

**AGENDA**  
**BLOOMINGTON PLANNING COMMISSION**  
**REGULAR MEETING**  
**WEDNESDAY, JULY 26, 2017 4:00 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**109 EAST OLIVE STREET**  
**BLOOMINGTON, ILLINOIS**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PUBLIC COMMENT**

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

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

**4. MINUTES:** Review the minutes of the July 12, 2017 regular meeting of the Bloomington Planning Commission.

**5. REGULAR AGENDA:**

**PS-02-17** Public hearing, review and action on petitions submitted by RHP Investments, LLC—Bloomington Towanda Rd Series, requesting approval of an Amended Preliminary Plan entitled “Revision #2 to a Portion of the Eagle View South Commercial Subdivision Preliminary Plan, Bloomington, Illinois” for 15.84 acres located north of GE Road and east of Towanda Barnes Rd.

**Expected City Council Date: August 28, 2017**

**Z-22-17** Public hearing, review and action on petitions submitted by Angela Wheeler, requesting the rezoning of 510 W. Oakland Ave from S-2, Public Lands and Institution to R-1C, Single Family Residential District.

**Expected City Council Date: August 28, 2017**

**6. OLD BUSINESS**

City of Bloomington Zoning Ordinance Update—no update at this moment.

**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](mailto:ksimpson@cityblm.org)

**DRAFT MINUTES  
BLOOMINGTON PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, JULY 12, 2017 4:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Mr. J. Balmer (arrived 4:01 PM), Mr. Kevin Suess, Ms. Megan Headean Mr. Ryan Scritchlow, Mr. John Protzman, Mr. David Stanczak, Chairman Justin Boyd

**MEMBERS ABSENT:** Ms. Nicole Chlebek, Mr. James Pearson, Mr. Eric Penn

**OTHERS PRESENT:** Mr. Tom Dabareiner, Director of Community Development; Mr. George Boyle, City Attorney

**CALL TO ORDER:** Chairman Boyd called the meeting to order at 4:00 PM

**ROLL CALL:** Mr. Dabareiner called the roll. With six members in attendance, a quorum was present (Mr. Balmer joined the group after roll call).

**PUBLIC COMMENT:** None

**MINUTES:** The Commission reviewed the June 28, 2017 minutes. Mr. Protzman moved to approve the minutes; Mr. Stanczak seconded the motion. Motion was passed unanimously by a voice vote.

**REGULAR AGENDA:**

**Z-19-17 Public hearing, review and action on petitions submitted by Eric Miner, on behalf of the Islamic Center of McLean County requesting the rezoning of 421 and 425 Olympia Drive (PINS: 22-07-200-061; 22-07-200-062) from M-1, Restricted Manufacturing District to B-1, Highway Business District.**

Chairman Boyd introduced the case. Ms. Simpson provided the staff report and recommendation. She showed an aerial view of the subject property and discussed the surrounding uses and zoning. She stated the proposed use is not allowed in the M-1 district but is less impactful than many of the uses allowed in the current M-1 district; adding that places of worship are not allowed in the M-1 but are allowed in the B-1 district. She conformed the comprehensive plan recommendation for the area is consistent with the B-1 zoning. Ms. Simpson concluded by highlighting the Findings of Fact for rezonings, determining the proposal meets these standards and recommended in favor.

There was a discussion about how places of worship may fit into the new zoning ordinance.

Eric Miner, representing the petitioner, was sworn in. Mr. Miner assured Commissioners that the design of the building would be compatible with surrounding buildings and indicated appreciation for staff's recommendation. Mr. Protzman asked about the remainder the of property; Mr. Miner noted future need for parking to support the property as a place to gather.

Mr. Scritchlow reminded the petitioner that the building height will need review by the airport.

Mr. Balmer motioned to approve the rezoning as presented; seconded by Mr. Suess. Motion was approved 7-0 with the following votes: Mr. J. Balmer—yes; Mr. Kevin Suess—yes; Ms. Megan Headean—yes; Mr. Ryan Scritchlow—yes; Mr. John Protzman—yes; Mr. David Stanczak—yes; Chairman Justin Boyd—yes.

**Z-20-17 Public hearing, review and action on petitions submitted by Norma Ortiz, requesting the rezoning of 2405 Monica Lane from A, Agriculture to R-1C, Single Family Residential District.**

Chairman Boyd introduced the case. Ms. Simpson provided the staff report and recommendation. She noted staff is recommending in favor of the proposed rezoning from A Agriculture to R-1C Single Family. She provided background on the need for an emergency annexation, which occurred Monday at the city council meeting, to allow the petitioner to tie into BNWRD following failure of their septic system. She noted the surrounding uses and zoning. She started the comprehensive plan indicates this property is a Tier One priority. She reviewed the Findings of Fact and believes the standards are met.

Mr. Balmer confirmed the city council approved the annexation.

Ms. Norma Ortiz, the petitioner, was sworn in, and stated she was available to respond to any questions.

Mr. Stanczak motioned to approve the rezoning as presented; seconded by Mr. Scritchlow. Motion was approved 7-0 with the following votes: Mr. David Stanczak—yes; Mr. Ryan Scritchlow—yes; Mr. J. Balmer—yes; Mr. Kevin Suess—yes; Ms. Megan Headean—yes; Mr. John Protzman—yes; Chairman Justin Boyd—yes.

**OLD BUSINESS:**

**City of Bloomington Zoning Ordinance Update.** Mr. Dabareiner stated he expects the consultant will present the business district text at the next planning commission meeting. There was discussion about potential changes to certain districts within the proposed zoning ordinance.

**NEW BUSINSS**

**None.**

**ADJOURNMENT:** Mr. Stanczak moved to adjourn; seconded by Mr. Protzman, which passed unanimously by voice vote. The meeting was adjourned at 4:29 PM.

Respectfully,

Tom Dabareiner AICP  
Community Development Director

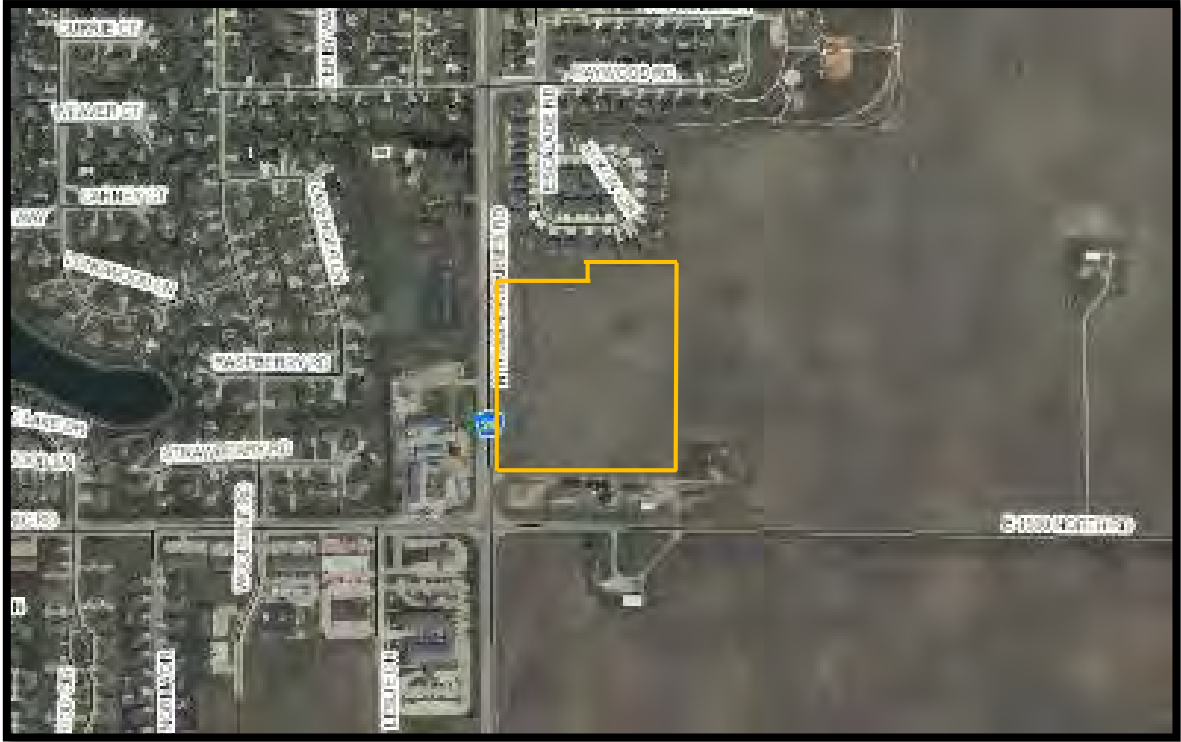
**CITY OF BLOOMINGTON  
REPORT FOR THE PLANNING COMMISSION  
July 26, 2017**

<b>CASE NUMBER:</b>	<b>SUBJECT PROPERTY:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
PS-02-17	15.84 acres north of GE Rd and east of Towanda Barnes Rd	Preliminary Plan	Katie Simpson, City Planner
<b>PETITIONER'S REQUEST:</b>	Approval of an amended preliminary plan entitled "Revision #2 to a portion of the Eagle View South Commercial Subdivision Preliminary Plan Bloomington, Illinois"		
<i>Staff finds that the petition meets the Subdivision Ordinance's guidelines for a preliminary plan (Section 24.2.3)</i>			

**STAFF RECOMMENDATION: Approval**

Staff recommends the Planning Commission pass the following motions recommending:

- A. That City Council **approve** the amended preliminary plan entitled "Revision #2 to a portion of the Eagle View South Commercial Subdivision Preliminary Plan Bloomington, Illinois" for 15.84 acres located north of GE Road and east of Towanda Barnes Rd, case PS-02-17



**NOTICE**

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on June 11, 2017.

**GENERAL INFORMATION**

Owner and Applicant: RHP Investments, LLC—Bloomington Towanda Rd Series

**PROPERTY INFORMATION**

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

Existing Land Use: The north portion of the property is being developed as a senior living and memory care facility. The south portion is 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. An amended preliminary plan for this site was approved by City Council in May 2016. The plan reflected the terms and conditions agreed upon between the property owner, City, and the property owner to the south in a 2007 Three Party Agreement. The plan showed a new public street, Holly Brook Ct, that would extend north and south along the property. The southern portion of the property, roughly five acres, was shown as two lots.

Since approval in May 2016, the three parties have decided to end the 2007 Three Party Agreement, the property owner to the south (RZR Properties) would like to purchase the southern five acres from the petitioner, and the petitioner is requesting to construct Holly Brook Ct as a private drive that would only serve the Senior Living facility. Consequentially, a revised preliminary plan is needed. The revised preliminary plan before the Planning Commission differs from the plan approved in 2016 in the following salient ways:

- Holly Brook Ct has changed from a public road to a private drive and will no longer extend to the elevator property or Main Street (Barnes Rd). Easements will be maintained where public utilities exist and/or are proposed.
- The southern five acres is reconfigured as Outlot B, rather than two Lots. An outlot is an unbuildable lot, a lot that may not be used for construction and does not comply with the requirements of City Code. If/when this area is to be developed it will need to be platted as a buildable lot and will be reviewed by the Planning Commission and Council.
- The 8” private water service shown on the revised plan is private rather than public and is designed to serve the Senior Living facility instead of the entire 15 plus acre site and property to the south.

City staff from the Water Department, Public Works and Engineering, and the Community Development Department have reviewed the proposed plan. The proposed revision before the Commission incorporates the comments from staff. Additionally the Legal Department and Counsel for the other parties are finalizing language for the Termination Agreement, which will end the 2007 Three Party Agreement. The finalized Termination Agreement will be reviewed by City Council in August at the same time this case is considered.

## **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 #2 to a Portion of the Eagle View South Commercial Subdivision Preliminary Plan Bloomington, Illinois”
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 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 recognizes the standard and 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 details pertaining to the development of the southern portion of the property will be considered at the time the property is developed. The proposed designation of “Outlot” prohibits construction on this property, a revised plat will be needed before any buildings or parking lots can be built. The new plat will need to show the “Outlot” as a “Lot” before it can be developed. The Planning Commission and Council will review that plat. 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 petitioner is working with the



Building Safety division and Water Department to coordinate the construction of the private water service so it complies with code and meets the demands of fire safety. 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 petitioner acknowledges the standard and 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 revised preliminary plan reflects the proposed Termination Agreement. Additionally, the proposed use of Senior Living Facility is compatible with the existing zoning and the density provides a transition for the home owners to the north. The corner of GE and Towanda Barnes is zoned with an Airport Noise Contour which will limit the use of residential, it is likely the corner will be a more commercial use. 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, Building Safety, Community Development and Water Departments reviewed the plan. Their comments are incorporated into the revision presented to the Planning Commission. 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 proposed preliminary plan meets the City Code's set back requirements for the B-1 District, including transitional yards. Holly Brook Court will become a private drive and facilitate emergency vehicle access throughout the northern portion of the site. Access and other development related items for the south portion or Outlot B will be addressed at the time of development. 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, building and plumbing codes, and the Termination Agreement to terminate the 2007 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. All storm sewers not within public ROW or dedicated public easements shall be considered private. 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 petitioner recognizes the standard and 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 proposed detention basins provide a buffer between the commercial and residential zoning districts. They also facilitate the rate of flow of storm water. The density for the senior living facility complies with the zoning ordinance. The standard is met.

