



**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, OCTOBER 14, 2020 4:00 P.M.
THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live**

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting must register at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment must email their comments to publiccomment@cityblm.org.

Members of the public may also attend the meeting at City Hall.

Physical attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing.

The rules for participation and physical attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda.

Changes will be posted at www.cityblm.org/register.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to publiccomment@cityblm.org and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

4. MINUTES Review the minutes of the September 23, 2020 regular Bloomington Planning Commission meeting.

5. REGULAR AGENDA

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

- A. Z-17-20** Public Hearing, review and action on an application submitted by William “Bill” Piefer of Harvest Pointe Bloomington LLC to rezone approximately 14 acres north of E. Empire Street, east of Towanda Barnes Road (PINs: 15-32-351-001; 15-32-351-019; 15-32-351-020) from B-1 General Commercial District to R-2 Mixed Residence District. (Ward 3)

6. OLD BUSINESS

7. NEW BUSINESS

- A.** Introduction—Melissa Hon, Economic and Community Development Director

8. ADJOURNMENT



DRAFT
MINUTES

**PUBLISHED BY THE AUTHORITY OF
THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
WEDNESDAY, SEPTEMBER 23, 2020, 4:00 P.M.
WWW.CITYBLM.ORG/LIVE**

This meeting was conducted under Governor Pritzker's Executive Order 2020-07, Section 6 implemented in response to COVID-19, which suspended in-person attendance under the Open Meeting Act, 5 ILCS 120.

The Planning Commission convened in Regular Session virtually via Zoom conferencing with City Planner Katie Simpson, Chairperson Megan Headean and Commissioner Justin Boyd in-person in City Hall's Council Chambers at 4:02 p.m., Wednesday, September 23, 2020. The meeting was live streamed to the public at www.cityblm.org/live. The meeting was called to order by Chairperson Megan Headean.

Roll Call

Attendee Name	Title	Status
Ms. Megan Headean	Chair	Present
Mr. Tyson Mohr	Vice Chair	Present
Mr. Justin Boyd	Commissioner	Present
Mr. Thomas Krieger	Commissioner	Present
Ms. Megan McCann	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Absent
Mr. David Stanczak	Commissioner	Present
Ms. Sheila Montney	Commissioner	Present
Mr. John Danenberger	Commissioner	Arrived at 4:06
Mr. George Boyle	Assistant Corporate Counsel	Present
Mr. Craig McBeath	Interim Information Systems Director	Present
Ms. Katie Simpson	City Planner	Present
Mr. Bob Mahrt	Community Development Director	Present

COVID-19

Chairperson Headean explained that this meeting was being held virtually via live stream pursuant to the gubernatorial executive order 2020-07, Section 6. Public comment was accepted until 15 minutes before the start of the meeting. Written public comment must have been emailed to publiccomment@cityblm.org and those wishing to speak live must have registered at <https://www.cityblm.org/register> at least 15 minutes prior to the meeting. City Hall was open to the public with limited occupancy. No one from the public attended the meeting in person.

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MEETING MINUTES

**PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
WEDNESDAY SEPTEMBER 23, 2020**

Public Comment

Chairperson Headean opened the floor for public comment. None.

Minutes

The Commission reviewed the minutes from the August 26, 2020 regular meeting of the Bloomington Planning Commission.

Proposed correction of Commissioner Boyd's attendance at the August 26, 2020 meeting.

Commissioner Boyd made a motion, seconded by Commissioner Stanczak, that the amended Minutes from the August 26, 2020, meeting be approved. Approval of minutes by roll call:

AYES: Krieger; McCann; Mohr; Chairperson Headean; Stanczak; Montney; Boyd

NAYS: None

Motion carried.

Regular Agenda

A. PS-03-20 Public Hearing, review and action on an application submitted by Tentac Enterprises requesting approval of a preliminary plan to the Hershey Grove Subdivision titled "Hershey Grove Subdivision Amendment Preliminary Plan". (Ward 8)

Chairperson Headean introduced the case and asked for staff report.

Commissioner Stanczak requested to recuse himself from any consideration on this case as he is an employee of Tentac Enterprises.

Ms. Simpson provided staff's in favor of reinstating the preliminary plan for the Hershey Grove Subdivision. Ms. Simpson explained the subject property is currently undeveloped and is part of the Hershey Grove Subdivision that consists of sub subdivision with attention to the Brookridge Apartment on the south side, approximately 5 acres which would allow for build out. The developer is proposing to build out in phases. Ms. Simpson shared existing zoning as R-3 B Multifamily Residential District with an aerial and zoning map included in staff presentation. The intent of the project is an allowed use in the R-3B District. The preliminary plan is intended to allow for development of a vacant property. Additional subdivision history was provided to the Commission.

Ms. Simpson shared with the Commission a question that arose regarding drainage and confirmed that drainage would be to the south with review of the drainage detention. There will be no drainage to the north of the subject property.

Ms. Simpson provided the Commission with the Link to the Comprehensive Plan indicated the project as a Tier 1 infill allowing additional housing options for future residents, providing the future map with development. The Tier 1 Infill Development is a Priority in Bloomington's

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MEETING MINUTES

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Emerging Area.

Ms. Simpson indicated that staff feels the subdivision standards are met and staff recommends the Planning Commission pass the following motions.

1) Adopt the Findings of fact and 2) Recommend the City Council approve the preliminary plan for the Hershey Grove Subdivision Amended Preliminary Plan.

Questions by Commission for staff:

Commissioner Mohr inquired as to sidewalk access to the Commercial area and on Hamilton Rd. Ms. Simpson confirmed access and indicated the developer shows sidewalks in the purposed plan noting the Constitution trail connecting to sidewalk. Sidewalk appears on the site plan North on Hershey. Boyd confirmed sidewalk in said location. Mohr asked if there was additional access to the development from Hershey. Ms. Simpson confirmed existing access for the area and no additional outlet will be placed at Hershey, all circulation will be internal and connects back to Rudder.

Ms. Simpson shared the email from a nearby resident - entered into the record as Exhibit A. The email questions were shared with the petitioner via email by staff and consisted the following: 1) Concern of noise pollution as there is noise from the chiller plant and 2) Drainage concern.

Ms. Simpson will defer to the applicant regarding question 1 and felt question 2 was addressed in staff's presentation confirming drainage to the south not the north detention basin.

Chairperson Headean opened the public hearing at 4:18 p.m. Mr. David Fedor, petitioner was sworn for testimony. Mr. Fedor spoke on the proposed development stating this is a continuation of the current development moving forward with building out of the last three buildings. This has been a gradual development as need arose. In regards to the question of noise, Mr. Fedor stated each additional residential section is similar to what is currently there. Mr. Fedor requested clarification of the Chiller question as he did not receive the email. Ms. Simpson shared the email in order to review the chiller question. Mr. Fedor stated there is not chiller plant at the current location and each unit has an individual HVAC unit. There are no intentions of placing a chiller plant in the future. Is it possible the noise is coming from State Farm Corporate South? Commissioner Mohr asked for clarification of the development name. Mr. Fedor stated the name of subdivision is Hershey Grove Subdivision and the entire apartment project itself is Brookridge apartments.

There were no additional persons to speak for or against the petition. Chairperson Headean closed the public hearing at 4:23 p.m.

Commission Discussion: There was none

Commissioner Montney made a motion, seconded by Commissioner Mohr, to accept the Findings of fact as presented in the staff report.

AYES: Dannenberger; Krieger; McCann; Mohr; Boyd; Montey; and Chairperson Headean

NAYS: None.

Motion carried.

Commissioner Krieger made a motion, seconded by Commissioner Danenberger to recommend the City Council approve the preliminary plan for the Hershey Grove Subdivision Amended Preliminary Plan.

Roll call vote:

AYES: Dannenberger; Krieger; McCann; Mohr; Boyd; Montney; and Chairperson Headean

NAYS: None.

Motion carried.

B. Z-17-20 Public Hearing, review and action on an application submitted by Eastlake, LLC to rezone the southeast portion (approximately 1.01 acres) of parcel 22-09-476-002 from P-2 Public Lands and Institutions to R-2 Mixed Residence District. (Ward 8)

Chairperson Headean introduced the case and asked for staff report.

Ms. Simpson stated that staff is recommending in favor of rezoning of the 1.01 acre portion in the Grove Subdivision. Staff finds that the petitions meet the Zoning Ordinance's map amendment guidelines for the R-2 Mixed Residence District. The subject property was annexed in the city and the annexation is still valid. Ms. Simpson gave an overview of the Grove subdivision & subject property along with the purpose and intent of the P-2 and R-2 Districts. An overview of the surrounding area and surrounding uses was provided stating the subject property is West of Benjamin Elementary School. The zoning amendment will allow for residential development and is consistent with the zoning north and west of the subject property

Ms. Simpson shared the alignment with the Comprehensive Plan stating project as a Tier 1 emerging area supplying the Commission of the future development plan / future land use map. Zoning map amendment standards have been met.

Staff recommends the Planning Commission take the following actions/pass the following motions:

- A. That the Planning Commission establish a finding of fact.
- B. That Planning Commission recommend approval of the rezoning of the southeast corner of PIN: 22-09-476-002 (1.79 acres)

Questions by Commission for staff: Chairperson Headean inquired if there is a reason why the petitioner wouldn't request to rezone to R-1B? Staff indicated the R-1B could have been requested but would limit the proposed density of the project.

Chairperson Headean opened the public hearing. Ms. Elizabeth Megli was registered to speak.

Ms. Megli, attorney for petitioner, indicated interest stated by the petition to rezone subject property. Ms. Megli agreed with staff regarding appropriateness of this rezone, reducing density and staying more consistent with the other uses. The subject property has been

vacant since 2006. There has been discussions contemplating the use of this land as a possible Daycare that has not come to fruition. The developer feels this is good use of property and will be consistent with the area.

Mr. Boyle confirmed Ms. Megli gave argument and underlining points made by Ms. Simpson no need to be sworn in unless there were questions by the Commission.

Mr. Neil Finlen - Available for questions/No Testimony

Mr. Tom Armstrong - Available for questions/No Testimony

There were no additional persons to speak for or against the petition. Chairperson Headean closed the public hearing at 4:39 p.m.

Chairperson Headean asked for Commission to consider the following motions: 1) Findings of Fact & 2) Approval of the Rezone.

Commissioner Montney made a motion, seconded by Commissioner Stanczak to approve the Findings of Fact as presented by staff. Roll call vote:

AYES: Danenberger; Krieger; Stanczak; Boyd; Mohr; McCann; Montney; and Chairperson Headean

NAYS:None.

MOTION carried.

Commissioner Boyd made a motion, seconded by Commissioner McCann to rezone the southeast portion (approximately 1.01 acres) of parcel 22-09-476-002 from P-2 to R-2. Roll call vote:

AYES: Danenberger; Krieger; Stanczak; Boyd; Mohr; McCann; Montney; and Chairperson Headean

NAYS: None.

MOTION carried.

C. PS-04-20 Public Hearing, review and action on a petition submitted by Eastlake, LLC requesting approval of a revision to the previously approved “The Grove on Kickapoo Creek First Amended Preliminary Plan” for a subdivision of the property located north of Ireland Grove Road and west of N2100 East Rd, adjacent to Benjamin Elementary School (10.011 acres more or less, PIN 22-09-476-002). (Ward 8)

Chairperson Headean introduced the case and asked for staff report.

