



**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, MAY 9, 2018 4:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES** Review the minutes of the February 14, 2018, regular meeting of the Bloomington Planning Commission.
- 5. RECOGNITION**
 - A.** Recognition of Appreciation – James Pearson for his service on the Bloomington Planning Commission.
 - B.** Recognition of Appreciation – J. Alan Balmer for his service on the Bloomington Planning Commission.
- 6. REGULAR AGENDA**
 - A. PS-01-18** Public hearing, review and action on a petition submitted by FOB Development Inc. requesting approval of an amendment to the preliminary plan, “Empire Business Park Preliminary Plan” for the property located at the northeast corner of Airport Rd and Empire St., approximately 34.90 acres. (Ward 3)
Expected City Council Date: June 11, 2018
- 7. OLD BUSINESS**
- 8. NEW BUSINESS**
- 9. ADJOURNMENT**

DRAFT
MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 14, 2018 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. J. Balmer, Mr. David Stanczak, Mr. Kevin Suess, Ms. Megan Headean, Mr. Eric Penn, Mr. Mark Muehleck, Mr. Thomas Kreiger, Chairman Justin Boyd

MEMBERS ABSENT: Mr. James Pearson, Mr. John Protzman,

OTHERS PRESENT: Mr. George Boyle, City Attorney; Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City Planner, Mr. Bob Mahrt, Interim Community Development Director

CALL TO ORDER Chairman Boyd called the meeting to order at 4:00 PM. Mr. Mahrt called roll, and with eight members present, there was a quorum.

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the minutes from the January 10, 2017 regular meeting. Mr. Krieger motioned to approve the minutes; seconded by Mr. Balmer, and approved by voice vote, 8-0.

REGULAR AGENDA:

Z-03-18 Public hearing, review and action on a resolution to adopt the Official 2017 Zoning Map for the City of Bloomington.

Chairman Boyd introduced the case and opened the public hearing. Ms. Rivera presented the staff report. She explained this is a routine action required by state statute and the City's zoning ordinance. Ms. Rivera stated that the City must adopt the official zoning map, amended to incorporate the map amendments adopted during the previous calendar year, by March 31, 2018. Ms. Rivera explained that, during the months of January 2017 and December 2017, the City adopted twelve ordinances amending the zoning on various parcels throughout the City. Ms. Rivera highlighted each parcel and noted three cases involved annexations.

No one spoke in favor of the proposed resolution. No one spoke in opposition to the proposed resolution. Mr. Boyd declared the public hearing closed.

Mr. Balmer motioned to approve case Z-03-18, a resolution to adopt the Official 2017 Zoning Map for the City of Bloomington. Mr. Krieger seconded the motion. The motion was approved unanimously, 8-0 with the following votes cast: Mr. Balmer—yes; Mr. Krieger—yes; Mr. Stanczak—yes; Mr. Suess—yes; Ms. Headean—yes; Mr. Penn—yes; Mr. Muehleck—yes; Chairman Boyd—yes.

OLD BUSINESS: Mr. Simpson explained staff worked with Houseal Lavign Associates to review the remaining sections of the zoning ordinance and hope to bring those to Planning Commission for review and discussion. Ms. Simpson added the staff is investigating the feasibility of amending the sign ordinance too.

NEW BUSINESS: None.

ADJOURNMENT: The meeting adjourned at 4:08 by unanimous voice vote; motioned by Mr. Balmer and seconded by Mr. Krieger.

Respectfully submitted,
Katie Simpson,
City Planner

Resolution of Appreciation

*Whereas, James Pearson has faithfully served as a member of the
Bloomington Planning Commission for seven years
(2011 - 2018), and*

*Whereas, James Pearson has completed his appointment
as a member of the Bloomington Planning Commission.*

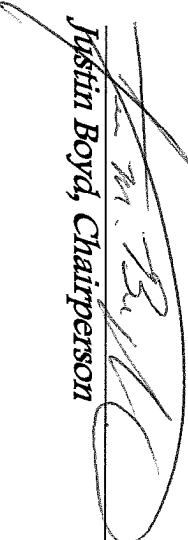
*Now therefore be it resolved that the Bloomington Planning Commission
on this 9th day of May, 2018
hereby expresses its sincere and heartfelt appreciation to*

James Pearson

*for his dedicated, loyal, and excellent service
to the City of Bloomington, Illinois as a member of the Planning Commission.*

Attest:


Katie Simpson, City Planner


Justin Boyd, Chairperson

Resolution of Appreciation

*Whereas, J. Alan Balmer has faithfully served as a member of the
Bloomington Planning Commission for seven years
(2011 - 2018), and*

*Whereas, J. Alan Balmer has completed his appointment
as a member of the Bloomington Planning Commission.*

*Now therefore be it resolved that the Bloomington Planning Commission
on this 9th day of May, 2018
hereby expresses its sincere and heartfelt appreciation to*

J. Alan Balmer

*for his dedicated, loyal, and excellent service
to the City of Bloomington, Illinois as a member of the Planning Commission.*

Attest:


Katie Simpson, City Planner


Justin Boyd, Chairperson

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
May 9, 2018**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
PS-01-18	34.90 acres on northeast corner of Airport Rd and Empire St	Preliminary Plan	Katie Simpson, City Planner
PETITIONER’S REQUEST:	Approval of an amended preliminary plan entitled “Empire Business Park Amended Preliminary Plan”		
Staff finds that the petition meets the Subdivision Ordinance’s guidelines for a preliminary plan (Section 24.2.3)			

STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission pass the following motions recommending:

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



NOTICE

The application was filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on April 23, 2018

GENERAL INFORMATION

Owner and Applicant: FOB Investments Inc.

PROPERTY INFORMATION

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

Existing Land Use: Undeveloped land

Surrounding Zoning and Land Uses

Zoning

North: S-2 Public Lands and Institutions

South: S-5 Airport District

East: B-1, Highway Business

West: R-1B, Medium Density Residential

West: S-2, Public Land and Institutions

Land Uses

North: School

South: Airport

East: Medical

West: Single family homes

West: Cemetery

PROJECT DESCRIPTION

The subject property, located at the northeast corner of Empire Rd/IL Rt 9 and Airport Rd, is approximately 34.9 acres. A large portion of the site, approximately 15.4 acres, is undeveloped and the focus of the proposed preliminary plan. The surrounding land uses include a high school and park (north), medical building (southeast), medical buildings and gym (east), and single-family homes (west). Empire Rd/IL Rt 9 and Airport Rd are major thoroughfares with 15,000 and 10,400 daily traffic trips, respectively. The subject property is zoned B-1, Highway Business District, with a small portion south of Cornelius Drive zoned B-2, General Business Service District. The land zoned B-2 is subdivided and platted. The undivided land is zoned B-1. The commercial zoning is appropriate for the surrounding development and the amount of daily traffic. Lots with a commercial zoning that abut a residentially zoned lot are required to provide an additional transitional buffer and building setback.

