



AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, MARCH 24, 2021 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. Attendance will be limited to 10 people including staff and Board/Commission members and will require compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees are encouraged to attend remotely. 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

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.

4. **MINUTES** Review the minutes of the March 10, 2021 regular Bloomington Planning Commission meeting.

5. **REGULAR AGENDA**

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

- A. **Z-07-21** Public hearing, review, and action on a petition submitted by Ron Block, Manager of Dewitt Farms, LLC to request approval of a zoning map amendment of R-1A, Single-Family Residential District to R-1B, Single-Family Residential District for a portion of the property located at 200 N Bellemont Rd (PIN: 21-02-151-002) 3.75 acres more or less. (Ward 8)
- B. **PS-03-21** Public hearing, review, and action on a petition submitted by Ron Block, Manager of Dewitt Farms, LLC to request approval of a preliminary plan for the Davis Block Subdivision and waiver from the Subdivision Code of the requirement to construct

public sidewalk along the east side of Mercer Avenue for the property located at 200 N Belmont Rd (PIN: 21-02-151-002) 4.99 acres. (Ward 8)

- C. **PR-02-21** Public hearing, review, and action on a petition submitted by Sheheryar Muftee for a legislative site plan review and special use permit in the B-1 General Commercial District, for an addition to the Islamic Center Prayer Hall, for the property located at 421 Olympia Drive (PINs: 22-07-200-062 and 22-07-200-061). (Ward 8)

6. OLD BUSINESS

7. NEW BUSINESS

- A. Introduction of New Member—Brady Sant Amour

8. ADJOURNMENT



DRAFT
MINUTES

**PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF
BLOOMINGTON, ILLINOIS
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, MARCH 10, 2021 4:00 P.M.
THIS MEETING WAS HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live**

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Members of the public could also attend the meeting at City Hall. Attendance was limited to 10 people including staff and Board/Commission members and required compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees were encouraged to attend remotely.

The Planning Commission convened in Regular Session virtually via Zoom conferencing with City Planner Katie Simpson, Assistant Director Kimberly Smith, and Chairperson Megan Headean in-person in City Hall's Council Chambers at 4:03 p.m., Wednesday, March 10, 2021. The meeting was live streamed to the public at www.cityblm.org/live. The meeting was called to order by Chairperson Headean.

ROLL CALL

| Attendee Name | Title | Status |
|----------------------|--------------|---------------|
| Ms. Megan Headean | Chair | Present |
| Mr. Tyson Mohr | Vice Chair | Absent |
| Mr. Justin Boyd | Commissioner | Present |
| Mr. Thomas Krieger | Commissioner | Present |
| Ms. Megan McCann | Commissioner | Present |
| Mr. Mark Muehleck | Commissioner | Absent |
| Mr. David Stanczak | Commissioner | Present |
| Ms. Sheila Montney | Commissioner | Absent |

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MEETING MINUTES

**PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
WEDNESDAY, MARCH 10, 2021**

| | | |
|----------------------|---|---------|
| Mr. John Danenberger | Commissioner | Present |
| Mr. George Boyle | Assistant Corporate Counsel | Present |
| Mr. Craig McBeath | Information Systems Director | Present |
| Ms. Katie Simpson | City Planner | Present |
| Ms. Kimberly Smith | Assistant Economic & Community Development Director | Present |
| Ms. Caitlin Kelly | Assistant City Planner | Present |

COVID-19

Chairperson Headean explained that this meeting was 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. City Hall was closed to the public.

PUBLIC COMMENT

No public comment.

MINUTES

Mr. Boyd motioned to accept the previous meeting's minutes. Ms. McCann seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried (6-0-0)

Mr. Krieger moved to accept the joint Planning Commission and Transportation Commission meeting minutes from February 10, 2021. Ms. McCann seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried (6-0-0)

REGULAR AGENDA

- A. **PR-01-21** Public hearing, review and action on a petition submitted by Mark Ratterman, President of MBR Management Corp for a legislative site plan review for a new restaurant, Bloomington Dominos, and the following variances from Chapter 44 of the City Code: 1). variance from providing foundation landscaping plantings per (44.13-16A); and 2). variance from providing the 10ft bypass lane for the drive-through (44.12-7) for the property located at for 1514 W. Market Street, PIN:21-05-180-026 (Ward 7)

Ms. Kelly presented the staff report and recommendation. Ms. Kelly explained that staff was supportive of the site plan overall but recommended against approving the

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MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS

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requested variances on the basis that the restaurant would be new construction and could potentially be reconfigured in ways that may not necessitate deviation from the code.

Wes Kistler, lead engineer, was sworn in for testimony. He stated that the site's physical hardship lies in the fact that the site is limited in its possible configurations by the existing easements and billboard and argued that the pick-up window would not pose an issue to traffic circulation. He mentioned that in the event an order is not ready, the customer is directed to park while their order is brought out. Regarding the possibility of removing parking spaces, Mr. Kistler stated that removing parking spaces might make the site less attractive to a co-tenant.

The public hearing was closed. Mr. Boyd asked for staff's rebuttal with regard to the variance criteria. Mr. Boyle clarified that all the criteria must be met. Ms. Kelly argued that from staff's perspective, three of the criteria were not met due to the fact that the structure would be new construction and that a bypass lane could be added to the west of the building without having to seek a variance for parking because of the transit-related parking requirement reduction. Mr. Boyd asked how many extra spaces of parking the applicant would have without applying the parking adjustment. Ms. Kelly stated that the site plan depicts six extra parking spaces without applying the adjustment.

Mr. Stanczak asked about the location of the billboard and whether it would impact the applicant's ability to provide a bypass lane. Ms. Simpson indicated that the billboard is not located within the parking lot.

Chairperson Headean inquired as to whether denying both variances would require the applicant to seek a variance for parking. Ms. Kelly said it was a possibility depending on how the site was reconfigured.

Chairperson Headean made the point that the Commission has been firm on overparking and stated her opinion that the bypass lane presents a bigger impact than the foundation landscaping. Mr. Stanczak asked whether she believed the bypass lane would have a bigger impact on the petitioner. Chairperson Headean clarified that she believed the bypass lane would have a larger impact on the site and that she would be inclined to grant the variance for the foundation landscaping over the bypass lane.

Mr. Kistler indicated that Mark Ratterman, the applicant, had technical issues while joining the public hearing remotely and would like to speak on the petition. Mr. Stanczak motioned to reopen the public hearing. Mr. Danenberger seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried (6-0-0) and Chairperson Headean opened the public hearing.

Mark Ratterman, the applicant, was sworn in for testimony. He spoke to the popularity of pick-up windows at Domino's locations and stated that stacking has not historically been an issue with them. He argued that the bypass lane is unnecessary and that he would be able to attract a higher quality tenant by having abundant parking.

Chairperson Headean asked whether customers pay at the pick-up. Mr. Ratterman stated that they can if they ordered over the phone, but most are prepaid online orders. Chairperson Headean inquired about average transaction time or whether a lengthier transaction causes congestion within the site. Mr. Ratterman said that the average transaction time is two minutes, but that they are aiming for 60 seconds or less.

Mr. Boyd agreed with Mr. Ratterman's point that removing parking on the east side of the lot may make the building less attractive to potential tenants. He stated a preference for granting a variance for the bypass lane rather than the foundation landscaping.

Mr. Stanczak agreed with Mr. Boyd, stating that the bypass lane is excessive. Mr. Krieger concurred.

Ms. McCann agreed, mentioning that measures taken to ease the development of this parcel are welcomed.

Ms. Smith reiterated that the row of proposed parking immediately adjacent to the proposed drive-through lane contained spaces that are proposed in excess of requirements, and allow room for the bypass lane.

Mr. Boyd motioned to approve all the findings of fact for the bypass lane. Mr. Stanczak seconded.

Chairperson Headean stated she agrees that the property has physical hardships that create difficulty for providing the bypass lane, and that the physical hardship influences the remaining standards.

Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried. (6-0-0)

Mr. Boyd motioned to approve the bypass lane variance. Mr. Stanczak seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried. (6-0-0)

Mr. Stanczak motioned to approve all findings of fact for the foundation landscaping variance. Mr. Krieger seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger -

Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried. (6-0-0)

Mr. Stanczak motioned to approve the landscaping variance. Mr. Danenberger seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried. (6-0-0)

Mr. Stanczak motioned to approve the findings of fact for the site plan review. Mr. Krieger seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried. (6-0-0)

Mr. Stanczak recommended approval of the site plan. Ms. McCann seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried. (6-0-0)

- B. Z-03-21** Public hearing, review, and action on a petition submitted by Robert Vericella, RJV Construction requesting a zoning map amendment from R-1C Single-Family Residential District to R-4, Manufactured Home Park for the property located along south Beich Road, and north of Fuller Ct, 10.54 acres, PINs:2119201014, 2119201015, and 2119177016 (Ward 2) Tabled from 2.10.21 regular Planning Commission meeting.

Ms. Simpson stated that staff would be recommending approval of the requesting rezoning and summarized the zoning and locational context of the site. Since the previous presentation of this case, additional information regarding the property values of single-family homes within 500 feet of R-4 and R-1H zoning was obtained, showing that property values have increased on average within the last five years.

Mr. Vericella was sworn in for testimony. He stated that his development would not be a mobile home park, but a series of manufactured homes on slab foundations comparable to Prairie Place. He brought up the current scarcity of homes within the price range he is proposing due to the cost of building materials, which he cited as the impetus for developing manufactured homes instead. He lastly mentioned the time and money he has invested into the proposed project.

Mr. Joseph Taylor was sworn in for testimony. He again spoke against the petition, stating his belief that buying a home in this area is a wiser financial decision than renting. He also mentioned the lack of public transit or recreation within the area and stated that most R-4 Districts are located near commercial rather than residential areas. Chairperson Headean asked whether Mr. Taylor's concern is based in the fact that he is a neighbor of the proposed development or in his own experience with mobile home parks. Mr. Taylor answered that both are factors.

By way of rebuttal, Mr. Vericella stated that there is no correlation between the type of construction and level of maintenance that takes place. He summarized price discrepancies between his proposed development and Prairie Vista as well as those between the lot rental and property taxes for homeowners.

Mr. Stanczak asked whose responsibility maintenance of the manufactured homes is. Mr. Vericella said it would be the responsibility of the homeowners but that residents would be held to standards for property maintenance.

An email in opposition to the proposed rezoning was entered into the record.

Regarding concerns over recreation, Mr. Vericella mentioned the green space requirements of any development. In response to transit and walkability, he stated that these are considerations for any development and beyond his control.

The public hearing was closed. Another member of the public indicated their desire to speak at City Hall. Chairperson Headean reopened the public hearing.

Jenny Vericella was sworn in for testimony. She stated that Bloomington Township has plans for the redevelopment of the area adjacent to the subject property.

Mr. Boyd motioned to adopt the findings of fact as presented by staff. Mr. Stanczak seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried. (6-0-0)

Mr. Boyd motioned to recommend approval of the rezoning. Mr. Krieger seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried. (6-0-0)

- C. **PS-01-21** Public hearing, review and action on applications submitted by The Villas at Prairie Vista, LP (3028 Happy Landing Drive Springfield, IL 62711) for 7.31 acres (PINS:21-16-405- 002: 21-16-405-003:PT 21-16-451-027: PT 21-16-451-024: PT 21-16-451-009: PT 21-16-451- 025) located south of Southgate Drive and east of US/51, owned by Robert J. Lenz, Trustee McLean County Land Trust #2315, approval of a preliminary development plan and special use permit for a planned unit development (PUD) for a single-family attached dwelling units in the C- 1 Office District and multiple waivers (Ward 2)

Chairperson Headean called for the staff report. Ms. Simpson summarized the proposed planned unit development and stated staff's support for the project and several of the requested waivers based on their adherence with the Subdivision Ordinance and Planned Unit Development standards.

Mr. Boyd motioned to adopt the findings of fact as presented by staff. Mr. Krieger seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried. (6-0-0)

Mr. Boyd motioned to deny the waiver requesting M-4.18 combination curbs and gutters in lieu of B-6.18 combination curbs and gutters. Mr. Stanczak seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried. (6-0-0)

Mr. Boyd motioned to deny the waiver requesting sidewalks on only one side of the public street. Mr. Danenberger seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried. (6-0-0)

Mr. Krieger motioned to approve the waiver allowing a 5' front yard setback rather than a 10' front yard setback as required by code. Mr. Boyd seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried. (6-0-0)

Mr. Boyd motioned to approve the waiver allowing a 3,925 square foot minimum lot area in lieu of the 4,100 square foot minimum required by code for two lots fronting on Stirrup Lane. Ms. McCann seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried. (6-0-0)

Mr. Krieger motioned to approve a waiver allowing for an open space ratio of 63% rather than 73%. Mr. Danenberger seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried. (6-0-0)

Mr. Krieger motioned to approve a waiver allowing the sanitary and storm sewers to be located in a public easement connecting to existing infrastructure. Mr. Stanczak seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried. (6-0-0)

Mr. Boyd motioned to approve the final waiver requested the omission of a front yard utility easement that would adjoin the public right-of-way. Mr. Stanczak seconded. Roll call vote: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried. (6-0-0)

Mr. Boyd motioned to recommend approval of the PUD with the exception of the staff comment regarding sidewalk width. Mr. Stanczak seconded. Roll call vote: Mr.

Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Ms. McCann - Yes, Chairperson Headean - Yes. The motion carried. (6-0-0)

OLD BUSINESS

No items.

NEW BUSINESS

No items.

ADJOURNMENT

Mr. Stanczak motioned to adjourn. Mr. Boyd seconded. All were in favor. The meeting was adjourned at 6:22 PM.

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**CITY OF BLOOMINGTON
REPORT FOR THE
PLANNING COMMISSION
March 24, 2021**

| CASE NUMBER: | SUBJECT PROPERTY: | TYPE: | SUBMITTED BY: |
|---|---|--------------|-----------------------------|
| Z-07-21 | A portion of the property located at 200 N Belmont Rd (PIN: 21-02-151-002) 3.75 acres more or less. (Ward 8) | Rezone | Katie Simpson, City Planner |
| PETITIONER'S REQUEST: | Public hearing, review, and approval of a petition to Rezone the subject property from R-1A, Single-Family Residential District, to R-1B, Single-Family Residential District. | | |
| <i>Staff finds that the petition meets Zoning Ordinance's map amendment guidelines for the R-1B, Single-Family Residential District.</i> | | | |

STAFF RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- 1) Motion to establish findings of fact that the proposed map amendment is in the public interest and not solely for the interest of the applicant, using the standards and objectives of the Division 44 17-6E2.
- 2) Motion to recommend Council approve of the rezoning of 3.75 acres located at 200 N Belmont Road, a portion of PIN: 21-02-151-002, from R-1A Single-Family Residential District to R-1B Single-Family Residential District.

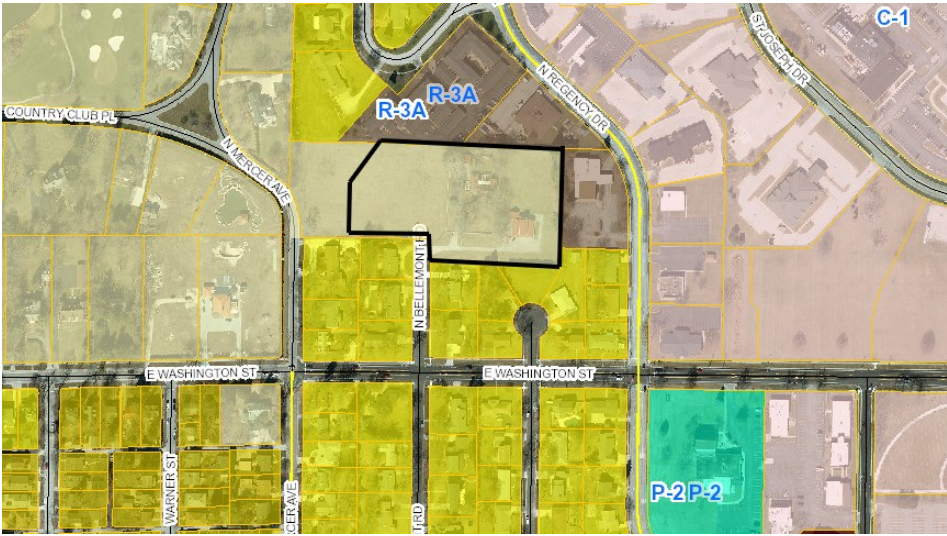


Figure 1: Zoning map of subject property (outlined in black), 3.75 acres

NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on Monday, March 8, 2021. Notices were mailed to property owners within 500 feet and a large metal sign was placed on the property.

GENERAL INFORMATION

Owner and Applicant: Dewitt Farms LLC, Ronald Block, Manager

PROPERTY INFORMATION

Existing Zoning: R-1A
Existing Land Use: Single-Family Residence
Property size: 3.75 acres
PIN: A portion of 21-02-151-002

Surrounding Zoning and Land Uses

Zoning

North: R-1A, Single-Family Residential
North: R-3A, Multi-Family Residential
East: R-3A, Multi-Family Residential
South: R-1B Single-Family Residential
West: R-1A Single-Family Residential

Land Uses

North: Single-Family Residences
North: Condominiums
East: Day Care and Church
South: Single-Family Residences
West Single-Family Residences

ANALYSIS

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

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

PROJECT DESCRIPTION

Background: The subject property, 200 N. Belmont Road, is located east of Mercer Avenue and west of N. Regency Drive. The property is approximately 4.99 acres and is improved with a single-family home. The property abuts single-family homes, a condominium/multi-family housing unit, a vacant daycare center and a vacant church. The property owner is requesting approval of a zoning map amendment to rezone a portion of the 4.99 acres from R-1A Single-Family Residential District to R-1B Single-Family Residential District. The rezoning would enable redevelopment of the subject property

Pictured: Subject Property



with lots with a minimum area of 7,000 square feet. The R-1B District permits up to six dwelling units per acre.

Project Description: The applicant is requesting a zoning map amendment for a portion of the property located at 200 N Bellemont Road (4.99 acres). The subject property is approximately 3.75 acres. If approved, the R-1B District allows single-family homes up to six units per acre. The remaining 1.24 acres would stay R-1A, Single-Family Residential District and could be improved with homes at a density of two units per acre.

PURPOSE AND INTENT

R-1A Single-Family Residence District. The R-1A Residence District is intended to provide for the establishment of areas characterized by large lot single-family dwelling units for occupancy by families, and related recreational, religious, and cultural facilities that serve the immediately surrounding residents, as well as those living in the district. The R-1A district provides for approximately two dwelling units per acre. This district has a minimum lot width requirement of 125 feet and a minimum lot area of 22,500 square feet.

R-1B Single-Family Residence District. The R-1B Residence District is intended to provide primarily for the establishment of areas characterized by moderate sized lots and single-family detached dwelling units for occupancy by families. In addition to these dwelling units, related recreational, religious, and cultural facilities intended to serve the immediately surrounding residents are allowed where such facilities are found to be compatible with surrounding residential development. The R-1B district allows densities of up to approximately six dwelling units per acre. This district has a minimum lot width of 70 feet and a minimum lot area of 7,000 square feet.

A list of permitted uses for both districts is online at <https://ecode360.com/34414674>.

The R-1A and R-1B Districts are very similar, however, the most salient differences are the density, lot widths, lot area, and setbacks.

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.

