



PLANNING COMMISSION - REGULAR SESSION
OSBORN ROOM, BLOOMINGTON POLICE DEPARTMENT
305 S. EAST ST., BLOOMINGTON, IL 61701
WEDNESDAY, MAY 1, 2024, 4:00 PM

1. Call to Order

2. Roll Call

3. Public Comment

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at cityblm.org/register at least 5 minutes before the start of the meeting.

4. Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

- A. Consideration and action to approve the Minutes of the March 6, 2024, regular meeting of the Bloomington Planning Commission. (Recommended Motion: The proposed Minutes be approved.)

5. Regular Agenda

- A. **Z-4-24 (BHP-03-24)** - Public hearing, consideration and action on a request initiated by the Bloomington Historic Preservation Commission for the Designation of Holy Trinity Catholic Church and Rectory as Local Landmarks, and a Zoning Map Amendment to apply the S-4 (Historic Preservation District) Overlay, for the property between N. Center Street and N. Main Street, known as 704 N. Main St (Part of PIN: 21-04-135-001). (Recommended Motion: Motion to establish findings of fact that the subject structures **meet the criteria to be classified as Local Historic Landmarks** and to **reaffirm** the Historic Preservation Commission's action **designating them as such**; Motion to establish findings of fact that the proposed Zoning Map Amendment to apply the S-4 (Historic Preservation District) Overlay is **in the public interest and not solely for the benefit of the Applicant and to recommend approval of the Zoning Map Amendment**; Motion to **approve the proposed Resolution.**)
- B. **Z-05-24** - Consideration, review, and action on a request submitted by Christopher B. Burke Engineering, for approval of an Annexation Agreement and Zoning Map Amendment, from County A (Agricultural) to City A (Agriculture) District, and Site Plan Review pertaining to property commonly known as 2440 W. Washington Street, consisting of approximately 131.9 acres, more or less (PIN: 20-01-300-004). (Recommended Motion: Motion to establish findings of fact that the request for

approval of the proposed Annexation Agreement is in the public interest and not solely for the benefit of the Applicant or Property Owner and to recommend approval of the request; Motion to establish findings of fact that the request for approval of the proposed Zoning Map Amendment to the A (Agriculture) District is in the public interest and not solely for the benefit of the Applicant or Property Owner and to recommend approval of the request; Motion to establish findings of fact that the Site Plan for which approval is requested meets the standards and objectives for which the Code is designed and to recommend approval of the request.)

- C. **Z-06-24** - Consideration, review, and action on a request submitted by Christopher B. Burke Engineering, for approval of an Annexation Agreement and Zoning Map Amendment, from County A (Agriculture) to City A (Agriculture) District and County M-2 (General Manufacturing) to City M-2 (General Manufacturing) District, pertaining to: 1) property generally located south of the terminus of Carri Dr., between the Constitution Trail and W. Washington Street (PIN: 20-01-100-031), consisting of approximately 30.8 acres, and 2) property commonly known as 1803 W. Washington Street, (PIN: 21-05-306-002), consisting of approximately 3.3 acres. (Recommended Motion:

Motion to establish findings of fact that the request for approval of the proposed Annexation Agreement is in the public interest and not solely for the benefit of the Applicant or Property Owner and to recommend approval of the request; Motion to establish findings of fact that the request for approval of the proposed Zoning Map Amendments to the A (Agriculture) District and M-2 (General Manufacturing) District are in the public interest and not solely for the benefit of the Applicant or Property Owner and to recommend approval of the request.

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- D. **PS-02-24** - Consideration, review, and action on a request submitted by Wittenberg Woods II, LLC, (1707 E. Hamilton Road, Ste. 1A) for approval of the 2024 Amended Preliminary Plan for Wittenberg Woods at Prairie Vista Phase 5, for property located northwest of the intersection of S. Morris Ave. and Lutz Rd (Part of PIN: 21-17-451-005). (Recommended Motion: Motion to establish findings of fact that the Amended Preliminary Plan does conform with the standards of the Subdivision Code and the Official Comprehensive Plan and to recommend approval of the request.)

6. New Business

7. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.



REGULAR AGENDA ITEM NO. 4.A.

FOR PLANNING COMMISSION: May 1, 2024

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action to approve the Minutes of the March 6, 2024, regular meeting of the Bloomington Planning Commission.

RECOMMENDED MOTION: The proposed Minutes be approved.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1c. Engaged residents that are well informed and involved in an open governance process

BACKGROUND: In compliance with the Open Meetings Act, Commission Minutes must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[PC Minutes DRAFT 2024-03-06](#)



**DRAFT MINUTES
PLANNING COMMISSION - REGULAR SESSION
WEDNESDAY, MARCH 6, 2024, 4:00 PM**

The Planning Commission convened in regular session at 4:16 PM, March 6, 2024. Chair Boyd called the meeting to order.

Roll Call

Attendee Name	Title	Status
Mary Ann Cullen	Commissioner	Present
Mark Muehleck	Commissioner	Present
David Lewis	Commissioner	Present
Justin Boyd	Chair	Present
Brady Sant Amour	Commissioner	Present
Thomas Krieger	Commissioner	Present
Anna Patino	Commissioner	Present
Goverdhan Galpalli	Commissioner	Present
Jackie Beyer	Vice Chair	Present
William Peradotti	Commissioner	Present

Staff present included: Kelly Pfeifer, Assistant Economic & Community Development Director; George Boyle, Assistant Corporation Counsel; Alissa Pemberton, City Planner; and John Myers, Assistant City Planner.

Public Comment

No public comment was provided.

Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

Item 4.A. Consideration and action to approve the Minutes of the February 7, 2024, regular meeting of the Bloomington Planning Commission.

Commissioner Krieger made a motion, seconded by Commissioner Galpalli, to approve the Consent Agenda.

Roll call.

AYES: Commission Chair Boyd; Commissioner Lewis; Commissioner Sant Amour; Commissioner Krieger; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Galpalli; Commissioner Patino; Commissioner Cullen

Motion passed.

Regular Agenda

The following item was presented:

Item 5.A. Public hearing, review, and action on a request submitted by Laborers' Home Development Corporation, for approval of a Public Hearing Site Plan to allow Multiple-Family Dwellings in the D-2 (Downtown Transitional) District for the properties located at 408 E. Washington Street and 401 E. Jefferson Street, in Bloomington, PINs: 21-04-407-009 and 21-04-407-007.

Ms. Pemberton presented the Staff report with recommendation for approval, with the condition that the parking Variance is approved and the site therefor in compliance with the Zoning Code. She noted that the development is on two separate properties that will need to be combined prior to construction; 408 E. Washington Street and 401 E. Jefferson Street. She stated the proposed development will be 52 units, consisting of 1-, 2-, and 3-bedroom apartments and the proposal meets all the Design Criteria of the zoning district. She noted that the project is pursuing a Variance to the required parking to allow for 65 off-street parking spaces which means the proposed 17 bike parking spaces would be in compliance with the 25% motor vehicle requirement. She noted that an existing approval for the demolition of the Place of Worship on the property at 401 E. Jefferson Street exists, with conditions that will need to be met.

Vice Chair Beyer stated that a 33% reduction in parking is significant. She expressed concern for overflow parking and asked about the possibility of permit parking on-street for residents. Ms. Pemberton explained that, while the initial number of off-street parking spaces required for the proposed development is 99, after credits and reductions they only need to provide 75, so the Variance is only really for a reduction of 10 spaces. Additionally, she noted that parking will be reviewed and discussed in detail by the Zoning Board of Appeals.

Commissioner Galpalli asked for clarification on how many units and how the trash will be handled. Ms. Pemberton stated there will be a dumpster located on-site. She added that there is space to construct a second dumpster, if needed.

Vice Chair Beyer asked about lighting for the site. Ms. Pemberton noted they will need to comply with the performance standards in the Zoning Code.

Commission Chair Boyd opened the public hearing.

Tim Ryan (200 Labor Drive, Jacksonville, IL), Applicant, gave a brief description of Laborer's Home Development and the project. He noted the developer plans to be a long-term presence in the community and tries to hire locally, when possible. He noted the apartments will be affordable and will be based on the Area Median Income. The precise rental price points have yet to be determined.

Vice Chair Beyer asked for an explanation of the number of apartments and rooms.

Heidi Wang (401 W Superior Street #400, Chicago, IL), Architect for the Applicant, stated 50% will be 3-bedrooms, 25% will be 2-bedrooms, and 25% will be 1-bedrooms.

She noted this is a preliminary site plan to ensure zoning compliance. She further explained the parking reductions and credits. Additionally, Ms. Wang stated that there will be minimal Staff on-site.

Vice Chair Beyer stated support for the development.

Mr. Ryan added to Ms. Wang's statement that there will rarely be more than two Staff members during the day, but he will be on-call to help with any issues.

Noah Tang (504 E Olive Street), Resident, expressed support for the project. He noted Bloomington's housing shortage, proximity to public transit, and the underutilized public parking lots. He encouraged the Commission to think about people outside of cars and this is a step in the right direction.

Commission Chair Boyd closed the public hearing.

Commission Chair Boyd noted that he supports developing space for people instead of cars. Additionally, he stated this project is a great infill development.

Commission Vice Chair Beyer made a motion, seconded by Commissioner Cullen, to establish findings of fact that the Site Plan meets the standards and objectives for which the Code is designed and to recommend approval of the Site Plan for the property located at 408 E. Washington Street and 401 E. Jefferson Street to City Council, with the Condition that a Variance to allow reduced off-street parking (resulting in Site Plan compliance with motor vehicle and bicycle parking requirements) is approved, prior to Council approval of the item.

Roll call.

AYES: Commission Chair Boyd; Commissioner Lewis; Commissioner Sant Amour; Commissioner Krieger; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Galpalli; Commissioner Patino; Commissioner Cullen.

Motion passed.

The following item was presented:

Item 5.B. Public hearing, review, and action on a request initiated by City of Bloomington, for approval of text amendments, modifications, and deletions to the Zoning Code of the City of Bloomington, Illinois (Chapter 44 of the Bloomington City Code, 1960), relating to 1) accessory uses, (2) accessory structures, (3) fencing requirements, (4) parking requirements, (5) administrative procedures, and (6) minor definition and figure clarifications.

Ms. Pemberton provided the Staff report with recommendation for approval of the proposed Text Amendments. She noted the main areas being addressed through the proposed Text Amendments include accessory uses, parking, and fencing. For accessory uses, she noted that Staff removed the requirement of a Special Use Permit for chicken-keeping and added language to add clarity to screening requirements, removed some accessory uses from the primary use table, and added a permitting process for chicken-

keeping. Regarding fencing, she noted changes to the language to clarify fence height requirements and changes to allowable fence heights in corner lots. She stated the changes in parking include a reorganization for clarity, increasing the distances for on-street and public parking credits/reductions for commercial and residential development, and modifying parking demand study requirements. Additionally, she noted Staff changed the name of the “Bloomington-Normal Airport Authority” to reflect their new name “Central Illinois Regional Airport Authority”.

Vice Chair Beyer expressed concerns about Home Owners’ Associations (HOA) involvement in permitting chicken-keeping. She asked Staff if an HOA approval can be incorporated into the permitting process. Ms. Pemberton responded that provisions of an HOA or deed restrictions in a community are private agreements the City cannot enforce; those provisions must be addressed between the private parties, but an awareness question has already been added to newly created applications to assist residents in identifying potential future issues.

Vice Chair Beyer asked for clarity on the reorganization of the chapter. Ms. Pemberton clarified where the text changes were located in the chapter, noting that part of the chapter was already in the tables.

Vice Chair Beyer expressed concern about removing the minimum parking requirements for D-2 (Downtown Transitional) District in § 44-1208C. Ms. Pemberton stated that it will only impact nonresidential uses in the D-2 (Downtown Transitional) District. She explained the purpose of the D-2 District and noted that most properties have on-street parking. Additionally, she stated that many of the businesses in D-2 Districts are neighborhood-supported. Ms. Peifer explained that there are some properties within “the buckle” that are zoned D-2. Due to this, Staff is looking to make the same requirements as the D-1 (Central Business) District for nonresidential uses.

Vice Chair Beyer expressed concern for parking availability when allowing residential parking; she asked if a permitted system is possible. Ms. Pemberton responded that parking is self-selecting in nature; people not willing to walk will select alternate locations. She noted some apartments do have contracts with parking decks or lots.

Commission Chair Boyd opened the public hearing.

Noah Tang gave supportive testimony for the chicken-keeping and parking amendments. He noted that there have not been any complaints since he has gotten chickens. Regarding parking, he stated that some similar-sized cities are changing “required” parking to “recommended” parking. He stated that he rarely uses his car and that many of the downtown parking lots are currently underutilized.

Commission Chair Boyd closed the public hearing.

Commissioner Cullen stated that we need to find a balance within the parking ordinance.

Commission Chair Boyd stated that there is a false perception within Bloomington. He noted that there is no shortage of parking right now. He stated that parking does not generate revenue and that we need to make small changes to encourage development.

Commissioner Krieger made a motion, seconded by Commissioner Muehleck, to establish findings of fact that the Text Amendments are in the public interest and to recommend approval of the proposed Text Amendments to City Council. Roll call.

AYES: Commission Chair Boyd; Commissioner Lewis; Commissioner Sant Amour; Commissioner Krieger; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Galpalli; Commissioner Patino; Commissioner Cullen.

Motion passed.

New Business

Vice Chair Beyer asked Staff if it is possible to update the City of Bloomington Comprehensive Plan with the new Census data. Ms. Pemberton responded that Staff is in the process of evaluating some potential amendments to the Comprehensive Plan.

Mr. Myers notified the Planning Commission that Staff is presenting a Resolution to adopt the 2023 Official Zoning Map at Council on March 25th.

Adjournment

Commissioner Krieger made a motion, seconded by Commissioner Muehleck, to adjourn the meeting.

Roll call.

AYES: Commission Chair Boyd; Commissioner Lewis; Commissioner Sant Amour; Commissioner Krieger; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Galpalli; Commissioner Patino; Commissioner Cullen.

Motion passed.

The Meeting Adjourned at 5:24PM.

CITY OF BLOOMINGTON

Commission Chair, Justin Boyd

Staff Liaison, Alissa Pemberton



REGULAR AGENDA ITEM NO. 5.A.

FOR PLANNING COMMISSION: May 1, 2024

WARD IMPACTED: Ward 6

SUBJECT: Z-4-24 (BHP-03-24) - Public hearing, consideration and action on a request initiated by the Bloomington Historic Preservation Commission for the Designation of Holy Trinity Catholic Church and Rectory as Local Landmarks, and a Zoning Map Amendment to apply the S-4 (Historic Preservation District) Overlay, for the property between N. Center Street and N. Main Street, known as 704 N. Main St (Part of PIN: 21-04-135-001).

RECOMMENDED MOTION: Motion to establish findings of fact that the subject structures *meet the criteria* to be classified as Local Historic Landmarks and to *reaffirm* the Historic Preservation Commission's action *designating them as such*; Motion to establish findings of fact that the proposed *Zoning Map Amendment* to apply the S-4 (Historic Preservation District) Overlay *is in the public interest and* not solely for the benefit of the Applicant and to *recommend approval* of the Zoning Map Amendment; Motion to *approve the proposed Resolution*.

STRATEGIC PLAN LINK:

Goal 6. Prosperous Downtown Bloomington

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 6e. Preservation of historic buildings

Objective 5b. City decisions consistent with plans and policies

BACKGROUND: The Historic Preservation Commission, as the Applicant on behalf of the community, is requesting designation of the existing National Register of Historic Places structures as a "Local Landmarks" and approval of a Zoning Map Amendment to apply the S-4 (Historic Preservation District) Overlay zoning to the subject property between N. Center and N. Main Streets, excluding the portion of the subject PIN that lies west of N. Center Street that was formerly home to Trinity/Central Catholic High School.

The Holy Trinity Church and Rectory were added to the National Register of Historic Places in October of 1983, based upon their significance of its "Architecture," "Education," and "Social/Humanitarian" characteristics. At that time, the current version of the S-4 Zoning, including the approval of the City of Bloomington as a Certified Local Government with an established Historic Preservation Commission and process for review had not yet been established. The buildings still stand and are in excellent condition due to careful preservation and restoration efforts over the last nearly 100 years.

In November of 2023, the Historic Preservation Commission (HPC) discussed concerns for the future condition of the structures which are nationally recognized, but not locally

designated, and how Designation and the application of the S-4 zoning might proceed. In January, 2024, the HPC voted to initiate a Designation Action [Nomination] for Holy Trinity Church and Rectory, with the Commission as Applicant, per § 44-804B(1). On March 21, 2024, the HPC, after providing appropriate notice and holding a public hearing, voted unanimously to designate the Holy Trinity Church and Rectory as Local Landmarks, to recommend approval of the Zoning Map Amendment to the Planning Commission, and to adopt HPC Resolution 2024-02.

After a public hearing before the Planning Commission, the Commission shall transmit their decision--in the form of Resolution--to City Council. A written statement provided to City Staff on March 21, 2024, included a statement of Property Owner protest, therefore a 2/3 vote at City Council will be required to approve of a Zoning Map Amendment to add the S-4 (Historic Preservation District) Zoning overlay (§ 44-1706F(3)).

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in The Pantagraph on Tuesday, April 2, 2024. Notification of the Public Hearing was mailed to the property owner and 62 property owners within 500 feet, on March 5, 2024. A sign notifying the community of the hearing was also placed on the property.

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[Z-04-24 - Staff Report](#)

[HPC Resolution 2024-02](#)

[BHP-03-24 Staff Report \(incorporated by HPC Resolution 2024-02 Reference\)](#)

[HPC Draft Minutes 2024-03-21](#)

[DRAFT PC Resolution 2024-02](#)

TO: City of Bloomington Planning Commission

FROM: Economic & Community Development Department

DATE: May 1, 2024

CASE NO: Z-04-24 (BHP-03-24), Historic Designation and Zoning of Holy Trinity Church and Rectory

REQUEST: Public Hearing, consideration, and action on a request initiated by the Bloomington Historic Preservation Commission for the Designation of Holy Trinity Catholic Church and Rectory as Local Landmarks, and a Zoning Map Amendment to apply the S-4 (Historic Preservation District) Overlay for the property between Center St. and Main St., known as 704 N. Main St., part of PIN 21-04-135-001.

BACKGROUND

Request

The Historic Preservation Commission, as the Applicant on behalf of the community, is requesting to designate the existing National Register of Historic Places structures as a “Local Landmarks” and to have the S-4 (Historic Preservation District) Overlay zoning applied to the subject property between N. Center and N. Main Streets, excluding the portion of the subject PIN that lies west of N. Center Street that was formerly home to Trinity/Central Catholic High School.

In November of 2023, the Historic Preservation Commission (HPC) discussed concerns for the future condition of the structures which are nationally recognized, but not locally designated, and how designation and the application of S-4 zoning might proceed. Staff was asked to add the item on the Regular Agenda for a future date. In January, 2024, the HPC voted to initiate a nomination for Holy Trinity Church and Rectory as Local Landmarks and request application of the S-4 Overlay to the property, with the Commission as Applicant, per § 44-804B(1). Subsequently, the Vice Chair of the Commission submitted an application for Designation and a Zoning Map Amendment to add the Overlay. On March 21, 2024, after providing proper notice and holding a public hearing, the HPC voted to: 1) Designate Holy Trinity Church and Rectory as Local Landmarks, 2) recommend application of the S-4 (Historic Preservation District) Overlay zoning, for the property located at 704 N. Main Street, (PIN 21-04-135-001 between Center Street and Main Street), to the Planning Commission, and 3) adopt HPC Resolution 2024-02, which was transmitted to the Planning Commission on March 22, 2024, and is attached to this report, and made a part of by reference herein.

Property Characteristics

The subject property consists of approximately 1.5 acres of land located between N. Center Street and N. Main Street, north of W. Locust Street, and south of W. Chestnut Street, developed with a Place of Worship use. Three structures on the property at 704 N. Main Street were listed on the National Register of Historic Places in October of 1983, based upon the significance of their “Architecture,” “Education,” and “Social/Humanitarian” characteristics. At that time, the current version of the S-4 Zoning had not yet been established; it was created in December of that same year (Ord. No. 1983-93). The convent structure registered as part of that nomination was demolished in 2001 (Richardson, 2001), but the church and rectory buildings still stand and are in excellent condition due to the careful preservation and restoration efforts of the congregation over the last 90 years.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in The Pantagraph on Tuesday, April 2, 2024. Notification of the Public Hearing was mailed to the property owner and 62 property owners within 500 feet of the property. A sign notifying the community of the hearing was also placed on the property.

Surrounding Zoning and Land Uses

Zoning		Land Uses
North	B-1 (General Commercial) District	Parking Lot
South	D-2 (Downtown Transitional) District	Single-Family Attached Dwellings, General Commercial
East	B-1 (General Commercial) District	General Office, Parking Lot
West	P-2 (Public Lands and Institutions) District	Vacant

ANALYSIS

Description of Current Zoning District

Existing Zoning: B-1 (General Commercial) District

The intent of this B-1 General Commercial District is to facilitate the development of community and regional commercial areas. Customers in this district will generally use a motor vehicle to reach a desired establishment. The development contemplated in this district has such distinguishing characteristics as unified site planning and development that promotes a safe and conducive atmosphere for large volumes of shoppers; site accessibility such that the high volumes of traffic generated create minimal congestion and adverse impact upon surrounding land use; and unified architectural treatment of buildings rather than an assemblage of separate, conflicting store and structural types (§ 44-501A).

Description of Proposed (Additional) Zoning Overlay

Proposed Zoning: B-1 (General Commercial), with S-4 (Historic Preservation District) Overlay

The intent of this S-4 Historic Preservation District is to promote the-protection, enhancement, perpetuation, and use of improvements of special character or special historical interest or value. The City of Bloomington finds that the preservation of such resources is a public necessity and is required in the interest of the health, prosperity, safety, and welfare of its citizens. This S-4 Historic Preservation District shall be applied as an overlay district in combination with underlying base zoning districts as shown on the Official Zoning Map. The purpose of the S-4 Historic Preservation District is to:

- (1) Effect and accomplish the protection, enhancement, and perpetuation of such improvements that represent or reflect elements of the City's cultural, social, economic, political, and architectural history;
- (2) Safeguard the City's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts;
- (3) Stabilize and improve property values;
- (4) Foster civic pride in the beauty and noble accomplishments of the past;
- (5) Protect and enhance the City's attractions to residents, home buyers, tourists, and visitors and shoppers, thereby supporting and promoting business, commerce and industry;
- (6) Strengthen the economy of the City; and,
- (7) Promote the use of historic districts and landmarks for education, pleasure, and welfare of the people of the City.

Compliance with the Comprehensive Plan

The proposed Zoning Map Amendment contributes to the following Goals and Objectives:

- Goal N-1. (Ensure compact development of the City through denser, mixed-use developments and reinvestment in the established older neighborhoods), Objective N-1.3 (Redevelop the neighborhoods in the Preservation area while carefully protecting their historic nature and character), Policies N-1.3c (Foster preservation and adaptive reuse of significant historic buildings and structures) and N-1.3d (Encourage the use of the statewide historic property incentives such as “Illinois Property Tax Assessment Freeze Program”).
- Goal D-2 (Market and promote the unique brand and image of Downtown Bloomington), Objective D-2.1 (Identify and designate gateways to Downtown).
- Goal ACH-4 (Identify, conserve, and preserve the City’s heritage resources as a basis for retaining and enhancing strong community character and a sense of place), Policies ACH-4.1b (Use zoning, code enforcements and other regulatory tools to protect the City’s historic and cultural resources), ACH-4.1d (Pursue an active and comprehensive program to document and preserve historic buildings, structures, sites (including archaeological sites), objects, landscapes, and natural resources), and ACH-4.1e (Continually update identification and designation of historical buildings that are eligible for local, state and national designation based on 50 year age guideline).

The 2035 Comprehensive Plan identifies this area as “Mixed Use.” The Land Use Priorities Map does not identify this property.

STANDARDS FOR REVIEW

The Planning Commission shall hold at least one public hearing on any proposed Zoning Map Amendment and report to the Council its findings of fact and recommendations. Recommendations shall be made upon the determination that the Map Amendment is in the public interest and not solely for the benefit of the applicant, based upon considering the factors listed in § 44-1706E(2) and discussed below.

Request for Zoning Map Amendment to apply the S-4 (Historic Preservation District) Overlay Zoning

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

The underlying B-1 (General Commercial) District zoning remains appropriate and will not change as a result of the proposed action.

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

N/A.

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

The underlying B-1 (General Commercial) District zoning remains appropriate and will not change as a result of the proposed action. The addition of the S-4 (Historic Preservation District) Overlay zoning does not alter the uses applicable via the underlying zoning but does provide further protection of identified cultural resources through the course of building permit review for work on the exterior of the structure, to safeguard characteristic features of the protected structures.

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

Approximately half of the properties surrounding the subject property are medium-density residential and/or low intensity commercial uses and have been for an extended period of time. The other half are either vacant and ready for redevelopment or serve as surface parking which are inappropriately low intensities of use for this area of the urban core. This part of North Main Street once served as the entry point into Bloomington along Route 66, but the character and value of properties in the immediate vicinity are at risk of due to the destabilizing level of localized demolition, tenant turnover, and vacancy rates in the commercial structures in recent years (see Attachment 4).

- The area to the west is controlled as a well-maintained vacant property, by the same property owner.
- Northwest is a combination of commercial and multiple-family moderate-scale structures that have not have significant investment, but appear to have been relatively stable in condition and occupancy over the past few decades, based on a limited search of Code violations, tax delinquencies, and available imagery of the area.
- Immediately north of the property is a parking lot needing improvement that serves the subject uses. Draft plans for those improvements have been discussed with City Staff since the property was acquired by the Church in 2019.
- Northeast is an approximately 4-acre property owned by the City that has been vacant since 2015 but actively marketed for redevelopment.
- Directly east are two surface parking lots, one well-maintained historic residence being used as a commercial office, and the Parish Center for Holy Trinity Church.
- Southeast is a commercial building (formerly a Restaurant use) that has been vacant for at least the past two years, and an active City-Owned Cultural Institution (BCPA) that is considered one of the fastest growing performing arts venues in downstate Illinois.
- The residences directly to the south (R. Loudon Flats townhomes) were constructed around the same time as the Holy Trinity Rectory, designed by another well-known architect, Arthur Pillsbury. The Flats, now known as the Bloomingtonian Condos, are substantially original in both exterior appearance and materials, partially due to City investment in the maintenance of the historic character of this building through semi-regular funding of Rust Grant projects that require compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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

The public benefit, should the proposed Zoning Map Amendment be approved, is both real and intangible, as it helps to celebrate the role of history in the community and the contributions made by dedicated individuals by helping to preserve the tangible aspects of the heritage that has shaped this City over time. In addition, local designation through Zoning, which holds some police power (National Register designation does not come with associated enforcement tools), provides an added level of expectation and consistency for surrounding property owners which may help to stabilize, or even improve, property values in the neighborhood and Historic Downtown.

The hardship to the property owner imposed by approval of the proposed Zoning Map Amendment would be minimal. Many of the well-known studies that discuss the negative impacts of local designation on property values cite development constraints (inability to make "highest and best use" of the property) and high costs of complying with strict guidelines on maintenance, but the City Code provides mechanisms for addressing both of these potential deterrents.

First, the allowable Permitted and Special Uses for the property will not change; the underlying B-1 (General Commercial) District zoning of the property is retained by treating the S-4 District as an

Overlay zoning, as the City of Bloomington Code does. Second, for designated structures, the Secretary of Interior's Standards have built-in flexibility for projects that are "technically infeasible," and City Code contains provisions to allow the owners of historic properties to use alternative methods and processes in situations where compliance with appropriate Standards and Guidelines would be overly burdensome (§ 44-1710G). Finally, the addition of the S-4 Overlay does not prevent demolition or alteration of protected structures, but does provide a process and timeline that allow appropriate vetting of potential significant changes, through the course of building permits for the exterior of the structure. Without the S-4 designation the subject structures would *still* be subject to the same Demolition Review (§ 44-1711). The addition of the S-4 designation also makes properties eligible for Funk Grant funding from the City and for other historic funding opportunities and tax benefits, to help defer any increase in cost associated with conducting work in a way that complies with subject Standards.

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

No changes will occur as a result of this Zoning Map Amendment.

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

The proposed Amendment is not inconsistent with the need to minimize flood damage. No changes will occur to the uses or development intensity permitted on the subject property as a result of this Zoning Map Amendment. Changes or improvements that result in disturbance of at least 1,400 square feet will still trigger the requirement to address stormwater detention.

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

No changes will occur to the uses permitted a result of this Zoning Map Amendment. The property is already served by City water and sewer, fire and police protection, District 87 School District, and has been annexed to BNWRD and the Airport Authority.

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

Property values are unlikely to be diminished by the Map Amendment since the character of the result will be the same or be similar to that of existing condition. In addition, see Criteria 5.

- 10. Whether a Comprehensive Plan for land use and development exists, and whether the ordinance is in harmony with it.**

The proposed Zoning Map Amendment is directly supportive of the City's Comprehensive Plan which specifically asks us to, "Identify, conserve, and preserve the City's heritage resources as a basis for retaining and enhancing strong community character and a sense of place," including the use of "zoning, code enforcements and other regulatory tools to protect the City's historic and cultural resources" (ACH-4; ACH-4.1b). Additional compliance with the Comprehensive Plan is discussed previously in this Report.

13. Whether the City needs more of the types of uses allowed in the proposed district.

N/A. The underlying zoning district will not change as a result of the proposed action.

STAFF RECOMMENDATION

Staff finds that the request for a Zoning Map Amendment is in the public interest and not solely for the benefit of the Applicant, after reviewing the relevant factors for consideration, and recommends the Planning Commission take the following action(s):

- Motion to establish findings of fact that subject structures meet the criteria to be classified as Local Historic Landmarks and reaffirm the Historic Preservation Commission's action designating them as such.
- Motion to establish findings of fact that the proposed Zoning Map Amendment to apply the S-4 (Historic Preservation District) Overlay is in the public interest and not solely for the benefit of the Applicant and recommend approval of the proposed Zoning Map Amendment.
- Motion to approve the proposed Resolution.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Site map of structures proposed for protection and area proposed for S-4 overlay
2. Recent image(s) of Rectory Structure proposed for protection
3. Recent image(s) of Church Structure proposed for protection
4. Aerial Photographs of Immediate Vicinity - change over time

Attachment 1: Site map of structures proposed for protection



Attachment 2: Recent image(s) of Rectory Structure proposed for protection





Photo Credits:

1. Randy von Liski (myoldpostcards on flickr)
2. McLean County Museum of History, Churches-Holy_Trinity_Church_Bloomington_00014A.tif
3. McLean County Museum of History, Churches-Holy_Trinity_Church_Bloomington_00013A.tif

Attachment 3: Recent image(s) of Church Structure proposed for protection



Photo Credits:

1. McLean County Museum of History, Churches-Holy_Trinity_Church_Bloomington_00025A.tif
2. McLean County Museum of History, Churches-Holy_Trinity_Church_Bloomington_00026A.tif
3. McLean County Museum of History, Churches-Holy_Trinity_Church_Bloomington_00028A.tif

Attachment 4: Aerial Photographs of the Immediate Vicinity - change over time

2022



2014



2006



1995



1982



HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2024-02

A RESOLUTION DESIGNATING HOLY TRINITY CHURCH AND RECTORY AS LOCAL HISTORIC LANDMARKS AND RECOMMENDING THAT THE S-4 (HISTORIC PRESERVATION DISTRICT) OVERLAY ZONING BE APPLIED TO SUCH

WHEREAS, the Holy Trinity Church and Rectory structures on the property at 704 N. Main Street were added to the National Register of Historic Places in 1983, based upon the significance of “Architecture,” “Education,” and “Social/Humanitarian” characteristics; and

WHEREAS, the church and rectory buildings still stand and are in excellent condition due to careful preservation and restoration efforts over the last nearly 100 years; and

WHEREAS, on January 18, 2024, the City of Bloomington Historic Preservation Commission voted to initiate a nomination of the Holy Trinity Catholic Church and Rectory as Local Historic Landmarks, and a Zoning Map Amendment to apply the S-4 (Historic Preservation District) Overlay to the property at 704 N. Main Street, legally described in Exhibit “A”, attached hereto, and incorporated herein by reference; and

WHEREAS, the Historic Preservation Commission, after providing proper notice and holding a public hearing on March 21, 2024, established findings of fact and determined that the structures on the property meet the criteria to be classified as a Local Historic Landmarks, as outlined in § 44-804B(2), including:

1. Their character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation); and
2. Their embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; and
3. Their identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois, or the Nation; and
4. Their embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant; and
5. Their unique location or singular physical characteristics that make it an established or familiar visual feature; and
6. Their suitability for preservation or restoration; and

WHEREAS, based on the findings stated above and the Nomination Report provided as Exhibit “B”, attached hereto, and incorporated herein by reference, the Historic Preservation Commission voted to designate the subject structures as Local Historic Landmarks and to recommend application of the S-4 (Historic Preservation District) overlay for the property located at 704 N. Main Street, between N. Center and N. Main Streets, excluding the portion of the subject PIN that lies west of N. Center Street that was formerly home to Trinity/Central Catholic High School, to the Planning Commission; and

WHEREAS, the Historic Preservation Commission has the power to adopt this Resolution and make a recommendation to the Bloomington Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

Section 1: The existing structures—Holy Trinity Church and Rectory—at 704 North Main Street in Bloomington, Illinois, are hereby classified as a Local Historic Landmarks, per § 44-804 of the City Code.