The petitioner, FOB Development, submitted an amendment to a preliminary plan approved by City Council in 2017. A preliminary plan is essentially a concept plan for the development of a large piece of land. It is a guide denoting the location of public and private utilities and streets. It illustrates flood routes and storm water management. The preliminary plan also shows street connections, lot layouts, and proposed and surrounding zoning designation. The preliminary plan procedure occurs very early in the site development process, and is required for subdivisions involving public streets and the creation of more than three lots of record. It may not be possible to address more specific details, such as landscaping, building height, parking lot layout, and lighting at this time, because these details are subject to change based on the vision of the proposed use and the final developer; these details are regulated by the zoning district, city zoning and building codes, and ordinances.

The preliminary plan approved in 2017 showed thirteen lots, one outlot, and Galena Rd which, connected to Airport Rd and terminated in a cul-de-sac. The landowner final platted Lot 13, approximately 2.173 acres, in 2017. The proposed amended preliminary plan shows twelve lots total lots, seven new and undeveloped lots. Galena Rd no longer ends in a cul-de-sac; rather it bends and connects to Airport Road. A private drive extends south to provide access to Lots 17, 6, and 14. The plan illustrates a proposed cross-access easement, provided by Advocate BroMenn, which facilitates additional ingress/egress for the development on Lots 17, 6, and 14. The plan proposes a shared access from Airport Rd for Lots 16 and 7. The shared accesses and cross-access easements reduce the number of curb-cuts on Airport Rd and Empire St/IL Rt. 9. This decreases the amount of vehicles pulling onto and off-of the busy thoroughfares and helps contain the traffic on the subject property.

The City will install a five-foot wide sidewalk on the west side of the property along Airport Rd. Due to the width of the Airport Rd right-of-way, a portion of the sidewalk may need to be constructed on the subject property. Therefore, the preliminary plan shows a six-foot pedestrian easement dedicated on the west side of Lots 13, 7, 16, 17, 6. Since this easement could interfere with a required landscaping setback, staff recommends the Planning Commission recommend the Zoning Board of Appeals approve a petition for a variance to reduce the required landscaping setback in instances where the sidewalk encroaches on the subject property. This recommendation is consistent with the previously approved preliminary plan and the Zoning Board of Appeals granted a variance for the development of Lot 13.

City staff recommends in favor of the amended preliminary plan, and supports the lot configurations and improvements with Galena Road. The elimination of the cul-de-sac promotes a grid street design, and the bend in Galena Road provides traffic calming for the complex. Furthermore, the configurations of Lots 7, 8, and 16 allow for improved on-site circulation, cross access between sites, shared parking (if applicable) and a comprehensive and cohesive development. The configuration of Lot 15, 14, 17, and 6 also provide for improved on-site circulation. City staff reviewed the amended preliminary plan and attached review comments to this report. Staff recommends the petitioner address the comments prior to City Council review.

ANALYSIS

Submittals

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

1. Petition for Approval of the Empire Business Amended Park Preliminary Plan
2. "Empire Business Park Amended Preliminary Plan"
3. Aerial photographs

Compliance with the Comprehensive Plan

The Bloomington Comprehensive Plan 2035 identifies the subject property as a Tier 1 Infill Development Priority. The amended preliminary plan promotes complete streets and safe destinations by providing a grid-style traffic system, on-site circulation of vehicles, pedestrian accommodations and traffic calming. The zoning designation is B-1 Highway Business District and allows for uses compatible with the surrounding area and the traffic system.

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

1. *To protect, provide and promote the public health, safety and general welfare of the City;* the proposed preliminary plan recognizes the standard and does not conflict with this guideline. The standard is met.
2. *To guide the future growth and development of the City, in accordance with the Comprehensive Plan;* the allowed uses, office/retail, promotes "creating a destination for residents and employees from the community and the surrounding area." The standard is met.
3. *To provide for adequate light, air, and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population;* the proposed preliminary plan provides adequate fire hydrants and circulation. The lots are large enough to encourage building separations, which allow for light and air circulation. Storm water management is provided and the Engineering Department reviews final construction plans. The standard is met.
4. *To protect the character and the social and economic stability of all parts of the City and to encourage the orderly and beneficial development of all parts of the community;* the amended preliminary plan encourages the development of this vacant lot. The land has access to city utilities and services and is located near other commercial developments. The standard is met.
5. *To protect and conserve the value of land throughout the City and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings;* the subdivision of the lots aligns with future land use identified in the Comprehensive Plan. The standard is met.
6. *To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation and other public requirements and facilities;* The City's Engineering, Building Safety, Community Development and Water Departments reviewed the amended plan. Their comments are incorporated into this report. Once these comments are addressed, the standard will be met.
7. *To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the City, having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the property location and width of streets and buildings setback lines;* The proposed preliminary plan meets the City Code's set back requirements for the B-1 District, including transitional yards. Galena Rd provides an east-west connection with Airport Road and Trinity Ave, promoting a grid system. The private drive and cross-access easements further encourage links between destinations. The layout has a link to node ratio of about 1.07; connectivity

is adequate. The plan provides pedestrian accommodations and staff is encouraging shared access and onsite circulation between lots, to further connectivity. The standard is met.

8. *To establish reasonable standards of design and procedures for subdivision codes and re-subdivisions, in order to further the orderly layout and use of land, and to insure property legal descriptions and monumenting of subdivided land;* the amended preliminary plan is in agreement with the Manual of Practice and Design. The standard is met.
9. *To insure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision code and area reasonably anticipated to be served by such facilities;* the capacity of public facilities is adequate. The standard is met.
10. *To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the City in order to preserve the integrity, stability and beauty of the community and the value of the land;* detention will be provided upon the development of the lots, and subject to the Manual of Practice and Chapter 44 of the City Code. No portion of the development lies in the flood plain. The standard is met.
11. *To preserve the natural beauty and topography of the City and to insure appropriate development with regard to these natural features;* the standard is met.
12. *To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of land as established in the City's zoning ordinance (Ordinance No. 1998-42).* The standard is met.

