



**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, JANUARY 13, 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.

Members of the public may also attend the meeting at City Hall.

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 December 9, 2020 regular Bloomington 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. PS-05-20 Public hearing, review, and action on petition submitted by Bill Piefer requesting approval of an amendment to the Harvest Pointe Preliminary Plan, approximately 14 acres located north of Route 9 and east of Towanda Barnes Road. (Ward 3)
- B. Z-01-21 Public hearing, review, and action on a petition submitted by Robert J. Lenz, Trustee under, a Trust Agreement dated June 17, 2994 and known as Trust Number 2315, requesting a zoning map amendment for a portion of the property identified as PIN: 21-16-451-026, 21-16-405-002; 21-16-405-003; 21-16-451-027; 21-16-451-024; 21-16-451-025; and 21-16-451-009 (approximately 7.31 acres south of Southgate Drive) from B-2 Local Commercial District to C-1, Office District. (Ward 2)

6. OLD BUSINESS

7. NEW BUSINESS

A. IDOT Route 9/Veterans Parkway Intersection Design Virtual Public Meeting

i. Thursday, January 14, 2021 www.veteransparkwayoutreach.com

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, December 9, 2020 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.

Members of the public may also attend the meeting at City Hall.

Physical attendance will be limited to the lesser of 10 persons or 10% of room capacity and will require 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.

The Planning Commission convened in Regular Session virtually via Zoom conferencing with City Planner Katie Simpson and Chairperson Megan Headean in-person in City Hall's Council Chambers at 4:02 p.m., Wednesday, December 9, 2020. 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 at 4:07
Mr. Thomas Krieger	Commissioner	Present
Ms. Megan McCann	Commissioner	Absent

Mr. Mark Muehleck	Commissioner	Present
Mr. David Stanczak	Commissioner	Present
Ms. Sheila Montney	Commissioner	Present
Mr. John Danenberger	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Mr. Craig McBeath	Information Systems Director	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. 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> at least 15 minutes prior to the meeting. City Hall was open to the public with limited occupancy.

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.

No public comment provided.

MINUTES

Mr. Mohr made a motion to approve the minutes of the October 28, 2020 meeting. Mr. Krieger seconded. Roll call vote: Mr. Stanczak - Inaudible, Mr. Danenberger - Yes, Muehleck - Yes, Mr. Krieger - Yes, Mr. Mohr - Yes, Ms. Montney - Yes, Chairperson Headean - Yes. (7-0-1)

Mr. Boyd joined the meeting at 4:07.

REGULAR AGENDA

- A. **Z-21-20** Public hearing, review, and action on a petition initiated by City Council (Res. 2020-26) to rezone 806 S. Morris Street from B-2 Local Commercial District to R-2 Mixed Residence District (Ward 6).
- B. **Z-22-20** Public hearing, review, and action on a petition initiated by City Council (Res. 2020-26) to rezone 829 W. Elm Street from B-2 Local Commercial District to R-2 Mixed Residence District (Ward 6).

Chairperson Headean introduced the items and asked for the staff report. Ms. Simpson stated that staff recommended in favor of both cases. She explained that a previous rezoning case regarding 808 S. Morris Street spurred City Council to pass a resolution rezoning the adjacent properties to the east and north. Staff also examined a parcel on the south side of Elm but did not recommend rezoning that parcel due to the cost involved in extending utilities to the lot.

Ms. Simpson mentioned that the residential units on 806 S. Morris and 829 W. Elm were built prior to its rezoning to B-2. Though there are commercial uses near these parcels, the subject block is primarily residential. Ms. Simpson briefly went over the findings of fact in these cases, stating that the items generally met the standards.

No members of the public testified on these items.

No discussion from the Commission.

Mr. Mohr made a motion to accept the Findings of Fact and that the map amendments are in the best interest. Ms. Montney seconded. Mr. Krieger seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenburger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Krieger - Yes, Mr. Mohr - Yes, Ms. Montney - Yes, Chairperson Headean - Yes. The motion carried. (8-0-0)

Mr. Mohr made a motion to approve the rezoning of 806 S. Morris Street from B-2 Local Commercial District to R-2 Mixed Residence District. Mr. Boyd seconded the motion. Roll call vote: Mr. Stanczak - Yes, Mr. Danenburger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Krieger - Yes, Mr. Mohr - Yes, Ms. Montney - Yes, Chairperson Headean - Yes. The motion carried. (8-0-0)

Mr. Mohr made a motion to approve 829 W. Elm from B-2 Local Commercial District to R-2 Mixed Residence District. Mr. Stanczak seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenburger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Krieger - Yes, Mr. Mohr - Yes, Ms. Montney - Yes, Chairperson Headean - Yes. The motion carried. (8-0-0)

- C. **PS-05-20** Public hearing, review, and action on petition submitted by Bill Piefer requesting approval of an amendment to the Harvest Pointe Preliminary Plan,

approximately 14 acres located north of Route 9 and east of Towanda Barnes Road. (Ward 3). **This item will be laid over until the next regular meeting on Wednesday, January 13, 2020.**

The item was laid over until the next regular meeting.

D. Z-28-20 Public hearing, review, and action on a petition submitted by Terra LLC requesting a zoning map amendment for a portion of the property identified as PIN: 15-31-278-003, 1531-276- 026, and 15-31-279-006 from B-1 General Commercial District to R-2, Mixed Residence District and R-3A, Multifamily Residential District (Ward 3)

Chairperson Headean introduced the case and called for the staff report. Ms. Kelly stated that staff would recommend in favor of the item due to much of the land's long-time vacancy, the mix of residential and commercial uses already emerging in the surrounding area, and the potential for residential districts to serve as a transitional buffer between commercial uses and lower-density residential uses.

Ms. Montney inquired as to whether the information included in the presentation was included in the packet provided to Commissioners. Ms. Kelly affirmed this.

Mr. Boyd asked whether sidewalks currently exist on the subject tracts. Ms. Simpson stated that the developer would be responsible for installing sidewalks when development occurs.

The public hearing was opened for this item. Chairperson Headean swore in Mr. Rathnakumar Ramachandran, a representative of the townhomes adjacent to the subject parcels, for testimony. Mr. Ramachandran stated his support for the rezoning, stating that it would help extend the existing flavor of the community.

Mr. Krishna Balakrishnan, the applicant, was sworn in. He stated that his plan is to continue residential development similar to the townhomes within the parcels to be rezoned to R-2.

Chairperson Headean asked Mr. Balakrishnan about resident concerns as to increased traffic generation and decreases in home values were the rezonings to be approved. Mr. Balakrishnan stated that most of the traffic is on GE Road at present and that access would be taken from Leslie Drive.

Ms. Montney asked whether the townhomes that were sold are currently occupied. Mr. Balakrishnan said that they are.

Ms. Kelly displayed data regarding estimated trip generation for commercial versus residential uses, showing in broad terms that residential uses generate less traffic than commercial uses currently permitted by right in the B-1 district would.

Ms. Montney asked how these numbers were calculated. Ms. Simpson explained its basis on average trip data. Ms. Montney pointed out that the uses displayed are not necessarily reflective of the commercial development that has already occurred at the subject site. Ms. Simpson clarified that these uses could be developed by right, even though they are not currently present at the site. Ms. Montney argued against the inclusion of traffic data for businesses such as drive-through restaurants as they are not reflective of the current development patterns of the site.

Chairperson Headean asked Mr. Balakrishnan about the purpose of the development, referencing his previous comments regarding wanting to construct more affordable housing in Bloomington. He stated that after acquiring the property, he could not foster commercial development in the area, and subsequently switched his focus to high-quality, attainable residential development.

Ms. Montney inquired as to the data source on Mr. Balakrishnan's comment on the shortage of apartments for rent in Bloomington. Mr. Balakrishnan stated this was based on the reception to the recently developed townhomes and not based on any specific data point. Ms. Montney stated that the vacancy rate for apartments in Bloomington is substantial.

Chairperson Hadean opened the public hearing to those speaking against the petition. Dr. Tim Anderson, owner of Hawthorne Park Animal Care Center, was sworn in. He spoke of his concern about apartments extending south to Pamela Drive regarding the noise generated by animal care center and increased traffic resulting from residential development. Dr. Anderson mentioned that existing traffic on Pamela Drive is congested due to the absence of a traffic light. Ms. Kelly clarified that the residential zoning would not extend to Pamela Drive. Ms. Simpson stated that she was not aware of any plans to install a traffic light at the intersection of Pamela and Leslie Drives.

Ms. Montney asked how access would be taken out of the potential residential developments since each exit is presently uncontrolled. Ms. Simpson stated that Leslie Drive, Pamela Drive, or Woodbine Road would serve as exit points.

Mr. Krieger asked whether a traffic count has been done in this area. Ms. Simpson displayed data regarding average daily trips in the area, stating that there are no specific counts for Leslie Drive.

Dr. Anderson added that Unit 5 buses use Leslie Drive as a stopping off point between 7:45 to 8:15 AM, creating additional traffic congestion and potentially posing an obstacle to residential development.

Ms. Simpson introduced six emails from the public into the record. Most of the comments raised concerns about a potential increase in traffic from any future residential development. Ms. Montney pointed out that many emails also raised a decline in property values as a concern.

Mr. Balakrishnan provided a rebuttal to the emails received, stating that the traffic wouldn't substantially impact Pamela Drive. He also stated that home values increase when homes are situated near other homes rather than vacant land.

Ms. Montney asked why the R-3A zoning was sought if the plan is to develop more townhomes. Mr. Balakrishnan stated that it would serve as a buffer between commercial and lower-density residential development. Ms. Simpson affirmed this, stating that R-3A allows for a higher level of development as well, potentially enabling a higher concentration of townhomes in this zoning and allowing townhomes to be built by right.

Chairperson Headean asked whether the plan is to build townhomes only or apartments as well. Mr. Balakrishnan confirmed that the R-3A zoning was sought to build a higher density of townhomes, but that only townhomes are planned at this time. Ms. Montney stated that she thought the location of the proposed R-3A zoning is unsuitable to townhomes.

Mr. Balakrishnan closed his testimony by thanking the Commission and staff and restating that the land has been vacant for many years. The public hearing was closed.

Chairperson Headean called for a motion regarding the Findings of Fact as presented in the staff report. Ms. Montney expressed her disagreement with the Findings. Mr. Boyle clarified that the criteria in rezoning cases are considered a weighing decision. Chairperson Headean asked Ms. Montney to elaborate on her disagreement prior to making a motion. Ms. Montney detailed her disagreement with the findings by item, stating that steady development has occurred in this area, that high density residential development is unsuitable given the present development, and that Bloomington's unit vacancy rate does not suggest a need for additional multi-family development. She added her concerns regarding the potential for additional traffic generated and the impact on the school systems and the neighboring Sapphire Lake subdivision.

Ms. Kelly asked whether Ms. Montney was responding to the petitioner's Findings of Fact or staff's Findings of Fact. Ms. Montney said she was not sure. Mr. Boyle inquired as to whether Ms. Montney's disagreement is with the proposal as a whole or with the R-3A rezoning in particular. Ms. Montney confirmed that the R-3A zoning is her primary concern.

Chairperson Headean asked for clarification on the next steps in the event that the rezonings were to be approved. Ms. Simpson explained the approval process, including potential action by the Zoning Board of Appeals and City Council. Chairperson Headean restated that the Commission would not be voting on townhomes, which have not yet been formally proposed, but on the rezoning themselves.

Mr. Boyd argued that the vote centers around whether commercial or residential zoning would cause existing problems like traffic to be better or worse in the future. He made a motion to adopt the Findings of Fact as presented by staff. The motion was seconded. Chairperson Headean called for disputing comments. Ms. Montney asked whether his argument regarding traffic patterns is based on what development is currently existing in the area versus what development could take place there. He affirmed that he is voting based on a longterm view of the potential development in the area.

Mr. Mohr stated that he would vote no on the motion because of his desire to discuss points raised by Ms. Montney and the public.

Roll call vote: Mr. Stanczak - Yes, Mr. Danenburger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Krieger - Yes, Mr. Mohr - No, Ms. Montney - No, Chairperson Headean - Yes. The motion carried (6-2-0)

Chairperson Headean called for additional discussion of resident concerns. Mr. Mohr stated his agreement with Mr. Boyd regarding traffic patterns and argued that streets like Norma and Pamela Drives are constructed in a way that does not discourage motorists from speeding, likely contributing to the residents' sense of feeling unsafe. Mr. Stanczak stated that he viewed the vote as being oriented around what could be developed at the subject sites rather than what is presently developed at the subject sites.

Ms. Montney inquired as to whether it would be possible to deny the proposed R-3A rezoning separately. She made a motion to deny the proposed the R-3A rezoning. No second was provided. The motion was not passed.

Mr. Boyd made a motion to approve the rezoning of 6.06 acres of the Hawthorne Commercial Subdivision from B-1 General Commercial District to R-2 Mixed Residence District and R-3A Medium Density Multiple Family Residence District. Mr. Muehleck seconded the motion. Chairperson Headean offered the opportunity for objections to the motion to be restated. Ms. Montney stated that her objection is to the purported need for R-3A zoning and to the Findings of Fact. Roll call vote: Mr. Stanczak - Yes, Mr. Danenburger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Krieger - Yes, Mr. Mohr - Yes, Ms. Montney - No, Chairperson Headean - Yes. The motion passed (7-1-0)

OLD BUSINESS

Mr. Mohr inquired as to the status of the Downtown Residential District, which was not approved by City Council. Ms. Simpson stated that City Council requested that the proposal be tabled to provide more time for review and that it likely wouldn't return to Planning Commission for consideration.

NEW BUSINESS

- A. Introduction: Kimberly Smith, Assistant Economic & Community Development Director
- B. Introduction: Caitlin Kelly, Assistant City Planner

ADJOURNMENT

Mr. Muehleck moved to adjourn. Mr. Momhr seconded. The Commission voted unanimously to adjourn at 5:45 PM.

**CITY OF BLOOMINGTON
REPORT FOR THE
PLANNING COMMISSION
January 13, 2021**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
PS-05-20	13.251 acres north of E. Empire Street/Route 9, east of Towanda Barnes Road	Preliminary Plan	Katie Simpson, City Planner
PETITIONER'S REQUEST:	Approval of the Harvest Pointe Amended Preliminary Plan		
<i>The petitioner has addressed comments from city staff. Staff finds that the petition meets the City standards for a preliminary plan.</i>			

STAFF RECOMMENDATION: Approval w/conditions

Staff recommends the Planning Commission pass the following motions recommending:

1. To establish a finding of fact.
2. To recommend City Council approve the preliminary plan for Harvest Pointe Subdivision.

Pictured: Aerial view of the subject property.



NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on Monday, November 23, 2020. Notices were mailed to property owners within 500 feet and a large metal sign was placed on the property. This item was laid over from the December 9, 2020 meeting.

GENERAL INFORMATION

Owner and Applicant: William (Bill) Peifer of Harvest Pointe Bloomington, LLC

PROPERTY INFORMATION

Existing Zoning: R-2 Mixed Residence District (Ord. 2020-77)
Existing Land Use: Vacant/Agriculture
Property size: 13.251 acres
PIN: 15-32-351-001; 15-32-376-019; 15-32-376-020

Surrounding Zoning and Land Uses

Zoning

North: R-2 Mixed Residence District
East: P-2, Public Lands and Institutions
South: Agriculture (unincorporated)
South: B-1 w/S-1 Airport Noise Overlay
West: P-2, Public Lands and Institutions

Land Uses

North: Single and two-family homes
East: Detention Basin
South: Vacant/Farmland
South: Vacant/Farmland
West: Place of worship

Analysis

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

1. Application for Preliminary Plan
2. Preliminary Plans
3. Aerial photographs
4. Zoning Map
5. Site visit

PROJECT DESCRIPTION

Background: The subject property is approximately 14 acres located north of E. Empire Street/Route 9 and east of Towanda Barnes Road. The subject property was recently rezoned from B-1, General Commercial District to R-2, Mixed Residence District (Ord. 2020-77). The subject property abuts the Harvest Pointe subdivision which is zoned R-2 and R-1C. The subdivision is served by Harvest Point Blvd, a major collector street. The Harvest Pointe Subdivision was constructed in the mid 2000's. Build-out slowed following the economic downturn of 2008. Harvest Pointe Blvd is unfinished and terminates just north of Dry Sage Road.

The subject property is also adjacent to Saint Patrick's of Merna Catholic Church, zoned P-2 Public Lands and Institutions. The southeast corner of the Towanda Barnes and Route 9 intersection is zoned B-1. The west side of Towanda Barnes is owned by the Central Illinois Regional Airport and is zoned P-3, Airport, and Agriculture (unincorporated). Bloomington's 2035 Comprehensive Plan contemplates residential development for the subject property, and the

Future Land Use Map illustrates this area as low-density residential (under 8 units per acre). The Comprehensive Plan also shows this site as a Tier 1 Infill Redevelopment Priority.

Project Description: The subject property was previously intended to be developed with 16 commercial lots. Following recent approval of the zoning map amendment, the developer would like to revise the subdivision configuration to accommodate single and two-family homes. The applicant has submitted a revised preliminary plan requesting to develop 24 single-family attached homes and 23 single-family detached homes. The attached homes are located 33' wide lots fronting a cul-de-sac (Stone Mill Court) located west of Harvest Pointe Blvd. Stone Mill Court is approximately 340' long. The attached-home lots north of Stone Mill Court, lots 383-395 are approximately 183' deep to accommodate an existing berm between the existing residential uses on Pump House Lane. The lots on the south side of Stone Mill Court, lots 396-406 are 130' deep. The zoning ordinance requires single-family attached lots to have a minimum lot area of 3300 square feet and a minimum frontage of 70'. The proposed lots meet the minimum lot area. However, a waiver is needed to allow the lot frontage. A two-unit building would have a combined lot frontage of 66' and would not meet the minimum 70'. Staff is supportive of this waiver.

The proposed 23 single-family detached homes are located on Stonehouse Court, a local street that takes access from and runs east Harvest Pointe Blvd, terminating in a cul-de-sac approximately 750' long. The single family lots are 66' wide. Lots north of Stonehouse Court, lots 372-382, are approximately 183' deep to accommodate an existing berm. Lots south of Stonehouse Court, lots 360-371, are approximately 145' deep. The proposed lots meet the minimum lot area and frontage for single-family detached homes in the R-2 Mixed Residence District.

The Harvest Pointe subdivision, including the proposed development, is served by a detention basin depicted in Outlot 359. A 48" storm sewer carries stormwater to the basin. Additional parkland is provided along-side the basin in Outlot 407 to serve the neighborhood. The park is accessed through the basin and by a 15ft wide Outlot located on Stonehouse Court. The proposed development includes public infrastructure: 8" water, 10" sanitary sewer, 48" storm sewer. Some of this infrastructure is already built. Additional infrastructure installed as part of this development would be built at the cost of the developer.

This item was originally set for review on December 9, 2020. Staff sent a list of comments and proposed changes to the developer which the developer has since addressed. The Revised Preliminary Plan incorporating the staff comments is attached to this report. The proposed preliminary plan necessitates two waivers from the subdivision code: 1). Increasing the number of lots fronting a cul-de-sac from 15 to 24; 2). Decreasing the minimum lot width/frontage from 70ft to 66ft for single-family attached homes in the R-2 District. Staff understands that the developer is continuing to work with the Illinois Department of Transportation to address ingress/egress to the subdivision.

An approved preliminary plan is valid for 3 years. Following approval of the preliminary plan, the developer will need to file for a Final Plat and bond for, or construct, the public improvements. Further, any outstanding obligations that the developer may have from previous phases should be resolved prior to approval of additional final plats for the development.

Link to Comprehensive Plan:

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-1.1 Ensure that the housing to accommodate the new growth is a broad range (of types, sizes, ages, densities, tenancies and costs) equitably distributed throughout the City recognizing changing trends in age-group composition, income, and family living habits.

UEW-1.2b Prioritize new development where City services are available or can be extended efficiently and economically. This can be done through annexation policies and development review process.

Tier 1 Infill Development Priority in Bloomington’s Emerging Area.

