

**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, DECEMBER 13, 2017 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. MINUTES: Review the minutes of the November 8, 2017, regular meeting of the Bloomington Planning Commission.

5. REGULAR AGENDA:

Z-31-17 Public hearing, review, and action on a petition submitted by Dewitt Farms, LLC requesting a rezoning of 200 N Bellemont Rd from R-1A, Low Density Single Family Residence District to R-3A, Medium Density Multiple Family Residence District.

Expected City Council Date: January 8, 2018

6. OLD BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT

For further information contact:

Izzy Rivera, Assistant City Planner

Department of Community Development

Government Center

115 E. Washington Street, Bloomington, IL 61701

Phone: (309) 434-2226 ; Fax: (309) 434-2857; E-mail: irivera@cityblm.org

**MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 8, 2017 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. J. Balmer, Mr. David Stanczak, Mr. James Pearson, Mr. Kevin Suess, Mr. John Protzman, Mr. Eric Penn, Mr. Mark Muehleck, Chairman Justin Boyd

MEMBERS ABSENT: Ms. Megan Headean

OTHERS PRESENT: Mr. George Boyle, City Attorney; Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City Planner, Mr. Austin Grammer, City Economic Development Coordinator

CALL TO ORDER Chairman Boyd called the meeting to order at 4:01 PM. The Commission took roll, and with seven members present, there was a quorum.

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the minutes from the October 25, 2017 regular meeting. Mr. Balmer motioned to approve the minutes with the correction of a scrivener's error. Mr. Pearson seconded the motion. The Commission approved the minutes by voice vote, 7-0.

REGULAR AGENDA:

PR-01-17 Public hearing, review, and action on a petition submitted by Eastland Mall, LLC requesting a site plan review, "Outback Pad" for the property located at the southwest corner of Route 9 and Veterans Parkway, approximately 53.78 acres.

Mr. Stanczak arrived at 4:02 p.m. Chairman Boyd introduced the case. Ms. Simpson presented the staff report and positive recommendation. She provided photos of the subject property, an aerial view and zoning map. Ms. Simpson shared pictures of the property and provided a brief history of tenants and uses this property has had over the past three decades. Ms. Simpson described the zoning, surrounding uses and surrounding zoning districts. She explained that Veterans Parkway and Empire St are state routes and have higher traffic volumes than other streets. Ms. Simpson stated the proposed development aligns with the Comprehensive Plan because it promotes infill development, retention of existing businesses, and adaptive reuse of commercial sites. She explained that the site plan review process is intended to provide an opportunity to evaluate the compatibility of uses, effects on surrounding properties, and to evaluate the site connectivity and overall circulation. Ms. Simpson explained the site plan's relationship to the existing zoning ordinance. The site plan, as she stated, complies with, and exceeds parking, and landscaping requirements. Mr. Balmer asked if the 524 surplus of parking spaces includes the 62 spots that would be required for the new development. Ms. Simpson confirmed. She explained that, since the previous Site Plan review in 1997, the City changed its

zoning ordinance to reduce the number of required parking for retail and awarded two variances reducing the size of parking stalls and reducing the size of aisles. Ms. Simpson explained the development would involve the removal of three parking islands, but emphasized that these islands would be relocated. She explained city staff, including the traffic engineer, reviewed the plan for onsite circulation and have no concerns. The developer is proposing to provide underground detention to accommodate the displacement of storm water. Ms. Simpson reviewed the standards from Section 44.8-5 and stated the site plan meets these standards.

Chairman Boyd asked for clarification about the relocation of landscaping islands. Ms. Simpson explained the site plan includes landscaping for the mall property to meet the site plan review requirement. Additional landscaping for the restaurant would be provided by the tenant of the restaurant. Mr. Stanczak asked about the underground detention. Ms. Simpson explained that the tenant would provide underground storage tanks for the new development. Mr. Balmer explained that the parking lot provides surface detention and that the proposed detention would result in underground tanks. Mr. Stanczak asked if this development would involve a traffic configuration. Ms. Simpson stated that the development should improve onsite circulation by encouraging travelers to use the frontage road rather than cut through the property. She stated the building, angled parking stalls and medians should improve traffic circulation by reducing cut-through opportunities.

Mr. Bill Butz, 250 E. 96th St. Suite 580 Indianapolis, Indiana, project engineer, was sworn in. He introduced himself and Jeff Allen, a representative from CBL Properties. Mr. Butz explained the building footprint will be the size of the pad. He described the developer's intention to add additional landscaping and soften the site. Mr. Butz clarified the building will be built by the tenant, but as per the lease, the petitioner is required to provide a pad. Mr. Butz addressed the detention design and explained underground storage chambers will be provided. He stated that this is one of many improvements the mall will be making over the next few years. Mr. Stanczak clarified the project is not random and there is a tenant. Mr. Butz confirmed and clarified the project is a relocation of an existing business. Mr. Suess stated that at times there are carnivals in the parking lot where the restaurant is proposed; he asked about the impact this development may have on that use. Mr. Butz explained that the petitioner would be responsible for any other agreements or leases for a carnival.

Chairman Boyd requested comments and questions from the public. No one spoke in favor of the petition and no one spoke in opposition to the petition. Chairman Boyd declared the public hearing closed. Chairman Boyd stated he likes that the large parking lot will be reduced. No other comments were provided by the Commission.

Mr. Balmer motioned to approve the site plan as presented. Mr. Protzman seconded the motion. The motion was approved 8-0 with the following votes cast: Mr. Balmer—yes; Mr. Protzman—yes; Mr. Stanczak—yes; Mr. Pearson—yes; Mr. Suess—yes; Mr. Penn—yes; Mr. Muehleck—yes; Chairman Boyd—yes.

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting adjourned at 4:23 by unanimous voice vote; motioned by Mr. Balmer and seconded by Mr. Stanczak

Respectfully submitted,
Katie Simpson,
Secretary.

