

**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 9, 2016 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

A public comment period not to exceed thirty (30) minutes will be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, Committee of the Whole meetings, meetings of committees and/or task forces (hereinafter "committees") created by the City Council, work sessions, and special meetings of the City Council. Nothing herein shall prohibit the combination of meetings, at which only one public comment period will be allowed.

Anyone desiring to address the Board, Commission, Committee or City Council, as applicable, must complete a public comment card at least five (5) minutes before the start time of the meeting. Public comment cards shall be made available at the location of the meeting by City staff at least 15 minutes prior to the start time of the meeting. The person must include their name, and any other desired contact information, although said person shall not be required to publicly state their address information. If more than five individuals desire to make a public comment, the order of speakers shall be by random draw. If an individual is not able to speak due to the time limitation and said individual still desires to address the individuals at a future meeting of the same type, said individual shall be entitled to speak first at the next meeting of the same type. (Ordinance No. 2015-46))

4. MINUTES: Review the minutes of the October 26, 2016 regular meeting of the Bloomington Planning Commission.

5. REGULAR AGENDA:

- A. **PS-04-16** Public hearing, review and action on the petition submitted by KSTT, LLC requesting approval of the Amended Preliminary Plan, Business Park at Nord Farms for approximately 36.34 acres, more or less, located north of W. Washington St., south of W. Market St., west of Carole Dr., east of Carri Dr., and west and east of Mitsubishi Motorway.

City Council: December 12, 2016

6. OLD BUSINESS:

7. NEW BUSINSS:

8. ADJOURNMENT

For further information contact:

Katie Simpson, 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: *ksimpson@cityblm.org*

**MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 26, 2016, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. Boyd, Mr. Pearson, Mr. Protzman, Ms. Schubert, Mr. Scritchlow, Mr. Balmer, Mr. Penn, Chairman Stanczak

MEMBERS ABSENT: Mr. Suess

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Mr. Tom Dabareiner, Director of Community Development. Mr. George Boyle, City Attorney, Mr. Doug Hammel, Houseal Lavigne Associates, Mr. John Houseal, Houseal Lavigne Associates

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:01 PM

ROLL CALL: Mr. Dabareiner called the roll. With eight members in attendance, a quorum was present.

PUBLIC COMMENT: There being no public comments the Commission moved on to approval of the minutes.

MINUTES: The Commission reviewed the October 12, 2016 minutes. Mr. Scritchlow moved to approve the October 12, 2016 minutes; Mr. Penn seconded the motion, which was passed by a voice vote of 7-0-1. Mr. Balmer voted “present.”

REGULAR AGENDA:

Workshop and discussion on the City of Bloomington Zoning Ordinance Update — Houseal Lavigne Associates

Chairman Stanczak announced the regular agenda item. Mr. Dabareiner gave a brief introduction to the zoning ordinance update process. He explained the City of Bloomington recently completed and adopted a new comprehensive plan which has received state and national recognition. Mr. Dabareiner provided background on the comprehensive plan public outreach process involving 6,000 Bloomington residents. He explained the zoning ordinance is a tool for implementing the City’s new comprehensive plan. Mr. Dabareiner introduced John Houseal and Doug Hammel, from Houseal Lavigne Associates, the consulting firm that will be working with the City on the zoning ordinance update project. He explained he has worked with this firm on past projects and has had a positive experience. Mr. Dabareiner explained the consulting firm would facilitate an exercise during the meeting tonight. Mr. Dabareiner mentioned Houseal Lavigne Associates won the award for Best Planning Consultant nationally in 2014.

John Houseal, Houseal Lavigne Associates, introduced himself and Doug Hammel, Principal Associate. He explained he and his firm would be working with the city for the next seven to nine months. Mr. Houseal stated the comprehensive plan would serve as a foundation for the zoning ordinance update. Mr. Houseal discussed the difference between the comprehensive plan and the zoning ordinance. He stated that the intention of this update is to help the city realize their goals and objectives related to land use and development by focusing on the details of the ordinance and ensuring the zoning ordinance dovetails with the comprehensive plan as a tool to implement the plan. He explained they will also examine land use procedures throughout this process as well.

Mr. Houseal explained the firm has held a conference call with city staff to go over all aspects of the code. He stated the firm held a workshop earlier today with local architects, attorneys, land owners, and contractors to find out what is and is not working with the ordinance. He explained it was important to understand the ordinance with regard to neighboring communities. He emphasized the importance of hearing the Planning Commissioner's perspectives regarding zoning and the zoning process. Mr. Hammel distributed a questionnaire to the Commission. Mr. Dabareiner confirmed the questionnaire was the same as that which was distributed in the prior meeting with land owners and architects. Mr. Houseal explained the questionnaire would serve as talking points for the meeting and described the four questions on the questionnaire in more detail. He summarized that the first questions related to the types of permitted uses in the zoning districts. Mr. Houseal stated the second question regarded concerns related to development standards and gave the Commissioners a few examples including bulk requirements, FAR, parking, landscaping, and lot coverage. He explained the third question was related to zoning procedures including submittal requirements, new permitting, planning and development decision making. Mr. Houseal recounted that a local developer mentioned Bloomington's development process is perceived as more arduous and complicated than neighboring communities. He explained the fourth question related to aspects not related to the zoning code but in other aspects of the City's development code. Mr. Houseal provided the example of the City's sign ordinance and explained how changes in federal regulation may conflict with the city's current sign ordinance as well as aspects of the zoning ordinance. Mr. Boyle provided legal background on the Reed vs Gilbert case and the Supreme Court's ruling regarding sign regulations and restrictions. Mr. Balmer noted other regulatory bodies that also must be taken into consideration during this process.

