



ADDENDUM I

BLOOMINGTON CITY COUNCIL AGENDA

DECEMBER 17, 2012

REMOVE FROM RECOGNITION/APPOINTMENTS

- Item 5A. Appointment to Japanese Sister City Committee, Zoning Board of Appeals and Beautification Committee.

ADDITION TO CONSENT AGENDA

- Item 6A. Council Proceedings of December 10, 2012. (Recommend that the reading of the minutes of the previous Council Proceedings of ~~November 26, 2012~~ December 10, 2012 be dispensed with and the minutes approved as printed.) *Council Memorandum with Attachment.*
- Item 6B. Bills and Payroll. (Recommend that the bills and payroll be allowed and orders drawn on the Treasurer for the various amounts as funds are available.) *City Council Memorandum with Attachment 1.*

DELETION FROM PUBLIC HEARING

- Item 7A. Public Hearing regarding the Petition by Interchange City West, LLC requesting the approval of a Reinstatement of a Preliminary Plan for the Third Amended Interchange City West Subdivision, for the property commonly located north of Valley View Dr., west of Wylie Dr., and south of Enterprise Dr., consisting of approximately twenty-five (25) acres. *(15 minutes)*

ADDITION AND CORRECTIONS TO REGULAR AGENDA

- Item 8B. Petition submitted to Interchange City West, LLC and Bloom Heartland, LLC, requesting Rezoning from B – 1, Highway Business District to M – 1, Restricted Manufacturing District from the property commonly located north of Valley View Dr., west of Wylie Dr., and south of Enterprise Dr. (Recommend that the Rezoning be approved and the Ordinance passed.) *(10 minutes)*

- Item ~~8B~~: 8C. Agreement and Resolution regarding Property Tax Abatement for Wirtz Beverage Illinois Warehouse and Distribution Center. (Recommend that the proposed property tax abatement agreement be approved, the Resolution adopted and the Mayor and City Clerk be authorized to execute the necessary documents.) (*15 minutes*)
- Item ~~8C~~: 8D. Ordinance Providing for the Submission to the Electors of the City of Bloomington, McLean County, the Question Whether the City of Bloomington Should Have the Authority under Public Act 096 – 0176 to Arrange for the Supply of Electricity for its Residential and Small Commercial Retail Customers Who Have Not Opted Out of Such Program. (Recommend that the Ordinance be passed and staff be directed to place the Referendum on the April 9, 2013 City of Bloomington Consolidated Election Ballot.) (*20 minutes*)
- Item ~~8D~~: 8E. Intergovernmental Agreements between the City, County of McLean and Town of Normal, regulating Use of the Police Range Facility. (Recommend that the Agreements be approved and the Mayor and City Clerk be authorized to execute the necessary documents). (*10 minutes*)

FOR COUNCIL: December 17, 2012

SUBJECT: Council Proceedings of December 10, 2012

RECOMMENDATION: That the reading of the minutes of the previous Council Proceedings of December 10, 2012 be dispensed with and the minutes approved as printed.

BACKGROUND: The Council Proceedings of December 10, 2012 have been reviewed and certified as correct and complete by the City Clerk.

In compliance with the Open Meetings Act, Council Proceedings must be approved within thirty (30) days after the meeting or at the Council's second subsequent regular meeting whichever is later.

In accordance with the Open Meetings Act, Council Proceedings are made available for public inspection and posted to the City's web site within ten (10) days after Council approval.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: Not applicable.

Respectfully submitted for Council consideration.

Prepared by:

Recommended by:

Tracey Covert
City Clerk

David A. Hales
City Manager

Motion: That the reading of the minutes of the previous Council Proceedings of December 10, 2012 be dispensed with and the minutes approved as printed.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Stearns				Alderman McDade			
Alderman Mwilambwe				Alderman Anderson			
Alderman Fazzini				Alderman Schmidt			
Alderman Sage				Alderman Fruin			
Alderman Purcell							
				Mayor Stockton			

SUBJECT: Bills and Payroll

RECOMMENDATION: That the bills and payroll be allowed and orders drawn on the Treasurer for the various amounts as funds are available.

