



**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, MAY 27, 2020 4:00 P.M.
THIS MEETING WILL BE HELD VIRTUALLY.
LIVE STREAM
ONLINE AT
[HTTPS://WWW.CITYBLM.ORG/LIVE](https://www.cityblm.org/live)**

- 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 March 11, 2020, regular meeting of the Bloomington Planning Commission.
- 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. PR-05-20** Public Hearing, review and action on a petition submitted by CIP, LLC and JODI BLOOMINGTON MF, LLC requesting a legislative site plan review and special use permit for a multiple-family residence at 3216 Gerig Drive, Bloomington, IL 61701, in the B-2 Local Commercial District. (Ward 3)

- 6. OLD BUSINESS**
- 7. NEW BUSINESS**

- A. Recognition – Kevin Suess**
- B. Recognition – John Protzman**

C. Appointment – John Daneberger

D. Election of Chair

E. Election of Vice Chair

8. ADJOURNMENT



DRAFT
MINUTES

**PUBLISHED BY THE AUTHORITY OF
THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
WEDNESDAY, MARCH 11, 2020, 4:00 P.M.**

Roll Call

The Planning Commission convened in Regular Session in the City Council Chambers, City Hall Building, 109 E. Olive Street at 4:00 p.m., Wednesday, March 11, 2019. The Meeting was called to order by Chairperson Megan Headean.

Attendee Name	Title	Status
Ms. Megan Headean	Chair	Present
Mr. Tyson Mohr	Vice Chair	Present
Mr. Justin Boyd	Commissioner	Present
Mr. Thomas Krieger	Commissioner	Absent
Ms. Megan McCann	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Present
Mr. John Protzman	Commissioner	Present
Mr. David Stanczak	Commissioner	Present
Mr. Kevin Suess	Commissioner	Present
Mr. George Boyle	Assistant Corporate Council	Present
Mr. Bob Mahrt	Community Development Director	Present
Ms. Katie Simpson	City Planner	Present
Ms. Casey Weeks	Assistant City Planner	Absent

Public Comment

Chairperson Headean opened the floor for public comment and the following people came forward: None.

Minutes

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

Vice chair Mohr made a motion, seconded by Commissioner McCann, that the Minutes from the February 26, 2020 minutes be approved as presented:

AYES: Suess; Stanczak; Protzman; Muehleck; McCann; Boyd; Mohr; Chairperson Headean

Motion carried

Regular Agenda

CASE Z-03-20 Public hearing, review and action on a petition submitted by The Boys and Girls Club (purchaser) requesting a zoning map amendment for a portion of

DRAFT
MEETING MINUTES

**PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
WEDNESDAY, MARCH 11, 2020**

Sunnyside Park (1712-1724 W. Illinois Street) rezoning the property from R-1C, Single Family Residential District to P-2, Public Lands and Institutions.

Chairperson Headean opened the public hearing. Ms. Simpson provided the staff report and staff's positive recommendation. Ms. Simpson explained that the subject property, Sunnyside Park, is a 16-acre, city owned park created in 1960 by demolishing a number of homes and vacating a portion of Iowa Street. She shared photos of the subject property, an aerial view, a zoning map and photos of the surrounding and adjacent properties and uses. She explained that subject property has two zoning designations: R-1C Single Family Residential and P-2, Public Lands and Institutions. The portion of the property currently zoned, R-1C Single Family Residential District, is inappropriate and that the propose zoning, P-2 Public Lands and Institutions, is consistent with the zoning on the rest of the property. She explained that the R-1C zoning is a remnant of the single-family neighborhood that was raised in 1960 when Sunnyside Park was established. Ms. Simpson denoted that the petitioner, the Boys and Girls Club, operate in the neighborhood and have entered into a purchase agreement for 3.4 acres with the City of Bloomington. She stated that the petition is proposing to construct a new facility on the 3.4 acres and the zoning map amendment facilitates this reinvestment in vacant property. Ms. Simpson provided staff's analysis and concluded that the application meets the standards for a zoning map amendment.

Mr. Neil Finlen, Farnworth Group, spoke on behalf of the petitioner and the petition. He explained that he is the engineer working with the Boys and Girls Club on their new project. He introduced Tony Morstatter, Director of the Boys and Girls Club. Mr. Finlen described the location of the proposed parking lot and facility to the adjacent dwelling units.

No one, outside of the petitioner spoke in favor of the petition. No one spoke against the petition. Chairperson Headean closed the public hearing at 4:15 p.m.

Commissioner Boyd made a motion, seconded by Commissioner Stanczak, that the map amendment was in the public interested and that the Commission adopt the finding of fact as presented by staff, which resulted in the following:

AYES: Suess; Stanczak; Protzman; Muehleck; McCann; Boyd; Mohr; Chairperson Headean

NAYS: none.

Motion carried

Commissioner Boyd made a motion, seconded by Commissioner Stanczak, to recommend that the Council approve case Z-03-20, a petition submitted by The Boys and Girls Club (purchaser) requesting a zoning map amendment for a portion of Sunnyside Park (1712-1724 W. Illinois Street) rezoning the property from R-1C, Single Family Residential District to P-2, Public Lands and Institutions, which resulted in the following:

AYES: Suess; Stanczak; Protzman; Muehleck; McCann; Boyd; Mohr; Chairperson Headean

NAYS: none.

Motion carried

OLD BUSINESS

Vice Chair Mohr announced that he was coordinating a Smart Towns Conference for April 14, 2020 at 6:00 pm at Illinois Wesleyan University.

NEW BUSINESS

None.

ADJOURNMENT

Commissioner Boyd made a motion, seconded by Commissioner Stanczak, that the meeting be adjourned.

Motion carried (viva voce)

The meeting adjourned at 4:16 p.m.

CITY OF BLOOMINGTON

ATTEST

Chair Megan Headean

Katie Simpson, City Planner

CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
May 27, 2020

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
PR-05-20	3216 Gerig Drive	Legislative Site Plan Review and Special Use	Planning Division
PETITIONER'S REQUEST:	Site Plan review and Special Use for a new multiple-family residence at 3216 Gerig Dr.		
Staff finds that the application meets the Zoning Ordinance's guidelines for site plan review and Special Use.			

STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission pass the following motions recommending:
 That the City Council approve the Site Plan and Special Use for new construction of multiple-family residences *with the addition of a five-foot pedestrian connection to the public sidewalk* at 3216 Gerig Drive, case PR-05-20.



Figure 1 The subject property is highlighted in orange.

NOTICE

The application has been filed in conformance with applicable procedural requirements. Notice of the hearing was published in *The Pantagraph* on Monday, May 11, 2020.

GENERAL INFORMATION

Owner and Applicant: CIP, LLC and Jodi Bloomington MF, LLC

PROPERTY INFORMATION

Existing Zoning: B-2 Local Commercial District and S-1 Airport Noise Impact District
Existing Land Use: Vacant
Proposed Use: Multiple-Family Residential
Lot size: 33,000 ft² (165' x 200')
Property Information: 3216 Gerig Drive, AIRPORT PARK SUB 16TH ADDN LOT 132 0.76 ACRES (PIN: 15-31-451-008)

Surrounding Zoning and Land Uses

<u>Zoning</u>	<u>Land Uses</u>
North: R-3B Multiple-Family Residence District	North: Multi-family apartments
East: B-1 General Commercial District with S-1 Airport Noise Impact District	East: Dentist office
South: B-1 General Commercial District with S-1 hotel Airport Noise Impact District	South: Restaurants and
West: B-2 Local Commercial District	West: Multi-family apartments

PROJECT DESCRIPTION

Gerig Drive is a local street running east-west parallel and north of E. Empire Street accessed by turning west from Haeffele Way. Gerig Drive ends with a cul-de-sac behind a hotel providing access to multi-family housing and rear access to restaurants and a hotel fronting E. Empire Street/IL State Rt. 9. The subject property at 3216 Gerig Drive, approximately 0.75 acres, is zoned B-2 Local Commercial District with S-1 Airport Noise Impact District overlay and adjoins to B-1 General Commercial District on the east and south and R-3B Multiple-Family Residence District properties to the north. The lot to the west is zoned B-2 Local Commercial District containing multi-family apartments. Surrounding uses include a dentist office, multi-family apartments, restaurants, and hotel.

3216 Gerig Drive

The project consists of a multi-family residence with two structures each containing six apartments and a garage for each unit. The two buildings face each other with the driveway running north-south between them and a parking lot at the rear of the property providing ten spaces with an enclosed dumpster. There will be eight apartments with two bedrooms and four apartments with one bedroom requiring twenty-three parking spaces. Twenty-two parking spaces total are proposed which includes twelve garages and ten spaces in the lot with one ADA space. Parking adjustments include one legal on-street parking space can substitute for 0.5 of every required off-street parking space. There are five on-street parking spaces directly in front of the lot allowing a reduction in two parking spaces. Landscaping composed of trees and shrubs

provides screening between the parking lot and adjoining property to the north with multi-family apartments. Three bicycle parking spaces are required and will be provided.

The application and site plan are attached to this report. The Planning Commission is charged with reviewing the application submitted. The legislative site plan review gauges the general layout, location, and design of the project. It does not substitute as an approval of administrative site plan review by city staff prior to issuing building permits. All projects must obtain approvals from the Engineering and Building Safety divisions prior to construction. If there are major changes to a site plan previously approved by City Council, the changes will require a new legislative review.

ANALYSIS

Submittals

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

1. Application
2. Site Plans
3. Photometric Plan
4. Aerial photographs
5. Site Visit

The table below illustrates the zoning requirements and provided elements.