**STAFF RECOMMENDATION:**

That City Council approve the amended preliminary plan entitled "Revision #2 to a portion of the Eagle View South Commercial Subdivision Preliminary Plan Bloomington, Illinois" for 15.84 acres located north of GE Road and east of Towanda Barnes Rd, case PS-02-17

Respectfully submitted,

Katie Simpson  
City Planner

Attachments:

1. Petition for an Amended Preliminary Plan for Eagle View South Subdivision
2. Exhibit A-"Legal Description"
3. Exhibit B- Amended Preliminary Plan
4. Ordinance
5. Zoning Map
6. Aerial Map
7. Amended Preliminary Plan approved in 2016

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, RHP INVESTMENTS, LLC – BLOOMINGTON TOWANDA RD SERIES, a series of an Illinois limited liability company, hereinafter referred to as your Petitioner, respectfully representing and requesting as follows:

1.     That your Petitioner is the 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, a portion of The Amended Eagle View South Commercial 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 Commercial Subdivision, submitted herewith be approved.

Respectfully submitted,

RHP INVESTMENTS, LLC –  
BLOOMINGTON TOWANDA RD  
SERIES, a series of an Illinois  
limited liability company

By:   
Reginald H. Phillips, Manager

**LEGAL DESCRIPTION**

EAGLE VIEW SOUTH COMMERCIAL SUBDIVISION, A SUBDIVISION OF A PART OF LOT 4 IN BARNES SUBDIVISION OF SECTION 29 AND A PART OF THE ORIGINAL TOWN OF BARNES, ALL BEING A PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE THREE (3) EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, THE PLAT OF WHICH IS RECORDED AS DOCUMENT NUMBER 2016-00020559 AT THE MCLEAN COUNTY RECORDER'S OFFICE, EXCEPTING THE 0.673 ACRE DEDICATED FOR TOWANDA BARNES ROAD RIGHT OF WAY.

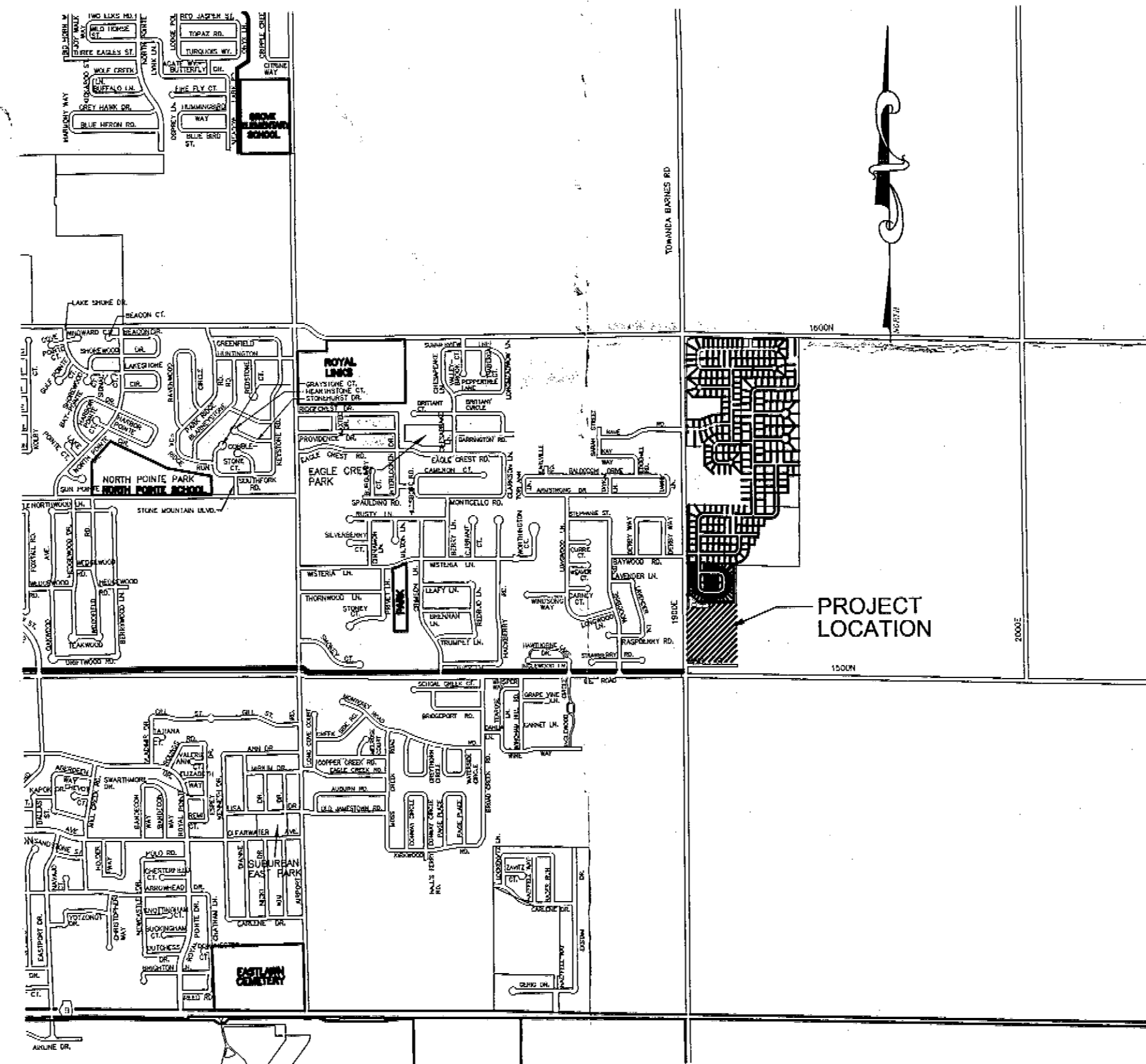
# REVISION #2 TO A PORTION OF THE EAGLE VIEW SOUTH COMMERCIAL SUBDIVISION PRELIMINARY PLAN BLOOMINGTON, ILLINOIS

**NOTES:**

- This property contains 35.44 hectares (15.84 acres) and will be subdivided as follows:  
 Lot 1 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.
- Outlot A shall be a "Dry Bottom" detention basin and will be owned and maintained by the Property Owners Association. A separate agreement for use, expansion and maintenance of detention between Lot 1 and Outlot A will be part of the Property Owner's Association documents. All detention basins shall be provided with tiered release structures. See note page 2.
- All publicly owned and maintained sanitary and storm sewers 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.

**WAIVERS:**

- None Requested.

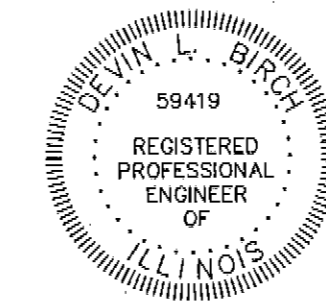


**LOCATION MAP**  
NO SCALE

**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 (FROM FARNSWORTH GROUP)
- TOP OPERATING NUT OF FIRE HYDRANT, S.E. CORNER NORTON RD. & ROCKLEDGE RD. IN EAGLE VIEW SUB'N. U.S.C.G.S. ELEV. = 848.77 (FROM FRANSWORTH GROUP)

AUSTIN ENGINEERING CO., INC.  
PEORIA, ILLINOIS  
BY: *Devin Birch*  
DEVIN L. BIRCH, P.E.  
DATE: JUNE 28, 2017



LICENSE EXPIRES 11/30/17

**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 Revision #2 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: \_\_\_\_\_, 2017  
 By: \_\_\_\_\_  
 Chairman  
 By: \_\_\_\_\_  
 Executive Secretary

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

"The Preliminary Plan Revision #2 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: \_\_\_\_\_, 2017  
 By: \_\_\_\_\_  
 Mayor  
 Attest:  
 \_\_\_\_\_  
 City Clerk

**LEGAL DESCRIPTION:**

EAGLE VIEW SOUTH COMMERCIAL SUBDIVISION, A SUBDIVISION OF A PART OF LOT 4 IN BARNES SUBDIVISION OF SECTION 29 AND A PART OF THE ORIGINAL TOWN OF BARNES, ALL BEING A PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE THREE (3) EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, THE PLAT OF WHICH IS RECORDED AS DOCUMENT NUMBER 2016-00020559 AT THE MCLEAN COUNTY RECORDER'S OFFICE, EXCEPTING THE 0.673 ACRE DEDICATED FOR TOWANDA BARNES ROAD RIGHT OF WAY.

**LAND OWNER**  
RHP INVESTMENTS, LLC  
2402 S. 18TH STREET  
CHARLESTON, ILLINOIS 61920  
(217) 345-5022

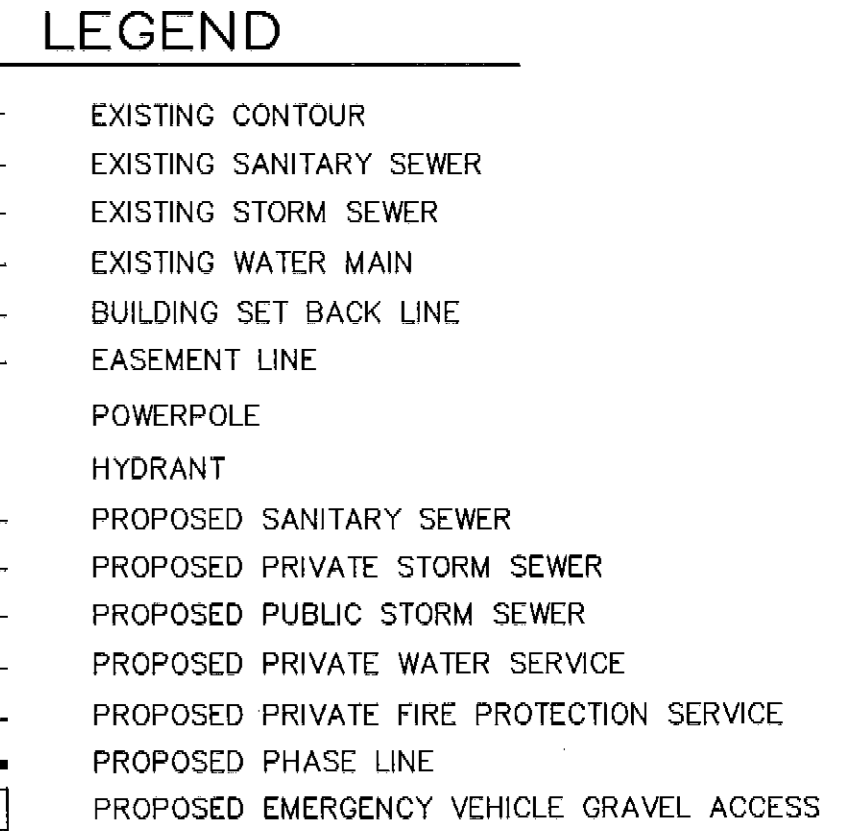
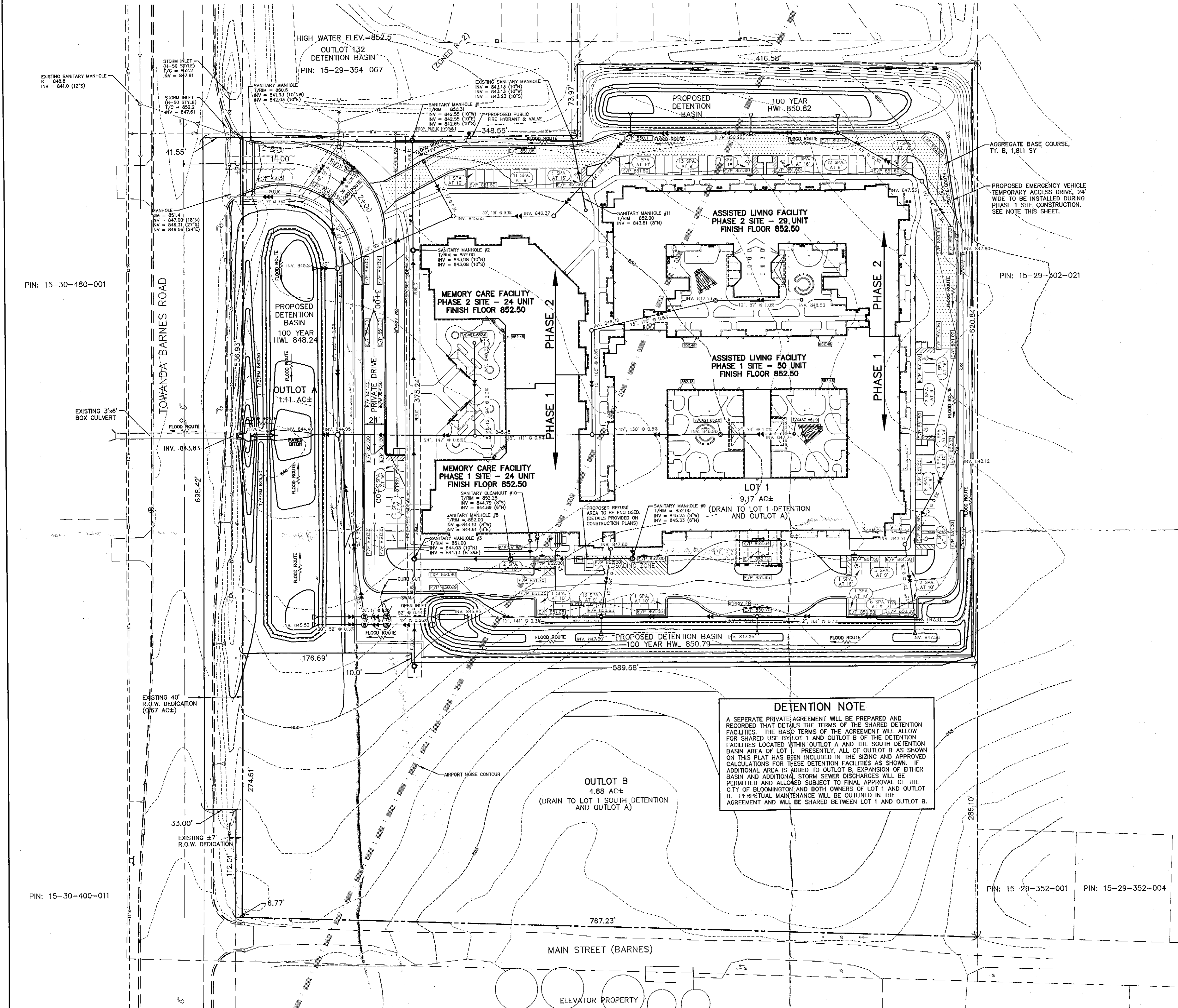
**ENGINEER**  
DEVIN L. BIRCH  
AUSTIN ENGINEERING COMPANY, INC.  
311 SW WATER ST., SUITE 215  
PEORIA, ILLINOIS 61602  
(309) 691-0224