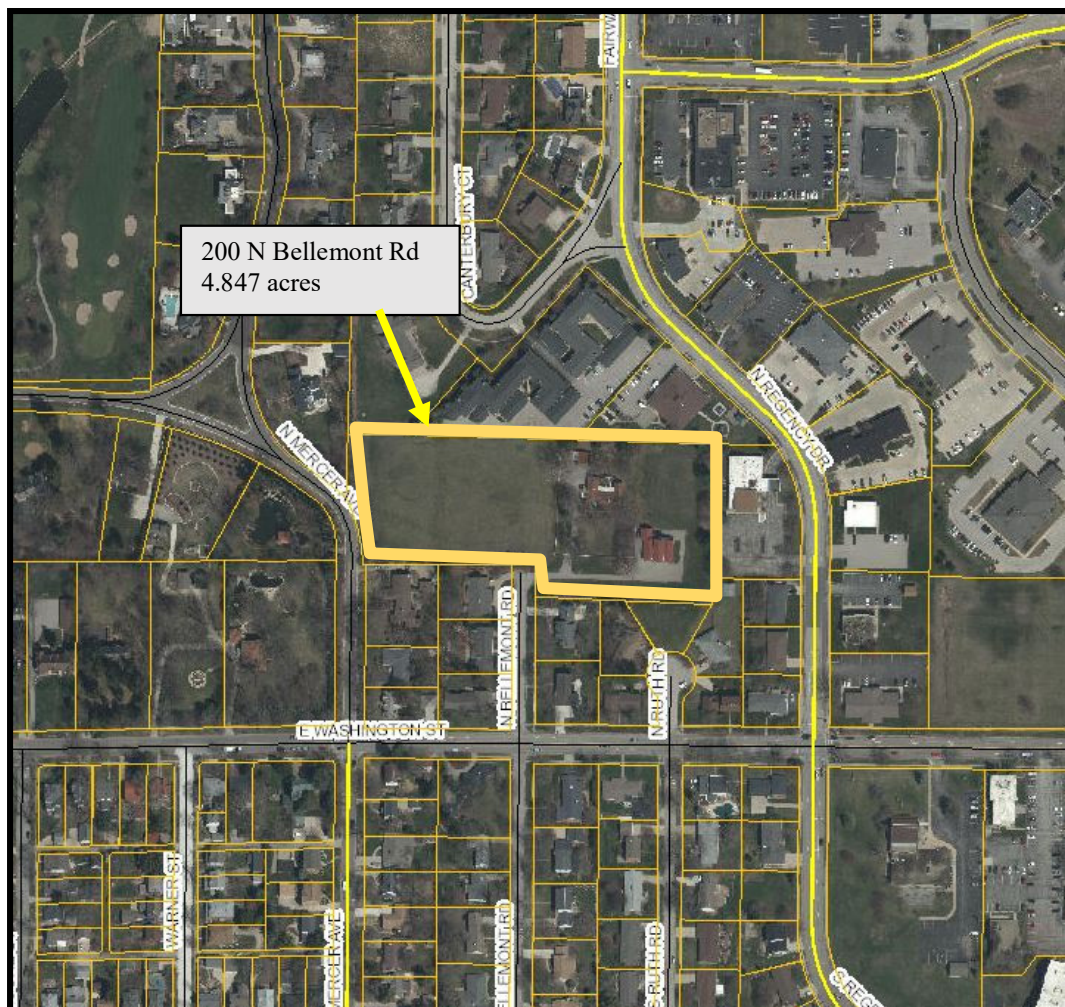
**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
DECEMBER 13, 2017**

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-31-17	200 N Bellemont Rd	Rezone	Izzy Rivera, Assistant City Planner
PETITIONER'S REQUEST:	Rezone the above referenced property from R-1A, Low Density Single Family Residence District to R-3A, Medium Density Multiple Family Residence District		
Staff finds that the petition meets Zoning Ordinance's map amendment guidelines for the R-3A, Medium Density Multiple Family Residence District (44.6-8).			

STAFF RECOMMENDATION: Approve

Staff recommends the Planning Commission pass the following motions recommending:

- A. That City Council approve the rezoning of 200 N Bellemont Rd from R-1A, Low Density Single Family Residence District to R-3A, Medium Density Multiple Family Residence District, case Z-31-17.



NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on November 27, 2017.

GENERAL INFORMATION

Owner and Applicant: Dewitt Farms, LLC



PROPERTY INFORMATION

200 N Bellemont Rd

Legal Description: Attached

PIN:21-02-151-002

Existing Zoning: R-1A, Low Density Single
Family Residence District

Existing Land Use: Single Family
Home/undeveloped

Property size: 4.847 acres

Surrounding Zoning and Land Uses

Zoning

North: R-3A: Medium Density Multiple Family

East: C-1: Office District

South: R-1B: Medium Density Single Family

West: R-1A: Low Density Single Family

Land Use

North: Condominiums

East: Church, preschool

South: Single Family Homes

West: Single Family Homes

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

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

PROJECT DESCRIPTION

Background: The subject property is located east of Mercer Ave, and north of E. Washington St. The property is zoned R-1A, Low Density Single-Family Residence District. The surrounding area is comprised of residential, office district and multiple family residential. To the northeast of 200 N Bellemont, the zoning district is R-3A, Medium Density Multiple Family Residence District. Surrounding developments include a church, an elementary school and condominiums. The current zone R-1A, Low Density Single Family Residence District, intends to provide the development of areas characterized by large lot single-family units, and has a density of two (2) dwelling units per acre. This District primarily permits single-family homes and agency operated homes, but also allows, with the approval of a special use permit, for a number of less intense commercial uses intended to serve the surrounding area and its related recreational, religious and cultural needs, such as day care facilities, churches, country clubs and pools, and nursery schools. The R-3A District contemplates a density of twelve (12) to twenty-nine (29) dwelling units per acre. Similar to the R-1A District, the R-3A District allows for selected commercial uses with a special use permit. The District is intended to serve as a transitional buffer between nonresidential and residential districts.

Project Description:

The subject property, 200 N Bellemont Rd., consists of 4.8 acres and is currently zoned R-1A, Low Density Single Family Residence District. The east portion of the lot is developed with a single-family home, and the west portion of the lot is undeveloped. The petitioner is requesting a zoning amendment from R-1A to R-3A to allow for the construction of a senior living facility. The primary intent of the R-3A, Medium Density Multiple Family Residence District, is to provide for multi-family developments. Nursing homes, and convalescent homes are contemplated in the district with a special use permit. Currently the adjacent property to the east, 108 N Regency Dr., is zoned R-3A. This property is owned by the petitioner and is expected to be included in the project. The proposed project will consist of remodeling some buildings on the two parcels and the construction of others for a full independent, semi-dependent living, assisted living, and senior day care. The project will also include open green space and fountains for residents.



Zoning Map

The subject property complies with the bulk requirements and lot dimensions for the purposed zoning district. The utilities are sufficient to provide for the proposed multi-family development. Additionally 200 N Bellemont Rd is adjacent and contiguous to 108 N Regency, 110 N Regency, and 14 Canterbury Court; all of which are zoned R-3A. Rezoning would be a comprehensive effort and will provide a transitional buffer between nonresidential areas and single-family homes.