Section 2: The Historic Preservation Commission recommends to the Bloomington Planning Commission that the premises located at 704 North Main Street, legally described in Exhibit “A” and depicted in Exhibit “B”, have the S-4 (Historic Preservation District) Overlay zoning applied on the City’s Official Zoning Map.

PASSED this 21st of March, 2024.

APPROVED this 22nd of March, 2024.

HISTORIC PRESERVATION COMMISSION



Greg Koos, Commission Chair

ATTEST



Alissa Pemberton, Staff Liaison

Exhibit A
Legal Description

**LOT 13 IN BLOCK 12 IN ALLIN GRIDLEYS & PRICKETT'S ADDITION TO THE CITY OF
BLOOMINGTON, IN MCLEAN COUNTY, ILLINOIS.**

ADDRESS: 704 N. Main Street, Bloomington, IL 61701

PART OF PIN: 21-04-135-001

Exhibit B

NOMINATION REPORT FOR LOCAL HISTORIC LANDMARK STATUS FOR HOLY TRINITY CHURCH AND RECTORY AT 704 N. MAIN STREET



Photo Credit: Randy von Liski (myoldpostcards on flickr)

PROPERTY INFORMATION

Subject property: 704 N. Main Street
Existing Zoning: B-1 (General Commercial) District
Existing Land Use: Place of Worship
Property Size: 198' x 330' (65,340 square feet)

HISTORIC INFORMATION

Year Built: 1871/1933 (Church), 1896 (Rectory)
Architectural Style: Modern Gothic/Art Deco (Church), Richardsonian Romanesque (Rectory)
Architect: George Miller, Arthur Moratz
Historic District: N/A
Alternate Name: Holy Trinity Catholic Church and Rectory

BACKGROUND

The statements and findings of the Staff Report presented to the Historic Preservation Commission, related to case BHP-03-24, are accepted and incorporated herein by reference.

SIGNIFICANT EXTERIOR ARCHITECTURAL FEATURES RECOMMENDED FOR FUTURE PROTECTION

The following architectural features of the church have been specifically called out as worthy of protection during future reviews for Certificates of Appropriateness:

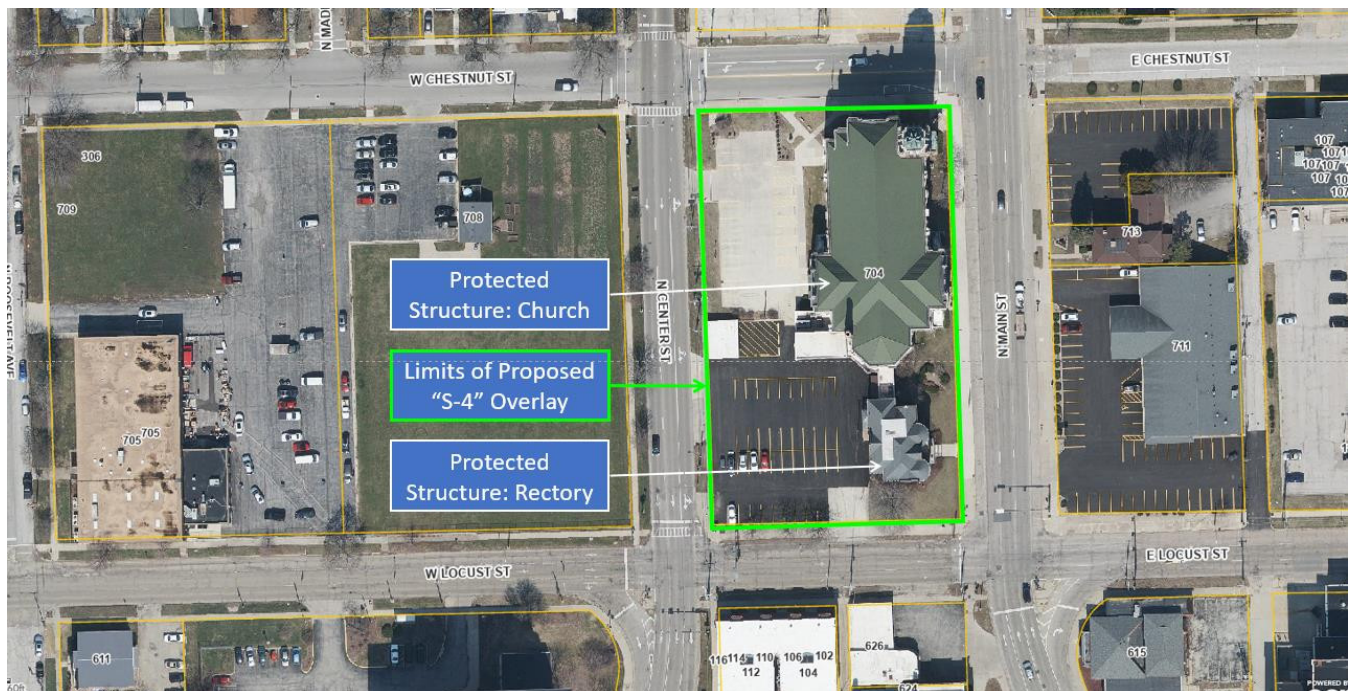
- Mass and form of the brick shell auditorium and steeple as well as the roof form;
- Stained glass windows;

- Sawtooth tapestry brick panels;
- Limestone window surrounds;
- Stepped limestone parapet caps with internal guttering;
- Red brick masonry with natural mortar color;
- Limestone pinnacles in Art Deco style and limestone paneling throughout;
- Patinaed copper and glass steeple cap with copper-clad cross;
- Stepped buttress massing;
- Cast bronze doors; and
- Unique copper-green glazed clay tile roof.

The following architectural features of the **rectory** have been specifically called out as worthy of protection during future reviews for Certificates of Appropriateness:

- Mass and form of the rusticated sandstone shell as well as the roof form;
- All rock-faced sandstone walls;
- Porch skirting;
- Roman sprung arch entry and entry parapet;
- Window and door headers and sills;
- Original wood window sashes and original glass;
- Front door and door to breezeway;
- Third story dormer and gable facades, their sandstone trim and pinnacles;
- Stainless steel aesthetic of the guttering and banding on the rectory; and
- Brick work on secondary (west) façade.

LOCATION MAP



TO: City of Bloomington Historic Preservation Commission

FROM: Economic & Community Development Department

DATE: March 21, 2024

CASE NO: BHP-03-24, Designation of Holy Trinity Church and Rectory as “Local Landmarks”

REQUEST: Public Hearing, consideration, and action on a request initiated by the Bloomington Historic Preservation Commission for the Designation of Holy Trinity Catholic Church and Rectory as Local Landmarks, and to pursue application of the S-4 (Historic Preservation District) Overlay, for the property between N. Center Street and N. Main Street, known as 704 N. Main St., Part of PIN 21-04-135-001.



Above: Subject property, 2021. **Photo Credit:** Randy von Liski (myoldpostcards on flickr)

PROPERTY INFORMATION

Subject property: 704 N. Main Street
Existing Zoning: B-1 (General Commercial) District
Existing Land Use: Place of Worship
Property Size: 198' x 330' (65,340 square feet)

HISTORIC INFORMATION

Year Built: 1871/1933 (Church), 1896 (Rectory)
Architectural Style: Modern Gothic/Art Deco (Church), Richardsonian Romanesque (Rectory)
Architect: Arthur Moratz, George Miller
Historic District: N/A
Alternate Name: Holy Trinity Catholic Church and Rectory

PROJECT DESCRIPTION

Background

Three structures on the property at 704 N. Main Street were listed on the National Register of Historic Places in October of 1983, based upon the significance of their “Architecture,” “Education,” and “Social/Humanitarian” characteristics (Koos, 1983). At that time, the current version of the S-4 Zoning had not yet been established; it was created in December of that same year (Ord. No. 1983-93). The convent structure registered as part of that nomination was demolished in 2001 (Richardson, 2001), but the church and rectory buildings still stand and are in excellent condition due to the careful preservation and restoration efforts of the congregation over the last 90 years.

In November of 2023, the Historic Preservation Commission (HPC) discussed concerns for the future condition of the structures which are nationally recognized, but not locally designated, and how Designation and the application of S-4 zoning might proceed. Staff was asked to add the item on the Regular Agenda for a future date. In January, 2024, the HPC voted to initiate a nomination for Holy Trinity Church and Rectory as Local Landmarks and request application of the S-4 Overlay to the property, with the Commission as Applicant, per § 44-804B(1). Subsequently, the Vice Chair of the Commission submitted an application for Designation and Zoning Map Amendment to add the Overlay, that included research conducted and/or provided by HPC members. For the sake of brevity and public understanding, this report includes a short narrative, with citations, of the more extensive documentation provided with the original application.

Request

The Historic Preservation Commission, as the Applicant on behalf of the community, is requesting to designate the existing National Register of Historic Places structures as a “Local Landmarks” and to have the S-4 (Historic Preservation District) Overlay zoning applied to the subject property between N. Center and N. Main Streets, excluding the portion of the subject PIN that lies west of N. Center Street that was formerly home to Trinity/Central Catholic High School.

Specifically, the following exterior architectural features of the Church have been called out as worthy of protection during future review for Certificates of Appropriateness:

- Mass and form of the brick shell auditorium and steeple as well as the roof form
- Stained glass windows;
- Sawtooth brick panels;
- Limestone window surrounds;
- Stepped limestone parapet caps with internal guttering;
- Red brick masonry with natural mortar color;
- Limestone turrets pinnacles in Art Deco style;
- Patinaed copper and glass steeple cap with copper-clad cross;
- Stepped buttress massing;
- Cast bronze doors; and
- Unique copper-green glazed slate tile roof (Nomination Application).

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in The Pantagraph on Wednesday, March 6, 2024. Notification of the Public Hearing, along with copies of the nomination application, were mailed to the property owner and 16 adjoining property owners on March 5, 2024. A sign notifying the community of the hearing was also placed on the property.

ABBREVIATED NARRATIVE FROM THE MATERIALS PROVIDED FOR DESIGNATION

The original contributors to the parish that undertook the creation of these structures were predominantly Catholic immigrants who “were poor wage earners, and were buying or building their own homes...but they gave generously of what they could afford, and they promised just as generously in what they pledged for the future” (Moore, 1952, p. 85). While 1868—the first date related to the church’s construction—refers to a previous structure on the original site of today’s rectory, the date provides relevant background for how it impacted the long-term survival and improvement of the property, as a whole. This almost-complete structure was demolished by a tornado shortly before opening and was not insured, which was common at the time for uncompleted buildings; but this failure to protect the community’s investment resulted in learning that stuck with them.

Four years later, a new church was begun in the current location, “from a design furnished by **Rudolph Richter**, architect...It is to front on Chestnut Street, and will cost when completed \$50,000.00” (Moore, 1952, p. 107), though it ended up costing more than three times that by completion. The cornerstone was laid on July 16, **1871**, and the church was formally dedicated and possessed on December 25, 1871. Upon dedication of the church, the parish was dedicated as “Immaculate Conception” and was later re-named “Holy Trinity.” This next structure (original to the current location) was well-insured from the beginning, and the condition in which it stands today is a direct result of that decision.

On March 8, 1932, a fire started in the church and the original structure in the current location was significantly destroyed, due to suspected arson (Moore, 1952, p. 233). Burning embers spread throughout downtown. A number of other fires were started; all but one appears to have been quenched in time to save the other structures. Having watched buildings downtown burn in recent months, and having spent a number of years constructing and caring for the “church block”, Father Moore (the current administrator of the parish) sought a detailed quote for the cost of rebuilding from a local architect and contractor. Moore increased the insurance coverage to closely reflect the true cost of rebuilding, should the church experience any severe loss (Moore, 1952, p. 235). Appraisal-based coverage value was not the common approach for the time but has become so in subsequent years and is still how many property insurance companies provide their estimates of coverage and claims today.

In addition to providing a settlement value of approximately \$5 million in today’s dollars, the appraisal—having been completed in part by **Arthur F. Moratz**—provided an excellent basis for the rapid creation of plans and blueprints for rebuilding following the fire, based upon the remaining skeleton of the original structure. Mr. Moratz’ existing understanding of the structure and the “large insurance settlement...allowed Moratz great liberality in use and working of materials” (Koos, 1983, p. 4). The new “**Holy Trinity Church**” was structurally complete in less than a year, and the corner stone was laid on February 28, **1933**. Depression-era economics provided ample workforce throughout the community and wider region, and the dedication of the finished structure occurred in 1934.

In the 1950s an interior remodel and renovation was conducted within the church building, but the exterior remains much the same as it was upon completion in the 1930s. Significant repair and restoration work was completed on the exterior of the building between 2000-2010, to a reported cost of approximately \$2.4 million (The Pantagraph, 2010).

Multiple rectories and parochial residences have been built to support the parish over the course of its history, including at least one on the site of the present rectory, constructed in 1871-1872. The 1870s structure was quickly found—by 1895—to be insufficient to support the growing congregation and an addition/extension was required, for which they commissioned **George Miller**. However, due to the quality of the original construction, and the design preference of Mr. Miller, a full replacement was proposed, and the existing rectory was demolished in early 1896 (The Daily Pantagraph, 1896), when George Miller was hired to design and oversee the construction of the **1896 Rectory** building currently present on the site. Minor exterior modifications have been made over time, but the current structure is largely the same as that completed and originally occupied in March of 1897.

STANDARDS FOR REVIEW

The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area possesses sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration and meets one or more of the following criteria:

- A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation).**

These facilities were a statement from the Irish Catholic community that they were invested in the Bloomington community long-term. The “church block” was purchased and invested in early in the Catholic history of this community (1860), and—while the first completed structure (the convent) is no longer present—the focus on the establishment and completion of this “block” demonstrates the commitment of the local Irish Catholic community to providing educational opportunities and religious exercise to “their children in a manner denied them in their native land” (Koos, 1983, p. 5).

In fact, the efforts surrounding the development of a Catholic church in northern Bloomington so garnered what had started as a new Catholic community in the early 1850s (the first Mass celebrated in Bloomington appears to have been in 1852) that they could no longer fit in their first home, and old Methodist church on W. Olive Street which was acquired in 1854. An account of parishioner donations and participation includes the note that “because of the rapid growth of the congregation [they] did rent Phoenix Hall for a period of about two months...[before] the formal taking over of the new church home” in 1871 (Moore, 1952, p. 108).

- B. Its location as a site of a significant local, county, state, or national event.**

This consideration is not pondered for justification of Designation.

- C. Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation.**

This consideration is not pondered for justification of Designation.

- D. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.**

According to the nominating documentation, there are few churches remaining in the United States with unique Art Deco detailing, and this is one of the finest surviving examples. Through the mid and late 1930s, frequent news articles and contemporary architects commented on the striking features and characteristics of the “modern Gothic” design and Art Deco decoration.

The stained-glass design in the church is somewhat novel for the time; using an “ornamental treatment, rather than figures,” and referred to by one of the world’s foremost authorities on stained glass as the time as being “quite beautiful and in very good taste” (The Daily Pantagraph, 1935). However, they are also representative of the Art Deco decoration of the structure, as a whole, influenced by bold geometric forms and bright colors as a way to communicate emotion rather than the content-directed patterns of churches constructed in other styles.

The rectory is a wonderful example of Richardsonian Romanesque design, which is characterized by heavy, rock-faced stone (present for the entire exterior of the existing structure), round

masonry arches (one of the primarily visual components of the structure's main façade), contrasting colors (used even in the mortar of the façade to delineate and enhance the visual weight of the stone), and sparse fenestration.

E. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois, or the Nation.

The shell of the current structure—the church built in 1870-71—was designed by **Rudolph Richter** who owned one of the earliest architectural firms in Bloomington and is responsible for designing other well-known structures, including the Marblestone/Benjamin and Schermerhorn Building (208-210 N. Center St), some of the oldest commercial buildings in Illinois designed by a professional architect (McLean County Historical Society, 1996).

Richter was also the mentor to another well-known local architect, **George H. Miller**, who **designed the rectory** and other prominent and designated post-fire buildings of Bloomington-Normal, including the George H. Cox House (701 E. Grove), Cook Hall (ISU Campus), the Corn Belt Bank Building, and the McClure House (908 N. Prairie), also completed in the Richardsonian Romanesque style.

Upon the destruction of a substantial portion of the original church in 1932, local architect **Arthur F. Moratz** **designed the current Art Deco church** that encases portions of the original structure, while also utilizing an architectural style of the era found in only a few other buildings in the area. Like George Miller, Arthur Moratz is well-known for helping to rebuild Bloomington after the Great Fire; his designs are found throughout the community and are primarily works of a religious or commercial nature, loved for their avant-garde designs with Art-Deco/Art-Moderne detailing. Other buildings of his design include: the Arthur F. Moratz home (317 E. Chestnut Street), the Normal Theater, the McBarnes Memorial Building (201 E. Grove), and Queen of the Holy Rosary (La Salle, IL), the Sampson Oil C. Building (303 S. Main Street), and homes spread throughout the Midwest.

In addition, the church boasts the work of the **Emil Frei Stained Glass Company** of St. Louis, which is still active and internationally known for their glasswork in churches and secular structures, including their work in preservation and restoration (Burger, 2019).

Other individuals and companies called out as associated with the construction of the structure(s) include:

- **Mississippi Valley Structural Steel Company** (structural steel in the church) - the portion of this company based in Decatur (AKA the Decatur Bridge Company) was also responsible for bridges and rail work throughout Illinois and Missouri, and other structural steel support work in the area, including at the University of Illinois.
- **M. Walsh and Sons** (stone cutters for the rectory) - this Bloomington-based company was also responsible for the materials used to build the White Place arch, and the Walsh home at 1111 Fell Avenue. Additional research would likely link them to countless other iconic structures around Bloomington-Normal, as well as a plethora of grave markers in the community.
- **Streator Clay Manufacturing** (exterior brick for the church) - was based in Streator and produced using materials native to Central Illinois, giving the hard-fired brick it's natural red-to-black color variation and density (particularly as compared to much of the soft "Chicago Brick" commonly found throughout our community).
- **J.L. Kingston and Company** (Roofing) - Bloomington.
- **Ludowiel-Clandon Company** (Roofing Tile) - Chicago.
- **Emory Rhodes [JJ Rhodes & Sons, then Rhodes & Rodier]** (interior plaster for the

church) - this Bloomington-based company is one of the most well-known plaster companies of central Illinois for much of the 20th Century. Other well-known projects included the State Farm building in Downtown Bloomington, buildings on the IWU and U of I campuses, and large scale housing projects through central Illinois (Rhodes, 2005).

- **Coleman Bronze Works** (church doors) - Chicago.
- **Springfield Terrazzo Company** (church terrazzo steps and floors) - Springfield
- **Holder Hardware Company**, FKA C.W. Holder and Company (marble, asphalt tile, and hardware) - This Bloomington-based company, with a specialty in tile and marble work, was also responsible for projects throughout central Illinois, including the Lincoln Memorial, Abraham Lincoln Tomb rebuild.
- **Gray Trimble** (lighting fixtures) - Bloomington
- **Edwin Guth** (lighting fixtures) - St. Louis.
- **Feurerbron Manufacturing Company** (pews) - This Effingham-based company has provided church furniture throughout the nation for nearly 100 years (founded in 1878).
- **Deprato Statuary Company** (altars, removed c 1985) - This company, founded in Chicago in 1860, still exists (now “Daprato Rigali Studios”) and specializes in marble, wood, and statuary. Other well-known projects include The Cathedral of St. Mary of the Immaculate Conception (Peoria, IL), Holy Name Cathedral (Chicago, IL), Cathedral of the Incarnation (Nashville, TN), Muscatine County Courthouse (Muscatine, IA), and St. Michael the Archangel (Waterloo, IN).

F. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant.

See Standard D.

In addition, built as a result of a large insurance settlement after a fire, the church was built encapsulating the original brick construction, during a time when reuse of materials was common, but reuse of structure was substantially less so.

G. Its embodiment of design elements that make it structurally or architecturally innovative.

See Standards D and F.

The use of steel construction for roof trusses supported by concrete construction columns and steel framing of the steeple, in addition to the reuse of existing walls was innovative for the time. Widespread adoption of structural steel in the construction process did not occur until the late 1880s when many of the older churches in town had already been commissioned or constructed (St. Mary’s in 1886, First Baptist in 1888, Moses Montefiore 1889, First Presbyterian in 1891, etc.). This allowed the expansive height of the tower and open nave and transepts interior that eliminated the need for heavy interior support systems of earlier churches.

H. Its unique location or singular physical characteristics that make it an established or familiar visual feature.

For nearly a century, the church building has highlighted the northern “Entrance” to Downtown Bloomington’s Central Business District, acting as the most visible and distinguishable landmark in the area, due to both its height and unique style.

I. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.

This consideration is not pondered for justification of Designation.

J. Its suitability for preservation or restoration.

This facility is one of the most well-maintained churches in the area. An approximately \$2.4 million in exterior repairs and restoration, including efforts to restore and protect the tower glass, was completed circa 2010, including masonry and roofing repairs (The Pantagraph, 2010).

STAFF RECOMMENDATION

Staff finds that the Holy Trinity Rectory and Church structures on the subject property meet the Criteria for Consideration of Nominations and recommends their designation as Local Landmarks, as well as application of the S-4 (Historic Preservation District) Overlay zoning. Staff recommends that the Commission take the following actions:

- Motion to establish findings of fact that both existing structures on the subject property meet the criteria to be classified as a Local Landmark, and to apply such status to both; and
- Motion to recommend application of the S-4 (Historic Preservation District) Overlay zoning for property located at 704 N. Main Street, (PIN 21-04-135-001 between Center Street and Main Street,) to the Planning Commission; and
- Motion to approve the proposed Resolution.

Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

1. Site map of structures proposed for protection
2. Recent image(s) of Rectory Structure proposed for protection
3. Recent image(s) of Church Structure proposed for protection
4. Structural Components of New Holy Trinity Under Construction
5. Holy Trinity Rectory and Old Church, Pre-Fire (c1910)
6. Old Holy Trinity Church, Post-Fire
7. Old Holy Trinity Church, Pre-Fire
8. Bibliography

Attachment 1: Site map of structures proposed for protection



Attachment 2: Recent image(s) of Rectory Structure proposed for protection





Photo Credits:

1. Randy von Liski (myoldpostcards on flickr)
2. McLean County Museum of History, Churches-Holy_Trinity_Church_Bloomington_00014A.tif
3. McLean County Museum of History, Churches-Holy_Trinity_Church_Bloomington_00013A.tif

Attachment 3: Recent image(s) of Church Structure proposed for protection



Photo Credits:

1. McLean County Museum of History, Churches-Holy_Trinity_Church_Bloomington_00025A.tif
2. McLean County Museum of History, Churches-Holy_Trinity_Church_Bloomington_00026A.tif
3. McLean County Museum of History, Churches-Holy_Trinity_Church_Bloomington_00028A.tif

Attachment 4: Structural Components of New Holy Trinity Under Construction



Attachment 5: Holy Trinity Rectory and Old Church, Pre-Fire (c1910)



Photo Credit: McLean County Museum of History, Churches-Holy_Trinity_Church_Bloomington_00003A.tif

Attachment 6: Old Holy Trinity Church, Post-Fire



Photo Credit: McLean County Museum of History, Fires-General_00001A.tif

Attachment 7: Old Holy Trinity Church, Pre-Fire



Photo Credit: Moore, 1952, p. 232

Attachment 8: Bibliography

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Hill, Frank W. "Church, School Rise from Ashes." *The Daily Pantagraph*, Jan. 11, 1933.

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"Let there be light: New windows install in Holy Trinity tower." *The Pantagraph*, Sep. 10, 2010.

McLean County Historical Society. (1996.) Historical Marker: The Rounds Block. Bloomington, Illinois.

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"Ord. No. 1983-93: An Ordinance Amending Bloomington City Code, Chapter 44, Article 3.00, Section 3.20; Article 6.00, Section 6.44; Article 6.00, Section 6.81; Article 6.00, Section 6.90; and Article 9.00, Section 9.10(g) by Defining Terms Associated with Historic Preservation, By Establishing the Bloomington Historic Preservation Commission and by Establishing New Procedures and Standards for Implementation of Historic Preservation in the City of Bloomington, Illinois." City of Bloomington, Illinois: Dec. 27, 1983.

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**DRAFT MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, MARCH 21, 2024, 5:00 PM**

The Historic Preservation Commission convened in regular session at 5:01 PM, March 21, 2024. Chair Greg Koos called the meeting to order.

Roll Call

Attendee Name	Title	Status
Paul Scharnett	Commission Vice Chair	Present (5:02PM)
Dawn Peters	Commissioner	Present
Sarah Lindenbaum	Commissioner	Absent
John Elterich	Commissioner	Present
Emma Meyer	Commissioner	Present
Mark Adams	Commissioner	Present
Greg Koos	Commission Chair	Present

City Staff present included Alissa Pemberton, City Planner; John Myers, Assistant City Planner; and Kelly Pfeifer, Assistant Director of Economic and Community Development.

Commission Vice Chair Scharnett arrived at 5:02PM.

Public Comment

Jim Neely and David Dow presented a statement regarding the preservation of the Jens Jenson Bridge, located on Sunset Road. The gentlemen stated they were looking for the bridge to be designated as a local historical landmark. They noted the bridge's history and stated the condition of the bridge is declining due to heavy construction traffic. They noted the neighborhood is working on generating funds to repair the façade, but they would like the City to implement a weight limit to protect the bridge from future heavy vehicle traffic.

Cody Sheldon introduced himself as a resident of a home designed and lived in by Paul Moratz. He stated his interest in designating the home in the future and welcomed Commission input.

Bill Kemp introduced himself as the Librarian/Archivist for the McLean County Museum of History. The Museum is going to start alternating attendance at Commission meeting between the Town and City as part of their monitoring efforts and offered to assist in resource identification for historic preservation efforts.

Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

Item 4.A. Review and approval of the minutes of the January 18, 2024, regular meeting of the Bloomington Historic Preservation Commission.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Peters, to approve the consent agenda as presented.

Roll call.

AYES: Koos; Scharnett; Peters; Elterich; Meyer; Adams

Motion passed.

Regular Agenda

The following item was presented:

Item 5.A. BHP-03-24 - Public hearing, consideration and action on a request initiated by the Bloomington Historic Preservation Commission for the Designation of Holy Trinity Catholic Church and Rectory as Local Landmarks, and to pursue application of the S-4 (Historic Preservation District) Overlay, for the property between N. Center Street and N. Main Street, known as 704 N. Main St. (Part of PIN 21-04-135-001).

Ms. Pemberton presented the Staff Report with a recommendation to designate the Holy Trinity Catholic Church and Rectory as Local Landmarks and to pursue application of the S-4 (Historic Preservation District) Overlay. She gave a brief history of the property noting when the structures were constructed and the cultural impact of the property. She noted key architectural features of the Church and Rectory, as described in the Staff Report and included in the proposed Resolution, including exterior materials, window and door composition and fenestration, roofing, and decorative components. Additionally, she stated that it is important for the Ordinance to reflect the key architectural features.

Chair Koos commented on the stainless-steel guttering on the Rectory. He stated that Paul Moratz, a Bloomingtonian Architect, did work for the parish in the 1950s. He noted that it may not be original, however it is a part of the structure's history and has clear visual impact. Vice Chair Scharnett noted the band may have been added to mimic the visual on the Church building which had been constructed by that time.

Chair Koos added that the type of brick used for the Church is called "tapestry" brick.

Ms. Pemberton amended the proposed Resolution with the guttering item and materials clarification.

Chair Koos opened the Public Hearing.

Neil Finlen (1113 Broadway, Normal) provided a statement in favor of the designation. He provided a brief history of other preservation efforts of the parishioners over time. He stated there have been efforts to help current parishioners understand the historical significance of the structures. Additionally, he stated that he believes this is important for the community at large.

Elaine Rinehimer (1506 Sweetbriar Drive) provided a statement on behalf of the Peoria Diocese and presented a written letter to the Staff. She stated the Diocese “declined consideration of the designation” and was unavailable to attend the hearing.

Chair Koos closed the Public Hearing.

Vice Chair Scharnett asked Staff to provide a quick explanation of the implications and benefits of S-4 designation.

Ms. Pemberton stated that S-4 designation requires additional review through the course of building permits, for the exterior of the structure, to safeguard characteristic features of protected properties. She added that S-4 designation also makes properties eligible for annual City Funk Grant funding, as well as State tax benefits. Additionally, she explained all the procedural steps and requirements involved with the Designation, per current Zoning Code, and clarified that it *does not prevent* demolition or alteration of protected structures but provides a process and timeline that allow appropriate vetting of potential significant changes to these special places.

Chair Koos stated that he believes the Church and Rectory are some of the most important buildings in McLean County. He added that he worked on the original designation for the National Historic Registry and noted the design history of the Church.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, to establish findings of fact that both existing structures on the subject property meet the criteria to be classified as a Local Landmark, and to apply such status to both.

Roll call.

AYES: Koos; Scharnett; Peters; Elterich; Meyer; Adams

Motion passed.

Commissioner Adams made a motion, seconded by Commissioner Elterich, to recommend application of the S-4 (Historic Preservation District) Overlay zoning for the property located at 704 N. Main Street, (PIN 21-04-135-001 between Center Street and Main Street), to the Planning Commission.

Roll call.

AYES: Koos; Scharnett; Peters; Elterich; Meyer; Adams

Motion passed.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, to adopt the proposed Resolution as presented and amended.

Roll call.

AYES: Koos; Scharnett; Peters; Elterich; Meyer; Adams

Motion passed.

The following item was presented:

Item 5.B. Consideration, prioritization, and possible award of surplus FY24 Rust Grant funding.

Ms. Pemberton stated some projects funded for FY24 came in under budget and one withdrew, resulting in surplus in FY24 Rust Grant fund. She proposed funding already-approved projects, in the order of their original priority ranking from the FY24 review.

Commissioner Meyer made a motion, seconded by Commissioner Elterich, to amend the Commission decision of June 15, 2023, related to case BHP-24-23, to allocate and award up to \$6,759.12 of FY24 Rust Grant funding to the Porch Painting project at 102-116 W. Locust Street.

Roll call.

AYES: Koos; Scharnett; Peters; Elterich; Meyer; Adams

Motion passed.

New Business

The following item was presented:

Item 6.A. Discussion of 405 W. Market Street (George Miller Home), requested by Chair Koos.

Chair Koos stated that the owner of 405 W. Market Street, the George Miller Home, recently passed. He added that the commission should carefully consider how to approach the new owner. Commissioner Peters stated that she plans to review the property soon and may be able to provide additional information at the following meeting.

Item 6.B. Discussion of the Jens Jenson Bridge, requested during public comment.

Chair Koos stated that an approach to protecting this bridge needs to be identified.

Commissioner Elterich asked what the main concerns are. Ms. Pemberton stated a structural evaluation had been completed by the City's Engineering department, related to the safety of traffic use in the current condition, however this may not have included the force being applied to the façade which could have different triggers for damage based on the age or composition. She stated Staff will speak with City Engineering to gain more information on the results of the evaluation and inquire what the process may be for moving forward on preservation and restoration of the façade. She added that they have already agreed to allow placement of an educational sign (if provided to them), and Staff will look at how Normal handles preservation of their historic bridges.

Jim Neely stated the neighborhood goal is to provide educational elements, repair the cosmetic elements, and receive guidance on getting a weight limit restriction to protect the façade.

Item 6.C. Commissioner Adams Introduction.

Commissioner Adams introduced himself. He stated he currently works for the McLean County Regional Planning Commission, primarily focusing on housing, but has an

educational background in History. He added that he understands the importance of place-making and that historic preservation is an essential component.

Adjournment

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Peters, to adjourn the meeting.

Roll call.

AYES: Koos; Scharnett; Peters; Elterich; Meyer; Adams

Motion passed.

