

**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 26, 2017 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

A public comment period not to exceed thirty (30) minutes will be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, Committee of the Whole meetings, meetings of committees and/or task forces (hereinafter "committees") created by the City Council, work sessions, and special meetings of the City Council. Nothing herein shall prohibit the combination of meetings, at which only one public comment period will be allowed.

Anyone desiring to address the Board, Commission, Committee or City Council, as applicable, must complete a public comment card at least five (5) minutes before the start time of the meeting. Public comment cards shall be made available at the location of the meeting by City staff at least 15 minutes prior to the start time of the meeting. The person must include their name, and any other desired contact information, although said person shall not be required to publicly state their address information. If more than five individuals desire to make a public comment, the order of speakers shall be by random draw. If an individual is not able to speak due to the time limitation and said individual still desires to address the individuals at a future meeting of the same type, said individual shall be entitled to speak first at the next meeting of the same type. (Ordinance No. 2015-46))

4. MINUTES: Review the minutes of the March 22, 2017 regular meeting of the Bloomington Planning Commission.

5. REGULAR AGENDA:

A. Z-12-17 Public hearing, review and action on the *annexation agreement* submitted by Vale Church for 36.31 acres south of Ireland Grove Rd, east of Brookstone Circle a (Ward 8)

City Council: May 22, 2017

B. Z-13-17 Public hearing, review and action on the petition submitted by Vale Church requesting approval of the *annexation* of 36.31 acres south of Ireland Grove Rd, east of Brookstone Circle and on the petition requesting approval of the *rezoning* of the property located south of Ireland Grove Rd, east of Brookstone Circle, 35.16 acres, from A, Agriculture to S-2, Public Lands and Institutions (Ward 8)

City Council: May 22, 2017

6. OLD BUSINESS

Zoning Ordinance Comprehensive Update-No new information at this time

7. NEW BUSINESS

8. ADJOURNMENT

For further information contact:

Katie Simpson, City Planner

Department of Community Development

Government Center

115 E. Washington Street, Bloomington, IL 61701

Phone: (309) 434-2226 Fax: (309) 434-2857

E-mail: ksimpson@cityblm.org

**DRAFT MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 22, 2017 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. J. Balmer, Mr. Ryan Scrtichlow, Mr. James Pearson, Mr. Kevin Suess, Mr. John Protzman, Ms. Megan Headean, Mr. Justin Boyd, Mr. Eric Penn, Ms. Nicole Chlebek, Chairman David Stanczak, ,

MEMBERS ABSENT: none

OTHERS PRESENT: Mr. Tom Dabareiner, Director of Community Development; Ms. Katie Simpson, City Planner; Mr. George Boyle, City Attorney; Mr. John Houseal, Houseal Lavign Associates

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

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

PUBLIC COMMENT: Michael Brown, Executive Director of the Ecology Action Center, spoke on behalf of the Ecology Action Center, and encouraged the zoning ordinance update to align with a number of environmental plans in the community including the McLean County Greenways Plan, a Community Solid Waste Management Plan and a Community Environmental Plan. He highlighted environmental initiatives from the Bloomington Comprehensive plan directed towards energy efficiency standards, alternative energy sources, stream buffers, storm water detentions, native plants and landscaping. He stated the Ecology Action Center is available as a resource for more information.

Joan Schapnure, 104 S. Low Street, stated that she enjoys having the West Bloomington Revitalization Project in the neighborhood.

MINUTES: The Commission reviewed the February 22, 2016 minutes. Ms. Chlebek asked the spelling of her name in the "New Business" section be corrected. Mr. Boyd moved to approve the minutes with stated corrections; Mr. Scrtichlow seconded the motion, which was passed by a voice vote of 10-0.

REGULAR AGENDA:

Z-05-17 Public hearing, review and action on the petition submitted by the West Bloomington Revitalization Project requesting approval of the rezoning of the property located at 724 W. Washington Street from C-2, Neighborhood Shopping District to B-2, General Business Service District. (Ward 6)

Chairman Stanczak introduced the case and proposed that the three regular agenda items be considered at the same time. He stated the Commission would take separate votes on each item at the close of the public hearing. Ms. Simpson presented staff's report and explained staff is supporting a positive recommendation for all three cases. Ms. Simpson provided an aerial view of the neighborhood and explained the current zoning. She described the existing and proposed uses and shared photos of the neighborhood. She explained that the current zoning is incompatible with the proposed residential component of the planned mixed uses development for the property at 720 & 724 W Washington Street. She described the differences between the existing zonings of this intersection, C-2 and R-2, and the proposed zoning district, B-2.

