

**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 8, 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 October 25, 2017, regular meeting of the Bloomington Planning Commission.

5. 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.

Expected City Council Date: December 11, 2017

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

**DRAFT
MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 25, 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. John Protzman, Ms. Megan Headean, Mr. Mark Muehleck, Chairman Justin Boyd

MEMBERS ABSENT: Mr. Kevin Suess, Mr. Eric Penn

OTHERS PRESENT: Mr. George Boyle, City Attorney; Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City Planner.

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

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the minutes from the September 27, 2017 regular meeting. Mr. Balmer motioned to approve the minutes. Mr. Pearson seconded the motion. The Commission approved the minutes by a voice vote, 7-0.

REGULAR AGENDA:

PS-03-17 Public hearing, review, and action on a petition submitted by FOB Development Inc. requesting the reinstatement of the preliminary plan, “Empire Business Park Preliminary Plan” for the property located at the northeast corner of Airport Rd and Empire St., approximately 34.90 acres.

Chairman Boyd introduced the case. Ms. Rivera presented the staff report and positive recommendation with the condition that the plan is revised to address the staff comments included in the Planning Commission Packet. Ms. Rivera described the subject property, surrounding uses and zoning. She shared pictures of the property and aerial and zoning maps. She explained that a preliminary plan was approved in 2009 by City Council but due to three years of inactivity the plan expired in 2017. Ms. Rivera explained the case’s relationship to the preliminary plan and noted the addition of sidewalk along Airport Rd and Route 9 aligns with the comprehensive plan’s goals of walkability. Ms. Simpson stated that staff shared their commentary with the petitioner who has resubmitted an updated preliminary plan. The updated revision, dated October 23, 2017, was incorporated into the record and marked “Exhibit A”. Ms. Simpson highlighted the revisions and explained the significance of incorporating sidewalk along Airport Road. Ms. Simpson explained that the proposed plan addresses sidewalk by allowing a six foot pedestrian easement. She stated that due to the sidewalk, a six foot variance from the landscaping requirements is required to develop Lot 6, and she asked the Commission to motion to include a favorable recommendation requesting the variance to the Zoning Board of Appeals.

Mr. Stanczak asked if acquiring additional right of way were possible to allow the sidewalk to remain on public property. Ms. Simpson explained that land owner dedicated the amount of right-of-way for Airport Road agreed upon in the 1998 annexation agreement, but the road was built wider than anticipated. The easement is required in order to provide ample parkway between the sidewalk and the road, and without the easement, the sidewalk would be dangerously close to the road. Mr. Pearson asked for clarification on the expiration of a preliminary plan. Ms. Simpson confirmed that because no lots of record were created between 2014 and now, the plan had expired.

Mr. Neil Finlen, Civil Engineer with Farnsworth Associates, was sworn in. He explained the need for parkway on Airport Road and clarified the pedestrian easement. He stated the petition was prompted by the development of a medical facility on Lot 6. He stated the petitioner plans to cooperate with Engineering on an intersection design study, if needed, for Galena Road. He hopes more development will follow this development and expressed gratitude to city staff for their cooperation throughout this process.

Mr. Balmer motioned to approve the preliminary plan conditional to the revisions requested by staff, and to recommend to the approval of a six foot variance for Lot 6 to the Zoning Board of Appeals to allow for the pedestrian easement. Mr. Stanczak seconded the motion. The motion was approved 6-0-1 with the following votes cast: Mr. Balmer—yes; Mr. Stanczak—yes; Mr. Pearson—yes; Mr. Protzman—yes; Ms. Headean—yes; Mr. Muehleck—Abstain; Chairman Boyd—yes.

OLD BUSINESS: None

NEW BUSINESS: Chairman Boyd introduced Mr. Mark Muehleck, a new member to the Commission. Mr. Muehleck introduced himself and provided a brief background.

ADJOURNMENT: The meeting adjourned at 4:18 by unanimous voice vote; motioned by Mr. Balmer and seconded by Ms. Headean.

Respectfully submitted,
Katie Simpson,
Secretary.

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
NOVEMBER 8, 2017**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
PR-01-17	53.78 acres, located at the corner of Empire Street / Route 9 and Veterans Parkway	Site Plan	Planning Division
PETITIONER'S REQUEST:	Site Plan review for new restaurant pad		
Staff finds that the petition <i>meets the</i> Zoning Ordinance's guidelines for site plan review (44.8-5)			

STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission pass the following motions recommending:
That the City Council approve the Site Plan submitted by Eastland Mall, LLC for a restaurant pad in the northeast corner of the 53.78 acre parcel located at the southwest corner of the intersection of Empire Street (Route 9) and Veterans Parkway (Business 51), case PR-01-17.



NOTICE

The application has been filed in conformance with applicable procedural requirements. Notice of the hearing was published in *The Pantagraph* on October 23, 2017.

GENERAL INFORMATION

Owner and Applicant: Eastland Mall, LLC

PROPERTY INFORMATION

Existing Zoning: C-3, Community/Regional Shopping District. The northeast corner falls within the 65 LDN Airport Noise Impact District.

Existing Land Use: Retail; New addition currently used as parking lot

Proposed Use: Restaurant

Surrounding Zoning and Land Uses

Zoning

North: C-3, Community/Regional Shopping District

South: C-1, Office District

East: C-3, Community/Regional Shopping District

East: B-1, Highway Business District

West: S-2, Public Land and Institutions

West: R-2, Mixed Residential District

Land Uses

North: Shopping Center

South: Medical

East: Shopping Center

East: Retail/Office

West: Post Office

West: Single family homes

PROJECT DESCRIPTION

The Subject Property is approximately 53.78 acres and is located at the southwest corner of Empire Street and Veterans Parkway. The site is improved with a 753,384 square foot indoor shopping mall, including a food court and a freestanding restaurant located on the southwest corner of the Property. Eastland Mall, LLC (the Petitioner) submitted a request for a Site Plan review for the development of a new restaurant pad in the northeast corner of the Property. The proposed project involves the removal of a portion of the existing asphalt parking lot and the preparation of a building pad for a proposed restaurant. Eastland Mall, LLC, will retain ownership of the proposed restaurant pad and, the future tenant will be responsible for construction of the proposed restaurant building and landscaping adjacent to the proposed building. The Petitioner is not required to disclose the name of the restaurant or tenant for the purposes of a site plan review. However, it is important to consider the proposed use, a restaurant, and its compatibility with surrounding uses. Commercial and retail uses surround the Subject Property. Other restaurants exist on the site and on the properties adjacent to the north and east. OSF St. Joseph Medical center is located south of the Subject Property. Although a portion of the Subject Property is located within the 65 LDN Airport Noise Impact District, the district permits restaurants as a principal and secondary use.

