



**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, MAY 9, 2018 4:00 P.M.**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. MINUTES Review the minutes of the February 14, 2018, regular meeting of the Bloomington Planning Commission.

5. RECOGNITION

A. Recognition of Appreciation – James Pearson for his service on the Bloomington Planning Commission.

B. Recognition of Appreciation – J. Alan Balmer for his service on the Bloomington Planning Commission.

6. REGULAR AGENDA

A. PS-01-18 Public hearing, review and action on a petition submitted by FOB Development Inc. requesting approval of an amendment to the preliminary plan, “Empire Business Park Preliminary Plan” for the property located at the northeast corner of Airport Rd and Empire St., approximately 34.90 acres. (Ward 3)

Expected City Council Date: June 11, 2018

7. OLD BUSINESS

8. NEW BUSINESS

9. ADJOURNMENT

DRAFT
MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 14, 2018 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. J. Balmer, Mr. David Stanczak, Mr. Kevin Suess, Ms. Megan Headean, Mr. Eric Penn, Mr. Mark Muehleck, Mr. Thomas Kreiger, Chairman Justin Boyd

MEMBERS ABSENT: Mr. James Pearson, Mr. John Protzman,

OTHERS PRESENT: Mr. George Boyle, City Attorney; Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City Planner, Mr. Bob Mahrt, Interim Community Development Director

CALL TO ORDER Chairman Boyd called the meeting to order at 4:00 PM. Mr. Mahrt called roll, and with eight members present, there was a quorum.

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the minutes from the January 10, 2017 regular meeting. Mr. Krieger motioned to approve the minutes; seconded by Mr. Balmer, and approved by voice vote, 8-0.

REGULAR AGENDA:

Z-03-18 Public hearing, review and action on a resolution to adopt the Official 2017 Zoning Map for the City of Bloomington.

Chairman Boyd introduced the case and opened the public hearing. Ms. Rivera presented the staff report. She explained this is a routine action required by state statute and the City's zoning ordinance. Ms. Rivera stated that the City must adopt the official zoning map, amended to incorporate the map amendments adopted during the previous calendar year, by March 31, 2018. Ms. Rivera explained that, during the months of January 2017 and December 2017, the City adopted twelve ordinances amending the zoning on various parcels throughout the City. Ms. Rivera highlighted each parcel and noted three cases involved annexations.

No one spoke in favor of the proposed resolution. No one spoke in opposition to the proposed resolution. Mr. Boyd declared the public hearing closed.

Mr. Balmer motioned to approve case Z-03-18, a resolution to adopt the Official 2017 Zoning Map for the City of Bloomington. Mr. Krieger seconded the motion. The motion was approved unanimously, 8-0 with the following votes cast: Mr. Balmer—yes; Mr. Krieger—yes; Mr. Stanczak—yes; Mr. Suess—yes; Ms. Headean—yes; Mr. Penn—yes; Mr. Muehleck—yes; Chairman Boyd—yes.

OLD BUSINESS: Mr. Simpson explained staff worked with Houseal Lavign Associates to review the remaining sections of the zoning ordinance and hope to bring those to Planning Commission for review and discussion. Ms. Simpson added the staff is investigating the feasibility of amending the sign ordinance too.

NEW BUSINESS: None.

ADJOURNMENT: The meeting adjourned at 4:08 by unanimous voice vote; motioned by Mr. Balmer and seconded by Mr. Krieger.

Respectfully submitted,
Katie Simpson,
City Planner

Resolution of Appreciation

*Whereas, James Pearson has faithfully served as a member of the
Bloomington Planning Commission for seven years
(2011 - 2018), and*

*Whereas, James Pearson has completed his appointment
as a member of the Bloomington Planning Commission.*

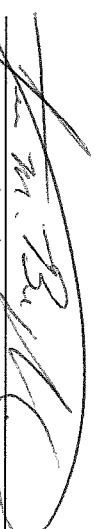
*Now therefore be it resolved that the Bloomington Planning Commission
on this 9th day of May, 2018
hereby expresses its sincere and heartfelt appreciation to*

James Pearson

*for his dedicated, loyal, and excellent service
to the City of Bloomington, Illinois as a member of the Planning Commission.*

Attest:


Katie Simpson, City Planner


Justin Boyd, Chairperson

Resolution of Appreciation

*Whereas, J. Alan Balmer has faithfully served as a member of the
Bloomington Planning Commission for seven years
(2011 - 2018), and*

*Whereas, J. Alan Balmer has completed his appointment
as a member of the Bloomington Planning Commission.*

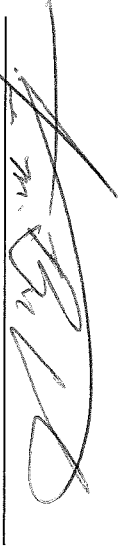
*Now therefore be it resolved that the Bloomington Planning Commission
on this 9th day of May, 2018
hereby expresses its sincere and heartfelt appreciation to*

J. Alan Balmer

*for his dedicated, loyal, and excellent service
to the City of Bloomington, Illinois as a member of the Planning Commission.*

Attest:


Katie Simpson, City Planner


Justin Boyd, Chairperson

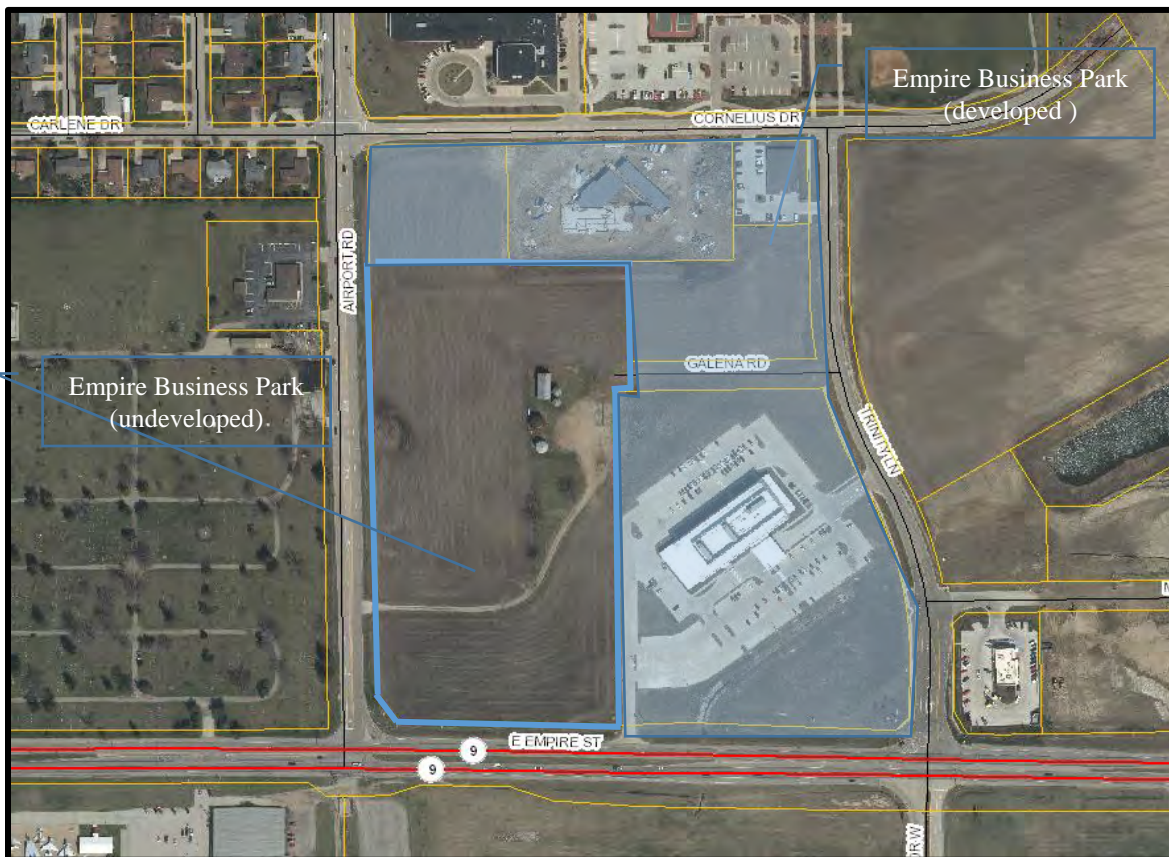
**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
May 9, 2018**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
PS-01-18	34.90 acres on northeast corner of Airport Rd and Empire St	Preliminary Plan	Katie Simpson, City Planner
PETITIONER'S REQUEST:	Approval of an amended preliminary plan entitled "Empire Business Park Amended Preliminary Plan"		
<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 reinstatement of preliminary plan entitled "Empire Business Park Preliminary Plan" for 34.90 acres located at the northeast corner of Empire St and Airport Rd, case PS-01-17, with additional recommendations and comments from staff attached.



