



**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, SEPTEMBER 23, 2020 4:00 P.M.
THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live**

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting must register at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment must email their comments to publiccomment@cityblm.org.
Members of the public may also attend the meeting at City Hall.

Physical 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.

The rules for participation and physical attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda.
Changes will be posted at www.cityblm.org/register.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES** Review the minutes of the August 26, 2020 regular Bloomington Planning Commission meeting.
- 5. REGULAR AGENDA**

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 and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

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-03-20** Public Hearing, review and action on an application submitted by Tentac Enterprises requesting approval of a preliminary plan to the Hershey Grove Subdivision titled "Hershey Grove Subdivision Amendment Preliminary Plan". (Ward 8)
- B. Z-17-20** Public Hearing, review and action on an application submitted by Eastlake, LLC to rezone the southeast portion (approximately 1.01 acres) of parcel 22-09-476-002 from P-2 Public Lands and Institutions to R-2 Mixed Residence District. (Ward 8)

- C. PS-04-20** Public Hearing, review and action on a petition submitted by Eastlake, LLC requesting approval of a revision to the previously approved “The Grove on Kickapoo Creek First Amended Preliminary Plan” for a subdivision of the property located north of Ireland Grove Road and west of N2100 East Rd, adjacent to Benjamin Elementary School (10.011 acres more or less, PIN 22-09-476-002). (Ward 8)
- D. Z-19-20** Public Hearing, review and action on an application submitted by the Bloomington City Council for a text amendment to Chapter 44 of the Bloomington City Code to change the name and references of the “Community Development Department” to the “Economic and Community Development Department” (Ord. 2020-53). (Citywide)
- E.** Presentation, discussion and action on a motion supporting the City of Bloomington’s ITEP Grant application for a southeast extension of the Constitution Trail, Lafayette to Hamilton. Presentation by City Engineer Craig Schonkwiler, P.E.

6. OLD BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT



DRAFT
MINUTES

**PUBLISHED BY THE AUTHORITY OF
THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
WEDNESDAY, AUGUST 26, 2020, 4:00 P.M.**

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 with City Planner Katie Simpson and Vice Chair Tyson Mohr in-person in City Hall’s Council Chambers at 4:03 p.m., Wednesday, August 26, 2020. The meeting was live streamed to the public at www.cityblm.org/live. 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	Absent
Mr. Thomas Krieger	Commissioner	Present
Ms. Megan McCann	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Present
Mr. David Stanczak	Commissioner	Present
Ms. Sheila Montney	Commissioner	Present
Mr. John Danenberger	Commissioner	Absent
Mr. George Boyle	Assistant Corporate Counsel	Present
Mr. Craig McBeath	Interim Information Systems Director	Present
Ms. Katie Simpson	City Planner	Present
Mr. Bob Mahrt	Community Development Director	Present

COVID-19

Chairperson Headean 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 and those wishing to speak live must have registered at <https://www.cityblm.org/register> at least 15 minutes prior to the meeting. Vice Chairperson Mohr and City Planner Katie Simpson were at City Hall, 109 E.

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Olive Street, Bloomington IL 61701. City Hall was open to the public with limited occupancy. No one from the public attended the meeting in person.

Public Comment

Chairperson Headean opened the floor for public comment. None.

Minutes

The Commission reviewed the minutes from the August 12, 2020 regular meeting of the Bloomington Planning Commission.

No changes were proposed.

Commissioner Muehleck made a motion, seconded by Commissioner Stranczak, that the Minutes from the August 12, 2020, meeting be approved. Approval of minutes by roll call:

AYES: Krieger; McCann; Mohr; Muehleck; Chairperson Headean; Stranczak;

NAYES: None

ABSTAIN: Montney

Motion carried.

Regular Agenda

- A. Z-14-20 Public Hearing, review and action on an application submitted by Kathleen McCain, Executor of Donna Wade's Estate to rezone 808 S. Morris, Bloomington, IL 61701 (owned by the Estate of Donna Wade) from B-2 Local Commercial to R-2 Mixed Residence District. (Ward 6)

Chairperson Headean opened the public hearing and introduced the case.

Staff is asking for two (2) separate items for this case. 1) rezoning of 808 S Morris Ave from B-2 to R-2 and 2) That the Planning Commission recommend City Council initiate the rezoning of 806 S Morris Ave and 829 W Elm Street from B-2, Local Commercial District to R-2, Mixed Residential District.

Ms. Simpson provided staff's positive recommendation and explained that staff finds that the petitions meet the Zoning Ordinance's map amendment guidelines for the R-2, Mixed Residence District. Ms. Simpson gave an overview of the property location, age and surrounding area noting that the property is adjacent to other single-family homes zoned B-2 built around the same time. Commission viewed a presentation by staff, photos of the neighborhood and additional properties to consider. The additional properties are located at 806 S Morris and 829 W. Elm Street. Ms. Simpson gave an overview of the project stating the current zoning makes it difficult for approved lending from possible purchaser. Detailed information regarding B-2 and R-2 zoning was provided to the commission. It appears the zoning for this area has been in place for a number of years. R-2 zoning would be more reflective of the improvements of the property and currently developed area and how it's

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been used for the last 30 years. It is not feasible to build commercial on this corner and wouldn't add to the character of the neighborhood. B-3 zoning is incompatible with what is built there and the current market trends.

Rezoning of the Northeast corner allows for preservation of single family homes without impacting the commercial area. This is in-line with the Comprehensive plan ensuring affordable housing and preservation of such. Ms. Simpson stated that staff reviewed the standards for a map amendment and feels these are met. In summary, Elm Street is not built to support the commercial traffic and a R-2 zoning would be more in-line with the existing use.

Questions by Commission for staff:

Mr. Boyd asked for clarification of the zoning areas referencing the map. Staff confirmed zoning to the south of the property is B-2, neighborhood commercial. Mr. Mohr addressed the parcel zoning of additional properties to the south of subject property and asked for clarification as to rezoning of additional properties. Staff indicated the approach was to clean up the northeastern corner first.

Mr. Boyle provided guidance to the commission as it pertains to the properties to be addressed and a possible motion to consider. Mr. Boyle confirmed items to be reviewed by the commission are listed on the agenda as they have received proper notification.

There was discussion of a motion to the commission recommend additional rezoning. Mr. Mahrt informed commission that the staff intent/report was to focus on the subject property and give recommendation. Additional properties and zoning concerns bring up a broader question on residential development in commercial area.

Chairperson Headean swore in Kathleen McCain, Executor of Donna Wade's estate and applicant. Ms. McCain provided testimony as to the reason for the rezone petition. The home belonged to Donna Wade, her Aunt. Ms. Wade recently passed away and the estate is in the process of selling the home. The current zoning is not approved for lending and is the reason for the petition.

There were no additional persons to speak for or against the petition. Chairperson Headean closed the public hearing at 4:35pm.

Commissioner Boyd made a motion, seconded by Commissioner Muehleck, to adopt the staff findings and analysis. Roll call vote:

AYES: Krieger; McCann; Mohr; Muehleck, Boyd, Stancak, Montey, and Chairperson Headean

NAYES: None.

Motion carried.

Commissioner Boyd made a motion, seconded by Commissioner Stanczak to rezone 808 S. Morris from B-2 Local Commercial to R-2 Mixed Residence District. Roll call vote:

AYES: McCann; Mohr; Muehleck, Stanczak, Boyd, Montney, and Chairperson Headean

NAYES: None.

Motion carried.

Note: Commission Krieger has left the meeting - 4:28 pm.

Chairperson Headean brought forth the second staff request for this case, recommend that City Council initiate the rezoning of 806 S Morris Ave and 829 W Elm Street from B-2, Local Commercial District to R-2, Mixed Residential District.

Commissioner Boyd made a motion, seconded by Commissioner Muehlhick recommend City Council initiate the rezoning of 806 S Morris Ave and 829 W Elm Street from B-2, Local Commercial District to R-2, Mixed Residential District. Roll call vote:

AYES: Stanczeck, Boyd, Muehlick, Mohr, McCann, Montney, and Chairperson Headean

NAYES:

MOTION carried.

Commission and staff discussion continued as it pertained to additional properties and zoning concerns. Mr. Mahrt indicated staff can do some research on additional areas brought forth and discussed the timeline this type of project would take while referencing the rezone case on Chestnut. There was a coordination effort taking about 6 months. Ms. Simpson indicated the staff report and recommendations focused on the subject property and Northeast corner at this time.

- B. PR-09-20 Public Hearing, review and action on an application submitted by Mark Allen of Speed Lube 10- Minute Oil Change Shops Inc. (924 E. Eldorado St. Decatur, IL 62521-1914) for a site plan review and special use permit to allow for new construction of an oil change facility (vehicle & repair service) at 1209 Holiday Drive, Bloomington IL 61701. The applicant is also requesting the following variances: 1) 10' increase in the driveway width to allow a 40' drive (38.602B1); 2) 3' increase in building height for an overall height of 23' (44.1034E); 3) 19' decrease in required front yard setback for a 21' front yard (44.1034F); and 4). 10' decrease in required side yard setback on the north side of the property for a 5' side yard setback (44.1034F) (Ward 5)**

Chairperson Headean opened the public hearing and introduced the case. Ms. Simpson provided staff's positive recommendation and explained the case being presented. The applicant is requesting four (4) variances. Ms. Simpson provided site information stating that the property is vacant at this time. An oil change facility was located there and had been demolished. The area is zoned B-1 allows for commercial the B-1 zoning was consolidated with the C-3 district. Auto oriented businesses became permitted with special use. Requirements for special use were discussed.

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Ms. Simpson shared the Site Plan. The plan is for a new building approximately 3,330 sq ft. Details were provided with attention to the irregular shape of the lot. Holiday Drive encroached into the lot with expansion of Route 9 triggering the need for the some of the variances. One variance pertains to the height of building. This allows the city to enforce use of personal auto vehicles in the area. Staff indicated the standards for the Site Plan Review were met except for the variances submitted. Standards for special use permit were met, the new facility will be and oil change facility. Variances were discussed with City Engineer staff and there were no concerns.

Commission discussion as to a possible need to revisit the ordinance in regards to the height requirements for special use as this is the second case recently. Staff indicated something to keep on the radar and to track.

Chairperson Headean swore in Mark Allen, petitioner. Mr. Allen provided testimony stating he started Speed Lube 40 years ago and has been serving the Bloomington-Normal area for 35 years with four (4) locations in Bloomington. At one of the current locations, the building has declined which prompted the purchase of the subject property. He has purchased the property and would like to build a new facility to allow continued service to the area.

There were no additional comments for or against. Chairperson Headean closed the public hearing at 4:49 p.m.

Commission member Stanczak made a motion, seconded by Commission member Boyd to adopt the Findings of Fact provided by staff as presented on both cases. Roll call vote:

AYES: Stanczak, Boyd, Muehleck, Mohr, McCann, Montney, and Chairperson Headean

NAYS:

MOTION carried.

Chairperson Headean asked for a compound motion to adopt the Site Plan and Special Use.

Commission member Boyd made a motion, seconded by Commission member Stanczak to recommend the City Council approve the Site Plan and Special Use at 1209 Holiday Drive and the requested variances. Roll call vote:

AYES: Stanczak, Boyd, Muehleck, Mohr, McCann, Montney, and Chairperson Headean

NAYS:

MOTION carried.

OLD BUSINESS

None.

NEW BUSINESS

- 1) New Commission Member introduction & welcome - Sheila Montney
- 2) APA Training - Contact Ms. Simpson if interested in attending

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ADJOURNMENT

Commissioner Boyd made a motion, seconded by Commissioner Stanczak, that the meeting be adjourned. Roll call vote:

AYES: Stanczak, Boyd, Muehleck, Mohr, McCann, Montney, and Chairperson Headean

NAYES:

Motioned carried.

The meeting adjourned at 4:56 p.m.

CITY OF BLOOMINGTON

ATTEST

Chairperson Megan
Headean

Katie Simpson, City Planner

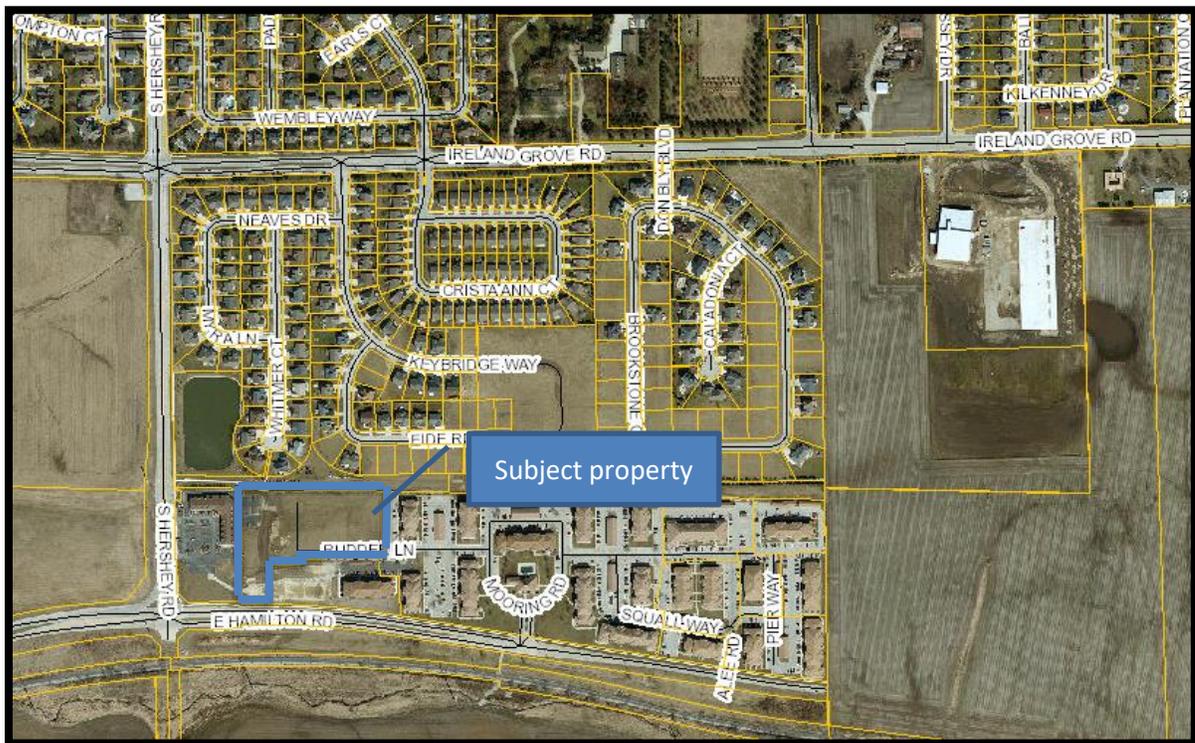
**CITY OF BLOOMINGTON
REPORT FOR THE
PLANNING COMMISSION
SEPTEMBER 23, 2020**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
PS-03-20	Brookridge Apartments (3009 Rudder Lane)	Preliminary Plan	Planning Staff
PETITIONER'S REQUEST:	Approval of the Hershey Grove Subdivision Amended Preliminary Plan		
<i>Staff finds that the petition meets the City standards for a preliminary plan.</i>			

STAFF RECOMMENDATION: Approval w/conditions

Staff recommends the Planning Commission pass the following motions recommending:

1. To establish a finding of fact.
2. To recommend City Council approve the preliminary plan for the Hershey Grove Subdivision.



Pictured: 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 Friday September 4, 2020. Notices were mailed to property owners within 500 feet and a large metal sign was placed on the property.

GENERAL INFORMATION

Owner/Developer Information: Tentac Enterprise

PROPERTY INFORMATION

Existing Zoning: **R-3B Multifamily Residential District**

Existing Land Use: Vacant

Property size: approximately 5 acres

PINs: 21-13-152-004

Surrounding Zoning and Land Uses

Zoning

North: R-1C Single-Family Residential

East: R-3B Multi-family Residential

South: R-3B Multi-family Residential

West: B-1 General Commercial District

Land Uses

North: Constitution Trail/Single-family

East: Apartments

South: Vacant

West: Shopping center

Analysis

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

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

PROJECT DESCRIPTION

Background: In 2002 the City of Bloomington entered into an annexation agreement for the Hershey Grove Subdivision. In 2011, that agreement was extended until 2032. The 2011 agreement negotiated the development of a multifamily residential district near Hamilton Road. While the proposed amended preliminary plan depicts the entire subdivision, three phases of the multifamily development remain. The subject property is currently undeveloped. It is located at near the intersection of Hamilton Road and Hershey Road. Hamilton Road will eventually connect to the west extension of Hamilton Road. At that time, it will become a major arterial road. Hershey Road is a major collector. The undeveloped land is currently platted as an "outlot." The property is currently served with by an 8" public watermain with access to a 12" and 8" sanitary sewer. The property is zoned R-3B. Per the development agreement, in order to fulfill the parkland dedication requirement, the developer constructed a segment of constitution trail north of this site

Project Description The applicant is requesting to approve the amended preliminary plan to allow for the continued development of the multifamily buildings in additional phases over roughly 5 acres of land. The first phase, which will occur this year, after approval of the

preliminary plan and final plat, involves the construction of a 32-unit building on 1.74 acres of land. The following phases will occur at a later date but involve the construction of additional 32-unit buildings. The proposed plan shows Rudder Lane (a private road) extending west and eventually connecting to the 8th addition on the south side. The development will necessitate the extension of an 8" public watermain west of the property. The watermain will loop into the existing water system to ensure adequate flow and maintained water quality. The developer will be responsible for the construction of all public improvements.

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.

UEW-1.2b Prioritize new development where City services are available or can be extended efficiently and economically.

Tier 1 Infill Development Priority in Bloomington's Emerging Area.

FINDINGS OF FACT

The Bloomington Subdivision Ordinance was created to address the purposes stated below. In making a legislative decision, *the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:*

A. To protect, provide and promote the public health, safety and general welfare of the City; The proposed subdivision includes access to city services including sewer, water, police and fire. The watermain is looped to maintain the quality of the water. **The standard is met.**

B. To guide the future growth and development of the City, in accordance with the Comprehensive Plan; the subject property is identified as a Tier 1 Development priority. The subdivision is contemplated in the Comprehensive Plan and has been included in other capital improvement plans. **The standard is met.**

C. 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 subdivision complies with minimum lot widths and areas, and densities for multifamily units in the R-3B District. **The standard is met.**

D. To protect the character and the social and economic stability of all parts of the City and to encourage the orderly and beneficial development of all parts of the community; The proposed subdivision will allow Bloomington to add housing units and increase the housing supply with safe and sanitary housing options. **The standard is met.**

E. 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 proposed use of apartment homes is compatible with adjacent uses and surrounding developments. It will provide additional foot traffic for the businesses located in

the Brookridge Apartments Commercial Subdivision on the corner of Hamilton Road and Hershey Rd. **The standard is met.**

F. 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; While future sprawl of Bloomington's boundaries is not encouraged through the Comprehensive Plan, the subject property is incorporated within the City. It is currently served by City services and subject to a valid development agreement. The site is a Tier 1 priority served by parks, schools, fire and police. **The standard is met.**

G. 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 proper location and width of streets and building setback lines; the site provides internal circulation. Hamilton Road is an arterial street; Hershey Rd is a major collector; the roadway has capacity to absorb additional traffic resulting from the subdivision. **The standard is met.**

H. To establish reasonable standards of design and procedures for subdivision codes and resubdivisions, in order to further the orderly layout and use of land, and to insure proper legal descriptions and monumenting of subdivided land; **The standard is met.**

I. To insure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision code and areas reasonably anticipated to be served by such facilities; the proposed development provides adequate services without requiring the city to construct additional infrastructure. **The standard is met.**

J. To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the City in order to preserve the integrity, stability and beauty of the community and the value of the land; **The standard is met.**

K. 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.**

L. 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. The subdivision has adequate parks and open spaces. **The standard is met.**

[Ord. No. 1998-42]

Staff analysis:

Staff finds the proposed preliminary plan for the Hershey Grove Subdivision Amended Preliminary Plan meets the purpose and intention of Chapter 24.

STAFF RECOMMENDATION:

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

2. To establish a finding of fact.

2. To recommend City Council approve the preliminary plan for the Hershey Grove Subdivision Amended Preliminary Plan.

Respectfully submitted,
Katie Simpson,
City Planner

Attachments:

- Draft Ordinance
- Legal Description
- Preliminary Plan
- Preliminary Plan application
- Zoning Map
- Aerial Map
- Newspaper Notice and Neighborhood Notice w/Map. Notification Mailing List

DRAFT
ORDINANCE NO _____

AN ORDINANCE APPROVING THE HERSHEY GROVE SUBDIVISION AMENDED
PRELIMINARY PLAN IN THE CITY OF BLOOMINGTON.

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting approval of a preliminary 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 plan titled “THE HERSHEY GROVE SUBDIVISION AMENDED PRELIMINARY PLAN” and dated August 25, 2020 and 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 approve said plan; and

WHEREAS, the City Council has the authority approve this ordinance said preliminary 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 above referenced recitals are hereby incorporated into and made part of this ordinance.
2. That the “HERSHEY GROVE SUBDIVISION AMENDED PRELIMINARY PLAN” dated August 25, 2020, is hereby approved.
3. That this Ordinance shall be in full force and effective as the time of its passage on this _____ day of _____, 20____.

APPROVED:

ATTEST:

Mayor Tari Renner

Leslie Smith-Yocum, City Clerk

Exhibit A
Legal Description

Outlot 20 in the Eighth Addition to Brookridge Apartments Subdiviion in the City of Bloomington, McLean County, Illinois according to the Plat recorded July 19, 2016 as Document No. 2016-13186 in the McLean County Recorders Office.

