

Planning Commission Packet

December 13, 2017

ADDENDUM

The following exhibits are included in the packet:

- 1). Evidence provided by the petition in support of the submitted petition.

- 2). Objection letter received by the Community Development Department on December 11, 2017

EVIDENCE APPLIED TO THE STANDARDS FOR RECOMMENDING ZONING MAP
AMENDMENT

Chapter 44: Section 44.6-8
R-3A Multiple Family Residence District

INTENT OF R-3A – “to facilitate the development of residential districts for primarily multiple-family dwellings which may generally serve as a zone of transition between nonresidential districts and residential districts of more moderate density...” (12-29 dwelling units per acre)

ZONING MAP AMENDMENT GUIDELINES:

1. **The availability of permanent open spaces including public parks, golf courses, schools and similar such uses in proximity to the subject property.**

The proposed land sought to be rezoned to R-3A consists of 4.8 acres and the entire project will also include 108 N. Regency, which consists of 1.05 acres and is already zoned R-3A. The project will span from Mercer Avenue, East to Regency. Within this area there is a golf course (Bloomington Country Club), a park located at Oakland School and a park located at Washington School, in addition to Bloomington High School land. The project is for full independent living, semi-independent living (lantern lifestyle), assisted living, and senior day care. In addition, the property will have open green space and fountains for the residents to enjoy.

2. **The relationship of the subject property to the various aspects of the City's transportation system including pedestrian ways, bicycle paths, major and collector streets and public transit.**

The property is in-close proximity to the public bus transportation system. There is a bus route that goes east and west on Washington Street with a stop on the corner of Washington Street & Mercer Avenue. There is also a new bicycle lane that has been added on Washington Street. There is a sidewalk running north and south on Regency, as well as east and west on Washington Street. State Farm has added a small walking path/park to Corporate on the South side of Washington Street, within walking distance from the proposed project. The businesses on Veterans Parkway, and the Mall are all within walking distance. Grocery stores are within walking distance with Jewel-Osco and Kroger located on Oakland, and Green Top Grocery is a short bus ride or bicycle ride west on Washington Street.

3. **The distance the subject property is from primary service facilities and activity centers including schools, commercial centers, cultural nodes and places of employment.**

The proposed project is for seniors and the same owners also own 108 N. Regency which has been used as a church for many years with a special use

permit, although it is already zoned as R-3A for multiple housing. A special use permit would be sought to have a day-care facility for seniors so that the building which was designed by Felmley Dickinson, can be preserved and re-purposed. The senior population will be in close proximity to OSF and many medical offices located on Eastland Drive, Regency, and Washington Park. An easy bus ride to downtown Bloomington to visit the BCPA, the Library and shopping. A favorite walking place for seniors is Eastland Mall and that will be across the street.

4. **The adequacy of public services including schools, police and fire protection, and solid waste collection serving the property and the impact the proposal would have upon these services.**

There is currently police and fire protection to serve this area as it is in the heart of the community and is an established neighborhood already utilizing the police and fire protections of the area. There is water and sewer available to meet the needs of the residents.

5. **The capacity of existing and proposed community facilities and utilities including water and sewer systems to serve the permitted uses which might lawfully occur on the property so zoned.**

The permitted and special uses under R-3A would not increase the use. The actual usage by the owners would increase the need and use of the water and sewer in this vicinity.

6. **The potential impact existing or permitted uses in the vicinity would have upon this residential use and the impact uses authorized in the district would have upon these surrounding areas.**

The proposed area is currently surrounded by R-3A to the North and R-3A to the east. The current entrance to the property is from the South on Bellemont. This property, due to its unique history, does not have any other entrances, but an entrance is possible off of Mercer, and off of Ruth Road, due to the Owner also owning the Lot located at the North end of Ruth Road. However, due to the Owner also having ownership in 108 N. Regency, the proposed entrance would be from Regency so as not to cause any more traffic on Mercer or Washington Street, and to prevent causing an influx of traffic to the adjacent homeowners. The Owner intends to keep the access from Washington Street, to Bellemont as a limited access road.

7. **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 opportunity and a variety of housing types.**

There has been a large increase in assisted living facilities and senior care centers, but they have all been built on the fringes of Bloomington. The City's goal has

been to have more development within the heart of the community, revamping the neighborhoods and areas so that there is more of a sense of a community and citizens can have access to the facilities offered in Bloomington. This will be one of the few projects that foresees the residents walking around and using the public transportation. Bringing the seniors closer to the grocery stores and doctors not only will help the City, but will also help the seniors remain a vibrant and important part of the community. Collaboration with the schools in the area can be beneficial to all.