The Meeting Adjourned at 6:22PM

CITY OF BLOOMINGTON

Greg Koos, Chair

Alissa Pemberton, Staff Liaison

DRAFT PLANNING COMMISSION RESOLUTION NO. 2024-02

A RESOLUTION DESIGNATING HOLY TRINITY CHURCH AND RECTORY AS LOCAL HISTORIC LANDMARKS AND RECOMMENDING THAT THE S-4 (HISTORIC PRESERVATION DISTRICT) OVERLAY ZONING BE APPLIED TO THE PROPERTY BETWEEN N. CENTER STREET AND N. MAIN STREET, KNOWN AS 704 N. MAIN STREET (PART OF PIN: 21-04-135-001)

WHEREAS, the Holy Trinity Church and Rectory structures on the property at 704 N. Main Street were added to the National Register of Historic Places in October of 1983, based upon the significance of their “Architecture,” “Education,” and “Social/Humanitarian” characteristics; and

WHEREAS, the modern version of the S-4 (Historic Preservation District) Overlay Zoning had not been established at the time such structures were Nationally designated, but was subsequently created in December of 1983 by Ordinance Number 1983-93; and

WHEREAS, the Church and Rectory buildings still stand due to careful preservation and restoration efforts over the last approximately 100 years; and

WHEREAS, historic preservation is an effective tool for managing growth and sustainable development, revitalizing neighborhoods, fostering local pride, and maintaining community character while enhancing livability; and

WHEREAS, on January 18, 2024, the City of Bloomington Historic Preservation Commission voted to nominate the Holy Trinity Catholic Church and Rectory as Local Historic Landmarks and initiate the associated Zoning Map Amendment to add the S-4 (Historic Preservation District) Overlay to the property at 704 N. Main Street, legally described in Exhibit “A”, attached hereto, and incorporated herein by reference; and

WHEREAS, the Historic Preservation Commission, after holding a public hearing on March 21, 2024, passed *Historic Preservation Commission Resolution 2024-02*, attached hereto as Exhibit “B”, and made part of by reference herein, recommending to the Planning Commission that the property at 704 N. Main Street have the S-4 (Historic Preservation District) Overlay zoning added on the City’s Official Zoning Map; and

WHEREAS, the Planning Commission, after providing proper notice and holding a public hearing on May 1, 2024, established appropriate findings of fact and determined that the subject property and structures meets the criteria to be classified as Historic Landmarks and that a Zoning Map Amendment to add the S-4 (Historic Preservation District) Overlay zoning is in the public interest and not solely for the benefit of the Applicant; and

WHEREAS, based on the findings stated above, the *Historic Preservation Commission Resolution 2024-02*, and the Planning Commission’s Nomination Report, attached hereto as Exhibit “C”, and incorporated herein by reference, the Planning Commission voted to affirm the Historic Preservation Commission’s Designation of the subject structures as Local Historic Landmarks, and to recommend application of the S-4 (Historic Preservation District) Overlay for the property located at 704 N. Main Street; and

DRAFT PLANNING COMMISSION RESOLUTION NO. 2024-02

WHEREAS, the Planning Commission has the power to adopt this Resolution and make a recommendation to the Bloomington City Council to approve a Zoning Map Amendment and apply the S-4 (Historic Preservation District) Overlay zoning.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

Section 1: The Planning Commission hereby adopts the findings and determinations of the Historic Preservation Commission, as related to the property at 704 N. Main Street, as stated in *Historic Preservation Commission Resolution 2024-02*.

Section 2: The Historic Preservation Commission’s action of classifying the Holy Trinity Church and Rectory structures on the property at 704 N. Main Street as Local Historic Landmarks, per § 44-804 of the City Code, is upheld and reaffirmed.

Section 3: The Planning Commission recommends to the Bloomington City Council that the premises located at 704 N. Main Street, legally described in Exhibit “A,” have the S-4 (Historic Preservation District) Overlay zoning applied on the City’s Official Zoning Map.

PASSED this 1st of May, 2024.

APPROVED this ____ of May, 2024.

PLANNING COMMISSION

ATTEST

Justin Boyd, Commission Chair

Alissa Pemberton, Staff Liaison

EXHIBIT A
Legal Description

LOT 13 IN BLOCK 12 IN ALLIN GRIDLEYS & PRICKETT'S ADDITION TO THE CITY OF
BLOOMINGTON, IN MCLEAN COUNTY, ILLINOIS.

ADDRESS: 704 North Main Street, Bloomington, IL 61701

PART OF PIN: 21-04-135-001

EXHIBIT B

DocuSign Envelope ID: 94B72B62-0110-4EB2-9A77-DC91C37E37BE

HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2024-02

A RESOLUTION DESIGNATING HOLY TRINITY CHURCH AND RECTORY AS LOCAL HISTORIC LANDMARKS AND RECOMMENDING THAT THE S-4 (HISTORIC PRESERVATION DISTRICT) OVERLAY ZONING BE APPLIED TO SUCH

WHEREAS, the Holy Trinity Church and Rectory structures on the property at 704 N. Main Street were added to the National Register of Historic Places in 1983, based upon the significance of "Architecture," "Education," and "Social/Humanitarian" characteristics; and

WHEREAS, the church and rectory buildings still stand and are in excellent condition due to careful preservation and restoration efforts over the last nearly 100 years; and

WHEREAS, on January 18, 2024, the City of Bloomington Historic Preservation Commission voted to initiate a nomination of the Holy Trinity Catholic Church and Rectory as Local Historic Landmarks, and a Zoning Map Amendment to apply the S-4 (Historic Preservation District) Overlay to the property at 704 N. Main Street, legally described in Exhibit "A", attached hereto, and incorporated herein by reference; and

WHEREAS, the Historic Preservation Commission, after providing proper notice and holding a public hearing on March 21, 2024, established findings of fact and determined that the structures on the property meet the criteria to be classified as a Local Historic Landmarks, as outlined in § 44-804B(2), including:

1. Their character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation); and
2. Their embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; and
3. Their identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois, or the Nation; and
4. Their embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant; and
5. Their unique location or singular physical characteristics that make it an established or familiar visual feature; and
6. Their suitability for preservation or restoration; and

WHEREAS, based on the findings stated above and the Nomination Report provided as Exhibit "B", attached hereto, and incorporated herein by reference, the Historic Preservation Commission voted to designate the subject structures as Local Historic Landmarks and to recommend application of the S-4 (Historic Preservation District) overlay for the property located at 704 N. Main Street, between N. Center and N. Main Streets, excluding the portion of the subject PIN that lies west of N. Center Street that was formerly home to Trinity/Central Catholic High School, to the Planning Commission; and

WHEREAS, the Historic Preservation Commission has the power to adopt this Resolution and make a recommendation to the Bloomington Planning Commission.

HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2024-02

DRAFT PLANNING COMMISSION RESOLUTION NO. 2024-02

DocuSign Envelope ID: 94B72B62-0110-4EB2-9A77-DC91C37E37BE

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

Section 1: The existing structures—Holy Trinity Church and Rectory—at 704 North Main Street in Bloomington, Illinois, are hereby classified as a Local Historic Landmarks, per § 44-804 of the City Code.

Section 2: The Historic Preservation Commission recommends to the Bloomington Planning Commission that the premises located at 704 North Main Street, legally described in Exhibit “A” and depicted in Exhibit “B”, have the S-4 (Historic Preservation District) Overlay zoning applied on the City's Official Zoning Map.

PASSED this 21st of March, 2024.

APPROVED this 22nd of March, 2024.

HISTORIC PRESERVATION COMMISSION

_____

Greg Koos, Commission Chair

ATTEST

_____

Alissa Pemberton, Staff Liaison

HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2024-02

DocuSign Envelope ID: 94B72B62-0110-4EB2-9A77-DC91C37E37BE

Exhibit A
Legal Description

**LOT 13 IN BLOCK 12 IN ALLIN GRIDLEYS & PRICKETT'S ADDITION TO THE CITY OF
BLOOMINGTON, IN MCLEAN COUNTY, ILLINOIS.**

ADDRESS: 704 N. Main Street, Bloomington, IL 61701

PART OF PIN: 21-04-135-001

HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2024-02

DocuSign Envelope ID: 94B72B62-0110-4EB2-9A77-DC91C37E37BE

Exhibit B

**NOMINATION REPORT FOR LOCAL HISTORIC LANDMARK STATUS
FOR HOLY TRINITY CHURCH AND RECTORY AT 704 N. MAIN STREET**



Photo Credit: Randy von Liski (myoldpostcards on flickr)

PROPERTY INFORMATION

Subject property: 704 N. Main Street
Existing Zoning: B-1 (General Commercial) District
Existing Land Use: Place of Worship
Property Size: 198' x 330' (65,340 square feet)

HISTORIC INFORMATION

Year Built: 1871/1933 (Church), 1896 (Rectory)
Architectural Style: Modern Gothic/Art Deco (Church), Richardsonian Romanesque (Rectory)
Architect: George Miller, Arthur Moratz
Historic District: N/A
Alternate Name: Holy Trinity Catholic Church and Rectory

BACKGROUND

The statements and findings of the Staff Report presented to the Historic Preservation Commission, related to case BHP-03-24, are accepted and incorporated herein by reference.

SIGNIFICANT EXTERIOR ARCHITECTURAL FEATURES RECOMMENDED FOR FUTURE PROTECTION

The following architectural features of the **church** have been specifically called out as worthy of protection during future reviews for Certificates of Appropriateness:

- Mass and form of the brick shell auditorium and steeple as well as the roof form;
- Stained glass windows;

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- Sawtooth tapestry brick panels;
- Limestone window surrounds;
- Stepped limestone parapet caps with internal guttering;
- Red brick masonry with natural mortar color;
- Limestone pinnacles in Art Deco style and limestone paneling throughout;
- Patinaed copper and glass steeple cap with copper-clad cross;
- Stepped buttress massing;
- Cast bronze doors; and
- Unique copper-green glazed clay tile roof.

The following architectural features of the **rectory** have been specifically called out as worthy of protection during future reviews for Certificates of Appropriateness:

- Mass and form of the rusticated sandstone shell as well as the roof form;
- All rock-faced sandstone walls;
- Porch skirting;
- Roman sprung arch entry and entry parapet;
- Window and door headers and sills;
- Original wood window sashes and original glass;
- Front door and door to breezeway;
- Third story dormer and gable facades, their sandstone trim and pinnacles;
- Stainless steel aesthetic of the guttering and banding on the rectory; and
- Brick work on secondary (west) façade.

LOCATION MAP



HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2024-02

EXHIBIT C

**PLANNING COMMISSION REPORT ON LOCAL HISTORIC LANDMARK STATUS AND THE
APPROPRIATE APPLICATION OF THE S-4 (HISTORIC PRESERVATION DISTRICT) OVERLAY ZONING
FOR 704 N. MAIN STREET**

PROPERTY INFORMATION

Subject property: 704 N. Main Street
Existing Zoning: B-1 (General Commercial) District
Existing Land Use: Place of Worship

BACKGROUND

The statements and findings of the Staff Report presented to the Planning Commission, related to case Z-04-24, are accepted and incorporated herein by reference.

KEY CONSIDERATIONS OF THE SUBJECT ZONING MAP AMENDMENT:

1. The underlying B-1 (General Commercial) District zoning for the subject property remains appropriate and will not change as a result of the proposed action. The types and intensity of uses permitted on the subject property will not change as a result of the proposed action. This results in no additional risk to surrounding property owners and continues to provide reasonable use of the subject property for the current and future owners.
2. The addition of the S-4 Overlay provides an added level of expectation and consistency for surrounding property owners which may help to stabilize, or even improve, property values in the neighborhood and Historic Downtown. This is a change benefiting the public interest.
3. The City's Comprehensive Plan specifically directs, "Identify, conserve, and preserve the City's heritage resources as a basis for retaining and enhancing strong community character and a sense of place," including the use of "zoning, code enforcements and other regulatory tools to protect the City's historic and cultural resources" (ACH-4; ACH-4.1b). The proposed action supports an identified and codified community value.

FINDINGS OF THE PLANNING COMMISSION:

1. The subject structures meet the criteria to be classified as Local Historic Landmarks, as outlined in § 44-804B(2), including:
 - a. Their character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation); and
 - b. Their embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; and
 - c. Their identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois, or the Nation; and
 - d. Their embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant; and
 - e. Their unique location or singular physical characteristics that make it an established or familiar visual feature; and
 - f. Their suitability for preservation or restoration; and
2. The Zoning Map Amendment is in the public interest and not solely for the benefit of the Applicant.



REGULAR AGENDA ITEM NO. 5.B.

FOR PLANNING COMMISSION: May 1, 2024

WARD IMPACTED: Ward 7 and City-Wide Impact

SUBJECT: Z-05-24 - Consideration, review, and action on a request submitted by Christopher B. Burke Engineering, for approval of an Annexation Agreement and Zoning Map Amendment, from County A (Agricultural) to City A (Agriculture) District, and Site Plan Review pertaining to property commonly known as 2440 W. Washington Street, consisting of approximately 131.9 acres, more or less (PIN: 20-01-300-004).

RECOMMENDED MOTION: Motion to establish findings of fact that the request for approval of the proposed Annexation Agreement is *in the public interest and not solely for the benefit of the Applicant or Property Owner* and to recommend **approval** of the request; Motion to establish findings of fact that the request for approval of the proposed Zoning Map Amendment to the A (Agriculture) District *is in the public interest and not solely for the benefit of the Applicant or Property Owner* and to recommend **approval** of the request; Motion to establish findings of fact that the Site Plan for which approval is requested *meets the standards and objectives* for which the Code is designed and to recommend **approval** of the request.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 5a. Well-planned City with necessary services and infrastructure

Objective 5c. Incorporation of "Green Sustainable" concepts into City's development and plans

BACKGROUND: The Applicant seeks approval of an Annexation Agreement and Zoning Map Amendment to incorporate the property and facilitate the construction of a community-scale Solar Energy Conversion Facility. The requested zoning for the property is "A (Agriculture) District" and is appropriate for this property not readily served by public water and sewer and accessible by a sub-standard local road. In addition, the Applicant has elected to initiate Public Hearing Site Plan Review to secure zoning review of the proposed project, including minor modifications of the Use Provisions associated with this "permitted by right" use. The subject property consists of approximately 130 acres of active agricultural land located south of West Washington Street, and west of the Constitution Trail crossing, Bloomington Heights Road, and the Ameren electrical substation. The Site Plan addresses the eastern approximately 1/3 of the subject property.

Summary of the Request:

- The Agreement secures right-of-way dedication commitments from the Property

Owner for the City's Planned/Proposed future transportation network.

- The right to tap (access) public water and sewer are provided to the Owner, upon the availability of such and the payment of applicable fees.
- Future development of the parcel (and any child parcel) is contingent upon approvals through future processes, including rezoning and subdivision under the applicable Codes at the time of application.
- Modifications to the subject Use Provisions, allowed per the Public Hearing Site Plan process are: a requirement for opaque fencing along the north border of the property, use of the State AIMA as decommissioning plan, a 2" increase to the approved height of the solar modules.
- No exemptions or Variations to the Zoning or Subdivision Code have been requested as part of this Agreement.
- Contiguity, and therefore the ability to annex and develop the subject property, is contingent upon annexation of PIN 20-01-100-031, which is the subject of case Z-06-24.

The 2035 Comprehensive Plan Future Land Use Map identifies this area as "Future" in the Emerging Areas. The Land Use Priorities Map does not identify this property. This map was adopted in 2015, prior to the introduction of Rivian and Ferraro on the west side of the community. The development of updated maps is under discussion; based on a long-established planned/proposed transportation network and infrastructure planning/feasibility, it can be reasonably expected that the area between the western alignment of Rivian Motorway and Sugar Creek/I-55 will be looked at for residential and low-intensity industrial/commercial uses within the next 5-10 years (see Comprehensive Plan Figure 4-1. Neighborhood Classification Boundaries indicating W. Market Street and W. Washington Street as primary "Transportation Corridors" in the "Emerging" area of West Bloomington).

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in The Pantagraph on Monday, April 8, 2024. Courtesy notices were mailed to 19 property owners within 500 feet of the subject property, as well as to Dale Township, McLean County, and Unit 5 School District.

FINANCIAL IMPACT: The proposed Annexation and Zoning Map Amendment will add to the City's tax base. The Agreement secures vital infrastructure pathways for the future development throughout the area of "emerging" west Bloomington. The Applicant will be responsible for the construction and cost of any infrastructure for development on the subject property, with tap-on fees contributing to the cost of existing water and sewer infrastructure upon further subdivision or development.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[Z-05-24 - Staff Report](#)

[Staff Report Attachment 4 - Site Plan for 2440 W Washington](#)

[2440 W Washington Glare Study](#)

[Staff Report Attachment 5 - Draft Hruska Annexation Agreement](#)

TO: Planning Commission

FROM: Economic & Community Development Department

DATE: May 1, 2024

CASE NO: Z-05-24, Annexation Agreement & Zoning Map Amendment

REQUEST: Consideration, review, and action on a request submitted by Christopher B. Burke Engineering, for approval of an Annexation Agreement and Zoning Map Amendment, from County A (Agricultural) to City A (Agriculture) District, and Site Plan Review, pertaining to property commonly known as 2440 W. Washington Street, consisting of approximately 131.9 acres, more or less (PIN: 20-01-300-004).

BACKGROUND

Request

The Applicant seeks approval of an Annexation Agreement and Zoning Map Amendment to incorporate the property and facilitate the construction of a community-scale Solar Energy Conversion Facility. The requested zoning for the property is “A (Agriculture) District” and is appropriate for this property not readily served by public water and sewer and is accessible by a sub-standard local road. In addition, the Applicant has elected to initiate Public Hearing Site Plan Review to secure zoning review of the proposed project, including minor modifications of the Use Provisions associated with this “permitted by right” use. Contiguity, and therefore the ability to annex the subject property, is contingent upon annexation of PIN 20-01-100-031, which is the subject of case Z-06-24.

The Agreement secures right-of-way dedication commitments from the Property Owner for the City’s Planned/Proposed future transportation network. The right to tap (access) public water and sewer are provided to the Owner, upon the availability of such and the payment of applicable fees. Future development of the parcel (and any child parcel) is contingent upon approvals through future processes, including rezoning and subdivision under the applicable Codes at the time of application. Additional review would be required for any Preliminary Subdivision or Planned Unit Development approval, Plat approval, Site Plan approval, and related site and building permits; each of these items is a usual and customary requirement, several of which entail additional future public hearings.

Property Characteristics

The subject property consists of approximately 130 acres of active agricultural land located south of West Washington Street, and west of the Constitution Trail crossing, Bloomington Heights Road, and the Ameren electrical substation. No existing Annexation Agreement or Preliminary Plan was found for the subject property. Two of the City’s Planned/Proposed roads run through the property, including the future east-west extension of Charolais Lane. The property spans two sewer-sheds, with the northern portion of the property draining to the north (would be served by the existing Washington Street main), and the southern approximately 2/3 of the property draining to the south which would be served by a yet-unidentified future main. The property is currently used as cropland and is improved with three (3) use-supporting structures and a radio tower.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, April 8, 2024. Courtesy notices were mailed to 19 property owners within 500 feet of the subject property.

	Zoning	Land Use(s)
North	County A (Agricultural), City M-1 (Restricted Manufacturing)	Vacant, Cropland, Single-Family Residences, Constitution Trail, developing low-intensity industrial
South	County A (Agricultural)	Vacant, Cropland
East	County A (Agricultural)	Vacant, Cropland, Single-Family Residences
West	County A (Agricultural)	Vacant, Cropland, Single-Family Residences

ANALYSIS

*Comparison of Existing and Proposed Districts**

Existing Zoning: County A (Agriculture) District

Agricultural land is under urban pressure from expanding incorporated areas. This urban pressure takes the form of scattered development in wide belts around the incorporated communities of McLean County, brings conflicting land uses into juxtaposition, creates high costs for public services and stimulates land speculation. Certain agricultural land constitutes unique and irreplaceable land resources. It is the purpose of the Agriculture District to provide a means by which agricultural land may be protected and enhanced as an economic and environmental resource of major importance to the County (McLean County Code § 350-35).

Proposed Zoning: A (Agriculture) District

The intent of this A-Agriculture District is to govern the use of land, buildings, and structures within areas of the City where soil, topographic, and other conditions are best suited for the pursuit of agriculture or where essential community facilities or utilities do not yet or are not reasonably expected to serve the property. These regulations are further intended to provide for the protection and conservation of natural resources, to prevent or minimize conflicts between agriculture and non-agricultural land uses; act as a holding zone for annexed land prior to timely development; and to facilitate orderly and efficient urban development by preventing a scattered and indiscriminate pattern of urban growth (§ 44-301).

Compliance with the Comprehensive Plan

The proposed Annexation and Zoning Map Amendment contribute to the following Goals and Objectives:

- Goal UEW-2 (Promote and facilitate energy conservation and alternate energy generation and resources), Objective UEW-2.2 (Ensure at least 25% of energy use comes from renewable energy sources);
- Goal TAQ-1 (A safe and efficient network of streets, bicycle-pedestrian facilities and other infrastructure to serve users in any surface transportation mode), Objectives TAQ-1.1 (Maintenance and development of a continuous network of arterial, collector and local streets that provides for safe and efficient movement of people, goods and services between existing and proposed residential areas and major activity centers, maximizes walkability, and provides multimodal linkages to the state and interstate highway system), TAQ-1.5 (Plan for appropriate and safe access to major surface transportation facilities, including arterial and collector streets) ; and
- Goal NE-3 (Reduce environmental pollutants), Objective NE-3.1 (Identify and reduce air pollutants), Policy NE-3.1a (Work to attract and provide incentives for wind, solar, geothermal, biofuel, and other types of renewable energy development); and
- Goal CF-1 (Continue to provide quality public facilities and services), Objectives CF-1.1

(Provide adequate City services for current and new annexations) and CF-1.4 (Focus resources on maintaining and developing facilities that support the goal of contiguous and compact growth).

The 2035 Comprehensive Plan Future Land Use Map identifies this area as “Future” in the Emerging Areas. The Land Use Priorities Map does not identify this property. This map was adopted in 2015, prior to the introduction of Rivian and Ferraro on the west side of the community. The development of updated maps is under discussion; based on a long-established planned/proposed transportation network and infrastructure planning/feasibility, it can be reasonably expected that the area between the western alignment of Rivian Motorway and Sugar Creek/I-55 will be looked at for residential and low-intensity industrial/commercial uses within the next 5-10 years (see Comprehensive Plan *Figure 4-1. Neighborhood Classification Boundaries* indicating W. Market Street and W. Washington Street as primary “Transportation Corridors” in the “Emerging” area of West Bloomington).

STANDARDS FOR REVIEW FOR ZONING MAP AMENDMENTS

The Planning Commission shall hold at least one public hearing on any proposed Zoning Map Amendment and report to the Council its findings of fact and recommendations. Recommendations shall be made upon the determination that the Map Amendment is in the public interest and not solely for the benefit of the applicant, based upon considering the factors listed in § 44-1706E(2) and discussed below.

Chapter 44 (Zoning) was updated in February of 2023; Chapter 8.5 (Annexation) was not updated concurrently. The more comprehensive Chapter 44 criteria has been used for this review since the Planning Commission’s primary obligation (§ 8.5-203D) is to evaluate the proposed Zoning Map Amendment(s) (§ 44-1706E(2)(a)[1] - § 44-1706E(2)(a)[11]) versus (§ 8.5-203D(1) - § 8.5-203D (8)).

Request for Zoning Map Amendment to A

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

Uses permitted within the current County A (Agriculture) District are oriented to the production and management of agricultural crops, and normal accessory uses like low-density single-family dwellings, and processing or storage facilities. Other commercial recreation and potentially noxious uses that require large amounts of land and/or separation from populated areas may also be permitted. Many of the uses in this District are reliant upon well and septic to supply potable water and refuse disposal, due to the extended distance between users and the expense of installing and maintaining public utility infrastructure. In the not-too-distant future, continued agricultural operation of the property may no longer be the highest and best use of the property, as access to water and sewer infrastructure expands in the vicinity and transportation infrastructure is improved to support employment centers on the western edge of the City.

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

The property has never been developed and is currently used as cropland, but it is now effectively within a large “donut-hole” of developed land and City existing or planned infrastructure. The property to the north (Nord Farms and Constitution Trail) was annexed in 2005 west past Rivian Motorway, and property further south was annexed past Mitsubishi Motorway in 1996/2001 (Heartland Hills, Fox Creek, future regional park). See also the discussion of “Compliance with the Comprehensive Plan” in the prior portion of this report.

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

Physically, the subject property would be appropriate for most uses permissible in the City's Zoning Code. The property does not hold any major drainage ways, flood zones, or natural features. There are minor topographic changes on the subject property, but fewer than on the surrounding parcels, with most of the site falling within the 800-810 range.

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

The adjacent properties are zoned County A (Agriculture), and County or City M-1 (Restricted Manufacturing), City B-1 (General Commercial) or, Town M-2 (General Manufacturing), and are in a variety of stages of development, mostly consisting of active agricultural fields, single-family residential uses, or low-intensity industrial.

A notable difference is the County-zoned M-1 property which holds the Ameren West Market Street Substation, an extremely high voltage station hosting connections of 100-161 kV with significant capacity remaining at the interconnection point near W. Washington Street. The lack of available water/sewer infrastructure, combined with the available capacity for grid connection make this and any surrounding property prime candidates for the installation of alternative energy uses, regardless of whether that installation is within the County or City.

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

The relative gain for the owner from the Map Amendment itself is minimal, as similar uses are permissible in both the County and City Agricultural zoning districts; even the proposed Solar Energy Conversion Facility could be developed on the subject site within the County with slightly different provisions and restrictions. The gain to the community, should the Map Amendment be approved, is real and meaningful, due to the decreased potential for noxious uses permitted in the County District (including mining and stock yards) near the Constitution Trail and other developing City properties.

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

The Annexation Agreement requires the Property Owner to dedicate right-of-way for the future planned through-road network within the subject area, and to pay applicable substandard road fees, upon improvement. Dedication is triggered upon development of the adjacent property, or upon request of the City to ensure the requirement may be enforced for the benefit of surrounding properties, should they elect to develop first. No public road network is required for implementation of the currently proposed development on the site; the property owner or developer would be responsible for the cost of any internal circulation.

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

Stormwater management for development of the subject property will be managed according to the City's Manual of Practice, requiring onsite management in almost all instances and that the post-development condition is no worse than the pre-development condition in all cases.

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

The Agreement does not obligate the City to extend, or the Property Owner to connect, to public water or sanitary sewer at this time; provisions are included for allowing access should the City extend services in the future, and for requiring any public infrastructure installed by the Property Owner to facilitate the extension of such services be built in an appropriate manner. The property is easily served by Bloomington fire and police protection. The property will be annexed to Bloomington-Normal Water Reclamation District and is already part of the Unit 5 School District.

9. **The extent to which property values are diminished by the restrictions of the proposed zoning.**

Property values are unlikely to be diminished by the Map Amendment. Uses permissible in the City A (Agriculture) District are similar to those permissible on the adjacent County "A" parcels, with a reduction in permissions for by-right residential uses, as well as significant reduction in uses that the City would determine as appropriate in only Commercial or Industrial zoning districts. For an area that is primarily single-family homes and productive agricultural fields, the Zoning Map Amendment is actually protective of values by safeguarding the consistency of that character as compared to the potential for significant change within the currently assigned district.

10. **Whether a Comprehensive Plan for land use and development exists, and whether the amendment is in harmony with it.**

See prior discussion of "Compliance with the Comprehensive Plan" in this report.

11. **Whether the City needs more of the types of uses allowed in the proposed district.**

While the City does not necessarily need more of the types of uses allowed in the proposed district (agriculture, forestry, and low-intensity single-family dwellings are as appropriate in the County as they are in the City, and other income-generating land uses or moderate- to high-intensity residential uses are not permitted in "A"), the City does need to ensure the long-term viability of this area's public infrastructure and transportation network, which necessitates governance by our Subdivision and Zoning Codes through annexation. Annexation as A (Agriculture) District results in the least change possible as part of that process.

ADDITIONAL STANDARDS FOR REVIEW FOR ANNEXATION

Both the Planning Commission and City Council shall conduct public hearings on the Agreement. The Planning Commission shall make its recommendation to the City Council after conducting its hearing. Recommendations shall be made...giving due consideration for the purpose and intent of Chapter 44, Article I, of the Bloomington City Code - 1960, including the following specific purposes (§ 8.5-203D(9)):

- (a) **To conserve and protect the taxable value of land and structures;**

Standards five (5) and nine (9) for approval of Zoning Map Amendments speak to this purpose. Incorporation of the subject property as Agricultural land is additionally protective of the row-crop nature of the existing land and structures by removing the potential for the development of more commercial/industrial "agricultural" uses, while securing the land required for infrastructure to support future community development protects the value of surrounding properties and increases the value of the subject property should they choose to pursue alternate use in the future.

- (b) To protect the air, water and land resources within the City from the hazards of pollution and misuse;**

Standards three (3) and eight (8) for approval of Zoning Map Amendments speaks to this purpose. Compliance with the City Code, once annexed, will be generally protective from the hazards of pollution and misuse; the Agreement states all public hearing and normal permitting processes shall be followed, and no Variations to the Code are requested or included as part of the Agreement.

- (c) To protect land and structures from natural hazards; including flooding and erosion;**

Standard seven (7) for approval of Zoning Map Amendments speaks to this purpose. Incorporation and development of this property, when in compliance with the Manual of Practice—which is the expectation and requirement of such—will address onsite and localized flooding issues.

- (d) To preserve and protect historic locations, structures and groups of structures;**

Not applicable; this property is unimproved.

- (e) To preserve and protect and encourage the development of structures, groups of structures and neighborhoods of distinctive architectural character and appearance;**

Standard four (4) for approval of Zoning Map Amendments speaks to this purpose. No urban or neighborhood development is pondered at this time.

- (f) To provide for the orderly and functional arrangement of land uses and structures;**

Standard two (2) for approval of Zoning Map Amendments speaks to this purpose. No urban or neighborhood development is pondered at this time, but Annexation and the securing of necessary right-of-way supports orderly and functional arrangement of land uses and structure in future development in this part of “emerging” west Bloomington.

- (g) To establish standards for the orderly development or redevelopment of geographic areas within the City;**

The Agreement codifies and secures existing standards for collector/arterial transportation infrastructure, helping to guide orderly development of this area of the community in the future. Further, the Agreement does not exempt the subject property or Property Owner from any of the established standards for planning and development within the City but specifies that future subdivision and development of the Premises shall be by applicable governing Codes at that time.

- (h) To secure for the public locations for housing, employment, shopping, education and recreation that are adequate in terms of health, safety, convenience and number;**

Standards six (6) and 11 for approval of Zoning Map Amendments speak to this purpose. This Agreement and Annexation does not secure locations for the development of such, but does secure vital infrastructure pathways to support the future development of those locations throughout the area of “emerging” west Bloomington.

- (i) To facilitate the adequate provision of transportation, water, sewage disposal, schools, parks and other public facilities;**

Standard eight (8) for approval of Zoning Map Amendments speak to this purpose. This Agreement

and Annexation secure vital infrastructure pathways for the future development throughout the area of “emerging” west Bloomington; future development using the road right-of-way dedications will facilitate the provision of the remaining infrastructure and facilities.

(j) To conserve and protect natural resources including prime agricultural land, mineral resources and areas of scientific interest;

Standard one (1) for approval of Zoning Map Amendments speak to this purpose. Limiting the uses on this property to those permissible in the City A (Agriculture) District is protective of row-crop agriculture use for as long as that serves as the highest and best use. Annexation and the securing of right-of-way helps to protect natural resources and agricultural productivity elsewhere by reducing the risk that development will “leapfrog” which commonly happens when implementing a common-sense infrastructure network becomes difficult because arterial roads and public water/sewer are not planned in advance.

(k) To permit public involvement in the planning of private land uses which have the potential for significant impact on the use and enjoyment of surrounding property or on the public resources and facilities of the City of Bloomington; and

Approval of the Agreement and Zoning Map Amendment after public hearings and Council review would be the result of a fair, equitable, and orderly public review and participation process.

(l) To promote the Official Comprehensive Plan adopted by the City of Bloomington.

During drafting and adoption of the Comprehensive Plan, certain assumptions were made regarding what and where the primary drivers of development would be over the planning horizon of 2015-2035, but a number of those (including the Eastside Highway and Hershey Road extension) have not come to fruition and the development they would have spurred has not progressed. While other areas within our extraterritorial jurisdiction (primarily to the south and east) also have the potential for development to support this growth, none are so uniquely positioned to allow our community to expand within a focused area (between the long-established Mitsubishi/Rivian Motorway alignment and existing City limits), in synchronization with planned improvements by BNWRD and the need for proximate and supportive uses for two growing employment centers. Adoption of the subject Agreement, and Annexation of this property, is an important step in the long-range planning that will help ensure the City’s Core Values of Solid Infrastructure, Healthy Community, Stable Economy, and Efficient Government are implemented as development pressure rises with the need to supply and house a local workforce for our growing economy.

CONSIDERATIONS FOR SITE PLAN REVIEW

The Planning Commission shall hold at least one public hearing on any proposed initiated Public Hearing Site Plan Review and report to the Council its findings of fact and recommendations. Recommendations shall be guided by those purposes for which the Code was adopted and shall endeavor to accomplish those standards and objectives for which this Code is designed, based upon considering the factors listed in § 44-1709 and discussed below.

Request for Site Plan Review for a “Community Scale” Solar Energy Conversion Facility

- The Use, “Solar Energy Conversion Facility”, is permitted by right in the A (Agriculture) District (§ 44-302B) and does not require additional entitlement.
- The provided Site Plan meets the minimum Front/Side/Rear yard requirements for the District of 50/20/50 feet (§ 44-303A).

- Concealment - Trenching is represented on the Plan as an appropriate method of concealment for the medium voltage lines between the inverter and point of interconnection (§ 44-1031C). Low voltage wiring between the modules and inverter will be reviewed for appropriate concealment as part of the permitting and installation process.
- Decommissioning - The language in § 44-1031D will be supplanted by an executed Agricultural Impact Mitigation Agreement between the State of Illinois Department of Agriculture and the owner of any Commercial Solar Energy Conversion Facility project constructed on the Premises, in timeline and process, provided construction begins within 5 years of the effective date of the Agreement. This reduces the local administrative burden of tracking system performance and improves coordination between local and state governmental agencies for related facility processes. In addition, based upon recent legislation and current legal challenges, this provision may prove no longer be enforceable; the proposed solution avoids that potential pitfall while still ensuring appropriate decommissioning on a reasonable timeline.
- Landscaping and screening
 - As required, the perimeter of the site will be fenced per § 44-1031F(3)(a). Additionally, the Agreement specifies that the northern boundary of the project shall be screened by opaque privacy fencing, as requested by the City to reduce the visual impact to the nearby residences. The remaining area should be screened by wire mesh (chain link) to retain conditions similar to existing as related to the movement of wind, water, and pollinators, but may be screened with any material approved per § 44-910.
 - The Applicant proposes to cover crop underneath the solar modules, as good practice and as is required by § 44-1031F(3)(b).
- Glare - the solar modules used in the proposed project will be oriented toward the south, and will track east-to-west, meaning any glare would be directed away from existing developed properties (§ 44-1031F(5)). Additional performance criteria exist both in State law and in our Zoning Code, as related to off-site impacts, and no enhancing reflectors are proposed on the subject Plan.
- A 2-inch height modification, per § 44-1031F(7), has been requested for appropriate array pitch, due to site topography.
- The provided Site Plan meets the minimum Site and Bulk Standards per § 44-1031F(8).
- Review of Use Provisions that are not applicable (including those related to “Private solar energy conversion”, location in B-1/B-2, and location within 500 feet of an airport have been omitted from this report.)