Exhibit B
Preliminary Plan
dated August 25, 2020

HERSHEY GROVE SUBDIVISION AMENDED PRELIMINARY PLAN BLOOMINGTON, ILLINOIS

ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS

**Farnsworth
GROUP**

2709 MCGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / (309) 663-1571 Fax

www.f-w.com

ISSUE #	Date	Description
1	4/23/02	PER D.J.M.
2	8/25/20	AMENDED PLAN

The Planning Commission of Bloomington, Illinois
Date: _____, 2020
By: _____
Chairman
By: _____
Executive Secretary

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

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

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

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

The City Council of Bloomington, Illinois
Date: _____, 2020
By: _____
Mayor

Attest:

City Clerk

INDEX TO SHEETS

- 1 COVER SHEET
- 2 KEY MAP
- 3-4 PRELIMINARY PLAN

OWNER/DEVELOPER

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

ATTORNEY

CLAY COX
COX & ASSOCIATES, LLC
202 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

PROJECT:

Date: 2/15/02

Design/Drawn: DJM/RLW

Approved: DLA

Book No.: 2443

File No.: 24-6869

SHEET TITLE:

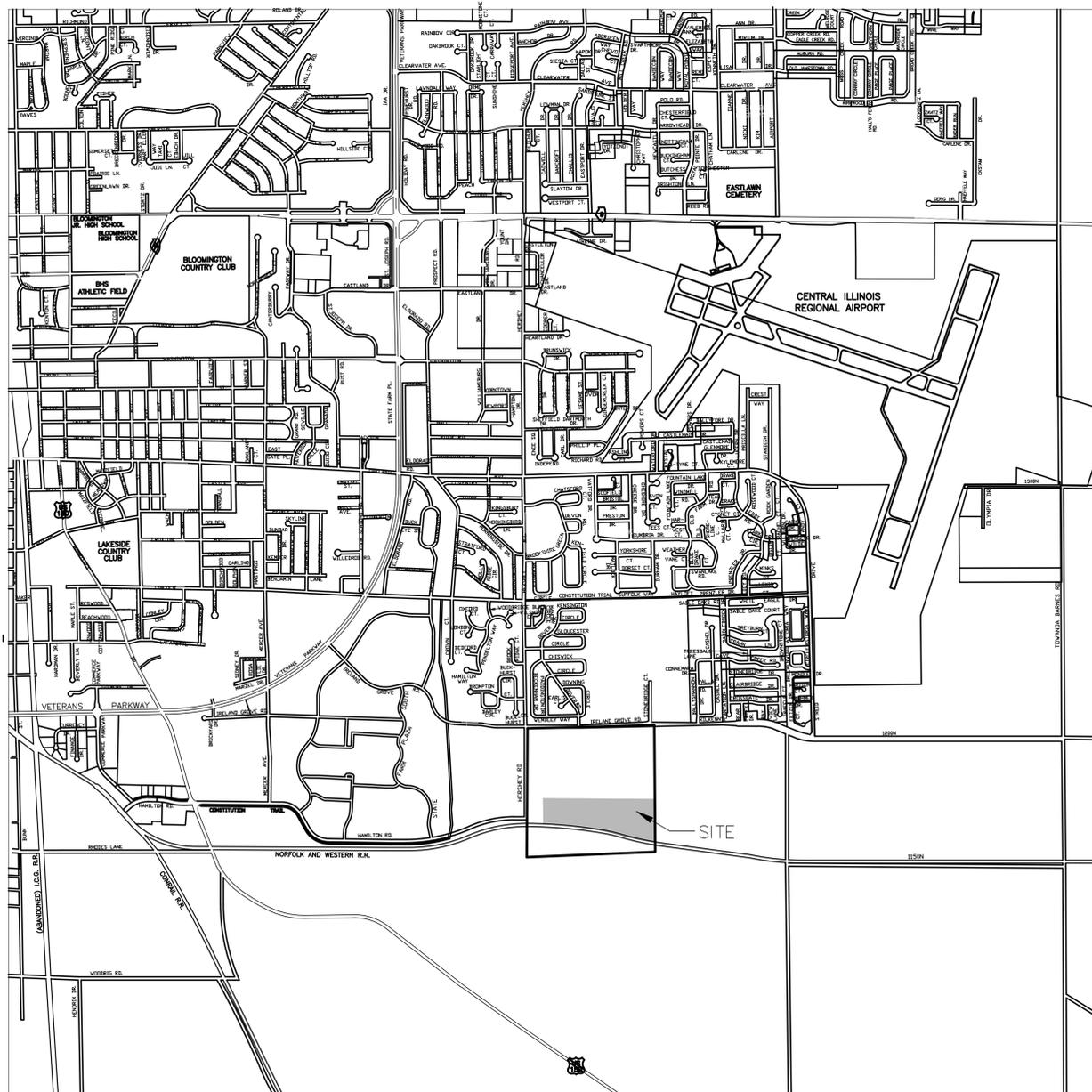
**HERSHEY GROVE
SUBDIVISION
BLOOMINGTON, ILLINOIS**

**AMENDED
PRELIMINARY PLAT**

SHEET NUMBER:

SHEET 1 OF 4

Project No.: 101479



- BENCHMARKS**
- TOP OF FIRE HYDRANT AT NORTH EAST CORNER OF HERSHEY ROAD & IRELAND GROVE ROAD.
U.S.G.S. ELEV.=839.88
 - TOP OF FIRE HYDRANT NORTH EAST CORNER OF HAMILTON RD. & HERSHEY ROAD.
U.S.G.S. ELEV.=828.37

DESCRIPTION OF PROPERTY

Outlot 20 in the Eighth Addition to Brookridge Apartments Subdivision in the City of Bloomington, McLean County, Illinois, according to the Plat recorded July 19, 2016 as Document No. 2016-13186 in the McLean County Recorder's Office.

NOTES

- The area of the total development is 159.83 acres. It will be developed under three different subdivision names as follows:

Hershey Grove Subdivision (West Section)

Lots	Use	Zoning
1-30	Single Family Residential	R-1C
Outlots 31, 32	Sight Berm	R-1C
Outlot 33	"Wet-Bottomed" Detention Basin	R-1C
34-61	Single Family Residential	R-1C
Outlot 62	Park/Pedestrian-Bike Trail	P-2
Outlot 63	"Wet-Bottomed" Detention Basin	R-1C
64-96	Single Family Residential	R-1C
97, 98	Park/Pedestrian-Bike Trail	P-2
113-122	Single Family Residential	R-1C
123-142	Single Family Residential (Future)	R-1C

Ireland Green Subdivision (Central Section)

1-62	Zero Lot-Line Duplexes	R-2
Outlots 63,64	Sight Berm	R-2

Brookridge Estates Subdivision (East Section)

1-29	Residential Lots	R-1C
Outlots 30,31	Sight Berm	R-1C
Outlot 32	"Dry-Bottomed" Detention Basin	P-2
Outlot 33	Sign Outlot	R-1C
34-73	Residential Lots	R-1C
Outlot 74	Park/Pedestrian-Bike Trail	P-2

Brookridge Apartments Subdivision (South Section)

1-19	Existing Apartment Development	R-3B
Outlot 20	Apartment Development	R-3B
21,23,25	Proposed Apartment Development	R-3B

- Stormwater detention shall be provided in 4 outlots. Outlots 33 and 63 of Hershey Grove shall be a "wet-bottomed" basin owned and maintained by a Homeowners Association. Outlots 132 of Hershey Grove and outlot 74 of Brookridge Estates Subdivision shall be "dry-bottomed" and owned and maintained by the City. The developer shall pay a fee in lieu of on-site detention for the northwest 15± acres of the development.
- No portion of this property lies within the Special Flood Hazard Zone.
- Existing conditions topographic information is from a survey by Farnsworth Group in October, 2001 for the area north of the railroad tracks and from the City's Geographic Information System south of the tracks.
- All sanitary sewer, storm sewer and water mains shall be built in public right-of-way or utility easements and shall be dedicated to the City for ownership. A sump pump drainage collection system shall be included in the final construction plans.
- Streets shall be built in public right-of-way and dedicated to the City. The Developer or Homeowner's Association may elect to construct one or more entrance gates on streets and have the Homeowners Association assume ownership of streets.
- Hamilton Road is to be constructed with a minimum of 4 lanes of pavement through the development. The Developer shall dedicate 43' of right-of-way for the extension of Hershey Road south of the railroad tracks.
- The existing Illinois Power overhead electric lines have been constructed outside their dedicated easement. The existing easement shall be vacated and new easement dedicated centered on the existing power lines.
- Lot 133 may be developed as a park or an apartment complex in accordance with the annexation agreement. The City shall extend Hershey Road, a sanitary sewer and a water main to serve this parcel in accordance with the annexation agreement.
- A no-access strip shall be dedicated on all single-family and duplex lots adjacent to Ireland Grove and Hershey Roads.
- A sight berm and project identification signs shall be constructed on outlots 31 and 32 of Hershey Grove, outlots 63 and 64 of Ireland Green Subdivision and outlots 30, 31 and 33 of Brookridge Estates Subdivision. Berms and signage shall be maintained by the Homeowners Association.
- Existing farm buildings shall be removed as a part of this development.
- A pedestrian/Bike Trail shall be constructed by the City on outlots 62, 97 and 98 of Hershey Grove and outlot 74 of Brookridge Estates Subdivision. These lots shall be dedicated to the City as Parkland.

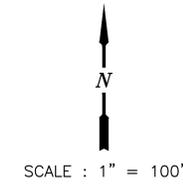
WAIVERS:

None Requested

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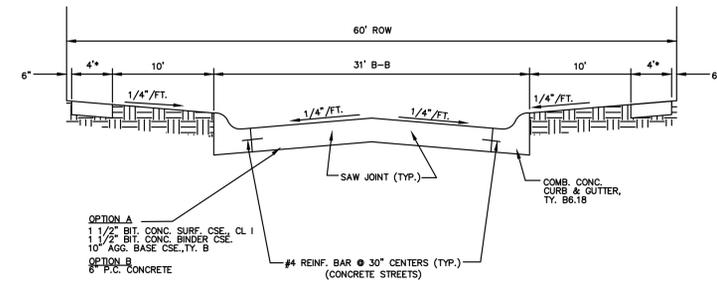
N.W. 1/4 SEC. 13, T.23N., R. 2E., 3 P.M.

ISSUE #	Date	Description
1	4/23/02	PER D.J.M.
2	8/25/20	AMENDED PLAN

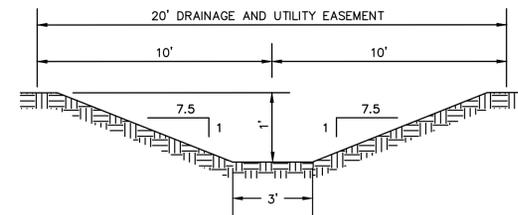


LEGEND

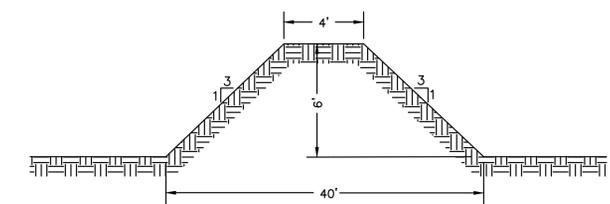
EXISTING		PROPOSED	
●	IRON ROD	●	MANHOLE
⊙	FIRE HYDRANT	⊙	WATER VALVE
⊙	WATER VALVE	⊙	FIRE HYDRANT
⊙	POWER POLE	— 8" SA —	SANITARY SEWER
○	MANHOLE	— 8" W —	WATERMAIN
⊙	STREET LIGHT	— 15" ST —	WATERMAIN
---	24" ST ---	→	DIRECTION OF DRAINAGE FLOW
---	8" SAN ---	→	FLOOD ROUTE
---	6" W ---	0.5%	STREET GRADE
---	800 ---	845.0	STREET ELEVATION
	CONTOUR LINE	845.0	SEWER INVERT
		⊙	STREET LIGHT
		---	25' BUILDING SETBACK
		---	5' UTILITY EASEMENT UNLESS NOTED OTHERWISE



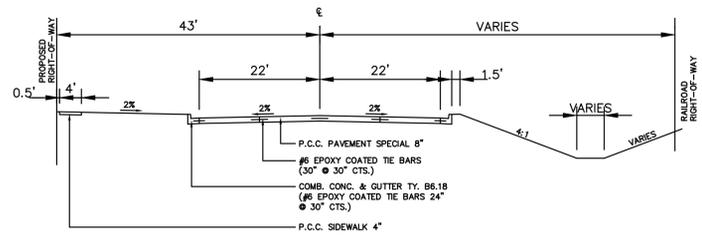
TYPICAL STREET CROSS SECTION
ALL STREETS EXCEPT HAMILTON ROAD



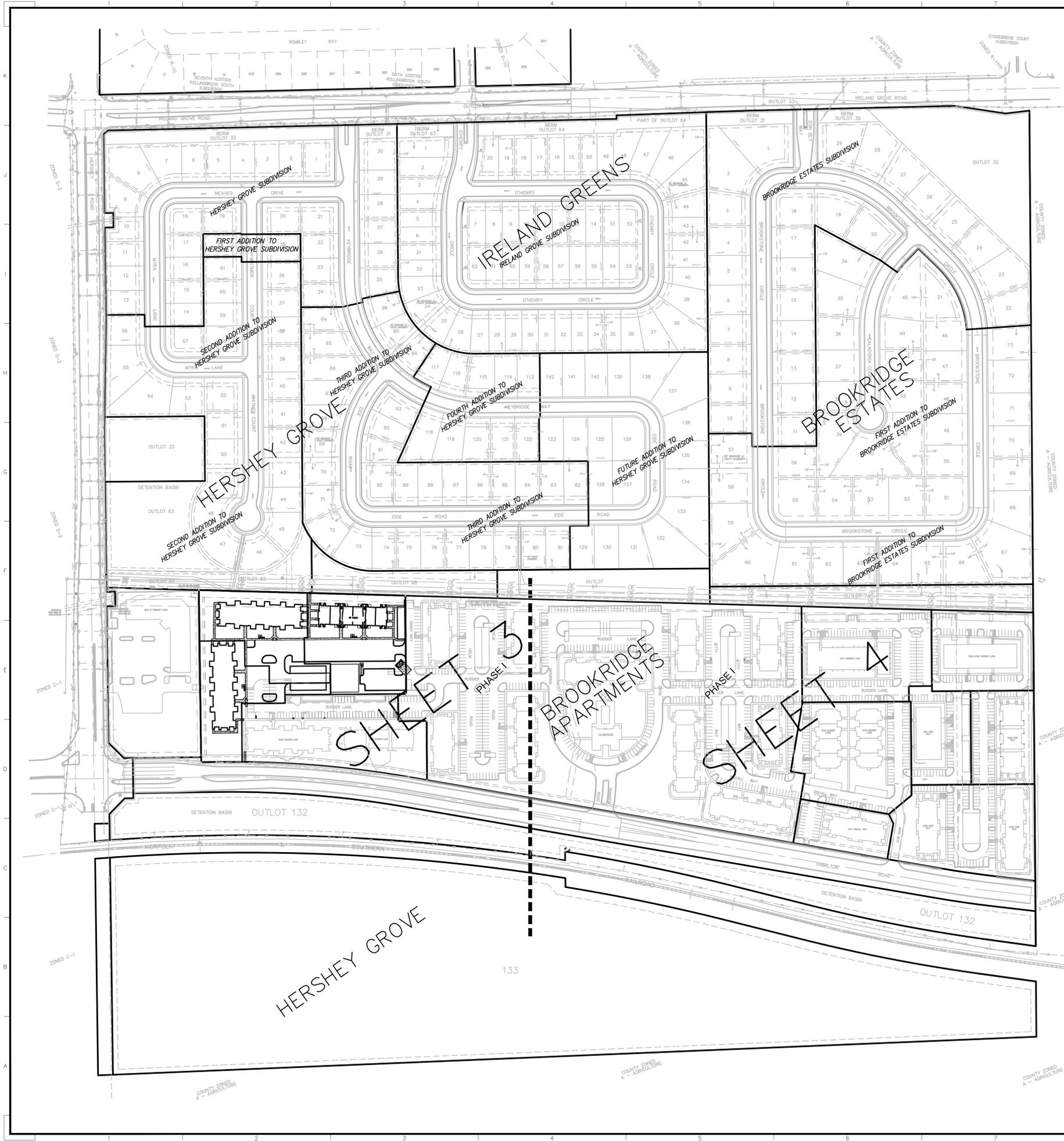
TYPICAL CROSS SECTION A-A



CROSS SECTION THROUGH SIGHT BERM



PROPOSED TYPICAL SECTION
HAMILTON ROAD
AT EAST PROPERTY LINE



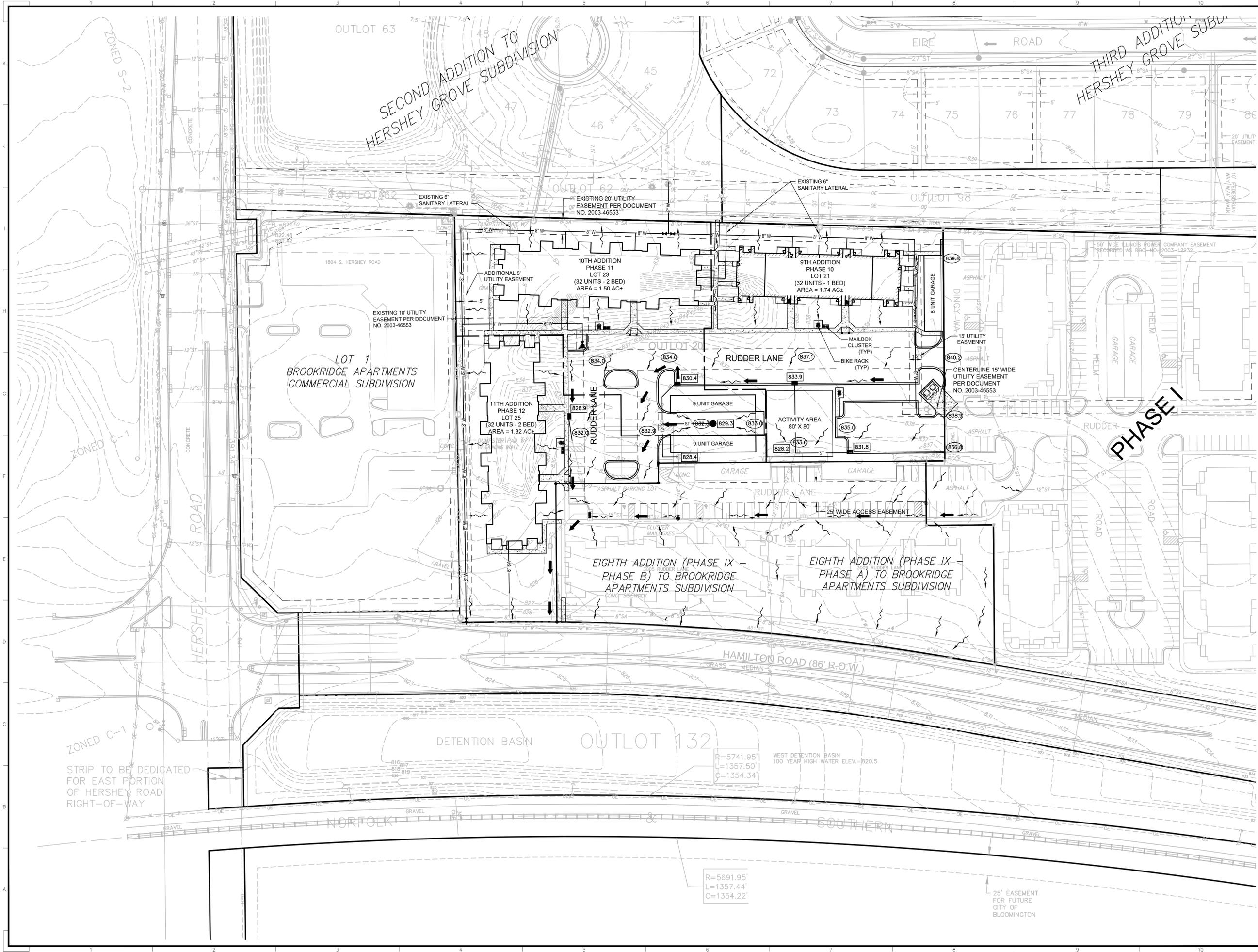
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Date:	2/15/02
Design/Drawn:	DJM/RLW
Approved:	DLA
Book No.:	2443
File No.:	24-6869

SHEET TITLE:
**HERSHEY GROVE SUBDIVISION
BLOOMINGTON, ILLINOIS
AMENDED KEY MAP**

SHEET NUMBER:

ISSUE #	Date	Description
1	4/23/02	PER D.J.M.
2	8/25/20	AMENDED PLAN



SCALE : 1" = 50'

Date:	2/15/02
Design/Drawn:	DJM/RLW
Approved:	DLA
Book No.:	2443
File No.:	24-6869

SHEET TITLE:
**HERSEY GROVE SUBDIVISION
BLOOMINGTON, ILLINOIS
AMENDED PRELIMINARY PLAN**

SHEET NUMBER:

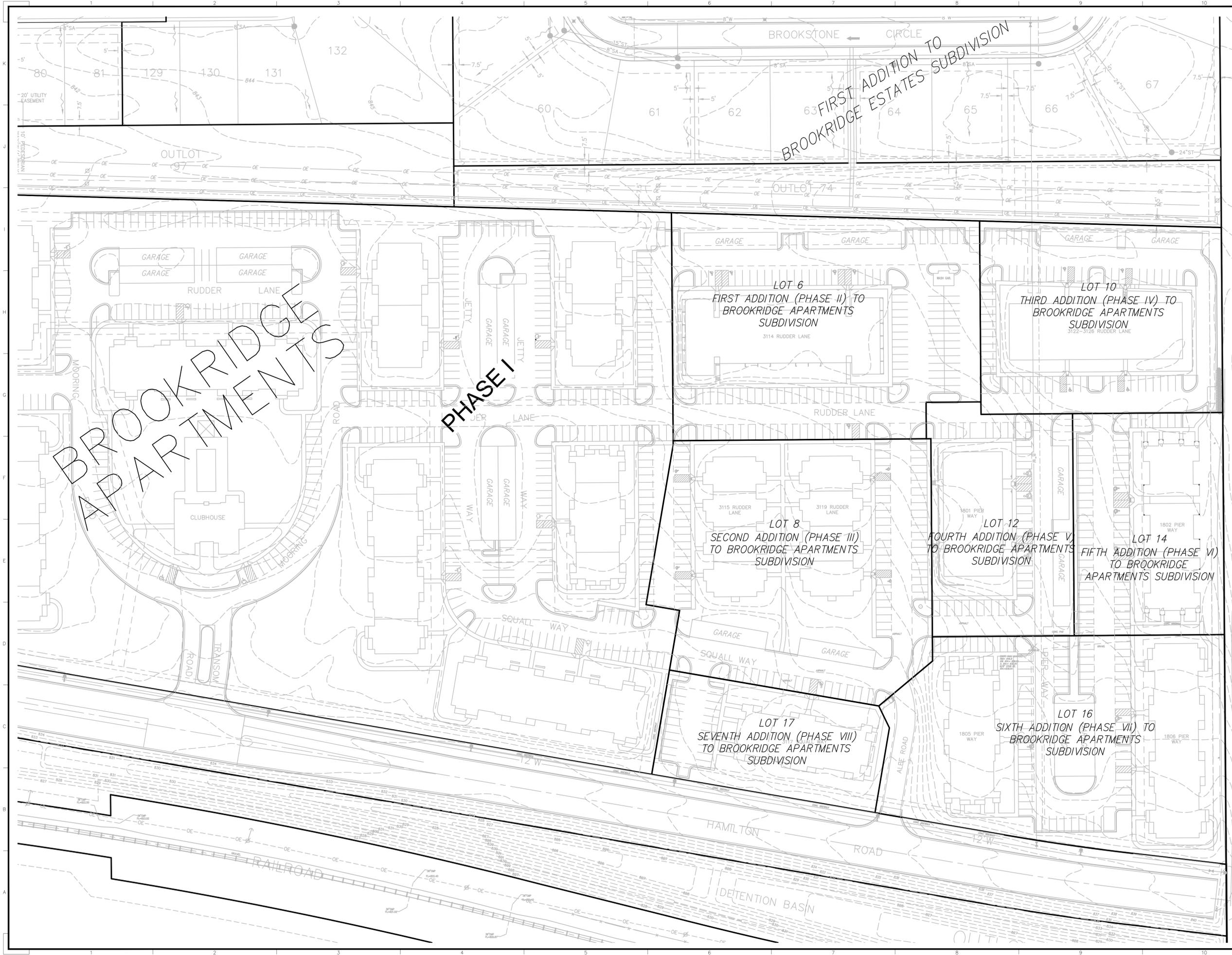
SHEET **3** OF **4**

Project No.: 101479

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ISSUE:

#	Date	Description
1	4/23/02	PER D.J.M.
2	8/25/20	AMENDED PLAN



SCALE : 1" = 50'

Date:	2/15/02
Design/Drawn:	DJM/RLW
Approved:	DLA
Book No.:	2443
File No.:	24-6869

SHEET TITLE:
**HERSHEY GROVE
SUBDIVISION
BLOOMINGTON, ILLINOIS**
**AMENDED
PRELIMINARY PLAN**

SHEET NUMBER:

SHEET 4 OF 4

Project No.: 101479

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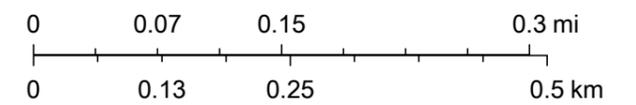
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- | | | | |
|----------------------------------|--|---|--|
| Parcels | B-2 Local Commercial District | M-2 General Manufacturing District | R-3A Multiple-Family Residence District |
| Bloomington | C-1 Office District | R-1A Single-Family Residence District | R-3B Multiple-Family Residence District |
| A Agricultural | D-1 Central Business District | R-1B Single-Family Residence District | R-4 Manufactured Home Park District |
| P-1 University District | D-2 Downtown Transition District | R-1C Single-Family Residence District | GAP-1 Estate House, Manor |
| P-2 Public Land and Institutions | D-3 Downtown Warehouse and Arts District | R-1H Single-Family Manufactured Home Residence District | GAP-2 House, Estate House, Manor |
| P-3 Airport District | M-1 Restricted Manufacturing District | R-2 Mixed Residence District | GAP-3 Iconic, House, Manor, Apt on corners |
| B-1 General Commercial District | | | |

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

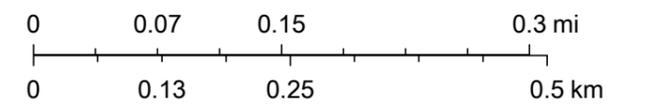
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Parcels

1:9,028



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

89335

A Public Hearing before the Bloomington Planning Commission will be held virtually on Wednesday, September 23, 2020 at 4:00 PM at 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 approval of a preliminary plan for the Hershey Grove Subdivision titled "Hershey Grove Subdivision Amended Preliminary Plan". The majority of the subdivision has already been built, the requested approval would allow for the redevelopment of approximately 4.56 acres of undeveloped property adjacent to Brookridge Apartments. The subject property is legally described as: Outlot 20 in the Eight Addition to Brookridge Apartments Subdivision in the City of Bloomington, McLean County Illinois according to the Plat recorded July

19, 2016 as Document No. 2016-13186 in the McLean County Recorder's Office (PIN: 21-13-152-004). The application is online at 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/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. Physical 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. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

Published: September 4, 2020



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

September 7, 2020

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, September 23, 2020 at 4:00 PM at 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 approval of a preliminary plan for the Hershey Grove Subdivision titled "Hershey Grove Subdivision Amended Preliminary Plan". The majority of the subdivision has already been built, the requested approval would allow for the redevelopment of approximately 4.56 acres of undeveloped property adjacent to Brookridge Apartments. A preliminary plan is a concept plan for the neighborhood layout. It will show where lot lines are planned, streets, sidewalks, utilities, and other public or private infrastructure.

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 subject property is legally described as: Outlot 20 in the Eight Addition to Brookridge Apartments Subdivision in the City of Bloomington, McLean County Illinois according to the Plat recorded July 19, 2016 as Document No. 2016-13186 in the McLean County Recorder's Office. PIN: 21-13-152-004.

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. 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. Members of the public may also attend the meeting at City Hall. Physical 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. The rules for physical attendance may be subject to change due to changes in law or to executive orders related to the COVID-19 pandemic occurring after delivery of this notice. Changes will be posted at www.cityblm.org/register.

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 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 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.

Sincerely,

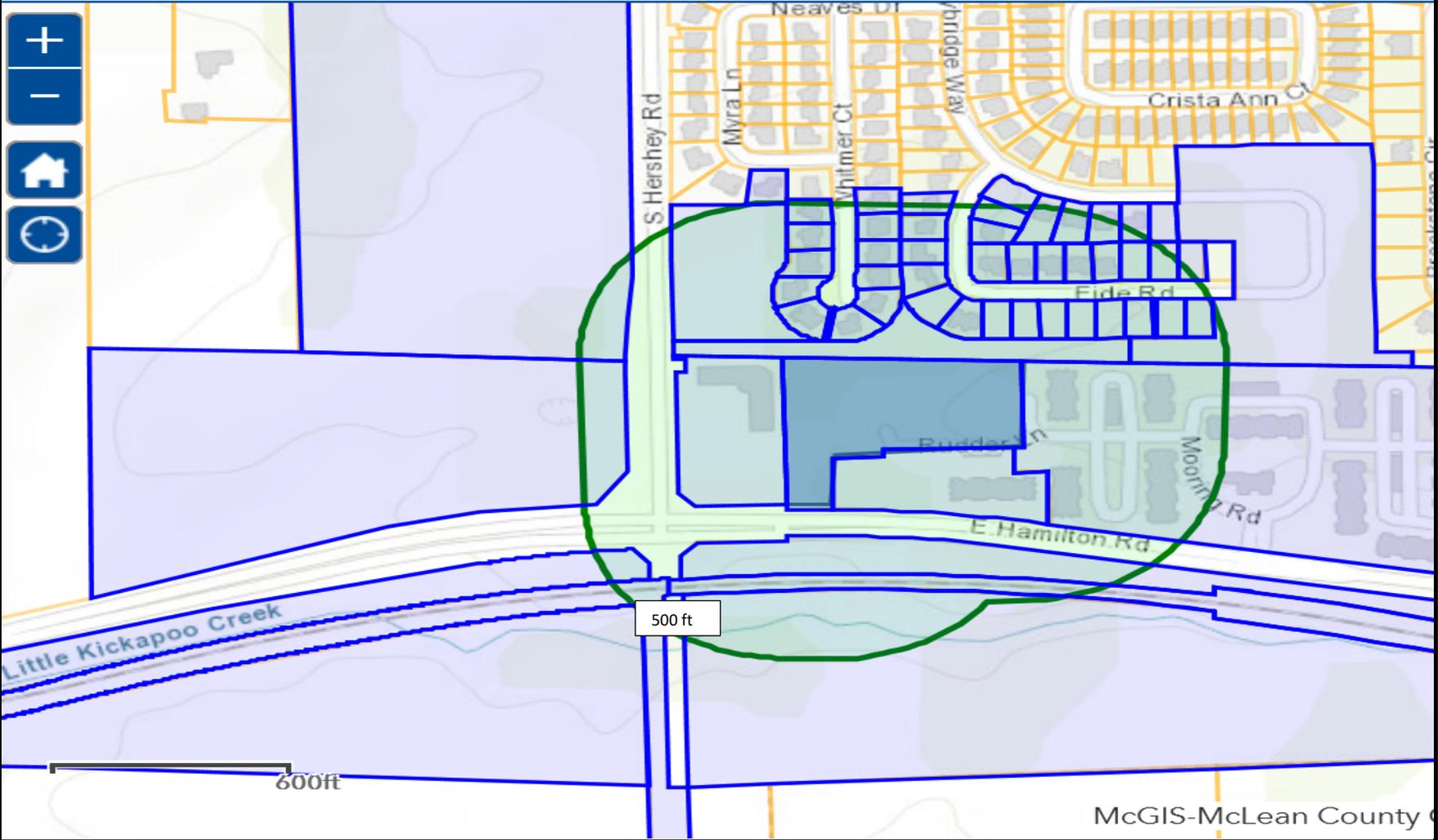
Planning Division staff

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

Public Hearing on Sept. 23, 2020 for approval of a Preliminary Plan



McLean County Public Notification



EMILY & RAFAEL OBENDIENTE LLORENS
1706 WHITMER CT
BLOOMINGTON, IL 61704

DUNLAP HOMES LLC
1724 EIDE RD
BLOOMINGTON, IL 61704

ANDREW DUNLAP
1724 EIDE RD
BLOOMINGTON, IL 61704

JANICE DAVENPORT
1722 EIDE RD
BLOOMINGTON, IL 61704

PATRICIA HABEGGER
1718 EIDE RD
BLOOMINGTON, IL 61704

STEWART & ANNETTE PEQUIGNOT
1720 EIDE RD
BLOOMINGTON, IL 61704

JEREMY & ANTONIO BACHELOR
1703 WHITMER CT
BLOOMINGTON, IL 61704

DONALD & PATSY EVERHART
1709 EIDE RD
BLOOMINGTON, IL 61704

BROOK RIDGE CENTER LLC
1 BRICKYARD DR
BLOOMINGTON, IL 61701

JERRY & NANCY SCHELFAUT
1705 WHITMER CT
BLOOMINGTON, IL 61704

BROOKRIDGE APARMENTS LLC
1 BRICKYARD DR
BLOOMINGTON, IL 61701

TIMOTHY & MEGUMI VANDERHOOF
1726 EIDE RD
BLOOMINGTON, IL 61704

SUNIL & HARINI SAGI
1704 WHITMER CT
BLOOMINGTON, IL 61704

STATE FARM MUTUAL AUTO INS
1 STATE FARM PLAZA
BLOOMINGTON, IL 61701

STEPHEN SNYDER
1 BRICKYARD DR
BLOOMINGTON, IL 61701

CATALINA & RICHARD DREW
1707 WHITMER CT
BLOOMINGTON, IL 61704

ADAM & GINGER L LARSON
1713 WHITMER COURT
BLOOMINGTON, IL 61704

BRIAN VANPAHN
1711 WHITMER CT
BLOOMINGTON, IL 61704

DORETTA IRWIN
13 BUCKHURST CIR
BLOOMINGTON, IL 61704

MILLARD & HELEN JORGENSON
1715 EIDE RD
BLOOMINGTON, IL 61704

MICHAEL & EWA MARTIN
1711 EIDE RD
BLOOMINGTON, IL 61704

SUNRISE LLC H IG
PO BOX 1549
BLOOMINGTON, IL 61702

DAVID GOURLEY
1617 MYRA LN
BLOOMINGTON, IL 61704

JOHN & SHERRY REED
1709 Whitmer Ct
BLOOMINGTON, IL 61704

RICHARD & WENDY KATO
1710 WHITMER CT
BLOOMINGTON, IL 61704

PHENUES BUSH
1708 WHITMER CT
BLOOMINGTON, IL 61704

DONALD & ALETA BATTY
1716 Eide Rd
BLOOMINGTON, IL 61704

SUL CHOI
1707 EIDE ROAD
BLOOMINGTON, IL 61704

MARTIN FEENEY
1705 EIDE RD
BLOOMINGTON, IL 61704

DENNIS & LUPITA TAYLOR
1706 Eide Rd
BLOOMINGTON, IL 61704

JOAN MARIE SPENCER
1701 KEYBRIDGE WAY
BLOOMINGTON, IL 61704

MICHELLE REED
1707 KEYBRIDGE WAY
BLOOMINGTON, IL 61704

HERSHEY GROVE LLC
1 BRICKYARD DR
BLOOMINGTON, IL 61701

FIRST MID AG SERVICES DEBORAH
FOREMAN TRUST
PO BOX 1607
BLOOMINGTON, IL 61702

MRUTUNJAYA & MINATI PANDA
1705 KEYBRIDGE WAY
BLOOMINGTON, IL 61704

HODDA MURAYWID
1709 KEYBRIDGE WAY
BLOOMINGTON, IL 61704

JAMES & CHERYL BENSON
1703 KEYBRIDGE WAY
BLOOMINGTON, IL 61704

**CITY OF BLOOMINGTON
 REPORT FOR THE
 PLANNING COMMISSION
 SEPTEMBER 23, 2020**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
Z-17-20	Southeast corner of PIN:22-09-476-002 (1.79 acres)	Rezone	Katie Simpson, City Planner
PETITIONER'S REQUEST:	Rezone the above referenced property from P-2, Public Land and Institutions to R-2 Mixed Residence District		
<i>Staff finds that the petitions meet the Zoning Ordinance's map amendment guidelines for the R-2 Mixed Residence District.</i>			

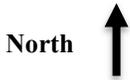
STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission take the following actions/pass the following motions:

- A. That the Planning Commission establish a finding of fact.
- B. That Planning Commission **recommend approval** of the rezoning of the southeast corner of PIN: 22-09-476-002 (1.79 acres)



Figure 1. The subject property is outlined with a black line.



NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on Friday, September 4, 2020. Notices were mailed to property owners within 500 feet and a large metal sign was placed on the property.

GENERAL INFORMATION

Owner and Applicant: Eastlake, LLC

PROPERTY INFORMATION

Existing Zoning: P-2 Public Lands and Institutions
Existing Land Use: Vacant/Agriculture
Property size: 1.79 acres
PIN: a portion of 22-09-476-002

Surrounding Zoning and Land Uses

<u>Zoning</u>	<u>Land Uses</u>
North: R-2 Mixed Residence District	North: Vacant/Farmland
East: Agriculture (unincorporated)	East: Farmland
South: Agriculture (unincorporated)	South: Farmland
West: R-2 Mixed Residence District	West: Vacant/Farmland

Analysis

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

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

PROJECT DESCRIPTION

Background: The subject property, approximately 1.79 acres, located is the southeast corner of the intersection of N2100 East Road and Ireland Grove Road. Ireland Grove Road has 1550 average vehicle trips daily and is under the city of Bloomington’s jurisdiction. The portions of N2100 East Rd that are adjacent to land incorporated into the city are also maintained by the city of Bloomington. The property is zoned P-2, Public Lands and Institutions and was annexed in 2006 when the surrounding first phases of development for the Grove at Kickapoo Creek Subdivision occurred. According to the zoning petition, the Developer’s original intention was to improve this area with a daycare center or similar use that complements the adjacent Benjamin Elementary School. The land has remained undeveloped and has been used for agricultural purposes. Additionally, much of the land contemplated in the original annexation agreement for this subdivision has yet to be annexed and developed.

Project Description: The applicant is requesting to rezone the subject property from P-2 to R-2 Mixed Residence District. The zoning amendment will allow for residential development and is consistent with the zoning north and west of the subject property. Originally, the Developer and the city intended on oversizing the public infrastructure that would serve this property and the development of property to the north. Changes in policy no longer encourage sprawl and

contemplate the fiscal impacts on the city related to oversizing utilities. As a result, the Developer is no longer incorporating oversized infrastructure in their plan for the area. The subject property will be accessed by a local road and served by an 8" Watermain and 6" Sanitary Sewer. Further, the city will not grant direct access to this property from Ireland Grove Road and N2100 East Rd due to its proximity to the intersection. The subject property will have to be accessed by a local road internal to the subdivision. The current zoning district permits uses that can have a larger impact on public infrastructure than uses permitted in the R-2 District. A list of permitted uses for both districts is attached to this memo.

Purpose and Intent

P-2 - Public Lands and Institutions District: The intent of this P-2 Public Lands and Institutions District is to allow for the establishment and maintenance of public uses, publicly regulated uses and private uses that display an inherent relationship to the public interest. The creation of such a district shall be provided for parcels of substantial size where such community serving uses are necessary in order that adequate community services may be rendered and where, through proper site selection and planning, such uses are compatible with the surrounding area.

R-2 Mixed Residence District: The R-2 Residence District is intended to accommodate development characterized by a mixture of housing types at a high single-family and a low multiple-family dwelling unit density. Densities of up to approximately 13 dwelling units per acre are allowed. This district allows for the conversion of dwelling units in older residential areas of mixed dwelling unit types in order to extend the economic life of these structures and allow owners to justify expenditures for repairs and modernization and serves as a zone of transition between lower density residential districts and residential districts that permit greater land use intensity and dwelling unit density

Link to Comprehensive Plan:

This property is identified in the Comprehensive Plan as "Emerging" area. The "Future Land Use" Map identifies the subject property as low density residential and the Development Priorities map shows the area as a Tier 1 Infill Redevelopment Priority.

FINDINGS OF FACT

The Zoning Ordinance has "*Zoning Map Amendment Guidelines*" and by states, "*In making its legislative determination to zone or rezone property, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:*

- 1. The suitability of the subject property for uses authorized by the existing zoning; the subject property has been vacant for over a decade. The existing zoning district allows for a mix of government and nonprofit uses like daycares, churches, food pantries, museums and schools, however the market demand for these uses no longer exists in this location. Further growth of the Grove Subdivision has slowed due to market changes, and the actual population is less than the anticipated population. The existing zoning is no longer adequate and encourages uses that could have a larger impact on public infrastructure. **The standard is met.***
- 2. The length of time the property has remained vacant as zoned considered in the context of land development in the area; The land has been vacant since its annexation in 2006. **The***

standard is met.

3. *The suitability of the subject property for uses authorized by the proposed zoning; The subject property is adjacent to other residential districts and the Comprehensive Plan identifies this property as low density residential district. The proposed zoning aligns with the Future Land Use map in the Comprehensive Plan. **The standard is met.***
4. *The existing land uses and zoning of nearby property; the proposed zoning is compatible with the surrounding zoning districts and uses. **The standard is met.***
5. *Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application; The P-2 District permits uses, like multifamily housing or schools, that can have a larger impact on public infrastructure such as roads, sewer and water. The proposed zoning district will allow for lower density housing which will have a lower impact on the subject property, surrounding properties, public infrastructure, and the waterways. **The standard is met.***
6. *The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification; the proposed residential use will be served by a local road. Access at the intersection of Ireland Grove Road and N.2100 East Rd is restricted, and the proposed zoning classification allows for uses that will generate fewer traffic trips. The proposed existing classification allows uses that will generate more traffic and could negatively impact the adjacent residential uses. **The standard is met.***
7. *The extent to which the proposed amendment is consistent with the need to minimize flood damage and the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area; The proposed residential zoning district will generate uses with less impervious surface area. The proposed zoning classification minimizes storm water and impacts on adjacent uses and the local watershed. **The standard is met.***
8. *The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonable supplied to serve the uses permitted in the proposed zoning classification; the subdivision is served by city services and Unit 5 schools. The proposed infrastructure is adequate for the proposed development and the residential zoning classification. **The standard is met.***
9. *The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Code as set forth in 17-1 herein; The R-2 Zoning District allows for lower density uses and uses that generate a lower impact on the surrounding properties and surrounding environment. The zoning amendment promotes the health, safety and welfare of the surrounding neighborhood and encourages the development of housing for Bloomington residents. **The standard is met.***
10. *The extent to which property values are diminished by the particular zoning restriction;*

The existing zoning district allows for uses that may not be ideal adjacent to residential uses such as a commercial parking lot. Further, the existing zoning promotes uses that can generate more traffic and greater impacts on public infrastructure. **The standard is met.**

11. *The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public;* the map amendment will allow for low density housing and should not negatively impact surrounding residential property values. **The standard is met.**

12. *Whether a comprehensive plan for land use and development exists, and whether the ordinance is in harmony with it;* The proposed zoning classification of R-2 matches anticipated development pattern represented on the City's Future Land Use Map in the Comprehensive Plan. **The standard is met.**

13. *And whether the City needs the proposed use;* The proposed zoning district aligns with the Future Land Use Map of the City's Comprehensive Plan and promotes development of a Tier 1 Infill Priority. **The standard is met.**

STAFF RECOMMENDATION: Staff finds the application meets the standards for a map amendment. Staff recommends that **Planning Commission recommend approval of the rezoning of the southeast portion of PIN: 22-09-476-002 (1.79 acres) from P-2 Public Lands and Institutions to R-2, Mixed Residence District.**

Respectfully submitted,
Katie Simpson, City Planner

Attachments:

- Draft Ordinance
- Petitions for Zoning Map Amendment
- List of Permitted Uses in the P-2 and R-2 Districts
- Aerial Map
- Zoning Map
- Newspaper Notice and Neighborhood Notice w/Map and Notification Mailing List

Ordinance NO. 2020 -

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF PIN: 22-09-476-002, APPROXIMATELY 1.79 ACRES, FROM P-2 PUBLIC LANDS AND INSTITUTIONS TO R-2 MIXED RESIDENCE DISTRICT

WHEREAS, there was heretofore filed with the Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting to rezone the property commonly described as our southeast corner of PIN: 22-09-476-002, legally described in Exhibit A and hereinafter referred to as "Property", which is attached hereto and made part hereof by this reference; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said petition to rezone the Property from P-2 Public Lands and Institutions District to R-2 Mixed Residence District and adopted findings of fact on the same; and

WHEREAS, the Bloomington Planning Commission found the petition to comply with the findings of fact guided by those purposes, standards and objectives of the City Code as set forth in Chapter 44 Division 17-6, E2; and

WHEREAS, following said public hearing, the Planning Commission recommended approval of rezoning of the Property and zoning map amendment to R-2 Mixed Residence District; and

WHEREAS, the City Council is authorized to adopt this Ordinance and approve the petition to rezone said Property.