At the time of creating this report, staff has not received any questions/concerns.

FINDINGS OF FACT

The Bloomington Subdivision Ordinance was created to address the purposes stated below. In making a legislative decision, *the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:*

A. To protect, provide and promote the public health, safety and general welfare of the City; The proposed subdivision provides adequate public utilizes for sanitation and safety, and the lots configuration allows for adequate light and air circulation between structures. **The standard is met.**

B. To guide the future growth and development of the City, in accordance with the Comprehensive Plan; The Comprehensive Plan identifies the subject property as a low-density, Tier-1 Infill Redevelopment Priority. The proposed subdivision aligns with this vision promoting a density of approximately 4-5 units per acre. **The standard is met.**

C. To provide for adequate light, air and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population; The proposed subdivision provides adequate separation between buildings promoting light and air circulation. The northern berms provide adequate separation between the existing and proposed developments. The cul-de-sacs meet the city’s design requirements and can accommodate emergency vehicles. Lastly, the detention basin provides storm water management for the subdivision. **The standard is met.**

D. To protect the character and the social and economic stability of all parts of the City and to encourage the orderly and beneficial development of all parts of the community; The proposed development will result in additional parkland that can serve the neighborhood contributing to the social and economic stability. The subject property is a Tier 1 Infill Redevelopment Priority in the City’s Comprehensive Plan. **The standard is met.**

E. To protect and conserve the value of land throughout the City and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings; The proposed subdivision and proposed use is compatible with adjacent uses and

developments. **The standard is met.**

F. To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation and other public requirements and facilities; The proposed development will use existing infrastructure and is prioritizing land already annexed within the city's jurisdiction and served by city police and fire. The subject property is identified as a Tier 1 Redevelopment Priority in the Bloomington Comprehensive Plan. **The standard is met.**

G. To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the City, having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of streets and building setback lines; The proposed development has multiple lots fronting on a cul-de-sac. The location of the park and detention area decreases the length of the cul-de-sac. Both cul-de-sacs are under the maximum 1200' length and comply with the Manual of Practice. Alternatively, the Manual of Practice encourages a maximum of 15 lots fronting a cul-de-sac. In this case, both cul-de-sacs serve more than 15 lots, necessitating a waiver from the Manual of Practice. The proposed cul-de-sacs meet the 100' minimum right-of-way width standards.

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

I. To insure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision code and areas reasonably anticipated to be served by such facilities; The subject property and the adjacent subdivision is currently served by city police and fire. The subdivision is served by Unit 5 School District. The Tier 1 Infill Redevelopment Priority classification considers access to existing public infrastructure and services. **The standard is met.**

J. To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the City in order to preserve the integrity, stability and beauty of the community and the value of the land; Storm water management is provided and will be reviewed and approved by the City Engineering Division. **The standard is met.**

K. To preserve the natural beauty and topography of the City and to insure appropriate development with regard to these natural features. The proposed development should not negatively impact existing natural features such as streams, lakes, or native prairies. **The standard is met.**

L. To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of land as established in the City's zoning ordinance. The proposed development provides additional parkland to serve the subdivision. Currently, residents must travel outside of the Harvest Pointe Subdivision to access park and open space. **The standard**

is met.

[Ord. No. 1998-42]

Staff analysis:

Staff finds the proposed preliminary plan meets the purpose and intention of Chapter 24 of the City Code.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass the following motion(s) recommending:

- 1). Establish a finding of fact.
- 2). That the City Council recommend approval of the proposed preliminary plan with the necessary waivers.

Respectfully submitted,
Katie Simpson,
City Planner

Attachments:

- Draft Ordinance
- Legal Description
- Preliminary Plan
- Preliminary Plan application
- Zoning Map
- Aerial Map
- Newspaper Notice and Neighborhood Notice w/Map. Notification Mailing List

DRAFT

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ORDINANCE NO _____

AN ORDINANCE APPROVING THE HARVEST POINTE SUBDIVISION AMENDED PRELIMINARY PLAN BLOOMINGTON, ILLINOIS FOR APPROXIMATELY 14 ACRES LOCATED NORTH OF GE ROAD/ROUTE 9 AND EAST OF TOWANDA BARNES ROAD.

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting approval of a preliminary plan for the land legally described in Exhibit A, attached hereto and made a part hereof by this reference;

WHEREAS, after proper notice, the City of Bloomington Planning Commission held a public hearing on said Petition, and the preliminary plan titled "THE HARVEST POINTE SUBDIVISION AMENDED PRELIMINARY PLAN" and dated December 17, 2020 for 14 acres, more or less, and represented in Exhibit B attached hereto and made a part hereof by this reference and recognized that said Plan also requests two waivers from the Bloomington City Code;

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

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

WHEREAS, the City Council has the authority to choose not to require the recommended condition by the Planning Commission; and

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

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

1. That the above referenced recitals are hereby incorporated into and made part of this ordinance.
2. That the "HARVEST POINTE SUBDIVISION AMENDED PRELIMINARY PLAN" for 14 acres, dated December 17, 2020, is hereby approved.
3. That the following waivers from Chapter 24 of the Bloomington City Code are approved:
 1. A waiver to allow more than 15 lots to front on a cul-de-sac
 2. A waiver to allow a decrease in the single-family attached lot width in the R-2 Mixed Residence District.

4. That this Ordinance shall be in full force and effective as the time of its passage on this _____ day of _____, 20____.

APPROVED:

ATTEST:

Mayor Tari Renner

Leslie Smith-Yocum, City Clerk

DRAFT

Exhibit A
Legal Description

Description of Property

A part of the Southwest Quarter of Section 32, Township 24 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Southwest Corner of Outlot 100 in Harvest Pointe Subdivision according to the Plat recorded as Document No. 2006-30281 in the McLean County Recorder's Office. From said Point of Beginning, thence north 411.35 feet along the West Line of said Outlot 100 to the South Line of Lot 116 in said Harvest Pointe Subdivision, thence west 1600.60 feet along a line which forms an angle to the right of 90°-00'-00" with the last described course to the East Line of a parcel of land conveyed to St. Patrick's Roman Catholic Congregation of Merna by Deed recorded as Document No. 97-3108 in said Recorder's Office; thence south 369.98 feet along said East Line which forms an angle to the right of 89°-59'-16" with the last described course to the North Right-of-Way Line of Illinois Route 9 (Route F.A.P. 693); thence east 1601.06 feet along said North Right-of-Way Line which forms an angle to the right of 91°-29'-34" with the last described course to the Point of Beginning, containing 14.355 acres, more or less.

Note: This description contains a portion of Harvest Pointe Boulevard as dedicated in Harvest Pointe Subdivision recorded as Document No. 2006-30281 and also contains Harvest Pointe Commercial Subdivision in its entirety recorded as Document No. 2007-1303, therefore should not be used for conveyance purposes.

DRAFT

EXHIBIT B

HARVEST POINTE SUBDIVISION AMENDED PRELIMINARY PLAN BLOOMINGTON, ILLINOIS

NOTES:

1. THIS PROPERTY CONTAINS (110.52 ACRES) AND WILL BE SUBDIVIDED AS FOLLOWS:
- | | |
|-----------------------|------------|
| LOTS 360-406 | ZONED R-2 |
| OUTLOT 407 | ZONED R-2 |
| LOTS 21-117 & 138-150 | ZONED R-2 |
| LOTS 118 - 137 | ZONED R-1C |
| LOTS 151-356 | ZONED R-1C |
| OUTLOTS 358 & 359 | ZONED P-2 |
| LOT 357 | ZONED P-2 |

THAT PORTION OF THIS PROPERTY THAT IS WITHIN THE 60LDN AIRPORT NOISE CONTOUR SHALL BE ZONED INTO THE S-1 AIRPORT NOISE IMPACT DISTRICT AS AN OVERLAY ZONE.

2. LOT 357 IS TO BE ZONED P-2 AND WILL BE DEDICATED TO THE CITY OF BLOOMINGTON AS PARKLAND. OUTLOTS 358 & 359 SHALL BE "DRY BOTTOM" DETENTION BASINS AND WILL BE DEDICATED TO THE CITY OF BLOOMINGTON, PROVIDED THE UNDERDRAIN SYSTEMS ARE INSTALLED. IF THE UNDERDRAIN SYSTEMS ARE NOT INSTALLED, THE DETENTION BASINS SHALL BE PRIVATELY MAINTAINED.
3. ALL STREETS SHALL BE PUBLIC AND SHALL BE DEDICATED TO THE CITY OF BLOOMINGTON. ALL SANITARY AND STORM SEWERS AND WATER MAINS SHALL BE PLACED IN PUBLIC EASEMENTS OR RIGHTS-OF-WAY AND SHALL BE DEDICATED TO THE CITY OF BLOOMINGTON.
4. EXISTING TOPOGRAPHIC DATA DETERMINED THROUGH TOPOGRAPHIC SURVEY CONDUCTED BY FARNSWORTH GROUP.
5. NO PORTION OF THIS DEVELOPMENT LIES WITHIN THE SPECIAL FLOOD HAZARD AREA PER FIRM MAP 17113C0320 D DATED FEBRUARY 9, 2001.
6. UNLESS NOTED OTHERWISE, EASEMENTS IN FRONT YARDS SHALL EXTEND A MINIMUM OF 15 FEET FROM THE FRONT PROPERTY LINE. SIDE YARD EASEMENTS SHALL EXTEND 5 FEET FROM THE PROPERTY LINES AND REAR YARD EASEMENTS SHALL BE A TOTAL OF 15 FEET IN WIDTH.
7. THE DEVELOPMENT SHALL BE CONSTRUCTED IN PHASES IN RESPONSE TO MARKET DEMANDS.
8. HARVEST POINTE BLVD. INTERSECTION WITH EAST EMPIRE STREET(ILLINOIS RT.9) TO MEET CITY OF BLOOMINGTON AND ILLINOIS DEPARTMENT OF TRANSPORTATION REQUIREMENTS AND TO BE CONSTRUCTED AT DEVELOPERS EXPENSE. HARVEST POINTE BLVD. PAVEMENT THICKNESS SHALL BE DETERMINED BASED ON A TRAFFIC STUDY AND PAVEMENT ANALYSIS.
9. DEVELOPER WILL CONSTRUCT A STORM SEWER AT THEIR EXPENSE IN THE ILL. RT. 9 DITCH EAST APPROXIMATELY 300 FT. TO A CROSS ROAD CULVERT AS DIRECTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
10. DEVELOPER SHALL INSTALL A DRAIN TILE UNDER DETENTION BASINS AND LOW FLOW STORM SEWER AROUND THE PERIMETER OF DETENTION BASIN.
11. DEVELOPER SHALL BOND FOR AND NOT INSTALL THE PROPOSED 12" WATER MAIN ALONG ILLINOIS ROUTE 9 (EMPIRE STREET) FROM HARVEST POINTE DRIVE EASTWARD.

WAIVERS:

1. DEVELOPER ALLOWED TO CONSTRUCT 6' HIGH DECORATIVE BERM BETWEEN B-1 AND R-2 ZONING DISTRICTS. SUBMISSIONS OF THE BERM'S DESIGN SHALL BE MADE TO THE DIRECTOR OF PLANNING AND CODE ENFORCEMENT FOR REVIEW.
2. WAIVER OF SECTION 4.02G OF MANUAL OF PRACTICE TO PERMIT MORE THAN 8 LOTS TO FRONT ON A CUL-DE-SAC AND FOR THE CUL-DE-SAC TO BE LONGER THAN 400 FT.
3. WAIVER OF SECTION 4.03B OF MANUAL OF PRACTICE TO PERMIT LOCAL STREET ON B-1 ZONING TO BE CONSTRUCTED IN 60 FT. RIGHT OF WAY (CUL DE SAC DIAMETER TO MEET CODE).

Description of Property

A part of the Southwest Quarter of Section 32, Township 24 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Southwest Corner of Outlot 100 in Harvest Pointe Subdivision according to the Plat recorded as Document No. 2006-30281 in the McLean County Recorder's Office. From said Point of Beginning, thence north 411.35 feet along the West Line of said Outlot 100 to the South Line of Lot 116 in said Harvest Pointe Subdivision, thence west 1600.60 feet along a line which forms an angle to the right of 90°-00'-00" with the last described course to the East Line of a parcel of land conveyed to St. Patrick's Roman Catholic Congregation of Merna by Deed recorded as Document No. 97-3108 in said Recorder's Office; thence south 369.98 feet along said East Line which forms an angle to the right of 89°-59'-16" with the last described course to the North Right-of-Way Line of Illinois Route 9 (Route F.A.P. 693); thence east 1601.06 feet along said North Right-of-Way Line which forms an angle to the right of 91°-29'-34" with the last described course to the Point of Beginning, containing 14.355 acres, more or less.

Note: This description contains a portion of Harvest Pointe Boulevard as dedicated in Harvest Pointe Subdivision recorded as Document No. 2006-30281 and also contains Harvest Pointe Commercial Subdivision in its entirety recorded as Document No. 2007-1303, therefore should not be used for conveyance purposes.

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

"Notice is hereby given that this Harvest Pointe Subdivision Amended Preliminary Plan 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 Harvest Pointe Subdivision Amended Preliminary Plan shown hereon has received approval by the City Council of Bloomington, Illinois, subject to the modifications contained in Appendix A which is attached hereto."

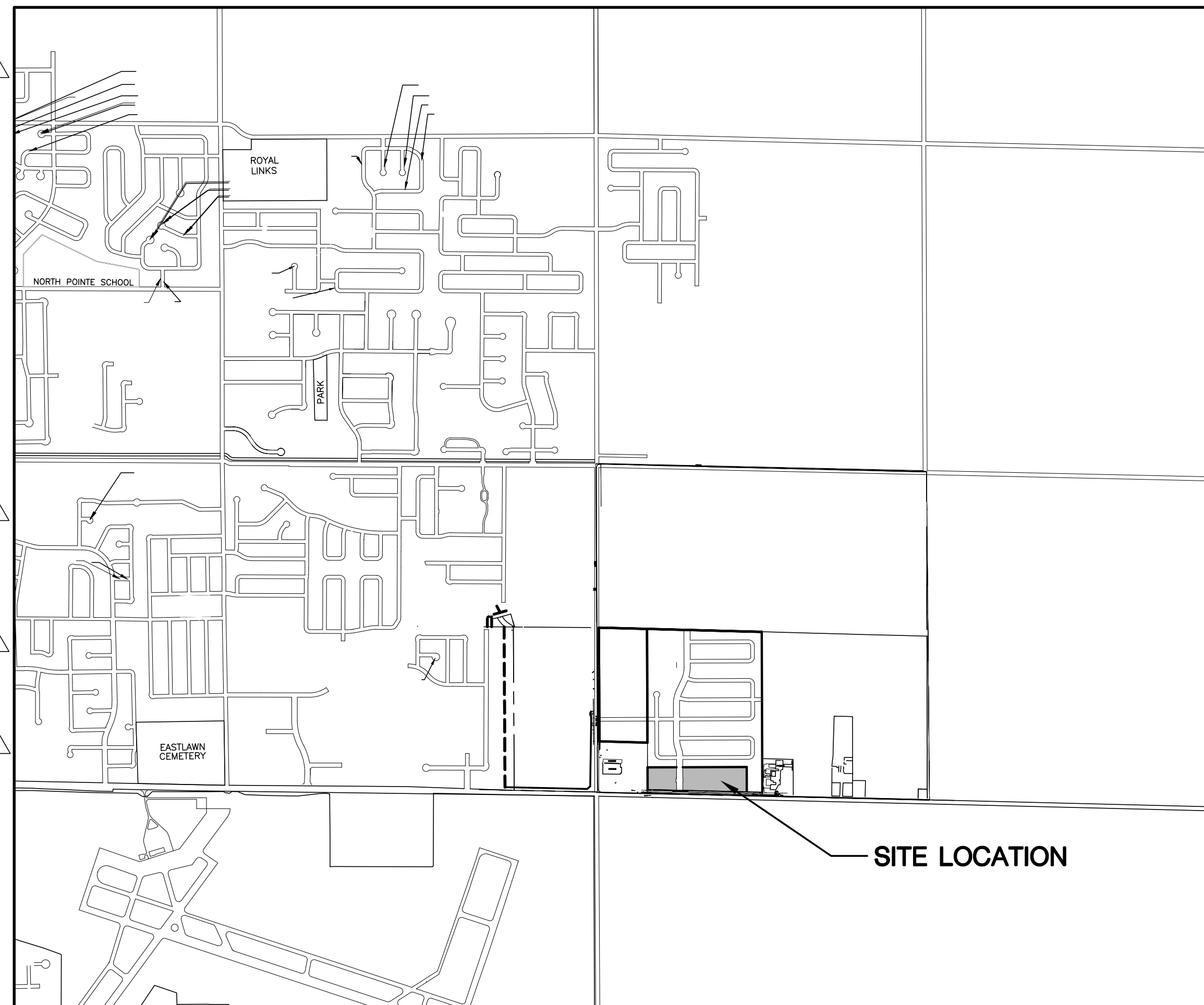
The City Council of Bloomington, Illinois

Date: _____

By: _____
Mayor

Attest:

City Clerk



LOCATION MAP

BENCHMARK:

- "□" ON W. SIDE OF LIGHT BASE ON N. SIDE OF EXIST DRIVE OF ST. PATRICKS CHURCH (E. SIDE TOWANDA BARNES ROAD) U.S.G.S. ELEV.=841.10
- RAIL ROAD SPIKE IN W. FACE OF POWER POLE W/TRANSFORMER ON E. SIDE TOWANDA BARNES RD 1ST. S. OF DRIVE. U.S.G.S. ELEV.=833.72

INDEX TO SHEETS

SHEET NO.	TITLE
1	COVER SHEET
2	OVERALL LAYOUT PLAN
2A	EXISTING CONDITIONS
9-10	PRELIMINARY PLAN
11	MISCELLANEOUS DETAILS



OWNER/DEVELOPER

HARVEST POINT BLOOMINGTON, LLC
C/O WILLIAM (BILL) PEIFER
2301 VILLAGE GREEN PLACE, SUITE C
CHAMPAIGN, IL 61822

ATTORNEY

JASON A. BARICKMAN
MEYER CAPEL, PC
306 W CHURCH ST
CHAMPAIGN, ILLINOIS 61820
(217) 352-1800

ENGINEER

JEFFREY M. GASTEL
FARNSWORTH GROUP, INC.
2709 MCGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435



