

AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, April 27, 2016 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

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

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

4. MINUTES: Review the minutes of the April 13, 2016 regular meeting of the Bloomington Planning Commission.

5. REGULAR AGENDA:

- A. **Z-11-16** Public hearing, review and action on the petition submitted by Brian and Jessica Szarek requesting the annexation and rezoning of property commonly located west of Szarek Drive and south of Six Points Road, approximately 2.12 acres (**Ward 2**)

- B. **PS-03-16** Public hearing, review and action on the petition submitted by ARK VI, L.L.C requesting the approval of the Amended Preliminary Plan for Eagle View South Subdivision of the property located east of Towanda Barnes Rd., north GE Road and 1500 N Rd., and south of Fort Jesse Road, approximately 15.84 acres (**Ward 9**)

- C. Public hearing, review and action on a resolution to amend the representation of property commonly located at Highland Golf Course on Figures 11.3 Future Land Use and 11.4 Land Use Priorities of the City of Bloomington 2035 Comprehensive Plan.

6. OLD BUSINESS:

- A. Review and act on Draft Bylaws distributed at the April 13, 2016 agenda

7. NEW BUSINESS:

8. ADJOURNMENT

For further information contact:

Katie Simpson, City Planner

Department of Community Development

Government Center

115 E. Washington Street, Bloomington, IL 61701

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

E-mail: *ksimpson@cityblm.org*

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 13, 2016, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Balmer, Mr. Barnett, Mr. Pearson, Mr. Protzman, Mr. Scritchlow, Mr. Suess, Chairman Stanczak

MEMBERS ABSENT: Mr. Cornell, Ms. Schubert

OTHERS PRESENT: Mr. Tom Dabareiner, Community Development Director; Ms. Katie Simpson, City Planner; Mr. George Boyle, City Attorney; Mr. Austin Grammer, Economic Development Coordinator

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:00 P.M.

ROLL CALL: Mr. Dabareiner called the roll. A quorum was present.

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

MINUTES: The Commission reviewed the February 24, 2016 minutes. Mr. Suess asked for his name to be spelled correctly. There being no further changes, Mr. Pearson moved to approve the February 24, 2016 minutes; Mr. Scritchlow seconded the motion, which passed unanimously by a voice vote of 7-0.

REGULAR AGENDA:

Z-09-16. Public hearing, review and action on the petition submitted by Interchange City West LLC, requesting approval to rezone a portion of the Interchange City West Subdivision located north of Valley View Drive, west of Wylie Drive and south of Enterprise from B-1, Highway Business District, to M-1, Restricted Manufacturing District.

Chairman Stanczak introduced the case. Ms. Simpson presented City Staff's report, recommending denial of the proposed rezoning. She noted that the petitioner supplied inadequate information to allow a favorable recommendation to be made. Ms. Simpson described the subject site and surrounding uses. She noted the history of the adjacent M-1 property and the proximity of residential uses and districts. Ms. Simpson reviewed the comprehensive plan's intention for the area as an employment center.

Mr. Balmer asked about the status of the zoning ordinance comprehensive amendment, pointing out the concerns raised a few years ago over how best to zone this area. Mr. Dabareiner reported that the RFP for this work was going out next week. Mr. Protzman asked for a definition of "employment center"; Ms. Simpson referred to the Comprehensive Plan. Mr. Pearson asked if

the B-1 district fit the “employment center” definition; Mr. Dabareiner mentioned the difference between general land use categories and zoning districts, noting that B-1 uses and M-1 uses could guide development in an employment center. Mr. Dabareiner added that it is a high burden to rezone property when a public process previously occurred which established the existing zoning designation; rezoning, he mentioned, to serve a property without supporting information is not always in the City’s interest. Ms. Simpson mentioned some of the intense uses in an M-1 district not allowed in the B-1 district, which rezoning would allow. Chairman Stanzyk suggested the employment center concept is a hybrid between M-1 and B-1 districts.

Elizabeth Megli, attorney for the petitioner, was sworn in. Ms. Megli stated that the petitioner has been unable to market the subject property as B-1 so is requesting the M-1 zoning district. She noted that recent interest has come from two M-1 listed uses, a warehouse and indoor recreation activity. She indicated that the B-1 district’s retail emphasis is not practical in the location, that the adjoining property is M-1 and that the uses contemplated are compatible with M-1. She noted that R-3A to the north is vacant. Ms. Megli emphasized the stronger position her client could be in if able to market the property with an M-1 designation.

Chairman Stanzyk noted that like uses are treated in like fashion in a zoning ordinance. The problem, he noted, is that most of the uses proposed by the client are allowed in both the B-1 and the M-1 districts. Chairman Stanzyk clarified whether the warehouse and indoor sports use were moving ahead; Ms. Megli indicated they are anticipated to. Chairman Stanzyk asked if those uses could be accommodated in the B-1 district; Ms. Megli indicated in the affirmative, noting that one of the properties is located in both zoning districts. Mr. Scritchlow asked how the City reviews a property with two different districts designated; Mr. Dabareiner mentioned that different bulk requirements apply, but the location of the principal structure is important.

Mr. Pearson sought clarification on the location of the proposed rezoning and the property containing the shared zoning districts. Ms. Simpson highlighted the information and the zoning plat was presented to aid with the clarification. Mr. Dabareiner noted that when there is a specific proposed use associated with a rezoning request, an effort can be made to determine likely impacts; in this case, staff has no information, so a worst-case scenario must be considered as far as M-1 uses, including stockyards, food manufacturing, rail yards, and other impactful uses. Mr. Barnett asked why the M-1 property did not revert back to B-1 when the Wirtz Beverage distribution facility did not locate there; Mr. Dabareiner indicated that is another way to handle these kinds of uncertainties, an opinion echoed by Mr. Pearson.

Chairman Stanzyk closed the public hearing. Mr. Balmer motioned to deny the rezoning request; seconded by Mr. Pearson. The motion to recommend denial passed by a vote of 5-2 with the following votes being cast on roll call: Mr. Balmer-yes; Mr. Pearson-yes; Mr. Barnett -yes; Mr. Protzman-no; Mr. Scritchlow-no; Mr. Suess-yes; Chairman Stanczak-yes.

PS-02-16 Public hearing, review and action on the petition submitted by Interchange City West LLC, requesting approval to reinstate and revise a portion of the Third Preliminary Plan for the Interchange City West Subdivision located north of Valley View Drive, west of Wylie Drive and south of Enterprise Drive, approximately 46.03 acres in size.

Chairman Stanzyk introduced the case. Ms. Simpson indicated that staff supports this petition with several conditions, including that the plan incorporate comments from the City's engineers and the Town of Normal, along with addition of a cul-de-sac at the Subdivision's westernmost end of Valley View Drive. She provided an overview of the proposed changes to the plan, including some lot reconfigurations and eliminating the through-status of JC Parkway in lieu of creating a cul-de-sac from Enterprise Drive. She stated the Town has requested limited access to and from properties along Enterprise Drive. Ms. Simpson indicated that the petitioner is aware that staff's comments should be addressed prior to submittal of this to the City Council, but should be included as a condition today.

Mr. Scritchlow asked if the access at the western end of Valley View Drive would be retained; Ms. Simpson replied in the affirmative. Mr. Pearson clarified that the first case was a portion of this area; Chairman Stanzyk confirmed that this case is independent of any action taken in the first case.

Ms. Megli, attorney for the petitioner, reiterated her client's desire to reinstate and amend the previously approved preliminary plan, which takes into consideration a more reasonable configuration of the lots and the elimination of the fully extended JC Parkway. She indicated that many of the staff's requested changes have already been addressed in a revised set of plans, including the new Valley View Drive cul-de-sac.

Mike Swartz, manager for the McLean County Fair, was sworn in. Mr. Swartz asked that the Valley View Drive cul-de-sac design maintain an easement for access to their properties to the west. Mr. Scritchlow asked if an easement existed today; Mr. Swartz responded there is not. Mr. Scritchlow, asked since private access is allowed to the west, whether a cul-de-sac still needed; Mr. Dabareiner indicated that the easement or access to the west provides access from a public street, which ends at the property line, to private property and that the Valley View Drive cul-de-sac is needed for turning around large vehicles on the public street.

There was some additional discussion to clarify which cul-de-sacs are serving which streets. Ms. Simpson clarified the Enterprise Drive access limitations required by the Town of Normal. Mr. Barnett endorsed the concept of maintaining access to the west of the proposed Valley View Drive cul-de-sac; Mr. Dabareiner stated he would pass that along to the City's engineers.

Chairman Stanzyk closed the public hearing. Mr. Balmer motioned to approve the reinstatement and amendment of the Third Preliminary Plan with the inclusion of the conditions noted by staff, and including that the Valley View cul-de-sac design not interfere with access to properties to the west; seconded by Mr. Scritchlow. The motion to recommend passed by a vote of 7-0 with the following votes being cast on roll call: Mr. Balmer-yes; Mr. Scritchlow-yes; Mr. Pearson-yes; Mr. Barnett -yes; Mr. Protzman-yes; Mr. Suess-yes; Chairman Stanczak-yes.

OLD BUSINESS

The draft revisions to the Commission's by-laws were distributed, for consideration and action at the next meeting of the Commission. Mr. Boyle reviewed his approach towards making the revisions. He promised copies of the existing by-laws would be distributed to Commissioners so they could compare documents.

NEW BUSINESS

Mr. Dabareiner discussed some of the upcoming proposed changes to the zoning ordinance and how they relate to the One-Stop-Shop concept being implemented. He responded to several questions about the concept, which will likely be discussed in more detail when the zoning ordinance amendment comes before the Planning Commission.

ADJOURNMENT

Mr. Protzman motioned to adjourn; seconded by Mr. Scritchlow, which passed unanimously by voice vote. The meeting was adjourned at 5:08PM.

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
APRIL 27, 2016**

SUBJECT:	TYPE:	SUBMITTED BY:
Z-11-16 Annexation and Rezoning for approximately 2.12 acres west of Szarek Drive and south of Six Points Road.	Annexation and Rezoning to R-1A for approximately 2.12 acres west of Szarek Drive and south of Six Points Road.	Katie Simpson City Planner

REQUEST

The petitioner is seeking approval of an Annexation Agreement and Rezoning of approximately 2.12 acres located west of Szarek Drive and south of Six Points Road.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

Owner and Applicant: Brian and Jessica Szarek

PROPERTY INFORMATION

Existing Zoning: R-1 (unincorporated)

Existing Land Use: Vacant

Surrounding Zoning and Land Uses

Zoning

North: R-1, Single Family Residential (unincorporated)
 South: R-1, Single Family Residential (unincorporated)
 East: R-1B, Medium Density Single Family Residential
 West: R-1A, Low Density Single Family Residential

Land Uses

North: Single-family residence
 South: Single-family residence
 East: Single-family residences
 West: Single-family houses

PROJECT DESCRIPTION

The subject property is approximately 2.12 acres of unincorporated land. The petitioner is proposing to improve the property with a Single-Family Residence. The petitioner will need water and sewer provided by the City of Bloomington, and, therefore, is seeking annexation into the City. Traditionally annexed land is zoned A-Agriculture, therefore the petitioner is also seeking a rezoning to R-1A, Low Density Single Family Residential. The proposed zoning is compatible with neighboring uses and zonings.

ANALYSIS

Submittals

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

1. Annexation Agreement
2. Petition for a Zoning Map Amendment
3. Plat for property being rezoned
4. Aerial photographs

Compliance with the Comprehensive Plan

The Comprehensive Plan 2035 envisions the subject property as New Neighborhood and encourages the City to “ensure the availability of safe, attractive and high quality housing stock to meet the needs of all current and future residents of Bloomington (pg. 61).

Findings of Fact: Pursuant to Chapter 8.5 Section 203(d) of the City’s Code “The Planning Commission shall consider the amendment to the Official Zoning Map for the City of Bloomington, McLean County and shall recommend the adoption of such amendment unless the Commission finds that such amendment is not in the public or is solely for the benefit of the person requesting such amendment”. In making such a finding the Planning Commission may consider:

1. *The suitability of the subject property for uses authorized by the existing zoning; the property is currently zoned R-1 (unincorporated), the petitioner is proposing to construct a single family house. The zoning is suitable, 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 never been developed. Neighboring development is of single-family houses, this is the trend of development in the area. The standard is met.*
3. *The suitability of the subject property for uses authorized in the proposed zoning; the R-1A District contemplates large lot single family houses. The R-1A district allows for approximately 2 dwelling units per acre. The standard is met.*
4. *The existing land uses of nearby property; the proposed rezoning and proposed development are compatible with neighboring uses and zoning districts. The standard is met.*
5. *Existing zoning of nearby property, relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application; the property owner wishes to develop the property. Recently, the City has taken the position that it will allow access to water and sewer for unincorporated properties on the condition that said properties are annexed into the City. The rezoning should have little impact on neighboring properties. The standard is met.*
6. *The extent to which adequate streets connected to the arterial street system are available or can be reasonably supplied to serve the uses permitted in the proposed zoning district; the R-1A zoning district is one of the lesser intense zoning classifications in our Code.*

Streets provide adequate connectivity to accommodate the proposed zoning. The standard is met.

7. *The extent to which the proposed amendment is consistent with the need to minimize flood damage and whether the development of the subject property for uses permitted in the proposed zoning classification would have a substantial detrimental effect on the drainage patterns in the area; the petitioner is addressing detention and drainage in their development; the development is of low intensity. 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 supplied to serve the uses permitted in the proposed zoning classification; and*
9. *The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of Chapter 44, Article 2.00 of the Bloomington City Code-1960, including the following specific purposes:*
 - a. *To conserve and protect the taxable value of land and structures;*
 - b. *To protect the air, water, and land resources within the City from the hazards of pollution and misuse;*
 - c. *To protect land and structures from natural hazards; including flooding and erosion;*
 - d. *To preserve and protect historic locations, structures and groups*
 - e. *To preserve and protect and encourage the development of structures, groups of structures, and neighborhoods of distinctive architectural character and appearance;*
 - f. *To provide for the orderly and functional arrangement of land uses and structures;*
 - g. *To establish standards for the orderly development or redevelopment of geographic areas within the City;*
 - h. *To secure for the public locations for housing, employment, shopping, education, and recreation that are adequate in terms of health, safety, convenience and number;*
 - i. *To facilitate the adequate provision of transportation, water, sewage disposal, schools, parks and other public facilities;*
 - j. *To conserve and protect natural resources including prime agricultural land, mineral resources and areas of scientific interest;*
 - k. *To permit public involvement in the planning of private land uses which have the potential for significant impact on the use of enjoyment of surrounding property or on the public resources and facilities of the City of Bloomington; and*
 - l. *To promote the Official Comprehensive Plan adopted by the City of Bloomington.*

The above standard and sub-clauses are met. Recently the City has taken the position that it will require unincorporated properties that desire to tap-on to City utilities and water, to be annexed into the City. The proposed annexation is in agreement with Standards 8 and 9 as outlined in Chapter 8.5 Section 203 (d).

The following impact fees should be included in the Annexation Agreement under the section titled “Development Obligations” prior to Council’s review:

D. Parkland fee. Owner shall pay a fee-in-lieu for parkland dedication pursuant to the City Code in place at the time of annexation.

E. Annexation Fee. Owner shall pay an annexation fee pursuant Chapter 8.5 Section 205 of the City Code in place at the time of annexation.

F. Substandard Road Fee. Owner agrees to reimburse City, at the time of construction for one-half the construction cost of the improvement of all public streets that are adjacent to said premises from their present condition to a 30 foot wide improved street with curb and gutter for the full extent that such streets are adjacent to said premises. For purposes of definition of this agreement, streets shall be considered adjacent to said premises if:

- a. any portion of said streets are contiguous to any portion of said premises;
or
- b. said streets are either necessary or the most convenient route for ingress to and egress from said premises.
- c. the length of the street(s) which the owner is responsible under paragraph (b) above shall not be limited to that portion which is contiguous to said premises; it shall extend to that portion of the street (s) for which the cost is fairly apportionable to said premises, using frontage, area, or other reasonable methods of determination.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass a motion recommending that the City Council **approve** Case Z-11-16 a petition for the Annexation and Rezoning of 2.12 acres located west of Szarek Drive and south of Six Points Road.

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

- | | |
|----------------------------------|---|
| 1. Annexation Agreement | 7. Notice Affidavit |
| 2. Annexation Petition | 8. Plat |
| 3. Rezoning Petition | 9. Aerial View |
| 4. Legal Description “Exhibit A” | 10. Zoning Map |
| 5. Owners Certificate | 11. Neighborhood Notification and Notification List |
| 6. Natural Resources Review | |

ANNEXATION AGREEMENT

Pursuant to legislative authorization found in Article 11 Division 15.1 of the Illinois Municipal Code of 1961 as amended, (65 ILCS 5/11-15.1-1 et seq.) and for and in consideration of the mutual promises herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned City of Bloomington, Illinois, a Municipal Corporation, hereinafter referred to as "City" and Brian and Jessica Szarek, hereinafter referred to as "Owner" enter into this Annexation Agreement ("Agreement") for the annexation of property into the City.

WHEREAS, Owner is the owner of record of the premises hereinafter described on Exhibit A, which is attached hereto and made a part hereof by this reference; and

WHEREAS, the Owner is desirous of having said premises annexed to the City and the City is desirous of annexing said premises; and

WHEREAS, said premises is not within the corporate limits of any municipality, but is contiguous to the City; and

WHEREAS, the Owner is desirous of having said premises zoned R1-A Low Density Single-Family Residential upon annexation to the City; and

WHEREAS, the Owner has given all notices required to be given by Section 7-1-1 of the Illinois Municipal Code (65 ILCS 5/7-1-1).

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the receipt and sufficiency of which are hereby acknowledged, the City and Owner agree as follows:

1. ANNEXATION PETITION.

Owner, subject to the terms and conditions set forth in this Agreement, has petitioned the City of Bloomington, requesting annexation of the property described on Exhibit "A" to the City's corporate limits. The City published and gave such notices and conducted such public hearings as are required to annex the premises, including specifically, public hearings on this annexation agreement conducted after notice as required by law and ordinance.

2. ANNEXATION.

The City agrees to adopt an ordinance annexing the property described on Exhibit "A" to the City of Bloomington.

3. ZONING.

City agrees to rezone the property to R1-A Low Density Single-Family Residential subsequent to any public hearings required by the City Code.

4. DEVELOPMENT OBLIGATIONS.

With regard to the annexation, and development of the premises, the installation of public improvements within and serving the premises; and the use and development of the premises during the life of this agreement, the following shall apply:

- A. Sanitary Sewer. The premises shall be required to connect to the City's sanitary sewer within 6 months of execution of this Annexation Agreement and Owner shall be responsible for any and all tap on fees for connection to the sanitary sewer.
- B. Water. The premises shall be required to connect to the City's water mains within 6 months of execution of this Annexation Agreement and Owner shall be responsible for any and all tap on fees for connection to the water mains.
- C. Stormwater Detention. Owner shall pay a fee-in-lieu for storm water detention pursuant to the City Code in place at the time of annexation.