Ms. Simpson stated staff is in favor of the revision to the previously approved Amended Preliminary Plan. Ms. Simpson shared an overview of the subject property and proposed changes to the previously approved preliminary plan. Ms. Simpson stated that the developer agreed to place an access path between Benjamin Elementary School and the development. This will allow safe walking and additional emergency vehicle access. Additionally, the

developer proposed a change to the water infrastructure reducing the size of the main from 16' to 8' which should ensure higher water quality. While also eliminating the cities oversight and expense related to originally proposed infrastructure enlargement.

Staff finds the standards of the subdivision to be met and is recommending in favor of the approval of the revision of the previously approved preliminary plan.

Staff recommends the Planning Commission pass the following motions

1) Establish a findings of fact and 2) Recommend the City Council approve the preliminary plan for the Grove 8th Addition, conditioned upon amending the street names prior to Council action

Questions by Commission for staff: None

Ms. Simpson stated that staff received questions via email. The email will be entered into record, as Exhibit A. The questions were 1) Proposed structures/types of housing, 2) number of families and 3) cost for infrastructure?

Chairperson Headean swore in for the record, Ms. Elizabeth Megli. Ms. Megli stated that the subdivision would have approximately 30 single family homes. Ms. Megli concurred with Ms. Simpson's statement in regards to there being no plans to enlarge the infrastructure at this time and no additional cost for the City.

Chairperson Headean swore in for the record, Mr. Neil Finlen, Farnsworth Group. Mr. Finlen stated the neighborhood would be developed with single family homes, 2.5 population density x 33 dwellings = 80 to 90 people. He expressed his appreciation of the timely reviews of the project by City Staff and a collaborate effort to resolve concerns. Mr. Finlen stated that the development of this project included detailed collaboration with Unit 5 School District.

Question from the Commission for the petitioner brought forward by Commissioner Mohr included: 1) total cost of infrastructure, 2) today's cost of future infrastructure maintenance and 3) proposed price points for the homes? Discussion ensued Mr. Finlen and Ms. Megli providing calculated infrastructure costs and that does not include future maintenance cost.

Mr. Finlen stated street names will be provided to City staff once established.

Chairperson Headean swore in for the record, Mr. Tom Armstrong, Developer. Mr. Armstrong was able to provide the potential price point of said homes at \$280 - \$300 possibly going higher but staying with same style and square footage with what is already in the area.

There were no additional persons to speak for or against the petition. Chairperson Headean closed the public hearing at 4:59 p.m.

Chairperson Headean asked for Commission to consider the following motions: 1) Findings of Fact & 2) Approval of a revision to the previously approved "The Grove on Kickapoo Creek First Amended Preliminary Plan and opened Commission discussion.

Commissioner Stanczak made a motion, seconded by Commissioner Boyd to adopt the Findings of Fact presented by staff.

There was general Commission discussion led by Commissioner Mohr regarding Findings of Fact A - *To protect, provide and promote the public health, safety and general welfare of the City.* Discussion as to how the project does not promote the general welfare of the City regarding infrastructure costs in years to come. Commissioner Boyd recommended removing Findings of Fact A from the Findings of Fact.

Chairperson Headean is of the same opinion and would recommend the motion be amended with the removal of Findings of Fact - A as not approved.

Commissioner Stanczak made a motion, seconded by Commissioner Boyd to amend the motion and adopt the Findings of Fact omitting Findings of Fact - A.

Roll call vote:

AYES: Stanczak; Boyd; Mohr; McCann; Montney; Krieger; Danenberger; and Chairperson Headean

NAYS:None

MOTION carried.

Commissioner Stanczak made a motion, seconded by Krieger to recommend City Council approve the preliminary plan for the Grove 8th Addition, conditioned upon amending the street names prior to Council action.

Commissioner Mohr states he will be voting yes as the standards are being met but doesn't feel the development is financially sustainable and poses concerns to the safety of the roads and slow fire response time. Chairperson Headean stated she will be voting yes and noted the right turn lane on Towanda Barnes Road needs additional consideration by the City.

Roll call vote:

AYES: Stanczak; Boyd; Mohr; McCann; Montney; Krieger; Danenberger; and Chairperson Headean

NAYS: None

MOTION carried.

D. Z-19-20 Public Hearing, review and action on an application submitted by the Bloomington City Council for a text amendment to Chapter 44 of the Bloomington City Code to change the name and references of the "Community Development Department" to the "Economic and Community Development Department" (Ord. 2020-53). (Citywide)

Chairperson Headean introduced the case and asked for staff report.

Ms. Simpson, stated staff is recommending in favor of the text amendment to Chapter 44. Ms. Simpson stated on August 12, 2020 the Bloomington City Council adopted Ordinance 2020-53 combining the Economic Development Department and the Community Development Department and establishing the Economic and Community Development Department consolidating into one Department.

Questions by Commission for staff: Confirmation that this is basically a housekeeping item. Ms. Simpson informed the Commission that it's the addition of adding Economic to the Community Development Department name.

There were no additional persons to speak for or against the petition. Chairperson Headean closed the public hearing at 5:11 p.m.

Chairperson Headean recommends a motion to approve and opens up for Commission discussion.

Commissioner Mohr made a motion, seconded by Commissioner McCann that the Planning Commission approve the text amendment as presented.

Roll call vote:

AYES: Mohr; McCann; Montney; Stanczak; Danenberger; Boyd; Krieger; and Chairperson Headean

NAYS:None

MOTION carried.

E. Presentation, discussion and action on a motion supporting the City of Bloomington's ITEP Grant application for a southeast extension of the Constitution Trail, Lafayette to Hamilton. Presentation by City Engineer Craig Schonkwiler, P.E.

Chairperson Headean introduced the case and asked for staff's presentation.

Mr. Craig Schonkwiler, P.E. City Engineer presented on the grant application. He shared photos of the proposed path and explained the project's relationship to the Comprehensive Plan. Mr. Schonkwiler explained the project was also presented to the Transportation Commission and the Commission recommended additional lighting under the Veterans' Parkway overpass to ensure safety.

Commission Discussion Included: Questions around the total cost of the project, the need to hire outside consultants and cost involved. There was discussion regarding the phases of the project along with the grant monies that the City could receive and the percentage of the total project cost.

Commissioner Mohr made a motion, seconded by Commissioner McCann that the Planning Commission support the ITEP Grant application for a southeast extension of the Constitution Trail as presented by City Engineer.

Roll call vote:
AYES: Mohr; McCann; Montney; Stanczak; Danenberger; Boyd; Krieger; and
Chairperson Headean
NAYS:None
MOTION carried.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADJOURNMENT

Commissioner Boyd made a motion, seconded by Commissioner Krieger, that the meeting be adjourned. Roll call vote:

AYES: Stanczak, Boyd, Muehleck, Mohr, McCann, Montney, and Chairperson Headean

NAYS:None

Motioned carried.

The meeting adjourned at 5:33 p.m.

CITY OF BLOOMINGTON

ATTEST

Chairperson Megan
Headean

Katie Simpson, City Planner

**CITY OF BLOOMINGTON
REPORT FOR THE
PLANNING COMMISSION
October 14, 2020**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
Z-20-20	13.251 acres north of E. Empire Street/Route 9, east of Towanda Barnes Road	Rezone	Katie Simpson, City Planner
PETITIONER'S REQUEST:	Rezone the above referenced property from B-1, General Commercial District to R-2 Mixed Residence District		
Staff finds that the petitions meet the Zoning Ordinance's map amendment guidelines for the R-2 Mixed Residence District.			

STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission take the following actions/pass the following motions:

- 1). Motion to establish a finding of fact
- 2). Motion to recommend approval of the rezoning of 13.251 acres north of E. Empire Street/Route 9, east of Towanda Barnes Road from B-1, General Commercial District to R-2, Mixed Residence District.

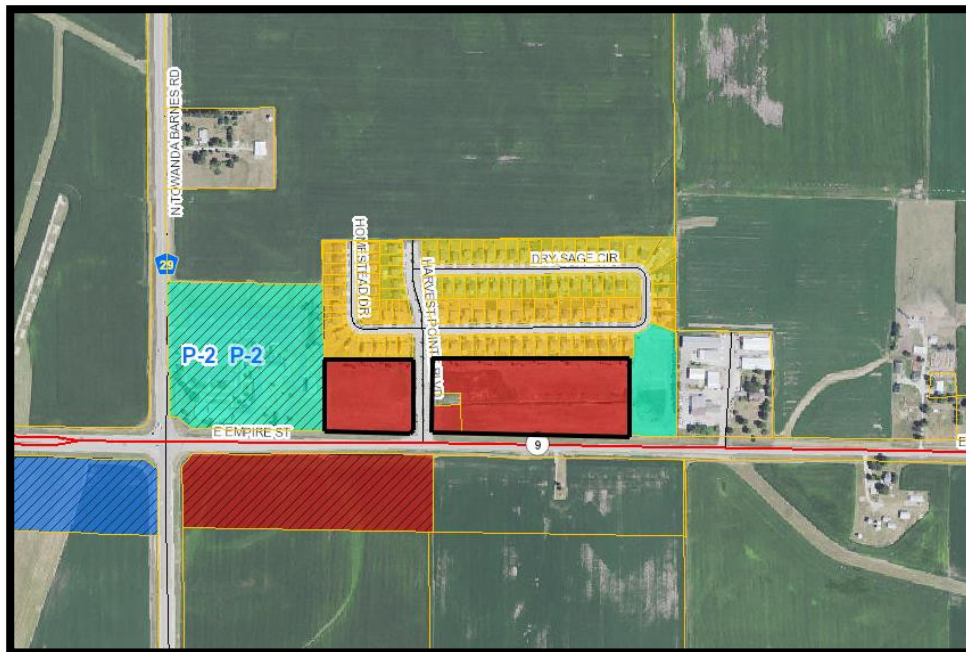


Figure 1. The subject property is outlined with a black line.



NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on Monday, September 28, 2020. Notices were mailed to property owners within 500 feet and a large metal sign was placed on the property.

GENERAL INFORMATION

Owner and Applicant: William (Bill) Peifer of Harvest Pointe Bloomington, LLC

PROPERTY INFORMATION

Existing Zoning: B-1 General Commercial District
Existing Land Use: Vacant/Agriculture
Property size: 13.251 acres
PIN: 15-32-351-001; 15-32-376-019; 15-32-376-020

Surrounding Zoning and Land Uses

Zoning

North: R-2 Mixed Residence District
East: P-2, Public Lands and Institutions
South: Agriculture (unincorporated)
South: B-1 w/S-1 Airport Noise Overlay
West: P-2, Public Lands and Institutions

Land Uses

North: Single and two-family homes
East: Detention Basin
South: Vacant/Farmland
South: Vacant/Farmland
West: Place of worship

Analysis

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

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

PROJECT DESCRIPTION

Background: The subject property is approximately 14 acres located north of E. Empire Street/Route 9 and east of Towanda Barnes Road. The subject property is currently zoned B-1, General Commercial District and abuts the Harvest Pointe subdivision zoned R-2 and R-1C. The property is also adjacent to Saint Patrick's of Merna Catholic Church, zoned P-2 Public Lands and Institutions. The southeast corner of the Towanda Barnes and Route 9 intersection is zoned B-1. The west side of Towanda Barnes is owned by the Central Illinois Regional Airport and is zoned P-3, Airport, and Agriculture (unincorporated).