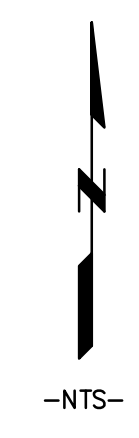
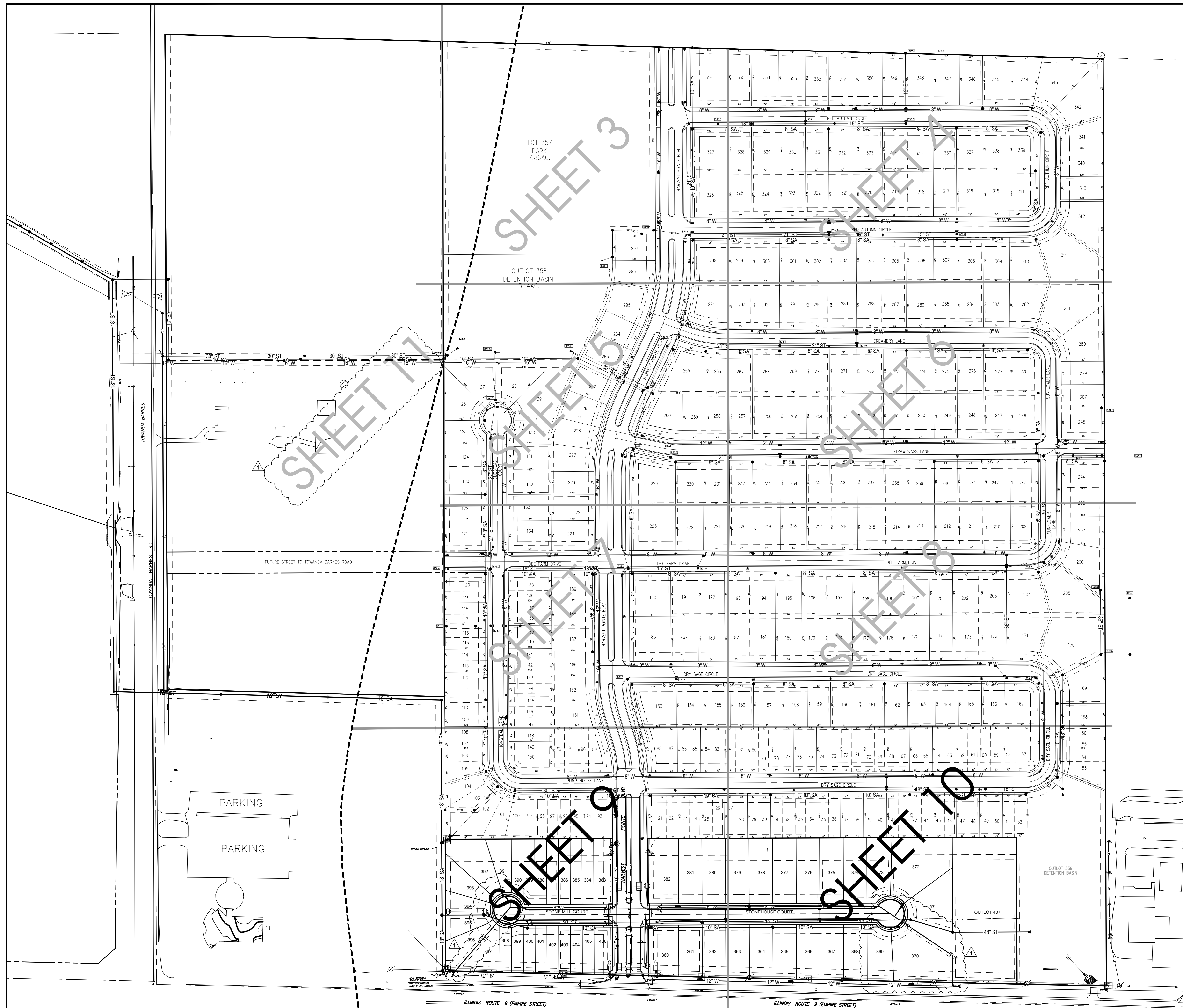
Date: 12.21.2020
Expires: 11.30.2021

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

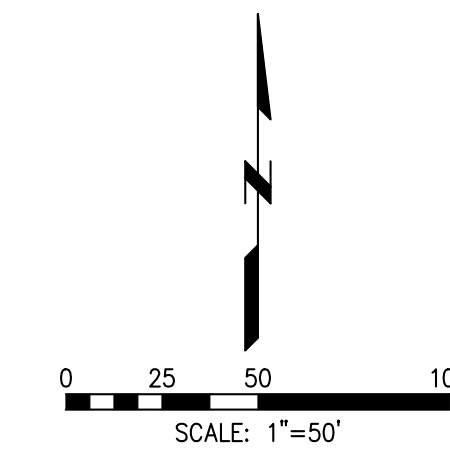
Revisions	Dates	Initials	By
1	12/17/20	JMG	

Farnsworth GROUP	
2709 MCGRAW DRIVE BLOOMINGTON, ILLINOIS 61704 (309) 663-8435 / (309) 663-1571 Fax www.f-w.com	
Drawn: JMG	Date: 11/2/20
Designed: JMG	Checked: _____

Xref File: ..\main |
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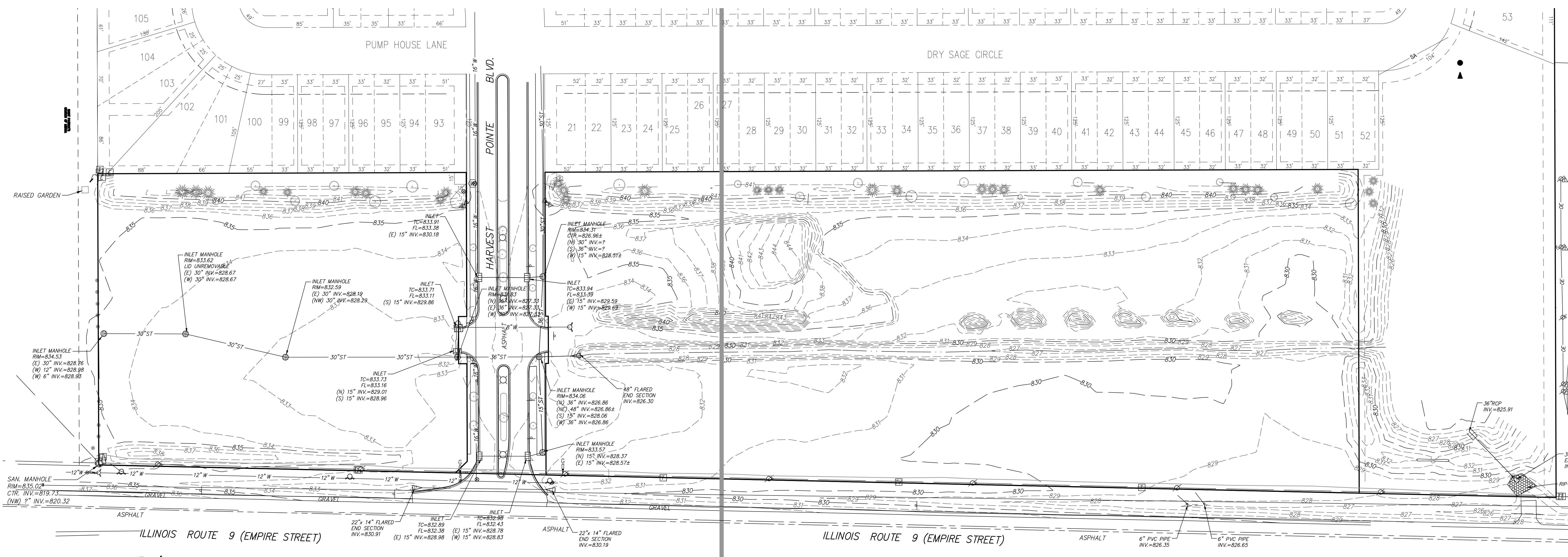


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1	12/17/20		
2709 McGRAW DRIVE BLOOMINGTON, ILLINOIS 61704 (309) 663-8435 / (309) 663-1571 Fax www.f-w.com		Drawn: CME Date: 11/12/20	Book No.: - Sheet No.: 2 OF
		Designed: JMG Checked:	Project No.: 020128100 File No.: 24-8248-1



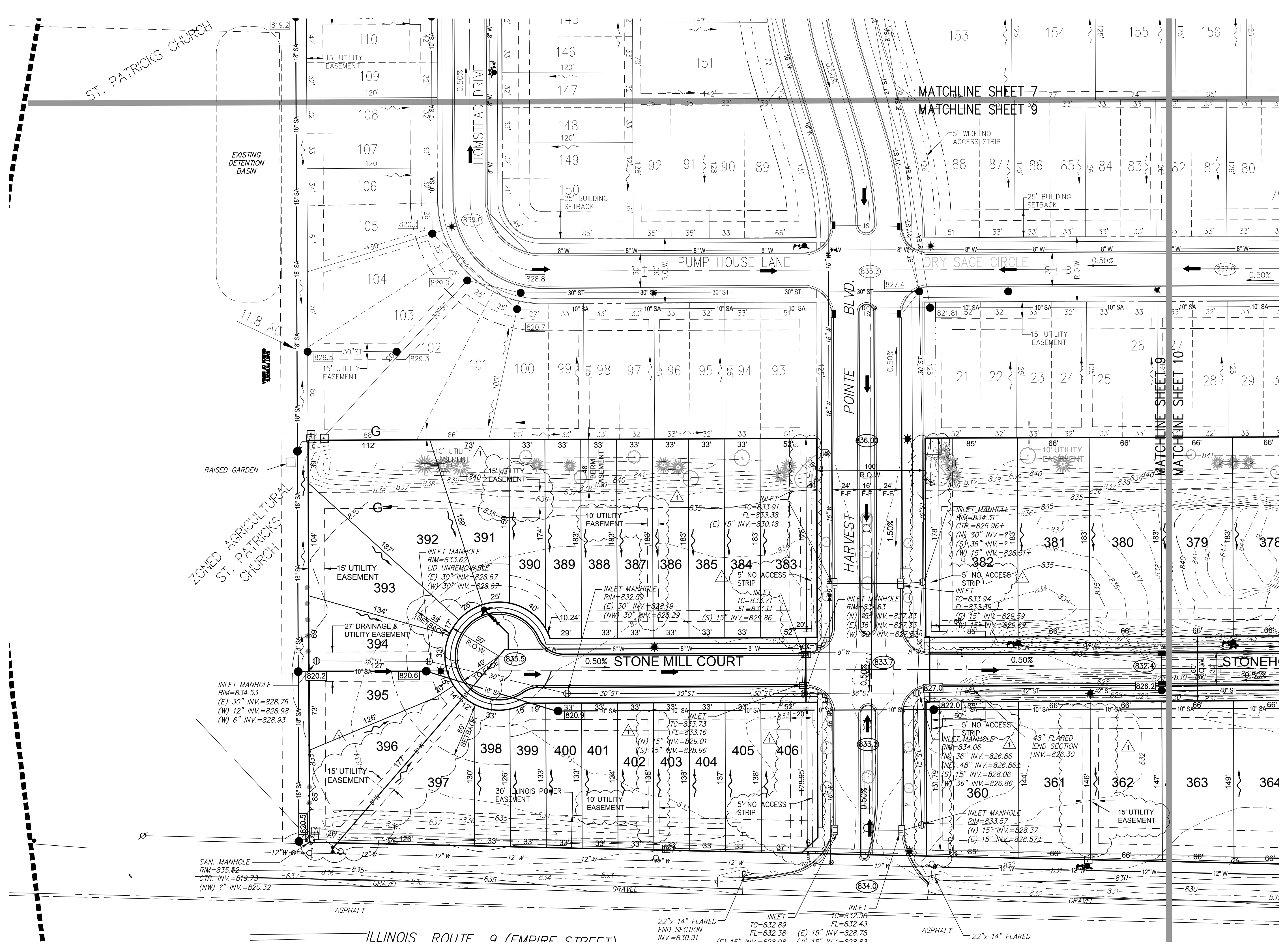
PROPOSED LEGEND

- | | | | |
|---------|-------------------------|------------|---|
| ① 838.9 | PAVEMENT ELEVATION | — 8" W — | WATERMAIN |
| ① 827.0 | STORM & SANITARY INVERT | — 21" ST — | STORM SEWER |
| ● | SANITARY MANHOLE | — 8" SA — | SANITARY SEWER |
| ● | STORM MANHOLE | --- | UTILITY EASEMENT |
| ▲ | FLARED END SECTION | --- | 25' BUILDING SETBACK UNLESS INDICATED OTHERWISE |
| ▲ | CURB INLET | ← | DRAINAGE ARROWS |
| ⊘ | GATE VALE | → | FLOW ARROWS |
| ⊘ | REDUCER | ■ ■ ■ ■ | NOISE CONTOUR |
| ⊘ | FIRE HYDRANT | --- | 5' WIDE NO ACCESS |
| ★ | STREET LIGHT | | |



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 | totaliz | L:\harvest pointe subd\harvest pointe prelim plan (dwg)\harvest pointe prelim | DATE: 05/04/2011 | Time: 17:15 |

Revisions # Date: Initials:			HARVEST POINTE SUBDIVISION AMENDED PRELIMINARY PLAN BLOOMINGTON, ILLINOIS	
Drawn: JMG Date: 11/2/20				EXISTING CONDITIONS
Designed: JMG Checked:				
		Project No.: 020128100 File No.: 24-8248-1		



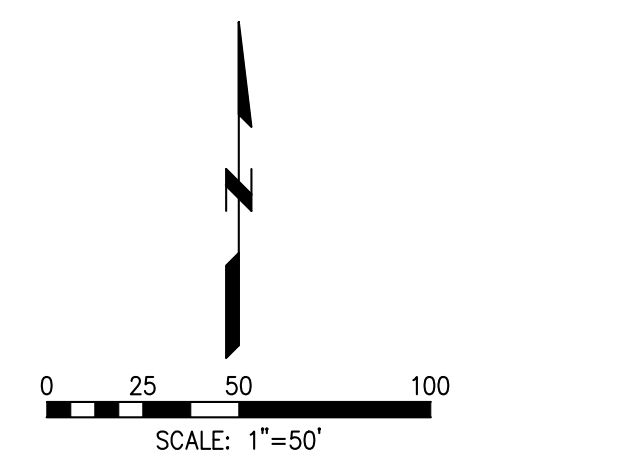
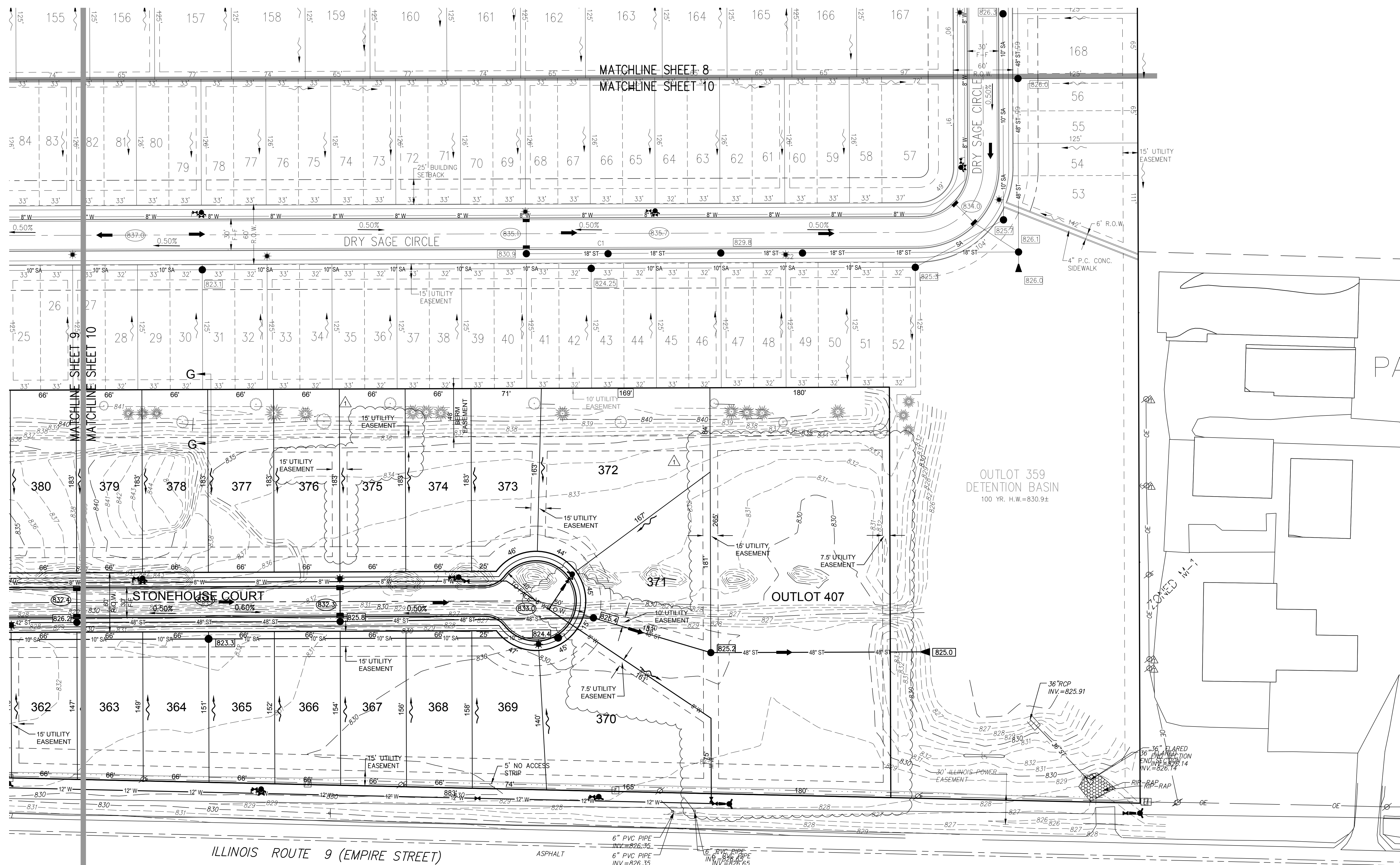
0 25 50 100
SCALE: 1"=50'

PROPOSED LEGEND

- (838.9) PAVEMENT ELEVATION
- (827.0) STORM & SANITARY INVERT
- SANITARY MANHOLE
- STORM MANHOLE
- ▲ FLARED END SECTION
- ▬ CURB INLET
- ▬ GATE VALE
- ▬ REDUCER
- ▬ FIRE HYDRANT
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- DRAINAGE ARROWS
- FLOW ARROWS
- ▬ NOISE CONTOUR
- - - 5' WIDE NO ACCESS

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Revisions # Date: Initials: 1 12/17/20 CME		HARVEST POINTE SUBDIVISION AMENDED PRELIMINARY PLAN BLOOMINGTON, ILLINOIS
2709 McGRAW DRIVE BLOOMINGTON, ILLINOIS 61704 (309) 663-8435 / (309) 663-1571 Fax www.f-w.com		PRELIMINARY PLAN
Drawn: CME Date: 11/22/20 Designed: JMG Checked:	Book No.: - Sheet No.: 9 OF	Project No.: 020128100 File No.: 24-8248-1



- PROPOSED LEGEND**
- ⊙ (838.9) PAVEMENT ELEVATION
 - ⊙ (827.0) STORM & SANITARY INVERT
 - SANITARY MANHOLE
 - STORM MANHOLE
 - ▲ FLARED END SECTION
 - CURB INLET
 - ⊕ GATE VALE
 - ⊖ REDUCER
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 - 8"W WATERMAIN
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 - - - 25' BUILDING SETBACK UNLESS INDICATED OTHERWISE
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 - NOISE CONTOUR
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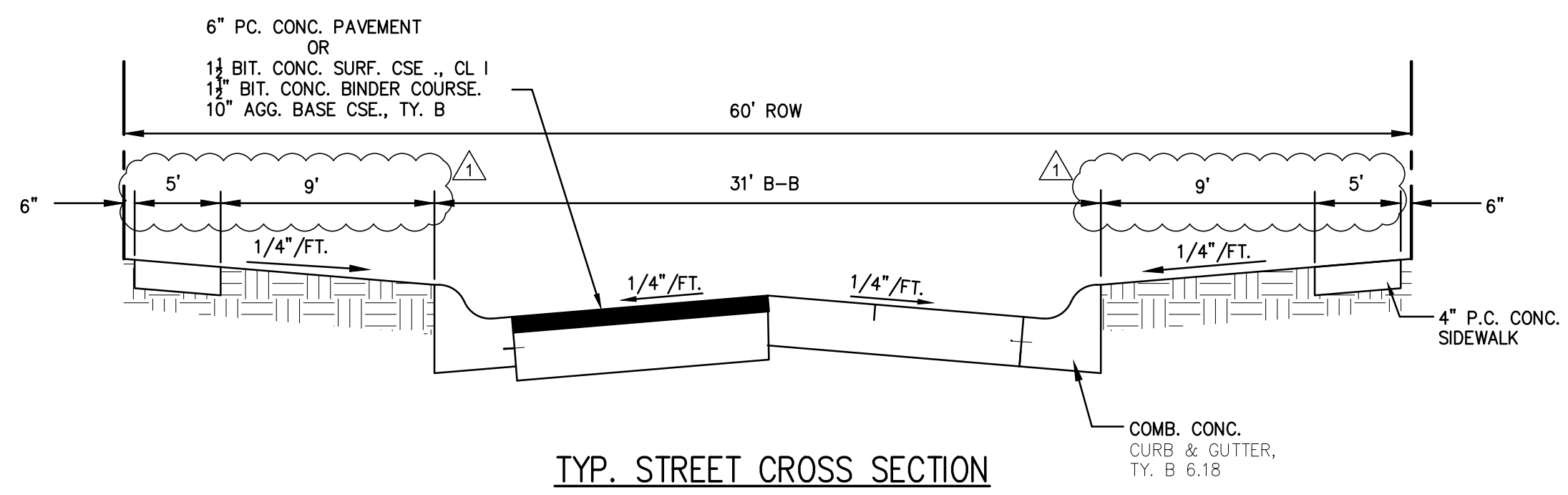
Revisions	Initials	DATE	
1	CME	12/17/20	2709 MCGRAW DRIVE BLOOMINGTON, ILLINOIS 61704 (309) 663-8435 / (309) 663-1571 Fax www.f-w.com
Drawn:	CME	Date:	11/2/20
Designed:	JMG	Checked:	