5. OBLIGATION TO DEVELOP PER CODE.

In the construction and use of improvements on the subject property the Owner shall comply with all zoning subdivision, building, mechanical and other applicable codes and ordinances of the City of Bloomington in effect at that time.

6. ANNEXATION TO OTHER TAXING DISTRICTS.

That owner, as soon as practicable, but not later than 30 days from the date of annexation to the City, shall file and thereafter diligently pursue the necessary petition to annex the property to the Bloomington-Normal Airport Authority and the Bloomington and Normal Water Reclamation District.

7. COVENANTS AND AGREEMENTS

The covenants and agreements contained in the Agreement shall be deemed to be covenants running with the land during the term of this Agreement, shall inure to the benefit and be binding upon the heirs, successors and assigns of the parties hereto.

8. TERM

The term of this Agreement shall be for twenty (20) years from and after the effective date of the annexation of the Subject Property.

9. NOTICES

Any and all notices required or desired to be given hereunder shall be in writing and shall be delivered personally or sent via certified or registered mail, postage pre-paid and addressed as follows:

City of Bloomington
Attn: City Manager
109 East Olive Street
Bloomington, IL 61701

or to such other person or address as a party may designate in a like manner.

10. ADOPTION OF ORDINANCES

The City agrees to adopt such ordinances as may be required to give legal effect to the matters contained in this Agreement.

11. DORMAT SPECIAL SERVICE AREA

1. A dormant special service area will be established over the Property, with the cooperation and participation of the Owner, to provide for the on-site public improvements for the Property, as well as to pay for the costs and expenses directly or indirectly related in any way to the on-site public improvements, including, without limitation:
 - a. construction, installation, repair, or maintenance of the on-site public improvements in the event that the Owner is for any reason unable to do so and there is inadequate or unavailable security to construct and install the on-site public improvements;
 - b. legal, engineering, and construction management expenses related to the construction, installation, repair, or maintenance of the on-site public improvements;
 - c. direct and indirect administrative expenses;
 - d. payment of public liability insurance premiums; or

- e. reimbursement to the City for funds it expended or incurred to construct, install, repair, or maintain the on-site public improvements.

The Owner will pay for all costs incurred by the City in establishing the dormant special service area including, without limitation, the payment of all attorneys' fees incurred by the City in establishing the special service area as well as reimbursement to the City for any and all costs and expenses incurred by the City.

- 2. The City will have the automatic right to activate the dormant special service area and extend the taxes in association with the special service area upon the occurrence of any of the following events:
 - a. failure of the Owner for any reason to complete such public improvements;
 - b. inadequacy of the performance security established by the Owner as required by this Annexation Agreement; or
 - c. failure or refusal by the bank to fulfill or otherwise honor the performance security established by the Owner as required by this Annexation Agreement.
- 3. By purchasing a lot in the Property, each purchaser of a lot, for himself or herself and his or her respective successors in title, forever waives any right to challenge the assessment or collection of a tax or assessment imposed by the City against the lot pursuant to a special service area established in accordance with this §11, provided such special service area is not amended in any way that requires a new public hearing.
- 4. The Declaration of Covenants for all lots in the Property will include similar language regarding the establishment of the special service areas.
- 5. Nothing in this §___ will prevent the Owner or any individual lot Owner from exercising his or her statutory right to object to the establishment or amendment of the Dormant Special Service Area.
- 6. Upon the City's formal acceptance of the on-site public improvements for the Property and the expiration of any maintenance guarantee period, as provided in §11 of this Annexation Agreement, the City will take all reasonable actions to have the Dormant Special Service Area dissolved. In no event will the City seek the extension of the special service area tax after it has formally accepted the on-site public improvements for the Property and the expiration of any maintenance guarantee period.

12. GENERAL PROVISIONS

The following general provisions shall apply to this Agreement:

- A. Time of the Essence. Time is of the essence in the performance of this Agreement.
- B. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other rights, remedies, and benefits allowed by law.
- C. Non-Waiver. The City shall be under no obligation to exercise any of the rights granted to it in this Agreement. The failure of the City to exercise at any time any right granted to the City shall not be deemed or construed to be a waiver of that right, nor shall the failure void or affect the City's right to enforce that right or any other right.
- D. Consents. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent shall be in writing.
- E. Governing Law. This Agreement shall be governed by, and enforced in accordance with, the internal laws, but not the conflicts of laws rules, of the State of Illinois.
- F. Severability. It is hereby expressed to be the intent of the parties to this Agreement that should any provision, covenant, agreement, or portion of this Agreement or its application to any Person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any Person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.
- G. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.
- H. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.
- I. Exhibits. The Exhibits attached to this Agreement are, by this reference, incorporated in, and made a part of this Agreement. In the event of a conflict

between an exhibit and the text of this Agreement, the text of this Agreement shall control.

- J. Amendments and Modifications. No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved and executed by all parties to this Agreement in accordance with all applicable statutory procedures.
- K. Changes in Laws. Unless otherwise provided in this Agreement, any reference to the Requirements of Law shall be deemed to include any modifications of, or amendments to, the Requirements of Law that may occur in the future.
- L. Authority to Execute. The City hereby warrants and represents to the Owner that the Persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities. The Owner hereby warrants and represents to the City (i) that they are the record and beneficial owners of fee simple title to the Property, (ii) except for a mortgage on the property, no other person has any legal, beneficial, contractual, or security interest in the Property and that annexing the property is not a violation of the security interests, (iii) that it has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Property as set forth in this Agreement, (iv) that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and (v) that neither the execution of this Agreement nor the performance of the obligations assumed by the Owner will (a) result in a breach or default under any agreement to which the Owner is a party or to which it or the Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Owner or the Property is subject.
- M. Enforcement. The parties to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance, enforce or compel the performance of this Agreement; provided, however, that the Owners agree that they will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement.
- N. No Third Party Beneficiaries. No claim as a third party beneficiary under this Agreement by any Person shall be made, or be valid, against the City or the Owner.
- O. Recording. After the Owner has paid to the City an amount sufficient to cover the cost of recording this Agreement, all necessary plats, the affidavit of service of notice as required by Section 7-1-1 of the Illinois Municipal Code, 65 ILCS 5/7-1-1, and the Annexation Ordinance, the City shall promptly cause this Agreement to be recorded in the office of the Recorder of McLean County.

EXECUTED and ADOPTED this ____ day of _____, 2016, at Bloomington, Illinois.

CITY OF BLOOMINGTON

By: _____
Tari Renner, Mayor

Attest:

By: : _____
City Clerk

OWNER:

Brian + Jessica Szarek
B. Szarek, Jessica Szarek

PETITION FOR ANNEXATION TO THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS AND FOR AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS

State of Illinois)
) ss.
County of McLean)

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

Now come(s) Brian & Jessica Szarek

hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit(s) A which is attached hereto made and a part hereof by this reference, and is (are) a mortgagee or vendee in possession, assignee of rents, receiver, executor (executrix), trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises presently have a zoning classification of R-1 under the provisions of the McLean County Zoning Ordinance;
3. That there is attached hereto and made a part hereof a proposed Annexation Agreement between said City and your petitioner(s) which provides for the annexation of the premises described in Exhibit A to said City;
4. That said Annexation Agreement provides that, upon annexation of said premises to said City, said premises would be zoned as follows under the provisions of Chapter 44 of the Bloomington City Code-1960, as amended:
R-1A;
5. That your petitioner(s) hereby requests that they Honorable Mayor and City Council of the City of Bloomington, McLean County, Illinois approve said Annexation Agreement, annex said premises to said City and amend the Official Zoning Map of said City to reclassify said premises into the zoning district classification;
6. That said requested zoning classification is more compatible with existing uses and/or zoning of adjacent property than the zoning of said premises to the A-Agriculture District; and

7. 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(s) by the zoning of said premises to the A-Agriculture District.

WHEREFORE, your petitioner(s) respectfully pray(s) that said Annexation Agreement be approved, that said premises be annexed to the City of Bloomington, McLean County, Illinois, and 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 to _____

Respectfully submitted,

By Brian & Jessica Seareh

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 Brian & Jessica Szarek, hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

- 1. That your petitioner(s) is (are) the owner(s) 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, or is (are) a mortgagee or vendee in possession, assignee of rents, receiver, executor (executrix), trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of R-1 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(s) hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the City of Bloomington 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(s) by the present zoning of said premises.

WHEREFORE, your petitioner(s) respectfully pray(s) 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 Brian + Jessica Szarek.

Respectfully submitted,

By: Brian & Jessica Szarek

Exhibit "A"

Legal Description/PIN

The South 4.00 acres EXCEPT for the South 1.88 acres therefrom of the following described tract: A part of Lots 12, 13, 14 and 15 and 7.39 acres off the North side of Lot 16 in the Subdivision of the Northwest Quarter (1/4) of Section 17, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, according to the plat thereof recorded in Book 37 of Deeds, page 93, EXCEPTING therefrom the West 332 feet of said Lots 12, 13, 14 and 15 and 7.39 acres off the North side of Lot 16 according to Warranty Deed 21827 recorded in Book 573 of Deeds, page 155, ALSO EXCEPTING therefrom that part of said Lots 12, 13, 14 and 15 and 7.39 acres off the North side of Lot 16 recorded as part of Szarek's Subdivision of a part of the Northeast and Northwest Quarters of Section 17, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows:

Commencing at an iron pin at the Northwest Corner of said Lot 12; thence, easterly along the North Line of said Lot 12, 332 feet; thence southerly, 15.72 feet along a line forming an angle to the right of 268 degrees, 52 minutes, 52 seconds with the last described course to an iron pin on the South Right-of-Way Line of County Highway 26, commonly known as Six Points Road; thence, continuing southerly along the last described course, 296.03 feet to an iron pin at the Point of Beginning; thence, continuing southerly along the last described course, 194.45 feet to an iron pin; thence easterly, 410.91 feet along a line forming an angle to the right of 91 degrees, 07 minutes, 02 seconds with the last described course to an iron pin; thence, northerly 115.35 feet along a line forming an angle to the right of 89 degrees, 50 minutes, 38 seconds with the last described course to an iron pin; thence, easterly, 150.72 feet along a line forming an angle to the right of 271 degrees, 19 minutes, 14 seconds with the last described course to an iron pin on the West Right-of-Way Line of Szarek Drive; thence, northerly, 82.13 feet along the West Right-of-Way Line of Szarek Drive, said line forming an angle to the right of 88 degrees, 39 minutes, 45 seconds with the last described course, to an iron pin; thence, westerly, 564.83 feet along a line forming an angle to the right of 90 degrees, 10 minutes, 23 seconds with the last described course to the Point of Beginning, containing 2.12 acres more or less, in McLean County, Illinois.

Tax ID #: 12-17-126-036,

and commonly known as: Vacant Land on Six Points Road, Bloomington, Illinois

OWNER'S CERTIFICATE

State of Illinois)
)ss.
County of McLean)

KNOW ALL MEN BY THESE PRESENTS, That we Brian + Jessica Szarek, hereby certifies that it is the owner of the premises described in Exhibit A attached hereto and incorporated herein, which is the subject of a certain Petition for Annexation to the City of Bloomington, McLean County, Illinois, and for Amendment of the Official Zoning Map of the City of Bloomington, McLean County, Illinois, which is depicted by the Annexation Plat prepared by Land Engineers, LLC on 3/16/2007.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our seals this 4 day of April, 2016.

Name: B. Szarek
By: [Signature]
(Seal)

NOTARY CERTIFICATE

State of Illinois)
)ss.
County of McLean)

I, Dorothea L Stockle, a Notary Public in and for the county and State aforesaid, do hereby certify that Brian + Jessica Szarek personally known to be the same person whose name is subscribed to the foregoing owner's statement, appeared before me, this day, in person and acknowledged the execution of this statement as his free and voluntary act.

Given under my hand and notarial seal this 4th day of April, 2016.

[Signature]
Notary Public

My commission expires 11 April 2020.



Applicant: Brian Szarek
Contact: Jessica Szarek
Address: 1418 Six Points Road
Bloomington, IL 61701

IDNR Project Number: 1609219
Date: 04/04/2016

Project: Homestead
Address: 24 Szarek Drive, Bloomington

Description: New Residential Home on a 2.12 acres lot.

Natural Resource Review Results

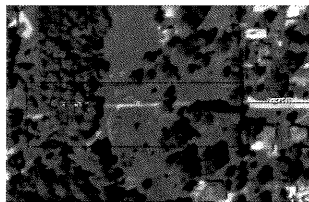
Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.



County: McLean

Township, Range, Section:
23N, 2E, 17

IL Department of Natural Resources
Contact
Natalia Jones
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
City of Bloomington
Renee Gooderman
109 Olive Street
Bloomington, Illinois 61701

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

Affidavit

Brian M. Szarek, being first duly sworn on oath, deposes and states as follows:

1. That he served copies of said Notice of Annexation Petition upon the following persons:

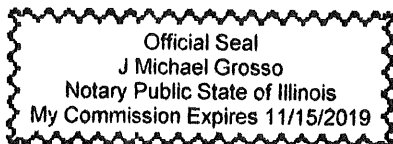
Tom Willan, Chief, Bloomington Township Fire Protection District, 14880 Old Colonial Rd, Bloomington IL 61705;
Rodney Boester, Commissioner, Bloomington Township, 2501 Fox Creek Rd, Bloomington, IL 61705;
Lynna Bonnel, Trustee, Bloomington Township, 2501 Fox Creek Rd, Bloomington, IL 61705;
Donald Kratz, Trustee, Bloomington Township, 2501 Fox Creek Rd, Bloomington, IL 61705;
Michael O'Shea, Sr., Trustee, Bloomington Township, 2501 Fox Creek Rd, Bloomington, IL 61705;
Christopher Witte, Trustee, Bloomington Township, 2501 Fox Creek Rd, Bloomington, IL 61705;
Randall Stein, Executive Director, Bloomington-Normal Water reclamation District, PO box 3307, Bloomington, IL 61702-3307;
Carl Olson, Executive Director, Bloomington-Normal Airport Authority, 3201 CIRa Dr, Bloomington IL 61704;
Mark Daniel, Superintendent, McLean County Unit District #5, 1809 W Hovey, Normal IL 61761

by placing a true and correct copy of said notice in an envelope addressed as shown above, addressed certified mail, return receipt requested, sealing said envelopes and placing sufficient US postage on each and depositing said envelopes so sealed and stamped in the United States Mail at Bloomington, Illinois on the 2nd day of April 2016.



Brian M.. Szarek, Petitioner

Subscribed and Sworn to before me this 2nd day of March, 2016.



Notary Public

NOTICE OF PETITION FOR ANNEXATION TO THE CITY OF BLOOMINGTON,
MCLEAN COUNTY, ILLINOIS

AND FOR AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF BLOOMINGTON,
MCLEAN COUNTY, ILLINOIS

State of Illinois)
) ss.
County of McLean)

TO:

Bloomington Township Fire Protection District
Tom Willan, Chief
14880 Old Colonial Rd
Bloomington IL 61705

Bloomington-Normal Airport Authority
Carl Olson, Executive Director
3201 CIRA Dr
Bloomington IL 61704

Bloomington Township
Rodney Boester, Commissioner
Lynna Bonnell, Trustee
Donald Kratz, Trustee
Michael O'Shea, Sr., Trustee
Christopher Witte, Trustee
Bloomington Township Building
2501 Fox Creek Rd'
Bloomington IL 61705

McLean County Unit District #5
Mark Daniel, Superintendent
1809 W. Hovey
Normal IL 61761

Bloomington-Normal Water Reclamation District
Randall Stein, Executive Director
PO Box 3307
Bloomington IL 61702-3307

Now come **Brian M. Szarek** and **Jessica L. Szarek**, hereinafter referred to as your petitioners, respectfully representing and requesting as follows:

1. That your petitioner are the owners of the freehold or lesser estate therein of the premises hereinafter legally described as:

The South 4.00 acres EXCEPT for the South 1.88 acres therefrom of the following described tract: A part of Lots 12, 13, 14 and 15 and 7.39 acres off the North side of Lot 16 in the Subdivision of the Northwest Quarter (1/4) of Section 17, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, according to the plat thereof recorded in Book 37 of Deeds, page 93, EXCEPTING therefrom the West 332 feet of said Lots 12, 13, 14 and 15 and 7.39 acres off the North side of Lot 16 according to Warranty Deed 21827 recorded in Book 573 of Deeds, page 155, ALSO EXCEPTING therefrom that part of said Lots 12, 13, 14 and 15 and 7.39 acres off the North side of Lot 16 recorded as part of Szarek's Subdivision of a part of the Northeast and Northwest Quarters of Section 17, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows:

Commencing at an iron pin a the Northwest Corner of said Lot 12; thence, easterly along the North Line of said Lot 12, 332 feet; thence southerly, 15.72 feet along a line forming an angle to the right of 268 degrees, 52 minutes, 52 seconds with the last

described course to an iron pin on the South Right-of-Way Line of County Highway 26, commonly known as Six Points Road; thence, continuing southerly along the last described course, 296.03 feet to an iron pin at the Point of Beginning; thence, continuing southerly along the last described course, 194.45 feet to an iron pin; thence easterly, 410.91 feet along a line forming an angle to the right of 91 degrees, 07 minutes, 02 seconds with the last described course to an iron pin; thence, northerly 115.35 feet along a line forming an angle to the right of 89 degrees, 50 minutes, 38 seconds with the last described course to an iron pin; thence, easterly, 150.72 feet along a line forming an angle to the right of 271 degrees, 19 minutes, 14 seconds with the last described course to an iron pin on the West Right-of-Way Line of Szarek Drive; thence, northerly, 82.13 feet along the West Right-of-Way Line of Szarek Drive, said line forming an angle to the right of 88 degrees, 39 minutes, 45 seconds with the last described course, to an iron pin; thence, westerly, 564.83 feet along a line forming an angle to the right of 90 degrees, 10 minutes, 23 seconds with the last described course to the Point of Beginning, containing 2.12 acres more or less, in McLean County, Illinois.

Tax ID #: 12-17-126-036,

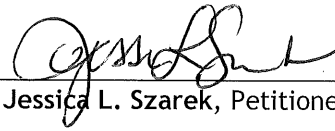
and commonly known as: Vacant Land on Six Points Road, Bloomington, Illinois

and are petitioning for annexation to the City of Bloomington;

2. That said premises presently have a zoning classification of R-1, which your petitioners are requesting be changed to a zoning classification of R-1A;
3. That the proposed changes are scheduled to be discussed at a meeting held by the Planning Commission of the City of Bloomington on 27 April 2016.