Ms. Simpson referenced a number of goals from the Comprehensive Plan supporting the redevelopment and mixed-use development of this intersection. She explained the change in zoning aligns with the vision of the Comprehensive Plan since the current zoning designations do not allow for both residential and commercial uses. Ms. Simpson explained that the petition meets the standards for the B-2 district outlined in Section 44.6-21 of the zoning ordinance. She explained that the sizes of these lots and the lack of available adjacent land would restrict the development of more intense uses like truck stops and gas stations which are permitted in the proposed zoning district but require more area to be developed. Ms. Simpson also explained the benefit of a holistic approach to the zoning of the intersection of W. Washington Street and Allin Street; she explained that, for consistency and to reduce the presence of nonconformities, staff is also proposing the City Council adopt a resolution to initiate the rezoning of the properties on the northwest and southwest blocks of the intersection to B-2.

Mr. Balmer asked Ms. Simpson to clarify the current zoning of block. Ms. Simpson explained that 209 N. Allin Street is zoned C-2 along with the 800 block of W. Washington Street. She stated that both are used for residential purposes and currently nonconforming.

Mr. Scritchlow asked why the northeast corner has been omitted from the resolution. Ms. Simpson explained that the current use at that intersection is residential and permitted. Chairman Stanczak asked if the zoning were changed on the northeast corner if the current use would be nonconforming. Ms. Simpson stated a special use permit would be required. Mr. Scritchlow clarified that by rezoning 209 N. Allin Street, a special use permit would be required if the property were destroyed. Ms. Simpson confirmed and added that under the current zoning, if the home were destroyed, it would not be allowed to be rebuilt. Ms. Simpson stated that the northeast corner is in conformance with the code and for that reason staff did not propose rezoning it at this time.

Mr. Dabareiner stated that the goal of rezoning these other corners is to bring the intersection into conformance and the northeast corner is already in conformance with the code. He explained that staff has reached out to the property owners on the northwest and southwest corners but not the owner of the property at the northeast corner. Mr. Scritchlow pointed out that the property at 806 W. Washington is legal conforming. Ms. Simpson stated that the property owner asked the city to include 806 W. Washington in the proposed rezoning. Mr. Pearson stated that he understands the desire to not be heavy

handed with the rezoning. Chairman Stanczak made clear that the intention behind the rezoning is to eliminate nonconforming uses.

Ms. Hayden asked if the property owners for case Z-07-17 were notified. Ms. Simpson explained that a letter was sent to the property owners and that staff called those owners that we had phone numbers for. She explained that she has not received any objections at this moment and stated that the property owners would be notified again before the public hearing.

Jack Beitol, Petition and Treasurer of the West Bloomington Revitalization Project, spoke on behalf of the petition. He summarized the intentions of the West Bloomington Revitalization Project and explained that they plan to rent the second floor apartment at 720 & 724 W. Washington Street to generate income to support the costs of running the organization. He explained that 720 W. Washington Street was donated to the former owner of 724 W. Washington and is now connected to 724 W. Washington Street and fenced in.

Chairman Stanczak opened the hearing and asked for comments. No one spoke in favor or against. Chairman Stanczak declared the public hearing closed.

Mr. Pearson motioned to recommend the City Council approve the rezoning of 724 W. Washington Street from C-2, Neighborhood Shopping District to B-2, General Business Service District, case Z-05-17; seconded by Mr. Balmer. The following votes were cast: Mr. Pearson—yes, Mr. Balmer—yes, Mr. Scritchlow—yes, Mr. Suess—yes, Mr. Protzman—yes, Ms. Headean—yes, Mr. Boyd—yes, Mr. Penn—yes, Ms. Chlebek—yes, Chairman Stanczak—yes. Motion **approved** 10-0.

Z-06-17 Public hearing, review and action on the petition submitted by the West Bloomington Revitalization Project requesting approval of the rezoning of the property located at 720 W. Washington Street from R-2, Mixed Residential District to B-2, General Business Service District.

Mr. Suess motioned to recommend the City Council approve the rezoning of 720 W. Washington Street from R-2 to B-2, General Business Service District, case Z-06-17; seconded by Mr. Boyd. The following votes were cast: Mr. Suess—yes, Mr. Boyd—yes, Mr. Balmer—yes, Mr. Scritchlow—yes, Mr. Pearson—yes, Mr. Protzman—yes, Ms. Headean—yes, Mr. Penn—yes, Ms. Chlebek—yes, Chairman Stanczak—yes. Motion **approved** 10-0.

