



**AGENDA  
BLOOMINGTON PLANNING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS  
109 EAST OLIVE STREET  
BLOOMINGTON, IL  
WEDNESDAY, JULY 22, 2020 4:00 P.M.**

**THIS MEETING WILL BE HELD VIRTUALLY.  
LIVE STREAM ONLINE AT  
[HTTPS://WWW.CITYBLM.ORG/LIVE](https://www.cityblm.org/live)**

Those persons wishing to provide public comment or testimony must register at [www.cityblm.org/register](http://www.cityblm.org/register) at least 15 minutes before the start of the meeting. Members of the public may also attend the meeting in the Council Chambers at City Hall. Attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall Covid-19 protocols and social distancing.

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PUBLIC COMMENT**

This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org) and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

**4. MINUTES** Review the minutes of the May 27, 2020, regular meeting of the Bloomington Planning Commission.

**5. REGULAR AGENDA**

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

- A.** PS-02-20 Public Hearing, review and action on a petition submitted by Tentac Enterprises for the reinstatement of an approved Preliminary Planned Unit Development Plan at Fox Creek Subdivision (approximately 26.25 acres) (Ward 2).

**6. OLD BUSINESS**

**7. NEW BUSINESS**

**8. ADJOURNMENT**



**DRAFT**  
**MINUTES**

**PUBLISHED BY THE AUTHORITY OF  
THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS  
WEDNESDAY, MAY 27, 2020, 4:00 P.M.**

[WWW.CITYBLM.ORG/LIVE](http://WWW.CITYBLM.ORG/LIVE)

*This meeting was conducted under Governor Pritzker’s Executive Order 2020-07, Section 6 implemented in response to COVID-19, which suspended in-person attendance under the Open Meeting Act, 5 ILCS 120.*

The Planning Commission convened in Regular Session virtually via zoom conferencing at 4:00 p.m., Wednesday, May 26, 2020. The meeting was live streamed to the public at [www.cityblm.org/live](http://www.cityblm.org/live). at The Meeting was called to order by Chairperson Megan Headean.

**Roll Call**

Attendee Name	Title	Status
Ms. Megan Headean	Chair	Present
Mr. Tyson Mohr	Vice Chair	Present
Mr. Justin Boyd	Commissioner	Present
Mr. Thomas Krieger	Commissioner	Present
Ms. Megan McCann	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Present
Mr. David Stanczak	Commissioner	Present (joined at 4:19 PM)
Mr. John Danenberger	Commissioner	Present
Mr. George Boyle	Assistant Corporate Council	Present
Mr. Craig McBeath	Interim Information Systems Director	Present
Ms. Katie Simpson	City Planner	Present
Ms. Casey Weeks	Assistant City Planner	Absent

**COVID-19**

Mr. Boyle explained that this meeting was being held virtually via live stream pursuant to the gubernatorial executive order 2020-07, Section 6. Public comment was accepted until 15 minutes before the start of the meeting. Written public comment must have been emailed to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org) and those wishing to speak live must have registered at <https://www.cityblm.org/register> at least 15 minutes prior to the meeting.

**Public Comment**

Chairperson Headean opened the floor for public comment. No one had registered in

advance of the meeting to provide comment. No one emailed public comments prior to the meeting.

## Minutes

The Commission reviewed the minutes from the March 11, 2020 regular meeting of the Bloomington Planning Commission.

Commissioner Boyd made a motion, seconded by Commissioner Muehleck, that the Minutes from the March 11, 2020 minutes be approved as presented:

**AYES:** Boyd; Muehleck; Krieger; Mohr; McCann; Daneberger; Chairperson Headean

**Motion carried**

## Regular Agenda

**CASE PR-05-20 Public Hearing, review and action on a petition submitted by CIP, LLC and JODI BLOOMINGTON MF, LLC requesting a legislative site plan review and special use permit for a multiple-family residence at 3216 Gerig Drive, Bloomington, IL 61701, in the B-2 Local Commercial District. (Ward 3)**

Chairperson Headean opened the public hearing and introduced the case. Ms. Weeks provided the staff report and staff's positive recommendation. She described the surrounding area and the site plan. She stated that the architect intends to provide bicycle parking and that the five on-street parking spaces allowed a two and a half space decrease of the required number of spaces. Ms. Weeks stated that the staff found the application to meet the standards for a special use permit and the standards for the legislative site plan review.

Mr. Paul Scharnett, Architect, spoke on behalf of the applicant and the application. Mr. Scharnett explained that the intention is to provide the requested items before council. Detention is proposed underground. Mr. Scharnett stated that the plans have been updated to show bicycle parking. There were no questions from the Commission.

No one, outside of the applicant, spoke in favor of the petition. Chairperson Haedean called for testimony against the application. Ms. Bree Jacobsen, representing the dental office at 3220 Gerig Drive was sworn. She explained that she is opposed to the project because of the additional traffic it will create. She had concerns about on-street parking and asked if it will be allowed as part of this development. She had questions about a parking study. She stated she is having issues with the current tenants parking in their parking lot and adding to the dumpster.

Ms. Weeks confirmed there is on-street parking on Gerig Drive. Ms. Simpson stated staff did not request a traffic study for this project since apartments will generate less traffic than other uses permitted by right, like a restaurant or a bar. Ms. Weeks explained there are ten units with one bedroom and two units with two bedrooms requiring a total number of 23 spaces, 5 bicycle parking spaces are also required. The applicant is providing 22 off-street spaces plus 10 bicycle spaces. Every 4 additional bicycle spaces count as 1 required parking space.

Chairperson Headean closed the public hearing at 4:40 p.m.

Commissioner Mohr made a motion, seconded by Commissioner Krieger that the Commission adopt the finding of fact as presented by staff. There was discussion by the Board.

Commissioner Boyd asked if the Commission was interested in discussing the first standard, "that the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare" as it relates to the neighbor's concerns. Chairperson Headean stated she felt that the applicant was not responsible for the issues existing today and it seemed punitive to ask them to rectify conditions they were not responsible for. Commissioner Stanczak stated that he believes Standard 2, "that the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood" may relate to the neighbor's concerns. Commissioner McCann stated she may be considering adding a condition to the special use permit. Ms. Weeks explained whether the parking and dumpsters were located.

Commissioner Mohr's motion resulted in the following roll call vote:

**AYES:** Muehleck; Krieger; Mohr; McCann; Danenberger; Chairperson Headean

**NAYS:** Stanczak; Boyd

Motion carried

Commissioner Stanczak made a motion, seconded by Commissioner Krieger, to recommend that the Council approve case PR-05-20 on a petition submitted by CIP, LLC and JODI BLOOMINGTON MF, LLC requesting a legislative site plan review and special use permit for a multiple-family residence at 3216 Gerig Drive, Bloomington, IL 61701, in the B-2 Local Commercial District, which resulted in the following:

**AYES:** Stanczak; Boyd; Muehleck; Krieger; McCann; Boyd; Mohr; Chairperson Headean

**NAYS:** none.

Motion carried

#### **OLD BUSINESS**

None.

#### **NEW BUSINESS**

- A. Chairperson Headean recognized Commissioner Kevin Suess for his service with the Planning Commission.
- B. Chairperson Headean recognized Commissioner John Protzman for his service with the Planning Commission.
- C. Chairperson Headean introduced Commissioner John Daneberger who was appointed to the Commission in May. Commissioner Danenberger described his background.

- D. **Election of Chair.** Chairperson Headean explained the procedures. Vice Chair Mohr nominated Megan Headean to a second term as Chairperson. Commissioner Krieger seconded the nomination. No one else was nominated. **Chairperson Headean was elected to a second term unanimously by voice vote.**
- E. **Election of Vice Chair.** Chairperson Headean nominated Tyson Mohr to a second term as Vice Chair. Commissioner Stanczak seconded the nomination. No one else was nominated. **Vice Chair Mohr was elected to a second term unanimously by voice vote.**

**ADJOURNMENT**

Commissioner Boyd made a motion, seconded by Commissioner Stanczak, that the meeting be adjourned.

Motion carried (viva voce)

The meeting adjourned at 4:59 p.m.

**CITY OF BLOOMINGTON**

**ATTEST**

---

Chairperson Megan  
Headean

---

Katie Simpson, City Planner

**CITY OF BLOOMINGTON  
REPORT FOR THE  
PLANNING COMMISSION  
JULY 22, 2020**

<b>CASE NUMBER:</b>	<b>SUBJECT PROPERTY:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
PS-02-20	Reinstatement of a preliminary development plan for the Fox Creek Village Planned Unit Development	PUD	Planning Staff
<b>PETITIONER'S REQUEST:</b>	Reinstate a previously approved preliminary planned unit development plan for 26 acres east of Fox Creek Golf Course, approximately 8 acres remain undeveloped.		
<i>Staff finds that the petition meets the City standards for reinstatement of a preliminary development plan.</i>			

**STAFF RECOMMENDATION: Approval**

Staff recommends the Planning Commission pass the following motions recommending:

1. To establish a finding
2. To recommend City Council reinstate the preliminary development plan for Fox Creek Planned Unit Development.



**Pictured above: Aerial view of the subject property.**

**NOTICE**

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on July 7, 2020. Notices were mailed to property owners within 500 feet.

**GENERAL INFORMATION**

Owner/Developer Information: David Fedor, Tentac Enterprises  
Owner/Developer Address: 1 Brickyard Drive, Bloomington IL 61701

**PROPERTY INFORMATION**

Existing Zoning: **R-2, Mixed Residential District**  
Existing Land Use: Vacant  
Property size: 26 acres (8 acres undeveloped; 18 acres developed)  
PINs: 21-19-181-016 (7.39 acres); 21-19-181-015 (1 acre)

**Surrounding Zoning and Land Uses**

<u>Zoning</u>	<u>Land Uses</u>
North: P-2, Public Lands and Institutions	North: Golf course
East: R-2 Mixed Residential	East: Single family homes
South: P-2 Public Lands and Institutions	South: Detention basin
West: A-Agriculture (unincorporated)	West: Agriculture

**Analysis**

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

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

**PROJECT DESCRIPTION**

*Background:* The subject property is a large plot of land, approximately 26.25 acres, south of Fox Creek Golf Course and west of Carrington Lane. The development is called Fox Creek Village Planned Unit Development and was approved first by the City Council in 2003. Approximately 18 acres are improved, and roughly 8 acres remain undeveloped. The project includes an existing club house, 28 condominium units, 117 single family homes, off street parking areas and a recreational space owned by the Homeowner’s Association. The streets are private and maintained by the Homeowner’s Association. Sanitary sewer, storm sewer, and water mains are maintained by the City of Bloomington. Draintiles are maintained by the Homeowner’s Association. The property is zoned R-2 Mixed Residential. In 2013 the development plan was amended to provide better connectivity between Winding Way and Misty Lane. Page 2 of the plans attached to this report show Misty Lane and Winding Way connecting. Lots in the subdivision are approximately 50 feet wide and 134 feet long. They are improved with single-family, single-story, ranch-style, homes ranging from 980 square feet to 1200 square feet. It is

staff's understanding that the applicant intends to continue with the same style of construction throughout the next phases of development.