The subject property, and the Harvest Pointe subdivision is included in a valid annexation agreement approved in 2006. The agreement calls for the subject property to be zoned B-1. In 2005 the developer requested to improve the subject property with 88 duplexes, a use that was previously permitted in the B-1 District. However, the Planning Commission requested the developer amend the site's proposed preliminary plan to show larger commercial lots. A preliminary plan for the Harvest Pointe subdivision was approved in 2006 depicting the subject property as 16 commercially zoned lots. Bloomington's 2005 Comprehensive Plan identifies this area as commercial. It anticipated extensive growth on the east side sparked by the East Side

Highway Project. This segment of Empire Street/Route 9 was also identified as an arterial road with limited access and higher traffic counts. The preliminary plan shows the property served by Stonehouse Court and Stone Mill Court, two local public cul-de-sacs stemming from Harvest Point Road, a collector street. Further, an 8" watermain and 10" sanitary sewer extends east and west to serve the property. Detention is provided via the adjacent basin. Bloomington's 2035 Comprehensive Plan no longer anticipates the level of growth previously expected. The average daily traffic on Route 9, heading east, decreases from 10,500 to 3,950 after crossing Towanda Barnes Road. The current comprehensive plan now proposes residential development for the subject property, and the Future Land Use Map illustrates this area as low-density residential (under 8 units per acre). The Comprehensive Plan also shows this site as a Tier 1 Infill Redevelopment Priority. The Comprehensive Plan states that "new neighborhoods should include a variety of housing options, grocery stores and other commercial services, quality schools and public open spaces and recreational facilities."

Project Description: The applicant has submitted a zoning map amendment request to rezone the property from B-1 to R-2, Mixed Residence District. The B-1 General Commercial District anticipates commercial uses accessible by automobiles. Under the existing zoning classification, the subject property could be improved with a variety of uses ranging from restaurants and food pantries, to a gas station, bank, or medical office. The B-1 District does not allow residential development. A list of permitted uses is attached to this report. The proposed R-2 classification permits up to 13 units per acre and allows for single and two-family units by right. Multifamily (3+ units) dwellings are also permitted in the district with a special use permit. The R-2 District requires a minimum lot size of 6,600 square feet for single family homes and 7000 square feet for two and multifamily units. The property has remained undeveloped since 2006.

In addition to the zoning request, the developer has included a concept plan and is looking for feedback from the Commission. Prior to final platting and developing the subject property, the developer will need to submit an amended preliminary plan showing the layout of the lots and proposed public improvements. The preliminary plan will be more detailed than the concept plan and would require the Commission's review and recommendation to City Council. The proposed change to residential will also require the developer to comply with the city's parkland dedication requirements for the proposed units. Further, any outstanding obligations that the developer may have from previous phases should be resolved prior to approval of additional phases of the subdivision.

The concept plan included shows 24 duplexes/zero lot line homes on the west side of the Harvest Pointe Blvd and 23 single-family homes on the east side of Harvest Pointe Blvd. The proposal is consistent with the current development on Pump House Lane and Dry Sage Circle. The proposed density is 4 units per acre.

Purpose and Intent

B-1 General Commercial District. The intent of this B-1 General Commercial District is to facilitate the development of community and regional commercial areas. Customers in this district will generally use a motor vehicle to reach a desired establishment. The development contemplated in this district has such distinguishing characteristics as unified site planning and development that promotes a safe and conducive atmosphere for large volumes of shoppers; site accessibility such that the high volumes of traffic generated create minimal congestion and adverse impact upon surrounding land use; and unified architectural treatment of buildings rather than an assemblage of

separate, conflicting store and structural types.

R-2 Mixed Residence District: The R-2 Residence District is intended to accommodate development characterized by a mixture of housing types at a high single-family and a low multiple-family dwelling unit density. Densities of up to approximately 13 dwelling units per acre are allowed. This district allows for the conversion of dwelling units in older residential areas of mixed dwelling unit types in order to extend the economic life of these structures and allow owners to justify expenditures for repairs and modernization and serves as a zone of transition between lower density residential districts and residential districts that permit greater land use intensity and dwelling unit density

Link to Comprehensive Plan:

This property is identified in the Comprehensive Plan as “Emerging” area. The “Future Land Use” Map identifies the subject property as low density residential and the Development Priorities map shows the area as a Tier 1 Infill Redevelopment Priority.

At the time of creating this report, staff has received two emails with questions/concerns. The emails are attached to this report.

FINDINGS OF FACT

The Zoning Ordinance has “*Zoning Map Amendment Guidelines*” and by states, “*In making its legislative determination to zone or rezone property, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:*”

1. *The suitability of the subject property for uses authorized by the existing zoning;* the subject property has been vacant for over a decade. The existing zoning district allows for a mix of commercial uses like restaurants, gas station, offices and retail. However, the market demand for these uses no longer exists in this location as Bloomington no longer anticipates the level of growth previously expected over the next 20 years. **The standard is met.**
2. *The length of time the property has remained vacant as zoned considered in the context of land development in the area;* The land has been vacant since its annexation in 2005, almost 15 years. **The standard is met.**
3. *The suitability of the subject property for uses authorized by the proposed zoning;* The subject property is adjacent to other residential districts and the Comprehensive Plan identifies this property as low density residential district (up to 8 units per acre). The proposed zoning allows for up to 13 units per acre and the proposed use has a density of and use align with the Future Land Use map in the Comprehensive Plan and could have less of a negative impact on the adjacent residential uses than some of the uses, like a gas station or a hotel, permitted by right in the B-1 District. **The standard is met.**
4. *The existing land uses and zoning of nearby property;* the proposed zoning is compatible with the surrounding zoning districts and uses. The trend in development for the area is residential and agriculture. The southeast corner of Towanda Barnes is zoned Commercial and has adequate access to utilities. It could be improved with a use or uses that will complement the adjacent residential units. The market does not appear to necessitate additional commercial on the north side of Route 9. In fact, the Comprehensive Plan identifies all of the north side of Route 9 as Residential. **The standard is met.**

5. *Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application;* The B-1 District permits uses, like schools, offices, restaurants, shopping centers, and gas stations that can have a larger impact on public infrastructure such as roads, sewer and water. The proposed zoning district will allow for lower density housing which will have a lower impact on the subject property, surrounding properties, public infrastructure like roads, and the waterways. Further, the addition of housing will necessitate additional parkland dedication. The developer is proposing to dedicate land adjacent to the basin which will provide residents with park and open space amenities without having to cross Route 9. **The standard is met.**
6. *The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification;* the proposed residential use will be served by a local road that connects to Harvest Pointe Blvd. Access to Route 9 is restricted. The current B-1 zoning district necessitates additional improvements to Route 9 including a left turn lane. The applicant is coordinating with the state of Illinois regarding impacts the change in zoning will have to need to provide the turn lane since the residential uses will generate less traffic than the business uses would generate. **The standard is met.**
7. *The extent to which the proposed amendment is consistent with the need to minimize flood damage and the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area;* The proposed residential zoning district will generate uses with less impervious surface area. The proposed zoning classification minimizes storm water and impacts on adjacent uses and the local watershed. **The standard is met.**
8. *The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification;* the subdivision is served by city services and Unit 5 schools. The proposed infrastructure is adequate for the proposed development and the residential zoning classification. Services are already provided to the residential units nearby. **The standard is met.**
9. *The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Code as set forth in 17-1 herein;* The R-2 Zoning District allows for lower density uses and uses that generate a lower impact on the surrounding properties and surrounding environment. The zoning amendment promotes the health, safety and welfare of the surrounding neighborhood and encourages the development of housing for Bloomington residents. A transitional landscaping yard is required between the two-family homes and single-family homes to the north. The existing berm will remain and provides this screen. The Developer may want to consider providing additional screening on the south side of the lots adjacent to Route 9. **The standard is met.**
10. *The extent to which property values are diminished by the particular zoning restriction;* The existing zoning district allows for uses that may not be ideal adjacent to residential uses such as a commercial parking lot and gas station. Further, the existing zoning

promotes uses that can generate more traffic in and out of the subdivision and have greater impacts on public infrastructure. The additional residential can also encourage further commercial infill along Towanda Barnes Road that utilizes existing infrastructure.

The standard is met.

11. The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public; the map amendment will allow for low to medium density housing. The residential use should not negatively impact surrounding residential property values. **The standard is met.**

12. Whether a comprehensive plan for land use and development exists, and whether the ordinance is in harmony with it; The proposed zoning classification of R-2 matches anticipated development pattern represented on the City's Future Land Use Map in the Comprehensive Plan and the proposed density is also consistent with the low density classification in the Comprehensive Plan. The R-2 District allows the duplexes to exist by right and without a special use permit. **The standard is met.**

13. And whether the City needs the proposed use; The proposed zoning district aligns with the Future Land Use of the City's Comprehensive Plan and promotes development of a Tier 1 Infill Priority. **The standard is met.**

STAFF RECOMMENDATION: Staff finds the application meets the standards for a map amendment. Staff recommends that **Planning Commission recommend approval of the rezoning of 13.251 acres north of E. Empire Street/Route 9, east of Towanda Barnes Road from B-1, General Commercial District to R-2, Mixed Residence District.**

Respectfully submitted,

Katie Simpson, City Planner

Attachments:

- Emails received to date.
- Draft Ordinance
- Petitions for Zoning Map Amendment
- List of Permitted Uses in the B-1 and R-2 Districts
- Aerial Map
- Zoning Map
- Newspaper Notice and Neighborhood Notice w/Map and Notification Mailing List

I: Request Public Comments on Harvest Pointe Rezoning Request

Matthew T Ethridge [REDACTED]

Mon 10/5/2020 12:49 PM

To: Public Comment <publiccomment@cityblm.org>

Cc: Matthew T Ethridge [REDACTED]

As the homeowner located at 41 Dry Sage Circle, I would like the opportunity to provide comments and direct inquiries to the petitioner (William Peifer) at the October 14 meeting. I plan to attend either in person or on-line, and would like these questions and concerns to be addressed at the meeting.

My comments are inquiries will be based upon these concerns:

- The intersection of an airport, a church, an industrial park, a field, and an abandoned lot needs a more responsible and comprehensive plan with the existing properties surrounding the intersection.
 - Adding R-2 zoning seems very misguided and creates additional hazards to existing residents, businesses, and church attendees due to the current configuration of the existing occupants.
 - The proposed lot sizes create maximum density on a lot that should be maintained at a low density designation for safety issues.
- Adding population density to one of the most dangerous intersections in the city seems irresponsible.
 - The traffic patterns surrounding Route 9 and Route 29 are dangerous for existing residents and motorists.
 - Police are needed to address Saint Patrick's traffic patterns at certain times.
 - Additional population with no plans to change traffic patterns would create additional risk and harm to the local residents.
- The current drainage issues in the subdivision have not been successfully resolved to date.
 - Adding additional population without resolving the current drainage issues would exacerbate the current problem.
 - The current drainage basin does not function properly and creates nuisance pests and poses a risk to children.
- The current lot and berm is not maintained or landscaped...adding additional population to a poorly managed space seem misguided.
 - The current open space provides noise relief from traffic, creates a separation from traffic, and allows traffic to flow more freely before entering the subdivision...adding more population in this space will create safety issues entering and exiting Route 9.
 - The lot would be best served as a maintained open space or remain as B1.
- The addition of a park next to an industrial park, a non-functioning basin, and a major intersection seems inappropriately placed and would create multiple hazards.
- This request was denied in 2005 and why is the request now being considered again despite no apparent changes in the lots or traffic patterns?