**DEVELOPER**  
RHP INVESTMENTS, LLC  
2402 S. 18TH STREET  
CHARLESTON, ILLINOIS 61920  
(217) 345-5022

**ATTORNEY**  
JENNY H. PARK  
MEYER CAPEL, A PROFESSIONAL CORPORATION  
306 W. CHURCH STREET  
CHAMPAIGN, IL 61820  
(217) 352-1800

EAGLE VIEW SOUTH COMM. SUB. PRELIMINARY PLAN, REVISION #2		AUSTIN ENGINEERING CO., INC. Consulting Engineers / Surveyors 311 SW Water St., Suite 215 Peoria, Illinois 61602 License No. 184-001143	
FOR: RHP INVESTMENTS, LLC	REVISED 06/28/17	DATE 06/19/17	SCALE N.T.S.
PROJECT NAME: 71-13-027	BOOK PAGE	REVISIONS	SHEET NO. 1 of 2





### 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 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 ON LOT 1 SHALL BE CONSTRUCTED IN PHASES WITH THE DEVELOPER DETERMINING THE TIMELINE OF EACH PHASE.
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 THAT ARE SITUATED WITHIN PRIVATE PROPERTY SHOWN ON THIS PLAN. LARGER EASEMENTS WILL BE PROVIDED FOR LARGE DIAMETER PIPES PER CITY CODE. GENERAL LANGUAGE WILL BE INCLUDED IN THE OWNER'S CERTIFICATE OF TITLE AT ANY PARTICULAR POINT OF CONCERN. THE MAIN FLOOD ROUTE IS GENERALLY OUTLOTS A & B AREAS WITHIN LOT 1 WHERE THE DETENTION AND SURFACE DRAINAGE EASEMENTS WILL BE PROVIDED.
17. 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.
18. SPOT ELEVATIONS SHOWN THROUGH LOT 1 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 AREAS WITHIN LOT 1 WHERE THE DETENTION AND SURFACE DRAINAGE EASEMENTS WILL BE PROVIDED.
19. PARKING STALLS LOCATED IN PHASE 2 SITE WILL NOT BE CONSTRUCTED UNTIL PHASE 2 SITE CONSTRUCTION BEGINS. ONLY THE TEMPORARY EMERGENCY GRAVEL DRIVE WILL BE CONSTRUCTED DURING PHASE 1 SITE. (SEE NOTE BELOW)
20. ALL WATER MAINS FOR DOMESTIC USE AND FIRE PROTECTION PURPOSES AS SHOWN ARE TO REMAIN PRIVATELY OWNED AND MAINTAINED.
21. AN "AMENDED" SUBDIVISION PLAT FOR EAGLE VIEW SOUTH COMMERCIAL SUBDIVISION WILL BE PREPARED FOR APPROVAL AND FILED TO OVERTWRITE ALL PREVIOUSLY RECORDED PLATS. THE NEW PLAT WILL SHOW ALL PUBLIC EASEMENTS FOR DEDICATION AND VACATE THE ROW OF HOLLY BROOK LANE AND ALL OTHER EASEMENTS NO LONGER NECESSARY.

### SITE DATA:

1. THIS SITE:
  - 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)
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.

### SITE PARKING:

MEMORY CARE	= 1 SPA./3 UNITS = 16 SPACES
	= 1 SPA./EMPLOYEE/SHIFT = 16 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)	
103 SPACES SHOWN (11 ACCESSIBLE)	

### SITE DENSITY:

CURRENT BUILDINGS	= 112,140 SF
LOT AREA = 9.17 ACRES	= 399,445 SF
80% GFA ALLOWANCE	= 319,556 SF
112,140/399,445	= 33.0% - OK

**DETENTION NOTE**  
 A SEPARATE PRIVATE AGREEMENT WILL BE PREPARED AND RECORDED THAT DETAILS THE TERMS OF THE SHARED DETENTION FACILITIES. THE BASIC TERMS OF THE AGREEMENT WILL ALLOW FOR SHARED USE BY LOT 1 AND OUTLOT B OF THE DETENTION FACILITIES LOCATED WITHIN OUTLOT A AND THE SOUTH DETENTION BASIN AREA OF LOT 1. PRESENTLY, ALL OF OUTLOT B AS SHOWN ON THIS PLAT HAS BEEN INCLUDED IN THE SIZING AND APPROVED CALCULATIONS FOR THESE DETENTION FACILITIES AS SHOWN. IF ADDITIONAL AREA IS ADDED TO OUTLOT B, EXPANSION OF EITHER BASIN AND ADDITIONAL STORM SEWER DISCHARGES WILL BE PERMITTED AND ALLOWED SUBJECT TO FINAL APPROVAL OF THE CITY OF BLOOMINGTON AND BOTH OWNERS OF LOT 1 AND OUTLOT B. PERPETUAL MAINTENANCE WILL BE OUTLINED IN THE AGREEMENT AND WILL BE SHARED BETWEEN LOT 1 AND OUTLOT B.



### PRELIMINARY PLAN - REVISION #2

EAGLE VIEW SOUTH COMM. SUB. PRELIMINARY PLAN REVISION #2		AUSTIN ENGINEERING CO., INC. Consulting Engineers / Surveyors 311 SW Water St., Suite 215 Peoria, Illinois 61602 License No. 164-001143	
FOR: RHP INVESTMENTS, LLC	PROJECT NUMBER: 71-13-027	DATE: 06/19/17	SCALE: 1" = 50'
REVISED: 06/28/17	DRAWN: 06/29/17	APPROVED: 06/29/17	SHEET NO. 2 OF 2



DRAFT  
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:

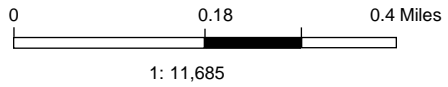
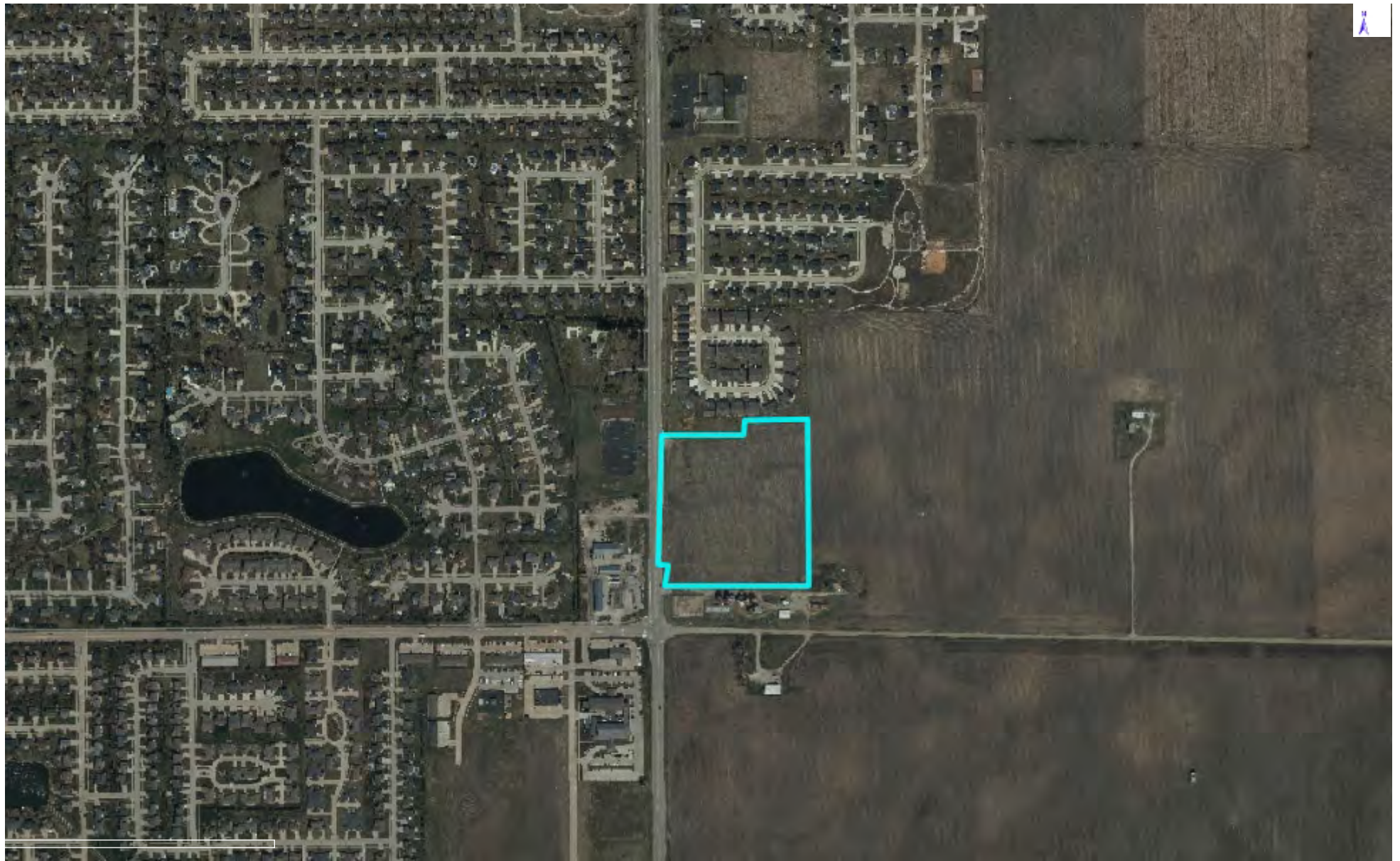
\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