*Project Description*

Preliminary development plans are valid for a period of three years and may be extended by mutual agreement between the developer and the City or may be extended by final platting additional lots. However, once expired, they must be reinstated and reviewed by the Planning Commission. The preliminary plan for Fox Creed PUD is expired. The applicant is requesting to reinstate the previously approved preliminary development plan.



Upon approval by City Council, the applicant intends to subdivide the land and establish final plat for the 5<sup>th</sup> Addition containing 15 new lots. The plat is pictured above. The 5<sup>th</sup> Addition will require construction of Misty Lane and installation of infrastructure.

The subject property is located within a Tier 3 Infill Development Priority Area as identified in the Comprehensive Plan. Tier 3 means that land is “adjacent to incorporated area but with limited access to City services.” Some utilities exist such as the watermain and portions of the street. Others will need to be constructed to serve the new residential area. No changes are proposed to the layout of lots and utilities in the preliminary development plan before the Commission.

*Link to Comprehensive Plan:*

*H-1. Ensure the availability of safe, attractive and high-quality housing stock to meet the needs of all current and future residents of Bloomington.*

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

Tier 3 Infill Development Priority.

**FINDINGS OF FACT**

The Zoning Ordinance states that in making a legislative decision, *the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:*

*(1) Comprehensive Plan. The planned unit development conforms with the general planning policies of the City of Bloomington as set forth in the Comprehensive Plan. The planned unit development was previously approved by the city. No changes are proposed. The development utilizes existing city infrastructure and land annexed into the city. Further it provides Bloomington with alternative housing options including units at or under 1300 square feet. The ranch design also*



provides Bloomington with housing stock to accommodate persons with disabilities and aging residents. The standard is met.

*(2) Impact on other property. The planned unit development will not be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the district and does not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district. Further, the planned unit development is compatible with the character of the neighborhood and does not alter the essential character of the neighborhood.* No changes are proposed from the previously approved plans. The action before the Planning Commission is a reinstatement of the plan. The proposed use of single family residential is compatible with adjacent uses and neighborhood character. The golf course and club house exist, and the proposed reinstatement will allow further development for future residents. The standard is met.

*(3) Impact on public facilities and resources. The planned unit development conforms to the provisions of the City's-major street plans, trunk sewer extension plans, water distribution system plans, and storm drainage plans.* The preliminary development plan is consistent with city street, water, sewer, and storm plans. Since the development was previously approved, it has been incorporated in future infrastructure plans. The standard is met.

*(4) Archaeological, historical or cultural impact. The Planned Unit Development does not substantially adversely affect a known archaeological, historical, or cultural resource located on or off of the parcel proposed for development.* Staff is unaware of historic and/or cultural resources that may be impacted by this development. Prior to development this area was farmed as row crops. The subdivision is served by the Pepper Ridge detention basin, south of the subject property. The standard is met.

*(5) Quality of design. The design of the planned unit development incorporates high quality building, site, and landscaping features, and presents an innovative and creative approach to the development of land and living environments.* The proposed development is consistent with the previous design of the neighborhood. The size and style of housing in the PUD increases housing options in the community. The standard is met.

**STAFF RECOMMENDATION:**

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

2. To establish a finding
  
2. To recommend City Council reinstate the preliminary development plan for Fox Creek Planned Unit Development.

Respectfully submitted,  
Katie Simpson,  
City Planner

Attachments:

- Draft Ordinance
- Legal Description
- Preliminary PUD Plan

Agenda Items: 5A.  
PS-02-20  
Reinstatement of a Preliminary PUD  
Development plan

- PUD application
- Zoning Map
- Aerial Map
- Newspaper Notice and Neighborhood Notice w/Map
- Notification to school district
- Notification Mailing List

**DRAFT**  
ORDINANCE NO \_\_\_\_\_

AN ORDINANCE REINSTATING A PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN TITLED “FOX CREEK VILLAGE PLANNED UNIT DEVELOPMENT AMENDED PRELIMINARY DEVELOPMENT PLAN, BLOOMINGTON, ILLINOIS” AND DATED JUNE 4, 2020, FOR 26.25 ACRES LOCATED SOUTH OF FOX CREEK GOLF COURSE IN THE FOX CREEK SUBDIVISION

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

WHEREAS, after proper notice, the City of Bloomington Planning Commission held a public hearing and determined said Petition to be valid and sufficient, and the preliminary development plan titled “FOX CREEK VILLAGE PLANNED UNIT DEVELOPMENT AMENDED PRELIMINARY DEVELOPMENT PLAN, BLOOMINGTON, ILLINOIS” and dated June 4, 2020 for 26.25 acres, 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 reinstate said plan; and

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

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

1. That the “FOX CREEK VILLAGE PLANNED UNIT DEVELOPMENT AMENDED PRELIMINARY DEVELOPMENT PLAN, BLOOMINGTON, ILLINOIS” for 26.25 acres, dated June 4 2020, 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 Tari Renner

ATTEST:

\_\_\_\_\_  
Leslie Yocum, City Clerk

**Exhibit A-"Legal Description"**

A part of Outlot 46 in the Second Addition to Fox Creek Village Subdivision in the City of Bloomington, McLean County, Illinois, according to the plat recorded as Document No. 2008-26743 in the McLean County Recorder's Office and a part of Lot 2 in Fox Creek Country Club in the City of Bloomington, McLean County, Illinois, according to the plat recorded as Document No. 95-26592 in said Recorder's Office more particularly described as follows: Beginning at the Southwest Corner of Lot 52 in the Third Addition to Fox Creek Village Subdivision in the City of Bloomington, Illinois, according to the plat recorded as Document No. 2013-21601 in said Recorder's Office. From said Point of Beginning, thence north 120.55 feet along the West Line of said Lot 52 to the South Line of Misty Lane in said Third Addition; thence clockwise 144.61 feet along the arc of a curve concave to the northeast with a radius of 40.00 feet and the 77.77 foot chord of said arc forms an angle to the right of 151°-32'-25" with the last described course to the Southwest Corner of Lot 51 in said Third Addition; thence north 109.78 feet along the West Line of said Lot 51 which forms an angle to the right of 191°-53'-48" with the last described chord to the South Line of Lot 40 in said Second Addition; thence west 133.78 feet along the South Lines of Lots 40, 39 and 38 in said Second Addition which form an angle to the right of 95°-56'-47" with the last described course; thence northwest 98.69 feet along the Southwest Line of said Lot 38 which forms an angle to the right of 221°-37'-10" with the last described course to the Westernmost Corner of said Lot 38, also being on the Southeast Line of Lot 6 in said Fox Creek Country Club; thence southwest 34.63 feet along said Southeast Line which forms an angle to the right of 90°-00'-00" with the last described course to a Point of Curvature; thence clockwise 221.77 feet along the Southerly Line of said Lot 6 being the arc of a curve concave to the north with a radius of 150.00 feet and the 202.12 foot chord of said arc forms an angle to the right of 222°-21'-18" with the last described course; thence south 305.93 feet along a line which forms an angle to the right of 97°-50'-12" with the last described chord to the Westerly Extension of the North Line of the Fourth Addition to Fox Creek Country Club in the City of Bloomington, McLean County, Illinois, according to the plat recorded as Document No. 2014-20905 in said Recorder's Office; thence east 454.44 feet along said Westerly Extension and the North Line of said Fourth Addition which forms an angle to the right of 90°-00'-00" with the last described course to the Point of Beginning.

Exhibit B

Fox Creek Village Planned Unit Development Amended Preliminary Development Plan  
Last revised and dated 06/04/20

