

**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 25, 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 September 27, 2017 regular meeting of the Bloomington Planning Commission.

5. 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.

Expected City Council Date: November 27, 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, SEPTEMBER 27, 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, Ms. Megan Headean, Mr. Eric Penn, Chairman Justin Boyd

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Tom Dabareiner, Director of Community Development; Mr. George Boyle, City Attorney; Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City Planner; Mr. Kevin Kothe, City Engineer, Tony Meizelis, Engineer II, Michael Hill, Miscellaneous Technician in Public Works Administration; Jim Karch, Public Works Director; Austin Grammer, Economic Development Coordinator; John Houseal, Houseal Lavign Associates

CALL TO ORDER Chairman Boyd called the meeting to order at 4:00 PM.

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

PUBLIC COMMENT: None.

MINUTES: The Commission reviewed the minutes from the August 23, 2017 regular meeting. Mr. Stanczak motioned to approve the minutes. Mr. Balmer seconded the motion. The Commission approved the minutes by a voice vote, 7-0.

REGULAR AGENDA:

Z-24-17 Public hearing, review, and action on a petition submitted by Freedom Services, Inc. requesting the rezoning of 1315 W. Market St from R-1C, Single Family Residential District to B-2, General Business Service District.

Z-25-17 Public hearing, review, and action on petitions submitted by Freedom Services, Inc. requesting the rezoning of 505 N. Hinshaw Ave from R-1C, Single Family Residential District to B-2, General Business Service District.

Chairman Boyd announced that the petitioner for agenda items Z-24-17 and Z-25-17 requested to withdraw these petitions and to remove them from the regular agenda.

Z-26-17 Public hearing, review, and action on petition submitted by Macs Convenience Store, requesting the rezoning of 1611 N Hershey Rd from C-2, Neighborhood Shopping District to B-2 General Business Service District.

Chairman Boyd introduced the cases. Ms. Simpson provided the staff report and stated that city staff is recommending in favor of the petition. She provided pictures of the property, an aerial map and zoning map, and she described the surrounding uses. Ms. Simpson provided a history of the zoning for the area and explained the development challenges for the site. She stated the surrounding uses are not compatible with the uses contemplated in the M-1 zoning districts. Ms. Simpson described the purpose and intent of the B-2 District and emphasized the districts relationship to the major traffic system. She explained that the subject is located at the intersection of two minor arterial roads. She shared traffic counts for the area, identifying the different types of roads, and explained that, while the B-2 and C-2 districts are similar, B-2 is intended to be located along busier streets. Ms. Simpson described the proposed development for the site—a motor fueling station with a carwash, restaurant and video gaming machines. Ms. Simpson shared staff's analysis of the standards for a B-2 map amendment. She stated staff determined the standards were met and the proposed zoning aligned with the intent of the Comprehensive Plan. She described the less intense surrounding uses and the physical characteristics which provide a transition between the business uses contemplated in the B-2 district and the residential uses. Ms. Simpson noted the developer would be required to accommodate storm water and to design the building appropriately for the flood plain.

Mr. Balmer requested staff describe the similarities between the intersection of GE Road and Hershey Road and Hershey Road and Route 9 as it relates to the proposed zoning. Mr. Kothe described the differences between GE Road and Route 9, emphasizing that Route 9 has twice as many vehicles daily than GE Road. Mr. Kothe explained the intersection limits the ingress and egress for the subject property requiring entrances to be set back from the intersection.

Ms. Haedean arrived at 4:14 p.m. Mr. Patrick Bennet, Petitioner and Engineer with Core State's Group, 6500 Chippewa St., St. Louis Missouri, was sworn in. Mr. Bennet described the proposed development as a fuel station with ten dispensers and twenty fueling positions, convenience store, and car wash.

No one spoke in favor of the petition. Mark Sperry, Mechanical Devices Owner, spoke against the petition. He described the Mechanical Devices property located east of the subject site and provided a history of the zoning. He expressed concerns about potentially allowing adult uses, gun shops, and a medical marijuana facility by changing the zoning. Mr. Sperry requested the Commission consider allowing a special use permit rather than changing the zoning. He stated he is concerned about allowing alcohol sales near a manufacturing plant. Mr. Sperry stated he is concerned about the development's ability to manage storm water.

Ms. Betty Toland, spoke in opposition of the petition and expressed concerns about the business locating in the flood plain, and near a day care and playground. Ms. Toland also stated the city has an abundance of gas stations and video gaming.

Mr. Bennet responded to the concerns raised by citizens. He stated Circle K plans to detain water on the property and control the discharge rate. Mr. Pearson asked what the petitioner cannot accomplish under the existing zoning. Ms. Simpson explained the gas station and car wash are not permitted at all in the C-2 district and the City does not issue special use permits for uses not previously identified in Chapter 44.6-40 as requiring a special use permit in that zoning district.

Ms. Simpson explain the adult uses not permitted in the B-2 if they are located within 500 feet of a day care. Mr. Bennet described the detention area and the site plan. Mr. Suess asked for more information about development in the flood plain. Mr. Kothe explained the volume in the flood plain cannot change, the petitioner is providing detention in the higher corner of the property in addition to the detention in the flood plain. Mr. Stanczak asked Mr. Kothe if this site would improve detention from the existing condition. Mr. Kothe confirmed the site would provide detention that is not currently provided and the development would result in a benefit. Mr. Kothe explained the flood plain may be less than what is currently identified due to an increased number of basins on the east side of Bloomington. Ms. Headean asked if there is concern about a spot zone. Ms. Simpson stated the proposed district aligns with the intentions of the Comprehensive Plan and is very similar to the C-2 district. Mr. Dabareiner reinforced that the city is considering combining the B-2 and C-2 districts in the new zoning ordinance.

Mr. Sperry stated a ‘gas regulatory station’ is permitted in C-2. Ms. Simpson explained a ‘gas regulatory station’ refers to the natural ‘gas’ utility and not the term “motor fuel” station refers to a gas station that sells fuel. Mr. Boyle stated that the zoning ordinance differentiates between the gas utility and motor fuel. Chairman Boyd clarified the ordinance would not allow an adult use in this location due to the proximity of the day care. Mr. Balmer explained there are other parts of the ordinance that regulate the location of certain uses.

Mr. Balmer motioned to approve case Z-26-17. Mr. Stanczak seconded the motion. The motion was approved by the Planning Commission by a vote of 7-0-1, with the following votes cast: Mr. Balmer—yes, Mr. Stanczak—yes, Mr. Pearson—yes, Mr. Suess—yes, Mr. Protzman—yes, Ms. Headean—abstain, Mr. Penn—yes, Chairman Boyd—yes.

Z-27-17 Text Amendment Public hearing, review, and action on petition submitted by the City of Bloomington requesting a text amendment to City of Bloomington Zoning Code, to rename the Planning and Code Enforcement Department as the Community Development Department and to change the location for filing certain applications with the Community Development Department instead of the City Clerk.

Chairman Boyd introduced the case. Mr. Dabareiner provided the staff report. He explained the Planning, Code Enforcement, and Building Safety functions were combined into one department. The Community Development name is more common across the state for this type of division and consistent with what developers are familiar with. He explained the name change will happen throughout the entire code and the Planning Commission is being asked to review changes specific to Chapter 44, the Zoning Ordinance. He noted Council will review the changes for the 45 chapters of the City Code. Mr. Dabareiner described consolidating the land use applications into one location is an effort to provide better customer service and move the City closer to the one-stop-shop initiative.

Mr. Balmer asked if this amendment would impact the boards. Mr. Dabareiner clarified the amendment does not address combining the Zoning Board and Planning Commission. Mr. Pearson asked if the change would impact the procedures for submitting building plans to the Community Development Department. Mr. Dabareiner stated developers will not have to submit land use plans to the City Clerk. Mr. Boyle stated the advantages of consolidating the

application locations will allow for easier communication between those receiving the applications and those processing them.