NOTICE

The application was filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on April 23, 2018

GENERAL INFORMATION

Owner and Applicant: FOB Investments Inc.

PROPERTY INFORMATION

Existing Zoning: B-1, Highway Business District and B-2, General Business District

Existing Land Use: Undeveloped land

Surrounding Zoning and Land Uses

Zoning

North: S-2 Public Lands and Institutions

South: S-5 Airport District

East: B-1, Highway Business

West: R-1B, Medium Density Residential

West: S-2, Public Land and Institutions

Land Uses

North: School

South: Airport

East: Medical

West: Single family homes

West: Cemetery

PROJECT DESCRIPTION

The subject property, located at the northeast corner of Empire Rd/IL Rt 9 and Airport Rd, is approximately 34.9 acres. A large portion of the site, approximately 15.4 acres, is undeveloped and the focus of the proposed preliminary plan. The surrounding land uses include a high school and park (north), medical building (southeast), medical buildings and gym (east), and single-family homes (west). Empire Rd/IL Rt 9 and Airport Rd are major thoroughfares with 15,000 and 10,400 daily traffic trips, respectively. The subject property is zoned B-1, Highway Business District, with a small portion south of Cornelius Drive zoned B-2, General Business Service District. The land zoned B-2 is subdivided and platted. The undivided land is zoned B-1. The commercial zoning is appropriate for the surrounding development and the amount of daily traffic. Lots with a commercial zoning that abut a residentially zoned lot are required to provide an additional transitional buffer and building setback.

The petitioner, FOB Development, submitted an amendment to a preliminary plan approved by City Council in 2017. A preliminary plan is essentially a concept plan for the development of a large piece of land. It is a guide denoting the location of public and private utilities and streets. It illustrates flood routes and storm water management. The preliminary plan also shows street connections, lot layouts, and proposed and surrounding zoning designation. The preliminary plan procedure occurs very early in the site development process, and is required for subdivisions involving public streets and the creation of more than three lots of record. It may not be possible to address more specific details, such as landscaping, building height, parking lot layout, and lighting at this time, because these details are subject to change based on the vision of the proposed use and the final developer; these details are regulated by the zoning district, city zoning and building codes, and ordinances.

The preliminary plan approved in 2017 showed thirteen lots, one outlot, and Galena Rd which, connected to Airport Rd and terminated in a cul-de-sac. The landowner final platted Lot 13, approximately 2.173 acres, in 2017. The proposed amended preliminary plan shows twelve lots total lots, seven new and undeveloped lots. Galena Rd no longer ends in a cul-de-sac; rather it bends and connects to Airport Road. A private drive extends south to provide access to Lots 17, 6, and 14. The plan illustrates a proposed cross-access easement, provided by Advocate BroMenn, which facilitates additional ingress/egress for the development on Lots 17, 6, and 14. The plan proposes a shared access from Airport Rd for Lots 16 and 7. The shared accesses and cross-access easements reduce the number of curb-cuts on Airport Rd and Empire St/IL Rt. 9. This decreases the amount of vehicles pulling onto and off-of the busy thoroughfares and helps contain the traffic on the subject property.

The City will install a five-foot wide sidewalk on the west side of the property along Airport Rd. Due to the width of the Airport Rd right-of-way, a portion of the sidewalk may need to be constructed on the subject property. Therefore, the preliminary plan shows a six-foot pedestrian easement dedicated on the west side of Lots 13, 7, 16, 17, 6. Since this easement could interfere with a required landscaping setback, staff recommends the Planning Commission recommend the Zoning Board of Appeals approve a petition for a variance to reduce the required landscaping setback in instances where the sidewalk encroaches on the subject property. This recommendation is consistent with the previously approved preliminary plan and the Zoning Board of Appeals granted a variance for the development of Lot 13.

City staff recommends in favor of the amended preliminary plan, and supports the lot configurations and improvements with Galena Road. The elimination of the cul-de-sac promotes a grid street design, and the bend in Galena Road provides traffic calming for the complex. Furthermore, the configurations of Lots 7, 8, and 16 allow for improved on-site circulation, cross access between sites, shared parking (if applicable) and a comprehensive and cohesive development. The configuration of Lot 15, 14, 17, and 6 also provide for improved on-site circulation. City staff reviewed the amended preliminary plan and attached review comments to this report. Staff recommends the petitioner address the comments prior to City Council review.

ANALYSIS

Submittals

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

1. Petition for Approval of the Empire Business Amended Park Preliminary Plan
2. "Empire Business Park Amended Preliminary Plan"
3. Aerial photographs

Compliance with the Comprehensive Plan

The Bloomington Comprehensive Plan 2035 identifies the subject property as a Tier 1 Infill Development Priority. The amended preliminary plan promotes complete streets and safe destinations by providing a grid-style traffic system, on-site circulation of vehicles, pedestrian accommodations and traffic calming. The zoning designation is B-1 Highway Business District and allows for uses compatible with the surrounding area and the traffic system.

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 allowed uses, office/retail, promotes “creating a destination for residents and employees from the community and the surrounding area.” 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 provides adequate fire hydrants and circulation. The lots are large enough to encourage building separations, which allow for light and air circulation. Storm water management is provided and the Engineering Department reviews final construction plans. 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 amended preliminary plan encourages the development of this vacant lot. The land has access to city utilities and services and is located near other commercial developments. 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 subdivision of the lots aligns with future land use identified in the Comprehensive Plan. 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 amended plan. Their comments are incorporated into this report. Once these comments are addressed, the standard will be 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. Galena Rd provides an east-west connection with Airport Road and Trinity Ave, promoting a grid system. The private drive and cross-access easements further encourage links between destinations. The layout has a link to node ratio of about 1.07; connectivity

is adequate. The plan provides pedestrian accommodations and staff is encouraging shared access and onsite circulation between lots, to further connectivity. 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 amended preliminary plan is in agreement with the Manual of Practice and Design. The standard is met.
9. *To insure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision code and area reasonably anticipated to be served by such facilities;* the capacity of public facilities is adequate. The standard is met.
10. *To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the City in order to preserve the integrity, stability and beauty of the community and the value of the land;* detention will be provided upon the development of the lots, and subject to the Manual of Practice and Chapter 44 of the City Code. No portion of the development lies in the flood plain. The standard is met.
11. *To preserve the natural beauty and topography of the City and to insure appropriate development with regard to these natural features;* the standard is met.
12. *To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of land as established in the City's zoning ordinance (Ordinance No. 1998-42).* The standard is met.

STAFF RECOMMENDATION:

That City Council approve the amended of the preliminary plan entitled “Empire Business Park Preliminary Plan” for 34.90 acres located northeast of Airport Rd and Empire St, with the additional recommendations and comments from staff attached, Case PS-01-18.

Respectfully submitted,
Katie Simpson,
City Planner

Attachments:

1. Staff Comments
2. Petition for amendment of “Empire Business Park Preliminary Plan”
3. Exhibit A-“Legal Description”
4. Exhibit B- Empire Business Park Preliminary Plan
5. Draft Ordinance
6. Zoning Map
7. Aerial Map
8. Newspaper publication and neighborhood notice



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

May 3, 2018

Mr. Neil Finlen, P.E
Farnsworth Group, INC
2907 McGraw Drive
Bloomington, IL 61704

Subject: City of Bloomington Staff Comments for Empire Business Park Amended Preliminary Plan (dated 04/13/2018)

Dear Mr. Finlen:

The Public Works, Engineering, Water and Community Development Departments received the Amended Preliminary Plan for Empire Business Park. The Departments have the following comments that should be resolved prior to formal action by City Council:

Cover page and general commentary:

- Revise Note 1 to remove the “outlot.” The previous preliminary plan proposed an Outlot 15, intended for signs, at the northwest corner of the subject property. The plat for Lot 13 does not include Outlot 15 and the amended preliminary plan does not include an outlot.
- Revise Note 2 to say “B-1, Highway Business District” and “B-2, General Business Service District.
- Double check the lot dimensions and acreage for each proposed lot, there are some discrepancies between the stated dimensions, the measured dimensions and the area.
- Note 4 has a small scrivnor’s error, “LOTS” is misspelled.
- Verify the lots adjacent to the private drive in Note 4; the Note reads “Lots 6, 15, & 17” but should probably read “Lots 6, 14, & 17” since Lot 15 is not adjacent to the drive.
- Please propose a different name for the private drive; the proposed name is very similar to an existing street, Biasi Blvd.
- Revise the Recommendations and Notice of Approvals on the cover page to add the word “Amended” and read “Notice is hereby given that this AMENDED preliminary plan”; this addition reflects the name of the proposed preliminary plan.
- Add a note clarifying shared access, parking, and ingress/easements for Lots 6, 14, & 17.
- Add the names and contact information of the Land Owners, Developers, Engineers and Attorneys to the cover page.
- Show flood routes on the preliminary plan.