8. **The impact the permitted uses would have upon the environment including noise, air and water pollution.**

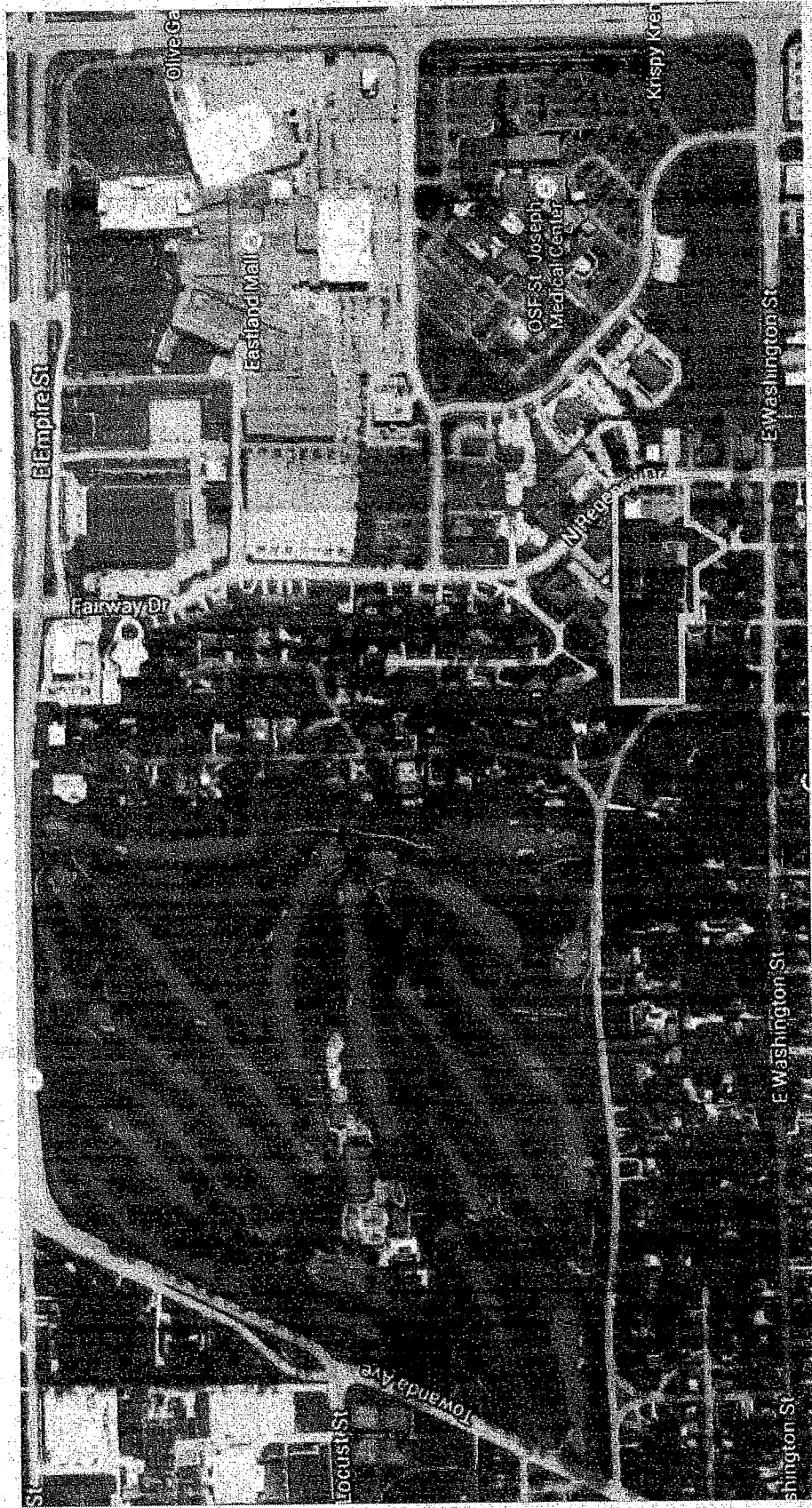
There should not be any more impact from this type of project than there would be from single family residential homes with children, and pets.