# FOX CREEK VILLAGE PLANNED UNIT DEVELOPMENT AMENDED PRELIMINARY DEVELOPMENT PLAN BLOOMINGTON, ILLINOIS

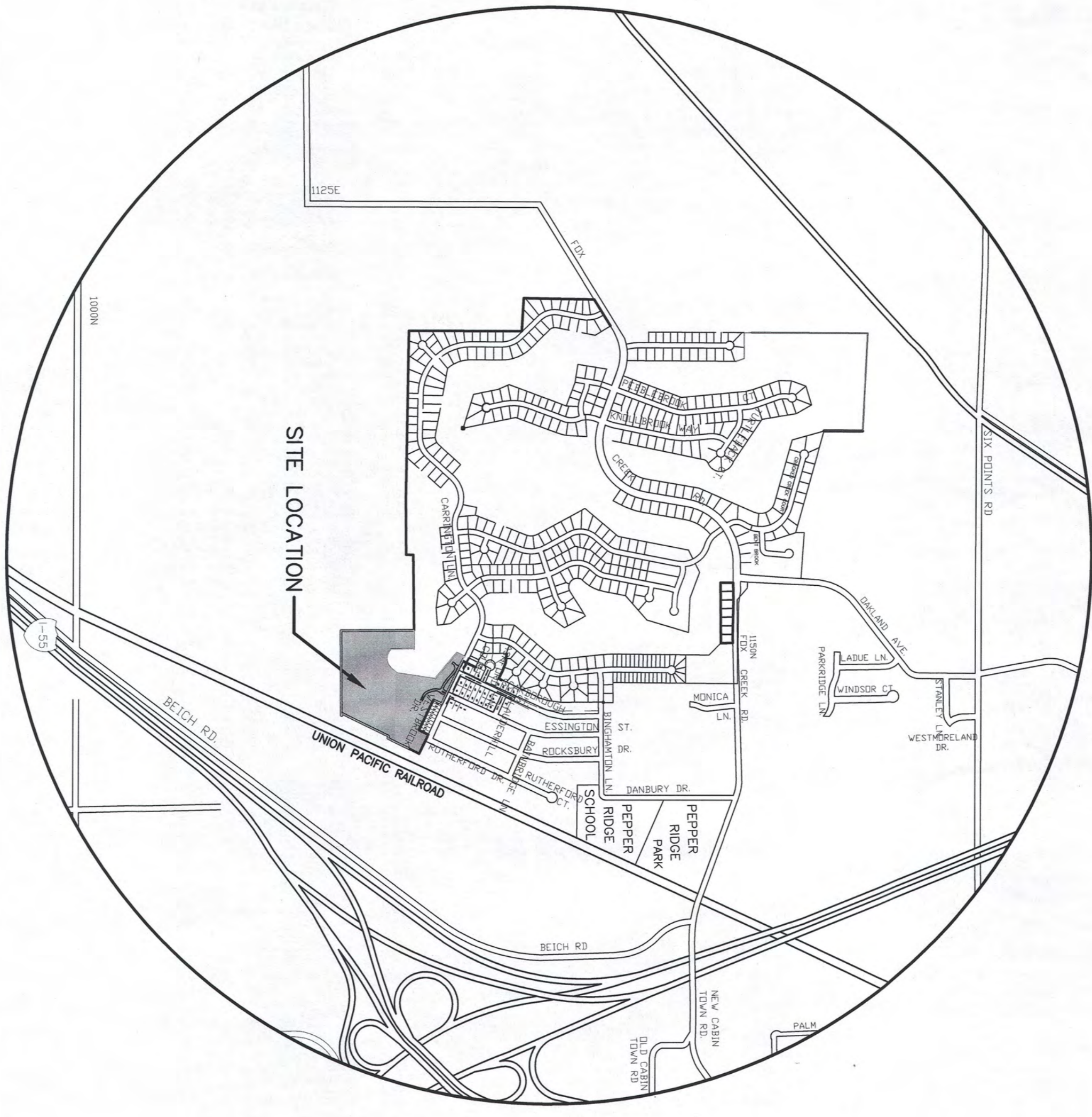
**Notes:**

- 1) The site is zoned R-2 and contains 26.25 acres. The property includes an existing clubhouse and 28 existing condominium type ownership units. Lots 1 through 122 contain 117 single family homes. Outlots 25, 59, 123, 124 & 125 contain off-street parking areas. Outlots 126 & 127 to be open Recreation Space owned by Homeowners Association.
  - 2) All proposed streets will be platted as private streets and maintained by a homeowner's association.
  - 3) All sanitary sewer, storm sewer, and water main shall be built within easements and dedicated to the City of Bloomington. Drains shall be private and contained in easements and maintained by the homeowner's association.
  - 4) All off-street parking areas will be platted as outlots and maintained by a homeowner's association.
  - 5) Storm water detention is provided by an existing detention basin along the south boundary of the site by annexation agreement.
  - 6) No portion of this property lies within the special flood hazard zone.
  - 7) Topography is from Farnsworth Group field survey dated May, 2020.
  - 8) Portland dedication has been previously satisfied by dedication of The Den at Fox Creek Golf Course.
  - 9) Minimum distance between buildings shall be 12'.
  - 10) All buildings shall be served by a sump pump discharge connected to the storm sewer system.
  - 11) Each residential building shall have a two car attached garage. 35 additional guest parking spaces are shown on the plan. Sections shown on the plan. Streets shall be posted No Parking.
  - 12) All areas within the private streets to the building setback lines shall be dedicated as utility easements.
  - 13) Density, floor area, open space, and common recreational space for this site area as follows: \*  
Ratio (as shown)
 

Net density (Units/acre)	10.0 Max.	5.52
Floor area (% of land area)	40.0 % of Max.	29.0%
Open Space (% of land area)	72.0% Min.	72%
Common Recreation Space (% of land area)	5.2% Min.	N/A
  - 14) The Homeowners Association has the right to Re-plat lot 19 into private street R.O.W. & Outlot 127 & construct a private street connection to Rutherford Drive as shown on the plan.
  - 15) Sidewalk on lots 47, 52-55 & 100-122 & Outlots 25 & 59 to be built by Developer or homebuilder as part of this development. Sidewalks on lots 20-24 & outlot 127 may be constructed in the future by others. All sidewalks to be owned & maintained by Homeowners Association.
  - 16) City of Bloomington is granted the right to construct a future emergency vehicle access across Outlot 126.
- \* Does not include lot 19 see note 14.

**Warnings:**

- 1) Cul-de-sac length as shown shall exceed 15 lots fronting thereon.



**BENCHMARKS:**

1. TOP OF FIRE HYDRANT N.W. COR WESTBROOK & WINDING WAY  
U.S.G.S. ELEV.=773.85
2. TOP OF FIRE HYDRANT AT NN.E.COR ROCKBURY & WINDING WAY  
U.S.G.S. ELEV.=784.84

**INDEX TO SHEETS**

SHEET NO.	TITLE
1	COVER SHEET
2	KEY MAP
3-4	PRELIMINARY DEVELOPMENT PLAN

**OWNER/DEVELOPER**  
TENTAC ENTERPRISES  
c/o DAVE FEDOR  
#1 BRICKYARD DRIVE  
BLOOMINGTON, ILLINOIS 61701  
(309) 664-1880

**ATTORNEY**  
CLAY COX  
DAN R. ASSOCIATES, LLC  
201 N. CENTER  
BLOOMINGTON, ILLINOIS 61701  
(309) 828-7331

**ENGINEER**  
JEFFREY M. GASTEL, P.E.  
FARNSWORTH GROUP  
2709 MCGRAW DRIVE  
BLOOMINGTON, ILLINOIS 61704  
(309) 663-8435

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

"Notice is hereby given that this Amended Preliminary Development Plan of Fox Creek Village 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: \_\_\_\_\_, 2020

By: \_\_\_\_\_ Chairman

By: \_\_\_\_\_ Executive Secretary

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

"The Amended Preliminary Development Plan of Fox Creek Village 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: \_\_\_\_\_, 2020

By: \_\_\_\_\_ Mayor

Attest:  
City Clerk \_\_\_\_\_



Date: 06.12.2020  
Expires: 11.30.2021

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

<p><b>Revisors</b></p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>INITIALS</th> <th>REVISION</th> </tr> <tr> <td>1</td> <td>5/14/03</td> <td>RLW</td> <td>ISSUE</td> </tr> <tr> <td>2</td> <td>8/25/03</td> <td>RLW</td> <td>REVISION</td> </tr> <tr> <td>3</td> <td>9/19/03</td> <td>SB</td> <td>REVISION</td> </tr> <tr> <td>4</td> <td>7/6/03</td> <td>RLW</td> <td>REVISION</td> </tr> <tr> <td>5</td> <td>7/22/03</td> <td>EMR</td> <td>REVISION</td> </tr> <tr> <td>6</td> <td>8/12/00</td> <td>JMG</td> <td>REVISION</td> </tr> </table> <p style="text-align: center;"><b>Farnsworth GROUP</b></p> <p>2709 MCGRAW DRIVE BLOOMINGTON, ILLINOIS 61704 (309) 663-8435 / (800) 663-1571 Fax www.f-w.com</p>	NO.	DATE	INITIALS	REVISION	1	5/14/03	RLW	ISSUE	2	8/25/03	RLW	REVISION	3	9/19/03	SB	REVISION	4	7/6/03	RLW	REVISION	5	7/22/03	EMR	REVISION	6	8/12/00	JMG	REVISION	<p style="text-align: center;"><b>FOX CREEK VILLAGE BLOOMINGTON, ILLINOIS</b></p> <p style="text-align: center;"><b>COVER SHEET</b></p> <p>Drawn: <b>RLW</b> Date: <b>4-24-08</b></p> <p>Checked: <b>DLA</b> Book No.: <b>250</b></p> <p>Sheet No.: _____ 1 OF 4</p> <p>Project No: <b>020068600</b> File No.: <b>24-7084</b></p>
NO.	DATE	INITIALS	REVISION																										
1	5/14/03	RLW	ISSUE																										
2	8/25/03	RLW	REVISION																										
3	9/19/03	SB	REVISION																										
4	7/6/03	RLW	REVISION																										
5	7/22/03	EMR	REVISION																										
6	8/12/00	JMG	REVISION																										



**DESCRIPTION OF PROPERTY:**

**TRACT 1:**

Lot 2 in Fox Creek Country Club in the City of Bloomington, McLean County, Illinois, per plat recorded as Document No. 95-26592, McLean County, Illinois, being a part of the Northwest Quarter of Section 19, Township 23 North, Range 2 East of the Third Principal Meridian, containing 14.39 acres.

**TRACT 2:**

A part of Lots 3 and 4 in Copen's Subdivision of Part of Sections 13 and 24, Township 23 North, Range 1 East of the Third Principal Meridian, and of part of Sections 18 and 19, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Southeast Corner of Lot 74 in Pepper Ridge Subdivision in the City of Bloomington, Illinois, per plat recorded as Document No. 91-14640, McLean County, Illinois, from said Point of Beginning, Lot 74 and the Southwesterly Line of said Lot 74 to said Point of Beginning, per plat recorded as Document No. 92-31034, McLean County, Illinois, per plat recorded as Document No. 92-31034, Bloomington, Illinois; thence southwest 110.00 feet along the Southeastery Line of said Lot 248 which forms an angle to the right of 90°-00'-00" with the last described course to the Southwest Corner thereof; thence northwest 120.00 feet along the Southeastery Lines of said Lot 248 and Lots 247 and 246 in said First Addition which form an angle to the right of 270°-00'-00" with the last described course to Point No. 229, being a point on the Southwesterly Line of said Lot 248, per plat recorded as Document No. 95-26592, McLean County, Illinois, per plat recorded as Document No. 95-26592, McLean County, Illinois; thence southwest 800.10 feet along said Southwesterly Line which forms an angle to the right of 90°-00'-00" with the last described course to a point on the South Line of said Lot 2, being Point No. 226 on said plat; thence west 703.34 feet along said South Line which forms an angle to the right of 243°-57'-52" with the last described course to the Southwest Corner of said Lot 2 being a point on the West Line of Lot 4 in said Copen's Subdivision and also Point No. 498 on said plat; thence south 242.80 feet along the West Line of said Lot 4 which forms an angle to the right of 90°-00'-00" with the last described course; thence northeast 600.00 feet along said Southwesterly Line which forms an angle to the right of 270°-50'-00" with the last described course; thence northeast 550.00 feet along said Southwesterly Line which forms an angle to the right of 90°-00'-00" with the last described course; thence northeast 401.20 feet along said Southwesterly Line which forms an angle to the right of 90°-00'-00" with the last described course to the Point of Beginning, containing 11.86 acres.

Tracts 1 and 2 combined contain 26.25 acres.