(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.

The proposed Site Plan clusters the development (solar arrays and inverter) to the rear of the adjacent property by a distance of more than 300% the required front/rear yard for the District. Arrays facing away from the existing residence means the impact of glare should be minimal to non-existent. An opaque fence will border the northern part of the project to reduce the visual impact from the road.

(b) The extent to which the proposal minimizes any adverse impact of the development upon adjoining land.

The proposed Site Plan has been designed to fit within the boundaries of “Lot 2” that protects future right-of-way and infrastructure planning when subdivided from the larger property. The most likely future use immediately to the south of the proposal is public roadway which would not be adversely impacted by the existence of the PV project, if appropriate screening is implemented during and after roadway construction.

- (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.

No public roadways are required as part of development the proposal; future public roadways are protected by the Agreement through provisions that dedicate right-of-way or future right-of-way.

- (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 same use (solar energy production) can be implemented in the County or the City, with greater or lesser restrictions on siting conditions and timing; the proposed Site Plan fits within the City standards and may be more favorable than other proposals we can reasonably expect to see for the subject property in the near future. While the installation of a Solar Energy Conversion Facility does constitute “development,” the proposed project will help to retain the agricultural character of the area while still providing consistent income for the subject property owners. The long-term nature of the use (25+ years) ensures some level of consistency for current surrounding property owners, while development pressures from growing industry on the west side of the City encourage more urban forms of development on other nearby properties.

Upon a vote, the Planning Commission will forward its recommendation to City Council. Council will then conduct a second public hearing, and approve or reject the Agreement on the basis of:

1. The facts presented at the public hearings; and
2. The recommendations of the Planning Commission; and
3. The recommendations of the City Staff.

STAFF RECOMMENDATION

Staff finds that the standards for an Annexation Agreement have been adequately addressed in the Draft Agreement, Concept Plan, and Site Plan, after reviewing the relevant factors for consideration, and recommends the Planning Commission take the following action(s):

Motion to establish findings of fact that the request for approval of the proposed Annexation Agreement is in the public interest and not solely for the benefit of the Applicant or Property Owner and to recommend approval of the request.

Staff additionally finds that the proposed Zoning Map Amendment is in the public interest and not solely for the benefit of the Applicant, after reviewing the relevant factors for consideration, and recommends the Planning Commission take the following action(s):

Motion to establish findings of fact that the request for approval of the proposed Zoning Map Amendment to the A (Agriculture) District is in the public interest and not solely for the benefit of the Applicant or Property Owner and to recommend approval of the request.

Staff additionally finds that the proposed Site Plan generally meets the standards for site plan review, after reviewing the relevant factors for consideration, and recommends the Planning Commission take the following action(s):

Motion to establish findings of fact that the Site Plan for which approval is requested meets the standards and objectives for which the Code is designed and to recommend approval of the request.

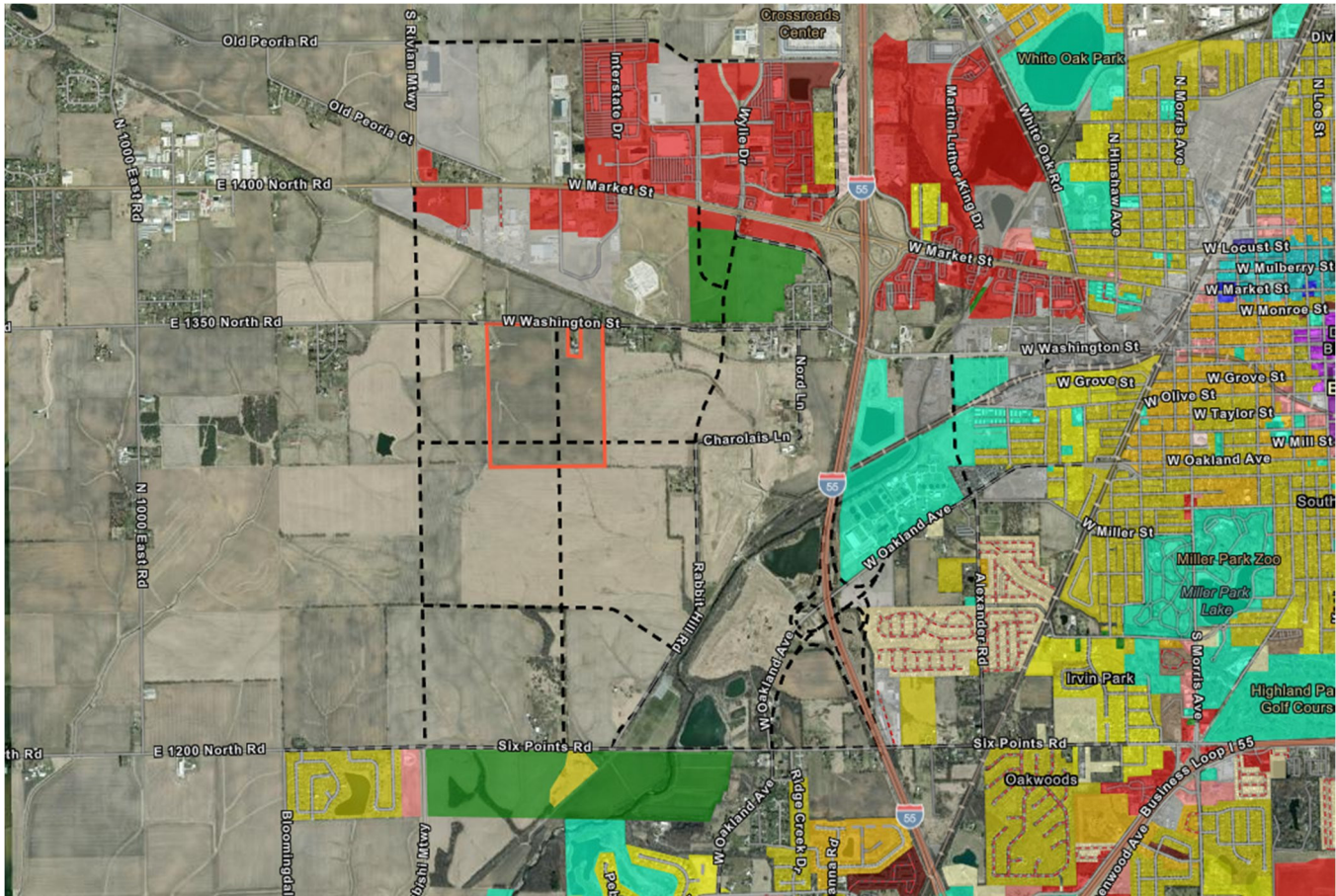
Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

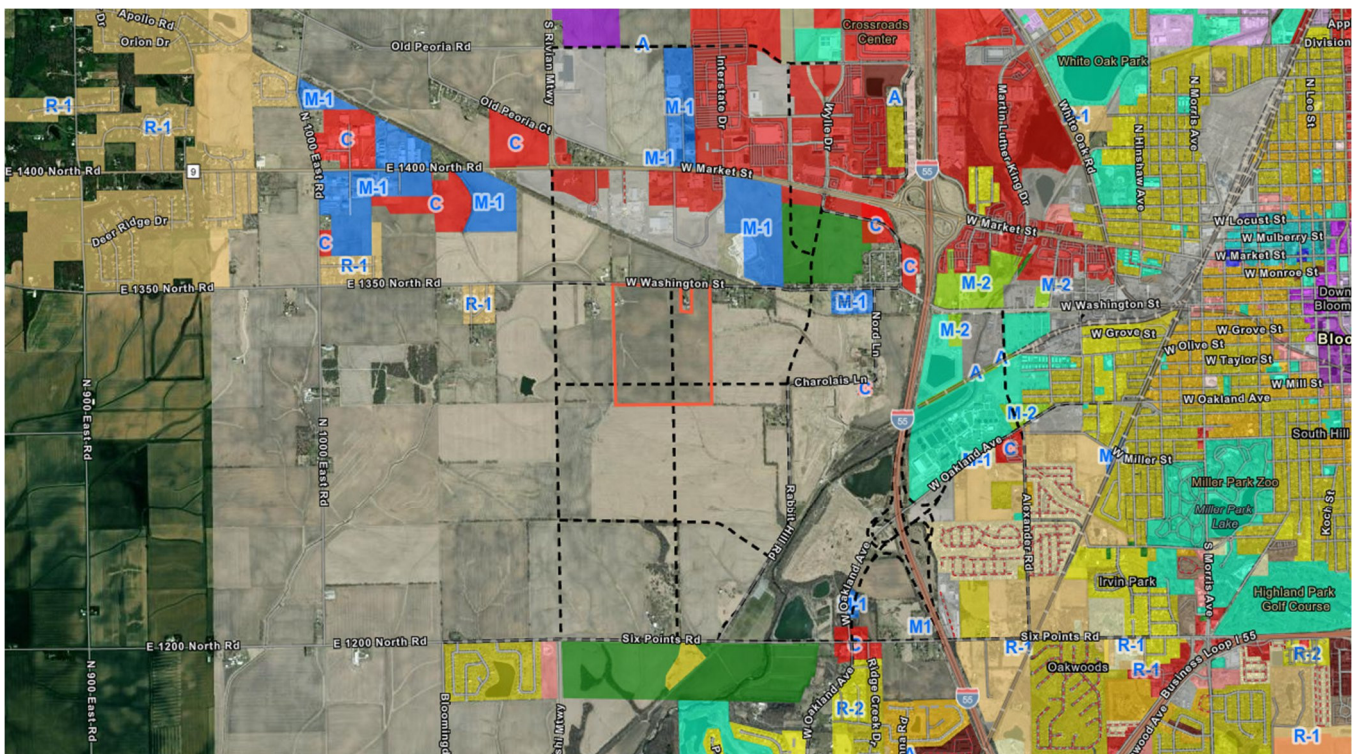
1. Zoning Map
2. Aerial Image
3. Neighborhood notice map
4. Site Plan for 2440 W Washington - McLean - 4990 KWAC - PV Only Project
5. Draft Annexation Agreement, including Concept Plan Exhibit

Attachment 1: Zoning Map

City of Bloomington Zoning Only

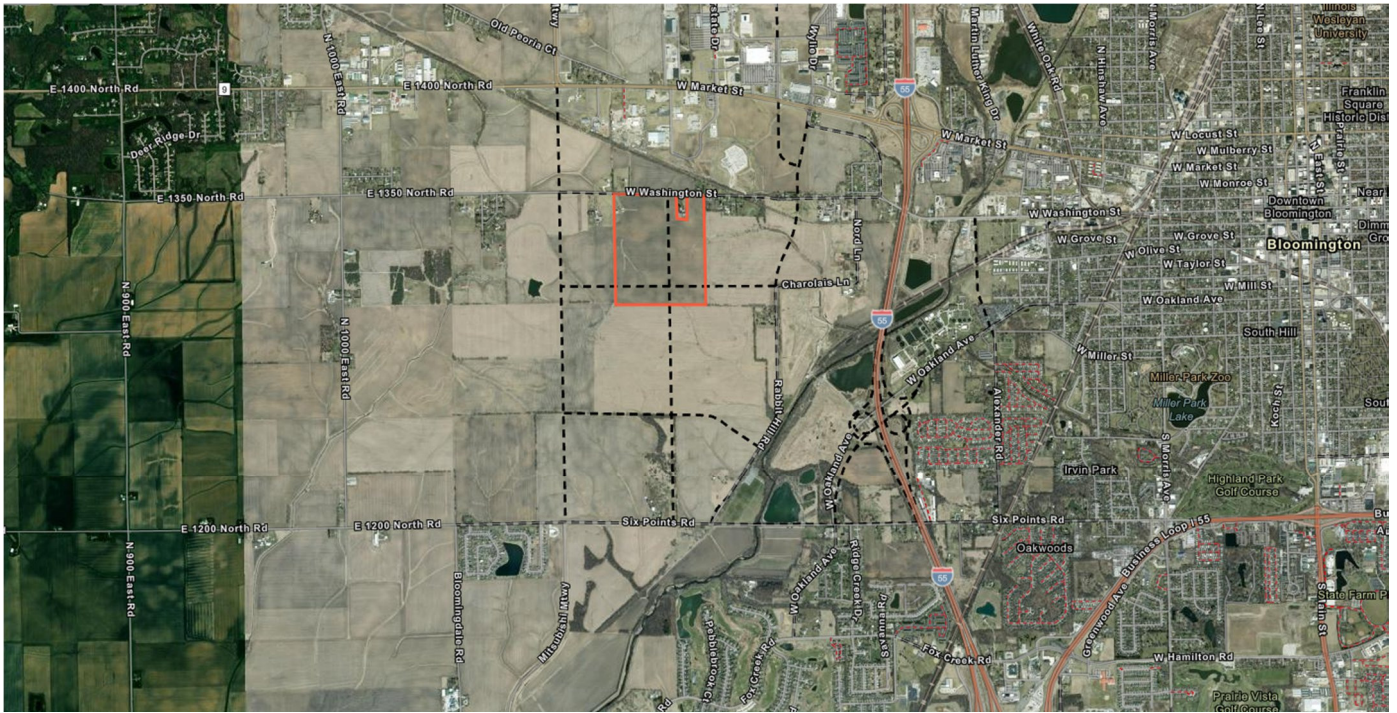


County and Town of Normal Zoning Included

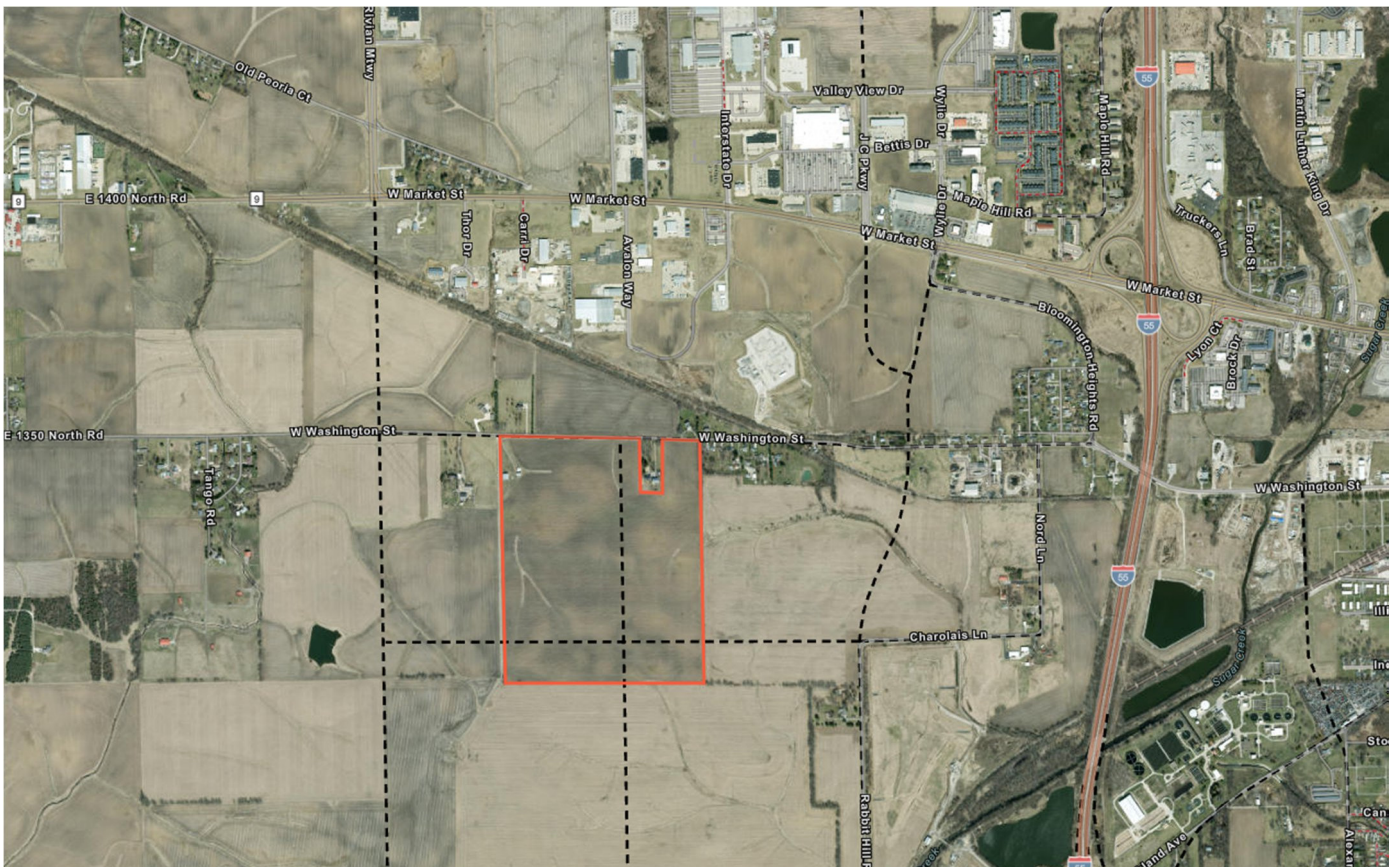


Attachment 2: Aerial Image

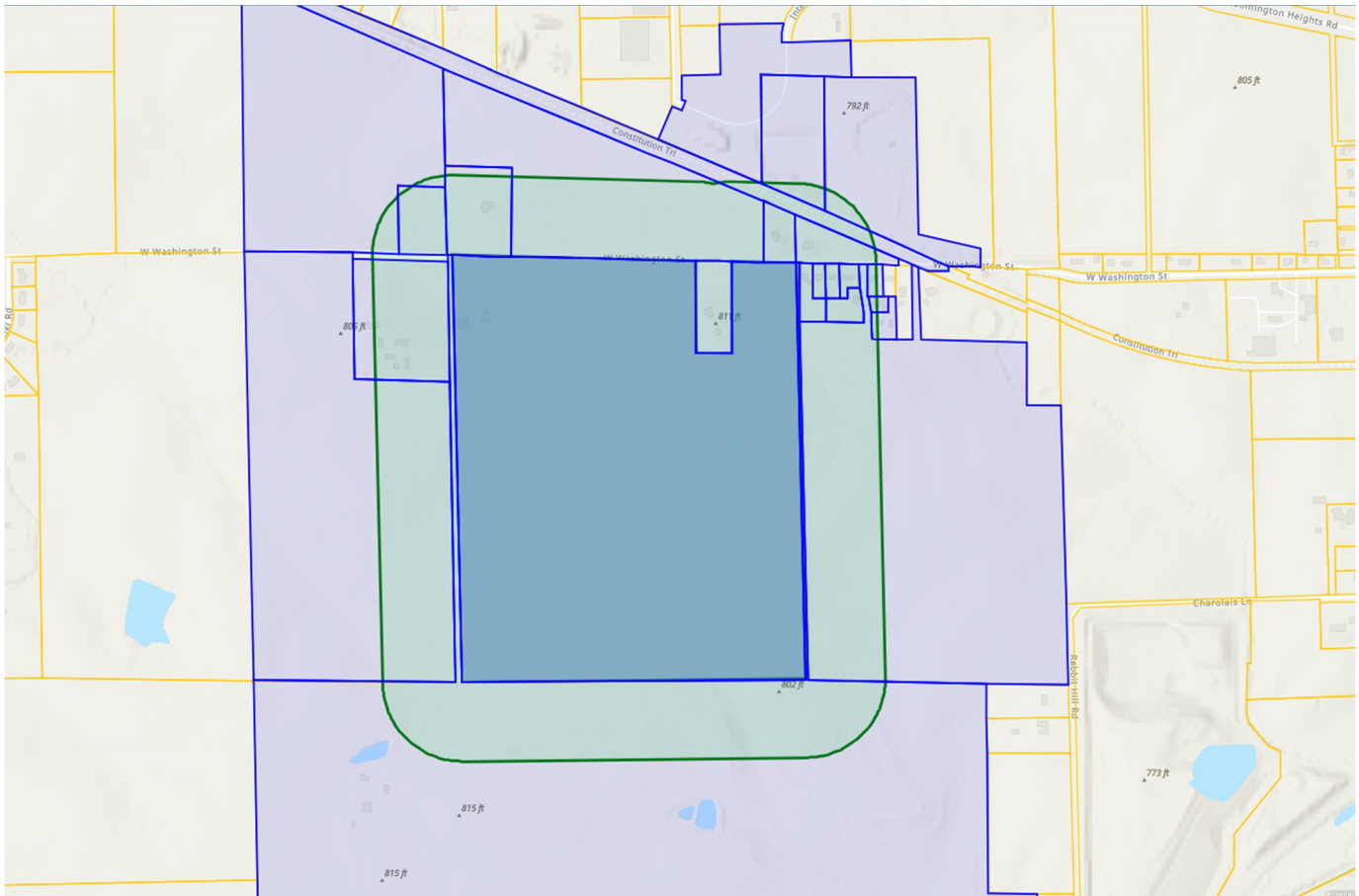
Community Scale



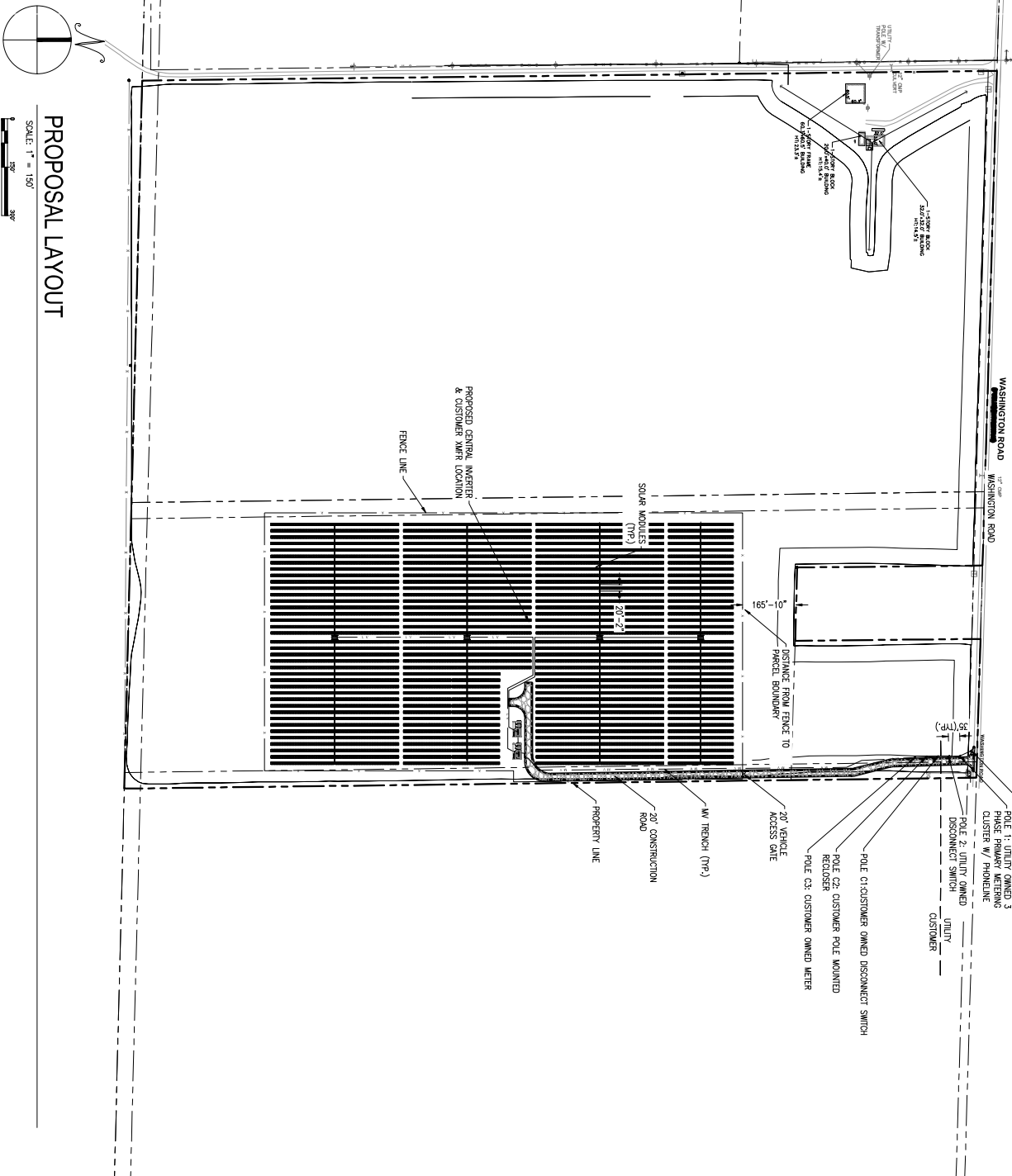
Planning Area Scale



Attachment 3: Neighborhood Notice Map



PROJECT INFORMATION



NOT FOR
CONSTRUCTION

new leaf
energy

30 CHANDLER HILL DR., SUITE 2
LATHAM, NY 12110
PHONE: (518) 838-5249
FAX: (518) 838-8881
WWW.NEAF.ENERGY.COM

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NTIS/DOE.

2440 W WASHINGTON - MCLEAN
BLOOMINGTON, IL, 61705

PROJECT NUMBER
120-0707

PROPOSAL LAYOUT

SCALE: 1" = 150'

PL-1.0

PROPOSAL LAYOUT

FORGESOLAR GLARE ANALYSIS

Project: **2440 W Washington St - McLean IL**

Proposed 5 MW Solar Facility located on 2440 W Washington St - McLean IL.

Site configuration: **Tracker System**

Site description: Proposed 5 MW Tracker system Solar Facility located on 2440 W Washington St - McLean IL.

Created 22 Mar, 2024

Updated 22 Mar, 2024

Time-step 1 minute

Timezone offset UTC-6

Minimum sun altitude 0.0 deg

DNI peaks at 1,003.0 W/m²

Category 5 MW to 10 MW

Site ID 115040.19820

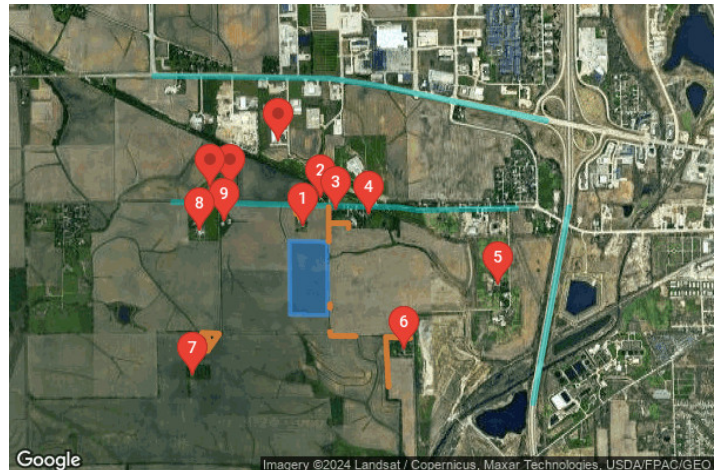
Ocular transmission coefficient 0.5

Pupil diameter 0.002 m

Eye focal length 0.017 m

Sun subtended angle 9.3 mrad

PV analysis methodology V2



Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy kWh
	°	°	min	hr	min	hr	
PV array 1	SA tracking	SA tracking	0	0.0	0	0.0	-

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Route 1	0	0.0	0	0.0
Route 2	0	0.0	0	0.0
Route 3	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 11	0	0.0	0	0.0
OP 12	0	0.0	0	0.0

Component Data

PV Arrays

Name: PV array 1

Axis tracking: Single-axis rotation

Backtracking: Shade-slope

Tracking axis orientation: 180.0°

Max tracking angle: 52.0°

Resting angle: 52.0°

Ground Coverage Ratio: 0.362

Rated power: -

Panel material: Smooth glass without AR coating

Reflectivity: Vary with sun

Slope error: correlate with material



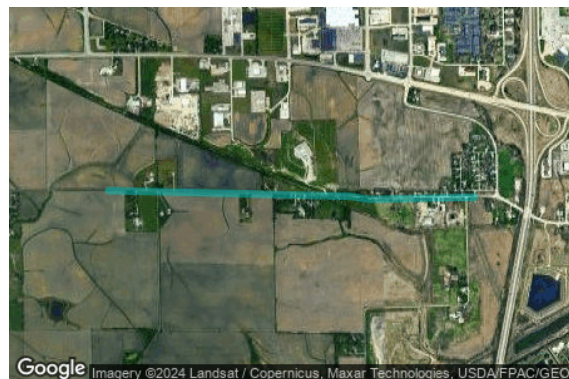
Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	40.478433	-89.046201	792.00	15.00	807.00
2	40.478482	-89.048990	794.16	15.00	809.16
3	40.474385	-89.048937	801.85	15.00	816.85
4	40.474353	-89.046169	801.51	15.00	816.51

Route Receptors

Name: Route 1

Path type: Two-way

Observer view angle: 50.0°



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	40.480641	-89.057483	789.56	5.00	794.56
2	40.480347	-89.041003	768.32	5.00	773.32
3	40.480184	-89.039566	778.13	5.00	783.13
4	40.480298	-89.032442	777.49	5.00	782.49

Name: Route 2
Path type: Two-way
Observer view angle: 50.0°



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	40.480362	-89.028551	773.34	5.00	778.34
2	40.469458	-89.031169	748.39	5.00	753.39

Name: Route 3
Path type: Two-way
Observer view angle: 50.0°



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	40.487641	-89.058849	805.39	5.00	810.39
2	40.487510	-89.046017	813.76	5.00	818.76
3	40.487053	-89.042198	810.61	5.00	815.61
4	40.485160	-89.030224	784.16	5.00	789.16

Discrete Observation Point Receptors

Name	ID	Latitude (°)	Longitude (°)	Elevation (ft)	Height (ft)
OP 1	1	40.479287	-89.047923	810.51	5.50
OP 2	2	40.480858	-89.046636	793.83	5.50
OP 3	3	40.480197	-89.045574	799.07	5.50
OP 4	4	40.479914	-89.043202	791.19	5.50
OP 5	5	40.476021	-89.033722	773.48	5.50
OP 6	6	40.472409	-89.040577	796.85	5.50
OP 7	7	40.471008	-89.056011	818.91	5.50
OP 8	8	40.479039	-89.055544	803.40	5.50
OP 9	9	40.479512	-89.053677	789.29	5.50
OP 10	10	40.481405	-89.054707	791.95	5.50
OP 11	11	40.481422	-89.053248	800.54	5.50
OP 12	12	40.484000	-89.049772	798.22	5.50

Obstruction Components

Name: Obstruction 1
Top height: 45.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	40.478450	-89.046115	791.44
2	40.480359	-89.046115	795.55

Name: Obstruction 2

Top height: 35.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	40.474957	-89.046018	803.18
2	40.474769	-89.046018	802.62

Name: Obstruction 3

Top height: 40.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	40.480400	-89.048497	791.71
2	40.480400	-89.047756	795.98
3	40.480318	-89.047746	796.74
4	40.480327	-89.048035	798.76
5	40.480090	-89.048046	800.92
6	40.479951	-89.048153	803.64
7	40.479772	-89.048218	808.53
8	40.479951	-89.048271	801.94
9	40.479992	-89.048486	798.26
10	40.480400	-89.048497	791.71

Name: Obstruction 4

Top height: 30.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	40.473301	-89.054117	807.63
2	40.472371	-89.054965	806.30
3	40.472893	-89.054825	805.98
4	40.473212	-89.054986	806.49
5	40.473375	-89.055351	805.91
6	40.473334	-89.054192	807.63
7	40.473301	-89.054117	807.63

Name: Obstruction 5

Top height: 45.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	40.473081	-89.040152	796.16
2	40.473146	-89.041933	787.69
3	40.470388	-89.041751	777.70

Name: Obstruction 6

Top height: 40.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	40.473416	-89.046021	799.91
2	40.473204	-89.045946	800.82
3	40.473187	-89.044143	784.23

Name: Obstruction 7

Top height: 50.0 ft



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)
1	40.479471	-89.046042	798.95
2	40.479463	-89.044669	795.70
3	40.479210	-89.044669	792.82

Glare Analysis Results

Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array 1	SA tracking	SA tracking	0	0.0	0	0.0	-

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Route 1	0	0.0	0	0.0
Route 2	0	0.0	0	0.0
Route 3	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0
OP 11	0	0.0	0	0.0
OP 12	0	0.0	0	0.0

PV: PV array 1 no glare found

Receptor results ordered by category of glare

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
Route 1	0	0.0	0	0.0
Route 2	0	0.0	0	0.0
Route 3	0	0.0	0	0.0
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0
OP 11	0	0.0	0	0.0
OP 12	0	0.0	0	0.0

PV array 1 and Route: Route 1

No glare found

PV array 1 and Route: Route 2

No glare found

PV array 1 and Route: Route 3

No glare found

PV array 1 and OP 1

No glare found

PV array 1 and OP 2

No glare found

PV array 1 and OP 3

No glare found

PV array 1 and OP 4

No glare found

PV array 1 and OP 5

No glare found

PV array 1 and OP 6

No glare found

PV array 1 and OP 7

No glare found

PV array 1 and OP 8

No glare found

PV array 1 and OP 9

No glare found

PV array 1 and OP 10

No glare found

PV array 1 and OP 11

No glare found

PV array 1 and OP 12

No glare found

Assumptions

"Green" glare is glare with low potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.