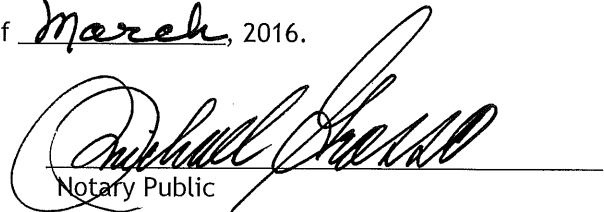
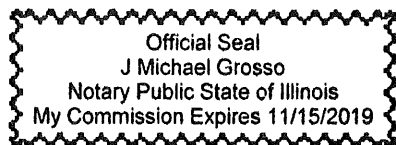


Brian M. Szarek, Petitioner



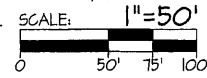
Jessica L. Szarek, Petitioner

Subscribed and Sworn to before me this 2nd day of March, 2016.

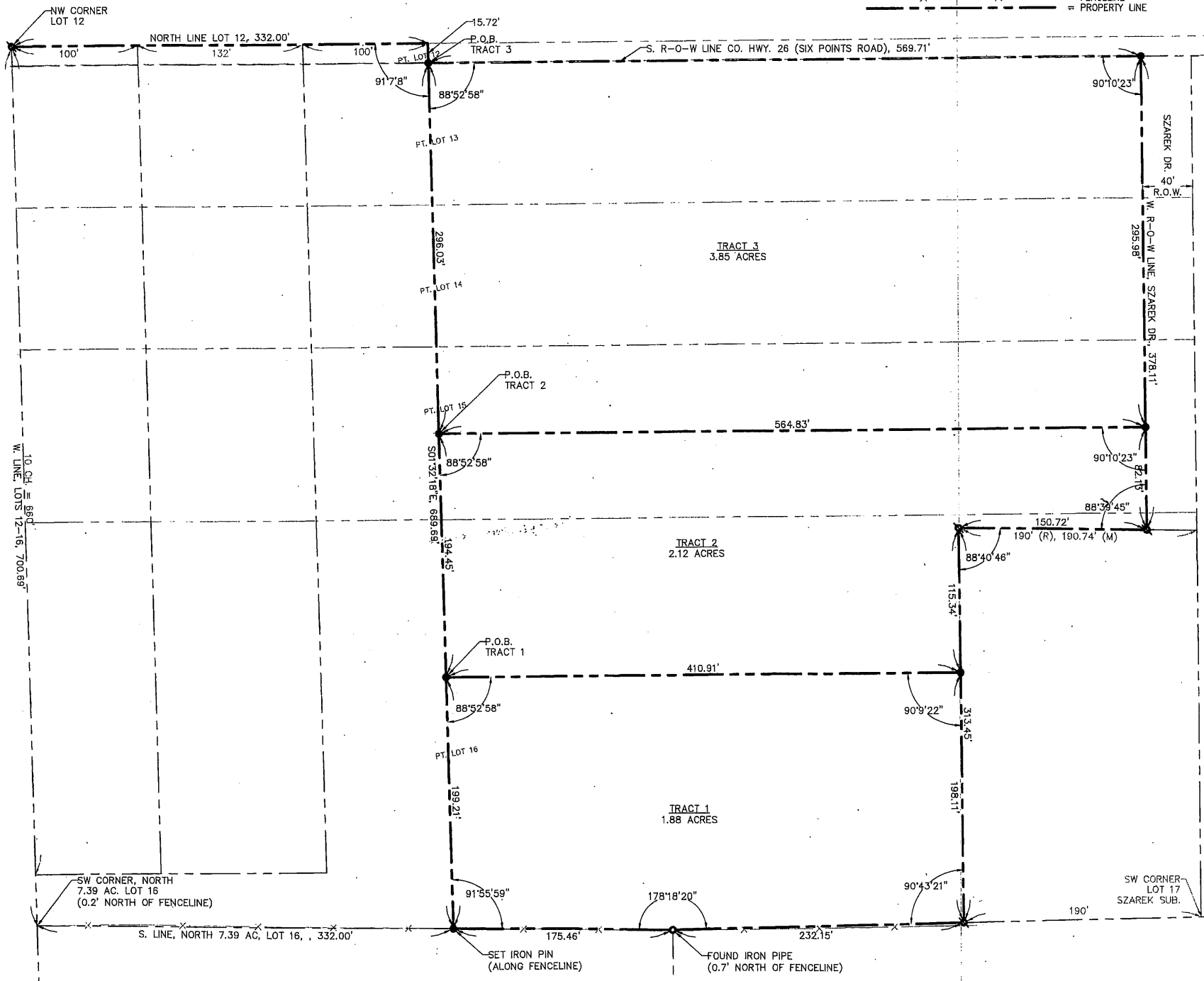


Notary Public

PLAT OF SURVEY



- LEGEND
- = SET 5/8" IRON PIN W/ PLASTIC CAP: IPS #3657
 - = FOUND IRON PIN
 - = FOUND IRON PIPE
 - - - = FENCELINE
 - = PROPERTY LINE



Legal Descriptions:

TRACT 1:
The South 1.88 acres of the following described tract: A Part of Lots 12, 13, 14 and 15 and 7.39 acres off the North side of Lot 16 in the Subdivision of the Northwest Quarter (1/4) of Section 17, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, according to the plat thereof recorded in Book 37 of Deeds, page 93, EXCEPTING therefrom the West 332 feet of said Lots 12, 13, 14 and 15 and 7.39 acres off the North side of Lot 16 according to Warranty Deed 21827 recorded in Book 573 of Deeds, page 155, ALSO EXCEPTING therefrom that part of said Lots 12, 13, 14 and 15 and 7.39 acres off the North side of Lot 16 recorded as part of Szarek's Subdivision of a Part of the Northeast and Northwest Quarters of Section 17, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows:

Commencing at an iron pin at the Northwest Corner of said Lot 12; thence, easterly along the North Line of said Lot 12, 332 feet; thence, southerly, 15.72 feet along a line forming an angle to the right of 268°-52'-52" with the last described course to an iron pin on the South Right-of-Way Line of County Highway 26, commonly known as Six Points Road; thence, continuing southerly along the last described course, 490.48 feet to an iron pin at the Point of Beginning; thence, continuing southerly along the last described course, 199.21 feet to an iron pin located 332 feet easterly of the Southwest corner of the North 7.39 acres of said Lot 16; thence, easterly 175.46 feet along a line forming an angle to the right of 91°-55'-59" with the last described course to an iron pin; thence, easterly 232.15 feet along a line forming an angle to the right of 178°-18'-20" with the last described course to an iron pin; thence, northerly, 198.11 feet along a line forming an angle to the right of 90°-43'-21" with the last described course to an iron pin; thence, westerly, 410.91 feet along a line forming an angle to the right of 90°-09'-22" with the last described course to the Point of Beginning, containing 1.88 acres more or less.

TRACT 2:
The South 4.00 acres EXCEPT for the South 1.88 acres therefrom of the following described tract: A Part of Lots 12, 13, 14 and 15 and 7.39 acres off the North side of Lot 16 in the Subdivision of the Northwest Quarter (1/4) of Section 17, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, according to the plat thereof recorded in Book 37 of Deeds, page 93, EXCEPTING therefrom the West 332 feet of said Lots 12, 13, 14 and 15 and 7.39 acres off the North side of Lot 16 according to Warranty Deed 21827 recorded in Book 573 of Deeds, page 155, ALSO EXCEPTING therefrom that part of said Lots 12, 13, 14 and 15 and 7.39 acres off the North side of Lot 16 recorded as part of Szarek's Subdivision of a Part of the Northeast and Northwest Quarters of Section 17, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows:

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TRACT 3:
EXCEPT for the South 4.00 acres therefrom of the following described tract: A Part of Lots 12, 13, 14 and 15 and 7.39 acres off the North side of Lot 16 in the Subdivision of the Northwest Quarter (1/4) of Section 17, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, according to the plat thereof recorded in Book 37 of Deeds, page 93, EXCEPTING therefrom the West 332 feet of said Lots 12, 13, 14 and 15 and 7.39 acres off the North side of Lot 16 according to Warranty Deed 21827 recorded in Book 573 of Deeds, page 155, ALSO EXCEPTING therefrom that part of said Lots 12, 13, 14 and 15 and 7.39 acres off the North side of Lot 16 recorded as part of Szarek's Subdivision of a Part of the Northeast and Northwest Quarters of Section 17, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows:

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I do hereby certify that in the month of December, 2006, a survey of the above described property was made under my direction, this professional service conforms to the current Illinois minimum standards for a boundary survey, and the plat hereon shown is a correct representation of said survey.

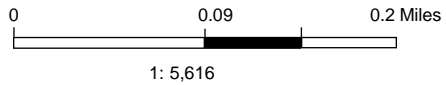
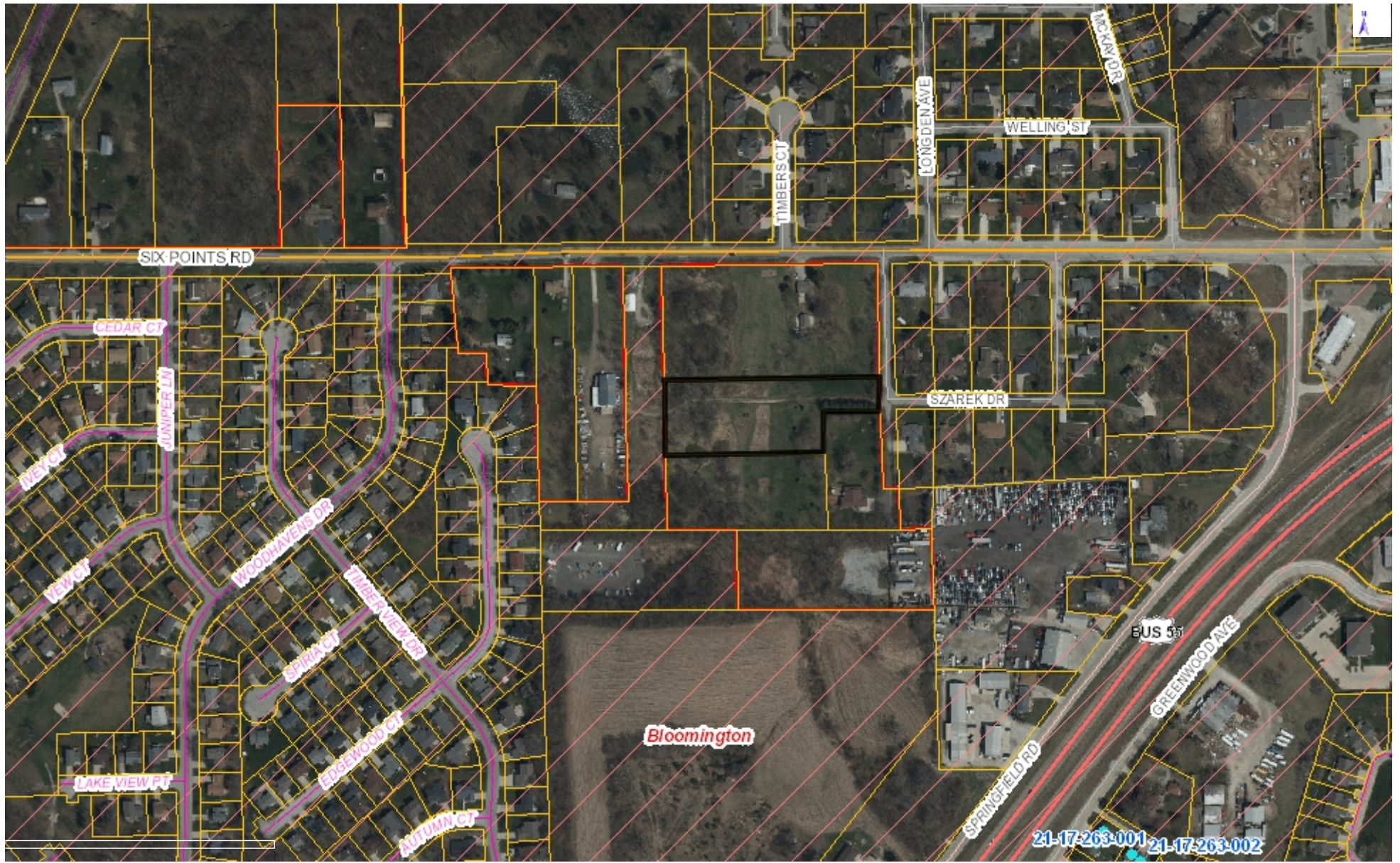
02/02/07
 Dated Illinois Professional Land Surveyor No. 3657

STAMP RECORDED: 02/02/07 AT 12:51:56 PM TOTAL FEE: \$41.00 N. Lee McLean Recorder FILE: 2007-00006792							
REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION			
NO.	DATE	DESCRIPTION					
SCALE 1" = 50'	DRAWN BY JOS DATE 01/30/07						
PROJECT BOUNDARY SURVEY FOR ED SZAREK PT. LOTS 12-16, SUB. NW 1/4 SEC. 17, T.23N -R.2E., 3RD P.M., McLEAN CO., IL							
PROJECT NO. 810278							
DATE STAMP							
SHEET NUMBER 1							

L:\LE-Projects\2006\2006052.dwg 2/1/2007 1:29:12 PM CST



Aerial View-2.12 Acres Szarek Road. Annexation and Rezoning



By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement: <http://www.McGIS.org/License>

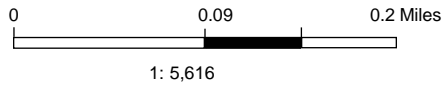
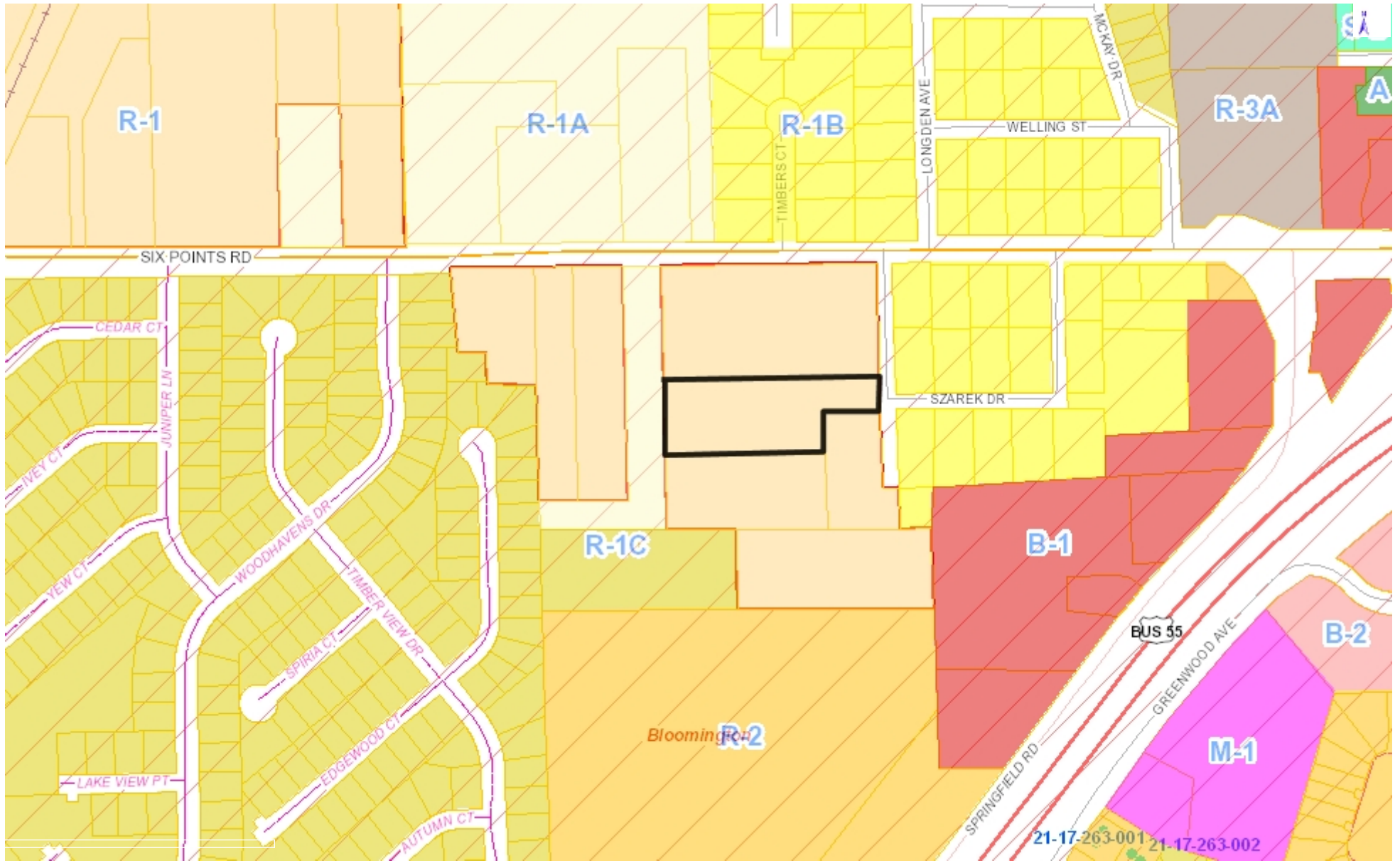
Notes

Property outlined in Black. Unincorporated outlined in Red. Incorporated covered in red hash marks

Printed: 4/20/2016 11:20:44 AM



Zoning Map-2.12 Acres Szarek Road. Annexation and Rezoning



By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement: <http://www.McGIS.org/License>

Notes

Property outlined in Black. Unincorporated outlined in Red. Incorporated covered in red hash marks

Printed: 4/20/2016 11:19:26 AM



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

April 13, 2016

Dear Property Owner or Resident:

The City of Bloomington Planning Commission will hold a public hearing on **Wednesday, April 27, 2016 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois** for a petition submitted by **Brian and Jessica Szarek** requesting 1) the annexation of property commonly located on Szarek Drive; and 2) the rezoning of the annexed property from R-1 (County) to R-1A, Low Density Single Family Residential. A legal description of the property is attached to this letter.

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

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The hearing's agenda will be available at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may contact me by phone, (309) 434-2226, or email, ksimpson@cityblm.org.