FINANCIAL IMPACT: Total disbursements to be approved \$3,742,214.82, (Payroll total \$1,756,972.01, Accounts Payable total \$1,640,985.78, PCard total \$178,489.52 and Wires \$165,767.51).

Respectfully submitted for Council consideration.

Prepared by:

Recommended by:

Patti-Lynn Silva
Director of Finance

David A. Hales
City Manager

(ON FILE IN CLERK’S OFFICE)

Attachment: Attachment 1. Bills and Payroll on file in the Clerk’s office. Also available at www.cityblm.org.
Attachment 2. Summary Sheet Bills and Payroll Report

Motion: That the bills and payroll be allowed and orders drawn on the Treasurer for the various amounts as funds are available.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Stearns				Alderman McDade			
Alderman Mwilambwe				Alderman Anderson			
Alderman Fazzini				Alderman Schmidt			
Alderman Sage				Alderman Fruin			
Alderman Purcell							
				Mayor Stockton			

CITY OF BLOOMINGTON FINANCE REPORT

Council of December 17, 2012

<u>PAYROLL</u>	Date	Gross Pay	Employer Contribution	Totals
	12/14/2012	\$ 1,196,944.25	\$ 271,709.24	\$ 1,468,653.49
	12/14/2012	\$ 216,240.75	\$ 72,077.77	\$ 288,318.52
	Off Cycle Adjustments	\$ -	\$ 0	\$ -
				PAYROLL GRAND TOTAL \$ 1,756,972.01

ACCOUNTS PAYABLE

Date	Bank	Total	Total
12/17/2012	AP General	\$ 1,420,236.10	\$ 178,489.52
12/17/2012	AP BCPA	\$ 40,921.33	
12/17/2012	AP Comm Devel	\$ 26,927.23	
12/17/2012	AP IHDA		
12/17/2012	AP Library	\$ 20,336.95	
12/17/2012	AP MFT	\$ 121,135.59	
12/11/12 - 12/17/12	Off Cycle Check Runs	\$ 11,428.58	\$ 165,767.51
		AP GRAND TOTAL \$ 1,640,985.78	WIRE GRAND TOTAL \$ 165,767.51

PCARD

Date	Total
11/02/2012 - 12/03/2012	\$ 178,489.52
PCARD GRAND TOTAL \$ 178,489.52	

WIRES

Date	Total
12/11/2012 - 12/17/2012	\$ 165,767.51
WIRE GRAND TOTAL \$ 165,767.51	

TOTAL DISBURSEMENTS TO BE APPROVED: \$ 3,742,214.82

Respectfully

 Patti-Lynn Silva
 Director of Finance

FOR COUNCIL: December 12, 2012

SUBJECT: Petition submitted by Interchange City West, LLC, and Bloom Heartland, LLC, requesting Rezoning from B - 1, Highway Business District to M - 1, Restricted Manufacturing District, for the property commonly located north of Valley View Dr., west of Wylie Dr., and south of Enterprise Dr.

RECOMMENDATION/MOTION: That the Rezoning be approved and the Ordinance passed.

BACKGROUND: The Petitioners are requesting the rezoning of twenty-five, (25), acres of vacant land from B - 1, Highway Business District to M - 1, Restricted Manufacturing District. This action would enable a purchase of eight, (8), acres for development of a distribution center. This use as well as other possible uses allowed in the M – 1 District should be compatible with nearby existing land uses. Two, (2), existing nearby uses are Wal-Mart Supercenter and a farm equipment business which has an exterior display of large farm vehicles. These vehicles give an industrial feel to their property. The land to the north of the site is in the Town of Normal. The Town did not object to the petition.

A public hearing before the Planning Commission was held on December 12, 2012. City staff spoke in favor of the petition. Staff explained the compatibility of the proposed zoning with the adjacent land uses. The City Engineer explained the need for a cul-de-sac or a through street at the end of Valley View Dr. He also stated this street is of higher grade than a residential street. It may need improvements in the future depending upon land development. Two, (2), attorneys spoke on behalf of the developer in agreement with staff that the rezoning would be compatible with existing land uses. The rezoning would not create any issues for future plans of other nearby vacant land which is also owned by the Petitioner. No one from the public spoke in favor of or in opposition to this request. The Planning Commission concluded that any future changes that might be needed to Valley View Dr. were not in the nature warranting denial of the petition. Planning Commission voted to approve this petition by a vote of 8 to 0.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Public notice was published in the Pantagraph in accordance with City Code. Fifteen, (15), courtesy copies of the Public Notice were mailed to nearby property owners. A public notice sign was posted on the site.