Site Area	33,000 square feet (0.76 acres)		
Building Area	8,804 square feet		
Requirement	Allowed/Required	Provided	Deviance
Max. FAR	0.5	0.5	Compliant
Min. Lot Width	None	165ft	Compliant
Min. Lot Area	None	33,000 square feet	Complaint
Front yard setbacks	None	28ft	Compliant
Side yard building setbacks	5ft	5ft	Compliant
Rear yard building setbacks	5ft	11.48ft	Compliant
Building Height	30ft	30ft	Compliant
Parking spaces	23 spaces 1.5 spaces per efficiency or one-bedroom dwelling unit; 2 spaces per 2 or more-bedroom dwelling units	22 (1 ADA)	Compliant +1
Parking Adjustment	One legal on-street parking space can be substituted for 0.5 of every required off-street parking space	5 spaces	-2 spaces
Bicycle Parking	25% of required vehicle parking	Not shown but will provide	(3 spaces required)
Minimum aisle widths	24ft	25ft	Compliant
Minimum parking stall dimensions (width/length)	8.5/18	9/18	+0.5/0
Parking lot perimeter landscaping (front/sides/rear)	12ft/6ft/6ft	20ft/40ft/11.48ft	+8ft/+34ft0/+5.48ft

Building Foundation landscaping	Required	Provided	Compliant
Landscaping island required every 10 parking spaces	NA	NA	NA
5ft pedestrian route to sidewalk	Required	Not shown but will provide	
5ft pedestrian path through parking lot to entrance	Required	Provided	Compliant
Dumpster screening	6ft minimum	Provided	Compliant
Dumpster location	In Rear/Side yard	Provided	Compliant
Transitional yard landscaping	NA	NA	NA
Lighting Plan	Required	Provided	Compliant
Storm water management	Storm water requirements apply.	Provided	

B-2-Local Commercial District

The intent of the B-2 Local Commercial District is to provide retail, commercial and service establishments, including retail stores and personal service facilities, which serve the frequently recurring needs of surrounding local employment areas and residential neighborhoods. In addition to serving commercial purposes, this district encourages a mix of land uses, continued community investment through infill and site renovations, and a development form that supports mixed transportation modes, such as bicycle, pedestrian, and public transportation in addition to personal vehicles. Neighborhood shopping centers, particularly with a supermarket as a principal or anchor tenant, are appropriate at prominent intersections. The protection of surrounding residential properties from adverse impacts is a primary focus of this district.

S-1 Aircraft Noise Impact District

The subject property is located within the 60 Ldn contour of the S-1 Aircraft Noise Impact District overlay which determines it shall adhere to restricted uses between the 60 Ldn and 65 Ldn Airport Noise Impact Zones as stated in Zoning Chapter 44, 8-2, B. 2. This portion of the City Code provides for additional insulation, insulated glass, and central air conditioning to meet the goal of achieving a day/night average maximum interior noise level of 45 dBA and stipulated Sound Transmission Class (STC) ratings for new residential facilities.

Special Use Required

The subject property adjoins an R-3B Multiple Family Residence District to the north which contains multi-family apartments. The B-2 Local Commercial District primarily allows two-family and multiple-family residential units with a Special Use when adjoining a Residential District boundary line. New development in this district requires a legislative site plan review and approval by City Council. The purpose of the review is to ensure the new development is compatible in mass, scale, and use with surrounding development and will not negatively impact adjacent property owners.

Compliance with the Comprehensive Plan 2035

The Infill Redevelopment map identifies 3216 Gerig Drive as a Tier 1 development priority since it is located adjacent to city utilities and already annexed into the corporate limits. The Future Land Use map shows the area as regional commercial.

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

ED-4.3 Proposes to find buffer areas between residential and industrial uses to continue to promote less intense businesses and opportunity for economic development.

Staff Recommendations

The current site plan does not show a 5ft pedestrian path connecting the apartments with the public sidewalk along Gerig Drive. A five-foot pedestrian connection should be added to the site plan compliant with 44.12-14.C.3.

The plan should also be amended to show bicycle parking compliant with 44.12-13. The architect has agreed to provide these in an update site plan prior to action by City Council.

Findings of Fact:

For concurrent site plan and special use applications, the Planning Commission shall report to the Council its findings of fact and recommendations, including the stipulations of additional conditions and guarantees, when they are deemed necessary for the protection of the public interest or to meet the standards as specified herein. No special use application shall be recommended by the Planning Commission for approval unless the Commission finds:

1. **that the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare**
The proposed use is consistent with the surrounding residential and business uses. **The Standard is met.**
2. **that the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;** The proposed building is consistent in mass, height, and has design elements that make it compatible with surrounding properties. Residents will be able to access restaurants and offices providing amenities to residents within walking distance. **The Standard is met.**
3. **that the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;** The amount of traffic related to the proposed special use is consistent with other nearby uses. **The Standard is met.**
4. **that adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;** The lot has adequate roads and utilities, and the development has on-site storm water detention that will need to meet the storm water management requires. **The Standard is met.**
5. **that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;** The site plan provides adequate vehicular circulation. A five-foot pedestrian access connecting the apartments to the public sidewalk along Gerig Drive is required for compliance with 44.12-14.C.3. of the City Code. The architect has agreed to provide this. **The Standard is met.**

6. that the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Planning Commission. (Ordinance No. 2006-137). **The Standard is met.**

The Site Plan review process is intended to protect the public interest in safety, economy, and from adverse site development that may be detrimental to neighboring property owners and the surrounding area. The following standards and objectives shall guide the review of City staff, the Planning Commission, and the City Council in making a determination on the proposed Site Plan (44. 17-9):

- A. *The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.* Landscape screening is provided with shrubs and trees between the parking lot and multi-family residences to the north. Placement of the driveway between the two apartment buildings blocks traffic noise and headlights from nearby apartment buildings and office. Staff does not see potential conflicts with the adjoining land uses of other apartments, dentist office, or restaurants. **The Standard is met.**
- B. *The extent to which the proposal minimizes any adverse impact of the development upon adjoining land, including the hours of use and operation and the type and intensity of activities which may be conducted.* Staff does not foresee adverse impacts to adjoining land uses including the dental office and multi-family apartments. **The Standard is met.**
- C. *The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.* Access to the site via E. Empire Street by Haeffele Way to Gerig Drive is adequate. **The Standard is met.**
- D. *The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.* The orientation of the building will facilitate north to south traffic flow reducing headlights shining into neighboring residential windows. The perimeter landscaping on the north will provide a screen that will also block headlights to the apartments to the north and improve the appearance of the property. **The Standard is met.**

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass the following motion recommending: That the City Council approve the Site Plan and Special Use for new construction of multiple-family residences with the addition of the five feet pedestrian connection to the public sidewalk at 3216 Gerig Drive, case PR-05-20.

Respectfully submitted,

Casey Weeks
Assistant City Planner

Attachments:

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



Figure 2 Looking west on Gerig Drive. The grass lot is 3216 Gerig Drive.



Figure 3 Multiple family residences on 3204-3212 Gerig Drive.



Figure 4 The cul-de-sac at the end of Gerig Drive looking west. The Holiday Inn Hotel is on the left.



Figure 5 The rear elevation of Holiday Inn from Gerig Drive facing E. Empire Street.



Figure 6 Multi-family residences at 3204 Gerig Drive.



Figure 7 Looking east from 3216 Gerig Drive towards Prairie Dental Office.



Figure 8 intersection of Gerig Drive and Haeffele Way.



Figure 9 Entrances from Gerig Drive to restaurants facing E. Empire Street.



Figure 10 Rear elevation of Buffalo Wild Wings from Gerig Drive.

ORDINANCE NO 2020-____

AN ORDINANCE APPROVING AN APPLICATION SUBMITTED BY CIP, LLC AND JODI BLOOMINGTON MF, LLC REQUESTING APPROVAL OF A SITE PLAN AND SPECIAL USE PERMIT FOR A MULTIPLE-FAMILY RESIDENCE IN THE B-2 LOCAL COMMERCIAL DISTRICT FOR THE PROPERTY AT 3216 GERIG DRIVE.

WHEREAS, there was heretofore filed with the Community Development Department of the City of Bloomington, McLean County, Illinois, an application requesting a legislative site plan approval and approval of a special use permit for a multiple-family residence in the B-2 Local Commercial District for the land described in Exhibit "A", attached hereto and made a part hereof by this reference; and,

WHEREAS, after proper notice, the City of Bloomington Planning Commission held a public hearing and found that the site plan, dated May 27, 2020, represented in Exhibit "B" attached hereto and made a part hereof by this reference, aligned with the goals of the Comprehensive Plan and complied with the standards for approval of a special use set forth in Chapter 44, Division 17-7H of the City Code, specifically:

- 1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare; and,
- 2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and,
- 3) That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district; and,
- 4) That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided; and
- 5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and,

WHEREAS, the Planning Commission recommended the City Council of the City of Bloomington approve said site plan and special use permit.

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

1. That the above recitals are hereby incorporated into and made a part of this ordinance as though fully set forth herein.
2. That the City Council hereby adopts the findings of fact of the Planning Commission as set forth above.

3. That the site plan, dated May 27, 2020, represented in Exhibit “B” is hereby approved with the addition of a five feet pedestrian connection to the public sidewalk compliant with 44.12-14.C.3. of the City Code.
4. That the requested special use permit for a multiple-family residence in the B-2 Local Commercial District at 3216 Gerig Drive is hereby approved.
5. That this Ordinance shall be in full force and effective as of the date of its passage and approval.

Passed this _____ day of _____, 2020.

Approved this _____ day of _____, 2020.

APPROVED:

Mayor Tari Renner

ATTEST:

City Clerk Leslie Yocum

Exhibit “A”

3216 Gerig Drive

AIRPORT PARK SUB 16TH ADDN LOT 132 .76 ACRES

(PIN: 15-31-451-008)

DRAFT

GERIG DRIVE APARTMENTS

3216 GERIG DRIVE

BLOOMINGTON ILLINOIS



SITE LOCATION MAP

SHEET INDEX

- C000 COVER SHEET
- C101 EXISTING CONDITIONS
- C201 SITE DEVELOPMENT PLAN
- C202 GEOMETRIC LAYOUT PLAN
- C301 GRADING & DRAINAGE PLAN
- C302 STORM SEWER MANAGEMENT PLAN
- C401 EROSION CONTROL PLAN
- C402 EROSION CONTROL NOTES
- C501 GENERAL NOTES & DETAILS
- C502 GENERAL NOTES & DETAILS