Link to Comprehensive Plan:

Meeting the needs of residents of all ages and abilities is a goal of the Comprehensive Plan. The comprehensive plan outlines the need to ensure that there are transportation options that are affordable and accessible for older residents. It is also important to provide access to social services and amenities to continue to engage the older residents. Creating walkable neighborhoods will help the aging population maintain an active lifestyle and continue to attract and retain the senior population in the City of Bloomington. (CWB-2)

FINDINGS OF FACT

The Zoning Ordinance provides “*Zoning Map Amendment Guidelines*” and states, “*In making its legislative determination to zone or rezone property to a R-3A Residence District zoning classification, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration(44.6-8):*

1. *The availability of permanent open spaces including public parks, golf courses, schools and similar such uses in proximity to the subject property;* the property is located less than a mile away from Bloomington Country Club, in proximity to Oakland School, Washington School, Bloomington High School and its parks. The proposed development also includes a recreation area and green space. Residential development will be required to comply with the parkland dedication requirements of Chapter 24.
2. *The relationship of the subject property to the various aspects of the City’s transportation system including pedestrian ways, bicycle paths, major and collector streets and public transit;* the property is located within walking distance of Washington Street (approximately 350 ft.), which has bus routes, sidewalks, and bike lanes. There is also sidewalks on Regency Drive. Washington St is a minor arterial road, running east and west between state routes, Veterans Parkway and US Business 51.
3. *The distance the subject property is from primary service facilities and activity centers including schools, commercial centers, cultural nodes and places of employment;* OSF Hospital and other medical offices, located on Eastland Drive, are in close proximity to the subject property. The shopping malls and shops on Veterans Parkway are within walking and bus distances, approximately 0.22 miles. Grocery stores are located on Oakland Ave such as Kroger and Jewel. Green Top Grocery is approximately a mile west on Washington Street. Public transportation is accessible for residents who wish to visit Downtown Bloomington and its amenities.

4. *The adequacy of public services including schools, police, and fire protection, and solid waste collection serving the property and the impact the proposal would have upon these services;* Fire and police protection are available to meet the needs of the residents. Due to the expected age of residents, the impact on the schools should be limited and low. However, property improvements could result in increased property tax revenues for the district.
5. *The capacity of existing and proposed community facilities and utilities including water and sewer systems to serve the permitted uses which might lawfully occur on the property so zoned;* water and sewer usage would increase, however, utilities are adequate to serve the proposed project. The Engineering, Water, and Public Works Departments have preliminarily reviewed the proposed development.
6. *The potential impact existing or permitted uses in the vicinity would have upon this residential use and the impact uses authorized in the district would have upon these surrounding areas;* the zoning amendments would result in an increased density for the area. Nonetheless, Mercer Ave serves as a physical separation between the lower density R-1A properties east of the development. The zoning change would require transitional yard setbacks and transitional heights where the site abuts single-family zoning districts. Entrance to the site from Mercer Ave would most likely not be allowed due to the curvature of the road. The proposed entrance would be from Regency in order to prevent an excess of traffic for homeowners east of the site.
7. *The extent to which the permitted uses will promote the balanced growth in the community and will be consistent with the City's goals for equal housing opportunity and a variety of housing types;* it is important to offer housing for all residents no matter their age or abilities. Maintaining all residents as part of the community, close to amenities and services is an important part of the Comprehensive Plan and is necessary for fostering an inclusive community. The proposed development promotes infill, another goal mentioned in the Comprehensive Plan, and utilizes existing infrastructure, limiting the costs to the city and residents.
8. *The impact the permitted uses would have upon the environment including noise, air and water pollution;* multi-family zoning is already adjacent to the proposed development, while there will be an increase in density on the site, the development will be required to provide detention to limit the negative impact on storm sewers and adjoining properties. Setback and screening will help mitigate noise and visual impacts on neighboring residents.
9. *The impact of natural disasters, including flooding, would have upon the permitted uses;* The petitioner is required to meet detention and green space requirements outlined in the zoning and subdivision ordinances. Detention will help mitigate water run-off resulting from increased impervious surfaces.

- 10. The conformance of the proposal to the Official Comprehensive Plan and Official Map; the comprehensive plan identifies the area as residential. The plan encourages housing for all ages and abilities and promotes retaining the senior population in the City of Bloomington.*

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass the following motion recommending:

- That City Council approve the rezoning of 200 N Bellemont Rd from R-1A, Low Density Single Family Residence District to R-3A, Medium Density Multiple Family Residence District

Respectfully submitted,

Izzy Rivera
Assistant City Planner

Attachments:

- Draft Ordinance
- Petitions for Zoning Map Amendment
- List of Permitted Uses in the R-3A District
- Aerial Map
- Zoning Map
- Newspaper Notice and Neighborhood Notice w/Map
- Notification Mailing List

DRAFT
ORDINANCE NO. _____

**AN ORDINANCE APPROVING THE ZONING MAP AMMENDMENT FOR 200 N
BELLEMONT ROAD FROM R-1A LOW DENSITY SINGLE FAMILY RESIDENCE TO
R-3A MEDIUM DENSITY MULTIPLE FAMILY RESIDNECE DISTRICT**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a Petition for rezoning of 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 City Council of said City has the power to pass this Ordinance and rezone said premises.

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

1. That the premises hereinafter described in Exhibit "A" shall be and the same are hereby rezoned from **R-1A** District to **R-3A** District.
2. The Official Zoning Map of said City shall be amended to reflect this change in zoning classification.
3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this ____ day of _____, 2017.

APPROVED this ____ day of _____, 2017.

APPROVED:

Tari Renner
Mayor

ATTEST:

Cherry Lawson
City Clerk

Jeffrey R. Jurgens
Corporate Counsel

PETITION FOR ZONING MAP AMENDMENT

State of Illinois)
) ss.
County of McLean)

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

Now comes, DeWITT FARMS, LLC, an Illinois Limited Liability, hereinafter referred to as your petitioner, by and through Julia Davis of Julia Davis Law Firm, LLC, respectfully representing and requesting as follows:

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

WHEREFORE, your petitioner respectfully prays that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended by changing the zoning classification of the above-described premises from **R-1A** to **R-3A**.

Respectfully submitted,

By: _____
Julia Davis of Julia Davis Law Firm, LLC

Exhibit "A"

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, 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.