Mr. Protzman motioned to approve case Z-27-17. Mr. Balmer seconded the motion. The motion was approved by the Planning Commission by a vote of 8-0, with the following votes cast: Mr. Protzman—yes, Mr. Balmer—yes, Mr. Stanczak—yes, Mr. Pearson—yes, Mr. Suess—yes, Ms. Headean—yes, Mr. Penn—yes, Chairman Boyd—yes.

BRKPLN-1-17 Brick Streets Master Plan Public hearing, review, and action on a recommendation to City Council for the approval of a resolution approving the Brick Streets Master Plan for the City of Bloomington.

Chairman Boyd introduced the case. Mr. Karch presented the staff report. He explained the Historic Preservation Report reviewed the document and recommended in favor of the plan. He stated the city is working with a consultant to verify the costs associated with the plan. Mr. Karch stated the plan intends to preserve the 3.5 miles of brick streets existing in the city. He described the three categories of streets described in the proposed plan: reconstruct, patch, and serviceable. He described the tools presented in the plan such as ordinances and policies for truck routes, utility cuts, modifying the Complete Streets ordinance and salvaging bricks. He described the rating systems and prioritization proposed by the Plan. The Plan gives consideration to historic districts and future historic districts. Mr. Karch describes the costs associated with the reconstruction and patching of brick streets and stated the estimate provided by Hansen Consulting will most likely be more than what is presented in the plan. He described the future goals identified in the proposed plan regarding restoration and conversion of asphalt streets to brick, preservation of stone curbing, and other prioritization methods.

Mr. Pearson inquired about funding mechanisms. Mr. Karch stated the Plan does not identify a funding source. Mr. Karch clarified the proposed heavy truck route would not apply to moving vans but to is intended to prevent through truck traffic. Mr. Karch discussed planning for future brick streets including the possibility of removing asphalt from overlaid brick streets. Mr. Protzman asked if vegetation between bricks could be attributed to the subbase. He stated some streets that are 20 years old are still in very good condition. Mr. Karch explained the construction of the brick street. Mr. Pearson asked about a Special Service Area. Mr. Karch explained this is a state tool available for improvements to neighborhoods. Mr. Balmer asked if the city has information about the streets that have been overlaid with asphalt. Mr. Karch stated the city has a good idea based on old records but it is not 100 percent accurate.

Mr. Julian Westerhaut, 800 block of E. Monroe St., spoke in favor of the petition. He stated the area is one of the oldest streets in Bloomington. The current brick street dates to the early 1920s and is in poor shape due to utility patches. Mr. Westerhaut stated the neighborhood is extremely supportive of maintaining the brick street but residents were not confident the city would support maintaining the brick since the neighborhood is not a designated historic district. Mr. Westerhaut stated that since the city has revisited the Brick Streets Master Plan, the residents are excited about the possibility of maintaining the street and have renewed faith in the city.

Mr. Pearson asked about the relationship of brick streets and complete streets. Mr. Karch explained the Complete Streets ordinance would need amending because brick streets are not ideal for bicycles but does not anticipate an issue of striping brick streets because no brick streets are included in the Bike Master Plan.

Chairman Boyd stated he believes Bloomington's history and heritage is one of its greatest assets and sees the plan as another element towards preservation. Mr. Pearson asked for clarification about the future historic districts. Ms. Simpson explained the Historic Preservation Plan, updated in 2004, has six historic districts and many areas identified as potential and future areas ideal for designation. She explained these are located in the Miller Park and South Hill area and Illinois Wesleyan's Campus. She stated incorporating these areas into the Plan allows the city to preserve the streets located in districts and protect streets that could contribute to the establishment of a district.

Mr. Balmer motioned to approve the Brick Streets Master Plan, case BRKPLN-1-17. Mr. Suess seconded the motion. The motion was approved unanimously by the Planning Commission by a vote of 8-0, with the following votes cast: Mr. Balmer—yes, Mr. Suess—yes, Mr. Stanczak—yes, Mr. Pearson—yes, Mr. Protzman—yes, Ms. Headean—yes, Mr. Penn—yes, Chairman Boyd—yes.

6. OLD BUSINESS 1:24:02

City of Bloomington Zoning Ordinance Update: Section 44.5 Business District Regulations

Mr. John Houseal, Houseal Lavign Associates, presented proposed changes to the Business District Section of the Zoning Ordinance. Mr. Houseal explained the purpose and intent of the business districts; the purpose and intent statement express the goal for the regulations. The city proposes to combine and eliminate redundant or unnecessary districts in an effort to simplify the ordinance. He noted the proposed B-1 General Commercial District is a combination of the former C-3 and B-1 districts, directed at a regional commercial market and located along major highways and corridors. The most salient change is the site plan requirement for the newly proposed B-1 district. He explained the proposed B-2, Local Commercial District, a combination of the C-2 and B-2 District, intended to provide commercial development, goods and services, appropriate to a localized population rather than a regional audience. The Local Commercial District is contemplated near or within a neighborhood. Mr. Dabareiner explained the proposed B-2 district eliminates adult businesses as a permitted use due to the proximity to residential. Mr. Houseal noted no changes are proposed for the C-1, Office District.

Mr. Houseal focused on the newly created D-1, Central Business District, D-2, Downtown Transition District, and D-3, Downtown Warehouse and Arts District. He explained the inadequacy of the existing B-3 district and the need for a tighter downtown core and transition area. He shared the purpose and intent of each of the proposed districts. He explained the D-2 District, is new and does not exist. The intention is to complement the D-1, Central Business District and to provide a transition between the core area and outlying residential areas. The D-2 and D-1 districts differ in setbacks, parking requirements, and uses; the D-2 District is less intense than the D-1 District. Mr. Houseal explained the intention of the D-3 Downtown Warehouse and Arts District stems from the recommendations of the Comprehensive Plan. Mr. Houseal shared a map of the area and discussed the intention of each proposed district. Mr.

Dabareiner explained the existing B-3 District, which spans an area of 26 blocks, should be reduced to focus on a core because the 26 block emphasis is too large for a city the size of Bloomington. Naperville, he explained, is twice the size of Bloomington and has a five to six square block core. Mr. Dabareiner prepared the map to have a six block core and a gradual transition area. Mr. Stanczak asked about the north area shown on the map. Mr. Dabareiner explained the area has potential for future expansion but has too many surface lots that break up the pedestrian experience. Mr. Dabareiner explained the Downtown Task Force reviewed the map and agreed on the proposed boundaries of the districts. Mr. Houseal explained one of the most common mistakes a community can make is to dilute the downtown; the downtown itself should be a destination, and in order for that to work, the visitor needs to be able to walk downtown not have to park and drive from one end to the other.

Mr. Houseal discussed the structure of the ordinance and the permitted use table. He explained the special requirements and bulk requirements for each district. He discussed the general standards that apply to every business district, the development standards and site review criteria. Mr. Houseal explained the transitional yard setbacks proposed in the D-2 and explained there needs to be sensitivity towards the residential districts when commercial abuts residential. The intention is to provide buffering and he explained the intention is to reduce ambiguity of interpretation. He discussed the transparency ratios and the need for windows. The Commission discussed nonconforming structures that do not comply with the general standards and how the zoning district pertains to nonconforming structures. Mr. Dabareiner explained the site plan review requirements for the city are low, and staff would like additional ability to review site plans and ensure standards are met. Site plan review encourages better design.

7. NEW BUSINESS

Approve 2018 Meeting dates.

Mr. Balmer motioned to approve the meeting dates for 2018. Mr. Stanczak seconded the motion. The motion passed unanimously by voice vote 8-0.

Election of Vice Chairman

Mr. Ryan Scritchlow, former Vice Chairman, expressed his gratitude to the Commission for allowing him to serve as Vice Chair and thanked the Commission and City for the time he served as a Commissioner. Mr. Suess nominated Mr. Protzman for Vice Chair. Mr. Balmer seconded the motion. The Commission voted unanimously to appoint Mr. Protzman to vice chair.