Thank you for the consideration.

Matthew T. Ethridge

Websense: Click [here](#) to report this email as spam.

Public Hearing October 14, 2020 - Rezoning Harvest Point

Wed 10/7/2020 6:57 PM

To: Public Comment <publiccomment@cityblm.org>

In response to the letter I received from the City of Bloomington regarding rezoning of land next to the Harvest Point subdivision, I have a few questions:

1. *Will the landscaped earthen berm located at the south side of Harvest Point subdivision remain in place and undisturbed?*
2. The current plan is to rezone the property from B-1 to R-2, which allows multiple family dwellings (duplexes) to be built . I have a concern in regards to property values declining as a result of multiple family dwellings being built next to the Harvest Point single family dwellings located east of the Boulevard (I realize this is zoned R-2).

Is it possible to rezone the land from B-1 to R1-C so that multiple family dwellings could not be built?

Thank You,

Michael & Kimberly Hintz
21 Dry Sage Circle
Bloomington, IL 61705

Websense: Click [here](#) to report this email as spam.

DRAFT

Ordinance NO. 2020 -

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PROPERTY LOCATED NORTH OF E. EMPIRE STREET/ROUTE 9 AND EAST OF TOWANDA BARNES ROAD, APPROXIMATELY 14 ACRES, FROM B-1 GENERAL COMMERCIAL DISTRICT TO R-2 MIXED RESIDENCE DISTRICT

WHEREAS, there was heretofore filed with the Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting to rezone the property commonly described as fourteen acres east of Towanda Barnes Road and north of E. Empire Street/Route 9 in the Harvest Pointe Subdivision (PINs: 15-32-351-001; 15-32-376-019; 15-32-376-020), legally described in Exhibit A and hereinafter referred to as "Property", which is attached hereto and made part hereof by this reference; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said petition to rezone the Property from B-1 General Commercial District to R-2 Mixed Residence District and adopted findings of fact on the same; and

WHEREAS, the Bloomington Planning Commission found the petition to comply with the findings of fact guided by those purposes, standards and objectives of the City Code as set forth in Chapter 44 Division 17-6, E2; and

WHEREAS, following said public hearing, the Planning Commission recommended approval of rezoning of the Property and zoning map amendment to R-2 Mixed Residence District; and

WHEREAS, the City Council is authorized to adopt this Ordinance and approve the petition to rezone said Property.

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

1. The above recitals are incorporated into and made a part of this ordinance as though fully set forth herein.
2. That the petition requesting to rezone the property commonly described as fourteen acres north of E. Empire Street/Route 9 and east of Towanda Barnes Road in the Harvest Point Subdivision (PINs: 15-32-351-001; 15-32-376-019; 15-32-376-020), legally described in Exhibit A which is attached hereto and made part hereof by this reference, from P-2 Public Lands and Institutions District to R-2 Mixed Residence District is hereby approved.
3. That his Ordinance shall be in full force and effective as the time of its passage.

Passed on this _____ day of November 2020.

Approved on this _____ day of November 2020.

CITY OF BLOOMINGTON:

Tari Renner, Mayor

ATTEST:

Leslie Smith-Yocum, City Clerk

DRAFT

EXHIBIT A

Legal Description

Tract 1:

A part of the Southwest Quarter of Section 32, Township 24 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the intersection of the North Right-of-Way Line of Illinois Route 9

.(Route F.A.P. 693) according to the Deed recorded as Document No. 95-5263 in the McLean County Recorder 's Office, with the East Line of a parcel of land conveyed to St. Patrick 's Roman Catholic Congregation of Merna by Deed recorded as Document No. 97-3108 in said Recorder 's Office. From said Point of Beginning, thence north

369.98 feet along said East Line to the Southwest Corner of Lot 148 in Harvest Pointe Subdivision according to the plat thereof

recorded October 31, 2006 as Document No. 2006-30281 in said Recorder 's Office; thence east 468.02 feet along the South Lines of Lots 148 through 158, inclusive, in said Harvest Point Subdivision

which forms an angle to the left of $89^{\circ}-59'-16''$ with the last described course to the Southeast Corner of said Lot 158, also being on the West Line of Harvest Pointe Boulevard; thence south

183.00 feet along said West Line which forms an angle to the left of $90^{\circ}-00'-00''$ with the last described course; thence west 10.50

feet along a line which forms an angle to the left of $90^{\circ}-00'-00''$ with the last described course; thence south 60.00 feet along said East Line which forms an angle to the left of $270^{\circ}-00'-00''$ with the last described course; thence east 10.50 feet along a line which

forms an angle to the left of $270^{\circ}-00'-00''$ with the last described course; thence south 124.08 feet along said West Line of Harvest Pointe Boulevard which forms an angle to the left of $90^{\circ}-00'-00''$

with the last described course; thence southwest 20.94 feet along

said West Line of Harvest Pointe Boulevard which forms an angle to the left of $134^{\circ}-15'-35''$ with the last described course to said North Right-of-Way Line of Illinois Route 9; thence west 453.10

feet along said North Right-of-Way Line which forms an angle to the

left of $134^{\circ}-15'-35''$ with the last described course to the Point of Beginning, containing 4.023 acres, more or less.

DRAFT

Tract 2:

Lot 1 in Harvest Point Commercial Subdivision according to the plat thereof recorded January 16, 2007 as Document No. 2007-1303 in the McLean County Recorder's Office, McLean County, Illinois;

And

A part of the Southwest Quarter of Section 32, Township 24 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Southwest Corner of Outlot 100 in Harvest Point Subdivision according to the Plat recorded as Document No. 2006-30281 in the McLean County Recorder's Office. From said Point of Beginning, thence north 411.35 feet along the West Line of said Outlot 100 to the South Line of Lot 116 in said Harvest Point Subdivision, thence west 1032.58 feet along the South Lines of Lots 116 through 101, inclusive, in said Harvest Point Subdivision which form an angle

to the right of 90°-00'-00" with the last described course to the Southwest Corner of said Lot 101, being on the East Line of Harvest Point Boulevard; thence south 183.00 feet along said East Line

which forms an angle to the right of 90°-00'-00" with the last described course to the Northwest Corner of Stonehouse Court; thence east 150.00 feet along the North Line of said Stonehouse

Court which forms an angle to the right of 90°-00'-00" with the last described course to the Northeast Corner thereof; thence south

205.54 feet along the West Line of said Stonehouse Court and the West Line of Lot 1 in Harvest Point Commercial Subdivision

according to the plat thereof recorded January 16, 2007 as Document No. 2007-1303 in the McLean County Recorder's Office which forms an angle to the right of 270°-00'-00" with the last described course

to the North Right-of-Way Line of Illinois Route 9 (Route F.A.P.

693); thence east 882.88 feet along said North Right-of-Way Line which forms an angle to the right of 91°-28'-50" with the last described course to the Point of Beginning, containing 8.733 acres,

more or less.

Tract 1 contains 4.023 acres, more or less.

Tract 2 contains 9.228 acres, more or less.

PETITION FOR ZONING MAP AMENDMENT

State of Illinois)
) ss.
County of McLean)

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

Now comes Harvest Pointe Bloomington hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents, receiver, executor (executrix), trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of B1 under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That the present zoning on said premises is inappropriate due to error in original zoning, technological changes altering the impact or effect of the existing land uses, or the area in question having changed such that said present zoning is no longer contributing to the public welfare;
4. That your petitioner(s) hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the R2 zoning district classification;
5. That said requested zoning classification is more compatible with existing uses and/or zoning of adjacent property than the present zoning of said premises; and
6. That said requested zoning classification is more suitable for said premises and the benefits realized by the general public in approving this petition will exceed the hardships imposed on your petitioner(s) by the present zoning of said premises.

WHEREFORE, your petitioner(s) respectfully pray(s) that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended by changing the zoning classification of the above-described premises from B1 to R2.

Respectfully submitted

By: _____

Exhibit A

Description of Property to be Rezoned from B-1 to R-2

Tract 1:

A part of the Southwest Quarter of Section 32, Township 24 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the intersection of the North Right-of-Way Line of Illinois Route 9 (Route F.A.P. 693) according to the Deed recorded as Document No. 95-5263 in the McLean County Recorder's Office, with the East Line of a parcel of land conveyed to St. Patrick's Roman Catholic Congregation of Merna by Deed recorded as Document No. 97-3108 in said Recorder's Office. From said Point of Beginning, thence north 369.98 feet along said East Line to the Southwest Corner of Lot 148 in Harvest Pointe Subdivision according to the plat thereof recorded October 31, 2006 as Document No. 2006-30281 in said Recorder's Office; thence east 468.02 feet along the South Lines of Lots 148 through 158, inclusive, in said Harvest Pointe Subdivision which forms an angle to the left of 89°-59'-16" with the last described course to the Southeast Corner of said Lot 158, also being on the West Line of Harvest Pointe Boulevard; thence south 183.00 feet along said West Line which forms an angle to the left of 90°-00'-00" with the last described course; thence west 10.50 feet along a line which forms an angle to the left of 90°-00'-00" with the last described course; thence south 60.00 feet along said East Line which forms an angle to the left of 270°-00'-00" with the last described course; thence east 10.50 feet along a line which forms an angle to the left of 270°-00'-00" with the last described course; thence south 124.08 feet along said West Line of Harvest Pointe Boulevard which forms an angle to the left of 90°-00'-00" with the last described course; thence southwest 20.94 feet along said West Line of Harvest Pointe Boulevard which forms an angle to the left of 134°-15'-35" with the last described course to said North Right-of-Way Line of Illinois Route 9; thence west 453.10 feet along said North Right-of-Way Line which forms an angle to the left of 134°-15'-35" with the last described course to the Point of Beginning, containing 4.023 acres, more or less.

Tract 2:

Lot 1 in Harvest Point Commercial Subdivision according to the plat thereof recorded January 16, 2007 as Document No. 2007-1303 in the McLean County Recorder's Office, McLean County, Illinois;

Exhibit A

And

A part of the Southwest Quarter of Section 32, Township 24 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Southwest Corner of Outlot 100 in Harvest Pointe Subdivision according to the Plat recorded as Document No. 2006-30281 in the McLean County Recorder's Office. From said Point of Beginning, thence north 411.35 feet along the West Line of said Outlot 100 to the South Line of Lot 116 in said Harvest Point Subdivision, thence west 1032.58 feet along the South Lines of Lots 116 through 101, inclusive, in said Harvest Pointe Subdivision which form an angle to the right of 90°-00'-00" with the last described course to the Southwest Corner of said Lot 101, being on the East Line of Harvest Pointe Boulevard; thence south 183.00 feet along said East Line which forms an angle to the right of 90°-00'-00" with the last described course to the Northwest Corner of Stonehouse Court; thence east 150.00 feet along the North Line of said Stonehouse Court which forms an angle to the right of 90°-00'-00" with the last described course to the Northeast Corner thereof; thence south 205.54 feet along the West Line of said Stonehouse Court and the West Line of Lot 1 in Harvest Point Commercial Subdivision according to the plat thereof recorded January 16, 2007 as Document No. 2007-1303 in the McLean County Recorder's Office which forms an angle to the right of 270°-00'-00" with the last described course to the North Right-of-Way Line of Illinois Route 9 (Route F.A.P. 693); thence east 882.88 feet along said North Right-of-Way Line which forms an angle to the right of 91°-28'-50" with the last described course to the Point of Beginning, containing 8.733 acres, more or less.