Mr. Houseal asked the Commission to identify issues with current land use. Mr. Balmer explained there is confusion between zoning designation and permitted uses. He stated we have also encountered situations where a particular use is not contemplated by the present code. Mr. Houseal suggested that at the end of this process the City might find a need to create a new zoning district that allows for new uses in order to achieve a goal in the Plan. Mr. Scritchlow asked if the intention of the update is to simplify and clarify the current zoning districts. He explained that the City currently has a number of districts which are similar and redundant. Mr. Houseal explained they will be considering every aspect of the City's zoning and that they are not bound by the districts that currently exist. Mr. Houseal provided the example of a transitional district in the downtown area to help a city realize its development goals in the area. He discussed the potential of a transitional district along

the constitution trail or in the warehouse district which are currently zoned manufacturing but would no longer be compatible with the industrial uses.

Mr. Scritchow asked how changes to the code that create legal nonconforming statuses would be addressed. Mr. Houseal explained the goal is to minimize the creation of nonconformities. He stated an exceptional number of nonconformities in an area is an indication of the need to change the standards for that district.

Mr. Pearson asked how zoning would relate to current districts in our downtown such as the bar district or the cultural district. Mr. Houseal explained that some of these issues may be related to the regulation of uses but others might be better addressed through branding and marketing. There was brief discussion about role of zoning versus the role of other permitting and licensing processes. Mr. Pearson noted the challenge that changes in technology and terminology create for keeping permitted uses in zoning classifications current. He was concerned if the zoning code update would address redundant and rhetorical words. Mr. Houseal explained the intent is to develop a list and identify the general character and characteristics of the use with narrative to make the permitted use tables easier to use.

Mr. Balmer identified distribution centers as a trending use in the manufacturing districts, particularly areas located on the fringes of the community and in infill sites. He explained the code is inadequate at addressing this use in these areas. Mr. Houseal confirmed the most problematic districts are those which historically were classified as industrial. He discussed a few circumstances and solutions the city might consider for these areas. He noted some might become transitional areas, some may maintain characteristics of traditional industrial uses, and some might become new industrial parks and incubators. He emphasized the need to look at the comprehensive plan and consider the direction the city hopes to take on the various industrial areas around Bloomington.

Mr. Scritchlow asked if the process for accommodating businesses with uses not contemplated in the zoning code will be more streamlined. Mr. Houseal explained Houseal Lavigne Associates' goal is to reduce the amount of ambiguity and need for legal interpretation of the code. He envisions the new code would incorporate the right to appeal an administrative decision to a board such as the Planning Commission whenever there is a conflict between staff interpretation and the applicant's interpretation.

Mr. Balmer identified procedures as a form of conflict and asked if this process will work to address that. Mr. Houseal explained there should be fair certainties and expectations for what is expected between each party. He stated the importance on being competitive with the development process ensuring it is fair, straight forward, and that developers are well informed on expectations for the process. He explained they hope to take a deep look at all aspects of the procedures including the applications. Mr. Pearson asked if this would pertain to a separate chapter of the code. Mr. Houseal explained that typically the zoning code has a specific section for procedures and applications regarding special uses, variances, rezonings and PUDs. It is a reference document. He noted the goal of the update is to tailor the zoning ordinance to be more user friendly and to restructure the code to

meet the needs of the users. He mentioned the only procedure which may have its own section in the ordinance would possibly be Planned Unit Developments.

Ms. Schubert commented that many who find the city's process to be challenging are local developers that may not be as familiar with the procedures and zoning code and may not be able to afford an attorney to handle the process. She mentioned these small businesses and local developers are those that we want to set up for success. Mr. Houseal explained that navigating these procedures can be challenging if the developers are not familiar with them. He also noted that several people during the developers meeting earlier referenced the "one stop shop" approach in Peoria and Normal for PUDs. He emphasized the need to approach our process so we facilitate good development and so we are more user-friendly. Mr. Houseal stated that there are a number of goals in the comprehensive plan which require private investment to be achieved and that we must set up investors and developers for success so they want to invest in Bloomington.

Mr. Scritchlow asked about the combination of the Planning Commission and ZBA as a part of the "one stop shop" approach. Mr. Dabareiner explained the combination of the boards is important to supporting the "one stop shop" process and eliminating the potential for two or three steps in the process that staff is attempting to fast track this change and have it in place before the end of the update process. Mr. Dabareiner explained the combination of the boards will have to be reviewed by the Planning Commission first because it involves changing the zoning ordinance. Mr. Houseal noted that they anticipated incorporated a new, single board into the zoning ordinance.

Mr. Scritchlow asked if there are any ways to build screening, lighting and other nuisance mitigating factors into the process rather than addressing these issues when the property owners apply for a permit. Mr. Houseal distinguished the need to accommodate these factors in instances of 'as of right' development, where the developer can simply apply for a permit and no public hearing processes are required, versus accommodating these factors during a PUD and site plan procedures. Mr. Scritchlow clarified that he was also interested in how we can work with neighbors and developers to address a solution. Mr. Houseal explained that if it is straight zoning the developer would have to meet the requirements, if they are seeking relief then the developer would have to provide that justification. He mentioned the ability to include, in the PUD ordinance, a requirement to meet with neighbors and discuss these issues prior to submittal. He explained the PUD can facilitate a negotiation between developers and neighbors. Mr. Dabareiner commented that the PUD has been underutilized in this community and the PUD is a powerful tool that can help to achieve a win-win. Mr. Houseal suggested that a properly drafted PUD process can help city's achieve more creative developments, can become a preferred approach for developers, and can increase flexibility for the neighborhood and the developer in a streamlined process.