"Yellow" glare is glare with potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.

Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.

The algorithm does not rigorously represent the detailed geometry of a system; detailed features such as gaps between modules, variable height of the PV array, and support structures may impact actual glare results. However, we have validated our models against several systems, including a PV array causing glare to the air-traffic control tower at Manchester-Boston Regional Airport and several sites in Albuquerque, and the tool accurately predicted the occurrence and intensity of glare at different times and days of the year.

Several V1 calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare. This primarily affects V1 analyses of path receptors.

Random number computations are utilized by various steps of the annual hazard analysis algorithm. Predicted minutes of glare can vary between runs as a result. This limitation primarily affects analyses of Observation Point receptors, including ATCTs. Note that the SGHAT/ ForgeSolar methodology has always relied on an analytical, qualitative approach to accurately determine the overall hazard (i.e. green vs. yellow) of expected glare on an annual basis.

The analysis does not automatically consider obstacles (either man-made or natural) between the observation points and the prescribed solar installation that may obstruct observed glare, such as trees, hills, buildings, etc.

The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)

The variable direct normal irradiance (DNI) feature (if selected) scales the user-prescribed peak DNI using a typical clear-day irradiance profile. This profile has a lower DNI in the mornings and evenings and a maximum at solar noon. The scaling uses a clear-day irradiance profile based on a normalized time relative to sunrise, solar noon, and sunset, which are prescribed by a sun-position algorithm and the latitude and longitude obtained from Google maps. The actual DNI on any given day can be affected by cloud cover, atmospheric attenuation, and other environmental factors.

The ocular hazard predicted by the tool depends on a number of environmental, optical, and human factors, which can be uncertain. We provide input fields and typical ranges of values for these factors so that the user can vary these parameters to see if they have an impact on the results. The speed of SGHAT allows expedited sensitivity and parametric analyses.

The system output calculation is a DNI-based approximation that assumes clear, sunny skies year-round. It should not be used in place of more rigorous modeling methods.

Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid based on aggregated research data. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.

Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.

Refer to the Help page at www.forgesolar.com/help/ for assumptions and limitations not listed here.

Default glare analysis parameters and observer eye characteristics (for reference only):

- Analysis time interval: 1 minute
- Ocular transmission coefficient: 0.5
- Pupil diameter: 0.002 meters
- Eye focal length: 0.017 meters
- Sun subtended angle: 9.3 milliradians

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ANNEXATION AGREEMENT

Pursuant to legislative authorization found in Article 11, Division 15.1 of the Illinois Municipal Code d, (65 ILCS 5/11-15.1-1 et seq.) for and in consideration of the mutual promises herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned City of Bloomington, Illinois, a Municipal Corporation, hereinafter referred to as “City” and David Hruska, hereinafter referred to as “Owner” enter into this Annexation Agreement (“Agreement”) for the annexation of property into the City. Owner shall refer to David Hruska, their successors or assigns.

WHEREAS, Owner is the owner of approximately 131.90 acres, less public right-of-way, with frontage on West Washington Street and hereinafter described on Exhibit “A,” which is attached hereto and made a part hereof by this reference (hereinafter “Premises” or “Property”); and

WHEREAS, Owner has submitted a Concept Plan for **Name of Proposed Subdivision**, attached hereto as Exhibit “B” (hereinafter “Concept Plan”), of how it proposes to develop the Property; and

WHEREAS, the Owner is desirous of having the Premises annexed to the City and the City is desirous of annexing said premises; and

WHEREAS, said Premises is not within the corporate limits of any municipality, and will become contiguous to the City with the Annexation of PIN 20-01-100-031 which is being considered for Annexation concurrently, as case Z-06-24 ; and

WHEREAS, the Owner is desirous of having said premises zoned A (Agricultural) District upon annexation to the City (all Lots referenced shall include any subdivisions thereof); and

WHEREAS, the Owner has given all notices required to be given by Section 7-1-1 of the Illinois Municipal Code (65 ILCS 5/7-1-1).

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the receipt and sufficiency of which are hereby acknowledged, the City and Owner agree as follows:

1. ANNEXATION PETITIONS.

Owner, subject to the terms and conditions set forth in this Agreement, will petition the City of Bloomington, requesting annexation of the property, or portions thereof, identified on Exhibit “A” to the City’s corporate limits, after approval and execution of this Annexation Agreement. The City shall publicize and give such notices and conduct such public hearings as are required to annex the Premises, including specifically, public hearings on this annexation agreement conducted after notice as required by law and ordinance.

2. ANNEXATION.

Upon Owner Petition, the City agrees to adopt an Ordinance(s) annexing the property, or portions thereof, described on Exhibit “A.”

3. ZONING.

City agrees to zone the Premises legally described on Exhibit "A", upon annexation, to the A (Agricultural) District, subsequent to any public hearings required by the City Code.

4. DEVELOPMENT OBLIGATIONS.

Unless explicitly written as otherwise, it is the intent of this section of the Agreement to allow the Owner to continue the active Agricultural operation inside City limits, without triggering obligations and fees related to development, until such time as development is proposed or pursued, indicated by Final Platting or the connection to new City services.

With regard to the annexation and development of the Premises, the installation of public improvements within and serving the Premises, and the use and development of the Premises, during the life of this agreement, the following shall apply:

Note: Bonds shall be provided for all public improvements as set forth in the City Code. All public improvements shall be constructed within dedicated public right-of-way or dedicated easements.

- A. The Owner shall have the following obligations regarding streets as reflected on the Concept Plan attached as Exhibit "B":

(1) W. Washington Street

- i. At the Time of Annexation: The Owner shall dedicate right-of-way along the entire northern border of the Property, extending 45-feet from the middle-line of W. Washington Street.
- ii. At the completion of the road being modified to City Minor Street standards, or at Final Platting, whichever occurs last, the Owner shall pay the Adjacent Substandard Roadway fee. The fee shall reflect the cost, per foot of frontage, of one half the per foot cost of a 30' wide Minor Street section. Said fee is currently \$175 per foot (1/2 of \$350 per foot). Beginning from the date of this Agreement, this fee shall be increased at a rate of 6% simple interest or based on the Consumer Price Index (CPI), whichever is lower at the time of payment. At the option of the Owner, the fee may be paid at any time in advance of it becoming due.

(2) Future Charolais Lane Extension

- i. At the Time of Final Platting, or before this Agreement expires: The Owner shall dedicate a 90-foot right-of-way, running from the eastern border of the property to the western border of the property, in line with the existing latitude of Charolais Lane, or alternate alignment as approved by the City upon time of Platting, as shown in the Concept Plan on Exhibit "B".

(3) Future North-South Collector Road

- i. At the Time of Final Platting, or before this Agreement expires: The Owner shall dedicate a 90-foot right-of-way, running from the northern border of the property to the southern border of the property, at a distance of approximately 1,300 feet east from the western border of the property, or alternate alignment as approved by the City upon time of Platting, as shown in the Concept Plan on Exhibit “B”.
- B. Public Water Improvements: The Owner shall have the following obligations regarding water improvements.
 - (1) Right-of-Way. All public water mains shall be built within dedicated public right-of-way or dedicated easements, including but not limited to those depicted in the Concept Plan (Exhibit “B”).
 - (2) Improvement Obligations.
 - i. Upon the extension of a public water main to an area adjacent to the Premises, the Owner may tap such main.
 - ii. The Owner shall be responsible for payment of tap-on fees prior to the connection to public water, based upon the requirements of the City Code at the time connection is sought.
- C. Public Sanitary Sewer Improvements: The Owner shall have the following obligations regarding sanitary sewer improvements.
 - (1) Right-of-Way. All public sanitary sewers shall be built within dedicated public right-of-way or dedicated easements, including but not limited to those depicted in the Concept Plan (Exhibit “B”).
 - (2) Improvement Obligations.
 - i. Upon the extension of a public sanitary sewer to an area adjacent to the Premises, the Owner may tap such sewer.
 - ii. The Owner shall be responsible for payment of tap-on fees prior to the connection to public sanitary sewer, based upon the requirements of the City Code at the time connection is sought.
- D. Lot 2 of the Concept Plan - Commercial Solar Energy Conversion Facility Use
 - (1) Per § 44-1709E of the City Code, the “Commercial Solar Energy Conversion Facility” Use proposed for “Lot 2” on the Concept Plan (Exhibit “B”) elects Site Plan Review review via a Public Hearing, concurrently with the required hearings on this Agreement.
 - (2) The following modifications of the Use Provisions associated with Solar Energy Conversion Facilities (§ 44-1031 of the City Code) are requested as part of the Public Hearing Site Plan approval:

- i. Decommissioning - The provisions for Decommissioning set forth in an executed Agricultural Impact Mitigation Agreement between the State of Illinois Department of Agriculture and the owner of any Commercial Solar Energy Conversion Facility project constructed on the Premises, shall override § 44-1031D of the City Code in timeline and process, provided construction begins within 5 years of the effective date of this Agreement.
- ii. Landscaping and screening - Opaque fencing shall be required along the northern boundary of the solar modules proposed for installation by the subject project (proposed Lot 2), adjacent to PIN 20-01-401-001, for the benefit of the exiting residences at 2406 and 2401 W. Washington Street. The remaining portion of the site may be fenced subject to the provisions of § 44-1031F(3)(a) and § 44-910 (Fence regulations).
- iii. Maximum height - Due to site topography, the maximum permitted height per § 44-1031F(7) may be modified to allow an addition 2 inches of height (for a total of 20' - 2") to allow effective array pitch.

E. Future subdivision and development of the Premises shall be by applicable governing Codes at that time.

5. OBLIGATION TO DEVELOP PER CODE.

In the construction and use of improvements on the subject Premises the Owner shall comply with all zoning subdivision, building, mechanical and other applicable codes and ordinances of the City of Bloomington in effect at that time. Bonds shall be provided for all public improvements as set forth in the City Code.

6. ANNEXATION TO OTHER TAXING DISTRICTS.

The Owner, as soon as practicable, but not later than 30 days from the date of annexation to the City, shall file and thereafter diligently pursue any necessary petitions to annex the Premises to the Bloomington-Normal Airport Authority and the Bloomington and Normal Water Reclamation District.

7. COVENANTS AND AGREEMENTS

The covenants and agreements contained in the Agreement shall be deemed to be covenants running with the land during the term of this Agreement, shall inure to the benefit and be binding upon the heirs, successors and assigns of the parties hereto.

8. TERM

The term of this Agreement shall be for twenty (20) years from and after the effective date of the annexation of the Subject Property.

9. NOTICES

Any and all notices required or desired to be given hereunder shall be in writing and shall be delivered personally or sent via certified or registered mail, postage pre-paid and addressed as follows:

To the City of Bloomington, Illinois ("City"):

City of Bloomington
Attn: City Manager
115 E. Washington Street
Bloomington, IL 61701

To David Hruska ("Owner"):

2507 W. College Avenue
Normal, IL 61761

or to such other person or address as a party may designate in a like manner.

12. ADOPTION OF ORDINANCES

The City agrees to adopt such ordinances as may be required to give legal effect to the matters contained in this Agreement.

13. GENERAL PROVISIONS

The following general provisions shall apply to this Agreement:

- A. Time of the Essence. Time is of the essence in the performance of this Agreement.
- B. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other rights, remedies, and benefits allowed by law.
- C. Non-Waiver. The City shall be under no obligation to exercise any of the rights granted to it in this Agreement. The failure of the City to exercise at any time any right granted to the City shall not be deemed or construed to be a waiver of that right, nor shall the failure void or affect the City's right to enforce that right or any other right.
- D. Consents. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent shall be in writing.
- E. Governing Law. This Agreement shall be governed by, and enforced in accordance with, the internal laws, but not the conflicts of laws rules, of the State of Illinois.

- F. Severability. It is hereby expressed to be the intent of the parties to this Agreement that should any provision, covenant, agreement, or portion of this Agreement or its application to any Person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any Person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.
- G. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.
- H. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.
- I. Exhibits. The Exhibits attached to this Agreement are, by this reference, incorporated in, and made a part of this Agreement. In the event of a conflict between an exhibit and the text of this Agreement, the text of this Agreement shall control.
- J. Amendments and Modifications. No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved and executed by all parties to this Agreement in accordance with all applicable statutory procedures.
- K. Changes in Laws. Unless otherwise provided in this Agreement, any reference to the Requirements of Law shall be deemed to include any modifications of, or amendments to, the Requirements of Law that may occur in the future.
- L. Authority to Execute. The City hereby warrants and represents to the Owner that the Persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities. The Owner hereby warrants and represent to the City (i) that they are the record and beneficial owner of fee simple title to the Property, (ii) except for a mortgage on the property, no other person has any legal, beneficial, contractual, or security interest in the Property and that annexing the property is not a violation of the security interests, (iii) that it has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Property as set forth in this Agreement, (iv) that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and (v) that neither the execution of this Agreement nor the performance of the obligations assumed by the Owner will (a) result in a breach or default under any agreement to which the Owner is a

party or to which it or the Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Owner or the Property is subject.

- M. Enforcement. The parties to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance, enforce or compel the performance of this Agreement; provided, however, that the Owner agrees that they will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement.
- N. No Third Party Beneficiaries. No claim as a third-party beneficiary under this Agreement by any Person shall be made, or be valid, against the City or the Owner.
- O. Recording. After the Owner has paid to the City an amount sufficient to cover the cost of recording this Agreement, all necessary plats, the affidavit of service of notice as required by Section 7-1-1 of the Illinois Municipal Code, 65 ILCS 5/7-1-1, and the Annexation Ordinance, the City shall promptly cause this Agreement to be recorded in the office of the Recorder of McLean County.
- P. Occupancy Permits. In addition to any other remedies permitted by this Agreement, the failure of Owner to meet any obligation set forth within this Agreement shall be cause for the City to deny and/or revoke any occupancy permit issued on the Premises.

EXECUTED and ADOPTED this ____ day of _____, 2024, at Bloomington, Illinois.

CITY OF BLOOMINGTON

Mboka Mwilambwe, Mayor

ATTEST

Leslie Smith-Yocum, City Clerk

OWNER:

David Hruska

By: _____
Property Owner

Exhibit A
LEGAL DESCRIPTION

Insert from Customer Engineer Survey/Plat

PIN: 20-01-300-004
ADDRESS: 2440 W WASHINGTON ST

DRAFT

Exhibit B
CONCEPT PLAN





REGULAR AGENDA ITEM NO. 5.C.

FOR PLANNING COMMISSION: May 1, 2024

WARD IMPACTED: Ward 7 and City-Wide Impact

SUBJECT: **Z-06-24** - Consideration, review, and action on a request submitted by Christopher B. Burke Engineering, for approval of an Annexation Agreement and Zoning Map Amendment, from County A (Agriculture) to City A (Agriculture) District and County M-2 (General Manufacturing) to City M-2 (General Manufacturing) District, pertaining to: 1) property generally located south of the terminus of Carri Dr., between the Constitution Trail and W. Washington Street (PIN: 20-01-100-031), consisting of approximately 30.8 acres, and 2) property commonly known as 1803 W. Washington Street, (PIN: 21-05-306-002), consisting of approximately 3.3 acres.

RECOMMENDED MOTION:

Motion to establish findings of fact that the request for approval of the proposed Annexation Agreement is ***in the public interest and not solely for the benefit of the Applicant or Property Owner*** and to recommend ***approval*** of the request; Motion to establish findings of fact that the request for approval of the proposed Zoning Map Amendments to the A (Agriculture) District and M-2 (General Manufacturing) District ***are in the public interest and not solely for the benefit of the Applicant or Property Owner*** and to recommend ***approval*** of the request.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 5a. Well-planned City with necessary services and infrastructure

Objective 1d. City services delivered in the most cost-effective, efficient manner

BACKGROUND: The Applicant seeks approval of an Annexation Agreement and Zoning Map Amendment to incorporate the subject properties under the equivalent City Zoning as the currently existing County Zoning. Annexation of Tract A is required to gain contiguity for the annexation of the property at 2440 W. Washington Street that is the subject of case Z-05-24.

Summary of the Request for Tract A:

- Tract A of the subject properties consists of approximately 30.8 acres of active agricultural land located north of West Washington Street.
- The requested zoning is A (Agriculture) District and is appropriate for this property that is not readily served by public water and sewer and is accessed by a sub-standard local road.

- The Agreement secures right-of-way dedication commitments from the Property Owner for the City's Planned/Proposed future transportation and recreational network.
- No exemptions or Variations to the Zoning or Subdivision Code have been requested as part of this Agreement.

Summary of the Request for Tract B (1803 W. Washington):

- Tract B of the subject properties consists of approximately 3.3 acres of land located at the northwest corner of W. Washington Street and Caroline Street, improved with an office building and equipment garage.
- The requested zoning is M-2 (General Manufacturing) District and is appropriate for the property that is currently functioning and surrounded by other M-2 properties and uses.
- The Agreement waives the subdivision requirements for the existing parcel which was created outside of the provisions of our Subdivision Code, but is an existing developed parcel for all other intents and purposes.
- Disconnection from a suspected private water main is required, future connection to a public sanitary sewer main is also required.

For Tract A, the 2035 Comprehensive Plan Future Land Use Map identifies this area as "Future" in the Emerging Areas. The Land Use Priorities Map does not identify this property. This map was adopted in 2015, prior to the introduction of Rivian and Ferraro on the west side of the community. The development of updated maps is under discussion; based on a long-established planned/proposed transportation network and infrastructure planning/feasibility, it can be reasonably expected that the area between the western alignment of Rivian Motorway and Sugar Creek/I-55 will be looked at for residential and low-intensity industrial/commercial uses within the next 5-10 years (see Comprehensive Plan Figure 4-1. Neighborhood Classification Boundaries indicating W. Market Street and W. Washington Street as primary "Transportation Corridors" in the "Emerging" area of West Bloomington).

For Tract B, the 2035 Comprehensive Plan Future Land Use Map identifies this area as "Commercial Activity Center" in the Emerging Areas. The Land Use Priorities Map identifies this property as "Tier 2," land immediately adjacent to the City's incorporated area, and with access to City services.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in The Pantagraph on Monday, April 8, 2024. Courtesy notices were mailed to 36 property owners within 500 feet of the subject properties, as well as to Dale and Bloomington Townships, McLean County, and Unit 5 School District.

FINANCIAL IMPACT: The proposed Annexation and Zoning Map Amendment will add to the City's tax base. The Agreement secures vital infrastructure pathways for the future development throughout the area of "emerging" west Bloomington. The Applicant will be responsible for the construction and cost of any infrastructure for development on the subject property, with tap-on fees contributing to the cost of existing water and sewer infrastructure.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[Z-06-24 - Staff Report](#)

[Staff Report Attachment 5: Draft Annexation Agreement](#)

TO: Planning Commission

FROM: Economic & Community Development Department

DATE: May 1, 2024

CASE NO: Z-06-24, Annexation Agreement & Zoning Map Amendment

REQUEST: Consideration, review, and action on a request submitted by Christopher B. Burke Engineering, for approval of an Annexation Agreement and Zoning Map Amendment, from County A (Agriculture) to City A (Agriculture) District, and County M-2 (General Manufacturing) to City M-2 (General Manufacturing) District, pertaining to: 1) property generally located south of the terminus of Carri Dr., between the Constitution Trail and W. Washington Street (PIN: 20-01-100-031), consisting of approximately 30.8 acres, and 2) property commonly known as 1803 W. Washington Street, (PIN: 21-05-306-002), consisting of approximately 3.3 acres.

BACKGROUND

Request

The Applicant seeks approval of an Annexation Agreement and Zoning Map Amendment to incorporate the subject properties under the equivalent City Zoning as the currently existing County Zoning. The requested zoning for Tract A of the property is A (Agriculture) District and is appropriate for this property that is not readily served by public water and sewer and is accessed by a sub-standard local road. The requested zoning for Tract B of the property is M-2 (General Manufacturing) District and is appropriate for the property that is currently functioning and surrounded by other M-2 properties and uses. Annexation of Tract A is required to gain contiguity for the annexation of the property at 2440 W. Washington Street that is the subject of case Z-05-24.

For Tract A, the Agreement secures right-of-way dedication commitments from the Property Owner for the City's Planned/Proposed future transportation and recreational network. The right to tap (access) public water and sewer are provided to the Owner, upon the availability of such and the payment of applicable fees. Future development of the parcel (and any child parcel) is contingent upon approvals through future processes, including rezoning and subdivision under the applicable Codes at the time of application. Additional review would be required for any Preliminary Subdivision or Planned Unit Development approval, Plat approval, Site Plan approval, and related site and building permits; each of these items is a usual and customary requirement, several of which entail additional future public hearings.

For Tract B (1803 W. Washington), the Agreement waives the subdivision requirements for the existing developed parcel which was created outside of the provisions of our Subdivision Code but is an existing buildable parcel for all other intents and purposes. Disconnection from a suspected private water main is required, with resulting connection to the public main available along W. Washington Street. Future connection, upon availability, to a public sanitary sewer main is also required. Fees as a Condition of Annexation (§ 8.5-205) are required for this parcel that would annex as a commercial zoning classification, but no parkland dedication or transportation-related fees are required.

Property Characteristics

Tract A of the subject properties consists of approximately 30.8 acres of active agricultural land located north of West Washington Street, west of the Constitution Trail crossing past Bloomington Heights Road

and the Ameren electrical substation. No existing Annexation Agreement or Preliminary Plan was found for the subject property. One alignment for the future connection from the Constitution Trail to W. Washington Street runs through the subject property, with flexible location. If developed, the property would be served by the Washington Street sewer main. The property is currently used as cropland and is otherwise unimproved.

Tract B of the subject properties consists of approximately 3.3 acres of land located at the northwest corner of W. Washington Street and Caroline Street, improved with an office building and equipment garage. No existing Annexation Agreement was found for the subject property. It is surrounded on all sides by incorporated property or City right-of-way, and is accessible by both W. Washington Street and Caroline Street. Public water is immediately adjacent. It is likely that the existing sanitary sewer is connected to one of the private combined sewers in the area; an alternative solution does not exist at this time but is pondered in the provisions of the Annexation Agreement. This property is within the FEMA Regulatory Floodway for Sugar Creek.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, April 8, 2024. Courtesy notices were mailed to 36 property owners within 500 feet of the subject property.

Surrounding Zoning and Land Uses

	Zoning	Land Use(s)
North	M-2 (General Manufacturing)	Trade and Construction Services, Public Utilities
South	P-2 (Public Lands & Institutions)	Cemetery
East	M-2 (General Manufacturing)	Right-of-Way, Office, Warehouse
West	M-2 (General Manufacturing)	Trade and Construction Services

ANALYSIS

Comparison of Existing and Proposed Districts - Tract A

Existing Zoning: County A (Agriculture) District

Agricultural land is under urban pressure from expanding incorporated areas. This urban pressure takes the form of scattered development in wide belts around the incorporated communities of McLean County, brings conflicting land uses into juxtaposition, creates high costs for public services and stimulates land speculation. Certain agricultural land constitutes unique and irreplaceable land resources. It is the purpose of the Agriculture District to provide a means by which agricultural land may be protected and enhanced as an economic and environmental resource of major importance to the County (McLean County Code § 350-35).

Proposed Zoning: A (Agriculture) District

The intent of this A-Agriculture District is to govern the use of land, buildings, and structures within areas of the City where soil, topographic, and other conditions are best suited for the pursuit of agriculture or where essential community facilities or utilities do not yet or are not reasonably expected to serve the property. These regulations are further intended to provide for the protection and conservation of natural resources, to prevent or minimize conflicts between agriculture and non-agricultural land uses; act as a holding zone for annexed land prior to timely development; and to facilitate orderly and efficient urban development by preventing a scattered and indiscriminate pattern of urban growth (§ 44-301).

Comparison of Existing and Proposed Districts - Tract B (1803 W. Washington)

Existing Zoning: County M-2 (General Manufacturing) District

The M-2 General Manufacturing District is intended for the purpose of allowing basic or primary industries which are generally not compatible with residential and/or commercial activity. Certain extremely obnoxious or hazardous uses will require special permission to locate in this district. (McLean County Code § 350-40A).

Proposed Zoning: M-2 (General Manufacturing) District

The intent of this M-2 General Manufacturing District is to provide for the more intense types of industrial and manufacturing uses which generally exhibit higher levels of objectionable external effects. This district should not be located adjacent to residential districts, and its contiguity to commercial and business areas should, wherever possible, be avoided. Uses permitted in this district will provide for those basic industries needed to expand employment opportunities within the City (§ 44-601B).

Compliance with the Comprehensive Plan

The proposed Annexation and Zoning Map Amendment contribute to the following Goals and Objectives:

- Goal UEW-1 (Provide quality public infrastructure within the City to protect public health, safety and the environment), Objectives UEW-1.2 (Expand City's infrastructure, as needed, while supporting the overall goal of compact growth and vibrant urban core) and UEW-1.5 (Reliable water supply and distribution system that meets the needs of the current and future residents); and
- Goal TAQ-1 (A safe and efficient network of streets, bicycle-pedestrian facilities and other infrastructure to serve users in any surface transportation mode), Objectives TAQ-1.1 (Maintenance and development of a continuous network of arterial, collector and local streets that provides for safe and efficient movement of people, goods and services between existing and proposed residential areas and major activity centers, maximizes walkability, and provides multimodal linkages to the state and interstate highway system), TAQ-1.5 (Plan for appropriate and safe access to major surface transportation facilities, including arterial and collector streets); and
- Goal HL-1 (Create a park and green space system that provides for a variety of active and passive recreational and wellness activities for current and future residents), Objective HL-1.3 (Enhance the walking, jogging and biking trails system); and
- Goal CF-1 (Continue to provide quality public facilities and services), Objectives CF-1.1 (Provide adequate City services for current and new annexations) and CF-1.4 (Focus resources on maintaining and developing facilities that support the goal of contiguous and compact growth).

For Tract A, the 2035 Comprehensive Plan Future Land Use Map identifies this area as "Future" in the Emerging Areas. The Land Use Priorities Map does not identify this property. This map was adopted in 2015, prior to the introduction of Rivian and Ferraro on the west side of the community. The development of updated maps is under discussion; based on a long-established planned/proposed transportation network and infrastructure planning/feasibility, it can be reasonably expected that the area between the western alignment of Rivian Motorway and Sugar Creek/I-55 will be looked at for residential and low-intensity industrial/commercial uses within the next 5-10 years (see Comprehensive Plan *Figure 4-1. Neighborhood Classification Boundaries* indicating W. Market Street and W. Washington Street as primary "Transportation Corridors" in the "Emerging" area of West Bloomington).

For Tract B, the 2035 Comprehensive Plan Future Land Use Map identifies this area as "Commercial Activity Center" in the Emerging Areas. The Land Use Priorities Map identifies this property as "Tier 2," land immediately adjacent to the City's incorporated area, and with access to City services.

STANDARDS FOR REVIEW FOR ZONING MAP AMENDMENTS

The Planning Commission shall hold at least one public hearing on any proposed Zoning Map Amendment and report to the Council its findings of fact and recommendations. Recommendations shall be made upon the determination that the Map Amendment is in the public interest and not solely for the benefit of the applicant, based upon considering the factors listed in § 44-1706E(2) and discussed below.

Chapter 44 (Zoning) was updated in February of 2023; Chapter 8.5 (Annexation) was not updated concurrently. The more comprehensive Chapter 44 criteria has been used for this review since the Planning Commission's primary obligation (§ 8.5-203D) is to evaluate the proposed Zoning Map Amendment(s) (§ 44-1706E(2)(a)[1] - § 44-1706E(2)(a)[11]) versus (§ 8.5-203D(1) - § 8.5-203D (8)).

Request for Zoning Map Amendment to A and M-2

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

For Tract A, Uses permitted within the current County A (Agriculture) District are oriented to the production and management of agricultural crops, and normal accessory uses like low-density single-family dwellings, and processing or storage facilities. Other commercial recreation and potentially noxious uses that require large amounts of land and/or separation from populated areas may also be permitted. Many of the uses in this District are reliant upon well and septic to supply potable water and refuse disposal, due to the extended distance between users and the expense of installing and maintaining public utility infrastructure. In the not-too-distant future, continued agricultural operation of the property may no longer be the highest and best use of the property, as access to water and sewer infrastructure expands in the vicinity and transportation infrastructure is improved to support employment centers on the western edge of the City.

For Tract B, the subject property is appropriate for few uses permitted in the County or City's Zoning Code, due to the insurance and Code requirements for structures and many lending restrictions for properties within the Regulatory Floodway. Uses with low "built areas" requirements or with flexibility in finish floor elevation are typically those that are most suitable for these properties; M-1 and M-2 uses tend toward these characteristics more than those of most other Districts. Additional development or redevelopment is not prohibited but does have regulatory hurdles that a homeowner or residential contractor may find overly burdensome, while many industrial operators are used to working with State or Federal permitting agencies and may find the coordination more manageable.

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

For Tract A, The property has never been developed and is currently used as cropland, but it is now effectively within a large "donut-hole" of developed land and City existing or planned infrastructure, with property to the north (Nord Farms and Constitution Trail) having been annexed in 2005 to out past Rivian Motorway, and property further south having been annexed out past Mitsubishi Motorway in 1996/2001 (Heartland Hills, Fox Creek, future regional park). See also the discussion of "Compliance with the Comprehensive Plan" in the prior portion of this report. For Tract B, the property is not vacant and has been used functionally in the M-2 (County) zoning; assignment of the M-2 (City) zoning would allow it to continue to function as such.

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

For Tract A, physically, the subject property would be appropriate for most uses permissible in the City's Zoning Code. The property does not hold any major drainage ways, flood zones, or natural features. There are minor topographic changes on the subject property, with most of the site falling

within the 790-800 range. For Tract B, the physical and environmental restrictions of the subject property remain, as discussed above. Uses found in the Manufacturing Districts list of Permitted Uses may be most practicable.

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

For Tract A, the adjacent properties are zoned County A (Agriculture), and County or City M-1 (Restricted Manufacturing), or City B-1 (General Commercial) and are in a variety of stages of development, mostly consisting of active agricultural fields, single-family residential uses, or low-intensity industrial.

A notable difference is the County-zoned M-1 property which holds the Ameren West Market Street Substation, an extremely high voltage station hosting connections of 100-161 kV with significant capacity remaining at the interconnection point near W. Washington Street. The lack of available water/sewer infrastructure, combined with the available capacity for grid connection make this and any surrounding property prime candidates for the installation of alternative energy uses, regardless of whether that installation is within the County or City.

For Tract B, the adjacent properties are zoned City/County M-2 (General Manufacturing), City B-1 (General Commercial), or P-2 (with a cemetery use), so the character of the uses and impacts are of similar intensity as the proposed zoning. However, within two blocks (less than a 5-minute walk) of the subject property residential Districts begin and spread widely to the east.

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

For Tract A, the relative gain for the Owner from the Map Amendment itself is minimal, as similar uses are permissible in both the County and City Agricultural zoning districts. The gain to the community, should the Map Amendment be approved, is real and meaningful, due to the decreased potential for noxious uses (including mining and stock yards) near the Constitution Trail and other developing City properties.

For Tract B, the relative gain for the Owner from the Map Amendment is minimal, as similar uses are permissible in both Districts and they are already served by public water and sewer. However, the gain to the community, should the Map Amendment be approved, is real and meaningful, due to the decreased potential for certain noxious uses that are permitted by right within the County M-2 Zoning but not City M-2 Zoning, like a Solid Waste Transfer Station or Asphalt or concrete plant, which may not be appropriate in such close proximity to an established residential neighborhood.

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

For Tract A, the Annexation Agreement requires the Property Owner to dedicate right-of-way for the future improvement of W. Washington Street, and to pay applicable substandard road fees, triggered upon improvement of the subject property and road. No public road network is required for implementation of the currently proposed development on the site; the property owner or developer would be responsible for the cost of any internal circulation. For Tract B, the existing street network adequately serves the subject property.

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

the area.

Stormwater management for development on either Tract of the subject property will be managed according to the City's Manual of Practice, requiring onsite management in almost all instances and that the post-development condition is no worse than the pre-development condition in all cases.

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

For Tract A, the Agreement does not obligate the City to extend, or the Property Owner to connect, to public water or sanitary sewer at this time; provisions are included for allowing access should the City extend services in the future, and for requiring any public infrastructure installed by the Property Owner to facilitate the extension of such services be built in an appropriate manner. The property is easily served by Bloomington fire and police protection. The property is already annexed to the Bloomington-Normal Water Reclamation District and is part of the Unit 5 School District.

For Tract B, service by City Fire and Police will likely improve coordination and decrease confusion in this area (see Attachment 4 "Tract B Public Safety Service Map"). Both adjacent roads are already maintained by the City and all surrounding properties are served by City solid waste disposal. The property will be annexed to the Bloomington-Normal Water Reclamation District and is already part of the Unit 5 School District.