Tract 1 contains 4.023 acres, more or less.

Tract 2 contains 9.228 acres, more or less.

FINDINGS OF FACT

The Zoning Ordinance has “*Zoning Map Amendment Guidelines*” Please answer the following:

1. *The suitability of the subject property for uses authorized by the existing zoning.*

Current B1 zoning is suitable for commercial use however, in an effort to fully develop the Harvest Pointe property and meet the current market conditions, the Development Group desires to provide affordable single-family dwellings.

2. *The length of time the property has remained vacant as zoned considered in the context of land development in the area.*

Due to the inability to develop this Highway Business Property, the Developer’s intent is to reconfigure the property into single family attached and detached units. This approach, by the way, was requested initially by the Developers but denied by the Planning Commission and Council in 2005.

3. *The suitability of the subject property for uses authorized by the proposed zoning*

The remaining property can easily be developed as single family homes as was originally intended 15 years ago and is very compatible with the adjacent properties.

4. *The existing land uses and zoning of nearby property*

The proposed zoning would match the adjacent R2 zoning.

5. *Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application*

There is a gain to be attained with the proposed use by both the public, adjacent property owners, developer as well as the City of Bloomington (See item 8 below).

6. *The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification*

The same street configuration would be employed with duel cul-de-sacs both east and west of Harvest Pointe Boulevard. The Concept Plan attached illustrates the intent and would be in conformance with the Preliminary Plan/Construction Plans to follow.

7. *The extent to which the proposed amendment is consistent with the need to minimize flood damage and the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area*

Drainage systems are in place to accommodate the anticipated runoff and storm water detention has also been provided to accommodate the proposed development.

8. *The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonable supplied to serve the uses permitted in the proposed zoning classification*

All of the above mentioned services are now provided to the proposed development area. Enhancements to this property, as well as the adjacent residents, will also be provided by this project.

The suggestions offered by the City of Bloomington Staff have been incorporated into the

attached Concept Plan, specifically with placement of the required park property for this development adjacent to the existing storm water detention basin at the property's southeast corner. This will greatly enhance the enjoyment of the current and future residents of Harvest Pointe and finally provide the needed park property for all to enjoy.

9. *The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Code as set for in § 44-1701*

Variance request will be submitted with the Petition for Preliminary Plan.

10. *The extent to which property values are diminished by the particular zoning restriction*

Property values will not be diminished by this development as proposed. Property values should increase as a result of this highest and best use and the development's ability to put these homes on the current tax roles.

11. *The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public*

Not applicable

12. *Whether a comprehensive plan for land use and development exists, and whether the ordinance is in harmony with it*

The current comprehensive plan exists and calls for B1 zoning for this area. However, hundreds of other acres are also currently zoned for this same commercial use with more potential to develop as proven by the fact that this commercially zoned property has remained underdeveloped for 15 years with no sign of moving.

13. *Whether the City needs the proposed use*

The proposed housing products are anticipated to meet the current market and changing trends. We feel this approach provides the highest and best use for the project's remaining property and respectfully request approval in order to provide this product.

DEVELOPMENT STATISTICS:

- Setbacks/Lot sizes
 - Front: 25' met Lot width 50' min – 64' typical
 - Side: 6' met Lot width 60' min – 60' typical
 - Rear: 25' met Lot area (at cul-de-sac) 6600 sf – 8800 sf minimum

NOTE: A landscaped rear yard earthen berm has been provided adjacent to the existing R1C and R2 single family homes to allow a distinction from the proposed development

PLEASE SUBMIT TO THE CITY OF BLOOMINGTON – PLANNING DIVISION ALONG WITH THE MAP AMEDEMMENT PETITION



Farnsworth
GROUP
2709 ALGAMU DRIVE
CHICAGO, IL 60640
(312) 544-1100

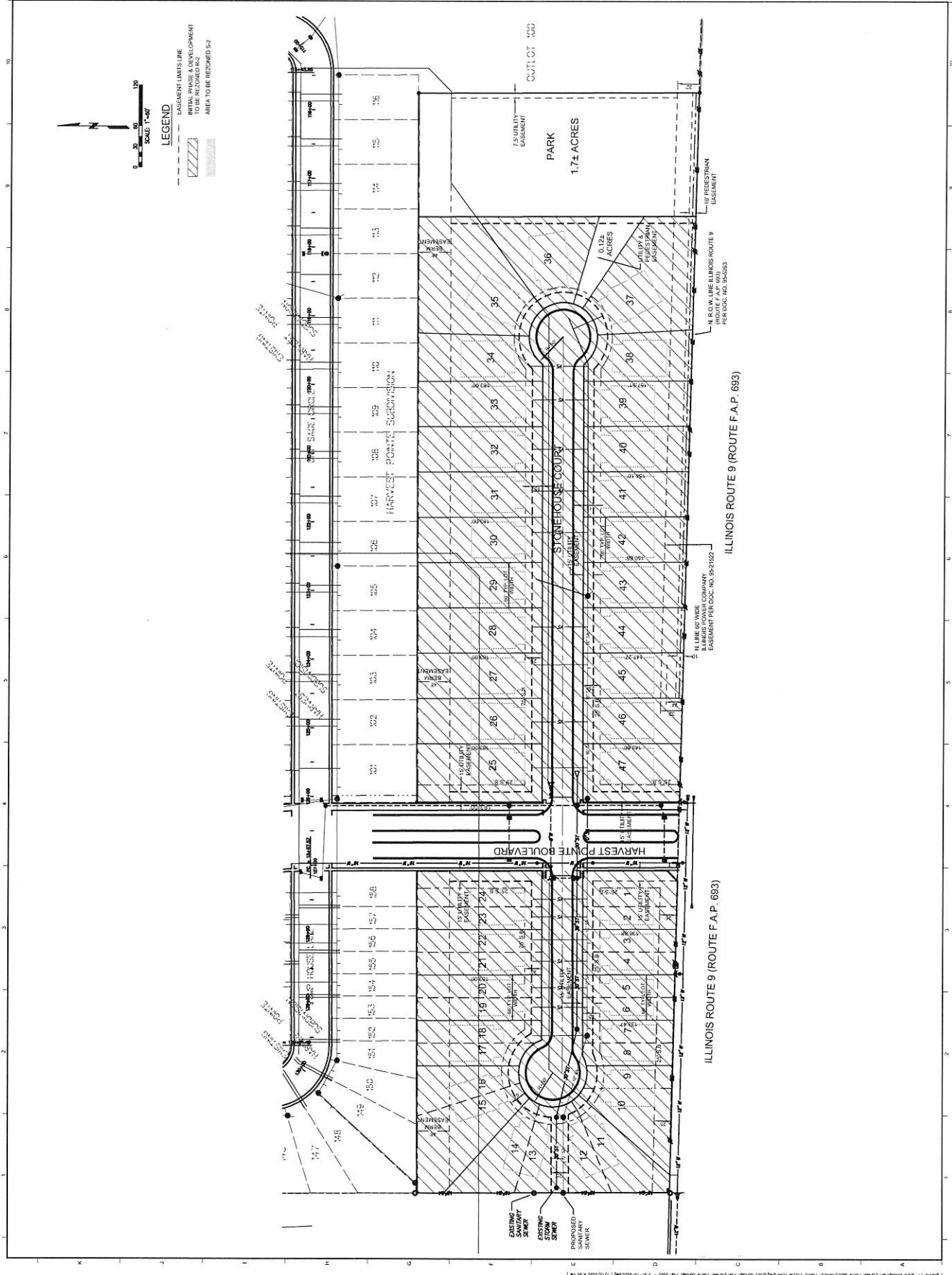
Engineers | Architects | Surveyors | Scientists
DATE: DESCRIPTION

Project Status
NOT FOR CONSTRUCTION

DATE: 1/10/2020
DESIGNED: CNF
DRAWN: MBB
REVIEWED: CNF
FIELD BOOK NO.:
SHEET NO.: 1

**HARVEST POINTE
SUBDIVISION 2020
REDEVELOPMENT
CONCEPT**

PROJECT NO.:



City of Bloomington, IL
Monday, October 5, 2020

Chapter 44. Zoning

Article V. Business District Regulations

§ 44-502. [Ch. 44, 5-2] Permitted uses.

Refer to Article **XVII**, Definitions, for clarity on the uses listed.

A. Land uses. Uses are allowed in the Business Districts in accordance with Table 502A. The following key is to be used in conjunction with the Use Table.

- (1) Permitted uses. A "P" indicates that a use is considered permitted within that district as of right subject to compliance with all other requirements of this Code.
- (2) Special uses. An "S" indicates that a use is permitted, though its approval requires review by the City Council as required in Article **XVII**, subject to compliance with all other requirements of this Code and contingent upon conditions of approval which may be imposed by the City.
- (3) Uses not permitted. A blank space or the absence of the use from the table indicates that the use is not permitted within that district.
- (4) Use regulations. Many allowed uses, whether permitted by right or as a Special Use, are subject to compliance with Article **XVII**.
- (5) Unlisted uses. If an application is submitted for a use not listed, the Zoning Enforcement Officer shall make a determination as to the proper zoning district and use classification for the new or unlisted use. If no permitted or special use is similar in character, intensity, and operations to that of the proposed use, a text amendment may be initiated pursuant to Article **XVII** to establish parameters for permitting such use within the City of Bloomington.

B. Allowed Uses Table.

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Agricultural							
Forestry	P	P					
Horticultural Services	P	P					
Urban Agriculture						P	
Urban Garden					P	P	
RESIDENTIAL							
Household Living							

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Dwelling Unit, Single-Family				P ²		P ¹	
Dwelling Unit, Single-Family Attached			S		P	P ¹	
Dwelling Unit, Two-Family		P ¹	S	P ²	P	P ¹	
Dwelling Unit, Multiple-Family		P ¹	S	P ²	P	P	
Live/Work Unit			S	P ²	P	P	
Group Living							
Agency Supervised Homes			S	P ²	P		§ 44-1019
Agency-Operated Family Homes			S	P ²	P		§ 44-1019
Agency-Operated Group Homes			S	P ²	P	P ¹	§ 44-1019
Convents, Monasteries			P				§ 44-1019
Dormitories			S		S		§ 44-1019
Group Homes for Parolees			S	S	S	S	§ 44-1019
INSTITUTIONAL							
Education							
Pre-schools	P	P	P		S		
Business and Trade Schools	P		P				
College and University Classrooms			P		S		
Government							
Courthouses				P			
Government Services and Facilities	P	P	P	P	P	P	
Police Stations, Fire Stations	P	P	P	P	P	P	
Religious							
Place of Worship	S ²		P ²	P ²	P ²		
Health							
Ambulatory Surgical Treatment Center	P	P	P	P			
Hospital or Medical Center	S		S				
Residential-Type							
Domestic Violence Shelter	P		P	P	P		