FINANCIAL IMPACT: The rezoning could lead to the sale of land for development and generate new property tax revenues.

Respectfully submitted for Council consideration.

Prepared by: Mark Woolard, City Planner

Reviewed by: Mark Huber, Director – PACE

Reviewed by: Barbara J. Adkins, Deputy City Manager

Recommended by:

David A. Hales
City Manager

Attachments: Attachment 1. Unapproved Minutes Planning Commission
Attachment 2. Staff Report Planning Commission
Attachment 3. Consistency Report
Attachment 4. Maps
Attachment 5. Courtesy Mailing List

Motion: That the Rezoning be approved and the Ordinance passed.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Stearns				Alderman McDade			
Alderman Mwilambwe				Alderman Anderson			
Alderman Fazzini				Alderman Schmidt			
Alderman Sage				Alderman Fruin			
Alderman Purcell							
				Mayor Stockton			

**UNAPPROVED MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING,
WEDNESDAY, DECEMBER 14, 2012, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 E. OLIVE ST., BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. J Balmer, Chairperson Stan Cain, Mr. Rex Diamond, Mr. Jim Pearson, Mr. Bill Schulz, Mr. David Stanczak, Mr. Charles Stuckey, Mr. Robert Wills

MEMBERS ABSENT: Mrs. Julie Morton

OTHERS PRESENT: Mr. Mark Huber, Director PACE Department
Mr. Kevin Kothe, City Engineer
Ms. Justine Robinson, Economic Development Coordinator
Mr. Mark Woolard, City Planner

CALL TO ORDER: Chairperson Cain called the meeting to order at 4:00 P.M.

ROLL CALL: Mr. Woolard called the roll. A quorum was present.

PUBLIC COMMENT: Mr. David Hales, 5 Conway Circle, stated the Commission is doing an awesome job in their effort and said Merry Christmas, Happy Holiday and thanks for serving.

MINUTES: The Commission reviewed the November 14, 2012 minutes. Mr. Balmer moved to approve the November 14, 2012 minutes as written. Mr. Wills seconded the motion which passed by a vote of 8 to 0 with the following votes being cast on roll call:

Mr. Cain--yes; Mr. Stuckey--yes; Mr. Wills--yes; Mrs. Morton--absent; Mr. Pearson--yes; Mr. Balmer--yes; Mr. Schulz--present; Mr. Stanczak--yes; Mr. Diamond--yes.

REGULAR AGENDA:

Z-05-12. Public hearing and review on the petition submitted by Interchange City West, LLC, and Bloom Heartland, LLC requesting the approval of a Rezoning from B-1, Highway Business District to M-1, Restricted Manufacturing District, for the property commonly located north of Valley View Drive, west of Wyle Drive, and south of Enterprise Drive, consisting of approximately 25 acres.

Mr. Woolard identified the location and explained the property is adjacent to the back of the Wal-Mart property where they have trucks and unloading activity. Also close by to the west is the former Interstate Center which is now a farm equipment company which has large tractors and equipment. The other adjacent land is vacant and to the north is the Town of Normal and they are not opposed to the rezoning. The change in zoning should be compatible with what nearby uses and staff recommends approval. Mr. Woolard stated the text amendments are not being proposed at this time but may still come in the future. Mr. Balmer stated the code need to be revised rather go through a rezoning again in that the definitions and the code do not address this kind of business. There was discussion on the difference between restricted manufacturing and general manufacturing and the allowable uses in each district. Mr. Woolard gave a few examples of potential uses in the districts.