# Aerial View: Eagle View South Subdivision

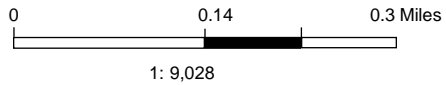
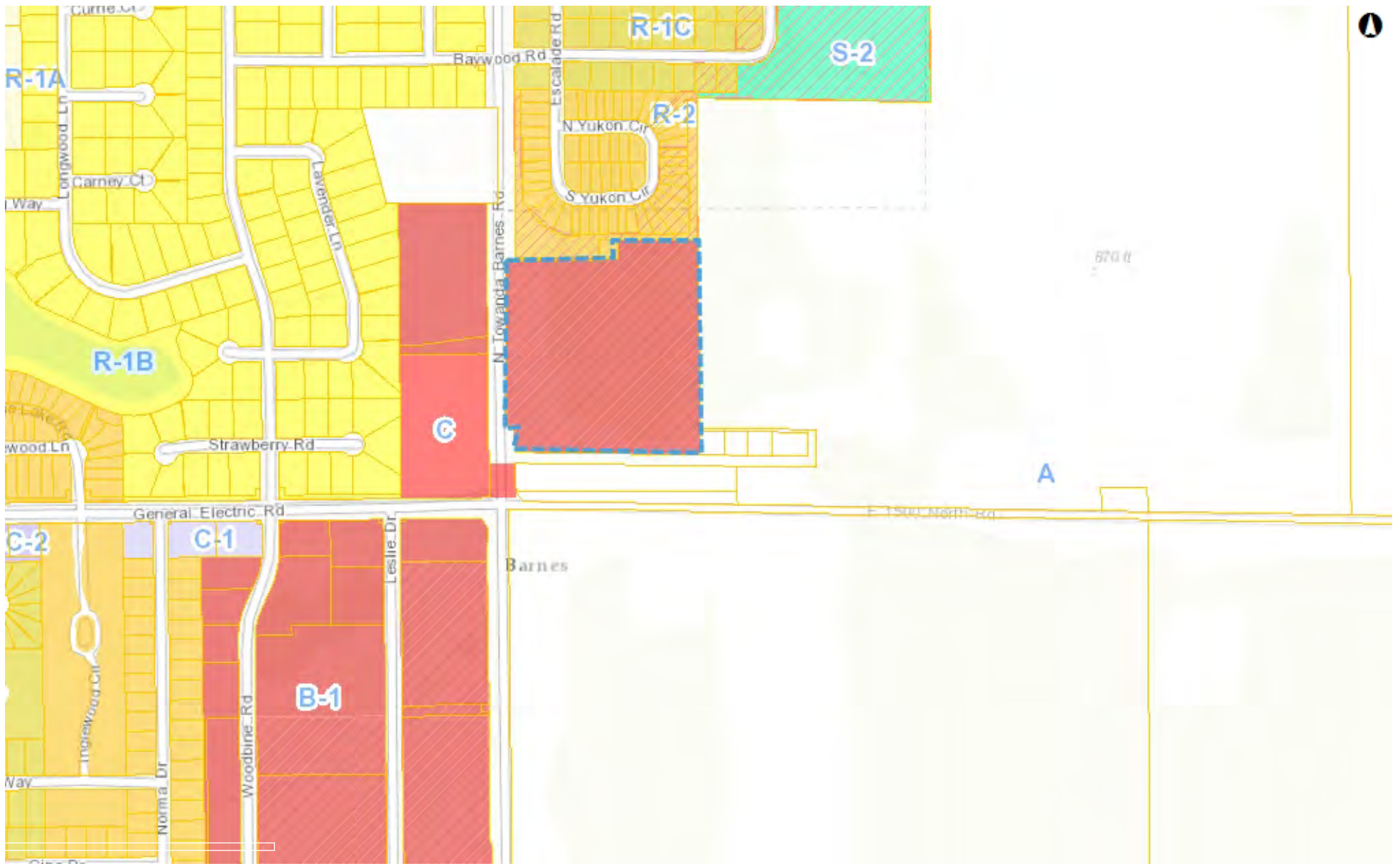


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**Notes**  
B-1 Zoning





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Notes

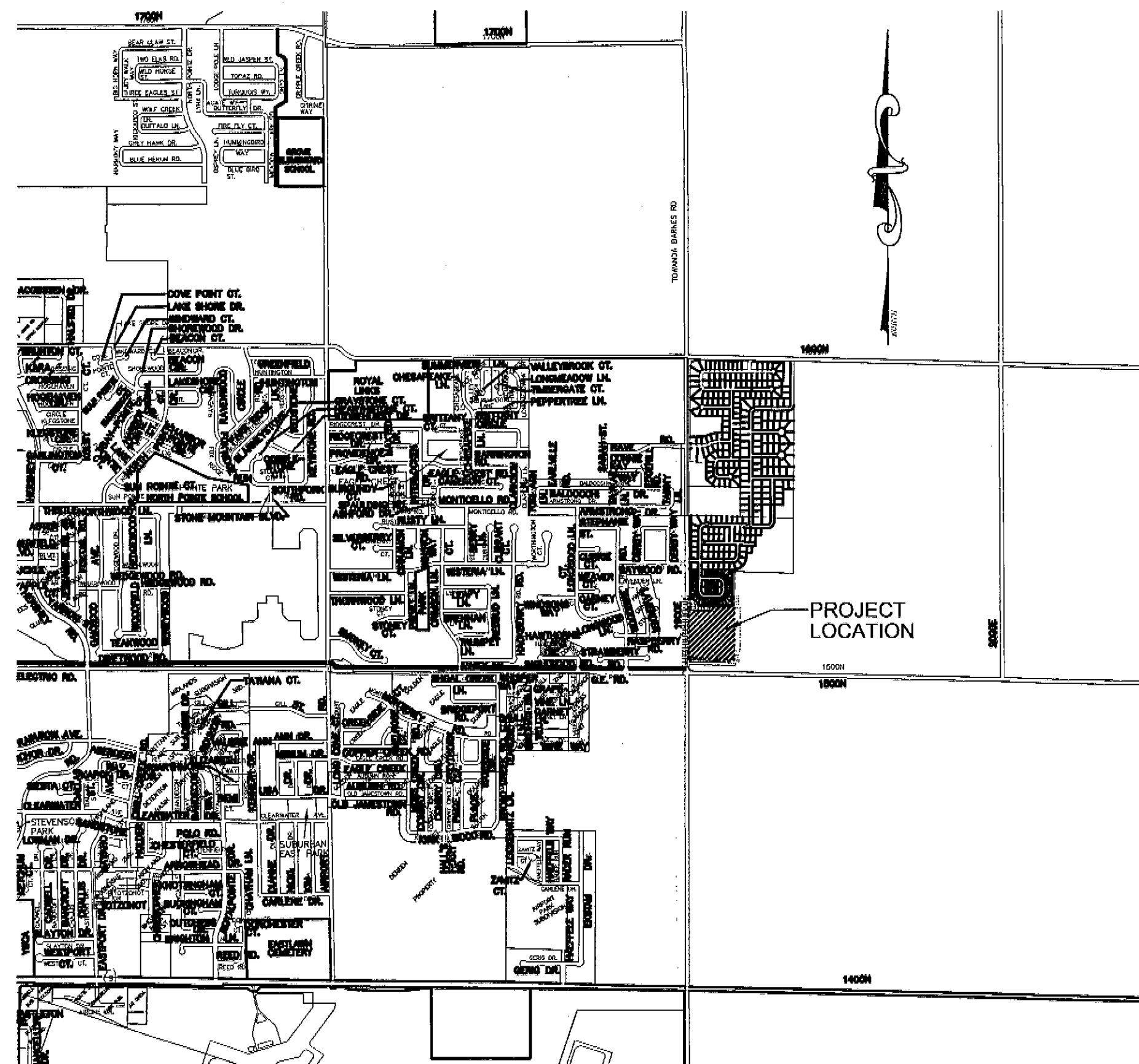
# A REVISION TO A PORTION OF THE EAGLE VIEW SOUTH SUBDIVISION PRELIMINARY PLAN BLOOMINGTON, ILLINOIS

**NOTES:**

1. 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.
2. 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.
3. 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.
4. All fire hydrants shall be steamer type and have a six-inch branch valve.
5. Existing topographic data determined through 2007 field survey performed by The Farnsworth Group.
6. No portion of this development lies within the Special Flood Hazard Area per FIRM Map 17113C0320 D dated February 9, 2001.
7. 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.
8. 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.
9. 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.
10. Any existing unused public right-of-ways within the subdivision will be vacated.
11. 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:**

1. 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:**

1. 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
2. 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: *Devlin L. Birch*  
 DEVLIN L. BIRCH, P.E.  
 DATE: 4/05/16



**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**

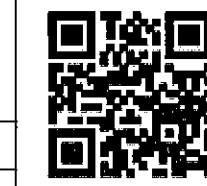
LIVINGSTON, BARG, BRANDT,  
 & SCHROEDER, LLP  
 115 W. JEFFERSON ST., STE. 400  
 BLOOMINGTON, ILLINOIS 61702  
 (309) 828-5281

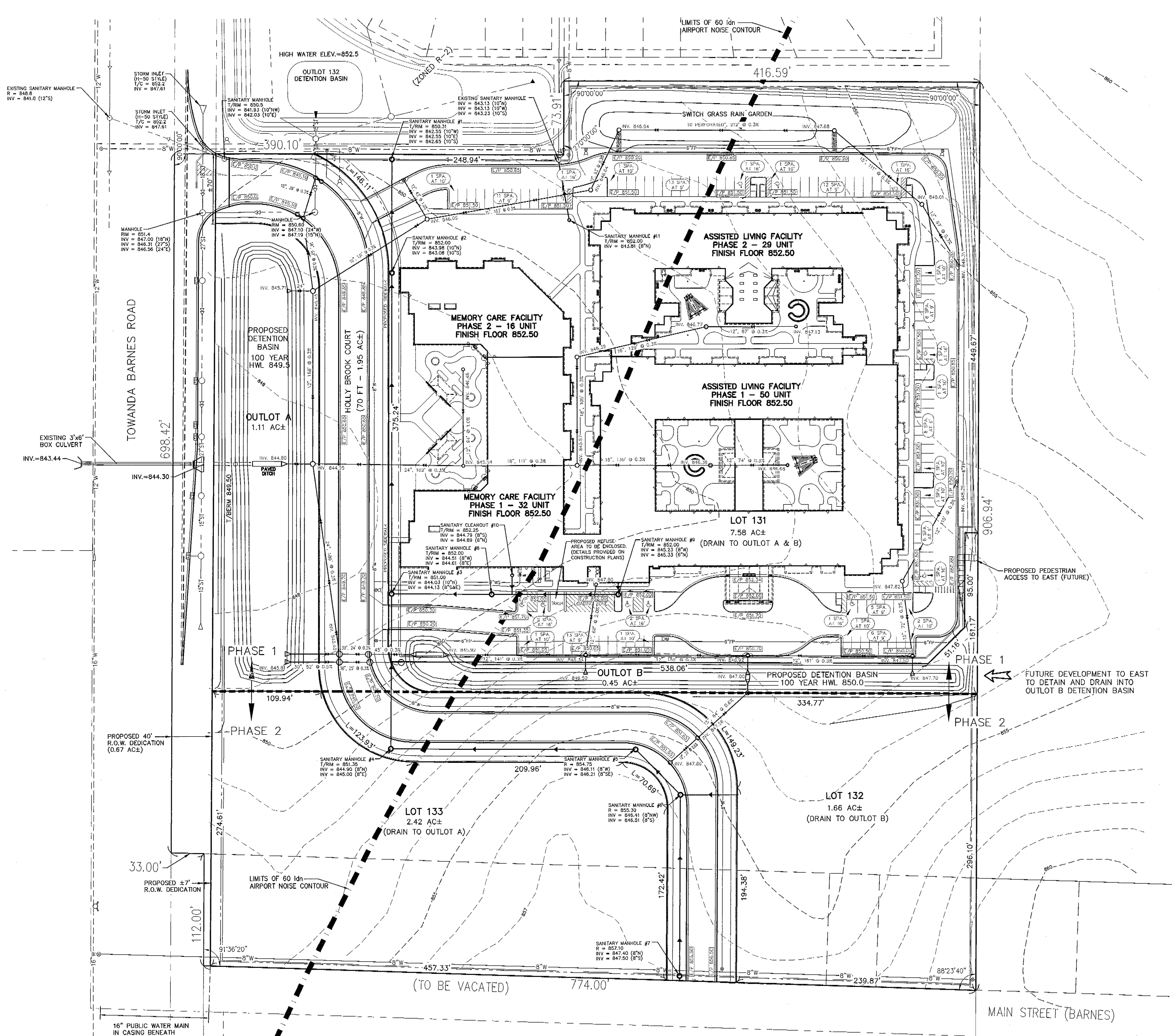
THE VILLAS OF HOLLY BROOK AT  
 EAGLE VIEW SOUTH COMM. PARK

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

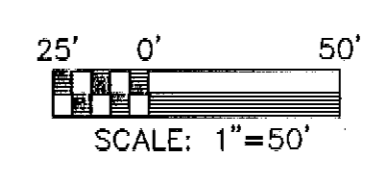
DESIGNED BY: RHP INVESTMENTS, LLC  
 DRAWN BY: RHP INVESTMENTS, LLC  
 CHECKED BY: RHP INVESTMENTS, LLC  
 PROJECT NUMBER: 71-13-027 SHEET NO. 1 OF 2





**LEGEND**

- - - 8.32 - - - 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





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

July 11, 2017

Dear Property Owner or Resident:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on **Wednesday, July 26, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois**, to hear testimony on a petition submitted by RHP, Investments, LLC requesting approval of an amended preliminary plan titled "Revision #2 to a portion of the Eagle View South Commercial Subdivision Preliminary Plan Bloomington, IL" for the property, approximately 15.84 acres, located at the corner of GE Road and Towanda Barnes Ave in Bloomington, IL. The preliminary plan is a conceptual layout for lots, utilities, streets, etc. required prior to the subdivision of land. The petitioner or his/her Counsel/Agent must attend the meeting.

The subject property is legally described as follows:

EAGLE VIEW SOUTH COMMERCIAL SUBDIVISION, A SUBDIVISION OF A PART OF LOT 4 IN BARNES SUBDIVISION OF SECTION 29 AND A PART OF THE ORIGINAL TOWN OF BARNES, ALL BEING A PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE THREE (3) EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS THE PLAT OF WHICH IS RECORDED AS DOCUMENT NUMBER 2016-00020559 AT THE MCLEAN COUNTY RECORDER'S OFFICE, EXCEPTING THE 0.673 ACRE DEDICATED FOR TOWANDA BARNES ROAD RIGHT-OF-WAY.