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Home for the Aged			P		S		§ 44-1019
Other Institutional, Cultural							
Clubs and Lodges	P	P	P	S	P		§ 44-1012
Food Pantry	P	P	P		P		§ 44-1018
Libraries			P	P	P		
Museums and Cultural Institutions			P	P	P	P	
Zoos	S						
RECREATIONAL							
Country Clubs, Golf Clubs, Golf Courses			P				§ 44-1016
Community Center			P	P	P	S	§ 44-1013
Fairgrounds, Agricultural Exhibits	S						§ 44-1017
Parks and Recreation Facilities	P	P	P	P	P	P	
Riding Stables, Riding Schools	S						
Swimming Clubs	P	P					
Swimming Pools, Community	P	P	P				§ 44-1032
COMMERCIAL							
Aircraft and Automotive							
Car Wash	P ³	S					§ 44-1009
Farm Machinery Sales and Service	P ³						
Towing Services							
Truck Stops, Truck Plazas	S						
Truck Wash	S						
Vehicle Fueling Station	P	S					
Vehicle Repair and Service	S						§ 44-1034
Vehicle Rental Service	P ³						
Vehicle Sales and Service	S						
Entertainment and Hospitality							
Amusement Parks	S						

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Commercial Recreation Facilities	P	P		S			§ 44-1015
Community Reception Establishments					S		§ 44-1014
Entertainment and Exhibition Venues	P ³				S		
Miniature Golf Courses	P						
Sexually Oriented Entertainment Businesses	P ⁵						
Sports and Fitness Establishments	P	P	P	P	S	S	§ 44-1013
Theaters and Auditoriums	P			P		S	
Lodging							
Bed-and-breakfast Establishments		P	P ⁶	P	P		§ 44-1007
Boarding and Rooming Houses		P		P	S		§ 44-1019
Camp and Camping Establishments	S						§ 44-1008
Hotel or Motel	P			P	S	S	§ 44-1021
Offices							
Financial Services	P	P	P	P	P		
General Offices, Business or Professional	P	P	P	P	P	P	
Medical or Dental Office or Clinic	P	P	P	P	P		§ 44-1024
Medical Laboratory	P	P	P				
Printing, Copying and Mailing Services	P	P	P	P	P	P	
Recording and Broadcast Studios	P		P ⁷	P		P	
Research Facility or Laboratory	S		S			P	
Personal Services							
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.	P	P	P ⁷	P	P	P	
Funeral Parlor, Mortuary	P	P	P		S		
Instructional Studios	P	P	P ⁷	P	P	P	

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Kennels, with no outdoor exercise areas	P ³	P ³	P ³			P ³	
Kennels, with outdoor exercise areas	S						
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.	P	P	P ⁷	P	P	P	
Pet Care: Grooming, Day Care, Training	P	P	P	P	P	P	
Veterinary Office or Clinic	P	P	S		P		§ 44-1035
Day-care centers	P	P	P		S		
Retail and Service							
Artisanal/Craft Production and Retail	P	P		P	P	P	
Auction Houses	P					P	
Bars, Taverns, Nightclubs	P ³	S	P ⁷	P	S	P	
Building Materials and Supplies	P						
Catering Services	P	P				P	
Drive-Through, attached to a retail or service use	P ³	P ³	S			S	
Drug Stores and Pharmacies	P	P	S	P	P		
Farmers Market				P			
Grocery Stores, Supermarkets	P	P					
Gun Shops	P ³	P ³					
Liquor Stores	P	P	P ⁷				
Manufactured and Mobile Home Sales	S						§ 44-1023
Medical Marijuana Dispensing Organization	P	P	P	P	P	P	
Mobile Food and Beverage Vendor	P	P	P	P		P	§ 44-1027
Restaurants	P	P	P ⁷	P	P	P	
Retail Sales, General	P	P	P ⁷	P	P	P	
Retail sales, Outdoor	P	S		S		P	
Roadside Markets	P						
Sexually Oriented Business	P ⁵						

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Specialty Food Shops	P	P	P ⁶	P	P	P	
INDUSTRIAL							
Manufacturing and Production, Light							
Apparel, Fabrics, Leather Industries						P	
Commercial Cleaning and Repair Services	P		P				
Commercial Community Kitchen			P	P	S	P	
Electronics Assembly Plants							
Fabricated Metal Industries						S	
Furniture and Fixtures Industries						S	
Trade and Construction Services	P	P				P	
Storage and Equipment Yards							
Mini Warehouses	S						§ 44-1026
Parking Lot, Commercial	S	S	S	S		S	
Transportation							
Bus and Taxi Passenger Terminals	S			S			
Heliports, Heliport Terminals	S		S				
Rail Passenger Terminals	P			P			
Utilities							
Commercial Solar Energy Conversion Facilities	P	P				P	§ 44-1031
Private Solar Energy Conversion Facilities	P	P	P	P	P	P	§ 44-1031
Private Wind Energy Conversion Facilities	P	P					§ 44-1036
Public or Private Utility Facility, Minor	P	P	P	P	P	P	
Radio, Television Stations-Towers	P			P		P	

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Wireless Communication Facilities	P	P	P	P	P	P	§ 44-1037

Notes:

1. A Special Use is required when the use adjoins a Residential District boundary line.
2. The use is permitted only when located above the first story above grade
3. Maximum permitted height is 45 feet or three stories, whichever is lower.
4. A Special Use is required when the use adjoins a Residential District boundary line.
5. The use is allowed in the zoning district represented by that column provided that no lot line of the lot to be occupied by such use shall be located closer than 1,000 feet to the lot line of a lot occupied by a Sexually Oriented Entertainment Business, or other Sexually Oriented Business, and further provided that no lot line of the lot to be occupied by such use shall be located closer than 500 feet to the lot line of a lot used for a Commercial Recreation Facility, a Day-care center, children's museum, Agency-Operated Family Home, Agency-Operated Group Home, Agency-Supervised Home, hobby shop or toy store, Pre-school, Public or Private School, Boarding School, Park or Recreation Facility, Sports and Fitness Establishment, Community Center, Place of Worship, Residential Dwelling Unit, Hospital or Zoo.
6. The use is allowed in that zoning district only as an accessory use occupying not more than 40% of the floor area of any story within a Business, Office or Residential Building or combination thereof;
7. The use is allowed in that zoning district only as an accessory use occupying not more than 25% of the floor area of any story within an Office or Residential Building or combination thereof;

Select Language ▼

City of Bloomington, IL
Monday, October 5, 2020

Chapter 44. Zoning

Article IV. Residential District Regulations

§ 44-402. [Ch. 44, 4-2] Residential districts - permitted and special uses.

Refer to Article **XVI**, Definitions, for clarity on the uses listed.

A. Land uses. Uses are allowed in the Residential Districts in accordance with Table 402A. The following key is to be used in conjunction with the Use Table.

- (1) Permitted uses. A "P" indicates that a use is considered permitted within that district as of right subject to compliance with all other requirements of this Ordinance.
- (2) Special uses. An "S" indicates that a use is permitted, though its approval requires review by the City Council as required in Article **XVII**, subject to compliance with all other requirements of this Code and contingent upon conditions of approval which may be imposed by the City.
- (3) Uses not permitted. A blank space or the absence of the use from the table indicates that the use is not permitted within that district.
- (4) Use regulations. Many allowed uses, whether permitted by right or as a Special Use, are subject to compliance with Article **XVII**.
- (5) Unlisted uses. If an application is submitted for a use not listed, the Zoning Enforcement Officer shall make a determination as to the proper zoning district and use classification for the new or unlisted use. If no permitted or special use is similar in character, intensity, and operations to that of the proposed use, a text amendment may be initiated pursuant to Article **XVII** to establish parameters for permitting such use within the City of Bloomington.

B. Allowed Uses Table.

Table 402A: Residential Districts - Permitted and Special Uses									
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	Reference
Agricultural									
Apiary/Bee Keeping	P	P	P	P	P	P	P	P	§ 44-1005
Chicken Keeping	S	S	S	S	S	S	S	S	§ 44-1011
Urban Agriculture						S	S		
Urban Garden			P	P	P	P	P	P	
RESIDENTIAL									
Household Living									
Dwelling Unit, Single-Family	P	P	P	P	P	P	P		

Table 402A: Residential Districts - Permitted and Special Uses									
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	Reference
Dwelling Unit, Single-Family Attached					S	P	P		
Dwelling Unit, Two-Family			S	S	P	P	P		
Dwelling Unit, Multiple-Family					S	P	P		
Manufactured Homes				P				P	
Mobile Homes								P	
Dwelling Unit, Accessory									
Live/Work Unit							S		
Group Living									
Agency Supervised Homes			P	P		S	S		§ 44-1019
Agency-Operated Family Homes	P	P	P	P	P	P	P		§ 44-1019
Agency-Operated Group Homes					S	P	P		§ 44-1019
Convents, Monasteries					S	S	P		§ 44-1019
Dormitories					S	S	P		§ 44-1019
Group Homes for Parolees	S	S	S	S	S	S	S	S	§ 44-1019
INSTITUTIONAL									
Education									
Pre-schools	S	S	S		S	S	S	S	
Government									
Government Services and Facilities	P	P	P		P	P	P	P	
Police Stations, Fire Stations	P	P	P		P	P	P	P	
Religious									
Place of Worship	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	
Cemetery and Columbarium	S	S	S	S	S	S	S	S	§ 44-1010
Residential-Type									
Domestic Violence Shelter					P	P	P		
Home for the Aged						S	S		§ 44-1019
Other Institutional, Cultural									
Clubs and Lodges							S		