Chairperson Cain opened the public hearing and asked the petitioner to come forward to present their case. Mr. Robert Lenz, 202 N. Center, the attorney for the petitioner stated the code lists specific uses and the B-1 may be more appropriate for retail business, highway retail, restaurants, gas stations, banks, drive-up facilities whereas a distribution is not deemed necessarily fit here in that zone. He explained staff thought a definition change might open up for inappropriate uses in the B-1 districts and an M-1 district may be a better use for what is available in the code for what we have now. He said his client owns all of the land north of this property clear up to College Avenue and east to Wylie Drive and they do not fear adverse effects from other uses. He said there is an excess of B-1 land. It is essentially at the back door of a Wal-Mart and their distribution is similar to Wal-Mart's. The buyer's business has bulk materials which will be transferred to smaller vehicles. The trucks will come in off Route 9 to Wylie Drive and west to Valley View Drive. The rezoning area is about 25 acres and the pending arrangement with the purchaser will be about eight acres.

Mr. William C. Wetzel, 115 E. Jefferson St., suite 400, stated he represent the prospective buyer of the eight acre parcel. He said his client is not from this community and wants good road access. This method as opposed to the text amendments would result in no ambiguity in the zoning. It is a cross dock operation with office space, limited warehousing and the cross dock area has products that would transfer directly to smaller vehicles. Staff's position would appear to be appropriate and compatible with the area. The frontage of the acre parcel would be about 460 to 500 feet. Mr. Balmer questioned how many trucks will be there and Mr. Wetzel did not know but he thought it would be fairly limited based upon what he knows about cross docking.

Chairperson Cain asked if there were any members of the audience who wished to speak in favor, opposition or who had questions concerning the case and no one spoke regarding the petition.

Mr. Wills asked in changing the zone to M-1 what will the impact to the roads, engineering and the uses that will support that flow of trucks. Mr. Kothe stated the dead end has been a consideration that staff and has asked the developer to address either through a cul-de-sac or an easement with through access but the dead end is concern. JC Parkway can handle the trucks with 9" thick pavement and is supposed to be extended in the future. Valley View is thicker than a regular residential road and 30' wide. At some time in the future the radius may need to be increased depending on how the rest of the development occurs. The utilities are in place and the developer has already taken care of that other roads. Mr. Kothe said it could be an issue in the future but he does not know the number and size of the trucks for this business. At the north end Enterprise is also supposed to be extended which will provide other locations for vehicles to travel.

Mr. Wills said we should ask ourselves if this is spot zoning. Chairperson Cain said given the location of the specific property with the surrounding properties uses he does not see it being extremely difficult. Mr. Wills thought he is comfortable with M-1 next to the B-1 since is out there and not close into to town. Mr. Balmer said it is a good use for that area of town yet it is a lesser of two evils but it will provide the impetus to fix the issue later. Mr. Stanzak said 25 acres is a really big spot and concerns about what might happen down the road are not before us today. Chairperson Cain said it is still good to look at the whole context of the case.

Chairperson Cain closed the public hearing.

Mr. Stuckey moved to recommend approval of Case Z-05-12 to City Council. Mr. Stanczak seconded the motion which passed by a vote of 8 to 0 with the following votes being cast on roll call:

Mr. Cain--yes; Mr. Stuckey--yes; Mr. Wills--yes; Mrs. Morton—absent yes; Mr. Pearson--yes; Mr. Balmer--yes; Mr. Schulz--yes; Mr. Stanczak--yes; Mr. Diamond--yes.

OLD BUSINESS: None

The Commission was reminded to take the open meeting training.

NEW BUSINESS: None

Chairperson Cain stated this is a good

ADJOURNMENT: There being no further business to come to the Bloomington Planning Commission's attention, Mr. Balmer moved to adjourn and Mr. Diamond seconded the motion which was approved unanimously. The meeting was adjourned at 4:44 p.m.

Respectfully submitted,

Mark Woolard
City Planner

For further information contact:

Mr. Mark Woolard, City Planner
Government Center, 2nd Floor
115 East Washington Street
Bloomington, IL 61701
Phone: (309) 434-2341 FAX (309) 434-2857

To: Bloomington Planning Commission
From: Staff

Subject: **Z-05-12**. Public hearing and review on the petition submitted by Interchange City West, LLC, and Bloom Heartland, LLC requesting the approval of a Rezoning from B-1, Highway Business District to M-1, Restricted Manufacturing District, for the property commonly located north of Valley View Drive, west of Wyle Drive, and south of Enterprise Drive, consisting of approximately 25 acres.