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

1. The above recitals are incorporated into and made a part of this ordinance as though fully set forth herein.
2. That the petition requesting to rezone the property commonly described as 808 S Morris Ave., legally described in Exhibit A which is attached hereto and made part hereof by this reference, from P-2 Public Lands and Institutions District to R-2 Mixed Residence District is hereby approved.
3. That his Ordinance shall be in full force and effective as the time of its passage.

Passed on this _____ day of September 2020.

Approved on this _____ day of September 2020.

CITY OF BLOOMINGTON:

ATTEST:

Tari Renner, Mayor

Leslie Smith-Yocum, City Clerk

EXHIBIT A

Legal Description

southeast corner of PIN: 22-09-476-002

A part of the Southeast Quarter of Section 9, Township 23 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Southeast Corner of said Southeast Quarter. From said Point of Beginning, thence north 887.10 feet along the East Line of said Southeast Quarter which forms an angle of $88^{\circ}-59'-01''$ as measured from west to north with the South Line of said Southeast Quarter to the Southeast Corner of a 7.50 acre parcel of land conveyed to Rebecca Fish-White by deeds recorded December 7, 2005 as Document No. 2005-36869 and 2005-36870 in the McLean County Recorder's Office; thence east 494.04 feet along the South Line of said parcel of land which forms an angle to the right of $90^{\circ}-00'-00''$ with the last described course to the Northeast Corner of Benjamin School Subdivision according to the plat recorded May 1, 2009 as Document No. 2009-12863 in said Recorder's Office; thence south 878.34 feet along the East Line of said Benjamin School Subdivision which forms an angle to the right of $90^{\circ}-00'-00''$ with the last described course to the South Line of said Southeast Quarter; thence east 494.11 feet along said South Line of the Southeast Quarter which forms an angle to the right of $91^{\circ}-00'-59''$ with the last described course to the Point of Beginning, containing 10.011 acres, more or less.

PETITION FOR ZONING MAP AMENDMENT

State of Illinois)
) ss.
County of McLean)

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

NOW COMES Eastlake, L.L.C., an Illinois limited liability company, hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents, receiver, executor (executrix), trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of P-2 (Public Lands and Institutions District), under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That the present zoning on said premises is inappropriate due to the area in question having changed such that said present zoning is no longer contributing to the public welfare;
4. That your petitioner(s) hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the R-2 (Mixed Residence District) zoning district classification;
5. That said requested zoning classification is more compatible with existing uses and/or zoning of adjacent property than the present zoning of said premises; and
6. That said requested zoning classification is more suitable for said premises and the benefits realized by the general public in approving this petition will exceed the hardships imposed on your petitioner(s) by the present zoning of said premises.

WHEREFORE, your petitioner(s) respectfully pray(s) that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended by changing the zoning classification of the above-described premises from P-2 (Public Lands and Institutions District) to R-2 (Mixed Residence District).

Respectfully submitted,
Eastlake, L.L.C., an Illinois limited
liability company

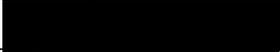
By: 
Thomas Armstrong
President

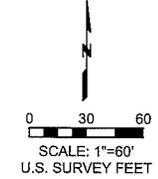
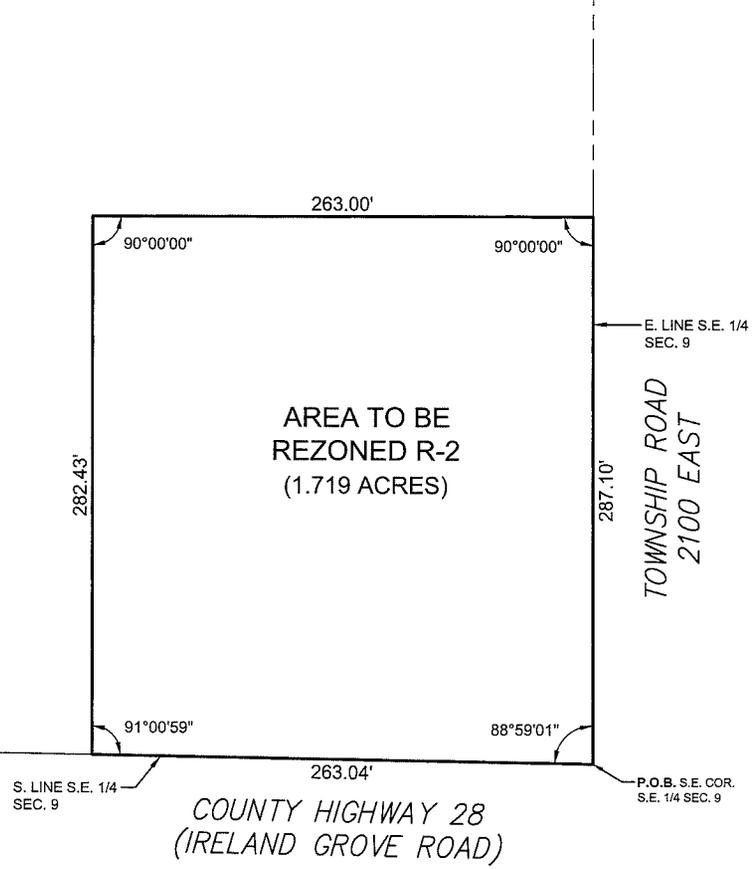
EXHIBIT A
Description of Property

A part of the Southeast Quarter of Section 9, Township 23 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Southeast Corner of said Southeast Quarter. From said Point of Beginning, thence north 887.10 feet along the East Line of said Southeast Quarter which forms an angle of $88^{\circ}-59'-01''$ as measured from west to north with the South Line of said Southeast Quarter to the Southeast Corner of a 7.50 acre parcel of land conveyed to Rebecca Fish-White by deeds recorded December 7, 2005 as Document No. 2005-36869 and 2005-36870 in the McLean County Recorder's Office; thence east 494.04 feet along the South Line of said parcel of land which forms an angle to the right of $90^{\circ}-00'-00''$ with the last described course to the Northeast Corner of Benjamin School Subdivision according to the plat recorded May 1, 2009 as Document No. 2009-12863 in said Recorder's Office; thence south 878.34 feet along the East Line of said Benjamin School Subdivision which forms an angle to the right of $90^{\circ}-00'-00''$ with the last described course to the South Line of said Southeast Quarter; thence east 494.11 feet along said South Line of the Southeast Quarter which forms an angle to the right of $91^{\circ}-00'-59''$ with the last described course to the Point of Beginning, containing 10.011 acres, more or less.

P.I.N. 22-09-476-002

ZONING PLAT

PART OF SE 1/4 SECTION 9, TOWNSHIP 23 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN
CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS



Description of Property to be Re-zoned R-2

A part of the Southeast Quarter of Section 9, Township 23 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Southeast Corner of said Southeast Quarter. From said Point of Beginning, thence north 287.10 feet along the East Line of said Southeast Quarter; thence west 263.00 feet along a line which forms an angle to the right of 90°-00'-00" with the last described course; thence south 282.43 feet along a 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 Southeast Quarter; thence east 263.04 feet along said South Line which forms an angle to the right of 91°-00'-59" with the last described course to the Point of Beginning.

Part of P.I.N. 22-09-476-002

S.E. 1/4 SEC. 9, T23N., R3E., 3RD P.M.

dmuntz | s:\2020\0201190.00 - Grove Kickapoo Creek Bth Addition\Survey\07_Drawings\Cove Bth Zoning Plat 11x17.dwg | 8/5/2020 7:28 AM

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

GROVE ON KICKAPOO CREEK
BLOOMINGTON, ILLINOIS
ZONING PLAT

PROJECT NO.:	0201190.00
DRAWN:	DJM
REVIEWED:	BAB
DATE:	8-5-20

Petition for Zoning Map Amendment: Further Information

- (a) The suitability of the subject property for uses authorized by the existing zoning;

While the parcel is suitable for the existing zoning, it is unlikely to be utilized for P-2 purposes.

- (b) The length of time the property has remained vacant as zoned considered in the context of land development in the area;

The property has been zoned P-2 since 2006, which occurred during annexation of the property to the City of Bloomington. At the time of annexation, it was anticipated that this property would provide daycare, or related services, due to its proximity to Benjamin Elementary School, which was opened in 2010.

Notwithstanding those initial intentions, the property has never been developed for P-2 purposes, and has remained unimproved land utilized for agricultural purposes. There is no current interest in developing the property for its original, intended, purpose.

- (c) The suitability of the subject property for uses authorized by the proposed zoning;

This property is adjacent to property zoned R-2, which is consistent with further development of the property for single-family homes.

- (d) The existing land uses and zoning of nearby property;

The property to the north is zoned R-2 (Mixed Residential District); the property to the west is zoned R-2 (Mixed Residential District); the properties to the south and east are zoned A (Agriculture).

- (e) Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application;

There is presently a need for additional housing in the local market. The current zoning of P-2 (Public Lands and Institutions District) allows for provision of public uses, including attached single-family, and multiple-family, dwellings. R-2 would provide for lower density housing, and is consistent with properties to the North and West. As such, there is no anticipated hardship to the public. To the contrary, this zoning provides the opportunity for additional housing, presently needed in the marketplace, utilization of existing infrastructure, and additional tax base for taxing bodies, while reducing density.

- (f) The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification;

Access to the parcel is available from 1200 North Road. However, it is anticipated that additional access will be provided as part of development of this, and adjacent, property.

(g) The extent to which the proposed amendment is inconsistent with the need to minimize flood damage and that the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area;

The proposed amendment is not inconsistent with the need to minimize flood damage. The existing zoning would anticipate a lower density and additional green space, from what is available in the current zoning classification.

(h) The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification;

The same services required to serve a P-2 zoning classification use, would be required for R-2 zoning district use. These are the same services already provided to adjacent properties, and to the R-2 zoned property anticipated for further development. While development of this parcel may increase use of existing services, it will not increase said services beyond those previously contemplated as a result of further development.

(i) The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Code as set forth in 17-1 herein;

The proposed amendment is consistent with the public interest. While rezoning acknowledges a change in use, it is consistent with public need for additional single-family housing and reduces density available in the P-2 zoning district.

(j) The extent to which property values are diminished by the particular zoning restriction;

Property values should not be detrimentally affected by rezoning the property from P-2 to R-2. In fact, property values should be enhanced by reduced density adjacent to existing property zoned R-2.

(k) The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public;

There is no anticipated destruction of property values.

(l) Whether a comprehensive plan for land use and development exists, and whether the ordinance is in harmony with it;

A comprehensive plan for land use and development exists for the City of Bloomington. The proposed zoning map amendment is not inconsistent with that plan.

(m) Whether the City needs the proposed use.

The local real estate market is seeing inadequate availability of single-family housing. Providing additional single-family housing utilizes existing infrastructure in a less urban environment.

§ 44-702. [Ch. 44, 7-2] Permitted uses.

Refer to Article XVI, Definitions, for clarity on the uses listed.

A. Land uses. Uses are allowed in the Public Interest Districts in accordance with Table 702A. The following key is to be used in conjunction with the Use Table.

- (1) Permitted uses. A "P" indicates that a use is considered permitted within that district as of right subject to compliance with all other requirements of this Code.
- (2) Special uses. An "S" indicates that a use is permitted, though its approval requires review by the City Council as required in Article XVII, subject to compliance with all other requirements of this Code and contingent upon conditions of approval which may be imposed by the City.
- (3) Uses not permitted. A blank space or the absence of the use from the table indicates that the use is not permitted within that district.
- (4) Use regulations. Many allowed uses, whether permitted by right or as a Special Use, are subject to compliance with Article XVII.
- (5) Unlisted uses. If an application is submitted for a use not listed, the Zoning Enforcement Officer shall make a determination as to the proper zoning district and use classification for the new or unlisted use. If no permitted or special use is similar in character, intensity, and operations to that of the proposed use, a text amendment may be initiated pursuant to Article XVII to establish parameters for permitting such use within the City of Bloomington.

B. Allowed Uses Table.

Table 702A: Public Interest Districts - Permitted and Special Uses				
	P-1	P-2	P-3	Reference
Agricultural				
Agricultural		P	P	
Apiary, Beekeeping	S	S	S	§ 44-1005
Forestry		P	P	
Horticultural Services			P	
Urban Agriculture	S	P	P	
Urban Garden	P	P	P	
RESIDENTIAL				

Table 702A: Public Interest Districts - Permitted and Special Uses				
	P-1	P-2	P-3	Reference
Household Living				
Dwelling Unit, Single-Family	P			
Dwelling Unit, Single-Family Attached	P	P		
Dwelling Unit, Two-Family	P			
Dwelling Unit, Multiple-Family	P	P		
Group Living				
Agency Supervised Homes	P	S		§ 44-1019
Agency-Operated Family Homes	P	P		§ 44-1019
Agency-Operated Group Homes		P		§ 44-1019
Barracks		P		§ 44-1019
Convents, Monasteries		P		§ 44-1019
Dormitories	P	P		§ 44-1019
INSTITUTIONAL				
Education				
Pre-schools	P	P		
Schools, public and private	P	P		
Boarding Schools	P	P		
Business and Trade Schools	P			
College and University Classrooms	P			
College and University Facilities	P			
Government				
Animal Detention Facilities, w/o outdoor exercise area		P ¹		
Animal Detention Facilities, with outdoor exercise area		S		§ 44-1004
Courthouses		P		
Government Services and Facilities	P	P	P	

Table 702A: Public Interest Districts - Permitted and Special Uses				
	P-1	P-2	P-3	Reference
Military Bases, Depots, Communication Facilities		P	P	
Police Stations, Fire Stations	P	P	P	
Adult Detention Facility, accessory and attached to Police Station		S		
Religious				
Place of Worship	P ²	P ²		
Cemetery and Columbarium		P		§ 44-1010
Health				
Ambulatory Surgical Treatment Center	P			
Hospital or Medical Center	S	S		
Residential-Type				
Adult and Juvenile Detention Facilities		S		
Domestic Violence Shelter	P			
Home for the Aged		S		§ 44-1019
Other Institutional, Cultural				
Clubs and Lodges	P	S	P	§ 44-1012
Food Pantry	P	P		§ 44-1018
Libraries	P	P	P	
Museums and Cultural Institutions	P	P	P	
Zoos		P ¹		
RECREATIONAL				
Country Clubs, Golf Clubs, Golf Courses	S	P	P	§ 44-1016
Community Center	P	P	P	§ 44-1013
Fairgrounds, Agricultural Exhibits		S		§ 44-1017
Parks and Recreation Facilities	P	P	P	
Swimming Clubs	S		S	
Swimming Pools, Community	P	P		§ 44-1032

Table 702A: Public Interest Districts - Permitted and Special Uses				
	P-1	P-2	P-3	Reference
COMMERCIAL				
Aircraft and Automotive				
Aircraft Sales and Service			P	
Vehicle Fueling Station			S	
Vehicle Rental Service			P	
Vehicle Storage			P	
Entertainment and Hospitality				
Commercial Recreation Facilities	P			
Entertainment and Exhibition Venues	P	P ¹		
Sports and Fitness Establishments	P	S	P	§ 44-1013
Theaters and Auditoriums	P			
Lodging				
Bed-and-breakfast Establishments	S			§ 44-1007
Boarding and Rooming Houses	P			§ 44-1019
Hotel or Motel	S			§ 44-1021
Offices				
Financial Services			P ³	
General Offices, Business or Professional			P	
Medical or Dental Office or Clinic	P			§ 44-1024
Printing, Copying and Mailing Services	P		P	
Recording and Broadcast Studios			P	
Personal Services				
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.				
Instructional Studios	P	S		

Table 702A: Public Interest Districts - Permitted and Special Uses				
	P-1	P-2	P-3	Reference
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.		S ⁴	P ³	
Day-care centers	P	S	P ³	
Retail and Service				
Bars, Taverns, Nightclubs			P ³	
Catering Services	P		P	
Drug Stores and Pharmacies	P		P ³	
Mobile Food and Beverage Vendor	P	P	P	§ 44-1027
Restaurants, Cafeterias	P		P ³	
Retail Sales, General			P ³	
Specialty Food Shops			P ³	
INDUSTRIAL				
Manufacturing and Production, Light				
Electronics Assembly Plants			P	
Trade and Construction Services			P ³	
Wholesaling, Distribution and Storage Facilities			P	
Storage and Equipment Yards				
Aircraft Storage			P	
Composting Facility		P		
Marine Craft Storage, Marinas			P	
Mini Warehouses			P	§ 44-1026
Parking Lot, Commercial	P	P	P	
Petroleum Products Storage			P	
Transportation				
Airports and Landing Fields			P	§ 44-1003
Airport Passenger Terminals			P	

Table 702A: Public Interest Districts - Permitted and Special Uses				
	P-1	P-2	P-3	Reference
Bus and Taxi Passenger Terminals	P		P ³	
Heliports, Heliport Terminals			P	
Rail Passenger Terminals			P ³	
Utilities				
Commercial Solar Energy Conversion Facilities	P	P	S	§ 44-1031
Electricity or Natural Gas Production Plant			S	
Private Solar Energy Conversion Facilities	P	P	P	§ 44-1031
Private Wind Energy Conversion Facilities	P	P		§ 44-1036
Public or Private Utility Facility, Minor	P	P	P	
Radio, Television Stations-Towers	P			
Wireless Communication Facilities	P ⁵	S	P ⁵	§ 44-1037

Notes:

1. A Special Use is required when the use adjoins a Residential District boundary line.
2. Maximum permitted height is 45 feet or three stories, whichever is lower.
3. The use is allowed only when located within an Airport Passenger Terminal.
4. The use is permitted only within a multiple-family building. The maximum permitted floor area for the use is 1,000 square feet.
5. The use is permitted as a principal use provided that the maximum height of the Wireless Communication Facility shall not exceed one foot for each two feet that such Telecommunication Antenna Facility is set back from Protected Residential Property.

§ 44-402. [Ch. 44, 4-2] Residential districts - permitted and special uses.

Refer to Article XVI, Definitions, for clarity on the uses listed.

A. Land uses. Uses are allowed in the Residential Districts in accordance with Table 402A. The following key is to be used in conjunction with the Use Table.

- (1) Permitted uses. A "P" indicates that a use is considered permitted within that district as of right subject to compliance with all other requirements of this Ordinance.
- (2) Special uses. An "S" indicates that a use is permitted, though its approval requires review by the City Council as required in Article XVII, subject to compliance with all other requirements of this Code and contingent upon conditions of approval which may be imposed by the City.
- (3) Uses not permitted. A blank space or the absence of the use from the table indicates that the use is not permitted within that district.
- (4) Use regulations. Many allowed uses, whether permitted by right or as a Special Use, are subject to compliance with Article XVII.
- (5) Unlisted uses. If an application is submitted for a use not listed, the Zoning Enforcement Officer shall make a determination as to the proper zoning district and use classification for the new or unlisted use. If no permitted or special use is similar in character, intensity, and operations to that of the proposed use, a text amendment may be initiated pursuant to Article XVII to establish parameters for permitting such use within the City of Bloomington.