Exhibit B

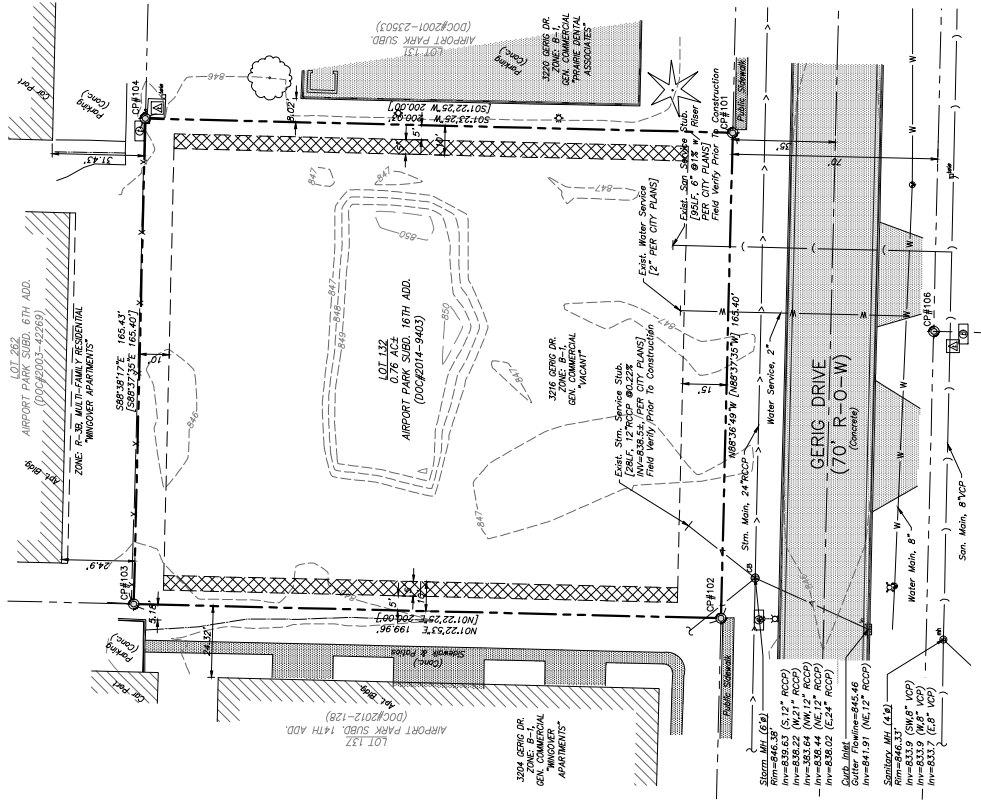
OWNER / DEVELOPER

CORE 3 PROPERTY MANAGEMENT
1716 RT DUNN DRIVE #4
BLOOMINGTON, IL 61701
PH: (309)808-2125

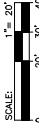
ARCHITECT

SCHARNETT ASSOCIATES ARCHITECTS, LLC
118 WEST WASHINGTON STREET
BLOOMINGTON, IL 6170

Control Points				
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP#101	1392731.19	823715.84	846.74	FOUND PIN
CP#102	1392735.19	823550.49	846.44	FOUND PIN
CP#103	1392835.09	823555.31	846.57	FOUND PIN
CP#104	1392931.16	823720.70	846.11	FOUND PIN
CP#106	1392662.68	823548.17	846.63	FOUND PIN



- LEGEND**
- EXISTING CONCRETE SIDEWALK
 - EXISTING CONCRETE DRIVEWAY
 - UTILITY EASEMENT TO BE VACATED
 - MAJOR CONTOUR LINE (5 FT INTERVAL)
 - MINOR CONTOUR LINE (1 FT INTERVAL)
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - COMMUNICATION BOX / HANDHOLE
 - STREET LIGHT
 - STORM SEWER LINE
 - SANITARY SEWER LINE
 - BUILDING
 - PROPOSED LOT LINE
 - UTILITY EASEMENT



GERIG DRIVE APARTMENTS
3216 GERIG DRIVE,
CITY OF BLOOMINGTON, IL 61704
EXISTING CONDITIONS

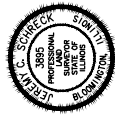
PIN: 15-31-451-008

LEGAL DESCRIPTION:

Lot 132 in Airport Park Subdivision, Sixteenth Addition to the City of Bloomington according to the plat thereof recorded as document number 2014-9403 in the Office of the Recorder, in McLean County, Illinois.

GENERAL NOTES (BOUNDARY AND TOPOGRAPHIC SURVEY):

- THIS OFFICE HAS NOT ABSTRACTED THE PARCELS DEPICTED HEREON OR ANY CLAIMS OF TITLE EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PARCELS. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS NOT GUARANTEED HEREON.
- BEARING MEASUREMENTS ARE GIVEN IN DEGREES, MINUTES AND SECONDS. WHERE MEASURED BEARINGS AND DISTANCES DIFFER FROM RECORDED BEARINGS AND DISTANCES, THE RECORDED MEASUREMENTS HAVE BEEN SHOWN IN SQUARE BRACKETS.
- THE TOPOGRAPHICAL AND BOUNDARY INFORMATION DEPICTED HEREON REFLECTS OBSERVATIONS MADE DURING SITE VISITS MADE BY LAND ENGINEERS, LLC, FROM MARCH 4 THROUGH APRIL 22, 2020.
- THE INFORMATION DEPICTED HEREON IS BASED ON OBSERVED ABOVE GROUND EVIDENCE AND FROM RECORD PLANS OBTAINED FROM THE CITY OF BLOOMINGTON. A UTILITY LOCATE WAS NOT PERFORMED IN CONJUNCTION WITH THIS SURVEY.
- CONTROL POINTS AND/OR BENCHMARKS HAVE BEEN ESTABLISHED FOR THIS PROJECT AS DEPICTED HEREON. THE BENCHMARK ELEVATION IS BASED ON THE 1988 NORTH AMERICAN DATUM (NAD83).
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND BE FULLY RESPONSIBLE FOR SAME. NOTIFY LAND ENGINEERS, LLC, IF CLARIFICATION OF OR ADDITION TO ANY INFORMATION IS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES AND HAVING ALL UNDERGROUND UTILITIES PROPERLY LOCATED PRIOR TO ANY CONSTRUCTION OR DEMOLITION.



I do hereby certify that in the month of March, 2020 a professional land survey was made and that the survey and the plat hereon drawn is a correct and true representation of the facts and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

04/24/20 Dated
Jeffery C. Schreck, Illinois Professional Land Surveyor No. 3895

C101

SHEET NUMBER

PLAN SET DATE

PROJECT NO.
016888

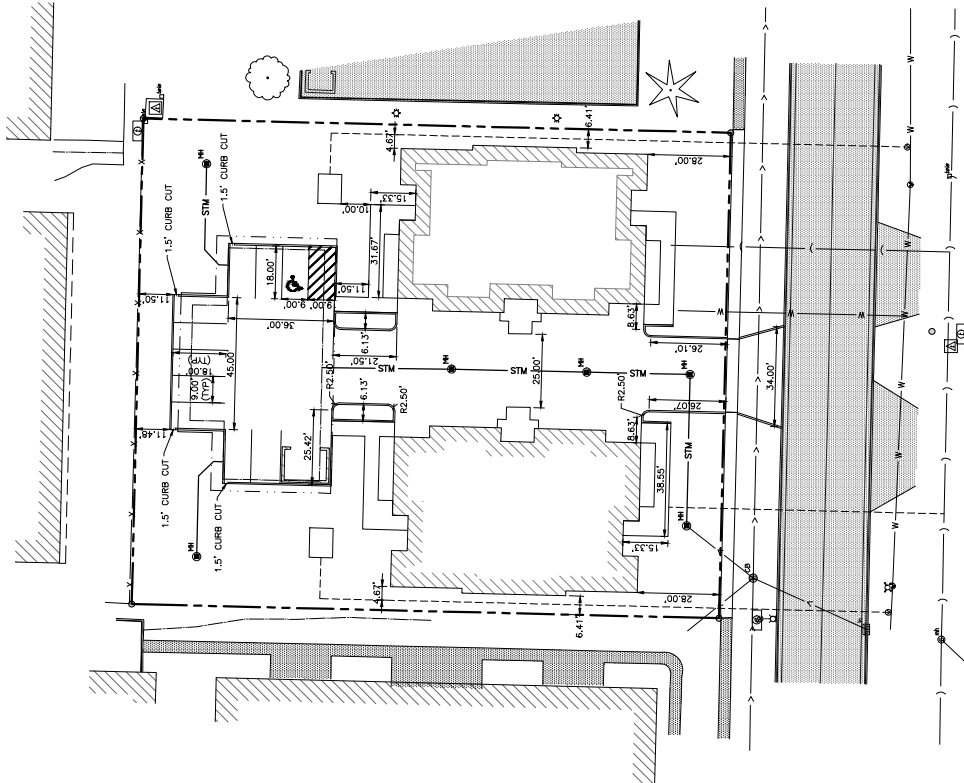
Land Engineers, LLC
3006 W. 12th Street, Bloomington, IL 61704
Phone: 309.237.1394 Fax: 309.237.1394
Email: info@landengineers.com Website: landengineers.com

SCALE
1" = 20'

DRAWN BY
LCH
DATE 4/29/20
CHECKED BY
JCS
DATE 4/29/20

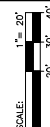
[illegible]

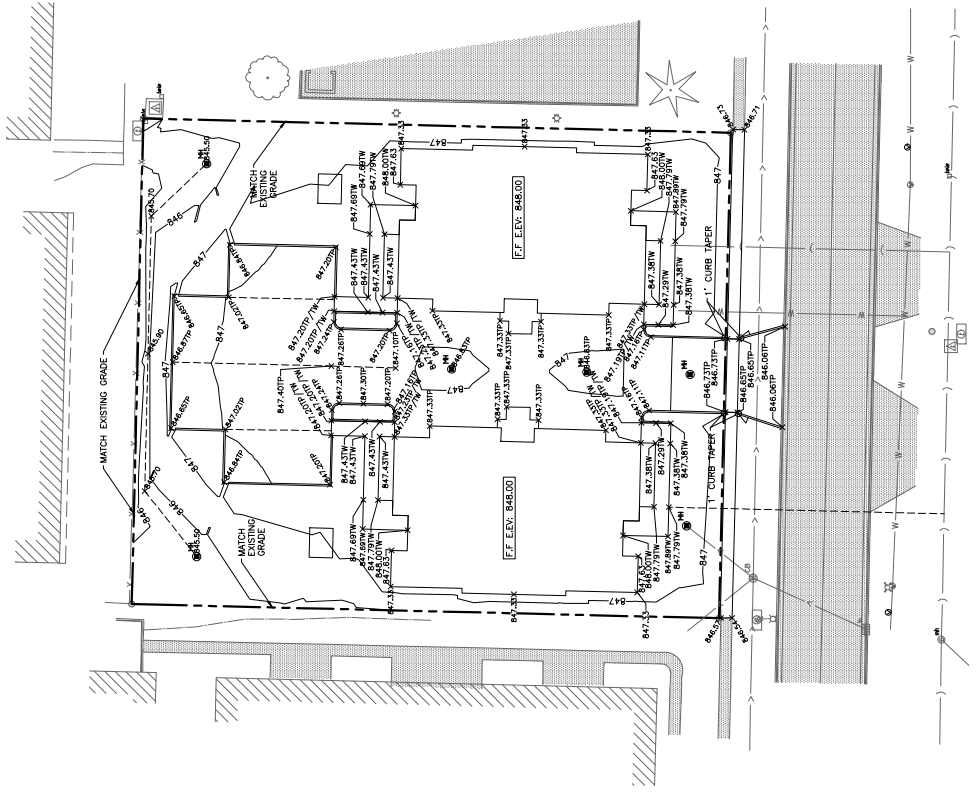
NOLLD



LEGEND

-
- STORM MANHOLE
- WATER VALVE
- STORM WATER
- STORM WATER SERVICE LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED BUILDING
- PROPOSED BOUNDARY LINE
- SALT FENCE LINE
- HANDICAP SYMBOL
- MAJOR CONTOUR LINE (5 FT INTERVAL)
- MINOR CONTOUR LINE (1 FT INTERVAL)
- PROPOSED FLOOD ROUTE
- PROPOSED SPOT ELEVATION
- PROPOSED STREET
- TOP OF WALK