Built in 1965 as “Eastland Shopping Center”, and renamed “Eastland Mall,” the mall’s first anchor stores were Sears and JC Penny. Other original retail tenants included A&P, Roland’s, Woolworth’s, and Walgreens. Current anchors include Bergner’s, Kohl’s, and until recently, Macy’s and JC Penny. The most recent addition to the building occurred in 1997 when the property owners constructed a 120,000 square foot Famous-Barr Co. Department Store on the north side of the mall.

The Planning Commission conducted a site plan review on November 12, 1997 as part of the Famous-Barr expansion project. At that time, the Planning Commission granted two variations from the zoning ordinance requirements for parking lot landscaping requirements and parking lot design. The number of parking spaces proposed in 1997, (3,706 spaces or 4.9 spaces per 1000 square feet) exceeded the amount required by City Code (3,390 spaces or 4.5 per 1000 square feet), however, a variance was granted to reduce the aisle widths and stall lengths by one foot to accommodate additional parking requested by Famous-Barr. As per the Site Plan approved in 1997, the parking stalls on the Subject Property may be 18 feet wide instead of 19 feet, and the aisles may be 24 feet wide rather than 25 feet as required by City Code. The landscaping variance allowed a 1.1% reduction for parking lot area required to be landscaped.

ANALYSIS

Submittals

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

1. Application for Site Plan Review
2. Eastland Mall Restaurant Pad 1 Site Plan dated 10/13/17
3. Aerial photographs
4. Site Visit

The proposed Site Plan illustrates a restaurant pad, approximately 6,175 square feet, positioned at an angle facing the intersection of Empire Street and Veterans Parkway. The restaurant pad is set back an average of 30 feet from the private frontage road that loops around the north and east side of the Subject Property. The restaurant pad is set back 60 feet from the property line. Three landscape islands and approximately 109 parking spaces will be removed during construction of the pad. Three new islands are proposed to be constructed south of the restaurant pad.

The loss of parking spaces is considered to be insignificant to the Subject Property overall. Changes to the City's zoning ordinance in 2006 reduced parking requirements for retail uses from 4.5 spaces per 1,000 square feet to 4 spaces per 1,000 square feet. Staff has not reviewed building plans for the proposed restaurant. Consequentially, and for the purposes of this review, based on the size of the proposed restaurant pad, staff estimates a minimum parking requirement of 62 spaces for the proposed restaurant (10 spaces per 1,000 square feet of restaurant space). Once staff reviews plans for the restaurant, it is likely the amount of required parking will decrease due to the actual size of the building being slightly less than the size of the proposed restaurant pad. Nonetheless, the Subject Property retains 3,600 spaces, which exceeds the City's parking code requirements by 524 spaces. There are no proposed changes to circulation or parking angles, and no proposed changes, at this time, to the rest of the mall/Subject Property.

Similarly, the amount of required landscaping is directly related to the number of parking spaces. Once staff reviews the building plans for the restaurant, staff will have a better understanding of the amount of landscaping required. For the purposes of this review, staff estimates that 62 landscaping points will be required. The number proposed exceeds the amount required and the points shown are located within parking islands to help break up the visual monotony of the asphalt parking lot and create shade. The City Forester reviewed and approved the proposed tree,

shrub and grass species. The tenant will complete landscaping around the restaurant after the restaurant building is constructed.

The following table further illustrates the requirements from the zoning ordinance and those proposed by the petitioner for the restaurant pad.

Requirement	Allowed/Required	Provided	Difference
% Building lot coverage	Maximum 80% (43 acres)	32% (17.43 acres)	-48% (18.49 acres)
Front yard setbacks (from property line to building)	None	60 feet average	+60 feet
Parking Spaces	3,076 total	3,600 total	+524
New landscaping points (related to estimated parking needed)	62	94	+32
% new landscaping provided in islands	Minimum 10%	40%	+30%

In 1997, when the property owners constructed Famous-Barr Co. on the north side of the mall property, the engineers designed a parking lot on the northeast corner of the parcel to retain storm water runoff. The proposed site plan shows the addition of underground detention chambers for accommodating storm water, which may be displaced by the proposed building. The utility and hydrant locations are adequate and comply with City Code.

Compliance with the Comprehensive Plan 2035

ED-1.1 Focus on retention and expansion of existing businesses

ED-4.2 Prioritize infill and development to spur growth and reinvestment in the City.

ED-4.4a. Evaluate the existing commercial areas and sites for adaptive reuse, particularly in the context of changing demands. Ex: closed malls and expansive parking lots.

In accordance with the Comprehensive Plan 2035, opportunities should be taken to improve onsite pedestrian safety and circulation. Staff has discussed adding a pedestrian connection between the mall building and the proposed restaurant with the Petitioner.

Findings of Fact:

The Site Plan review process is intended to protect the public interest in safety, economy, and from adverse site development that may be detrimental to neighboring property owners and the surrounding area. The following standards and objectives shall guide the review of City staff, the Planning Commission, and the City Council in making a determination on the proposed Site Plan (44. 8-5):

- A. *The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography. (Ord. 2006-137)* The proposed improvement is compatible with surrounding uses and complementary to the retail uses presently onsite and in the surrounding area.