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

FINDINGS OF FACT

The Zoning Ordinance has “*Zoning Map Amendment Guidelines*” and 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 is improved with a single-family home. The existing zoning would allow for the development of single-family homes, but would limit the density significantly. **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 residence at the subject property has been unoccupied since 2013. The subject property is one of the largest remaining single-family homesteads in Bloomington, however according to the applicant, the residential structure was in disrepair and unsalvageable. Demolitions permits for the single-family home were issued in January 2021. A garage remains on the site. **The standard is met.***
- 3. The suitability of the subject property for uses authorized by the proposed zoning. The proposed uses, densities and lot areas are compatible with surrounding development. **The standard is met.***
- 4. The existing land uses and zoning of nearby property. As the property is adjacent to other single-family residences, the proposed zoning is compatible. **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 proposed rezoning promotes infill redevelopment using existing infrastructure and developed land already receiving city services. The proposed rezoning will allow for slightly more density, which will add to the tax base of District 87. **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 development is accessible from Belmont Road, a local street. Belmont Road has the capacity to handle the lower density contemplated in the R-1B District. **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. Redevelopment of the subject property will require compliance with the city stormwater management requirements. **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 subject property is located within District 87 school district and is currently served by city facilities. **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 proposed zoning map amendment will allow for medium-density single-family infill redevelopment (up to six units per acre). The proposed amendment promotes the use of vacant and underutilized land, a priority identified in the Bloomington Comprehensive Plan. Further, the proposed amendment promotes expanding the quality of Bloomington's housing stock, increasing the housing supply and diversity of options, as well as development consistent with City codes and ordinances. The current zoning classification hinders the redevelopment potential of otherwise underutilized land. **The standard is met.**

10. *The extent to which property values are diminished by the particular zoning restriction.* The proposed zoning will encourage redevelopment and investment in an underutilized parcel, adding to property values. **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 proposed zoning district is consistent with adjacent properties, which are also zoned R-1B Single-Family Residential District. **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 district promotes up to six units per acre, consistent with the low-density single-family residential uses contemplated in the Comprehensive Plan's future land use map. **The standard is met.**

13. *And whether the City needs the proposed use.* The Bloomington Comprehensive Plan identifies the need for quality housing and infill redevelopment. **The standard is met.**

STAFF RECOMMENDATION: Staff finds the application meets the standards for a map amendment and recommends that the Planning Commission find in favor of the zoning map amendment.

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

- 1) Motion to establish findings of fact that the proposed map amendment is in the public interest and not solely for the interest of the applicant, using the standards and objectives of the Division 44 17-6E2
- 2) Motion to recommend Council approve of the rezoning of 3.75 acres commonly located at 200 N Bellemont Road, a portion of PIN: 21-02-151-002, from R-1A Single-Family Residential District to R-1B Single-Family Residential District.

Respectfully submitted,

Katie Simpson,
City Planner

Attachments:

- Draft Ordinance
- Exhibit “A” Legal Description
- Petitioner’s application and findings of fact are available online at <https://www.cityblm.org/Home/ShowDocument?id=25974>
- Zoning map
- Aerial map
- Neighborhood notice and 500-foot notification buffer map

DRAFT

ORDINANCE NO. 2021 - _____

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT OF R-1A, SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-1B, SINGLE-FAMILY RESIDENTIAL DISTRICT FOR A PORTION OF THE PROPERTY LOCATED AT 200 N BELLEMONT RD (PIN: 21-02-151-002) 3.75 ACRES MORE OR LESS.

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting to rezone the property commonly described as three and seventy-five hundredths acres located at 200 N Bellement Road (PINs: 21-02-151-002) 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 R-1A Single-Family Residence District to R-1B Single-Family Residence District and adopted findings of fact on the same; and

WHEREAS, the Bloomington Planning Commission found the requested rezoning to be in the public interest and not solely for the benefit of the application, using the 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-1B Single-Family 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 Council hereby adopt the findings of fact made by the Planning Commission.
3. That the petition requesting to rezone the property commonly described as three and seventy-five hundredths acres located at 200 N Bellement Road (PINs: 21-02-151-002) legally described in Exhibit "A" from R-1A Single-Family Residential District to R-1B Single-Family Residential District is hereby approved.

4. That this Ordinance shall be in full force and effective as of the time of its passage and approval.

PASSED this ____ day of April 2021.

APPROVED this _____ day of April 2021.

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Leslie Smith-Yocum, City Clerk

DRAFT

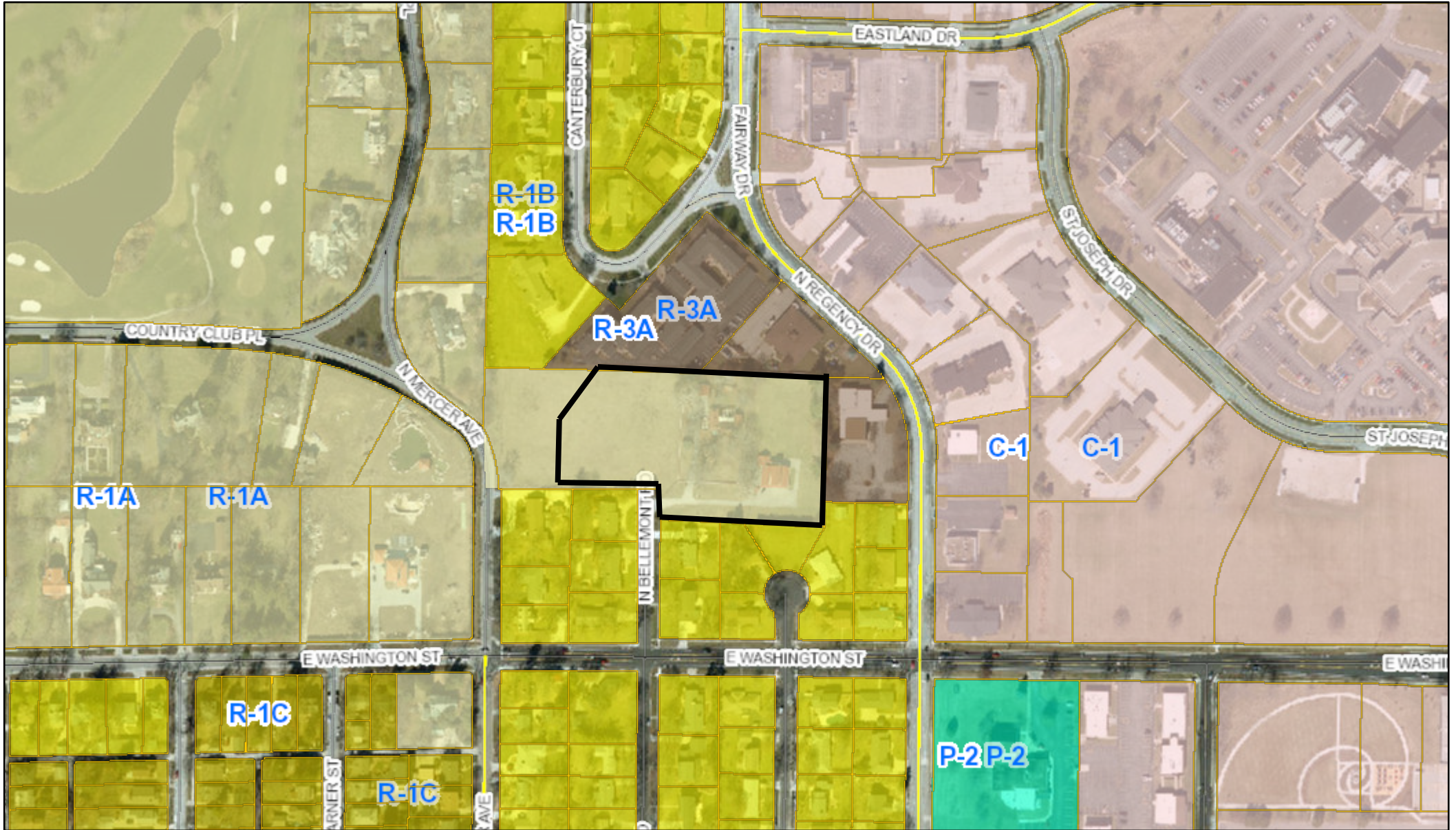
EXHIBIT A

Legal Description

A portion of 200 N BELLEMONT RD (PIN: 21-02-151-002)

A part of the Southwest Quarter 1/4 of the Northwest 1/4 and a part of the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 23 North, Range 2 East of the Third Principal Meridian, more particularly bounded and described as follows: Beginning at a point on the North line of the Southwest 1/4 of said Section 2, 179.54 feet East of the Northwest corner of said Southwest 1/4; thence, South 87° 11' 43" East [S 89° 24' E] along the North line of the Southwest 1/4 of said Section 2, 186.82 feet; thence South 00° 59' 01" West, 54.05 feet [S 1° 15' E, 54 feet]; thence South 87° 12' 06" East [S 89° 24' E] along the North line of Bellemont Subdivision, 365.70 feet [365.82 feet] to the Northeast corner of Lot 16 in said Bellemont Subdivision; thence North 00° 57' 16" East, 327.99 feet [N 1° 15' W, 328 feet]; thence North 87° 11' 16" West [N 89° 24' W], 399.80 feet; thence South 59° 23' 19" West, 178.18 feet; thence South 01° 12' 46" West, 175.83 feet to the Point of Beginning, containing 3.75 acres, more or less, in McLEAN COUNTY, ILLINOIS

Z-07-21 Zoning View



3/12/2021, 12:17:30 PM

- | | | |
|-------------------------|----------------------------------|--|
| Parcels | P-2 Public Land and Institutions | C-1 Office District |
| Bloomington | P-3 Airport District | D-1 Central Business District |
| A Agricultural | B-1 General Commercial District | D-2 Downtown Transition District |
| P-1 University District | B-2 Local Commercial District | D-3 Downtown Warehouse and Arts District |

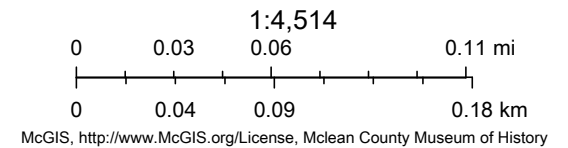


Z-07-21 Aerial View



3/12/2021, 12:02:35 PM

 Parcels





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

March 5, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, March 24, 2021 at 4:00 PM at www.cityblm.org/live on applications submitted by property owner Ron Block, Manager of Dewitt Farms, LLC (2108 Inlet Dr. Fort Lauderdale, FL 33316).

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 petition, or ask questions related to the petitioner's requests at the scheduled public hearing.

The applicant is requesting a public hearing and action on the following applications: 1) approval of a preliminary plan for the Davis Block Subdivision and waiver from the Subdivision Code of the requirement to construct public sidewalk along the east side of Mercer Avenue for the property located at 200 Bellemont Rd 4.99 acres, (PIN:21-02-151-002) and 2) approval of a zoning map amendment of R-1A, Single-Family Residential District to R-1B, Single-Family Residential District for a portion of the property located at 200 Bellemont Rd 3.75 acres more or less. (PIN: 21-02-151-002).

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/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 attend the meeting at City Hall. Attendance will be limited to 10 people including staff and Board/Commission Members and will require compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees are encouraged to attend remotely.

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.

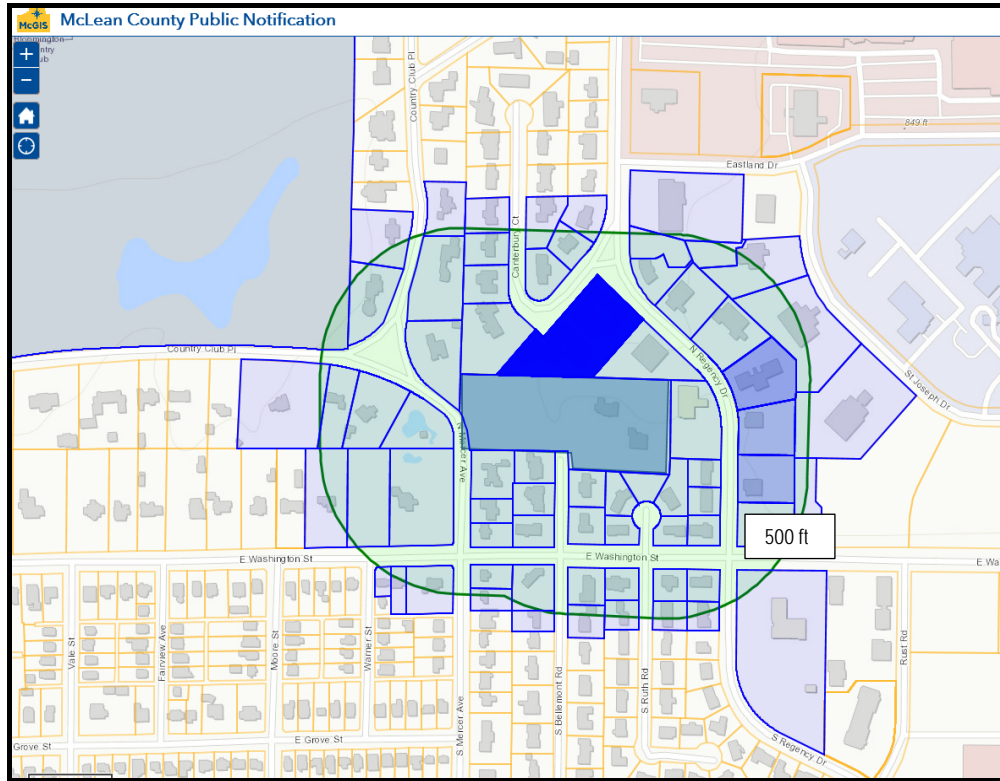
This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

If you desire more information regarding the proposed petition 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



**CITY OF BLOOMINGTON
REPORT FOR THE
PLANNING COMMISSION
March 24, 2021**

| CASE NUMBER: | SUBJECT PROPERTY: | TYPE: | SUBMITTED BY: |
|------------------------------|--|------------------|-----------------------------|
| PS-03-21 | 200 N Bellemont Rd | Preliminary Plan | Katie Simpson, City Planner |
| PETITIONER'S REQUEST: | Public hearing, review, and action on a petition submitted by Ron Block, Manager of Dewitt Farms, LLC to request approval of a preliminary plan for the Davis Block Subdivision and waiver from the Subdivision Code of the requirement to construct public sidewalk along the east side of Mercer Avenue for the property located at 200 N Bellemont Rd (PIN: 21-02-151-002) 4.99 acres. (Ward 8) | | |

Staff finds that the petition meets the City purpose and intention Chapter 24 of the Bloomington City Code.

STAFF RECOMMENDATION: Approval with Conditions

Staff recommends the Planning Commission take the following actions:

1. Motion to establish findings of fact on the waiver.
2. Motion to approve the requested waiver from the Manual of Practice Section 5.01, a requirement to provide sidewalk along the east side of Mercer Avenue.
3. Motion to establish findings of fact on the proposed subdivision.
4. Motion to recommend City Council approve the preliminary plan for Davis Block Subdivision with the requested waiver.



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 Monday, March 8, 2021. Notices were mailed to property owners within 500 feet and a large metal sign was placed on the property.

GENERAL INFORMATION

Owner and Applicant: Dewitt Farms LLC, Ronald Block, Manager

PROPERTY INFORMATION

Existing Zoning: R-1A (see case Z-07-21 request to rezone a portion to R-1B)
Existing Land Use: Single-Family Residence
Property size: 4.99 acres
PIN: 21-02-151-002

Surrounding Zoning and Land Uses

Zoning

North: R-1A, Single-Family Residential
North: R-3A, Multi-Family Residential
East: R-3A, Multi-Family Residential
South: R-1B Single-Family Residential
West: R-1A Single-Family Residential

Land Uses

North: Single-Family Residences
North: Condominiums
East: Day Care and Church
South: Single-Family Residences
West Single-Family Residences

Analysis

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

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

PROJECT DESCRIPTION

Background: The subject property, 200 N. Bellemont Road, is located east of Mercer Avenue and west of N. Regency Drive. The property is approximately 4.99 acres. It is improved with a single-family home. The property abuts single-family homes, a condominium/multi-family housing unit, a vacant daycare center and a vacant church. The property owner is requesting approval of a preliminary plan to subdivide the property into nine lots and a detention basin. Demolition permits for the existing single-family home were issued in January 2021. A garage remains on the site. Upon approval of the preliminary plan, the remaining structures will be demolished, and the land will be cleared for

Pictured: Subject Property



redevelopment.

A preliminary plan is a detailed concept plan that illustrates the location of lots, infrastructure, easements, and future roads, sidewalks, and paths. A preliminary plan guides development of an area. Subsequent actions such as final platting and permitting follow the plan. It is valid for a period of three years, unless extended or amended. Chapter 24 of the Bloomington City Code outlines the process for approval. The Bloomington Manual of Practice, available online at <https://ecode360.com/attachment/BL4015/BL4015-024b%20Manual%20of%20Practice.pdf>, details specific design requirements for public infrastructure.

Project Description:

The proposed plan depicts nine single-family residential lots and a private detention basin. Lot 1, an estate lot approximately a half-acre in size and zoned R-1A, Single-family residential district, faces and takes access from Mercer Ave. The proposed size of the lot is consistent with adjacent lots located on Mercer Avenue, part of the Country Club neighborhood. The remaining lots numbered 2-9 have frontage on a proposed extension of Bellemont Road, which terminates in a cul-de-sac. Pending approval of case Z-07-21, lots 2-9 will be zoned R-1B, Single-Family Residential District. The minimum lot width and area for the R-1B District is 70 feet and 7,000 square feet, respectively. The proposed lots comply with the minimum lot width and area requirements for their respective zoning districts. The properties will be served by an 8” public watermain, 8” public sanitary sewer and 12” storm sewer. The developer will be required to pay a fee-in-lieu of parkland dedication. The subject property is served by the Connect Transit Red Line which has stops on the northeast corner of Washington Street and Mercer Ave and the southwest corner of Washington Street and Regency Drive.

Pictured: Mercer Avenue



Waiver requested from the subdivision code: Section 5.01 of the Bloomington Manual of Practice Chapter. This section requires the installation of sidewalk in all subdivisions, unless a waiver is granted by City Council at the time of submission of a Preliminary Plan. Lot 1 has approximately 140 feet of frontage along Mercer Avenue within the Country Club neighborhood. The applicant is requesting a waiver from the requirement to provide sidewalk along Mercer Avenue. Staff supports the waiver of not constructing a sidewalk on N. Mercer Avenue at 200 N Bellemont Road. The proposed frontage is 140 lineal feet along the 3,650 feet of frontage from Towanda Road to Washington Street. There are no existing sidewalks on Mercer Avenue at this location to connect to, nor are there sidewalks planned in the near future for this section of street. Mercer Avenue at this location is a low volume street. The City’s Sidewalk Master Plan recommends first prioritizing bringing existing sidewalk up to good repair and compliance with ADA standards, then filling in gaps, and then providing sidewalks in neighborhoods with no sidewalks, like this area. The preliminary plan reserves right-of-way along Mercer Avenue. It shows matched right-of-way widths of 60 feet to the south that would allow for a sidewalk to be constructed on city property should there be a need to do so in the future.

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.

Tier 1 Infill Development Priority in Bloomington's Stable Neighborhood.

At the time of creating this report, staff has not received comments from the public on this plan.