[illegible]

GERIG DRIVE APARTMENTS
LOT 132, AIRPORT PARK SUBD., 16TH ADD.
3216 GERIG DRIVE
CITY OF BLOOMINGTON, IL 61704
GRADING & DRAINAGE PLAN

Land Engineers, LLC
404 Grayhound Road, Bloomington, IL 61704
Tel: 309-427-4393 Fax: 309-427-4394
Design Firm No. 154-004522 Expire: 4/30/2021

PROJECT NO. 016888	PLAN SET DATE	SHEET NUMBER C301
------------------------------	---------------	-----------------------------

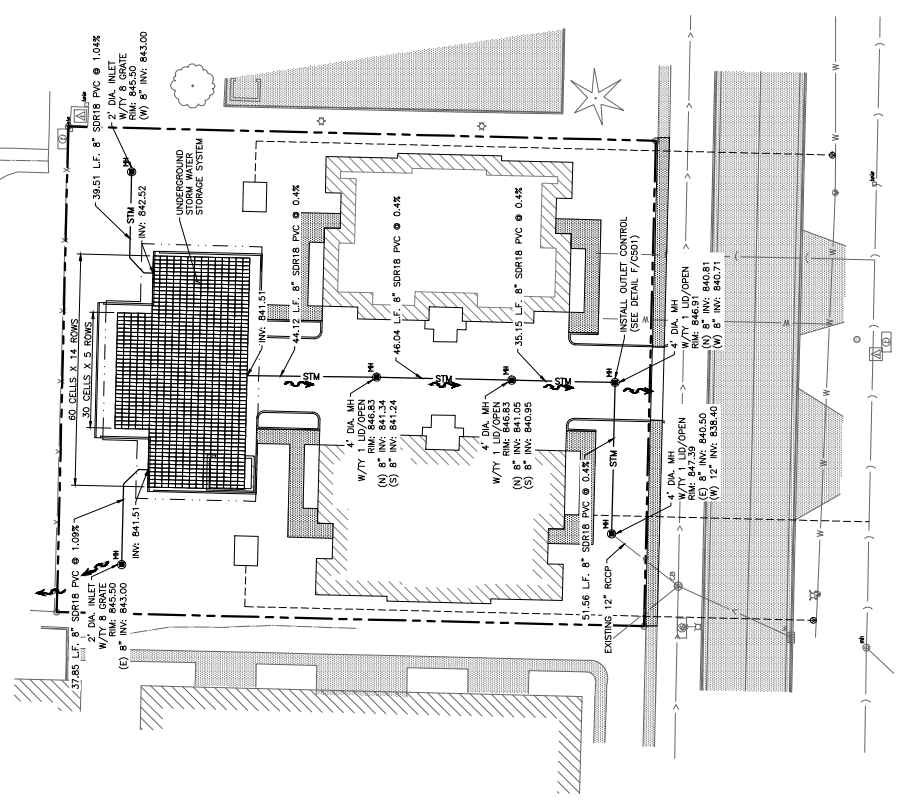
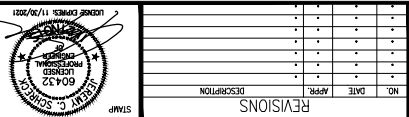


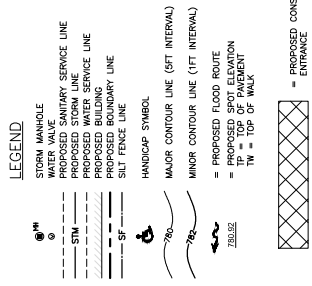
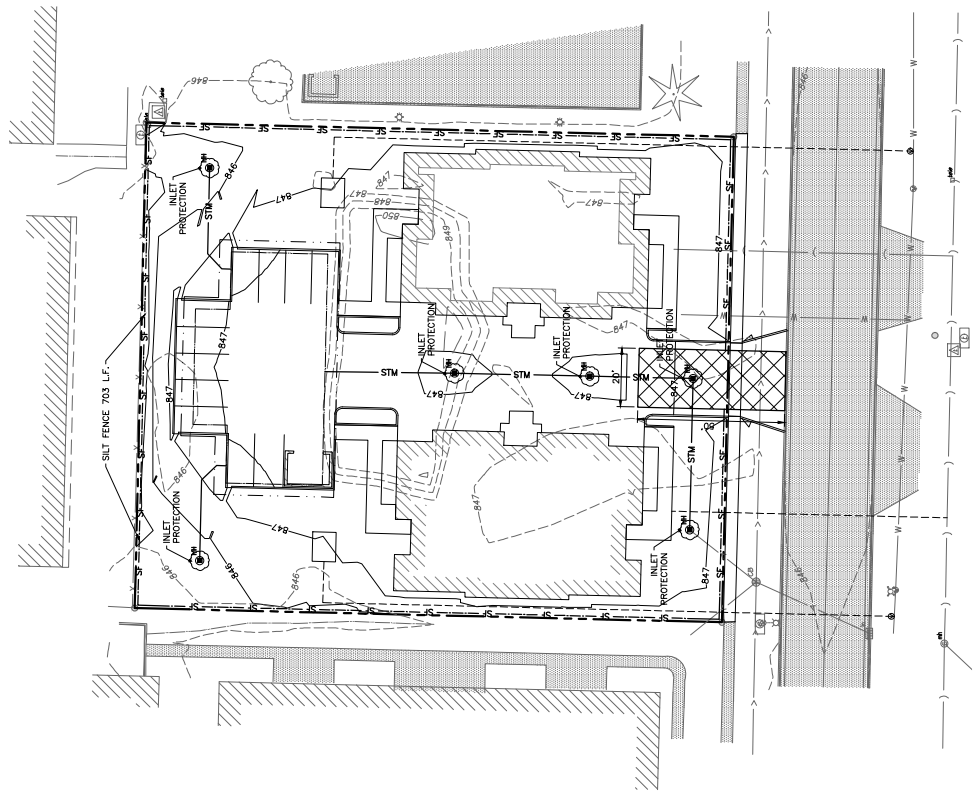
LEGEND

-
- HANDICAP SYMBOL**
- STREAM
 - WATER VALVE
 - WATER TOWER
 - PROPOSED STREAM LINE
 - PROPOSED WATER SERVICE LINE
 - PROPOSED BUILDING
 - PROPOSED DRIVEWAY
 - 5' FENCE LINE
- MAJOR CONTOUR LINE (5 FT INTERVAL)**
- MINOR CONTOUR LINE (1 FT INTERVAL)
 - PROPOSED FLOOD ROUTE
 - PROPOSED SPOT ELEVATION
 - TOP OF PAVEMENT
 - IN = TOP OF WALK
- FLOOD AREA**
- PROPOSED CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - PROPOSED LANE
 - PROPOSED CONTOUR LINE



- PROPOSED CONCRETE (HEAVY)
- PROPOSED CONCRETE (STANDARD)
- PROPOSED LANDSCAPE
- PROPOSED CONCRETE SIDEWALK



PROJECT NO.
016888

PLAN SET DATE

SHEET NUMBER

C401

Land Engineers, LLC
2404 Graystone Road, Bloomington, IL 61704
309-827-4893
Fax: 309-827-4994
Design Firm No. 164-004522 Expires: 4/30/2021

GERIG DRIVE APARTMENTS
LOT 132, AIRPORT PARK SUBD., 16TH ADD.
3216 GERIG DRIVE
CITY OF BLOOMINGTON, IL 61704
EROSION CONTROL PLAN

SCALE
1" = 20'

DRAWN BY
LCH
DATE 4/29/20

CHECKED BY
JCS
DATE 4/29/20

[illegible]



-



-



-

-

-

-

RESIDENTIAL DEVELOPMENT

CORE 3 DEVELOPMENT AND PROPERTY MANAGEMENT



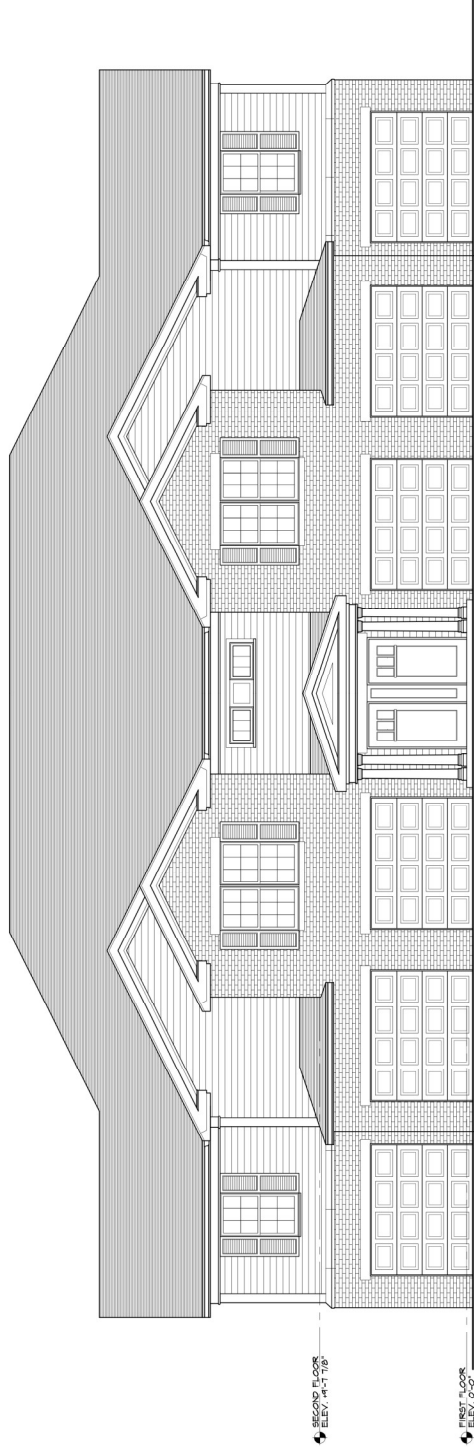
SCHARNETT
ASSOCIATES ARCHITECTS LLC
118 W. WASHINGTON ST. BLOOMINGTON IL 61701
PHONE 309.888.4055

SAN19003
SHEET 2 OF 2 SHEETS

SD2
PROPOSED
BUILDING ELEVATION

DRAWN ORR DATE 08.27.20
REVISIONS

© 2020 PAUL S SCHARNETT



WEST ELEVATION OF BUILDING A
SCALE 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

NOTE: THIS IS A PRELIMINARY ARCHITECTURAL DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN OR BUILDING CONDITIONS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.