Revisors	Initials	Date
1	S/L/A/O/S	R/L/W
2	5/25/03	R/W
3	5/15/13	S/B
4	7/22/13	EMG
5	8/04/20	JMG

Drawn:	RLW	Date:	4-24-08
Checked:	JMG	Book No.:	

Project No.:	0200689.00	File No.:	24-7084
Sheet No.:	SHEET 2 OF 4		

**FOX CREEK VILLAGE**  
**BLOOMINGTON, ILLINOIS**

**KEY MAP**



R=150.00'  
 L=255.24'  
 C=225.54'

15



**LEGEND**

- EXISTING**
- IRON ROD
  - ▲ SIGN
  - △ FIRE HYDRANT
  - WATER VALVE
  - ★ LIGHT
  - ⊙ GAS METER
  - ⊖ UNDERGROUND TELEPHONE PEDestal
  - ⊕ POWER POLE
  - ⊗ DOWN GUY
  - ⊘ MANHOLE
  - ⊙ INLET
  - ⊖ STREET LIGHT
  - ⊖ STORM SEWER
  - ⊖ SANITARY SEWER
  - ⊖ WATER MAIN
  - ⊖ UNDERGROUND TELEPHONE LINE
  - ⊖ OVERHEAD ELECTRIC LINE
  - ⊖ GAS MAIN
  - ⊖ GROUND CONTOUR
  - ⊖ UTILITY EASEMENT LINE AS DIMENSIONED
  - ⊖ 25' BUILDING SETBACK LINE
- PROPOSED**
- ⊖ (80.0) PAVEMENT ELEVATION
  - ⊖ (80.0) INVERT ELEVATION
  - ⊖ GATE VALVE
  - ⊖ FIRE HYDRANT
  - ⊖ MANHOLE OR INLET
  - ⊖ CLEANOUT
  - ⊖ NUMBER OF PARKING SPACES
  - ⊖ CURB INLET
  - ⊖ WATERMAIN
  - ⊖ SANITARY SEWER
  - ⊖ STORM SEWER
  - ⊖ FLOOD ROUTE
  - ⊖ PAVEMENT SLOPE
  - ⊖ STREET LIGHT

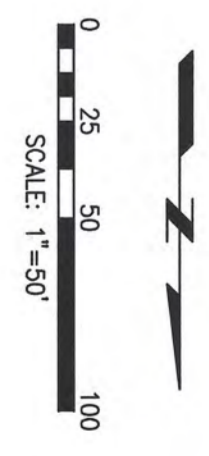
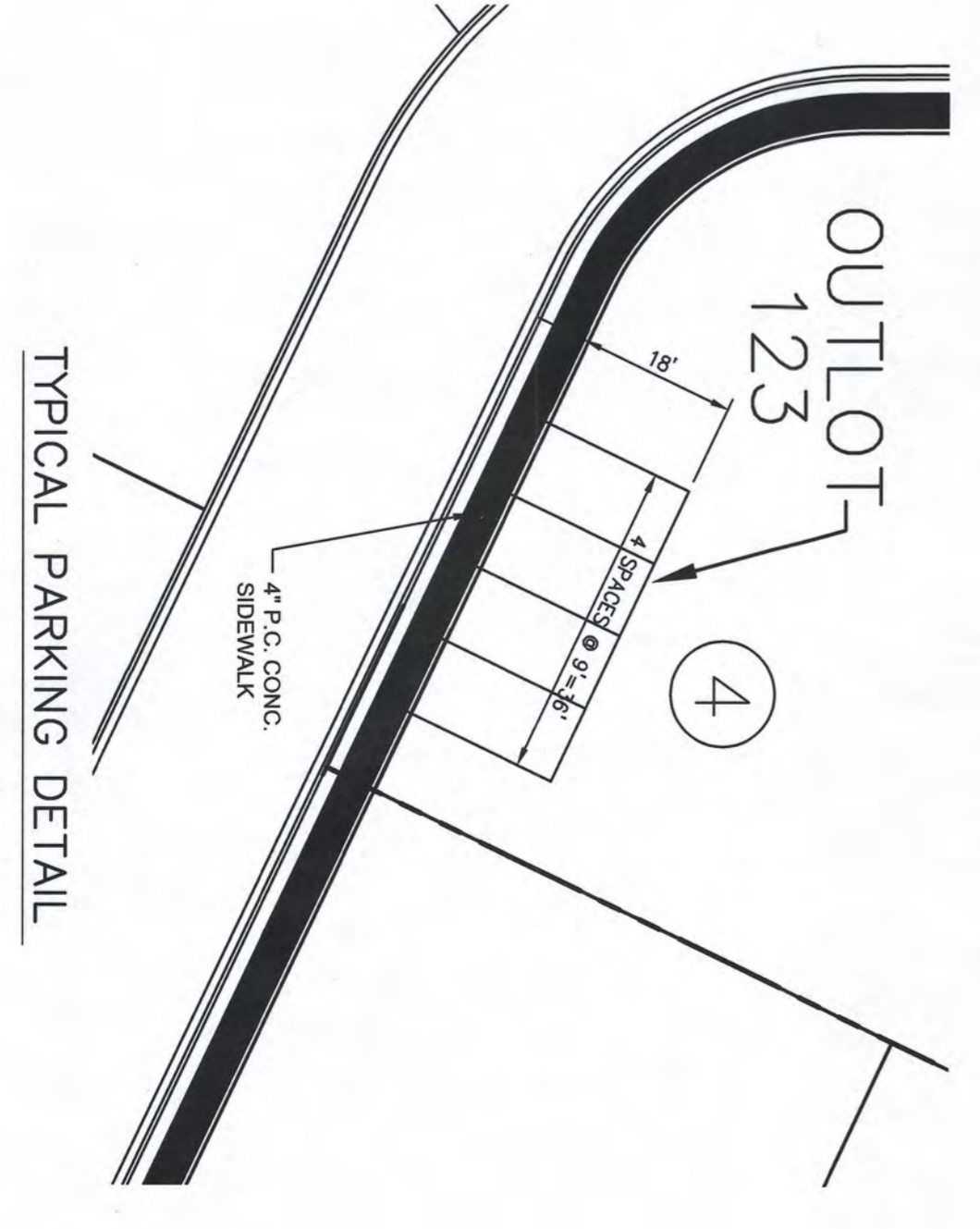
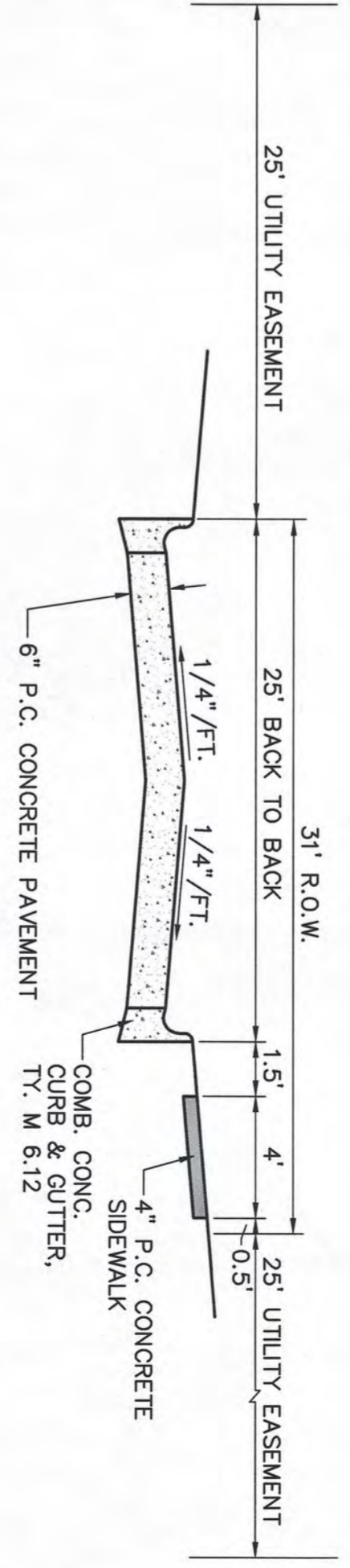
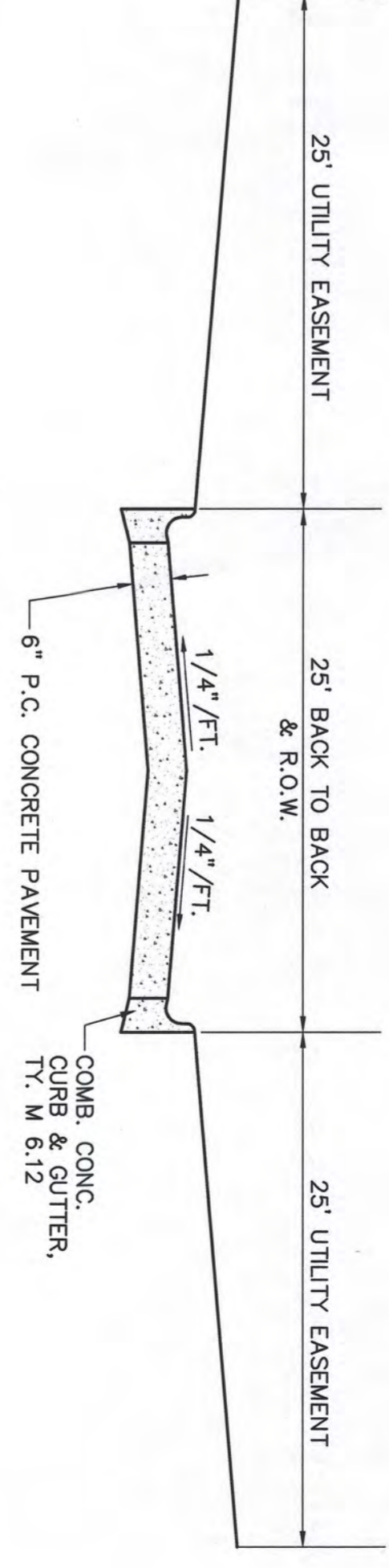
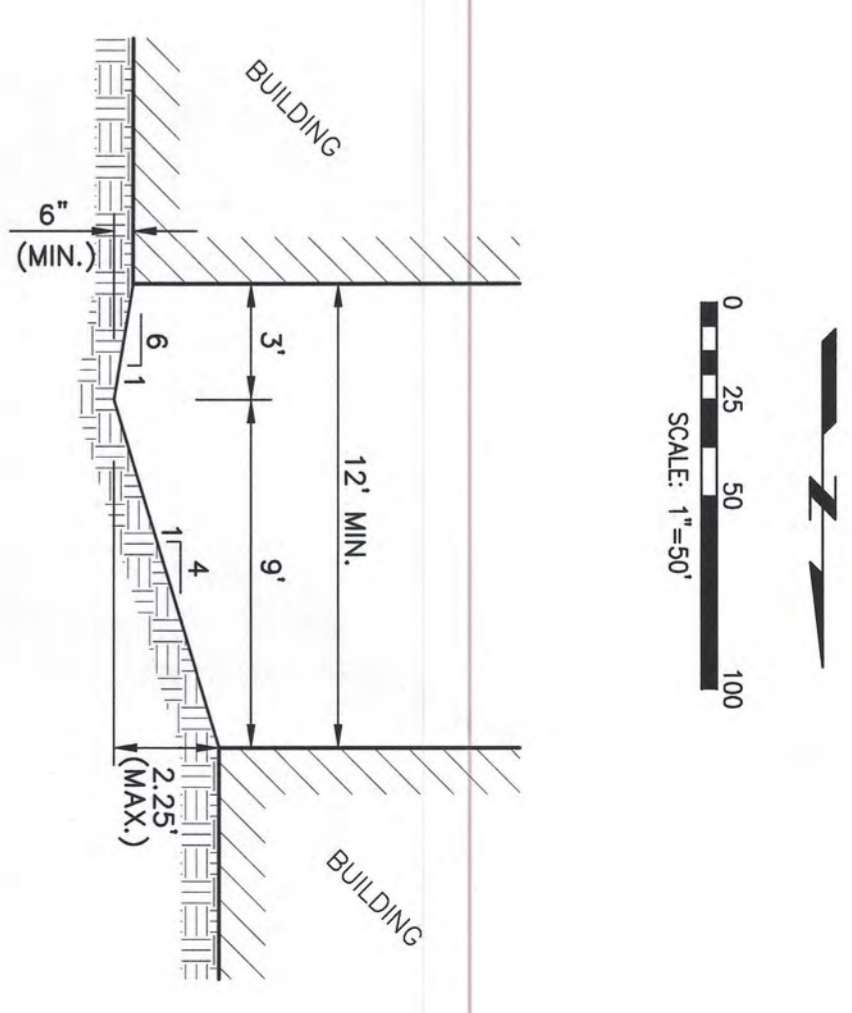
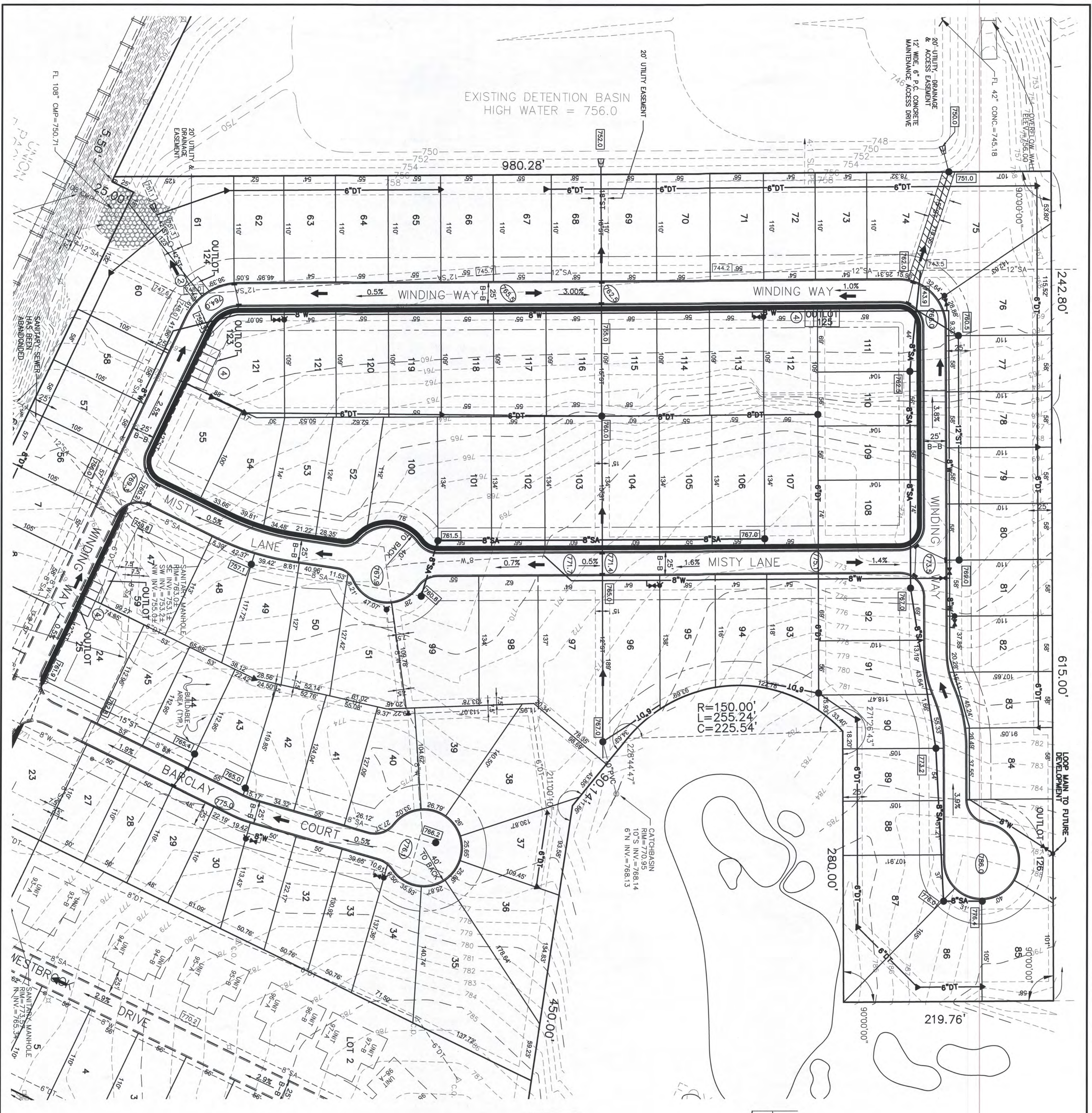
- ⊖ 8"W WATERMAIN
- ⊖ 8"SA SANITARY SEWER
- ⊖ 15"ST STORM SEWER
- ⊖ 2.8% PAVEMENT SLOPE
- ⊖ STREET LIGHT