P.L.N. 21-02-151-002

Section 44.6-30

Permitted Uses in the R-3A District

Agency Supervised Homes	S	Institution for the Handicapped	S
Agency-Operated Family Homes	P	Irrigation Channels	P
Agency-Operated Group Homes	P	Laundering Services	S
Agriculture	P	Lodging Houses	S
Athletic Clubs, YMCA, YWCA	S	Non-hazardous Storage, College/University	S
Bed & Breakfast Establishments	S	Non-residential College/Univer.Student Clubs & Assoc.	S
Cemeteries	S	Nunneries, Rectories	S
Childrens Homes, Orphanages	S	Nursery Schools	S
Churches, Synagogues, Temples	S	Nursing Homes	S
Columbarium	S	Offices, College/University	S
Community Centers	S	Parking Lot, College/University	S
Convalescent Homes, Rest Homes	S	Parking Lot, Noncommercial	S
Convents, Monasteries	S	Parks, Playgrounds, Aboretums	P
Country Clubs, Golf Clubs	S	Police Stations, Fire Stations	P
Day Care Centers	S	Postal Services	P
Domestic Violence Shelter	P	Pre-Schools	S
Dormitory, Student Residence Hall	S	Religious Education Facility	S
Dry Cleaning Services	S	Rooming Houses	S
Dwellings, Multiple Family	P	Rooming Houses	S
Dwellings, Single-Family	P	Sewage Lift Stations	P
Dwellings, Two-Family	P	Sheltered Care Homes	S
Electricity Regulating Substations	P	Swimming Clubs	S
Flammable Liquid Pipelines	P	Swimming Pools	S
Forestry	P	Telecommunication Antenna Facilities	S
Fraternities, Sororities	S	Telephone Exchange Substations	S
Gas Regulatory Stations	P	Townhouses	P
Golf Courses - Not Miniature Golf	S	Utility Conduits, Lines, Pipelines	P
Group Homes for Parolees	S	Water Pressure Control Stations	P
Group Homes for Parolees	S	Water Purification Plants	P
Gymnasiums, Recreation Centers	S	Water Storage Reservoirs	P
Health Clubs	S		
Health Spas, Reducing Salons	S	S= Special Use Permit (public hearing required)	
Home for the Aged	S	P= Permitted Use	
Institution for Child Care	S		

Revised 9/16/16

The Zoning Ordinance, Chapter 44 of the City Code is available online at

<http://www.cityblm.org/omdex.aspx?page=262>

Aerial View: 200 N Bellemont



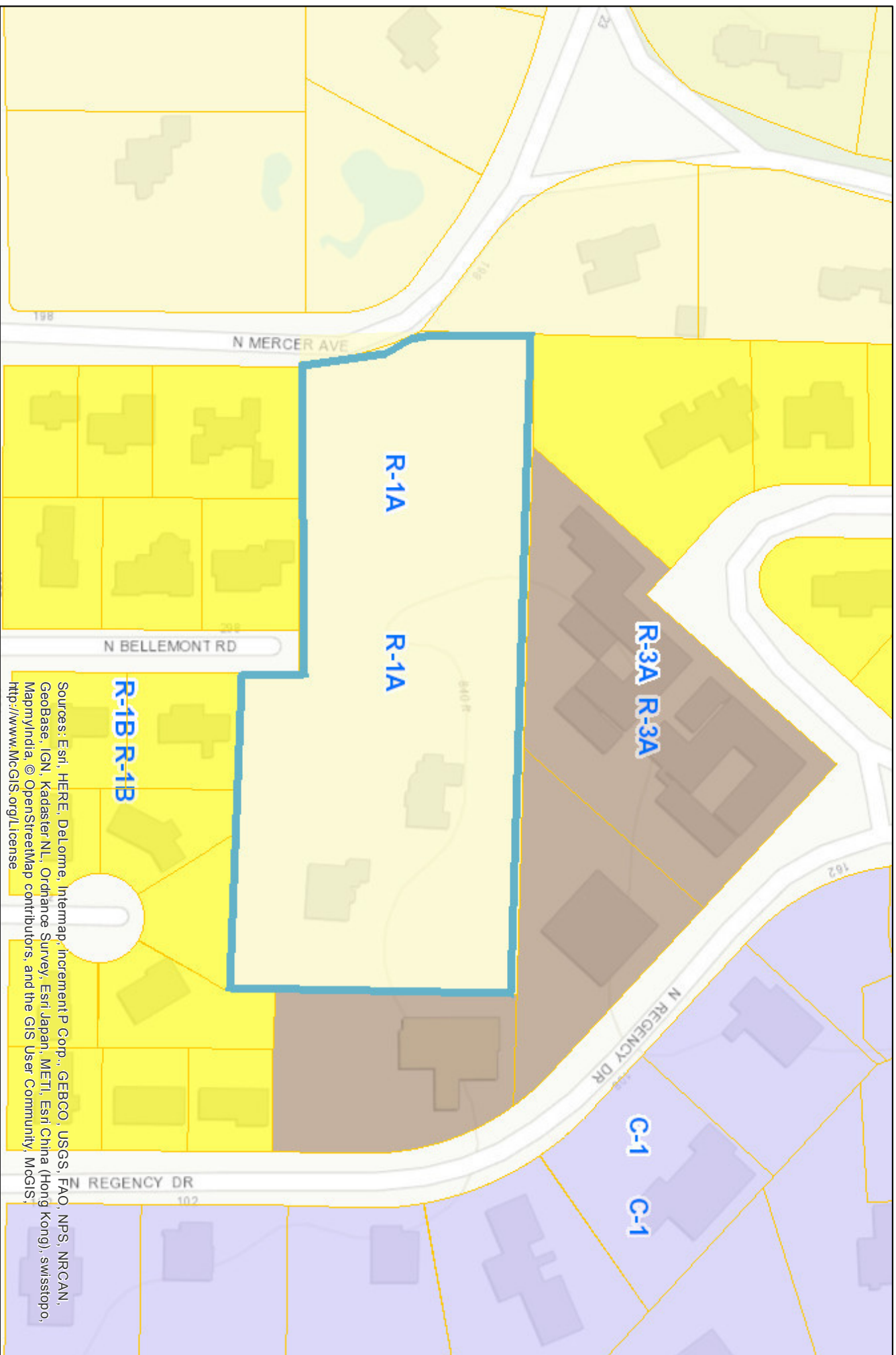
MCGIS, <http://www.McGIS.org/License>



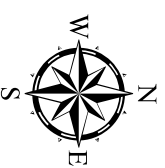
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.

0 162.5 325 650 Feet

Zoning Map: 200 N Bellemont



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, McGIS, <http://www.McGIS.org/License>



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0 80 160 320 Feet



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

November 20, 2017

Dear Property Owner or Resident:

The City of Bloomington Planning Commission will hold a public hearing on **Wednesday, December 13, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois** for a petition submitted by **Dewitt Farms, LLC** requesting the rezoning of **200 N Bellemont Rd** from R-1A, Low Density Single Family Residence District to R-3A, Medium Density Multiple Family Residence District. The petitioner would like to place a senior living facility on the property. A legal description of this property is attached to this letter.

You are receiving this notification because you own property within a 500 foot radius of the land described above (refer to map on back). All interested persons may present their views upon matters pertaining to the requested rezoning during the public hearing.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

Please note that cases are sometimes continued or postponed for various reasons (i.e. lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The hearing's agenda and supporting materials will be available at <http://www.cityblm.org/government/advanced-components/documents/-folder-308>. If you desire more information regarding the proposed petition or have any questions you may contact me by phone, (309) 434-2226, or email, irivera@cityblm.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Izzy Rivera", written in a cursive style.