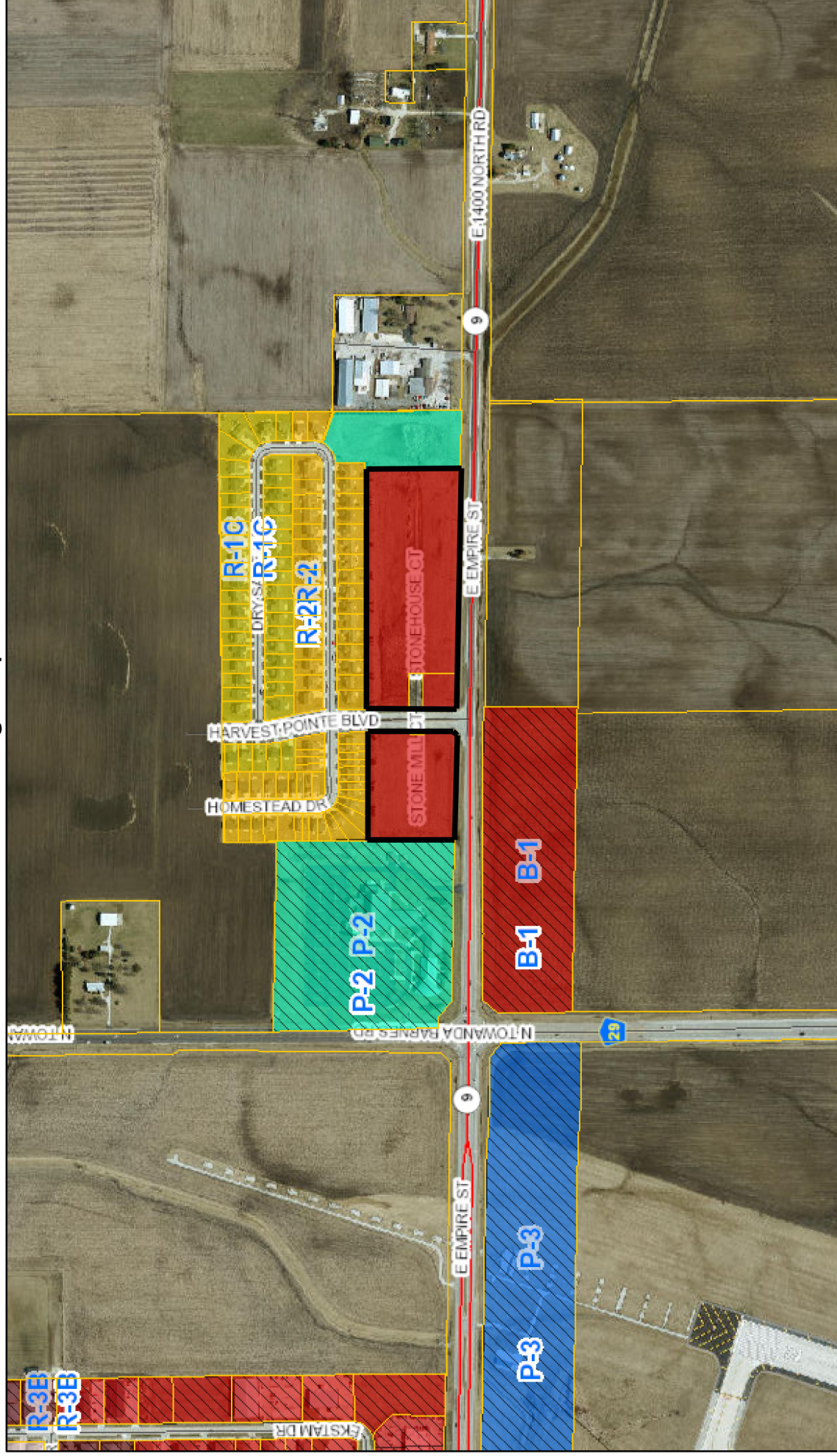
Table 402A: Residential Districts - Permitted and Special Uses									
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	Reference
Food Pantry							S		§ 44-1018
RECREATIONAL									
Country Clubs, Golf Clubs, Golf Courses	S	S	S	S	S	S	S	S	§ 44-1012
Community Center						S	S	S	§ 44-1013
Parks and Recreation Facilities	P	P	P	P	P	P	P	P	
Swimming Clubs						S	S	S	
Swimming Pools, Community	S	S	S	S	S	S	S	S	§ 44-1032
COMMERCIAL									
Entertainment and Hospitality									
Sports and Fitness Establishments						S	S	S	§ 44-1013
Lodging									
Bed-and-breakfast Establishments						S	S		§ 44-1007
Boarding and Rooming Houses					S	S	P		§ 44-1019
Offices									
Medical or Dental Office or Clinic							S		§ 44-1024
Medical Laboratory							S		
Personal Services									
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.							S ²	S ²	
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.							S ²	S ²	
Day-care centers	S	S	S	S	S	S	S	S	
Retail and Service									
Drug Stores and Pharmacies							S ²	S ²	
Grocery Stores, Supermarkets							S ²	S ²	
INDUSTRIAL									
Utilities									
Public or Private Utility Facility, Minor	P	P	P		P	P	P	P	
Private Solar Energy Conversion Facilities	P	P	P		P	P	P	P	§ 44-1031

Table 402A: Residential Districts - Permitted and Special Uses									
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	Reference
Wireless Communication Facilities	S	S	S		S	S	S	S	§ 44-1037

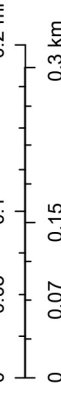
Notes:

- 1. Maximum permitted height is 45 feet or three stories, whichever is lower.
- 2. The use shall be located within a building containing multiple-family or office uses in the R-3B District and shall not be permitted within a Mobile Home or Dwelling Unit in the R-4 District. The maximum permitted floor area is 1,600 square feet for Clothing Care; 1,000 square feet for Personal Care or 5,000 square feet for Drug Stores, Pharmacies, and Grocery Stores

Zoning Map



10/5/2020, 12:54:36 PM



City of Bloomington, McGIS, <http://www.McGIS.org/License>, McLean County Museum of History

- Parcels
- Bloomington
 - A Agricultural
 - P-1 University District
 - P-2 Public Land and Institutions
 - P-3 Airport District
 - B-1 General Commercial District
 - P-1 University District
 - C-1 Office District
 - D-1 Central Business District
 - D-2 Downtown Transition District
 - D-3 Downtown Warehouse and Arts District

Aerial Map



10/5/2020, 1:06:12 PM

 Parcels

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

City of Bloomington, McGIS, <http://www.McGIS.org/License>, Mclean County Museum of History

90922

PUBLIC HEARING

A Public Hearing before the Bloomington Planning Commission will be held virtually on Wednesday, October 14, 2020 at 4:00 PM at www.cityblm.org/live on an application to rezone approximately 14 acres north of E. Empire St and east of Towanda Barnes Road (owned by RBJ Investments) from B-1 (General Commercial District) to R-2 (Mixed Residence District). The rezoning application was submitted by William (Bill) Peifer of Harvest Pointe Bloomington, LLC.

The subject property is legally described as: Pt SW 32-24-3E - Beg SE cor Lot 158 Harvest Pointe Sub, W468.02', S to N In

Rt 9, E to SW cor Harvest Pointe Blvd, NE20.94', N124.08', W10.5', N60', E10.5', N 183' to P O B (PIN:15-32-351-001)

HARVEST POINTE COMMERCIAL SUB LOT 1 .50 ACRES (PIN: 15-32-376-019)

Pt SW 32-24-3E - Beg SW cor OL 100 Harvest Pointe Sub, W to SE cor Harvest Pointe Blvd, N141.66', E3.5', N60', W3.5', N183', E1032.58', S411.35' to POB (Ex Harvest Pointe Commercial Sub) (PIN: 15-32-376-020). The application is available for review online <https://www.cityblm.org/planning>. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. Physical attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

Published: Monday, September 28, 2020



Economic & Community Development
Department
115 E Washington St, Ste 201
Bloomington IL 61701
(309)434-2226
planning@cityblm.org

September 28, 2020

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, October 14, 2020 at 4:00 PM at www.cityblm.org/live on an application submitted by William (Bill) Peifer of Harvest Pointe Bloomington, LLC to rezone approximately 14 acres north of E. Empire St and east of Towanda Barnes Road (owned by RBJ Investments) from B-1 (General Commercial District) to R-2(Mixed Residence District).

You are receiving this notice because you own or occupy property within a 500-foot radius of the subject property (refer to map on back). All interested persons may present evidence or testimony regarding said petitions, or ask questions related to the petitioner's requests at the scheduled public hearing.

The property is legally described as: Pt SW 32-24-3E - Beg SE cor Lot 158 Harvest Pointe Sub, W468.02', S to N ln Rt 9, E to SW cor Harvest Pointe Blvd, NE20.94', N124.08', W10.5', N60', E10.5', N183' to POB (PIN:15-32-351-001)

HARVEST POINTE COMMERCIAL SUB LOT 1 .50 ACRES (PIN: 15-32-376-019)

Pt SW 32-24-3E - Beg SW cor OL 100 Harvest Pointe Sub, W to SE cor Harvest Pointe Blvd, N141.66', E3.5', N60', W3.5', N183', E1032.58', S411.35' to POB (Ex Harvest Pointe Commercial Sub) (PIN: 15-32-376-020).

The application is online at www.cityblm.org/planning. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/planning. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/government/boards-commissions/register-for-public-comment>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall. Physical attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall Covid-19 protocols and social distancing. The rules for physical attendance may be subject to change due to changes in law or to executive orders related to the COVID-19 pandemic occurring after delivery of this notice. Changes will be posted at www.cityblm.org/register.

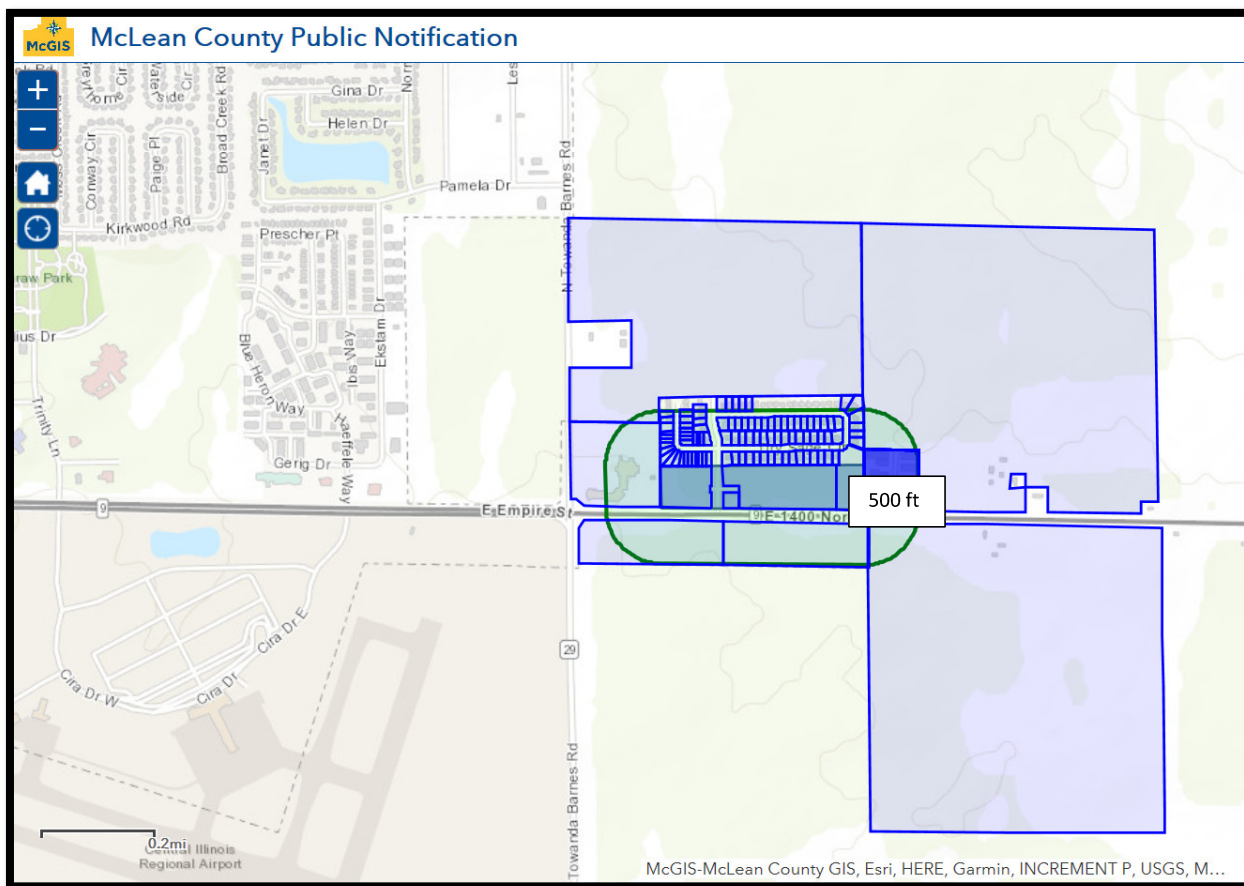
This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115, preferably no later than five days before the hearing.