8. ADJOURNMENT

The meeting adjourned at 6:33 unanimously by voice vote; motioned by Mr. Balmer and seconded by Mr. Protzman.

Respectfully,

Katie Simpson
City Planner

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
October 25, 2017**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
PS-03-17	34.90 acres on northeast corner of Airport Rd and Empire St	Preliminary Plan	Izzy Rivera Assistant City Planner
PETITIONER'S REQUEST:	Approval of reinstatement of preliminary plan entitled "Empire Business Park Preliminary Plan"		
Staff finds that the petition meets the Subdivision Ordinance's guidelines for a preliminary plan (Section 24.2.3)			

STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission pass the following motions recommending:

- A. That City Council **approve** the reinstatement of preliminary plan entitled "Empire Business Park Preliminary Plan" for 34.90 acres located at the northeast corner of Empire St and Airport Rd, case PS-03-17, with additional recommendations and comments from staff attached.



NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on October 9, 2017.

GENERAL INFORMATION

Owner and Applicant: FOB Investments Inc.

PROPERTY INFORMATION

Existing Zoning: B-1, Highway Business District and B-2, General Business District

Existing Land Use: Undeveloped land

Surrounding Zoning and Land Uses

Zoning

North: S-2 Public Lands and Institutions

South: S-5 Airport District

East: B-1, Highway Business

West: R-1B, Medium Density Residential

West: S-2, Public Land and Institutions

Land Uses

North: School

South: Airport

East: Medical

West: Single family homes

West: Cemetery

PROJECT DESCRIPTION

The subject property is approximately 34.9 acres, located at the northeast corner of Empire St and Airport Rd. A preliminary plan for Empire Business Park was approved by City Council in 2009. In 2012, the north section of Empire St and east of Trinity Ln was added. In 2013, a revision was done to a portion of the plan by Empire St and Deneen Dr. Since the preliminary plan was not acted upon any further within 3 years, between 2014 and 2017, the plan expired. The preliminary plan shows the subdivision of the property at a conceptual stage. The property is undeveloped at this time.

A preliminary plan serves as a concept plan for the development of the subject property. It is a guide for the location of public and private utilities, street layouts, drainage, sewers, and proposed land uses and lot layouts for the subject property. A preliminary plan is reviewed by the Planning Commission and, once approved by City Council, is valid for three (3) years. Following the preliminary plan process, the land owner will file for a Final Plat. The Final Plat process formalizes the layout of utilities, lots easements, etc., and must be approved by City Council and recorded. The preliminary plan procedure occurs very early in the site development process. It may not be possible to address more specific details, such as landscaping, building height, parking lot layout, etc., at this time, as all of these details are subject to change based on the vision of the final land owner, others relevant and the proposed use. Such items will be regulated by the zoning district, City Zoning and Building Codes, and Ordinances.

There has been an increased interest in developing the northern corner lot by Cornelius Drive and Empire St. There has already been development in the area including Pinnacle Office Park and Gold's Gym. The proposed preliminary plan shows a total of nine (9) lots, three (3) to the north of Galena Rd and six (6) to the south. The preliminary plan demonstrates the continuation of Galena Road east of Trinity Ln to connect to Airport Rd. The preliminary plan proposes a

cul-de-sac that would connect to Galena Rd and give access to the southern lots. All the proposed lots, except lot 6, would get access from Galena Rd and the connecting cul-de-sac named "A" Court. Lot 6 would get access from Cornelius Rd. There is access to all the utilities and there are three (3) fire hydrants with in the site and six (6) in adjoining lots. The Planning, Engineering, Fire and Water departments reviewed the proposed plan, once staff comments are addressed the plan will comply with city code. Staff determined proposed access, utilities and fire protection adequate for the site and types of uses in the B-1 District.

The previously approved preliminary plan in 2009 has the same division in lots, with the exception of the development that has already occurred in the site, Pinnacle Office Park, Gold's Gym and Advocate Bromenn. This affects the size of lot 6 from the previously approved preliminary plan to the currently proposed preliminary plan. Staff is requesting sidewalk is shown on Rt. 9 and Airport Rd. The plan in 2009 does not have sidewalks but the 2015 Comprehensive Plan encourages pedestrian accommodations, complete streets and walkability.

ANALYSIS

Submittals

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

1. Petition for Approval to reinstate Empire Business Park Preliminary Plan
2. "Empire Business Park Preliminary Plan"
3. Aerial photographs

Compliance with the Comprehensive Plan

This area is identified as a Tier-1 development priority in the Bloomington Comprehensive Plan 2035. The proposed use, employment centers, also works toward "creating a destination for residents and employees from the community and the surrounding area," a goal identified in the 2035 Comprehensive Plan. Additionally the Plan identifies "providing pedestrian with safe access throughout the transportation network, facilitating access to facilities such as transit, business, parks and neighborhood centers" as a goal. Complete streets are another goal identified in the Plan, which further promotes safe access for everyone, "whether walking, cycling, riding public transit or driving motor vehicles".

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 preliminary plan recognizes the standard and does not conflict with this guideline. The standard is met.
2. *To guide the future growth and development of the City, in accordance with the Comprehensive Plan;* The proposed use, office/retail, also works toward "creating a destination for residents and employees from the community and the surrounding area."

It is recommended that the sidewalk on the south side of the development be developed to keep in accordance with this guideline. The standard is met.

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 an adequate gross floor area ratio for the B-1 district and provides adequate fire hydrants. 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 petitioner acknowledges the standard and 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 subdivision of the lots aligns with future land use identified in the Comprehensive Plan. 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, Building Safety, Community Development and Water Departments reviewed the plan. Their comments are incorporated into the revision presented to the Planning Commission. 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;* The proposed preliminary plan meets the City Code's set back requirements for the B-1 District, including transitional yards. Galena road will be extended, providing access to the cul-de-sac, in turn giving access to lots 9-14. 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 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; Detention will be provided upon the development of the lots, and subject to Chapter 44 of the City Code. 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 will 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).* Each lot meets the minimum width requirements of the zoning district, the standard is met.

STAFF RECOMMENDATION:

That City Council approve the reinstatement of the preliminary plan entitled “Empire Business Park Preliminary Plan” for 34.90 acres located northeast of Airport Rd and Empire St, case PS-03-17, with additional recommendations and comments from staff attached.

Respectfully submitted,

Izzy Rivera
Assistant City Planner

Attachments:

1. City of Bloomington Staff Comments
2. Petition for reinstatement of “Empire Business Park Preliminary Plan”
3. Exhibit A-“Legal Description”
4. Exhibit B- Empire Business Park Preliminary Plan
5. Draft Ordinance
6. Zoning Map
7. Aerial Map
8. Newspaper publication and neighborhood notice



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

October 18, 2017

Mr. Jeff Gastel, P.E.
Farnsworth Group, INC
2907 McGraw Drive
Bloomington, IL 61704

**Subject: City of Bloomington Staff Comments for Empire Business Park Preliminary Plan
(dated 09/29/2017)**

Dear Mr. Gastel:

The Public Works and Community Development Departments have reviewed the proposed preliminary plan, and offer the following comments:

- Please clearly show and confirm the property boundaries, including the ROW line along the east side of Airport Road.
- Please provide dimensions and clearly defined line types for the proposed no-access strips along Cornelius and Airport Rd.
- Add to Note 3, "Entrance signage shall comply with requirements of city code"

Sidewalk

- Please show a 5' wide sidewalk along Airport Road -label to be constructed by City
- Please provide a pedestrian access easement or dedicate ROW along the east side of Airport Road as needed to allow for the 5' (five feet) sidewalk to be constructed with a minimum of a 6' (six feet) parkway, also taking into account any utility poles and facilities.
- Please show a 5' wide sidewalk along Empire Street (label to be constructed by the developer).
- Please revise the plan to show all sidewalks with a minimum of 5' of width and 6" thick PCC.