Sincerely,

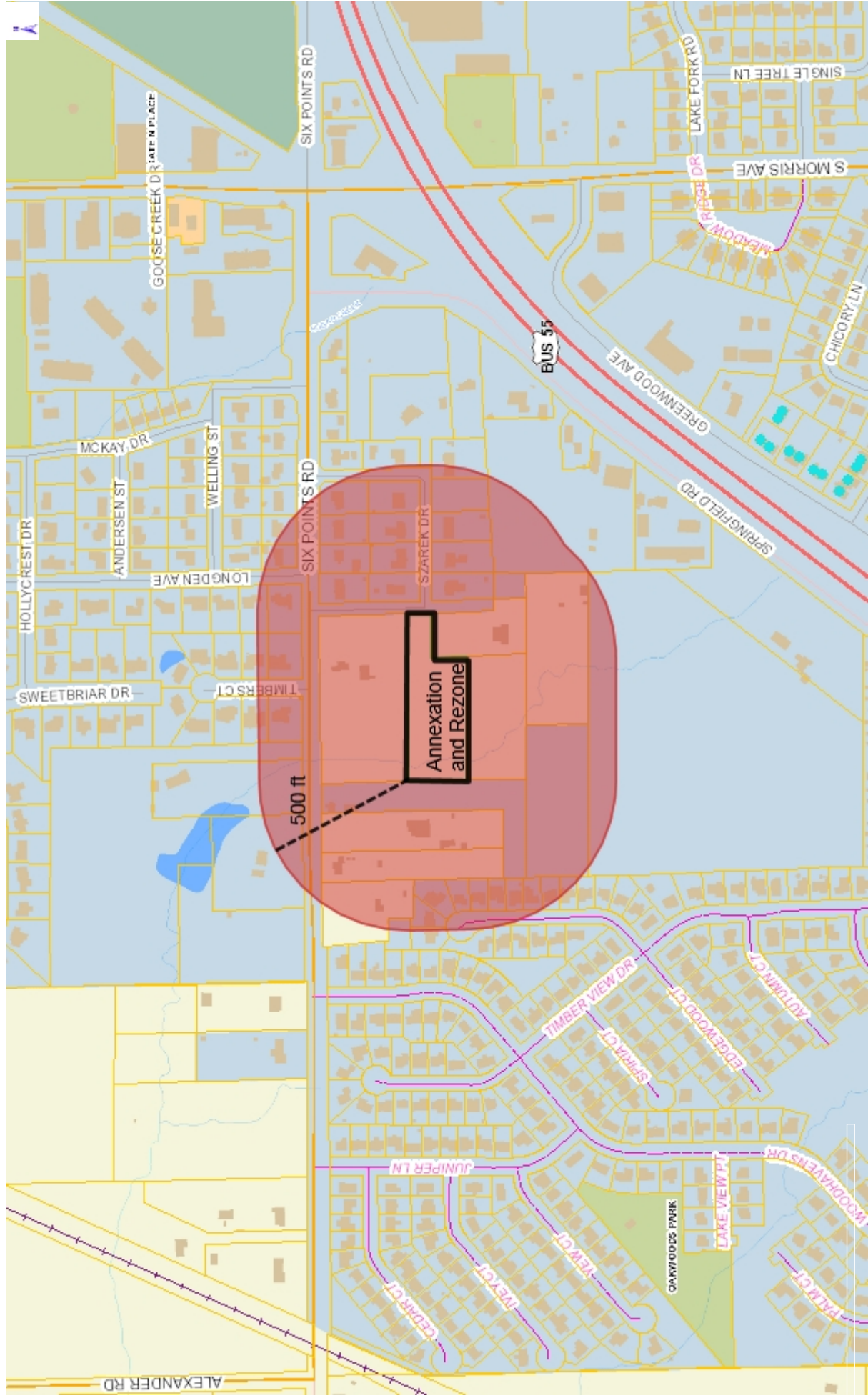
A handwritten signature in black ink, appearing to read "Katie Simpson", written in a cursive style.

Katie Simpson
City Planner

Attachments:
Location Map
Legal Description of property



Location Map and 500 ft buffer for 24 Szarek Dr



Notes

Petition to Annex and Rezone property outlined in Black. Notifications sent to property owners w/in 500 ft.

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Printed: 4/13/2016 9:37:45 AM

Exhibit "A"

Legal Description/PIN

The South 4.00 acres EXCEPT for the South 1.88 acres therefrom of the following described tract: A part of Lots 12, 13, 14 and 15 and 7.39 acres off the North side of Lot 16 in the Subdivision of the Northwest Quarter (1/4) of Section 17, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, according to the plat thereof recorded in Book 37 of Deeds, page 93, EXCEPTING therefrom the West 332 feet of said Lots 12, 13, 14 and 15 and 7.39 acres off the North side of Lot 16 according to Warranty Deed 21827 recorded in Book 573 of Deeds, page 155, ALSO EXCEPTING therefrom that part of said Lots 12, 13, 14 and 15 and 7.39 acres off the North side of Lot 16 recorded as part of Szarek's Subdivision of a part of the Northeast and Northwest Quarters of Section 17, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows:

Commencing at an iron pin at the Northwest Corner of said Lot 12; thence, easterly along the North Line of said Lot 12, 332 feet; thence southerly, 15.72 feet along a line forming an angle to the right of 268 degrees, 52 minutes, 52 seconds with the last described course to an iron pin on the South Right-of-Way Line of County Highway 26, commonly known as Six Points Road; thence, continuing southerly along the last described course, 296.03 feet to an iron pin at the Point of Beginning; thence, continuing southerly along the last described course, 194.45 feet to an iron pin; thence easterly, 410.91 feet along a line forming an angle to the right of 91 degrees, 07 minutes, 02 seconds with the last described course to an iron pin; thence, northerly 115.35 feet along a line forming an angle to the right of 89 degrees, 50 minutes, 38 seconds with the last described course to an iron pin; thence, easterly, 150.72 feet along a line forming an angle to the right of 271 degrees, 19 minutes, 14 seconds with the last described course to an iron pin on the West Right-of-Way Line of Szarek Drive; thence, northerly, 82.13 feet along the West Right-of-Way Line of Szarek Drive, said line forming an angle to the right of 88 degrees, 39 minutes, 45 seconds with the last described course, to an iron pin; thence, westerly, 564.83 feet along a line forming an angle to the right of 90 degrees, 10 minutes, 23 seconds with the last described course to the Point of Beginning, containing 2.12 acres more or less, in McLean County, Illinois.

Tax ID #: 12-17-126-036,

and commonly known as: Vacant Land on Six Points Road, Bloomington, Illinois

PIN	LINE1	LINE2	LINE3
2108376041	% DOUGLAS R & VALERIE S MUDD LAUHER TRUST % FORREST DEANE & JEANNE MARIE LAUHER	4333 MCPHERSON	SAINT LOUIS MO 63108
2108376039	BRUCE COTRUSTEE	1421 SIX POINTS RD	BLOOMINGTON IL 617019523
2108376037	% LARRY BIELFELDT D MCLT LDB-52 MCLT LDB25	3004 GE RD, STE 1	BLOOMINGTON IL 61704
2117126012	BRADLEY S GILMORE	1 EDGEWOOD CT	BLOOMINGTON IL 617017835
2117126008	CARLA HANING	27215 BOYNTON RD	DELVAN IL 617341553
2117201027	CHARLES F & PAMELA R WOMACK	4 SZAREK DR	BLOOMINGTON IL 61701
2117126028	DANIEL & AUDRA STOLZOFF	18 EDGEWOOD CT	BLOOMINGTON IL 61704
2117126026	DAVID L BOYLAN	14 Edgewood Ct	Bloomington IL 617017833
2117126037	DOUGLAS A & MIKELEEN M MEANS	1406 Six Points Rd	Bloomington IL 617019522
2108376038	DOUGLAS R MUDD	1413 SIX POINTS RD	BLOOMINGTON IL 617019523
2117202002	ERIC R & JANET C KIBLER	2208 BERRYWOOD LN	BLOOMINGTON IL 617042448
2117126014	ERIK MEYER	11 EDGEWOOD CT	BLOOMINGTON IL 61701
2117127002	GERALD & MARY DETLOFF	16 SZAREK	BLOOMINGTON IL 61701
2117201016	HAROLD D OTTO	11 SZAREK DR.	BLOOMINGTON IL 617018323
2117201015	HAROLD OTTO	11 SZAREK DR	BLOOMINGTON IL 617018323
2117126023	HERMINIO & MARIA BONILLA	8 EDGEWOOD CT	BLOOMINGTON IL 617017833
2108376036	JEFFREY & ANDREA FLAIRTY	9 TIMBERS CT	BLOOMINGTON IL 61704
2117126027	JODI BLOOMINGTON	1716 R T DUNN DR STE 4	BLOOMINGTON IL 617018730
2117128003	JOSEPH & CINDY SZAREK	18 SZAREK DR	BLOOMINGTON IL 61701
2117126003	JOSEPH & CINDY SZAREK	18 SZAREK DR	BLOOMINGTON IL 61701
2117126002	JOSEPH & CINDY SZAREK	18 SZAREK DR	BLOOMINGTON IL 61701
2117126036	JOSEPH & CINDY SZAREK	18 SZAREK DR	BLOOMINGTON IL 617018323
2117126035	JOSEPH & CINDY SZAREK	18 SZAREK DR	BLOOMINGTON IL 61701
2117126010	JOSEPH M & CINDY SZAREK	18 SZAREK DR	BLOOMINGTON IL 617018323
2108378020	JOSEPH MARTIN	1803 LONGDEN AVE	BLOOMINGTON IL 61701
2117202004	KENNETH & ANGELA DETLOFF	13 SZAREK DR	BLOOMINGTON IL 617018323
2117202005	KEVIN AUSKINGS	10 SZAREK DR	BLOOMINGTON IL 617018323
2117202003	KEVIN G & CYNTHIA J ADKINS	1306 SIX POINTS RD	BLOOMINGTON IL 61701
2117128001	KIM PEREIRA	17 Szarek Dr	Bloomington IL 617018323
2117126022	KRISTI A LANARI	6 EDGEWOOD CT	BLOOMINGTON IL 617017833
2117201014	LINDA KERZ	12 SZAREK DR	BLOOMINGTON IL 617018323
2117202006	LOUISE M DEVARY	7 SZAREK DR	BLOOMINGTON IL 617018323
2117201011	MARGIE CASEY	3 SZAREK DR	BLOOMINGTON IL 617018323

2108376035	MATTHEW & MARY ANDERSON	7 Timbers Ct	Bloomington IL 617019024
2117126001	Michael & Catherine Fulton	3317 Fox Creek Rd	Bloomington IL 617055285
2117201029	NEIL A GAUGER TRUSTEE	2233 SPRINGFIELD RD	BLOOMINGTON IL 617018339
2117126006	NEIL A GAUGER TRUSTEE	2233 SPRINGFIELD RD	BLOOMINGTON IL 617018339
2117126005	OAKWOODS HOMEOWNERS ASSN	PO BOX 344	BLOOMINGTON IL 61702
	OAKWOODS HOMEOWNERS ASSN OF		
2117152038	BLOOMINGTON INC	PO BOX 344	BLOOMINGTON IL 61702
2117126011	OAKWOODS HOMEOWNERS ASSOCIATION	PO BOX 344	BLOOMINGTON IL 61702
2117202001	PAUL D & NORMA MILLER	1310 SIX POINTS RD	BLOOMINGTON IL 61701
2117126013	PETER D BOWMAN	9 EDGEWOOD CT	BLOOMINGTON IL 61701
2117126020	PHILLIP D & GLORIA ZEHR	2 EDGEWOOD CT	BLOOMINGTON IL 617017833
2117126007	PINEHURST DEVELOPMENT	2203 EASTLAND DR STE 1	BLOOMINGTON IL 617047924
2117201017	RICHARD A & KIMBERLY A FILTER	5 SZAREK DR	BLOOMINGTON IL 617018323
2108455009	ROBERT E GASS	1307 SIX POINTS RD	BLOOMINGTON IL 617018360
2108455008	ROBIN GORHAM	1309 SIX POINTS RD	BLOOMINGTON IL 617018360
2108455007	RONALD E FOGGY	1311 SIX POINTS RD	BLOOMINGTON IL 617018361
2108378021	RONALD EUGENE & LOU ANN TRUST SWEATMAN	1805 LONGDEN AVE	BLOOMINGTON IL 617018308
2117127001	ROY DAVID & JO ANN FARRELL	1312 SIX POINTS RD	BLOOMINGTON IL 617018322
2117126024	RUSSELL & KELLEY KARIS	10 EDGEWOOD CT	BLOOMINGTON IL 61701
2108378015	Scott A. & Sarah Highfill	8 Timbers Ct	Bloomington IL 617019024
2117126029	TOM JONES JR	20 Edgewood Ct	Bloomington IL 617017833
2108378016	VIRGIL LEE THOMAS TRUSTEE	10 TIMBERS CT	BLOOMINGTON IL 617019024
2117126025	WENDY J SHORT	12 EDGEWOOD CT	BLOOMINGTON IL 617017833
2117126021	WILLIAM A & CRYSTAL A DITHEN	4 EDGEWOOD CT	BLOOMINGTON IL 61704

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
APRIL 27, 2016**

SUBJECT:	TYPE:	SUBMITTED BY:
PS-03-16 East of Towanda Barnes Road, North of 1500 North Road	Amended Preliminary Plan for a Portion of Eagle View South Subdivision	Katie Simpson City Planner

REQUEST

The petitioner is seeking approval of an Amended Preliminary Plan Petition for a Portion of Eagle View South Subdivision.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

Owner and Applicant: Ark View Development, Inc.

PROPERTY INFORMATION

Existing Zoning: B-1, Highway Business District, with an S-3 Aircraft Noise Impact Overlay

Existing Land Use: The proposed changes align with the 2008 three party agreement. The land is currently vacant and used for agriculture.

Surrounding Zoning and Land Uses

Zoning

North: R-2, Mixed Residence, S-3 Aircraft Noise Impact
 South: A, Agriculture (unincorporated)
 East: A, Agriculture (unincorporated)
 West: B-1, Highway Business
 West: C, Commercial (unincorporated)

Land Uses

North: Two-Family Residences
 South: Silos
 East: Agriculture
 West: Church
 West: Landscaping business

PROJECT DESCRIPTION

The subject property is approximately 15.84 acres, located northeast of the intersection of GE Road and Towanda Barnes Road. The plan shows the development unfolding in two phases. Phase one consists of the development of lot 131 (approximately 7.58 acres) and Outlots A and B. The petitioner proposes to develop lot 131 as a Senior Living and Memory Care Facility. A new public street, Holly Brook Court, is proposed to extend North and South along the property. It will be completed, connecting with Main Street (Barnes) at the time that Phase 2 is developed. At this time lots 132 and 133 will also be developed. Currently, there is no proposed use for these lots. As required by Chapter 24 of the City’s Code, the petitioner’s engineer held a pre-application conference with City Staff.

ANALYSIS

Submittals

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

1. Petition for Approval of Amended Preliminary Plan for the Eagle View South Subdivision
2. A Revision to a portion of the Eagle View South Subdivision Preliminary Plan
3. Aerial photographs

Compliance with the Comprehensive Plan

This area is identified as a Tier-2 development priority in the Bloomington Comprehensive Plan 2035. The improved access on the southern end of the property supports the potential for future growth and commercial activity center land use as described in the Comprehensive Plan. The proposed use, senior living facilities, also works toward “creating a lifelong community that meets the needs of residents,” a goal identified in the 2035 Comprehensive Plan. The development is in accordance with Goal 3, objective A of the 2015 Strategic Plan Goals.

Findings of Fact:

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

1. *To protect, provide and promote the public health, safety and general welfare of the City;* the proposed preliminary plan does not conflict with this guideline. The standard is met.
2. *To guide the future growth and development of the City, in accordance with the Comprehensive Plan;* The proposed use, senior living facilities, also works toward “creating a lifelong community that meets the needs of residents.” The standard is met.
3. *To provide for adequate light, air, and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population;* the proposed preliminary plan shows an adequate gross floor area ratio for the B-1 district and provides adequate fire hydrants. The standard is met.
4. *To protect the character and the social and economic stability of all parts of the City and to encourage the orderly and beneficial development of all parts of the community;* the proposed senior living facility and mental care center protect the social and economic stability of the City. The standard is met.
5. *To protect and conserve the value of land throughout the City and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings;* the preliminary plan aligns with the 2008 three party agreement and does not conflict with this guideline. The standard is met.

6. *To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation and other public requirements and facilities;* The City's Engineering and Water Departments reviewed the plan and their comments are attached to this report. Please address these comments before Council votes on the plan. The standard is met.
7. *To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the City, having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the property location and width of streets and buildings setback lines;* The preliminary plan meets the City Code's set back requirements for the B-1 District, including transitional yards. Holly Brook Court will facilitate access throughout the site. A temporary bulb for emergency vehicle turnaround will need to be constructed at the end of Holly Brook Court in the interim, until Phase 2 is constructed. The standard is met.
8. *To establish reasonable standards of design and procedures for subdivision codes and re-subdivisions, in order to further the orderly layout and use of land, and to insure property legal descriptions and monumenting of subdivided land;* the preliminary plan is in agreement with the Manual of Practice and Design and the 2008 three party agreement between the City, Property Owner and Developer. The standard is met.
9. *To insure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision code and area reasonably anticipated to be served by such facilities;* the capacity of public facilities is adequate. The City's Engineering Department asks the petitioner to please clearly designate which storm sewers will be public and which will be private. All storm sewers not within public ROW or dedicated public easements shall be considered private. Additionally, please show a minimum 15' wide easement for public water main, sewers, and storm sewers not located in the proposed ROW. Additional easement width for large pipes should be provided per City Code. The standard is met.
10. *To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the City in order to preserve the integrity, stability and beauty of the community and the value of the land;* the petitioner is proposing adequate drainage and detention. The standard is met.
11. *To preserve the natural beauty and topography of the City and to insure appropriate development with regard to these natural features;* the standard is met.
12. *To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of land as established in the City's zoning ordinance (Ordinance No. 1998-42).* The density of lot 131 meets our regulations for gross floor area. The standard is met.

The provided comments from the City of Bloomington’s Engineering Department need to be addressed before the preliminary plan is considered before council and please add a temporary cul-de-sac shown to be built at the end of Phase 1 development Holly Brook Court to the plan. Said cul-de-sac can be used to facilitate emergency vehicles and can be eliminated after Phase 2 is complete and Holly Brook Court is extended to Barnes Road.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass a motion recommending that the City Council **approve** the petition for an Amended Preliminary Plan for Eagle View South Subdivision conditioned upon the incorporation of the following items before Council’s review:

- 1) the attached comments from Engineering; and
- 2) A temporary cul-de-sac should be shown on the plan at the southern terminus of Holly Brook Court until Phase 2 is complete and the road is extended to the southern end of the property.

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

1. Staff Comments
2. Petition for an Amended Preliminary Plan for Eagle View South Subdivision
3. Exhibit A-“Legal Description”
4. Exhibit B- Amended Preliminary Plan
5. Ordinance
6. Zoning Map
7. Aerial Map



MEMORANDUM

**TO: Kevin Kothe, City Engineer
Katie Simpson, City Planner**

FROM: Ryan L. Otto, Assistant City Engineer

DATE: April 19, 2016

**SUBJECT: Revision to a Portion of the Preliminary Plan for
Eagle View South Subdivision dated 4/5/2016**

Per your request, I have reviewed the subject preliminary plan dated 4/5/2016, and provide the following comments.

1. Please clearly designate which storm sewers will be public and which will be private. All storm sewers not within public ROW or dedicated public easements shall be considered private.
2. Please show a minimum 15' wide easements for public water main, sewers, and storm sewers not located in the proposed ROW. Additional easement width for large pipes should be provided per City Code.