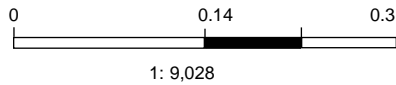
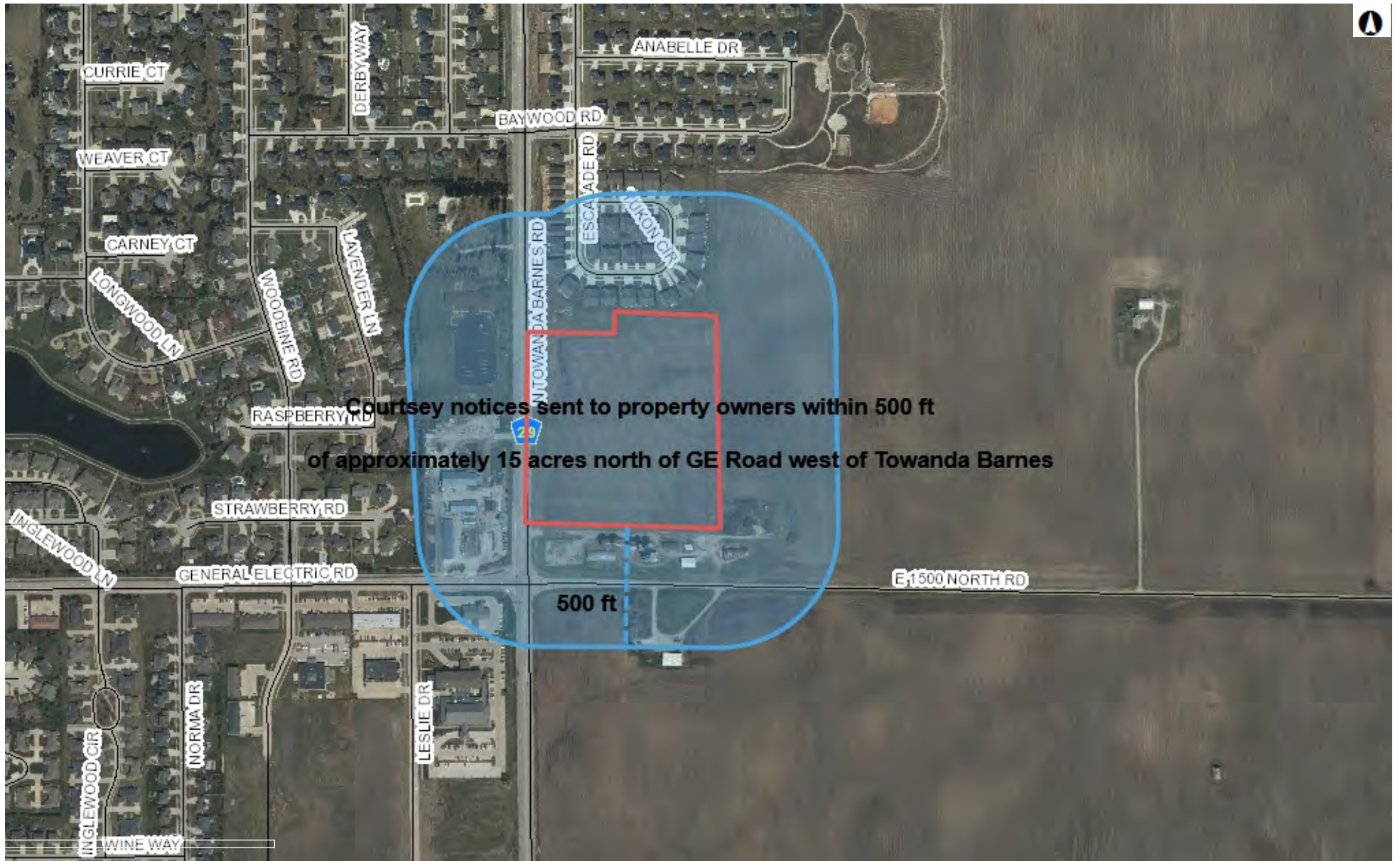
You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon matters pertaining to the preliminary plan during the public hearing. Communications in writing in relation thereto may be filed with the Department of Community Development, or at such hearing. In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

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

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

Sincerely,

Katie Simpson  
City Planner



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

Printed: 7/11/2017 5:43:34 PM

Notes

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DENNIS GRIEDER  
1804 N TOWANDA BARNES RD  
BLOOMINGTON IL 61704

KENNETH PRICE  
8811 DEVAULT PRICE CT  
BLOOMINGTON IL 61705

DOUGLAS ADAMS  
1841 KY HIGHWAY 36 E  
CARROLLTON KY 41008

DANIEL LEIFKER  
5 LAVENDER LN  
BLOOMINGTON IL 61704

MARK CLAUS  
7 LAVENDER LN  
BLOOMINGTON IL 61704

MICHAEL COX  
1 LAVENDAR LANE  
BLOOMINGTON IL 61704

CINDY GIBSON  
33 Yukon Cir  
BLOOMINGTON IL 61705

JOHN & DEBRA FOSTER  
9 YUKON CIR  
BLOOMINGTON IL 61705

MEJIA TRUST  
56 YUKON CIR  
BLOOMINGTON IL 61705

ROBERT GALLOWAY  
6 YUKON CIRCLE  
BLOOMINGTON IL 61705

STEPHEN KINDRED  
2004 N TOWANDA BARNES RD  
BLOOMINGTON IL 61705

ED DORAN  
308 E JACKSON  
TOWANDA IL 61776

KRAFT FARMS LLC  
2132 CHERRY RD  
SPRINGFIELD IL 62704

ROBERT LIPIC  
18 STRAWBERRY RD  
BLOOMINGTON IL 61704

KATHERINE HUBBARD  
9 LAVENDER LN  
BLOOMINGTON IL 61704

Joseph Grizzle  
19 Strawberry Rd  
BLOOMINGTON IL 61704

KATHLEEN PAGANA  
5 YUKON CIR  
BLOOMINGTON IL 61705

KELLI HELLER  
11 YUKON CIR  
BLOOMINGTON IL 61705

VICKIE REYNOLDS  
54 Yukon Cir  
BLOOMINGTON IL 61705

KENDALL J & SUZANNE M SHEETS  
8 YUKON CIRCLE  
BLOOMINGTON IL 61705

ROBERT REWERTS  
2405 E EMPIRE ST  
BLOOMINGTON IL 61704

KEVIN HANLEY  
P O BOX 240935  
DOUGLAS AK 99824

SCOTT MILLER  
17 Strawberry Rd  
BLOOMINGTON IL 61704

DAVID JONES  
11 LAVENDER LANE  
BLOOMINGTON IL 61704

TODD & SHANA KAGEL  
3 LAVENDER LN  
BLOOMINGTON IL 61704

PETER MARTIN  
13 RASPBERRY RD  
BLOOMINGTON IL 61704

SIDDHARTH & INDIRA BHOWMICK  
PANDEY  
7 YUKON CIR  
BLOOMINGTON IL 61705

DONNA TORRICELLI  
58 YUKON CIR  
BLOOMINGTON IL 61705

GERI KOCH  
49 YUKON CIR  
BLOOMINGTON IL 61705

JAMES HAAS  
10 Yukon Cir  
BLOOMINGTON IL 61705

SAMUEL DOUGLASS  
12 YUKON CIR  
BLOOMINGTON IL 61705

JEFFREY ANCELET  
55 Yukon Cir  
BLOOMINGTON IL 61705

AUCTUS LLC  
1413 LESLIE DR  
BLOOMINGTON IL 61704

JOHN SPRINKER  
13 Yukon Cir  
BLOOMINGTON IL 61705

WILLIAM & DIANA DUCETT  
55 YUKON CIR  
BLOOMINGTON IL 61705

KENNETH & ROSE FRIZZELL KELLER  
2 YUKON CIR  
BLOOMINGTON IL 61705

MICHAEL B & EVANNA R HILFRINK  
45 YUKON CIR  
BLOOMINGTON IL 61705

KYLE RAVE  
13 THOMAS DR  
NORMAL IL 61761

DAVID J & DEANNA S WARNER  
35 YUKON CIR  
BLOOMINGTON IL 61705

KURT SIEVERS  
15 Yukon Cir  
BLOOMINGTON IL 61705

IRIS CAINES  
31 Yukon Cir  
BLOOMINGTON IL 61705

LAWRENCE FLYNN  
52 YUKON CIR  
BLOOMINGTON IL 61705

FIRST FARMERS STATE BANK  
4001 GE ROAD  
BLOOMINGTON IL 61704

MICHAEL KILEY  
29 Yukon Cir  
BLOOMINGTON IL 61705

LINDA ANN UMBRIGHT  
50 YUKON CIR  
BLOOMINGTON IL 61705

ROBERT & LAURA NICKRENT  
46 YUKON CIR  
BLOOMINGTON IL 61705

ELAINE JOHNSON  
47 YUKON CIR  
BLOOMINGTON IL 61705

SCOTT & MARY HARRISON  
41 YUKON CIR  
BLOOMINGTON IL 61705

DWAYNE & DONNA HARRIS  
17 YUKON CIR  
BLOOMINGTON IL 61705

KATHERINE A& JEAN M THILMANY  
19 YUKON CIRCLE  
BLOOMINGTON IL 61704

SUSAN FISCHER  
3 SUN POINTE CT  
BLOOMINGTON IL 61704

Willis Berry  
48 Yukon Cir  
BLOOMINGTON IL 61705

BLOOMINGTON TOWANDA RD SERIES  
RHP INVESTMENTS LLC  
2402 S 18TH ST  
CHARLESTON IL 61902

SHARON MCCAIIA  
51 YUKON CIR  
BLOOMINGTON IL 61704

WILLIAM RUDOLPH  
4 Yukon Cir  
BLOOMINGTON IL 61705

WILLIS E JR & STACY MARSHALL KERN  
14 YUKON CIR  
BLOOMINGTON IL 61705

MICHELLE MARSH  
28 INGLEWOOD LN  
BLOOMINGTON IL 61704

RICHARD LONG  
37 Yukon Cir  
BLOOMINGTON IL 61705

HARVEY WALTER  
21 Yukon Cir  
BLOOMINGTON IL 61705

CHARLES RAY JOHNSON  
23 Yukon Cir  
BLOOMINGTON IL 61705



ROBERT TERFRUCHTE  
27 YUKON CIR  
BLOOMINGTON IL 61705

MARTHA FEENEY  
25 YUKON CIR  
BLOOMINGTON IL 61705

NORTHSIDE CHURCH OF CHRIST  
1908 N TOWANDA BARNES RD  
BLOOMINGTON IL 61704

ROBERT & LINDA BALL  
3 YUKON CIR  
BLOOMINGTON IL 61705

RONALD & LINDA KINDER  
1 Yukon Cir  
BLOOMINGTON IL 61705

KATHLEEN COX  
3906 RAVE ROAD  
BLOOMINGTON IL 61704

WILLARD & ELEANOR WOODWARD  
2004 ESCALADE RD  
BLOOMINGTON IL 61705

NANCY SHARP  
2006 ESCALADE RD  
BLOOMINGTON IL 61705

SUSAN GILBERT  
2008 ESCALADE RD  
BLOOMINGTON IL 61705

TIMOTHY S & DIANA J VAN HYNING  
2010 ESCALADE RD  
BLOOMINGTON IL 61705

CYNTHIA NORTON  
2012 ESCALADE RD  
BLOOMINGTON IL 61705

ALICE KAY LAMBERT  
2014 ESCALADE RD  
BLOOMINGTON IL 61705

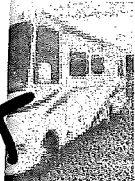
DORIS & GARY NOLDER  
2016 ESCALADE RD  
BLOOMINGTON IL 61705

JEANETTE CARNEY  
2018 ESCALADE RD  
BLOOMINGTON IL 61705

ARK VI LLC  
202 N PROSPECT STE 202  
BLOOMINGTON IL 61704



**Motorhomes**



Common Daybreak  
Air Condition,  
Leveling, 2 Tip  
6, 14,400 miles,  
Trailer, New Cover  
eye. Good condition,  
appreciate.  
(217) 519-0936.