STAFF RECOMMENDATION:

That City Council approve the amended of the preliminary plan entitled "Empire Business Park Preliminary Plan" for 34.90 acres located northeast of Airport Rd and Empire St, with the additional recommendations and comments from staff attached, Case PS-01-18.

Respectfully submitted,
Katie Simpson,
City Planner
Attachments:

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



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

May 3, 2018

Mr. Neil Finlen, P.E
Farnsworth Group, INC
2907 McGraw Drive
Bloomington, IL 61704

Subject: City of Bloomington Staff Comments for Empire Business Park Amended Preliminary Plan (dated 04/13/2018)

Dear Mr. Finlen:

The Public Works, Engineering, Water and Community Development Departments received the Amended Preliminary Plan for Empire Business Park. The Departments have the following comments that should be resolved prior to formal action by City Council:

Cover page and general commentary:

- Revise Note 1 to remove the “outlot.” The previous preliminary plan proposed an Outlot 15, intended for signs, at the northwest corner of the subject property. The plat for Lot 13 does not include Outlot 15 and the amended preliminary plan does not include an outlot.
- Revise Note 2 to say “B-1, Highway Business District” and “B-2, General Business Service District.
- Double check the lot dimensions and acreage for each proposed lot, there are some discrepancies between the stated dimensions, the measured dimensions and the area.
- Note 4 has a small scrivnor’s error, “LOTS” is misspelled.
- Verify the lots adjacent to the private drive in Note 4; the Note reads “Lots 6, 15, & 17” but should probably read “Lots 6, 14, & 17” since Lot 15 is not adjacent to the drive.
- Please propose a different name for the private drive; the proposed name is very similar to an existing street, Biasi Blvd.
- Revise the Recommendations and Notice of Approvals on the cover page to add the word “Amended” and read “Notice is hereby given that this AMENDED preliminary plan”; this addition reflects the name of the proposed preliminary plan.
- Add a note clarifying shared access, parking, and ingress/easements for Lots 6, 14, & 17.
- Add the names and contact information of the Land Owners, Developers, Engineers and Attorneys to the cover page.
- Show flood routes on the preliminary plan.

Page C1.0:

- Correct the no-access strip labeling/symbols so there is consistency.
- Please denote the zoning designations for property within 30 ft of the subject property.



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

- Please modify the private drive entrance to appear more like a private drive rather than a public street. Visual distinctions such as decorative pavers could be illustrated on the cross-section provided in C4.0.

Page C2.0:

- Add a “no-access” strip Lot 16 just north of Galena Rd, there appears to be a gap.
- Extend the 150’ no-access strip on the south side of Lot 16 east 25’ so the no-access strip overlaps with the median.
- Add a 27” Storm Sewer to the south side of Lot 6, located within the 20’ utility easement, to connect with the 24” Storm Sewer running north and south, and the 30” Storm Sewer on the south side of Advocate BroMenn. The previous preliminary plan includes a 27” Storm Sewer.
- Please coordinate with the City of Bloomington Engineering and Public Works Departments to safely design and install 5’ wide sidewalk along the south and west sides of the subject property. Due to a deficient width of right-of-way, the sidewalk may encroach into a required landscaping setback, and a variance may be necessary to achieve safe sidewalk installations along Airport Rd. Please work with the Community Development Department and Zoning Board of Appeals to coordinate necessary variances.
- Please verify and label NICOR gas main easement.
- The location of the sanitary sewer along the north-south section of Galena Rd may need trench backfill if the trench falls within two feet of either the sidewalk or back of curb.
- Please coordinate with the location of easements for the 8” water main.
- If not added as a Note on the cover page, please identify shared ingress/egress on Lot 17, 14, and 6.

Page C3.0:

- Verify the dimensions and layout of Lot 7
- Verify the storm sewer sizing for Lot 7.

Please note staff is recommending approval of the proposed preliminary plan with the condition that petitioner address the above comments prior to the City Council meeting.

Should you have any questions, please contact us.

Sincerely,
Katie Simpson
Assistant City Planner

CC: Ryan Otto, Engineering Department
Tony Meizelis, Engineering Department
Bob Coombs, Building Department
Richard Bernard, Water Department
Izzy Rivera, Assistant City Planner

PETITION FOR APPROVAL OF PRELIMINARY PLAN FOR A DEVELOPMENT

State of Illinois)
)ss.
County of McLean)

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

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

1. That your petitioner is interested as owner/developer in the premises hereinafter in Exhibit A attached hereto and made a part hereof to be known by this reference;
2. That your Petitioner seeks approval of an Amendment to the previously approved Preliminary Plan for a development of said premises to be known and described as Empire Business Park which Preliminary Plan is attached hereto and made a part hereof;

WHEREFORE, your Petitioners prays that this Amendment to the previously approved Preliminary Plan for Empire Business Park submitted herewith be approved with the exemptions or variations as requested herein.

Respectfully submitted,
FOB Development Inc.

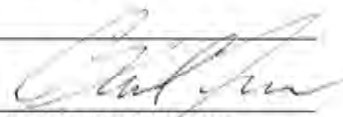
By: 
Charles Neil Finlen
Engineer

Exhibit A

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

This property contains 34.90 acres, more or less.



FOB DEVELOPMENT, INC.

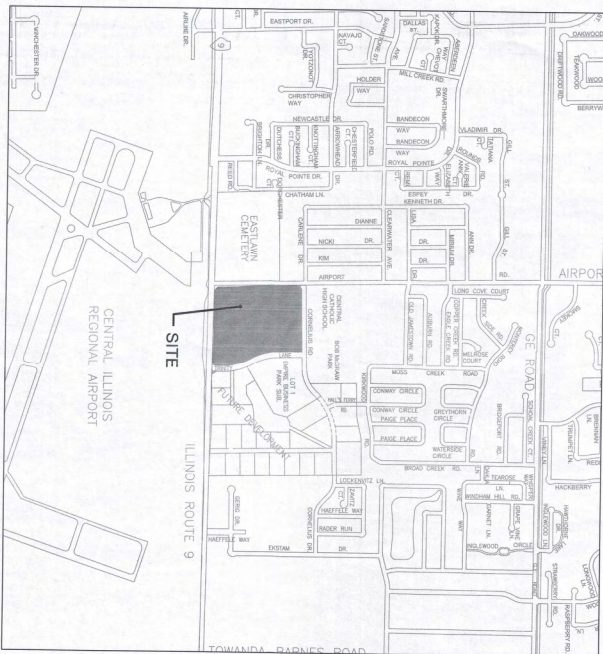
EMPIRE BUSINESS PARK

AMENDED PRELIMINARY PLAN

BLOOMINGTON, ILLINOIS

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

Location Map



Legal Description

All that part of 365.15 Acres of the West 1/2 of Section 31, Township 24 North, Range 3 East, of the 6th Principal Meridian, McLean County, Illinois, per Survey of 365.15 Acres of the West 1/2 of Section 31, Township 24 North, Range 3 East, of the 6th Principal Meridian, McLean County, Illinois, per Book 12, page 120, in the McLean County Recorder's Office, lying south of and adjacent to the South Line of Cornelia Drive, east of and adjacent to the East and West Lines of the West Line of Cornelia Drive, east of and adjacent to the East and West Lines of the West Line of Cornelia Drive, all in the City of Bloomington, Illinois.