HARVEST POINTE SUBDIVISION
AMENDED PRELIMINARY PLAN
BLOOMINGTON, ILLINOIS

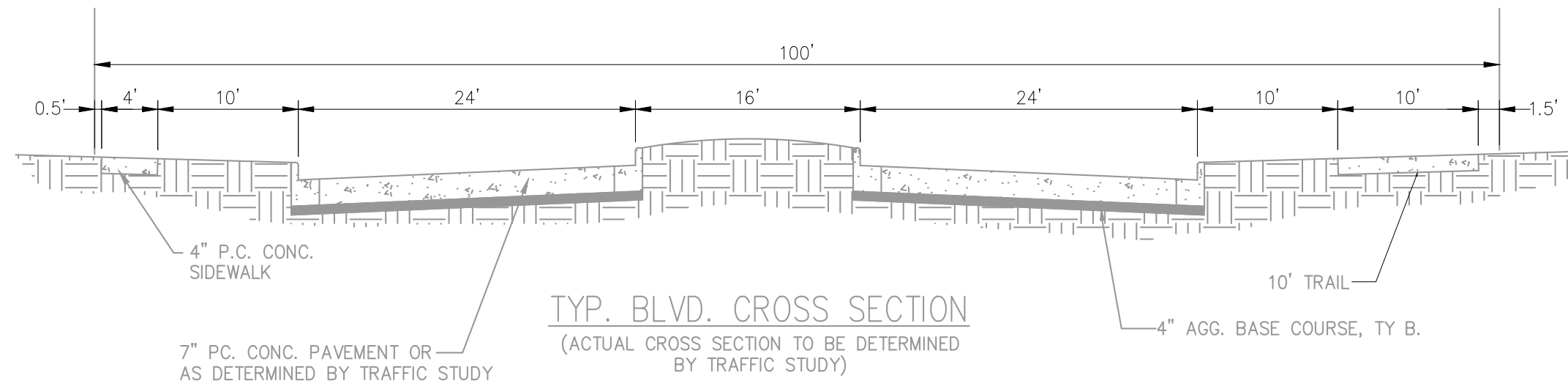
PRELIMINARY PLAN

Book No.: - Sheet No.: **10** OF
 Project No.: **020128100** File No.: **24-8248-1**

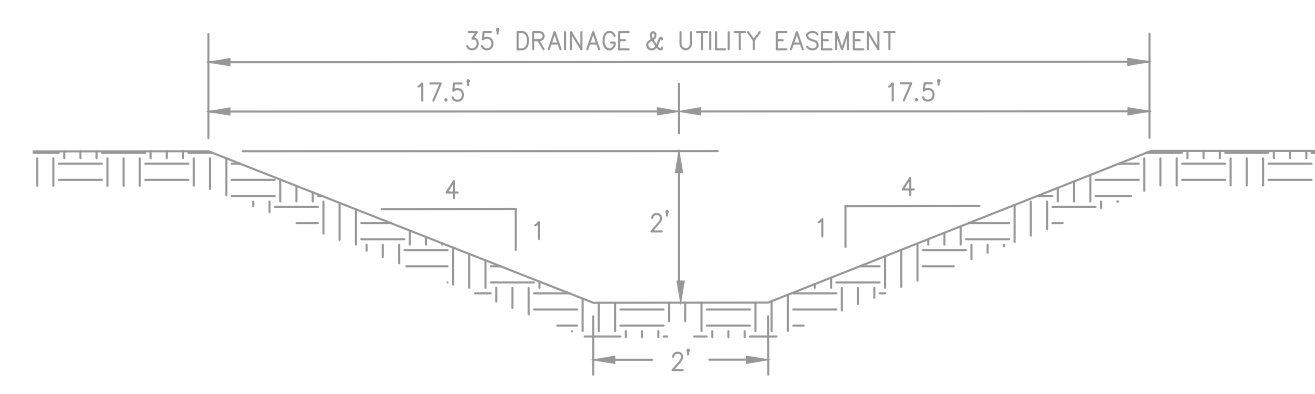
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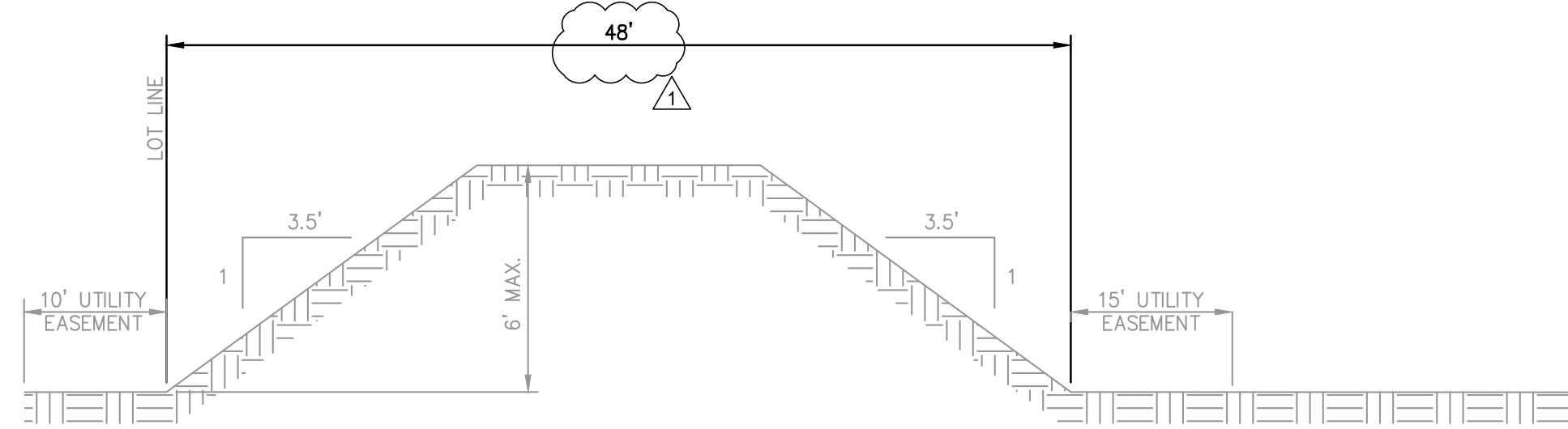
TYP. STREET CROSS SECTION



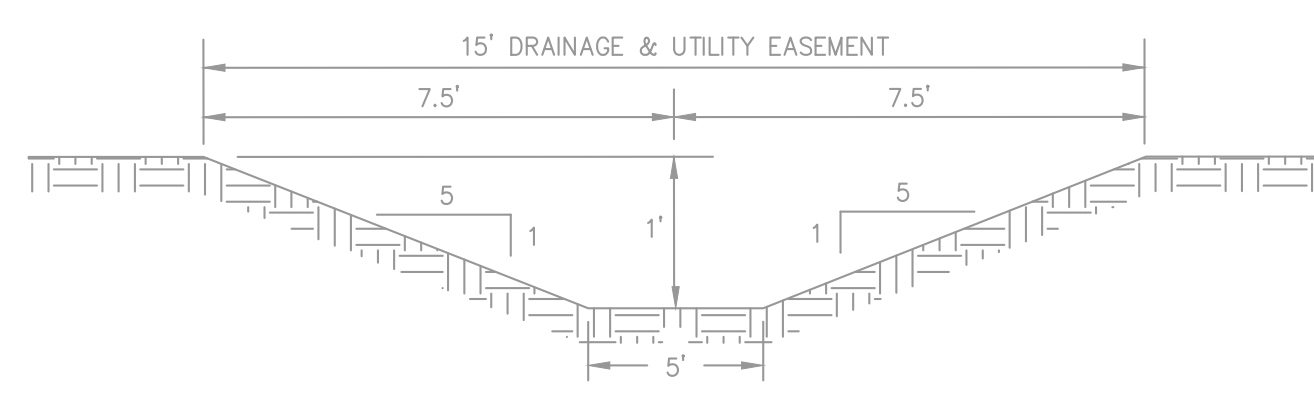
TYP. BLVD. CROSS SECTION
(ACTUAL CROSS SECTION TO BE DETERMINED BY TRAFFIC STUDY)



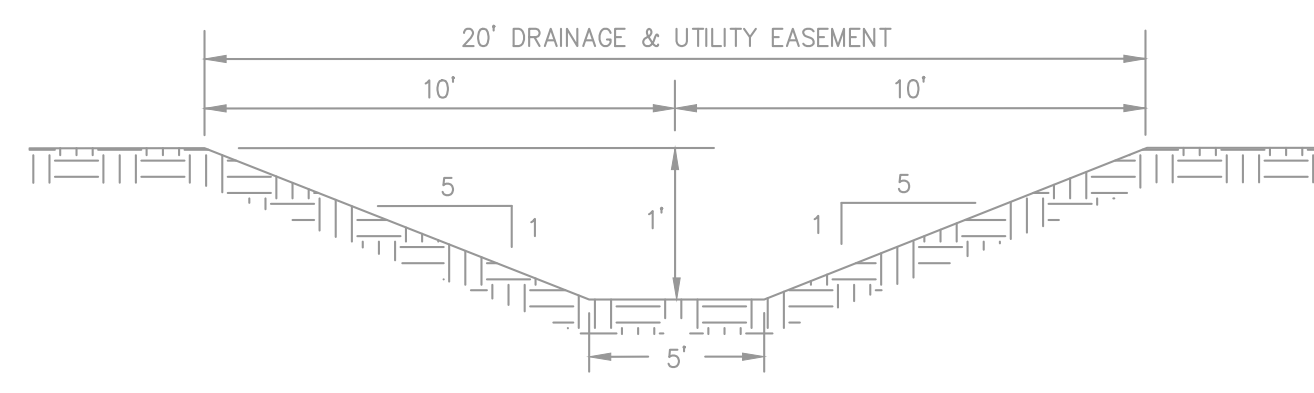
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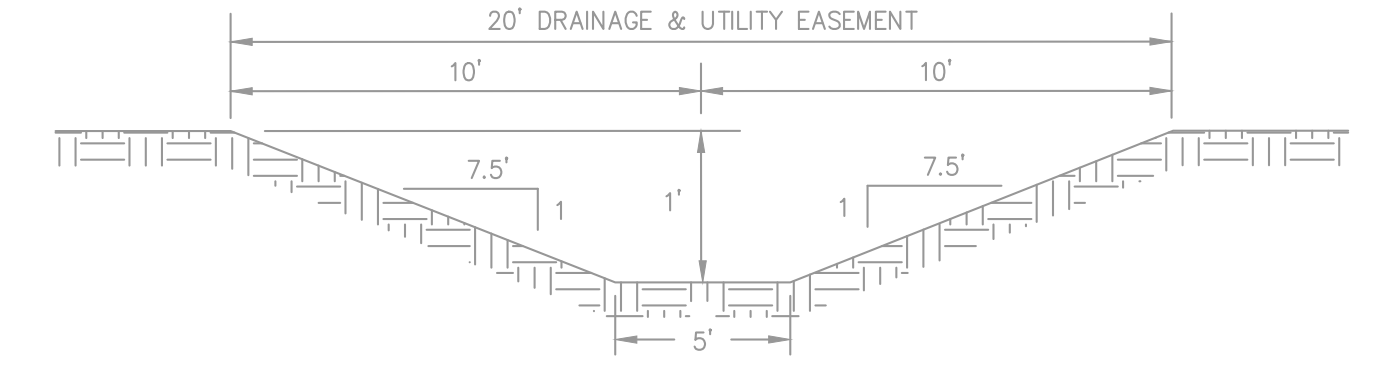
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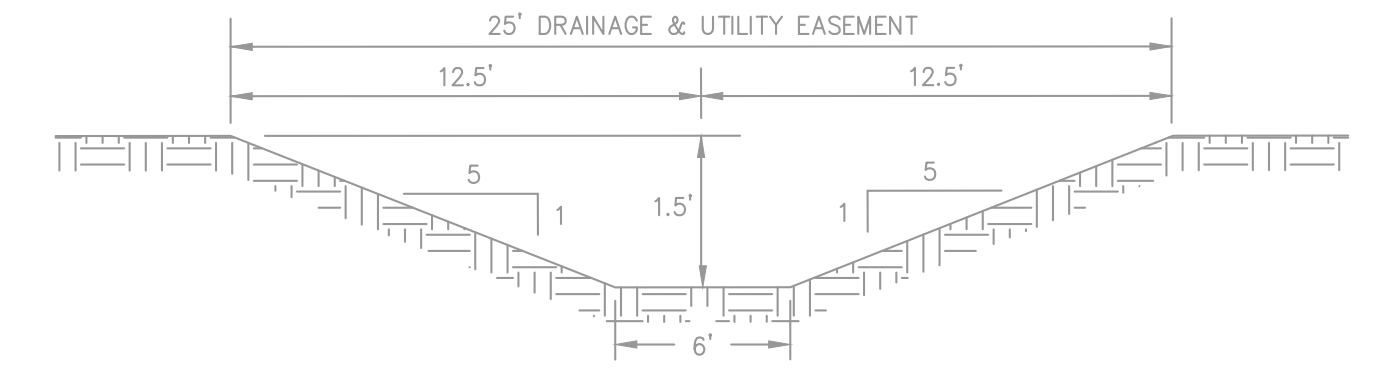
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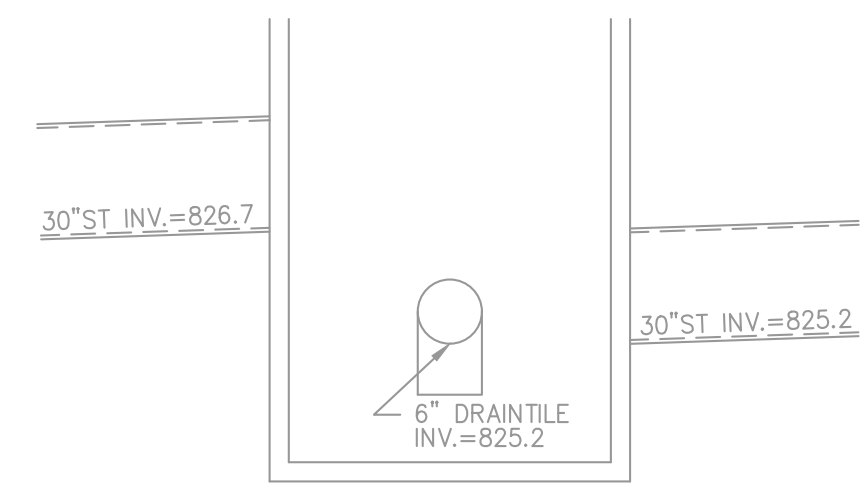
SECTION D-D



SECTION E-E



SECTION F-F



SECTION G-G

Revisions	Date:	Initials:
1	12/17/20	CME

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

HARVEST POINT SUBDIVISION
AMENDED PRELIMINARY PLAN
BLOOMINGTON, ILLINOIS

MISCELLANEOUS DETAILS

Book No.: - Sheet No.: **11** OF
 Project No.: **020128100** File No.: **24-8248-1**

Drawn: **CME** Date: **11/2/20**
 Designed: **JMG** Checked:

PETITION TO AMEND THE PRELIMINARY PLAN OF A PORTION OF HARVEST
POINTE SUBDIVISION

State of Illinois)
)ss.
County of McLean)

To: The Honorable Mayor and City Council of the City of Bloomington, Illinois.

Now comes Harvest Pointe Bloomington, LLC, hereinafter referred to as your Petitioner respectfully representing and requesting as follows:

1. Petitioner is interested as owner of the premises described on the attached in Exhibit "A" and made a part hereof to be known by this reference;
2. Petitioner seeks approval of a revision to the previously approved "Harvest Pointe Preliminary Plan" for a subdivision of said premises to be known and described as the "Second Addition to Harvest Pointe Subdivision". The "Harvest Pointe Subdivision Amended Preliminary Plan" is attached hereto and made a part hereof as Exhibit B;
3. Petitioner also seeks approval of the following modifications Harvest Pointe Preliminary Plan:
 - (a) Modification of the existing lot configuration to meet the needs of the marketplace; and
 - (b) Rezoning of the parcels from B-1 to R-2; and
 - (c) Development of the area previously zoned B-1, adding lot configurations for residential development, to meet the needs of the marketplace.

WHEREFORE, your Petitioner prays that the Harvest Pointe Subdivision Amended Preliminary Plan" be approved as requested herein.

Respectfully submitted,

Harvest Pointe Bloomington, LLC,
petit

By: 

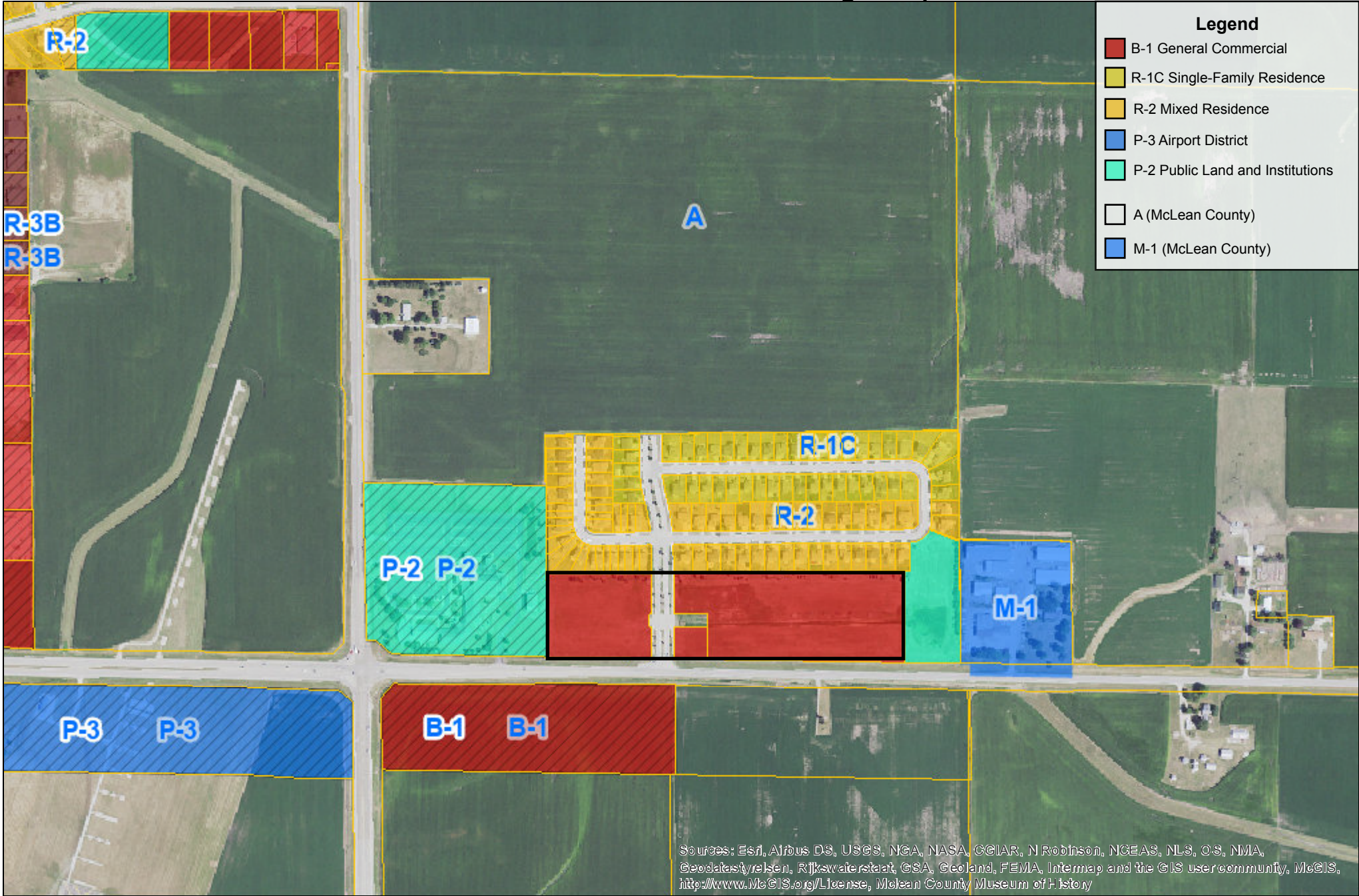
Exhibit A

Description of Property

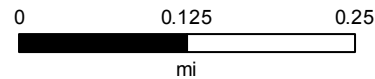
A part of the Southwest Quarter of Section 32, Township 24 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Southwest Corner of Outlot 100 in Harvest Pointe Subdivision according to the Plat recorded as Document No. 2006-30281 in the McLean County Recorder's Office. From said Point of Beginning, thence north 411.35 feet along the West Line of said Outlot 100 to the South Line of Lot 116 in said Harvest Point Subdivision, thence west 1600.60 feet along a line which forms an angle to the right of 90°-00'-00" with the last described course to the East Line of a parcel of land conveyed to St. Patrick's Roman Catholic Congregation of Merna by Deed recorded as Document No. 97-3108 in said Recorder's Office; thence south 369.98 feet along said East Line which forms an angle to the right of 89°-59'-16" with the last described course to the North Right-of-Way Line of Illinois Route 9 (Route F.A.P. 693); thence east 1601.06 feet along said North Right-of-Way Line which forms an angle to the right of 91°-29'-34" with the last described course to the Point of Beginning, containing 14.355 acres, more or less.