2008 Forest River.  
8526 RLS classic  
29.5 ft., torsion  
easy to pull with a  
pick up.  
slides in living area.  
interior. \$11,900  
309-825-2113

**MOTOR COACHES -**  
COACH CORP.  
EXECUTIVE 43 FOOT  
EXECUTIVE  
2002. 500  
DIESEL WITH  
AUTOMATIC  
SATELLITE  
CAR TOW HITCH  
AQUA HOT  
SLIDE OUTS, NEW  
NO PETS, NON  
WASHER,  
NEW BATTERIES  
OR THE ROAD. CAN  
AT 1500 EAST  
SPRINGFIELD, IL  
PRICE \$80,000.00  
2004 OR EMAIL  
ngfieldvan.com

**WOOD ENTER-**  
INC. 2007 South-  
only 21,600 miles,  
engine, 37 foot  
slides, excellent condi-  
\$59,900 firm.  
72-1174 or  
2124



er - 2016 27RLSS Sa-  
el Trailer, 33', 1 slide,  
Maroa • 800-528-9787  
OURWINDSRV.com



River-2017 254RLXL  
Cruiselite travel trailer,  
Maroa • 800-528-9787  
OURWINDSRV.com

**OURWINDSRV.com**

Maroa (US 51)  
217-794-2292  
Route 66 Dealer



**Campers & Motorhomes**



**Heartland-2009 Sundance**  
3300SK 5th wheel, 3 slides, 35',  
\$19,995 • Maroa • 800-528-9787  
www.FOURWINDSRV.com

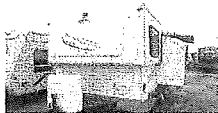


**Heartland-2011 North Trail NT**  
28BRS travel trailer, 32',  
\$20,995 • Maroa • 800-528-9787  
www.FOURWINDSRV.com



**Heartland-2013 North Trail**  
22FBS travel trailer.  
\$17,995 • E. Peoria • 800-528-9787  
www.FOURWINDSRV.com

**Hi-Lo 2000 220L Classic.** New ti-  
res & awning, accessories.  
Must see/make offer  
309-452-3824



**Hi-Lo-2008 M2508C travel**  
trailer, 25', 1 slide,  
\$16,995 • Maroa • 800-528-9787  
www.FOURWINDSRV.com



**Jayco-2017 23RB Jay Flight**  
travel trailer, 27'2",  
\$18,595 • Maroa • 800-528-9787  
www.FOURWINDSRV.com



**Jayco-2017 34RSBS Jay Flight**  
Travel Trailer, 37'6", 3 slides,  
\$33,995 • Maroa • 800-528-9787  
www.FOURWINDSRV.com



**KEYSTONE 2016 Sprinter,** 29'  
two slides, remote power eve-  
rything, weight-distributing  
hitch, priced to sell, \$20,000  
Call for details (217) 979-7195.

**PALOMINO 2011 POP UP A**  
Conditioning, heater, indoc-  
/outdoor stove and grill, 3-wa-  
refrigerator, cassette, toilet  
/shower, new tires, sleeps  
7...Nice. Below NADA value.  
\$4,200. Call 309-824-3487

**Motorcycles/ATV/Golf Carts**

**2004 KAWASAKI NOMAD 150**  
Excellent condition, must see  
Lots of extras, 1500 c.c. fuel  
injected with 5 speed trans-  
mission, shaft drive. 2 owners.  
Under 37K miles, Vance and  
Hines true duals. BAK intake-  
must see to appreciate.  
\$5000/best reasonable offer.  
Please call: 309-829-2660.

**Motorcycles/ATV/Golf Carts**

**HARLEY DAVIDSON 2003**  
100th Anniversary Edition Fat  
Boy! This is a must see bike  
that is in excellent condition  
with low mileage (24,300) and  
some very nice custom addi-  
tions. Vance & Hines straight  
pipes, custom detachable sad-  
dle pipes, luggage rack  
/backrest, 100th Anniversary  
windshield, Harley Davidson  
beach bar handle bars with in-  
ternal wiring, buckshot styling-  
heel/toe shifter, brake levers,  
shifting linkage, footboards,  
mirrors, custom single bar  
footrest/highway bar, touring  
headlamps, additional equip-  
ment such as helmet, rain  
gear, cover, travel bag in-  
cluded, \$10,000. or best offer.  
217-433-1078 Niantic, IL.

**Public Notices**

20895717  
CITY OF BLOOMINGTON  
PUBLIC HEARING NOTICE  
Public Notice is hereby given  
that the Bloomington Planning  
Commission, will hold a public  
hearing on Wednesday, July  
26, 2017 at 4:00 p.m. in the  
City Council Chambers, City  
Hall, 109 E. Olive St., Bloom-  
ington, IL.  
The Petition filed by: RHP In-  
vestments, LLC - Bloomington  
Towanda Rd Series, request-  
ing approval of Revision #2 A  
Portion of the Eagle View  
South Subdivision Preliminary  
Plan, for property commonly lo-  
cated southwest corner of Col-  
lege Ave. and Hershey Rd.  
consisting of approximately  
15.84 acres, more or less.

Legal Description:  
EAGLE VIEW SOUTH COM-  
MERCIAL SUBDIVISION, A  
SUBDIVISION OF A PART OF  
LOT 4 IN BARNES SUBDIVI-  
SION OF SECTION 29 AND A  
PART OF THE ORIGINAL  
TOWN OF BARNES, ALL BE-  
ING A PART OF THE SOUTH-  
WEST QUARTER OF SEC-  
TION TWENTY-NINE (29),  
TOWNSHIP TWENTY-FOUR  
(24) NORTH, RANGE THREE  
(3) EAST OF THE THIRD  
PRINCIPAL MERIDIAN,  
MCLEAN COUNTY, ILLINOIS,  
THE PLAT OF WHICH IS RE-  
CORDED AS DOCUMENT  
NUMBER 2016-00020559 AT  
THE MCLEAN COUNTY  
RECORDER'S OFFICE, EX-  
CEPTING THE 0.673 ACRE  
DEDICATED FOR TOWANDA  
BARNES ROAD RIGHT OF  
WAY.

All interested persons may  
present their views upon such  
matters pertaining thereto.  
Said Petition and all accom-  
panying documents are on file  
and available for public inspec-  
tion in the Office of the City  
Clerk at 109 E. Olive St.,  
Bloomington, IL.  
In compliance with the Ameri-  
cans 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 ei-  
ther by letter at 109 E. Olive  
Street, Bloomington, IL 61701,  
or by telephone at  
309-434-2240 or via email at  
cityclerk@cityblm.org. The  
City Hall is equipped with a text  
telephone (TTY) that may also  
be reached by dialing  
309-829-5115.  
Cherry L. Lawson, CMC  
City Clerk  
Published in the Pantagraph:

**Public Notices**

40 Ton - Cover Ct Agg CA-14;  
15 Ton - Seal Ct Agg  
CA-15/16; Other Misc Related  
Items

**There is no fee for the**  
**following Proposal Packet.**  
**Pre-qualification is required.**  
**2017 Non-MFT / TBP**  
**CONSTRUCTION SECTION:**  
**Martin RD**  
**Sec 15-22140-00-BR**  
**Cristy BR**

Some Items Include: 250 Cu  
Yd - Earth Exc; 790 Sq Yd -  
Gnd Sib Geosynthetic; 594  
Ton - Agg Bse Cse Ty B (Spl);  
92 Ton - Agg Shld Ty B (Spl);  
21,600 Lbs - Rebar Epoxy Ct;  
66 Ft - Steel Railing Ty S1;  
159.6 Cu Yd - Conc Box Culv;  
100 Ft - SS (Spl) 15"; 559 Ton  
- Porous Gran Emb (Spl); 162  
Ton - Porous Gran Bkfill (Spl);  
352 Ton - Stone Riprap Cl A4  
(Spl); Other Misc Related Items  
Proposals may be had by ap-  
plying on line to <http://www.mcleancountyl.gov/index.aspx?NID=1027> or at the McLean  
County Highway Department  
Office, 102 S Towanda Barnes  
Rd, Bloomington, IL 61705.  
McLean County, Danvers, &  
Martin RD reserves the right to  
reject any and all proposals  
and to waive technicalities.  
All Bidders Authorization  
Forms MUST be Completed &  
on file with the McLean County  
Highway Department prior to  
12:00pm (noon), July 24, 2017.  
Jerry Stokes, County Engineer,  
McLean County, IL

20896254  
**THE CONSOLIDATED ANNUAL**  
**PERFORMANCE AND**  
**EVALUATION REPORT**  
**(CAPER)**

City of Bloomington,  
Community Development  
Block Grant Annual Report  
On Wednesday, July 12, 2017 a  
draft of the Consolidated An-  
nual Performance and Evalua-  
tion Report for the City of  
Bloomington's Community De-  
velopment Division's Program  
Year 42 (May 1, 2016 - April  
30, 2017) will be available for  
public review and citizen com-  
ments. The document will be  
available between 7:30 am -  
4:30 pm Monday - Friday at the  
Community Development Divi-  
sion at 115 E. Washington St.,  
Government Center 2nd floor  
and the City Clerk's Office at  
Bloomington City Hall, 109 E.  
Olive St., Bloomington, Mon-  
day - Friday 8:00 am - 5:00 pm.  
It will also be available on the  
city's website, [www.cityblm.org](http://www.cityblm.org), and at the Bloomington  
Public Library, 205 E. Olive St.,  
Bloomington during their nor-  
mal business hours. Citizens  
are encouraged to provide writ-  
ten comments to the Commu-  
nity Development Division by  
Friday, July 28, 2017 at 1:00  
pm.

A public hearing will be held on  
Friday, July 28 at 12:00 pm in  
the Hepperly Conference  
Room, located in the Planning  
and Code Enforcement Depart-  
ment, 2nd Floor of the Govern-  
ment Center, 115 E. Washing-  
ton St. Bloomington.  
Questions regarding this report  
should be directed to Jennifer  
Toney, Grants Coordinator at  
309-434-2342 or email  
jtoney@cityblm.org.

20896540  
**PUBLIC NOTICE**  
**TREE TRIMMING ACTIVITIES**  
**IN BLOOMINGTON AND**

**CITY OF BLOOMINGTON  
REPORT FOR THE PLANNING COMMISSION  
July 26, 2017**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
Z-22-17	510 W Oakland Ave	Rezone	Katie Simpson, City Planner
<b>PETITIONER'S REQUEST:</b>	Rezone the subject property from S-2 Public Lands and Institutions to R-1C, Single Family Residential District, to allow for a single family home.		
<i>Staff finds that the petitions <b>meet the</b> Zoning Ordinance's map amendment guidelines for the R-1C District</i>			

**STAFF RECOMMENDATION: Approval**

Staff recommends the Planning Commission pass the following motions recommending:

A. That City Council **approve** the rezoning of 510 W Oakland Ave from S-2, Public Lands and Institutions to R-1C, Single Family Residential District, case Z-22-17.



B. Z-22-17 Rezone 510 W Oakland to R-1C, Single Family Residential District

**NOTICE**

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on July 10, 2017.

**GENERAL INFORMATION**

Owner and Applicant: Angela Wheeler

**PROPERTY INFORMATION**

**421 Olympia Drive**

PAITNERS LOT 2<sup>ND</sup> ADD E 55' LOT 1 W124'

N1/2 BLK 17

PIN: 21-09-102-004



Existing Zoning: S-2, Public Lands and Institutions

Existing Land Use: Single family residence

Property size: 0.146 acres (6,380sqft)

**Surrounding Zoning and Land Uses**

Zoning

North: R-2, Mixed Residential

South: R-1C Single Family Residential

East: S-2, Public Lands and Institutions

East: S-2, Public Lands and Institutions

West: S-2, Public Lands and Institutions

West: S-2, Public Lands and Institutions

Land Uses

North: Single and two family homes

South: Single family homes

East: Single family homes

East: Church

West: Single family homes

West: Single family homes

**Analysis**

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

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

**PROJECT DESCRIPTION**

*Background:* The subject property is located on the south side of W. Oakland Ave near the intersection of Oakland and Lee Street. It is improved with a single family home. The property is approximately 55 ft wide and 116 ft deep. It is surrounded by single and two family homes. A church, zoned S-2, is located on the corner of Oakland and Lee Street, approximately two homes east of the subject property. Across the street, on the corner of Oakland and Lee Street, is a commercial structure, zoned C-2. The remaining properties are zoned residential. The subject property is bordered by properties with the S-2 zoning district on the east and west side. The properties (508 and 510 W Oakland) were owned by the church on the corner and, in 2000, a special use permit was approved by the Zoning Board of Appeals to allow them to be used as a domestic violence shelter. Since 2000, the ownership has changed and they have been converted

## B. Z-22-17 Rezone 510 W Oakland to R-1C, Single Family Residential District

back to single family residential units, a use that is not allowed in the S-2 district. The uses are considered legal, nonconforming.

The petitioner would like to purchase the home at 510 W. Oakland Ave, but due to the nonconforming status of the property, is having trouble securing financing. Additionally, the City has received a petition to rezone the property at 508 W Oakland Ave from S-2 to R-1C. That property will be before the Commission at the next meeting.

*Project Description:*

The intent of the current zoning district, S-2 Public Lands and Institutions, is to allow for the establishment and maintenance of public uses, publically-regulated uses and private uses that display an inherent relationship to the public interest. The types of uses permitted are multifamily homes, community centers, townhouses, swimming pools, government services and courthouses.

The proposed zoning district, R-1C Single Family Residential, district allows primarily for single family homes, two family homes with a special use permit and is intended to provide primarily for the establishment of areas of higher density single family detached dwellings while recognizing the compatibility of two family dwelling units with a special use. The subject property was originally zoned residential and rezoned to allow for the expansion of the church or public uses.