Z-07-17 Consideration of a motion to recommend that the City Council adopt a Resolution initiating the rezoning of the following properties to B-2, General Business Service District: 806 W. Washington Street; 804 W. Washington Street; 800 and 802 W. Washington Street; 803 W. Washington Street; 801 W. Washington Street; 204 N. Allin Street.

Mr. Scritchlow asked if the city and the Commission should rezoning globally to align with the comprehensive plan. Mr. Dabareiner cautioned against a comprehensive rezoning

before any use has changed but stated it is appropriate to consider the comprehensive plan when a petition is submitted.

Mr. Scritchlow motioned to recommend the City Council adopt a resolution initiating the rezoning of **806 W. Washington Street; 804 W. Washington Street; 800 and 802 W. Washington Street; 803 W. Washington Street; 801 W. Washington Street; 204 N. Allin Street** to B-2 General Business Service District, case Z-07-17; seconded by Ms. Headean—yes. The following votes were cast: Mr. Scritchlow—yes, Ms. Headean—yes, Mr. Balmer—yes, Mr. Pearson—yes, Mr. Suess—yes, Mr. Protzman—yes, Mr. Boyd—yes, Mr. Penn—yes, Ms. Chlebek—yes, Chairman Stanczak—yes. Motion **approved** 10-0.

OLD BUSINESS:

Zoning Ordinance Update—Presentation by Houseal Lavigne Associates. Chairman Stanczak introduce the update and explained that no formal action would be taken at this meeting. He explained this is strictly informational. John Houseal, Houseal Lavigne Associates, presented a progress update for the zoning ordinance. He explained the results of the community outreach, their analysis on the current zoning ordinance, and the ordinance’s alignment with the Comprehensive Plan and best practices. Mr. Houseal provided examples in the code that are confusing and misaligned with the vision expressed in the Comprehensive Plan. He identified targeted areas of improvement in the code that can address zoning for the downtown, warehouse district, nonconforming uses and alternative housing options. There was some brief discussion regarding the areas of improvement and possible strategies for encouraging good development. He explained Houseal Lavigne Associates’ recommended approach.

NEW BUSINSS none

ADJOURNMENT: Mr. Balmer moved to adjourn; seconded by Mr. Scritchlow, which passed unanimously by voice vote. The meeting was adjourned at 6:00 pm.

Respectfully,

Katie Simpson
City Planner

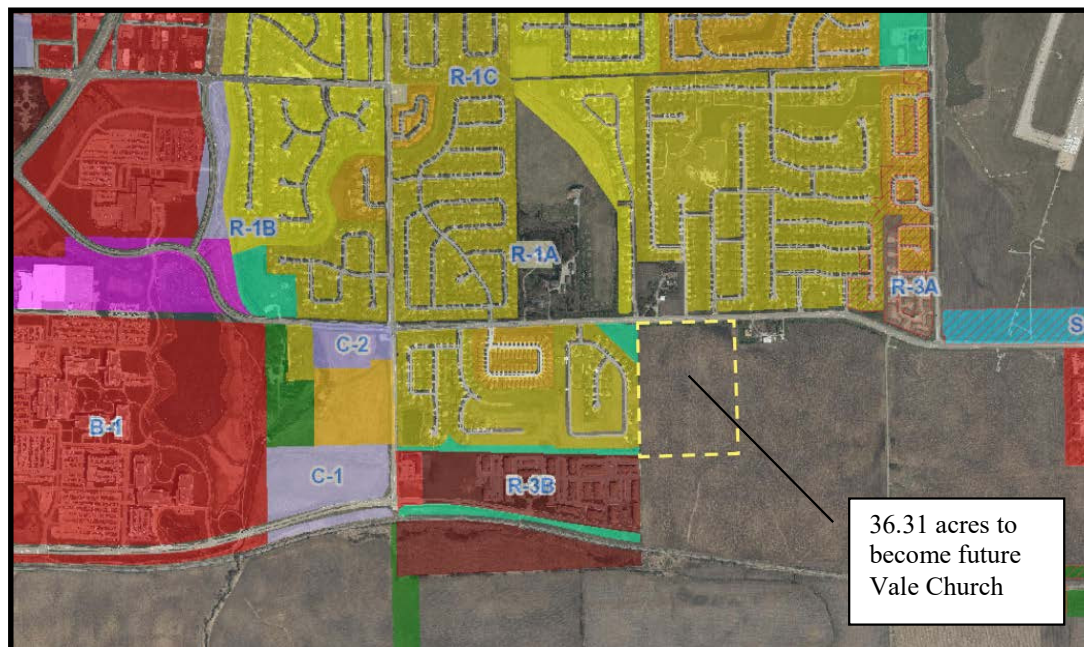
**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
APRIL 26, 2017**