Mr. Pearson asked for clarification about a term, "bulks" on the handout. Mr. Houseal explained this was a scrivener's error and should not have the "s". He explained this should be "bulk standards" and refer to the things that define the physicality of the development of a building.

Mr. Scritchlow asked if PUDs were typical used for larger parcels. Mr. Houseal explained that PUDs do not have to be used for larger parcels. He provided a brief history of PUDs and noted their relevance to developments with multiple buildings on a property, such as a university campus. He explained that PUDs evolved to include various triggers such as multiple buildings on a single lot, geographical location or size of land or size of the building.

Mr. Pearson inquired about the timeline for development. Mr. Houseal explained the draft code will not address permitting. He clarified the timeframe as from idea, conception to development approval and their objective is to reduce the time and process it takes to move through this process. Mr. Dabareiner mentioned that over the past two years the city has reduced the building review time for projects from an average of 35 days to 9 days. Mr. Houseal shared his experiences with other communities review processes and boards.

Mr. Pearson asked which single factor came up during the meeting with developers. Mr. Houseal explained that the biggest factor that emerged was the perception from other developers of working with the city. He explained the warehouse district and zoning around the constitutional trail were mentioned, but everything seemed to deal with the process. Mr. Houseal commented that there was no mention of the bulk and density requirements nor setback standards. Mr. Houseal explained that they will be following up with the developers that gather a clear understanding of the perception.

Mr. Balmer asked about the project timeline. Mr. Houseal explained that realistically it will be about a nine month timeline. He explained that Houseal Lavigne Associates has begun to dissect the comprehensive plan and to meet with staff. Mr. Houseal discussed how the new code will strategically incorporate graphics to provide more clarity for the laymen. Mr. Scritchlow asked if the ordinance will become easier to use online. Mr. Dabareiner explained the city will be working to move the code online.

Chairman Stanczak expressed that he feels encouraged by Houseal Lavigne Associates' comments during this meeting and is enthusiastic about what the zoning ordinance can become.

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: Mr. Pearson moved to adjourn; seconded by Mr. Balmer, which passed unanimously by voice vote. The meeting was adjourned at 5:10 pm.

For further information contact:
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115 E. Washington Street, Bloomington, IL 61701
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E-mail: ksimpson@cityblm.org

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
NOVEMBER 9, 2016**

SUBJECT:	TYPE:	SUBMITTED BY:
PS-04-16 Business Park at Nord Farms	Petition for approval of an Amended Preliminary Plan	Katie Simpson City Planner

REQUEST

The petitioner is seeking approval of an amended preliminary plan for the Business Park at Nord Farms subdivision.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in The Pantagraph on October 25, 2016.

GENERAL INFORMATION

Owner and Applicant: KSTT, LLC

PROPERTY INFORMATION

Existing Zoning: M-1, Restricted Manufacturing and B-1, Highway Business District
Existing Land Use: The property is primarily undeveloped. Lots 4B and 5 are occupied by storage businesses. The petitioner is proposing to amend the original preliminary plan adopted by council on May 25, 2005 to develop lot 10 of the amended plan (formerly lot 6) to be used for a storage business.

Surrounding Zoning and Land Uses

Zoning

North: A, Agriculture (unincorporated)
North: B-1, Highway Business District
South: A, Agriculture (unincorporated)
East: M-1, Restricted Manufacturing
West: A, Agriculture (unincorporated)
West: M-1, Manufacturing (unincorporated)

Land Uses

North: Single family homes
North: Health care clinic
South: Agriculture
East: Storage and construction materials
West: House
West: Vacant

PROJECT DESCRIPTION

The subject property is approximately 36.34 acres located north of W. Washington St., south of W. Market St, west of Carole Dr., east of Carri Dr. The future construction of Mitsubishi Motorway is depicted on the plan along the west portion of the property and is shown as 170 ft of public right-of-way extending north to south. The 2005 preliminary plan originally showed the property divided into nineteen (19) lots and two (2) out lots. The proposed amended plan displays fifteen (15) lots and two (2) out lots toward the center of the property. The 2005 plan also showed Thor Drive, a 70' public right-of-way, extending west and intersecting with Mitsubishi Motorway. A sanitary sewer was installed where the original Thor Dr was proposed.

The amended preliminary plan shows Thor Drive ending in a cul-de-sac instead of extending west to intersect with Mitsubishi Motorway. The plan shows a dedicated easement for sanitary sewer where Thor Drive was originally planned. The zoning for the property will remain the same. City staff have reviewed the proposed plan and are working with the petitioner's engineers to address the comments and concerns attached to this report.

ANALYSIS

Submittals

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

1. Petition to approve the Amended Preliminary Plan for Business Park at Nord Farms.
2. Amended Preliminary Plan for Business Park at Nord Farms. Aerial photographs
3. Photographs of internal and adjacent sites

Compliance with the Comprehensive Plan

The 2035 Bloomington Comprehensive Plan identifies the subject property as a Tier-1, Infill Development Priority, and contemplates future land use for this site will be Employment Centers and Regional Commercial. Employment Centers are concentrated areas of office, commercial or light industrial uses which serve as a destination for residents and employees from the community and the neighboring areas.