Izzy Rivera
Assistant City Planner

Attachments:
Location Map
Legal Description

Public Hearing on December 13, 2017 for Rezoning at 200 N Bellemont Rd to R-3A, Medium Density Multiple Family Residence



Public Notices

BELLEMONT SUBDIVISION, 365.82 FEET TO THE NORTH-EAST 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 $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPLE 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 $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPLE 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 $\frac{1}{4}$ OF SECTION 2, NORTH 87 DEGREES 14 MINUTES 24 SECONDS WEST 30.01 FEET, TO THE POINT OF BEGINNING. IN MCLEAN COUNTY, ILLINOIS.) PIN: 21-02-151-002

Public Notices

Published: Monday, November 27, 2017

20921622

**CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
PLANNING COMMISSION
DECEMBER 13, 2017**

Notice is hereby given that the Planning Commission of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, December 13, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, petitions submitted by Dewitt Farms, LLC to rezone the following property from R-1A, Low Density Single-Family Residence District to R-3A Medium Density Multiple-Family Residence District in order to allow a senior living facility:

200 N Bellemont Rd
(A PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ AND A PART OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ SECTION 2, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPLE MERIDIAN, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST $\frac{1}{4}$, THENCE SOUTH 89 DEGREES 24 MINUTES EAST ALONG THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 2, 366.3 FEET; THENCE SOUTH 1 DEGREE 15 MINUTES, 54 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES EAST ALONG THE NORTH LINE OF

All interested persons may present their views upon such matters pertaining thereto at the meeting. The petitioner or his/her Counsel/Agent must attend the meeting.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing.

The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.