This property contains 34.50 acres, more or less.

Index of Drawings

C1.0	COVER SHEET
C1.0	KEYMAP
C2.0	PRELIMINARY PLAN
C3.0	PRELIMINARY PLAN
C4.0	PRELIMINARY PLAN

Benchmarks

1. TOP OF OPERATING NUT OF FIRE HYDRANT WEST SIDE
AIRPORT ROAD 35 NORTH OF NORTH GEMETERY ENTRANCE
U.S.G.S. ELEV.-962.46
2. SQUARE CUT IN CENTER TOP OF CONC. HEADWALL NORTH
SIDE I.L. RTE. 9 8'x6' BOX CULVERT
U.S.G.S. ELEV.-960.51

Professional Registrations



TO BE FILLED IN BY THE ENGINEER REGISTERED UNDER THE
SEAL OF THE STATE OF ILLINOIS
DATE: 4/16/06
LICENSING BOARD, ILL. 11-30-2019
FEDS OF ENGINEERS COVERED: C1.0 - C4.0

Notes

1. THIS PROPERTY IS CURRENTLY WITHIN THE CORPORATE LIMITS OF THE CITY OF BLOOMINGTON, ILLINOIS, AND IS TO BE SUBDIVIDED INTO 12 LOTS AND 1 CONTOUR.
2. PROPOSED LOTS ARE CURRENTLY ZONED B-1 GENERAL HIGHWAY BUSINESS DISTRICT WITH A PORTION OF LOT 13 ZONED B-2.
3. ANY PORTION OF THE LOTS WHICH DRAIN TO AIRPORT ROAD SHALL PROVIDE ON-SITE DETENTION ON THE LOT PER CITY REQUIREMENTS. ANY PORTION OF THE LOTS WHICH DRAIN TO THE EXISTING EAGLE CREEK DETENTION BASIN WITHOUT PASSING THROUGH THE EXISTING EAGLE CREEK DETENTION BASIN SHALL PROVIDE ON-SITE DETENTION ON-SITE.
4. GALENA ROAD SHALL BE PUBLIC AND SHALL BE DEDICATED TO THE CITY OF BLOOMINGTON. ALL SANITARY SEWERS, STORM SEWERS AND WATER MAINS SHALL BE PLACED IN PUBLIC EASEMENTS OR RIGHT-OF-WAYS AND SHALL BE MAINTAINED BY THE CITY OF BLOOMINGTON. BIGGINS DRIVE SHALL BE PRIVATE AND MAINTAINED BY THE EMPIRE BUSINESS PARK DEVELOPMENT SHALL PAY A TAP-ON-FEE IN FULL OF \$10,000 FOR MAINTENANCE AND USE OF THIS SHARED ACCESS.
5. EXISTING TOPOGRAPHIC DATA IS FROM A FIELD SURVEY BY FARNSWORTH GROUP, INC., DATED OCTOBER 14, 2009.
6. NO PORTION OF THIS DEVELOPMENT LIES WITHIN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA MAP 17113C010 D DATED JANUARY 16, 2008.
7. GALENA ROAD SHALL BE CONSTRUCTED TO MEET CITY OF BLOOMINGTON REQUIREMENTS. THE FINAL CROSS SECTIONS OF THE STREET PAVEMENT THICKNESS SHALL BE DETERMINED BY A PAVEMENT DESIGN AT TIME OF CONSTRUCTION. BIGGINS DRIVE SHALL BE CONSTRUCTED AS SHOWN ON THE DETAILS FOUND ON SHEET C4.0

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

Noted is hereby given that the Planning Commission of the City of Bloomington, Illinois, has reviewed the Preliminary Plan of the Empire Business Park shown hereon and recommends that the Planning Commission approve the Preliminary Plan of the Empire Business Park shown hereon as amended, subject to the modifications contained in Appendix A, which is attached hereto.