B. Allowed Uses Table.

Table 402A: Residential Districts - Permitted and Special Uses									
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	Reference
Agricultural									
Apiary/Bee Keeping	P	P	P	P	P	P	P	P	§ 44-1005
Chicken Keeping	S	S	S	S	S	S	S	S	§ 44-1011
Urban Agriculture						S	S		
Urban Garden			P	P	P	P	P	P	
RESIDENTIAL									

Table 402A: Residential Districts - Permitted and Special Uses									
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	Reference
Household Living									
Dwelling Unit, Single-Family	P	P	P	P	P	P	P		
Dwelling Unit, Single-Family Attached					S	P	P		
Dwelling Unit, Two-Family			S	S	P	P	P		
Dwelling Unit, Multiple-Family					S	P	P		
Manufactured Homes				P				P	
Mobile Homes								P	
Dwelling Unit, Accessory									
Live/Work Unit							S		
Group Living									
Agency Supervised Homes			P	P		S	S		§ 44-1019
Agency-Operated Family Homes	P	P	P	P	P	P	P		§ 44-1019
Agency-Operated Group Homes					S	P	P		§ 44-1019
Convents, Monasteries					S	S	P		§ 44-1019
Dormitories					S	S	P		§ 44-1019
Group Homes for Parolees	S	S	S	S	S	S	S	S	§ 44-1019
INSTITUTIONAL									
Education									
Pre-schools	S	S	S		S	S	S	S	
Government									
Government Services and Facilities	P	P	P		P	P	P	P	
Police Stations, Fire Stations	P	P	P		P	P	P	P	
Religious									
Place of Worship	S ¹								
Cemetery and Columbarium	S	S	S	S	S	S	S	S	§ 44-1010
Residential-Type									
Domestic Violence Shelter					P	P	P		

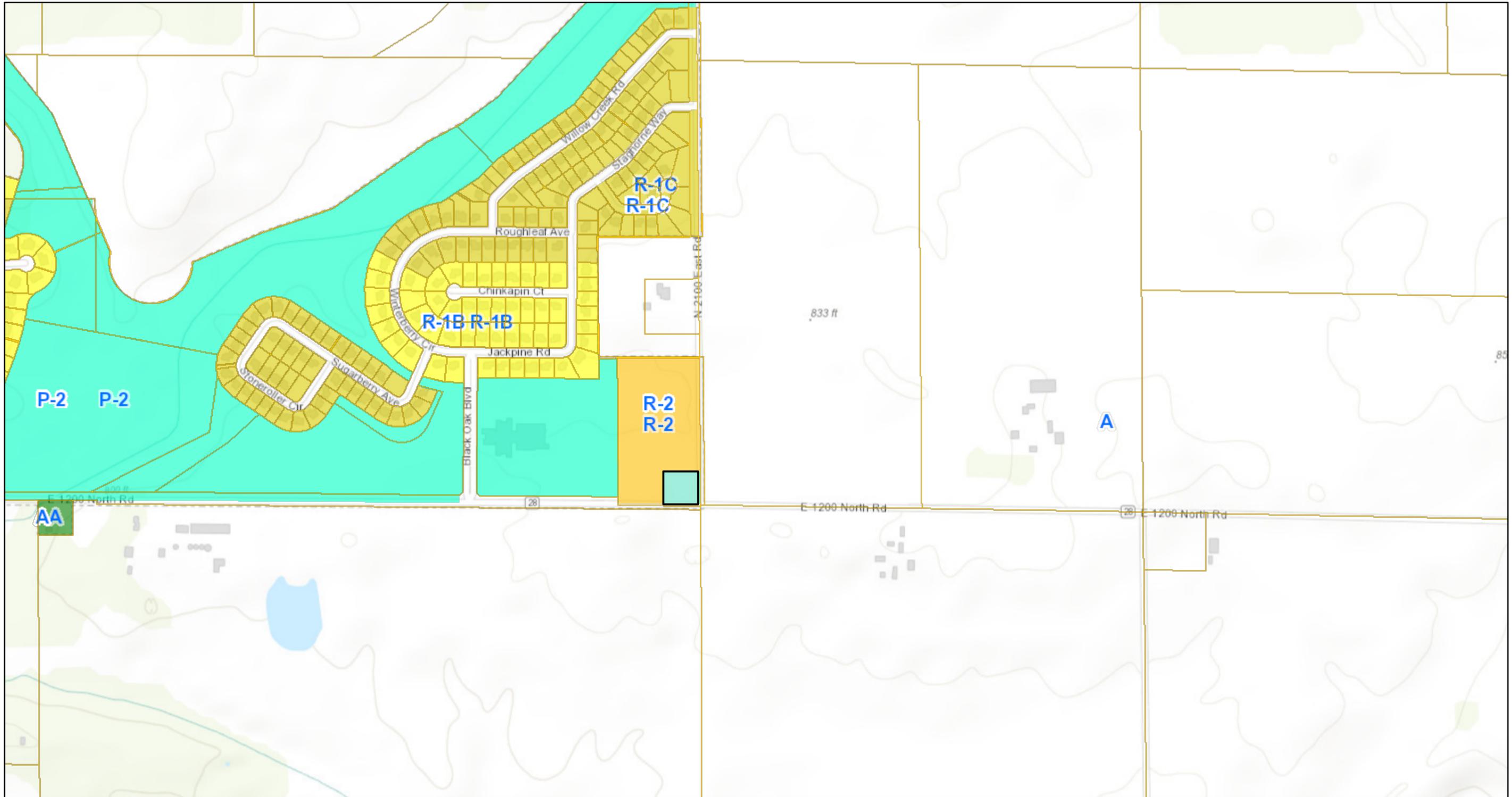
Table 402A: Residential Districts - Permitted and Special Uses									
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	Reference
Home for the Aged						S	S		§ 44-1019
Other Institutional, Cultural									
Clubs and Lodges							S		
Food Pantry							S		§ 44-1018
RECREATIONAL									
Country Clubs, Golf Clubs, Golf Courses	S	S	S	S	S	S	S	S	§ 44-1012
Community Center						S	S	S	§ 44-1013
Parks and Recreation Facilities	P	P	P	P	P	P	P	P	
Swimming Clubs						S	S	S	
Swimming Pools, Community	S	S	S	S	S	S	S	S	§ 44-1032
COMMERCIAL									
Entertainment and Hospitality									
Sports and Fitness Establishments						S	S	S	§ 44-1013
Lodging									
Bed-and-breakfast Establishments						S	S		§ 44-1007
Boarding and Rooming Houses					S	S	P		§ 44-1019
Offices									
Medical or Dental Office or Clinic							S		§ 44-1024
Medical Laboratory							S		
Personal Services									
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.							S ²	S ²	
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.							S ²	S ²	
Day-care centers	S	S	S	S	S	S	S	S	

Table 402A: Residential Districts - Permitted and Special Uses									
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	Reference
Retail and Service									
Drug Stores and Pharmacies							S ²	S ²	
Grocery Stores, Supermarkets							S ²	S ²	
INDUSTRIAL									
Utilities									
Public or Private Utility Facility, Minor	P	P	P		P	P	P	P	
Private Solar Energy Conversion Facilities	P	P	P		P	P	P	P	§ 44-1031
Wireless Communication Facilities	S	S	S		S	S	S	S	§ 44-1037

Notes:

1. Maximum permitted height is 45 feet or three stories, whichever is lower.
2. The use shall be located within a building containing multiple-family or office uses in the R-3B District and shall not be permitted within a Mobile Home or Dwelling Unit in the R-4 District. The maximum permitted floor area is 1,600 square feet for Clothing Care; 1,000 square feet for Personal Care or 5,000 square feet for Drug Stores, Pharmacies, and Grocery Stores

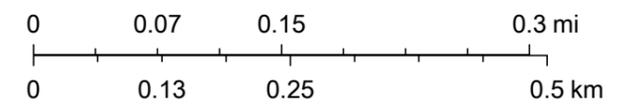
Zoning Map_Z-17-20



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- | | | | | | | |
|---------|-----------|---------|--------|------|----------------------------------|--|
| Parcels | R-2 | B-2 | R | C-MT | R-2 | B-2 Local Commercial District |
| Downs | R-3 | M-1 | Colfax | C-PD | Bloomington | C-1 Office District |
| AG | Lexington | Danvers | AG | C-SC | A Agricultural | D-1 Central Business District |
| C-1 | O-1 | C | C | C-V | P-1 University District | D-2 Downtown Transition District |
| C-2 | R-1 | GOV | C-CH | M | P-2 Public Land and Institutions | D-3 Downtown Warehouse and Arts District |
| PUBLIC | R-2 | I | C-FD | R-1 | P-3 Airport District | M-1 Restricted Manufacturing District |
| R-1 | B-1 | O | C-ML | | B-1 General Commercial District | |

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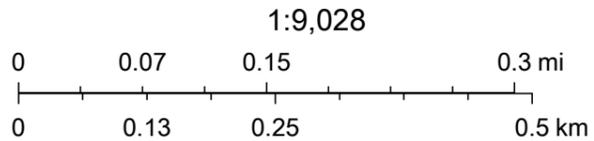
City of Bloomington, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User

Aerial Map_Z-17-20



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 Parcels



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

89356

A Public Hearing before the Bloomington Planning Commission will be held virtually on Wednesday, September 23, 2020 at 4:00 PM at www.cityblm.org/live on applications submitted by Eastlake, LLC to 1) approve a second amendment to the preliminary plan for the Grove on Kickapoo Creek Subdivision (located north of Ireland Grove Road and west of N2100 East Rd, adjacent to Benjamin Elementary School) and 2) To rezone the southeast portion (approximately 1.01 acres) of parcel 22-09-476-002 from P-2 (Public Lands & Institutions District) to R-2 (Mixed Residence District). The land included in the preliminary plan is 10.01 acres and is legally described as:

A part of the Southeast Quarter of Section 9, Township 23 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Southeast Corner of said Southeast Quarter. From said Point of Beginning, thence north 887.10 feet along the East Line of said Southeast Quarter which forms an angle of 88°-59'-01" as measured from west to north with the South Line of said Southeast Quarter to the Southeast Corner of a 7.50 acre parcel of land conveyed to Rebecca Fish-White by deeds recorded December 7, 2005 as Document No. 2005-36869 and 2005-36870 in the McLean County Recorder's Office; thence east 494.04 feet along the South Line of said parcel of land which forms an angle to the right of 90°-00'-00" with the last described course to the Northeast Corner of Benjamin School Subdivision according to the plat recorded May 1, 2009 as Document No. 2009-12863 in said Recorder's Office; thence south 878.34 feet along the East Line of said Benjamin School Subdivision which forms an angle to the right of 90°-00'-00" with the last described course to the South Line of said Southeast Quarter; thence east 494.11 feet along said South Line of the Southeast Quarter which forms an angle to the right of 91°-00'-59" with the last described course to the Point of Beginning, containing 10.011 acres, more or less. (PIN: 22-09-476-002). The area to be rezoned is 1.01 acres, more or less, located on the southeast corner of the of the aforementioned 10-acre parcel and at the northwest corner of the intersection of Ireland Grove Road and N2100 East Rd. Eastlake, LLC (1701 Tullamore Ave Ste A, Bloomington IL 61704) owns the subject properties.

The applications are available for review online <https://www.cityblm.org/planning>. To provide

testimony on these items please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. Physical 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. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

Published: Friday, September 4, 2020



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

September 7, 2020

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, September 23, 2020 at 4:00 PM at www.cityblm.org/live on applications submitted by Eastlake, LLC (1701 Tullamore Ave Ste A, Bloomington IL 61704) to 1). approve a second amendment to the preliminary plan for the Grove on Kickapoo Creek Subdivision and 2). rezone the southeast portion (approximately 1.01 acres) of parcel 22-09-476-002 from P-2 (Public Lands & Institutions District) to R-2(Mixed Residence District).

You are receiving this notice because you own or occupy property within a 500-foot radius of the subject property (refer to map on back). 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 land included in the preliminary plan is 10.01 acres and is legally described as:
A part of the Southeast Quarter of Section 9, Township 23 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Southeast Corner of said Southeast Quarter. From said Point of Beginning, thence north 887.10 feet along the East Line of said Southeast Quarter which forms an angle of 88°-59'-01" as measured from west to north with the South Line of said Southeast Quarter to the Southeast Corner of a 7.50 acre parcel of land conveyed to Rebecca Fish-White by deeds recorded December 7, 2005 as Document No. 2005-36869 and 2005-36870 in the McLean County Recorder's Office; thence east 494.04 feet along the South Line of said parcel of land which forms an angle to the right of 90°-00'-00" with the last described course to the Northeast Corner of Benjamin School Subdivision according to the plat recorded May 1, 2009 as Document No. 2009-12863 in said Recorder's Office; thence south 878.34 feet along the East Line of said Benjamin School Subdivision which forms an angle to the right of 90°-00'-00" with the last described course to the South Line of said Southeast Quarter; thence east 494.11 feet along said South Line of the Southeast Quarter which forms an angle to the right of 91°-00'-59" with the last described course to the Point of Beginning, containing 10.011 acres, more or less. (PIN: 22-09-476-002).

The area to be rezoned is 1.01 acres, more or less, located on the southeast corner of the of the aforementioned 10-acre parcel and at the northwest corner of the intersection of Ireland Grove Road and N2100 East Rd. Eastlake, LLC owns the subject properties.

The applications are online at www.cityblm.org/planning. 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. 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. Members of the public may also attend the meeting at City Hall. Physical 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. The rules for physical attendance may be subject to change due to changes in law or to executive orders related to the COVID-19 pandemic occurring after delivery of this notice. Changes will be posted at www.cityblm.org/register.

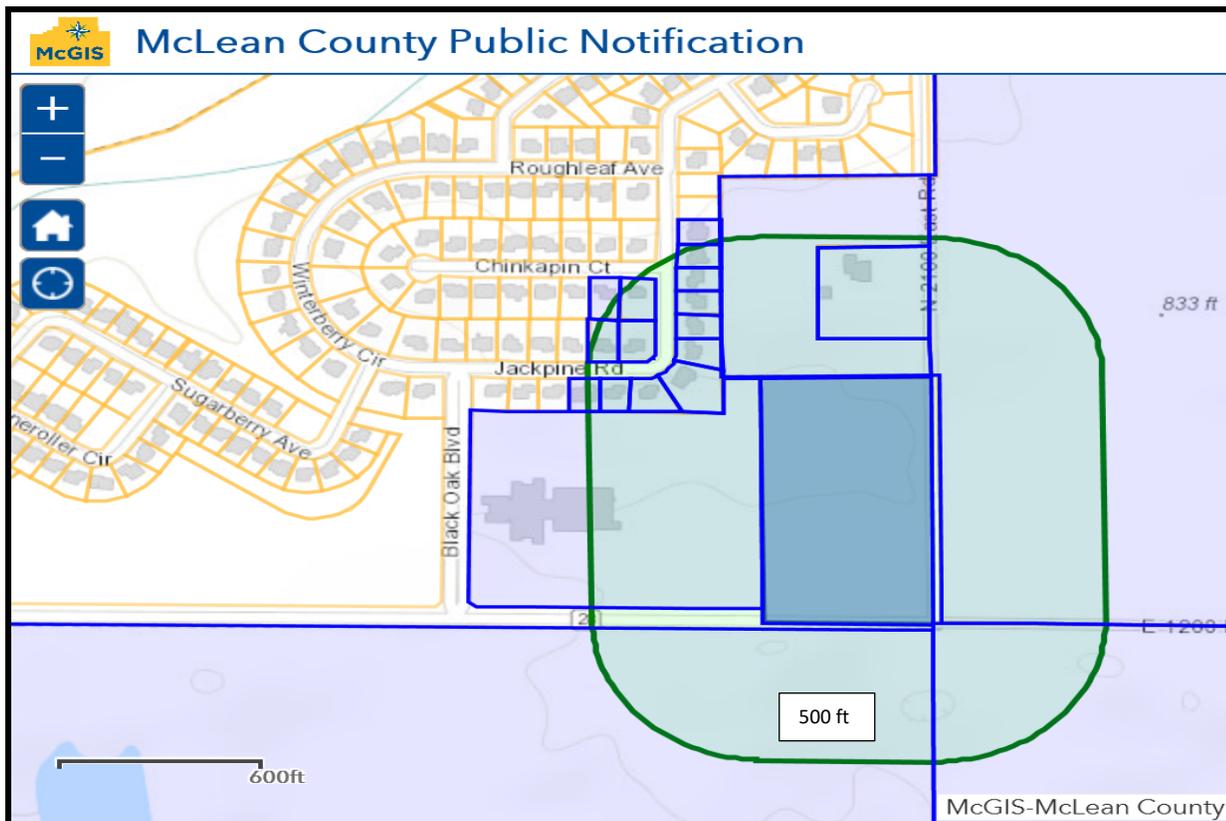
This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115, preferably no 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 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.

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property



ARMSTRONG BUILDERS INC
1701 TULLAMORE SUITE A
BLOOMINGTON, IL 61704

Mark & Jessica Briggs
6007 Jackpine
BLOOMINGTON, IL 61705

BRIAN HATCHER
1408 STAGHORNE WAY
BLOOMINGTON, IL 61705

TERRY DUFFER
1402 STAGHORNE WAY
BLOOMINGTON, IL 61705

AJAY GATTINENI
17 CHINKAPIN CT
BLOOMINGTON, IL 61705

CHRISTOPHER & KELSEY GOSCH
15 CHINKAPIN CT
BLOOMINGTON, IL 61705

REBECCA WHITE
12240 N 2100 EAST RD
BLOOMINGTON, IL 61705

UNIT 5 SCHOOL DISTRICT -
SUPERINTENDENT
1809 Hovey Ave
Normal, IL 61761

CHAD WITT
6011 JACKPINE RD
BLOOMINGTON, IL 61705

BRENT & KIMBERLY CARLOCK
1406 STAGHORNE WAY
BLOOMINGTON, IL 61705

STEVEN & CAROLYN JILES
1310 STAGHORNE WAY
BLOOMINGTON, IL 61705

CHRISTOPHER BURKIEWICZ
6012 JACKPINE RD
BLOOMINGTON, IL 61705

REBECCA WHITE
12240 N 2100 EAST RD
BLOOMINGTON, IL 61704

JOHN BENJAMIN
2375 INTERLACKIN CIRCLE
CLEVELAND, TN 37312

ABIGAIL VANFOSSAN
6009 JACKPINE RD
BLOOMINGTON, IL 61705

HEATH MCCULLOUGH
1410 STAGHORNE WAY
BLOOMINGTON, IL 61705

DAVE & BETH OTTO
1404 STAGHORNE WAY
BLOOMINGTON, IL 61705

KIPROS & KIMBERLY MOUSTOKKIS
1308 STAGHORNE WAY
BLOOMINGTON, IL 61705

ALLEN & LEIGH LEFTWICH
6010 JACKPINE RD
BLOOMINGTON, IL 61705

JEFF ADAMS
9725 N 2125 EAST RD
BLOOMINGTON, IL 61705

REBECCA FISH-WHITE
12240 N 2100 EAST RD
BLOOMINGTON, IL 61704

**CITY OF BLOOMINGTON
REPORT FOR THE
PLANNING COMMISSION
SEPTEMBER 23, 2020**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
PS-04-20	PIN: 22-09-476-002	Preliminary Plan	Planning Staff
PETITIONER'S REQUEST:	Approval of the Grove on Kickapoo Creek Second Amended Preliminary Plan		
<i>Staff finds that the petition meets the City standards for a preliminary plan.</i>			

STAFF RECOMMENDATION: Approval w/conditions

Staff recommends the Planning Commission pass the following motions recommending:

1. To establish a finding of fact.
2. To recommend City Council approve the preliminary plan for the Grove 8th Addition, conditioned upon amending the street names prior to Council action.

Pictured: 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 Friday September 4, 2020. Notices were mailed to property owners within 500 feet and a large metal sign was placed on the property.

GENERAL INFORMATION

Owner/Developer Information: Eastlake, LLC

PROPERTY INFORMATION

Existing Zoning: **R-2, Mixed Residential District** (southeast 1 acre is zoned P-2 subject to zoning map amendment Z-17-20)
Existing Land Use: Vacant
Property size: approximately 10.01 acres
PINs: 22-09-476-002

Surrounding Zoning and Land Uses

Zoning

North: Agriculture (unincorporated)
East: Agriculture (unincorporated)
South: Agriculture (unincorporated)
West: P-2, Public Lands and Institutions

Land Uses

North: Agriculture /Single-family home
East: Agriculture
South: Agriculture
West: Elementary School

Analysis

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

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

PROJECT DESCRIPTION

Background: The subject property, approximately 10 acres, located is the southeast corner of the intersection of N2100 East Road and Ireland Grove Road. Ireland Grove Road has 1550 average vehicle trips daily and is under the city of Bloomington's jurisdiction. The portions of N2100 East Rd that are adjacent to land incorporated into the city are also maintained by the city of Bloomington. The property is zoned R-2, Mixed Residence District with the southeast corner of the property zoned P-2 Public Lands and Institutions; the developer has requested a rezoning for the P-2 land (case Z-17-20). The subject property was annexed in 2006 when the surrounding first phases of development for the Grove at Kickapoo Creek Subdivision occurred and was platted as an outlot. The land has remained undeveloped and has been used for agricultural purposes. Much of the land contemplated in the original annexation agreement for this subdivision has yet to be annexed and developed; however, the annexation agreement is valid and will remain valid until 2025, unless extended.

A preliminary plan for the Grove Subdivision was approved in 2011. The plan showed the subject property as an outlot but also denoted oversized infrastructure that would serve the property, and additional growth north of the subject property. The 2011 preliminary plan shows a

20” watermain along Ireland Grove Road and a 16” watermain along N2100 East Road. This infrastructure has not been built.

The City of Bloomington’s Comprehensive Plan 2035 highlights the importance of compact, infill development. Chapter 3 of the plan provides a fiscal impact analysis for subdivisions approved between 2000 and 2015. Page 30 discusses the City’s investment in the Grove Subdivision. The subject property is identified as a Tier 1 Infill Redevelopment Priority to be developed for Low-Density Single-Family housing. The site is annexed to the corporate limits, served by the school district, fire and sewer districts. The site has access to city sewer and water, and these systems have the capacity to adequately sustain the additional residential uses. Further the city maintains the adjacent streets and roadways. The subdivision is served by the Grove Park and incorporates environmental features into the subdivision design and layout.

Prior to adoption of the Comprehensive Plan, the City supported oversizing infrastructure in and around the Grove Subdivision. Said infrastructure would enable further expansion north and development east of the central city boundary. Per the Grove annexation agreement, the City is responsible for the costs of infrastructure oversizing requested by the city. Oversized infrastructure can facilitate future growth but also carries additional maintenance costs especially if the anticipated development does not immediately occur. Following adoption of the Comprehensive Plan, the policy for growth and infrastructure has changed; the city no longer anticipates a significant population boom that spark eastern and northern expansion.

Project Description

The proposed preliminary plan illustrates the desired development of 10 acres. Staff reviewed a first draft of the plan and provided comments to the developer. The developer has incorporated those comments into the draft before the Planning Commission and included in this packet.

The developer is proposing the creation of 33 residential lots and one outlot that will serve as a utility easement and 10’ wide trail connection to Benjamin Elementary School. The proposed subdivision will be improved with single-family homes. The lots meet the city’s minimum lot width, area, and setback requirements for the R-2 District. The proposed subdivision takes access from N2100 East Road via the proposed Fletcher Drive and has internal circulation provided by three additional streets. Cullom Drive terminates on the north side of the property. It will be expanded at a later date as development progresses. The 10’ped/bike trail connection to the Benjamin Elementary School track will also serve as an emergency access for EMS, Police, and Fire if the subdivision’s primary entrance is blocked. The proposed streets are public streets and designed to the public standard including 5’ wide sidewalks on both sides. Staff reviewed the proposed street names and noted that Bloomington already has a “Bell”, “Cullom” and “Barry” streets or similar sounding names. Staff requests that these are changed prior to action by Council.

The subdivision is served by an 8” watermain on Ireland Grove Road. The size of this main differs significantly from the previously contemplated 20” main. The 8” is adequate to serve this size of development; it is not oversized to serve future development and the city is not responsible for additional costs of oversizing. The watermain loops back into the Grove Subdivision watermain system. The loop assists with maintaining water quality for the area.

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. UEW-1.2b Prioritize new development where City services are available or can be extended efficiently and economically. This can be done through annexation policies and development review process. City of Bloomington, ongoing

Tier 1 Infill Development Priority in Bloomington's Emerging Area.

FINDINGS OF FACT

The Bloomington Subdivision Ordinance was created to address the purposes stated below. In making a legislative decision, *the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:*

A. To protect, provide and promote the public health, safety and general welfare of the City; The proposed subdivision include access to city services including sewer, water, police and fire. The watermain is looped to maintain the quality of the water. The standard is met.