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WEST CHESTER 19382

ROBERT W & KAREN LEESMAN CULLEN
1 CANTERBURY CT
BLOOMINGTON, IL. 61701

THOMAS & CAROLE BARGER
108 N BELLEMONT RE
BLOOMINGTON, IL. 61701

BLOOMINGTON COUNTRY CLUB
650 TOWANDA AVE
BLOOMINGTON, IL. 61701

J STEVEN JORDAN
104 S BELLEMONT RD
BLOOMINGTON, IL. 61701

DONNA HARTWEG
1608 E WASHINGTON ST
BLOOMINGTON, IL. 61701

GREGORY SHEPARD
15 COUNTRY CLUB PL
BLOOMINGTON, IL. 61701

WILLIAM J & DELORES CARTER
104 N REGENCY DR
BLOOMINGTON, IL. 61701

J POLLEY
1904 E WASHINGTON ST
BLOOMINGTON, IL. 61701

FRANCISCO RUIZ
2004 E WASHINGTON
BLOOMINGTON, IL. 61704

DOCTORS HOLDINGS LLC
109 N REGENCY DR
BLOOMINGTON, IL. 61701

ROBERT KENNETT
2002 E WASHINGTON ST
BLOOMINGTON, IL. 61701

STEVEN T & STACEY BARGER
105 N MERCER
BLOOMINGTON, IL. 61701

ROGER DEMRY
1915 E WASHINGTON ST
BLOOMINGTON, IL. 61701

LINDA DAVIS BLOCK
2108 INLET DR
FORT LAUDERDALE 33316

KEVIN, JEAN, JOHNS POA LYNCH
17306 340TH ST
PLEASANT HILL 62366

STACY IRWIN
2001 E WASHINGTON ST
BLOOMINGTON, IL. 61701

BEN BOYD
106 REGENCY DR
BLOOMINGTON, IL. 61701

IVAN E & MILDRED SCOTT
3 RUTH RD
BLOOMINGTON, IL. 61701

NATHAN & JENNA DURAKO
107 N BELLEMONT RD
BLOOMINGTON, IL. 61701

RICHARD HUHL
2003 E WASHINGTON
BLOOMINGTON, IL. 61701

JERALD BRATBERG
102 N BELLEMONT RD
BLOOMINGTON, IL. 61701

BLOOMINGTON COUNTRY CLUB
605 TOWANDA AVE
BLOOMINGTON, IL. 61701

MELBA MOREL
101 N BELLEMONT RD
BLOOMINGTON, IL. 61701

GREGORY SHEPARD
15 COUNTRY CLUB PL
BLOOMINGTON, IL. 61701

DAVID PHOENIX
1703 E WASHINGTON ST
BLOOMINGTON, IL. 61701

JAMES SEARS
105 S BELLEMONT RD
BLOOMINGTON, IL. 61701

ELAINE VOGT
102 S BELLEMONT RD
BLOOMINGTON, IL. 61701

MARSHALL & AMY CRAWFORD
104 S MERCER AVE
BLOOMINGTON, IL. 61701

JAY TUCCI
333 FAIRWAY DR
BLOOMINGTON, IL. 61701

JAMES A & ROSEMARY P BAVESTER
4 CANTERBURY CT
BLOOMINGTON, IL. 61701

MARTIN WIELAND
2102 E WASHINGTON
BLOOMINGTON, IL. 61704

DOUGLAS CROSSMAN
13 CANTERBURY CT
BLOOMINGTON, IL. 61701

STLUKE UNION CHURCH
2101 E WASHINGTON
BLOOMINGTON, IL. 61701

JULIE GOWEN
4 RUTH RD
BLOOMINGTON, IL. 61701

RANDALL KERR
33 COUNTRY CLUB PL
BLOOMINGTON, IL. 61701

ANN DENNISON
23 COUNTRY CLUB PL
BLOOMINGTON, IL. 61701

CASTLE WATCH LLC
P O BOX 6377
BLOOMINGTON, IL. 61702

MARY BETH TAYLOR
103 S REGENCY DR
BLOOMINGTON, IL. 61701

NORMAN J & MONA M JOHNSTONE
103 N MERCER AVE
BLOOMINGTON, IL. 61701

DOUGLAS JORDAN
15 CANTERBURY CT
BLOOMINGTON, IL. 61701

GREGORY SHEPARD
15 COUNTRY CLUB PL
BLOOMINGTON, IL. 61701

ANNETTA MILLER
32 COUNTRY CLUB PL
BLOOMINGTON, IL. 61701

DEWITT FARMS LLC
2108 INLET DR
FORT LAUDERDALE 33316

JOSEPH M BALOCCO CIB PROPERTIES
LLC
1323 SE THIRD AVE
FORT LAUDERDALE 33316

GREGORY W & MICHELLE R SMART
2700 FINDLEY DR
SPRINGFIELD 62704

JAMES R & RITA R KURTOCK
103 RUTH RD
BLOOMINGTON, IL. 61701

NICK WILLIAMS
101 N MERCER AVE
BLOOMINGTON, IL. 61701

JUDITH & WILLIAM YODER
1707 E WASHINGTON
BLOOMINGTON, IL. 61701

TODD PHOENIX
1701 E WASHINGTON
BLOOMINGTON, IL. 61701

GREGORY SHEPARD
15 COUNTRY CLUB PL
BLOOMINGTON, IL. 61701

GEORGE, KATHARYN, EMILY PARKER
102 S MERCER AVE
BLOOMINGTON, IL. 61701

MARGARET RANDOLPH
3 Canterbury Ct
BLOOMINGTON, IL. 61701

STEPHEN A & ANGELA L SICINSKI
106 N BELLEMONT RD
BLOOMINGTON, IL. 61701

SUSAN WELLS
12 CANTREBURY CT
BLOOMINGTON, IL. 61701

ATTN: REAL ESTATE DEPARTMENT OSF
HEALTHCARE SYSTEM
800 NE GLEN OAK AVE
PEORIA, IL. 61603

JOHN FRISCH
21 COUNTRY CLUB PL
BLOOMINGTON, IL. 61701

FRANCIS P & ROBERT C LAUDER GREEN
111 N REGENCY DR
BLOOMINGTON, IL. 61701

ATTN: REAL ESTATE DEPARTMENT OSF
HEALTHCARE SYSTEM
800 NE GLEN OAK AVE
PEORIA, IL. 61603

ST JOSEPH MEDICAL CENTER
2200 E WASHINGTON ST
BLOOMINGTON, IL. 61701



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BLOOMINGTON, IL. 61701

EVANS LAND INVESTMENT COMPANY
113 N Regency Dr
BLOOMINGTON, IL. 61701

VINCENT TROSINO
27 COUNTRY CLUB PL
BLOOMINGTON, IL. 61701

OSF HEALTHCARE SYSTEM
2200 E WASHINGTON ST
BLOOMINGTON, IL. 61701

TIMOTHY B & DARCIE K KIPER
2 CANTERBURY CT
BLOOMINGTON, IL. 61701

MCLEAN CO PEDIATRICS LLC
1405 EASTLAND DR
BLOOMINGTON, IL. 61701

BARBARA PATEL
31 COUNTRY CLUB PL
BLOOMINGTON, IL. 61701

Planning Commission Packet
December 13, 2017

ADDENDUM

The following exhibits are included in the packet:

- 1). Evidence provided by the petition in support of the submitted petition.
- 2). Objection letter received by the Community Development Department on December 11, 2017

EVIDENCE APPLIED TO THE STANDARDS FOR RECOMMENDING ZONING MAP
AMENDMENT

Chapter 44: Section 44.6-8
R-3A Multiple Family Residence District

INTENT OF R-3A – “to facilitate the development of residential districts for primarily multiple-family dwellings which may generally serve as a zone of transition between nonresidential districts and residential districts of more moderate density...” (12-29 dwelling units per acre)

ZONING MAP AMENDMENT GUIDELINES:

1. **The availability of permanent open spaces including public parks, golf courses, schools and similar such uses in proximity to the subject property.**

The proposed land sought to be rezoned to R-3A consists of 4.8 acres and the entire project will also include 108 N. Regency, which consists of 1.05 acres and is already zoned R-3A. The project will span from Mercer Avenue, East to Regency. Within this area there is a golf course (Bloomington Country Club), a park located at Oakland School and a park located at Washington School, in addition to Bloomington High School land. The project is for full independent living, semi-independent living (lantern lifestyle), assisted living, and senior day care. In addition, the property will have open green space and fountains for the residents to enjoy.

2. **The relationship of the subject property to the various aspects of the City’s transportation system including pedestrian ways, bicycle paths, major and collector streets and public transit.**

The property is in-close proximity to the public bus transportation system. There is a bus route that goes east and west on Washington Street with a stop on the corner of Washington Street & Mercer Avenue. There is also a new bicycle lane that has been added on Washington Street. There is a sidewalk running north and south on Regency, as well as east and west on Washington Street. State Farm has added a small walking path/park to Corporate on the South side of Washington Street, within walking distance from the proposed project. The businesses on Veterans Parkway, and the Mall are all within walking distance. Grocery stores are within walking distance with Jewel-Osco and Kroger located on Oakland, and Green Top Grocery is a short bus ride or bicycle ride west on Washington Street.

3. **The distance the subject property is from primary service facilities and activity centers including schools, commercial centers, cultural nodes and places of employment.**

The proposed project is for seniors and the same owners also own 108 N. Regency which has been used as a church for many years with a special use

permit, although it is already zoned as R-3A for multiple housing. A special use permit would be sought to have a day-care facility for seniors so that the building which was designed by Felmley Dickinson, can be preserved and re-purposed. The senior population will be in close proximity to OSF and many medical offices located on Eastland Drive, Regency, and Washington Park. An easy bus ride to downtown Bloomington to visit the BCPA, the Library and shopping. A favorite walking place for seniors is Eastland Mall and that will be across the street.

4. **The adequacy of public services including schools, police and fire protection, and solid waste collection serving the property and the impact the proposal would have upon these services.**

There is currently police and fire protection to serve this area as it is in the heart of the community and is an established neighborhood already utilizing the police and fire protections of the area. There is water and sewer available to meet the needs of the residents.

5. **The capacity of existing and proposed community facilities and utilities including water and sewer systems to serve the permitted uses which might lawfully occur on the property so zoned.**

The permitted and special uses under R-3A would not increase the use. The actual usage by the owners would increase the need and use of the water and sewer in this vicinity.

6. **The potential impact existing or permitted uses in the vicinity would have upon this residential use and the impact uses authorized in the district would have upon these surrounding areas.**

The proposed area is currently surrounded by R-3A to the North and R-3A to the east. The current entrance to the property is from the South on Bellemont. This property, due to its unique history, does not have any other entrances, but an entrance is possible off of Mercer, and off of Ruth Road, due to the Owner also owning the Lot located at the North end of Ruth Road. However, due to the Owner also having ownership in 108 N. Regency, the proposed entrance would be from Regency so as not to cause any more traffic on Mercer or Washington Street, and to prevent causing an influx of traffic to the adjacent homeowners. The Owner intends to keep the access from Washington Street, to Bellemont as a limited access road.

7. **The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the City's goals for equal housing opportunity and a variety of housing types.**

There has been a large increase in assisted living facilities and senior care centers, but they have all been built on the fringes of Bloomington. The City's goal has

been to have more development within the heart of the community, revamping the neighborhoods and areas so that there is more of a sense of a community and citizens can have access to the facilities offered in Bloomington. This will be one of the few projects that foresees the residents walking around and using the public transportation. Bringing the seniors closer to the grocery stores and doctors not only will help the City, but will also help the seniors remain a vibrant and important part of the community. Collaboration with the schools in the area can be beneficial to all.