- 9. The extent to which property values are diminished by the restrictions of the proposed zoning.**

For Tract A, property values are unlikely to be diminished by the Map Amendment. Uses permissible in the City A (Agriculture) District are similar to those permissible on the adjacent County "A" parcels, with a reduction in permissions for by-right residential uses, as well as significant reduction in uses that the City would ascribe as appropriate in only Commercial or Industrial zoning districts. For an area that is primarily single-family homes and productive agricultural fields, the Zoning Map Amendment is actually protective of values by safeguarding the consistency of that character as compared to the potential for significant change within the currently assigned district.

For Tract B, the physical and environmental restrictions of the subject property remain, as discussed above. Assignment of the City-equivalent of the current zoning, which is already present on surrounding properties is unlikely to be detrimental.

- 10. Whether a Comprehensive Plan for land use and development exists, and whether the amendment is in harmony with it.**

See prior discussion of "Compliance with the Comprehensive Plan" in this report.

- 11. Whether the City needs more of the types of uses allowed in the proposed district.**

For Tract A, the City does not necessarily need more of the types of uses allowed in the proposed district (agriculture, forestry, and low-intensity single-family dwellings are as appropriate in the County as they are in the City, and other income-generating land uses or moderate- to high-intensity residential uses are not permitted in "A"), the City does need to ensure the long-term viability of this area's public infrastructure and transportation network, which necessitates governance by our Subdivision and Zoning Codes through annexation. Annexation as A (Agriculture) District results in the least change possible as part of that process.

For Tract B, the City does not necessarily need more of the types of uses allowed in the proposed district, because—for all intents and purposes other than jurisdiction—the subject property has been

functioning as a part of the City community and economy for many years already.

ADDITIONAL STANDARDS FOR REVIEW FOR ANNEXATION

Both the Planning Commission and City Council shall conduct public hearings on the Agreement. The Planning Commission shall make its recommendation to the City Council after conducting its hearing. Recommendations shall be made...giving due consideration for the purpose and intent of Chapter 44, Article I, of the Bloomington City Code - 1960, including the following specific purposes (§ 8.5-203D(9)):

(a) To conserve and protect the taxable value of land and structures;

Standards five and nine for approval of Zoning Map Amendments speak to this purpose. Incorporation of Tract A as Agricultural land is additionally protective of the row-crop nature of the existing land by removing the potential for the development of more commercial/industrial “agricultural” uses, while securing the land required for infrastructure to support future community development protects the value of surrounding properties and increases the value of the subject property should they choose to pursue alternate use in the future. For Tract B, the associated formalization of the parcel as a legal/buildable parcel, the direct connection to public water, and the ability to work toward formal disconnection from the property adjacent to the west (future direct connection to sanitary sewer) is likely to improve both the real and taxable value of the property by removing some of the hurdles to future improvement or sale.

(b) To protect the air, water and land resources within the City from the hazards of pollution and misuse;

Standards three and eight for approval of Zoning Map Amendments speaks to this purpose. Compliance with the City Code, once annexed, will be generally protective from the hazards of pollution and misuse; the Agreement states all public hearing and normal permitting processes shall be followed, and no Variations to the Code are requested or included as part of the Agreement. One waiver from Chapter 24 (having to final plat) Tract B is provided since an Annexation Plat will be required as part of the incorporation process and no right-of-way or easement dedications have been identified as necessary.

(c) To protect land and structures from natural hazards; including flooding and erosion;

Standard seven for approval of Zoning Map Amendments speaks to this purpose. Incorporation and development of this property, when in compliance with the Manual of Practice—which is the expectation and requirement of such—will address onsite and localized flooding issues.

(d) To preserve and protect historic locations, structures and groups of structures;

For Tract A, this standard is not applicable; this property is unimproved. For Tract B, this standard is also not applicable as the only structure on site is not a historic resource.

(e) To preserve and protect and encourage the development of structures, groups of structures and neighborhoods of distinctive architectural character and appearance;

Standard four for approval of Zoning Map Amendments speaks to this purpose. No urban or neighborhood development is pondered on either Tract at this time.

(f) To provide for the orderly and functional arrangement of land uses and structures;

Standard two for approval of Zoning Map Amendments speaks to this purpose. For Tract A, no urban

or neighborhood development is pondered at this time, but Annexation and the securing of necessary right-of-way supports orderly and functional arrangement of land uses and structure in future development in this part of “emerging” west Bloomington. For Tract B, the subject property is already placed within the context of the developed land in the community.

(g) To establish standards for the orderly development or redevelopment of geographic areas within the City;

The Agreement codifies and secures existing standards for transportation infrastructure, helping to guide orderly development of this area of the community in the future. Further, the Agreement does not exempt the subject property or Property Owner from any of the established standards for planning and development within the City but specifies that future subdivision and development of the Premises shall be by applicable governing Codes at that time.

(h) To secure for the public locations for housing, employment, shopping, education and recreation that are adequate in terms of health, safety, convenience and number;

Standards six and 11 for approval of Zoning Map Amendments speak to this purpose. This Agreement and Annexation does not secure locations for the development of such, but does secure vital infrastructure pathways to support the future development of those locations throughout the area of “emerging” west Bloomington, and provides additional infrastructure resources to an existing employment center.

(i) To facilitate the adequate provision of transportation, water, sewage disposal, schools, parks and other public facilities;

Standard eight for approval of Zoning Map Amendments speak to this purpose. This Agreement and Annexation secure vital infrastructure pathways for the future development throughout the area of “emerging” west Bloomington and provides a plan and mechanism for providing appropriate water, sewage, and solid waste disposal to the existing business on Tract B.

(j) To conserve and protect natural resources including prime agricultural land, mineral resources and areas of scientific interest;

Standard one for approval of Zoning Map Amendments speak to this purpose. Limiting the uses on Tract A to those permissible in the City A (Agriculture) District is protective of the current use as row-crop agriculture for as long as that serves as the highest and best use. Annexation and the securing of right-of-way helps to protect natural resources and agricultural productivity elsewhere by reducing the risk that development will “leapfrog” which commonly happens when implementing a common-sense infrastructure network becomes difficult because arterial roads and public water/sewer are not planned in advance. For Tract B, efforts that encourage the continued operation and improvement of properties already within the City’s sphere of influence pursue the same goal.

(k) To permit public involvement in the planning of private land uses which have the potential for significant impact on the use and enjoyment of surrounding property or on the public resources and facilities of the City of Bloomington; and

Approval of the Agreement and Zoning Map Amendment after public hearings and Council review would be the result of a fair, equitable, and orderly public review and participation process.

(l) To promote the Official Comprehensive Plan adopted by the City of Bloomington.

During drafting and adoption of the Comprehensive Plan, certain assumptions were made regarding

what and where the primary drivers of development would be over the planning horizon of 2015-2035, but a number of those (including the Eastside Highway and Hershey Road extension) have not come to fruition and the development they would have spurred has not progressed. While other areas within our extraterritorial jurisdiction (primarily to the south and east) also have the potential for development to support this growth, none are so uniquely positioned to allow our community to expand within a focused area (between the long-established Mitsubishi/Rivian Motorway alignment and existing City limits), in synchronization with planned improvements by BNWRD and the need for proximate and supportive uses for two growing employment centers. Adoption of the subject Agreement, and Annexation of this property, is an important step in the long-range planning that will help ensure the City's Core Values of Solid Infrastructure, Healthy Community, Stable Economy, and Efficient Government are implemented as development pressure rises with the need to supply and house a local workforce for our growing economy.

Upon a vote, the Planning Commission will forward its recommendation to City Council. Council will then conduct a second public hearing, and approve or reject the Agreement on the basis of:

1. The facts presented at the public hearings; and
2. The recommendations of the Planning Commission; and
3. The recommendations of the City Staff.

STAFF RECOMMENDATION

Staff finds that the standards for an Annexation Agreement have been adequately addressed in the Draft Agreement, after reviewing the relevant factors for consideration, and recommends the Planning Commission take the following action(s):

Motion to establish findings of fact that the request for approval of the proposed Annexation Agreement is in the public interest and not solely for the benefit of the Applicant or Property Owner and to recommend approval of the request.

Staff additionally finds that the proposed Zoning Map Amendments are in the public interest and not solely for the benefit of the Applicant, after reviewing the relevant factors for consideration, and recommends the Planning Commission take the following action(s):

Motion to establish findings of fact that the request for approval of the proposed Zoning Map Amendments to the A (Agriculture) District and to the M-2 (General Manufacturing) District are in the public interest and not solely for the benefit of the Applicant or Property Owner and to recommend approval of the request.

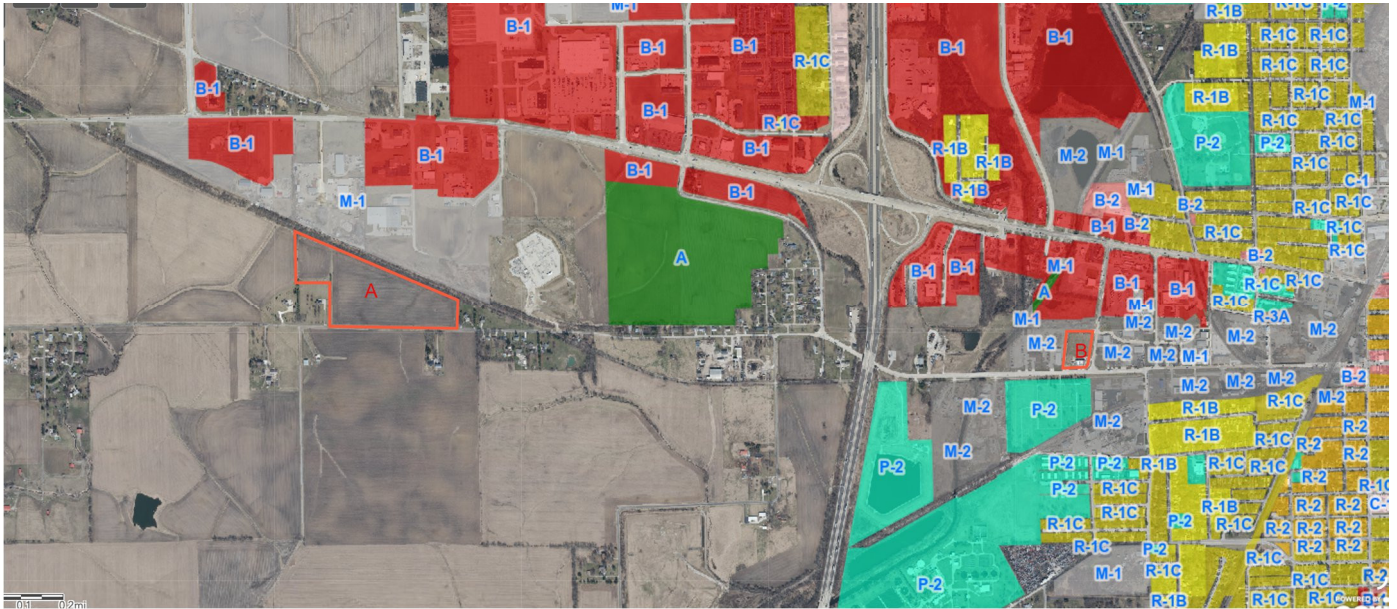
Respectfully submitted,
Alissa Pemberton
City Planner

Attachments:

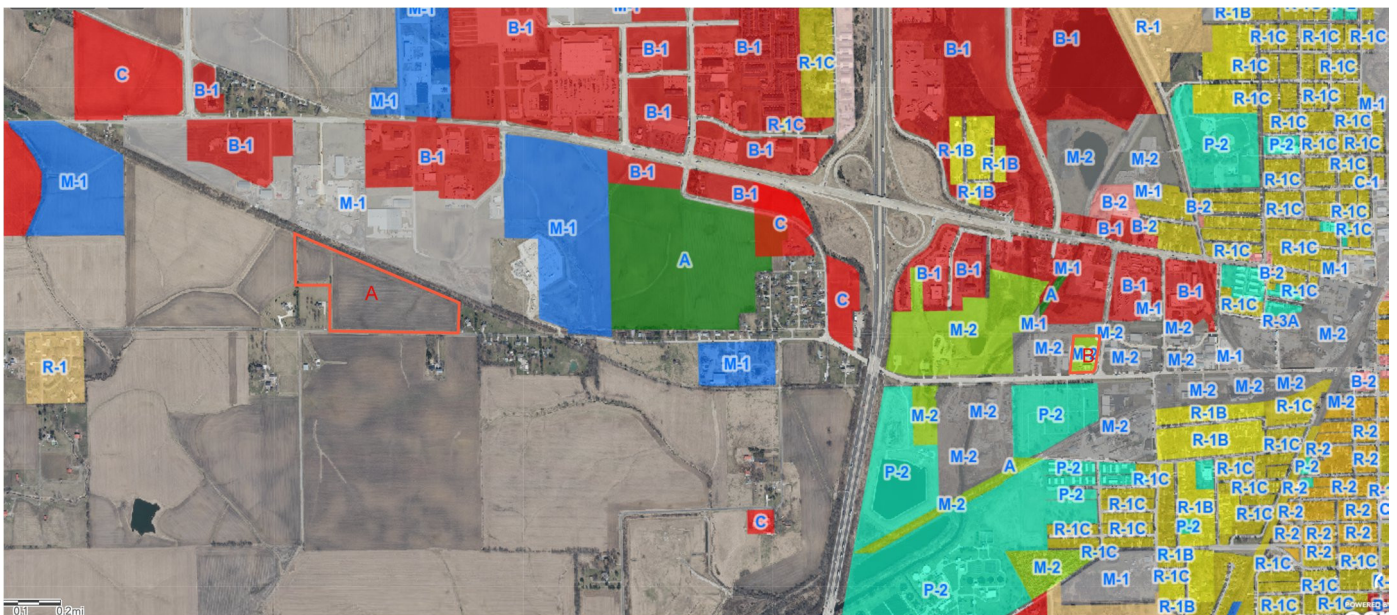
1. Zoning Map
2. Aerial Image
3. Neighborhood notice map
4. Tract B Public Safety Service Map
5. Draft Annexation Agreement

Attachment 1: Zoning Map

City of Bloomington Zoning Only



County and Town of Normal Zoning Included

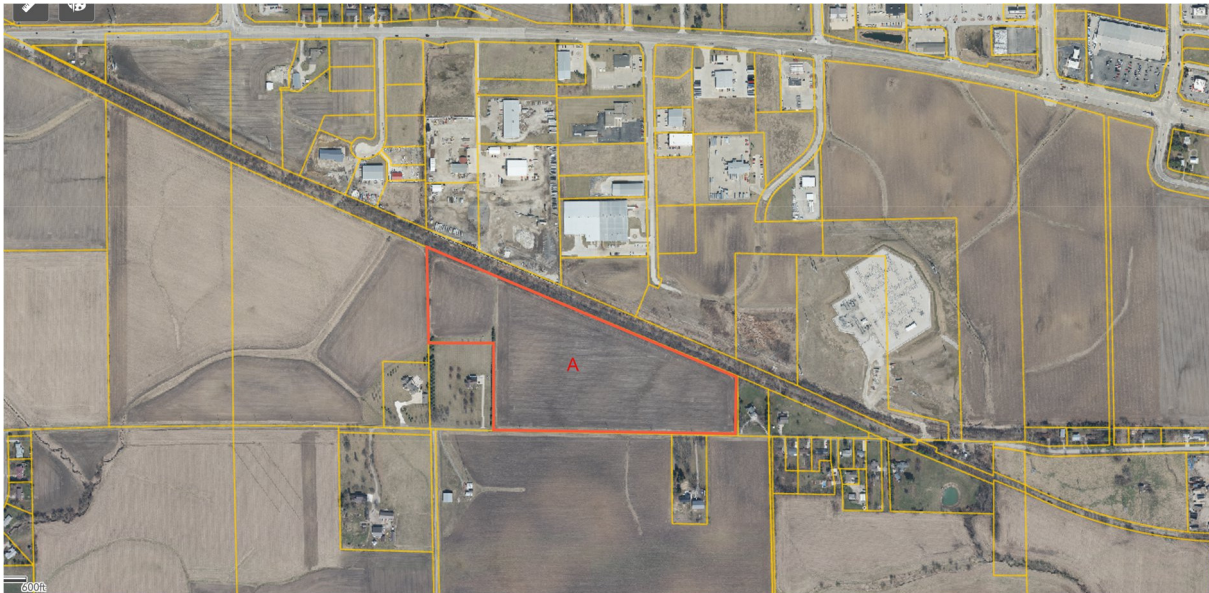


Attachment 2: Aerial Image

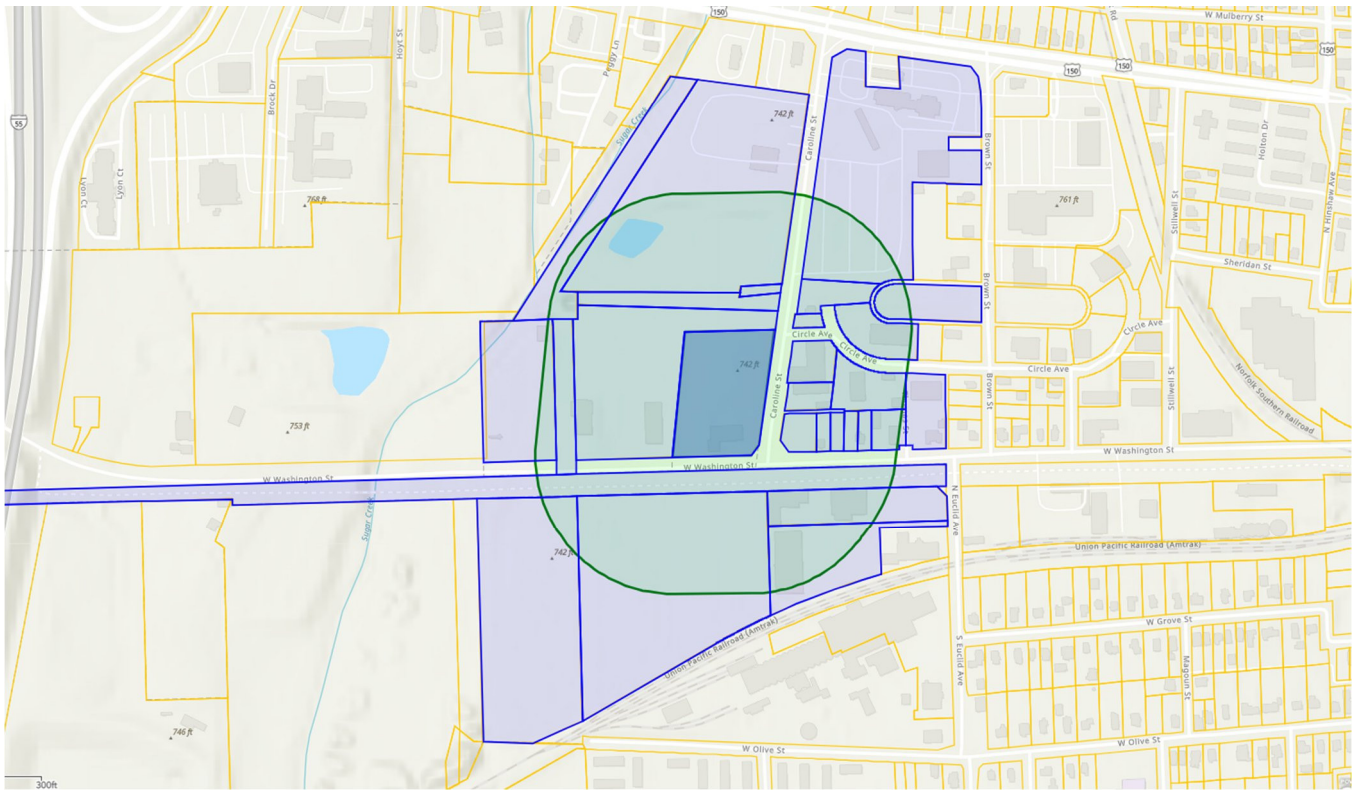
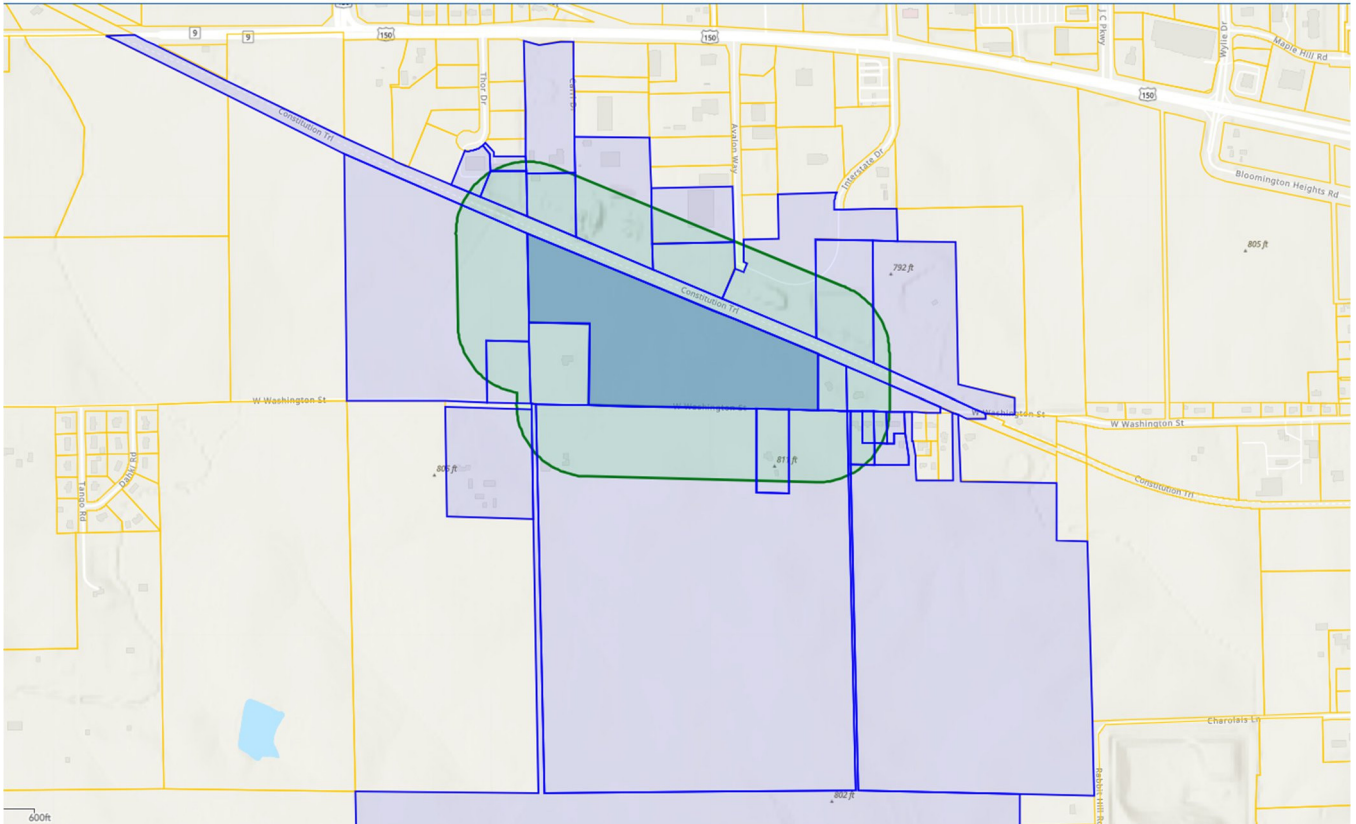
Community Scale



Planning Area Scale



Attachment 3: Neighborhood Notice Map



Attachment 4: Tract B Public Safety Service Map



ANNEXATION AGREEMENT

Pursuant to legislative authorization found in Article 11, Division 15.1 of the Illinois Municipal Code, (65 ILCS 5/11-15.1-1 et seq.) for and in consideration of the mutual promises herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned City of Bloomington, Illinois, a Municipal Corporation, hereinafter referred to as “City” and Joseph A. & Carri G. Sharf, hereinafter referred to as “Owners” enter into this Annexation Agreement (“Agreement”) for the annexation of property into the City. Owners shall refer to Joseph A. & Carri G. Sharf, their successors or assigns.

WHEREAS, Owners are the owner of two Tracts of land totaling approximately 33.87 acres, less public right-of-way, with frontage on West Washington Street and hereinafter described on Exhibit “A,” which is attached hereto and made a part hereof by this reference (hereinafter “Premises” or “Property”); and

WHEREAS, the Owners are desirous of having the Premises annexed to the City and the City is desirous of annexing said premises; and

WHEREAS, said Premises is not within the corporate limits of any municipality, but is contiguous to the City; and

WHEREAS, the Owners are desirous of having Tract A of the Premises zoned A (Agricultural) District upon annexation to the City (all Lots referenced shall include any subdivisions thereof); and

WHEREAS, the Owners are desirous of having said Tract B of the Premises zoned M-2 (General Manufacturing) District upon annexation to the City (all Lots referenced shall include any subdivisions thereof); and

WHEREAS, the Owners are desirous of having Subdivision requirements of Chapter 24 waived for said Tract B upon annexation to the City, until further subdivision or modifications to the subject parcel occur; and

WHEREAS, the Owners have given all notices required to be given by Section 7-1-1 of the Illinois Municipal Code (65 ILCS 5/7-1-1).

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the receipt and sufficiency of which are hereby acknowledged, the City and Owners agree as follows:

1. ANNEXATION PETITIONS.

Owners, subject to the terms and conditions set forth in this Agreement, will petition the City of Bloomington, requesting annexation of the property, identified on Exhibit “A” to the City’s corporate limits, no later than 30 days after approval and execution of this Annexation Agreement. The City shall publicize and give such notices and conduct such public hearings as are required to annex the Premises, including specifically, public hearings on this annexation agreement conducted after notice as required by law and ordinance.

2. ANNEXATION.

Upon Owners' Petition, the City agrees to adopt an Ordinance annexing the property, described on Exhibit "A."

3. ZONING.

City agrees to zone Tract A of the Premises legally described on Exhibit "A", upon annexation, to the A (Agricultural) District, and Tract B of the Premises legally described on Exhibit "A", upon annexation, to the M-2 (General Manufacturing) District, subsequent to any public hearings required by the City Code.

4. DEVELOPMENT OBLIGATIONS.

With regard to the annexation and development of the Premises, the installation of public improvements within and serving the Premises and the use and development of the Premises during the life of this agreement, the following shall apply:

Note: Bonds shall be provided for all public improvements as set forth in the City Code. All public improvements shall be constructed within dedicated public right-of-way or dedicated easements.

- A. The Owners shall have the following obligations related to Tract A (PIN: 20-01-100-031):

(1) Transportation - W. Washington Street

- (a) At the Time of Annexation: The Owners shall dedicate right-of-way along the entire southern border of the Property that fronts W. Washington Street, extending 45-feet from the middle-line, for the future street widening and improvement of such.
- (b) At the completion of the road being modified to City Minor street standards, or at Final Platting, whichever occurs last, the Owners shall pay the Adjacent Substandard Roadway fee. The fee shall reflect the cost, per foot of frontage, of one half the per foot cost of a 30' wide local street section. Said fee is currently \$175 per foot (1/2 of \$350 per foot). Beginning from the date of this agreement, this fee shall be increased at a rate of 6% simple interest or based on the Consumer Price Index (CPI), whichever is lower at the time of payment. At Owners' option, the fee may be paid at any time in advance of it becoming due.

(2) Transportation - Constitution Trail Extension

- (a) Upon Subdivision of the Premises, or at the request of the City: The Owners shall dedicate a north-south 50-foot-wide right-of-way, extending from the existing Constitution Trail at the northern boundary of the Premises to W. Washington Street at the southern boundary of the Premises.

(3) Water

- (a) Upon extension of a public water main to an area adjacent to the Premises, the Owners may tap such main.
- (b) The Owners shall be responsible for payment of tap-on fees prior to connection to public water, based upon the requirements of the City Code at the time connection is sought.

(4) Sanitary Sewer

- (a) Owners may tap and use the sanitary sewer main running adjacent to the north boundary of the Premises.
- (b) The Owners shall be responsible for payment of tap-on fees prior to connection to the public sanitary sewer main, based upon the requirements of the City Code at the time connection is sought.

(5) Fees

- (a) Annexation Fees shall be applied at the time of final platting, if the Premises is developed with residential or commercial uses during the enforceable duration of this Agreement.
- (b) No Parkland Dedication fees shall be required unless the property is developed with residential uses during the enforceable duration of this Agreement; then they shall be charged as per the applicable governing Code(s) at that time.

B. The Owners shall have the following obligations related to Tract B (PIN: 21-05-306-002):

- (1) Subdivision -The City shall waive subdivision requirements of Chapter 24 for the existing parcel and recognize the existing parcel as buildable.

(2) Water

- (a) If the property is currently served by City water through a private connection associated with the parcel adjacent to the west (21-05-306-003), the Premises shall be required to disconnect from the private line and identify a plan for connection to the City's water main (available along the southern border of the Property) within 30 days of execution of this Annexation Agreement, resulting in installation of a dedicated water service for the annexing Property prior to Occupancy of the subject property.
- (b) If the property is not currently served by City water service, the Owners may, at their election, tap the public water main running along the

southern border of the Property to install a dedicated water service to facilitate development on the subject Property.

- (c) The Owners shall be responsible for payment of tap-on fees of \$8,738.82 prior to connection.

(3) Sanitary Sewer

- (a) Upon extension of a public sanitary sewer to an area adjacent to the Premises, the Owners may tap such sewer.
- (b) If the property is currently served by sanitary through a private connection associated with an adjacent parcel, the Premises shall be required to disconnect from the private line and tap the newly available public sanitary sewer within 12 months of its availability, resulting in installation of a dedicated sanitary service for the subject property.
- (c) The Owners shall be responsible for payment of tap-on fees prior to connection to public sanitary sewer, based upon the requirements of the City Code at the time connection is sought.

(4) Fees

- (a) Annexation Fees of \$9,330.55 shall be applied at the time of annexation, payable prior to recording of the Annexation Plat.

- D. Future subdivision and development of the Premises shall be by applicable governing Codes at that time.

5. OBLIGATION TO DEVELOP PER CODE.

In the construction and use of improvements on the subject Premises the Owners shall comply with all zoning, subdivision, building, mechanical and other applicable codes and ordinances of the City of Bloomington in effect at that time. Bonds shall be provided for all public improvements as set forth in the City Code.

6. ANNEXATION TO OTHER TAXING DISTRICTS.

That Owners, as soon as practicable, but not later than 30 days from the date of annexation to the City, shall file and thereafter diligently pursue the necessary petition to annex the Premises to the Bloomington-Normal Airport Authority and the Bloomington and Normal Water Reclamation District, if not already annexed to such.

7. COVENANTS AND AGREEMENTS

The covenants and agreements contained in the Agreement shall be deemed to be covenants running with the land during the term of this Agreement, shall inure to the benefit and be binding upon the heirs, successors and assigns of the parties hereto.

8. TERM

The term of this Agreement shall be for twenty (20) years from and after the effective date of the annexation of the Subject Premises.

9. NOTICES

Any and all notices required or desired to be given hereunder shall be in writing and shall be delivered personally or sent via certified or registered mail, postage pre-paid and addressed as follows:

To the City of Bloomington, Illinois ("City"):

City of Bloomington
Attn: City Manager
115 E. Washington Street
Bloomington, IL 61701

To Joseph A. and Carri G. Scharf ("Owner"):

7 Carri Drive
Bloomington, IL 61704

or to such other person or address as a party may designate in a like manner.

12. ADOPTION OF ORDINANCES

The City agrees to adopt such ordinances as may be required to give legal effect to the matters contained in this Agreement.

13. GENERAL PROVISIONS

The following general provisions shall apply to this Agreement:

- A. Time of the Essence. Time is of the essence in the performance of this Agreement.
- B. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other rights, remedies, and benefits allowed by law.
- C. Non-Waiver. The City shall be under no obligation to exercise any of the rights granted to it in this Agreement. The failure of the City to exercise at any time any right granted to the City shall not be deemed or construed to be a waiver of that right, nor shall the failure void or affect the City's right to enforce that right or any other right.

- D. Consents. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent shall be in writing.
- E. Governing Law. This Agreement shall be governed by, and enforced in accordance with, the internal laws, but not the conflicts of laws rules, of the State of Illinois.
- F. Severability. It is hereby expressed to be the intent of the parties to this Agreement that should any provision, covenant, agreement, or portion of this Agreement or its application to any Person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any Person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.
- G. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.
- H. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.
- I. Exhibits. The Exhibits attached to this Agreement are, by this reference, incorporated in, and made a part of this Agreement. In the event of a conflict between an exhibit and the text of this Agreement, the text of this Agreement shall control.
- J. Amendments and Modifications. No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved and executed by all parties to this Agreement in accordance with all applicable statutory procedures.
- K. Changes in Laws. Unless otherwise provided in this Agreement, any reference to the Requirements of Law shall be deemed to include any modifications of, or amendments to, the Requirements of Law that may occur in the future.
- L. Authority to Execute. The City hereby warrants and represents to the Owners that the Persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities. The Owners hereby warrant and represent to the City (i) that they are the record and beneficial owners of

fee simple title to the Property, (ii) except for a mortgage on the property, no other person has any legal, beneficial, contractual, or security interest in the Property and that annexing the property is not a violation of the security interests, (iii) that it has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Property as set forth in this Agreement, (iv) that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and (v) that neither the execution of this Agreement nor the performance of the obligations assumed by the Owners will (a) result in a breach or default under any agreement to which the Owners are a party or to which it or the Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Owners or the Property is subject.