Page C1.0:

- Correct the no-access strip labeling/symbols so there is consistency.
- Please denote the zoning designations for property within 30 ft of the subject property.



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

- Please modify the private drive entrance to appear more like a private drive rather than a public street. Visual distinctions such as decorative pavers could be illustrated on the cross-section provided in C4.0.

Page C2.0:

- Add a “no-access” strip Lot 16 just north of Galena Rd, there appears to be a gap.
- Extend the 150’ no-access strip on the south side of Lot 16 east 25’ so the no-access strip overlaps with the median.
- Add a 27” Storm Sewer to the south side of Lot 6, located within the 20’ utility easement, to connect with the 24” Storm Sewer running north and south, and the 30” Storm Sewer on the south side of Advocate BroMenn. The previous preliminary plan includes a 27” Storm Sewer.
- Please coordinate with the City of Bloomington Engineering and Public Works Departments to safely design and install 5’ wide sidewalk along the south and west sides of the subject property. Due to a deficient width of right-of-way, the sidewalk may encroach into a required landscaping setback, and a variance may be necessary to achieve safe sidewalk installations along Airport Rd. Please work with the Community Development Department and Zoning Board of Appeals to coordinate necessary variances.
- Please verify and label NICOR gas main easement.
- The location of the sanitary sewer along the north-south section of Galena Rd may need trench backfill if the trench falls within two feet of either the sidewalk or back of curb.
- Please coordinate with the location of easements for the 8” water main.
- If not added as a Note on the cover page, please identify shared ingress/egress on Lot 17, 14, and 6.

Page C3.0:

- Verify the dimensions and layout of Lot 7
- Verify the storm sewer sizing for Lot 7.

Please note staff is recommending approval of the proposed preliminary plan with the condition that petitioner address the above comments prior to the City Council meeting.

Should you have any questions, please contact us.

Sincerely,
Katie Simpson
Assistant City Planner

CC: Ryan Otto, Engineering Department
Tony Meizelis, Engineering Department
Bob Coombs, Building Department
Richard Bernard, Water Department
Izzy Rivera, Assistant City Planner

PETITION FOR APPROVAL OF PRELIMINARY PLAN FOR A DEVELOPMENT

State of Illinois)
)ss.
County of McLean)

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


Now comes FOB Development Inc., hereinafter referred to as your Petitioner, respectfully representing and requesting as follows:

1. That your petitioner is interested as owner/developer in the premises hereinafter in Exhibit A attached hereto and made a part hereof to be known by this reference;

2. That your Petitioner seeks approval of an Amendment to the previously approved Preliminary Plan for a development of said premises to be known and described as Empire Business Park which Preliminary Plan is attached hereto and made a part hereof;

WHEREFORE, your Petitioners prays that this Amendment to the previously approved Preliminary Plan for Empire Business Park submitted herewith be approved with the exemptions or variations as requested herein.

Respectfully submitted,
FOB Development Inc.

By: 

Charles Neil Finlen
Engineer

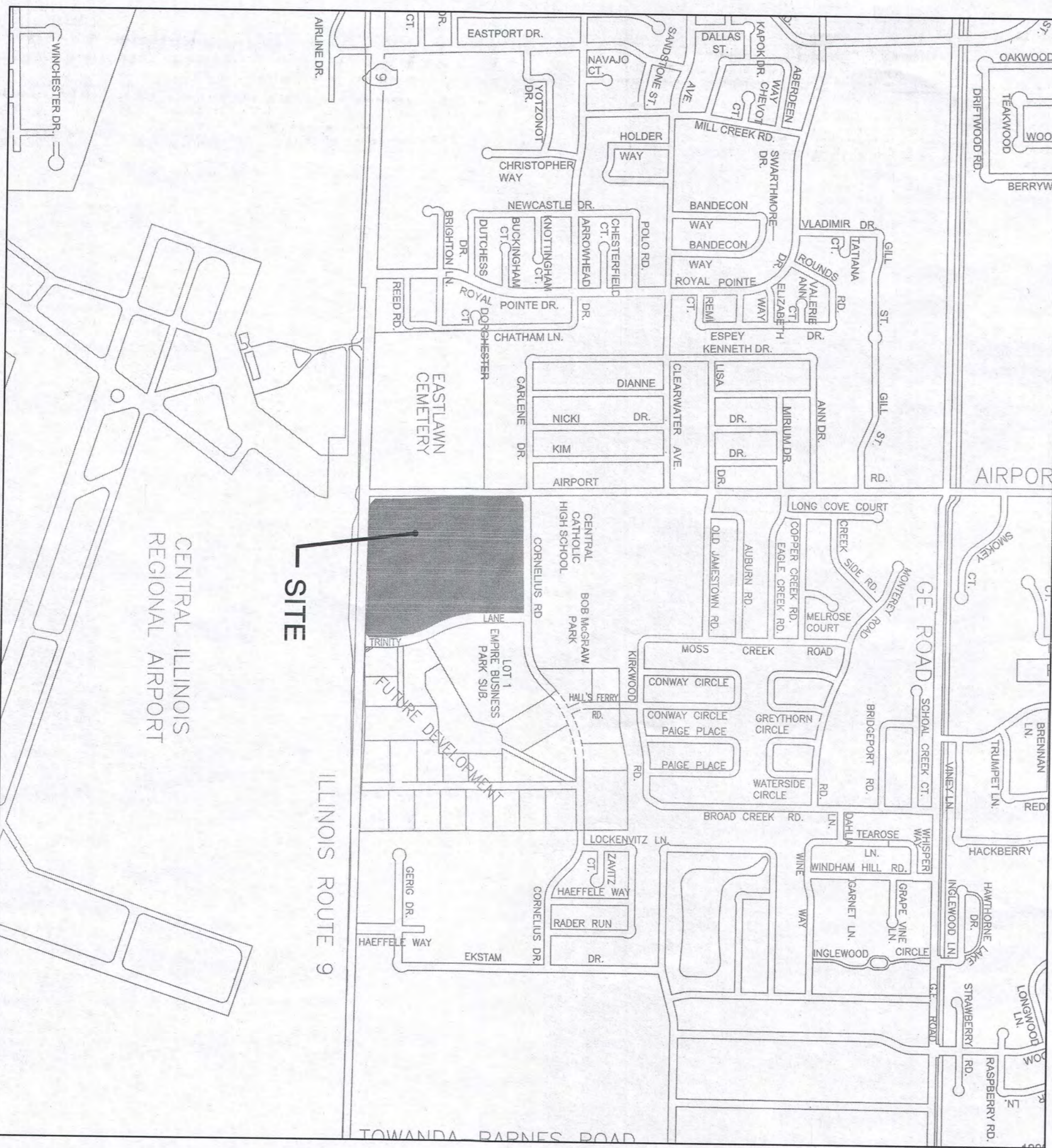
Exhibit A

All that part of 355.15 Acres off the West Side of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, per "Survey of 355.15 Acres off the West Side of Section 31" as shown in Plat Book 12, page 120, in the McLean County Recorder's Office, lying south of and adjacent to the South Line of Cornelius Drive, east of and adjacent to the East Line of Airport Road, north of and adjacent to the North Line of Illinois Route 9 and west of and adjacent to the West Line of Trinity Lane, all in the City of Bloomington, Illinois.

This property contains 34.90 acres, more or less.

FOB DEVELOPMENT, INC. EMPIRE BUSINESS PARK AMENDED PRELIMINARY PLAN BLOOMINGTON, ILLINOIS E. 1/2 SEC. 31, T. 245N., R. 3E., 3 P.M.

Location Map



Legal Description

All that part of 355.15 Acres of the West Side of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, per "Survey of 355.15 Acres off the West Side of Section 31" as shown in Plat Book 12, Page 120, in the McLean County Recorder's Office, lying south of and adjacent to the South Line of Cornelius Drive, east of and adjacent to the East Line of Airport Road, north of and adjacent to the North Line of Illinois Route 9 and west of and adjacent to the West Line of Trinity Lane, all in the City of Bloomington, Illinois.

This property contains 34.90 acres, more or less.