The Planning Commission of Bloomington, Illinois

Date: _____, 2018

By: _____, Chairman

By: _____, Executive Secretary

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

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

The City Council of Bloomington, Illinois

Date: _____, 2018

By: _____

Drawn By: _____
Checked By: _____
Date: _____

Project No: 07138400

1-800-862-2723
http://www.farnsworth.com

Design Firm Registration #184001856

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

Date: April 13th, 2018

1 2 3 4 5 6 7 8 9 10

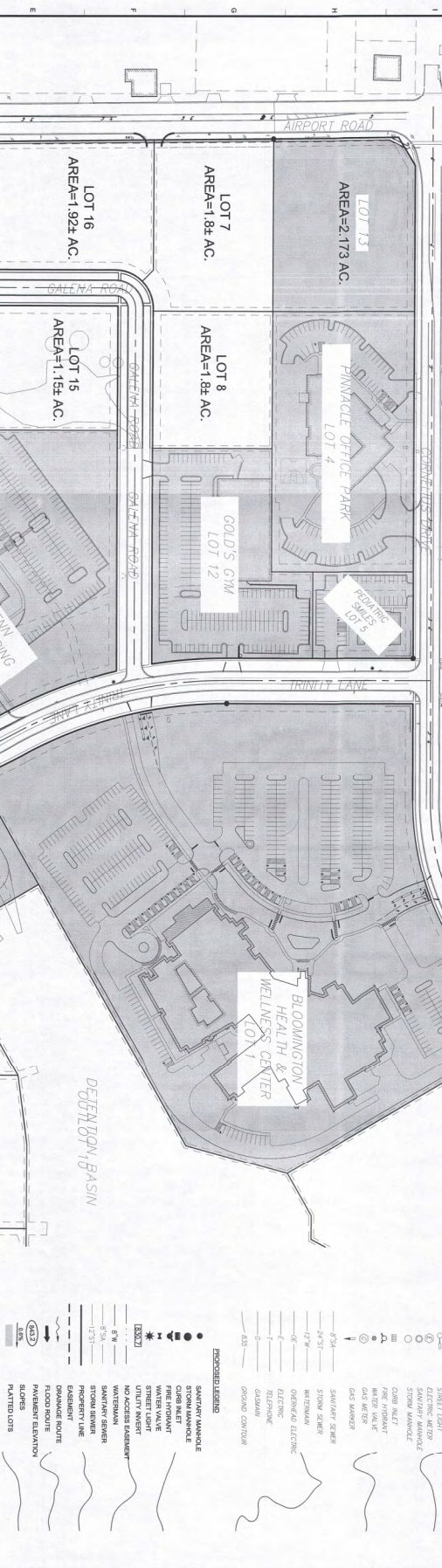


Farnsworth
GROUP

2709 MCGRAW DRIVE
CHICAGO, ILLINOIS 60640
(800) 443-8452 / (773) 443-8452

Engineers | Architects | Scientists | Scientists
DATE: 02/26/2018
DESCRIPTION: PRELIMINARY PLAN

1. 02/26/2017 CITY REVIEW COMMENTS



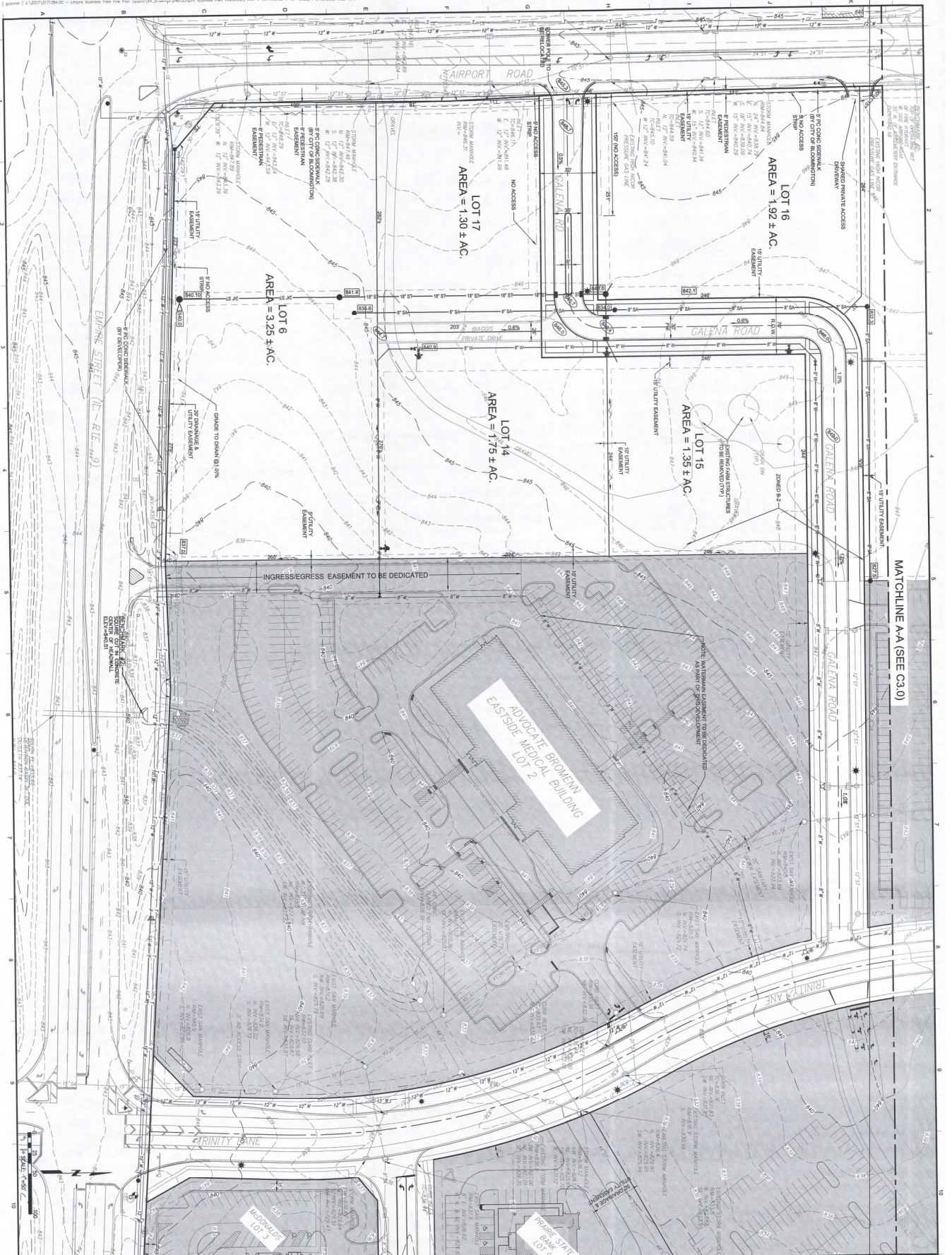
Empire Business Park
Preliminary Plan

FOU Development, Inc.

Bloomington, Illinois
DATE: 02/26/2018
DESIGNED BY: EMR
REVIEWED: JMS
FIELD BOOK NO.: 2756
SHEET NO.: 1
KEY MAP