- M. Enforcement. The parties to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance, enforce or compel the performance of this Agreement; provided, however, that the Owners agree that they will not seek, and do not have the right to seek, to recover a judgment for monetary damages against the City, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement.
- N. No Third Party Beneficiaries. No claim as a third-party beneficiary under this Agreement by any Person shall be made, or be valid, against the City or the Owners.
- O. Recording. After the Owners have paid to the City an amount sufficient to cover the cost of recording this Agreement, all necessary plats, the affidavit of service of notice as required by Section 7-1-1 of the Illinois Municipal Code, 65 ILCS 5/7-1-1, and the Annexation Ordinance, the City shall promptly cause this Agreement to be recorded in the office of the Recorder of McLean County.
- P. Occupancy Permits. In addition to any other remedies permitted by this Agreement, the failure of Owners to meet any obligation set forth within this Agreement shall be cause for the City to deny and/or revoke any occupancy permit issued on the Premises.

EXECUTED and ADOPTED this ____ day of _____, 2024, at Bloomington, Illinois.

CITY OF BLOOMINGTON

Mboka Mwilambwe, Mayor

ATTEST

Leslie Smith-Yocum, City Clerk

OWNER:

By: _____
Joseph A. Scharf

By: _____
Carri G. Scharf

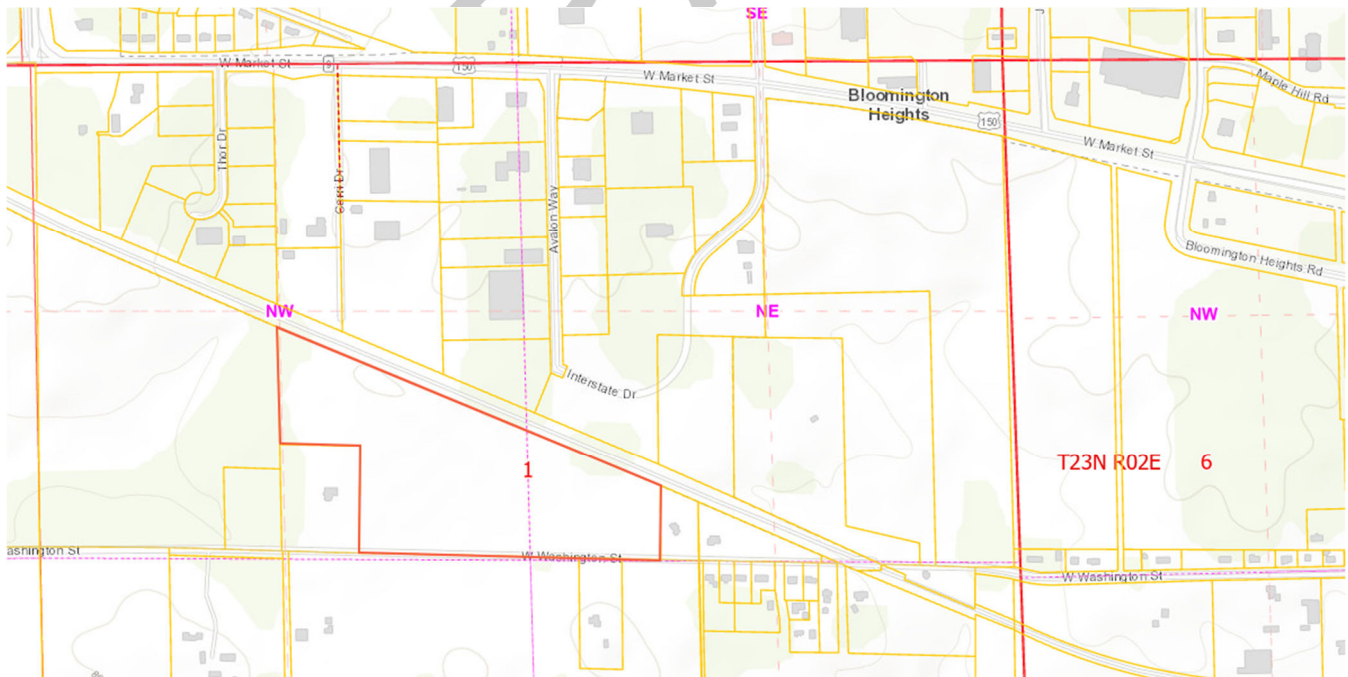
DRAFT

**Exhibit A
LEGAL DESCRIPTION**

TRACT A

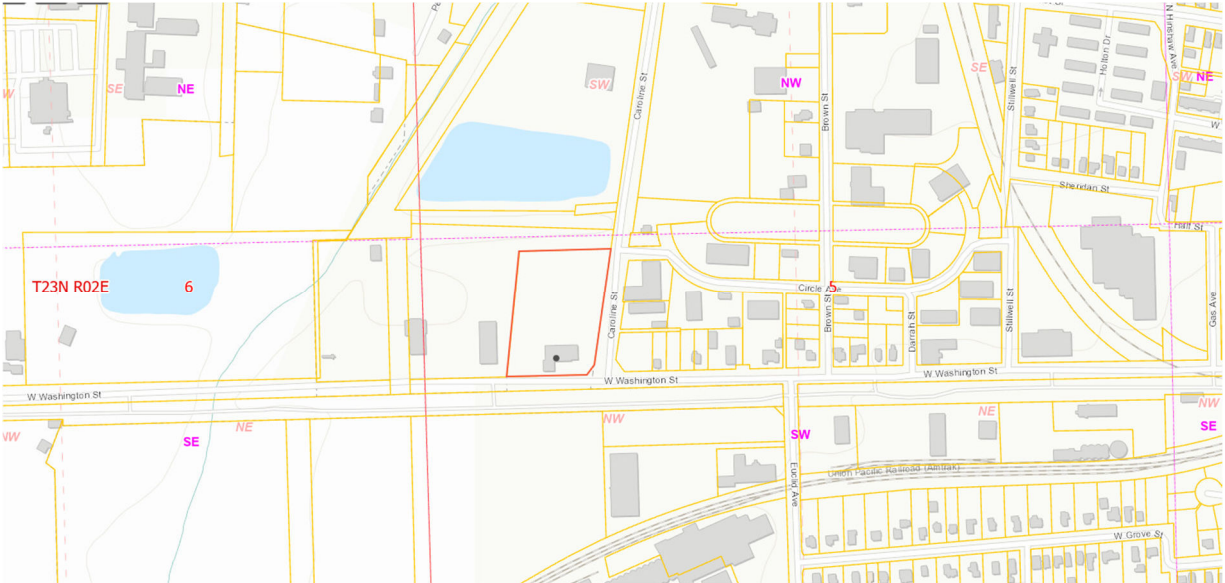
ALL THAT PORTION OF THE SOUTH HALF OF THE WEST 51 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE C.C.C. & ST. L. RAILWAY COMPANY; ALSO, ALL THAT PORTION OF LOT 4 LYING SOUTH OF THE I.B. & W. RAILROAD IN TIRE NORTHWEST QUARTER OF SECTION 1, AND ALL THAT PORTION OF LOTS 5 AND 6 LYING SOUTH OF THE LB. & W. RAILROAD IN THE NORTHWEST QUARTER OF SECTION 1, ALL IN TOWNSHIP 23 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING THE PLAT RECORDED IN CHANCERY RECORD 15, PAGE 562 IN McLEAN COUNTY CIRCUIT COURT, EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED 2013-00027010 MORE PARTICULARLY DESCRIBED AS FOLLOWS; A PART OF THE SOUTH HALF OF TIRE WEST 51 ACRES OF THE EAST HALF OF TIRE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT-OF-WAY OF THE C.C.C. AND ST. LOUIS RAILWAY COMPANY, ALSO BEING A PART OF LOT 3 IN THE SUBDIVISION FOR THE ESTATE OF JACOB MOTTER, DECEASED, IN CHANCERY RECORD 15, PAGE 563, McLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST COMER OF SAID LOT 3, ALSO BEING THE SOUTHWEST CORNER OF SAID SOUTH HALF, THENCE EAST 409.10 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 564.99 FEET ALONG LINE WHICH FORMS AN ANGLE TO THE RIGHT OF $89^{\circ} 24' 45''$ WITH THE SAID SOUTH LINE; THENCE WEST 425.95 FEET ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF $90^{\circ} 37' 42''$ WITH THE LAST DESCRIBED COURSE TO THE WEST LINE OF SAID LOT 3, ALSO BEING THE WEST LINE OF SAID EAST HALF; THENCE SOUTH 565.72 FEET ALONG SAID WEST LINE WHICH FORMS AN ANGLE TO THE RIGHT OF $87^{\circ} 39' 54''$ WITH THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF McLEAN, IN THE STATE OF ILLINOIS.

**PIN: 20-01-100-031
ADDRESS: NOT ADDRESSED**



TRACT B: Insert, per results of Annexation Plat prepared by Applicant's Engineer

PIN: 21-05-306-002
ADDRESS: 1803 W. WASHINGTON STREET





REGULAR AGENDA ITEM NO. 5.D.

FOR PLANNING COMMISSION: May 1, 2024

WARD IMPACTED: Ward 2 and City-Wide Impact

SUBJECT: PS-02-24 - Consideration, review, and action on a request submitted by Wittenberg Woods II, LLC, (1707 E. Hamilton Road, Ste. 1A) for approval of the 2024 Amended Preliminary Plan for Wittenberg Woods at Prairie Vista Phase 5, for property located northwest of the intersection of S. Morris Ave. and Lutz Rd (Part of PIN: 21-17-451-005).

RECOMMENDED MOTION: Motion to establish findings of fact that *the Amended Preliminary Plan does conform* with the standards of the Subdivision Code and the Official Comprehensive Plan and to *recommend approval* of the request.

STRATEGIC PLAN LINK:

Goal 5. Great Place - Livable, Sustainable City

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 5b. City decisions consistent with plans and policies

Objective 5a. Well-planned City with necessary services and infrastructure

BACKGROUND: The Applicant seeks approval of an amendment to the “Amended Preliminary Plan - Wittenberg Woods at Prairie Vista Phase 5”, which amended the original 2003 Preliminary Plan for “Wittenberg Woods at Prairie Vista” to allow completion of the final phase area of the original Plan.

Summary of the Request:

- Re-allocate property proposed for 20 Two-Family Dwelling lots, 13 Single-Family (Detached) Dwelling lots, and seven (7) Single-Family (Attached) Dwelling lots into 32 Single-Family (Detached) Dwelling lots.
- One portion of the area that was the subject of the previous amendment (Lot 551) has already been Final Platted as “Wittenberg Woods 4th Addition.”
- No waivers or exemptions to the Subdivision Code or Zoning Code are requested or provided as part of this Amendment.
- Removal will be required for any installed service lines that will be unused as a result of the proposed reduction in density.

The 2035 Comprehensive Plan identifies this area as “Low Density Residential,” and defines that as “under 8 units per acre”; the resulting overall density complies with the Future Land Use Map designation. The Land Use Priorities Map identifies this property as Tier 1, “Vacant and under-utilized land for infill development or redevelopment within the City.”

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in The Pantagraph on Thursday, April 11, 2024. Courtesy notices were mailed to 103 property owners within 500 feet of the subject properties.

FINANCIAL IMPACT: The proposed Amendment will allow for investment and development on a Tier 1 vacant property adding to the City's tax base. It would also help to fulfill the need for quality non-student multi-family housing identified in the Economic Development Council's 2021 Bloomington-Normal Housing Analysis. The Applicant will be responsible for the construction and cost of the infrastructure for the new development, with tap-on fees contributing to the cost of existing water and sewer infrastructure.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[PS-02-24_-_Amended_Prelim_Plan_-_Wittenberg_Woods.docx](#)

[Staff Report Attachment 4 - 2024 Amended Preliminary Plan](#)

[Amended Preliminary Plan Wittenberg Woods at Prairie Vista Phase 5 \(Approved 2023\)](#)

TO: Planning Commission

FROM: Economic & Community Development Department

DATE: May 1, 2024

CASE NO: PS-02-24, Amended Preliminary Plan

REQUEST: Public Hearing, review and action on a request submitted by Wittenberg Woods II, LLC, for approval of an Amended Preliminary Plan for Wittenberg Woods at Prairie Vista, for the property generally located at the northwest corner of Lutz Road and S. Morris Avenue, consisting of approximately 8.587 acres (Part of PIN: 21-17-451-005).

BACKGROUND

Request

The Applicant seeks approval of an amendment to the “Amended Preliminary Plan - Wittenberg Woods at Prairie Vista Phase 5”, which amended the original 2003 Preliminary Plan for “Wittenberg Woods at Prairie Vista” to allow completion of the future phase area of the original Plan. One portion of the area that was the subject of the previous amendment has already been Final Platted (Wittenberg Woods 4th Addition), but market conditions have resulted in the Applicant’s desire to change the character of development in the remaining portion, necessitating transportation and public infrastructure changes, and therefore, a requirement to amend the remaining portion prior to Final Platting and development. The amendment will re-allocate property proposed for 20 Two-Family Dwelling lots, 13 Single-Family (Detached) Dwelling lots, and seven (7) Single-Family (Attached) Dwelling lots into 32 Single-Family (Detached) Dwelling lots. One (1) Outlot dedicated for (private) detention to serve the development proposed for the recently-approved Wittenberg Woods 4th Addition remains unchanged. No waivers or exemptions to the Subdivision Code or Zoning Code are requested or provided as part of this Amendment. Conditions in the associated construction plans—as well as a Cover Sheet note—require the removal of any installed utility service lines that will be unused as a result of the proposed reduction in density.

Property Characteristics

The subject property consists of approximately 8.587 acres of land located near the northwest corner of Lutz Road and S. Morris Avenue, zoned R-2 (Mixed Residence) District. The property is currently vacant except for underground utilities.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Thursday, April 11, 2024. Courtesy notices were mailed to 103 property owners within 500 feet of the subject property.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	R-1C (Single-Family Residence) District	Single-Family Detached Dwellings
South	County R-1 (Single-Family Residential) District	Farm Improved with Buildings, Electrical Substation
East	P-2 (Public Lands & Institutions) District	Right of Way, Golf Course
West	R-1C (Single-Family Residence) District	Single-Family Detached Dwellings

ANALYSIS

Description of Current Zoning District

Existing Zoning: R-2 (Mixed Residence) District

The R-2 District is intended to accommodate development characterized by a mixture of housing types at a high single-family and a low multiple-family dwelling unit density. Densities of up to approximately 13 dwelling units per acre are allowed. This district allows for the conversion of dwelling units in older residential areas of mixed dwelling unit types in order to extend the economic life of these structures and allow owners to justify expenditures for repairs and modernization and serves as a zone of transition between lower density residential districts and residential districts that permit greater land use intensity and dwelling unit density (§ 44--401E).

Compliance with the Comprehensive Plan

The proposed Preliminary Plan Amendment contributes to the following Goals and Objectives:

- Goal H-1 (Ensure the availability of safe, attractive and high quality housing stock to meet the needs of all current and future residents of Bloomington), Objective H-1.1 (Ensure that the housing to accommodate the new growth is a broad range (of types, sizes, ages, densities, tenancies and costs) equitably distributed throughout the City recognizing changing trends in age-group composition, income, and family living habits).
- Goal UEW-1 (Provide quality public infrastructure within the City to protect public health, safety and the environment), Objectives UEW-1.7 (Reliable and efficient collections systems (sanitary sewer, combined sewer, and storm sewer systems) to protect public health, safety and the environment), UEW-1.2b (Prioritize new development where City services are available or can be extended efficiently and economically), and UEW-1.2c (Promote compact and orderly development of infrastructure consistent with the overall goals of this comprehensive plan).

The 2035 Comprehensive Plan identifies this area as “Low Density Residential,” and defines that as “under 8 units per acre”; the resulting overall density complies with the Future Land Use Map designation. The Land Use Priorities Map identifies this property as Tier 1, “Vacant and under-utilized land for infill development or redevelopment within the City.”

STANDARDS FOR REVIEW FOR PRELIMINARY PLANS

The Planning Commission shall hold at least one public hearing on any Preliminary Plan, during which it shall determine the extent to which the plan conforms or fails to conform with the standards of the Subdivision Code and the requirements of the City’s *Manual of Practice for the Design of Public Improvements*. Recommendations shall be made upon the determination that the Preliminary Plan complies, or fails to comply, with the requirements for subdivision and the official Comprehensive Plan, as required by City Code § 24-302F and discussed below.

Request for Amendment to the Preliminary Plan - Subdivision Principles of Planning

A. Adequate vehicular and pedestrian access should be provided to all parcels.

Direct access to a local public road has been provided for all lots created by the Plan. Required 5-foot sidewalks have been provided along both sides of Timberline Drive, Treeline Drive, and the newly created Verkler Court. This final phase will add a secondary route for existing phase traffic to traverse the development.

B. Local street systems should be designed to minimize through-traffic movements.

To traverse the subdivision as through-traffic, five turns on relatively slow-speed roads would be

required to get from Witten Woods Dr/Morris Ave to Handel Drive/Lutz Road, as opposed to a single turn at the intersection of Lutz/Morris on higher-speed City and Local Collector roads. From a practical standpoint, the design does not encourage through-traffic, even while connecting the currently dead-end Treeline Drive and Timberline Drive.

C. Street patterns should minimize out-of-the-way vehicular traffic.

The proposed street pattern creates traffic pathways that are as direct as possible, allowing for topography, without encouraging through-traffic movement.

D. Local street systems should be logical and comprehensible, and street names should be simple, consistent, understandable and not duplicative.

Two of the roads present in the area of the Plan are continuations of existing roads that have been dead-ended/stubbed for continuation, and the naming of such will continue. The cul-de-sac has been appropriately named as a “Court” and no duplicates have been found.

E. Local circulation systems and land development patterns should not detract from the efficiency of arterial and collector streets.

Access for the area of this Plan will be by completion of the existing and planned local road network and should not detract from, or disrupt, the efficiency of the larger network.

F. Elements in the local circulation system should not have to rely on extensive traffic regulation in order to function efficiently and safely.

Intersections are appropriately spaced to reduce congestion and/or safety concerns; they are designed for standard 90° turns that will not require specialized signage or movement.

G. Traffic generators within residential areas should be considered in the local circulation pattern.

Residential is the only use proposed for lots in the proposed Plan; no alternate traffic generators are present.

H. Planning and construction of local streets should clearly indicate their function.

The local roads in the proposed Plan are designed as such, with direct driveway access to the dwelling units and dual-side sidewalks to provide for the daily movement of residents.

I. The local street system should be designed for a relatively uniform low volume of street traffic.

At the standard 30-foot width, the proposed local roads have been designed to safely permit two-way traffic and on-street parking, without encouraging excessive speeds through overdesign.

J. Local streets should be designed to discourage excessive speeds.

Refer to standard “I”.

K. Pedestrian-vehicular conflict points should be minimized.

Crosswalks have been provided only at street intersections, not between such, and the provision

of walks along both sides of the street prevents the need to cross a street access a walking path.

L. An optimum amount of space should be devoted to street uses.

The standard 60-foot right-of-way has been proposed and 30-foot street pavement width has been provided to accommodate a local street, built to City standards, dual-side sidewalks at the required minimum of 5-foot width, and the installation and maintenance of the appropriate public utilities.

M. The arrangement of local streets should permit economical and practical patterns, shapes and sizes of development parcels.

The portion of the development that remains to be subdivided is restricted in how the alignment and length of streets can be designed due to the existing streets with which it will be connected. A reasonable and appropriate layout has been provided. The proposed Plan provides lots of a variety of shapes and sizes that meet the minimum requirements for the R-2 (Mixed Residence) District zoning in which it is located.

N. Local streets should be related to topography from the standpoint of both economics, drainage and amenities.

The design for the proposed streets, buried utilities, and grading/drainage allows the use of gravity storm and sanitary sewers, without requiring the construction of a lift station. No topography significant enough to disrupt line of sight during travel is present.

O. Open space areas should be provided, commensurate with the projected population density of the development.

Upon final platting of the area that is the subject of this Preliminary Plan, a Fee in Lieu of Parkland Dedication will be provided to the City, as required by § 24-702-703 of the City Code.

P. Major elements of the street system may be used to help define and buffer different land use areas enhancing their identity and cohesiveness.

The primary streets (Treeline Drive and Timberline Drive) are lined with lots that will result in development similar to what currently exists, or that will create a logical transition between the higher density multiple-family dwellings in the southeast corner of the Plan and the low-density single-family dwellings that lie exterior to the Plan on the north and west. The cul-de-sac spur is surrounded by lots that will result in single-family dwellings, which are more appropriate for the reduced speeds and less frequent use of the street type.

Q. The street and pedestrian circulation pattern in a new residential subdivision shall be compatible with the Comprehensive Plan of the City of Bloomington.

The proposed street and pedestrian circulation patterns support the following Comprehensive Plan Goals, Objectives, and Strategies: TAQ-1.1f (Promote the use of connectivity in the local street network), TAQ-1.1h (Continue implementation of design standards for local street alignment and configuration that sustain neighborhood character, improve safety, and incorporate passive disincentives for diversion from collector and arterial streets), TAQ-1.1l (Incorporate sidewalks and other infrastructure into the classified system), and TAQ-1.4c Provide pedestrians with safe access throughout the transportation network, facilitating access to facilities such as transit, businesses, parks and neighborhood centers).

R. Subdivision layout should optimize the overall length of streets.

Refer to Standard “M”.

S. Residential area should be conveniently accessible from arterial and collector streets.

The proposed Plan connects Timberline Drive and Treeline Drive, currently dead ends terminating just outside of existing phases. Completing this connection will result in convenient access to a City or Local Collector road from either end of the final development.

T. Access points to arterial and collector street facilities should be limited in number, given special design consideration, and whenever possible, located where other features are not competing for driver attention.

No arterial streets are within or adjacent to the Plan area. A no-access strip has been provided at the rear of the property lines where the lots back to Morris Avenue (local collector), ensuring that driveways will be constructed with local road access only.

U. Driveway entrances should be minimized on arterial streets and whenever possible on collector streets in residentially zoned areas.

No arterial streets are within or adjacent to the Plan area. The subdivision that results from this plan will be accessible only via local roads.

V. Through-traffic on local residential streets should be avoided where practical.

Refer to Standard “B”.

W. Lot layout in residential subdivisions should be designed to reduce the incidence of housing on arterial streets.

No arterial streets are within or adjacent to the Plan area.

X. Public utilities, including water, storm sewer and sanitary sewer facilities, should be existing or proposed by the developer or the City of Bloomington of a size adequate to serve the proposed subdivision and any other future development they may be required to service.

Public water and sewer mains are existing in the location of the proposed Treeline Drive /Timberline Drive extensions and connection. Public Works will review and approve of the sizing and layout requirements for any additional utilities, and any existing service lines that are not used in pursuit of the resulting development will be removed, per the associated construction plans.

Y. The general land use principles and planning standards should be applied to the subdivision as contained in the Comprehensive Plan of the City of Bloomington.

The following principles from the “Future Growth & Land Use Plan” from the City’s 2023 Comprehensive Plan are illustrated in the proposed Amendment:

- **Excellence in Design:** “...Design should balance competing priorities and meet multiple needs without compromising quality.”
- **Choice:** “Offer a range of housing choices with varying sizes, densities, style and age. Housing types, though different, should be designed to relate to each other to create

vibrant and cohesive streetscapes.”

- **Connectivity:** “Have a walkable layout with streets that connect in a logical manner throughout the neighborhood, to adjacent developments and other key destinations for seamless transitions...”

Z. Cul-de-sac streets shall be limited in number to encourage more equal utilization of local streets.

The use of the single cul-de-sac in the proposed Plan is appropriate for retaining limited access to Morris Avenue, while still allowing full and efficient use of the subject property.

AA. More than one entrance to a subdivision shall be required where feasible.

Two points of access are provided; one via Treeline Drive and one via Timberline Drive. Long-term, a third access through the drive area of Wittenberg Woods 4th Addition will be created, but the offset of that alignment and Treeline Drive will not be conducive to regular through-traffic.

BB. Interconnection of adjoining residential subdivisions shall be required where feasible

Refer to Standard “F”.

Request for Amendment to the Preliminary Plan - Layout and Design Requirements

A. Subdivisions shall consist solely and exclusively of lots of record, outlots, easements, public right-of-way and public improvements.

The proposed Plan consists of 32 Lots of Record and one Outlot, including easements, right-of-way for public streets, and public improvements including sidewalks and drainage swales.

B. All proposed lots of record shall front on and have access to a public street or roadway. Flag lots are not permitted in R1 and R2 Zoning Districts.

Direct access to a local public road has been provided for all Lots of Record created by the Plan.

C. All proposed lots of record shall meet or exceed the lot size, dimension and area requirements of any applicable zoning regulations of the City of Bloomington and when applicable, the County of McLean.

All [single-family] detached residential lots meet the minimum lot width of 50 feet, and minimum lot area of 6,600 square feet. Corner lots are appropriately oversized.

D. Outlots may not be used for buildings or parking lots.

Outlot 542 (FKA Outlot 550), will not be permitted to be developed with buildings or parking lots, as it will be required for stormwater management for Wittenberg Woods 4th Addition.

E. Rear, side and front yard easements shall be dedicated to the City for use by the City and private utility companies (for gas, electricity, Cable TV, water, storm sewer, sanitary sewer,

etc.) as provided herein.

Fifteen-foot drainage and utility easements run along the front of each property, in addition to a 60-foot right-of-way, within which the utilities lie. At least 5-foot easements are present along the rear of each lot, to provide sufficient drainage and access for private utility installation.

- F. Where residential lots are platted abutting an arterial major street, the “back-up” treatment should be used and a “no-access” strip depicted on those lots adjacent to the arterial street.**

All properties front a local road; a 5-foot no-access strip has been provided at the rear of the properties where the lots back to Morris Avenue (local collector).

- G. Boundaries of the subdivision shall be drawn to meet or exceed the required standards.**

The boundaries of the proposed Amendment include “all contiguous property in common ownership or unified control,” as required per § 24-402B of the City Code. The Plan includes sufficient information on the adjacent properties to place the Amendment in the context of the large Plan it proposes to amend, and to meet the requirements of the Manual of Practice 1.05A(2)(b)(iv).

- H. In general, lots shall be as nearly rectangular in shape as practicable.**

All Lots or Record not adjacent to the cul-de-sac are rectangular. Lots adjacent to the cul-de-sac are as rectangular in shape as practicable.

STAFF RECOMMENDATION

Staff finds that the standards for Preliminary Plan (and Amendment thereof) have been adequately addressed in the proposed Plan, after reviewing the relevant factors for consideration, and recommends the Planning Commission take the following action(s):

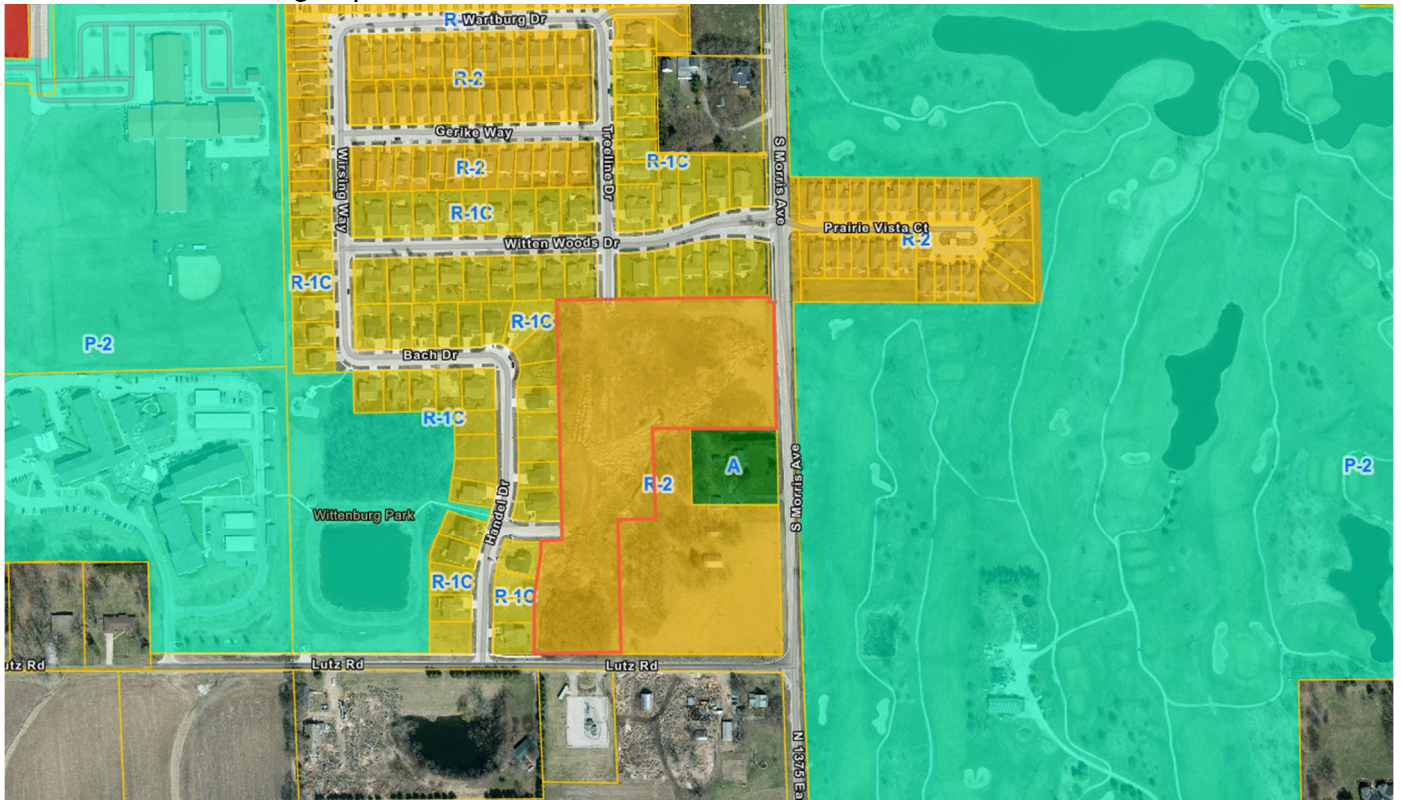
Motion to establish findings of fact that the Amended Preliminary Plan does conform with the standards of the Subdivision Code and the Official Comprehensive Plan and to recommend approval of the request.