FINDINGS OF FACT

Findings for the requested waiver:

Standards for granting a waiver from Chapter 24 of the Bloomington City Code, Chapter Section 2.13:

(1) *The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property located in the vicinity of the property in question.* No sidewalk currently exists on Mercer Avenue and it is unlikely that sidewalk will be constructed along Mercer Avenue in the near future. Additionally, this segment of Mercer Avenue is improved with traffic calming and has lower traffic volumes than other roads in the city, decreasing the need for the sidewalk. The requirement creates a practical difficulty for the developer and could potentially impact the character of the neighborhood. **The standard is met.**

(2) *The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property.* Mercer Avenue was constructed prior to when the city adopted requirements to provide sidewalk on public streets. No sidewalk is provided along Mercer Avenue, specifically within the Country Club neighborhood. The proposed preliminary plan includes adequate public right-of-way width to provide sidewalk in the future. **The standard is met.**

(3) *Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations in this Code is carried out.* The proposed frontage is 140 lineal feet along the 3,650 feet of frontage from Towanda Road to Washington Street. There are no existing sidewalks on Mercer Avenue at this location to connect to, nor are there sidewalks planned in the near future for this section of street. Mercer Avenue at this location is a low volume street. **The standard is met.**

(4) *The waivers will not in any manner vary from the provisions of Chapter 44 of the Bloomington City Code, 1960, as amended (Zoning Regulations) unless such waiver has previously been granted by the Zoning Board of Appeals.* **The standard is not applicable.**

[Ord. No. 1998-42]

Findings for the preliminary plan:

The Purpose and Intention of the Bloomington Subdivision Ordinance (Chapter 24 Section 2.3) offers guidance for review of the preliminary plan. 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 provides adequate public utilities for sanitation and safety, and the lots configuration allows for adequate light and air circulation between structures. **The standard is met.**

B. To guide the future growth and development of the City, in accordance with the Comprehensive Plan. The Comprehensive Plan identifies the subject property as a low-density residential, Tier 1 Infill Redevelopment Priority. The proposed subdivision aligns with this vision. **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 proposed subdivision provides adequate separation between buildings, promoting light and air circulation. The northern berms provide adequate separation between the existing and proposed developments. The cul-de-sacs meet the city's design requirements and can accommodate emergency vehicles. Lastly, the detention basin provides storm water management for the subdivision. **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 development will result in additional parkland dedication revenues that can serve the neighborhood. The subject property is a Tier 1 Infill Redevelopment Priority in the City's Comprehensive Plan. **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 subdivision and uses are compatible with adjacent uses and developments. The R-1B District encourages lots that are 7,000 square feet or greater and encourages a density consistent with adjacent lots and neighborhood character. **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. The proposed development will use existing infrastructure and is prioritizing land already annexed within the city's jurisdiction and served by city police and fire. The subject property is identified as a Tier 1 Redevelopment Priority in the Bloomington Comprehensive Plan. The development will generate additional tax revenues to benefit schools and off-set impacts of potential additional students. **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. Bellemont Road is currently perpendicular to the driveway at 200 N. Bellemont Road. The proposed extension of Bellemont Road will improve circulation and provide a cul-de-sac designed to provide adequate maneuvering and turning for larger vehicles like garbage trucks, snowplows, and emergency vehicles. **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 subject property and the adjacent subdivision is currently served by city police and fire, as well as by District 87 schools. The proposed nine lot subdivision will have little impact on the school capacity and will add to tax bases and school revenues. The Tier 1 Infill Redevelopment Priority classification emphasizes access to existing public infrastructure and services. **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. Storm water management is provided and will be reviewed and approved by the City Engineering Division before issuing building permits. **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 proposed development should not negatively impact existing natural features such as streams, lakes, or native prairies. **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 proposed development anticipates larger lots which will provide adequate open space. The density aligns with what is envisioned and permitted within the area by the Comprehensive Plan and Zoning Ordinance respectively. **The standard is met.**

[Ord. No. 1998-42]

STAFF RECOMMENDATION:

Staff analysis: Staff finds the proposed preliminary plan meets the purpose and intention of Chapter 24 of the City Code.

Staff recommends the Planning Commission take the following actions:

5. Motion to establish findings of fact on the waiver.
6. Motion to approve the requested waiver from the Manual of Practice Section 5.01, a requirement to provide sidewalk along the east side of Mercer Avenue.
7. Motion to establish findings on the proposed subdivision.
8. Motion to recommend City Council approve the preliminary plan for Davis Block Subdivision with the requested waiver.

Respectfully submitted,
Katie Simpson,
City Planner

Attachments:

- Draft Ordinance
- Exhibit “A” Legal Description
- Exhibit “B” Preliminary Plan
- Preliminary Plan application, available online
<https://www.cityblm.org/Home/ShowDocument?id=25976>
- Zoning Map
- Aerial Map
- Neighborhood Notice with 500 ft notification buffer (See case Z-07-21 Attachments)

DRAFT
ORDINANCE NO _____

AN ORDINANCE APPROVING A PRELIMINARY PLAN FOR THE DAVIS BLOCK SUBDIVISION
AND WAIVER FROM THE SUBDIVISION CODE MANUAL OF PRACTICE 5.01, A
REQUIREMENT TO CONSTRUCT PUBLIC SIDEWALK ALONG THE EAST SIDE OF MERCER
AVENUE FOR THE PROPERTY LOCATED AT 200 BELLEMONT RD (PIN: 21-02-151-002)
4.99 ACRES.

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 "DAVIS BLOCK SUBDIVISION" and dated February 24, 2021 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 applicant requested approval of a waiver from Section 5.01 of the Manual of Practice requiring the construction of sidewalk along the east side of Mercer Avenue for approximately 140 feet of frontage; and

WHEREAS, the Planning Commission found the requested waiver to meet the standards for a waiver in Chapter 24 Section 2.13 of the City Code, specifically:

- (1) The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property located in the vicinity of the property in question;
- (2) The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable generally to other property;
- (3) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations in this Code is carried out;
- (4) The waivers will not in any manner vary from the provisions of Chapter 44 of the Bloomington City Code, 1960, as amended (Zoning Regulations) unless such waiver has previously been granted by the Zoning Board of Appeals.

WHEREAS, the Bloomington 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 and recommended by the Planning Commission.

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

1. The above referenced recitals are hereby incorporated into and made part of this ordinance.
2. The requested waiver from the Bloomington Subdivision Code Manual of Practice Section 5.01 requiring sidewalk on the east side of Mercer Avenue for the subject property is hereby approved.
3. The preliminary plan titled "Davis Block Subdivision" and dated February 24, 2021 is hereby approved.
4. That this Ordinance shall be in full force and effective as the time of its passage and approval.

APPROVED:

Mayor Tari Renner

ATTEST:

Leslie Smith-Yocum, City Clerk

Exhibit "A"
Legal Description
200 Bellemont Road (PIN: 21-02-151-002)

A part of the Southwest 1/4 of the Northwest 1/4 and a part of the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 23 North, Range 2 East of the Third Principal Meridian, more particularly bounded and described as follows: Beginning at the Northwest corner of said Southwest 1/4, thence South 89 degrees 24 minutes East along the North line of the Southwest 1/4 of said Section 2, 366.3 feet; thence South 1 degree 15 minutes East, 54 feet; thence South 89 degrees 24 minutes East along the North line of Bellemont Subdivision, 365.82 feet to the Northeast corner of Lot 16 in said Bellemont Subdivision; thence North 1 degree 15 minutes West, 328 feet; thence North 89 degrees 24 minutes West, 731.45 feet to a point on the West line of said Section 2; thence South 1 degree 09 minutes East, 274 feet along said West line to the place of beginning;

EXCEPT:

Beginning at a point being the Southwest corner of the Northwest 1/4 of Section 2, Township 23 North, Range 2 East of the Third Principal Meridian, said point also being the Southeast corner of Country Club Place Addition, per Plat in Book 11 at Page 4 in the office of the McLean County Recorder; thence along the East line of said Country Club Place Addition, North 01 degrees 03 minutes 38 seconds East 135.00 feet, to a found iron pin monument at the Southeast corner of Lot 27 in said Country Club Place Addition; thence along a non-tangent curve to the right having a radius of 322.77 feet, an arc length of 140.26 feet, a chord bearing of South 11 degrees 23 minutes 20 seconds East and a chord length of 139.16 feet, to a point on the South line of aforesaid Northwest 1/4 of Section 2, Township 23 North, Range 2 East of the Third Principal Meridian, said line also being the North line of Mercer Davis Addition per Plat in Book 12 at page 81 in the Office of the McLean County Recorder; thence along said South line of the Northwest 1/4 of Section 2, North 87 degrees 14 minutes 24 seconds West 30.01 feet, to the Point of Beginning, in McLEAN COUNTY, ILLINOIS.

"Notice is hereby given that this Preliminary Plan of the Subdivision or Planned Unit Development 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 _____, 2021

By _____
Chairperson

By _____
Executive Secretary

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

"The Preliminary Plan of the Subdivision or Planned Unit Development 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 Planning City Council of Bloomington, Illinois

Date _____, 2021

By _____
Mayor

LEGAL DESCRIPTION:

A part of the Southwest 1/4 of the Northwest 1/4 and a part of the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 23 North, Range 2 East of the Third Principal Meridian, more particularly bounded and described as follows: Beginning at the Northwest corner of said Southwest 1/4, thence South 89 degrees 24 minutes East along the North line of the Southwest 1/4 of said Section 2, 366.3 feet; thence South 1 degree 15 minutes East, 54 feet; thence South 89 degrees 24 minutes East along the North line of Belmont Subdivision, 365.82 feet to the Northeast corner of Lot 16 in said Belmont Subdivision; thence North 1 degree 15 minutes West, 328 feet; thence North 89 degrees 24 minutes West, 731.45 feet to a point on the West line of said Section 2; thence South 1 degree 09 minutes East, 274 feet along said West line to the place of beginning;

EXCEPT:

Beginning at a point being the Southwest corner of the Northwest 1/4 of Section 2, Township 23 North, Range 2 East of the Third Principal Meridian, said point also being the Southeast corner of Country Club Place Addition, per Plat in Book 11 at Page 4 in the office of the McLean County Recorder; thence along the East line of said Country Club Place Addition, North 01 degrees 03 minutes 38 seconds East 135.00 feet, to a found iron pin monument at the Southeast corner of Lot 27 in said Country Club Place Addition; thence along a non-tangent curve to the right having a radius of 322.77 feet, an arc length of 140.26 feet, a chord bearing of South 11 degrees 23 minutes 20 seconds East and a chord length of 139.16 feet, to a point on the South line of aforesaid Northwest 1/4 of Section 2, Township 23 North, Range 2 East of the Third Principal Meridian, said line also being the North line of Mercer Davis Addition per Plat in Book 12 at page 81 in the Office of the McLean County Recorder; thence along said South line of the Northwest 1/4 of Section 2, North 87 degrees 14 minutes 24 seconds West 30.01 feet, to the Point of Beginning, in McLEAN COUNTY, ILLINOIS.

Exhibit B

PRELIMINARY PLAN DAVIS BLOCK SUBDIVISION

PART NW 1/4 & PART SW 1/4, SEC. 2-23N-2E, 3RD P.M.
CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS



SITE LOCATION MAP
NOT TO SCALE

DEVELOPMENT SITE
P.I.N. 21-02-151-002

NOTES:

- TOTAL AREA OF DEVELOPMENT: 4.991 ACRES (2.01 HECTARES), MORE OR LESS.
- NUMBER OF LOTS: 9 AND 1 OUTLOT.
- EXISTING ZONING:
THIS PROPERTY IS CURRENTLY ZONED R-1A, IN THE CITY OF BLOOMINGTON.
THE ADJACENT PROPERTIES ARE CURRENTLY ZONED AS FOLLOWS:
PROPERTY TO NORTHWEST: R-1B
PROPERTY TO NORTH: R-1B
PROPERTY TO NORTHEAST: R-3A
PROPERTY TO EAST: R-3A
PROPERTY TO SOUTH: R-1B
- PROPOSED ZONING:
LOT 1 AND OUTLOT A: TO REMAIN R-1A
LOTS 2 THROUGH 9: TO BE REZONED R-1B
- STORM WATER DETENTION FOR THIS DEVELOPMENT SHALL BE PROVIDED ON OUTLOT "A."
- A SUMP PUMP DISCHARGE COLLECTION SYSTEM SHALL BE CONSTRUCTED IN THIS DEVELOPMENT AS REQUIRED BY CITY CODE.
- THE SANITARY SEWER SHALL CONNECT TO THE EXISTING COMBINATION SEWER LOCATED BETWEEN LOTS 1 AND 2.
- CROSS SECTION AND DETAILS OF PROPOSED FLOOD ROUTE, LOT DRAINAGE, AND STORM WATER MANAGEMENT WILL BE INCLUDED IN THE CONSTRUCTION PLANS FOR HTE PROPOSED SUBDIVISION.
- NO PORTION OF THIS PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO FIRM MAP NUMBER 17113C0502E, EFFECTIVE DATE: 7/16/2008.
- EXISTING CONDITIONS INFORMATION FOR THIS PLAN IS FROM AN ALTA/NSPS SURVEY PERFORMED BY LAND ENGINEERS, LLC., DATED NOVEMBER 20, 2020.
- A WAIVER IS BEING REQUESTED FOR THE REQUIREMENT TO CONSTRUCT A PUBLIC SIDEWALK ALONG THE EAST SIDE OF MERCER AVENUE (WEST SIDE OF PROPOSED LOT 1 AND OUTLOT A).

OWNER
DEWITT FARMS, LLC
RON BLOCK, MANAGER
2108 INLET DRIVE
FORT LAUDERDALE, FL 33316
PH: (954) 614-1945

DEVELOPER
RON BLOCK
2108 INLET DRIVE
FORT LAUDERDALE, FL 33316
PH: (954) 614-1945

ATTORNEY
JULIA DAVIS
JULIA DAVIS LAW FIRM, LLC
409 S. PROSPECT, SUITE F
BLOOMINGTON, IL 61704
PH: (309) 661-1104

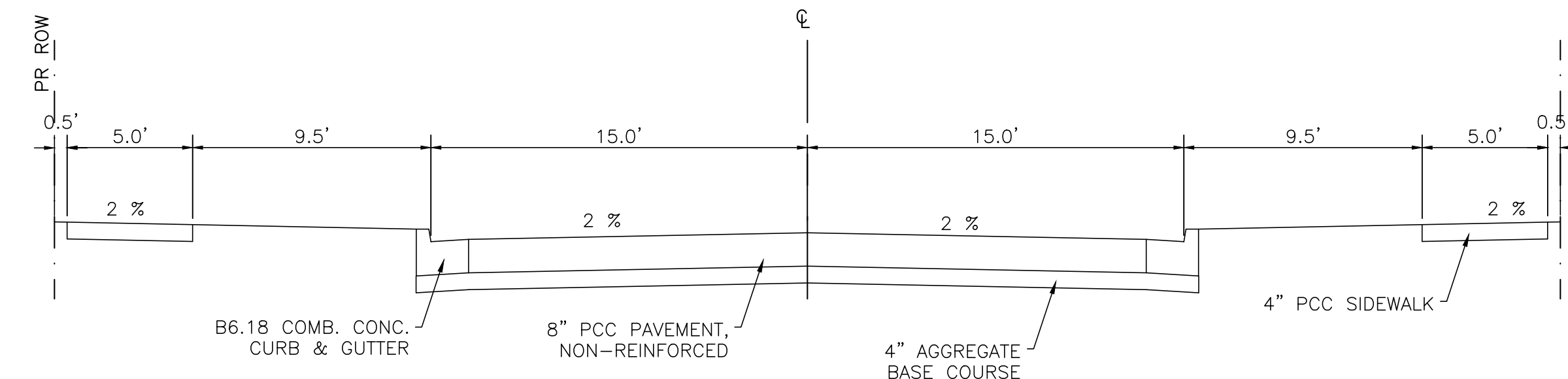
ENGINEER/SURVEYOR
JEREMY C. SCHRECK
LAND ENGINEERS, LLC
2404 GREYHOUND ROAD
BLOOMINGTON, IL 61704
PH: (309) 827-4393

LEGEND - PROPOSED

- SANITARY MANHOLE
- STORM MANHOLE
- CURB INLET
- WATER VALVE
- HYDRANT
- ▲ FLARED END SECTION
- OVERLAND FLOW
- ~ FLOOD ROUTE
- SUMP COLLECTOR CLEANOUT
- STREET LIGHT
- PAVEMENT GRADE
- PAVEMENT ELEVATION
- INVERT
- WATER MAIN (8"ø)
- SANITARY MAIN (8"ø)
- STORM SEWER MAIN (12"ø)
- SUMP DISCHARGE COLLECTOR (6"ø)
- UTILITY EASEMENT (AS NOTED)

LEGEND - EXISTING

- IRON PIN
- SET IRON PIN
- IRON PIPE
- MAG NAIL
- DRILL HOLE
- DOWN GUY
- PARKING BLOCK
- SIGN
- UTILITY POLE
- UTILITY POLE W/ DROP
- UTILITY POLE W/ TRANSFORMER
- WOOD FENCE POST
- CONCRETE FENCE POST
- GATE POST
- CATCH BASIN
- DOWNSPOUT
- CURB INLET
- STORM SEWER MANHOLE
- SANITARY CLEANOUT
- SANITARY SEWER MANHOLE
- SEPTIC LID
- FIRE HYDRANT
- WATER VALVE
- GAS METER
- BELOW GRADE STORAGE TANK
- AIR CONDITIONER
- ELECTRIC POST LIGHT
- STREET LIGHT
- ELECTRIC METER
- ELECTRIC PANEL
- TRANSFORMER
- COMMUNICATION PEDESTAL
- ELECTRIC VAULT / HANDHOLE
- WATER METER
- WATER SHUTOFF
- TILE BREATHER
- WATER MAIN
- UNDERGROUND GAS
- OVERHEAD ELECTRIC (UNLESS NOTED)
- STORM SEWER LINE
- SANITARY SEWER LINE
- BUILDING
- PROPERTY/LOT LINE
- FENCE
- UTILITY EASEMENT LINE
- UTILITY EASEMENT CENTERLINE
- RIGHT-OF-WAY LINE
- FIBER OPTIC UTILITY MARKER
- POST
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- MAJOR CONTOUR LINE (5FT INTERVAL)
- MINOR CONTOUR LINE (1FT INTERVAL)
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING CONCRETE SIDEWALK
- MISC HARDSCAPE (AS NOTED)
- XXX.XX' MEASURED DIMENSION
- [XXX.X] RECORDED DIMENSION



TYPICAL SECTION



I do hereby certify that in the month of November, 2020 a survey of the above described property was made under my direction and the plot hereon drawn is a correct representation of said survey. I further certify that this professional service conforms to the current Illinois minimum standards for a boundary survey.

02/24/21 Dated
Illinois Professional Land Surveyor No. 3895

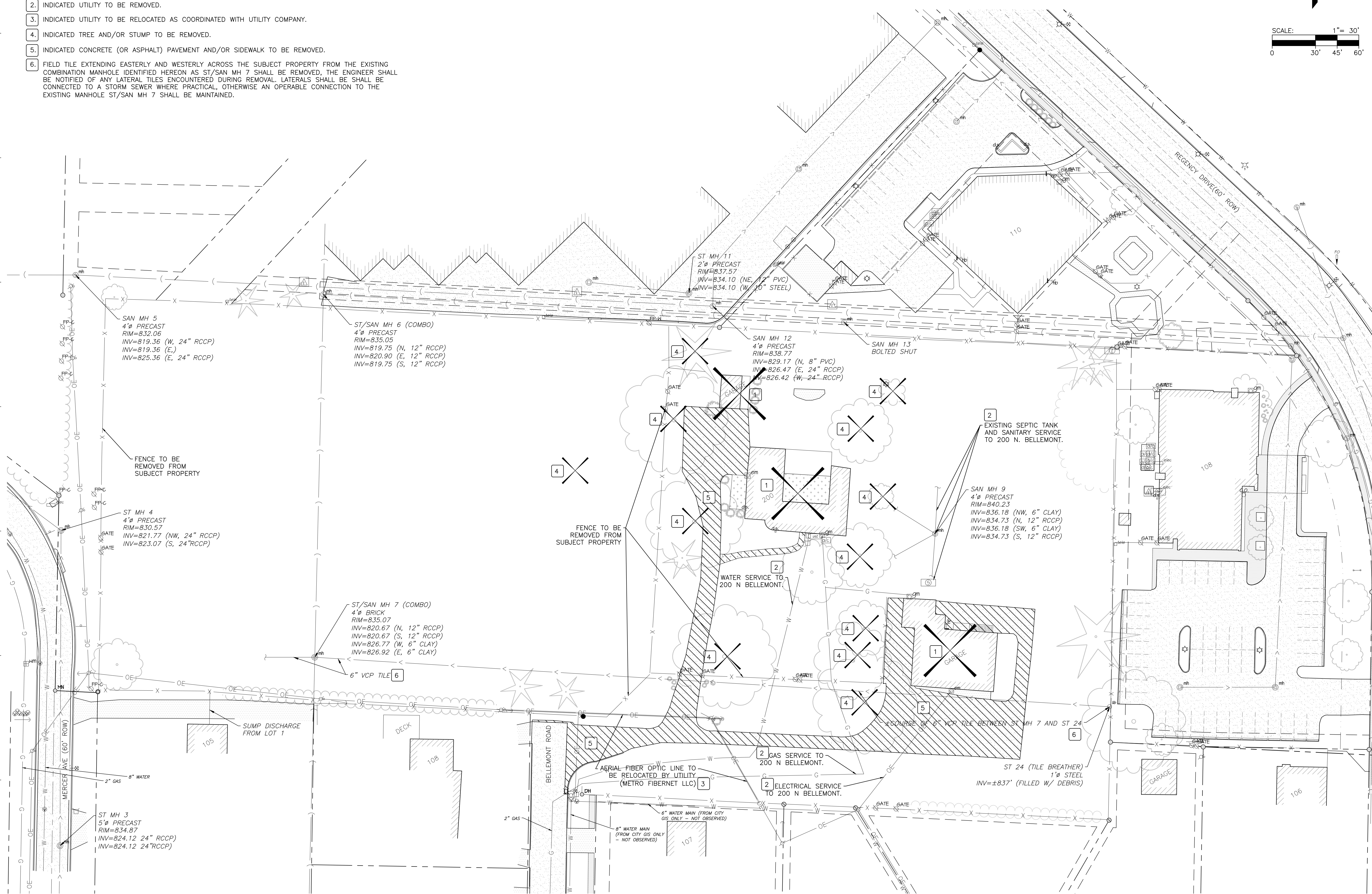
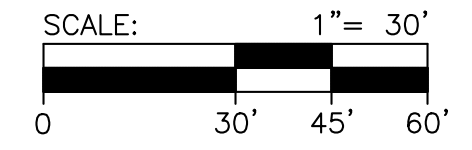


Exhibit B

DEMOLITION NOTES:

1. INDICATED BUILDING(S), FOUNDATION(S) AND ATTACHED STRUCTURES TO BE REMOVED.
2. INDICATED UTILITY TO BE REMOVED.
3. INDICATED UTILITY TO BE RELOCATED AS COORDINATED WITH UTILITY COMPANY.
4. INDICATED TREE AND/OR STUMP TO BE REMOVED.
5. INDICATED CONCRETE (OR ASPHALT) PAVEMENT AND/OR SIDEWALK TO BE REMOVED.

