) B; and

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

1. That the Shirk Commercial Revised Preliminary Plan be and is hereby approved;
2. This Ordinance shall be in full force and effective upon passage and approval.

PASSED this _____ day of _____, 20____.

APPROVED this _____ day of _____, 20____.

CITY OF BLOOMINGTON:

ATTEST:

Tari Renner, Mayor

Cherry Lawson, City Clerk

APPROVED AS TO FORM:

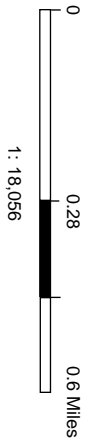
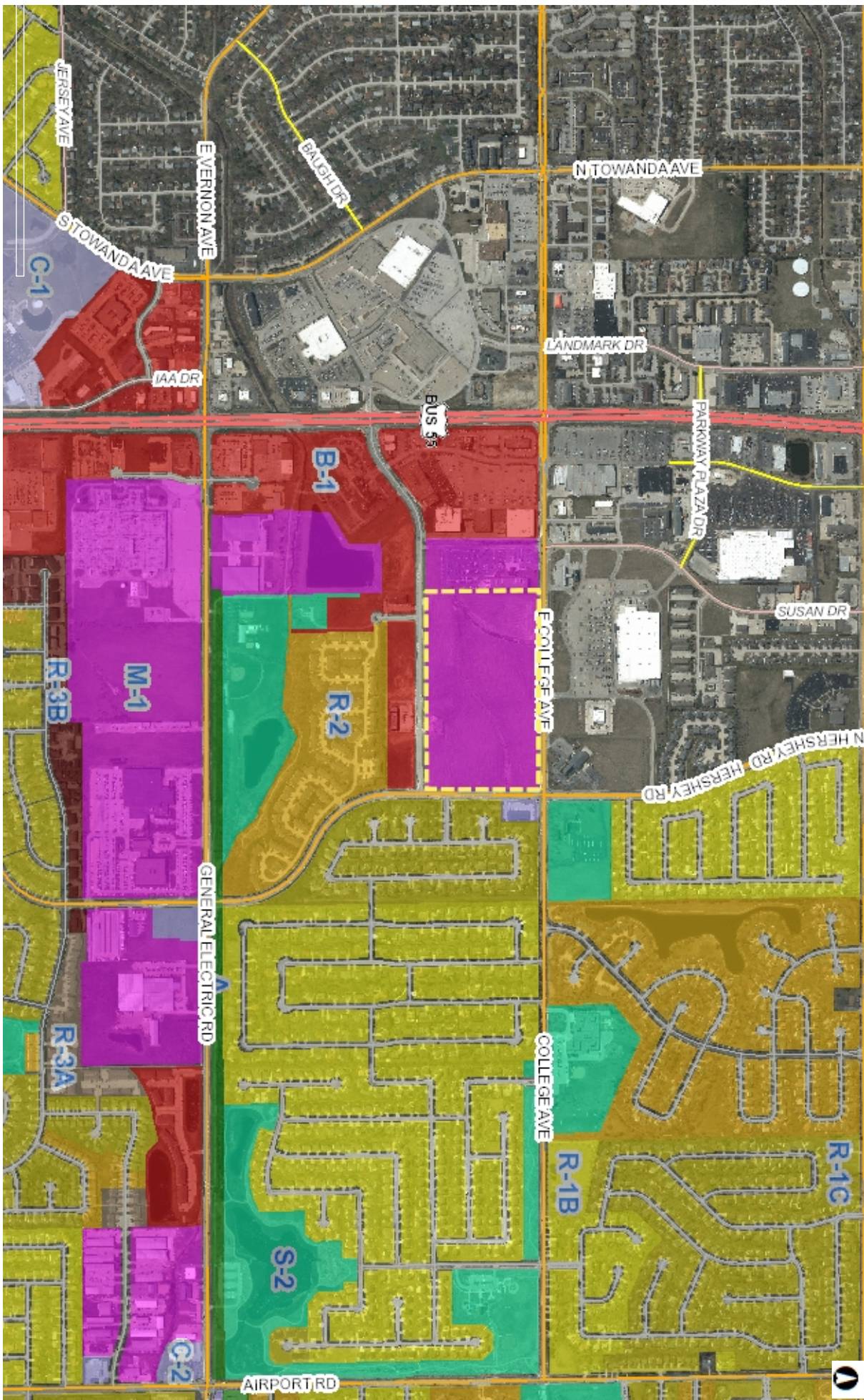
Jeff Jurgens, Corporation Counsel