Respectfully submitted,
Alissa Pemberton
City Planner

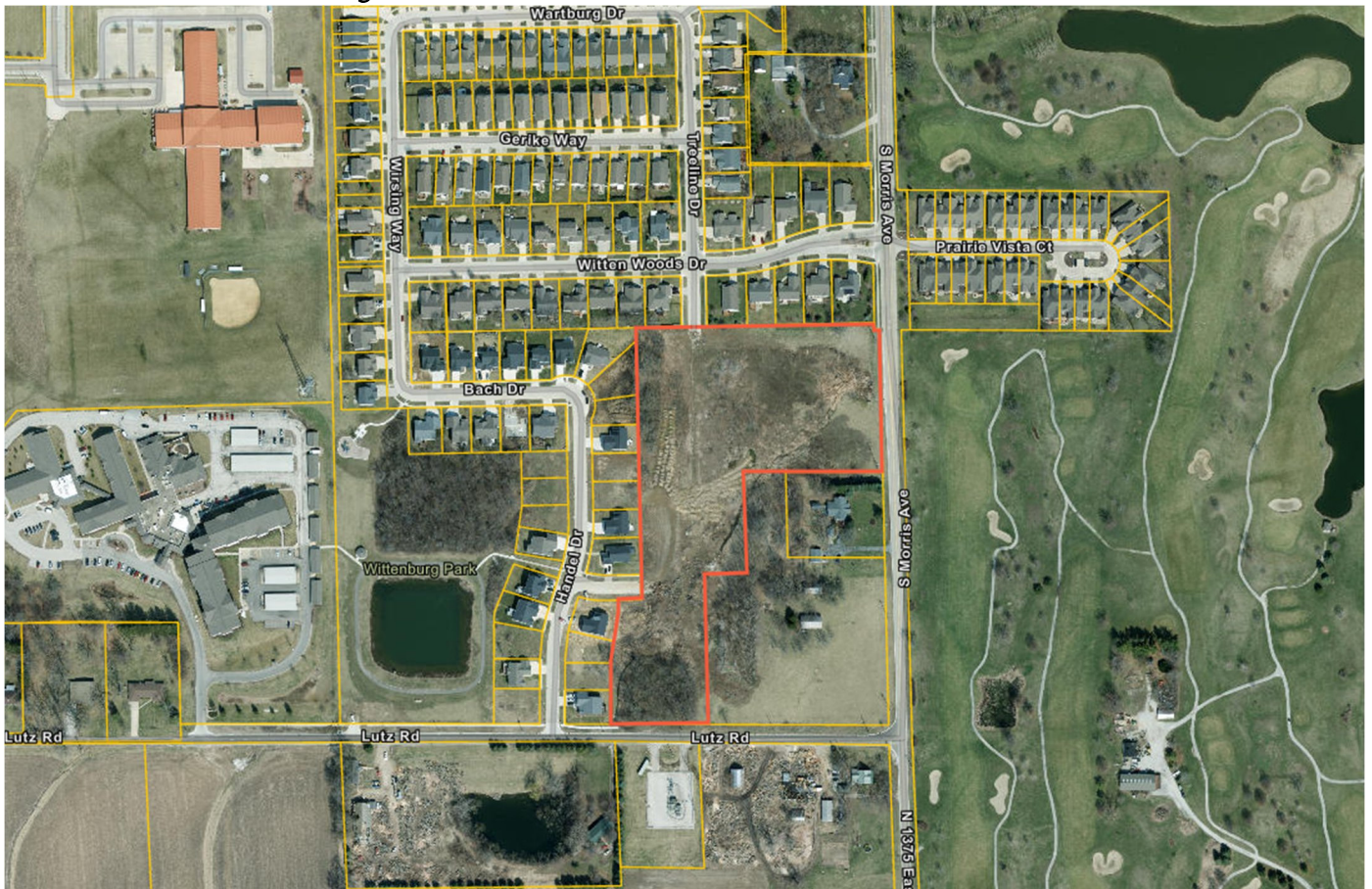
Attachments:

1. Zoning Map
2. Aerial Image
3. Neighborhood notice map
4. 2024 Amended Preliminary Plan - Wittenberg Woods at Prairie Vista Phase 5

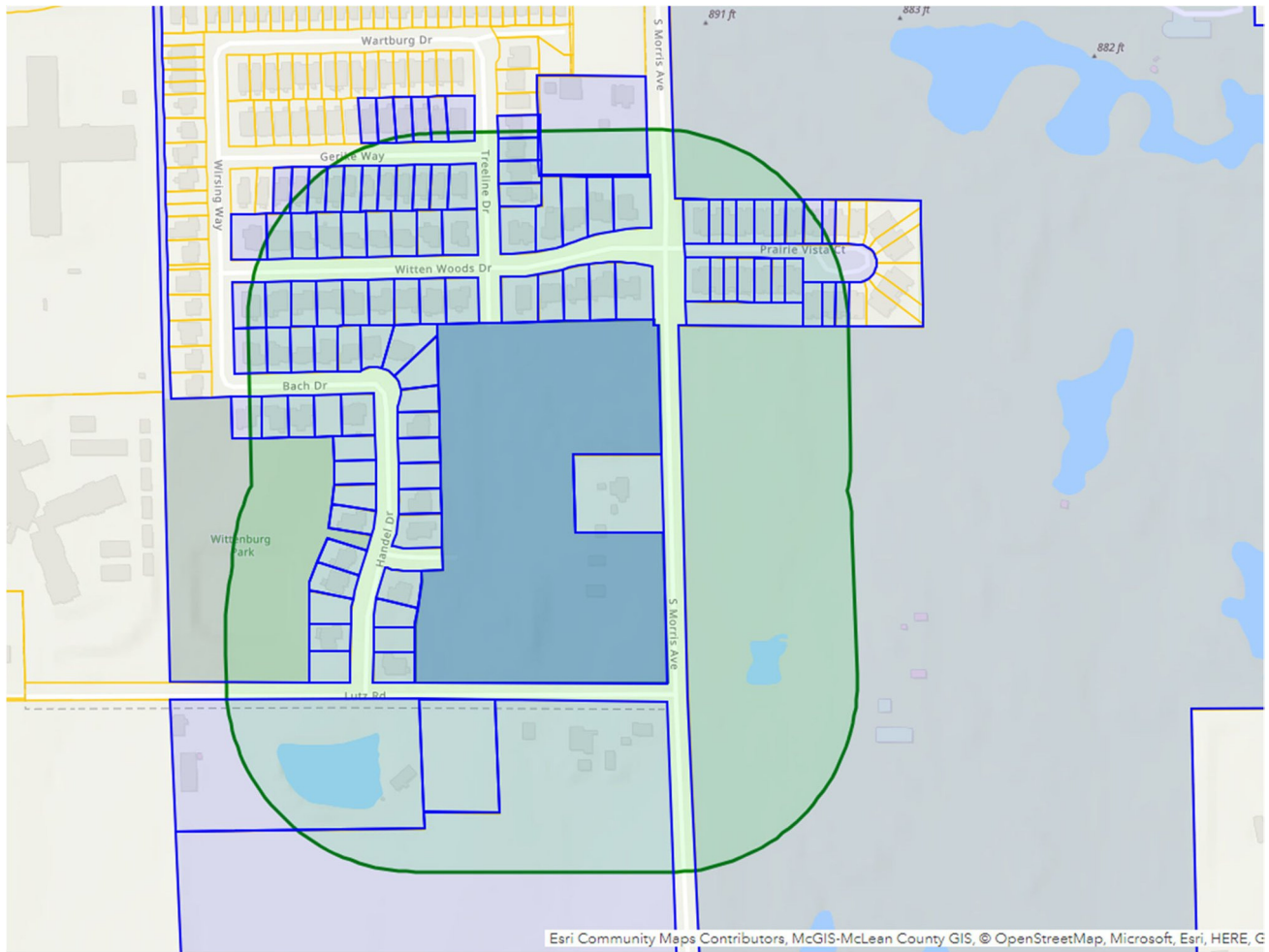
Attachment1 - Zoning Map



Attachment 2 - Aerial Image



Attachment 3 - Neighborhood Notice Map





Farnsworth
GROUP

2700 MCGRAW DRIVE
BLOOMINGTON, IL 61710
(309) 633-8435 | info@fng.com

www.fng.com

Engineer | Architects | Engineers | Surveyors

DATE: 04/11/2024
DESCRIPTION:
COMMENTS:
TOWN OF BLOOMINGTON

Preliminary Plan
NOT FOR CONSTRUCTION

Wittenberg Woods II, LLC

2024 Amended
Preliminary Plan for
Wittenberg Woods at
Prairie Vista Phase 5

Bloomington, Illinois

DATE: 04/11/2024
DESIGNED: AEO
DRAWN: CME
REVIEWED: CNE
FIELD BOOK NO.: BIM 3402
SHEET NO.

PRELIMINARY PLAN -
OVERALL

PROJECT NAME:

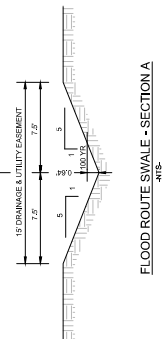
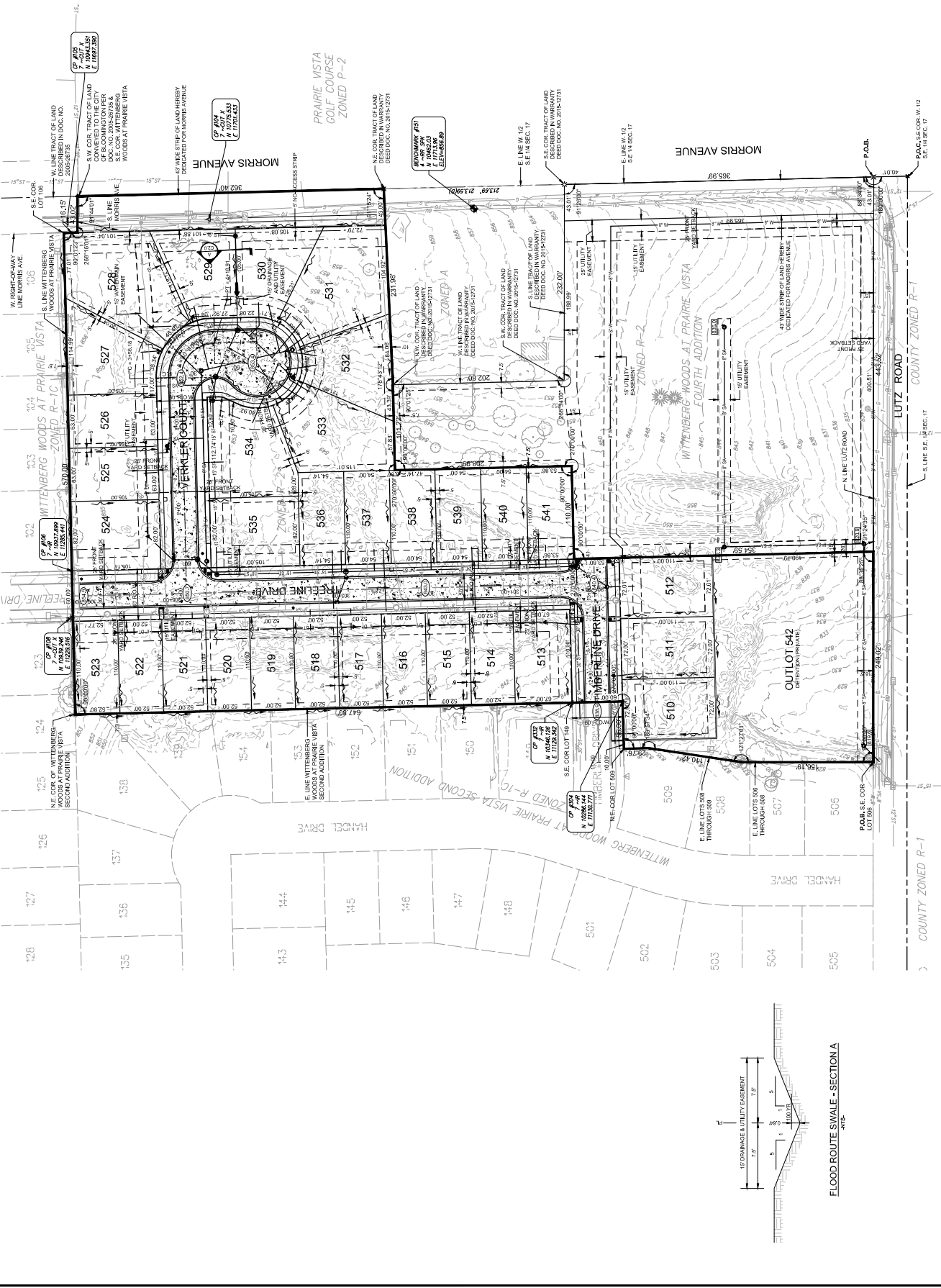
C2.0

PRELIMINARY PLAN - OVERALL

SCALE: 1" = 50'

PROJECT NO.: 0211103.00

131





Farnsworth
GROUP

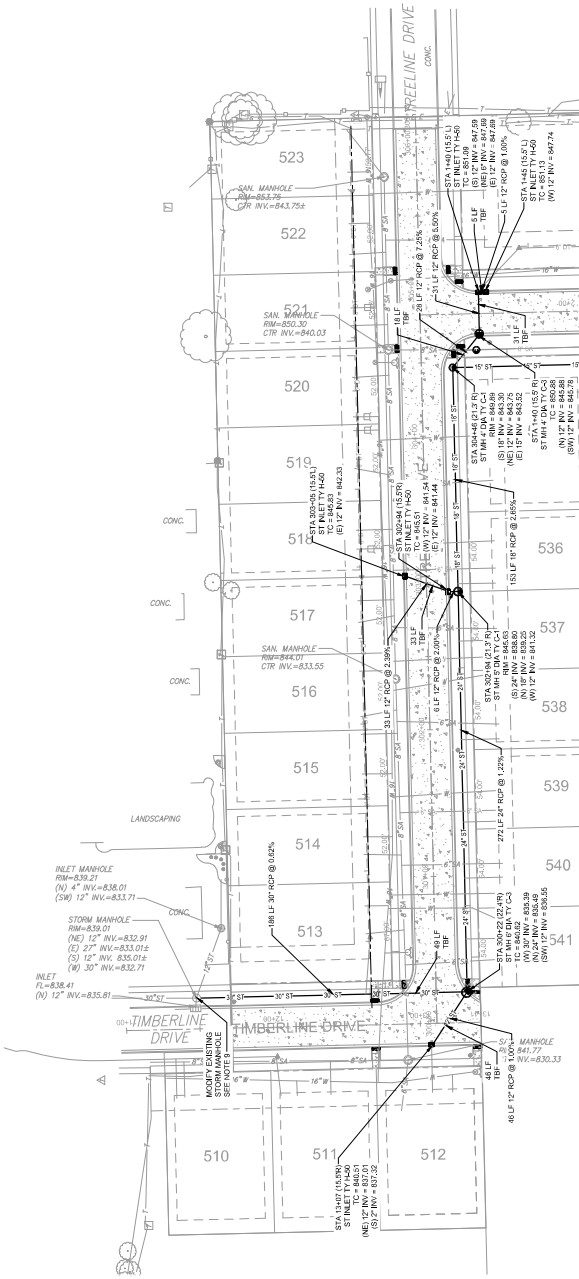
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61710
(815) 653-8435 | info@farnsworth.com

PROJECT: WITTENBERG WOODS II, LLC
SHEET: 17-40
DATE: 04/11/2024
DESCRIPTION: PRELIMINARY PLAN NOT FOR CONSTRUCTION

STORM SEWER NOTES:

- UNLESS NOTED OTHERWISE, ALL STORM SEWERS SHALL BE IN CONFORMANCE WITH THE FOLLOWING, WITH EACH PIPE CONSTRUCTED WITH THE PIPE MATERIAL INDICATED IN THE PLAN AND PROFILE PIPE LABELS:
 - CONCRETE PIPE, REINFORCED ASTM C76 CLASS AS SHOWN ON THE PLANS.
 - CONCRETE PIPE, REINFORCED ASTM C76 CLASS AS SHOWN ON THE PLANS.
 - BEDDING: C=11
- ALL UTILITY MAIN AND SERVICE TRUNKS SHALL BE MANHOLE WITH TRENCH BACKFILL MATERIAL (C=11) IN ACCORDANCE WITH SECTION 205 OF THE DOT STANDARD SPECIFICATIONS FOR ILLINOIS. ALL TRENCHES SHALL BE CONTROLLED BY THE CONTRACTOR. ALL TRENCHES SHALL BE FILLED WITH TRENCH BACKFILL MATERIAL (C=11) IN ACCORDANCE WITH SECTION 205 OF THE DOT STANDARD SPECIFICATIONS FOR ILLINOIS. ALL TRENCHES SHALL BE CONTROLLED BY THE CONTRACTOR. ALL TRENCHES SHALL BE FILLED WITH TRENCH BACKFILL MATERIAL (C=11) IN ACCORDANCE WITH SECTION 205 OF THE DOT STANDARD SPECIFICATIONS FOR ILLINOIS.
- INLETS AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON C7.2.
- STORM SEWER STRUCTURE LABEL DEFINITION:

STRUCTURE	DESCRIPTION
4" DIA.	STORM SEWER MANHOLE
12" DIA.	MANHOLE TYPE A, C OR SPECIAL - CASTING TYPE (AS REFERRED)
TYPE 1	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-2000.
TYPE 2	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-3000.
TYPE 3	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-4000.
TYPE 4	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-5000.
TYPE 5	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-6000.
TYPE 6	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-8000.
TYPE 7	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-10000.
TYPE 8	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-12000.
TYPE 9	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-14000.
TYPE 10	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-16000.
TYPE 11	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-18000.
TYPE 12	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-20000.
TYPE 13	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-22000.
TYPE 14	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-24000.
TYPE 15	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-26000.
TYPE 16	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-28000.
TYPE 17	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-30000.
TYPE 18	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-32000.
TYPE 19	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-34000.
TYPE 20	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-36000.
TYPE 21	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-38000.
TYPE 22	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-40000.
TYPE 23	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-42000.
TYPE 24	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-44000.
TYPE 25	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-46000.
TYPE 26	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-48000.
TYPE 27	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-50000.
TYPE 28	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-52000.
TYPE 29	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-54000.
TYPE 30	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-56000.
TYPE 31	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-58000.
TYPE 32	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-60000.
TYPE 33	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-62000.
TYPE 34	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-64000.
TYPE 35	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-66000.
TYPE 36	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-68000.
TYPE 37	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-70000.
TYPE 38	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-72000.
TYPE 39	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-74000.
TYPE 40	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-76000.
TYPE 41	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-78000.
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TYPE 50	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-96000.
TYPE 51	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-98000.
TYPE 52	STORM MANHOLE/LET CASTING SHALL BE NEMA-H-100000.
- ALL EXISTING WATER SERVICES CROSSING PROPOSED STORM SEWER TO BE ABANDONED IN THE FIELD.
- THE EXISTING 24" PIPE STUB SHALL BE REMOVED. THE MANHOLE SHALL BE MODIFIED TO ACCOMMODATE THE PROPOSED 30" PIPE. THE REMAINING HOLE EXISTING OR MODIFIED SHALL BE FILLED IN WITH BRICK AND MORTAR.



2 STORM SEWER PROFILE - TREELINE DRIVE
SCALE: 1"=40'

Preliminary Plan
NOT FOR CONSTRUCTION

WITTENBERG WOODS II, LLC

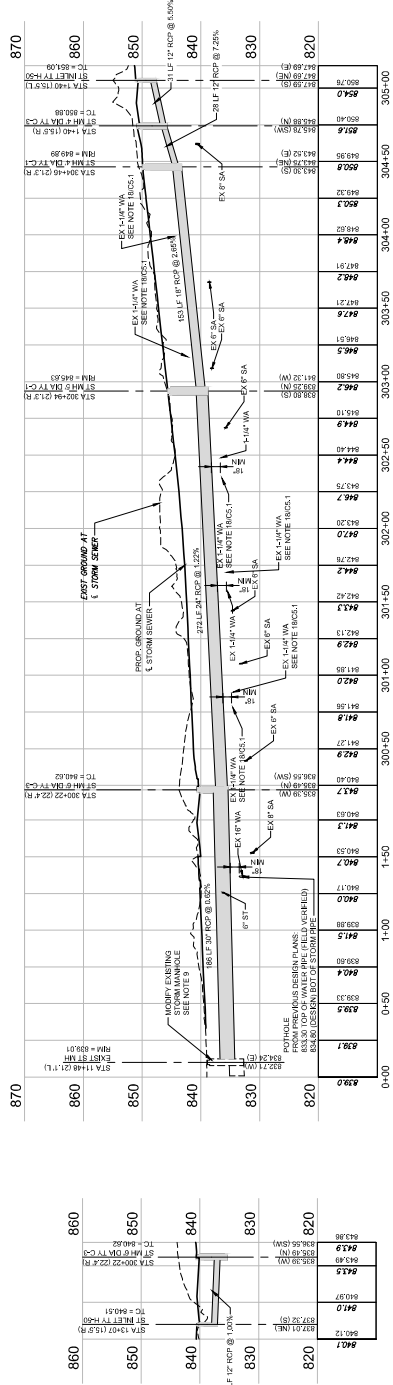
2024 Amended
Preliminary Plan for
Wittenberg Woods at
Prairie Vista Phase 5

Bloomington, Illinois
DATE: 04/11/2024
DESIGNED: AEO
DRAWN: AEO
REVIEWED: CME
FIELD BOOK NO.: BIM 3402
SHEET NO.

STORM SEWER PLAN
AND PROFILE -
TREELINE DRIVE

C4.1

PROJECT NO.: 0211103.00.133



1 STORM SEWER PROFILES - TREELINE DRIVE
SCALE: H: 1"=40' V: 1"=10'



Farnsworth
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(309) 658-8435 | info@fng.com

www.fng.com
Engineer | Architect | Surveyor | Planner
DATE: DESCRIPTION:

Preliminary Plan
NOT FOR CONSTRUCTION

Wittenberg Woods II, LLC

2024 Amended
Preliminary Plan for
Wittenberg Woods at
Prairie Vista Phase 5

Bloomington, Illinois

DATE: 04/11/2024
DESIGNED: AEO
DRAWN: AEO
REVIEWED: CME
FIELD BOOK NO.: BIM 3402

STORM SEWER PLAN
AND PROFILE -
VERKLER COURT

PROJECT NO.

C4.2

STORM SEWER PROFILE - VERKLER COURT

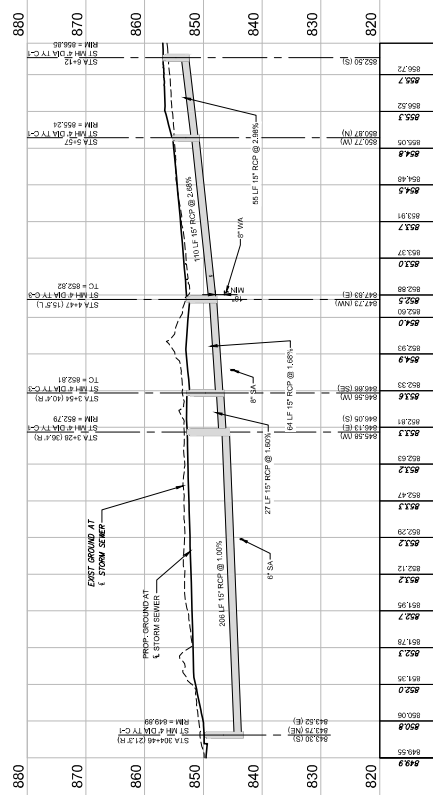
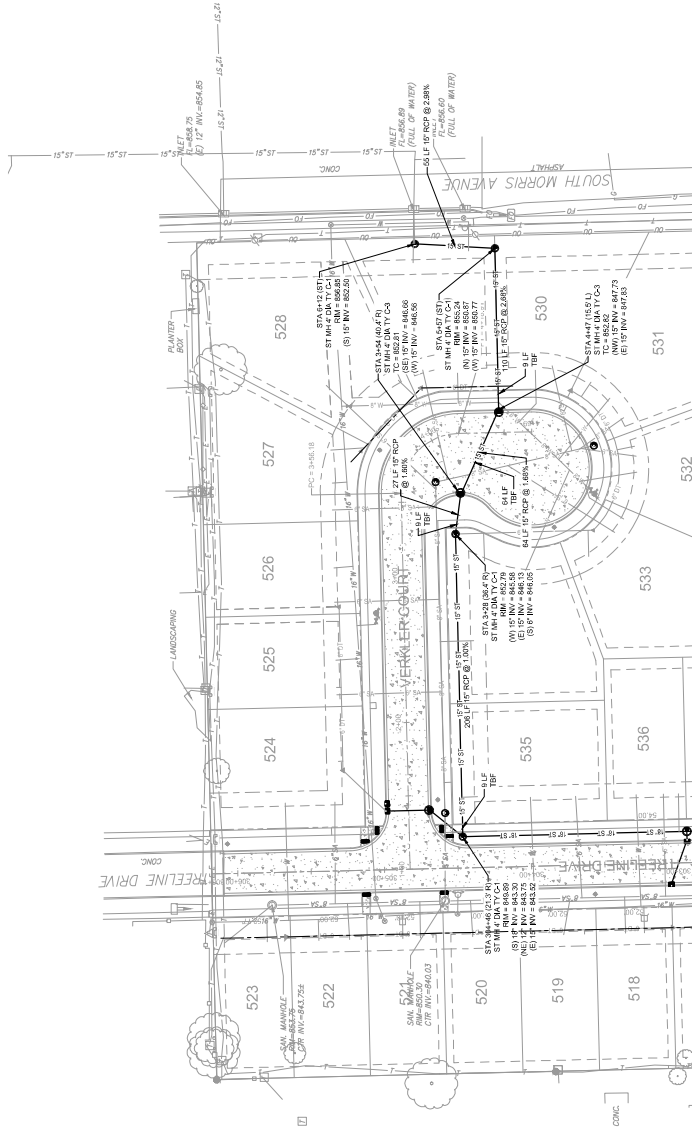
SCALE: H: 1"=40' V: 1"=10'

PROJECT NO.

021105.00

134

2 STORM SEWER PLAN - VERKLER COURT
SCALE: 1"=40'



0211102-00





Farnsworth
GROUP

2700 McGRAW DRIVE
BLOOMINGTON, IL 61704
(309) 638-8435 | info@fng.com

www.fng.com

Engineer | Architects | Engineers | Surveyors

DATE: DESCRIPTION:

Wittenberg Woods II, LLC

Amended Preliminary
Plan for Phase 5
Wittenberg Woods at
Prairie Vista

Bloomington, Illinois

DATE: 08/09/2023

DESIGNED: AEO

DRAWN: CME

REVIEWED: CNE

FIELD BOOK NO.: BIM 3402

BY: PHE

PRELIMINARY PLAN -
OVERALL

PRINT NAME:

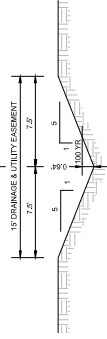
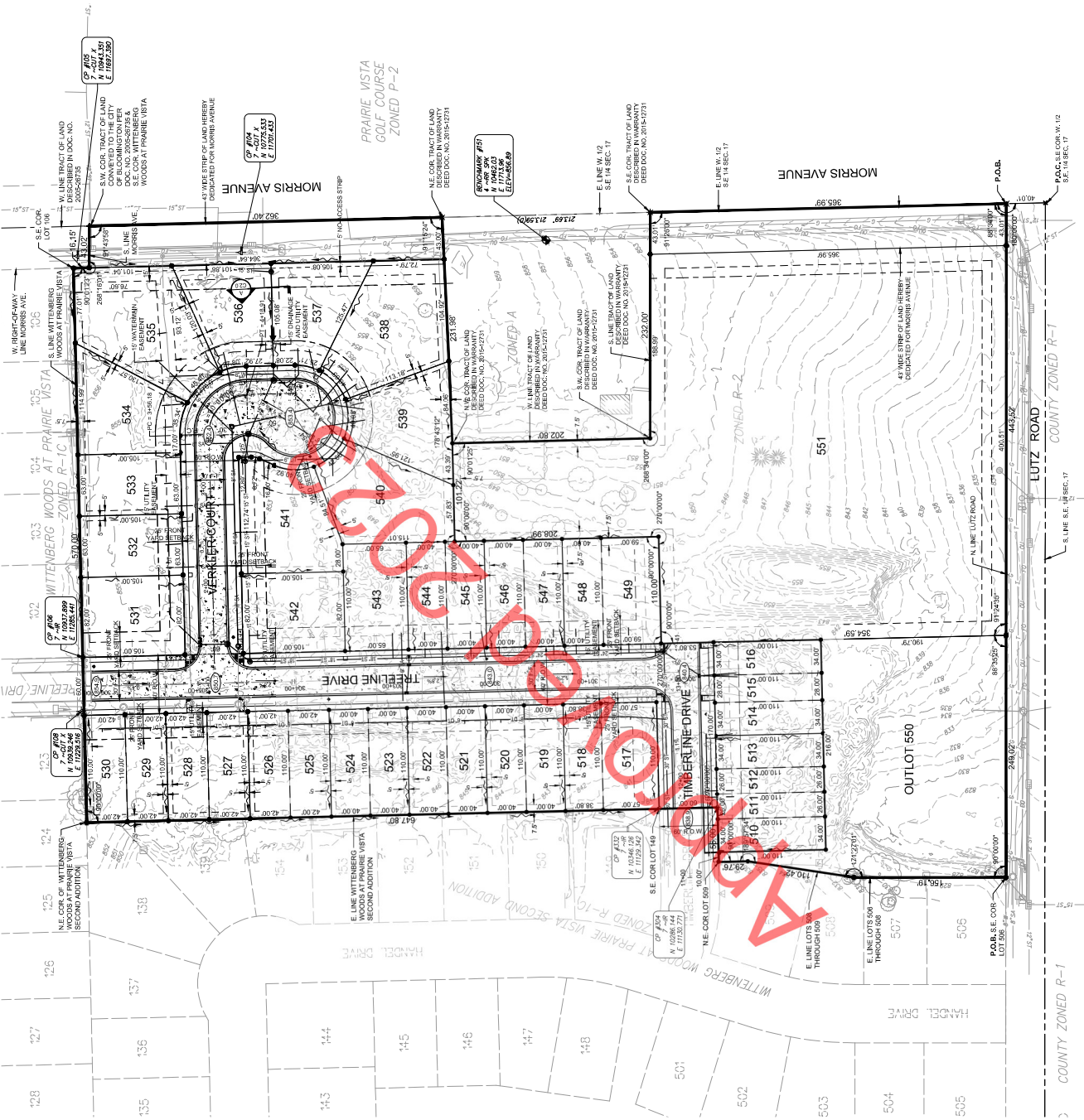
C2.0

PRELIMINARY PLAN - OVERALL

SCALE: 1" = 50'

PROJECT NO.: 0211103.00

138





Farnsworth
GROUP

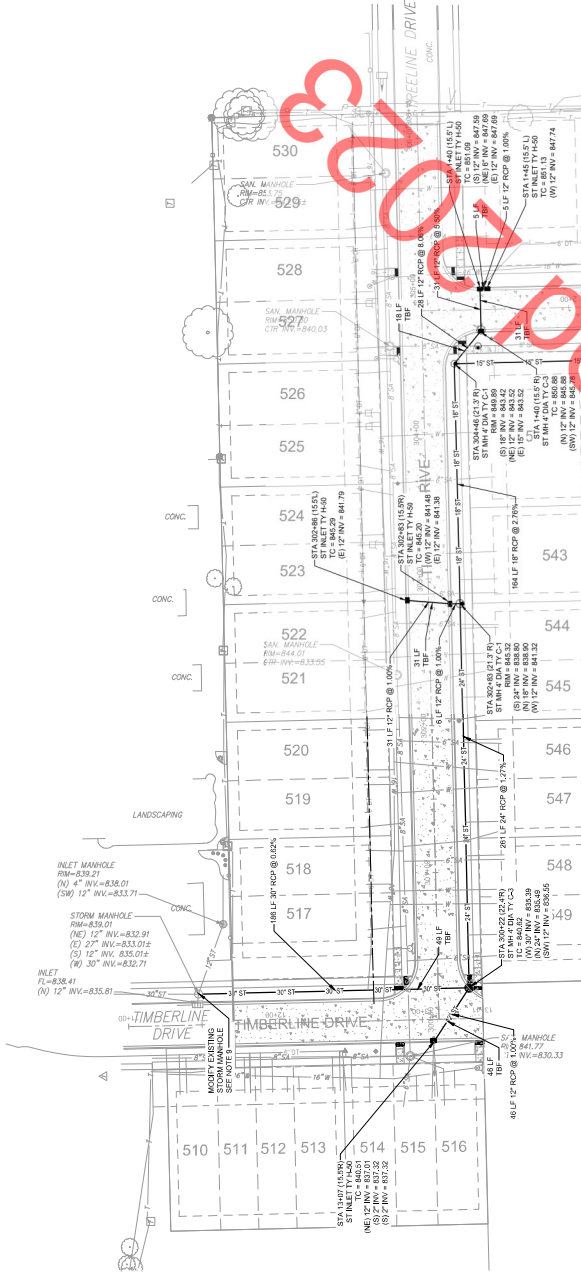
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61710
(309) 663-8435 | info@fng.com

Project: Wittenberg Woods II, LLC
Location: Wittenberg Woods II, LLC
Date: 08/09/2023
Description: STORM SEWER

STORM SEWER NOTES:

- UNLESS NOTED OTHERWISE, ALL STORM SEWERS SHALL BE IN CONFORMANCE WITH THE FOLLOWING, WITH EACH PIPE CONSTRUCTED WITH THE PIPE MATERIAL INDICATED IN THE PLAN AND PROFILE PIPE LABELS:
 - CONCRETE PIPE, REINFORCED ASTM C76 CLASS AS SHOWN ON THE PLANS.
 - BEDDING CLASS C, ASTM C12.
- ALL UTILITY HAN AND SURFACE TRENCHES SHALL BE BACKFILLED WITH TRENCH BACKFILL MATERIAL, IN ACCORDANCE WITH SECTION 205 OF THE DOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL SHALL BE PLACED IN 6" LIFT OF TRENCH BACKFILL, PROPER CURB & GUTTER, SIDEWALK OR ADJACENT PAVEMENT CONTROLLED. THE TRENCH BACKFILL SHALL BE PLACED IN 6" LIFT OF TRENCH BACKFILL AT NO ADDITIONAL COMPENSATION.
- INLETS AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON C7.2.
- STORM SEWER STRUCTURE LABEL DEFINITION:

STRUCTURE	DESCRIPTION
ST MAN 4" DIA	STORM SEWER MANHOLE
4" DIA	MANHOLE TYPE A, C OR SPECIAL - CASTING TYPE (AS REFERRED)
TYPE 1	TYPE 1 STORM MANHOLE CASTING SHALL BE NEMA H-2000.
TYPE 2	TYPE 2 STORM MANHOLE CASTING SHALL BE NEMA H-3000.
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- ALL EXISTING WATER SERVICES CROSSING PROPOSED STORM SEWER TO BE SHOWN IN THE FIELD.
- THE EXISTING 24" PIPE STUB SHALL BE REMOVED. THE MANHOLE SHALL BE MODIFIED TO ACCOMMODATE THE PROPOSED STORM SEWER. THE EXISTING 24" PIPE STUB REMAINING HOLE EXISTING OR MODIFIED SHALL BE FILLED IN WITH BRICK AND MORTAR.



2 STORM SEWER PROFILE - TREELINE DRIVE
SCALE: 1"=40'

Wittenberg Woods II, LLC

Amended Preliminary
Plan for Phase 5
Wittenberg Woods at
Prairie Vista

Bloomington, Illinois

DATE:	08/09/2023
DESIGNED:	AEO
DRAWN:	AEO
REVIEWED:	CME
FIELD BOOK NO.:	BIM 3402
BY:	MM

STORM SEWER PLAN
AND PROFILE -
TREELINE DRIVE

PROJECT NO. 021103.00

C4.1

1 STORM SEWER PROFILES - TREELINE DRIVE
SCALE: 1"=40' V, 1"=10'