Index of Drawings

COVER SHEET
C1.0 KEYMAP
C2.0 PRELIMINARY PLAN
C3.0 PRELIMINARY PLAN
C4.0 PRELIMINARY PLAN

Benchmarks

1. TOP OF OPERATING NUT OF FIRE HYDRANT WEST SIDE AIRPORT ROAD 35' NORTH OF NORTH CEMETERY ENTRANCE
U.S.G.S. ELEV.=842.48
2. SQUARE CUT IN CENTER TOP OF CONC. HEADWALL NORTH SIDE ILL. RTE. 9 8'x8' BOX CULVERT
U.S.G.S. ELEV.=840.51

Professional Registrations



THE PORTION OF THE TECHNICAL SUPERVISION ASSIGNED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND I AM A LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

NAME: Charles N. Fihian
DATE: 4-16-18
LICENSE NUMBER: 11-30-2019
PAGES OR DIVISIONS COVERED: C1.0 - C4.0

Notes

1. THIS PROPERTY IS CURRENTLY WITHIN THE CORPORATE LIMITS OF THE CITY OF BLOOMINGTON AND CONTAINS 34.9 ACRES (14.1 HECTARES) AND IS TO BE SUBDIVIDED INTO 12 LOTS AND 1 OUTLOT.
2. PROPOSED LOTS ARE CURRENTLY ZONED B-1 GENERAL HIGHWAY BUSINESS DISTRICT WITH A PORTION OF LOT 13 ZONED B-2.
3. ANY PORTION OF THE LOTS WHICH DRAIN TO AIRPORT ROAD SHALL PROVIDE ON-SITE DETENTION ON THE LOT PER CITY REQUIREMENTS. ANY PORTION OF THE LOTS WHICH DRAIN TO THE EXISTING EAGLE CREEK DETENTION BASIN WITHOUT PASSING THROUGH AN EXISTING REGIONAL DETENTION FACILITY CONSTRUCTED WITHIN THE EMPIRE BUSINESS PARK DEVELOPMENT SHALL PAY A TAP-ON FEE IN-LIEU OF DETENTION ON-SITE.
4. GALENA ROAD SHALL BE PUBLIC AND SHALL BE DEDICATED TO THE CITY OF BLOOMINGTON. ALL SANITARY SEWERS, STORM SEWERS AND WATER MAINS SHALL BE PLACED IN PUBLIC EASEMENTS OR RIGHT-OF-WAYS AND SHALL BE DEDICATED TO THE CITY OF BLOOMINGTON. BIAGGI'S DRIVE SHALL BE PRIVATE AND MAINTAINED BY THE ADJACENT OWNERS OF LOTS 6, 15 & 17. A DEDICATED INGRESS/EGRESS SHALL ALLOW FOR MAINTENANCE AND USE OF THIS SHARED ACCESS.
5. EXISTING TOPOGRAPHIC DATA IS FROM A FIELD SURVEY BY FARNSWORTH GROUP, INC. DATED OCTOBER 14, 2009.
6. NO PORTION OF THIS DEVELOPMENT LIES WITHIN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM MAP 17113C0510 E DATED JANUARY 16, 2008.
7. GALENA ROAD SHALL BE CONSTRUCTED TO MEET CITY OF BLOOMINGTON REQUIREMENTS. THE FINAL CROSS SECTIONS OF THE STREET PAVEMENT THICKNESS SHALL BE DETERMINED BY A PAVEMENT DESIGN AT TIME OF CONSTRUCTION. BIAGGI'S DRIVE SHALL BE CONSTRUCTED AS SHOWN ON THE DETAILS FOUND ON SHEET C4.0.

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

"Notice is hereby given that the Preliminary Plan of the Empire Business Park shown hereon, as amended, was approved 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: _____, 2018
 By: _____
 Chairman
 By: _____
 Executive Secretary

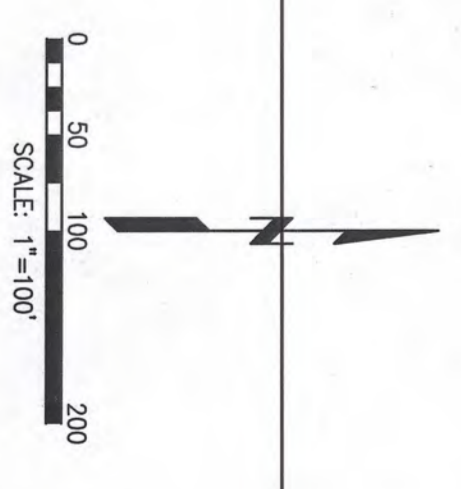
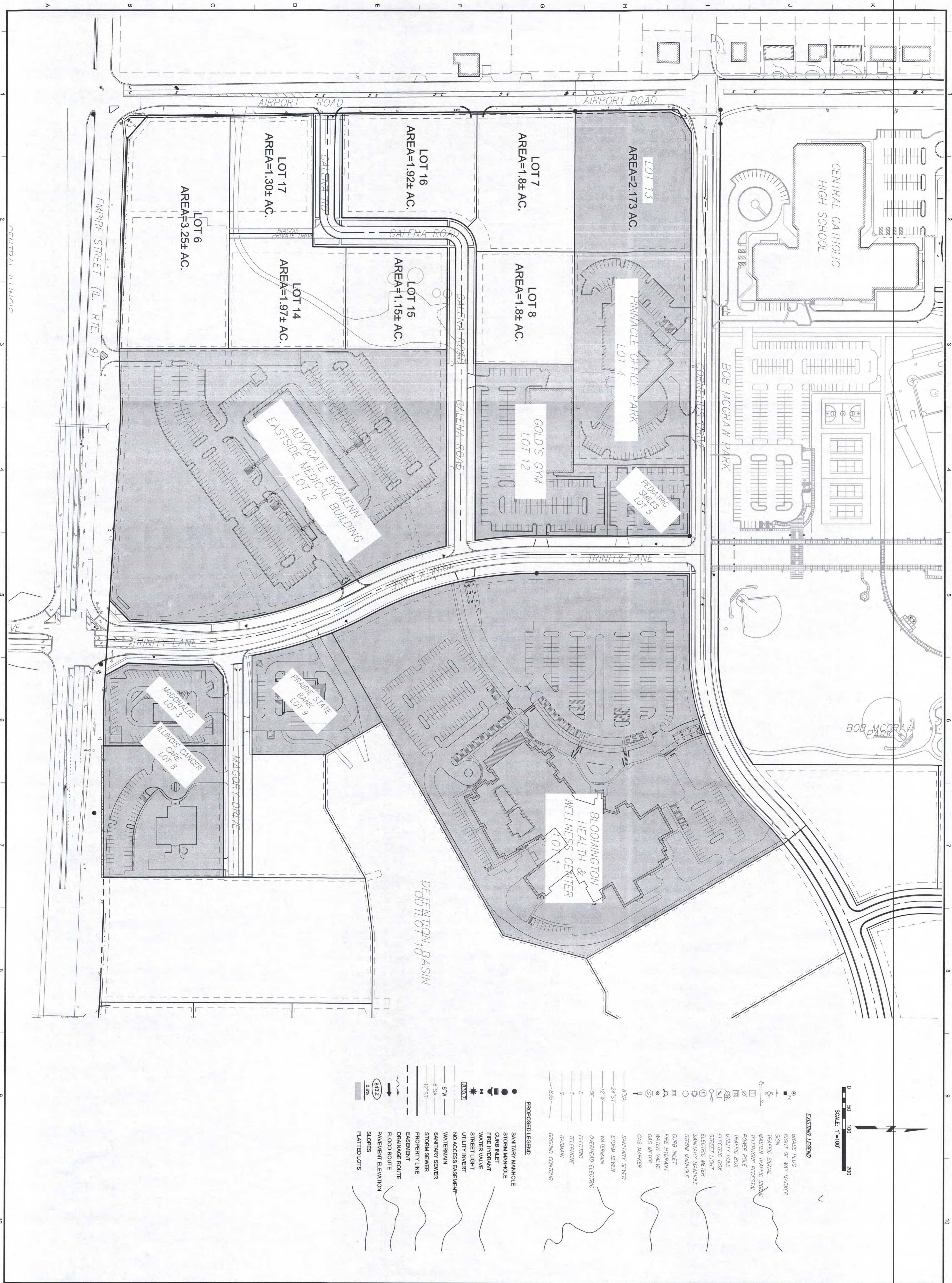
NOTICE OF APPROVAL OF PRELIMINARY PLAN BY THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS:

"The Preliminary Plan of the Empire Business Park shown hereon, as amended, was approved by the City Council of Bloomington, Illinois, for City Council approval with the modifications contained in Appendix A which is attached hereto."