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF LOT 10 IN RESURVEY OF LOT 8 IN SHIRK SURVEY,
BLOOMINGTON, ILLINOIS, LYING WEST OF A LINE BEING 43 FEET
NORMALLY DISTANT WEST OF THE WEST LINE OF LAND CONVEYED TO
TIEHACK CORPORATION PER WARRANTY DEED RECORDED JULY 28, 1995
AS DOCUMENT NO. 95-15400 IN THE MCLEAN COUNTY RECORDER'S OFFICE
AND LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF JUMER DRIVE,
CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS

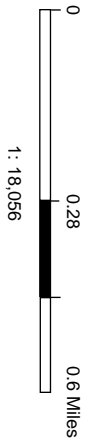
PIN: A PART OF 14-26-426-005



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Notes



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Notes

20855879
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE

Public Notice is hereby given that the Bloomington Planning Commission will hold a public hearing on Wednesday, January 11, 2017 at 4:00 p.m. in the City Council Chambers, City Hall, 109 E. Olive St., Bloomington, IL.

The Petition filed by: Sunrise Company, LLC, requesting approval of a Shirk Commercial Revised Preliminary Plan, for property commonly located southwest corner of College Ave. and Hershey Rd. consisting of approximately 35.56 acres, more or less.

Legal Description:

That part of Lot 10 in Resurvey of Lot 8 in Shirk Survey, Bloomington, Illinois, lying west of a line being 43 feet normally distant west of the West Line of Land conveyed to Tiehack Corporation per Warranty Deed recorded July 28, 1995 as Document No. 95-15400 in the McLean County Recorder's Office and lying north of the North Right-of-Way Line of Jumer Drive, City of Bloomington, McLean County, Illinois.

PIN: A part of 14-26-426-005

All interested persons may present their views upon such matters pertaining thereto. Said Petition and all accompanying documents are on file and available for public inspection in the Office of the City Clerk at 109 E. Olive St., Bloomington, IL.

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, preferably no later than five days before the hearing. The City Clerk may be contacted either by letter at 109 E. Olive Street, Bloomington, IL 61701, or by telephone at 309-434-2240 or via email at cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Cherry L. Lawson, CMC

City Clerk

Published in the Pantagraph:
December 27, 2016



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

December 28, 2016

Dear Property Owner or Resident:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, January 11, 2017 at 4:00 p.m. in the City Hall Council Chambers, 109 E. Olive St., Bloomington, Illinois, to hear testimony on a petition submitted by Sunrise Company, LLC requesting approval of a preliminary plan titled "Shirk Commercial Revised Preliminary Plan" for the property, approximately 35.36 acres, located at the corner of Hershey Road and College Avenue in Bloomington, IL. The preliminary plan is a conceptual layout for lots, utilities, streets, etc. required prior to the subdivision of land. The proposed use of a portion of the subject property is a Kroger Marketplace Grocery Store (14.624 acres). The petitioner or his/her Counsel/Agent must attend the meeting.

The subject property is legally described as follows:

THAT PART OF LOT 10 IN RESURVEY OF LOT 8 IN SHIRK SURVEY BLOOMINGTON, ILLIONIS, LYING WEST OF A LINE BEING 43 FEET NORMALLY DISTANT WEST OF THE WEST LINE OF LAND CONVEYED TO TIEHACK CORPORATION PER WARRANTY DEED RECORDED JULY 28,1995 AS DOCUMENT NO. 95-15400 IN THE MCLEAN COUNTY RECORDER'S OFFICE AND LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF JUMER DRIVE, CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon matters pertaining to the preliminary plan during the public hearing. 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.