<p>Revisors</p> <table border="1"> <tr><td>1</td><td>5/16/03</td><td>RLW</td></tr> <tr><td>2</td><td>3/25/03</td><td>RLW</td></tr> <tr><td>3</td><td>3/15/03</td><td>SAB</td></tr> <tr><td>4</td><td>7/22/13</td><td>EMR</td></tr> <tr><td>5</td><td>6/20/10</td><td>JMG</td></tr> </table>		1	5/16/03	RLW	2	3/25/03	RLW	3	3/15/03	SAB	4	7/22/13	EMR	5	6/20/10	JMG	<p>Approved</p> <p>2709 McGRAW DRIVE          BLOOMINGTON, ILLINOIS 61704          (309) 663-8435 / (309) 663-1571 Fax          www.fw.com</p>
1	5/16/03	RLW															
2	3/25/03	RLW															
3	3/15/03	SAB															
4	7/22/13	EMR															
5	6/20/10	JMG															
<p>Drawn: RLW          Checked: DLA</p>	<p>Date: 4-24-08          Book No.:</p>																
<p>Sheet No.: SHEET 3 OF 4          Project No: 020066800 File No.: 24-7094</p>																	

**FOX CREEK VILLAGE**  
 BLOOMINGTON, ILLINOIS

**PRELIMINARY**  
 DEVELOPMENT PLAN





Revisions	Indicate	Date	By
1	5/14/13	RLW	
2	8/25/13	RLW	
3	5/15/13	SB	
4	7/9/13	RLW	
5	1/22/13	RLW	
6	6/26/23	RLW	

<b>Farnsworth</b> ENGINEERS 2707 MCKEAN DRIVE BLOOMINGTON, ILLINOIS 61704 (815) 653-8433 / (815) 653-1571 fax www.f-w.com	<b>FOX CREEK VILLAGE</b> BLOOMINGTON, ILLINOIS  <b>PRELIMINARY</b> DEVELOPMENT PLAN SHEET 4 OF 4 Project No: 020088800 File No: 24-7084
--	---

---

### **Application for a Planned Unit Development**

The purpose of the Planned Unit Development Regulations is to encourage and allow more efficient, creative, and imaginative design for land development than is possible under otherwise applicable zoning regulations. Preservation of natural site qualities, better urban amenities, more open spaces, and a higher quality project design are also intended results of the planned unit development process. The following objectives may be attained through the use of the planned unit development process:

1. A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the other sections of this Code.
2. Permanent preservation of common open space and recreation areas and facilities.
3. A pattern of development to preserve natural vegetation, topographic and geologic features.
4. The prevention and/or control of soil erosion and surface flooding.
5. A creative approach to the use of land and related physical facilities that results in better development and design and the construction of aesthetic amenities.
6. An efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds and buildings and other facilities.
7. A land use which promotes the public health, safety, comfort, morals and welfare.
8. A combination and coordination of architectural styles, building forms, and building relationships with a possible mixing of different urban uses in an innovative overall design.
9. Innovations in residential development so that growing demands of the population may be met by greater variety in type, design, and layout of buildings and by the conservation and more efficient use of open space ancillary to said buildings.
10. The use of public input and participation in the design and development of innovative and creative land use proposals.

The unique and substantially different character of planned unit developments requires that they be processed under a special plan review procedure.

### **Notice to applicants:**

1. A person, by choosing to develop property as a planned unit development, elects to submit a contemplated development proposal to a legislative and discretionary review by the Planning Commission and Council.
2. All planned unit developments shall be designed in such a manner as to conform to the provisions of the City of Bloomington major street plans, trunk sewer extension plans, water distribution system plans, and storm drainage plans.
3. There will be no refund of any application fee for approvals not granted or withdrawn.
4. Incomplete applications will not be acted upon.
5. Complete applications must be received within the application deadlines.
6. Approved Preliminary Planned Unit Development applications shall be in effect for a period of three years.
7. Applicants must complete the Final Planned Unit Development in accordance with applicable procedures
8. Major changes to an approved Preliminary Plan may require further legislative review.

Applications shall conform to the minimum requirements of Section 17-3. The information requested on this application is deemed to be a minimum, and the applicant may be required to supply additional information prior to the public hearing on their requests.

**To the City of Bloomington:**

I (we), the undersigned, do hereby respectfully petition the City of Bloomington for a Planned Unit Development as set forth herein, pursuant to Division 15-5, Planned Unit Development Procedures, set forth in Chapter 44 of the Bloomington City Code, and in support thereof state the following facts and make the following certifications and agreements:

The name of the proposed Planned Unit Development is: Fox Creek Village Subdivision - 5th Addition

A Legal Description of the property in question attached to this application as Exhibit "A" Legal Description.

Common Address: Fox Creek Village Subdivision, Bloomington, Illinois

Existing Zoning: <u>R-2</u>	Adjacent Zoning: <u>R-2</u>
Current Land Use: <u>Undeveloped</u>	Adjacent Land Use: <u>Undeveloped, Residential</u>
Size of Site: <u>3.1 acres</u>	Average Lot Size: <u>56' x 134'</u>
Number of Lots: <u>15</u>	Density: <u>4.1 single family lots per acre</u>
Parcel Identification Number (PIN) <u>21-19-181-016</u>	

Description of Project (attach extra pages as needed):  
Reinstatement of a previously approved PUD in July 22, 2013.