THE DIMENSIONS SHOWN ARE REASONABLY ACCURATE, BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AND TO CHECK WITH ALL PORTIONS OF THE WORK PRIOR TO PROCEEDING WITH CONSTRUCTION OF AUTHORIZING FABRICATION. NOTIFY THE ARCHITECT IF CLARIFICATION OF OR REVISION TO ANY INFORMATION SHOWN IS REQUIRED.



C202

SHEET NUMBER

PLAN SET DATE

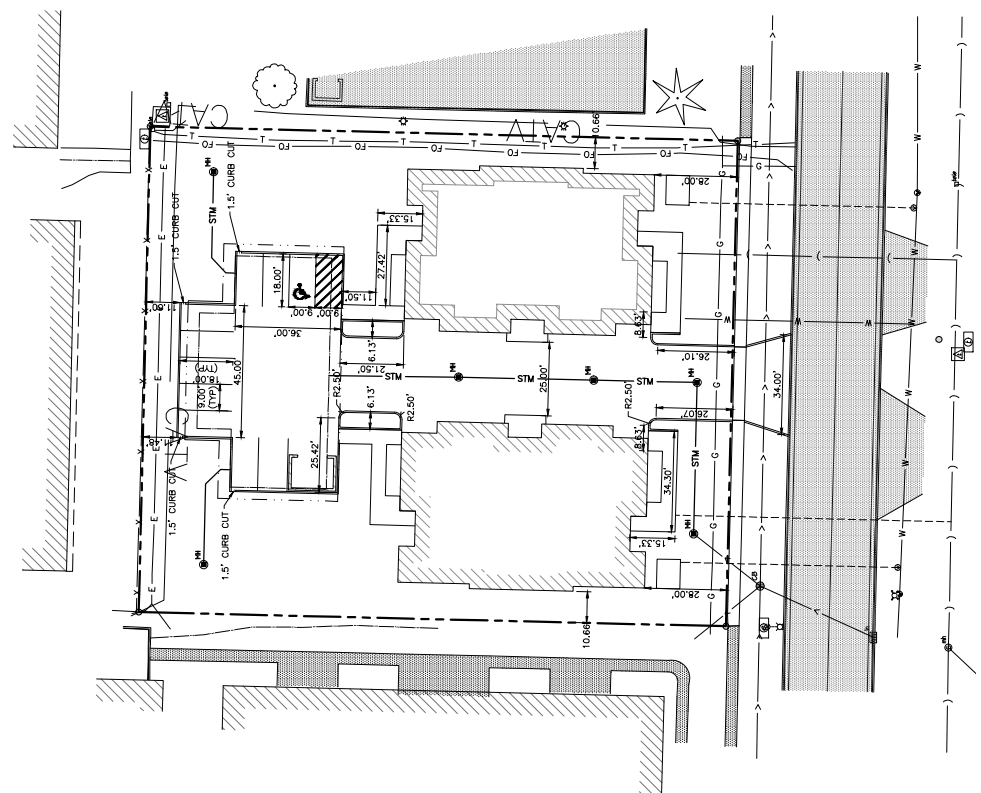
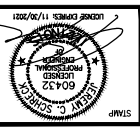
PROJECT NO.
016888

Land
Engineers, LLC
3006 Cuyler Road, Bloomington, IL 61704
Phone: 309.237.2493 Fax: 309.237.2494
Email: info@landengineers.com Website: landengineers.com

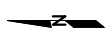
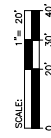
PROJECT
GERIG DRIVE APARTMENTS
3216 GERIG DRIVE,
LOT 132, AIRPORT PARK SUBD., 16TH ADD.
CITY OF BLOOMINGTON, IL 61704
GEOMETRIC LAYOUT PLAN

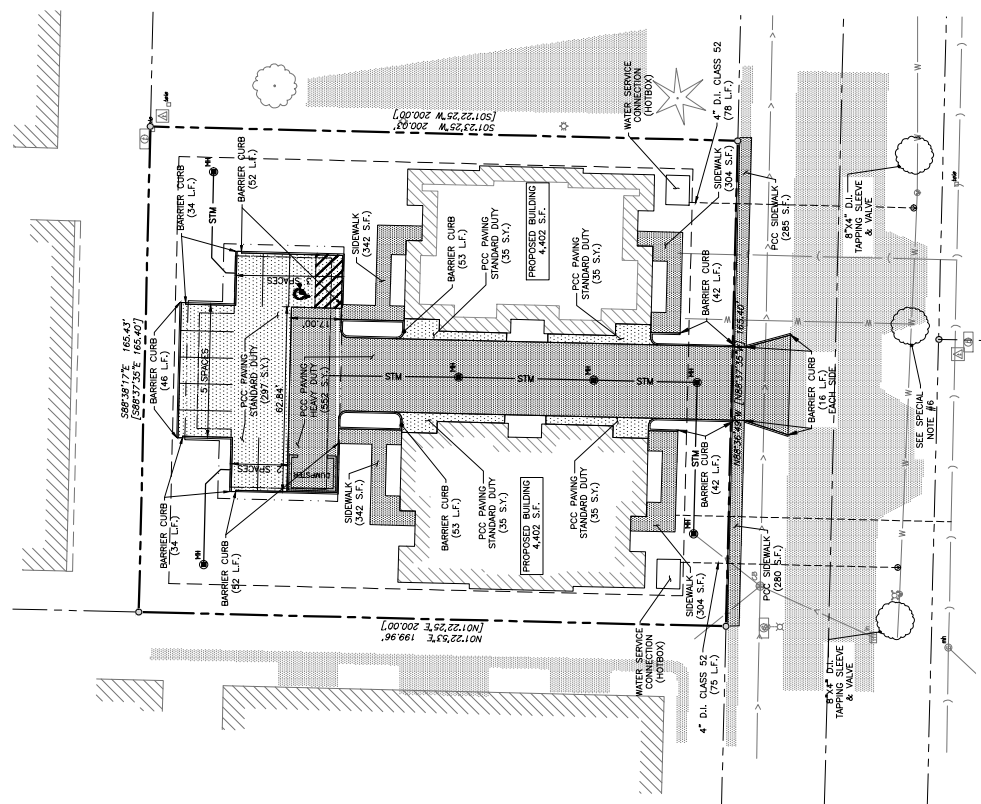
DATE	5/5/20
BY	CS
CHECKED BY	
DATE	5/5/20
BY	LCH
DATE	5/5/20
BY	CS

NO.	DATE	DESCRIPTION
1	5/5/20	1" = 20'



- LEGEND**
- STORM MANHOLE
 - WATER VALVE
 - PROPOSED SANITARY SERVICE LINE
 - PROPOSED WATER SERVICE LINE
 - PROPOSED BUILDING
 - PROPOSED BOUNDARY LINE
 - SUB FENCE LINE
 - HANDICAP SYMBOL
 - MAJOR CONTOUR LINE (5FT INTERVAL)
 - MINOR CONTOUR LINE (1FT INTERVAL)
 - PROPOSED FLOOD ROUTE
 - PROPOSED SPOT ELEVATION
 - TP = TOP OF PAVEMENT
 - TM = TOP OF WALK
 - PROPOSED CONCRETE (HEAVY)
 - PROPOSED CONCRETE (STANDARD)
 - PROPOSED LANDSCAPE
 - PROPOSED CONCRETE SIDEWALK





1. CURB SHALL BE 6" BARRIER CURB SEE DETAIL /C/201 & A/C201.
2. SEE ARCHITECTURAL PLANS FOR CONNECTING WATERSHED MATERIAL TYPE AND DEPTH AND IF SUITABLE, SHALL BUILD SLOPE AND SERVICE TO THE EAST
3. BUILDING CORNERSTONE WITH PLANS PLANS SHALL BE INSTALLED ACROSS GROUND SURFACE TO BE USED TO LOCATE AND LOCATE THE CENTER OF THE GROUND SURFACE UTILIZING THE OPEN CUT METHOD.
4. CENTER CUT METHOD SHALL BE INSTALLED ACROSS GROUND SURFACE UTILIZING THE OPEN CUT METHOD.
5. CONTRACTOR SHALL DISCONNECT EXISTING WATER SERVICE AT THE WATER MAIN AND SHALL REMOVE AND DISPOSE OF ALL WASTE MATERIALS ASSOCIATED WITH SAID SERVICE. CONTRACTOR SHALL REPLACE DAMAGED EXISTING WATER MAIN WITH NEW WATER MAIN TO MEET ALL CITY OF BLOOMINGTON WATER DEPARTMENT. CONTRACTOR SHALL CALL THE CITY OF BLOOMINGTON WATER DEPARTMENT TO OBTAIN A MINIMUM OF 2 WORKING DAYS IN AHEAD OF PERFORMING WORK.
6. POT. SIDEWALK IN ROW SHALL BE 6" THICK, EXCEPT AT DRIVE WHERE IT SHALL BE 8" THICK.
7. CONTRACTOR SHALL COORDINATE SEWER & WATER SERVICE CONNECTIONS WITH ALL PLUMBING PLANS.

SITE CHARACTERISTICS:

ZONING: B-1 - GENERAL COMMERCIAL DISTRICT

PRE-DEVELOPED CONDITIONS		
TOTAL AREA:	33,081 S.F. (0.76 AC.)	100%
IMPERVIOUS PERVIOUS	3,150 S.F. (0.07 AC.)	9%
	33,081 S.F. (0.76 AC.)	100%
POST-DEVELOPED CONDITIONS		
TOTAL AREA:	33,081 S.F. (0.76 AC.)	100%
IMPERVIOUS PERVIOUS	19,525 S.F. (0.45 AC.)	59.2%
	13,556 S.F. (0.31 AC.)	40.8%
TOTAL DISTURBED AREA (APPROX):	33,081 S.F. (0.76 AC.)	