6. FIELD TILE EXTENDING EASTERLY ACROSS THE SUBJECT PROPERTY FROM THE EXISTING COMBINATION MANHOLE IDENTIFIED HEREON AS ST/SAN MH 7 SHALL BE REMOVED, THE ENGINEER SHALL BE NOTIFIED OF ANY LATERAL TILES ENCOUNTERED DURING REMOVAL. LATERALS SHALL BE CONNECTED TO A STORM SEWER WHERE PRACTICAL, OTHERWISE AN OPERABLE CONNECTION TO THE EXISTING MANHOLE ST/SAN MH 7 SHALL BE MAINTAINED.



STAMP

| NO. | DATE | APPR. | DESCRIPTION |
|-----|------|-------|-------------|
| | | | |
| | | | |
| | | | |

REVISIONS

| NO. | DATE | APPR. | DESCRIPTION |
|-----|------|-------|-------------|
| | | | |
| | | | |
| | | | |

SCALE 1" = 30'

DRAWN BY LCH

DATE 2/23/21

CHECKED BY JCS

DATE 2/24/21

PROJECT

PRELIMINARY PLAN

DAVIS BLOCK SUBDIVISION

PT. NW 1/4 & PT. SW 1/4, SEC. 2-23N-2E, 3RD P.M.

CITY OF BLOOMINGTON, McLEAN CO., IL

EXISTING CONDITIONS

Land Engineers, LLC

2404 Greyhound Road, Bloomington, IL 61704

309-827-4393 ©2020 Fax: 309-827-4394

Design Firm No. 194-004522 Expires: 4/30/2021

PROJECT NO. 017035

PLAN SET DATE

SHEET NUMBER 2

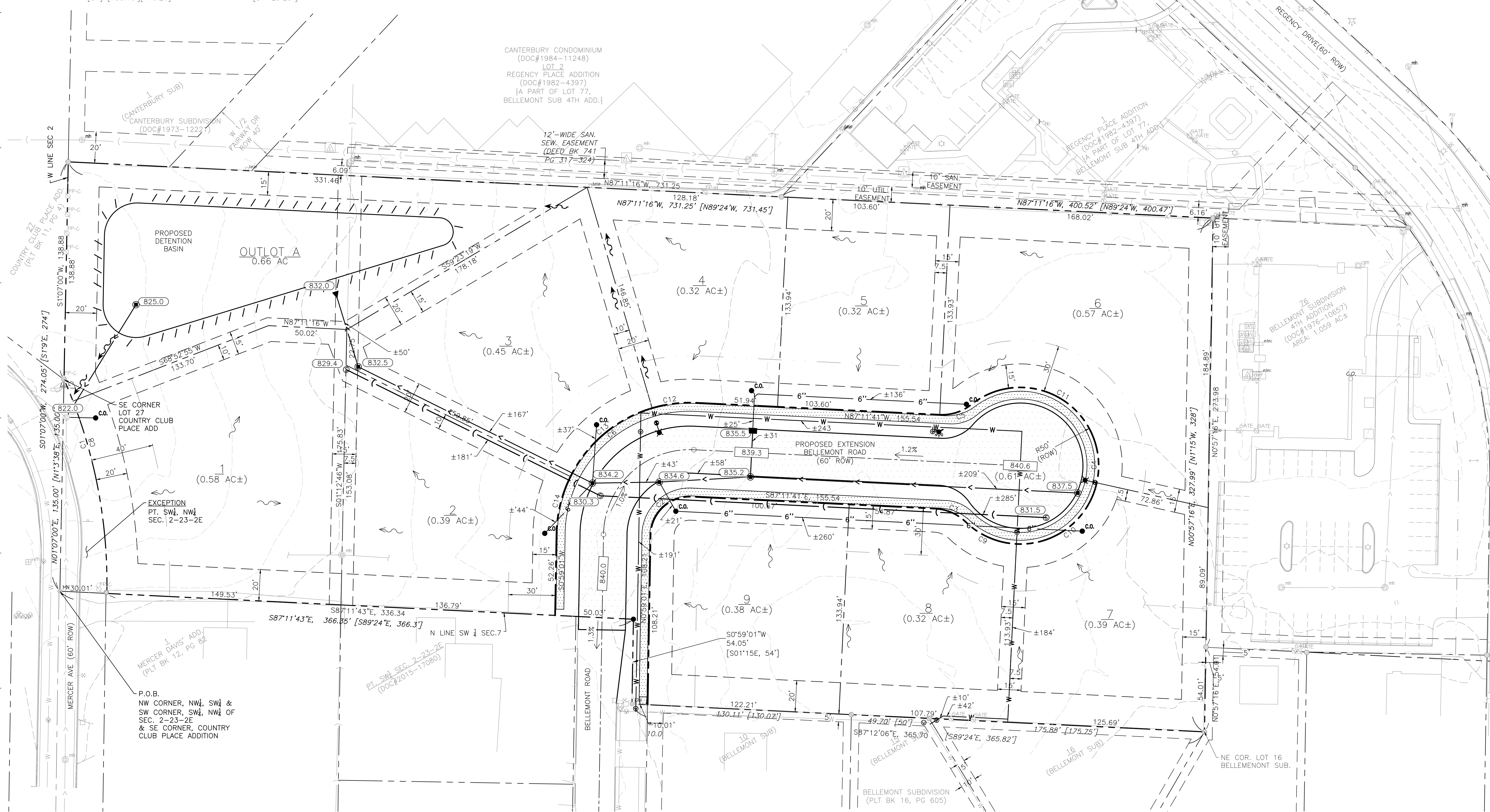
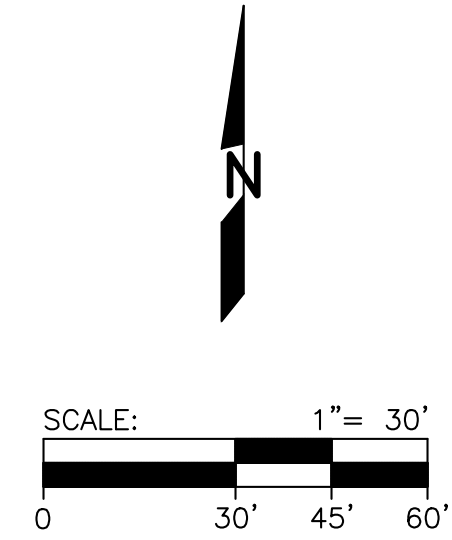
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CURVE TABLE

| CURVE | CHORD | LENGTH | RADIUS | DELTA | CHORD BEARING |
|-------|---------|---------|---------|------------|---------------|
| C1* | 139.33' | 140.43' | 322.77' | 24°55'43" | S11°18'59"E |
| C2 | 35.91' | 40.06' | 25.00' | 91°49'17" | N46°53'40"E |
| C3 | 21.21' | 21.68' | 30.00' | 41°24'35" | S66°29'24"E |
| C4 | 75.00' | 229.35' | 50.00' | 262°49'09" | N02°48'19"E |
| C5 | 21.21' | 21.68' | 30.00' | 41°24'35" | S72°06'01"W |
| C6 | 122.10' | 136.22' | 85.00' | 91°49'17" | S46°53'40"W |
| C7 | 15.00' | 15.00' | 322.77' | 2°39'46" | S22°26'58"E |
| C8 | 124.65' | 125.43' | 322.77' | 22°15'58" | S09°59'06"E |
| C9 | 35.36' | 36.14' | 50.00' | 41°24'35" | S66°29'24"E |
| C10 | 64.42' | 70.00' | 50.00' | 80°12'51" | N52°41'53"E |
| C11 | 94.32' | 123.22' | 50.00' | 141°11'44" | N58°00'24"W |
| C12 | 28.35' | 28.48' | 85.00' | 19°11'53" | S83°12'22"W |
| C13 | 68.04' | 70.00' | 85.00' | 47°11'05" | S50°00'53"W |
| C14 | 37.43' | 37.74' | 85.00' | 25°26'19" | S13°42'11"W |

*[C1] [139.16'] [140.26'] [S11°23'20"]

Exhibit B



STAMP

| NO. | DATE | APPR. | DESCRIPTION |
|-----|------|-------|-------------|
| | | | |
| | | | |

SCALE 1" = 30'
 DRAWN BY LCH
 DATE 2/23/21
 CHECKED BY JCS
 DATE 2/24/21

PROJECT
PRELIMINARY PLAN
 DAVIS BLOCK SUBDIVISION
 PT. NW 1/4 & PT. SW 1/4, SEC. 2-23N-2E, 3RD P.M.
 CITY OF BLOOMINGTON, McLEAN CO., IL
PROPOSED CONDITIONS

Land Engineers, LLC
 2404 Greyhound Road, Bloomington, IL 61704
 309-827-4393 ©2020 fax: 309-827-4394
 Design Firm No. 184-004522 Expires 4/30/2021

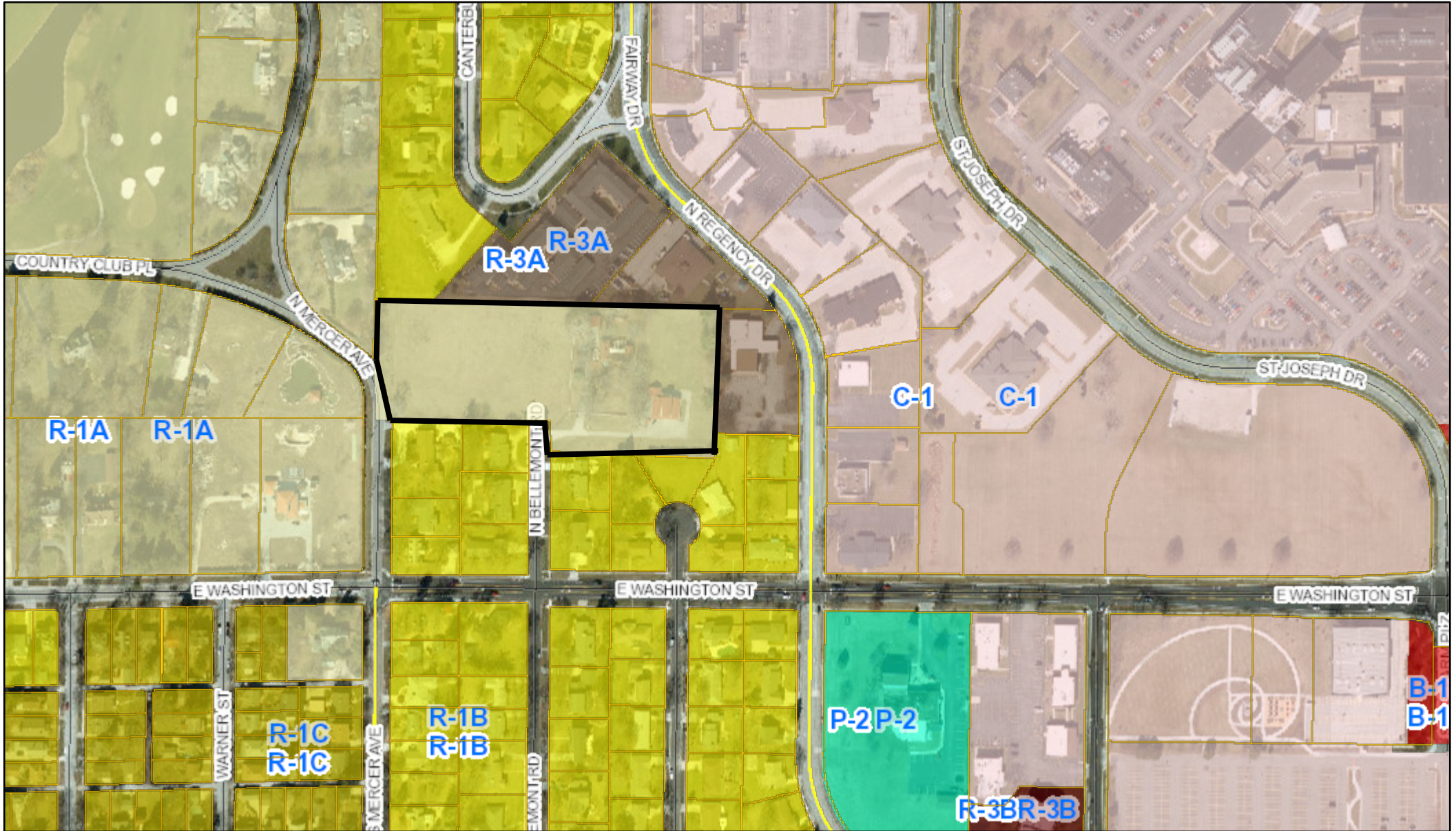
PROJECT NO.
017035

PLAN SET DATE

SHEET NUMBER
3

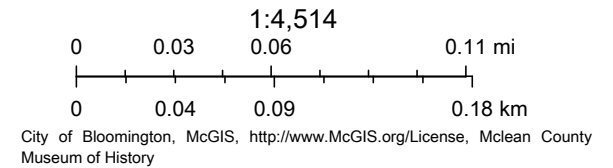
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Zoning Map PS-03-21



3/11/2021, 11:01:48 AM

| | | | | | | |
|---------|------------------|-----|-------------|--------|------|------|
| Parcels | C-2 | R-3 | R-2 Danvers | O | C | C-MT |
| Downs | PUBLIC Lexington | B-1 | C | R | C-CH | C-PD |
| AG | R-1 | O-1 | GOV | Colfax | C-FD | C-SC |
| C-1 | R-2 | R-1 | M-1 | I | AG | C-ML |
| | | | | | | C-V |

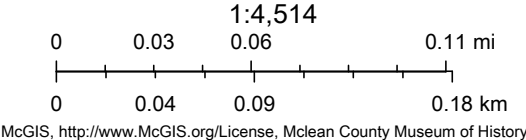


PS-03-21 Aerial View



3/12/2021, 11:56:01 AM

 Parcels



**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
March 24, 2021**

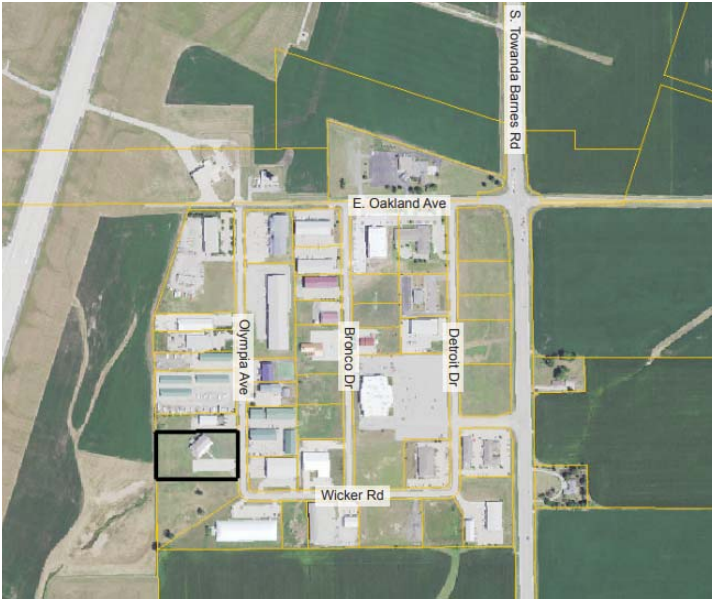
| CASE NUMBER: | SUBJECT PROPERTY: | TYPE: | SUBMITTED BY: |
|------------------------------|---|------------------------------------|---|
| PR-02-21 | 421 Olympia Drive | Site Plan Review w/ Special Use | Caitlin Kelly, Assistant City Planner |
| PETITIONER'S REQUEST: | Public hearing, review, and action on a petition submitted by Sheheryar Muftee for a legislative site plan review and special use permit in the B-1 General Commercial District, for an addition to the Islamic Center Prayer Hall, for the property located at 421 Olympia Drive (PINs: 22-07-200-062 and 22-07-200-061). (Ward 8) | | |

Staff finds that the application meets the Zoning Ordinance's guidelines for site plan review.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Motion to establish findings of fact for the site plan review criteria.
2. Motion to recommend approval of the site plan for an addition to the Islamic Center Prayer Hall, for the property located at 421 Olympia Drive.
3. Motion to establish findings of fact for the special use criteria.
4. Motion to recommend approval of the requested special use with the condition that a revised site plan clarifying refuse disposal screening and incorporating perimeter and interior landscaping for existing portions of the parking lot is submitted.



An aerial view of the subject property.

GENERAL INFORMATION

Owner and Applicant: Sheheryar Muftee, North American Islamic Trust Inc.

PROPERTY INFORMATION

Existing Zoning: B-1 General Commercial District w/ S-1 Aircraft Noise Impact District Overlay
Existing Land Use: Place of worship
Proposed Use: Place of worship
Property size: 3.04 acres
Property Information: 421 Olympia Drive (22-07-200-061)

SURROUNDING ZONING AND LAND USES

Zoning

North: M-1 Limited Manufacturing District w/ S-1 Overlay, B-1 w/ S-1 Overlay
South: B-1 w/ S-1 Overlay, A (McLean County)
East: B-1 w/S-1 Overlay,
West: P-3 Airport District

Land Uses

North: Various retail/commercial, kennel and animal grooming, gyms, places of worship
South: recreational center, vacant
East: Automotive dealership, Various retail/commercial
West: Central Illinois Regional Airport

PROJECT DESCRIPTION

Background: The subject property is located within the 19th addition of the Towanda Barnes Business Park. It measures 3.04 acres in size and is improved with a 10,891 sq ft multi-use structure. Originally zoned M-1, Restricted Manufacturing District, the property was rezoned to B-1, Highway Commercial District, in 2017 in order to facilitate its use as a place of worship. It is now the site of the Islamic Center of McLean County (ICMC). At the time, places of worship were permitted by right within the B-1 District; since the B-1 District's 2019 reclassification as the General Commercial District, "places of worship" are instead permitted by special use.

Much of the subdivision is zoned B-1, with a few properties classified as M-1. Surrounding uses include a variety of retail and commercial stores, the Bloomington Tennis Center, automotive dealerships and services, gyms, a movie theater, and another place of worship. The land to the south of the subdivision is vacant, with the Central Illinois Regional Airport lying to the west of the subject property. The subject property and majority of the subdivision are also regulated by the S-1 Aircraft Noise Impact Overlay District. This district limits residential uses and requires additional insulation materials for certain uses located within the 65 ldn noise contour.