The City Council of Bloomington, Illinois
 Date: _____, 2018
 By: _____

Revisions	#	Date:	By:	Description:

Date: April 13th, 2018



- EXISTING LEGEND**
- BRASS PLUG
 - RIGHT OF WAY MARKER
 - SIGN
 - TRAFFIC SIGNAL
 - MASTER TRAFFIC SIGNAL
 - TELEPHONE PERESTIAL
 - POWER POLE
 - UTILITY POLE
 - ELECTRIC BOX
 - STREET LIGHT
 - ELECTRIC METER
 - SAINTARY MANHOLE
 - STORM MANHOLE
 - CURB INLET
 - FIRE HYDRANT
 - WATER VALVE
 - STREET LIGHT
 - UTILITY INVERT
 - NO ACCESS EASEMENT
 - WATERMAIN
 - 8" W
 - 8" SA
 - STORM SEWER
 - 12" SI
 - PROPERTY LINE
 - EASEMENT
 - DRAINAGE ROUTE
 - FLOOD ROUTE
 - PAVEMENT ELEVATION
 - SLOPES
 - PLATTED LOTS
- PROPOSED LEGEND**
- SAINTARY MANHOLE
 - STORM MANHOLE
 - CURB INLET
 - FIRE HYDRANT
 - WATER VALVE
 - STREET LIGHT
 - UTILITY INVERT
 - NO ACCESS EASEMENT
 - WATERMAIN
 - 8" W
 - 8" SA
 - STORM SEWER
 - 12" SI
 - PROPERTY LINE
 - EASEMENT
 - DRAINAGE ROUTE
 - FLOOD ROUTE
 - PAVEMENT ELEVATION
 - SLOPES
 - PLATTED LOTS

Farnsworth
GROUP

2709 MCGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(815) 653-4533 / info@fw.com

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

ISSUE # DATE DESCRIPTION:

1	10/22/2017	CITY REVIEW COMMENTS
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PROJECT:
FOB Development, Inc.

**Empire Business Park
Preliminary Plan**

Bloomington, Illinois

DATE: 02/26/2018

DESIGN/DRAWN: EMR

REVIEWED: JMG

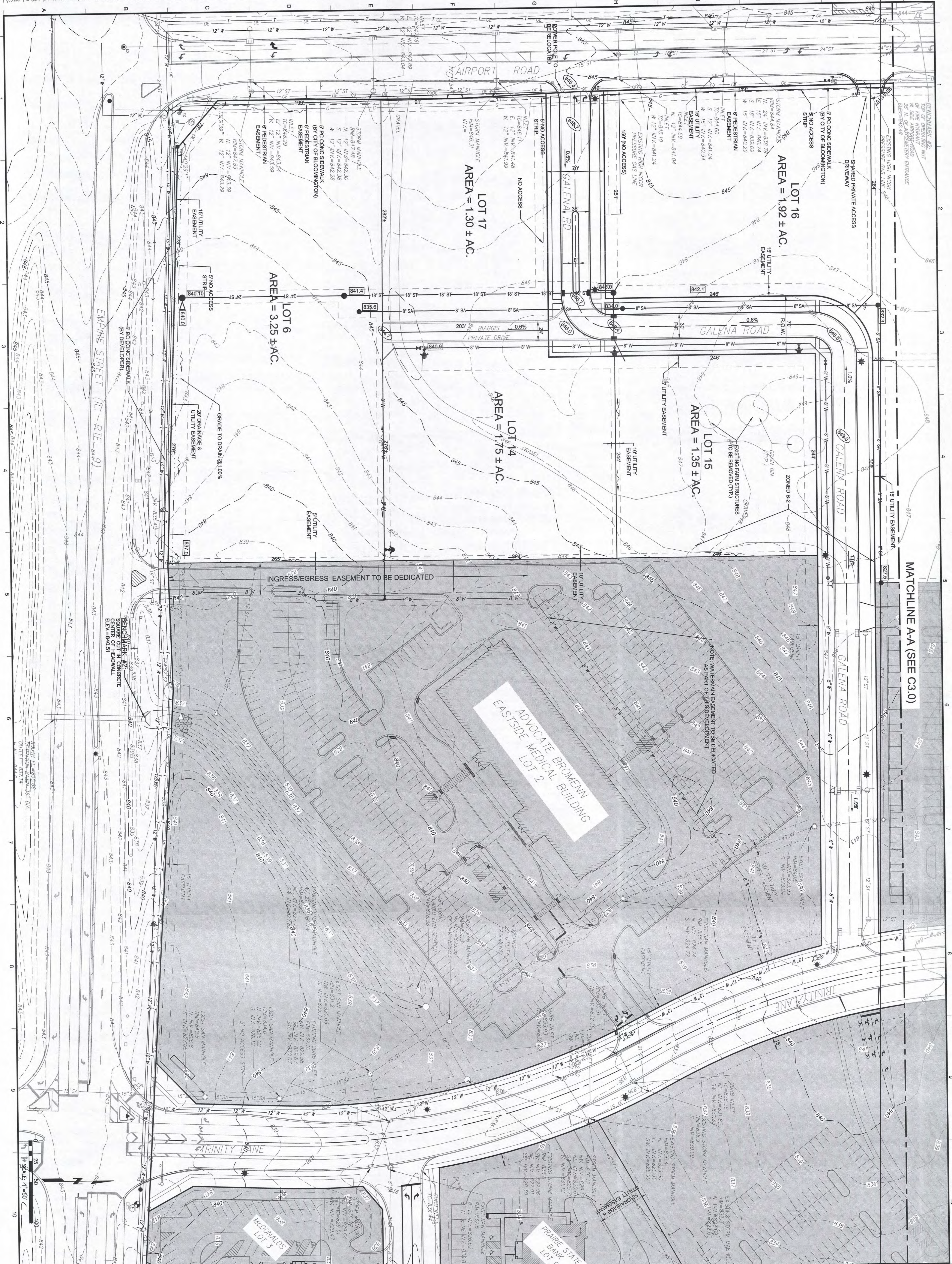
FIELD BOOK NO.: 2756

SHEET TITLE:
KEY MAP

SHEET NUMBERS

C1.0

PROJECT NO.: 0171384.00



Farnsworth
GROUP

2709 MCGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@f-w.com

www.f-w.com
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ISSUE	#	DATE	DESCRIPTION
1	1022017	CITY REVIEW COMMENTS	
2	02282018	REVISION GALENA ROAD	

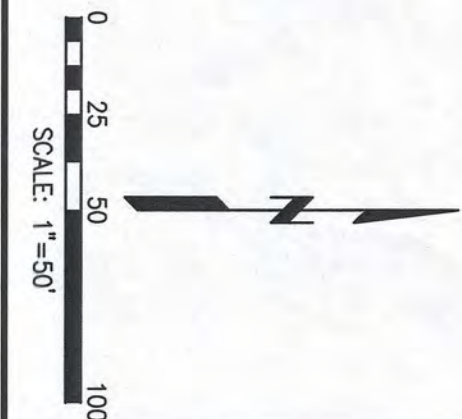
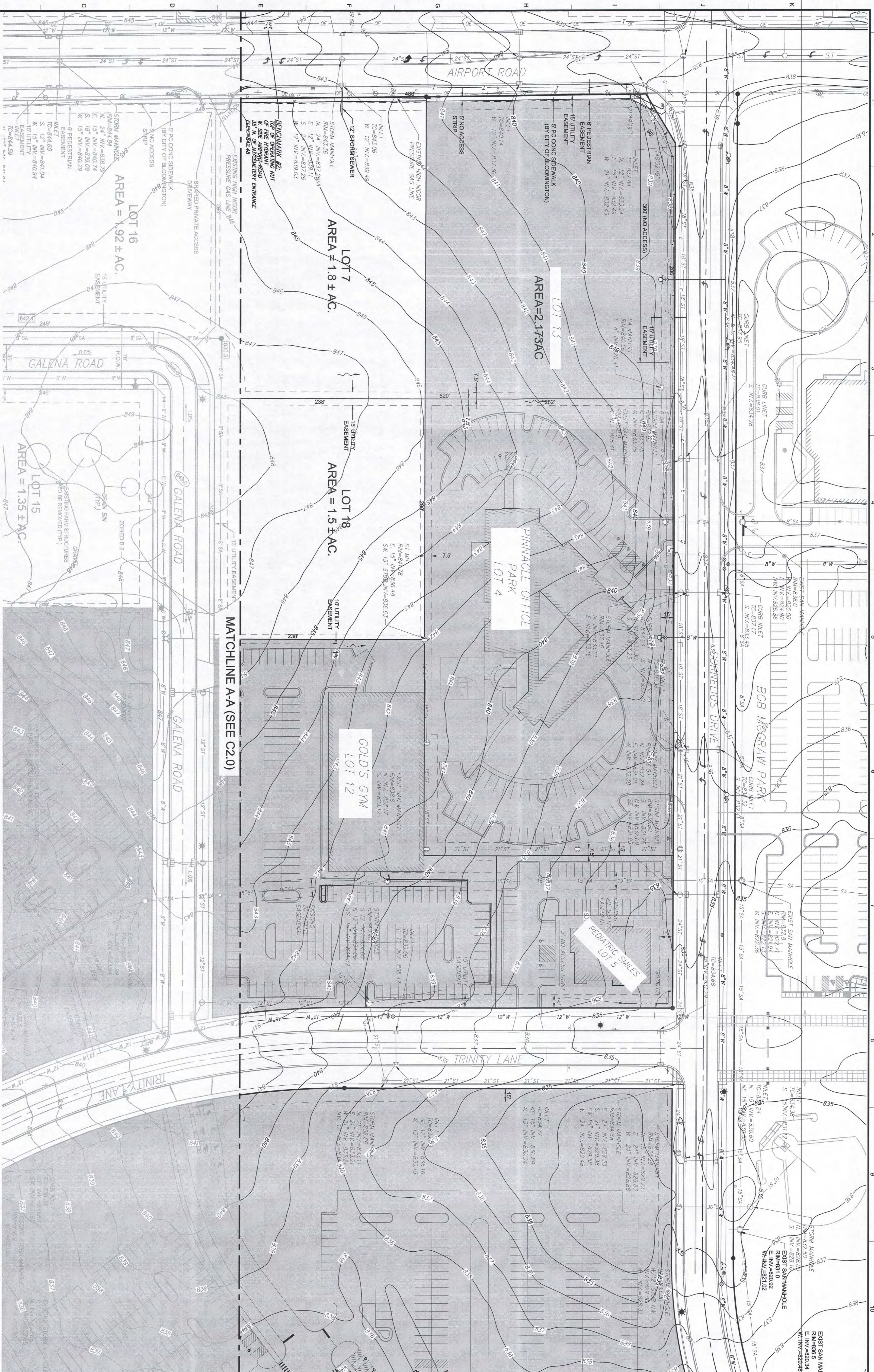
Project: **FOB Development, Inc.**