The names and addresses of the property owner(s) and developer making this request are as follows:

Tentac Enterprises *Owner*

Name Dave Fedor

Address 1 Brickyard Drive

City, State, Zip Bloomington, IL 61701

Phone Number [REDACTED]

Email [REDACTED]

*\*Please attach a separate sheet if there are additional property owners to be listed. Additional proof of ownership, pursuant to Division 17-3 of Chapter 44 of the City Code may be required*



**1. Developer**

Full Name Dave Fedor (Tentac Enterprises)  
 Address 1 Brickyard Drive City, State, ZIP Bloomington, IL 61701  
 Phone [REDACTED] Email [REDACTED]

**2. Engineer**

Full Name Craig Earl (Farnsworth Group)  
 Address 2709 McGraw Drive City, State, ZIP Bloomington, IL 61704  
 Phone [REDACTED] Email [REDACTED]

**3. Architect**

Full Name \_\_\_\_\_  
 Address \_\_\_\_\_ City, State, ZIP \_\_\_\_\_  
 Phone \_\_\_\_\_ Email \_\_\_\_\_

**4. Attorney (if applicable)**

Full Name \_\_\_\_\_  
 Address \_\_\_\_\_ City, State, ZIP \_\_\_\_\_  
 Phone \_\_\_\_\_ Email \_\_\_\_\_

List the proposed uses for the project. Check the column on the right if the use requires a special use permit in the underlying district. Attach additional pages as needed.

	<i>Description of Use</i>	<i>Special Use</i>
<b>EXAMPLE.</b>	<i>Day Care Center</i>	X
<b>1.</b>	<u>Residential Subdivision</u>	
<b>2.</b>		
<b>3.</b>		
<b>4.</b>		
<b>5.</b>		

**Preliminary Planned Unit Development Plan Submittal Standards:**

The table below illustrates density, floor area and common recreational space standards by zoning district.

<b>TABLE 15-3 RESIDENTIAL PLANNED UNIT DEVELOPMENT STANDARDS</b>				
	<b>Zoning District Density per Division 4 of Chapter 44</b>	<b>Max. Floor Area (percent of land area)</b>	<b>Min. Open Space (% of land area)</b>	<b>Min. Common Recreation Space (% of land area)</b>
<b>R-1A</b>	2 units per acre	10.0	80.0	2.5
<b>R-1B</b>	6 units per acre	20.0	76.0	3.6
<b>R-1C</b>	8 units per acre	34.8	73.0	4.9
<b>R-1H</b>	8 units per acre	34.8	73.0	4.9
<b>R-2</b>	13 units per acre	40	72.0	5.2
<b>R-3A</b>	23 units per acre	52.8	71.0	6.2
<b>R-3B</b>	70 units per acre	80.0	68.0	8.0
<b>R-4</b>	8 units per acre	34.0	73.0	4.9
<b>Commercial</b>		31.00	15.00	
<b>Industrial</b>		50.00	10.00	

The following information shall be submitted together with the preliminary planned unit development Plan on full-size, legible sheets.

- **Site Plan.** A site plan shall be submitted with the preliminary planned unit development plan that includes the following minimum information:
  - a) Location by Section, Town and Range or other legal description;
  - b) Names and addresses of the persons having proprietary interest over the property;
  - c) Graphic (engineering) scale;
  - d) North-points;
  - e) Date of preparation;
  - f) The boundary lines of the property in question;
  - g) Location of all survey monuments and their descriptions;
  - h) Existing conditions, including buildings and land uses, contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation, and utilities;
  - i) Arrangement of proposed buildings and structures and existing buildings and structures;
  - j) Proposed location, width, and type of surface material of all proposed sidewalks, pedestrian ways, driveways, parking areas, service areas, and recreation areas;
  - k) Size and location of proposed parking areas with arrangement of bays and aisles and curb cuts, and with indication of the total number of spaces;
  - l) A site drainage plan for the proposed project if required;
  - m) A photometric/lighting plan if the planned unit development would result in new exterior lighting.

**N/A Design Schedule.** The design schedule may be included on the site plan or submitted on a separate sheet that indicates:

- a) Total and footprint square footage for nonresidential principal structures;
- b) Total and footprint square footage for accessory structures;
- c) The proportion of site area (expressed as a percentage) dedicated to floor area, landscaped open space and common recreation area;
- d) Number of parking spaces;
- e) Proposed use of each building, structure, or parcel of land;
- f) If the development is to be constructed in phases, the design schedule shall include a designation of the phase components;
- g) If different from the underlying Code requirements, a listing of the area, lot width, yard, height, and bulk requirements including density applicable to the planned unit development.

**N/A Landscape Plan.** That landscape plan shall include the following information:

- a) The size, location, and general characteristics of plant materials in compliance with 13 of this Code;
- b) Size, location, and composition of all proposed fencing, refuse enclosures, and landscaped screening material.

**N/A Building Elevations.** Building elevations and architectural renderings shall be required with submission of the preliminary development plan and shall indicate the following:

- a) The appearance of buildings on all sides of a structure;
- b) Proposed building type, colors, and specifications for exterior building materials;
- c) Where multiple buildings will be built in phases or where specific users will affect the specific building design, prototypical building elevations and design criteria for the planned unit development may be submitted in lieu of building elevations;
- d) The Director of Community Development may require that the applicant submit color building elevations and/or perspective renderings if such information is required for a full analysis of the proposed development.

**N/A Signage.** For mixed use planned unit developments, a site signage package shall be submitted, and any variances requested from the requirements of the City of Bloomington Sign Code. (if applicable)

- Engineering.** For a preliminary planned unit development plan, engineering plans shall be submitted which provide in sufficient detail to convey the general basis of design of the sanitary sewer, water, stormwater control, flood control, and street facilities.

**N/A Subdivision.** When a subdivision of land is proposed in connection with a planned unit development, the applicant shall file an application for approval of a preliminary plan of the proposed subdivision simultaneously with the application for preliminary planned unit development approval.

**N/A Special Studies:** Impact studies, parking studies, geological, topographic or soil analysis and other information and data as the City may require for the full and complete consideration of the planned unit development. (if applicable)

The Applicant(s) requests the following variations to the bulk, sign, and off-street parking and loading regulations of Chapter 44 of the City Code (if applicable):

N/A

The Applicant(s) requests the following waivers from Bloomington’s Subdivision Ordinance Chapter 24 of the City Code (if applicable):

N/A

1. This application complies with purpose and intention of the Planned Unit Development set forth in Division 15 of Chapter 44 of the City Code.
2. To the fullest extent permitted by law, Applicant(s) agree to and hereby shall indemnify and hold harmless the City of Bloomington, its officers, officials, agents and employees from and against liability and all claims arising out of the planned unit development review.
3. Applicant(s) agree to submit payment of any fees or costs associated with this application for the planned unit development in accordance with Chapter 44 and Chapter 24 of the City Code.
4. All other facts, representations and agreements pertaining to this application are as follows:

---

---

---

---

CITY OF BLOOMINGTON  
APPLICATION FOR A  
PLANNED UNIT DEVELOPMENT REVIEW



WHEREFORE, the Applicants(s) certify the above stated provisions are true and correct, agree to be bound by the indemnification provisions contained herein, and request the City of Bloomington approve the site plan provided in accordance with this Application.

Applicant:

Owner (if different from applicant)

Jeff Gastel

(Print Name)



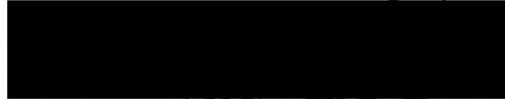
(Signature)

06.29.2020

(Date)

Dave Fedor

(Print Name)



(Signature)

06.29.2020

(Date)

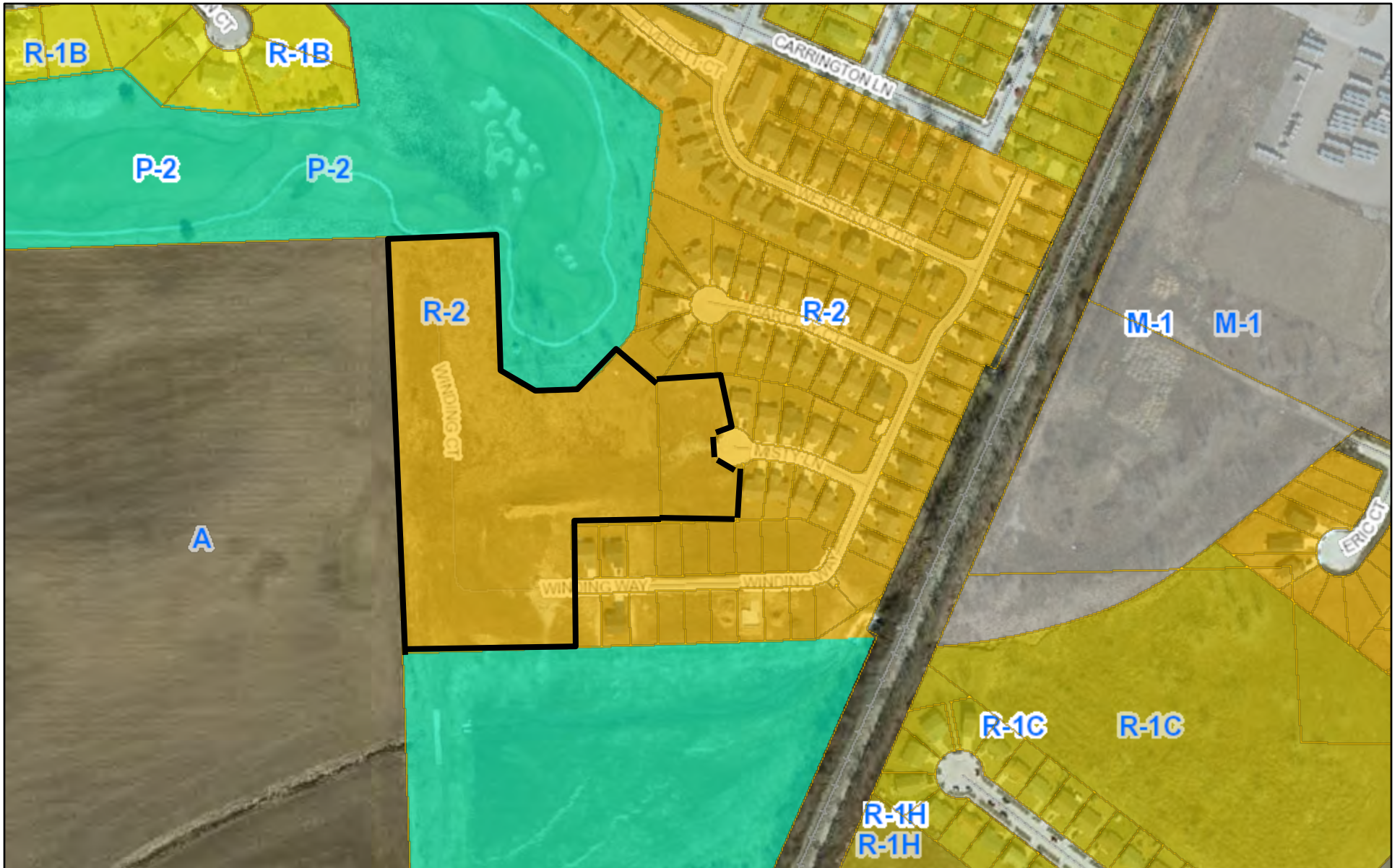
\* Please attach a separate sheet if additional property owners must sign the petition.