GENERAL CONSTRUCTION NOTES:

- [illegible]

-
-
-
4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND EXTENT OF ALL UTILITIES ABOVE AND BELOW GRADE IN THE CONSTRUCTION AREA BEFORE COMMENCING ANY WORK. A MINIMUM OF 48 HOURS IN ADVANCE, FOR JALVILLE, (1-800-867-9123), A MINIMUM OF 72 HOURS IN ADVANCE, FOR THE CITY OF JALVILLE, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A WRITTEN REQUEST TO LOCATE ALL EXISTING UTILITIES. THE REQUEST MUST INCLUDE A UNIFORMITY MATRAN FROM THE OWNER'S PROPERTY AND DISPOSE OF THE SAME, OFF-SITE AT A LEGAL DUMPING SITE.
5. THE CONTRACTOR SHALL REMOVE 6" OF TOPSOIL, AND STOCKPILE AT A LOCATION DETERMINED BY THE OWNER. AFTER THE CONSTRUCTION IS COMPLETED, THE TOPSOIL SHALL BE REAPPLIED TO THE STOCKPILING LOCATION.
6. THE CONTRACTOR SHALL REMOVE 6" OF TOPSOIL, AND STOCKPILE AT A LOCATION DETERMINED BY THE OWNER. AFTER THE CONSTRUCTION IS COMPLETED, THE TOPSOIL SHALL BE REAPPLIED TO THE STOCKPING LOCATION.
7. SEEDING WITH SEEDING - CLASS I - LAWN MIXTURE.
8. DAMAGE CAUSED AS A RESULT OF THE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR TO A CONDITION PRIOR TO THE DAMAGE ENCOUNTERED DURING SITE MOVEMENT CONSTRUCTION.
9. ALL FIELD ENCOUNTERED DURING SITE MOVEMENT CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO A CONDITION PRIOR TO THE DAMAGE CAUSED AS A RESULT OF THE CONSTRUCTION ACTIVITIES.
10. THE FIELD SHALL BE REPAIRED WITH A NEW TYPE OF SIMILAR DIAMETER PIPING. THE PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, ADDITIONALLY, AN "AS-BUILT" RECORD OF THE LOCATION OF ALL PIPES SHALL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT.
11. THE PROJECT PARKING STALLS SHALL BE MARKED WITH AN R7-6 "RESERVED PARKING" SIGN AND AN R7-101 "3250 FEET" SIGN. ALL STALLS SHALL BE PAINTED IN ACCORDANCE WITH THE ADA STANDARDS AND THE STANDARD SPECIFICATIONS.

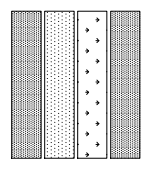
PAVEMENT & EARTH EXCAVATION NOTES

1. P.C. CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 420 OF THE STANDARD SPECIFICATIONS.
2. CURB SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 301 OF THE STANDARD SPECIFICATIONS.
3. SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH SECTION 301 OF THE STANDARD SPECIFICATIONS.
4. SURFRAISE SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM 698.
5. ALL EXIST. EMBANKMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 301 OF THE STANDARD SPECIFICATIONS.
6. MAXIMUM JOINT SPACING SHALL BE 12 FEET.
7. CONTRACTOR SHALL SUBMIT EXPANSION JOINT LAYOUT TO ENGINEER FOR REVIEW.

LEGEND

- STORM MANHOLE
WATER VALVE
PROPOSED SANITARY SERVICE LINE
PROPOSED WATER LINE
PROPOSED WATER SERVICE LINE
PROPOSED BUILDING
PROPOSED BOUNDARY LINE
SILT FENCE LINE
HANDICAP SYMBOL

LINE (5FT INTERVAL)
LINE (1FT INTERVAL)
ROAD ROUTE
DOT ELEVATION
PAVEMENT
WALK

SEWER AND WATER UTILITY NOTES:

1. ALL MATERIALS AND METHODS FOR CONSTRUCTION OF SANITARY SEWER SERVICE WATER MAINS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION IN FLUORIS, IOWA.
2. STANDARD SPECIFICATIONS FOR ROAD AND SEWER MAIN CONSTRUCTION IN FLUORIS, IOWA SHALL BE USED UNLESS OTHERWISE NOTED. THE TOWN OF NORMAL MANUAL OF PRACTICE EXCEPT AS NOTED DIFFERENTLY ON THE PLANS. HERE/AFTER THESE WILL BE REFERRED TO AS STANDARD SPECIFICATIONS.
3. STORM SEWER MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 650 OF THE STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND SHALL conform to one of the following:
 - a. REINFORCED CONCRETE CULVERT, STORM DRAIN AND SEWER MANHOLE
 - b. DUCTILE IRON PIPE, CLAS 150, CONFORMING TO ANSI/AWWA C-15/A21.51, WITH A MINIMUM WALL THICKNESS OF .0875" AND AN INSIDE DIAMETER OF 12" OR LARGER.
 - c. STANDARD JOINT CAST IRON PIPE PER ANSI/AWWA C-9/A21.51 AND A STANDARD JOINT CAST IRON PIPE PER ANSI/AWWA C-10/A21.51 WITH A MINIMUM JOINT GASKET PER SECTION 51-8.1 OF ANSI/AWWA C-15/A21.51.
 - d. PVC HAVING A MINIMUM CELL CLASS OF ASTM 3034, TYPE PSM AND SHALL BE MADE OF PIPE WITH A MINIMUM WALL THICKNESS OF .0875" AND SHALL HAVE A MINIMUM PIPE STIFFNESS OF 40 PSI.
4. CATCH BASINS, MANHOLES, INLETS AND RAINWATER STRUCTURES SHALL BE IN ACCORDANCE WITH SECTION 602 OF THE STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION.
5. UNDERGROUND STORM WATER RETENTION SYSTEM SHALL BE FRANK SYSTEM. UNDERGROUND STORM WATER RETENTION STRUCTURE SHALL BE CONSTRUCTED PER MANUFACTURER SPECIFICATIONS. SEE FRANK MANUFACTURER FOR DETAILS.
6. SANITARY SERVICES SHALL BE LAID AT A SLOPE OF 1.0% OR GREATER. CHANGES IN GRADE SHALL BE INDICATED BY DIMENSIONS. THE DEPTH OF ANY TRENCH SHALL BE AIR TIGHT AND THE RECOMMENDATIONS OF THE MANUFACTURER ARE NOT EXCEEDED. FITTINGS NOT GREATER THAN A 45° BEND MAY BE USED WHERE CHANGES IN GRADE OCCUR.
7. CONNECTIONS OF WATER SERVICE LINES AND APPURTENANCES MUST CONFORM TO ALL REQUIREMENTS OF IAWQI 250 STANDARDS OF AMERICAN WATER WORKS ASSOCIATION TO BE USED. SERVICE PIPE MUST BE TYPE "K" FREE BRASS COPPER LINING CONFORMING TO ASTM SPECIFICATION B-88-42, WITH #16 BRASS FITTINGS CONFORMING TO A STEEL B-82 SPECIFICATION.
8. ALL WATER SERVICE CONNECTIONS AND PIPING SHALL BE MAINTAINED AT A DEPTH OF FOUR (4) FEET MINIMUM BURIAL TO PREVENT FREEZING OR BE PROPERLY INSULATED AS APPROVED BY THE DIRECTOR OF WATER.
9. THE CONTRACTOR SHALL VERIFY THE SIZE LOCATION AND DEPTH OF THE EXISTING WATER MAINS AND WATER SERVICE LINES, AND SHALL BE COORDINATE WITH THE PLUMBING PLANS.
10. A GRANULAR GRADLE (BEDDING AND HAUNCHING) WILL BE REQUIRED FOR ALL STORM SEWERS AS SHOWN IN DETAIL C/C/202. MATERIAL FOR THE GRANULAR GRADLE SHALL COMPLY WITH EITHER FAY OR PAZ. EXCEPT THE PERCENT PASSING THE #200 (NO. 10) SIEVE SHALL BE CLAS B OR BETTER. THE STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION.
11. ALL TRENCHES UNDER ANOTHER STREET OR WATER MAIN OR UNDER OR WITHIN 2 FEET OF EXISTING OR PROPOSED STREETS, SIDEWALKS AND/OR DRIVEWAYS SHALL BE FULLY BACKFILLED TO THE SURFACE OF THE ROAD AND BRIDGE CONSTRUCTION. SECTION 208 OF THE STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION SHALL APPLY.
12. THE MATERIAL FOR TRAFFIC SIGNAL SHALL COMPLY WITH ARTICLE 100.04 OF THE STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION, EXCEPT THAT THE BEDDING TYPE FOR ALL SANITARY SEWERS SHALL BE ASTM C13-04, TYPE "C", CRUSHED GRANITE. THE BEDDING TYPE FOR ALL OTHER TYPES OF SEWERS SHALL BE 1.20, AND SAND BEDDING SHALL NOT BE USED FOR SANITARY SEWERS.
13. THE CITY OF BLOOMINGTON WATER DEPARTMENT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONNECTING TO ANY CITY UTILITY.

[illegible]

SCALE	1" = 20'
DRAWN BY	HCH
DATE	5/5/20
CHECKED BY	JCS
DATE	5/5/20

GERIG DRIVE APARTMENTS
LOT 132, AIRPORT PARK SUBD., 16TH ADD.
3216 GERIG DRIVE
CITY OF BLOOMINGTON, IL 61704
SITE DEVELOPMENT PLAN

Land Engineers, LLC
2404 Grayhound Road, Bloomington, IL 61704
308-827-7393 Fax: 308-444-4594
Design Firm No. 184-094522 Expires: 4/30/2021

PROJECT NO. 016888	PLAN SET DATE	SHEET NUMBER C201
------------------------------	---------------	-----------------------------

CITY OF BLOOMINGTON
APPLICATION FOR SITE PLAN
REVIEW



To the City of Bloomington:

I (we), the undersigned, do hereby respectfully petition the City of Bloomington for a site plan review as set forth herein, pursuant to Division 17-9 Site Plan Review Procedures set forth in Chapter 44 of the Bloomington City Code, and in support thereof state the following facts and make the following certifications and agreements:

1. The name of the proposed development is: AIRPORT PARK APTS

2. The property in question is legally described below and attached as Exhibit A:

lot 132 in AIRPORT PARK
SUBDIVISION 16th Addition

3. The property has the following common address:

3216 Gery DRIVE

4. The property has the following zoning classification: B-2

5. The approximate size of the property is as follows:

145' (feet wide) 200 (feet long)

6. The names and addresses of the property owner(s) making this request are as follows:

CIP LLC

(First & Last Name)

[Redacted Address]

(Street Address)

Bloomington, Ill
61701

(City & Zip Code)

JOOL BLOOMINGTON MF LLC
c/o MIKE HUNDMAN

(First & Last Name)

[Redacted Address]

(Street Address)

Bloomington, Ill
61701

(City & Zip Code)

*Please attach a separate sheet if there are additional property owners to be listed. Additional proof of ownership, pursuant to Division 17-3 of Chapter 44 of the City Code may be required.