The proposed restaurant building location does not project into the frontage road, and should not have a negative impact on onsite traffic circulation. Traffic should be able to flow as it currently does on and off the Subject Property. **The standard is met.**

- B. *The extent to which the proposal minimizes any adverse impact of the development upon adjoining land, including the hours of use and operation and the type and intensity of activities which may be conducted. (Ord. 2006-137)* It is possible the proposed new restaurant could increase the amount of vehicular traffic in the area. Empire Street and Veterans Parkway are major arterial IDOT controlled and maintained state routes designed to carry high volumes of vehicular traffic. The proposed use is compatible with surrounding uses and permitted in the zoning district. The proposed additional landscaping will improve the overall look of this prominent corner, and the proposed building pad is designed to be positioned at an angle so as to continue to provide visibility to the shopping mall when viewed from the heavily traveled intersection. **The standard is met.**
- C. *The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development. (Ord. 2006-137)* A 30-foot wide privately owned frontage road encircles the north and east sides of the Subject Property to facilitate onsite circulation and to smooth entry and exit onto state routes. **The standard is met.**
- D. *The extent to which the proposed development is essential or especially appropriate in view of the available alternatives within the City. (Ord. 2006-137)* Eastland Mall has been established for many decades. The mall is an important local and regional amenity. As a regional shopping center, Eastland Mall serves residents of Bloomington as well as the greater McLean County area. Additionally, the mall's proximity to the airport makes it a valuable resource for tourists visiting the community. Improvements to the Subject Property benefit the entire community. The proposed development is compatible with and complementary to neighboring uses. While other restaurants are located nearby, the proposed additional restaurant adds to the regional shopping corridor. **The standard is met.**
- E. *The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed. (Ord. 2006-137)* The proposed development should have an influence similar to the effects ordinarily associated with the development of a restaurant in other locations. A restaurant in the location proposed should not have a greater negative impact on the surrounding properties than other potential uses of the site; a restaurant is compatible with and supports the other uses currently existing in the area. **The standard is met.**

STAFF RECOMMENDATION:

That City Council approve the Site Plan submitted by Eastland Mall, LLC for a restaurant pad in the northeast corner of the 53.78 acre parcel located southwest of the intersection of Empire Street and Veterans Parkway, case PR-01-17.

Respectfully submitted,
Katie Simpson, City Planner

Attachments:

1. Draft Ordinance
2. Petition for site plan review
3. Exhibit A-“Legal Description”
4. Exhibit B- Site Plan
5. Zoning Map
6. Aerial Map
7. Newspaper publication and neighborhood notice

DRAFT
ORDINANCE NO _____

AN ORDINANCE APPROVING A PETITION SUBMITTED BY EASTLAND MALL, LLC REQUESTING APPROVAL OF THE SITE PLAN FOR A C-3 REGIONAL SHOPPING DISTRICT DEVELOPMENT KNOWN AS “OUTBACK PAD” FOR 53.78 ACRES LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF VETERANS PARKWAY AND EMPIRE ST/ROUTE 9.

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition requesting a site plan review for a C-3 Regional Shopping District Development for the land described in Exhibit A, attached hereto and made a part hereof by this reference;

WHEREAS, after proper notice, the City of Bloomington Planning Commission held a public hearing and determined said Petition to be valid and sufficient, and the site plan titled “Outback Pad” and dated October 13, 2017, represented in Exhibit B attached hereto and made a part hereof by this reference, to be valid and sufficient, and in conformance with the requirements of the Bloomington City Code; and

WHEREAS, the Planning Commission recommended the City Council of the City of Bloomington approve said Petition; and

WHEREAS, the City Council has the authority approve the Petition for the reinstatement of a Preliminary Plan.

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

1. That the Site Plan known as “Outback Pad” for approximately 53.78 acres and dated October 13, 2017 is hereby approved and reinstated.
2. That this Ordinance shall be in full force and effective as the time of its passage on this _____ day of _____, 20____.

APPROVED:

Mayor

ATTEST:

City Clerk

Exhibit A

EASTLAND MALL LEGAL DESCRIPTION

Tract No. 1 (Fee Parcel): Lots 1 and 3 in the Eastland Mall Subdivision in Bloomington, Illinois, according to the plat thereof recorded January 07, 1999 as Document Number 99-490 and as amended by Document Number 2000R24331 recorded September 29, 2000, in McLean County, Illinois.

Tract No. 2 (Fee Parcel): A part of Lot Ten (10) in Second Addition Medical Hills Subdivision, situated in the City of Bloomington, in the County of McLean, and State of Illinois more particularly bounded and described as follows: Commencing at the Southeast Corner of Lot 1 Medical Hills Subdivision, thence south 89°-48' east 154.5 feet along the North Line of Eastland Drive in the City of Bloomington to the Southwest Corner of Lot 14 in the Fourth Addition to Medical Hills Subdivision in the City of Bloomington; thence north 01°-09' west along the West Line of said Lot 14, said line being parallel with the East Line of Fairway Drive, 282 feet to the Northwest Corner of said Lot 14 being a point on the North Line of said Lot 10; thence north 89°-48' minutes west along said North Line, 154.5 feet to the Northeast Corner of said Lot 1; thence south 01°-09' east along the East Line of said Lot 1, 282 feet to the Southeast Corner of said Lot 1; together with a strip of land contiguous to the West property line of the above described property legally described as the East 67 feet of Lot 1, Medical Hill Subdivision in the City of Bloomington; McLean County, Illinois, according to the plot thereof recorded April 15, 1971 as Document Number 71-2767, in McLean County, Illinois.

Tract No. 3 (Fee Parcel): Lot 1, Except 67 feet off the East Side, in Medical Hill Subdivision, situated in the City of Bloomington, according to the plat thereof recorded April 15, 1971 as Document Number 71-2767, in McLean County, Illinois.

Tract No. 4 (Ground Lease Parcel): A part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 23 North, Range 2 East of the Third Principal Meridian, in the City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the Southeast Corner of the Northwest Quarter of said Northwest Quarter; thence north 01°-32' west 525.04 feet along the East Line of the Northwest Quarter of said Northwest Quarter to a point which is 872.21 feet south of the Northeast Corner of the Northwest Quarter of said Northwest Quarter; thence north 89°-48' west 776 feet parallel with the South Line of the Northwest Quarter of said Northwest Quarter; thence southeast 64.83 feet along an arc of a curve of radius 339.70 feet, said curve being concave to the west and the 64.73 feet chord of said arc bears south 06°-37' east to a Point of Tangency; thence south 01°-09' east 460.78 feet to a point on the South Line of the Northwest Quarter of said Northwest Quarter, said point being 773.63 feet west of the Point of Beginning; thence south 89°-48' east 773.63 feet along the South Line of the Northwest Quarter of said Northwest Quarter to the Point of Beginning, in McLean County, Illinois.

The following are areas for this property:

Tract 1	=	41.539 acres, more or less
Tract 2	=	1.434 acres, more or less
Tract 3	=	1.566 acres, more or less
Tract 4	=	9.199 acres, more or less (less proposed Fairway Drive)

Net Area	=	53.738 acres, more or less
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Net Area = Tracts 1-4, inclusive, less proposed Fairway Drive Right-of-Way (see note 11).