Note: This description contains a portion of Harvest Pointe Boulevard as dedicated in Harvest Pointe Subdivision recorded as Document No. 2006-30281 and also contains Harvest Pointe Commercial Subdivision in its entirety recorded as Document No. 2007-1303, therefore should not be used for conveyance purposes.

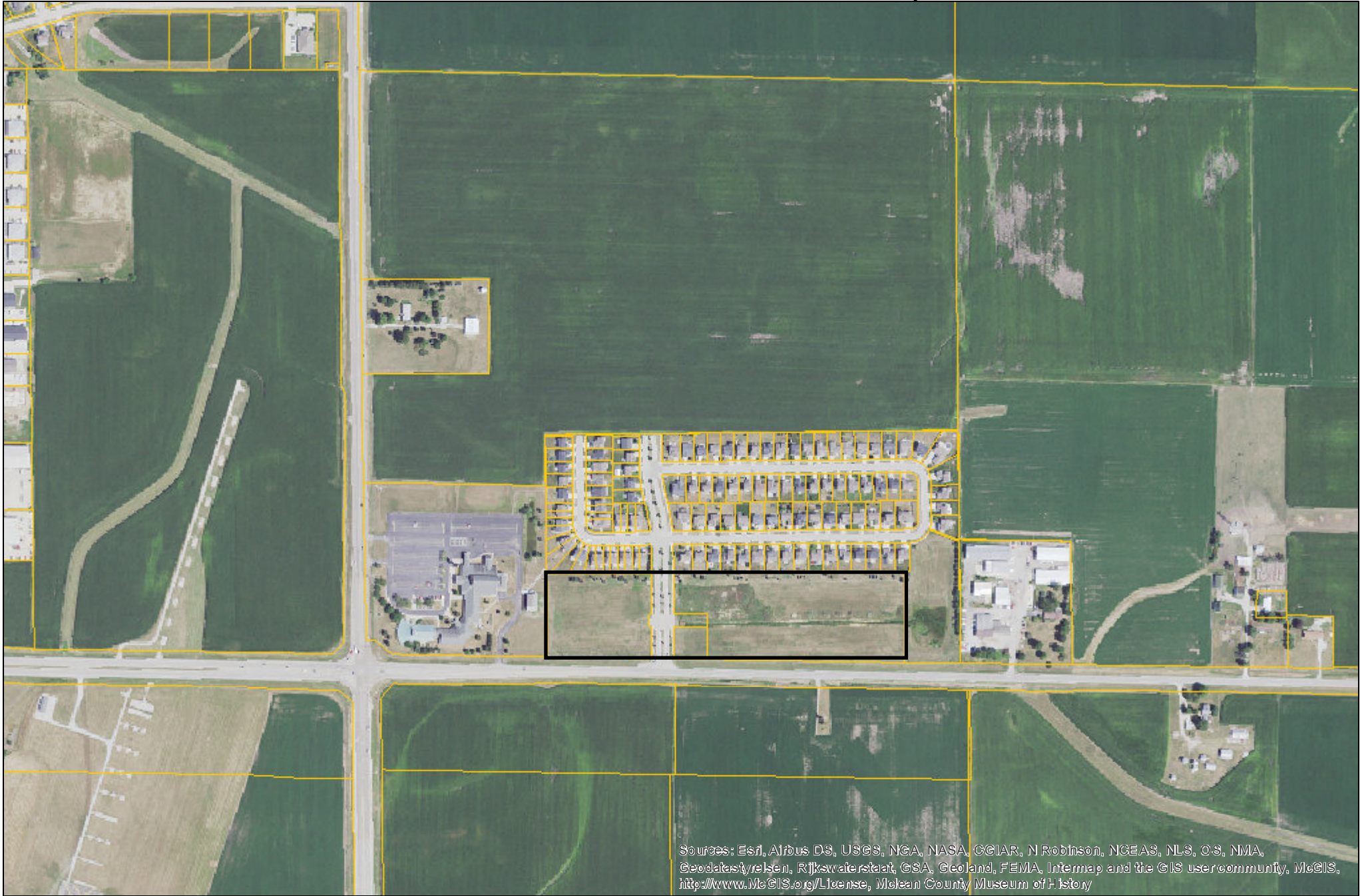
Harvest Pointe Zoning Map



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.

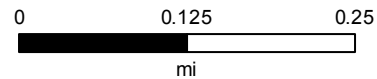


Harvest Pointe Aerial Map



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatesyrielsen, 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.



94979
NOTICE

A Public Hearing before the Bloomington Planning Commission will be held virtually on Wednesday, December 9, 2020 at 4:00 PM at www.cityblm.org

in response to an application submitted by William (Bill) Peifer of Harvest Pointe Bloomington, LLC. The applicant is requesting a public hearing and approval of a preliminary plan for a subdivision including lots for single family attached two family homes.

The subject property is legally described as: Pt SW 32-24-3E - Beg SE cor Lot 158 Harvest Pointe Sub, W468.02', S to N In Rt 9, E to SW cor Harvest Pointe Blvd, NE20.94', N124.08', W10.5', N60', E10.5', N 1 8 3' to P O B (PIN:15-32-351-001)

HARVEST POINTE COMMERCIAL SUB LOT 1 .50 ACRES (PIN: 15-32-376-019)

Pt SW 32-24-3E - Beg SW cor OL 100 Harvest Pointe Sub, W to SE cor Harvest Pointe Blvd,

N141.66', E3.5', N60', W3.5', N183', E1032.58', S411.35' to POB (Ex Harvest Pointe Commercial Sub) (PIN: 15-32-376-020). The application is online at www.cityblm.org

Planning. To provide testimony 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 also attend the meeting at City Hall at 109 E. Olive Street, Bloomington, IL 61701. Members of the public may also attend the meeting at City Hall. Attendance will be limited to 10 people and will require compliance with City Hall COVID-19 protocols and social distancing.

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. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

Published: Friday, November 23, 2020



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

November 24, 2020

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, December 9, 2020 at 4:00 PM at www.cityblm.org/live on an application submitted by William (Bill) Peifer of Harvest Pointe Bloomington, LLC. The applicant is requesting a public hearing and approval of a preliminary plan for a subdivision including lots for single family/attached two family homes. A preliminary plan is a concept plan for the neighborhood layout. It will show where lot lines are planned, streets, sidewalks, utilities, and other public or private infrastructure.

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 petitions, or ask questions related to the petitioner's request at the scheduled public hearing.

The property is legally described as: Pt SW 32-24-3E - Beg SE cor Lot 158 Harvest Pointe Sub, W468.02', S to N In Rt 9, E to SW cor Harvest Pointe Blvd, NE20.94', N124.08', W10.5', N60', E10.5', N183' to POB (PIN:15-32-351-001)

HARVEST POINTE COMMERCIAL SUB LOT 1 .50 ACRES (PIN: 15-32-376-019)

Pt SW 32-24-3E - Beg SW cor OL 100 Harvest Pointe Sub, W to SE cor Harvest Pointe Blvd, N141.66', E3.5', N60', W3.5', N183', E1032.58', S411.35' to POB (Ex Harvest Pointe Commercial Sub) (PIN: 15-32-376-020).

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 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 also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. Members of the public may also attend the meeting at City Hall. Attendance will be limited to 10 people and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register

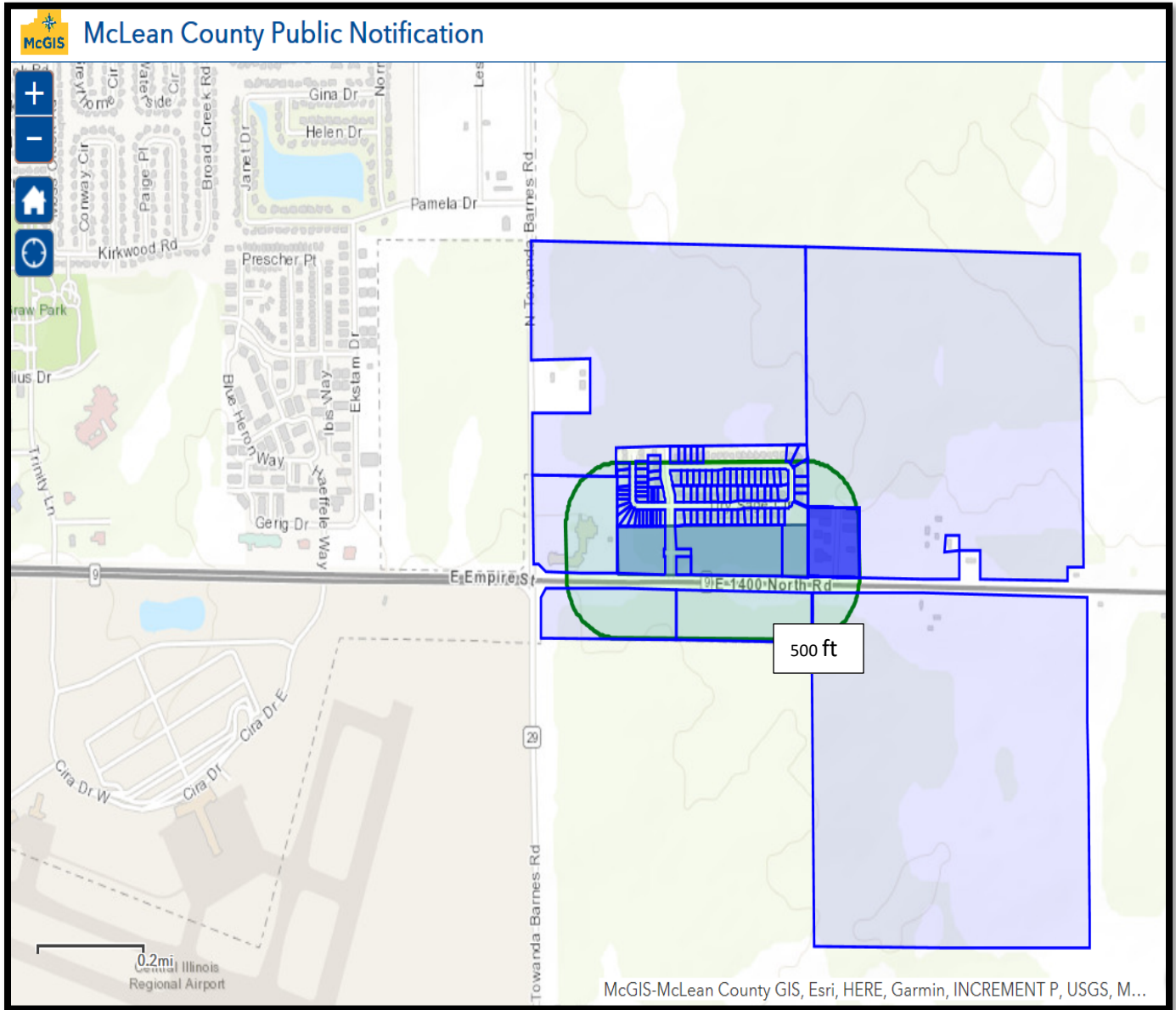
This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115, preferably no later than five days before the hearing.

If you desire more information regarding the proposed petitions 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