8. **The impact the permitted uses would have upon the environment including noise, air and water pollution.**

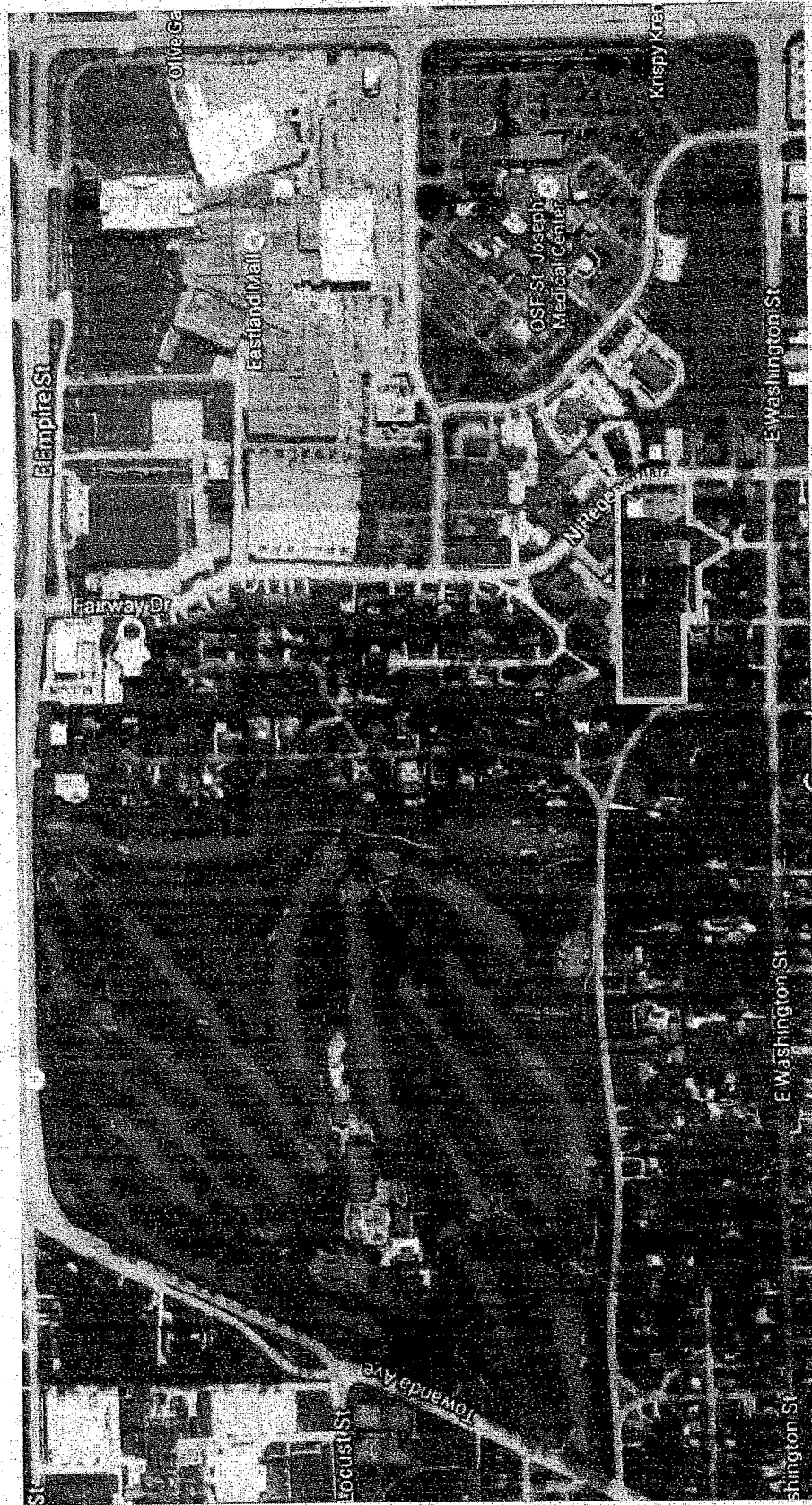
There should not be any more impact from this type of project than there would be from single family residential homes with children, and pets.

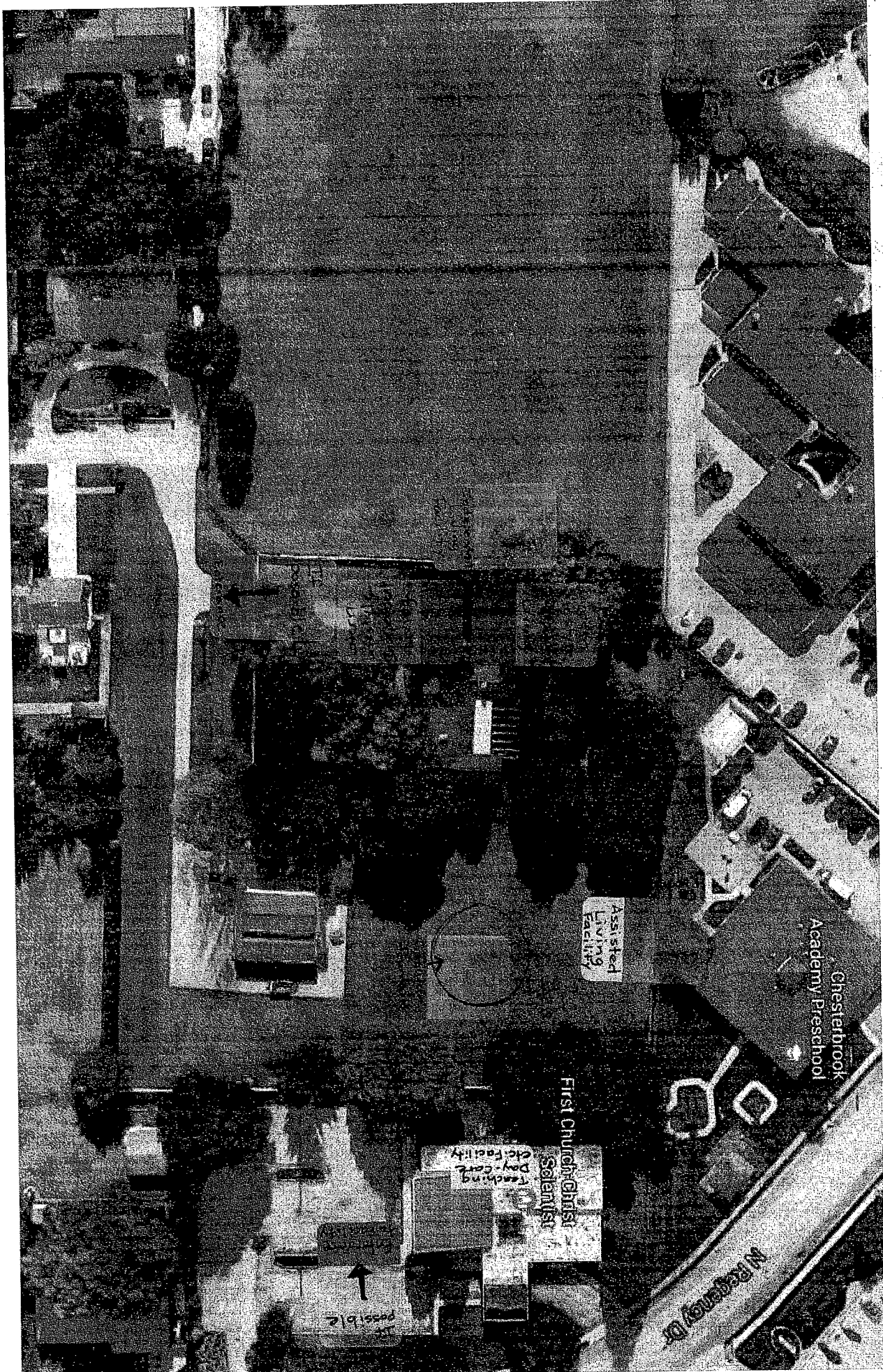
9. **The impact of natural disasters, including flooding, would have upon the permitted uses.**

There should not be any more impact than with R-1A.