CBL



APPROVAL
PENDING
NOT FOR
CONSTRUCTION
STATE OF ILLINOIS

Date of Expiration: 11-30-17

Kimley»Horn
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600 EAST 96TH STREET, SUITE 400,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 3. EXISTING AND ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 4. SLOPE ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
 5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

- 1 18x18 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
- 2 LEFT TURN ONLY SIGN, TYP. (SEE DETAILS)
- 3 STOP SIGN, TYP. (SEE DETAILS)
- 4 24" WIDE PAINTED STOP BAR, TYP.
- 5 4" WIDE PAINTED SOLID LINE, TYP.
- 6 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 7 TRANSFORMER
- 8 PAVEMENT MARKING, TYP. (SEE DETAILS)

PAVING AND CURB LEGEND

- | | |
|---|--|
|  | <p>STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION</p> |
|  | <p>HEAVY DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION</p> |
|  | <p>CONCRETE DRAINWAY
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION</p> |
|  | <p>CONCRETE CURB AND GUTTER
CONCRETE, IMPERMEABLE CURB AND GUTTER</p> |

NOTE

BUILDING AND SURROUNDING SITE IMPROVEMENTS BY OTHERS UNDER SEPARATE PLANS. THE EXTENT OF SUCH IMPROVEMENTS AT THE HIGH LINE