Project Description: The proposed project consists of a sizeable addition to the existing structure which will occur in two phases. The first phase is a 7,928.56 sq ft addition that includes men's and women's prayer spaces, offices, and meeting rooms, all of which are to be constructed on the south side of the existing structure. Phase two, along the existing structure's northeast side, is a smaller, one-story addition to be used as classrooms, offices, and storage. The existing parking lot, consisting of 41 spaces, will similarly be expanded upon, ultimately providing a total of 135 spaces for as many as 400 congregants.

The additions constitute an expansion of more than 20% of the existing structure's floor area, which triggers the need not only for additional parking and landscaping, but for the existing parking lot and landscaping to be brought into compliance with current standards (per Ch. 44, 12-2C and Ch. 44, 13-2A). For this reason, staff has included the submission of a revised site plan showing necessary updates to the existing site as a condition of approval for the special use.

Compliance with the Comprehensive Plan:

The subject property is classified as a Tier I infill priority by the Land Use Priorities map. Further, the City of Bloomington Comprehensive Plan emphasizes the development of social interaction. Places of worship are a crucial part of creating and maintaining social ties within a community.



The existing site

ANALYSIS

Submittals

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

1. Application
2. Site Plans and rendering
3. Landscaping Plan
4. Photometric Plan
5. Aerial photographs

The table below illustrates the zoning requirements and provided elements.

| | | | |
|--|--|-------------------------------------|--|
| Site Area | 132,422 sq ft | | |
| Building Area | Total (existing and proposed): 26,083.42 sq ft | | |
| Requirement | Permitted | Provided | Compliance |
| Max. Floor Area Ratio | 0.8 maximum | 0.19 | Compliant |
| Front yard setbacks | N/A | 19.2' | Compliant |
| Side yard building setbacks | 16' (1/3 of building height) minimum | 47.4' | Compliant |
| Rear yard building setbacks | 16' (1/3 of building height) minimum | 25.9' | Compliant |
| Building Height | N/A | 48' at highest point | Compliant |
| Parking spaces | 130 spaces (one per 200 GFA) minimum | 135 spaces | Compliant |
| Parking Adjustment | -10% (> 4 bicycle parking spaces) | N/A | Applicable but not requested |
| Bicycle Parking | 7 spaces minimum | 12 spaces | Compliant |
| Minimum aisle widths | 24' | 25', 24' | Compliant |
| Minimum parking stall dimensions (width/length) | 8.5' x 18' | 8.5' x 18' | Compliant |
| Parking lot perimeter landscaping (front/sides/rear) | 12' along ROW/6' along perimeter | Not consistently provided | Not compliant |
| Building Foundation landscaping | Minimum 60% of building frontage | 250' provided | Compliant |
| Landscaping island required every 10 parking spaces | Required | Not consistently provided | Partially compliant, not provided on previous phase. |
| 5 ft pedestrian path through parking lot to entrance | Required | 6' path, pedestrian crossing needed | Partially compliant |
| Dumpster screening | Min. 6' tall screen | Not provided | Not compliant |
| Transitional yard landscaping | Not required | N/A | Compliant |
| Lighting Plan | Average 2 fc maximum | Average 1.8 fc | Compliant |
| Storm water management | Storm water management requirements apply | Existing off-site detention | Compliant |

FINDINGS OF FACT

Site Plan Review: The Site Plan review process is intended to protect the public interest in safety, economy, and from adverse site development that may be detrimental to neighboring property owners and the surrounding area. The following standards and objectives shall guide the review of City staff, the Planning Commission, and the City Council in making a determination on the proposed Site Plan (44. 17-9):

- A. *The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.* There is little incompatibility between the proposed development and surrounding developments given that the Towanda Barnes Business Park contains a wide variety of coexisting uses. Lot 39, also owned by the North American Islamic Trust, is to remain vacant at the present time and provides an informal buffer between the proposed development and the Bloomington Tennis Center to the south. The property immediately north of 421 Olympia Drive is zoned for manufacturing and constitutes a higher intensity

of use than that of the subject property. Regardless, the proposed parking lot perimeter landscaping shall effectively screen interior automotive and pedestrian traffic from exterior view. All points of ingress and egress are existing and the applicant is adding pedestrian access to and across the site, which will improve pedestrian circulation and safety. **The standard is met.**

- B. *The extent to which the proposal minimizes any adverse impact of the development upon adjoining land, including the hours of use and operation and the type and intensity of activities which may be conducted.* Given the nature of activities associated with a place of worship, the anticipated intensity of the proposed development is less than that of activities associated with industrial or more conventionally commercial activities permitted by right within the subdivision. Per their website, the ICMC hosts daily prayer sessions between 4:30 AM and 7:30 PM, meaning that use of the property is staggered throughout the day. The subject property's use and any associated vehicular or pedestrian traffic is to be contained within the site. **The standard is met.**
- C. *The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.* As part of an existing subdivision, the property is connected to Towanda Barnes Road through an internal network of local roads. **The standard is met.**
- D. *The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.* The proposed development provides additional off-street parking for congregation members and provides additional landscaping that enhances the site. The physical circumstances of the site likely lessen the effect of the proposed development; as it is located in a large commercial center abutting vacant agricultural land, early morning prayer sessions and the lighting and vehicle trips associated with them would not cause a disruption as they might in denser residential neighborhoods. The staggered hours of operation and on-site containment of vehicular traffic should mitigate any potential adverse impacts to neighboring properties. **The standard is met.**

Special use: For each special use application, the Planning Commission shall report to the Council its findings of fact and recommendations, including the stipulations of additional conditions and guarantees, when they are deemed necessary for the protection of the public interest or to meet the standards as specified herein. No special use application shall be recommended by the Planning Commission for approval unless all of the following factors are found:

1. *That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.* The property has been in use as a place of worship since 2017. Its use is not incongruous with the largely commercial/retail uses found throughout the subdivision, nor would the intensity of the use exceed that of nearby properties. **The standard is met.**

2. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.* The Towanda Barnes Business Park contains a variety of commercial, recreational, and institutional uses, including a movie theater, a dog kennel and grooming facility, a realty office, and automotive sales and services. No harmful impacts to surrounding properties are anticipated by renewing the subject property's use as a legal special use rather than a lawful existing special use. Further, the proposed structural additions and landscaping will improve the aesthetic quality of the subdivision and, perhaps by extension, its property values. The site plan does not address dumpster screening, a requirement in Division 13 of the City Code. Additionally, since the proposed addition is an increase greater than 20%, the landscaping requirements of Division 13 apply to the entire site. The existing parking lot is deficient in regard to perimeter and interior landscaping. Staff recommends adding a condition to the special use permit to provide the aforementioned items. **With the condition of dumpster screening, and perimeter and interior landscaping, the standard will be met.**
3. *That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district.* No adverse impacts on neighboring properties are anticipated given the subject property's continuous use as a place of worship over the last four years. The site plan provides additional off-street parking which will reduce on-street congestion. The proposed addition will contribute to the visual appeal of the area and possibly spark investment in nearby, underutilized parcels within the subdivision. **The standard is met.**
4. *That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.* The property has been in use for four years within an established commercial subdivision. Existing utilities serve the whole of the subdivision, cutting along the southern property line of the subject property. Off-site stormwater detention is established and in use. **The standard is met.**
5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.* Ingress and egress are existing. No changes are proposed. **The standard is met.**
6. *That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals.* The site plan review being considered concurrently with this special use request ensures that proposed additions to the existing structure as well as alterations to off-street parking, landscaping, and lighting will adhere to the site design standards of the B-1 District. Revisions are needed and staff is recommending that this is added as a condition of the special use permit. **The standard is met.**

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission

1. Motion to establish findings of fact for the site plan review criteria.
2. Motion to recommend approval of the site plan for an addition to the Islamic Center Prayer Hall, for the property located at 421 Olympia Drive.
3. Motion to establish findings of fact for the special use criteria.
4. Motion to recommend approval of the requested special use with the condition that a revised site plan clarifying refuse disposal screening and incorporating perimeter and interior landscaping for existing portions of the parking lot is submitted.

Respectfully submitted,
Caitlin Kelly
Assistant City Planner

Attachments:

- Draft Ordinance
- Exhibit “A” Legal Description
- Exhibit “B” Proposed site, landscaping, photometric, and elevation plans
- Petition, available online at <https://www.cityblm.org/Home/ShowDocument?id=25972>
- Aerial map
- Zoning map
- Neighborhood notice with 500 ft notification buffer map

DRAFT
ORDINANCE NO. _____
AN ORDINANCE APPROVING A LEGISLATIVE SITE PLAN REVIEW AND SPECIAL USE PERMIT FOR THE EXPANSION OF A PLACE OF WORSHIP IN THE B-1 GENERAL COMMERCIAL DISTRICT, FOR PROPERTY LOCATED AT 421 OLYMPIA DRIVE.

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition and site plan requesting approval of Legislative Site Plan review and a Special Use Permit for the expansion of a place of worship in the B-1 General Commercial District for certain premises hereinafter described in Exhibit A; and

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

WHEREAS, the Bloomington Planning Commission, made findings of fact that such Legislative Site Plan and Special Use as illustrated in the Site and Landscape Plans hereinafter described in Exhibit(s) B, complied with the standards for granting approval of the legislative site plan found in Chapter 44 Division 17-9 of the Bloomington City Code, as amended, and such standards for granting a special use, specifically:

- 1). The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;
- 2). That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- 3). That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;
- 4). That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;
- 5). That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
- 6). That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

WHEREAS, the Bloomington Planning Commission also recommended that the City Council adopt an a condition that the petitioner incorporate refuse disposal screening and perimeter and interior landscaping for existing portions of the parking lot into the site plan shown in Exhibit B; and,

WHEREAS the City Council of the City of Bloomington has the power to pass this Ordinance and grant this special use permit with the recommended conditions.

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

1. The above recitals are hereby incorporated into this Ordinance.
2. That the City Council adopts the findings of fact recommended by the Planning Commission.
3. That the City Council hereby approves the Legislative Site Plan Review and the Special Use Permit for the expansion of a place of worship for the property at 421 Olympia Drive legally described in Exhibit A and depicted in Exhibit(s) B with the following condition:
 - a. that the petitioner incorporate refuse disposal screening and perimeter and interior landscaping for existing portions of the parking lot into the site plan shown in Exhibit B
4. This Ordinance shall take effect immediately upon passage and approval.

PASSED this _____ day of _____, 20____.

APPROVED this _____ day of _____, 20____.

Tari Renner, Mayor

ATTEST:

Leslie Smith-Yocum, City Clerk

Exhibit A
“Legal Description”

Lot 38 in the Nineteenth Addition to Towanda Barnes Business Park, Bloomington, according to the Plat thereof recorded June 14, 2007, as Document No. 2007-00015254, situated in Mclean County, Illinois.

Said property contains 3.043 acre, more or less.

DRAFT

ISLAMIC CENTER OF McLEAN COUNTY

421 OLYMPIA DRIVE, BLOOMINGTON, ILLINOIS 61704

PROJECT TITLE:
ISLAMIC CENTER OF
MCLEAN COUNTY
PRAYER HALL ADDITION
421 Olympia Drive
Bloomington, IL 61704
Contact: Shehryar Muftee
PH: xxx xxx xxx

FIELD VERIFICATION:

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PCI PROJECT: 0201550/00



PERSPECTIVE VIEW

EXHIBIT B

DRAWING DIRECTORY:

| # | SHEET # | DRAWING TITLE |
|---|---------|---------------------|
| 1 | G 001 | COVER SHEET |
| 2 | A 101 | PROJECT DATA |
| 3 | A 102 | LOWER LEVEL PLAN |
| 4 | A 103 | FIRST FLOOR PLAN |
| 5 | A 104 | SECOND FLOOR PLAN |
| 3 | A 105 | ROOF PLAN |
| 4 | A 201 | EXTERIOR ELEVATIONS |
| 5 | A 202 | EXTERIOR ELEVATIONS |
| 3 | A 301 | BUILDING SECTION |
| | | |
| 1 | C1.1 | SITE PLAN |
| 1 | L1.1 | PLANTING PLAN |
| 1 | L2.1 | PLANTING DETAILS |
| 1 | E1.0 | PHOTOMETRIC LAYOUT |

1 PLAN COMMISSION 02-24-2021
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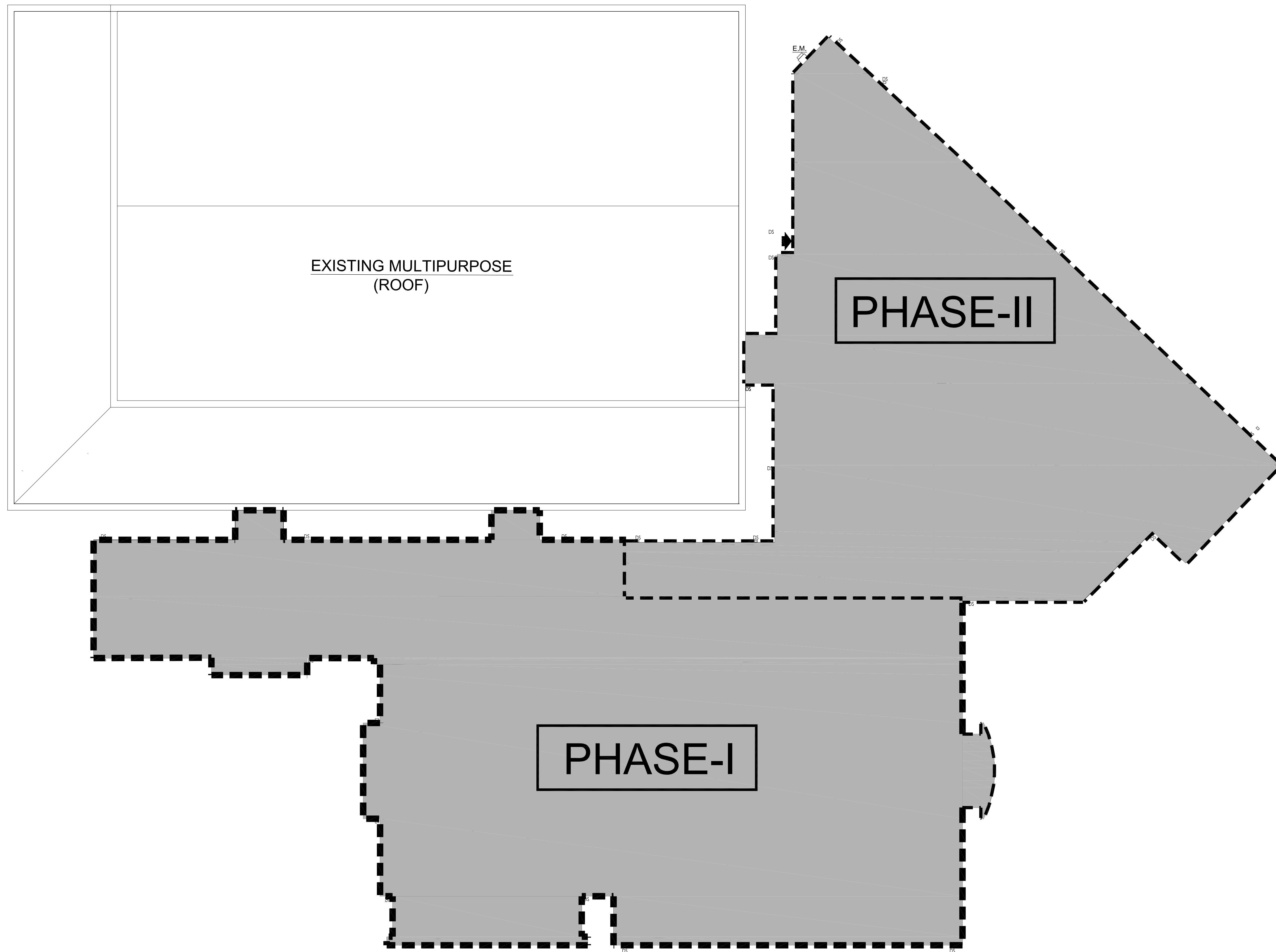
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NOMAN Architects Inc.

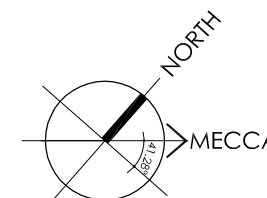
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DRAWING TITLE:
COVER SHEET

SHEET NO:
G001
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1 PROJECT PHASE PLAN
SCALE: 1/8"=1'-0"



- PHASE-I MEN'S PRAYER SPACE
WOMEN'S PRAYER SPACE
OFFICE ROOMS
MEETING ROOMS
BASEMENT
- PHASE-II CLASS ROOMS(FOR SUNDAY SCHOOL)
OFFICE ROOM
STORAGE
ONE STORY STRUCTURE
NO BASEMENT

PROJECT DATA:

| | |
|-------------------------------|--|
| ZONING DISTRICT: | B-1 BUSINESS (SPECIAL USE PERMIT CURRENTLY) |
| LOT AREA: | 132546.42 SQFT. |
| EXISTING BUILDING FOOTPRINT: | 8,582.64 SQFT. |
| PROPOSED PHASE-I FOOTPRINT: | 5,986.79 SQFT. |
| PROPOSED PHASE-II FOOTPRINT: | 4,272.49 SQFT. |
| TOTAL PROPOSED FOOTPRINT: | 10,259.28 SQFT. (PHASES I&II) |
| FIRST FLOOR AREA: | 5986.79 SQFT. (PHASE-I) |
| SECOND FLOOR AREA: | 1,941.80 SQFT. (PHASE-I) |
| TOTAL PROPOSED BUILDING AREA: | 7,928.59 SQFT. (PHASE-I) |
| BASEMENT AREA: | 5,300.49 SQFT. (PHASE-I) |
| SLAB ON GRADE AREA: | 673.00 SQFT. (PHASE-I) |
| SLAB ON GRADE AREA: | 3,883.38 SQFT. (PHASE-II) |
| BUILDING HEIGHT: | 45'-0" (T/MAIN DOME FROM GRADE) |
| F.A.R. : | ALLOWED=1.0 >PROPOSED =.06 |
| RESTROOMS: | SHARED WITH EXISTING BUILDING |
| EXISTING PARKING: | PLEASE REFER TO CIVIL DRAWINGS |
| PROPOSED PARKING: | PLEASE REFER TO CIVIL DRAWINGS |
| TOTAL PARKING: | PLEASE REFER TO CIVIL DRAWINGS |
| SPRINKLER SYSTEM: | YES, IN PROPOSED BUILDING |
| CONSTRUCTION: | BRICK VENEER W/BLOCK METAL ROOF AND FLAT ROOF SYSTEM |

PROJECT TITLE:

ISLAMIC CENTER OF
MCLEAN COUNTY

421 Olympia Drive
Bloomington, IL 61704
Contact: Shehryar Muftee
PH: 309.333.3332

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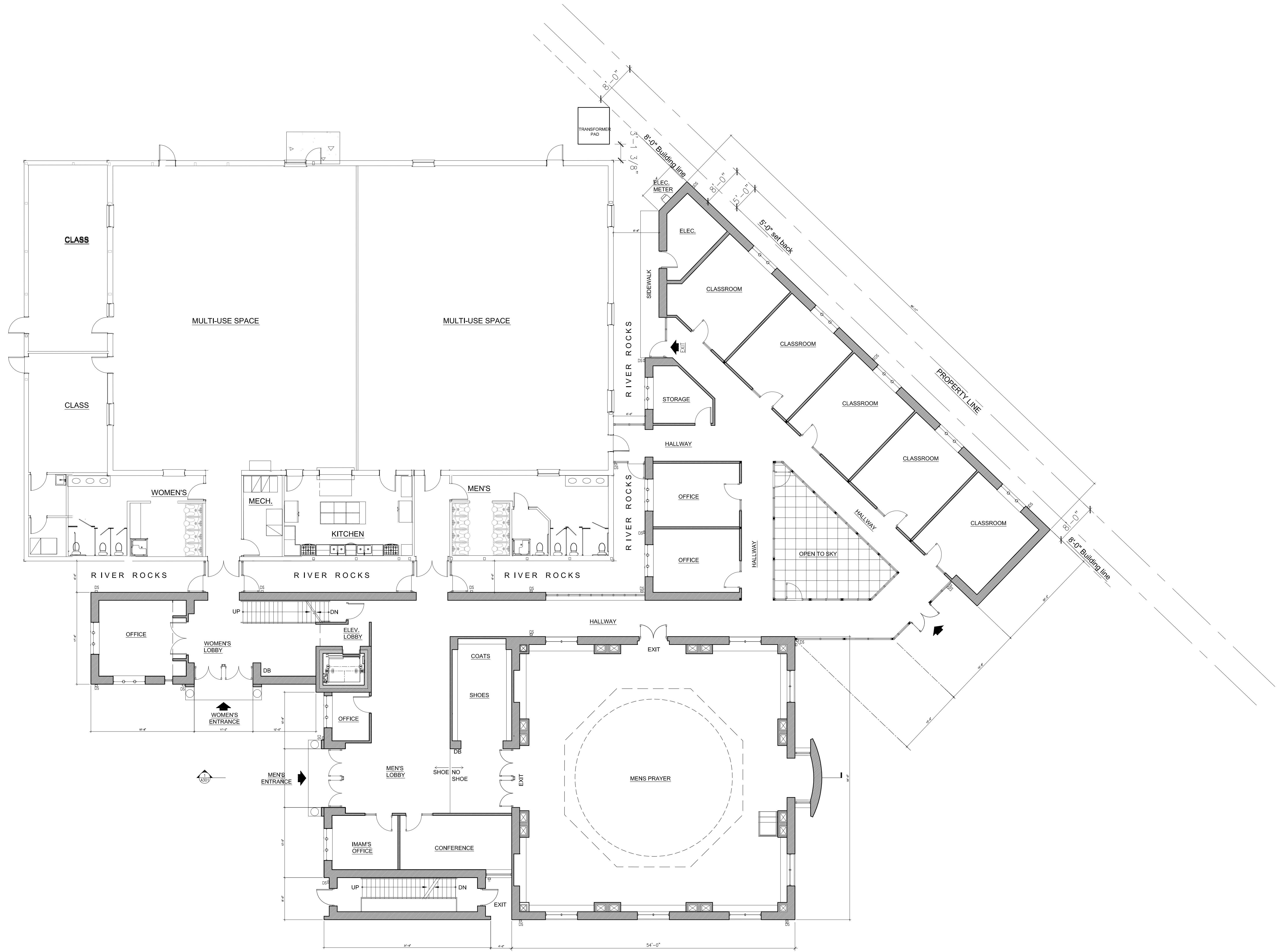


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DRAWING TITLE:
PROJECT DATA

SHEET NO:
A101

EXHIBIT B



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

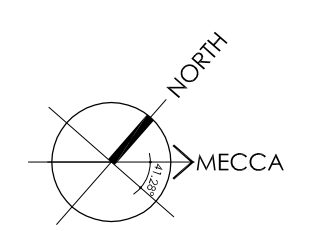


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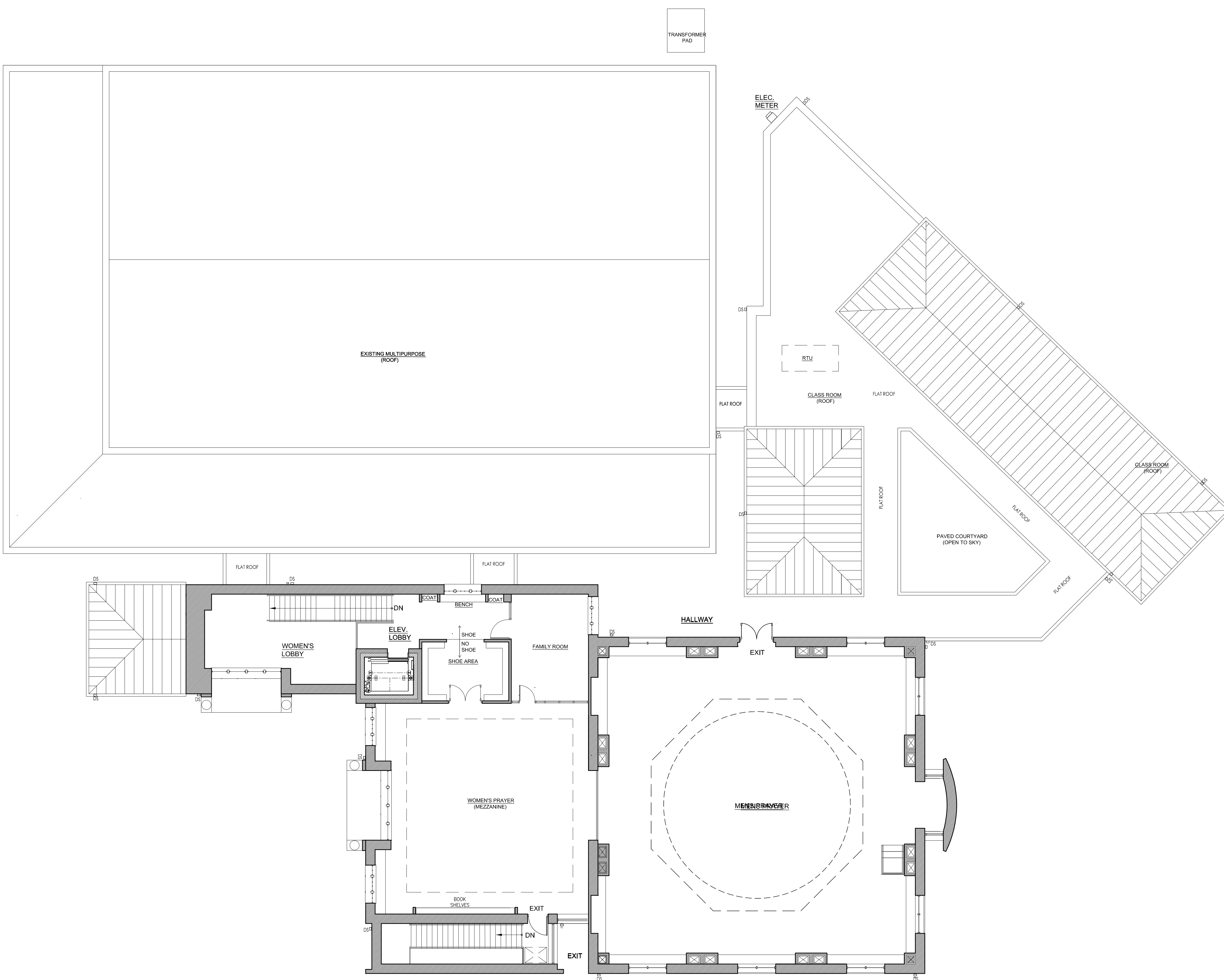
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DRAWING TITLE:
FIRST FLOOR PLAN

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A103
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1 SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"

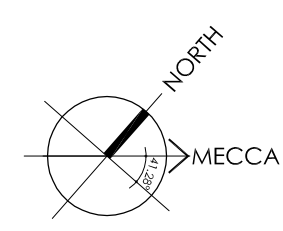


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START: 02-09-2020 PROJ. NO. 20005
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DRAWING TITLE:
SECOND FLOOR PLAN

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A104
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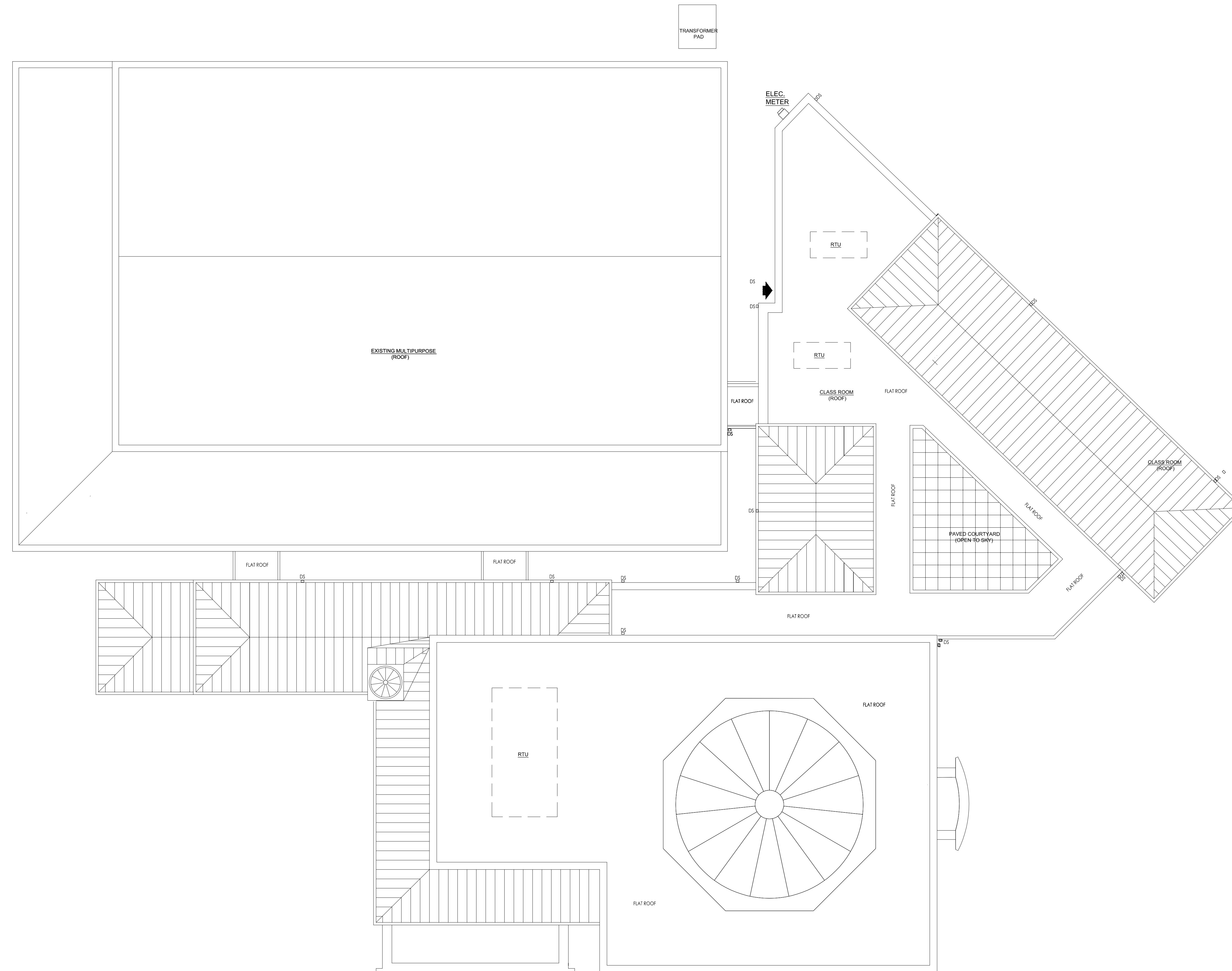
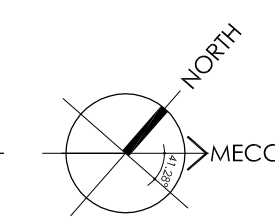


EXHIBIT B

1 ROOF PLAN
SCALE: 1/8"=1'-0"



1 PLAN COMMISSION 02-24-2021
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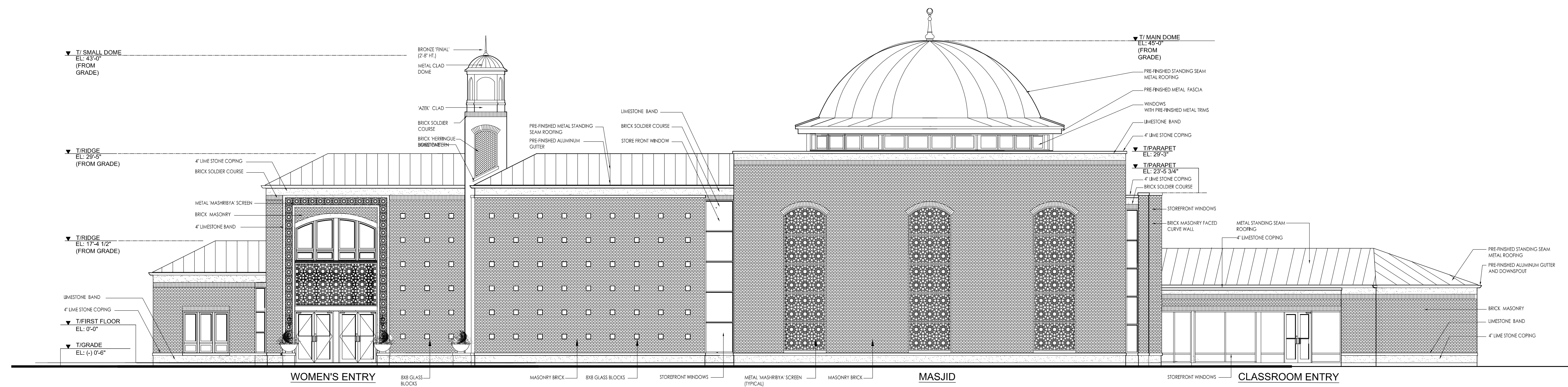


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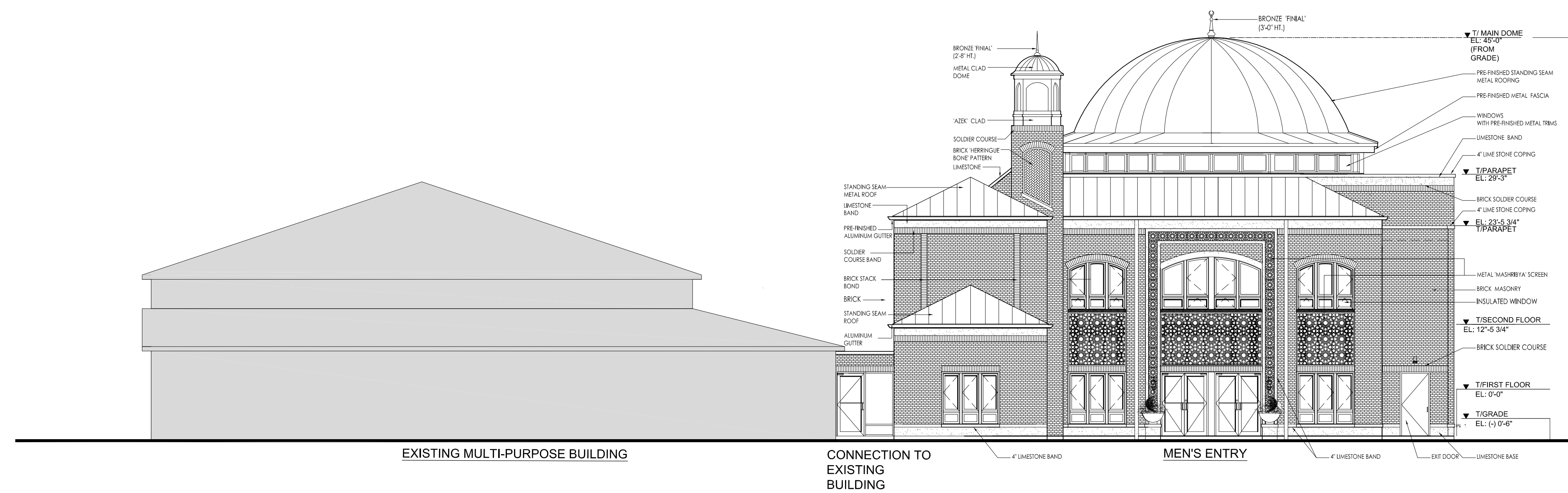
DRAWING TITLE:
ROOF PLAN

SHEET NO:
A105

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1 SOUTH-WEST ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH-EAST ELEVATION
SCALE: 1/8"=1'-0"

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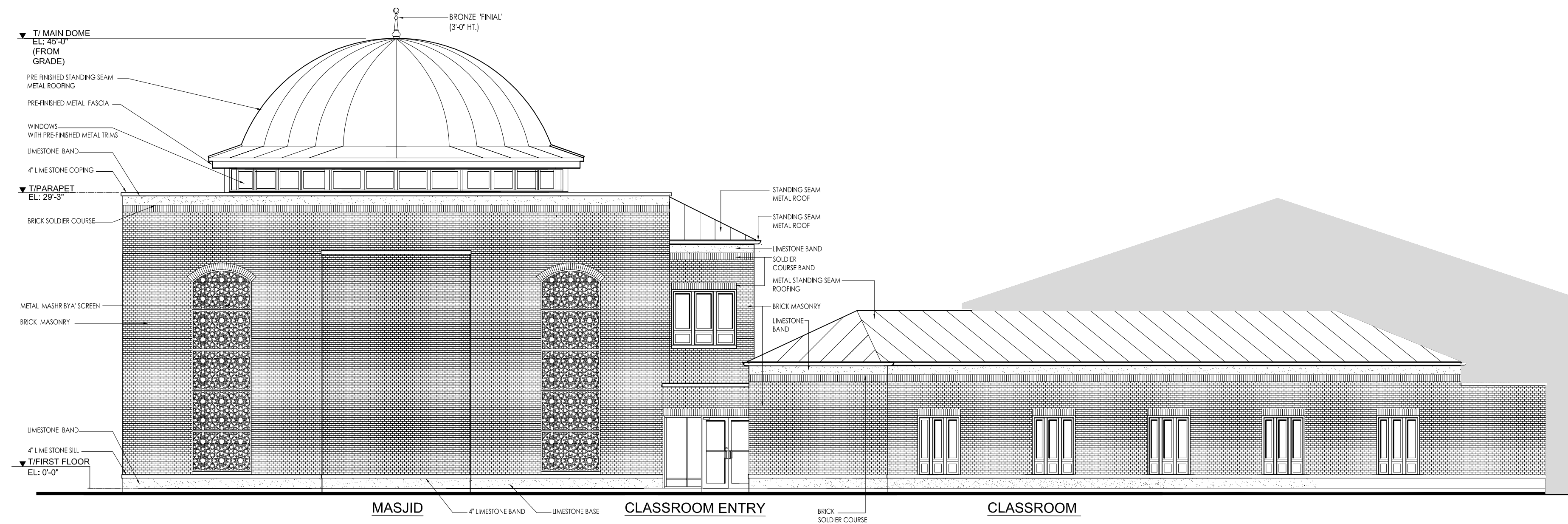
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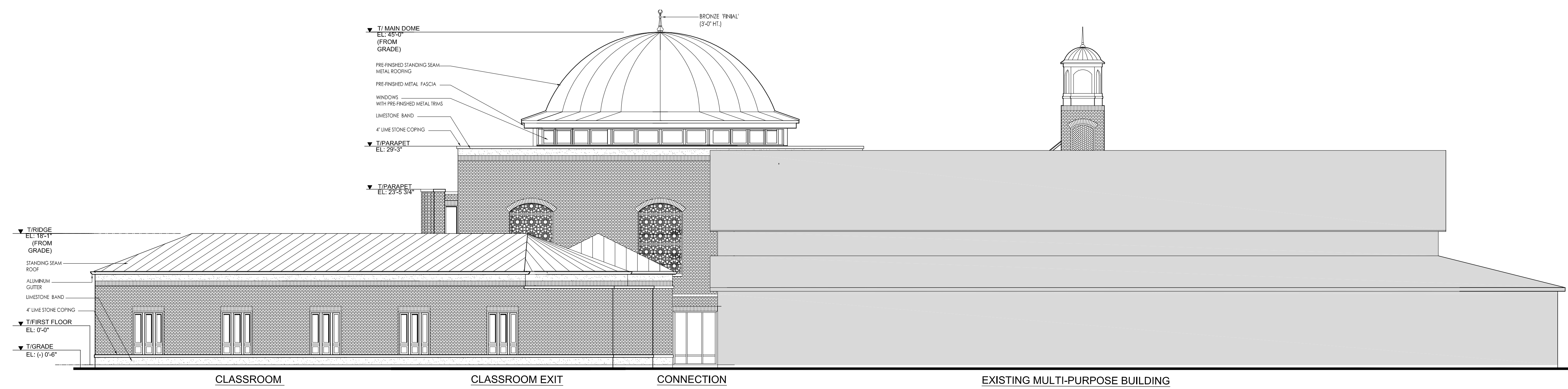
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1 SOUTH-WEST ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH-EAST ELEVATION
SCALE: 1/8"=1'-0"