B. To guide the future growth and development of the City, in accordance with the Comprehensive Plan; the subject property is identified as a Tier 1 Development priority. Although it is located on Bloomington's most east boundary, it is still located within the corporate limits with access to city services. The subdivision is contemplated in the Comprehensive Plan and has been included in other capital improvement plans. **The standard is met.**

C. 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 subdivision complies with minimum lot widths and areas for single-family homes in the R-2 District. **The standard is met.**

D. To protect the character and the social and economic stability of all parts of the City and to encourage the orderly and beneficial development of all parts of the community; The proposed subdivision will allow Bloomington to add housing units and increase the housing supply with safe and sanitary housing options. **The standard is met.**

E. 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 proposed use of single-family homes is compatible with adjacent uses and surrounding developments. It is a low intensity that will reduce negative impacts on Kickapoo Creek. **The standard is met.**

F. 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; While future sprawl of Bloomington's boundaries is not encouraged through the Comprehensive Plan, the subject property is incorporated within the City. It is currently served by City services and served by previously oversized infrastructure. Development of the site will help the city recapture expenses associated with development of the Grove Subdivision. The site is a Tier 1 priority served by parks, schools, fire and police. **The standard is met.**

G. 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 proper location and width of streets and building setback lines; the site provides internal circulation. The city is limiting access onto N2100 East Road and Ireland Grove Road, two major collector streets. The proposed subdivision has a ped/bike path that connects to the school and internal sidewalks to ensure children and adults can safely access the school and park. **The standard is met.**

H. To establish reasonable standards of design and procedures for subdivision codes and resubdivisions, in order to further the orderly layout and use of land, and to insure proper legal descriptions and monumenting of subdivided land; **The standard is met.**

I. To insure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision code and areas reasonably anticipated to be served by such facilities; the proposed development provides adequate services without oversizing infrastructure for speculative eastern expansion. **The standard is met.**

J. To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the City in order to preserve the integrity, stability and beauty of the community and the value of the land; The subdivision has been designed to maintain the Kickapoo Greenway. **The standard is met.**

K. To preserve the natural beauty and topography of the City and to insure appropriate development with regard to these natural features; The subdivision incorporates environmental features to assist with the preservation of waterways and natural resources. **The standard is met.**

L. 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. The subdivision has adequate parks and open spaces. **The standard is met.**
[Ord. No. 1998-42]

Staff analysis:

Staff finds the proposed preliminary plan for the Grove at Kickapoo Creek Subdivision meets the purpose and intention of Chapter 24 of the City Code.

STAFF RECOMMENDATION:

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

2. To establish a finding of fact.

2. To recommend City Council approve the preliminary plan for the Grove 8th Addition, conditioned upon amending the street name prior to Council action.

Respectfully submitted,

Katie Simpson,
City Planner

Attachments:

- Draft Ordinance
- Legal Description
- Preliminary Plan
- Preliminary Plan application
- Zoning Map
- Aerial Map
- Newspaper Notice and Neighborhood Notice w/Map. Notification Mailing List (*see Case Z-17-20*)

DRAFT
ORDINANCE NO _____

AN ORDINANCE APPROVING THE GROVE ON KICKAPOO CREEK SECOND
AMENDED PRELIMINARY PLAN FOR APPROXIMATELY 10 ACRES NORTH OF
IRELAND GROVE ROAD AND WEST OF N2100 EAST ROAD IN THE CITY OF
BLOOMINGTON.

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting approval of a preliminary 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 plan titled “THE GROVE ON KICKAPOO CREEK SECOND AMENDED PRELIMINARY PLAN” and dated September 16, 2020 for 10 acres, more or less, and 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 approve said plan; and

WHEREAS, the City Council has the authority approve this ordinance and said preliminary 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 above referenced recitals are hereby incorporated into and made part of this ordinance.
2. That the “GROVE ON KICKAPOO CREEK SECOND AMENDED PRELIMINARY PLAN” for 10 acres, dated September 16 2020, is hereby approved.
3. That this Ordinance shall be in full force and effective as the time of its passage on this _____ day of _____, 20_____.

APPROVED:

ATTEST:

Mayor Tari Renner

Leslie Smith-Yocum, City Clerk

EXHIBIT "A"

A part of the Southeast Quarter of Section 9, Township 23 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Southeast Corner of said Southeast Quarter. From said Point of Beginning, thence north 887.10 feet along the East Line of said Southeast Quarter which forms an angle of $88^{\circ}-59'-01''$ as measured from west to north with the South Line of said Southeast Quarter to the Southeast Corner of a 7.50 acre parcel of land conveyed to Rebecca Fish-White by deeds recorded December 7, 2005 as Document No. 2005-36869 and 2005-36870 in the McLean County Recorder's Office; thence east 494.04 feet along the South Line of said parcel of land which forms an angle to the right of $90^{\circ}-00'-00''$ with the last described course to the Northeast Corner of Benjamin School Subdivision according to the plat recorded May 1, 2009 as Document No. 2009-12863 in said Recorder's Office; thence south 878.34 feet along the East Line of said Benjamin School Subdivision which forms an angle to the right of $90^{\circ}-00'-00''$ with the last described course to the South Line of said Southeast Quarter; thence east 494.11 feet along said South Line of the Southeast Quarter which forms an angle to the right of $91^{\circ}-00'-59''$ with the last described course to the Point of Beginning, containing 10.011 acres, more or less.

P.I.N. 22-09-476-002

Exhibit B

Preliminary Plan
dates 9.16.20

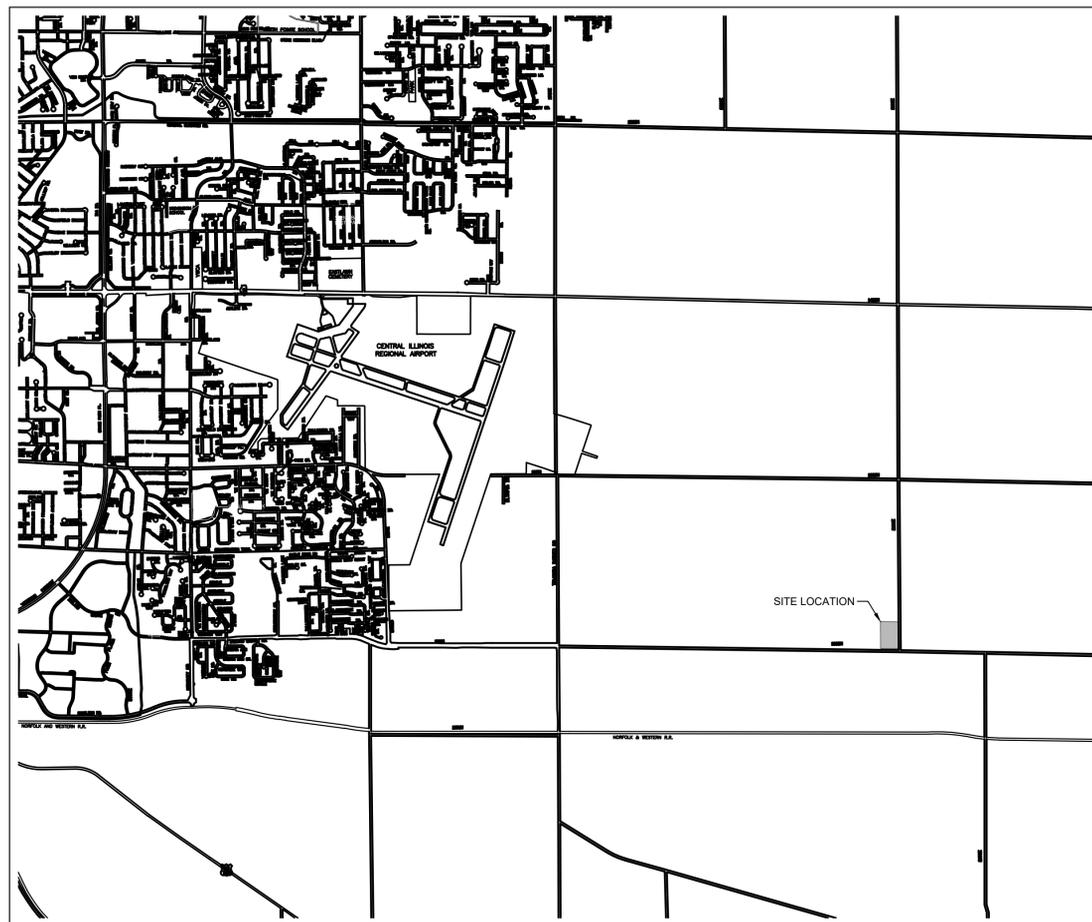
The Grove on Kickapoo Creek

Second Amended Preliminary Plan

Bloomington, Illinois

S.E. 1/4 SEC. 8, SEC. 9, T 23 N., R3E, 3 P.M.

LOCATION MAP



LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 23 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, FROM SAID POINT OF BEGINNING, THENCE NORTH 887.10 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER WHICH FORMS AN ANGLE OF 88°-59'-01" AS MEASURED FROM WEST TO NORTH WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF A 7.50 ACRE PARCEL OF LAND CONVEYED TO REBECCA FISH-WHITE BY DEEDS RECORDED DECEMBER 7, 2005 AS DOCUMENT NO. 2005-36869 AND 2005-36870 IN THE MCLEAN COUNTY RECORDER'S OFFICE; THENCE EAST 494.04 FEET ALONG THE SOUTH LINE OF SAID PARCEL OF LAND WHICH FORMS AN ANGLE TO THE RIGHT OF 90°-00'-00" WITH THE LAST DESCRIBED COURSE TO THE NORTHEAST CORNER OF BENJAMIN SCHOOL SUBDIVISION ACCORDING TO THE PLAT RECORDED MAY 1, 2009 AS DOCUMENT NO. 2009-12863 IN SAID RECORDER'S OFFICE; THENCE SOUTH 878.34 FEET ALONG THE EAST LINE OF SAID BENJAMIN SCHOOL SUBDIVISION WHICH FORMS AN ANGLE TO THE RIGHT OF 90°-00'-00" WITH THE LAST DESCRIBED COURSE TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE EAST 494.11 FEET ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER WHICH FORMS AN ANGLE TO THE RIGHT OF 91°-00'-59" WITH THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING, CONTAINING 10.011 ACRES, MORE OR LESS.

P.I.N. 22-09-476-002

GENERAL NOTES

1. THE ENTIRE DEVELOPMENT CONTAINS AN AREA OF 464.70 ACRES (188.06 HECTARS). THIS SECOND AMENDMENT TO THE PRELIMINARY PLAN DEALS WITH ONLY THE 10 ACRES ADJACENT TO AND EAST OF BENJAMIN SCHOOL CURRENTLY ZONED AS R-2 AND P-2.
2. THE FORMER AREA ZONED S-2 (NOW DESIGNATED AS P-2) IS TO BE REZONED TO R-2 TO ALLOW THE DEVELOPMENT OF SINGLE-FAMILY RESIDENTIAL LOTS AS SHOWN ON THE SHEET ATTACHED.
3. THE REAR YARDS SHALL HAVE A 25-FT. MINIMUM SETBACK WHILE THE FRONT YARDS SHALL BE 25-FT. MINIMUM WITH ALL SIDE YARD SETBACKS BEING 6-FT. MINIMUM.
4. THE ADJACENT AMENITIES INCLUDE BENJAMIN SCHOOL, OCCUPYING 15 ACRES DONATED BY THE DEVELOPERS AND ORIGINAL PROPERTY OWNER. THERE ARE ALSO 20 ACRES, IMMEDIATELY WEST OF BENJAMIN SCHOOL, DONATED BY THE DEVELOPERS AND DEDICATED FOR ACTIVE PARK USE WHICH IS ADJACENT TO THE 88 ACRES, ALSO DONATED, FOR THE STREAM RESTORATION AREA WHICH PROVIDES WETLAND AND RECREATIONAL USES.
5. STORMWATER DETENTION HAS BEEN PROVIDED AND IS LOCATED WHERE THE TWO CREEKS CONVERGE NORTH OF IRELAND GROVE ROAD. THE DETENTION AREA AND GREENWAY AREAS ARE OWNED BY THE CITY OF BLOOMINGTON PARKS AND RECREATION DEPARTMENT.
6. ALL SANITARY SEWER, STORM SEWER, WATERMAIN, DRAIN TILE AND STREETS SHALL BE CONSTRUCTED IN PUBLIC RIGHT-OF-WAY AND/OR EASEMENTS. THESE UTILITIES / STREETS SHALL BE DEDICATED TO THE CITY OF BLOOMINGTON FOR MAINTENANCE AND OWNERSHIP.
7. NO DIRECT DRIVEWAY ACCESS SHALL BE ALLOWED OFF OF IRELAND GROVE ROAD (COUNTY HIGHWAY 1200N) OR TOWNSHIP ROAD 2100E.
8. TOPOGRAPHIC INFORMATION WAS OBTAINED BY FIELD SURVEYS DONE BY FARNSWORTH GROUP, INC. IN THE SUMMER OF 2020.
9. ALL SANITARY SEWER SERVICES TO BE PRIVATE.

LEGEND

EXISTING	PROPOSED
SANITARY MANHOLE	PAVEMENT ELEVATION
STORM MANHOLE	STORM & SANITARY INVERT
CLEANOUT	SANITARY MANHOLE
FIRE HYDRANT	STORM MANHOLE
GATE VALE	FLARED END SECTION
CURB INLET	CURB INLET
BLOW-OFF ASSEMBLY	GATE VALE
8"SA SANITARY SEWER	REDUCER
6"DT DRAIN TILE	FIRE HYDRANT
15"ST STORM SEWER	8" W WATERMAIN
-674- GROUND CONTOUR	21"ST STORM SEWER
TREE	8"SA SANITARY SEWER
TIMBERLINE	RIGHT OF WAY
	UTILITY EASEMENT
	BUILDING SETBACK
	NO ACCESS STRIP

SHEET LIST

- 1 COVER SHEET
- 2 PRELIMINARY PLAN

CONTACT

DEVELOPER EASTLAKE L.L.C. 1701 TULLAMORE ROAD BLOOMINGTON, ILLINOIS 61704 309-275-3390	ATTORNEY ELIZABETH MEGLI 115 W. JEFFERSON STREET BLOOMINGTON, ILLINOIS 61701 309-828-5281
ENGINEER C. NEIL FINLEN, P.E. FARNSWORTH GROUP, INC. 2709 MCGRAW DRIVE BLOOMINGTON, ILLINOIS 61704 309-663-8435	

BENCHMARK

1. ("CC") CHISELED SQUARE ON N.E. WING WALL OF BRIDGE OVER KICKAPOO CREEK ON IRELAND GROVE ROAD, APPROX. 0.725 MILES (3844') WEST OF COUNTY ROAD 2100E. U.S.G.S. ELEV.= 800.66
2. ("DD") CHISELED SQUARE ON CENTER OF NORTH HEADWALL OF 6'x8' BOX CULVERT ON IRELAND GROVE ROAD, APPROX. 0.90 MILES (4641') WEST OF COUNTY ROAD 2100E. U.S.G.S. ELEV.=798.06
3. ("EE") CHISELED SQUARE ON EAST END OF NORTH HEADWALL OF 6'x8' BOX CULVERT ON IRELAND GROVE ROAD, APPROX. 0.975 MILES (5095') WEST OF COUNTY ROAD 2100E. U.S.G.S. ELEV.=800.65

PROFESSIONAL REGISTRATIONS

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

SIGNATURE: _____
 NAME: C. NEIL FINLEN
 DATE: _____
 LICENSE RENEWAL DATE: 11/30/2021
 PAGES OR DIVISIONS COVERED: _____

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

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

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

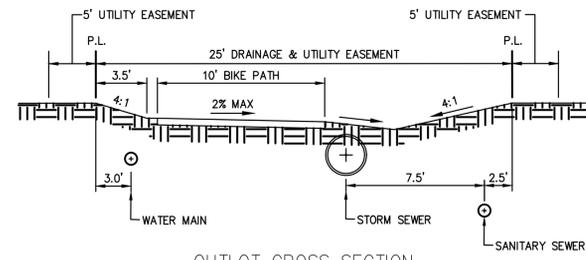
NOTICE OF APPROVAL OF PRELIMINARY PLAN BY THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS:

"The Amended Preliminary Plan of The Grove on Kickapoo Creek Subdivision shown hereon has received approval by the City Council of Bloomington, Illinois, subject to the modifications contained in Appendix A which is attached hereto."

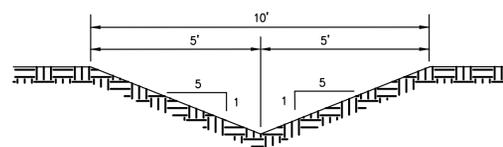
The City Council of Bloomington, Illinois
 Date: _____
 By: _____
 Mayor
 Attest: _____
 City Clerk

PARCEL AREA TABLE

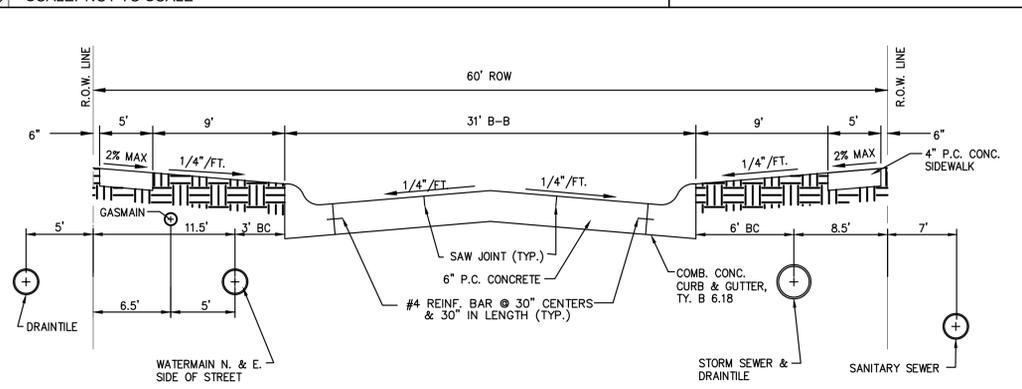
Parcel #	Area (SF)	Area (Ac)	Parcel #	Area (SF)	Area (Ac)	Parcel #	Area (SF)	Area (Ac)
OUTLOT 1	2749.77	0.06	1012	13383.39	0.31	1024	8668.54	0.20
1001	8254.13	0.19	1013	7835.77	0.18	1025	6607.12	0.15
1002	6600.00	0.15	1014	6600.00	0.15	1026	12291.02	0.28
1003	6600.00	0.15	1015	6600.00	0.15	1027	9392.98	0.22
1004	8668.53	0.20	1016	6600.00	0.15	1028	12110.15	0.28
1005	8668.57	0.20	1017	6600.00	0.15	1029	11892.59	0.27
1006	6607.14	0.15	1018	6600.00	0.15	1030	8668.54	0.20
1007	11799.53	0.27	1019	6600.00	0.15	1031	6600.00	0.15
1008	10032.65	0.23	1020	6600.00	0.15	1032	6600.00	0.15
1009	15591.18	0.36	1021	6660.50	0.15	1033	8254.10	0.19
1010	10763.15	0.25	1022	6820.00	0.16			
1011	9360.49	0.21	1023	7040.00	0.16			



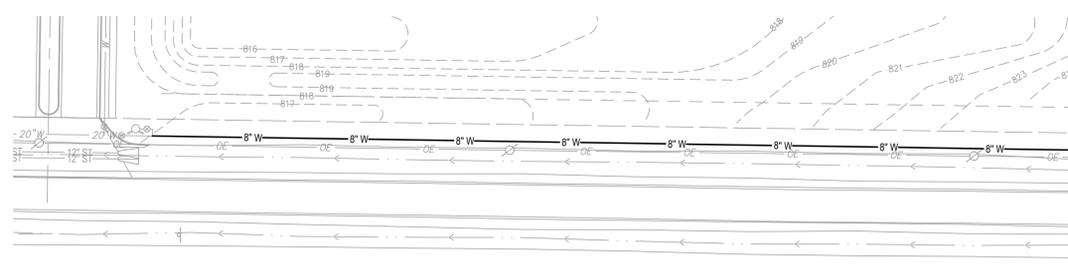
OUTLOT CROSS SECTION (OUTLOT TO BE DEDICATED TO CITY)
SCALE: NOT TO SCALE



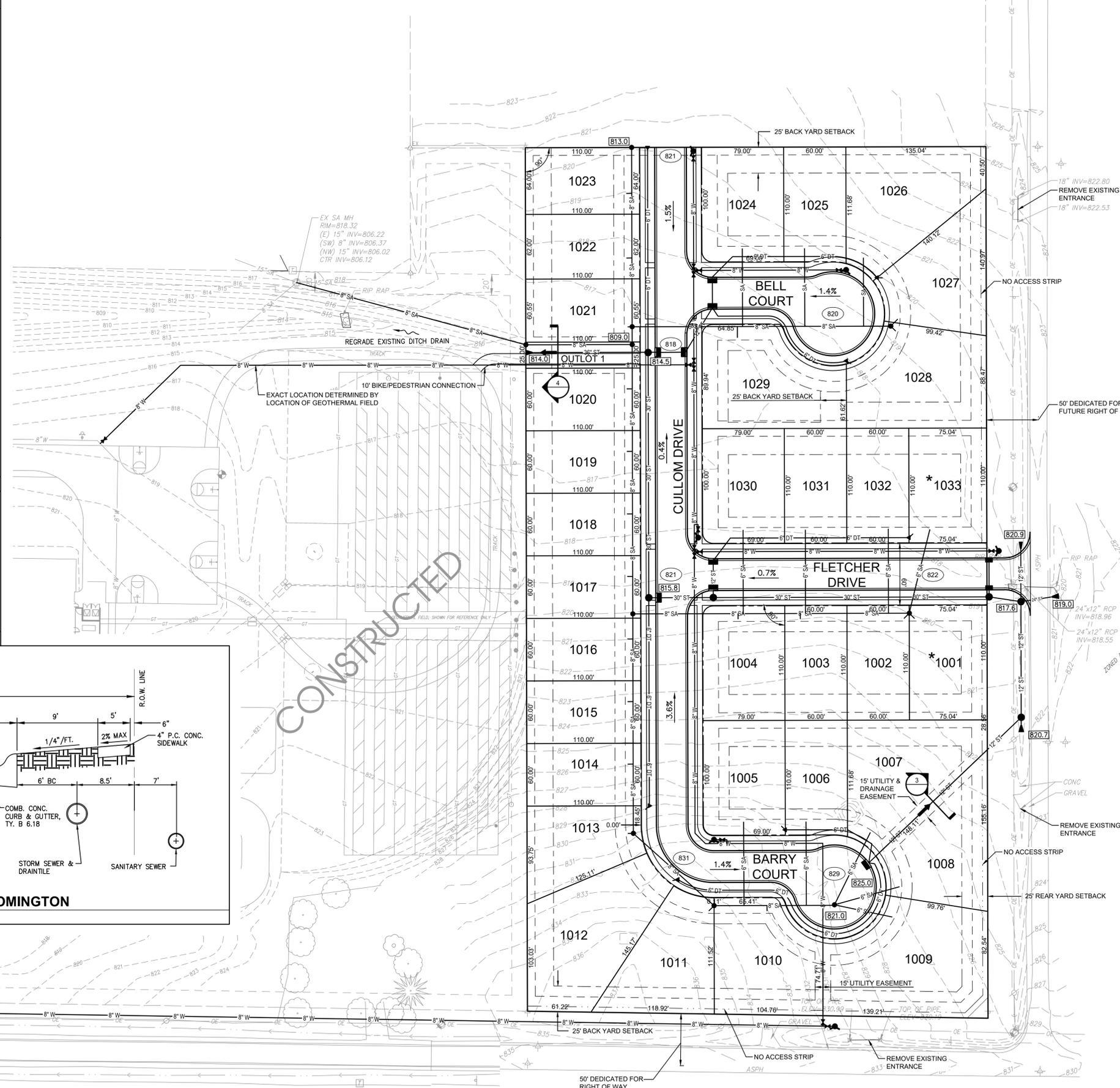
FLOOD ROUTE BETWEEN LOTS 1007-1008
SCALE: NOT TO SCALE



TYPICAL STREET SECTION & UTILITY LOCATION FOR BLOOMINGTON
SCALE: NOT TO SCALE



PRELIMINARY PLAN
SCALE: 1"=50'



* LOT REQUIRES 44' WIDE HOUSE, MAX.