Attachment: Map of notified properties within 500 ft of subject property



ROD FARMS LLC
6 HEARTLAND DR STE A
BLOOMINGTON, IL 6170

RBJ INVESTMENTS
4120 BELMONT PT
CHAMPAIGN, IL 61822

SEVERINO NAPOLITANO
4112 PUMP HOUSE LN
BLOOMINGTON, IL 61704

SUSAN JOHNSON
4118 PUMP HOUSE LN
BLOOMINGTON, IL 61705

SCOTT LACKEY
1026 HOMESTEAD DR
BLOOMINGTON, IL 61705

PONNEELAN RANJEETH CHELLADURAI
VIDHYA PNNEELAN RANJEETH 1024
HOMESTEAD
BLOOMINGTON, IL 61705

LEYONS PHILIP THAZHACKAL
4103 PUMPHOUSE LANE
BLOOMINGTON, IL 61705

KATIE KIRKPATRICK
4111 PUMP HOUSE LN
BLOOMINGTON, IL 61705

ANNE & ROLAND GROTHO
4105 PUMP HOUSE LN
BLOOMINGTON, IL 61705

CODY WEBER
2 DRY SAGE CIR
BLOOMINGTON, IL 61705

SLOAN FAMILY LLC
SOY CAP AG SERVICE 6 HEARTLAND DR
STE A
BLOOMINGTON, IL 61704

DANIEL SILVER
1223 E THOMPSON AVE
HOOPESTON, IL 60942

WILLIAM BISHOP
4114 PUMP HOUSE LN
BLOOMINGTON, IL 61705

ANDREW COCHRAN
1031 HOMESTEAD DR
BLOOMINGTON, IL 61705

JOE KILGUS
1028 HOMESTEAD DR
BLOOMINGTON, IL 61705

LANAE SEBESTA
1022 HOMESTEAD DR
BLOOMINGTON, IL 61705

DAVID MERRITT
4107 PUMP HOUSE
BLOOMINGTON, IL 61705

JEFFRY & SYBIL JULIAN
4113 PUMP HOUSE LN
BLOOMINGTON, IL 61705

AMY & DANIEL VESELAK
4117 PUMP HOUSE LN
BLOOMINGTON, IL 61705

SANJIV JHA
4 DRY SAGE CIR
BLOOMINGTON, IL 61705

ST PATRICK ROMAN CATHOLIC
CONGREGATION
1001 N TOWANDA BARNES RD
BLOOMINGTON, IL 61704

ADAM LOCKETT
1029 HOMESTEAD DR
BLOOMINGTON, IL 61705

RONALD & KAREN PECORARO
4116 PUMP HOUSE LN
BLOOMINGTON, IL 61705

ROGER & TINA A CROSS
1025 HOMESTEAD DR
BLOOMINGTON, IL 61705

PAUL & MARLENE BLISS
1030 HOMESTEAD DR
BLOOMINGTON, IL 61705

MICHAEL BOOGREN
4101 Pump House Ln
BLOOMINGTON, IL 61705

ELIZABETH KALDAHL
4109 PUMP HOUSE LN
BLOOMINGTON, IL 61705

HECTOR CARRILLO FRAUSTO
4115 PUMP HOUSE LN
BLOOMINGTON, IL 61705

JIM SCHAFFRATH, TRUSTEE WALLACE
SCOTT BEASLEY TRUST
4119 PUMP HOUSE LN
BLOOMINGTON, IL 61705

CHRIS & KATRINA WEISIGER
6 DRY SAGE CIRCLE
BLOOMINGTON, IL 61705

SRIDHAR KUMAR & MALLESHWARI
KOMMALAPATI
8 DRY SAGE CIR
BLOOMINGTON, IL 61705

ANDY & KARI ANDERSON
14 DRY SAGE CIR
BLOOMINGTON, IL 61705

NATHANIEL & RACHELLE KAY WEAVER
20 DRY SAGE CIR
BLOOMINGTON, IL 61705

MICHAEL & KATHY RICHARDSON
26 DRY SAGE CIR
BLOOMINGTON, IL 61705

JOSEPH BRICKEY
32 DRY SAGE CIRCLE
BLOOMINGTON, IL 61704

BRIAN STRATMAN
5 DRY SAGE CIR
BLOOMINGTON, IL 61705

JORIS JOHN HEISE
11 DRY SAGE CIR
BLOOMINGTON, IL 61705

JASON & KIMBERLY TIMMONS
17 DRY SAGE CIR
BLOOMINGTON, IL 61705

PRAMOD KUMAR PULIMATI
23 DRY SAGE CIR
BLOOMINGTON, IL 61705

RAVIKUMAR BOGGAVARAPU
29 DRY SAGE CIR
BLOOMINGTON, IL 61705

JASON & JAMIE JONES
10 DRY SAGE CIR
BLOOMINGTON, IL 61705

ANDREW KATCHMAR
16 Dry Sage Cir
BLOOMINGTON, IL 61705

CHAD L & SHELLEY N CARR
22 DRY SAGE CIR
BLOOMINGTON, IL 61705

R GARLAND HAYNES
28 DRY SAGE CIR
BLOOMINGTON, IL 61705

ANDREW & TAMI SYLVESTER
1 DRY SAGE CIRCLE
BLOOMINGTON, IL 61704

KRISTIE WENGER
7 DRY SAGE CIR
BLOOMINGTON, IL 61705

BENJAMIN & KRISTINE KOERNER
13 DRY SAGE CIR
BLOOMINGTON, IL 61705

JOHN MATULIS
19 DRY SAGE CIR
BLOOMINGTON, IL 61705

MICHAEL MEYERS
25 DRY SAGE CIR
BLOOMINGTON, IL 61705

EUGENE LONG
31 DRY SAGE CIR
BLOOMINGTON, IL 61705

CLTLTC HBT365
10 S LA SALLE ST STE 2750
CHICAGO, IL 60603

ASHESH PATEL
18 DRY SAGE CIR
BLOOMINGTON, IL 61705

AUSTIN LAVOIE
24 DRY SAGE CIR
BLOOMINGTON, IL 61705

ZACHARY & COURTNEY BOYD
30 DRY SAGE CIR
BLOOMINGTON, IL 61705

SHANE TOMLINSON
3 DRY SAGE CIR
BLOOMINGTON, IL 61705

ANDREW SCHUSTER
9 DRY SAGE CIRCLE
BLOOMINGTON, IL 61705

NICOLE SCHARTON
15 DRY SAGE CIR
BLOOMINGTON, IL 61705

MICHAEL & KIMBERLY HINTZ
21 DRY SAGE CIR
BLOOMINGTON, IL 61705

SRIDHAR VERAGORLA
27 DRY SAGE CIR
BLOOMINGTON, IL 61705

MATTHEW ETHRIDGE
41 DRY SAGE CIR
BLOOMINGTON, IL 61705

ROBBIN FRANCISCO
39 DRY SAGE CIR
BLOOMINGTON, IL 61705

DUSTIN KASTER
47 DRY SAGE CIR
BLOOMINGTON, IL 61705

JILL & SCOTT WOHLFORD STRALOW
81 DRY SAGE CIR
BLOOMINGTON, IL 61705

DANIEL & KAETLYN HUBBARD
85 DRY SAGE CIR
BLOOMINGTON, IL 61705

ANGELA & CHRISTINA WOLCOTT
GILLIS
1033 HOMESTEAD DR
BLOOMINGTON, IL 61705

ZAIN HASAN RIZVI
1028 HARVEST POINTE BLVD
BLOOMINGTON, IL 61705

JOHN & STEPHANIE NOLD
1032 HOMESTEAD DR
BLOOMINGTON, IL 61705

DAK DRAKE
84 DRY SAGE CIR
BLOOMINGTON, IL 61705

JOSH POWELL
78 DRY SAGE CIR
BLOOMINGTON, IL 61705

SARAH HARRISON
72 DRY SAGE CIR
BLOOMINGTON, IL 61705

HARVEST DEVELOPERS INC
4120 BELMONT PT
CHAMPAIGN, IL 61822

MATTHEW & VICTORIA STEINKOENIG
43 DRY SAGE CIR
BLOOMINGTON, IL 61705

CHRISTOPHER EGAN
79 DRY SAGE CIR
BLOOMINGTON, IL 61705

JOHN & KAREN MELZER
83 DRY SAGE CIR
BLOOMINGTON, IL 61705

SANDHYA RANI VELLANKI
1026 HARVEST POINTE BLVD
BLOOMINGTON, IL 61705

VICTORIA SMITH
1037 HOMESTEAD DR
BLOOMINGTON, IL 61705

CALEB & KRISTI CANNON
1034 HOMESTEAD DR
BLOOMINGTON, IL 61705

BRYCE & KRISTA BROWN
82 DRY SAGE CIR
BLOOMINGTON, IL 61705

ANTHONY & AMBER PANOZZO
76 DRY SAGE CIR
BLOOMINGTON, IL 61705

JOHN & DORI MCNIFF
70 DRY SAGE CIR
BLOOMINGTON, IL 61705

BRANDON & BRADEN NORTON
SHAFFER
45 DRY SAGE CIR
BLOOMINGTON, IL 61705

MARK KILLICK
49 DRY SAGE CIR
BLOOMINGTON, IL 61705

STACY BOND
77 DRY SAGE CIR
BLOOMINGTON, IL 61705

MICHAEL & JERRY ANTONINI GRATER
1024 HARVEST POINTE BLVD
BLOOMINGTON, IL 61705

LUKE SCHARTON
1035 HOMESTEAD DR
BLOOMINGTON, IL 61705

AMI PITZER
1030 HARVEST POINTE BLVD
BLOOMINGTON, IL 61705

JAMES SHAFFER
1036 HOMESTEAD DR
BLOOMINGTON, IL 61705

NATALIE WHITTED
80 DRY SAGE CIR
BLOOMINGTON, IL 61705

JOSHUA KLINE
74 DRY SAGE CIR
BLOOMINGTON, IL 61705

JENNIFER PETERS
68 DRY SAGE CIR
BLOOMINGTON, IL 61705

SHARATH KUMAR ROJANALA
66 DRY SAGE CIR
BLOOMINGTON, IL 61704

PHILIP & WHITNEY RAY
60 DRY SAGE CIR
BLOOMINGTON, IL 61705

VENKATRAMAN SAYANI
54 DRY SAGE CIR
BLOOMINGTON, IL 61705

THOMAS HAYDEN
106 ANTHONY DR
NORMAL, IL 61761

BN PROPERTY HOLDINGS LLC
PRAIRIE SERIES PAT BUSCH 57 N
COUNTRY CLUB PL
BLOOMINGTON, IL 61701

RODNEY HINDERLITER
2401 1/2 E EMPIRE ST
BLOOMINGTON, IL 61704

BEREN & ASHLEE WOCHHOLZ
64 DRY SAGE CIR
BLOOMINGTON, IL 61705

PATRICK & LEAH PEARSON
58 DRY SAGE CIR
BLOOMINGTON, IL 61705

SATYA PRAKASH & MADHURI
NATUKULA TALLAM
52 DRY SAGE CIR
BLOOMINGTON, IL 61705

JAMES DEE
1105 N TOWANDA BARNES RD
BLOOMINGTON, IL 61705

JASON MILLER
1212 KOCH ST
BLOOMINGTON, IL 61701

TIM GOTH
20 WOODRUFF DRIVE
BLOOMINGTON, IL 61701

JACOB FRANKLIN
62 DRY SAGE CIR
BLOOMINGTON, IL 61705

COURTNEY & BEN KURTENBACH BOCK
56 DRY SAGE CIR
BLOOMINGTON, IL 61705

RYAN OSOLIN
50 DRY SAGE CIR
BLOOMINGTON, IL 61705

LETA SNYDER
1913 OWENS
BLOOMINGTON, IL 61704

CRIS HARRELL
247 S SYCAMORE
EL PASO, IL 61738

**CITY OF BLOOMINGTON
REPORT FOR THE
PLANNING COMMISSION
January 13, 2021**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
Z-1-21	7.31 acres of PINs 21-16-405-002, 21-16-405-003, 21-16-451-009, 21-16-451-024, 21-16-451-025, 21-16-451-026, and 21-16-451-027.	Rezone	Caitlin Kelly, Assistant City Planner
PETITIONER'S REQUEST:	Rezone the subject properties from B-2 Local Commercial District to C-1 Office District.		
<i>Staff finds that the petition meets Zoning Ordinance's map amendment guidelines for the C-1 Office District.</i>			

STAFF RECOMMENDATION:

Staff recommends the Planning Commission take the following actions/pass the following motions:

- 1) Motion to establish a finding of fact
- 2) Motion to recommend approve of the rezoning of 7.31 acres of land near the southeast intersection of S. Main Street and Southgate Drive from B-2 to C-1



Figure 1: The approximate boundaries of the subject properties

NOTICE

The application has been filed in conformance with applicable procedural requirements. Public notice was published in *The Pantagraph* on Monday, December 28, 2020. Notices were mailed to property owners within 500 feet and a large metal sign was placed on the property.

GENERAL INFORMATION

Owner: John Capodice
Applicant: Robert Lenz, Trustee and Attorney

PROPERTY INFORMATION

Existing Zoning: B-2 Local Commercial
Existing Land Use: Storage, vacant
Property size: 11.1 acres (481, 520.2 sq ft)
PIN: 21-16-405-002, 21-16-405-003, 21-16-451-009, 21-16-451-024,
21-16-451-025, 21-16-451-026, 21-16-451-027

SURROUNDING ZONING AND LAND USES

<u>Zoning</u>	<u>Land Uses</u>
North: B-1 General Commercial	North: Gas stations, septic cleaning, fast food restaurants
South: B-1 General Commercial	South: Lumber store
East: R-4 Manufactured Home Park	East: Mobile home park
West: B-1, M-1 Limited Manufacturing	West: Used car sales, automotive services, HVAC/ventilation supply, lawnmower store
Southeast: R-1C Single-Family Residence, R-1H Single-Family Manufactured Home Residence, R-1 (McLean County)	Southeast: Single-family residential

ANALYSIS

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

1. Petition for Zoning Map Amendment
2. Aerial photographs
3. Zoning Map
4. Site visit

PROJECT DESCRIPTION

Background: The subject parcels are located toward Bloomington’s southernmost municipal limits, off the intersection of Southgate Drive and S. Main Street. The parcels were initially zoned B-1, being part of the commercial corridor along S. Main Street, prior to an approved zoning map amendment reclassifying approximately seven acres of the property as B-2 in January of 2020. Some of the parcels are in use, serving as storage sites, while other parcels are vacant. Surrounding uses consist of a mix of commercial, industrial, and residential, with a used car dealership to be sited immediately to the west of PIN 21-16-205-002, a Martin

Sullivan store west of the subject portion of PIN 21-16-451-026, a mobile home park to the east, and an R.P. Lumber Company store to the south.

Project Description: The applicant seeks a zoning map amendment that would reclassify the properties as C-1, Office District, in order to more easily pursue a broader range of residential development than is allowed within the B-2 District. Specifically, the applicant is interested in developing affordable single-family attached housing on the subject parcels, which is not permitted under B-2 zoning but allowable under C-1 zoning. Single-family attached housing includes two+ unit buildings that have separate entrances. This might encompass side-by-side duplexes with separate entrances, townhomes or row houses. The applicant has received tax credits for affordable, side-by-side, dwelling units. Alternately, other uses permitted within C-1, including offices and limited commercial and retail, would serve as a transitional zone between higher-intensity commercial uses to the north and manufacturing to the west, and the primarily residential areas to the east. The purpose and permitted uses of the B-2 and C-1 districts are attached to this report.



Figure 2: A view of the northernmost subject properties from Southgate Drive

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.

C-1 Office District. The intent of this C-1 Office District is to accommodate office buildings

primarily. Related retail, service, institution, and multiple-family uses commonly associated with office uses are allowed to a limited extent. This district may be applied as a transitional use buffer between residential uses and uses which would be incompatible with residential districts. The prime characteristics of this district are the low intensity of land coverage and the absence of such nuisance factors as noise, air pollutant emission, and glare.

Link to Comprehensive Plan:

The Comprehensive Plan's Future Land Use map identifies the general vicinity of the subject properties as a mix of regional commercial and low- and medium-density residential. The Land Use Priorities map classifies some segments of the subject properties as Tier 1, or vacant or under-utilized land prioritized for infill development or redevelopment.

FINDINGS OF FACT

The Zoning Ordinance has "*Zoning Map Amendment Guidelines*" and by states, "*In making its legislative determination to zone or rezone property, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:*

- 1. The suitability of the subject property for uses authorized by the existing zoning; The subject properties do not have frontage on Main Street, and thus are not necessarily suitable for moderate-intensity commercial use. **The standard is met.***
- 2. The length of time the property has remained vacant as zoned considered in the context of land development in the area; The property has not been developed in over 25 years. **The standard is met.***
- 3. The suitability of the subject property for uses authorized by the proposed zoning; The C-1 District can be characterized as a transitional use buffer between residential uses and commercial or industrial uses. Uses permitted in this district—i.e. offices and associated commercial and retail uses—would effectively serve as a transitional use buffer between the residential areas to the east and commercial and industrial corridors to the north and west than those permitted by the present B-2 zoning. The subject properties' proposed use as single-family attached housing units would achieve this effect, although it does not reflect the primary purpose of the C-1 District as regulating office space. **The standard is met.***
- 4. The existing land uses and zoning of nearby property; Land uses to the north and south of the subject properties are primarily high-intensity commercial in character. The properties are adjacent to the Southgate Estates Mobile Home Park and other single-family residential to the east and southeast, with industrial uses and zoning to the west. In this way, the C-1 zoning would provide a more thorough transition between high- and low-intensity uses. **The standard is met.***
- 5. 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; Were the zoning amendment application to be approved, the public would benefit from a wider availability of affordable housing or, in*

the case of the area's residents, the potential for lower-intensity uses than are permitted within the B-2 District. In either case, the rezoning would encourage development yielding greater public benefit than the properties' current use as storage sites. **The standard is met.**

6. *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 properties are accessible by Southgate Drive, a collector street. The road classification is suitable for the proposed uses within the C-1 District. **The standard is met.**
7. *The extent to which the proposed amendment is consistent with the need to minimize flood damage and 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 site is located within an area of minimal flood hazard. C-1 zoning permits a lower intensity of land use than the B-2 District does, potentially lowering the amount of impermeable surface area allowable on the site. **The standard is met.**
8. *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;* Sewer and water services are accessible along Southgate Drive, and the area falls within Unit 5 boundaries. Nearby business and residential areas have already established the need for fire and police protection, which can reasonably be extended to future development on the subject properties. **The standard is met.**
9. *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 17-1 herein;* C-1 zoning would enable infill development more compatible with residential uses to the east of the property than the moderate-intensity commercial enabled by B-2 zoning. The C-1 classification is consistent with the Future Land Use map in the Comprehensive Plan. **The standard is met.**
10. *The extent to which property values are diminished by the particular zoning restriction;* C-1 zoning allows for a greater range of residential development and limits the more intensive commercial and retail uses permitted under B-2 zoning. This encourages development that would constitute a transitional use buffer between nearby residential and non-residential areas. **The standard is met.**
11. *The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public;* Residential or office development can positively impact the property values of residents in the area. **The standard is met.**
12. *Whether a comprehensive plan for land use and development exists, and whether the ordinance is in harmony with it;* The Future Land Use map identifies the area of the

subject parcels as a mix of regional commercial and low- and medium-density residential, while the Land Use Priorities map classifies some of the subject parcels as Tier 1, meaning they are a priority for infill development. The proposed zoning amendment is consistent with both visions for the development of this area. **The standard is met.**

13. And whether the City needs the proposed use; The subject properties are intended to be the site of an affordable housing development, the need for which is identified by the Regional Housing Advisory Committee. Were they instead to be developed as offices, they would constitute needed infill development for the City of Bloomington, utilizing existing infrastructure and adding to the tax base. **The standard is met.**

STAFF RECOMMENDATION: Staff finds the application meets the standards for a map amendment. Staff recommends that **the Planning Commission establish a finding and recommend approval of the map amendment.**

Respectfully submitted,
Caitlin Kelly, Assistant City Planner

Attachments:

- Draft Ordinance
- Petitions for Zoning Map Amendment
- List of Permitted Uses in the B-2 and C-1 Districts
- Aerial Map
- Zoning Map
- Newspaper Notice and Neighborhood Notice with Map and Notification Mailing List

DRAFT

Ordinance NO. 2020 -

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PROPERTY LOCATED SOUTH OF SOUTHGATE DRIVE AND EAST OF SOUTH MAIN STREET, APPROXIMATELY 7.31 ACRES IN THE SOUTHGATE COMMERCIAL PLAZA SUBDIVISION, FROM B-2 LOCAL COMMERCIAL DISTRICT TO C-1 OFFICE DISTRICT

WHEREAS, there was heretofore filed with the Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting to rezone the property commonly described as seven and thirty-one-hundredths acres south of Southgate Drive and east of South Main Street in the Southgate Commercial Plaza Subdivision (PINs: 21-16-451-026; 21-16-405-002; 21-16-405-003; 21-16-451-027; 21-16-451-024; 21-16-451-025; and 21-16-451-009), 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 C-1 Office District and adopted findings of fact on the same; and

WHEREAS, the Bloomington Planning Commission found the petition to comply with the findings of fact guided by those purposes, 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 C-1 Office 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. That the petition requesting to rezone the property commonly described as seven and thirty-one-hundredths acres south of Southgate Drive and east of South Main Street in the Southgate Commercial Plaza Subdivision (PINs: 21-16-451-026; 21-16-405-002; 21-16-405-003; 21-16-451-027; 21-16-451-024; 21-16-451-025; and 21-16-451-009), legally described in Exhibit A which is attached hereto and made part hereof by this reference, from B-2 Local Commercial District to C-1 Office District is hereby approved.
3. That this Ordinance shall be in full force and effective as the time of its passage.

Passed on this _____ day of January 2021.

Approved on this _____ day of January 2021.

CITY OF BLOOMINGTON:

ATTEST:

Tari Renner, Mayor

Leslie Smith-Yocum, City Clerk

DRAFT

DRAFT

EXHIBIT A

Legal Description

Lots 2 and 3 in Seventh Addition to Southgate Commercial Plaza Subdivision, and a part of Lot 12 in School Commissioners Subdivision, all in the SE% of Section 16, Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, Mclean County, Illinois, more particularly described as follows: Beginning at the northeast corner of Lot 3 in Seventh Addition to Southgate Commercial Plaza Subdivision according to the Plat thereof recorded as Document No. 2006-32000 in the Mclean County Recorder of Deeds Office; thence S.01°-04'-21"E. 145.74 feet to the southeast corner of said Lot 3, on the north line of Lot 12 in School Commissioners Subdivision; thence S.87°-28'-47"E. 145.90 feet to the northeast corner of said Lot 12; thence S.01°-58'-00"E. 547.94 feet on the east line of said Lot 12; thence N.87°-32'-00"W. 386.00 feet to the point of intersection with the southerly extension of an existing fence; thence N.00°-42'-21"W. 266.39 feet along the southerly extension of said fence and the northerly extension thereof; thence N.88°-53'-57"W. 44.02 feet; thence N.75°-21'-13"W. 79.00

feet; thence N.35°-39'-45"W. 139.65 feet to the point of intersection with the southerly extension of the west line of Lot 2 in said Seventh Addition to Southgate Commercial Plaza Subdivision; thence N.01°-06'-03"E. 300.71 feet to the northwest corner of said Lot 2; thence S.87°-31'-56"E.

154.39 feet on the north line of said Lot 2; thence S.87°-29'-47"E. 2'63.72 feet to the Point of Beginning containing 318,550.35 S.F. | 7.31 acres, more or less, with assumed bearings give for description purposes only.

Parcel Identification Number 21-16-451-026; 21-16-405-002; 21-16-405-003; 21-16-451-027; 21-16-451-024; 21-16-451-025; and 21-16-451-009

DRAFT

PETITION FOR ZONING MAP AMENDMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF MCLEAN)


TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF BLOOMINGTON, MC LEAN COUNTY, ILLINOIS

Now comes ROBERT J. LENZ, Trustee under a Trust Agreement dated June 17, 1994, and known as Trust Number 2315, hereinafter referred to as your petitioner, respectfully representing and requesting as follows:

1. That your petitioner is the owner of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of B-2 Local Commercial District under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That the present zoning on said premises is inappropriate due to error in original zoning, technological changes altering the impact or effect of the existing land uses, or the area in question having changed such that said present zoning is no longer contributing to the public welfare;
4. That your petitioner hereby requests that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the C-1 Commercial District zoning district classification;
5. That said requested zoning classification is more compatible with existing uses and/or zoning of adjacent property than the present zoning of said premises; and
6. That said requested zoning classification is more suitable for said premises and the benefits realized by the general public in approving this petition will exceed the hardships imposed on your petitioner by the present zoning of said premises.

WHEREFORE, your petitioner respectfully prays that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended by changing the zoning classification of the above-described premises from B-2 Local Commercial District to C-1 Commercial District.

Respectfully submitted



Robert J. Lenz, Trustee under a
Trust Agreement dated June 17, 1994 and
Known as Trust Number 2315

Robert J. Lenz
Meyer Capel, A Professional Corporation
202 North Center Street, Suite 2
Bloomington, IL 61701
Phone: 309/829-9486
Email: blenz@meyercafel.com

EXHIBIT A

Lots 2 and 3 in Seventh Addition to Southgate Commercial Plaza Subdivision, and a part of Lot 12 in School Commissioners Subdivision, all in the SE¼ of Section 16, Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the northeast corner of Lot 3 in Seventh Addition to Southgate Commercial Plaza Subdivision according to the Plat thereof recorded as Document No. 2006-32000 in the McLean County Recorder of Deeds Office; thence S.01°-04'-21"E. 145.74 feet to the southeast corner of said Lot 3, on the north line of Lot 12 in School Commissioners Subdivision; thence S.87°-28'-47"E. 145.90 feet to the northeast corner of said Lot 12; thence S.01°-58'-00"E. 547.94 feet on the east line of said Lot 12; thence N.87°-32'-00"W. 386.00 feet to the point of intersection with the southerly extension of an existing fence; thence N.00°-42'-21"W. 266.39 feet along the southerly extension of said fence and the northerly extension thereof; thence N.88°-53'-57"W. 44.02 feet; thence N.75°-21'-13"W. 79.00 feet; thence N.35°-39'-45"W. 139.65 feet to the point of intersection with the southerly extension of the west line of Lot 2 in said Seventh Addition to Southgate Commercial Plaza Subdivision; thence N.01°-06'-03"E. 300.71 feet to the northwest corner of said Lot 2; thence S.87°-31'-56"E. 154.39 feet on the north line of said Lot 2; thence S.87°-29'-47"E. 263.72 feet to the Point of Beginning containing 318,550.35 S.F. / 7.31 acres, more or less, with assumed bearings give for description purposes only.