Empire Business Park
Preliminary Plan

Bloomington, Illinois
DATE: 02/26/2018
DESIGNED/DRAWN: EMR
REVIEWED: JMG
FIELD BOOK NO.: 2756
SHEET TITLE: PRELIMINARY PLAN

C2.0

PROJECT NO.: 0171384.00



Farnsworth
GROUP

2709 MCGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@fw.com

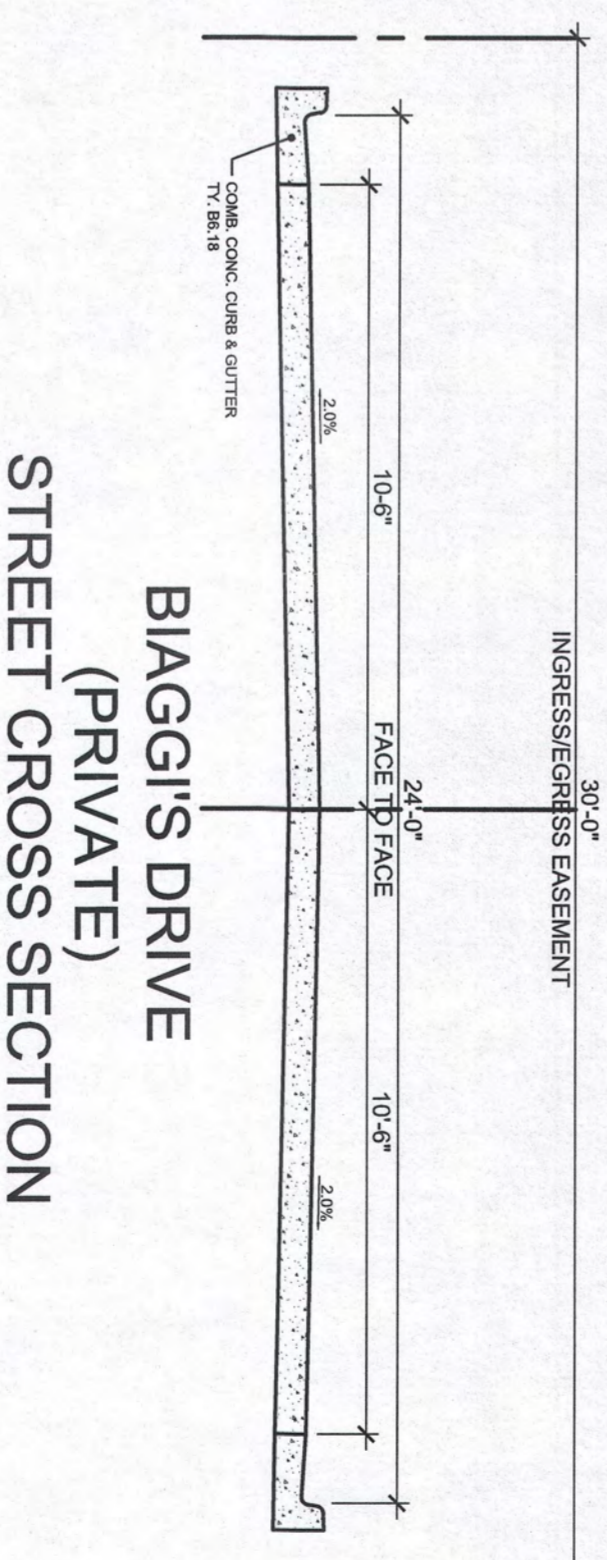
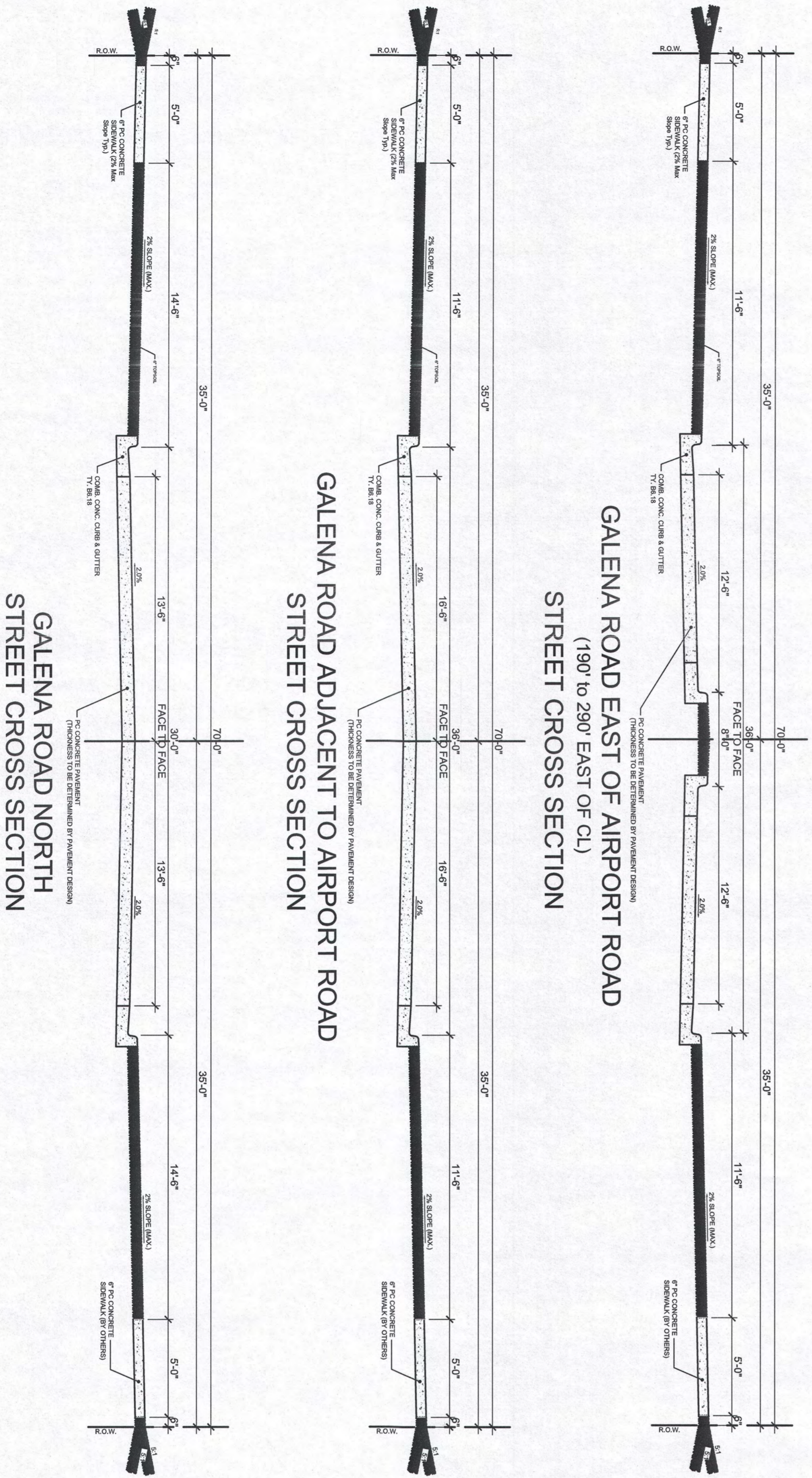
www.fw.com
Engineers | Architects | Surveyors | Scientists
DATE: DESCRIPTION:
1 10/23/2017 CITY REVIEW COMMENTS

PROJECT:
FOB Development, Inc.
Empire Business Park
Preliminary Plan

Bloomington, Illinois
DATE: 02/26/2018
DESIGN/DRAWN: EMR
REVIEWED: JMG
FIELD BOOK NO.: 2756
SHEET TITLE:
PRELIMINARY PLAN

C3.0

PROJECT NO.: 0171384.00



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GROUP

2709 MCGRAW DRIVE
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Engineers | Architects | Surveyors | Scientists
DATE: DESCRIPTION:
1 10/23/2017 CITY REVIEW COMMENTS

PROJECT
Product
FOB Development, Inc.