Findings of Fact:

Section 24.2.3 of the City's Code outlines the following guidelines to be used to evaluate a proposed subdivision within the jurisdiction:

1. *To protect, provide and promote the public health, safety and general welfare of the City;* the proposed amended preliminary plan shows adequate public facilities and access. It is possible that private hydrants may need to be added to the larger lots, particularly Lot 8. The petitioner is working with the Water Department to address these concerns, additionally the issue of fire safety can be addressed during site development. The standard is met.
2. *To guide the future growth and development of the City, in accordance with the Comprehensive Plan;* The petitioner plans to develop the area with light industrial and business uses in accordance with the areas designation as "employment centers" in Figure 11-3 Future Land Use of the 2035 Comprehensive Plan.
3. *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 preliminary plan shows adequate public utilities and detention. Access for larger lots, particularly lot 8, should be addressed at the time the site is developed. The standard is met.

4. *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 standard is met.*
5. *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 petitioner hopes the reconfiguration of Thor Drive and reconfiguration of lots will facilitate feasible, economic development in this area. The plan is consistent with the proposed development of Mitsubishi Motorway. City staff does not believe the cul-de-sac at Thor Drive will be detrimental to the transportation system and future development of the area. The standard is met.*
6. *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 City's Engineering and Water Departments reviewed the plan and comments are attached to this report. Please address these comments before approval of the plan by council. The standard is met.*
7. *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 property location and width of streets and buildings setback lines; Thor Drive will serve the businesses in the area which are primarily used for storage and light manufacturing. Traffic is dominated by employees and owners of the businesses located along Thor Drive. The standard is met.*
8. *To establish reasonable standards of design and procedures for subdivision codes and re-subdivisions, in order to further the orderly layout and use of land, and to insure property legal descriptions and monumenting of subdivided land; the amended preliminary plan is in agreement with the Manual of Practice and Design. The standard is met.*
9. *To insure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision code and area reasonably anticipated to be served by such facilities; the capacity of public facilities is adequate. The standard is met.*
10. *To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the City in order to preserve the integrity, stability and beauty of the community and the value of the land; the impacts of individual developments will be determined at the time each lot is developed. Out lots A and B will be used for storm water management and detention. The standard is met.*
11. *To preserve the natural beauty and topography of the City and to insure appropriate development with regard to these natural features; appropriate development with regard*

to natural features shall be determined at the time each lot is developed. The standard is met.

12. *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 (Ordinance No. 1998-42).* The density and intensity of each site shall be assessed at the time the lots are developed. Each lot meets the minimum width requirements for the zoning district, the standard is met.

The provided comments from Engineering and Water Departments should to be addressed before the preliminary plan is considered before council.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass a motion recommending that the City Council **approve** the petition for the Amended Preliminary Plan Business Park at Nord Farms, **incorporating the comments from the City of Bloomington Engineering and Water Department**, for the 36.34 acre property located north of W. Washington St, south of W. Market, west of Carole Dr, and east of Carri Dr.

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

1. City of Bloomington Staff Comments
2. Petition for approval of the Amended Preliminary Plan, Business Park at Nord Farms
3. Exhibit A-“Legal Description”
4. Exhibit B-Amended Preliminary Plan, Business Park at Nord Farm
5. Draft Ordinance
6. Zoning Map
7. Aerial Map
8. Newspaper publication and neighborhood notice

October 17, 2016

Jerry Schreck, P.E.
Land Engineers, LLC
2404 Greyhound Road
Bloomington IL 61704

Subject: Nord Farms Subdivision Amended Preliminary Plan
City Project No. 50-07-23592-05-00

Dear Jerry Schreck

The Public Works, Planning and Code Enforcement, and Water Departments have reviewed the subject preliminary plan, and offer the following comments. Please investigate and revise as necessary.

1. Hydrant 2550 appears to be a temporary steamer hydrant installed at the end of the water main on Thor Drive. This water main was installed with Phase 1 of the Business Park at Nord Farms and Hydrant 2550 was in accordance with MOP 8.03.J for subdivisions developed in phases. The proposed amended preliminary plan includes revising the existing portion of Thor Drive which was to be a through street to a dead-end Nord Drive. The proposed amended plan doesn't appear to include water main improvements to conform to MOP 8.02.
2. It would appear that much of Lot 8 and Lots 12 through 15 will require additional water main improvements. These improvements should be included in the amended plan.
3. Also note that Hydrant 2550 and 40 - 50 feet of water main appears to have been installed west of the west boundary of the Phase 1 development without any easement. The amended plan should include easement for any portion of this water main that is outside the proposed right-of-way at the cul-de-sac.
4. The existing water main along Thor Drive was to loop to Mitsubishi. The current plan does not loop the main as per 8.03B
5. Please revise the plan to show that hydrants are not spaced exceeding 300 feet per MOP 8.03C
6. Per Chapter 24 Section 4.4.2.1, please revise the proposed amended preliminary plan boundaries to include the Thor drive right of way in its entirety. Currently the preliminary plan shows work on the cul-de-sac outside of the limits of the preliminary plan.
7. Any storm sewer that carries flow from more than one lot should be shown as public. Please include easements for any storm sewer in private property to be dedicated as a public sewer. For example, the storm sewers conveying stormwater to the west from Mitsubishi road do not show an easement.

8. Please clarify the ownership of the basins. Our understanding is that both detention basins were to be private.
9. Please show proposed sidewalk as 5 feet wide. While currently the MOP requires 4 foot wide sidewalks, the MOP will be updated in the future to require five foot sidewalks in the future.

Should you have any questions, please contact us.