7. **The site plan provided includes the following information:**
- a) Location by Section, Town and Range or other legal description;
 - b) Names and addresses of the persons having proprietary interest over the property;
 - c) Graphic (engineering) scale;
 - d) North-points;
 - e) Date of preparation;
 - f) The boundary lines of the property in question;
 - g) Size, location, height, number of stories, building design, and arrangement of proposed buildings and structures and existing buildings and structures;
 - h) Schematic drawings illustrating the locations and dimensions of proposed buildings and structures, the design and character of the building, elevations, exterior building materials and types of construction of all proposed buildings and structures;
 - i) A scaled site plan showing the existing buildings and land uses, contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation, and utilities.
 - j) A scaled site plan of the proposed development showing lot area, the required yards and setbacks, contour lines, common space, and the location, floor area ratio, lot area coverage and heights of buildings and structures, size, and location of proposed parking areas with arrangement of bays and aisles and curb cuts, and with indication of the total number of spaces;
 - k) Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses or combinations of uses, and the floor area of the entire development.
 - l) Size, location, and composition of all proposed fencing, refuse enclosures, and landscaped screening material;
 - m) Landscaping plan indicating size, location, and general characteristics of plant materials as specified in 13 of this Zoning Ordinance if the project would result in new landscaping or landscape changes.
 - n) A site drainage plan for the proposed project if required.
 - o) A photometric/lighting plan for the proposed project if the project would result in new exterior lighting or changes to exterior lighting.

8. **The Applicant(s) requests the following variations to the bulk, sign, and off-street parking and loading regulations of Chapter 44 of the City Code (if applicable):**

NONE

9. The Applicant(s) request consideration of the following uses, which would otherwise be allowed in the district by a special use permit (if applicable):

2 - 6 Unit apartment BUILDINGS

10. This application complies with the standards for site plan approval set forth in Division 17 of Chapter 44 of the City Code.
11. To the fullest extent permitted by law, Applicant(s) agree to and hereby shall indemnify and hold harmless the City of Bloomington, its officers, officials, agents and employees from and against liability and all claims arising out of the site plan review.
12. Applicant(s) agree to submit payment of any fees or costs associated with this application for the site plan review in accordance with Chapter 44 of the City Code.
13. All other facts, representations and agreements pertaining to this petition are as follows:

WHEREFORE, the Applicants(s) certify the above stated provisions are true and correct, agree to be bound by the indemnification provisions contained herein, and request the City of Bloomington approve the site plan provided in accordance with this Applicant.

CIP LLC

(Print Name)

[Redacted Signature]

(Signature)

4/27/20

(Date)

JONI BLOOMINGTON MF, LLC

(Print Name)

[Redacted Signature]

(Signature)

4/27/20

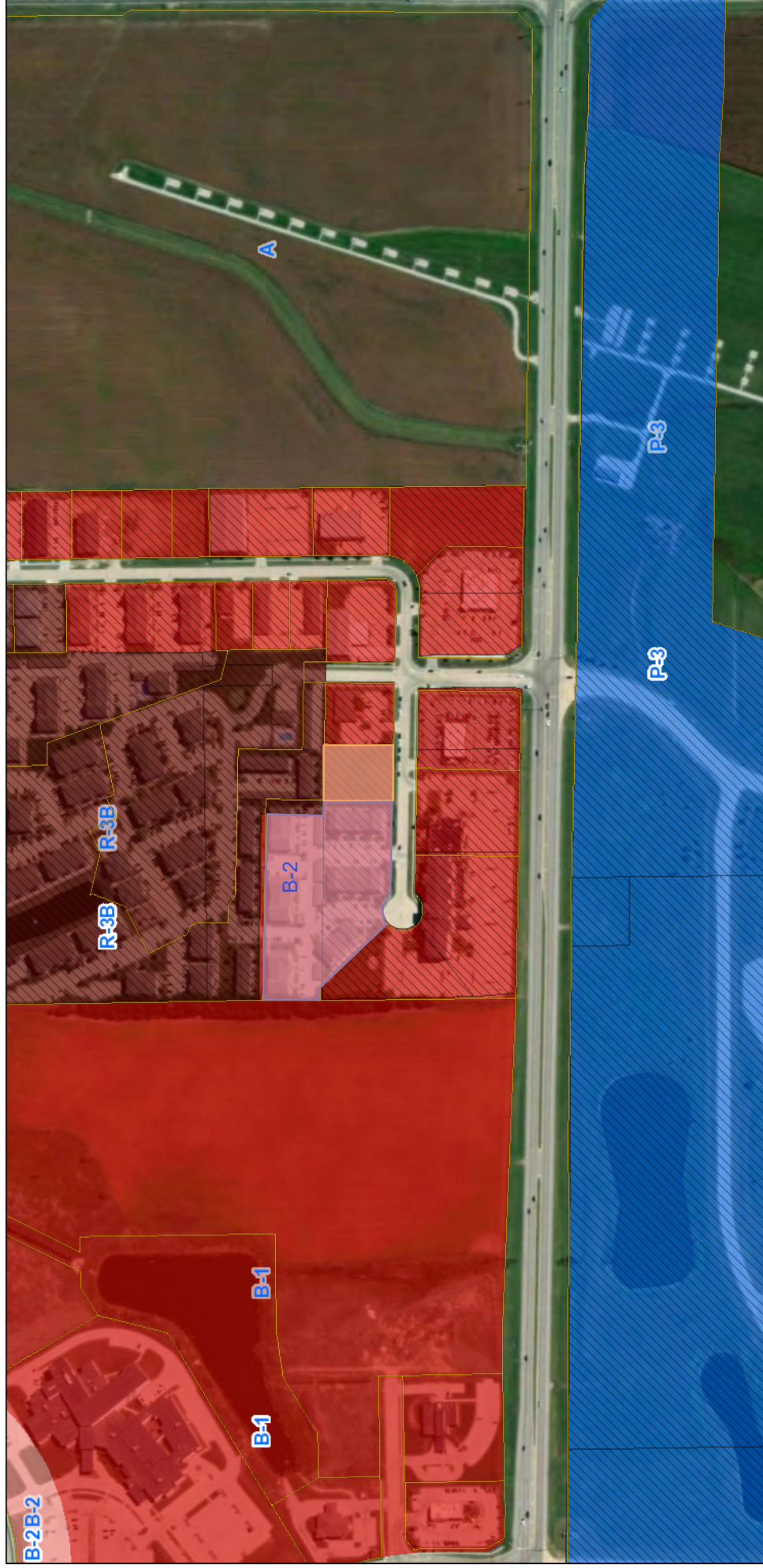
(Date)

* Please attach a separate sheet if additional property owners must sign the petition.

EXHIBIT A
LEGAL DESCRIPTION

Lot 132 in AIRPORT PARK SUBDIVISION 16th
Addition, AS SHOWN on the PLAT recorded
June 12, 2014 as DOCUMENT No. 2014-000009403,
in McLean County, Illinois