Empire Business Park
Preliminary Plan

Bloomington, Illinois
DATE: 02/26/2018
DESIGN/DRAWN: EMR
REVIEWED: JMG
FIELD BOOK NO.: 2756

SHEET TITLE
PRELIMINARY PLAN

SHEET NUMBER
C4.0

PROJECT NO.: 0171384.00

ORDINANCE NO _____

AN ORDINANCE APPROVING AN AMENDED PRELIMINARY PLAN ENTITLED
“EMPIRE BUSINESS PARK AMENDED PRELIMINARY PLAN” FOR 34.90 ACRES
LOCATED AT THE NORTHEAST CORNER OF EMPIRE ST/IL RT 9 AND AIRPORT RD,
DATED _____, AS REQUESTED BY A PETITION FROM F.O.B. DEVELOPMENT
INC.

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

WHEREAS, after proper notice, the City of Bloomington Planning Commission held a public hearing and determined said Petition to be valid and sufficient, and the Preliminary Plan entitled “Empire Business Park Amended Preliminary Plan”, represented in Exhibit B attached hereto and made a part hereof by this reference, to be valid and sufficient, and in conformance with the requirements of the Bloomington City Code; and

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

WHEREAS, the City Council has the authority approve the Petition for the reinstatement of a Preliminary Plan.

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

1. That the Empire Business Park Amended Preliminary Plan for approximately 34.9 acres, dated _____ is hereby approved and reinstated.
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:

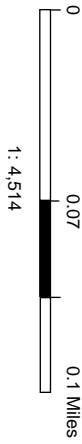
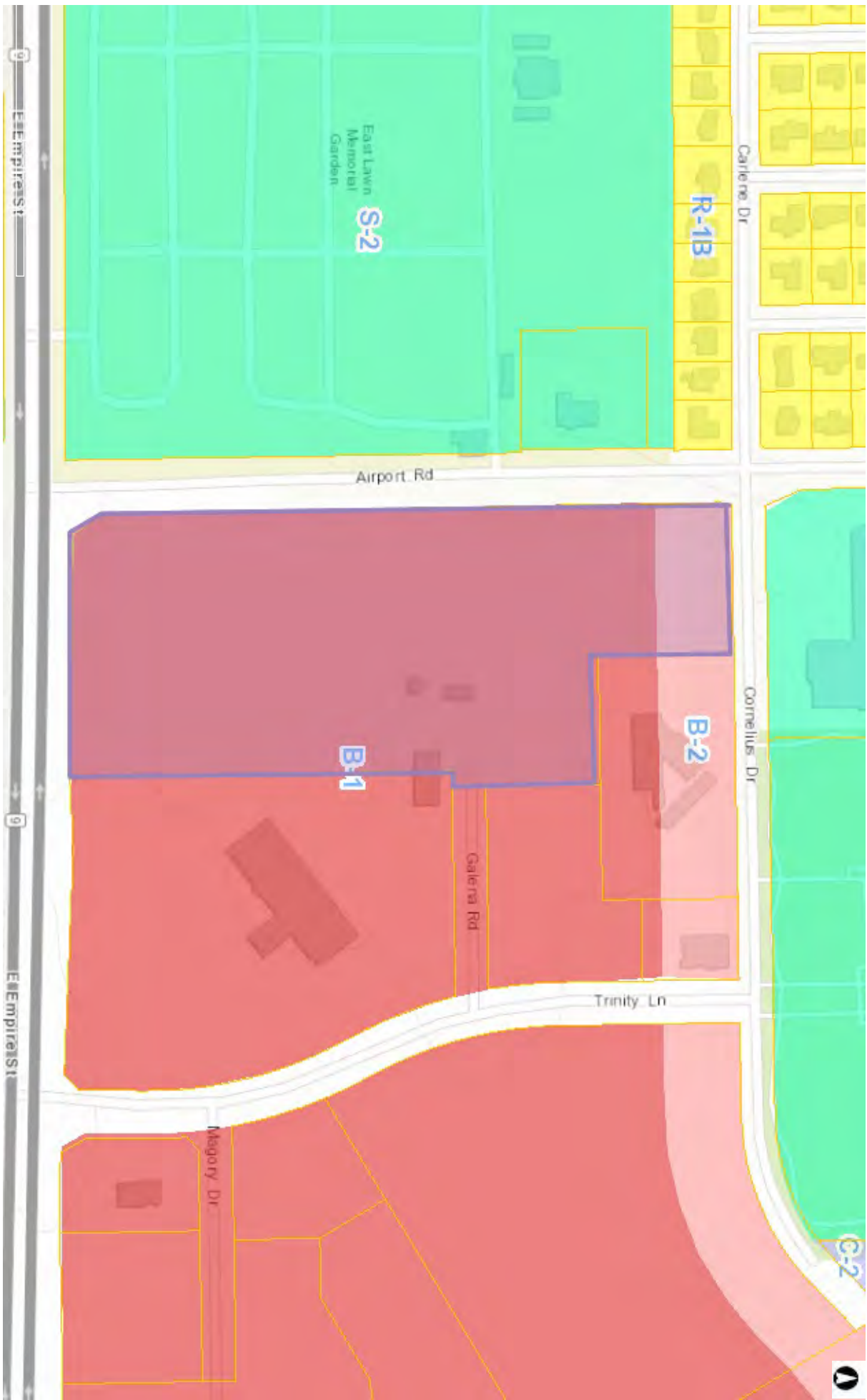
City Clerk

Exhibit "A"
Legal Description

ALL THAT PART OF 355.15 ACRES OFF THE WEST SIDE OF SECTION 31, TOWNSHIP 24 NORTH, RANGES 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, PER "SURVEY OF 355.15 ACRES OFF THE WEST SIDE OF SECTION 31" AS SHOWN IN PLAT BOOK 12, PAGE 120, IN THE MCLEAN COUNTY RECORDERS'S OFFICE, LYING SOUTH OF AND ADJACENT TO THE SOUTH LINE OF CORNELIUS DRIVE, EAST OF AND ADJACENT TO THE EAST LINE OF AIRPORT ROAD, NORTH OF AND ADJACENT TO THE NORHT LINE OF ILLINOIS ROUTE 9 AND WEST OF AND ADJACENT TO THE WEST LINE OF TRINITY LANE, ALL IN THE CITY OF BLOOMINGTON, ILLINOIS