Respectfully Submitted,

Ryan L. Otto, PE
Assistant City Engineer

115 E. Washington St.
Post Office Box 3157
Bloomington, Illinois
61702-3157
309.434.2225 tel
309.434.2201 fax
For Hearing Impaired
TTY 309.829.5115

*an equal opportunity
employer*

PETITION FOR APPROVAL OF AMENDED PRELIMINARY PLAN FOR A
SUBDIVISION

State of Illinois)
)ss.
County of McLean)

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

NOW COMES, ARK VI, L.L.C., an Illinois limited liability company, hereinafter referred to as your Petitioner, respectfully representing and requesting as follows:

1. That your Petitioner is interested as Owner of the premises legally described on Exhibit A, which is attached hereto and made a part hereof by reference; and
2. That your Petitioner seeks approval of the Amended Preliminary Plan for the subdivision of said premises known and described as, The Eagle View South Subdivision, which Amended Preliminary Plan is attached hereto and made a part hereof; and
3. That your Petitioner does not seek approval of any exemptions or variations from the provisions of Chapter 24, of the Bloomington City Code.

WHEREFORE, your Petitioner prays that the Amended Preliminary Plan for a portion of The Eagle View South Subdivision, submitted herewith be approved.

Respectfully submitted,

ARK VI, L.L.C., an Illinois
limited liability company

By: Armstrong Construction Co.,
Inc., an Illinois corporation, Its
Authorized Member-Manager

By: Victor E. Armstrong, Jr.
Victor E. Armstrong, Jr.
Its President

LEGAL DESCRIPTION FOR THE AMENDED PRELIMINARY PLAN FOR SUBDIVISION KNOWN AS EAGLE VIEW SOUTH

A PART OF LOT 4 IN BARNES SUBDIVISION OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, PER PLAT RECORDED IN PLAT BOOK 6, PAGE 3, MCLEAN COUNTY, ILLINOIS, AND A PART OF THE ORIGINAL TOWN OF BARNES IN THE SOUTHWEST QUARTER OF SAID SECTION 29, MCLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE VILLAS AT EAGLE VIEW SOUTH SUBDIVISION IN THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NO. 2007-16613 IN MCLEAN COUNTY RECORDER'S OFFICE. FROM SAID POINT OF BEGINNING, THENCE EAST 390.10 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF OUTLOT 129 IN SAID SUBDIVISION; THENCE NORTH 73.91 FEET ALONG THE EAST LINE OF SAID OUTLOT 129 WHICH FORMS AN ANGLE TO THE LEFT OF $270^{\circ}-00'-00''$ WITH THE LAST DESCRIBED COURSE TO THE SOUTHWEST CORNER OF OUTLOT 128 IN SAID SUBDIVISION; THENCE EAST 416.58 FEET ALONG THE SOUTH LINE OF SAID OUTLOT 128 WHICH FORMS AN ANGLE TO THE LEFT OF $90^{\circ}-00'-00''$ WITH THE LAST DESCRIBED COURSE TO THE SOUTHEAST CORNER OF SAID OUTLOT 128, SAID SOUTHEAST CORNER BEING A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 13 IN SAID ORIGINAL TOWN OF BARNES LYING 906.94 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 906.94 FEET ALONG SAID NORTHERLY EXTENSION, WHICH EXTENSION IS ALSO THE EAST LINE OF THE WEST 806.68 FEET OF SAID LOT 4, AND ALONG THE EAST LINE OF SAID LOT 13, WHICH LINES FORM AN ANGLE TO THE LEFT OF $90^{\circ}-00'-00''$ WITH THE LAST DESCRIBED COURSE TO THE SOUTHEAST CORNER OF SAID LOT 13, SAID SOUTHEAST CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET AND SAID ORIGINAL TOWN OF BARNES; THENCE WEST 774.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE WHICH FORMS AN ANGLE TO THE LEFT OF $88^{\circ}-23'-40''$ WITH THE LAST DESCRIBED COURSE TO THE SOUTHWEST CORNER OF LOT 1 AND SAID ORIGINAL TOWN, SAID SOUTHWEST CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF WEST STREET AND SAID ORIGINAL TOWN AND ALSO ON THE EAST RIGHT-OF-WAY LINE OF TOWANDA BARNES ROAD (COUNTY HIGHWAY 29), LYING 33 FEET EAST OF THE WEST LINE OF SAID LOT 4; THENCE NORTH 112.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, BEING THE WEST LINE OF SAID LOT 1 AND THE NORTHERLY EXTENSION THEREOF, WHICH LINES FORM AN ANGLE TO THE LEFT OF $91^{\circ}-36'-20''$ WITH THE LAST DESCRIBED COURSE TO THE NORTH LINE OF THE 12 FOOT-WIDE ALLEY RIGHT-OF-WAY IN THE SAID ORIGINAL TOWN; THENCE WEST 33.00 FEET ALONG THE WESTERLY EXTENSION OF SAID NORTH LINE WHICH FORMS AN ANGLE TO THE LEFT OF $268^{\circ}-23'-40''$ WITH THE LAST DESCRIBED COURSE TO THE WEST LINE OF SAID LOT 4; THENCE NORTH 698.42 FEET ALONG SAID WEST LINE, WHICH LINE IS ALSO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, AND WHICH LINE FORMS AN ANGLE TO THE LEFT OF $91^{\circ}-36'-20''$ WITH THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING, CONTAINING 15.84 ACRES, MORE OR LESS.

NOTES:

INCLUDED WITHIN THE FOREGOING PROPERTY DESCRIPTION ARE PORTIONS OF THE 12 FOOT-WIDE ALLEY RIGHT-OF-WAY AND THE 50 FOOT-WIDE CENTER STREET RIGHT-OF-WAY IN THE ORIGINAL TOWN OF BARNES. ALSO INCLUDED IS THAT PORTION OF TOWANDA BARNES ROAD RIGHT-OF-WAY DEDICATED AS AN EASEMENT FOR PUBLIC ROAD PURPOSES ACCORDING TO DOCUMENT NO. 82-3818 WHICH LIES NORTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID 12 FOOT-WIDE ALLEY RIGHT-OF-WAY. SAID ALLEY AND SAID CENTER STREET APPARENTLY HAVE NOT BEEN VACATED.

A REVISION TO A PORTION OF THE EAGLE VIEW SOUTH SUBDIVISION PRELIMINARY PLAN BLOOMINGTON, ILLINOIS

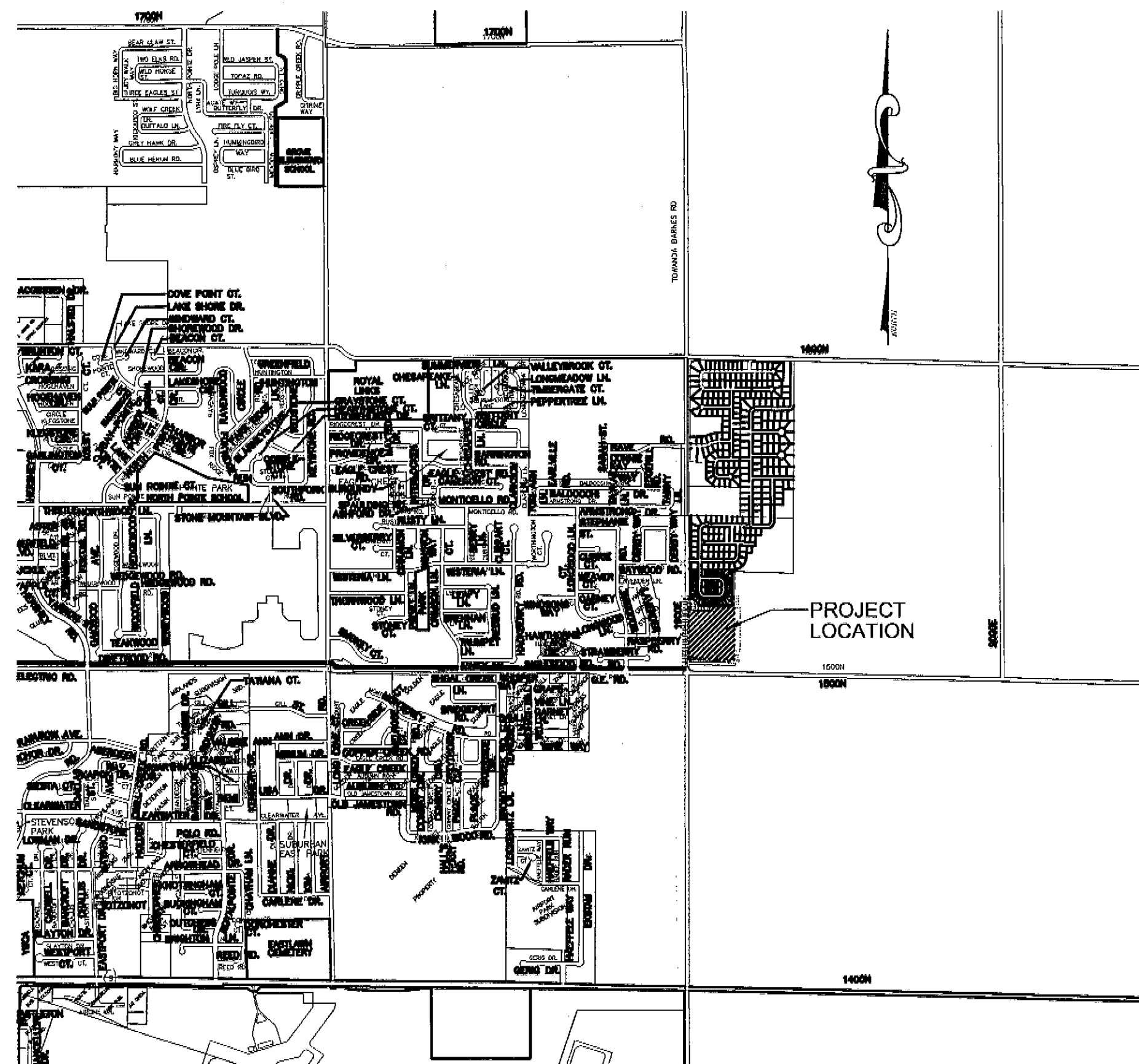
NOTES:

- This property contains 35.44 hectares (15.84 acres) and will be subdivided as follows:
Lots 131 - 133 Zoned B-1
Outlots A & B Zoned B-1

That portion of this property that is within the 60Ldn Airport Noise Contour is zoned into the S-3 Airport Noise Impact District as an overlay zone.
- Outlots A & B shall be a "Dry Bottom" detention basin and will be owned and maintained by the Property Owners Association. All detention basins shall be provided with tiered release structures.
- All streets shall be public and shall be dedicated to the City of Bloomington. All publicly owned and maintained 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.
- All fire hydrants shall be steamer type and have a six-inch branch valve.
- Existing topographic data determined through 2007 field survey performed by The Farnsworth Group.
- No portion of this development lies within the Special Flood Hazard Area per FIRM Map 17113C0320 D dated February 9, 2001.
- Unless noted otherwise, easements in front yards shall extend a minimum of 10 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.
- Subdivision entrance road intersection with Towanda Barnes Road shown as 3 lane, including left turning lane, was constructed to meet City of Bloomington and Mclean County requirements.
- An easement for an electric line for Ameren Power Company extends along the east portion of Towanda-Barnes Road as recorded in Doc. No. 71-2955.
- Any existing unused public right-of-ways within the subdivision will be vacated.
- The development shall be constructed in two phases with the Developer determining the timeline of each phase. Lot 131 and outlot A & B shall be accessed by the phase 1 improvements. Lots 132 & 133 shall be accessed by the phase 2 improvements.

WAIVERS:

- None Requested.



LOCATION MAP
NO SCALE

LEGAL DESCRIPTION:

A PART OF LOT 4 IN BARNES SUBDIVISION OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, PER PLAT RECORDED IN PLAT BOOK 6, PAGE 3, MCLEAN COUNTY, ILLINOIS, AND A PART OF THE ORIGINAL TOWN OF BARNES IN THE SOUTHWEST QUARTER OF SAID SECTION 29, MCLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE VILLAS AT EAGLE VIEW SOUTH SUBDIVISION IN THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NO. 2007-16613 IN MCLEAN COUNTY RECORDER'S OFFICE. FROM SAID POINT OF BEGINNING, THENCE EAST 390.10 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF OUTLOT 129 IN SAID SUBDIVISION; THENCE NORTH 73.91 FEET ALONG THE EAST LINE OF SAID OUTLOT 129 WHICH FORMS AN ANGLE TO THE LEFT OF 270°-00'-00" WITH THE LAST DESCRIBED COURSE TO THE SOUTHWEST CORNER OF OUTLOT 128 IN SAID SUBDIVISION; THENCE EAST 416.58 FEET ALONG THE SOUTH LINE OF SAID OUTLOT 128 WHICH FORMS AN ANGLE TO THE LEFT OF 90°-00'-00" WITH THE LAST DESCRIBED COURSE TO THE SOUTHWEST CORNER OF SAID OUTLOT 128, SAID SOUTHWEST CORNER BEING A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 13 IN SAID ORIGINAL TOWN OF BARNES LYING 906.94 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 906.94 FEET ALONG SAID NORTHERLY EXTENSION, WHICH EXTENSION IS ALSO THE EAST LINE OF THE WEST 806.66 FEET OF SAID LOT 4, AND ALONG THE EAST LINE OF SAID LOT 13, WHICH LINES FORM AN ANGLE TO THE LEFT OF 90°-00'-00" WITH THE LAST DESCRIBED COURSE TO THE SOUTHWEST CORNER OF SAID LOT 13, SAID SOUTHWEST CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET AND SAID ORIGINAL TOWN OF BARNES; THENCE WEST 774.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE WHICH FORMS AN ANGLE TO THE LEFT OF 88°-23'-40" WITH THE LAST DESCRIBED COURSE TO THE SOUTHWEST CORNER OF LOT 1 AND SAID ORIGINAL TOWN, SAID SOUTHWEST CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF WEST STREET AND SAID ORIGINAL TOWN AND ALSO ON THE EAST RIGHT-OF-WAY LINE OF TOWANDA BARNES ROAD (COUNTY HIGHWAY 29), LYING 33 FEET EAST OF THE WEST LINE OF SAID LOT 4; THENCE NORTH 112.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, BEING THE WEST LINE OF SAID LOT 1 AND THE NORTHERLY EXTENSION THEREOF, WHICH LINES LYING AN ANGLE TO THE LEFT OF 91°-36'-20" WITH THE LAST DESCRIBED COURSE TO THE NORTH LINE OF THE 12 FOOT-WIDE ALLEY RIGHT-OF-WAY IN THE SAID ORIGINAL TOWN; THENCE WEST 33.00 FEET ALONG THE WESTERLY EXTENSION OF SAID NORTH LINE WHICH FORMS AN ANGLE TO THE LEFT OF 268°-23'-40" WITH THE LAST DESCRIBED COURSE TO THE WEST LINE OF SAID LOT 4; THENCE NORTH 698.42 FEET ALONG SAID WEST LINE, WHICH LINE IS ALSO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, AND WHICH LINE FORMS AN ANGLE TO THE LEFT OF 91°-36'-20" WITH THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING, CONTAINING 15.84 ACRES, MORE OR LESS.

NOTES:

INCLUDED WITHIN THE FOREGOING PROPERTY DESCRIPTION ARE PORTIONS OF THE 12 FOOT-WIDE ALLEY RIGHT-OF-WAY AND THE 50 FOOT-WIDE CENTER STREET RIGHT-OF-WAY IN THE ORIGINAL TOWN OF BARNES. ALSO INCLUDED IS THAT PORTION OF TOWANDA BARNES ROAD RIGHT-OF-WAY DEDICATED AS AN EASEMENT FOR PUBLIC ROAD PURPOSES ACCORDING TO DOCUMENT NO. 82-3818 WHICH LIES NORTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID 12 FOOT-WIDE ALLEY RIGHT-OF-WAY. SAID ALLEY AND SAID CENTER STREET APPARENTLY HAVE NOT BEEN VACATED.

INDEX TO SHEETS

SHEET NO.	TITLE
1	COVER SHEET
2	PRELIMINARY PLAN

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

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

The Planning Commission of Bloomington, Illinois
Date: _____, 2016
By: _____
Chairman
By: _____
Executive Secretary

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

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

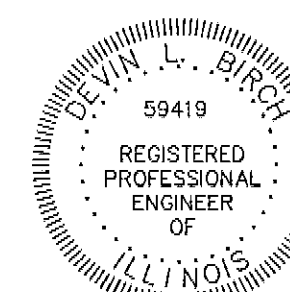
The City Council of Bloomington, Illinois
Date: _____, 2016
By: _____
Mayor
Attest: _____
City Clerk

BENCHMARK:

- TOP OPERATING NUT OF FIRE HYDRANT, N.E. CORNER NORTON RD. WATERTOWN LN. IN EAGLE VIEW SUB'N. U.S.C.G.S. ELEV. = 850.55
- TOP OPERATING NUT OF FIRE HYDRANT, S.E. CORNER NORTON RD. & ROCKLEDGE RD. IN EAGLE VIEW SUB'N. U.S.C.G.S. ELEV. = 840.77