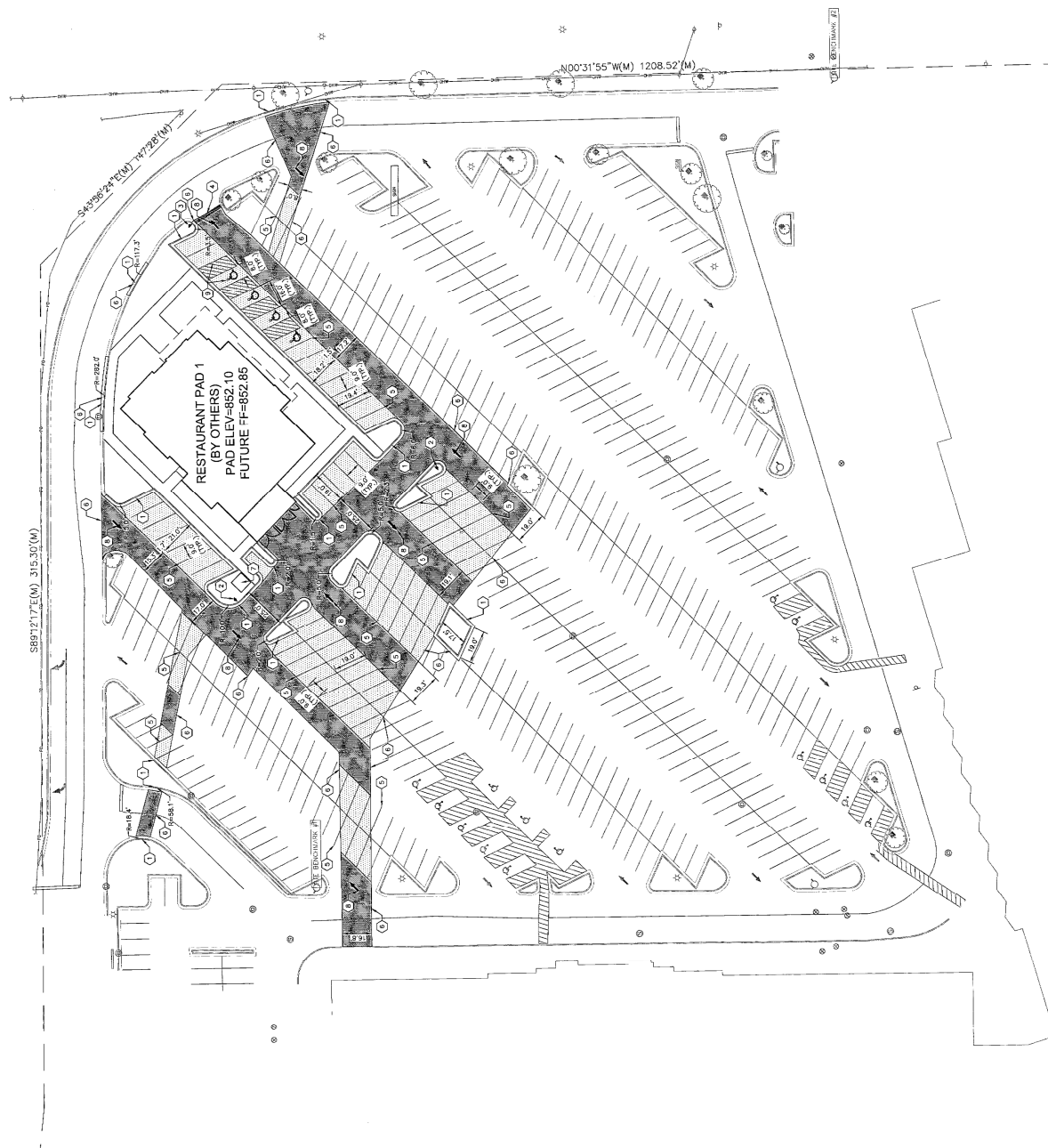


Exhibit B: Site Plan

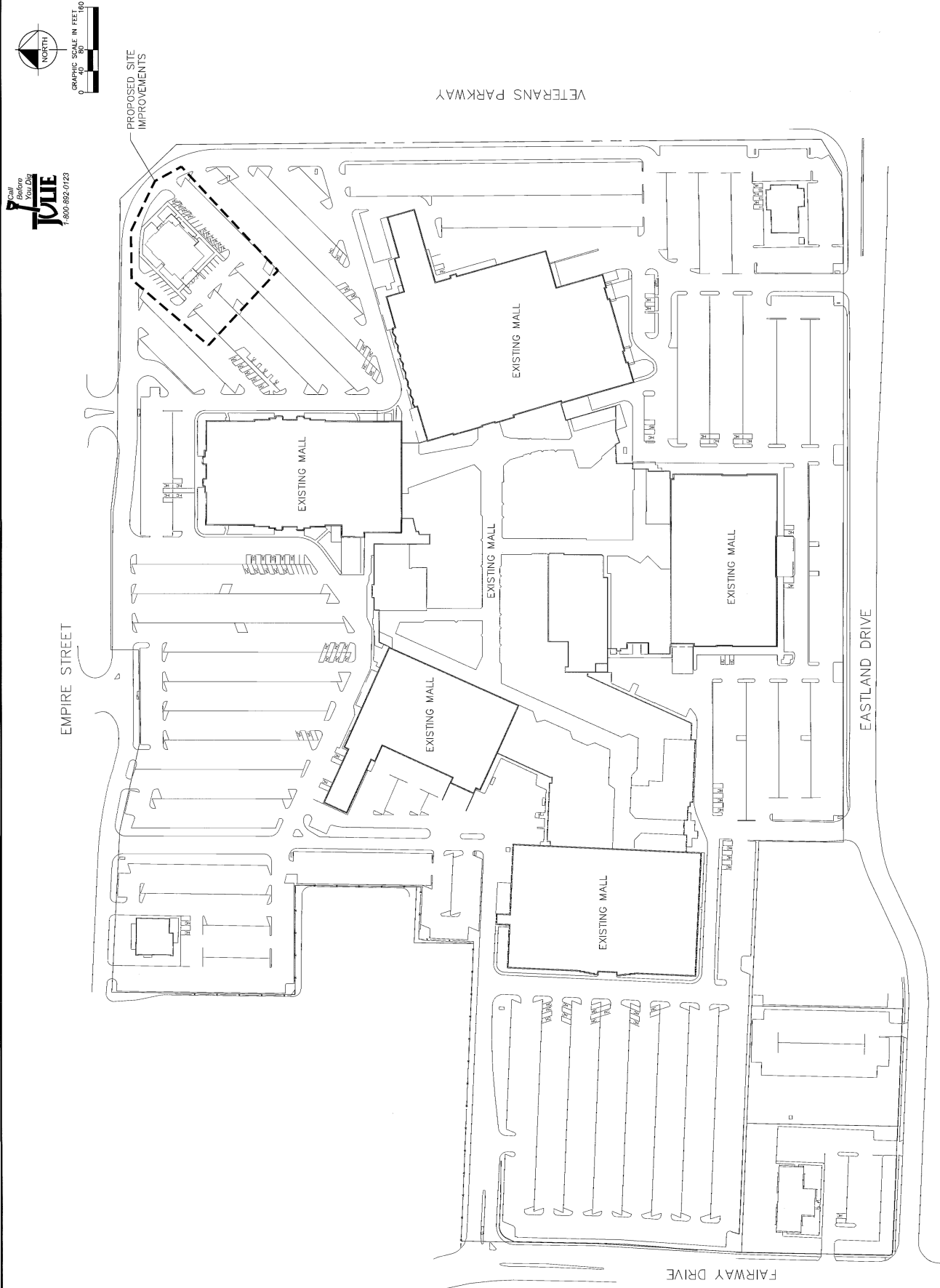
OVERALL SITE PLAN



SCALE: AS NOTED
DESIGNED BY: MFT
CHECKED BY: MAB

Kimley-Horn
600 EAST 9TH STREET, SUITE 400
BLOOMINGTON, IL 61701
PHONE: 317-315-5000
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY



Call Before You Dig
800-4-A-DIG
1-800-882-0723

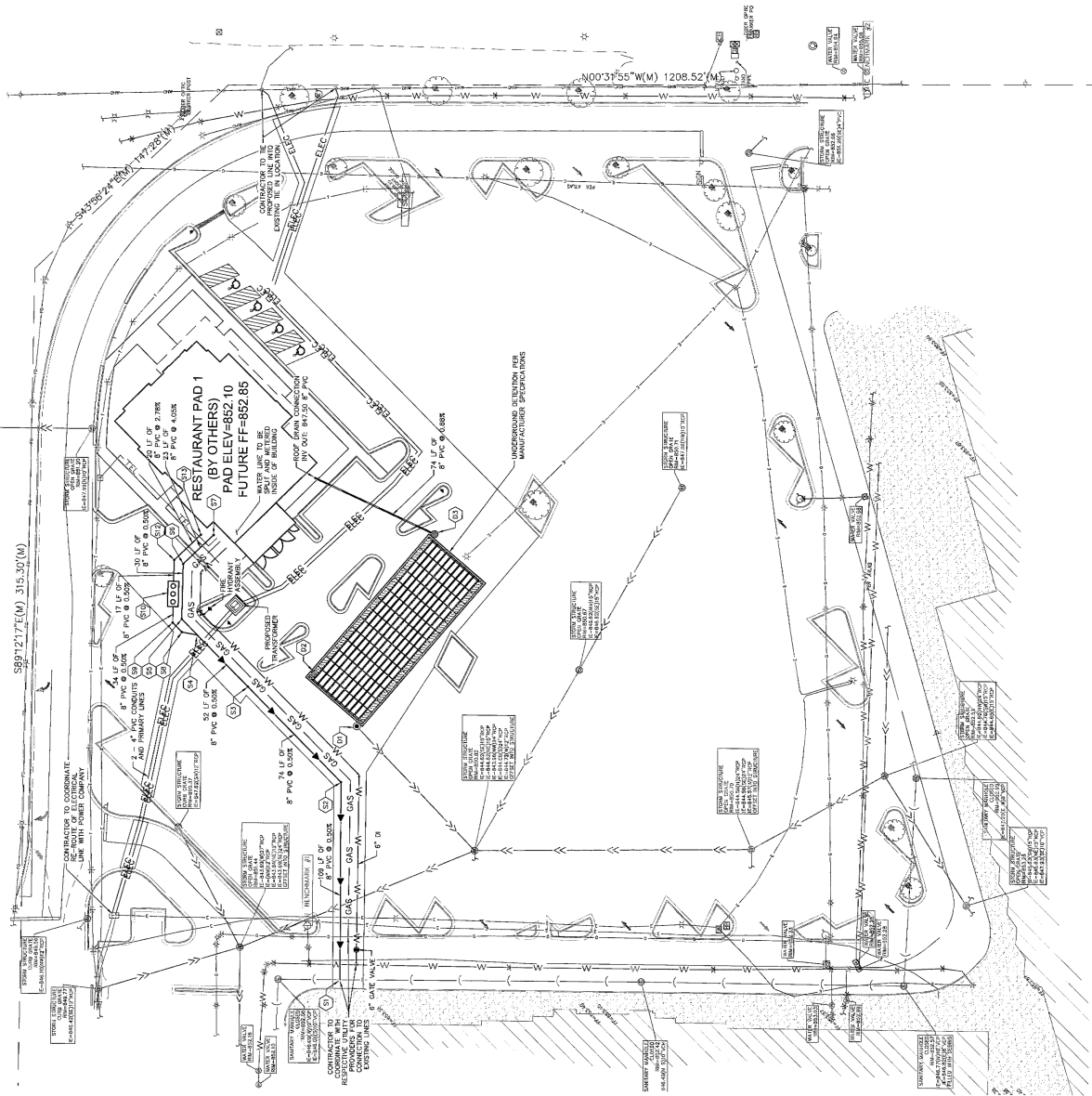


REFER TO DOUBLE/INLET CONTROL STRUCTURE DETAILS

ROW	CHAMBER TYPE	CHAMBER SIZE	CHAMBER SPACING
1	STONE	30" DIA	12'
2	CHAMBER INVERT	30" DIA	12'
3	CHAMBER SPACING	30" DIA	12'
4	STONE	30" DIA	12'

ROW	CHAMBER TYPE	CHAMBER SIZE	CHAMBER SPACING
1	STONE	30" DIA	12'
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1	STONE	30" DIA	12'
2	CHAMBER INVERT	30" DIA	12'
3	CHAMBER SPACING	30" DIA	12'
4	STONE	30" DIA	12'



PLANT SCHEDULE

THRESH	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COLT	CAI
TREES							
	CS	3	CATALPA SPECIOSA	NORTHERN CATALPA	B & B 2.5' CAL MIN	SINGLE STEM	
SHRUBS							
	PJ	21	POTENTILLA FRUTICOSA 'JACKMANI'	JACKMAN'S POTENTILLA	24" HT MIN	SEE PLAN	
	RG	35	RHUS ARAMATICA 'GROLOW'	GROLOW FRAGRANT SUMAC	24" SPREAD	SEE PLAN	
ORNAMENTAL GRASSES							
	SH	160	SPOROBOLUS HETEROPHIS	PNIAIRE DROPPED	1 GAL 18" OC	SPACING	

PARKING LOT PLANTING CALCULATION

TOTAL NEW PARKING SPACES = 28
TOTAL LANDSCAPE BEDS = 28
TOTAL LANDSCAPE POINTS PROVIDED = 84
3 LARGE SHADE TREES X 8 POINTS = 24 POINTS
35 DECIDUOUS SHRUBS X 2 POINTS = 70 POINTS

LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY, AND ANY DAMAGE TO EXISTING PLANTS OR STRUCTURES DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULLY PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THE CONTRACT.
- ALL NURSERY STOCK SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 8 INCHES BELOW FINISHED GRADE IN AMENDED SOIL.
- TURF AREAS AND 18 INCHES IN PLANTING AREAS.
- PLANTING AREA SOIL SHALL BE AMENDED WITH 25% SHANGHAI FEATWORKS 20-10-10 NUTRIENT FERTILIZER. SOIL FOR ALL PLANTING AREAS SHALL BE STANDARD TOPSOIL.
- CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEEP SHREDDED HARDWOOD MULCH. A SPACED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A 3" DEEP SHREDDED HARDWOOD MULCH SHALL BE INSTALLED WITHIN PARKWAYS.
- INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND CLOSER THAN 10' FROM UTILITY LINES.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR SHALL VERIFY THE QUANTITIES AND SPECIFICATIONS OF ALL PLANTS AND MATERIALS. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.

NOTES:

- EXCAVATE PLANTING BED
- BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED
- REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT WATER RUNOFF. MULCH SHALL BE PLACED 2" ABOVE FINISH GRADE
- PLANT MATERIAL SHALL BE PLACED AND OUT BY FOLLOWING THE BED EDGE
- WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (S) SPACING AS PLACED
- LANDSCAPE NOTES
- APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL PLANTING AREAS. MULCH LIMITS FOR TREES SHALL BE 24" FROM EDGE OF BED. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.

PERENNIAL PLANTING

PLAN VIEW

SECTION

SHRUB PLANTING

MINIMUM 6" BEYOND ROOT BALL

NOTES:

- APPLY CORRECTIVE PRUNING
- SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS WITHIN PLANTING BED
- REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO PLANTING
- REMOVE OR CORRECT GIRDLING ROOTS
- PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS
- FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS

TREE PLANTING

2X ROOT BALL WIDTH

NOTES:

- INSPECT TREE FOR DAMAGED BRANCHES. APPLY CORRECTIVE PRUNING
- REMOVE EXCAVATED OR TAMPED SOIL TOP OF ROOTBALL. SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT
- REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX FEET. REMOVE EXCAVATED SOIL FROM ROOTBALL AND (IF USED) SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS
- TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL. EXCAVATED SOIL SHALL BE REPLACED WITH AMENDED SOIL. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES
- WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER
- APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE
- FINAL LOCATION OF TREE TO BE APPROVED BY OWNER

PERENNIAL PLANTING

SHRUB PLANTING

TREE PLANTING

1603 E. EMPIRE ST.
BLOOMINGTON, IL

EASTLAND MALL
RESTAURANT PAD 1

LANDSCAPE PLAN

APPROVAL
PENDING
NOT FOR
CONSTRUCTION

DESIGNED BY: JLT
CHECKED BY: WAB
DATE: 10/13/2017
PROJECT NO.: 1603 E. EMPIRE ST.
SHEET NUMBER: L1.0

ORIGINAL ISSUE: 10/13/2017
KHA PROJECT NO.: 1603 E. EMPIRE ST.
SHEET NUMBER: L1.0

State of Illinois)
County of McLean)

To: Honorable Mayor and City Council of the City of Bloomington, McLean County, Illinois

Now comes Eastland Mall, LLC

_____, hereinafter referred to as your Petitioner(s) respectfully representing and requesting as follows:

1. That your Petitioner (s) are interested as owner in the premises hereinafter described in Exhibit A attached hereto and made a part hereof by this reference.
2. That your Petitioner(s) seek approval of the Site Plan for a C-3 Regional Shopping District Development to be known and described as the

Outback Pad

which Site Plan is attached hereto and made a part hereof.