BACKGROUND INFORMATION:

Adjacent Zoning

North: B-1, Highway Business District (Normal)
South: B-1, Highway Business District
East: B-1, Highway Business District
West: B-1 Highway Business District

Adjacent Land Uses

North: Vacant
South: Department Store
East: Vacant
West: Farm Equipment Store

The Comprehensive Plan calls for regional/highway commercial for the site.

The land subject to the petition is currently vacant. The site fronts on Valley View. Across the street is the back of the Wal-Mart department store and the former Interstate Center is to the west which is now a farm equipment store. The operations of these land uses close to the site of the rezoning involve heavy trucks or farm equipment. The types of uses allowed in an M-1 district are generally compatible with these existing uses. This would not be the case if they were farther to the south along Market Street, or parts of Wylie Drive or JC Parkway.

The existing streets are designed to handle the increase in truck traffic that industrial uses can bring however one concern staff has expressed is that there not be a dead end street with no ability for trucks and emergency vehicles to turn around. Therefore engineering staff is working with the developer to insure a cul-de-sac or possibly a through street to Interstate Drive.

STAFF RECOMMENDATION:

Staff recommends the planning commission pass a motion recommending that the City Council rezone the property in Case **Z-05-12** from B-1, Highway Business District to M-1, Restricted Manufacturing District, for the properties commonly located north of Valley View Drive and south of Enterprise Drive.

Respectfully submitted,

Mark Woolard
City Planner

**Review of Development Proposal for Consistency with Local and Regional Comprehensive Plans
McLean County Regional Planning Commission (MCRPC)**

1. INTENT

This review is intended to assist local governments in determining the consistency of regionally significant development proposals with the objectives and policies of local and regional comprehensive plans. "Regionally significant" is generally defined as proposals of five or more acres, but may include smaller projects, including infill or redevelopment, that could reasonably be expected to produce significant impacts or benefits beyond the immediate vicinity of the project in terms of traffic generation and/or other considerations. This review results in a rating of the specified proposal based on the number of identified features that support the comprehensive plans. This review and rating process is designed to help ensure at least minimal features are provided in new development and to encourage the provision of optional features that support adopted strategies to enhance the quality of life in this region.

The Intergovernmental Development Committee, which includes local and regional planning and engineering staff, normally reviews each project and assigns a rating of "A" through "E" for consideration by the review bodies. When sufficient time exists before the designated action dates, the MCRPC also notes its recommendation regarding project approval.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

Case No.: Z-05-12 Jurisdiction: City of Bloomington
 Project Name: Interchange City West Rezoning Applicant Name: Interchange City West & Bloomheartland, LLC
Legal entity confirmed with the Secretary of State's office: Yes No N/A
 Action Dates: 12-12-12 PC/ZBA 12-17-12 Council/Board
 No. of Acres: 24.85 Location: North of Valley View, West of JC Parkway extended, South of Enterprise Drive extended to Northwest
 No. of Dwelling Units: N/A Public Water Supply? Y N Public Sewer Service? Y N
 Access: Valley View Drive
 Applicant's Proposed Land Use: Distribution Center Applicant's Proposed Zoning: M-1

Existing Land Use: Subject Property <u>Vacant</u> Property North <u>Vacant</u> Property East <u>Vacant</u> Property South <u>department store</u> Property West <u>farm merchandiser</u>	Existing Zoning: <u>B-1 Highway Business District</u> <u>B-1 (Town of Normal)</u> <u>B-1 Highway Business District</u> <u>B-1 Highway Business District</u> <u>B-1 Highway Business District</u>
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Affected Taxing Bodies Represented on MCRPC: <input checked="" type="checkbox"/> City of Bloomington <input type="checkbox"/> Town of Normal <input checked="" type="checkbox"/> BN Water Reclamation District <input checked="" type="checkbox"/> BN Airport Authority <input type="checkbox"/> District 87 <input checked="" type="checkbox"/> Unit 5 Nearest Elementary School: <u>N/A</u>