Parcel Identification Number 21-16-451-026; 21-16-405-002; 21-16-405-003; 21-16-451-027; 21-16-451-024; 21-16-451-025; and 21-16-451-009

**Comments in Support of the Petition for Zoning Map Amendment
City Code §44-1706E(2), et seq.**

- a. The subject property is not suitable for uses authorized by the existing zoning of B-2 Local Commercial District because it does not have frontage on, good access to, or visibility from Main Street.
- b. The subject property has remained vacant for more than twenty-five (25) years with informal, but appropriate marketing efforts.
- c. The subject property is suitable for uses authorized by C-1 Office District as provided in Chapter 44 of the Bloomington City Code, Article V, §5-1C.
- d. The subject property is bounded on the East and South by Southgate Estates Mobile Home Park, and by commercial areas on the North and West.
- e. The relative gain by the public greatly outweighs the hardship to the owner by providing an opportunity for needed affordable housing in contrast to the present use as a storage lot for campers, recreational vehicles, etc.
- f. There are adequate streets to connect to the arterial street system. Southgate Drive connects directly to Main Street and Greyhound Drive which in turn connects to Hamilton Road, all of which can easily serve the uses permitted in the C-1 District.
- g. The proposed zoning amendment is not inconsistent with the need to minimize flood damage. The development on this site for permitted uses will not have a substantial detrimental effect on the drainage patterns in the area.
- h. Adequate services are available for fire, police protection, schools, water supply, and sewage disposal for the uses permitted in the C-1 District.
- i. The proposed amendment is consistent with the public interest and the purposes of the Zoning Articles of the City Code.
- j. The existing zoning does not permit the highest and best use of the subject property in contrast to the C-1 District.
- k. To have seven (7) acres of vacant land remain undeveloped for more than a quarter century contributes to a negative perception of the area and is detrimental to the general welfare of the public.
- l. This proposed amendment is in harmony with the Comprehensive Plan.
- m. The proposed use will meet an important need for the City of Bloomington as evidenced by the reports of the Regional Housing Advisory Committee. There is a general consensus that the City of Bloomington needs more affordable housing which is an intended use of the subject property. In addition, the proposed use would be an “in-fill” land development rather than a development that would require annexation on the outer edges of the corporate City limits, which is consistent with the City’s long-range plans.

§ 44-502. [Ch. 44, 5-2] Permitted uses.

Refer to Article XVII, Definitions, for clarity on the uses listed.

A. Land uses. Uses are allowed in the Business Districts in accordance with Table 502A. The following key is to be used in conjunction with the Use Table.

- (1) Permitted uses. A "P" indicates that a use is considered permitted within that district as of right subject to compliance with all other requirements of this Code.
- (2) Special uses. An "S" indicates that a use is permitted, though its approval requires review by the City Council as required in Article XVII, subject to compliance with all other requirements of this Code and contingent upon conditions of approval which may be imposed by the City.
- (3) Uses not permitted. A blank space or the absence of the use from the table indicates that the use is not permitted within that district.
- (4) Use regulations. Many allowed uses, whether permitted by right or as a Special Use, are subject to compliance with Article XVII.
- (5) Unlisted uses. If an application is submitted for a use not listed, the Zoning Enforcement Officer shall make a determination as to the proper zoning district and use classification for the new or unlisted use. If no permitted or special use is similar in character, intensity, and operations to that of the proposed use, a text amendment may be initiated pursuant to Article XVII to establish parameters for permitting such use within the City of Bloomington.

B. Allowed Uses Table. **[Amended 12-16-2019 by Ord. No. 2019-89; 8-24-2020 by Ord. No. 2020-55]**

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Agricultural							
Forestry	P	P					
Horticultural Services	P	P					
Urban Agriculture						P	
Urban Garden					P	P	
RESIDENTIAL							
Household Living							

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Dwelling Unit, Single-Family				P ²		P ¹	
Dwelling Unit, Single-Family Attached			S		P	P ¹	
Dwelling Unit, Two-Family		P ¹	S	P ²	P	P ¹	
Dwelling Unit, Multiple-Family		P ¹	S	P ²	P	P	
Live/Work Unit			S	P ²	P	P	
Group Living							
Agency Supervised Homes			S	P ²	P		§ 44-1019
Agency-Operated Family Homes			S	P ²	P		§ 44-1019
Agency-Operated Group Homes			S	P ²	P	P ¹	§ 44-1019
Convents, Monasteries			P				§ 44-1019
Dormitories			S		S		§ 44-1019
Group Homes for Parolees			S	S	S	S	§ 44-1019
INSTITUTIONAL							
Education							
Pre-schools	P	P	P		S		
Business and Trade Schools	P		P				
College and University Classrooms			P		S		
Government							
Courthouses				P			
Government Services and Facilities	P	P	P	P	P	P	
Police Stations, Fire Stations	P	P	P	P	P	P	
Religious							
Place of Worship	S	S	P ²	P ²	P ²		
Health							
Ambulatory Surgical Treatment Center	P	P	P	P			
Hospital or Medical Center	S		S				
Residential-Type							
Domestic Violence Shelter	P		P	P	P		

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Home for the Aged			P		S		§ 44-1019
Other Institutional, Cultural							
Clubs and Lodges	P	P	P	S	P		§ 44-1012
Food Pantry	P	P	P		P		§ 44-1018
Libraries			P	P	P		
Museums and Cultural Institutions			P	P	P	P	
Zoos	S						
RECREATIONAL							
Country Clubs, Golf Clubs, Golf Courses			P				§ 44-1016
Community Center			P	P	P	S	§ 44-1013
Fairgrounds, Agricultural Exhibits	S						§ 44-1017
Parks and Recreation Facilities	P	P	P	P	P	P	
Riding Stables, Riding Schools	S						
Swimming Clubs	P	P					
Swimming Pools, Community	P	P	P				§ 44-1032
COMMERCIAL							
Aircraft and Automotive							
Car Wash	P ¹	S					§ 44-1009
Farm Machinery Sales and Service	P ¹						
Towing Services							
Truck Stops, Truck Plazas	S						
Truck Wash	S						
Vehicle Fueling Station	P	S					
Vehicle Repair and Service	S						§ 44-1034
Vehicle Rental Service	P ¹						
Vehicle Sales and Service	S						
Entertainment and Hospitality							
Amusement Parks	S						

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Commercial Recreation Facilities	P	P		S	S	S	§ 44-1015
Community Reception Establishments					S		§ 44-1014
Entertainment and Exhibition Venues	P ¹				S		
Miniature Golf Courses	P						
Sexually Oriented Entertainment Businesses	P ⁵						
Sports and Fitness Establishments	P	P	P	P	P	S	§ 44-1013
Theaters and Auditoriums	P			P	P	S	
Lodging							
Bed-and-breakfast Establishments		P	P ⁶	P	P		§ 44-1007
Boarding and Rooming Houses		P		P	S		§ 44-1019
Camp and Camping Establishments	S						§ 44-1008
Hotel or Motel	P			P	S	S	§ 44-1021
Offices							
Financial Services	P	P	P	P	P		
General Offices, Business or Professional	P	P	P	P	P	P	
Medical or Dental Office or Clinic	P	P	P	P	P		§ 44-1024
Medical Laboratory	P	P	P				
Printing, Copying and Mailing Services	P	P	P	P	P	P	
Recording and Broadcast Studios	P		P ⁷	P		P	
Research Facility or Laboratory	S		S			P	
Personal Services							
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.	P	P	P ⁷	P	P	P	
Funeral Parlor, Mortuary	P	P	P		S		
Instructional Studios	P	P	P ⁷	P	P	P	

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Kennels, with no outdoor exercise areas	P ¹	P ¹	P ¹			P ¹	
Kennels, with outdoor exercise areas	S						
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.	P	P	P ⁷	P	P	P	
Pet Care: Grooming, Day Care, Training	P	P	P	P	P	P	
Veterinary Office or Clinic	P	P	S		P		§ 44-1035
Day-care centers	P	P	P		S		
Retail and Service							
Adult-use cannabis dispensing organization	S	S	S	S	S	S	44-1039
Artisanal/Craft Production and Retail	P	P		P	P	P	
Auction Houses	P					P	
Bars, Taverns, Nightclubs	P ¹	S	P ⁷	P	S	P	
Building Materials and Supplies	P						
Catering Services	P	P				P	
Drive-Through, attached to a retail or service use	P ¹	P ¹	S			S	
Drug Stores and Pharmacies	P	P	S	P	P		
Farmers Market				P			
Grocery Stores, Supermarkets	P	P					
Gun Shops	P ¹	P ¹					
Liquor Stores	P	P	P ⁷				
Manufactured and Mobile Home Sales	S						§ 44-1023
Medical Marijuana Dispensing Organization	P	P	P	P	P	P	
Mobile Food and Beverage Vendor	P	P	P	P		P	§ 44-1027
Restaurants	P	P	P ⁷	P	P	P	
Retail Sales, General	P	P	P ⁷	P	P	P	

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Retail sales, Outdoor	P	S		S		P	
Roadside Markets	P						
Sexually Oriented Business	P ⁵						
Specialty Food Shops	P	P	P ⁶	P	P	P	
INDUSTRIAL							
Manufacturing and Production, Light							
Apparel, Fabrics, Leather Industries						P	
Commercial Cleaning and Repair Services	P		P				
Commercial Community Kitchen			P	P	S	P	
Electronics Assembly Plants							
Fabricated Metal Industries						S	
Furniture and Fixtures Industries						S	
Trade and Construction Services	P	P				P	
Storage and Equipment Yards							
Mini Warehouses	S						§ 44-1026
Parking Lot, Commercial	S	S	S	S		S	
Transportation							
Bus and Taxi Passenger Terminals	S			S	S	S	
Heliports, Heliport Terminals	S		S				
Rail Passenger Terminals	P			P			
Utilities							
Commercial Solar Energy Conversion Facilities	P	P				P	§ 44-1031
Private Solar Energy Conversion Facilities	P	P	P	P	P	P	§ 44-1031
Private Wind Energy Conversion Facilities	P	P					§ 44-1036

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Public or Private Utility Facility, Minor	P	P	P	P	P	P	
Radio, Television Stations-Towers	P			P		P	
Wireless Communication Facilities	P	P	P	P	P	P	§ 44-1037

Notes:

1. A Special Use is required when the use adjoins a Residential District boundary line.
2. The use is permitted only when located above the first story above grade
3. Maximum permitted height is 45 feet or three stories, whichever is lower.
4. (Reserved)
5. The use is allowed in the zoning district represented by that column provided that no lot line of the lot to be occupied by such use shall be located closer than 1,000 feet to the lot line of a lot occupied by a Sexually Oriented Entertainment Business, or other Sexually Oriented Business, and further provided that no lot line of the lot to be occupied by such use shall be located closer than 500 feet to the lot line of a lot used for a Commercial Recreation Facility, a Day-care center, children's museum, Agency-Operated Family Home, Agency-Operated Group Home, Agency-Supervised Home, hobby shop or toy store, Pre-school, Public or Private School, Boarding School, Park or Recreation Facility, Sports and Fitness Establishment, Community Center, Place of Worship, Residential Dwelling Unit, Hospital or Zoo.
6. The use is allowed in that zoning district only as an accessory use occupying not more than 40% of the floor area of any story within a Business, Office or Residential Building or combination thereof;
7. The use is allowed in that zoning district only as an accessory use occupying not more than 25% of the floor area of any story within an Office or Residential Building or combination thereof;



REVISED	DATE	BY	CHK

11/19/2020

DRK B&C
DPL M&E/E
APP. ELE
DPA

THE VILLAS AT PRAIRIE VISA
111 SOUTHGATE DRIVE, BLOOMINGTON, ILLINOIS
SUBDIVISION CONCEPT
CONCEPT A - MODIFIED

Lewis, Yockey & Brown, Inc.
Consulting Engineers & Land Surveyors
Professional Design Firm Registration #164008866
305 North Main Street, Bloomington, Illinois
P.O. (309) 828-2322

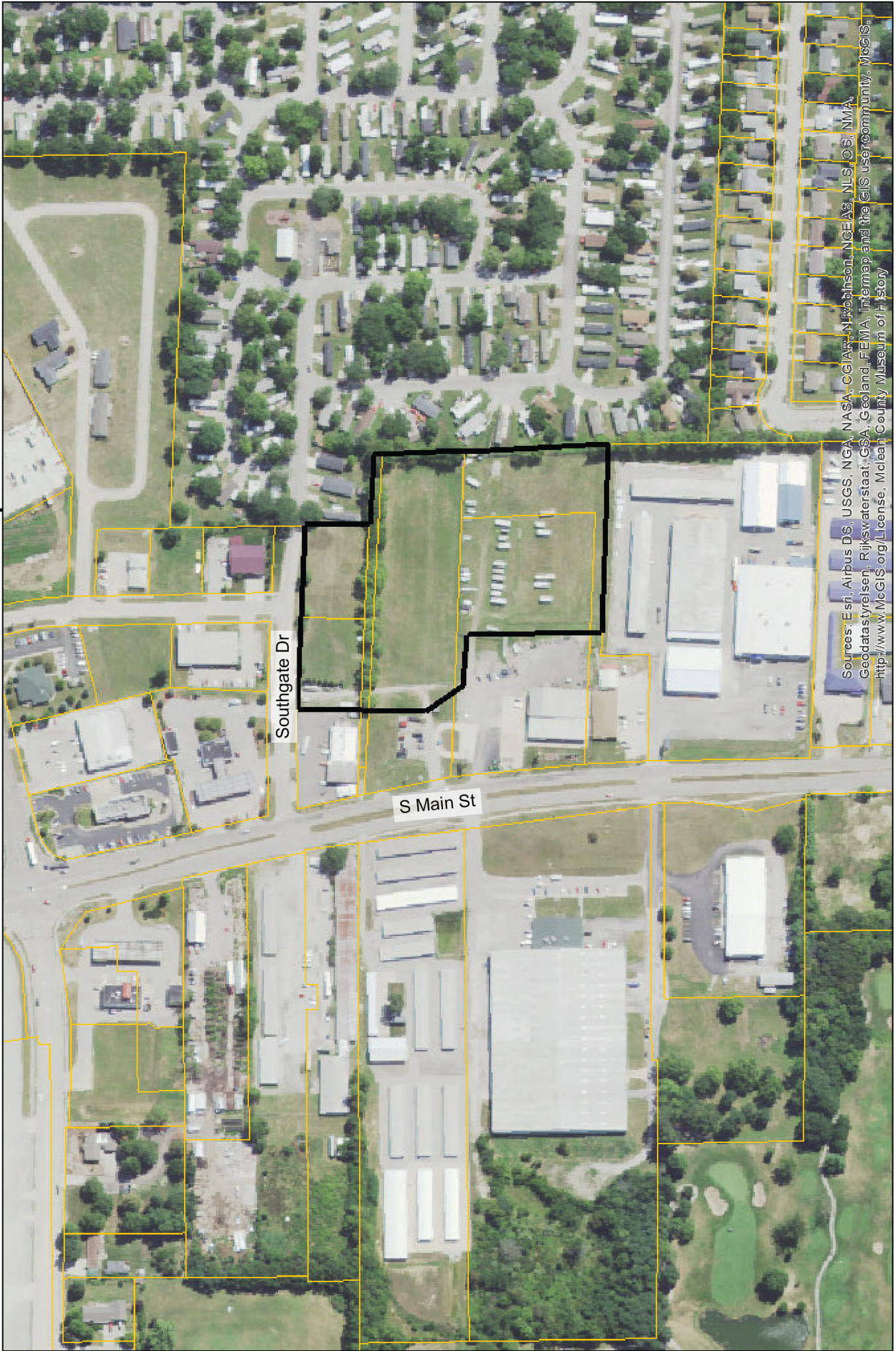
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OF 1
JOB #:

45139.01

10.4.21

Z-1-21 Aerial Map

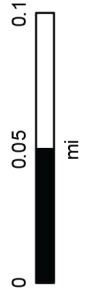
1/5/2021



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

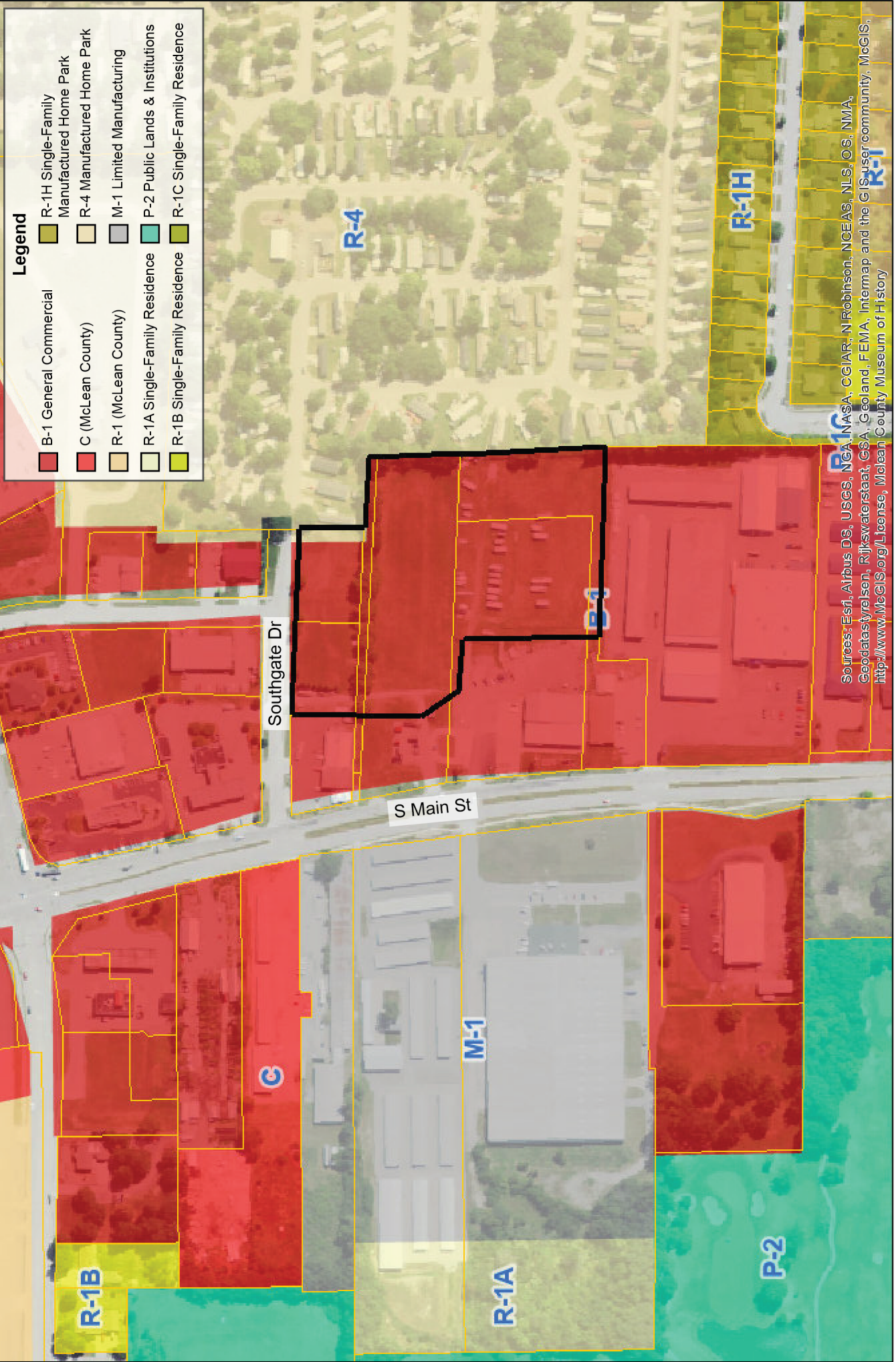


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Z-1-21 Zoning Map

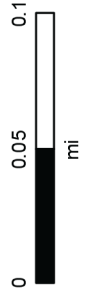
1/5/2021



Legend

- B-1 General Commercial
- C (McLean County)
- R-1 (McLean County)
- R-1A Single-Family Residence
- R-1B Single-Family Residence
- R-1H Single-Family Manufactured Home Park
- R-4 Manufactured Home Park
- M-1 Limited Manufacturing
- P-2 Public Lands & Institutions
- R-1C Single-Family Residence

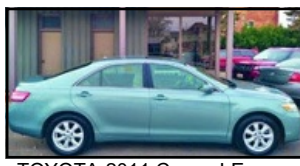
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, MMA, Geodatasystems, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GISusercommunity, McGIS, <http://www.McGIS.org/License>, McLean County Museum of History



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Forest River - 2021 Salem 26DBUD \$26,995 East Peoria, 800-528-9787 www.FOURWINDSRV.com



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Jayco - 2021 Eagle 357MDOK \$64,995 Maroa, 800-528-9787 www.FOURWINDSRV.com



Jayco - 2021 Greyhawk 292MV \$99,995 Maroa, 800-528-9787 www.FOURWINDSRV.com



Starcraft - 2021 Autumn Ridge 26BHS Maroa, 800-528-9787 www.FOURWINDSRV.com

Wanted to Buy CASH PAID for drivable or junk cars. McLean County Auto (309) 829-6231

Legal Inside

97171 Barclay Public Library District Warrensburg, Illinois Treasurer's Report For the Year Ended June 30, 2020

Receipts: Macon County - Property Tax \$252,906.55 Logan County - Property Tax \$28,560.47 Replacement Tax \$2,930.87 Grants \$7,346.25 Contract for Providing Library Services \$45,610.65 Fees, Fines, Copies and Donations \$7,634.12 Interest \$3,286.80 Total Receipts \$346,275.71

Disbursements: Vendors Over \$2,500: Ameren Illinois \$4,461.15 AT&T Universal Business \$15,475.65 Baker and Taylor \$9,822.83 Estes, Bridgewater and Ogden \$4,350.00 Featherstun, Gauer, Postlewait, Stocks \$4,811.50 Glenda Rigg \$5,865.00 Illinois Heartland Library System \$4,358.28 Illinois Municipal Retirement

Legal Inside

PUBLIC NOTICE - NOTICE OF FILING

NORTHERN ILLINOIS GAS COMPANY d/b/a Nicor Gas Company hereby gives notice to the public that it has filed with the Illinois Commerce Commission on December 16, 2020, testimony and exhibits in Docket No. 19-0369 setting forth a reconciliation of the Company's Energy Efficiency Plan Cost Recovery revenues and incurred costs for the period ending December 31, 2018. Further information with respect thereto may be obtained either directly from this Company or by addressing the Chief Clerk of the Illinois Commerce Commission at Springfield, Illinois 62701.