3. That your petitioner also seeks approval of the following exemptions or variations from the provisions of the Bloomington City Code, 1960: as set forth on Site Plan being filed herewith.

NA

Wherefore, your petitioner prays that the Site Plan for the

Outback Pad

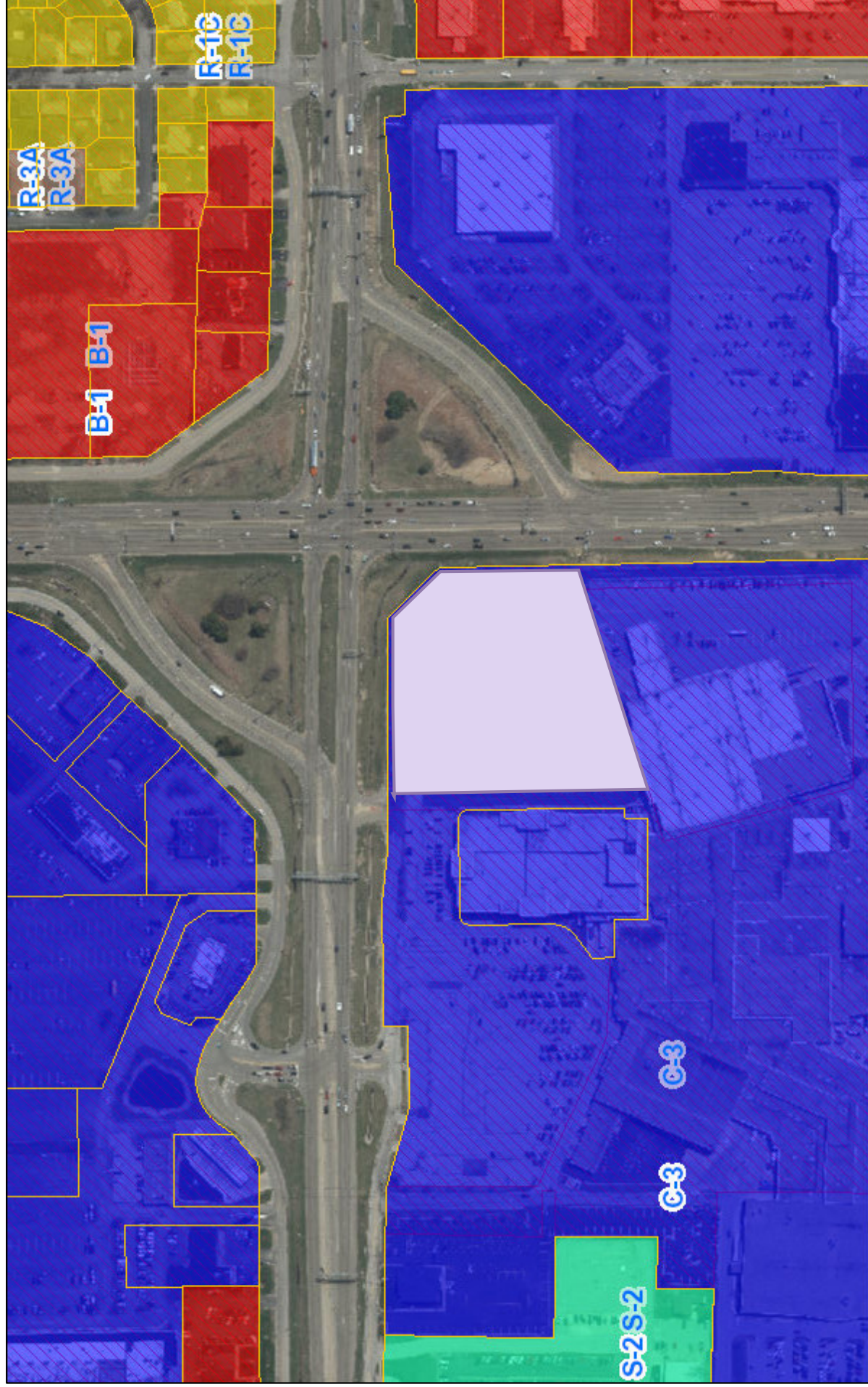
C-3 Regional Shopping District Development submitted herewith be approved with the exemptions or variations as requested herein.

Respectfully submitted,

Jeff Allen

Sr PM, CBL Properties

Zoning Map-Eastland Mall Site Plan Review

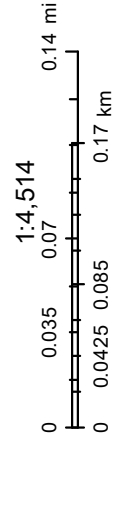


November 2, 2017

1:4,514
0 0.035 0.07 0.14 mi
0 0.0425 0.085 0.17 km
<http://www.McGIS.org/License>



November 2, 2017



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



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

October 30, 2017

Dear Property Owner or Resident:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, November 8, 2017 at 4:00 p.m. in the City Hall Council Chambers, 109 E. Olive St., Bloomington, Illinois, to hear testimony on a petition submitted by Eastland Mall, LLC requesting a site plan review of "Outback Pad" for the property, approximately 54.7 acres, located at the corner of Route 9 and Veterans Parkway in Bloomington. The Site Plan Review process intends to facilitate comprehensive development of an area by reducing impacts or conflicts on surrounding properties.

The subject property is legally described as follows:

Tract No. 1 (Fee Parcel):

Lots 1 and 3 in the Eastland Mall Subdivision in Bloomington, Illinois, according to the plat thereof recorded January 07, 1999 as Document Number 99-490 and as amended by Document Number 2000R24331 recorded September 29, 2000, in McLean County, Illinois.

Tract No. 2 (Fee Parcel):

A part of Lot Ten (10) in Second Addition Medical Hills Subdivision, situated in the City of Bloomington, in the County of McLean, and State of Illinois, more particularly bounded and described as follows: Commencing at the Southeast Corner of Lot 1 Medical Hills Subdivision, thence south 89'-48' east 154.5 feet along the North Line of Eastland Drive in the City of Bloomington to the Southwest Corner of Lot 14 in the Fourth Addition to Medical Hills Subdivision in the City of Bloomington; thence north 01-09'; west along the West Line of said Lot 14, said line being parallel with the East Line of Fairway Drive, 282 feet to the Northwest Corner of said Lot 14 being a point on the North Line of said Lot 10; thence north 89'-48' minutes west along said North Line, 154.5 feet to the Northeast Corner of said Lot 1; thence south 01-09' east along the East Line of said Lot 1, 282 feet to the Southeast Corner of said Lot 1; together with a strip of land contiguous to the West property line of the above described property legally described as the East 67 feet of Lot 1, Medical Hill Subdivision in the City of Bloomington; McLean County, Illinois, according to the plot thereof recorded April 15, 1971 as Document Number 71-2767, in McLean County, Illinois.