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DRAWING TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
A202

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PROJECT TITLE:

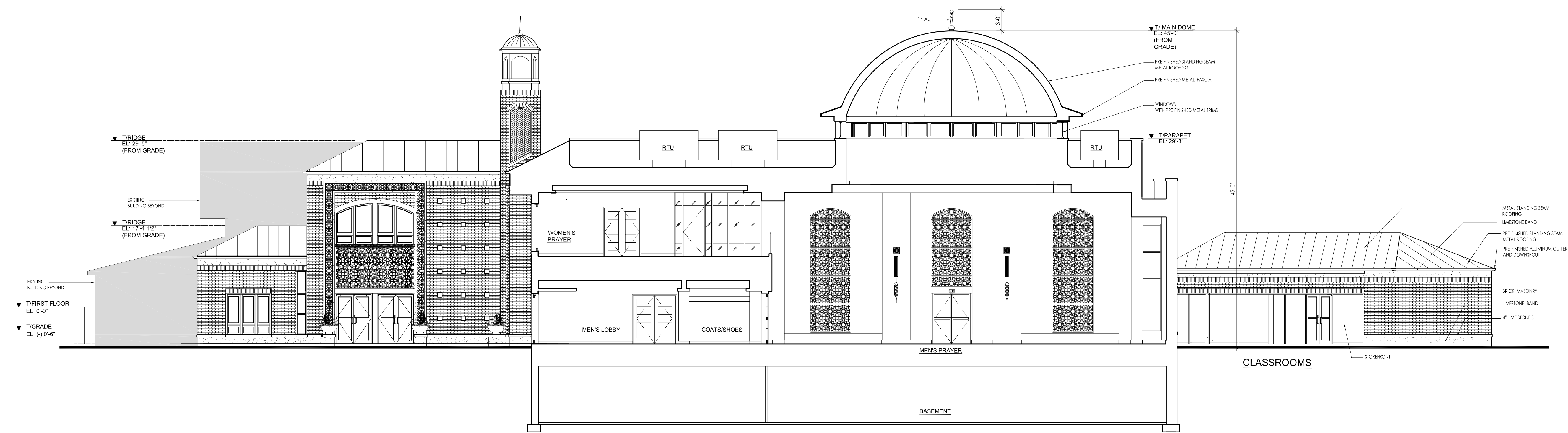
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1 BUILDING SECTION
SCALE: 1/8"=1'-0"

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DRAWING TITLE:
BUILDING SECTION

SHEET NO.:
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LOT 37
EIGHTEENTH ADDITION
TOWANDA BARNES
BUSINESS PARK
(DOC. NO. 2006-21418)

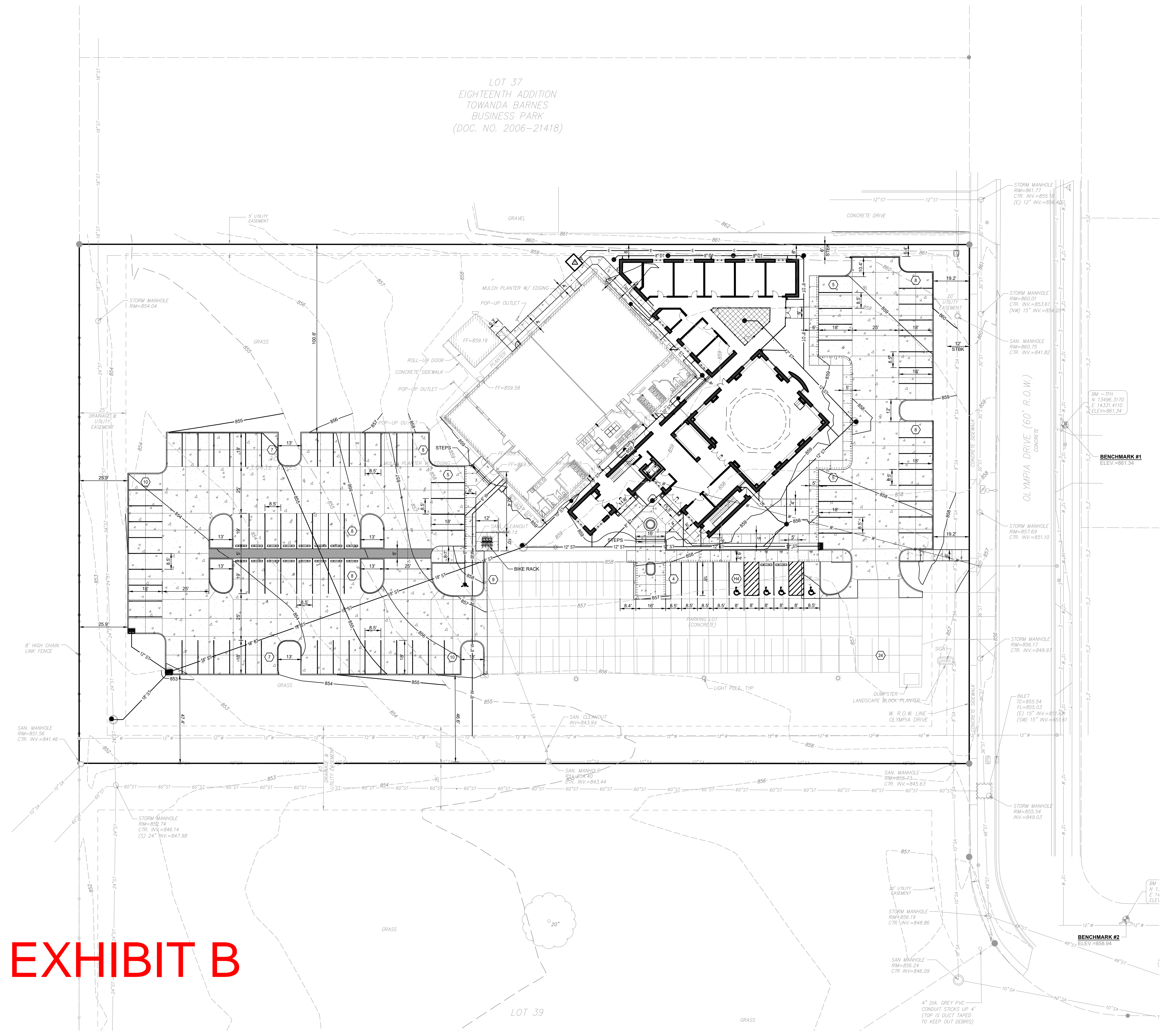
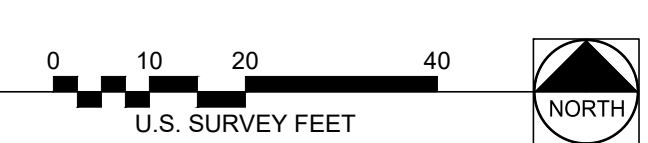


EXHIBIT B

1 SITE LAYOUT PLAN
SCALE: 1"=20'



PROJECT TITLE
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PRAYER HALL ADDITION
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Ph: xxx xxx xxx

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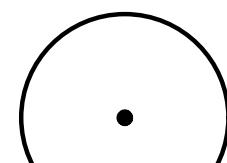
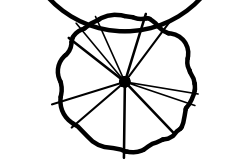






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DRAWING TITLE:
SITE LAYOUT PLAN
SHEET NO:
C1.1
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CONCEPT PLANT SCHEDULE

| | | |
|--|-----------------------------------|-----------|
|  | SHADE TREE | 13 |
|  | ORNAMENTAL TREE | 1 |
|  | SMALL SHRUB | 173 |
|  | LARGE SHRUB | 185 |
|  | PERENNIAL/ORNAMENTAL GRASS | 108 |
|  | GRASS | 14,377 sf |
|  | SHREDDED HARDWOOD MULCH, 3" DEPTH | 5,838 sf |
|  | WASHED RIVER ROCK, 3" DEPTH | 1,314 sf |

LANDSCAPE REQUIRED BY CODE

BUILDING FOUNDATION
 REQUIRED: 1 SHRUB FOR EVERY 3' OF BUILDING FRONTAGE
 250' BUILDING FRONTAGE = 84 SHRUBS REQUIRED
 PROVIDED: 1 ORNAMENTAL TREE, 84 SHRUBS, 64 PERENNIALS

PARKING LOT PERIMETER
 REQUIRED: 6" DEPTH LANDSCAPE BED ALONG PARKING LOT FRONTAGE, 1 SHRUB FOR EVERY 3' OF LANDSCAPED AREA LENGTH
 157' PARKING LOT FRONTAGE = 52 SHRUBS REQUIRED
 PROVIDED: 52 SHRUBS PROVIDED

PARKING LOT INTERIOR
 REQUIRED: 1 TREE FOR EVERY ISLAND, A MINIMUM OF 75% OF EVERY PARKING LOT ISLAND SHALL BE PLANTED WITH GROUNDCOVER OR SHRUBS
 PROVIDED: 1 TREE IN EACH ISLAND, SHRUBS COVERING MINIMUM 75% OF PARKING ISLAND

GENERAL NOTES

- PLANT SUBSTITUTIONS WILL NOT BE ACCEPTABLE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, SOIL, LOCATION OF UTILITIES, AND WATER CONDITIONS BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND ACTUAL FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO SIMILAR CONDITIONS ELSEWHERE.
- PLANT SPACING WILL BE SCALED ON PLAN UNLESS NOTED OTHERWISE.
- PROVIDE PRE-EMERGENCE HERBICIDE AND SHREDDED HARDWOOD MULCH TO A DEPTH OF THREE INCHES IN ALL PLANTING BEDS; PROVIDE WEED BARRIER AND SPREAD 1" 1/2" MULTICOLOR WASHED RIVER ROCK TO A DEPTH OF 3" IN AREAS SHOWN PER PLAN.
- PLANTING MIX FOR ALL TREE PITS SHALL BE FORMED BY THOROUGHLY MIXING PIT EXCAVATIONS AND COMPOST (40% OF 5.5 TO 7.0) AT A 4:1 RATIO AND PLACING INTO EXCAVATED PIT AS SHOWN IN LANDSCAPE DETAILS. FIRM PLANTING MIX IN PLANTING BEDS BY SPREADING TOPSOIL TO A DEPTH OF 4", COMPOST TO A DEPTH OF 1", AND ROTOTILLING THOROUGHLY TO A DEPTH OF 8".
- FINISH GRADES IN PLANTING BEDS ARE TO BE SMOOTH AND PROVIDE POSITIVE DRAINAGE PRIOR TO PLANT, MULCH, AND LAWN INSTALLATION.
- CONTRACTOR IS TO PREVENT DAMAGE TO CURBS AND PAVEMENTS ADJACENT TO CONSTRUCTION.
- PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS. WARRANTY INCLUDES REPLACING ANY PLANT WHICH IS 25% OR MORE DEAD, DISEASED, OR DISFIGURED ONCE DURING THE WARRANTY PERIOD.
- REMOVE ANY EXISTING LAWN AND OTHER MATERIAL HARMFUL TO PLANT GROWTH PRIOR TO FORMING PLANTING BEDS.
- PROVIDE A 4" DIAMETER SHREDDED HARDWOOD MULCH RING AROUND TREES NOT LOCATED IN PLANTING BEDS.
- PROVIDE QUALITY, GENUS, SIZE, SPECIES, AND VARIETY OF PLANTS COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."
- MAINTAIN PLANTINGS AND BEDS BY SPRAYING, WATERING, WEEDING, RESTORING PLANT STAKES, AND GUY SUPPORTS AS REQUIRED TO ESTABLISH HEALTHY PLANTS FOR 30 DAYS FROM SUBSTANTIAL COMPLETION.
- ALL PLANT BEDS ABUTTING LAWN AREAS ARE TO BE SEPARATED BY SPADE CUT EDGING.
- IF THERE ARE DISCREPANCIES BETWEEN PLANT QUANTITIES ON THE PLANS AND THE PLANT SCHEDULE USE THE QUANTITIES FROM THE PLAN.
- THE SIZES INDICATED IN THE PLANT SCHEDULE ARE THE MINIMUM REQUIRED AT THE TIME OF PLANTING.
- IN AREAS LABELED FOR SEEDED LAWN AND DAMAGED BY CONSTRUCTION: SPREAD TOPSOIL TO A DEPTH OF 4"; FINE FINISH GRADE; FERTILIZE (10-10-10 AT 5 LBS/1,000 SF); AND SPREAD "RTF" SEED AND MULCH METHOD 1 PER ARTICLES 250 AND 251 OF THE I.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION." PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:4 WITH EROSION/CONTROL BLANKETS AND INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS, IN LIEU OF MULCH METHOD 1.
- SEEDED LAWN PLANTING TIMES: APRIL 1 TO JUNE 1 OR AUGUST 15 TO OCTOBER 1.
- MAINTAIN SEEDED LAWNS BY WEEDING, WATERING (SEE NOTE 21), REMULCHING, RESEEDING, AND ROLLING AS REQUIRED TO GROW A HEALTHY LAWN FOR 30 DAYS AFTER SUBSTANTIAL COMPLETION. AT END OF MAINTENANCE PERIOD, LAWN WILL BE REVIEWED BY OWNER'S REPRESENTATIVE. CONTRACTOR IS TO CORRECT LAWN TO SATISFACTION OF OWNER'S REPRESENTATIVE.
- SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS. SATURATE LAWNS WITH FINE WATER SPRAY WITHIN 4 HOURS OF PLANTING. WATER WITH FINE SPRAY AT A MINIMUM RATE OF 1 INCH PER WEEK UNLESS RAINFALL PRECIPITATION IS ADEQUATE. SO TURF IS UNIFORMLY MOIST TO A DEPTH OF FOUR INCHES. IF IRRIGATION SYSTEM IS FULLY OPERATIONAL AT TIME OF PLANTING, IRRIGATION SYSTEM MAY BE USED TO FULFILL MAINTENANCE WATERING REQUIREMENTS.
- SATISFACTORY SEEDED TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED. FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES.
- ALL DEAD, DAMAGED OR MISSING LANDSCAPE MATERIALS SHALL BE REPLACED PER THE CITY OF MASON LANDSCAPE CODE.
- ANY CHANGES MADE TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY OF MASON.
- NO TREES SHALL BE PLANTED WITHIN 10 FEET OF FIRE HYDRANTS.
- GROUND MOUNTED SIGNAGE SHALL HAVE LANDSCAPING AT THE BASE EQUAL TO THE AREA OF THE SIGN FACE.

PROJECT TITLE
ISLAMIC CENTER OF MCLEAN COUNTY

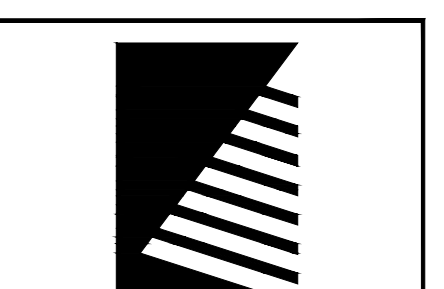
PRAYER HALL ADDITION

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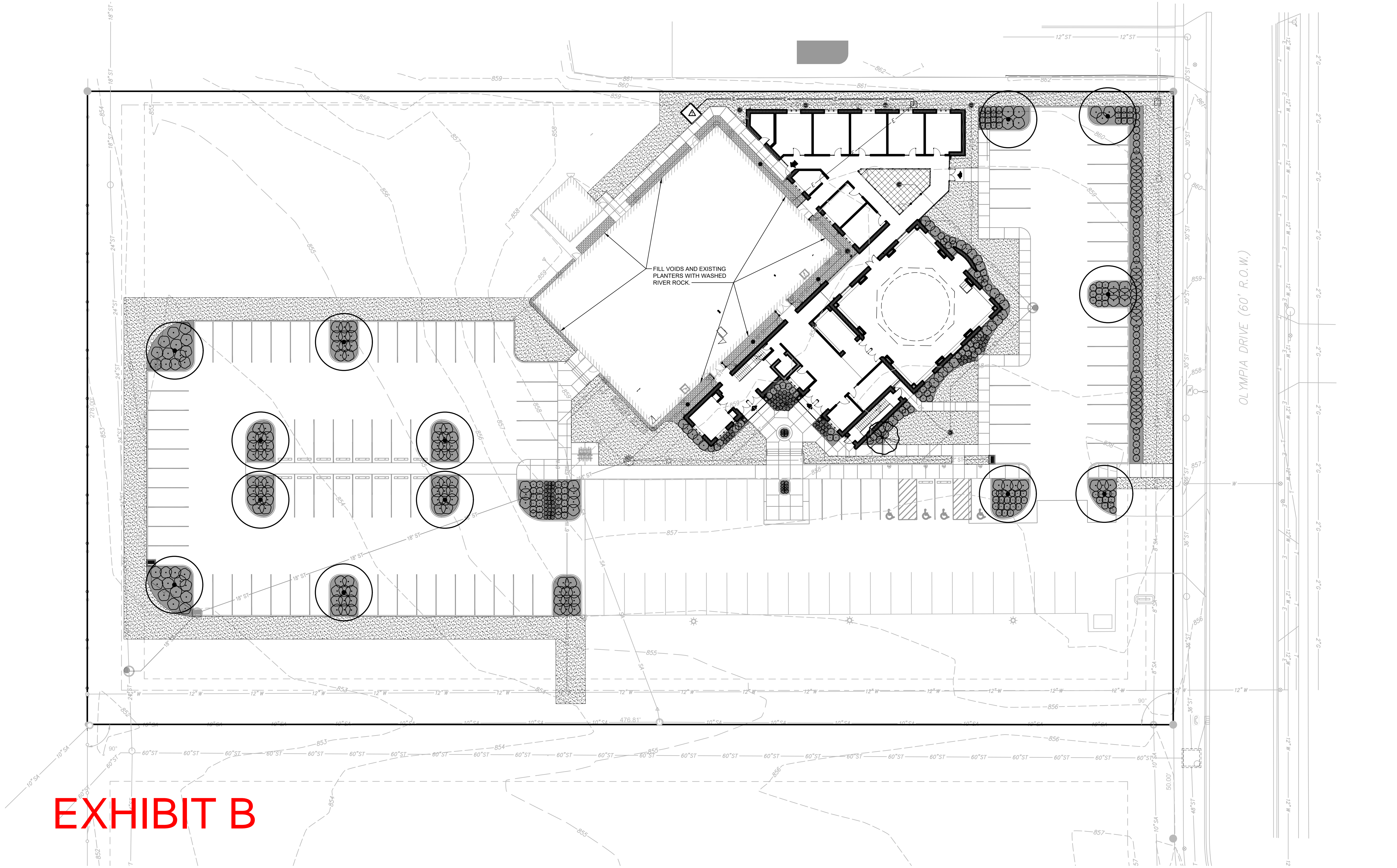
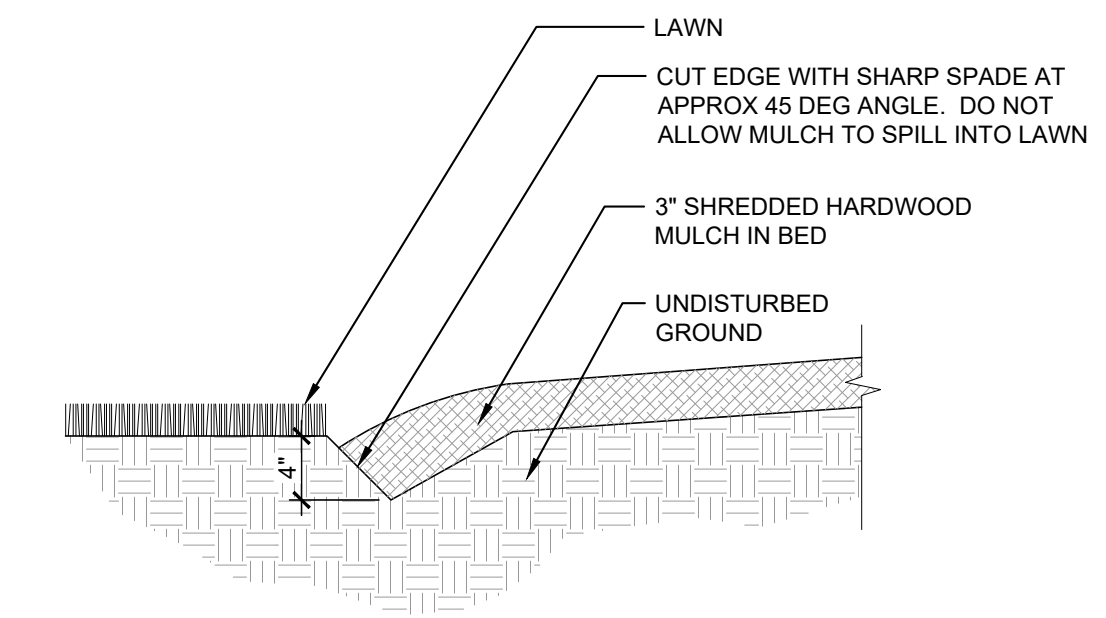