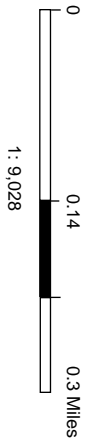
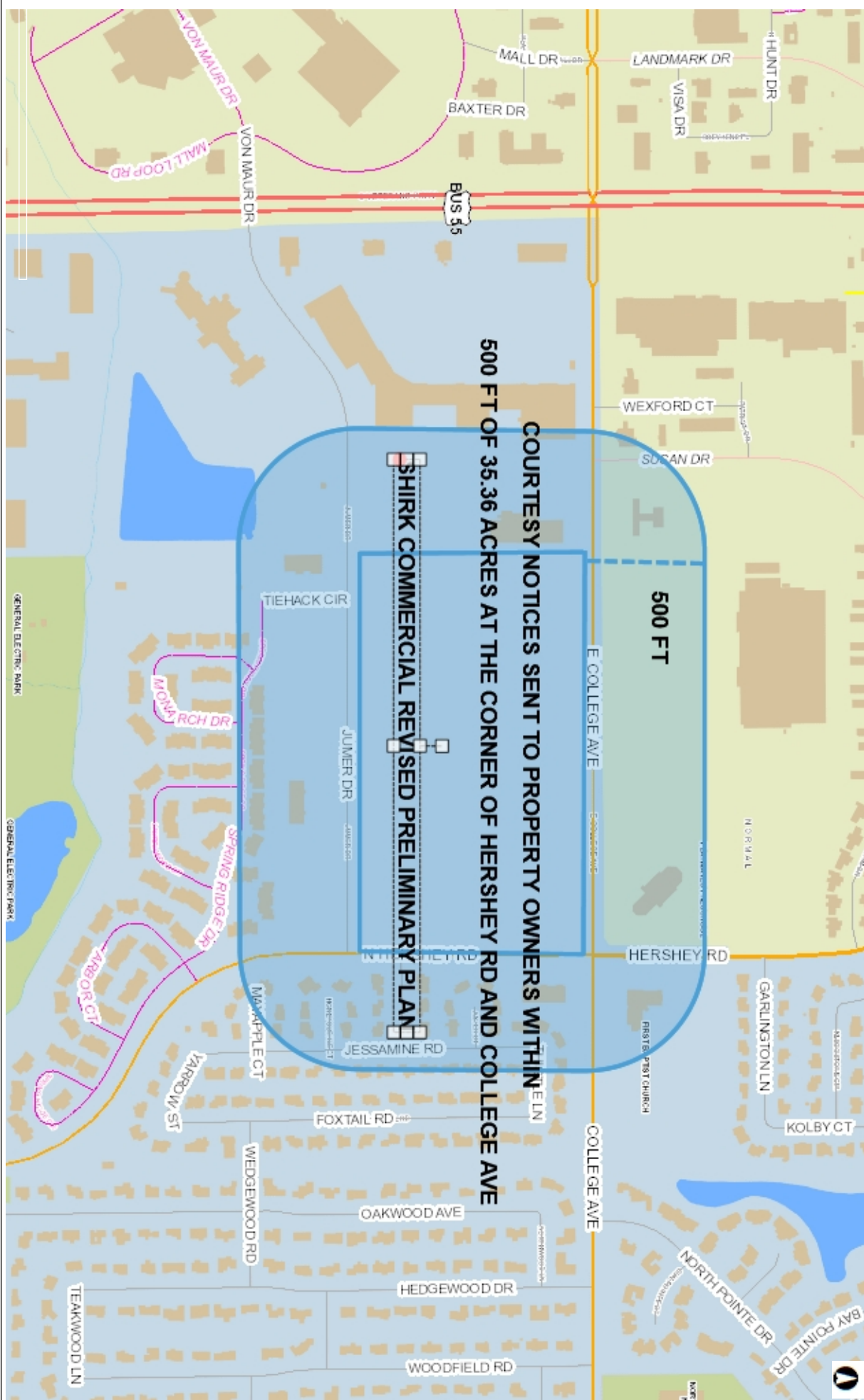
Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

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

Sincerely,

Katie Simpson
City Planner

PUBLIC HEARING FOR A PRELIMINARY PLAN



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Printed: 12/29/2016 10:40:28 AM