Outlot 15

- Please clearly show the lot lines and dimensions for Outlot 15. The site plan and final plat recently submitted for Lot 6 do not show an Outlot 15. Please clarify or consider removing from the Preliminary Plan.
- Revise note #3 accordingly or remove completely.
- Please provide additional ROW in the SE corner of the intersection of Cornelius and Airport Rd. to allow a 5' wide sidewalk to be placed behind the handhole and away from the back of curb with a minimum of 6' of parkway.
- Increase ROW to 6' to provide space for extra equipment or to change sidewalks



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

Utilities

- Please show how storm sewer service will be provided to lots 7,8, & 14.
- It appears the match lines between sheets 3 and 4 do not align. The sanitary sewer along Galena Rd. is not shown. Please clarify.

Cross Section

- The final cross sections of the streets will be determined by a pavement design. Please clarify this with a note on the cover sheet and add this note to street cross section page.
- The final design and construction of the intersection of Galena and Airport Rd shall be determined by an intersection design study (IDS); the dedication of additional ROW may be required. Please clarify this with a note on the cover sheet. (IDS to be completed at the time Galena Rd is constructed).
- Please revise the cross section to show 5' wide sidewalks and clarifying that the pavement thickness will be determined by a pavement design.

Detention

- Please revise Note 4 on the cover sheet to read as follows: "Any portion of the lots which drain to Airport Road shall provide onsite detention on the lot per City requirements. Any portion of the lots which drain to the existing Eagle Creek Detention Basins without passing through an existing regional detention facility constructed within the Empire Business Park development shall pay a tap-on fee in-lieu of detention onsite."

Please note staff is recommending approval of the proposed preliminary plan with the condition that the above comments are addressed prior to the City Council meeting on November 13, 2017.

Should you have any questions, please contact us.

Sincerely,

A handwritten signature in cursive script that reads 'Izzy Rivera'.

Izzy Rivera
Assistant City Planner

CC: Ryan Otto, Engineering Department
Tony Meizelis, Engineering Department
Bob Coombs, Building Department
Katie Simpson, City Planner



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

Richard Bernard, Water Department
Neil Finlen, Engineer Farnsworth Group

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) FOB Development, Inc.
hereinafter referred to as your Petitioner respectfully representing and requesting as follows:

1. That your petitioner is interested _____ in
 the premises hereinafter in Exhibit A attached hereto and made a
 part hereof to be known by this reference;

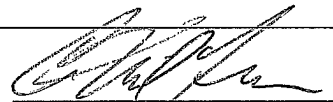
2. That your Petitioner seeks approval of a Renewal of a Portion of the
 previously approve Preliminary Plan for a subdivision of said premises to
 be known and described as Empire Business Park Subdivision
 which Preliminary Plan is attached hereto and made a part hereof;

WHEREFORE, your Petitioner prays that this Renewal to a Portion of the previously
approved Preliminary Plan for the Empire Business Park Subdivision submitted
herewith be approved as requested herein.

Respectfully submitted,

FOB Development, Inc.

By



Charles Neil Finlen

Its Engineer

Exhibit A

All that part of 355.15 Acres off the West Side of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, per "Survey of 355.15 Acres off the West Side of Section 31" as shown in Plat Book 12, page 120, in the McLean County Recorder's Office, lying south of and adjacent to the South Line of Cornelius Drive, east of and adjacent to the East Line of Airport Road, north of and adjacent to the North Line of Illinois Route 9 and west of and adjacent to the West Line of Trinity Lane, all in the City of Bloomington, Illinois.

This property contains 34.90 acres, more or less.

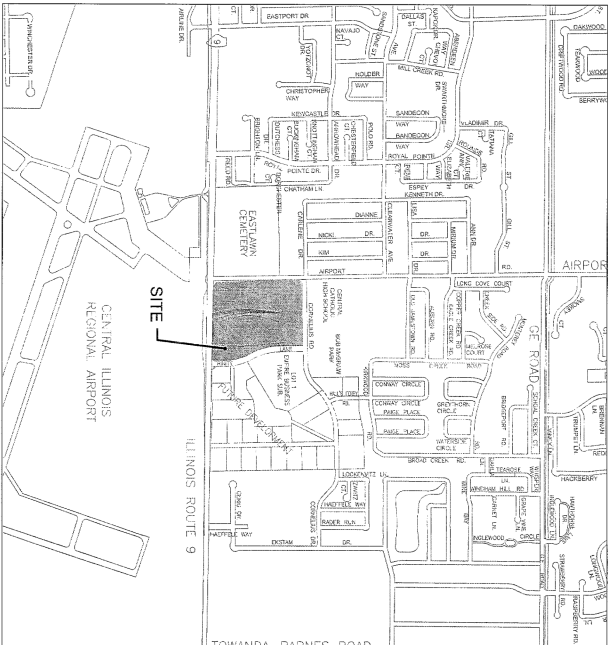


FOB DEVELOPMENT, INC.

EMPIRE BUSINESS PARK PRELIMINARY PLAN BLOOMINGTON, ILLINOIS

E. 1/2 SEC. 31, T. 245N., R. 3 E., 3 P.M.

Location Map



Legal Description

All that part of 355.15 Acres of the West Side of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, per Survey of 355.15 Acres of the West Side of Section 31, as shown in Plat Book 12 of the Public Records of McLean County, Illinois, and adjacent to the East Line of Airport Road, north of and adjacent to the North Line of Illinois Route 9 and west of and adjacent to the West Line of Thrilly Lane, all in the City of Bloomington, Illinois.

Index of Drawings

COVER SHEET
C1.0 KEY MAP
C2.0 PRELIMINARY PLAN
C3.0 PRELIMINARY PLAN
C4.0 PRELIMINARY PLAN

Benchmarks

1. TOP OF OPERATING HUT OF FIRE AIRPORT WEST SIDE AIRPORT ROAD 50' NORTH OF NORTH CEMETERY ENTRANCE U.S.G.S. ELEV.+892.48
2. SQUARE CUT IN CENTER TOP OF CONC. HEADWALL NORTH U.S.G.S. ELEV.+840.61

Professional Registrations

Professional Engineer
State of Illinois
No. 016847
Name: Jeffrey M. Gault
Address: 1130 S. 20th St.
Bloomington, IL 61704
Date: 08/30/2017
Expires: 11/30/2017
Notes: No changes to original.

Notes

1. THIS PROPERTY IS CURRENTLY WITHIN THE CORPORATE LIMITS OF HECTARES) AND IS TO BE SUBDIVIDED INTO 13 LOTS AND 1 OUTLOT.
2. LOTS 7-14 ARE CURRENTLY ZONED B-1 (GENERAL HIGHWAY BUSINESS DISTRICT WITH A PORTION OF LOT 6 ZONED B-2).
3. OUTLOT 15 SHALL BE USED FOR SUBDIVISION ENTRANCE SIGNAGE AND SHALL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION.
4. ANY PORTION OF LOTS 6-7 AND 14 THAT DRAIN TO AIRPORT ROAD SHALL PROVIDE DETENTION ON THE LOT PER CITY REQUIREMENTS.
5. ALL STREETS SHALL BE PUBLIC AND SHALL BE DEDICATED TO THE CITY OF BLOOMINGTON. ALL SANITARY SEWERS, STORM SEWERS AND WATER MAINS SHALL BE PLACED IN PUBLIC EASEMENTS OR RIGHT-OF-WAYS AND SHALL BE DEDICATED TO THE CITY OF BLOOMINGTON.
6. EXISTING TOPOGRAPHIC DATA IS FROM A FIELD SURVEY BY FARNSWORTH GROUP, INC. DATED OCTOBER 14, 2009. EXISTING CONTOURS SHOWN BASED ON 2012 LIDAR DATA.
7. NO PORTION OF THIS DEVELOPMENT LIES WITHIN THE SPECIAL FLOOD HAZARDOUS AREA AS SHOWN ON FIRM MAP 17113C0310 E DATED JANUARY 16, 2008.
8. GALENA ROAD AND "A" COURT SHALL BE CONSTRUCTED TO MEET CITY OF BLOOMINGTON REQUIREMENTS.