AUSTIN ENGINEERING CO., INC.
PEORIA, ILLINOIS

BY:
DEVIN L. BIRCH, P.E.
DATE: 4/05/16



LICENSE EXPIRES 11/30/17

LAND OWNER

ARK VI, L.L.C.
115 W. JEFFERSON ST., SUITE 400
BLOOMINGTON, ILLINOIS 61701
(309) 661-1949

ENGINEER

DEVIN L. BIRCH
AUSTIN ENGINEERING COMPANY, INC.
311 SW WATER ST., SUITE 215
PEORIA, ILLINOIS 61602
(309) 691-0224

DEVELOPER

RHP INVESTMENTS, LLC
2402 S. 18TH STREET
CHARLESTON, ILLINOIS 61920
(317) 345-5022

ATTORNEY

LIVINGSTON, BARG, BRANDT,
& SCHROEDER, LLP
115 W. JEFFERSON ST., STE. 400
BLOOMINGTON, ILLINOIS 61702
(309) 828-5281

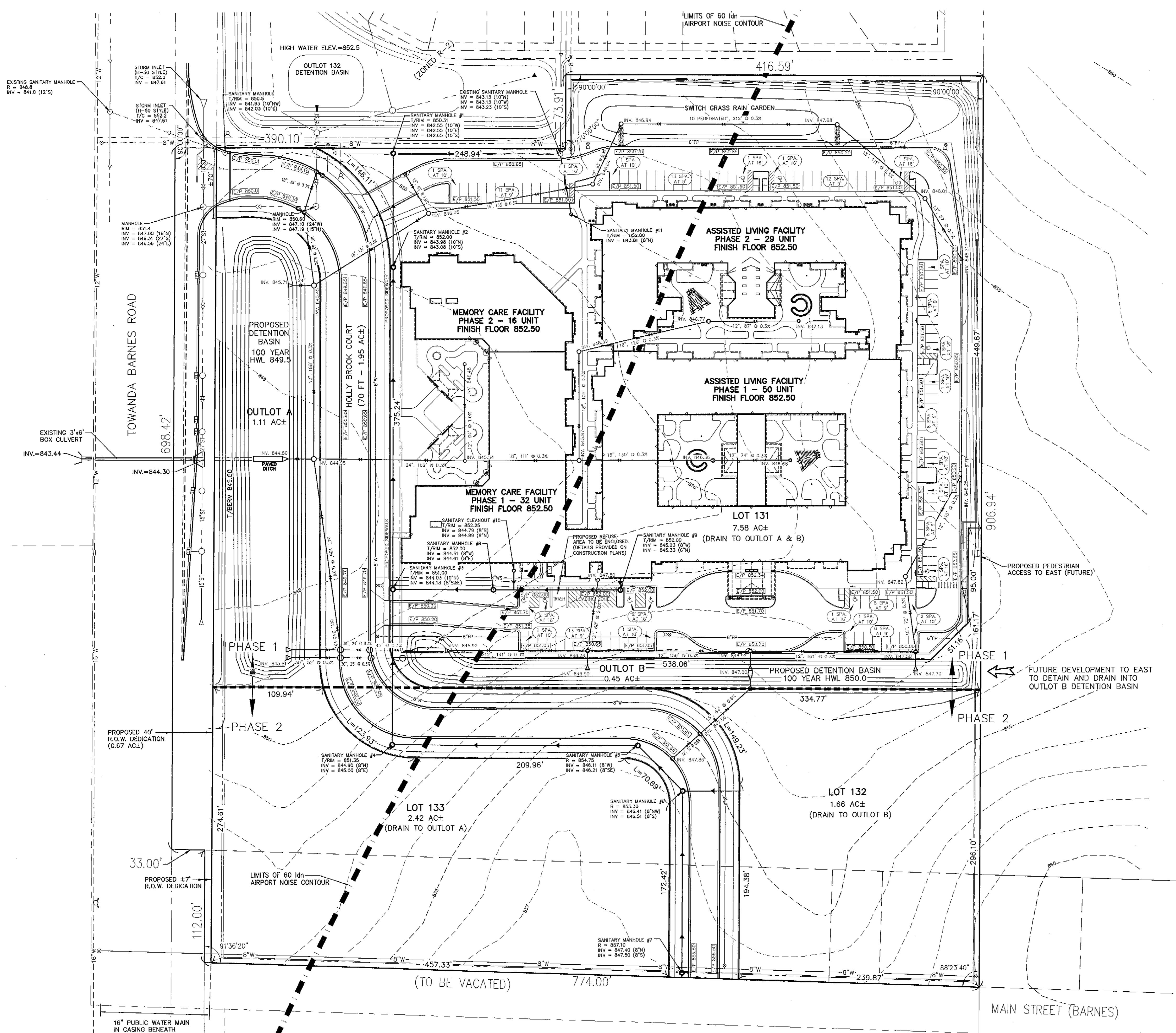
THE VILLAS OF HOLLY BROOK AT
EAGLE VIEW SOUTH COMM. PARK

FOR: RHP INVESTMENTS, LLC
DATE 04/05/16 SCALE N.T.S. BOOK PAGE 1

AE AUSTIN ENGINEERING CO., INC.
Consulting Engineers / Surveyors
311 SW Water St., Suite 215
Peoria, Illinois 61602
License No. 184-001143

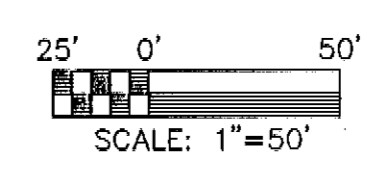
DESIGNED BY: RHP INVESTMENTS, LLC
DRAWN BY: RHP INVESTMENTS, LLC
CHECKED BY: RHP INVESTMENTS, LLC
PROJECT NUMBER 71-13-027 SHEET NO. 1 OF 2





LEGEND

- 832- EXISTING CONTOUR
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING STORM SEWER
- - - - - EXISTING WATER MAIN
- - - - - BUILDING SET BACK LINE
- - - - - EASEMENT LINE
- POWERPOLE
- HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN
- PROPOSED FIRE PROTECTION WATER MAIN



SITE CONSTRUCTION NOTES:

1. A LIGHTING PLAN MUST BE SUBMITTED FOR REVIEW PRIOR TO ISSUANCE OF A ZONING CERTIFICATE TO ENSURE THAT EXTERIOR LIGHTING DOES NOT EXCEED THREE FOOT CANDLES WHEN MEASURED AT THE PROPERTY LINE.
2. ALL SITE LANDSCAPING, QUANTITY, SIZE, AND SPECIES SHALL BE IN ACCORDANCE WITH THE CITY OF BLOOMINGTON ZONING CODE. (PROVIDED BY OTHERS)
3. ALL SITE SIGNAGE (PYLON, DIRECTIONAL AND BUILDING) SHALL BE IN ACCORDANCE WITH THE CITY OF BLOOMINGTON ZONING CODE.
4. STORM WATER DETENTION SHALL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH THE CITY OF BLOOMINGTON EROSION, SEDIMENT AND STORM WATER CONTROL ORDINANCE.
5. ALL EROSION CONTROL MEASURES PROVIDED SHALL BE IN ACCORDANCE WITH THE CITY OF BLOOMINGTON EROSION, SEDIMENT AND STORM WATER CONTROL ORDINANCE.
6. AN APPROVED FIRE PROTECTION PLAN SHALL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH THE CITY OF BLOOMINGTON FIRE DEPARTMENT REQUIREMENTS.
7. ALL CONCRETE DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BLOOMINGTON STANDARDS.
8. ALL ROOFTOP, WALL MOUNTED, AND GROUND LEVEL MECHANICAL AND UTILITY STRUCTURES SHALL BE FULLY SCREENED FROM VIEW.
9. ANY UTILITY WORK/CONNECTIONS IN THE RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY OPENING PERMIT FROM THE CITY OF BLOOMINGTON. CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF BLOOMINGTON.
10. A SIDEWALK PERMIT WILL BE REQUIRED. THE CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF BLOOMINGTON.
11. A DRIVE APPROACH PERMIT WILL BE REQUIRED. THE CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF BLOOMINGTON.
12. A PARKING LOT PERMIT WILL BE REQUIRED. THE CONTRACTOR MUST BE LICENSED AND BONDED WITH THE CITY OF BLOOMINGTON.
13. ALL PROPOSED REFUSE DISPOSAL AREAS MUST BE SCREENED ON ALL FOUR SIDES BY A SOLID FENCE OR WALL WITH A MINIMUM HEIGHT OF SIX FEET, NOT TO EXCEED SEVEN FEET. INCLUDE GATE ACCESS.
14. SANITARY SEWER TO SERVE PROPOSED ASSISTED LIVING AND MEMORY CARE FACILITY FROM MANHOLE #3 TO THE BUILDING AND FROM THE EXISTING MANHOLE TO THE NORTH TO MANHOLE #11 WILL BE PRIVATELY OWNED AND MAINTAINED.
15. THE DEVELOPMENT SHALL BE CONSTRUCTED IN PHASES WITH THE DEVELOPER DETERMINING THE TIMELINE OF EACH PHASE. LOT 131 AND OUTLOT A & B SHALL BE ACCESSED BY THE PHASE 1 IMPROVEMENTS. LOTS 132 & 133 SHALL BE ACCESSED BY THE PHASE 2 IMPROVEMENTS.
16. A MINIMUM 15 FOOT WIDE PUBLIC EASEMENT FOR THE BENEFIT OF THE CITY OF BLOOMINGTON SHALL BE DEDICATED ON THE FINAL SUBDIVISION PLAT FOR ALL PUBLIC SANITARY SEWER, STORM SEWER OR WATER MAINS THAT ARE SITUATED WITHIN PRIVATE PROPERTY SHOWN ON THIS PLAN. LARGER EASEMENTS WILL BE PROVIDED FOR LARGE DIAMETER PIPES.
17. PUBLIC SIDEWALKS SHOWN SHALL BE 5 FEET WIDE AND 6 INCHES THICK.
18. DESIGNATION OF PUBLIC AND PRIVATE STORM SEWERS SHALL BE SHOWN BY DEDICATED EASEMENTS ON THE FINAL PLAT. DEVELOPER WILL WORK WITH CITY TO DETERMINE DIVISION OF PUBLIC/PRIVATE STORM SEWERS BEFORE FINAL PLAT IS FILED.
19. SPOT ELEVATIONS SHOWN THROUGH LOT 131 DENOTE THAT THE SPILLOVER POINTS FOR THE 100 YEAR FLOOD ROUTE WILL STAY ENTIRELY WITHIN THE PAVED PARKING LOT AREAS WITH A MINIMUM 1" FREEBOARD BETWEEN THE FINISH FLOOR AND THE 100 YEAR FLOOD ELEVATION AT ANY PARTICULAR POINT OF CONCERN. THE MAIN FLOOD ROUTE IS GENERALLY OUTLOTS A & B WHERE THE DETENTION AND SURFACE DRAINAGE EASEMENTS WILL BE PROVIDED.

DENSITY:

CURRENT BUILDINGS = 112,140 SF
 LOT AREA = 7.58 ACRES = 330,185 SF
 80% GFA ALLOWANCE = 264,148 SF
 112,140/330,180 = 34.0% - OK

PARKING:

MEMORY CARE = 1 SPA./3 UNITS = 16 SPACES
 = 1 SPA./EMPLOYEE/SHIFT = 18 SPACES
 SUB-TOTAL = 32 SPACES
 ASSISTED LIVING = 2 SPA./3 UNITS = 53 SPACES
 = 1 SPA./EMPLOYEE/SHIFT = 18 SPACES
 SUB-TOTAL = 71 SPACES
 ACCESS. PARKING = 103 SPA. x .10 = 11 SPACES
 103 SPACES REQUIRED (11 ACCESSIBLE)
 106 SPACES SHOWN (11 ACCESSIBLE)

SITE DATA:

1. THIS SITE IS:
 P.I.N. 15-29-354-049 ZONING B-1
 P.I.N. 15-29-302-022 ZONING B-1
2. AREA OF THIS SITE IS 15.84 ACRES ±
3. THIS SITE IS ZONED B-1 (HIGHWAY BUSINESS DISTRICT)
4. BUILDING SETBACKS:
 FRONT = 10'
 SIDE = 5'
 REAR = 5'
 T.B.Y. = 10% OF WIDTH OR DEPTH OF LOT (10' MINIMUM/25' MAXIMUM)
 PARKING SETBACKS:
 12 FEET FROM THE ROW FOR FRONT YARD
 6 FEET FOR THE SIDE AND REAR YARDS
5. AREA OF PROPOSED BUILDINGS:
 112,140 SF ±
6. A PHOTOMETRIC PLAN WILL BE REQUIRED AT THE TIME OF THE ZONING CERTIFICATE WITH THE REQUIREMENT THAT IT DOES NOT EXCEED 3 FOOT CANDLES AT THE PROPERTY LINES.
7. DESIGNATED PEDESTRIAN ACCESS SHALL BE PROVIDED BETWEEN THE PARKING LOT AREAS AND THE MAIN ENTRANCES TO THE BUILDINGS ON FINAL LAYOUTS.
8. LOADING AREA DESIGNATION - THE EXISTING DRIVE AISLES WILL SERVE AS OFF-LOADING POINTS. SEE PLAN FOR LOADING ZONE AREA AND REFUSE AREA.

PRELIMINARY PLAN

THE VILLAS OF HOLLY BROOK AT EAGLE VIEW SOUTH COMM. PARK

AE AUSTIN ENGINEERING, CO., INC.
 Consulting Engineers / Surveyors
 311 SW Water St., Suite 215
 Peoria, Illinois 61602
 License No. 184-001143

FOR: RHP INVESTMENTS, LLC	DESIGNED	APPROVED
DATE 04/05/16	SCALE 1" = 50'	BOOK PAGE 1
REVISION	PROJECT NUMBER 71-13-027	SHEET NO. 2 OF 2



ORDINANCE NO _____

AN ORDINANCE APPROVING THE AMENDED PRELIMINARY PLAN OF THE
EAGLE VIEW SOUTH SUBDIVISION

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition for approval of the Amended Preliminary Plan of Eagle View South Subdivision, legally described in Exhibit A, attached hereto and made a part hereof by this reference; and

WHEREAS, said Petition requests no exemptions or variations from the provisions of the Bloomington City Code, 1960, as amended; and

WHEREAS, said Petition is valid and sufficient and conforms to the requirements of the statutes in such cases made and the Amended Preliminary Plan attached to said Petition was prepared in compliance with the requirements of the Bloomington City Code except for said requested exemptions and/or variations; and

WHEREFORE, said exemptions and/or variations are reasonable and in keeping with the intent of the Land Subdivision code, Chapter 24 of the Bloomington City Code, 1960, as amended.

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

1. That the Amended Preliminary Plan of the Eagle View South Subdivision is hereby approved
2. That this Ordinance shall be in full force and effective as the time of its passage on this _____ day of _____, 20_____.

APPROVED:

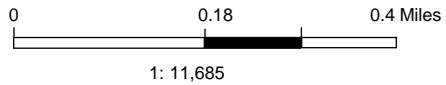
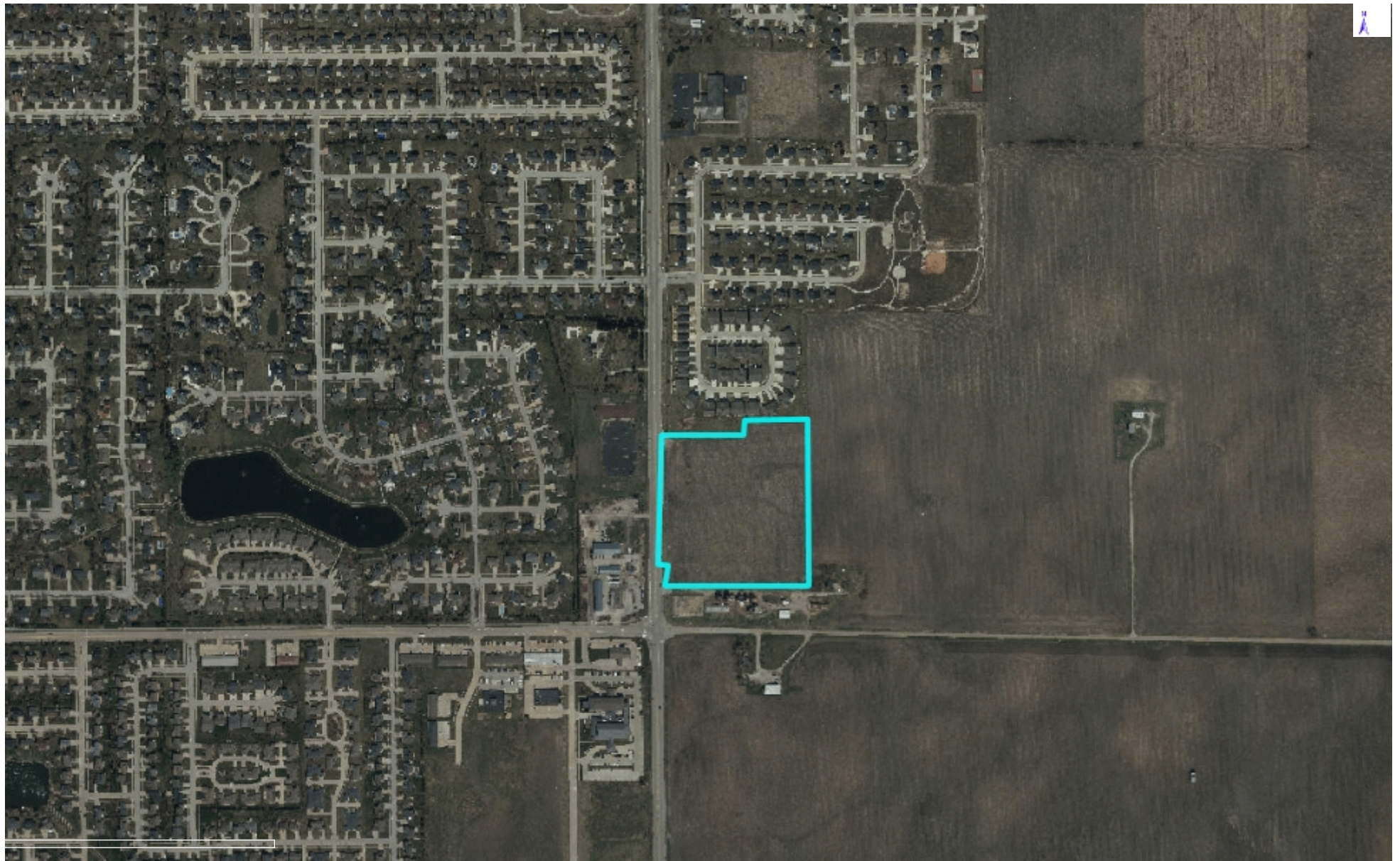
Mayor

ATTEST:

City Clerk



Aerial View: Eagle View South Subdivision



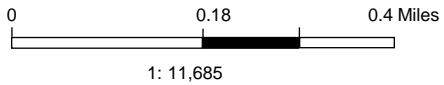
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Notes
B-1 Zoning



Zoning Map: Eagle View South Subdivision



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Notes
B-1 Zoning



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

April 13, 2016

Dear Property Owner or Resident:

The City of Bloomington Planning Commission will hold a public hearing on **Wednesday, April 27, 2016 at 4:00 p.m. in the City Council Chambers, City Hall, 109 E. Olive Street, Bloomington, Illinois** for a petition submitted by **ARK VI, L.L.C.** requesting approval of an Amended Preliminary Plan for A Portion of Eagle View South Subdivision, for property commonly located east of Towanda Barnes Rd., north of GE Rd., and south of Ft. Jesse Rd., consisting of approximately 15.84 acres, more or less.

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

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The hearing's agenda and supporting materials will be available online at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may contact me by phone, (309) 434-2226, or email, ksimpson@cityblm.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Katie Simpson", written over a light blue horizontal line.