Notes

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% PAUL H LEBER 2105 FOXTAIL RD
BLOOMINGTON IL 61704

LYNDA MARIE RACUTT
1 Honeysuckle Ct
Bloomington IL 617041532

CHU-YUAN CHENG
116 Spring Ridge Dr
Bloomington IL 617049099

ATTEN: JUDY CHIEN
INTERCONTINENTAL
1270 SOLDIERS FIELD RD
BOSTON MA 02135

CRAIG FOWLER
2 HONEYSUCKLE CT
BLOOMINGTON IL 617041533

DONNA J GOLOMB
202 SPRING RIDGE DR
BLOOMINGTON IL 61704

FRANCIS & PATRICIA YOGGERST
206 SPRING RIDGE
BLOOMINGTON IL 61704

DELORES J HOMANN
2101 SUMMERFIELD BLVD
BLOOMINGTON IL 617041527

RALPH & ELAINE MARSHALL
2104 Summerfield Blvd
Bloomington IL 617041526

GAYLE EUGENE CYRULIK JR
2105 SUMMERFIELD BLVD
BLOOMINGTON IL 617041527

JAMES O'DONNELL
% SPRING RIDGE HOMEOWNER ASSOC
27 ARBOR CT
BLOOMINGTON IL 61704

GEORGE WALDEN M/M
1 MAYAPPLE DR
BLOOMINGTON IL 617041534

JOHN R LAWRENCE
118 SPRING RIDGE DR
BLOOMINGTON IL 61704

SUPER MACOMB
1308 BROAD CREEK RD
BLOOMINGTON IL 617048527

KEVIN & RAQUEL ROMAN
2 MAYAPPLE DR
BLOOMINGTON IL 617041535

RODNEY L BRENT
204 SPRING RIDGE DR
BLOOMINGTON IL 617049106

Norma J Van Scoyoc Trustee
208 Spring Ridge Dr
Bloomington IL 617049106

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2102 SUMMERFIELD BLVD
BLOOMINGTON IL 61704

% PAUL H LEBER SUMMERFIELD
ASSOCIATION
2105 Foxtail Rd
Bloomington IL 617041515

TIMOTHY A & P JEANETTE TONN
2106 SUMMERFIELD BLVD
BLOOMINGTON IL 617041526

RICHARD BILL
1 ASTER COURT
BLOOMINGTON IL 61704

DAVID A STRAND
1 MONARCH DR
BLOOMINGTON IL 617049092

GALEN CROW
120 SPRING RIDGE DR
BLOOMINGTON IL 617049099

MATTHEW P SLATER
2 ASTER COURT
BLOOMINGTON IL 61704

FIRST PRESBYTERIAN CHURCH OF
NORMAL
2000 E COLLEGE AVE
NORMAL IL 61761

HERMES EQUIPMENT CO
205 S LEE ST
BLOOMINGTON IL 617015034

DOUGLAS & ADELINE DEGRAAF
210 SPRING RIDGE ROAD
BLOOMINGTON IL 61704

FAREDUN MEHRIOJKULOV
2103 SUMMERFIELD
BLOOMINGTON IL 61704

ROBERT D & CAROL E JONES
2105 JESSAMINE RD
BLOOMINGTON IL 617041529

JOHN F. & AMY L. JOHNSON
2107 JESSAMINE
BLOOMINGTON IL 61704

MARK J & DONNA L THORNSBROUGH
2109 JESSAMINE RD
BLOOMINGTON IL 617041529

DONNA SCOTT
214 SPRING RIDGE DRIVE
BLOOMINGTON IL 61704

TODD W HAAB
220 SPRING RIDGE DR
BLOOMINGTON IL 617049106

DEANNA M KNOLL
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BLOOMINGTON IL 617041521

IRA & CAROLINE HALPERIN
2207 JESSAMINE RD
BLOOMINGTON IL 617041521

FRED E HARVEY
2211 JESSAMINE RD
BLOOMINGTON IL 617041521

STEVE WHELAN
224 SPRING RIDGE DR
BLOOMINGTON IL 617049106

Attn: Property Tax Dept Meijer Realty
Company
2929 Walker Ave NW
Grand Rapids MI 495446402