Sincerely,



Anthony Meizelis, P.E.
Civil Engineer I

cc: Kevin Kothe, City Engineer
Ryan Otto, Assistant City Engineer
Richard Bernard, Water Department
Katie Simpson, City Planner
File

PETITION FOR APPROVAL OF PRELIMINARY PLAN FOR A SUBDIVISION

State of Illinois)
)ss.
County of McLean)

To: The Honorable Mayor and City Council of the City of Bloomington, Illinois.

Now come(s) KSTT, LLC
hereinafter referred to as your Petitioner(s) respectfully representing and requesting as follows:

1. That your petitioner(s) is (are) interested as fee simple owners in the premises hereinafter in Exhibit(s) A attached hereto and made a part hereof to be known by this reference;
2. That your Petitioner(s) seek(s) approval of the Preliminary Plan for a subdivision of said premises to be known and described as Amended Preliminary Plan, Business Park at Nord Farms which Preliminary Plan is attached hereto and made a part hereof;
3. That your Petitioner(s) also seek(s) approval of the following exemptions or variations from the provisions of Chapter 24, of the Bloomington City Code:

WHEREFORE, your Petitioner(s) pray(s) that the Preliminary Plan for the

subdivision submitted herewith be approved with the exemptions or variations as requested herein.

Respectfully submitted,

Tim Nord Officer KSTT, LLC
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EXHIBIT "A"

LEGAL DESCRIPTION

Part of the West 1/2 of the Northwest 1/4 of Section 1 and Part of the Northeast 1/4 of Section 2, all in Township 23 North, Range 1 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Northwest corner of Joseph A. and Carrie G. Scharf Industrial P.U.D. Subdivision on the East line of the West 1/2 of the Northwest 1/4 of Section 1, said point also being on the South right of way line of F.A. Route 693 / Illinois Route 9; thence South $01^{\circ} 03' 29''$ East, 1,218.37 feet on said East line of the West 1/2 of the Northwest 1/4 of Section 1 to the North right of way line of the former Penn Central Railroad, said point also being the Southwest corner of Joseph A. and Carrie G. Scharf Industrial P.U.D. Subdivision; thence North $67^{\circ} 30' 18''$ West, 916.10 feet on said North right of way line of the former Penn Central Railroad; thence Northwesterly on said right of way line 408.50 feet on a non-tangential curve concave to the Northeast having a central angle of $04^{\circ} 04' 01''$, a radius of 5,755.00 feet and a chord of 408.42 feet bearing North $65^{\circ} 25' 31''$ West, from the last described course; thence North $63^{\circ} 23' 05''$ West, 970.03 feet on said right of way line; thence North $09^{\circ} 15' 16''$ West, 67.96 feet to the West line of the East 45 acres of the Northeast 1/4 of Section 2 as fenced and occupied; thence North $00^{\circ} 34' 38''$ West, 183.68 feet on said West line of the East 45 acres of the Northeast 1/4 of Section 2 as fenced and occupied to the South right of way line of F.A. Route 693 / Illinois Route 9; thence North $89^{\circ} 33' 20''$ East, 731.78 feet on said right of way line; thence North $86^{\circ} 41' 35''$ East, 200.25 feet on said right of way line; thence North $89^{\circ} 33' 20''$ East, 824.06 feet on said right of way line; thence Northeasterly on said right of way line 275.22 feet on a tangential curve concave to the Southeast having a central angle of $00^{\circ} 27' 34''$, a radius of 34,317.47 feet and a chord of 275.22 feet bearing North $89^{\circ} 47' 07''$ East, from the last described course; thence South $74^{\circ} 41' 39''$ East, 46.05 feet on said right of way line to the point of beginning, in McLean County, Illinois.

EXCEPTING THEREFROM, Business Park at Nord Farms subdivision, a part of the West 1/2 of the Northwest 1/4 of Section 1, Township 23 North, Range 1 East of the Third Principal Meridian, City of Bloomington, according to the plat thereof recorded October 21, 2005, as Document Number 2005-00032142, in McLean County, Illinois, and

First Addition to Business Park at Nord Farms subdivision, a part of the West 1/2 of the Northwest 1/4 of Section 1, Township 23 North, Range 1 East of the Third Principal Meridian, City of Bloomington, according to the plat thereof recorded October 21, 2005 as Document Number 2005-00032143, in McLean County, Illinois.

AMENDED PRELIMINARY PLAN

BUSINESS PARK AT NORD FARMS

PT. W 1/2 NW 1/4 SEC. 1 AND PT. NE 1/4 SEC. 2 T.23N.-R.1E., 3P.M. DALE TOWNSHIP, CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS

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

NOTICE IS HEREBY GIVEN THAT THE PRELIMINARY PLAN OF THE SUBDIVISION OF BLOOMINGTON, ILLINOIS, IS RECOMMENDED BY THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS, FOR THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS, TO BE APPROVED AND THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS, IS REQUESTING THAT THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS, APPROVE THE PRELIMINARY PLAN OF THE SUBDIVISION OF BLOOMINGTON, ILLINOIS, WHICH IS ATTACHED HERETO.

THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS

DATE _____ 20 _____

BY _____ CHAIRPERSON _____

BY _____ FUTURE SECRETARY _____

DATE _____ 20 _____

THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS

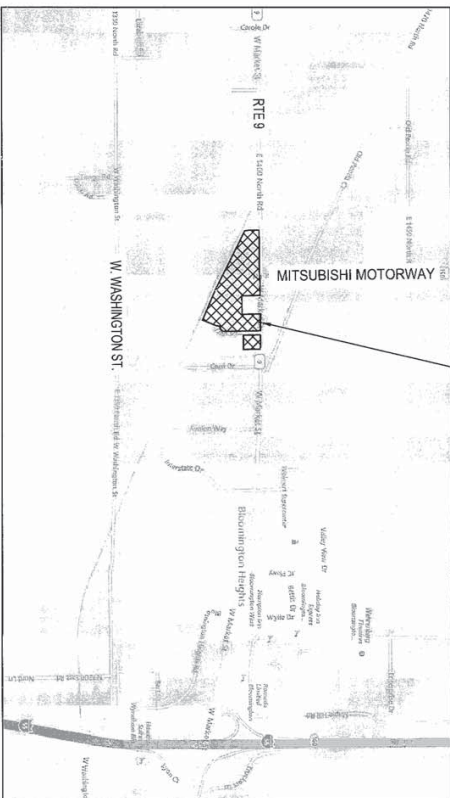
DATE _____ 20 _____

BY _____ MAYOR _____

DATE _____ 20 _____

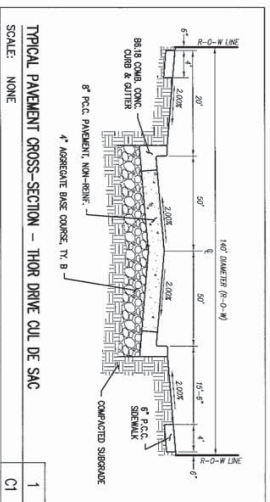
CITY CLERK _____

DEVELOPMENT SITE:
BLOOMINGTON, ILLINOIS



LOCATION MAP OBTAINED FROM BINGMAPS.COM.
ADDITIONAL TEXT AND SHADING HAS BEEN ADDED BY LAND ENGINEERS

SITE LOCATION MAP
NOT TO SCALE



- SHEET INDEX**
- 1 TITLE SHEET
 - 2 LOTS AND EASEMENTS
 - 3 TOPOGRAPHIC INFORMATION

I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Illinois, do hereby certify that the above described plan and specification were prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Illinois.

JEREMY C. SCHMIDT
Professional Engineer
No. 000000000



ENGINEER:
LAND ENGINEERS, LLC.
2404 GREYHOUND ROAD
BLOOMINGTON, IL 61704
PH: (309) 827-4383

DATE 7-8-2008

- GENERAL NOTES:**
1. THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS, HAS REVIEWED AND APPROVED THIS PRELIMINARY PLAN AND SPECIFICATION FOR THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS, TO BE APPROVED.
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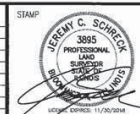
OWNER / DEVELOPER:

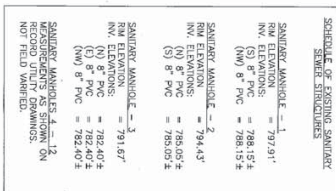
KSTI, LLC
919 THOR DRIVE
BLOOMINGTON, IL 61705
PH: (309) 826-6673



AMENDED PRELIMINARY PLAN
BUSINESS PARK AT NORD FARMS
PT. SEC. 1 & PT. SEC. 2, T.23N.-R.1E. 3P.M.
CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS
LOTS AND EASEMENTS

REVISIONS			
NO.	DATE	APPR.	DESCRIPTION
1	11-1-82	11-1-82	
2	11-1-82	11-1-82	
3	11-1-82	11-1-82	
4	11-1-82	11-1-82	
5	11-1-82	11-1-82	
6	11-1-82	11-1-82	
7	11-1-82	11-1-82	
8	11-1-82	11-1-82	



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AMENDED PRELIMINARY PLAN
BUSINESS PARK AT NORD FARMS
PT. SEC. 1 & PT. SEC. 2, T.23N.-R.1E. 3P.M.
CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS
TOPOGRAPHIC INFORMATION

Land
Engineers, LLC
2404 Greyhound Road, Bloomington, IL 61704
309-827-4393 fax: 309-827-4394
Design Firm No. 184-004522 Expires: 04/30/2017

615280

SHEET NUMBER

3/3

DRAFT
ORDINANCE NO. _____

**AN ORDINANCE APPROVING THE AMENDED PRELIMINARY PLAN,
BUSINESS PARK AT NORD FARMS**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition for approval of the Amended Preliminary Plan, Business Park at Nord Farms, legally described in Exhibit(s) A, which is attached hereto and made part hereof by this reference; and

WHEREAS, said Petition is valid and sufficient and conforms to the requirements of the statutes in such cases made and the ordinances of the City of Bloomington; and

WHEREAS, the Bloomington Planning Commission, after a public hearing on said petition, voted to recommend said petition be approved by the City Council; and

WHEREAS the City Council of the City of Bloomington has the power to pass this Ordinance and approve this Amended Preliminary Plan, Business Park at Nord Farms set forth in Exhibit(s) B; and

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

1. That the Amended Preliminary Plan, Business Park at Nord Farms be and is hereby approved;
2. This Ordinance shall be in full force and effective upon passage and approval.

PASSED this _____ day of _____, 20____.

APPROVED this _____ day of _____, 20____.

CITY OF BLOOMINGTON:

ATTEST:

Tari Renner, Mayor

Cherry Lawson, City Clerk

APPROVED AS TO FORM:

Jeff Jurgens, Corporate Counsel



36.34 Acres. Business Park at Nord Farms



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1: 9,028

Printed: 11/1/2016 10:52:11 AM

Notes

36.34 Acres. Business Park at Nord Farms



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1: 9,028

Printed: 11/1/2016 10:55:29 AM

Notes

Public Notices

20844298

**CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE**

Public Notice is hereby given that the Bloomington Planning Commission will hold a public hearing on Wednesday, November 9, 2016 at 4:00 p.m. in the City Council Chambers, City Hall, 109 E. Olive St., Bloomington, IL.