3. PROJECT TYPE/PHASE (Check all that apply):

<input type="checkbox"/> Annexation Agreement	<input checked="" type="checkbox"/> Zoning Change
<input type="checkbox"/> Amendment	
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Site Plan Review
<input type="checkbox"/> Preliminary PUD Plan	<input type="checkbox"/> Special Use
	<input type="checkbox"/> Concept Plan
	<input checked="" type="checkbox"/> Other (Specify): <u>Final Plat</u>

4. COMPREHENSIVE PLAN FEATURES IN PROJECT VICINITY (See attached map.)

Land Use: Regional Highway Commercial Street or Road Improvements: TBA
 Com. Facilities (parks, schools, trails, fire stations, other): _____

5. MINIMAL FEATURES IN SUPPORT OF COMPREHENSIVE PLAN

	Yes	No	N/A	
Land Use	Project is consistent with adopted land use plan or provides acceptable alternative.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	At least 50% of project area is within planned growth area and/or contiguous to an existing developed area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	At least 20% of project site is within or contiguous to existing urban service area or development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Project is compatible with adjacent land use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Proposed multiple land uses are compatible (if applicable).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Meets zoning map amendment guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meets general commercial zoning requirements as applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meets general municipal landscape standards as applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation	Meets local requirements for street, curb and gutter, and sidewalk design, or provides staff approved alternative design.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Provides traffic impact analysis, if required, based on expected trip generation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Provides appropriate number of connections to local street or road networks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provides adequate connectivity with existing and future adjacent developments (including stub streets).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Project streets are interconnected with no more than 20% of lots fronting on streets that terminate as dead ends.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Points of egress with arterial roadways are consistent with the requirements of an access management plan and/or policy.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Proposed arterial and collector streets within the project are compatible with transit and pedestrian movement.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities	Provides public water service or individual water supplies approved by McLean County Public Health Department (MCPHD).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provides public sewer service or other wastewater disposal system approved by MCPHD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Open Space/ Other Features	Implements planned bikeway or greenway (if applicable).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Meets appropriate park land dedication requirement (if applicable).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Meets school land dedication requirement (if applicable).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Preserves cultural or historic features.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. OPTIONAL FEATURES IN SUPPORT OF COMPREHENSIVE PLAN