3216 Gerig Drive is Shaded in Orange and Zoned B-2



5/13/2020, 11:01:49 AM

- Parcels
- Downs
- AG
- C-1
- C-2
- PUBLIC
- R-1
- R-2
- R-3
- R-3B
- R-3C
- R-3D
- R-3E
- R-3F
- R-3G
- R-3H
- R-3I
- R-3J
- R-3K
- R-3L
- R-3M
- R-3N
- R-3O
- R-3P
- R-3Q
- R-3R
- R-3S
- R-3T
- R-3U
- R-3V
- R-3W
- R-3X
- R-3Y
- R-3Z
- R-4
- R-5
- R-6
- R-7
- R-8
- R-9
- R-10
- R-11
- R-12
- R-13
- R-14
- R-15
- R-16
- R-17
- R-18
- R-19
- R-20
- R-21
- R-22
- R-23
- R-24
- R-25
- R-26
- R-27
- R-28
- R-29
- R-30
- R-31
- R-32
- R-33
- R-34
- R-35
- R-36
- R-37
- R-38
- R-39
- R-40
- R-41
- R-42
- R-43
- R-44
- R-45
- R-46
- R-47
- R-48
- R-49
- R-50
- R-51
- R-52
- R-53
- R-54
- R-55
- R-56
- R-57
- R-58
- R-59
- R-60
- R-61
- R-62
- R-63
- R-64
- R-65
- R-66
- R-67
- R-68
- R-69
- R-70
- R-71
- R-72
- R-73
- R-74
- R-75
- R-76
- R-77
- R-78
- R-79
- R-80
- R-81
- R-82
- R-83
- R-84
- R-85
- R-86
- R-87
- R-88
- R-89
- R-90
- R-91
- R-92
- R-93
- R-94
- R-95
- R-96
- R-97
- R-98
- R-99
- R-100
- R-101
- R-102
- R-103
- R-104
- R-105
- R-106
- R-107
- R-108
- R-109
- R-110
- R-111
- R-112
- R-113
- R-114
- R-115
- R-116
- R-117
- R-118
- R-119
- R-120
- R-121
- R-122
- R-123
- R-124
- R-125
- R-126
- R-127
- R-128
- R-129
- R-130
- R-131
- R-132
- R-133
- R-134
- R-135
- R-136
- R-137
- R-138
- R-139
- R-140
- R-141
- R-142
- R-143
- R-144
- R-145
- R-146
- R-147
- R-148
- R-149
- R-150
- R-151
- R-152
- R-153
- R-154
- R-155
- R-156
- R-157
- R-158
- R-159
- R-160
- R-161
- R-162
- R-163
- R-164
- R-165
- R-166
- R-167
- R-168
- R-169
- R-170
- R-171
- R-172
- R-173
- R-174
- R-175
- R-176
- R-177
- R-178
- R-179
- R-180
- R-181
- R-182
- R-183
- R-184
- R-185
- R-186
- R-187
- R-188
- R-189
- R-190
- R-191
- R-192
- R-193
- R-194
- R-195
- R-196
- R-197
- R-198
- R-199
- R-200
- R-201
- R-202
- R-203
- R-204
- R-205
- R-206
- R-207
- R-208
- R-209
- R-210
- R-211
- R-212
- R-213
- R-214
- R-215
- R-216
- R-217
- R-218
- R-219
- R-220
- R-221
- R-222
- R-223
- R-224
- R-225
- R-226
- R-227
- R-228
- R-229
- R-230
- R-231
- R-232
- R-233
- R-234
- R-235
- R-236
- R-237
- R-238
- R-239
- R-240
- R-241
- R-242
- R-243
- R-244
- R-245
- R-246
- R-247
- R-248
- R-249
- R-250
- R-251
- R-252
- R-253
- R-254
- R-255
- R-256
- R-257
- R-258
- R-259
- R-260
- R-261
- R-262
- R-263
- R-264
- R-265
- R-266
- R-267
- R-268
- R-269
- R-270
- R-271
- R-272
- R-273
- R-274
- R-275
- R-276
- R-277
- R-278
- R-279
- R-280
- R-281
- R-282
- R-283
- R-284
- R-285
- R-286
- R-287
- R-288
- R-289
- R-290
- R-291
- R-292
- R-293
- R-294
- R-295
- R-296
- R-297
- R-298
- R-299
- R-300
- R-301
- R-302
- R-303
- R-304
- R-305
- R-306
- R-307
- R-308
- R-309
- R-310
- R-311
- R-312
- R-313
- R-314
- R-315
- R-316
- R-317
- R-318
- R-319
- R-320
- R-321
- R-322
- R-323
- R-324
- R-325
- R-326
- R-327
- R-328
- R-329
- R-330
- R-331
- R-332
- R-333
- R-334
- R-335
- R-336
- R-337
- R-338
- R-339
- R-340
- R-341
- R-342
- R-343
- R-344
- R-345
- R-346
- R-347
- R-348
- R-349
- R-350
- R-351
- R-352
- R-353
- R-354
- R-355
- R-356
- R-357
- R-358
- R-359
- R-360
- R-361
- R-362
- R-363
- R-364
- R-365
- R-366
- R-367
- R-368
- R-369
- R-370
- R-371
- R-372
- R-373
- R-374
- R-375
- R-376
- R-377
- R-378
- R-379
- R-380
- R-381
- R-382
- R-383
- R-384
- R-385
- R-386
- R-387
- R-388
- R-389
- R-390
- R-391
- R-392
- R-393
- R-394
- R-395
- R-396
- R-397
- R-398
- R-399
- R-400
- R-401
- R-402
- R-403
- R-404
- R-405
- R-406
- R-407
- R-408
- R-409
- R-410
- R-411
- R-412
- R-413
- R-414
- R-415
- R-416
- R-417
- R-418
- R-419
- R-420
- R-421
- R-422
- R-423
- R-424
- R-425
- R-426
- R-427
- R-428
- R-429
- R-430
- R-431
- R-432
- R-433
- R-434
- R-435
- R-436
- R-437
- R-438
- R-439
- R-440
- R-441
- R-442
- R-443
- R-444
- R-445
- R-446
- R-447
- R-448
- R-449
- R-450
- R-451
- R-452
- R-453
- R-454
- R-455
- R-456
- R-457
- R-458
- R-459
- R-460
- R-461
- R-462
- R-463
- R-464
- R-465
- R-466
- R-467
- R-468
- R-469
- R-470
- R-471
- R-472
- R-473
- R-474
- R-475
- R-476
- R-477
- R-478
- R-479
- R-480
- R-481
- R-482
- R-483
- R-484
- R-485
- R-486
- R-487
- R-488
- R-489
- R-490
- R-491
- R-492
- R-493
- R-494
- R-495
- R-496
- R-497
- R-498
- R-499
- R-500
- R-501
- R-502
- R-503
- R-504
- R-505
- R-506
- R-507
- R-508
- R-509
- R-510
- R-511
- R-512
- R-513
- R-514
- R-515
- R-516
- R-517
- R-518
- R-519
- R-520
- R-521
- R-522
- R-523
- R-524
- R-525
- R-526
- R-527
- R-528
- R-529
- R-530
- R-531
- R-532
- R-533
- R-534
- R-535
- R-536
- R-537
- R-538
- R-539
- R-540
- R-541
- R-542
- R-543
- R-544
- R-545
- R-546
- R-547
- R-548
- R-549
- R-550
- R-551
- R-552
- R-553
- R-554
- R-555
- R-556
- R-557
- R-558
- R-559
- R-560
- R-561
- R-562
- R-563
- R-564
- R-565
- R-566
- R-567
- R-568
- R-569
- R-570
- R-571
- R-572
- R-573
- R-574
- R-575
- R-576
- R-577
- R-578
- R-579
- R-580
- R-581
- R-582
- R-583
- R-584
- R-585
- R-586
- R-587
- R-588
- R-589
- R-590
- R-591
- R-592
- R-593
- R-594
- R-595
- R-596
- R-597
- R-598
- R-599
- R-600
- R-601
- R-602
- R-603
- R-604
- R-605
- R-606
- R-607
- R-608
- R-609
- R-610
- R-611
- R-612
- R-613
- R-614
- R-615
- R-616
- R-617
- R-618
- R-619
- R-620
- R-621
- R-622
- R-623
- R-624
- R-625
- R-626
- R-627
- R-628
- R-629
- R-630
- R-631
- R-632
- R-633
- R-634
- R-635
- R-636
- R-637
- R-638
- R-639
- R-640
- R-641
- R-642
- R-643
- R-644
- R-645
- R-646
- R-647
- R-648
- R-649
- R-650
- R-651
- R-652
- R-653
- R-654
- R-655
- R-656
- R-657
- R-658
- R-659
- R-660
- R-661
- R-662
- R-663
- R-664
- R-665
- R-666
- R-667
- R-668
- R-669
- R-670
- R-671
- R-672
- R-673
- R-674
- R-675
- R-676
- R-677
- R-678
- R-679
- R-680
- R-681
- R-682
- R-683
- R-684
- R-685
- R-686
- R-687
- R-688
- R-689
- R-690
- R-691
- R-692
- R-693
- R-694
- R-695
- R-696
- R-697
- R-698
- R-699
- R-700
- R-701
- R-702
- R-703
- R-704
- R-705
- R-706
- R-707
- R-708
- R-709
- R-710
- R-711
- R-712
- R-713
- R-714
- R-715
- R-716
- R-717
- R-718
- R-719
- R-720
- R-721
- R-722
- R-723
- R-724
- R-725
- R-726
- R-727
- R-728
- R-729
- R-730
- R-731
- R-732
- R-733
- R-734
- R-735
- R-736
- R-737
- R-738
- R-739
- R-740
- R-741
- R-742
- R-743
- R-744
- R-745
- R-746
- R-747
- R-748
- R-749
- R-750
- R-751
- R-752
- R-753
- R-754
- R-755
- R-756
- R-757
- R-758
- R-759
- R-760
- R-761
- R-762
- R-763
- R-764
- R-765
- R-766
- R-767
- R-768
- R-769
- R-770
- R-771
- R-772
- R-773
- R-774
- R-775
- R-776
- R-777
- R-778
- R-779
- R-780
- R-781
- R-782
- R-783
- R-784
- R-785
- R-786
- R-787
- R-788
- R-789
- R-790
- R-791
- R-792
- R-793
- R-794
- R-795
- R-796
- R-797
- R-798
- R-799
- R-800
- R-801
- R-802
- R-803
- R-804
- R-805
- R-806
- R-807
- R-808
- R-809
- R-810
- R-811
- R-812
- R-813
- R-814
- R-815
- R-816
- R-817
- R-818
- R-819
- R-820
- R-821
- R-822
- R-823
- R-824
- R-825
- R-826
- R-827
- R-828
- R-829
- R-830
- R-831
- R-832
- R-833
- R-834
- R-835
- R-836
- R-837
- R-838
- R-839
- R-840
- R-841
- R-842
- R-843
- R-844
- R-845
- R-846
- R-847
- R-848
- R-849
- R-850
- R-851
- R-852
- R-853
- R-854
- R-855
- R-856
- R-857
- R-858
- R-859
- R-860
- R-861
- R-862
- R-863
- R-864
- R-865
- R-866
- R-867
- R-868
- R-869
- R-870
- R-871
- R-872
- R-873
- R-874
- R-875
- R-876
- R-877
- R-878
- R-879
- R-880
- R-881
- R-882
- R-883
- R-884
- R-885
- R-886
- R-887
- R-888
- R-889
- R-890
- R-891
- R-892
- R-893
- R-894
- R-895
- R-896
- R-897
- R-898
- R-899
- R-900
- R-901
- R-902
- R-903
- R-904
- R-905
- R-906
- R-907
- R-908
- R-909
- R-910
- R-911
- R-912
- R-913
- R-914
- R-915
- R-916
- R-917
- R-918
- R-919
- R-920
- R-921
- R-922
- R-923
- R-924
- R-925
- R-926
- R-927
- R-928
- R-929
- R-930
- R-931
- R-932
- R-933
- R-934
- R-935
- R-936
- R-937
- R-938
- R-939
- R-940
- R-941
- R-942
- R-943
- R-944
- R-945
- R-946
- R-947
- R-948
- R-949
- R-950
- R-951
- R-952
- R-953
- R-954
- R-955
- R-956
- R-957
- R-958
- R-959
- R-960
- R-961
- R-962
- R-963
- R-964
- R-965
- R-966
- R-967
- R-968
- R-969
- R-970
- R-971
- R-972
- R-973
- R-974
- R-975
- R-976
- R-977
- R-978
- R-979
- R-980
- R-981
- R-982
- R-983
- R-984
- R-985
- R-986
- R-987
- R-988
- R-989
- R-990
- R-991
- R-992
- R-993
- R-994
- R-995
- R-996
- R-997
- R-998
- R-999
- R-1000

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, McGIS, McLean County Museum of History

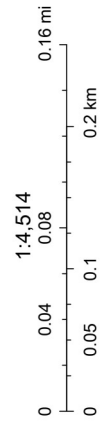
Copyright 2019, McLean County GIS Consortium

3216 Gerig Drive is Shaded in Orange



5/13/2020, 10:56:25 AM

Parcels



Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, McGIS, McLean County Museum of History

Web AppBuilder for ArcGIS
Copyright 2019, McLean County GIS Consortium

81242

A Public Hearing before the Bloomington Planning Commission will be held virtually on Wednesday, May 27, 2020 at 4:00 PM at www.cityblm.org /live on an application submitted by CIP, LLC (1716 RT Dunn Dr., Bloomington IL). The applicant is requesting a Site Plan Review for proposed Airport Park Apartments with a Special Use permit to allow 2 six unit apartment buildings in a B-2 zone area at 3216 Gerig Drive Bloomington, IL. The Subject Property is legally described as Airport Park Sub 16th Addn Lot 132 0.76 Acres (PIN: 15-31-451-008). The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. 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. 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.

Published: May 11, 2020

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

May 13, 2020

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, May 27, 2020 at 4:00 PM at www.cityblm.org/live on an application submitted by CIP, LLC (1716 RT Dunn Dr., Bloomington IL).

You are receiving this notice because you own or occupy property within a 500-foot radius of the subject property (refer to attached map). 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 applicant is requesting a Site Plan Review for proposed Airport Park Apartments with a Special Use permit to allow 2 six unit apartment buildings in a B-2 zone area at 3216 Gerig Drive Bloomington, IL. The site plan review is intended to facilitate comprehensive development of an area by reducing impacts or conflicts on surrounding properties and is regulated by Chapter 44, Section 17-9 of the Bloomington City Code.

The Subject Property is legally described as Airport Park Sub 16th Addn Lot 132 0.76 Acres (PIN: 15-31-451-008).

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. 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. 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

Attachment: Map of notified properties within 500 ft of subject property

Public Hearing on May 27, 2020 for a Site Plan Review & Special Use Permit at 3216 Gerig Drive.

500 ft