**Exhibit A**  
**Legal Description**

A part of Outlot 46 in the Second Addition to Fox Creek Village Subdivision in the City of Bloomington, McLean County, Illinois, according to the plat recorded as Document No. 2008-26743 in the McLean County Recorder's Office and a part of Lot 2 in Fox Creek Country Club in the City of Bloomington, McLean County, Illinois, according to the plat recorded as Document No. 95-26592 in said Recorder's Office more particularly described as follows: Beginning at the Southwest Corner of Lot 52 in the Third Addition to Fox Creek Village Subdivision in the City of Bloomington, Illinois, according to the plat recorded as Document No. 2013-21601 in said Recorder's Office. From said Point of Beginning, thence north 120.55 feet along the West Line of said Lot 52 to the South Line of Misty Lane in said Third Addition; thence clockwise 144.61 feet along the arc of a curve concave to the northeast with a radius of 40.00 feet and the 77.77 foot chord of said arc forms an angle to the right of  $151^{\circ}-32'-25''$  with the last described course to the Southwest Corner of Lot 51 in said Third Addition; thence north 109.78 feet along the West Line of said Lot 51 which forms an angle to the right of  $191^{\circ}-53'-48''$  with the last described chord to the South Line of Lot 40 in said Second Addition; thence west 133.78 feet along the South Lines of Lots 40, 39 and 38 in said Second Addition which form an angle to the right of  $95^{\circ}-56'-47''$  with the last described course; thence northwest 98.69 feet along the Southwest Line of said Lot 38 which forms an angle to the right of  $221^{\circ}-37'-10''$  with the last described course to the Westernmost Corner of said Lot 38, also being on the Southeast Line of Lot 6 in said Fox Creek Country Club; thence southwest 34.63 feet along said Southeast Line which forms an angle to the right of  $90^{\circ}-00'-00''$  with the last described course to a Point of Curvature; thence clockwise 221.77 feet along the Southerly Line of said Lot 6 being the arc of a curve concave to the north with a radius of 150.00 feet and the 202.12 foot chord of said arc forms an angle to the right of  $222^{\circ}-21'-18''$  with the last described course; thence south 305.93 feet along a line which forms an angle to the right of  $97^{\circ}-50'-12''$  with the last described chord to the Westerly Extension of the North Line of the Fourth Addition to Fox Creek Country Club in the City of Bloomington, McLean County, Illinois, according to the plat recorded as Document No. 2014-20905 in said Recorder's Office; thence east 454.44 feet along said Westerly Extension and the North Line of said Fourth Addition which forms an angle to the right of  $90^{\circ}-00'-00''$  with the last described course to the Point of Beginning.

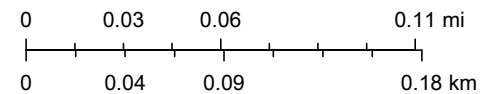
# Zoning Map PUD



7/13/2020, 1:12:10 PM

- |         |        |               |     |             |     |        |
|---------|--------|---------------|-----|-------------|-----|--------|
| Parcels | C-1    | R-1 Lexington | R-2 | M-1         | GOV | R      |
| Downs   | C-2    | R-2           | O-1 | B-1 Danvers | I   | Colfax |
| AG      | PUBLIC | R-3           | R-1 | B-2         | C   | O      |
|         |        |               |     |             |     | AG     |

1:4,514



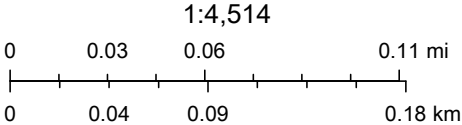
City of Bloomington, McGIS, <http://www.McGIS.org/License>, Mclean County

# Aerial View PUD



7/13/2020, 1:18:42 PM

 Parcels





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

July 13, 2020

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, July 22, 2020 at 4:00 PM at [www.cityblm.org/live](http://www.cityblm.org/live) on an application submitted by Tentac Enterprises (1 Brickyard Dr., Bloomington, IL 61701).

You are receiving this notice because you own or occupy property within a 500-foot radius of the subject property (refer to attached map). All interested persons may present evidence or testimony regarding said petitions, or ask questions related to the petitioner's requests at the scheduled public hearing.

The applicant is requesting a public hearing and action on reinstatement of an approved Preliminary Planned Unit Development on the property located at Fox Creek Village Subdivision (approximately 26.25 acres). 7.39 acres of the subdivision remain undeveloped. Approval of a preliminary development plan is necessary before subdividing land to be sold and developed. The applicant is proposing the lots be developed for residential uses.

The Subject Property, which is currently undeveloped, is commonly located south of the Fox Creek Golf Course and east of Winding Way. The Subject Property, is approximately 7.39 acres and is legally described as: FOX CREEK COUNTRY CLUB - LOT 2 & CAPEN'S SUB - LOT 4 (EX FOX CREEK VILLAGE SUB PUD & EX FOX CREEK VILLAGE CONDO & EX THAT PT N OF CONDO & EX FOX CREEK VILLAGE SUB PUD 2ND, 3RD, & 4TH ADDN'S)  
PIN (21-19-181-016)

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at [www.cityblm.org/planning](http://www.cityblm.org/planning). To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/government/boards-commissions/register-for-public-comment>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org). Members of the public may also attend the meeting at City Hall. Attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall Covid-19 protocols and social distancing. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, [cityclerk@cityblm.org](mailto:cityclerk@cityblm.org) or TTY at (309) 829-5115, preferably no later than five days before the hearing.

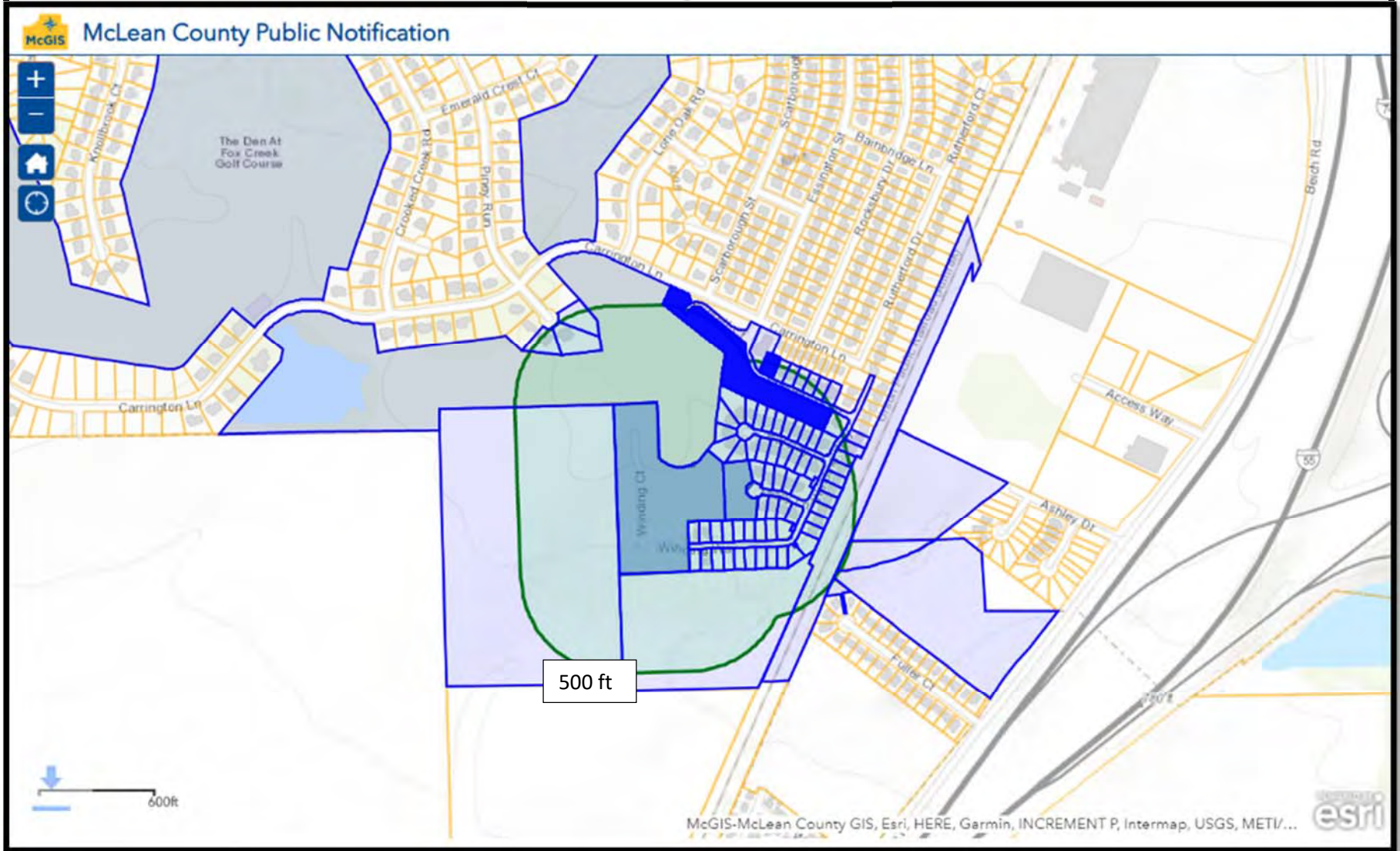
If you desire more information regarding the proposed petitions or have any questions, you may email [planning@cityblm.org](mailto:planning@cityblm.org) or call (309) 434-2226. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at [www.cityblm.org](http://www.cityblm.org).