				Yes
Land Use	Makes compatible use of vacant land within community (applies to infill development).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provides properly designed mixed uses within an appropriate service center location.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meets density and transit design requirements (8 d.u.a. net density).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Land use and street design are expected to reduce traffic generation over conventional design.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provides open space in excess of park land dedication requirement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The development includes at least one pedestrian destination of natural or urban character.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The development is located within a half mile of a commercial or activity center.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Commercial activity and housing density increases towards the center of the neighborhood.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	A diversity of housing types is featured that includes one or more of the following in addition to the primary housing type: single family detached, row houses, coach or "granny flat" houses, apartments above commercial spaces, multi-family housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Results in jobs and/or services within a ½ mile of a residential development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meets design concepts for conservation subdivision as applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transportation	Development includes or is located within a half mile of an existing or planned transit corridor.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provides sheltered transit stops.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provides for bicycle parking and/or storage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provides bikeway connection to existing or planned regional bikeway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Utilizes only existing transportation infrastructure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Response time of emergency services would be expected to be within five minutes travel of development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Traffic generation will not exceed current design of roadways.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Streets feature medians or traffic calming devices to promote pedestrian safety.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Design of development encourages one or more of the following when appropriate: on-street parking, use of alleys, and non-motorized travel options.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sidewalk widths exceed local minimum standards.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Development provides curb extensions and/or textured pedestrian crossings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Average block length is 450 feet or less.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Housing	At least 10% of proposed housing units meet HUD guidelines for low to moderate income housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	No more than 30% of proposed housing units in any 400 linear feet of streetscape meet HUD guidelines for low to moderate income housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preserves or renovates historically or architecturally significant structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Development provides a compatible mixture of housing sizes and styles, including houses of less than 1,000 square feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provides a variety of high-quality, durable external building materials, such as brick, wood, or concrete fiber.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The same design is not used for more than 25% of the total number of single family units in any 400 linear feet of streetscape.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Project provides for the acceptable use of green building techniques.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Redevelopment	Pedestrian access is to the front with parking or garages to the rear of buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Does not require new water or sewer infrastructure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Redevelops a brownfield site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Does not require new school infrastructure (applies to residential projects only).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Does not require new park and recreation infrastructure (applies to residential projects only).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open Space/Other Amenities	The development maintains necessary pervious cover or other options for storm water detention on site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Preserves or restores natural areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Development exceeds minimum stream buffer requirements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provides open space linkages to existing or planned open space through greenways and/or trails.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Development preserves or renovates historical or architecturally significant structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Development provides decorative or pedestrian scale street lighting.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Schools are centrally located within the development or within half mile and accessible by pedestrians and non-motorized travel.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Libraries are centrally located within the development or within half mile and accessible by pedestrians and non-motorized travel.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Active or passive recreation available within ½ mile of 75% of housing units in project area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provides significant active or passive recreational opportunities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Development provides pocket parks or plazas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Development exceeds minimum requirements for landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Community gardens and/or public social areas are provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provides public art and monuments at approved locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provides pedestrian seating and/or other pedestrian amenities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Includes other notable amenity(ies) not listed herein (see comments).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Commercial	Paved surfaces are mitigated with shade trees (one tree to ten parking spaces) or other green space amenities.	<input type="checkbox"/>
	Pervious materials are used in medium to light-use parking areas.	<input type="checkbox"/>
	Signage is visible to drivers but oriented to scale for pedestrians.	<input type="checkbox"/>
	Buildings are scaled with appropriate proportion to the width of the right of way.	<input type="checkbox"/>
	The development encourages off-street parking behind buildings and pedestrian access to the front of buildings.	<input type="checkbox"/>
	Building entrances are located at the public sidewalk or within five feet of a public sidewalk.	<input type="checkbox"/>
	Project provides for acceptable use of green building techniques.	<input type="checkbox"/>
	Provides for appropriate extraction of mineral resources consistent with comprehensive plan.	<input type="checkbox"/>
	Includes acceptable reclamation plan.	<input type="checkbox"/>

7. PROJECT RATING

- A = Provides minimal features or acceptable alternatives, plus 11 or more options. Merits highly favorable recommendation.
- B = Provides minimal features or acceptable alternatives, plus 6 to 10 options. Merits favorable recommendation.
- C = Provides minimal features or acceptable alternatives, with 0 to 5 optional features. Favorable recommendation is possible.

- D = Does not provide minimal features or acceptable alternatives, but does provide one or more optional features. Project should be modified and/or reevaluated prior to approval.
- E = Does not provide minimal or optional features. Project should be modified to be considered for approval.

8. STAFF COMMENTS (if any):

Due to scheduled City of Bloomington action on this matter, this review included consideration of the pending final plat and preliminary plan as well as identified zoning revision. Evaluation of transportation issues arising from this proposal was guided by information provided by City planning and public works staff. Public works staff has also recommended that concerns regarding potential impacts on the proposed dead-end on Valley View Drive may be addressed by the addition of a cul-de-sac bulb to the site plan. This would facilitate access to the site, permit appropriate provisions for emergency services and public works operations and lessen potential conflicts with adjacent development.