Tract No. 3 (Fee Parcel):

Lot 1, Except 67 feet off the East Side, in Medical Hill Subdivision, situated in the City of Bloomington, according to the plat thereof recorded April 15, 1971 as Document Number 71-2767, in McLean County, Illinois.

Tract No. 4 (Ground lease Parcel):

A part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 23 North, Range 2 East of the Third Principal Meridian, in the City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the Southeast Corner of the Northwest Quarter of said Northwest Quarter; thence north 01-32' west 525.04 feet along the East Line of the Northwest Quarter of said Northwest Quarter to a point which is 872.21 feet south of the Northeast Corner of the Northwest Quarter of said Northwest Quarter; thence north 89'-48' west 776 feet parallel with the South Line of the Northwest Quarter of said Northwest Quarter; thence southeast 64.83 feet along an arc of a curve of radius 339.70 feet, said



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

curve being concave to the west and the 64.73 feet chord of said arc bears south 06°-37' east to a Point of Tangency; thence south 01°-09' east 460.78 feet to a point on the South Line of the Northwest Quarter of said Northwest Quarter, said point being 773.63 feet west of the Point of Beginning; thence south 89°-48' east 773.63 feet along the South Line of the Northwest Quarter of said Northwest Quarter to the Point of Beginning, in Mcleone County, Illinois.

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon matters pertaining to the Empire Business Park Subdivision Preliminary Plan during the public hearing. Communications in writing in relation thereto may be filed with the Department of Community Development, or at such 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 agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may email me at irivera@cityblm.org or call me at (309) 434-2226.

Sincerely,

A handwritten signature in black ink that reads 'Izzy Rivera'. The signature is fluid and cursive, with the first name 'Izzy' being more prominent than the last name 'Rivera'.

Izzy Rivera
Assistant City Planner

MONSTER PROPERTIES LLC
2445 HAVERFORD RD
SPRINGFIELD, IL. 62791

CHRISTOPHER CUSHMAN
5 BREWSTER ST UNIT 368
GLEN COVE, NY. 11542

MARS GROUP INC
2901 DEGARMO DR
BLOOMINGTON, IL. 61704

DBA MCDONALDS R J JUST INC
1607 COMMERCE PARKWAY
BLOOMINGTON, IL. 61704

NAIM SADIKU
507 WELLESLEY
NORMAL, IL. 61761

GMAC
200 WITMER RD
HORSHAM, PA. 19044

TAX DEPARTMENT US BANK
2800 EASTLAKE
MINNEAPOLIS, MN. 55406

DELTON OLTMAN
213 FAIRWAY DR
BLOOMINGTON, IL. 61701

JAMES MC CALLA
13 NORTHCREST CT
BLOOMINGTON, IL. 61701

0

JUI CHENG
6 NORTHCREST CT
BLOOMINGTON, IL. 61701

MICHAEL & SALLY SPRAGUE
9 NORTHCREST CT
BLOOMINGTON, IL. 61701

MAROTT PARTINERSHIP
516 N OGDEN # 162
CHICAGO, IL. 60622

0

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

ELIZABETH GILDNER
1 NORTHCREST CT
BLOOMINGTON, IL. 61701

BETTY J METZ TRABB-PARDO
HILFINGER TRUST
114 Riss Dr
NORMAL, IL. 61761

JOHN G NOTTOLI LAND TRUST
PO BOX 825
NORMAL, IL. 61761

SNYDER ENTITIES, LLC
1 BRICKYARD DR
BLOOMINGTON, IL. 61701

GLEN ALLEN
11 CANTERBURY CT
BLOOMINGTON, IL. 61701

GREG OLTMAN
227 S Williston St
WHEATON, IL. 60187

APARTMENT MART
912 N LINDEN
BLOOMINGTON, IL. 61702

0

0

ATTN PROPERTY/REAL ESTATE TAX
MACY'S
7 W SEVENTH STREET
CINCINNATI, OH. 45202

THOMAS P & SUSAN H JEFFERSON
8 NORTHCREST CT
BLOOMINGTON, IL. 61701

20915841
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
Planning Commission
November 8, 2017

Notice is hereby given that the Planning Commission of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, November 8, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois to review and act on a petition submitted by Eastland Mall, LLC requesting a site plan review for a new development entitled "Outback Pad" in the C-3, Regional/Community Shopping District, as required by and in accordance with Section 44.8-1 of the Zoning Ordinance. The subject property is approximately 53.738 acres, located at the corner of Route 9 and Veterans Parkway, and is legally described as:

Tract No. 1 (Fee Parcel):
Lots 1 and 3 in the Eastland Mall Subdivision in Bloomington, Illinois, according to the plat thereof recorded January 07, 1999 as Document Number 99-490 and as amended by Document Number 2000R24331 recorded September 29, 2000, in McLean County, Illinois.

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Public Notices

thence south 89'-48' east 154.5 feet along the North Line of Eastland Drive in the City of Bloomington to the Southwest Corner of Lot 14 in the Fourth Addition to Medical Hills Subdivision in the City of Bloomington; thence north 01'-09'; west along the West Line of said Lot 14, said line being parallel with the East Line of Fairway Drive, 282 feet to the Northwest Corner of said Lot 14 being a point on the North Line of said Lot 10; thence north 89'-48' minutes west along said North Line, 154.5 feet to the Northeast Corner of said Lot 1; thence south 01'-09' east along the East Line of said Lot 1, 282 feet to the Southeast Corner of said Lot 1; together with a strip of land contiguous to the West property line of the above described property legally described as the East 67 feet of Lot 1, Medical Hill Subdivision in the City of Bloomington; McLean County, Illinois, according to the plat thereof recorded April 15, 1971 as Document Number 71-2767, in McLean County, Illinois.

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All interested persons may present their views upon such matters pertaining thereto. Said Petitions and all supporting documents are on file and available for public inspection in the Community Development Department at 115 E Washington 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 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.

Published: Monday, October 23, 2017