Collectively the current S-2 district covers about an acre of land—the church property is approximately a half acre and 116 ft deep, and the other three residential properties are a half acre total, or are approximately a sixth of an acre each, and also 116ft deep. The current configuration of the S-2 district for this block is linear (roughly 375’ by 116’). It would be difficult to use the land for large public uses like a school or a courthouse, which would benefit from a larger and wider area of land. If the residential properties (512, 510 and 508 W. Oakland Ave) are eventually rezoned to R-1C, a half acre sized property, zoned S-2, would remain on the corner and could continue to be used as a church or could still be developed for a less intense use contemplated in the S-2 district such as multifamily housing development, nonprofit offices, or townhomes. The rezoning of 510 W. Oakland Ave to R-1C would, in staff’s opinion, improve the neighborhood while having a minimal impact the potential for a public use on the corner. Furthermore, staff believes the fact that the subject property is contiguous to R-1C and because the City has received an additional petition for 508 W. Oakland Ave, the decision to rezone 510 W. Oakland Ave does not constitute a spot zone.

*Link to Comprehensive Plan:*

The promotion of quality affordable housing stock and homeownership are compatible goals outlined in the comprehensive plan. Reducing the nonconforming status of this residence and barrier to financial support encourages homeownership.

**FINDINGS OF FACT**

The Zoning Ordinance has “*Zoning Map Amendment Guidelines*” and by states, “*In making its legislative determination to zone or rezone property to a R-1C, Single Family Residential*

B. Z-22-17 Rezone 510 W Oakland to R-1C, Single Family Residential District

*District zoning classification, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:*

1. *The capacity of existing and proposed community facilities and utilities including water and sewer systems to serve the permitted uses which lawfully occur on the property so zoned; the property exists as a single family home and has adequate utilities. The standard is met.*
2. *The adequacy of public services including police and fire protection and solid waste collection serving the property and the impact permitted uses would have upon these services; the property is currently served by public services, no change is anticipated. Irving Elementary School is located nearby and already serves the property. There are also a number of surrounding churches, and the property is close to Immanuel Health Clinic. The standard is met.*
3. *The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the City's goals for equal housing opportunities and a variety of housing types; the proposed rezoning would permit a single family home on the property at 510 W. Oakland Ave eliminating a legal nonconforming status. The zoning change allows the property owners to seek financing and homeownership, improving neighborhood tenure and encouraging community involvement. The standard is met.*
4. *The extent of vacant properties in the vicinity that can be developed for uses compatible to those permitted in the district; The neighborhood is already established and developed. The zoning was changed to accommodate the nearby church but the configuration of the existing S-2 district is inappropriate for a number of uses contemplated in the S-2 district. The house exists and is compatible with surrounding residential, in size and bulk. Furthermore the R-1C district allows for two family homes with a special use permit and is compatible with the R-2 zoning across the street. The standard is met.*
5. *The impact of natural disasters, including flooding, would have upon permitted uses; no changes to the use have been proposed and no change in impact is expected. The standard is met.*
6. *The impact the proposed development would have upon the environment including noise, air and water pollution; single and two family homes are less intense developments than uses allowed in the S-2 district. The property exists as a single family home. No change is expected. The standard is met.*
7. *The potential impact existing or permitted uses in the vicinity would have upon uses authorized in the R-1C District and the impact such uses, if developed on the property would have upon existing uses in the vicinity; the R-1C district is contiguous to the subject property. Surrounding uses are compatible with the R-1C district and the existing use is compatible with the proposed zoning change. The standard is met.*

B. Z-22-17 Rezone 510 W Oakland to R-1C, Single Family Residential District

8. *The conformance of the proposal to the Official Comprehensive Plan and Official Map (Ordinance No. 2006-137).* The Comprehensive Plan identifies this area as residential. The Plan also encourages affordable, quality housing stock and homeownership. The proposed rezoning is compatible with these goals and the larger vision of the community.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission pass the following motions recommending:

That City Council **approve** the rezoning of 510 W Oakland Ave from S-2, Public Lands and Institutions to R-1C, Single Family Residential District, case Z-22-17.

\Respectfully submitted,

Katie Simpson  
City Planner

Attachments:

- Draft Ordinance
- Petitions for Zoning Map Amendment
- List of Permitted Uses in the R-1C District
- Aerial Map
- Zoning Map
- Newspaper Notice and Neighborhood Notice w/Map
- Notification Mailing List

**DRAFT**  
**ORDINANCE NO. 2017 - \_\_\_\_\_**

**AN ORDINANCE REZONING THE PROPERTIES LOCATED AT 510 W OAKLAND  
AVE FROM S-2, PUBLIC LANDS AND INSTITUTIONS DISTRICT TO R-1C, SINGLE  
FAMILY RESIDENTIAL DISTRICT**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, Petitions for rezoning of certain premises hereinafter described in Exhibit(s) "A"; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said Petitions; and

WHEREAS, the Bloomington Planning Commission concluded the current zoning to be inappropriate and incompatible with the vision of the comprehensive plan and recommended City Council pass this ordinance to amend the zoning classification to R-1C, Single Family Residential District; and

WHEREAS, the City Council of said City has the power to pass this Ordinance and rezone said premises.

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

1. That the premises hereinafter described in Exhibit(s) "A" shall be and the same are hereby rezoned from "S-2" Public Lands and Institutions t to "R-1C", Single Family Residential District.
2. The Official Zoning Map of said City shall be amended to reflect this change in zoning classification.
3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this \_\_\_ day of \_\_\_\_\_, 2017.

APPROVED this \_\_\_ day of \_\_\_\_\_, 2017.

APPROVED:

\_\_\_\_\_  
Tari Renner  
Mayor

ATTEST:

---

Cherry Lawson  
City Clerk

---

Jeffrey R. Jurgens  
Corporate Counsel

EXHIBIT "A"

(Legal Description)

**510 W Oakland Ave**  
PAITNERS 2<sup>ND</sup> ADD E55' LOT 1 W124' N1/2 BLK 17  
PIN: 21-09-102-004



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 Angela Wheeler, 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 52 Public lands 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 R1 C - single family residential 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 S2 to R1C.

Respectfully submitted,

By: Steph Wheeler

Exhibit A

Legal Description for 510 W. Oakland Ave

PAITNERS 2ND ADD E55' LOT 1 W124' N1/2 BLK 17

<b>Permitted Uses in the R-1C District</b>	
Agency-Operated Family Homes	P
Agriculture	P
Cemeteries	S
Churches, Synagogues, Temples	S
Columbarium	S
Country Clubs, Golf Clubs	S
Day Care Centers	S
Dwellings, Single-Family	P
Dwellings, Two-Family	S
Electricity Regulating Substations	P
Flammable Liquid Pipelines	P
Forestry	P
Gas Regulatory Stations	P
Golf Courses - Not Miniature Golf	S
Group Homes for Parolees	S
Group Homes for Parolees	S
Irrigation Channels	P
Non-hazardous Storage, College/University	S
Non-residential College/Univer.Student Clubs & Assoc.	S
Nursery Schools	S
Offices, College/University	S
Parking Lot, College/University	S
Parking Lot, Noncommercial	S
Parks, Playgrounds, Aboretums	P
Police Stations, Fire Stations	P
Postal Services	P
Pre-Schools	S
Religious Education Facility	S
Sewage Lift Stations	P
Swimming Pools	S
Telecommunication Antenna Facilities	S
Telephone Exchange Substations	S
Utility Conduits, Lines, Pipelines	P
Water Pressure Control Stations	P
Water Purification Plants	P
Water Storage Reservoirs	P



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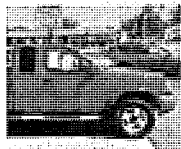
**Vans**



14 Yukon SLT, roof, \$30,995 • 851-7605 LMOTORS.com



09 Odyssey Very del van. Runs great, and out. Dark sill-light grey cloth in- dle row captain rd row bench. les. Asking \$7,900. 9



00 Frontier SE King, automatic, air, nice 18,000 mi....\$6,900 Salesonline.com • Ph.309-838-3809

**Accessories**

BACKER Party HP, Mercury 4 up changing area, tube, trailer, Low red slip available. l: 309-530-3101

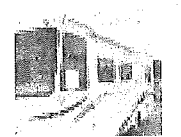
2003 GX-185 4.3L Volvo Penta top, full travel finder, bait tank, 6 kle storage, stereo ers, swim platform n ladder, stainless ed under book at 3-369-2266

89 SKV FISHING t, 85HP outboard electric start, auto- trim on outboard v features: trolling hand control, fish trailer winch, auto-anchor winch, auxil- g motor charger, ard motor starting at in excellent con- \$4,999. Call } or 217-372-6688

24' pontoon boat, nrude motor. No (815) 692-2202 or 4500 and leave a

**Motorhomes**

ER 05 CARDINAL 33TS, 5th Wheel, 3 35 ft. \$17,000. Call 19



**Campers & Motorhomes**



5TH WHEEL 2008 Forest River. Flagstaff 8526 RLS classic super-lite 29.5 ft., torsion suspension, easy to pull with a half-ton pick up. Double slides in living area. Off-white interior. \$11,900 Larry 309-825-2113

BEAVER MOTOR COACHES - MONACO COACH CORP. 2002 EXECUTIVE 43 FOOT MONACO EXECUTIVE MOTORHOME 2002. 500 CUMMINGS DIESEL WITH 92448 MILES, AUTOMATIC FULLY LOADED, SATELLITE TV READY, CAR TOW HITCH INCLUDED, AQUA HOT HEAT, 2 SLIDE OUTS, NEW TIRES, NO PETS, NON SMOKERS, WASHER, DRYER, NEW BATTERIES READY FOR THE ROAD. CAN BE SEEN AT 1500 EAST KNOTTS, SPRINGFIELD, IL 62703. PRICE \$80,000.00 CALL 786-2004 OR EMAIL dmb@springfieldvan.com



Forest River - 2016 27RLSS Sa- lem Travel Trailer, 33', 1 slide, \$18,995 • Maroa • 800-528-9787 www.FOURWINDSRV.com



Forest River-2017 254RLXL Salem Cruiselite travel trailer, \$20,995 • Maroa • 800-528-9787 www.FOURWINDSRV.com

**www.FOURWINDSRV.com**  
Maroa (US 51)  
217-794-2292  
A Route 66 Dealer



Gulf Stream - 2010 Kingsport 287RLS travel trailer, \$16,995 • Maroa • 800-528-9787 www.FOURWINDSRV.com

Hi-Lo 2000 220L Classic. New ti- res & awning, accessories. Must see/make offer 309-452-3824

JAYCO 2011 Pinnacle 36REQS 40' 5th wheel, 4 slides, loaded, ask \$33,900. 217-972-2142

G	L	O	B	F	A	J	A	S	A	T									
F	R	O	D	E	R	A	S	E	R	U	M	P	I	P	S	E			
L	I	V	E	N	R	A	N	T	A	T	G	O	O	D	N	E	S		
O	P	E	R	A	H	A	T	S	W	H	I	S	K	E	Y	N	E	A	T
P	E	P	N	E	L	S	W	A	R	M	L	I	D	D	Y				
	O	O	Z	E	H	E	A	R	O	F	E	L	A	N	D				
R	I	T	U	A	L	D	A	N	C	E	R	O	V	I	N	G	E	V	E
I	R	I	S	S	O	L	R	E	S	E	T	M	O	M					

**Campers & Motorhomes**



Gulf Supreme-2006 295FKS Conquest travel trailer, 2 slides, \$11,595 • Maroa • 800-528-9787 www.FOURWINDSRV.com



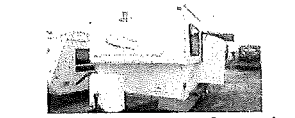
Heartland-2009 Sundance 3300SK 5th wheel, 3 slides, 35', \$19,995 • Maroa • 800-528-9787 www.FOURWINDSRV.com



Heartland-2011 North Trail NT 28BRS travel trailer, 32', \$20,995 • Maroa • 800-528-9787 www.FOURWINDSRV.com



Heartland-2013 North Trail 22FBS travel trailer \$17,995•E.Peoria•800-528-9787 www.FOURWINDSRV.com



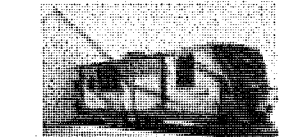
Hi-Lo-2008 M2508C travel trailer, 25', 1 slide, \$16,995 • Maroa • 800-528-9787 www.FOURWINDSRV.com



Jayco-2017 23RB Jay Flight travel trailer, 27'2", \$18,595 • Maroa • 800-528-9787 www.FOURWINDSRV.com



Jayco-2017 34RSBS Jay Flight Travel Trailer, 37'6", 3 slides, \$33,995 • Maroa • 800-528-9787 www.FOURWINDSRV.com



KEYSTONE 2016 Sprinter, 29', two slides, remote power eye- rthing, weight-distributing hitch, priced to sell, \$20,000. Call for details (217) 979-7195.

**Campers & Motorhomes**

PALOMINO 2011 POP UP Air Conditioning, heater, indoor /outdoor stove and grill, 3-way refrigerator, cassette, toilet /shower, new tires, sleeps 7...Nice. Below NADA value. \$4,200. Call 309-824-3487

**Motorcycles/ATV/Golf Carts**

2004 KAWASAKI NOMAD 1500. Excellent condition, must see. Lots of extras. 1500 c.c. fuel injected with 5 speed trans- mition, shaft drive. 2 owners. Under 37K miles, Vance and Hines true duals. BAK intake- must see to appreciate. \$5000/best reasonable offer. Please call: 309-829-2660.