If you desire more information regarding the proposed petitions or have any questions, you may email planning@cityblm.org or call (309) 434-2226. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property



ROD FARMS LLC
6 HEARTLAND DR STE A
BLOOMINGTON, IL 6170

RBJ INVESTMENTS
4120 BELMONT PT
CHAMPAIGN, IL 61822

SEVERINO NAPOLITANO
4112 PUMP HOUSE LN
BLOOMINGTON, IL 61704

SUSAN JOHNSON
4118 PUMP HOUSE LN
BLOOMINGTON, IL 61705

SCOTT LACKEY
1026 HOMESTEAD DR
BLOOMINGTON, IL 61705

PONNEELAN RANJEETH CHELLADURAI
VIDHYA PNNEELAN RANJEETH 1024
HOMESTEAD
BLOOMINGTON, IL 61705

LEYONS PHILIP THAZHACKAL
4103 PUMPHOUSE LANE
BLOOMINGTON, IL 61705

KATIE KIRKPATRICK
4111 PUMP HOUSE LN
BLOOMINGTON, IL 61705

ANNE & ROLAND GROTHO
4105 PUMP HOUSE LN
BLOOMINGTON, IL 61705

CODY WEBER
2 DRY SAGE CIR
BLOOMINGTON, IL 61705

SLOAN FAMILY LLC
SOY CAP AG SERVICE 6 HEARTLAND DR
STE A
BLOOMINGTON, IL 61704

DANIEL SILVER
1223 E THOMPSON AVE
HOOPESTON, IL 60942

WILLIAM BISHOP
4114 PUMP HOUSE LN
BLOOMINGTON, IL 61705

ANDREW COCHRAN
1031 HOMESTEAD DR
BLOOMINGTON, IL 61705

JOE KILGUS
1028 HOMESTEAD DR
BLOOMINGTON, IL 61705

LANAE SEBESTA
1022 HOMESTEAD DR
BLOOMINGTON, IL 61705

DAVID MERRITT
4107 PUMP HOUSE
BLOOMINGTON, IL 61705

JEFFRY & SYBIL JULIAN
4113 PUMP HOUSE LN
BLOOMINGTON, IL 61705

AMY & DANIEL VESELAK
4117 PUMP HOUSE LN
BLOOMINGTON, IL 61705

SANJIV JHA
4 DRY SAGE CIR
BLOOMINGTON, IL 61705

ST PATRICK ROMAN CATHOLIC
CONGREGATION
1001 N TOWANDA BARNES RD
BLOOMINGTON, IL 61704

ADAM LOCKETT
1029 HOMESTEAD DR
BLOOMINGTON, IL 61705

RONALD & KAREN PECORARO
4116 PUMP HOUSE LN
BLOOMINGTON, IL 61705

ROGER & TINA A CROSS
1025 HOMESTEAD DR
BLOOMINGTON, IL 61705

PAUL & MARLENE BLISS
1030 HOMESTEAD DR
BLOOMINGTON, IL 61705

MICHAEL BOOGREN
4101 Pump House Ln
BLOOMINGTON, IL 61705

ELIZABETH KALDAHL
4109 PUMP HOUSE LN
BLOOMINGTON, IL 61705

HECTOR CARRILLO FRAUSTO
4115 PUMP HOUSE LN
BLOOMINGTON, IL 61705

JIM SCHAFFRATH, TRUSTEE WALLACE
SCOTT BEASLEY TRUST
4119 PUMP HOUSE LN
BLOOMINGTON, IL 61705

CHRIS & KATRINA WEISIGER
6 DRY SAGE CIRCLE
BLOOMINGTON, IL 61705

SRIDHAR KUMAR & MALLESHWARI KOMMALAPATI 8 DRY SAGE CIR BLOOMINGTON, IL 61705	JASON & JAMIE JONES 10 DRY SAGE CIR BLOOMINGTON, IL 61705	CLTLTC HBT365 10 S LA SALLE ST STE 2750 CHICAGO, IL 60603
ANDY & KARI ANDERSON 14 DRY SAGE CIR BLOOMINGTON, IL 61705	ANDREW KATCHMAR 16 Dry Sage Cir BLOOMINGTON, IL 61705	ASHESH PATEL 18 DRY SAGE CIR BLOOMINGTON, IL 61705
NATHANIEL & RACHELLE KAY WEAVER 20 DRY SAGE CIR BLOOMINGTON, IL 61705	CHAD L & SHELLEY N CARR 22 DRY SAGE CIR BLOOMINGTON, IL 61705	AUSTIN LAVOIE 24 DRY SAGE CIR BLOOMINGTON, IL 61705
MICHAEL & KATHY RICHARDSON 26 DRY SAGE CIR BLOOMINGTON, IL 61705	R GARLAND HAYNES 28 DRY SAGE CIR BLOOMINGTON, IL 61705	ZACHARY & COURTNEY BOYD 30 DRY SAGE CIR BLOOMINGTON, IL 61705
JOSEPH BRICKEY 32 DRY SAGE CIRCLE BLOOMINGTON, IL 61704	ANDREW & TAMI SYLVESTER 1 DRY SAGE CIRCLE BLOOMINGTON, IL 61704	SHANE TOMLINSON 3 DRY SAGE CIR BLOOMINGTON, IL 61705
BRIAN STRATMAN 5 DRY SAGE CIR BLOOMINGTON, IL 61705	KRISTIE WENGER 7 DRY SAGE CIR BLOOMINGTON, IL 61705	ANDREW SCHUSTER 9 DRY SAGE CIRCLE BLOOMINGTON, IL 61705
JORIS JOHN HEISE 11 DRY SAGE CIR BLOOMINGTON, IL 61705	BENJAMIN & KRISTINE KOERNER 13 DRY SAGE CIR BLOOMINGTON, IL 61705	NICOLE SCHARTON 15 DRY SAGE CIR BLOOMINGTON, IL 61705
JASON & KIMBERLY TIMMONS 17 DRY SAGE CIR BLOOMINGTON, IL 61705	JOHN MATULIS 19 DRY SAGE CIR BLOOMINGTON, IL 61705	MICHAEL & KIMBERLY HINTZ 21 DRY SAGE CIR BLOOMINGTON, IL 61705
PRAMOD KUMAR PULIMATI 23 DRY SAGE CIR BLOOMINGTON, IL 61705	MICHAEL MEYERS 25 DRY SAGE CIR BLOOMINGTON, IL 61705	SRIDHAR VERAGORLA 27 DRY SAGE CIR BLOOMINGTON, IL 61705
RAVIKUMAR BOGGAVARAPU 29 DRY SAGE CIR BLOOMINGTON, IL 61705	EUGENE LONG 31 DRY SAGE CIR BLOOMINGTON, IL 61705	MATTHEW ETHRIDGE 41 DRY SAGE CIR BLOOMINGTON, IL 61705

ROBBIN FRANCISCO
39 DRY SAGE CIR
BLOOMINGTON, IL 61705

DUSTIN KASTER
47 DRY SAGE CIR
BLOOMINGTON, IL 61705

JILL & SCOTT WOHLFORD STRALOW
81 DRY SAGE CIR
BLOOMINGTON, IL 61705

DANIEL & KAETLYN HUBBARD
85 DRY SAGE CIR
BLOOMINGTON, IL 61705

ANGELA & CHRISTINA WOLCOTT
GILLIS
1033 HOMESTEAD DR
BLOOMINGTON, IL 61705

ZAIN HASAN RIZVI
1028 HARVEST POINTE BLVD
BLOOMINGTON, IL 61705

JOHN & STEPHANIE NOLD
1032 HOMESTEAD DR
BLOOMINGTON, IL 61705

DAK DRAKE
84 DRY SAGE CIR
BLOOMINGTON, IL 61705

JOSH POWELL
78 DRY SAGE CIR
BLOOMINGTON, IL 61705

SARAH HARRISON
72 DRY SAGE CIR
BLOOMINGTON, IL 61705

HARVEST DEVELOPERS INC
4120 BELMONT PT
CHAMPAIGN, IL 61822

MATTHEW & VICTORIA STEINKOENIG
43 DRY SAGE CIR
BLOOMINGTON, IL 61705

CHRISTOPHER EGAN
79 DRY SAGE CIR
BLOOMINGTON, IL 61705

JOHN & KAREN MELZER
83 DRY SAGE CIR
BLOOMINGTON, IL 61705

SANDHYA RANI VELLANKI
1026 HARVEST POINTE BLVD
BLOOMINGTON, IL 61705

VICTORIA SMITH
1037 HOMESTEAD DR
BLOOMINGTON, IL 61705

CALEB & KRISTI CANNON
1034 HOMESTEAD DR
BLOOMINGTON, IL 61705

BRYCE & KRISTA BROWN
82 DRY SAGE CIR
BLOOMINGTON, IL 61705

ANTHONY & AMBER PANOZZO
76 DRY SAGE CIR
BLOOMINGTON, IL 61705

JOHN & DORI MCNIFF
70 DRY SAGE CIR
BLOOMINGTON, IL 61705

BRANDON & BRADEN NORTON
SHAFFER
45 DRY SAGE CIR
BLOOMINGTON, IL 61705

MARK KILICK
49 DRY SAGE CIR
BLOOMINGTON, IL 61705

STACY BOND
77 DRY SAGE CIR
BLOOMINGTON, IL 61705

MICHAEL & JERRY ANTONINI GRATER
1024 HARVEST POINTE BLVD
BLOOMINGTON, IL 61705

LUKE SCHARTON
1035 HOMESTEAD DR
BLOOMINGTON, IL 61705

AMI PITZER
1030 HARVEST POINTE BLVD
BLOOMINGTON, IL 61705

JAMES SHAFFER
1036 HOMESTEAD DR
BLOOMINGTON, IL 61705

NATALIE WHITTED
80 DRY SAGE CIR
BLOOMINGTON, IL 61705

JOSHUA KLINE
74 DRY SAGE CIR
BLOOMINGTON, IL 61705

JENNIFER PETERS
68 DRY SAGE CIR
BLOOMINGTON, IL 61705

SHARATH KUMAR ROJANALA
66 DRY SAGE CIR
BLOOMINGTON, IL 61704

PHILIP & WHITNEY RAY
60 DRY SAGE CIR
BLOOMINGTON, IL 61705

VENKATRAMAN SAYANI
54 DRY SAGE CIR
BLOOMINGTON, IL 61705

THOMAS HAYDEN
106 ANTHONY DR
NORMAL, IL 61761

BN PROPERTY HOLDINGS LLC
PRAIRIE SERIES PAT BUSCH 57 N
COUNTRY CLUB PL
BLOOMINGTON, IL 61701

RODNEY HINDERLITER
2401 1/2 E EMPIRE ST
BLOOMINGTON, IL 61704

BEREN & ASHLEE WOCHHOLZ
64 DRY SAGE CIR
BLOOMINGTON, IL 61705

PATRICK & LEAH PEARSON
58 DRY SAGE CIR
BLOOMINGTON, IL 61705

SATYA PRAKASH & MADHURI
NATUKULA TALLAM
52 DRY SAGE CIR
BLOOMINGTON, IL 61705

JAMES DEE
1105 N TOWANDA BARNES RD
BLOOMINGTON, IL 61705

JASON MILLER
1212 KOCH ST
BLOOMINGTON, IL 61701

TIM GOTH
20 WOODRUFF DRIVE
BLOOMINGTON, IL 61701

JACOB FRANKLIN
62 DRY SAGE CIR
BLOOMINGTON, IL 61705

COURTNEY & BEN KURTENBACH BOCK
56 DRY SAGE CIR
BLOOMINGTON, IL 61705

RYAN OSOLIN
50 DRY SAGE CIR
BLOOMINGTON, IL 61705

LETA SNYDER
1913 OWENS
BLOOMINGTON, IL 61704

CRIS HARRELL
247 S SYCAMORE
EL PASO, IL 61738