Northern Illinois Gas Company d/b/a Nicor Gas Company John O. Hudson III, President and CEO, Nicor Gas Energy Efficiency Plan: EEP

Legal Inside

Fund \$7,761.79 Johnson Controls Security Solutions \$2,776.57 KI Interiors \$4,841.00 Midwest Tape \$4,922.83 Overdrive \$4,935.83 Prairie Computer Network Solutions \$2,550.00 Taylor Made Landscaping \$8,290.74 West Bend Mutual Insurance Co \$3,776.63

Compensation Summary: Gross Salaries under \$25,000: Brandee R. Allen, Cindy L. Lewis, Debra L. Craig, Georgina L. Funk, Jessica L. Scott, Kaitlin M. Benson, Lacey M. Wright, Michelle S. Sawicki, Tammy J. Vanderlaan-Wells, Skye I. Williams, Audrey C. Weybright \$127,413.65 All Other Disbursements Less Than \$2,500 \$49,195.84 Total Disbursements \$265,609.29

Net Increase (Decrease) \$80,666.42

Beginning Cash and Investments \$512,617.56

Ending Cash and Investments \$593,283.98

The undersigned President of the Barclay Public Library District does hereby certify that the foregoing is a true and complete statement of cash receipts and cash disbursements of said library district for the fiscal year ended June 30, 2020.

Rita Ham President 97435

PUBLIC NOTICE

A Public Hearing before the Bloomington Planning Commission will be held virtually on Wednesday January 13, 2021 at 4:00 PM at www.cityblm.org/live on a zoning map amendment petition submitted by Robert J. Lenz, Trustee McLean County Land Trust #2315, to rezone from B-2, Local Commercial District to C-1, Commercial District, the following property: Lots 2 and 3 in Seventh Addition to Southgate Commercial Plaza Subdivision, and a part of Lot 12 in School Commissioners Subdivision, all in the SE of Section 16, Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the northeast corner of Lot 3 in Seventh Addition to Southgate Commercial Plaza Subdivision according to the Plat thereof recorded as Document No. 2006-32000 in the McLean County Recorder of Deeds Office; thence S.01°-04'-21"E. 145.74 feet to the southeast corner of said Lot 3, on the north line of Lot 12 in School Commissioners Subdivision; thence S.87°-28'-47"E. 145.90 feet to the northeast corner of said Lot 12; thence S.01°-58'-00"E. 547.94 feet on the east line of said Lot 12;

Legal Inside

thence N.87°-32'-00"W. 386.00 feet to the point of intersection with the southerly extension of an existing fence; thence N.00°-42'-21"W. 266.39 feet along the southerly extension of said fence and the northerly extension thereof; thence N.88°-53'-57"W. 44.02 feet; thence N.75°-21'-13"W. 79.00 feet; thence N.35°-39'-45"W. 139.65 feet to the point of intersection with the southerly extension of the west line of Lot 2 in said Seventh Addition to Southgate Commercial Plaza Subdivision; thence N.01°-06'-03"E. 300.71 feet to the northwest corner of said Lot 2; thence S.87°-31'-56"E. 154.39 feet on the north line of said Lot 2; thence S.87°-29'-47"E. 263.72 feet to the Point of Beginning containing 318,550.35 S.F. 1 7.31 acres, more or less, with assumed bearings give for description purposes only. The property is located south of Southgate Drive and Greyhound Road, east of US51/Main Street, and west of Cardinal Ridge Mobile Home Park. It is approximately 7.14 acres and of the following parcels: PIN 21-16-405-002 (111 Southgate Drive), 21-16-405-003 (201 Southgate Drive), eastern portion of 21-16-451-024 (2430 S Main St), 21-16-451-027, eastern portion of 21-16-451-025 (2434 S Main St), eastern portion part of 21-16-451-009 (2438 S Main St).

The application is available online at www.cityblm.org/planning. To provide testimony 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

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to publiccomment@cityblm.org. Due to current COVID-19 mitigations, the public will not be allowed to physically attend the meeting at City Hall. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, IL (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

Published: Monday, December 28, 2020

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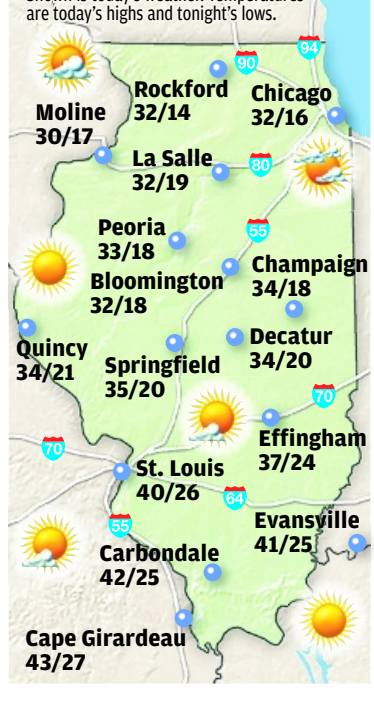
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BLOOMINGTON'S FIVE-DAY FORECAST

Table with 6 columns: TODAY, TONIGHT, TUESDAY, WEDNESDAY, THURSDAY, FRIDAY. Includes weather icons, descriptions, wind speeds, and temperatures.

REGIONAL OUTLOOK: Partly sunny today. Expect 3-6 hours of sunshine with average relative humidity 75% and poor drying conditions. Clear to partly cloudy tonight. Average relative humidity 85%. Mostly cloudy and breezy tomorrow. Expect less than 2 hours of sunshine.

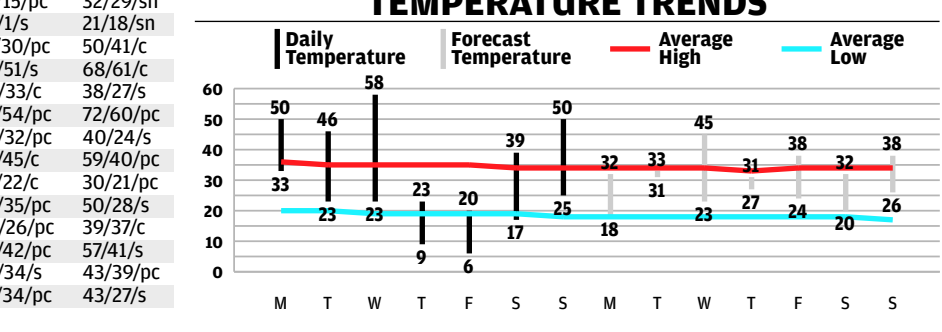


REGIONAL FORECAST

Table with 3 columns: City, Today HI/Lo/W, Tuesday HI/Lo/W. Lists cities and their forecasted high, low, and wind conditions.

ALMANAC

Statistics through 4 p.m. Sunday Temperature High/Low 50°/25° Normal high/low 34°/18° Record high 61° (1907) Record low -13° (1935) Precipitation 24 hrs through 4 p.m. Sun. 0.00" Month to date (normal) 1.00" (2.89") Year to date (normal) 34.15" (39.33") Last year to date 40.38" Snowfall 24 hrs through 4 p.m. Sun. 0.0" Month to date (normal) 0.3" (5.9") Season to date (normal) 0.3" (6.7") Last season to date 6.0" Heating Degree Days Degree days are an indicator of energy needs. The more the total degree days, the more energy is necessary to heat. Sunday 27 Month to date (normal) 857 (928) Since July 1 (normal) 1927 (1941) RealFeel Temperature® Today An exclusive index of effective temperature, wind, humidity, sunshine intensity, cloudiness, precipitation, pressure and elevation on the human body. 12° 8 a.m. 19° noon 20° 4 p.m. 16° 8 p.m. UV Index Today Shown is the highest value of the day. 0 1 2 3 4 5 6 7 8 9 10 11+ The higher the AccuWeather.com UV Index™ number, the greater the need for eye and skin protection. Today's Air Quality airnow.gov Forecast index based on presence of man-made particulates affecting aspects of human health. Skywatch Sun 7:18 a.m. 4:37 p.m. Moon 3:28 p.m. 5:59 a.m. Full Moon Dec 29 Last Quarter Jan 6 New Moon Jan 12 First Quarter Jan 20





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

December 29, 2020

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, January 13, 2020 at 4:00 PM at www.cityblm.org/live on an application submitted by Robert J. Lenz.

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 on the following: Lots 2 and 3 in Seventh Addition to Southgate Commercial Plaza Subdivision, and a part of Lot 12 in School Commissioners Subdivision, all in the SE $\frac{1}{4}$ of Section 16, Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, Mclean County, Illinois, more particularly described as follows: Beginning at the northeast corner of Lot 3 in Seventh Addition to Southgate Commercial Plaza Subdivision according to the Plat thereof recorded as Document No. 2006-32000 in the Mclean County Recorder of Deeds Office; thence S.01°-04'-21"E. 145.74 feet to the southeast corner of said Lot 3, on the north line of Lot 12 in School Commissioners Subdivision; thence S.87°-28'-47"E. 145.90 feet to the northeast corner of said Lot 12; thence S.01°-58'-00"E. 547.94 feet on the east line of said Lot 12; thence N.87°-32'-00"W. 386.00 feet to the point of intersection with the southerly extension of an existing fence; thence N.00°-42'-21"W. 266.39 feet along the southerly extension of said fence and the northerly extension thereof; thence N.88°-53'-57"W. 44.02 feet; thence N.75°-21'-13"W. 79.00 feet; thence N.35°-39'-45"W. 139.65 feet to the point of intersection with the southerly extension of the west line of Lot 2 in said Seventh Addition to Southgate Commercial Plaza Subdivision; thence N.01°-06'-03"E. 300.71 feet to the northwest corner of said Lot 2; thence S.87°-31'-56"E. 154.39 feet on the north line of said Lot 2; thence S.87°-29'-47"E. 2'63.72 feet to the Point of Beginning containing 318,550.35 S.F. I 7.31 acres, more or less, with assumed bearings give for description purposes only.

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 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.

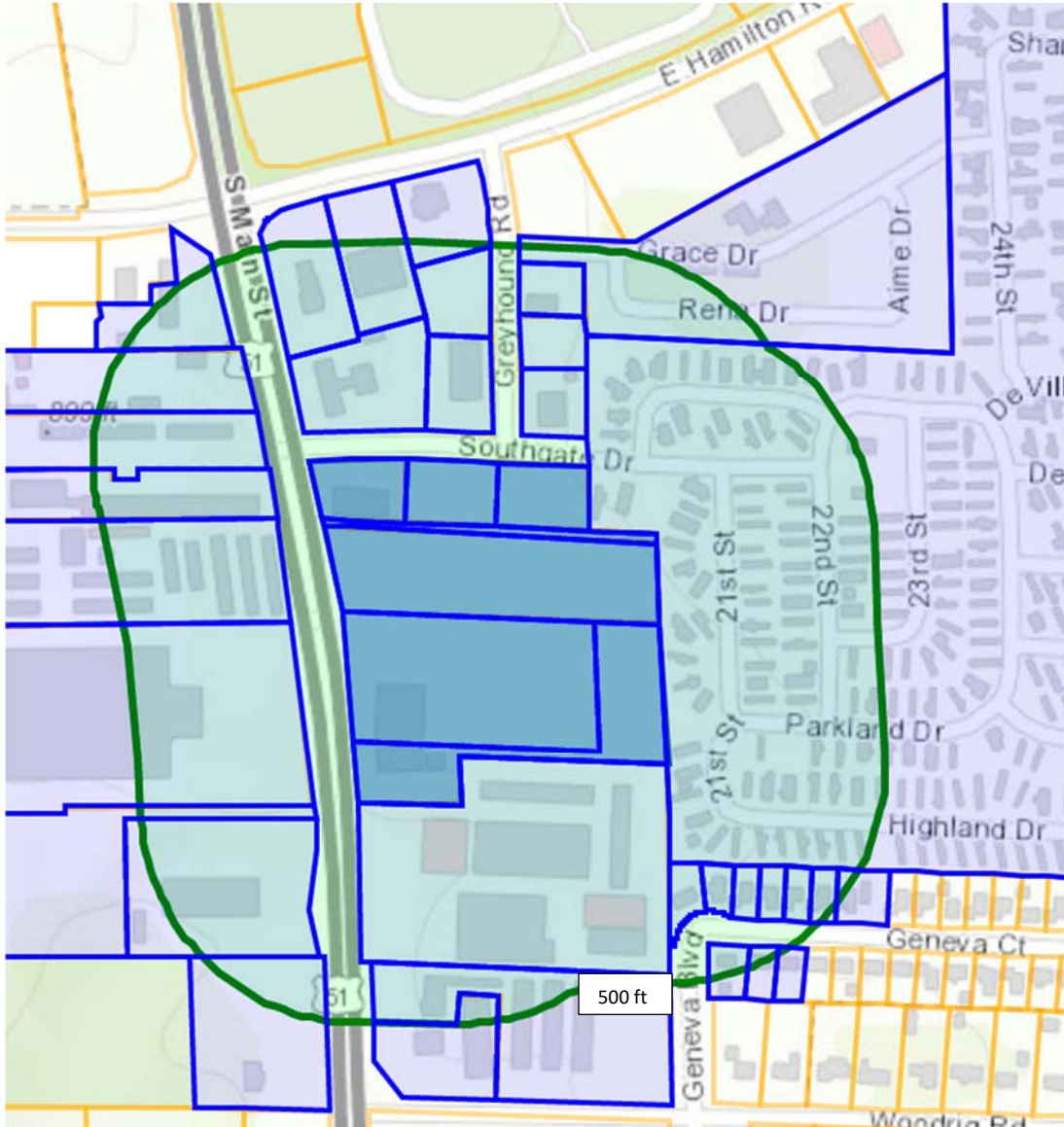
City Hall is closed to the public. Attendance will be limited to virtual participation. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

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

Attachment: Map of notified properties within 500 ft of subject property



first_name last_name	address1 address2	city state_code zip_code
TERESA HOLLEY	11 GENEVA CT	BLOOMINGTON, IL 61704
MARK SHOEMAKER	7 GENEVA CT	BLOOMINGTON, IL 61704
BAILEY HAMPTON	9 GENEVA CT	BLOOMINGTON, IL 61704
DOUG HORNICKEL	6 Geneva Ct	BLOOMINGTON, IL 61704
TAMI MILLER	8 GENEVA CT	BLOOMINGTON, IL 61704
JESSICA NICOLE MERCER	10 GENEVA CT	BLOOMINGTON, IL 61704
MATTHEW HARRISON	2 GENEVA CT	BLOOMINGTON, IL 61701
ANN HODGSON	12 GENEVA CT	BLOOMINGTON, IL 61704
WELLS FARGO BANK NA	1 HOME CAMPUS	DES MOINES, IA 50328
RICK & PATRICIA PENN	2407 S MAIN ST	BLOOMINGTON, IL 61704
REBECCA FERRELL	4 GENEVA COURT	BLOOMINGTON, IL 61704
RP LUMBER	514 E VANDALIA ST	EDWARDSVILLE, IL 6202
RED DOT STORAGE 164 LLC	248 CENTENNIAL PKWY STE 100	LOUISVILLE, CO 80027
MARTIN & BAYLEY INC	PO BOX 385	CARMI, IL 62821
CHIMPIRAMMA POTINI	MANAGER 15519 CRESTWICKE DR	BLOOMINGTON, IL 61704
PRAIRIEVIEW DEVELOPMENT, LLC	2441 S. MAIN ST PO BOX 1365	BLOOMINGTON, IL 61702
VOG INC	2439 S MAIN ST	BLOOMINGTON, IL 61704
ZESCHKE SEPTIC CLEANING	2408 GREYHOUND RD	BLOOMINGTON, IL 61704
ROGER POPE FLOORING STORE INC	435 E ASH AVE	DECATUR, IL 62526
ROBERT REWERTS	2405 E EMPIRE ST	BLOOMINGTON, IL 61704
CHARLES M & MICHAEL D. MOORE STEVENS	112 Southgate Dr Unit B	BLOOMINGTON, IL 61704
ROBERT LENZ	MCLEAN COUNTY LAND TRUST 202 N CENTER ST S	BLOOMINGTON, IL 61701
MACS CONVENIENCE STORES LLC	4080 W JONATHAN MOORE PIKE	COLUMBUS, IN 47201
ENGINEERED DIMENSIONS	2900 N MARTIN LUTHER KING JR DR	DECATUR, IL 62526
MARTIN MULCAHEY	211 S HERSHEY RD	BLOOMINGTON, IL 61704
GRANITE CARDINAL RIDGE LLC	11335 GOLD EXPRESS DR STE 100	GOLD RIVER, CA 95670
JOHN CAPODICE	2827 CAPODICE RD	BLOOMINGTON, IL 61704
FRONTIER COMMUNICATIONS	TAX DEPARTMENT 401 MERRITT 7	NORWALK, CT 06851
LEXINGTON SCHOOL DISTRICT	105 E HAMILTON RD	BLOOMINGTON, IL 61704
JANN RESTAURANTS, INC DBA MCDONALDS	301 S PROSPECT STE 5	BLOOMINGTON, IL 61704
MCLEAN COUNTY LAND TRUST	2827 CAPODICE RD	BLOOMINGTON, IL 61704
ROBERT J LENZ-TRUSTEE MCLEAN COUNTY LAND TRUST #2315	2827 CAPODICE RD	BLOOMINGTON, IL 61704
BOWEN PROPERTIES II LLC	PO BOX 1442	BLOOMINGTON, IL 61702

MORRISSEY DRIVE SELF STORAGE
SMITH RON PRINTING CO INC

101 E CURTIS RD
PO BOX 1543

SAVOY, IL 61874
BLOOMINGTON, IL 61702