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-12-17	36.31 acres south of Ireland Grove Rd, east of Brookstone Cir.	Annexation Agreement	Katie Simpson, City Planner
Z-13-17	36.31 acres south of Ireland Grove Rd, east of Brookstone Cir, rezone 35.16 acres.	Annexation and Rezoning	
PETITIONER'S REQUEST:	The petitioner, Vale Church, would like to enter into an agreement to annex and rezone a plot of land located south of Ireland Grove Rd, east of Brookstone Cir. Directly following council approval of the agreement, the petitioner would like to annex into the City of Bloomington with the intention of developing the land for a new church.		
Staff finds that the petition meet the Zoning Ordinance's map amendment guidelines for annexation and rezoning outlined in Chapter 8.5 Section 203d.			

STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission pass the following motions recommending:

- A. That City Council **approve** the *annexation agreement* for 36.31 acres south of Ireland Grove Rd, east of Brookstone Cir. (case Z-12-17); and,
- B. That City Council **approve** the *annexation* of 36.31 acres south of Ireland Grove Rd, east of Brookstone Cir and the *rezoning* of 35.16 acres, tract 1, from A, Agriculture to S-2 Public Lands and Institutions (case Z-13-17).



NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on April 10, 2017.

GENERAL INFORMATION

Owner and Applicant: Vale Church



PROPERTY INFORMATION

PIN: 21-04-308-001

Existing Zoning: R-1 (County), Agriculture (County)

Existing Land Use: vacant

Property size: Tract 1: 35.16 acres;

Tract 2 (Ireland Grove Rd) 1.15 acres)

Legal Description: See attachments

Surrounding Zoning and Land Uses

Zoning

North: R-1C, Single Family Residential

North: R-1, residential (unincorporated)

South: A, agriculture (unincorporated)

Southwest: R-3B, Multi-family residential

East: A, Agriculture (unincorporated)

West: R-1C, Single Family Residential

Land Uses

North: Single family homes

North: Single family home

South: Vacant; utility easement/future constitution trail

Southwest: Apartments/Condos

East: Vacant (Airport noise overlay)

West: Single family homes, detention basin

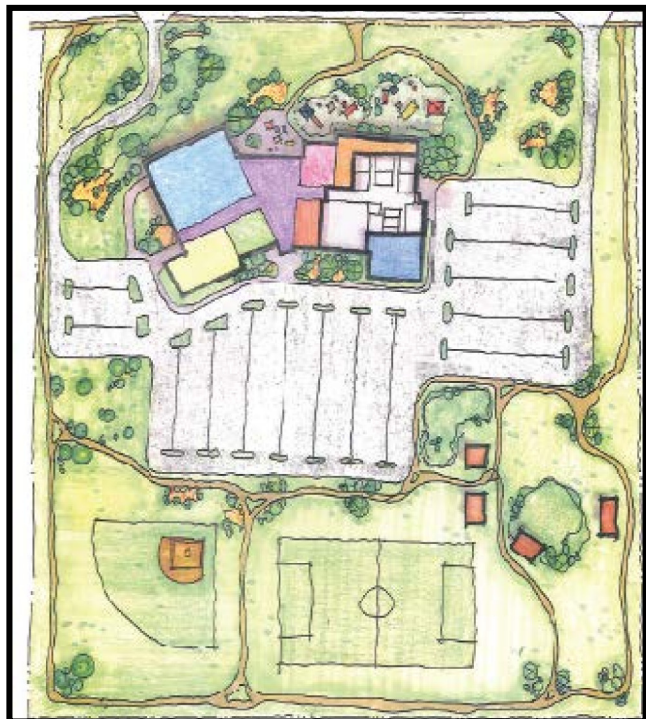
Analysis

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

1. Annexation Agreement
2. Petition for Zoning Map Amendment
3. Petition for Annexation
4. Aerial photographs
5. Zoning Map
6. Site visit

PROJECT DESCRIPTION

Background: Vale Church, the petitioner, is currently located at the corner of Lafayette Street and Morrissey Dr. In 2013, they had an average attendance of 400 people at two gatherings. In addition to religious gatherings, the Church provides a number of philanthropic benefits to the community, including partnering with



Home Sweet Home's Bread For Life Food Co-op and youth activities. Additionally, churches are an asset for communities because they strengthen social relationships, provide a network of services and improve bridging and bonding social capital for their members.