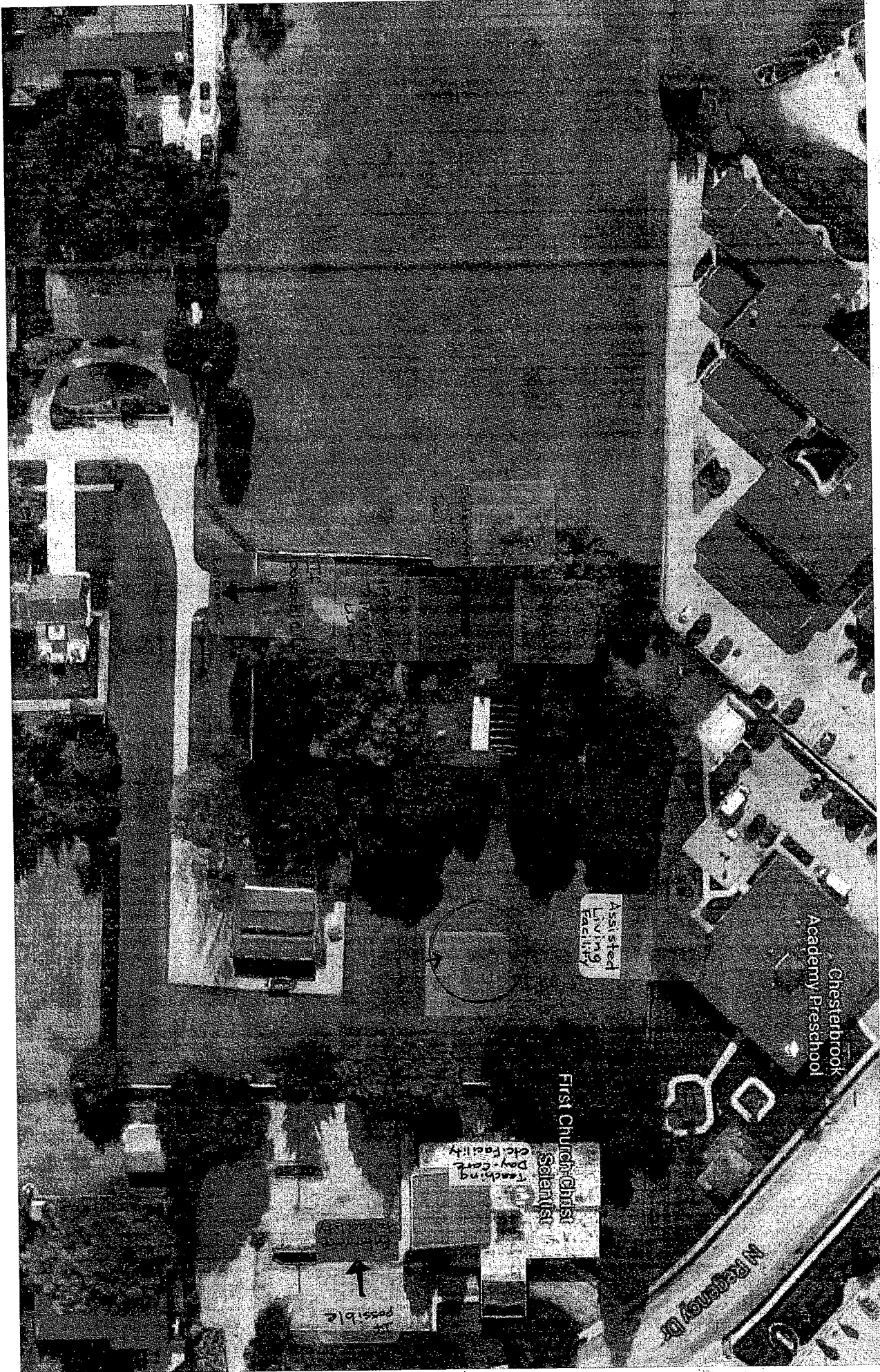
9. **The impact of natural disasters, including flooding, would have upon the permitted uses.**

There should not be any more impact than with R-1A.

10. **The conformance of the proposal to the Official Comprehensive Plan and Official Map.**

Already surrounded on 2 sides by R-3A, this request for zoning is not spot-zoning and fits within the Comprehensive Plan especially when the City has consistently requested improvements within the older areas of the City.





Assisted Living Facility

First Church/Christ Scientist Day-care Facility

Chesterbrook Academy Preschool

No Regency Dr

possible

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December 11, 2017

**OBJECTION TO AND MOTION TO DENY PETITION OF
DEWITT FARMS, LLC TO REZONE THE PROPERTY AT
200 N. BELLEMONT ROAD, BLOOMINGTON, ILLINOIS**

Attached hereto is referenced as Exhibit 1 a November 20, 2017, notice from the City of Bloomington, Department of Community Development regarding the rezoning of 200 N. Bellemont Road in Bloomington, Illinois.