APPROXIMATELY 34.9 ACRES

Zoning Map: Empire Business Park



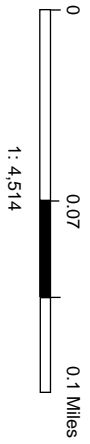
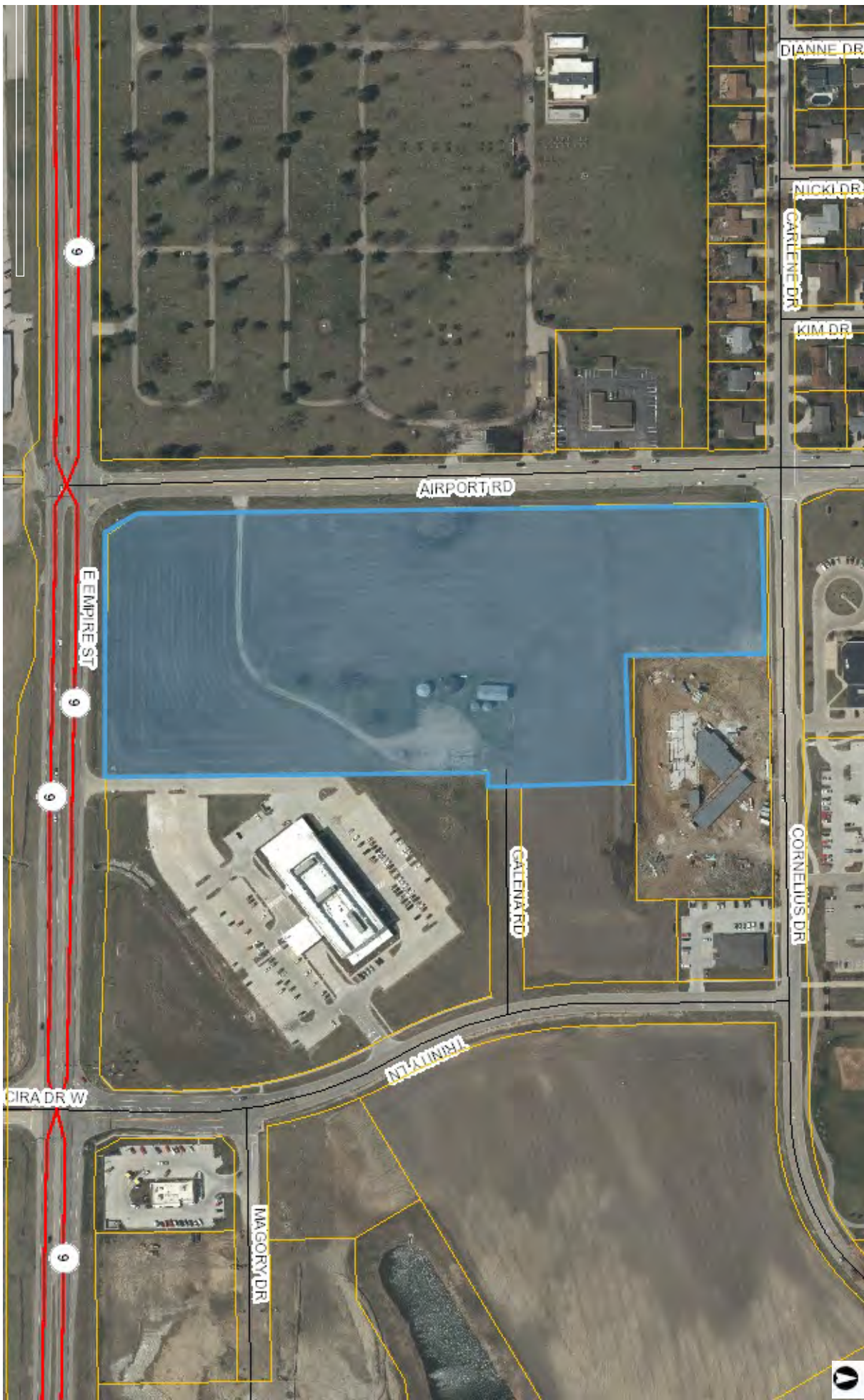
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Notes

Aerial View: Empire Business Park



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Notes

20947534
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
PLANNING COMMISSION
MAY 9, 2018

Notice is hereby given that the Planning Commission of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, May 9, 2018 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, to review a petition submitted by FOB Development, INC. requesting approval of an Amendment to the previously approved Empire Business Park Preliminary Plan for the property, approximately 34.90 acres, located at the corner of IL Rt 9 and Airport Rd in Bloomington, IL.

Legal Description:
(NORTHWEST CORNER OF ILLINOIS ROUTE 9 (EMPIRE STREET) AND AIRPORT ROAD ALL THAT PART OF 355.15 ACRES OFF THE WEST SIDE OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, PER "SURVEY OF 355.15 ACRES OFF THE WEST SIDE OF SECTION 31" AS SHOWN IN PLAT BOOK 12, PAGE 120, IN THE CLERK COUNTY RECORDER'S OFFICE, LYING SOUTH OF AND ADJACENT TO THE SOUTH LINE OF CORNELIOUS DRIVE, EAST OF AND ADJACENT TO THE EAST LINE OF AIRPORT ROAD, NORTH OF AND ADJACENT TO THE NORTH LINE OF ILLINOIS ROUTE 9 AND WEST OF AND ADJACENT TO THE WEST LINE OF TRINITY LANE, ALL IN THE CITY OF BLOOMINGTON, ILLINOIS)

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All interested persons may present their views upon such matters pertaining thereto at the meeting. The petitioner or his/her Counsel/Agent must attend the meeting. The petition is on file for public review at the City of Bloomington Community Development Department, 115 E. Washington St., Suite 201, Bloomington, IL 61701.

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.

R,

Published: Monday, April 23, 2018



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

April 23, 2018

Dear Property Owner or Resident:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, May 9, 2018 at 4:00 p.m. in the City Hall Council Chambers, 109 E. Olive St., Bloomington, Illinois, to hear testimony on a petition submitted by FOB Development, Inc. requesting approval of an **amendment** to the previously approved Preliminary Plan for development of property described as "Empire Business Park", approximately 34.90 acres, located at the corner of Empire St and Airport Rd in Bloomington, IL. The preliminary plan was approved for reinstatement on October 25, 2017.

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:

ALL THAT PART OF 355.15 ACRES OFF THE WEST SIDE OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, PER "SURVEY OF 355.15 ACRES OFF THE WEST SIDE OF SECTION 31" AS SHOWN IN PLAT BOOK 12, PAGE 120, IN THE MCLEAN COUNTY RECORDERS'S OFFICE, LYING SOUTH OF AND ADJACENT TO THE SOUTH LINE OF CORNELIUS DRIVE, EAST OF AND ADJACENT TO THE EAST LINE OF AIRPORT ROAD, NORTH OF AND ADJACENT TO THE NORTH LINE OF ILLINOIS ROUTE 9 AND WEST OF AND ADJACENT TO THE WEST LINE OF TRINTIY LANE, ALL IN THE CITY OF BLOOMINGTON, ILLINOIS.

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

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

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

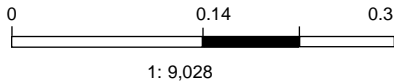
Sincerely,

Izzy Rivera, Assistant City Planner

Attachment: Location Map



Public Hearing on May 9, 2018 for Amendment to Empire Business Park Preliminary Plan



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Notes

TYLER VANWYNSBERG
1210 AIRPORT RD
BLOOMINGTON, IL 61704

ERIC MEEKER
1204 Kim Dr
BLOOMINGTON, IL 61704

FAMILY TRUST WEHMEYER
1204 AIRPORT RD
BLOOMINGTON, IL 61704

KATHRYN GAINES
1208 AIRPORT ROAD
BLOOMINGTON, IL 61704

RON & VIVIAN MORRIS
3017 CARLENE DR
BLOOMINGTON, IL 61704

JAMES CLICK
1203 KIM DR
BLOOMINGTON, IL 61704

GEORGE SCOTT
3019 CARLENE DR
BLOOMINGTON, IL 61704

BLOOMINGTON-NORMAL AIRPORT
AUTHORITY
3201 CIRA DR STE 200
BLOOMINGTON, IL 61704

JFT PROPERTIESLLC
15 BROMPTON CT
BLOOMINGTON, IL 61704

DANIEL KUGLICH
1206 KIM DR
BLOOMINGTON, IL 61704

RONALD MCCROSKEY
1205 KIM DR
BLOOMINGTON, IL 61704

MORGAN & ROBIN KIRKMAN
3011 CARLENE DR
BLOOMINGTON, IL 61704

CHRISTOPHER & LEA ANN GOLICK
1207 KIM DR
BLOOMINGTON, IL 61704

EASTLAWN MEMORIAL PARK
PO BOX 130548
HOUSTON, TX 77219

C/O SCI MANAGEMENT CORP
EASTLAWN MEMORIAL GARDEN
PO BOX 130548
HOUSTON, TX 77219

THOMAS & BARBARA BUNCH
3016 CARLENE DR
BLOOMINGTON, IL 61704

BROMENN HEALTHCARE HOSPITAL
1304 FRANKLIN AVE
NORMAL, IL 61761

MORINE II LLC
15716 E 550 NORTH RD
HEYWORTH, IL 61745

DANIEL & JULIE PATTEN
1202 KIM DR
BLOOMINGTON, IL 61704

DOUGLAS & DANA SUTTON
1209 KIM DR
BLOOMINGTON, IL 61704

CHARLES BATES
3013 CARLENE DR
BLOOMINGTON, IL 61704

MICHAEL WALTERSDORF
1206 AIRPORT RD
BLOOMINGTON, IL 61704

JANIS K & DANIEL WISSMILLER STEINER
3014 CARLENE DR
BLOOMINGTON, IL 61704

THOMAS A & JUDY JEAN REITER
3015 CARLENE DR
BLOOMINGTON, IL 61704

CENTRAL CATHOLIC HIGH SCHOOL
1201 AIRPORT RD
BLOOMINGTON, IL 61704

PDMC
9 BURGUNDY CT
BLOOMINGTON, IL 61704

SOY AG SERVICES DENEEN BROTHERS
FARMS
6 HEARTLAND DR STE A
BLOOMINGTON, IL 61704