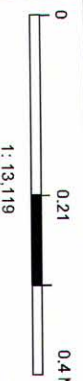
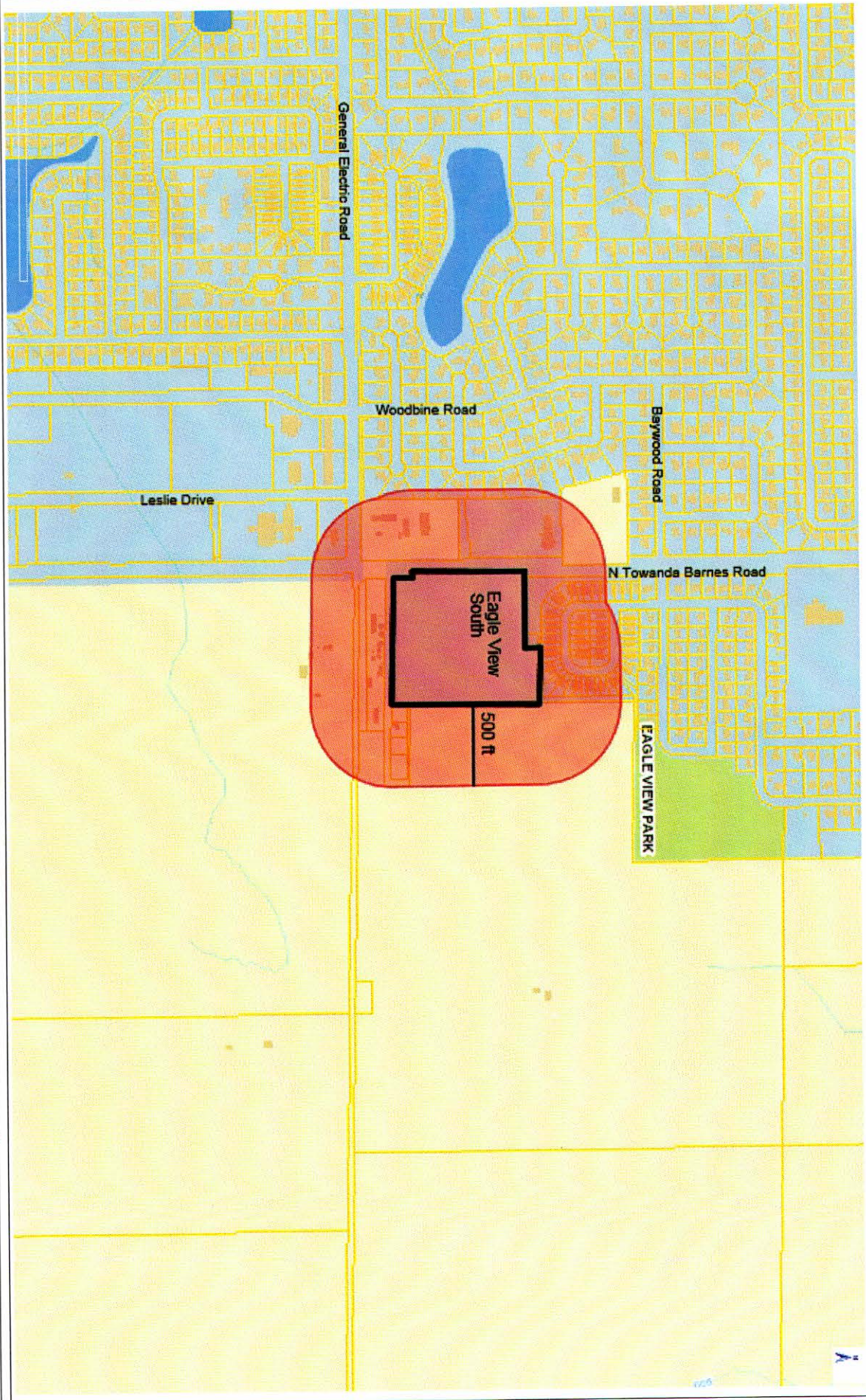
Katie Simpson
City Planner

Attachments:

Location Map
Legal Description of Property



Eagle View South Subdivision



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Notes

500 ft Buffer

PIN	LINE1	LINE2	LINE3
1530478015	ALEC HAGAN	7 LAVENDER LN	BLOOMINGTON IL 617042815
1529354056	ALICE KAY LAMBERT	2014 ESCALADE RD	BLOOMINGTON IL 617058826
1529354067	ARK VI LLC	202 N PROSPECT STE 202	BLOOMINGTON IL 61704
1529302022	ARMSTRONG BUILDERS INC	1701 TULLAMORE SUITE A	BLOOMINGTON IL 61704
1529354066	ATTN: CITY CLERK CITY OF BLOOMINGTON	PO BOX 3157	BLOOMINGTON IL 61702
1531230003	AUCTUS LLC	2804 RAINBOW AVE APT 2	BLOOMINGTON IL 617048562
1529354026	CHARLES RAY JOHNSON	23 Yukon Cir	Bloomington IL 617058824
1529354031	CINDY GIBSON	33 Yukon Cir	Bloomington IL 617058824
1529354057	CYNTHIA K NORTON	2012 ESCALADE RD	BLOOMINGTON IL 617058826
1530478016	DANIEL D LEIFKER	5 LAVENDER LN	BLOOMINGTON IL 617042815
1529354032	DAVID J & DEANNA S WARNER	35 YUKON CIR	BLOOMINGTON IL 617058824
1530478013	DAVID R JONES	11 LAVENDER LANE	BLOOMINGTON IL 61704
1530480002	DENNIS GRIEDER	1804 N TOWANDA BARNES RD	BLOOMINGTON IL 617052825
1530400011	DENNIS L GRIEDER	1804 N TOWANDA BARNES RD	BLOOMINGTON IL 617042825
1529355001	DONNA L TORRICELLI	58 YUKON CIR	BLOOMINGTON IL 617058825
1529354055	DORIS & GARY NOLDER	2016 ESCALADE RD	BLOOMINGTON IL 617058826
1532100001	DOUGLAS W ADAMS	1841 KY HIGHWAY 36 E	CARROLLTON KY 410088734
1529354023	DWAYNE & DONNA HARRIS	17 YUKON CIR	BLOOMINGTON IL 617058824
1529352005	ED DORAN	308 E JACKSON	TOWANDA IL 61776
1529354049	EVA HOA	17 YUKON CIR	BLOOMINGTON IL 617058824
1531230002	FIRST FARMERS STATE BANK	4001 GE ROAD	BLOOMINGTON IL 61704
1529354025	HARVEY D WALTER	21 Yukon Cir	Bloomington IL 617058824
1529354030	IRIS E CAINES TRUSTEE	31 Yukon Cir	Bloomington IL 617058824
1529355012	JAMES HAAS	10 Yukon Cir	Bloomington IL 617058825
1529355014	JEAN DENNIS REVOCABLE TRUST	14 YUKON CIR	BLOOMINGTON IL 617058825
1529354019	JOHN & DEBRA FOSTER	9 YUKON CIR	BLOOMINGTON IL 617058824
1529354021	JOHN P SPRINKER	13 Yukon Cir	Bloomington IL 617058824
1529355007	JOLYN GUY	46 YUKON CIR	BLOOMINGTON IL 617058825
1530478007	Joseph Grizzle	19 Strawberry Rd	Bloomington IL 617042833
1529354024	KATHERINE A& JEAN M THILMANY	19 YUKON CIRCLE	BLOOMINGTON IL 61704
1530478014	KATHERINE T HUBBARD	9 LAVENDER LN	BLOOMINGTON IL 617042815
1529354062	KATHLEEN M COX TRUSTEE	3906 RAVE ROAD	BLOOMINGTON IL 61704
1529354017	KATHLEEN PAGANA	5 YUKON CIR	BLOOMINGTON IL 617058824
1529354020	KELLI HELLER	11 YUKON CIR	BLOOMINGTON IL 617058824
1529355011	KENDALL J & SUZANNE M SHEETS	8 YUKON CIRCLE	BLOOMINGTON IL 61705
1529355008	KENNETH & ROSE FRIZZELL KELLER	2 YUKON CIR	BLOOMINGTON IL 617058825

1529302021	KRAFT FARMS LLC	426 S 5TH ST	SPRINGFIELD IL 627011820
1529354022	KURT W SIEVERS	15 Yukon Cir	Bloomington IL 617058824
1529354034	KYLE O RAVE	13 THOMAS DR	NORMAL IL 61761
1529354027	LARRY & TERESA BRUELLMAN	25 YUKON CIR	BLOOMINGTON IL 617058824
1529354028	LAURA M KANT	27 YUKON CIRCLE	BLOOMINGTON IL 61705
1529355004	LAWRENCE J FLYNN	52 YUKON CIR	BLOOMINGTON IL 617058825
1529355005	LINDA ANN UMBRIGHT	50 YUKON CIR	BLOOMINGTON IL 617058825
1529355002	MICHAEL & JOANNE MEJIA	56 YUKON CIR	BLOOMINGTON IL 617058825
1529354038	MICHAEL B & EVANNA R HILFRINK	45 YUKON CIR	BLOOMINGTON IL 617058824
1530478018	MICHAEL COX	1 LAVENDAR LANE	BLOOMINGTON IL 61704
1530478006	MICHAEL J RUESY	18 STRAWBERRY RD	BLOOMINGTON IL 61704
1529354029	MICHAEL KILEY	29 Yukon Cir	Bloomington IL 617058824
1529354037	MICHELLE K MARSH	28 INGLEWOOD LN	BLOOMINGTON IL 617048522
1529354060	NANCY SHARP	2006 ESCALADE RD	BLOOMINGTON IL 617058826
1530480001	NORTHSIDE CHURCH OF CHRIST	1908 N TOWANDA BARNES RD	BLOOMINGTON IL 61704
1530478021	PETER J MARTIN	13 RASPBERRY RD	BLOOMINGTON IL 617042816
1529354033	RICHARD D LONG	37 Yukon Cir	Bloomington IL 617058824
1529354064	ROBERT & LINDA BALL	3 YUKON CIR	BLOOMINGTON IL 617058824
1529355010	ROBERT D GALLOWAY	6 YUKON CIRCLE	BLOOMINGTON IL 61705
1529353003	ROBERT L REWERTS	2405 E EMPIRE ST	BLOOMINGTON IL 61704
1529353001	ROBERT L REWERTS	2405 E EMPIRE ST	BLOOMINGTON IL 61704
1529354063	RONALD & LINDA KINDER	1 Yukon Cir	Bloomington IL 617058824
1529355013	SAMUEL M DOUGLASS	12 YUKON CIR	BLOOMINGTON IL 617058825
1529354036	SCOTT & MARY HARRISON	41 YUKON CIR	BLOOMINGTON IL 617058824
1530478011	SCOTT D MILLER	17 Strawberry Rd	Bloomington IL 617042833
1529352004	SCOTT E PRICE	19144 E 1500 NORTH RD	NORMAL IL 61761
1529354018	SIDDHARTH & INDIRA BHOWMICK PANDEY	7 YUKON CIR	BLOOMINGTON IL 617058824
1530400019	STEPHEN KINDRED	2004 N TOWANDA BARNES RD	BLOOMINGTON IL 617052800
1529354059	SUSAN A GILBERT	2008 ESCALADE RD	BLOOMINGTON IL 617058826
1529352001	THOMAS HANLEY	PO BOX 20994	JUNEAU AK 998020994
1529354058	TIMOTHY S & DIANA J VAN HYNING	2010 ESCALADE RD	BLOOMINGTON IL 617058826
1530478017	TODD & SHANA KAGEL	3 LAVENDER LN	BLOOMINGTON IL 617042815
1529355003	VICKIE REYNOLDS	54 Yukon Cir	Bloomington IL 617058825
1529354061	WILLARD & ELEANOR WOODWARD	2004 ESCALADE RD	BLOOMINGTON IL 617058826
1529355009	WILLIAM M RUDOLPH	4 Yukon Cir	Bloomington IL 617058825
1529355006	Willis Berry	48 Yukon Cir	Bloomington IL 617058825

LEGAL DESCRIPTION FOR THE AMENDED PRELIMINARY PLAN FOR SUBDIVISION KNOWN AS EAGLE VIEW SOUTH

A PART OF LOT 4 IN BARNES SUBDIVISION OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, PER PLAT RECORDED IN PLAT BOOK 6, PAGE 3, MCLEAN COUNTY, ILLINOIS, AND A PART OF THE ORIGINAL TOWN OF BARNES IN THE SOUTHWEST QUARTER OF SAID SECTION 29, MCLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE VILLAS AT EAGLE VIEW SOUTH SUBDIVISION IN THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NO. 2007-16613 IN MCLEAN COUNTY RECORDER'S OFFICE. FROM SAID POINT OF BEGINNING, THENCE EAST 390.10 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF OUTLOT 129 IN SAID SUBDIVISION; THENCE NORTH 73.91 FEET ALONG THE EAST LINE OF SAID OUTLOT 129 WHICH FORMS AN ANGLE TO THE LEFT OF $270^{\circ}-00'-00''$ WITH THE LAST DESCRIBED COURSE TO THE SOUTHWEST CORNER OF OUTLOT 128 IN SAID SUBDIVISION; THENCE EAST 416.58 FEET ALONG THE SOUTH LINE OF SAID OUTLOT 128 WHICH FORMS AN ANGLE TO THE LEFT OF $90^{\circ}-00'-00''$ WITH THE LAST DESCRIBED COURSE TO THE SOUTHEAST CORNER OF SAID OUTLOT 128, SAID SOUTHEAST CORNER BEING A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 13 IN SAID ORIGINAL TOWN OF BARNES LYING 906.94 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 906.94 FEET ALONG SAID NORTHERLY EXTENSION, WHICH EXTENSION IS ALSO THE EAST LINE OF THE WEST 806.68 FEET OF SAID LOT 4, AND ALONG THE EAST LINE OF SAID LOT 13, WHICH LINES FORM AN ANGLE TO THE LEFT OF $90^{\circ}-00'-00''$ WITH THE LAST DESCRIBED COURSE TO THE SOUTHEAST CORNER OF SAID LOT 13, SAID SOUTHEAST CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET AND SAID ORIGINAL TOWN OF BARNES; THENCE WEST 774.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE WHICH FORMS AN ANGLE TO THE LEFT OF $88^{\circ}-23'-40''$ WITH THE LAST DESCRIBED COURSE TO THE SOUTHWEST CORNER OF LOT 1 AND SAID ORIGINAL TOWN, SAID SOUTHWEST CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF WEST STREET AND SAID ORIGINAL TOWN AND ALSO ON THE EAST RIGHT-OF-WAY LINE OF TOWANDA BARNES ROAD (COUNTY HIGHWAY 29), LYING 33 FEET EAST OF THE WEST LINE OF SAID LOT 4; THENCE NORTH 112.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, BEING THE WEST LINE OF SAID LOT 1 AND THE NORTHERLY EXTENSION THEREOF, WHICH LINES FORM AN ANGLE TO THE LEFT OF $91^{\circ}-36'-20''$ WITH THE LAST DESCRIBED COURSE TO THE NORTH LINE OF THE 12 FOOT-WIDE ALLEY RIGHT-OF-WAY IN THE SAID ORIGINAL TOWN; THENCE WEST 33.00 FEET ALONG THE WESTERLY EXTENSION OF SAID NORTH LINE WHICH FORMS AN ANGLE TO THE LEFT OF $268^{\circ}-23'-40''$ WITH THE LAST DESCRIBED COURSE TO THE WEST LINE OF SAID LOT 4; THENCE NORTH 698.42 FEET ALONG SAID WEST LINE, WHICH LINE IS ALSO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, AND WHICH LINE FORMS AN ANGLE TO THE LEFT OF $91^{\circ}-36'-20''$ WITH THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING, CONTAINING 15.84 ACRES, MORE OR LESS.

NOTES:

INCLUDED WITHIN THE FOREGOING PROPERTY DESCRIPTION ARE PORTIONS OF THE 12 FOOT-WIDE ALLEY RIGHT-OF-WAY AND THE 50 FOOT-WIDE CENTER STREET RIGHT-OF-WAY IN THE ORIGINAL TOWN OF BARNES. ALSO INCLUDED IS THAT PORTION OF TOWANDA BARNES ROAD RIGHT-OF-WAY DEDICATED AS AN EASEMENT FOR PUBLIC ROAD PURPOSES ACCORDING TO DOCUMENT NO. 82-3818 WHICH LIES NORTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID 12 FOOT-WIDE ALLEY RIGHT-OF-WAY. SAID ALLEY AND SAID CENTER STREET APPARENTLY HAVE NOT BEEN VACATED.

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
APRIL 27, 2016**

SUBJECT:	TYPE:	SUBMITTED BY:
Amendment to the Comprehensive Plan – Public Hearing	Amend Figures 11.3, 11.4 and 6.3 of the Comprehensive Plan to show Highland Park Golf Course as Parks and Recreation and remove it as a development priority, respectively	Katie Simpson City Planner

REQUEST

Staff is asking the Planning Commission to review and act on an amendment to the City of Bloomington Comprehensive Plan 2035 Figures 11.3, 11.4 and 6.3.

Background

Illinois Municipal Code Section 11-12-6 grants the City of Bloomington authority to prepare, adopt, use and amend the City’s Comprehensive Plan after receiving a recommendation from the Planning Commission. The document is advisory by its nature, with updates expected periodically as conditions change.

On August 25, 2015, the City Council adopted the City’s Comprehensive Plan 2035, which included the following designations for Highland Park Golf Course:

- Figure 11.3 *Future Land Use* (page 229) shows a “Regional Commercial” designation.
- Figure 11.4 *Land Use Priorities* (page 230) shows Highland Park Golf Course as a Tier-1 Development Priority.
- Figure 6.3 *Opportunities for Infill Development and Redevelopment* (page 88) shows the property as a non-residential infill development opportunity.

On March 28, 2016, Council passed Resolution No. 2016-14, by a 7-1 vote, reaffirming support for the continued ownership and operation of Highland Park Golf Course by the City. In so doing, the Council determined that it is not in the best interest of the City to sell any or all of the golf courses or to outsource their management (Resolution 2016-14).

Project Description

The following three amendments to the Comprehensive Plan are proposed:

1. Figure 11.3 *Future Land Use* (page 229) of the Comprehensive Plan 2035 would be amended to show Highland Park Golf Course (approximately 97.65 acres) as “Parks and Recreational Space.”
2. Figure 11.4 *Land Use Priorities* (page 230) would eliminate Highland Park Golf Course from the map as a Tier One development opportunity.
3. Figure 6.3 *Opportunities for Infill Development and Redevelopment* (page 88) would eliminate Highland Park Golf Course as a vacant, infill development property.

To accomplish changes to the Comprehensive Plan, a public hearing is required, with the recommendation going to the City Council for a final vote. The City Council has requested that

this change be made now so as not to confuse developers and the public as to the anticipated future uses for the golf course.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission **approve** a motion recommending the City Council adopt a Resolution to Amend the City of Bloomington Comprehensive Plan 2035, as indicated below:

1. Figure 11.3 *Future Land Use* (page 229) of the Comprehensive Plan 2035 would be amended to show Highland Park Golf Course (approximately 97.65 acres) as “Parks and Recreational Space.”
2. Figure 11.4 *Land Use Priorities* (page 230) would eliminate Highland Park Golf Course from the map as a Tier One development opportunity.
3. Figure 6.3 *Opportunities for Infill Development and Redevelopment* (page 88) would eliminate Highland Park Golf Course as a vacant, infill development property.