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

"Notice is hereby given that this Preliminary Plan of the Empire Business Park shown hereon is recommended by the Planning Commission of the City of Bloomington, Illinois, subject to the modifications contained in Appendix A (if any), which is attached hereto."

The Planning Commission of Bloomington, Illinois

Date: _____, 2017

By: _____ Chairman

By: _____ Executive Secretary

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

"The Preliminary Plan of the Empire Business Park shown hereon has been approved by the City Council of Bloomington, Illinois, subject to the modifications contained in Appendix A which is attached hereto."

The City Council of Bloomington, Illinois

By: _____

Date: _____, 2017

Date: September 29th, 2017

Project No: 0171384.00



2709 McGraw Drive - Bloomington, Illinois 61704 - Phone: (309) 663-8435 / info@f-w.com

Design Firm Registration #184001856



Farnsworth
GROUP

2707 MAGADON DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 465-8485 / info@fng.com

Engineer | Architect | Surveyor | Scientist
www.fng.com

DATE DESCRIPTION

Empire Business Park
Preliminary Plan

FDB Development, Inc.

Bloomington, Illinois

DATE: 09/29/2017

DESIGNED/DRAWN: EMR

REVIEWED: JMG

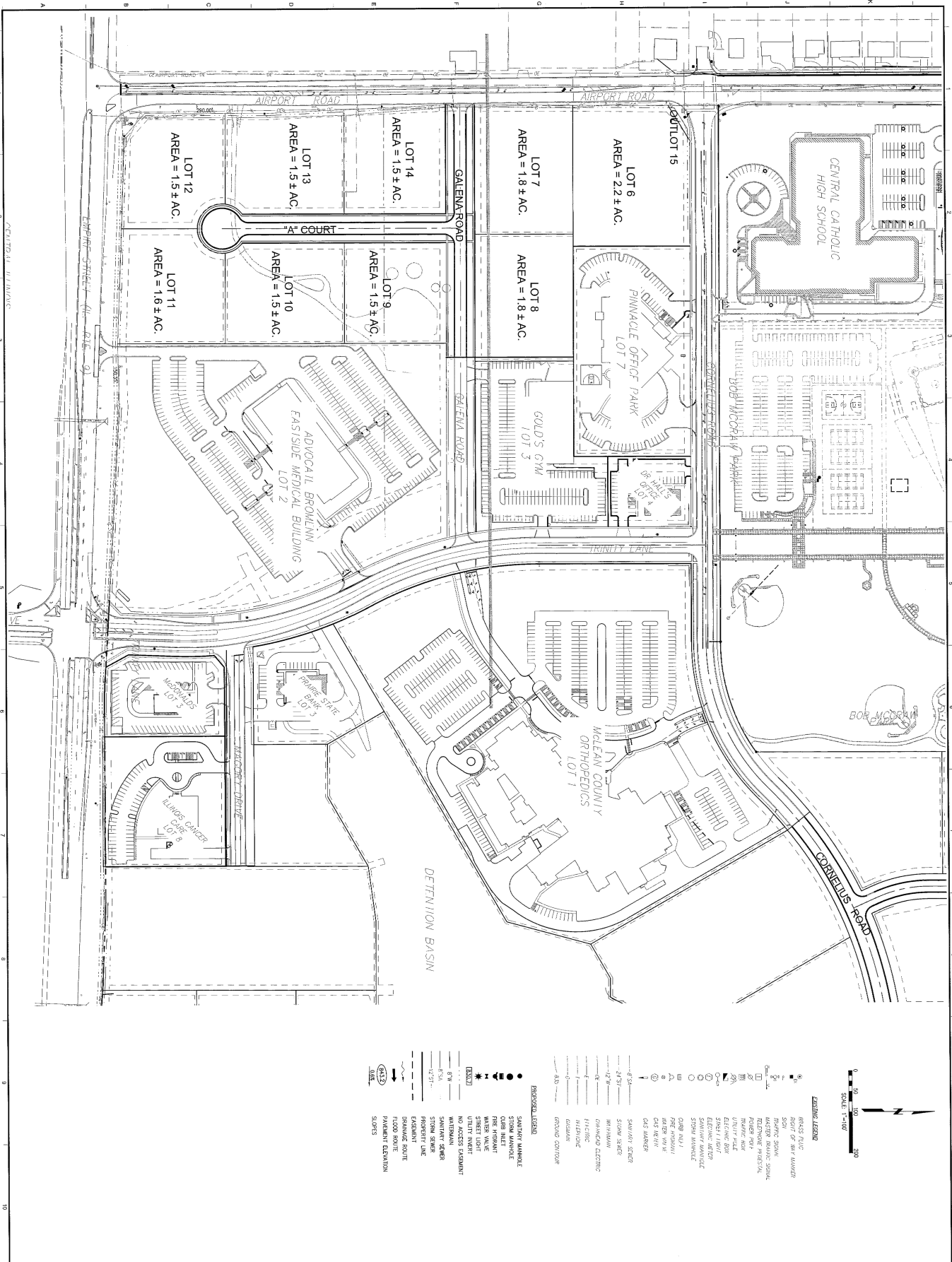
FIELD BOOK NO.: 2796

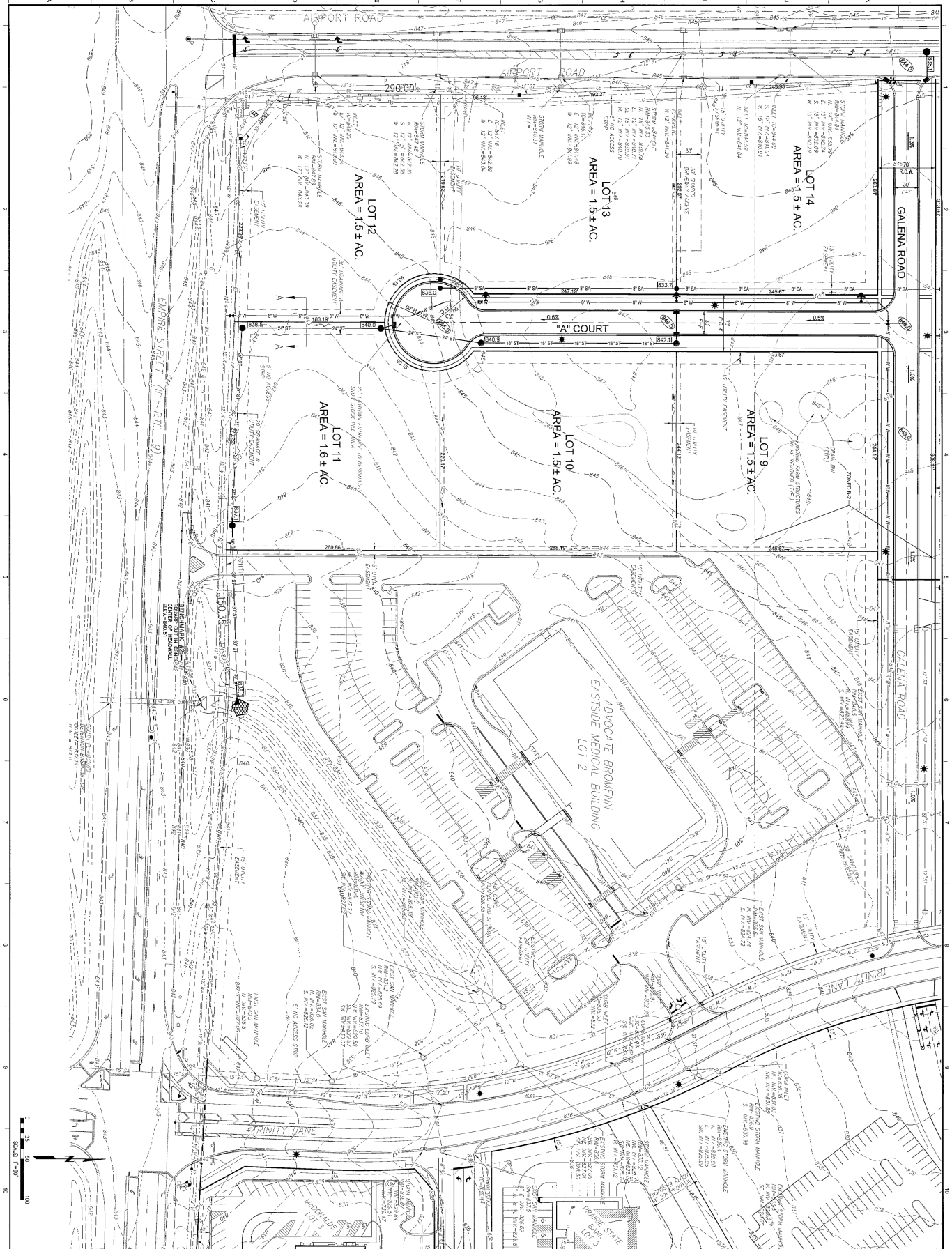
KEY MAP

C1.0

PROJECT NO.: 0171384.00

[\\fng\proj\2017\2796\02 - Empire Business Park Preliminary Plan.dwg] User: jmg Date: 9/29/2017 12:06 PM







Farnsworth
GROUP

2709 KICKAPOO DRIVE
KICKAPOO, ILLINOIS 61704
(815) 650-9350 www.farnsworthgroup.com

Project: 17072504.05