Farnsworth GROUP

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

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE: # DATE: DESCRIPTION:

PROJECT:

Eighth Addition to The Grove On Kickapoo Creek

Bloomington, Illinois

DATE: 09/16/2020

DESIGNED: LMT

DRAWN: MJP

REVIEWED:

FIELD BOOK NO.:

SHEET TITLE:

PRELIMINARY PLAN

SHEET NUMBER:

2

PROJECT NO.: 0201190.00

I:\p\block_1_2020\0201190.00 - Grove Kickapoo Creek 8th Addition\CA Drawings\DWG\C2_Preliminary Plan - 0201190.00.dwg | 9/16/2020 1:33 PM |

**PETITION TO FURTHER AMEND PRELIMINARY PLAN FOR A
PORTION OF THE GROVE ON KICKAPOO CREEK SUBDIVISION**

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

NOW COMES EASTLAKE, L.L.C., an Illinois Limited Liability Company., hereinafter referred to as Petitioner, respectfully representing and requesting as follows:

1. Petitioner is interested as owner of the premises described on the attached Exhibit "A" attached hereto and made a part hereof by this reference;

2. Petitioner seeks approval of a revision to the previously approved, "The Grove on Kickapoo Creek First Amended Preliminary Plan," for a subdivision of said premises to be known as "The Grove on Kickapoo Creek Subdivision". The "The Grove on Kickapoo Creek Second Amended Preliminary Plan," is attached hereto and made a part hereof as Exhibit "B".

3. Petitioners seek the following modifications of "The Grove on Kickapoo Creek First Amended Preliminary Plan":

- (a) Modification of the existing lot configuration to meet the needs of the market place; and
- (b) Rezoning of a portion of the parcel from P-2 to R-2; and
- (c) Development of the area previously zoned as P-2, adding lot configurations for residential development, to meet the needs of the market place.

WHEREFORE, Petitioner prays that a Second Amended Preliminary Plan for a Portion of The Grove on Kickapoo Creek Subdivision be approved as requested herein.

Respectfully submitted,

EASTLAKE, L.L.C., an Illinois Limited
Liability Company, Petitioner

By: 

Elizabeth B. Megli
Its Attorney

EXHIBIT "A"

A part of the Southeast Quarter of Section 9, Township 23 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Southeast Corner of said Southeast Quarter. From said Point of Beginning, thence north 887.10 feet along the East Line of said Southeast Quarter which forms an angle of $88^{\circ}-59'-01''$ as measured from west to north with the South Line of said Southeast Quarter to the Southeast Corner of a 7.50 acre parcel of land conveyed to Rebecca Fish-White by deeds recorded December 7, 2005 as Document No. 2005-36869 and 2005-36870 in the McLean County Recorder's Office; thence east 494.04 feet along the South Line of said parcel of land which forms an angle to the right of $90^{\circ}-00'-00''$ with the last described course to the Northeast Corner of Benjamin School Subdivision according to the plat recorded May 1, 2009 as Document No. 2009-12863 in said Recorder's Office; thence south 878.34 feet along the East Line of said Benjamin School Subdivision which forms an angle to the right of $90^{\circ}-00'-00''$ with the last described course to the South Line of said Southeast Quarter; thence east 494.11 feet along said South Line of the Southeast Quarter which forms an angle to the right of $91^{\circ}-00'-59''$ with the last described course to the Point of Beginning, containing 10.011 acres, more or less.

P.I.N. 22-09-476-002

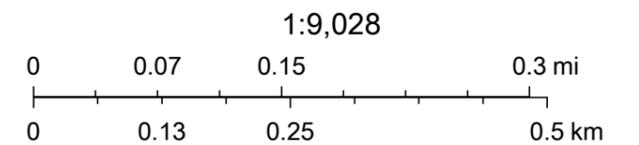
EXHIBIT "B"
[See Attached]

Zoning Map_PS-04-20



9/17/2020, 11:36:21 AM

- | | | | |
|----------------------------------|--|---|--|
| Parcels | B-2 Local Commercial District | M-2 General Manufacturing District | R-3A Multiple-Family Residence District |
| Bloomington | C-1 Office District | R-1A Single-Family Residence District | R-3B Multiple-Family Residence District |
| A Agricultural | D-1 Central Business District | R-1B Single-Family Residence District | R-4 Manufactured Home Park District |
| P-1 University District | D-2 Downtown Transition District | R-1C Single-Family Residence District | GAP-1 Estate House, Manor |
| P-2 Public Land and Institutions | D-3 Downtown Warehouse and Arts District | R-1H Single-Family Manufactured Home Residence District | GAP-2 House, Estate House, Manor |
| P-3 Airport District | M-1 Restricted Manufacturing District | R-2 Mixed Residence District | GAP-3 Iconic, House, Manor, Apt on corners |
| B-1 General Commercial District | | | |



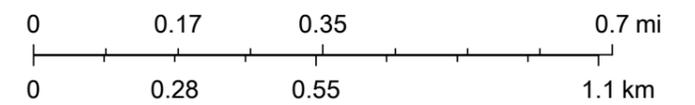
City of Bloomington, McGIS, <http://www.McGIS.org/License>, Mclean County Museum of History

Aerial Map_PS-04-20



9/17/2020, 11:46:00 AM

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

PS-04-20 NOTICES
See Notices from Case Z-17-20

CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
September 23, 2020

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-19-20	Department Name Change	Text Amend	Katie Simpson, City Planner
PETITIONER'S REQUEST:	City requests formally changing the name of the Community Development Department of Planning to the Economic and Community Development Department		
<i>Staff finds that the language and procedures herein described meets the requirements of Chapter 44 for a text amendment.</i>			
STAFF RECOMMENDATION: Approval			
Staff recommends the Planning Commission pass a motion in support of the draft ordinance approving a text amendment to the City of Bloomington Zoning Code to rename the Community Development Department as the Economic and Community Development Department.			

NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on Friday, September 4, 2020.

GENERAL INFORMATION

Applicant: City of Bloomington

Analysis

On August 12, 2020 the Bloomington City Council adopted Ordinance 2020-53 combining the Economic Development Department and the Community Development Department and establishing the Economic and Community Development Department. The proposed draft ordinance amends all references to the former Community Development Department and its Director and/or other staff to reflect the Department's new name of the "Economic and Community Development Department"

The primary purposes for the **department restructuring and name change** are to:

1. Focus on making a seamless experience for both citizens and those seeking to establish businesses within the City; and,
2. Create a new Department that finds a way to help people grow businesses and expand the residential base within the community, all with interaction and engagement from citizens to ensure proper planning and growth.

The newly formed Department of Economic and Community Development contains multiple divisions, including Planning, Code Enforcement, Building Safety, Downtown Development, the Office of Grants Administration, and the Office of Economic Development. The department also

manages the City's CDBG grants program, rental inspections, and the City's fire inspection and review services.

Link to Comprehensive Plan:

One of the Special Purposes (see next section) provided in Chapter 44 is "to promote the Comprehensive Plan adopted by the City of Bloomington, Illinois and coordinate said Plan with land use plans adopted by other governmental entities." Given the breadth of the Comprehensive Plan, the Divisions within with Department, especially the Planning Division, carry out this important task.

FINDINGS OF FACT

Pursuant to Chapter 44 17-6, at the close of the legislative public hearing, the Planning Commission shall make findings of fact and prepare a recommendation to the City Council. In making its recommendation, the Planning Commission shall be guided by those purposes, standards, and objectives of this Code and shall not recommend the adoption of any amendment unless it finds that such amendment is in the public interest and not solely for the benefit of the applicant. Chapter 44 17-6E(a) through (m) denote multiple guiding principles for a text and map amendments. The standards provided in (a) through (h), and (j) through (m) specifically address land use and properties and offer no guidance for this item. The proposed text amendment aligns with the following:

- (i) The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Code as set forth in § **44-1701** herein;
 - A. Provide a clear and comprehensible development review process that is fair and equitable to all interests including applicants, effected neighbors, and the City;
 - B. Establish an orderly review process for all proposed projects involving construction of a building or other structure, any site improvements or alterations or a modification in the use of land within the City that is consistent with this chapter;
 - C. Ensure that land, parcels, and lots are appropriately developed so that their use and operation comply with all applicable requirements of this chapter;
 - D. Ensure that development complies with the Comprehensive Plan and allow for processes and procedures that support creative and innovative proposals to enhancing the benefits of development to the Bloomington community.

Staff believes changing the department's name to Community Development is consistent with and does not contradict the Purpose and Intent section of Chapter 44 Zoning Code. Indeed, the name change provides a more recognizable, "one-stop-shop" for developers and residents.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass a motion in support of the draft ordinance approving a text amendment to the City of Bloomington Zoning Code to rename the Community Development Department as the Economic and Community Development Department.

Respectfully submitted,
Katie Simpson,
City Planner

Attachments: Draft Ordinance

DRAFT

ORDINANCE 2020 - ____

AN ORDINANCE APPROVING A TEXT AMENDMENT TO THE CITY OF BLOOMINGTON ZONING CODE, CHAPTER 44, TO AMEND CURRENT REFERENCES TO THE “COMMUNITY DEVELOPMENT DEPARTMENT” TO STATE THE “ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT”

WHEREAS, the City of Bloomington is a home-rule municipality pursuant to the home rule authority granted Article VII, Section 6 of the 1970 Illinois Constitution; and,

WHEREAS, City Council passed Ordinance 2020-53 combining the Economic Development and Community Development Departments and creating the Community and Economic Development Department; and

WHEREAS, said Ordinance also amending the name of and references to the “Community Development Department” to the “Economic and Community Development Department” throughout the Bloomington City Code and directed the Planning Commission to hold a public hearing on amendments to the reference in the Zoning Code, Chapter 44 of the City Code; and

WHEREAS, after proper notice was given, a public hearing on a text amendment to the Zoning Code was held on September 23, 2020; and,

WHEREAS, The Planning Commission recommended the City Council approve the text amendment.

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

1. That the above referenced recitals are hereby incorporated into this ordinance.
2. That all references to “Community Development” Department within the City Code shall be amended to read “Economic and Community Development”, including specifically amending those sections as set forth on Exhibit A. All references to “Community Development” within the City Code shall be amended to read “Economic and Community Development” regardless of whether identified on Exhibit “A”.
3. The City Clerk is hereby authorized to publish this ordinance in pamphlet form as provided by law.
4. This ordinance shall be effective immediately after the date of its publication as required by law.

PASSED this ____ day of October, 2020.

APPROVED this ____ day of October, 2020.

APPROVED:

Tari Renner
Mayor

ATTEST:

Leslie Smith-Yocum
City Clerk

EXHIBIT A

Chapter 44 Reference to be amended

1-5E	13-3B1	17-7E
2-2D	13-4A	17-8C1
2-3J	13-4C	17-8C2
4-4C2bii	13-4E4b	17-8D
4-5A4	13-5P1	17-8I
8-4B3A	13-5P3	17-8J
8-4B6c	13-6B2b	17-9C1
8-4B7	13-6B2e	17-9E3b
8-4D1d	13-7B1b	17-9F
Table 8-4	13-7B2	17-9F2
9-7A4c	13-8E3a	17-10B1
9-7A4I	13-8E4c	17-10C2
9-7C	15-4C5d	17-10G2
9-7E3	15-5B1	17-10G4b
9-11D2	15-5B2	17-10I2
9-11D5	15-5B5	17-11B
10-14E1	15-5C4	17-11D1
10-14I2	15-5C5c	17-11D2
10-22D1	15-5D1	17-11E2
10-36E1i	15-5D3a	17-12A
10-36E1j	15-5D3b	17-12B
10-36E1k	15-5D3c	17-12C
10-37c6	15-5E1	17-12E
10-37E1b	15-5Eb?	17-13A
10-37E1c	16-4	17-13A11
12-2C4	16-5	17-13B
12-2D	16-16	17-14A
12-3C1	16-27	17-14B2
12-4A2	17-2B3b	17-14C
12-4A5av	17-2C2m	17-14D
12-4A5biv	17-3D1	17-154a
12-6F2biii	17-4C	17-15B
12-7C4	17-4D	17-15D6
12-8b	17-5B	
12-8D6	17-5C6c	
Table 12-8E	17-5D6	
12-9	17-6C1	
12-10C	17-6D	
12-13E1m	17-6F3	
13-3A23	17-7D1	

89357

A Public Hearing before the Bloomington Planning Commission will be held virtually on Wednesday, September 23, 2020 at 4:00 PM at www.cityblm.org/live on an application submitted by the Bloomington City Council (Ord No 2020-53) for text amendments to Bloomington Zoning Ordinance, Chapter 44 of the City Code to change the name of and references to the Community Development Department. The application is available for review online <https://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/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. 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. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

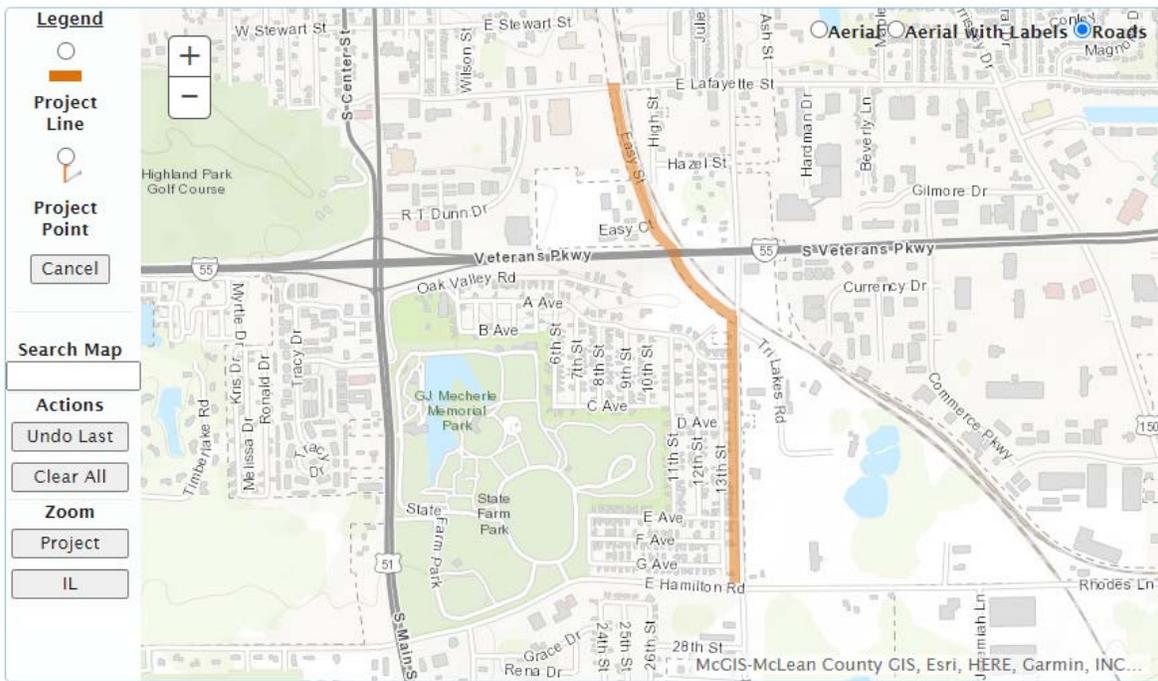
Published: Friday, September 4, 2020

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
SEPTEMBER 23, 2020**

CASE NUMBER:	SUBJECT	SUBMITTED BY:
Constitution Trail Southeast Expansion Project: Lafayette to Hamilton	<i>Constitution Trail Southeast Extension Project: Lafayette to Hamilton</i>	City Staff

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass the following motion:
That the Planning Commission recommends that staff move forward with constructing the Constitution Trail Southeast Extension, Lafayette to Hamilton, contingent upon funding availability and submitting a 2020 ITEP Grant application for funding.



Census Tract	Tax Per Capita	Score	Population	Score	Below Poverty(%)	Score	Median Household Income	Score
Census Tract 11.04, McLean County, Illinois	1608.11	2	8271		2.4	1	90795	2
Census Tract 21.01, McLean County, Illinois	561.18	3	5118		16.7	1	57051	4
Census Tract 58, McLean County, Illinois	629	3	4083		5.9	1	52230	4
Census Tract 59, McLean County, Illinois	459.84	4	4587		26.8	2	40359	4
Selected Scores		4	22059	3		2		4
Weighted Scores		12		4.5		14		28

Community Score	Title	
58.5	Constitution Trail, Lafayette	Save and Return

5E. Constitution Trail Southeast Expansion Project: Lafayette to Hamilton

GENERAL INFORMATION

Constitution Trail Southeast Expansion Project: Lafayette to Hamilton

PROJECT DESCRIPTION

Background: Staff is always looking for opportunities to implement the various accommodations shown in the City Bicycle Master Plan. In addition to incorporating facilities as part of other projects, such as adding bike or shared lanes with pavement resurfacings, staff seeks out ways to fund independent projects. Beginning August 21, 2020, the Illinois Department of Transportation (IDOT) began accepting applications for its Illinois Transportation Enhancement Program (ITEP) grant. The grant can be used for multiple project types. Additional information on the grant is provided in another section below. Staff requests that the Transportation Commission recommend proceeding with the Constitution Trail Southeast Expansion Project: Lafayette to Hamilton as proposed, pending available funding and applying for the 2020 Illinois Transportation Enhancement Program (ITEP) grant to provide funding for the project.

On September 15, 2020, the Transportation Commission reviewed the project and unanimously approved a motion to recommend that staff move forward with constructing the Constitution Trail Southeast Extension, Lafayette to Hamilton, contingent upon funding availability and submitting a 2020 ITEP Grant application for funding.

Project Description: The proposed project will complete two high-priority Constitution Trail southeast extension projects included in the City's Bicycle Master Plan: extending the trail from Lincoln Street Bunn Street along Norfolk Southern Railway, and then along Bunn street to Hamilton Road. Note that the portion between Lincoln Street and Lafayette Street will be completed with a planned, future, locally-funded project rather than the ITEP grant due to requirements of the grant. A future planned segment, which is a medium priority in the master plan, will complete the "backbone" that connects south Bloomington to west Bloomington.

The completed project will:

- Provide an extension of Constitution Trail that will connect users to Downtown Bloomington, parks, businesses, residential areas in the west and south portions of the city, and the Hamilton Road east-west corridor (scheduled for completion in 2022);
- Provide a safe place for pedestrians and bicyclists to navigate across Veterans Parkway (I-55 Business);
- Facilitate infill commercial and residential development as advocated in the Comprehensive Plan;
- Construct approximately 4,700 linear feet of new 10-foot-wide, multi-use path from Lafayette Street to connect to existing path along Hamilton Road;
- Complete two high-priority projects recommended in the Bicycle Master Plan and included in the McLean County Regional Planning Commission's Long-Range Transportation Plan; and
- Improve upon the original Bicycle Master Plan recommendation for the section along Bunn Street by providing a path separate from the roadway rather than just paved shoulders and sidewalk.

5E. Constitution Trail Southeast Expansion Project: Lafayette to Hamilton

Link to Comprehensive Plan:

TAQ-1.3a Allocate resources for implementation of the recommendations in the City’s bicycle master plan regarding both on-street routes and trail/sidepaths. *City of Bloomington, short*

TAQ-1.3b As specified in the Bicycle Master Plan, implement expansion of the pedestrian-bicycle trail system to provide greater access and interconnection with other travel modes and report to BPC. *City of Bloomington, short/ongoing*

City of Bloomington Staff Comments:

- Bicycle Master Plan Tie-in: On March 18, 2014, a “Public Brainstorming Workshop” was attended by over 90 residents. The purposes of the workshop included:
 - Gather local resident knowledge on biking needs
 - Prioritize road corridors and other routes to study for potential improvements
 - Build community support for the plan and its implementation.

Each attendee marked individual maps with suggested “routes to study” for improvements. The map at the end of Appendix 2 in the Master Plan shows the results of this input, with each recommended segment color-coded by the number of participants suggesting that it be considered. A group exercise followed in which top priorities of tables from three geographic regions of the City were discussed and reported in the master plan.

In addition to the Public Brainstorming Workshop, members of the public were given opportunities to comment both before and after the development of plan recommendations. McLean County Regional Planning Commission greatly increased public involvement and outreach at the onset of the plan, through the MindMixer online application. Electronic publicity and an insert in City water bills resulted in over 1000 comments from local citizens. The water bill survey is at the end of this appendix.

Later in the planning process, the preliminary bikeway network recommendations were presented at a November 18, 2014 public meeting attended by twelve residents. These and others provided input at the meeting and during a public comment period afterwards.

Details on the results of the public input are available in the Bicycle Master Plan. The recommendations for the segments included in the locally-funded project and the proposed grant-funded project are included below:

Constitution Trail Southeast Extension, Lincoln to Bunn

Comments	Sidewalk Status	Primary recommendation	Notes and Other Options	Public "votes"	Priority
Along active railroad. City ROW owned SE to Bunn only.		Trail	W-side of active railroad tracks	3	High

5E. Constitution Trail Southeast Expansion Project: Lafayette to Hamilton

Bunn Street, RR Xing to Hamilton

Comments	Sidewalk Status	Primary recommendation	Notes and Other Options	Public "votes"	Priority
	None	Paved shoulders, add sidewalk	3 or 4' paved shoulders. SW on one (W?) side. Rail-trail ROW not owned SE of here, so Bunn become route S.	16	High

The Bunn Street, RR Xing to Hamilton, section of the trail extension shows paved shoulders and add sidewalk. Instead, the staff is proposing a multi-use trail that would overlap an existing force main easement on the west side of Bunn near the mobile home park, which is an improvement on the original recommendation. Staff feels an update to the Bicycle Master Plan would be unnecessary, since the segment is included in the plan.