Sincerely,

Planning Division staff

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

Public Hearing on July 22, 2020 for a reinstatement of an approved Preliminary Planned Unit Development – Fox Creek Village Subdivision



ROGER & ANN ECKERT  
2607 WESTBROOK DRIVE  
BLOOMINGTON, IL 61704

JANET EAST  
2615 WESTBROOK DRIVE  
BLOOMINGTON, IL 61704

ROBERT TENNIS  
PO BOX 1501  
BLOOMINGTON, IL 61702

DAVID & EVA GANNON  
2619 WESTBROOK DR  
BLOOMINGTON, IL 61705

CAMERON CORDTS  
5 BARCLAY CT  
BLOOMINGTON, IL 61705

JACINDA MENNENGA  
7 BARCLAY CT  
BLOOMINGTON, IL 61705

MATTHEW & JACQUELINE RETTICK  
5 PINEY RUN CT  
BLOOMINGTON, IL 61705

MARY HASKELL  
2 BARCLAY CT  
BLOOMINGTON, IL 61705

CANDACE OWENS  
12 Barclay Ct  
BLOOMINGTON, IL 61705

KEVIN WESTERLUND  
20 BARCLAY CT  
BLOOMINGTON, IL 61705

DANIEL KELLEY  
2703 WESTBROOK DR  
BLOOMINGTON, IL 61704

BEVERLY SMITH  
22 WINDING WAY  
BLOOMINGTON, IL 61705

KARA HALEY  
20 WINDING WAY  
BLOOMINGTON, IL 61705

MARK BUCHHOLZ  
24 WINDING WAY  
BLOOMINGTON, IL 61705

CLAYTON & ANGELA FOLLIN  
6 BARCLAY CT  
BLOOMINGTON, IL 61705

SCOTT FORSHEE  
11 BARCLAY CT  
BLOOMINGTON, IL 61705

JOSEPH & DIANE WHITE  
7 PINEY RUN CT  
BLOOMINGTON, IL 61704

MARY BROWN  
10 BARCLAY CT  
BLOOMINGTON, IL 61705

CHARLES FOX  
14 BARCLAY CT  
BLOOMINGTON, IL 61705

REBECCA HEALY  
9 BARCLAY CT  
BLOOMINGTON, IL 61705

KATHY CURRENT  
2611 WESTBROOK DR  
BLOOMINGTON, IL 61705

CHRISTOPHER & LINDSAY PREWITT  
16 WINDING WAY  
BLOOMINGTON, IL 61705

DAVID BORTELL  
2701 WESTBROOK DR  
BLOOMINGTON, IL 61705

TRAVIS TEMPLIN  
4 Barclay Ct  
BLOOMINGTON, IL 61705

CYNTHIA WAINMAN  
8 BARCLAY CT  
BLOOMINGTON, IL 61705

ANGELA DEAN  
3 BARCLAY CT  
BLOOMINGTON, IL 61705

LAND TRUST CC-1  
SNYDER ACCOUNTING 1 BRICKYARD DR  
BLOOMINGTON, IL 61701

ANNE CHRISTIANSEN  
16 BARCLAY CT  
BLOOMINGTON, IL 61705

ADAM HEBERT  
18 BARCLAY CT  
BLOOMINGTON, IL 61705

JUNE BURKE  
13 BARCLAY CT  
BLOOMINGTON, IL 61705

JUSTIN NEGRO  
15 BARCLAY CT  
BLOOMINGTON, IL 61705

DONALD MASON  
19 BARCLAY CT  
BLOOMINGTON, IL 61705

CODY & ASHLEY STUEPFERT  
14 WINDING WAY  
BLOOMINGTON, IL 61705

CITY OF BLOOMINGTON  
109 E OLIVE ST  
BLOOMINGTON, IL 61701

FOX CREEK VILLAGE LLC  
1 BRICKYARD DR  
BLOOMINGTON, IL 61704

DOUGLAS & KATHRYN GROVES  
BROWN  
5 MISTY LN  
BLOOMINGTON, IL 61705

COLE PATRICK  
30 WINDING WAY  
BLOOMINGTON, IL 61705

KELSEY OTT  
26 WINDING WAY  
BLOOMINGTON, IL 61705

TIMOTHY LEDUC  
8 MISTY LN  
BLOOMINGTON, IL 61705

MICHAEL & JEANNE SANSCHAROWSKIY  
47 WINDING WAY  
BLOOMINGTON, IL 61705

MARNETTA MITCHELL  
21 BARCLAY CT  
BLOOMINGTON, IL 61705

CHRISTA SPRINGER  
1 BARCLAY CT  
BLOOMINGTON, IL 61705

LOUIS & RAMONA SHAW  
12 WINDING WAY  
BLOOMINGTON, IL 61705

STARK MANAGEMENT BEICH III, LLC  
1805 W WASHINGTON ST  
BLOOMINGTON, IL 61701

JASON CLEARY  
1 MISTY LN  
BLOOMINGTON, IL 61705

DAN & MARILYN RISTAU  
7 MISTY LN  
BLOOMINGTON, IL 61705

LAINÉ SLYVESTER  
28 WINDING WAY  
BLOOMINGTON, IL 6170

JASON SMITH  
4 MISTY LN  
BLOOMINGTON, IL 61705

DANIEL & DEBRA TEEL  
51 WINDING WAY  
BLOOMINGTON, IL 61705

MARY ELLEN LARSON  
50 WINDING WAY  
BLOOMINGTON, IL 61705

JENNIFER KORSHAK  
17 BARCLAY CT  
BLOOMINGTON, IL 61705

SHAWNA ERSWELL  
2602 WESTBROOK DR  
BLOOMINGTON, IL 61705

FOX CREEK VILLAGE LLC  
1 BRICKYARD DR  
BLOOMINGTON, IL 61704

HABITAT FOR HUMANITY  
103 W JEFFERSON ST  
BLOOMINGTON, IL 61701

LEE & RHODA BORK  
3 MISTY LN  
BLOOMINGTON, IL 61705

JONATHAN YOUNG  
9 MISTY LN  
BLOOMINGTON, IL 61705

KENNETH HORDGE  
2 MISTY LN  
BLOOMINGTON, IL 61705

ROBERT & SARA THORSLAND  
HOLLENSTAIN  
6 MISTY LN  
BLOOMINGTON, IL 61705

GENE & LINDA KETTERING  
49 WINDING WAY  
BLOOMINGTON, IL 61705

WAYNE & CAROL SPRINGER  
40 WINDING WAY  
BLOOMINGTON, IL 61705

CHARLES PALMER  
HERTZ FARM MANAGEMENT INC PO  
BOX 500  
NEVADA, IA 50201

BRYAN SINGLEY  
16 EVERETT COURT, UNIT 104  
BLOOMINGTON, IL 61704

ANNE TOTHEROH  
10 EVERETT CT  
BLOOMINGTON, IL 61705

DAVID & TALLEY GENTRY  
4 EVERETT CT UNIT 101B  
BLOOMINGTON, IL 61705

DARIEN AVISO  
2718 WESTBROOK DR  
BLOOMINGTON, IL 61705

SHARON BESS  
2710 Westbrook Dr  
Bloomington, IL 61705

RICHARD OGDEN  
2706 WESTBROOK DR  
BLOOMINGTON, IL 61705

JANET RINKER  
2302 NORTHPOINTE DR APT A  
BLOOMINGTON, IL 61704

TYLER M & LEEANN BAIN  
2616 WESTBROOK DR  
BLOOMINGTON, IL 61705

BRENDA SATTERFIELD  
2707 WESTBROOK DR  
BLOOMINGTON, IL 61705

KRISTEN SLIGAR CHIMACK  
23 EVERETT CT  
BLOOMINGTON, IL 61705

DANIEL TRAVIS  
14 EVERETT COURT  
BLOOMINGTON, IL 61704

JOHN T RANDINELLI  
8 EVERETT CT  
BLOOMINGTON, IL 61704

STEPHANIE HALMAN  
2 EVERETT CT  
BLOOMINGTON, IL 61705

DOUG HENNESSY  
2716 WESTBROOK DR  
BLOOMINGTON, IL 61705

REBECCA SCHMIDT  
2712 WESTBROOK DR  
BLOOMINGTON, IL 61705

MONICA THOMAS  
2704 WESTBROOK DR  
BLOOMINGTON, IL 61705

JUSTIN BARGIEL  
2620 WESTBROOK DR  
BLOOMINGTON, IL 61705

KENNETH HASELHORST  
4975 OLD STATE RD  
AVISTON, IL 62216

JAMES KRETZ  
2705 WESTBROOK DR #1B  
BLOOMINGTON, IL 61704

DANIEL JOHNSON  
25 EVERETT CT  
BLOOMINGTON, IL 61705

SHANE HANSON  
618 FALCON RIDGE BAY  
WOODBURY, MN 55125

MARIA EJ & CHRISTINA M KRAUSE  
43 W8980 MIDLOTHIAN  
ELBURN, IL 60119

JANET HARRIS  
2720 Westbrook Dr  
Bloomington, IL 61705

DARRYL B & SUE M GATES  
2714 WESTBROOK DR  
BLOOMINGTON, IL 61705

ROBERT BLANKENSHIP  
2708 WESTBROOK DR  
BLOOMINGTON, IL 61705

MICHAEL SHAW  
2702 WESTBROOK DR  
BLOOMINGTON, IL 61705

TIMOTHY WAGNER  
2614 WESTBROOK DR  
BLOOMINGTON, IL 617056

SUSAN BROWN  
2610 WESTBROOK DR  
BLOOMINGTON, IL 61705





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

July 1, 2020

McLean County Unit 5  
Barry Hitchens, Board of Education President  
1809 W. Hovey  
Normal, IL. 61761

Dear Property Mr. Hitchens,

The Bloomington Planning Commission will hold a virtual public hearing on Wednesday July 22, 2020 at 4:00 PM at [www.cityblm.org/live](http://www.cityblm.org/live) on an application submitted by Tentac Enterprises for the reinstatement of a previously approved Fox Creek Village Planned Unit Development dated July 22, 2013.

The City Council will hold a virtual meeting on August 10, 2020 at 6:00 PM at [www.cityblm.org/live](http://www.cityblm.org/live), to take action on the Planned Unit Development and to act on a petition submitted by Tentac Enterprises for approval of a Final Plat for the Fifth Addition to the Fox Creek Village Subdivision. The proposed subdivision consists of 15 single family residential lots.

You are receiving this courtesy notification since the property is located within the boundaries of McLean County Unit # 5 district. Copies of the submitted petition are available for public review at the Department of Community Development, 115 E. Washington St. Bloomington, IL 61701

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the meeting 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 agenda and packet for the meeting will be available prior on the City of Bloomington website at [www.cityblm.org](http://www.cityblm.org). To participate in either meeting you will need to register online at least 15 minutes in advance at [www.cityblm.org/register](http://www.cityblm.org/register).

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) 434-2341.

Sincerely,

*Katie Simpson*

Katie Simpson,  
City Planner

85008

A Public Hearing before the Bloomington Planning Commission will be held virtually on Wednesday, July 22, 2020 at 4:00 PM at [www.cityblm.org](http://www.cityblm.org) /live on an application submitted by Tentac Enterprises (1 Brickyard Dr., Bloomington, IL 61701). The applicant is requesting a public hearing and action on reinstatement of an approved Preliminary Planned Unit Development on the property located at Fox Creek Village Subdivision (approximately 26.25 acres). The Subject Property, which is currently undeveloped, is commonly located south of the Fox Creek Golf Course and east of Winding Way. The Subject Property, is approximately 7.39 acres and is legally described as: FOX CREEK COUNTRY CLUB - LOT 2 & CAPEN'S SUB - LOT 4 (EX FOX CREEK VILLAGE SUB PUD & EX FOX CREEK VILLAGE CONDO & EX THAT PT N OF CONDO & EX FOX CREEK VILLAGE SUB PUD 2ND, 3RD, & 4TH ADDN'S)

PIN (21-19-181-016)

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). To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/government/boards-commissions/register-for-public-comment>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org). This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, [cityclerk@cityblm.org](mailto:cityclerk@cityblm.org) or TTY at (309) 829-5115.

Published: July 6, 2020