The Petition filed by: KSTT, LLC., requesting approval of an Amended Preliminary Plan the Business Park at Nord Farms, for property commonly located north of W. Washington St., south of W. Market St., west of Carole Dr., east of Carri Dr., and west and east of Mitsubishi Motorway consisting of approximately 36.34 acres, more or less.

Legal Description:

Part of the West 1/2 of the Northwest 1/4 of Section 1 and Part of the Northeast 1/4 of Section 2, all in Township 23 North, Range 1 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Northwest corner of Joseph A. and Carrie G. Scharf Industrial P.U.D. Subdivision on the East line of the West 1/2 of the Northwest 1/4 of Section 1, said point also being on the South right of way line of F.A. Route 693/Illinois Route 9; thence South 01° 03' 29" East, 1,218.37 feet on said East line of the West 1/2 of the Northwest 1/4 of Section 1 to the North right of way line of the former Penn Central Railroad, said point also being the Southwest corner of Joseph A. and Carrie G. Scharf Industrial P.U.D. Subdivision; thence North 67° 30' 18" West, 916.10 feet on said North right of way line of the former Penn Central Railroad; thence Northwesterly on said right of way line 408.50 feet on a non-tangential curve concave to the Northeast having a central angle of 04° 04' 01", a radius of 5,755.00 feet and a chord of 408.42 feet bearing North 65° 25' 31" West, from the last described course; thence North 63° 23' 05" West, 970.03 feet on said right of way line; thence North 09° 15' 16" West, 67.96 feet to the West line of the East 45 acres of the Northeast 1/4 of Section 2 as fenced and occupied; thence North 00° 34' 38" West, 183.68 feet on said West line of the East 45 acres of the Northeast 1/4 of Section 2 as fenced and occupied to the South right of way line of F.A. Route 693/Illinois Route 9; thence North 89° 33' 20" East, 731.78 feet on said right of way line; thence North 86° 41' 35" East, 200.25 feet on said right of way line; thence North 89° 33' 20" East, 824.06 feet on said right of way line; thence Northeasterly on said right of way line 275.22 feet on a tangential curve concave to the Southeast having a central angle of 00° 27' 34", a radius of 34,317.47 feet and a chord of 275.22 feet bearing North 89° 47' 07" East, from the last described course; thence South 74° 41' 39" East, 46.05 feet on said right of way line to the

Public Notices

point of beginning, in McLean County, Illinois.

EXCEPTING THEREFROM, Business Park at Nord Farms subdivision, a part of the West 1/2 of the Northwest 1/4 of Section 1, Township 23 North, Range 1 East of the Third Principal Meridian, City of Bloomington, according to the plat thereof recorded October 21, 2005, as Document Number 2005-00032142, in McLean County, Illinois; and First Addition to Business Park at Nord Farms subdivision, a part of the West 1/2 of the Northwest 1/4 of Section 1, Township 23 North, Range 1 East of the Third Principal Meridian, City of Bloomington, according to the plat thereof recorded October 21, 2005 as Document Number 2005-00032143, in McLean County, Illinois.

All interested persons may present their views upon such matters pertaining thereto. Said Petition and all accompanying documents are on file and available for public inspection in the Office of the City Clerk at 109 E. Olive St., Bloomington, IL.

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 Street, Bloomington, IL 61701, or by telephone at 309-434-2240 or via email at cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also

Public Notices

be reached by dialing 309-829-5115.
Cherry L. Lawson, CMC
City Clerk
Published in the Pantagraph:
October 25, 2016



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

October 26, 2016

Dear Property Owner or Resident:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, November 9, 2016 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, to hear testimony on a petition submitted by KSTT, LLC requesting approval of an Amended Preliminary Plan for the Business Park at Nord Farms for the property commonly located north of W. Washington St, south of W. Market St, west of Carole Dr., east of Carri Dr., and west and east of Mitsubishi Motorway consisting of approximately 36.34 acres. The petitioner or his/her Counsel/Agent must attend the meeting and the subject property is described in Exhibit A (see attachment).

You are receiving this courtesy notification since 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 variance 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 will be available at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may call me at (309) 434-2226 or email me at ksimpson@cityblm.org.