That the property from Regency to Mercer and on Mercer to Country Club Drive and west on Country Club Drive to Towanda Avenue is all zoned R-1A, and consists of single family residences.

The zoning of the subject premises is consistent with surrounding area properties, including the property upon which there is a petition for rezoning to R-3A medium multiple family residence.

The requested change in zoning classification is inconsistent with all of the property within the current zoning classification of R-1A. Any change in the classification of the petition property is contrary to and inconsistent with the existing zoning. Any change in the classification of the zoning petitioned property is totally inconsistent and incompatible with the existing use and zoning of adjacent properties.

This is true as to traffic volume, maintenance, lighting, noise, reduction in property values, snow and trash removal, all on small residential cul-de-sacs with only one means of ingress and egress. The rezoning also increases the risk of criminal activity, vandalism, fire, police and ambulance response. There is no certainty that the proponent for the rezoning will use the subject property upon which rezoning is sought. Once approved, the petitioners are not limited to the construction and maintenance of a senior living facility. With the rezoning, the property can be used for any and all permitted uses in the R-3A district, Section 44.6-30, a copy of which is attached hereto as Exhibit 2.

Can you imagine any of the enumerated permitted uses in the R-3A district such as cemeteries, domestic violence shelters, student residence halls, fraternities or sororities, group homes for parolees, nursing schools (in addition to numerous others) being a permitted use in what is now an R-1A district?

It is respectfully submitted that the petition of DeWitt Farms, LLC be denied.

John and Melba Morel

DEC 11 2017



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

November 20, 2017

Dear Property Owner or Resident:

The City of Bloomington Planning Commission will hold a public hearing on **Wednesday, December 13, 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 **Dewitt Farms, LLC** requesting the rezoning of **200 N Bellemont Rd** from R-1A, Low-Density Single Family Residence District to R-3A, Medium Density Multiple Family Residence District. The petitioner would like to place a senior living facility on the property. A legal description of this property is attached to this letter.

You are receiving this notification because 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, irivera@cityblm.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Izzy Rivera".

Izzy Rivera
Assistant City Planner

Attachments:
Location Map
Legal Description



Section 44.6-30

Permitted Uses in the R-3A District

Agency Supervised Homes	S	Institution for the Handicapped	S
Agency-Operated Family Homes	P	Irrigation Channels	P
Agency-Operated Group Homes	P	Laundering Services	S
Agriculture	P	Lodging Houses	S
Athletic Clubs, YMCA, YWCA	S	Non-hazardous Storage, College/University	S
Bed & Breakfast Establishments	S	Non-residential College/Univer.Student Clubs & Assoc.	S
Cemeteries	S	Nunneries, Rectories	S
Childrens Homes, Orphanages	S	Nursery Schools	S
Churches, Synagogues, Temples	S	Nursing Homes	S
Columbarium	S	Offices, College/University	S
Community Centers	S	Parking Lot, College/University	S
Convalescent Homes, Rest Homes	S	Parking Lot, Noncommercial	S
Convents, Monasteries	S	Parks, Playgrounds, Aboretums	P
Country Clubs, Golf Clubs	S	Police Stations, Fire Stations	P
Day Care Centers	S	Postal Services	P
Domestic Violence Shelter	P	Pre-Schools	S
Dormitory, Student Residence Hall	S	Religious Education Facility	S
Dry Cleaning Services	S	Rooming Houses	S
Dwellings, Multiple Family	P	Rooming Houses	S
Dwellings, Single-Family	P	Sewage Lift Stations	P
Dwellings, Two-Family	P	Sheltered Care Homes	S
Electricity Regulating Substations	P	Swimming Clubs	S
Flammable Liquid Pipelines	P	Swimming Pools	S
Forestry	P	Telecommunication Antenna Facilities	S
Fraternities, Sororities	S	Telephone Exchange Substations	S
Gas Regulatory Stations	P	Townhouses	P
Golf Courses - Not Miniature Golf	S	Utility Conduits, Lines, Pipelines	P
Group Homes for Parolees	S	Water Pressure Control Stations	P
Group Homes for Parolees	S	Water Purification Plants	P
Gymnasiums, Recreation Centers	S	Water Storage Reservoirs	P
Health Clubs	S		
Health Spas, Reducing Salons	S	S= Special Use Permit (public hearing required)	
Home for the Aged	S	P= Permitted Use	
Institution for Child Care	S		

Revised 9/16/16

The Zoning Ordinance, Chapter 44 of the City Code is available online at
<http://www.cityblm.org/omdex.aspx?page=262>