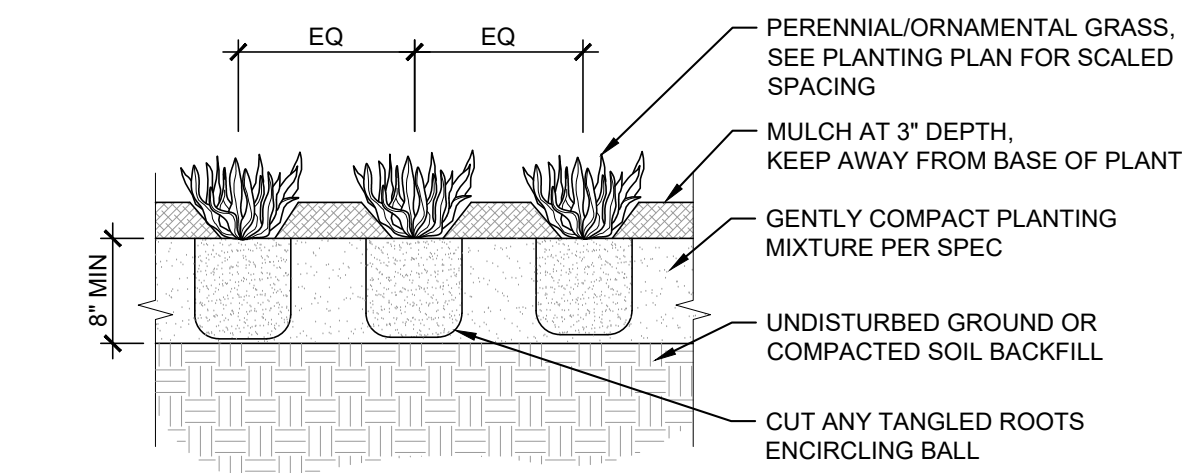
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EXHIBIT B



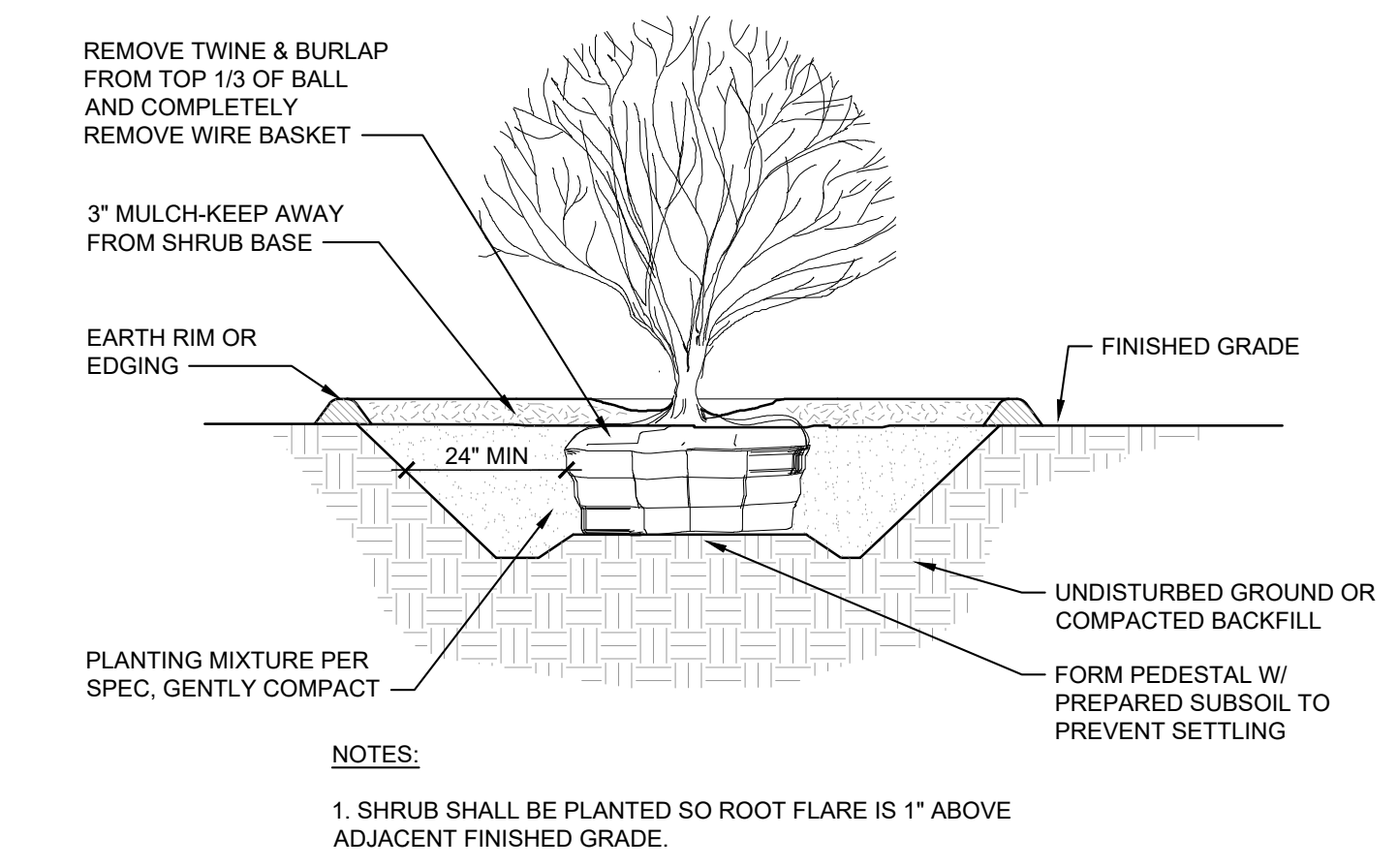
4 LANDSCAPE EDGING

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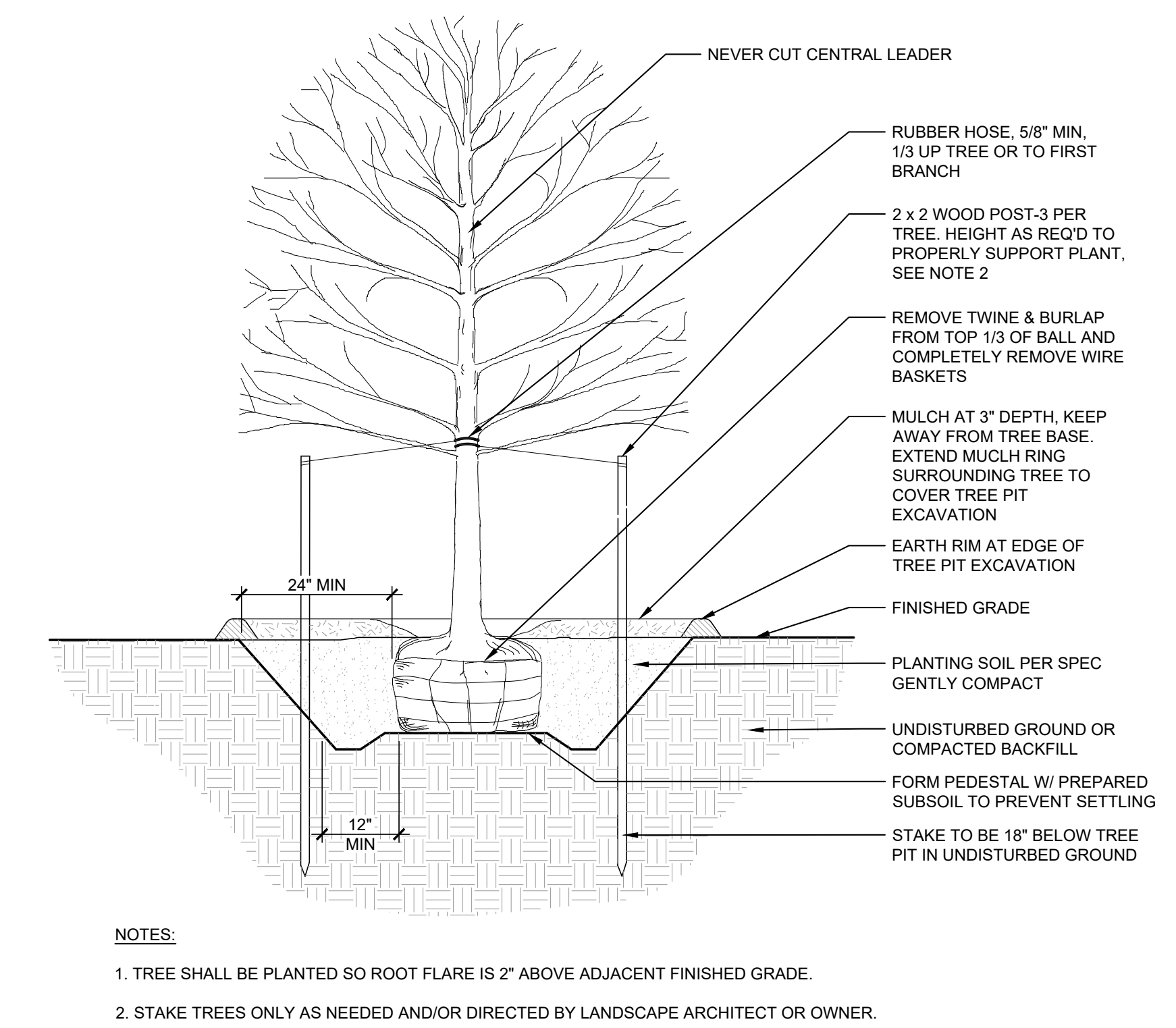
3 PERENNIAL PLANTING

SCALE NOT TO SCALE



2 SHRUB PLANTING

SCALE NOT TO SCALE



1 DECIDUOUS TREE PLANTING

SCALE NOT TO SCALE

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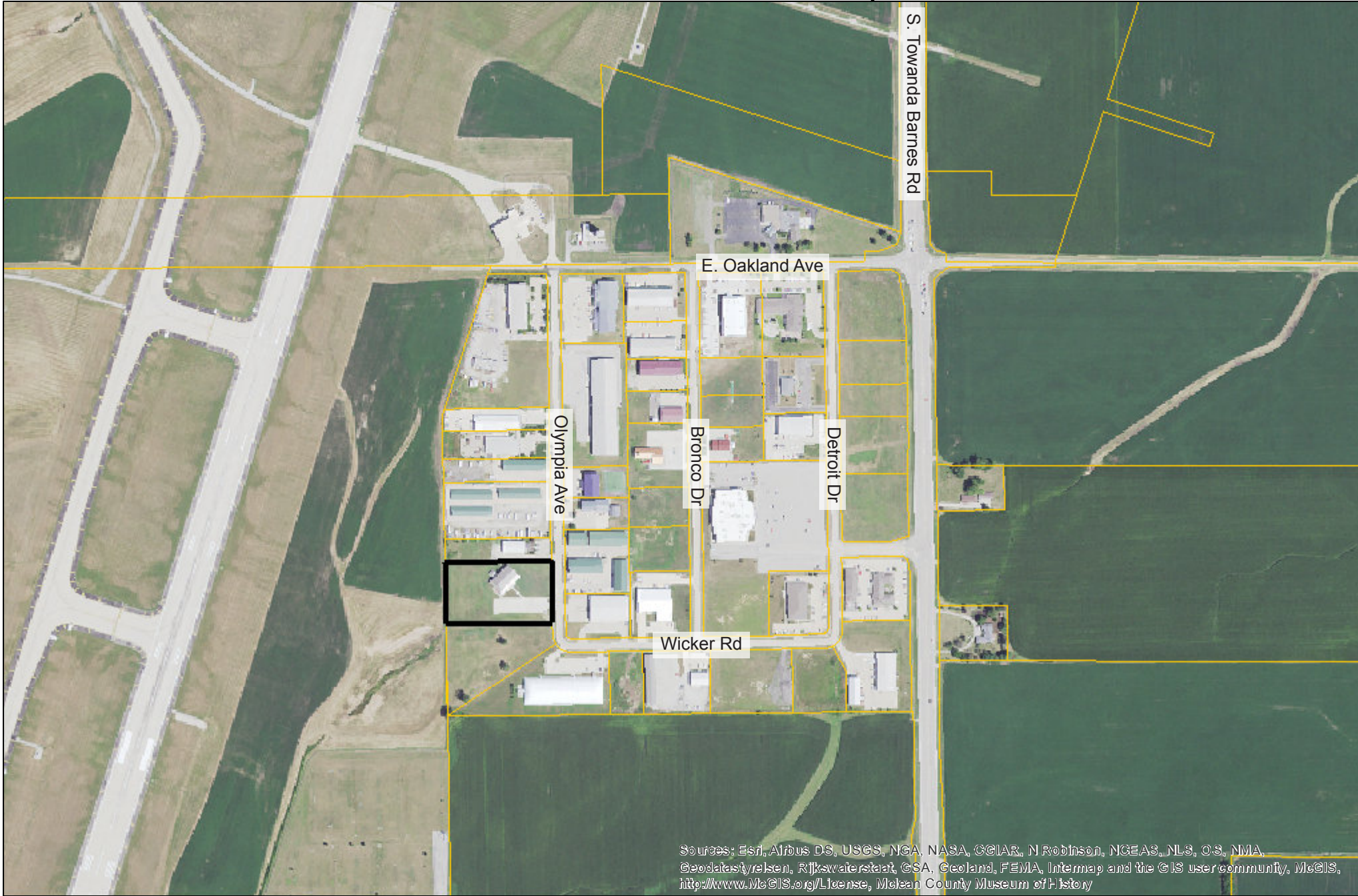
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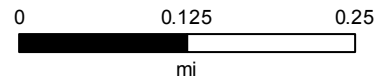
PR-02-21 Aerial Map



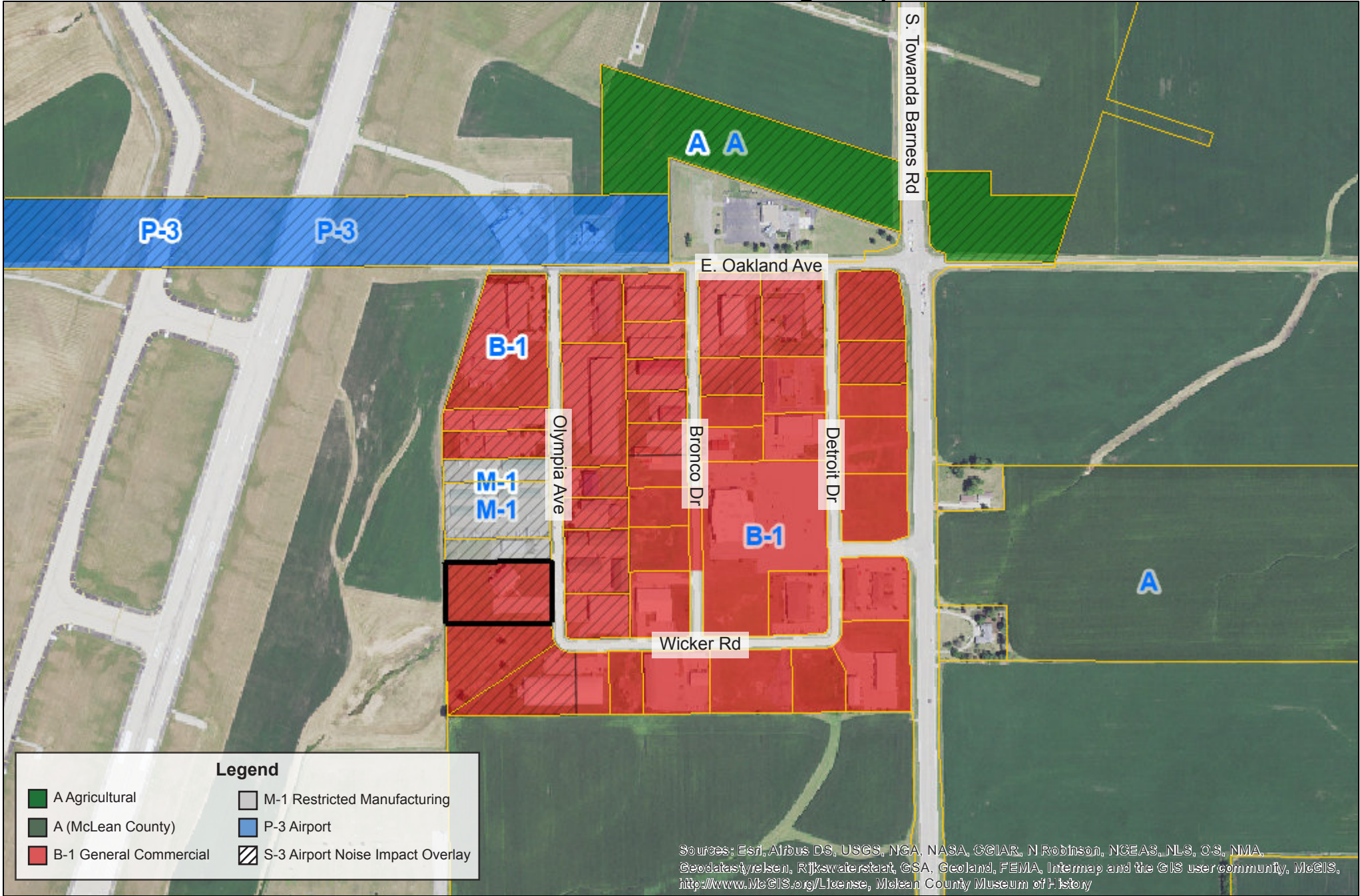
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGLAR, N Robinson, NCEAS, NLS, O.S., NMA, Geodatesiyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, McGIS, <http://www.McGIS.org/License>, Mclean County Museum of History



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PR-02-21 Zoning Map



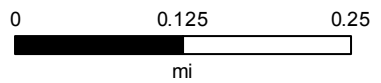
Legend

| | |
|------------------------|----------------------------------|
| A Agricultural | M-1 Restricted Manufacturing |
| A (McLean County) | P-3 Airport |
| B-1 General Commercial | S-3 Airport Noise Impact Overlay |

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodestijreken, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, McGIS, <http://www.McGIS.org/License>, McLean County Museum of History



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

March 5, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, March 24, 2021 at 4:00 PM at www.cityblm.org/live on an application submitted by Sheheryar Muftee (421 Olympia Dr Bloomington, IL 61704).

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 petition, or ask questions related to the petitioner's requests at the scheduled public hearing.

The applicant is requesting a public hearing and action on a legislative site plan review and special use permit in the B-1 General Commercial District, for an addition to the Islamic Center Prayer Hall for the property located at 421 Olympia Dr Bloomington, IL 61704 (owned by, The North American Islamic Trust Inc) (PINS: 22-07-200-062 & 22-07-200-061). Legally described as: Lot 38 in the Nineteenth Addition to Towanda Barnes Business Park, Bloomington, according to the Plat thereof recorded June 14, 2007, as Document No. 2007-00015254, situated in Mclean County, Illinois. Said property contains 3.043 acres, more or less.

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/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 attend the meeting at City Hall. Attendance will be limited to 10 people including staff and Board/Commission Members and will require compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees are encouraged to attend remotely.

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.

If you desire more information regarding the proposed petition 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