Vale's congregation is growing to over 1600 members and the petitioners would like to build a new facility located on Ireland Grove Road (subject property). The land needed for their project is located outside of the City limits, in the county. However City water and sewer are within 300 ft of the development. In order for the project to tap-on to City utilities, it needs to annex into the City. The petitioners are requesting to annex into the City of Bloomington. Staff and the petitioner's attorney have been working towards an annexation agreement and the planning commission is tasked with reviewing the agreement and the proposed rezoning, S-2 public lands and institutions, outlined in that agreement.

Project Description: The subject property is approximately 36 acres. It is comprised of two tracts, tract 1 is 35.16 acres and will be developed as Vale Church if annexed. Tract 2 is 1.15 acres of Ireland Grove Rd and required to be annexed by Illinois State Statute. The petitioner is requesting to rezone the 35.16 acres from A, Agriculture (the default zoning designation for annexation as per Chapter 8.5) to S-2, Public Lands and Institutions which contemplates governmental, private and nonprofit uses directed at providing a service to the public. Churches and schools are permitted by right. A list of permitted uses is attached to this report.

The subject property is bordered by residential on the north and west. The land to the south is not annexed into the City and a utility easement with pole runs along the south side of the property. This land is planned to be developed as an extension of the Constitution Trail. The development of this site is intended to occur in stages. The first stage is planned to occur on 12.3 acres and involves the construction of the congregation and parking. The second phase would involve expanding along Ireland Grove Rd. At the moment the rear portion of the property is intended to be developed for outdoor recreation. Water mains are available along Ireland Grove Rd and sanitary sewer will need to be extended from the north Right-of-Way across Ireland Grove Rd.

Link to Comprehensive Plan:

Fostering social interaction is highlighted throughout the City of Bloomington Comprehensive Plan. Churches are critical for building social capital within a community. Additionally the Plan identifies "creating a sustainable environment where the ongoing investment in property is supported by public investments in schools and parks; opportunities for social interaction; accessibility for pedestrians, bicyclists and vehicles" as a goal.

The proposed annexation and rezoning aligns with the following objectives:

- N-3 Improve Communication between the City, citizens, and neighborhood organizations to foster teamwork and community spirit.
- Tier 2-Infill development priority (Land immediately adjacent to the City's incorporated area with access to all City services).

FINDINGS OF FACT

Findings of Fact: Pursuant to Chapter 8.5 Section 203(d) of the City's Code "The Planning Commission shall consider the amendment to the Official Zoning Map for the City of Bloomington, McLean County and shall recommend the adoption of such amendment unless the Commission finds that such amendment is not in the public or is solely for the benefit of the person requesting such amendment". In making such a finding the Planning Commission may consider:

1. *The suitability of the subject property for uses authorized by the existing zoning;* the property is currently zoned R-1 Residential (unincorporated) and A, Agriculture (unincorporated). The property is unincorporated and cannot be developed until it enters the City limits. Additionally, it abuts the airport noise contours, residential development will have higher regulations under this contour and will most likely not occur. The Comprehensive plan envisions development to the east as "commercial activity center." The proposed use and zoning provides a buffer between existing residential potential business.
2. *The length of time the property has remained vacant as zoned considered in the context of land development in the area;* this is a Greenfield site and has never been developed. It is a Tier 2 development priority in the Comprehensive Plan because utilities and city services are available.
3. *The suitability of the subject property for uses authorized in the proposed zoning;* S-2 will provide a buffer between the existing residential and the commercial development envisioned by the comprehensive plan.
4. *The existing land uses of nearby property;* the proposed zoning complements the surrounding land uses, the proposed use of church also complements the residential homes nearby. It is lower impact and provides a suitable transition between residential and future development.
5. *Existing zoning of nearby property, 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 proposed use, church, will complement the residential districts. The subject property abuts future constitution trail to the south and the uses contemplated in the S-2 district are compatible with the recreational function of the trail.
6. *The extent to which adequate streets connected to the arterial street system are available or can be reasonably supplied to serve the uses permitted in the proposed zoning district;* Ireland Grove Rd is designed as an arterial street and can handle the capacity of this development. The proposed use will also hours that differ from the existing peak traffic hours for Ireland Grove Rd. The entrance to the development aligns with other street connections, land has also been reserved for a future road, if necessary, to provide access to the rear portion of the subject property.