Date: 07/25/2017
Author: J. [Name]
Reviewer: J. [Name]
Field Book No.: 2765

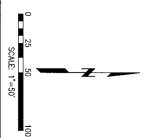
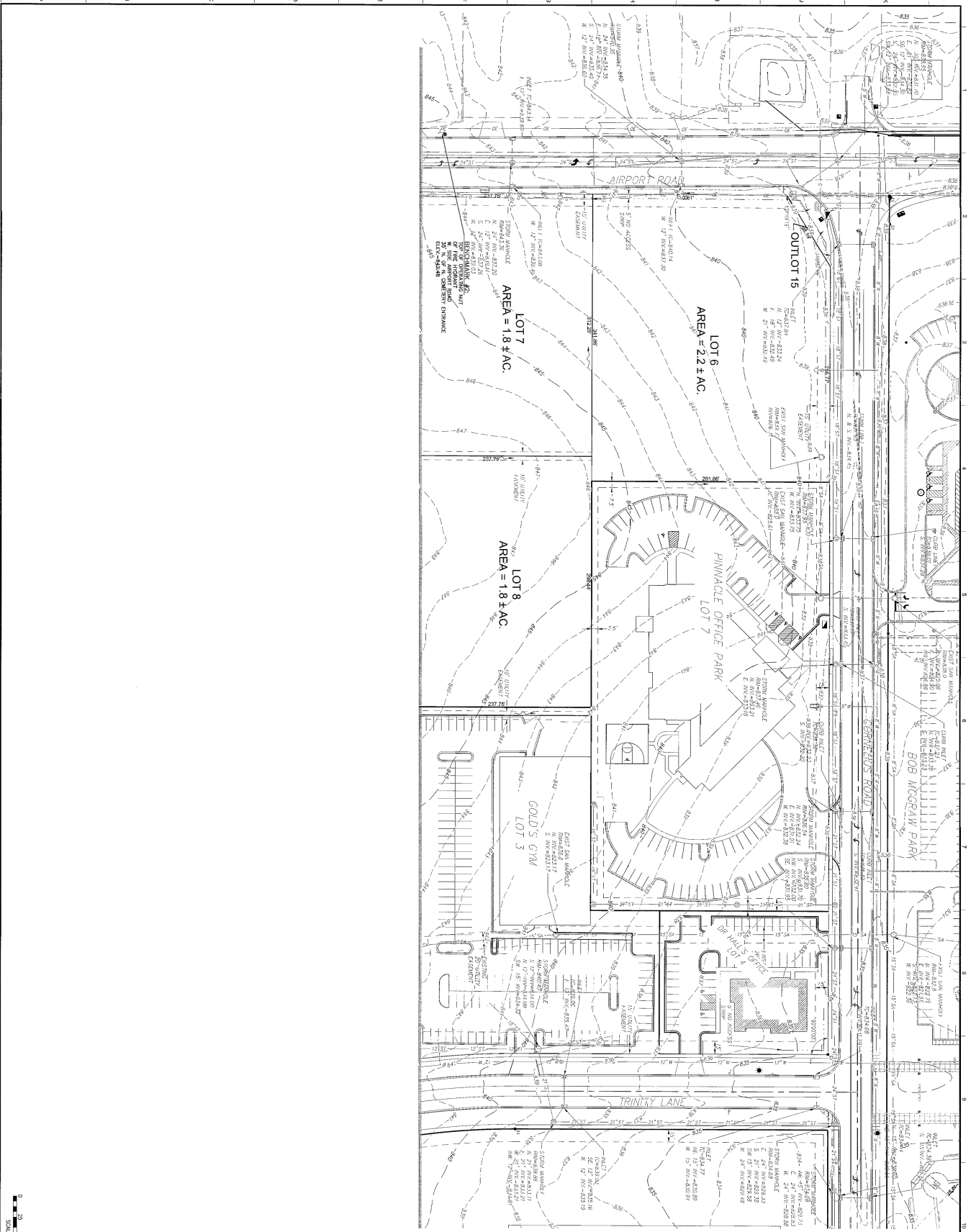
Empire Business Park
Preliminary Plan

2709 KICKAPOO DRIVE
KICKAPOO, ILLINOIS 61704
(815) 650-9350 www.farnsworthgroup.com

Project: 17072504.05
Date: 07/25/2017
Author: J. [Name]
Reviewer: J. [Name]
Field Book No.: 2765

C2.0

PROJECT NO.: 0717394.00





Farnsworth Group

2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(815) 665-9100 | farnsworth.com

www.farnsworth.com
Engineers | Architects | Surveyors | Scientists

DATE	DESCRIPTION
09/29/2017	PRELIMINARY PLAN

Client: Farnsworth Group

Project: 2709 McGraw Drive, Bloomington, IL

Drawn by: JMG

Checked by: JMG

Field Book No.: 2756

Project No.: 0171384.00

Scale: 1" = 50'



Farnsworth
GROUP

2709 MADISON DRIVE
BLOOMINGTON, ILLINOIS 61704
(809) 463-8435 / info@f-g.com

www.farnsworth.com
Engineers | Architects | Surveyors | Scientists

DATE DESCRIPTION

PROJECT
F08 Development, Inc.
Empire Business Park
Preliminary Plan

Bloomington, Illinois

DATE: 09/28/2017

DESIGN/DRAWN: EMR

REVIEWED: JMS

FIELD BOOK NO.: 2758

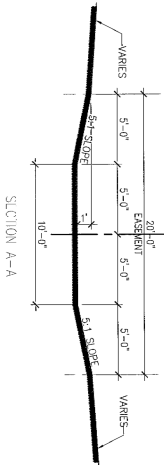
SHEET TITLE

PRELIMINARY PLAN

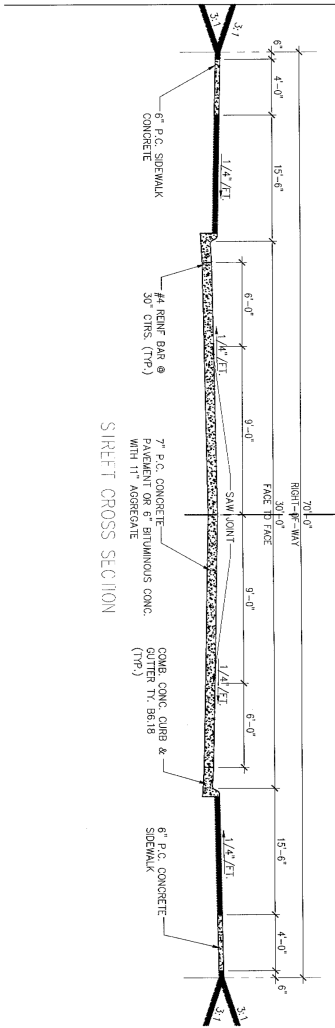
SHEET NUMBER

C4.0

PROJECT NO.: 0171884.00



SIREFT CROSS SECTION



ORDINANCE NO _____

AN ORDINANCE APPROVING THE PRELIMINARY PLAN OF THE
EMPIRE BUSINESS PARK SUBDIVISION

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition for approval of the Preliminary Plan of Empire Business Park Subdivision, legally described in Exhibit A attached hereto and made a part hereof by this reference;