HARLEY DAVIDSON 2003 100th Anniversary Edition Fat Boy! This is a must see bike that is in excellent condition with low mileage (24,300) and some very nice custom additions. Vance & Hines straight pipes, custom detachable saddle pipes, luggage rack /backrest, 100th Anniversary windshield, Harley Davidson beach bar handle bars with internal wiring, buckshot styling- heel/toe shifter, brake levers, shifting linkage, footboards, mirrors, custom single bar footrest/highway bar, touring headlamps, additional equip- ment such as helmet, rain gear, cover, travel bag in- cluded, \$10,000. or best offer. 217-433-1078 Niantic, IL.

HONDA GOLDWING, 2001, trike, 26,000 miles, GL-1800, fully loaded, fairing, running boards, AM/FM/cassette, inter- com, Canyon Red \$20,000. Call 217-345-6696

**Public Notices**

20896501 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE Planning Commission July 26, 2017 Notice is hereby given that the Planning Commission of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, July 26, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Blooming-

**Public Notices**

ton, Illinois to review and act on a petition submitted by Angela Wheeler requesting the rezoning of 510 W. Oakland Ave from S-2 Public Lands and Institutions to R-1C, Single Family Residential. The subject property is legally described as:

PAITNERS 2ND ADD E55' LOT 1 W124' N1/2 BLK 17 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: July 10, 2017



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# If declarer can, so can defenders

Phillip Alder  
In the second season of the American "House of Cards," Frank Underwood says, "If you don't like how the table is set, turn over the table." (The original "House of Cards" was a novel written by Michael Dobbs from Eng- land and published in 1989.)

Last week, we saw how declarer can use the bid- ding and high-card points to turn apparent guesses into

North	07-10-17
♠ 3 2	
♥ A K Q	
♦ K Q J 10 9	
♣ K 7 4	
West	East
♠ Q J 10 9 8	♠ 7 6 4
♥ 7 6 4 3 2	♥ 8 5
♦ A	♦ 7 5 2
♣ Q 3	♣ A J 10 6 5
	South
	♠ A K 5
	♥ J 10 9
	♦ 8 6 4 3
	♣ 9 8 2
Dealer: North	
Vulnerable: Both	
South	West
	North
	East
	Pass



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

July 11, 2017

Dear Property Owner or Resident:

The City of Bloomington Planning Commission will hold a public hearing on **Wednesday, July 26, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois** for a petition submitted by **Angela Wheeler** requesting the rezoning of 510 W Oakland Street from S-2, Public Lands and Institutions to R-1C, Single family residential. The subject property is legally described as:

PAINTERS 2<sup>ND</sup> ADD E55' LOT 1 W124' N ½ BLK 17  
PIN: 21-09-102-004

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 at <http://www.cityblm.org/government/advanced-components/documents/-folder-308>. 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](mailto:ksimpson@cityblm.org).

Sincerely,

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

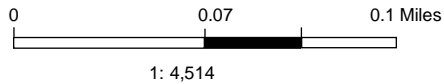
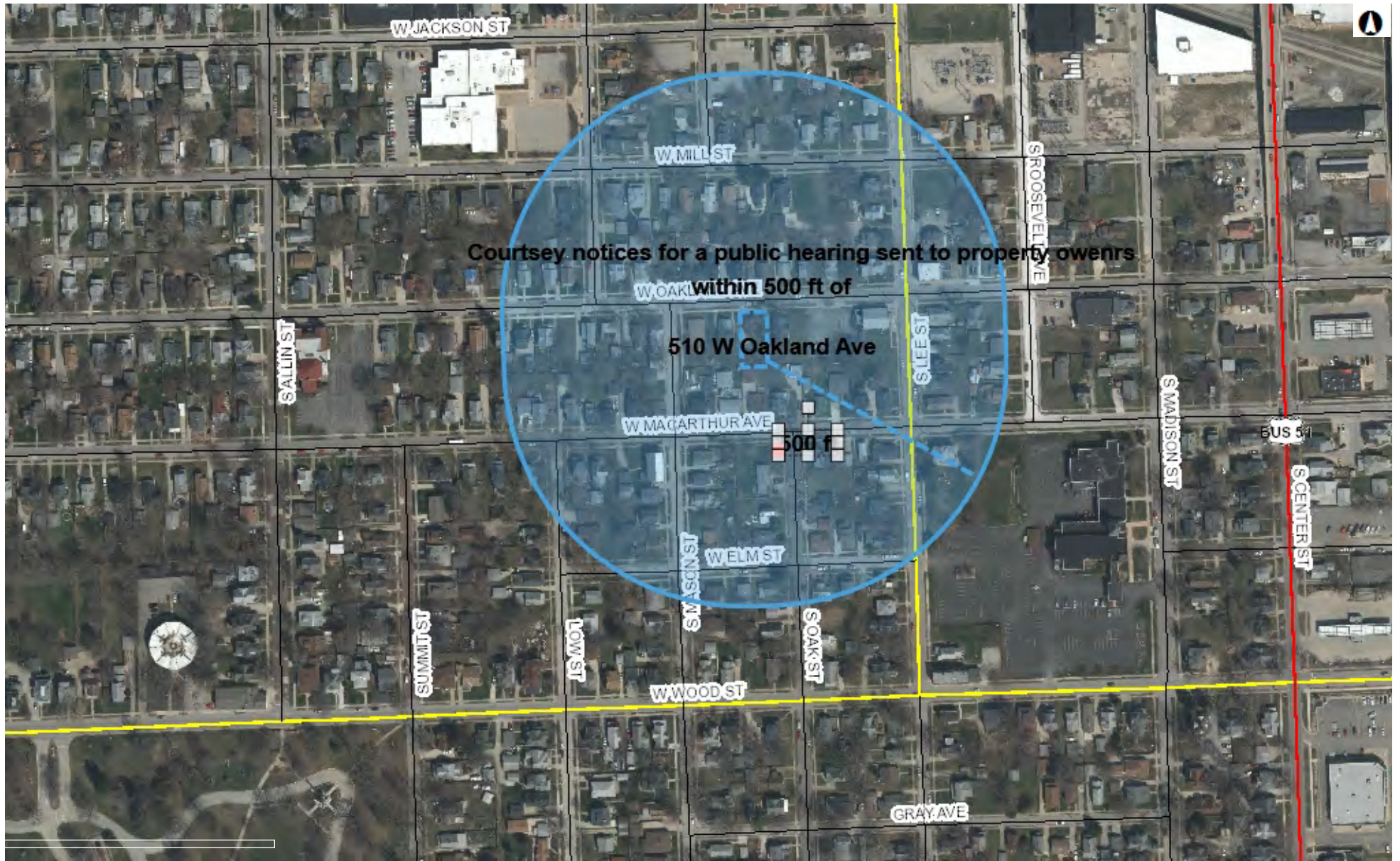
Katie Simpson  
City Planner

Attachments:  
Location Map





PUBLIC HEARING ON WEDNESDAY JULY 26, 2017 FOR THE REZONING AT 510 W. OAKLAND TO R-1C, SINGLE FAMILY RESIDENTIAL DISTRICT



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BLOOMINGTON IL 61701

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BLOOMINGTON IL 61701

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PEORIA IL 61612

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BLOOMINGTON IL 61701

LUIS PEREZ  
605 W OAKLAND AVE  
BLOOMINGTON IL 61701

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208 PRAIRIE RIDGE DR  
LEXINGTON IL 61753

CHAMBER PROPERTIES RS LLC  
1102 1/2 W MACARTHUR AVE  
BLOOMINGTON IL 61701

CHAD & ROGER HOLMSTROM  
PO Box 294  
Farmington IL 61531

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BLOOMINGTON IL 61701

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BLOOMINGTON IL 61701

JOSEPH C & SALLIE BOYCE  
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LEXINGTON IL 61753

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1544 E SHELBOURNE DR  
NORMAL IL 61761

CATHY ESPINOZA  
PO BOX 382  
PEKIN IL 61555

JAMES VAUGHN  
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BLOOMINGTON IL 61701

SHIRLEY WILLIAMS  
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BLOOMINGTON IL 61701

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NORMAL IL 61761

JOHN ARMSTRONG  
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BLOOMINGTON IL 61704

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CARLOCK IL 61725

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BLOOMINGTON IL 61702

WILBUILD LLC  
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NORMAL IL 61761

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MABLE DOAGE  
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LAS VEGAS NV 89117

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BLOOMINGTON IL 61701

JAIR & ANGELICA PATINO  
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BLOOMINGTON IL 61701

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ROBERT E & BARBARA WADDELL  
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BLOOMINGTON IL 61701

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BLOOMINGTON IL 61704

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BLOOMINGTON IL 61704

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BLOOMINGTON IL 61701

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BLOOMINGTON IL 61701

CURTIS AND CHERYL HENRY  
309 SOUTH EVERGREEN LANE  
BLOOMINGTON IL 61704

DML REAL ESTATE LLC  
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BLOOMINGTON IL 61701

ROBERT SWALLOW  
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BLOOMINGTON IL 61701

JOSEFINA HARO  
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BLOOMINGTON IL 61704

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RODNEY HERRELL  
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NORMAL IL 61761

STEVEN L & SHELLEY M CRUM  
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HEYWORTH IL 61745

SHARON FULKS  
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NORMAL IL 61761

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BLOOMINGTON IL 61701

APOLINAR HUERTA  
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IDA MELTON  
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BLOOMINGTON IL 61701

DORIS MORRIS  
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BLOOMINGTON IL 61701

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BLOOMINGTON IL 61701

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BLOOMINGTON IL 61701

JOHN RIDGEWAY  
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BLOOMINGTON IL 61701

ADALBERTO & ESPERANZA CAMPOS  
CORNEJO  
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BLOOMINGTON IL 61701

ONOFRE & ARELI TAPIA MERINO  
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BLOOMINGTON IL 61701

COREY & APRIL MACK  
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PAMELA MEARS  
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ROGER BACHMAN  
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BLOOMINGTON IL 61701

MARY GAFFNEY  
607 W MACARTHUR AVE  
BLOOMINGTON IL 61701

EUGENE & ROSEMARY JOHNSON  
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BLOOMINGTON IL 61701

CRAIG JAMES WOLDEN  
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BLOOMINGTON IL 61701

MICHAEL DEMARTINO  
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BLOOMINGTON IL 61705

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BLOOMINGTON IL 61701

BOBBY D & RACHEL M GENTRY EVANS  
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BLOOMINGTON IL 61701

SMR 911 INC  
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NORMAL IL 61761

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BLOOMINGTON IL 61701

JENNIFER ZANG  
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BLOOMINGTON IL 61701

THOMAS POWELL  
606 W MILL ST  
BLOOMINGTON IL 61701

STEPHEN LINKSVAYER  
608 W Macarthur Ave  
BLOOMINGTON IL 61701

FRANCES PERRY  
702 S LEE STREET  
BLOOMINGTON IL 61701

JESSICA CRAWFORD  
614 W OAKLAND AVE  
BLOOMINGTON IL 61701

PAUL W & ANNETTE R RUTLEDGE  
109 S MAIN ST  
ELLSWORTH IL 61737

ADAM CUMPSTON  
606 W MACARTHUR AVE  
BLOOMINGTON IL 61701

OMAR SOTELO  
701 W MACARTHUR AVE  
BLOOMINGTON IL 61701

JAMES DARINGER  
1321 N ALLIN ST  
BLOOMINGTON IL 61701

ANGELA SHULTS  
711 S OAK ST  
BLOOMINGTON IL 61701

JUAN CORNEJO  
522 S LEE ST  
BLOOMINGTON IL 61701

MOORE FAMILY REAL ESTATE  
HOLDINGS INC  
1211 TOWANDA AVE  
BLOOMINGTON IL 61701

DOROTHY VAN  
607 S LEE  
BLOOMINGTON IL 61701

AMBER ROGERS  
603 W MACARTHUR AVE  
BLOOMINGTON IL 61701

MICHELLE BRAL  
605 W Macarthur Ave  
BLOOMINGTON IL 61701

HELEN ROBBINS  
602 W OAKLAND AVE  
BLOOMINGTON IL 61701

ZOELLER & BURCHAM PROPERTIES  
LLC  
1808 SIX POINTS RD  
BLOOMINGTON IL 61705

DAN BLEVINS  
P O BOX 767  
BLOOMINGTON IL 61702

JEFF SCHLINK  
703 S Mason St  
BLOOMINGTON IL 61701

UNION MISSIONARY BAPTIST CHURCH  
509 W JACKSON  
BLOOMINGTON IL 61701

FULL GOSPEL CHURCH OF PRAISE  
701 S LEE ST  
BLOOMINGTON IL 61701

BRANDON & JENNA DENNIS HOKE  
612 W OAKLAND AVE  
BLOOMINGTON IL 61701

BRENDA RANKIN  
608 W OAKLNAD AVE  
BLOOMINGTON IL 61701