C1.0

PROJECT NO.: 071384.00



PROJECT NO.: 0171384.00

C2.0

PRELIMINARY PLAN

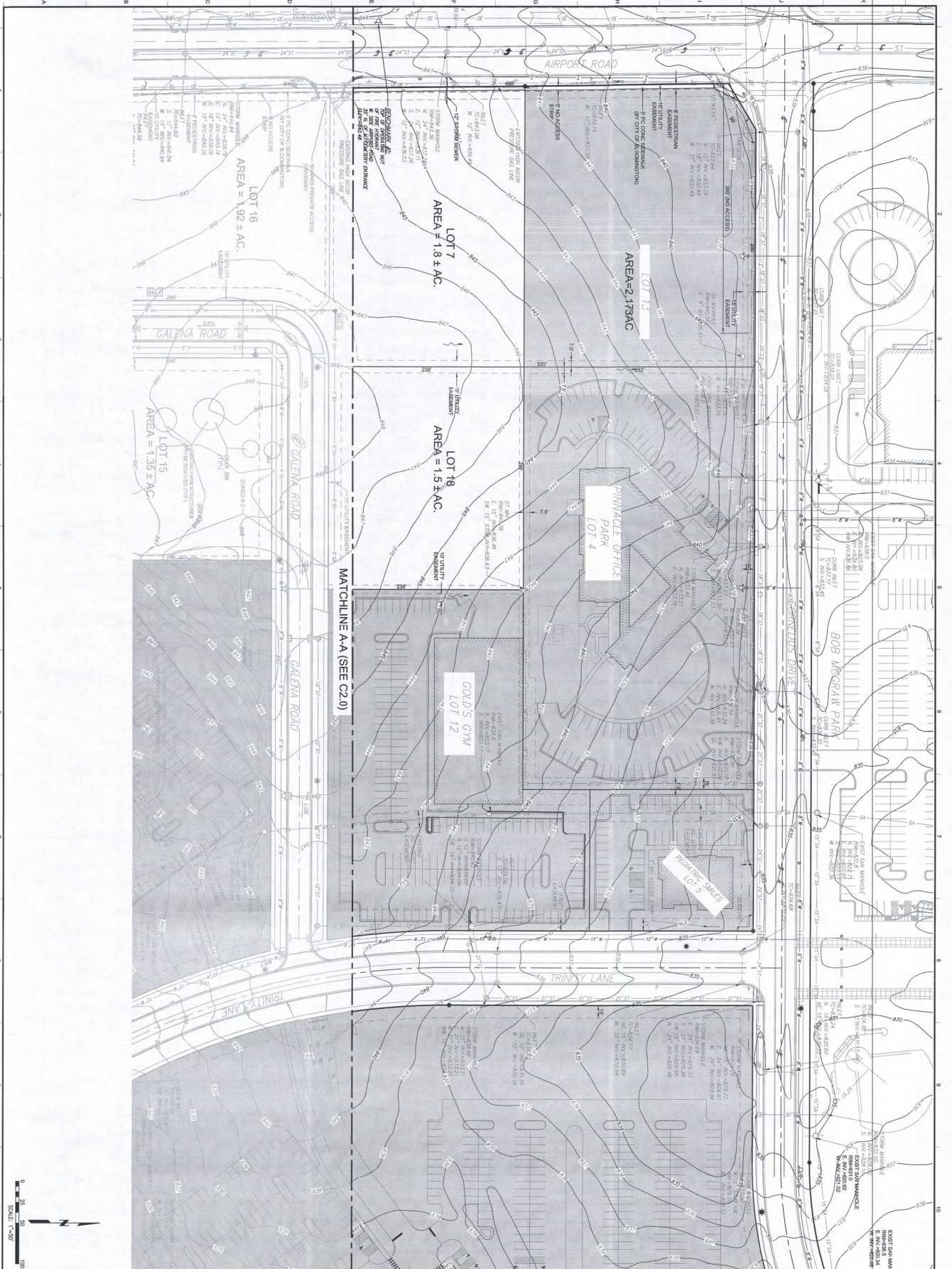
DATE: 02/28/2018
DESIGNER/BAW: EMR
REVIEWED: JMG
FIELD BOOK NO.: 2756

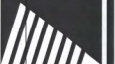
Empire Business Park
Preliminary Plan

FOU Development, Inc.

www.farnsworth.com
Farnsworth
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(815) 653-3435 / farnsworth.com







Farnsworth Group

2700 McGRAW PARK
BLOOMINGTON, ILLINOIS 61704
(815) 663-3433 | info@fng.com

www.fng.com

Engineers | Architects | Surveyors | Scientists

#	DATE	DESCRIPTION
1	1/23/2017	CONTRACT REVIEW COMMENTS

PROJECT NO.: 071384.00

C3.0

Empire Business Park
Preliminary Plan

Bloomington, Illinois

DATE:	02/26/2018
DESIGNED BY:	EMR
REVIEWED:	JMG
FIELD BOOK NO.:	2756

PRELIMINARY PLAN



Farnsworth
Group

270 MADISON
BLOOMINGTON, ILLINOIS 61704
(309) 663-8433 / info@fg.com

www.fg.com
Engineers | Architects | Surveyors | Scientists
DATE: 02/26/2018
DATE: 1
DESCRIPTION: CITY REVIEW COMMENTS

FOR Development, Inc.