Attn: Property Tax Dept Meijer Realty
Company
2929 Walker Ave NW
Grand Rapids MI 495446402

RUSSELL BEDFORD TRUSTEE
304 Spring Ridge Dr
Bloomington IL 617049072

MICHAEL LOMMATSCH
2111 Jessamine Rd
Bloomington IL 617041529

THOMAS MAJERCZYK
216 SPRING RIDGE DR
BLOOMINGTON IL 617049106

WILLIAM & JEANNE STARNES
2201 JESSAMINE RD
BLOOMINGTON IL 617041521

JUDITH R JENNINGS
2204 Thistle Ln
Bloomington IL 617041518

THOMAS M & LISA CAPARELLI KRIEGER
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BLOOMINGTON IL 617041521

BEVERLY G GALE
2212 JESSAMINE RD
BLOOMINGTON IL 617041520

CATHERINE M ALBERT
226 Spring Ridge Dr
Bloomington IL 617049106

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Grand Rapids MI 495446402

LUANN R GRAMM TRUSTEE
3 ASTER CT
BLOOMINGTON IL 617041525

BRUCE & DAWN ZYWIEC
306 SPRING RIDGE DR
BLOOMINGTON IL 617049072

NORMAN T ENDSLEY
212 SPRING RIDGE DR
BLOOMINGTON IL 617049106

CECIL D GROETKEN
218 SPRING RIDGE DR
BLOOMINGTON IL 617049106

MALKOLM & DENIESHIA BLACK
2202 THISTLE LN
BLOOMINGTON IL 617041518

HEATHER J BROWN
2205 JESSAMINE RD
BLOOMINGTON IL 617041521

CARRIE L COMBS
2210 JESSAMINE RD
BLOOMINGTON IL 617041520

JOYCE A SCHLEDER TRUSTEE DR D W
SCHLEDER FAMILY TRUST
222 SPRING RIDGE DR
BLOOMINGTON IL 617049106

FIRST BAPTIST CHURCH
2502 E COLLEGE
BLOOMINGTON IL 61704

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Grand Rapids MI 495446402

JOHN & JENNIFER A KANSKI LYLE
3 HONEYSUCKLE
BLOOMINGTON IL 61704

LINDA J HEATH TRUSTEE
308 SPRING RIDGE DR
BLOOMINGTON IL 617049072

ROGER & ANITA NOREM
310 SPRINGRIDGE DR
BLOOMINGTON IL 61704

ROBERT & EDIE LANE
312 SPRING RIDGE DR
BLOOMINGTON IL 617049072

HOWARD & SHARON HUME
314 SPRING RIDGE DR
BLOOMINGTON IL 617049072

JAMES FELDKAMP
316 Spring Ridge Dr
Bloomington IL 617049072

DELENA RHODES
318 SPRING RIDGE DR
BLOOMINGTON IL 617049072

MCLEAN COUNTY PROPERTIES LLC
3519 W OAK CREEK CT
DUNLAP IL 615251501

RAVISANKAR KURUMBAILMADAM
4 ASTER COURT
BLOOMINGTON IL 61704

RICK K LASHER
4 HONEYSUCKLE CT
BLOOMINGTON IL 617041533

JOSEPH W & MAVIS F SONEY
4 MAYAPPLE DR
BLOOMINGTON IL 617041535

CULLINAN MEDICAL 4 LLC
420 N MAIN ST
EAST PEORIA IL 616112018

BRANDON C & AMANDA WHATLEY
5 ASTER CT
BLOOMINGTON IL 617041525

DANIEL U & HEIDI A KIM TRUST
5 HONEYSUCKLE CT
BLOOMINGTON IL 617041532

Jesse Kohlbecker
6 Aster Ct
Bloomington IL 617041524

GREGORY & SHERI CARTER
6 HONEYSUCKLE CT
BLOOMINGTON IL 617041533

ROGER HOLLIS
6 MAY APPLE COURT
BLOOMINGTON IL 61704

SUNRISE LLC JMR NO
PO BOX 1549
BLOOMINGTON IL 617021549