- What is the ITEP Grant? The ITEP grant is listed as major funding source in the Bicycle Master Plan. The goal of the Illinois Transportation Enhancement Program (ITEP) is to allocate resources to well-planned projects that provide and support alternate modes of transportation, enhance the transportation system through preservation of visual and cultural resources and improve the quality of life for members of the communities. ITEP requires communities to coordinate efforts to develop and build safe, valuable and functional projects in a timely manner.

Under ITEP, the Illinois Department of Transportation (IDOT) works jointly with other state agencies, local governments, interest groups and citizens in enhancing the transportation system and building more livable communities. The enhancement program allows the opportunity for the public to become directly involved in transportation projects. Public participation is encouraged throughout the entire program planning, development, and implementation process. The public may provide comments on the program guidelines, as well as individual projects.

Federal Funding for ITEP: On December 4, 2015, the federal transportation bill, Fixing America’s Surface Transportation Act, or “FAST Act” was signed into law. The FAST Act replaced the MAP-21 Transportation Alternatives Program (TAP) with a set-aside of Surface Transportation Block Grant (STBG) Program funding for transportation alternatives authorized under Section 1109 of the FAST Act (23 U.S.C. 133(h)).

State Funding for ITEP: On June 28, 2019 the Department of Transportation Law of the Civil Administrative Code of Illinois (20 ILCS 2705) was amended by adding Sec. 2705-615. Supplemental funding; Illinois Transportation Enhancement Program.

Sec. 2705-615 requires that the Department of Transportation shall set aside \$50 million received by the Department of Transportation from the Road Fund for the projects in the following categories:

- Pedestrian and bicycle facilities and the conversion of abandoned railroad corridors to trails. Phase I Preliminary Engineering will be eligible to receive funds.
- 25% of the funding will be directed towards projects in high-need communities, based on community median income and total property tax base.
- Local matching funds shall be required according to a sliding scale based on community size, total property tax base, and median income.

5E. Constitution Trail Southeast Expansion Project: Lafayette to Hamilton

- Community Score: As part of the Rebuild Illinois Capital Program, IDOT set aside \$50,000,000 from the Road Fund for pedestrian and bicycle facilities and the conversion of abandoned railroad corridors to trails projects. At least 25 percent of projects funded will be directed towards projects in high-need communities. Furthermore, the local matching funds shall be determined on a sliding scale based on community size, median income and total property tax base.

An online, interactive map was used to draw the limits of the project to determine the corresponding score from each of the community scoring criteria. The scores will be weighted for an overall Community Map score of 100. The Tax Per Capita and Population will receive a weight of 15 percent each and the Percent Below Poverty Level and Estimated Median Household Income will both receive a weight of 35 percent each. Local match will be determined once all applications have been scored for both the project and the mapping high-need elements. The match for those projects in the most high-need communities will have no local match required; those projects in the next group of high-need scores will have 10% local match required. Projects that have high project scores but low scores for the high-need elements will have a 20 percent local match required. The required local match will not be known until all projects are scored on the grant criteria and selected to receive the grant. However, staff recommends approving the full 20 percent local match so that the remaining 80 percent would come from ITEP funds. The proposed project has a Community Score of 58.5. The map on the first page of this memo shows more details on the scoring for this project.

STAFF RECOMMENDATION:

Staff recommends *that the Planning Commission recommends that staff move forward with constructing the Constitution Trail Southeast Extension, Lafayette to Hamilton, contingent upon funding availability and submitting a 2020 ITEP Grant application for funding.*

Respectfully submitted,
City Staff

Attachments:

- Project Map
- City of Bloomington Bicycle Master Plan Figure 4.4: Existing and High/Medium Priority Recommended Bikeways
- City of Bloomington Bicycle Master Plan pages 22-25 - Table 4.1: Recommended Projects – High and Medium Priorities
- Background information available on the City Website:
 - City of Bloomington Bicycle Master Plan
<https://www.cityblm.org/government/departments/planning-zoning/other-plans>
 - City of Bloomington Comprehensive Plan
<https://www.cityblm.org/government/departments/planning-zoning/comprehensive-plan>

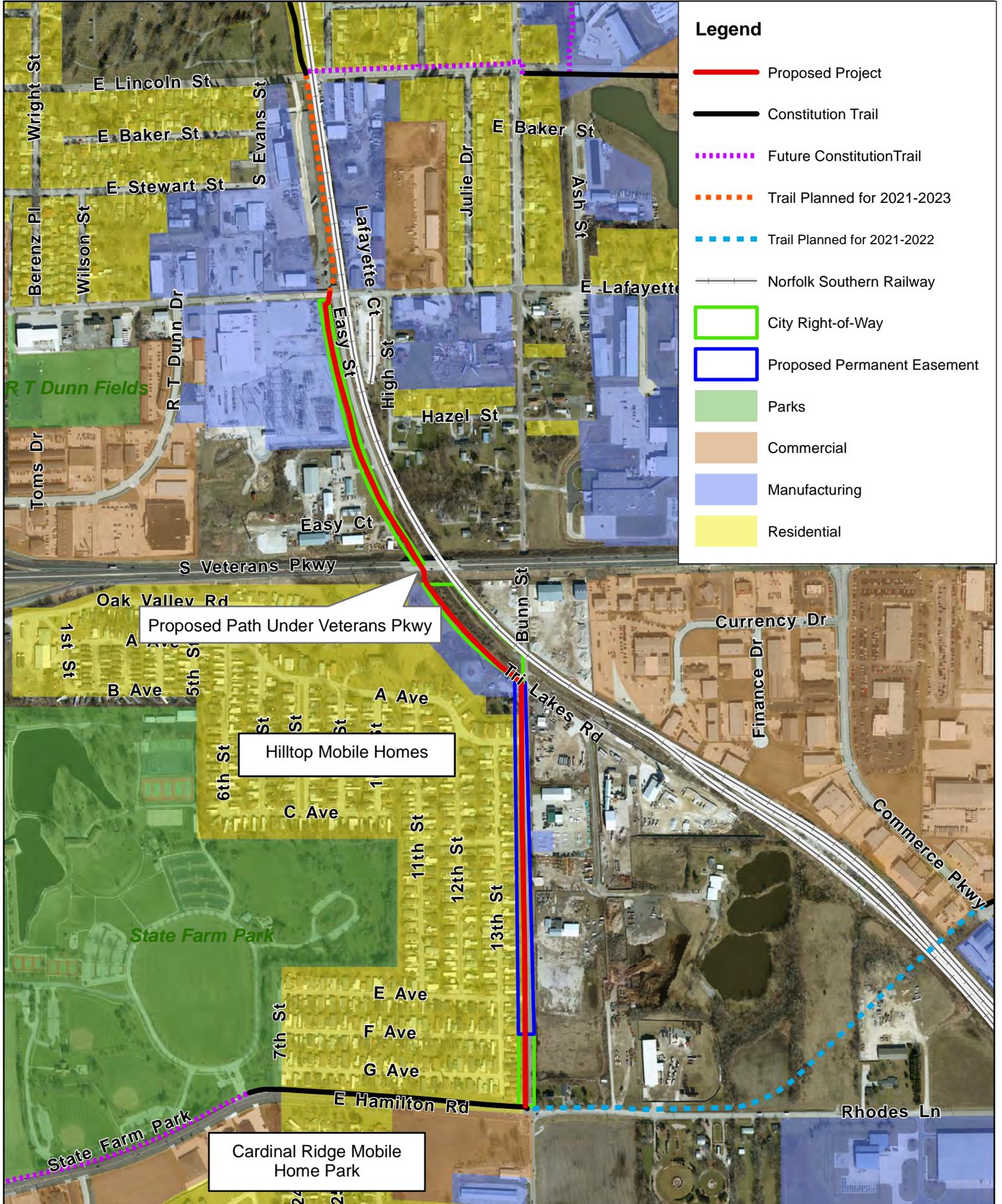
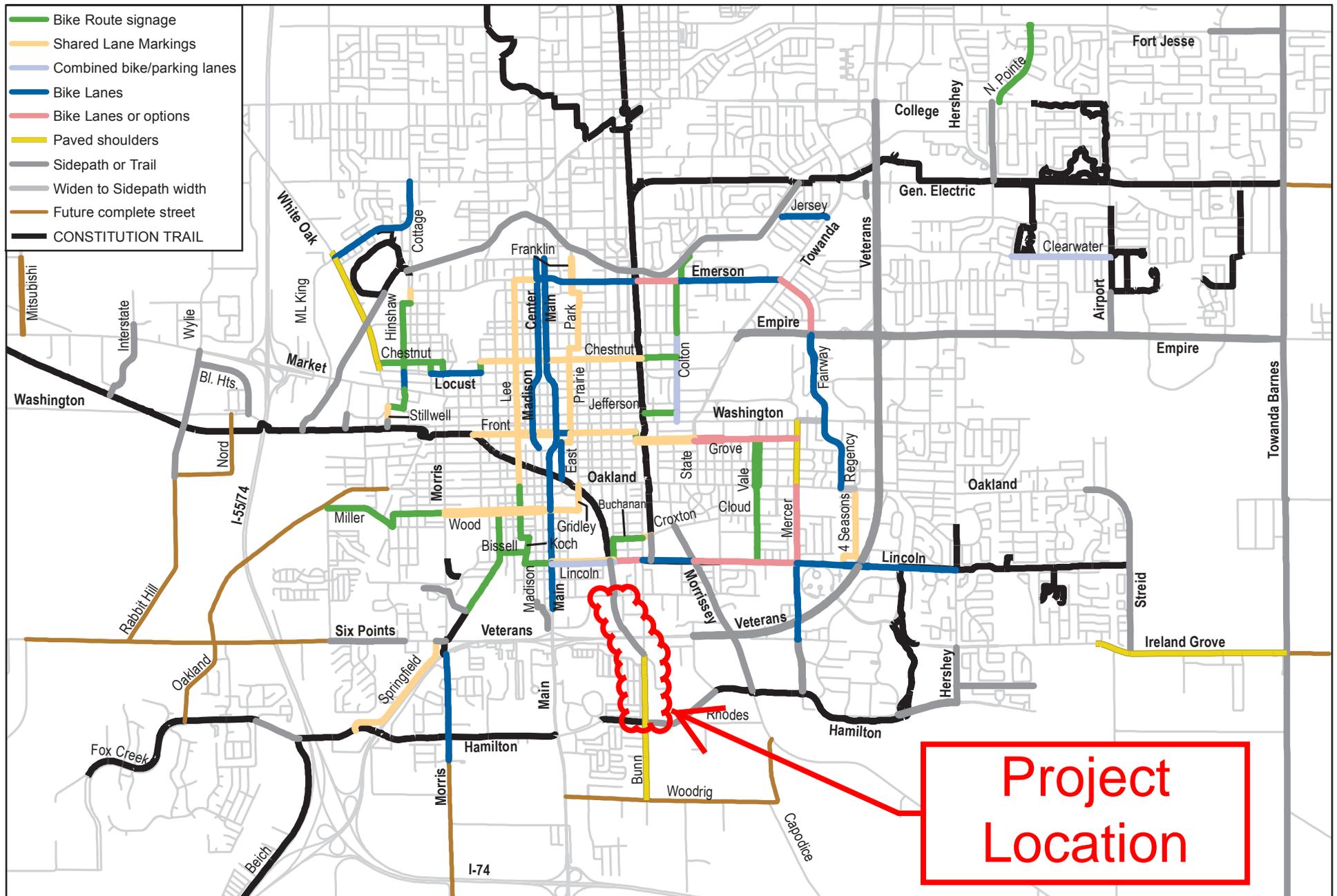


Figure 4.4: Existing and High/Medium Priority Recommended Bikeways



Understanding the Project List

Extensive data collection on existing bicycling conditions informed the development of this plan. Most of this information, such as roadway geometry, traffic conditions, Bicycle Level of Service, sidewalk coverage, recommendation details and implementation notes, is housed in a spreadsheet that helps create the maps. See Appendix 4 for the entire dataset by road segment.

The table below summarizes recommended projects by road name. Listed at the end are low priority routes less important to the network. When an agency other than the City of Bloomington has jurisdiction and could take the lead on implementation, that agency is listed in the Priority column: *IDOT*, *McLean County*, *Town of Normal*, or *Bloomington-Normal Water Reclamation District (BNWRD)*. Bike facilities would not be installed on township (*Twsp*) roads unless jurisdiction is transferred to the City.

Table 4.1. Recommended Projects - High and Medium Priorities

Street	From (NW)	To (S/E)	On Road Recommendation	Off Road Recommendation	Priority
Albert/East	Grove	Constitution Trail	Bike Lanes		High
Allin	Chestnut	Locust	Bike Route wayfinding signage		Medium
Bissell	Low	Koch	Bike Route wayfinding signage		Medium
BNWRD Trail	Const. Tr. W (Washington)	Const. Tr. N		Trail	High (BNWRD)
BNWRD Trail	Const. Tr. N.	Const. Tr. E.		Trail	Medium (BNWRD)
Buchanan	Clayton	Bunn	Bike Route wayfinding signage		High
Bunn	Lafayette	Veterans		Sidewalk	Medium
Bunn	RR Xing	Hamilton	Paved Shoulders	Sidewalk	High
Bunn	Hamilton	Woodrig	Paved Shoulders		Medium [Twsp]
Caroline	Circle	Washington		Trail link	Medium
Center	Normal border	Locust	Buffered Bike Lanes		High [IDOT]
Chestnut	White Oak	Morris	Bike Route wayfinding signage		Medium
Chestnut	Allin	Center	Shared Lane Markings		Medium
Chestnut	Center	Const. Tr./Linden	Shared Lane Markings		High
Chestnut	Const. Tr./Linden	Colton	Bike Route wayfinding signage		Medium
Clayton	Buchanan	Lincoln	Bike Route wayfinding signage		High
Clearwater	Veterans	N of Mt Vernon		Intersection improvement	Medium
Clearwater	Mill Creek	Airport	Combined Bike/Parking Lanes		Medium
Colton	Emerson	Empire	Bike Route wayfinding signage		Medium
Colton	Empire	Washington	Combined Bike/Parking Lanes		Medium
Const Tr SE extension	Lincoln	Bunn		Trail	High

Street	From (N/W)	To (S/E)	On Road Recommendation	Off Road Recommendation	Priority
Constitution Tr extension	Croxton	Lincoln		Trail	High
Cottage	Normal border	ML King Dr	Bike Lanes (road diet)		Medium
Cottage	Seminary	Forrest	Shared Lane Markings		High
Cottage	White Oak Park north edge	Seminary		Finish Sidewalks, (widen to sidepath)	Medium
Croxton	Bunn	Indianapolis	Shared Lane Markings		High
East	Locust	Olive	Buffered Bike Lanes (road diet)		High [IDOT]
Emerson	Lee	Center	Shared Lane Markings		High
Emerson	Center	Linden	Bike Lanes (road diet)		High
Emerson	Linden	State	Bike Lanes (remove parking) or backup options		High
Emerson	State	Eboch	Bike Lanes		High
Emerson	Eboch	Towanda	Bike Lanes (remove continuous left-turn lane)		High
Empire	Colton	Towanda		Finish Sidewalk	Medium [IDOT]
Empire	Towanda	Airport		Sidepath	High [IDOT]
Empire	Airport	Towanda Barnes		Sidepath	Medium [IDOT]
Ethell	Normal border	Emerson	Bike Route wayfinding signage	Sidewalk	Medium
Fairway	Towanda	Empire	Bike Lanes (remove parking) or backup options		High
Fairway	Empire	Eastland	Bike Lanes (road diet)		High
Four Seasons	Oakland	Lincoln	Shared Lane Markings		Medium
Fox Creek	Danbury	Beich		Sidepath	High
Franklin	Normal border	Emerson	Shared Lane Markings		Medium
Franklin	Emerson	Beecher	Shared Lane Markings		High
Gridley	Wood	Oakland	Shared Lane Markings		High
Grove	Albert	Prairie	Shared Lane Markings		High
Grove	Robinson	State	Shared Lane Markings		High
Grove	State	Vale	Bike Lanes (remove parking) or backup options		High
Grove	Vale	Mercer	Bike Route wayfinding signage		High
Hickory/Koch	Lee	Bissell	Bike Route wayfinding signage		High
Hinshaw/Forrest	Cottage	Locust	Bike Route wayfinding signage		High
Hinshaw	Locust	Market	Bike Lanes		High [IDOT]
Hinshaw/Sheridan	Market	Stillwell	Bike Route wayfinding signage		High
IAA Dr	Vernon	Kurt		Sidepath	High
Interstate	Westgate	S-end		Sidepath	Medium
Ireland Grove	Dover	E of Bear Creek		Sidewalk	Medium
Ireland Grove	E of Bear Creek	Towanda Barnes	Paved Shoulders	Sidewalk or Sidepath	High
Jefferson	Const. Tr./Robinson	Colton	Bike Route wayfinding signage		Medium
Koch	Bissell	Lincoln	Bike Route wayfinding signage		High

Street	From (N/W)	To (S/E)	On Road Recommendation	Off Road Recommendation	Priority
Lafayette	Center	Bunn		Sidewalk	Medium
Lafayette	Bunn	Morrissey		Finish Sidewalk	Medium
Lee	Emerson	Oakland	Shared Lane Markings		High
Lee	Oakland	Hickory	Bike Route wayfinding signage		High
Lincoln	Koch	Main	Bike Route wayfinding signage		Medium
Lincoln	Constitution Trail	Bunn	Bike Lanes (remove parking) or backup options		High
Lincoln	Bunn	Morrissey	Bike Lanes (remove continuous left-turn lane)		High
Lincoln	Morrissey	Mercer	Bike Lanes (remove parking) or backup options		High
Lincoln	Mercer	Hershey	Bike Lanes (road diet)		High
Lincoln (E-bd)	Main	Constitution Trail	Combined Bike/Parking Lane		High
Lincoln (W-bd)	Main	Constitution Trail	Shared Lane Markings		High
Locust	Western	Morris	Bike Lanes		Medium [IDOT]
Locust	Morris	Catherine	Buffered Bike Lanes		High [IDOT]
Locust	Catherine	Allin	Bike Lanes (remove continuous left-turn lane)		High [IDOT]
Locust	Colton	Towanda		Finish Sidewalks	High
Low	Wood	Bissell	Bike Route wayfinding signage		Medium
Madison	Locust	Olive	Buffered Bike Lanes (road diet)		High [IDOT]
Main	Center	Hamilton		Finish Sidewalks, (widen to sidepath)	High
Main	S of Woodrig	I-74	Better rumble strips	Sidewalk	Medium
Main	Normal border	Locust	Buffered Bike Lanes (road diet)		High [IDOT]
Main	Olive	Center	Buffered Bike Lanes (road diet)		High [IDOT]
Market	ML King Dr	Caroline		Bridge improvement	Medium [IDOT]
Mercer	Washington	Oakland	Paved Shoulders	Sidewalk	Medium
Mercer	Oakland	Lincoln	Bike Lanes (remove parking) or backup options	Sidewalk	Medium
Mercer	Lincoln	Ireland Grove	Bike Lanes (road diet)		High
Mercer	Ireland Grove	Hamilton		Add Sidepath	High
Miller	Alexander	Pancake	Bike Route wayfinding signage		Medium
ML King Dr	Cottage	White Oak	Bike Lanes (road diet)		Medium
Morris	Chestnut	Locust	Bike Route wayfinding signage		Medium
Morris	Veterans	Hamilton	Bike Lanes (remove parking and lower speed)		High
Morris	Hamilton	Witten Woods	Bike lanes (remove continuous left-turn lane)	Finish Sidewalk	Medium
Morrissey	Croxton	Lincoln		Sidepath	Medium [IDOT]
Morrissey	Lincoln	Hamilton		Sidepath	High [IDOT]
North Pointe	Fort Jesse	College	Bike Route wayfinding signage		Medium
Oakland	Regency	Four Seasons		Widen to sidepath	Medium

Street	From (N/W)	To (S/E)	On Road Recommendation	Off Road Recommendation	Priority
Oakland/ Streid	Eddy	Const. Tr. /White Eagle		Sidepath	Medium
Pancake/ Wood	Miller	Barker	Bike Route wayfinding signage		Medium
Prairie	Front	Grove	Shared Lane Markings		High
Regency	Eastland	Oakland	Bike lanes (road diet)		High
Six Points	Alexander	Szaret		Sidepath	Medium
Six Points	Szaret	Springfield		Sidewalk	Medium
Six Points	Springfield	Morris		Sidepath	High
Springfield	Bissell	south end/ Forrest Park	Bike Route wayfinding signage		High
Springfield	Six Points	Fox Creek	Shared Lane Markings	Sidewalk	High
Stillwell	Sheridan	Washington	Shared Lane Markings		High
Streid	Constit. Tr. /White Eagle	Ireland Grove		Sidepath	Medium
Towanda	Locust	Washington		Finish Sidewalk	High
Towanda	Empire	Locust		Sidewalk	High
Towanda Barnes	Raab	Ireland Grove		Sidepath	High [County]
trail (by Ireland Grove)	Hershey	Brookstone		Trail	Medium
trail (by Oakwood)	College	Gen. Electric		Trail	Medium
trail	PJ Irvin Park	Miller Park		Trail	Medium
trail link	Interstate	Constitution Trail		Trail link	Medium
trail link	Washington	Constitution Trail		Trail link	High
trail link	Madison and Lafayette	Main and RT Dunn		Trail and sidepath	Medium
Vale	Oakland	Lincoln	Bike Route wayfinding signage		Medium
Vale	Grove	Oakland	Bike Route wayfinding signage		Medium
Veterans	College	Commerce		Sidepath	High [IDOT]
Veterans	Morris	Commerce		Bridge improvement	Medium [IDOT]
Washington	Mercer	Regency		Widen to sidepath	Medium
Western	Chestnut	Locust	Bike Route wayfinding signage		Medium
White Oak	Normal border	Locust	Paved Shoulders	Sidewalk or Sidepath	Medium [County]
Wood	Barker	Morris	Bike Route wayfinding signage		Medium
Wood	Center	Gridley	Shared Lane Markings		High
Wood	Morris	Center	Shared Lane Markings		High
Wylie	Normal border	IL9/Market		Finish sidewalks	High