9. INTERGOVERNMENTAL STAFF REVIEWED THIS PROJECT: Yes No

10. MCRPC RECOMMENDS PROJECT APPROVAL: Yes No No action

SIGNATURE: Paul Russell
 Paul E. Russell, AICP, Executive Director

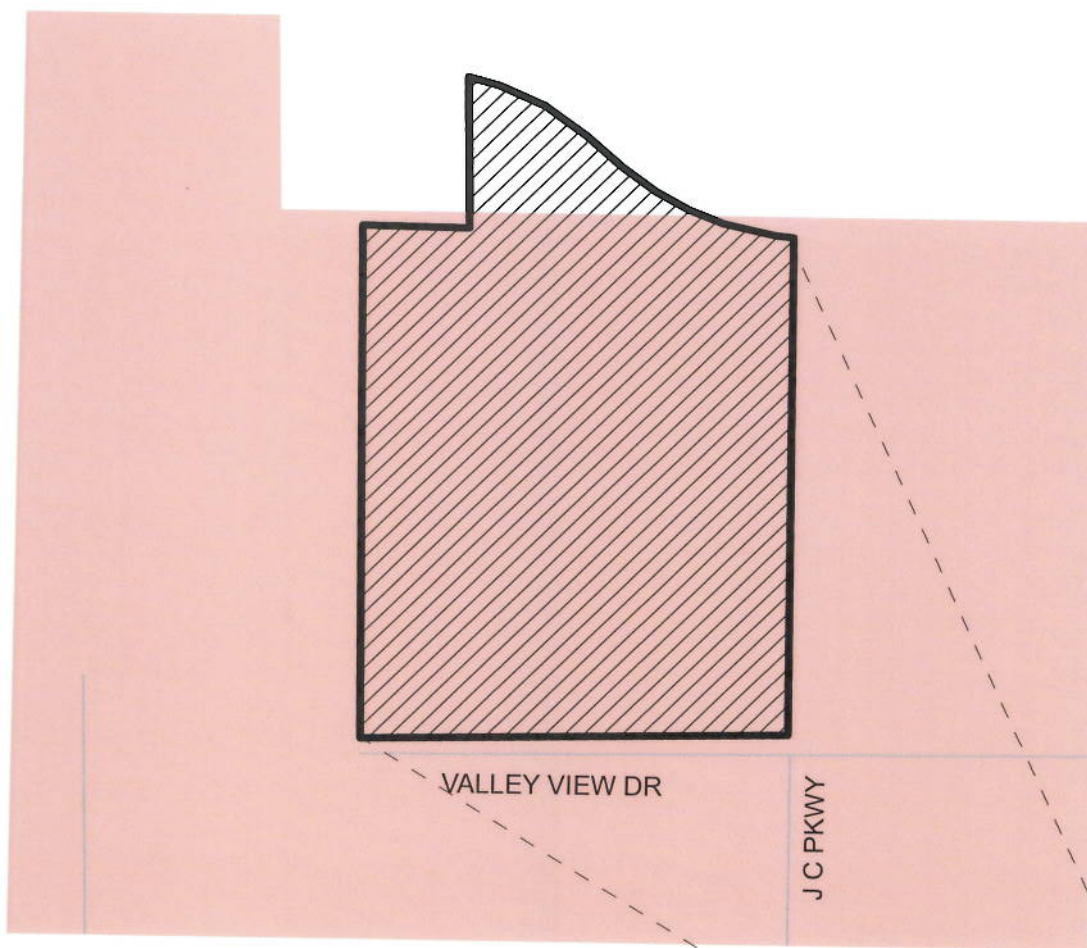
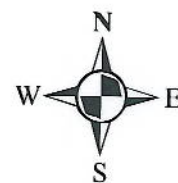
12-4-12
 Date

CONSISTENCY REVIEW
In relation to Bloomington
Comprehensive Plan

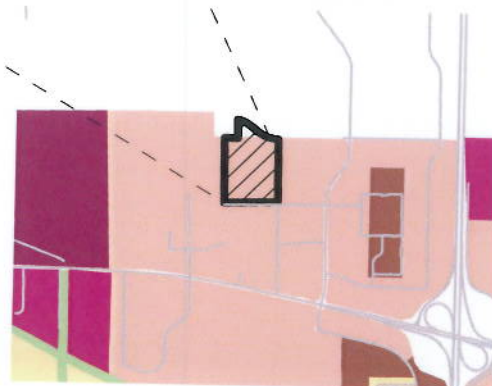
INTERCHANGE CITY WEST REZONING

LEGEND

-  Streets
- Bloomington Land Use**
-  Low/Medium Density Residential
-  High Density Residential
-  Neighborhood Commercial
-  Regional/Highway Commercial
-  Light Industrial
-  Heavy Industrial
-  Government/Institutional
-  Conservation/Recreation
-  Vacant/Agricultural
-  Highway Corridor



Regional Perspective



PETITION TO
REZONE SITE
FROM
B-1 to M-1

Wal-Mart

Interstate Dr

J C Pkwy

Valley View Dr

Bettis Dr

Maple Hill Rd

Market St

Wylie Dr