WHEREAS, said Petition is valid and sufficient and conforms to the requirements of the statutes in such cases made and the Preliminary Plan attached to said Petition was prepared in compliance with the requirements of the Bloomington City Code except for said requested exemptions and/or variations; and

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

1. That the Preliminary Plan of the Empire Business Park Subdivision is hereby approved.
2. That this Ordinance shall be in full force and effective as the time of its passage on this _____ day of _____, 20 17.

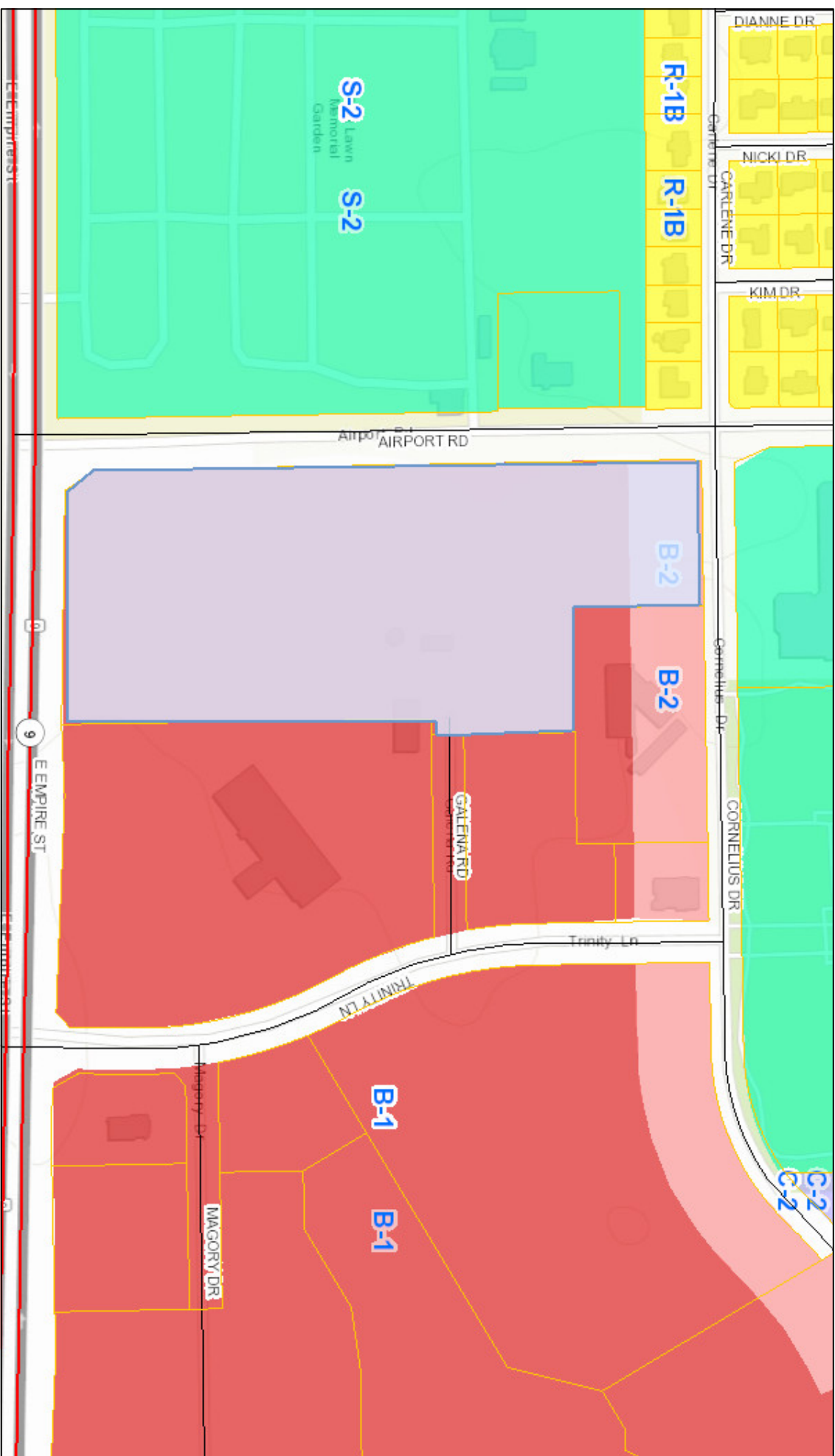
APPROVED:

Mayor

ATTEST:

City Clerk

Zoning Map: Empire Business Park



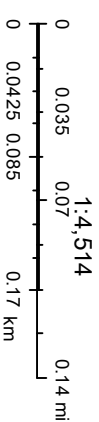
October 12, 2017

Parcels

C R-1

McLean County M-1 R-2

A M-2

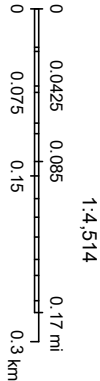


Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Aerial View: Empire Business Park



October 12, 2017
Parcels



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

20912629

**CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE**

Public Notice is hereby given that the Bloomington Planning Commission will hold a public hearing on Wednesday, October 25, 2017 at 4:00 p.m. in the City Council Chambers, City Hall, 109 E. Olive St., Bloomington, IL.

The Petition filed by: ROB Development, Inc., requesting approval of Reinstatement of Empire Business Park Subdivision Preliminary Plan, for property commonly located at IL Rt 9 and Airport Rd., consisting of approximately 34.90 acres, more or less.

Legal Description:

All that part of 355.15 Acres off the West Side of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, Mclean County, Illinois, per "Survey of 355.15 Acres off the West Side of Section 31" as shown in Plat Book 12, page 120, in the Mclean County Recorder's Office, lying south of and adjacent to the South Line of Cornelius Drive, east of and adjacent to the East Line of Airport Road, north of and adjacent to the North Line of Illinois Route 9 and west of and adjacent to the

Public Notices

West Line of Trinity Lane, all in the City of Bloomington, Illinois.

This property contains 34.90 acres, more or less.

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 be reached by dialing 309-829-5115.

Cherry L. Lawson, CMC
City Clerk

Published in the Pantagraph:
October 9, 2017



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

October 12, 2017

Dear Property Owner or Resident:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, October 25, 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 FOB Development, Inc. requesting approval for the **reinstatement** of "Empire Business Park Preliminary Plan" for the property, approximately 34.90 acres, located at the corner of Empire St and Airport Rd in Bloomington, IL. This preliminary plan was originally approved in 2009, and because of inaction was expired.

The preliminary plan is a conceptual layout for lots, utilities, streets, etc. required prior to for the subdivision of land. The petitioner or his/her Counsel/Agent must attend the meeting.