10. **The conformance of the proposal to the Official Comprehensive Plan and Official Map.**

Already surrounded on 2 sides by R-3A, this request for zoning is not spot-zoning and fits within the Comprehensive Plan especially when the City has consistently requested improvements within the older areas of the City.





Assisted
Living
Facility

Chestbrook
Academy Preschool

First Church Christ
Scientist
Teaching Day-Care
Etc. Facility

W. Regency Dr.

if possible

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December 11, 2017

**OBJECTION TO AND MOTION TO DENY PETITION OF
DEWITT FARMS, LLC TO REZONE THE PROPERTY AT
200 N. BELLEMONT ROAD, BLOOMINGTON, ILLINOIS**

Attached hereto is referenced as Exhibit 1 a November 20, 2017, notice from the City of Bloomington, Department of Community Development regarding the rezoning of 200 N. Bellemont Road in Bloomington, Illinois.

That the property from Regency to Mercer and on Mercer to Country Club Drive and west on Country Club Drive to Towanda Avenue is all zoned R-1A, and consists of single family residences.

The zoning of the subject premises is consistent with surrounding area properties, including the property upon which there is a petition for rezoning to R-3A medium multiple family residence.

The requested change in zoning classification is inconsistent with all of the property within the current zoning classification of R-1A. Any change in the classification of the petition property is contrary to and inconsistent with the existing zoning. Any change in the classification of the zoning petitioned property is totally inconsistent and incompatible with the existing use and zoning of adjacent properties.

This is true as to traffic volume, maintenance, lighting, noise, reduction in property values, snow and trash removal, all on small residential cul-de-sacs with only one means of ingress and egress. The rezoning also increases the risk of criminal activity, vandalism, fire, police and ambulance response. There is no certainty that the proponent for the rezoning will use the subject property upon which rezoning is sought. Once approved, the petitioners are not limited to the construction and maintenance of a senior living facility. With the rezoning, the property can be used for any and all permitted uses in the R-3A district, Section 44.6-30, a copy of which is attached hereto as Exhibit 2.

Can you imagine any of the enumerated permitted uses in the R-3A district such as cemeteries, domestic violence shelters, student residence halls, fraternities or sororities, group homes for parolees, nursing schools (in addition to numerous others) being a permitted use in what is now an R-1A district?

It is respectfully submitted that the petition of DeWitt Farms, LLC be denied.

John and Melba Morel

DEC 11 2017



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

November 20, 2017

Dear Property Owner or Resident:

The City of Bloomington Planning Commission will hold a public hearing on **Wednesday, December 13, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois** for a petition submitted by **Dewitt Farms, LLC** requesting the rezoning of **200 N Bellemont Rd** from R-1A, Low Density Single Family Residence District to R-3A, Medium Density Multiple Family Residence District. The petitioner would like to place a senior living facility on the property. A legal description of this property is attached to this letter.

You are receiving this notification because you own property within a 500 foot radius of the land described above (refer to map on back). All interested persons may present their views upon matters pertaining to the requested rezoning during the public hearing.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

Please note that cases are sometimes continued or postponed for various reasons (i.e. lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The hearing's agenda and supporting materials will be available at <http://www.cityblm.org/government/advanced-components/documents/-folder-308>. If you desire more information regarding the proposed petition or have any questions you may contact me by phone, (309) 434-2226, or email, irivera@cityblm.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Izzy Rivera".

Izzy Rivera
Assistant City Planner

Attachments:
Location Map
Legal Description



Section 44.6-30

Permitted Uses in the R-3A District

Agency Supervised Homes	S	Institution for the Handicapped	S
Agency-Operated Family Homes	P	Irrigation Channels	P
Agency-Operated Group Homes	P	Laundering Services	S
Agriculture	P	Lodging Houses	S
Athletic Clubs, YMCA, YWCA	S	Non-hazardous Storage, College/University	S
Bed & Breakfast Establishments	S	Non-residential College/Univer.Student Clubs & Assoc.	S
Cemeteries	S	Nunneries, Rectories	S
Childrens Homes, Orphanages	S	Nursery Schools	S
Churches, Synagogues, Temples	S	Nursing Homes	S
Columbarium	S	Offices, College/University	S
Community Centers	S	Parking Lot, College/University	S
Convalescent Homes, Rest Homes	S	Parking Lot, Noncommercial	S
Convents, Monasteries	S	Parks, Playgrounds, Aboretums	P
Country Clubs, Golf Clubs	S	Police Stations, Fire Stations	P
Day Care Centers	S	Postal Services	P
Domestic Violence Shelter	P	Pre-Schools	S
Dormitory, Student Residence Hall	S	Religious Education Facility	S
Dry Cleaning Services	S	Rooming Houses	S
Dwellings, Multiple Family	P	Rooming Houses	S
Dwellings, Single-Family	P	Sewage Lift Stations	P
Dwellings, Two-Family	P	Sheltered Care Homes	S
Electricity Regulating Substations	P	Swimming Clubs	S
Flammable Liquid Pipelines	P	Swimming Pools	S
Forestry	P	Telecommunication Antenna Facilities	S
Fraternities, Sororities	S	Telephone Exchange Substations	S
Gas Regulatory Stations	P	Townhouses	P
Golf Courses - Not Miniature Golf	S	Utility Conduits, Lines, Pipelines	P
Group Homes for Parolees	S	Water Pressure Control Stations	P
Group Homes for Parolees	S	Water Purification Plants	P
Gymnasiums, Recreation Centers	S	Water Storage Reservoirs	P
Health Clubs	S		
Health Spas, Reducing Salons	S	S= Special Use Permit (public hearing required)	
Home for the Aged	S	P= Permitted Use	
Institution for Child Care	S		

Revised 9/16/16

The Zoning Ordinance, Chapter 44 of the City Code is available online at

<http://www.cityblm.org/omdex.aspx?page=262>