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

1. Draft Resolution to Amend the Comprehensive Plan
2. Figure 11.3 Future Land Use (pg) 229
3. Figure 11.4 Land Use Priorities (pg) 230
4. Figure 6.3 Opportunities for Infill Development and Redevelopment (pg88)
5. Aerial View of Highland Park Golf Course
6. Zoning Map for Highland Park Golf Course

RESOLUTION NO. _____

**A RESOLUTION TO AMEND THE BLOOMINGTON COMPREHENSIVE
PLAN 2035**

WHEREAS, pursuant to the Illinois Municipal Code (65 ILCS 5/11-12-6) the City of Bloomington has authority to prepare, adopt, use and amend comprehensive plans after recommendation from the Planning Commission has been given; and

WHEREAS, pursuant to the Illinois Municipal Code (65 ILCS 5/11-12-6) such plan shall be advisory and in and of itself shall not be construed to regulate or control the use of private property in any way, except as to such part thereof as has been implemented by ordinances duly enacted by the corporate authorities; and

WHEREAS, the Comprehensive Plan 2035, adopted on August 24, 2015, is based on a twenty-month long effort in public outreach, comment and input, and represents the physical, economic development and social goals of the City of Bloomington; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on the resolution to amend the Comprehensive Plan 2035; and

WHEREAS the City Council of the City of Bloomington has the power to adopt this resolution

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Bloomington, McLean County, Illinois:

SECTION ONE: That Figure 11-3 Future Land Use on page 229 of the City of Bloomington Comprehensive Plan 2035 is hereby amended to show the property known as “Highland Park Golf Course” as “Parks and Recreational Space”.

SECTION TWO: That Figure 11-4 Land Use Priorities on page 230 of the City of Bloomington Comprehensive Plan 2035 is hereby amended to eliminate the property known as “Highland Park Golf Course” as a Tier One development priority.

SECTION THREE: That Figure 6.3 Opportunities for Infill Development and Redevelopment on page 88 of the City of Bloomington Comprehensive Plan 2035 is hereby amended to eliminate the property known as “Highland Park Golf Course” as a vacant property.

SECTION FOUR: That the City Clerk is hereby authorized and directed to attest the signature of the Mayor on said Agreement and retain an original in her office for public inspection.

ADOPTED this _____ day of _____, 20____.

APPROVED this _____ day of _____, 20____.

CITY OF BLOOMINGTON, ILLINOIS

ATTEST

Tari Renner, Mayor

Cherry Lawson, City Clerk

Jeff Jurgens, Corporate Council

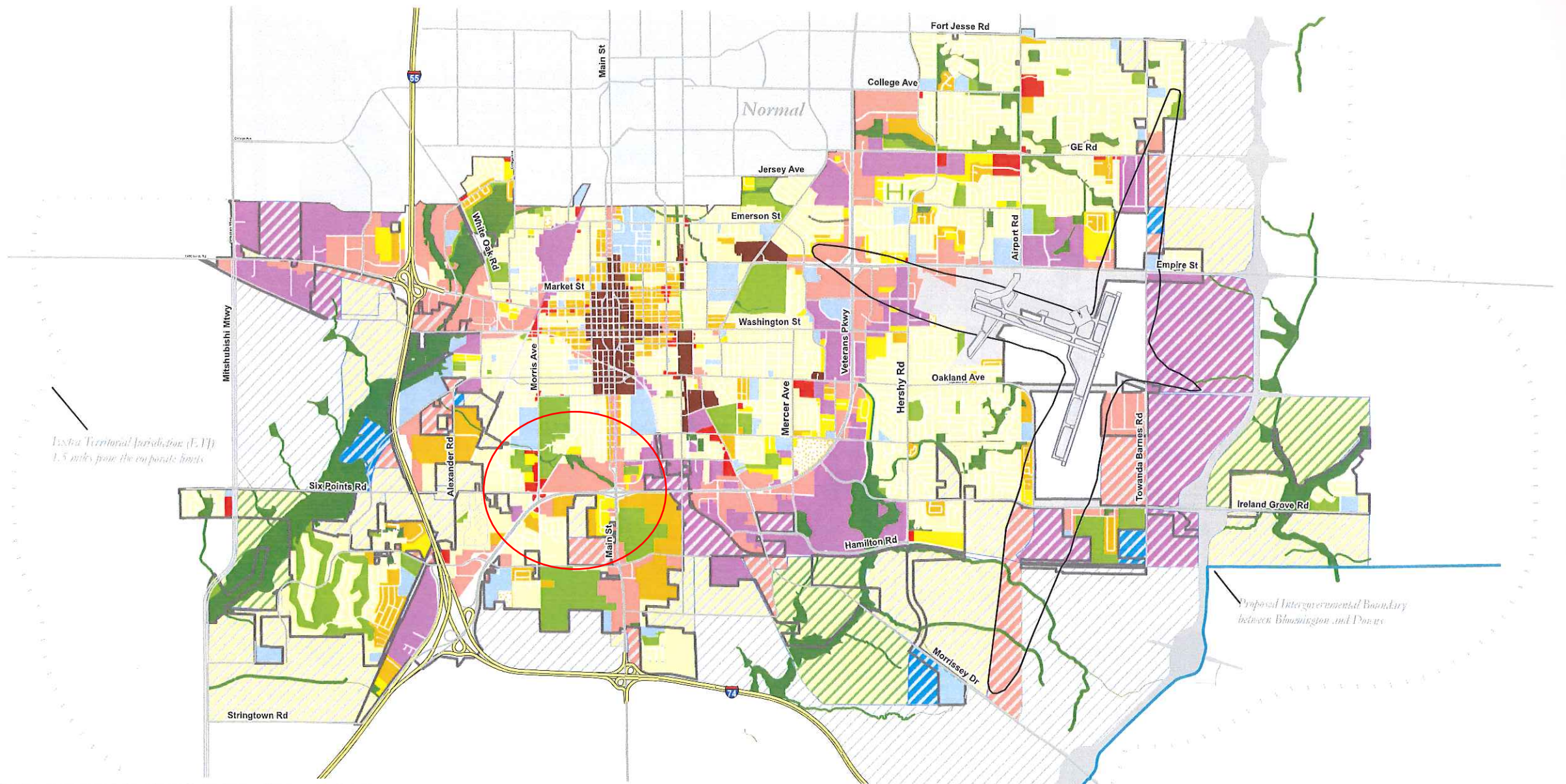
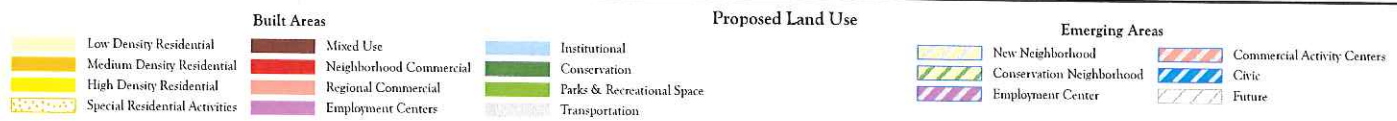
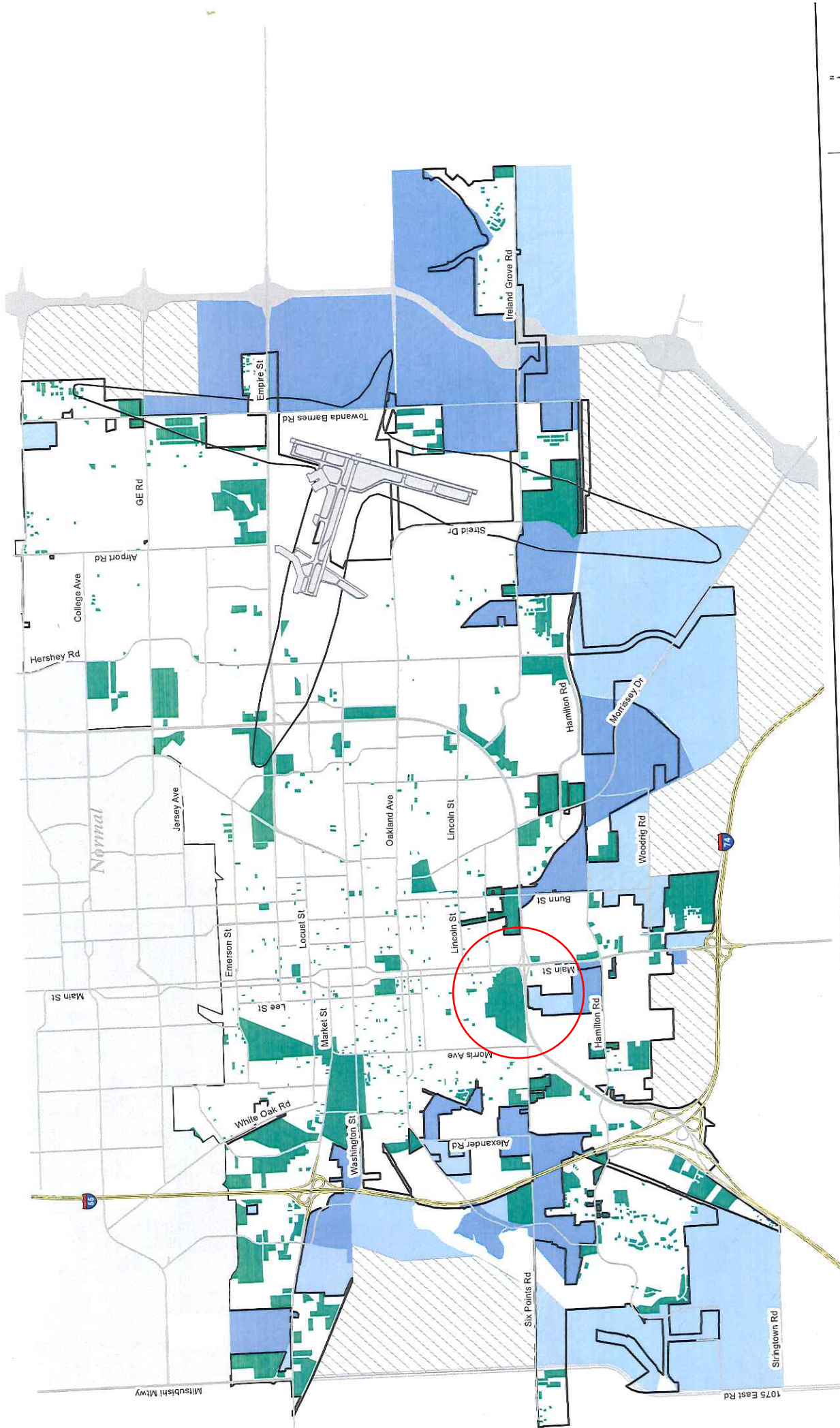


Figure 11-3
Future Land Use





Vacant and under-utilized land for infill development or redevelopment within the City.
 Unincorporated land surrounded by incorporated areas.
 Platted areas for future development of existing subdivisions but not built out to completion.

Tier 1

Land immediately adjacent to the City's incorporated area, and with access to all City services.

Tier 2

Land adjacent to incorporated area but with limited access City services.

Tier 3

Land not contiguous to incorporated area and without access to City services.

Future Use

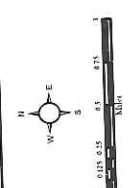


Figure 11-4
 Land Use Priorities

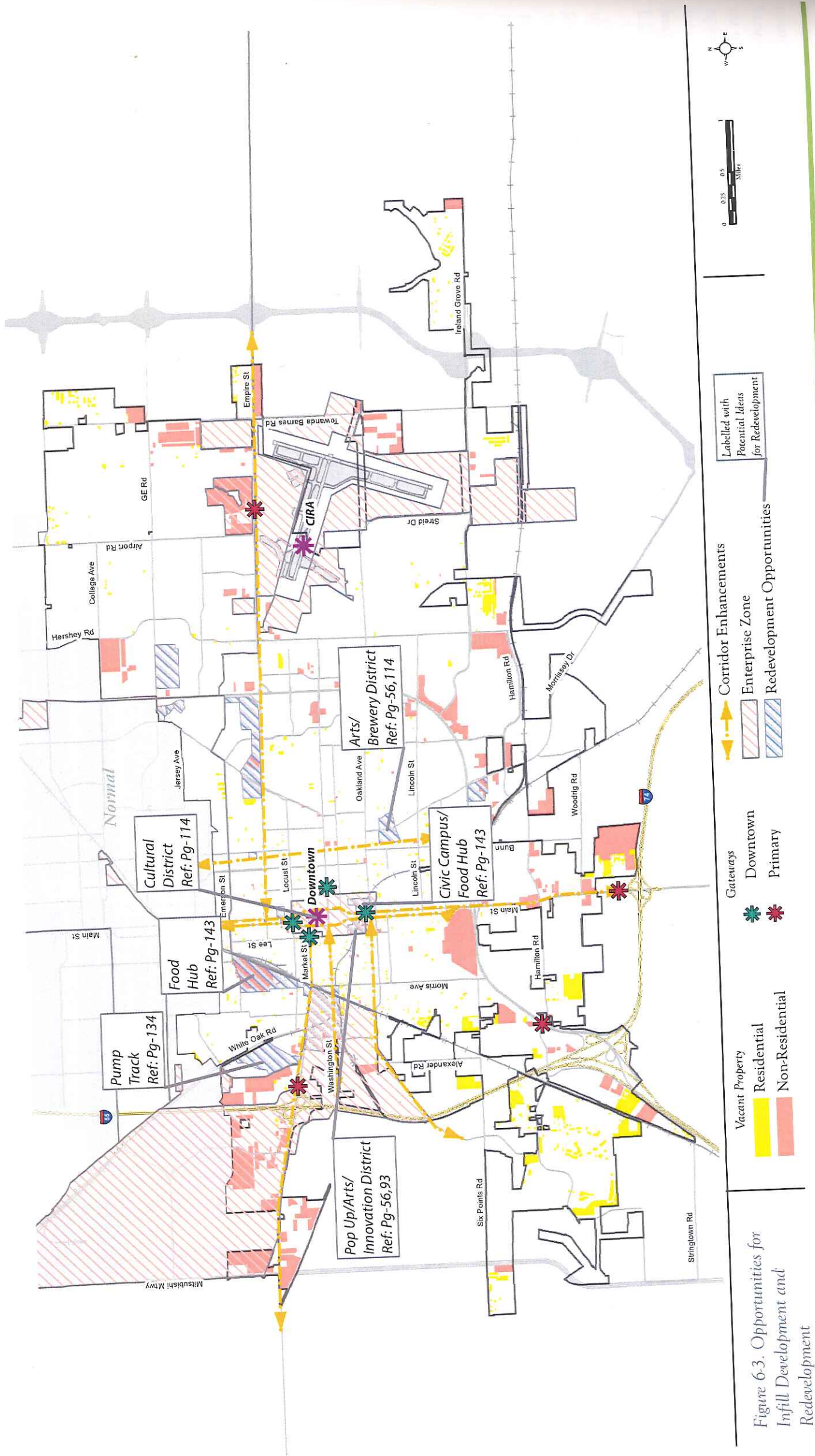


Figure 6-3. Opportunities for Infill Development and Redevelopment



Aerial View-Highland Park Golf Course



Notes

Highland Park Golf Course outlined in Black, currently zoned S-2 Public and Institutional Lands

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0.3 Miles

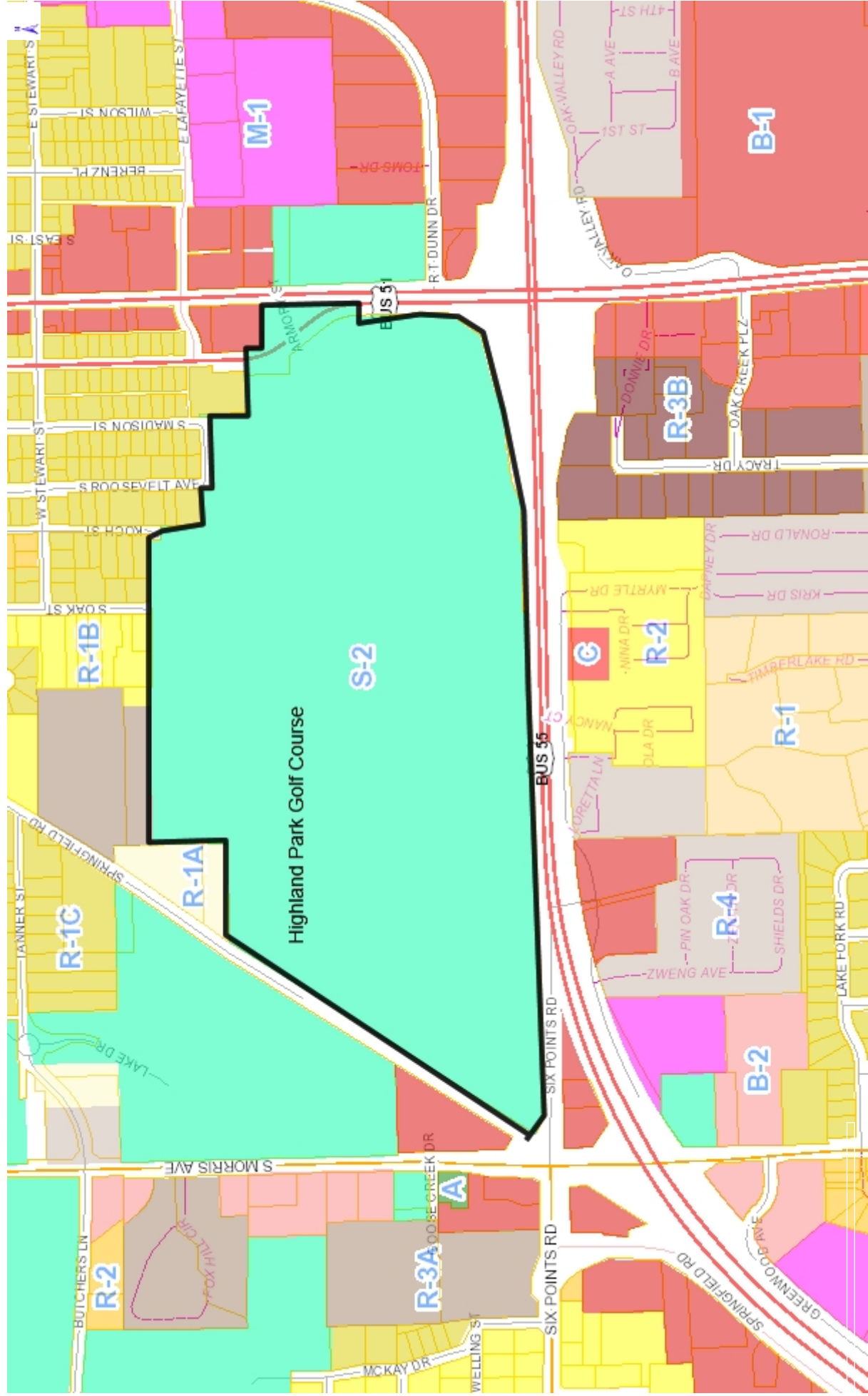
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Zoning Map-Highland Park Golf Course



Notes
 Highland Park Golf Course outlined in Black, currently zoned S-2 Public and Institutional Lands

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CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
Planning Commission
APRIL 27, 2016

Notice is hereby given that the Planning Commission of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, April 27, 2016 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois to review and act on a revision to the 2035 Comprehensive Plan's Land Use and Development Priorities Maps.

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

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing. The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Published: April 11, 2016