The subject property is legally described as follows:

ALL THAT PART OF 355.15 ACRES OFF THE WEST SIDE OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, PER "SURVEY OF 355.15 ACRES OFF THE WEST SIDE OF SECTION 31" AS SHOWN IN PLAT BOOK 12, PAGE 120, IN THE MCLEAN COUNTY RECORDERS'S OFFICE, LYING SOUTH OF AND ADJACENT TO THE SOUTH LINE OF CORNELIUS DRIVE, EAST OF AND ADJACENT TO THE EAST LINE OF AIRPORT ROAD, NORTH OF AND ADJACENT TO THE NORTH LINE OF ILLINOIS ROUTE 9 AND WEST OF AND ADJACENT TO THE WEST LINE OF TRINTIY LANE, ALL IN THE CITY OF BLOOMINGTON, 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.

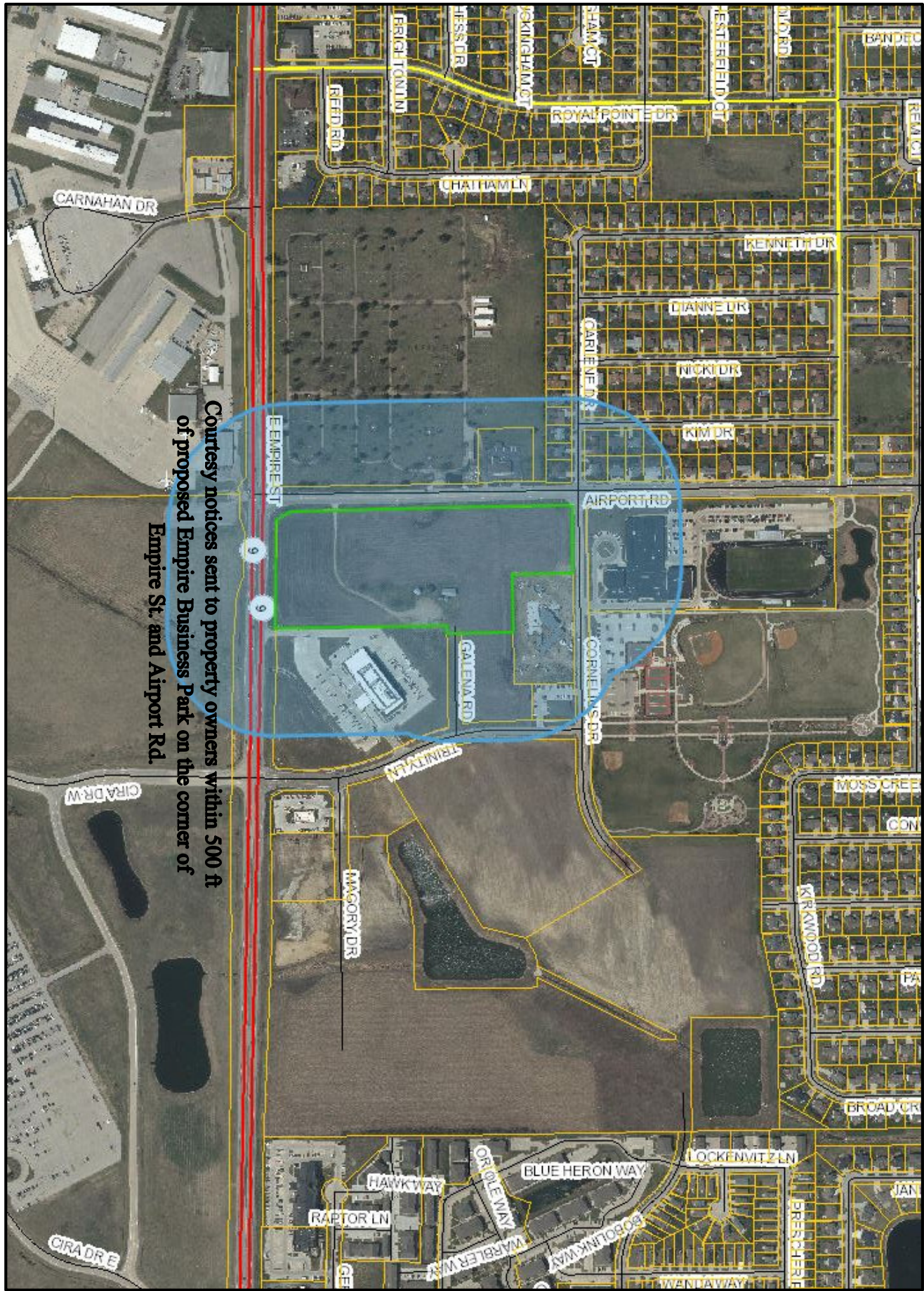
Please note that cases are sometimes continued or postponed for various reasons (i.e. lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

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,

Izzy Rivera
Assistant City Planner

Public Hearing on October 25, 2017 for Empire Business Park Preliminary Plan



Courtesy notices sent to property owners within 500 ft
 of proposed Empire Business Park on the corner of
 Empire St. and Airport Rd.

TYLER VANWYNSBERG 1210 AIRPORT RD BLOOMINGTON, IL. 61704	DANIEL KUGLICH 1206 KIM DR BLOOMINGTON, IL. 61704	DANIEL AND JULIE PATTEN 1202 KIM DR BLOOMINGTON, IL. 61704
ERIC MEEKER 1204 Kim Dr BLOOMINGTON, IL. 61704	RONALD MCCROSKEY 1205 KIM DR BLOOMINGTON, IL. 61704	DOUGLAS & DANA SUTTON 1209 KIM DR BLOOMINGTON, IL. 61704
FAMILY TRUST WEHMEYER 1204 AIRPORT RD. BLOOMINGTON, IL. 61704	MORGAN E & ROBIN L VANDERMAY 3011 CARLENE DR BLOOMINGTON, IL. 61704	CHARLES BATES 3013 CARLENE DR BLOOMINGTON, IL. 61704
KATHRYN GAINES 1208 AIRPORT ROAD BLOOMINGTON, IL. 61704	CHRISTOPHER & LEA ANN GOLICK 1207 KIM DR BLOOMINGTON, IL. 61704	MICHAEL WALTERSDORF 1206 AIRPORT RD BLOOMINGTON, IL. 61704
RON & VIVIAN MORRIS 3017 CARLENE DR BLOOMINGTON, IL. 61704	EASTLAWN MEMORIAL PARK PO BOX 130548 HOUSTON, TX. 77219	JANIS K & DANIEL WISSMILLER STEINER 3014 CARLENE DR BLOOMINGTON, IL. 61704
JAMES CLICK 1203 KIM DR BLOOMINGTON, IL. 61704		THOMAS A & JUDY JEAN REITER 3015 CARLENE DR BLOOMINGTON, IL. 61704
GEORGE SCOTT 3019 CARLENE DR BLOOMINGTON, IL. 61704	THOMAS & BARBARA BUNCH 3016 CARLENE DR BLOOMINGTON, IL. 61704	CENTRAL CATHOLIC HIGH SCHOOL 1201 AIRPORT RD BLOOMINGTON, IL. 61704
BLOOMINGTON-NORMAL AIRPORT AUTHORITY 3201 CIRA DR STE 200 BLOOMINGTON, IL. 61704	BLOOMINGTON-NORMAL AIRPORT AUTHORITY 3201 CIRA DR STE 200 BLOOMINGTON, IL. 61704	
ATTN ACCOUNTING DEPARTMENT BROMENN HEALTHCARE HOSPITAL 1304 FRANKLIN AVE NORMAL, IL. 61761	PDMC 9 BURGUNDY CT BLOOMINGTON, IL. 61704	JFT PROPERTIESLLC 15 BROMPTON CT BLOOMINGTON, IL. 61704
MORINE II LLC 15716 E 550 NORTH RD HEYWORTH, IL 61745	SOY AG SERVICES DENEEN BROTHERS FARMS 6 HEARTLAND DR STE A BLOOMINGTON, IL. 61704	