Sincerely,

Katie Simpson
City Planner

Attachments

Legal Description
Location Map with 500 foot notification buffer of property

LEGAL DESCRIPTION

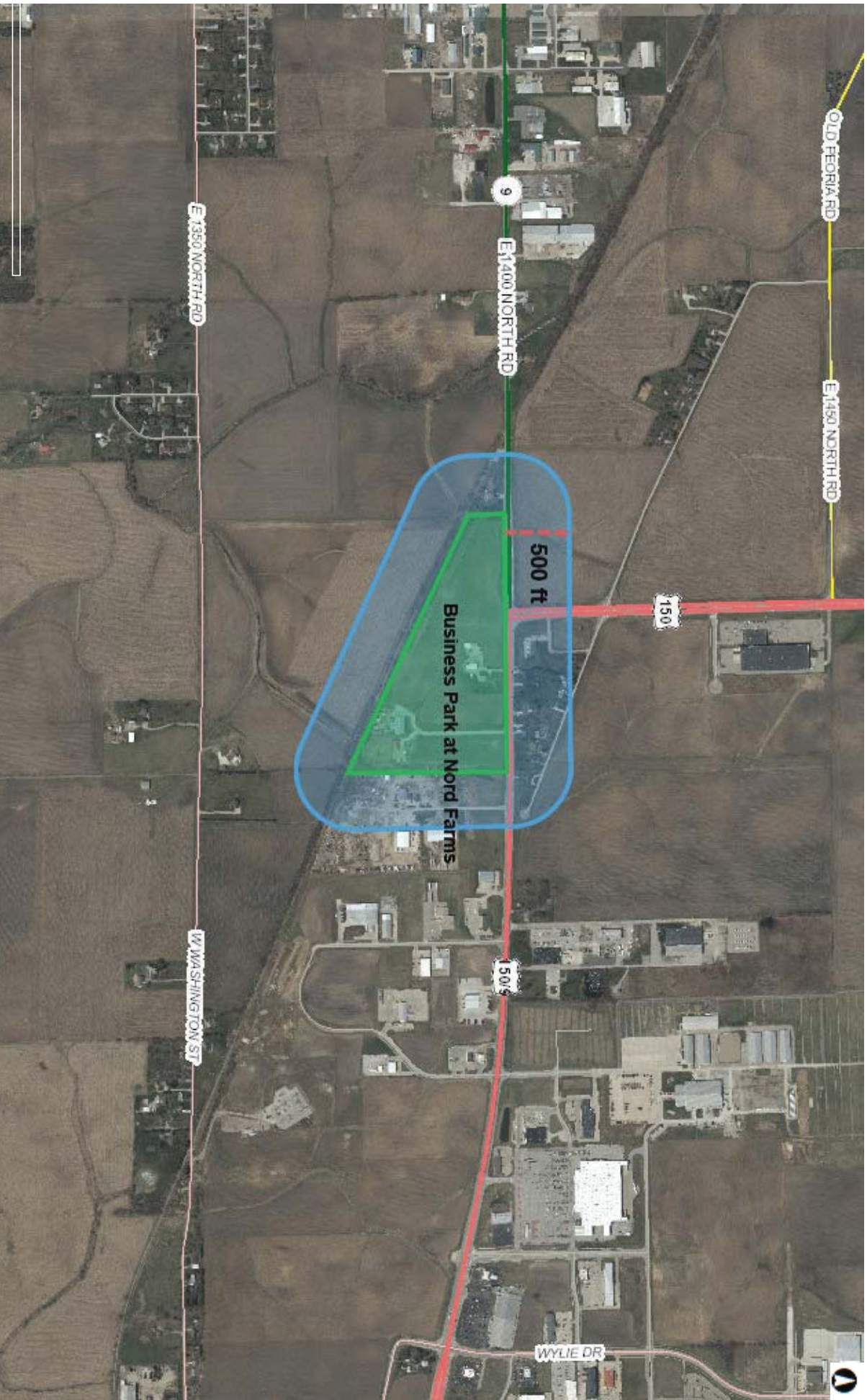
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Public Hearing for an Amended Preliminary Plan



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1: 18,056

Printed: 10/26/2016 11:31:57 AM

Notes

November 11, 2016
109 E Olive Street
Bloomington IL 61761
4:00 PM

JASON & STEPHANIE MONICAL
10819 E 1400 North Rd
Bloomington IL 617056777

WHERRY MACHINE & WELDING INC
11 CARRI DR
BLOOMINGTON IL 617045188

LARRY E. & SHERYL A. BROWN
13816 N 900 EAST RD
BLOOMINGTON IL 617056695

% JOHN R NORD MCLT H-313
2006 W WASHINGTON STREET
BLOOMINGTON IL 61705

C/O HARRY J MATHERS KACO INC
25033 OLD OAK LN
SHOREWOOD IL 60404

ROLAND L & ROBERTA L SCHIMANSKI
2506 OLD PEORIA CT
BLOOMINGTON IL 61704

PAUL F & KAREN S NORD
2507 W WASHINGTON ST
BLOOMINGTON IL 617056344

RALPH A BELLAS JR
2508 OLD PEORIA CT
BLOOMINGTON IL 61705

JASON ALAN SIMMONS
2510 OLD PEORIA COURT
BLOOMINGTON IL 61705

SHIRLEY A CRAIG
2511 W MARKET ST
BLOOMINGTON IL 61701

MANUEL REED
2512 OLD PEORIA CT
BLOOMINGTON IL 617045016

DEAN & BONNIE CROSIER
2513 W MARKET ST
BLOOMINGTON IL 617046323

JARED OLTMANNS
2515 W MARKET ST
BLOOMINGTON IL 61701

NICK ALTUM
2516 OLD PEORIA CT
BLOOMINGTON IL 617055016

JOYCE A PANKONEN
2518 OLD PEORIA CT
BLOOMINGTON IL 617055016

RONALD W PURKEY
2519 W MARKET STREET
BLOOMINGTON IL 61701

BRIAN LARSON
2520 OLD PEORIA CT
BLOOMINGTON IL 617055016

LYLE DAY
2524 OLD PEORIA CT
BLOOMINGTON IL 617045016

CARRI SCHARF MATERIALS CO
7 CARRI DR
BLOOMINGTON IL 61705

HEALTHCARE SYSTEM OSF
800 NE GLEN OAK AVE
PEORIA IL 616033255

% STANLEY E NORD KSTT LLC
919 THOR DR
BLOOMINGTON IL 617056492

CHUCK & KRISTI IFFT IFFT QUALITY
FENCING
923 THOR DR
BLOOMINGTON IL 617056492