Empire Business Park
Preliminary Plan

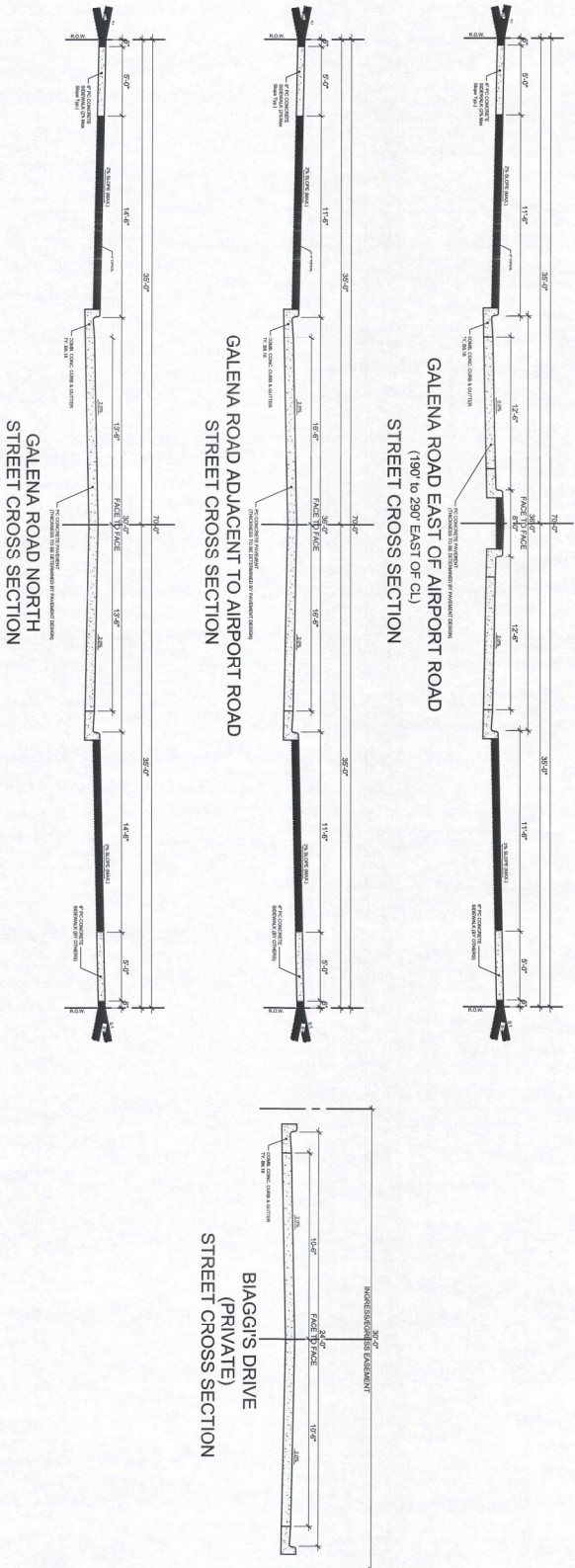
Bloomington, Illinois

DATE: 02/26/2018
DESIGNED/DRAWN: EJR
REVIEWED: JMG
FIELD BOOK NO.: 2756

PRELIMINARY PLAN

C4.0

PROJECT NO.: 0171384.00



ORDINANCE NO _____

AN ORDINANCE APPROVING AN AMENDED PRELIMINARY PLAN ENTITLED
“EMPIRE BUSINESS PARK AMENDED PRELIMINARY PLAN” FOR 34.90 ACRES
LOCATED AT THE NORTHEAST CORNER OF EMPIRE ST/IL RT 9 AND AIRPORT RD,
DATED _____, AS REQUESTED BY A PETITION FROM F.O.B. DEVELOPMENT
INC.

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition requesting approval of an amendment to a preliminary plan for the land described in Exhibit A, attached hereto and made a part hereof by this reference;

WHEREAS, after proper notice, the City of Bloomington Planning Commission held a public hearing and determined said Petition to be valid and sufficient, and the Preliminary Plan entitled “Empire Business Park Amended Preliminary Plan”, represented in Exhibit B attached hereto and made a part hereof by this reference, to be valid and sufficient, and in conformance with the requirements of the Bloomington City Code; and

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

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

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

1. That the Empire Business Park Amended Preliminary Plan for approximately 34.9 acres, dated _____ is hereby approved and reinstated.
2. That this Ordinance shall be in full force and effective as the time of its passage on this _____ day of _____, 20____.

APPROVED:

Mayor

ATTEST:

City Clerk

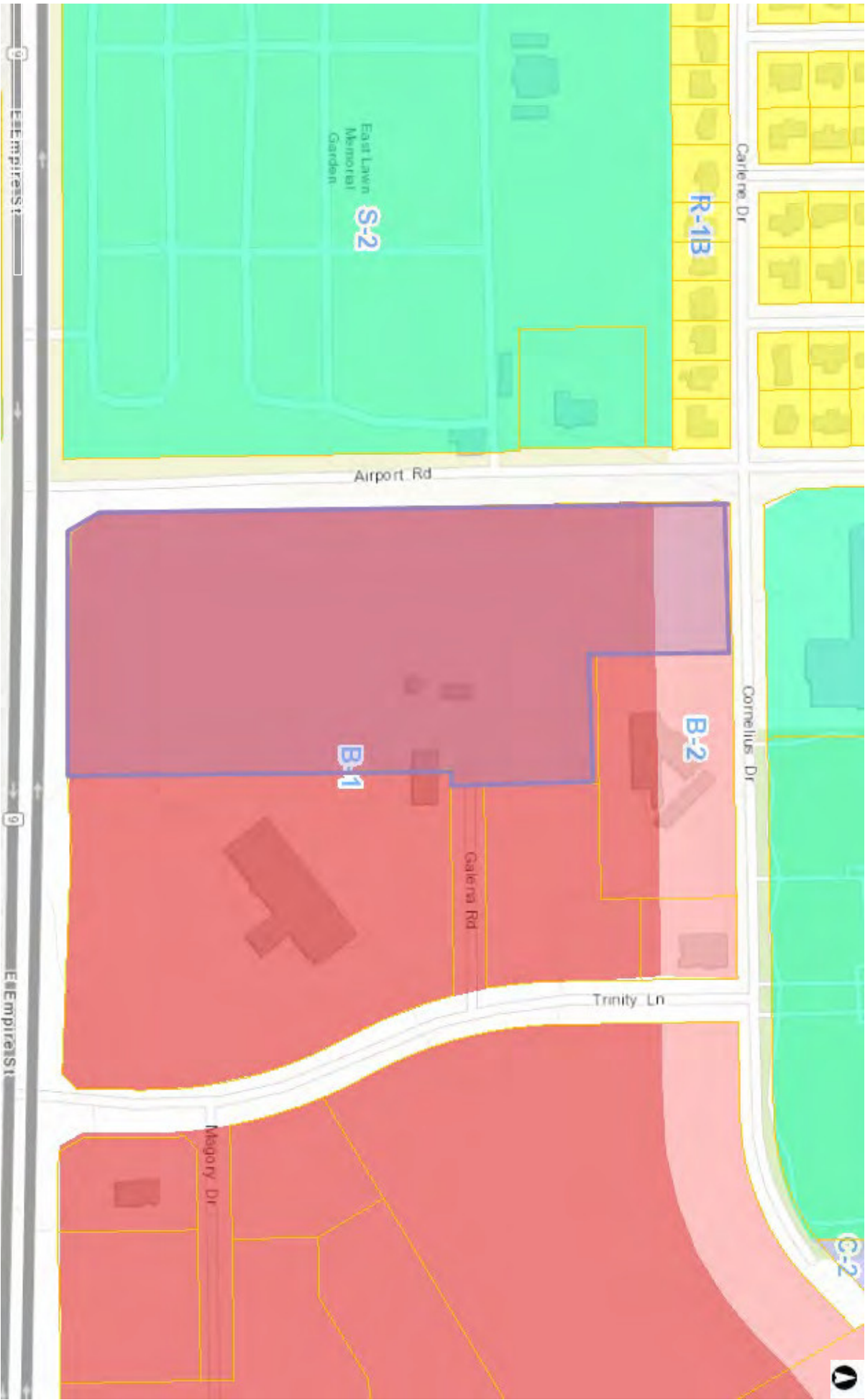
Exhibit "A"
Legal Description

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

APPROXIMATELY 34.9 ACRES



Zoning Map: Empire Business Park



0 0.07 0.1 Miles

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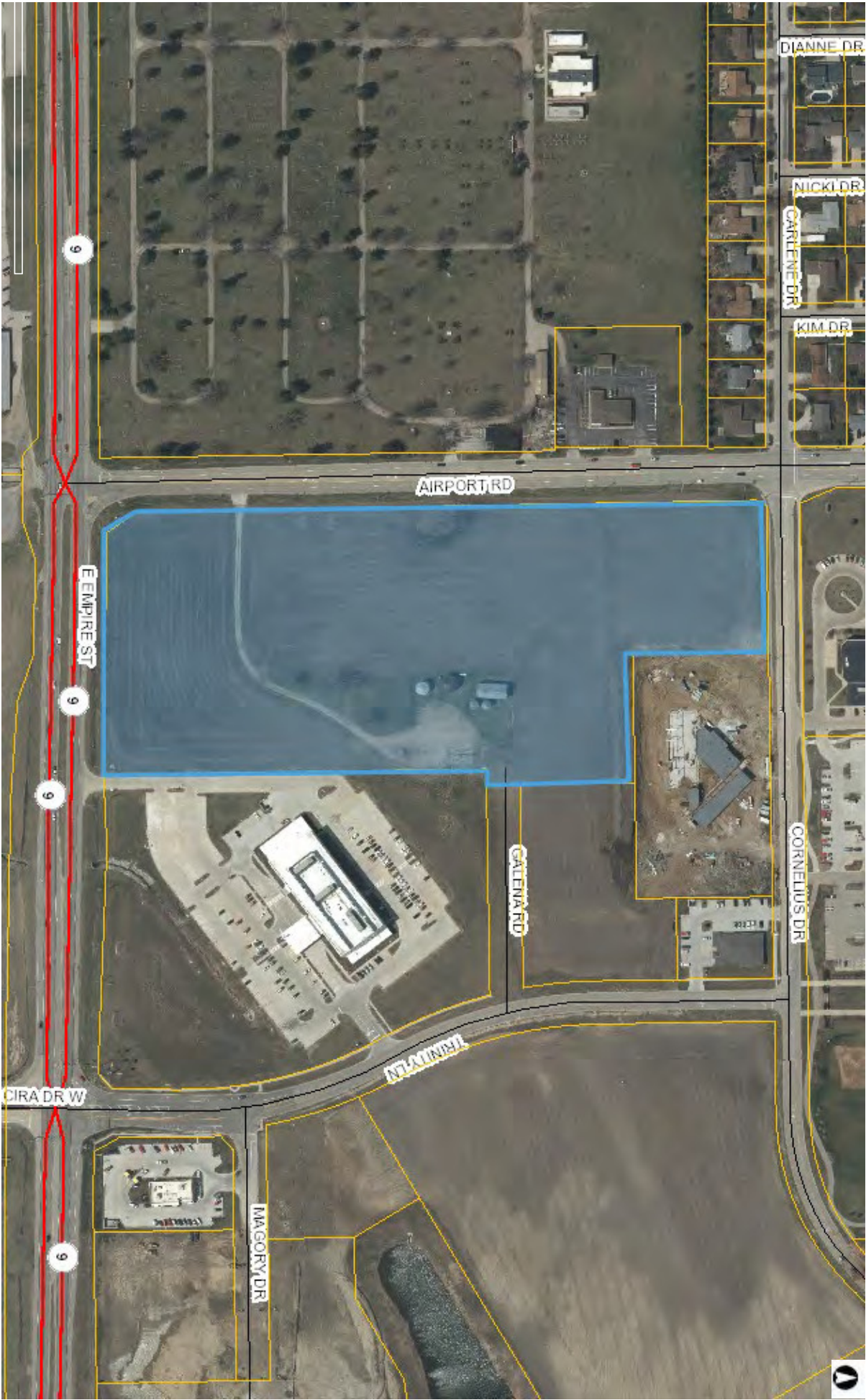
<http://www.McGIS.org/License>

1 : 4,514

Printed: 5/1/2018 8:23:52 AM

Notes

Aerial View: Empire Business Park



0 0.07 0.1 Miles By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement: <http://www.McGIS.org/License>

1:4,514

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Notes

20947534
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
PLANNING COMMISSION
MAY 9, 2018

Notice is hereby given that the Planning Commission of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, May 9, 2018 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, to review a petition submitted by FOB Development, INC. requesting approval of an Amendment to the previously approved Empire Business Park Preliminary Plan for the property, approximately 34.90 acres, located at the corner of IL Rt 9 and Airport Rd in Bloomington, IL.

Legal Description:
(NORTHWEST CORNER OF ILLINOIS ROUTE 9 (EMPIRE STREET) AND AIRPORT ROAD ALL THAT PART OF 355.15 ACRES OFF THE WEST SIDE OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, PER "SURVEY OF 355.15 ACRES OFF THE WEST SIDE OF SECTION 31" AS SHOWN IN PLAT BOOK 12, PAGE 120, IN THE MCLEAN COUNTY RECORDER'S OFFICE, LYING SOUTH OF AND ADJACENT TO THE SOUTH LINE OF CORNELIOUS DRIVE, EAST OF AND ADJACENT TO THE EAST LINE OF AIRPORT ROAD, NORTH OF AND ADJACENT TO THE NORTH LINE OF ILLINOIS ROUTE 9 AND WEST OF AND ADJACENT TO THE WEST LINE OF TRINITY LANE ALL IN THE CITY OF BLOOMINGTON, ILLINOIS)

All interested persons may present their views upon such matters pertaining thereto at the meeting. The petitioner or his/her Counsel/Agent must attend the meeting. The petition is on file for public review at the City of Bloomington Community Development Department, 115 E. Washington St., Suite 201, Bloomington, IL 61701.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing.

The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Published: Monday, April 23, 2018



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

April 23, 2018

Dear Property Owner or Resident:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, May 9, 2018 at 4:00 p.m. in the City Hall Council Chambers, 109 E. Olive St., Bloomington, Illinois, to hear testimony on a petition submitted by FOB Development, Inc. requesting approval of an **amendment** to the previously approved Preliminary Plan for development of property described as "Empire Business Park", approximately 34.90 acres, located at the corner of Empire St and Airport Rd in Bloomington, IL. The preliminary plan was approved for reinstatement on October 25, 2017.

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

The subject property is legally described as follows:

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

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon matters pertaining to the Empire Business Park Subdivision Preliminary Plan during the public hearing. Communications in writing in relation thereto may be filed with the Department of Community Development, or at such hearing. In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

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

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may email me at irivera@cityblm.org or call me at (309) 434-2226.

Sincerely,

Izzy Rivera, Assistant City Planner

Attachment: Location Map



Public Hearing on May 9, 2018 for Amendment to Empire Business Park Preliminary Plan



Notes

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0.3 Miles

0.14

0

1: 9,028

Printed: 4/20/2018 8:39:18 AM

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