7. *The extent to which the proposed amendment is consistent with the need to minimize flood damage and whether the development of the subject property for uses permitted in the proposed zoning classification would have a substantial detrimental effect on the drainage patterns in the area; One site detention will be provided. The future plans of the development also show park area and a large amount of green space which will have a positive impact on water flow and drainage.*
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 supplied to serve the uses permitted in the proposed zoning classification; and services are existing and adequate.*
9. *The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of Chapter 44, Article 2.00 of the Bloomington City Code-1960, including the following specific purposes:*
 - a. *To conserve and protect the taxable value of land and structures;*
 - b. *To protect the air, water, and land resources within the City from the hazards of pollution and misuse;*
 - c. *To protect land and structures from natural hazards; including flooding and erosion;*
 - d. *To preserve and protect historic locations, structures and groups*
 - e. *To preserve and protect and encourage the development of structures, groups of structures, and neighborhoods of distinctive architectural character and appearance;*
 - f. *To provide for the orderly and functional arrangement of land uses and structures;*
 - g. *To establish standards for the orderly development or redevelopment of geographic areas within the City;*
 - 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;*
 - i. *To facilitate the adequate provision of transportation, water, sewage disposal, schools, parks and other public facilities;*
 - j. *To conserve and protect natural resources including prime agricultural land, mineral resources and areas of scientific interest;*
 - k. *To permit public involvement in the planning of private land uses which have the potential for significant impact on the use of enjoyment of surrounding property or on the public resources and facilities of the City of Bloomington; and*
 - l. *To promote the Official Comprehensive Plan adopted by the City of Bloomington.*

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass the following motions recommending:

Agenda Items:

A, Z-12-17, Annexation Agreement
B, Z-13-17, Annexation and Rezoning to S-2, Public Lands and Institutions

- A. That City Council **approve** the *annexation agreement* for 36.31 acres south of Ireland Grove Rd, east of Brookstone Cir. (case Z-12-17); and,
- B. That City Council **approve** the *annexation* of 36.31 acres south of Ireland Grove Rd, east of Brookstone Cir and the *rezoning* of 35.16 acres, tract 1, from A, Agriculture to S-2 Public Lands and Institutions (case Z-13-17).

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

- Draft Annexation Agreement, Exhibit A “Legal Description”, Exhibit B “concept plan”
- Petitions for Zoning Map Amendment
- List of Permitted Uses in the S-2 District
- Annexation Petition and Supporting Materials
- Aerial Map
- Zoning Map
- Newspaper Notice and Neighborhood Notice w/Map
- Notification Mailing List

DRAFT
ANNEXATION AGREEMENT

Pursuant to legislative authorization found in Article 11 Division 15.1 of the Illinois Municipal Code of 1961 as amended, (65 ILCS 5/11-15.1-1 et seq.) and 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 Vale Community Church, an Illinois not for profit corporation having its principal office in Bloomington, Illinois hereinafter referred to as “Owner” enter into this Annexation Agreement (“Agreement”) for the annexation of property into the City.

WHEREAS, Owner is the owner of record of the premises hereinafter described on Exhibit A, which is attached hereto and made a part hereof by this reference; and

WHEREAS, the Owner is desirous of having said 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 Owner is desirous of having said premises zoned S-2 Public Lands and Institutions District upon annexation to the City; 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 PETITION.

Owner, subject to the terms and conditions set forth in this Agreement, has petitioned the City of Bloomington, requesting annexation of the property described on Exhibit “A” to the City’s corporate limits. The City published and gave such notices and conducted 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.

The City agrees to adopt an ordinance annexing the property described on Exhibit “A” to the City of Bloomington.

3. ZONING, CONCEPT PLAN APPROVAL AND SUBDIVISION.

A. Zoning. City agrees to rezone the property to S-2 Public Lands and Institutions District subsequent to any public hearings required by the City Code.

B. Concept Plan Approval~~Acceptance~~. City ~~hereby approves~~has accepted a Concept Plan for the premises, a copy of the Concept Plan is attached hereto and incorporated herein as Exhibit B. The Concept Plan shall serve as a general guide to both parties of this agreement regarding the projected phased development of the property.

~~C. Subdivision Plan Approval. Upon submission of one or more Preliminary Subdivision Plans and Final Subdivision Plats in the form and with the content required by the City's Land Subdivision Code as it now exists, and after any public hearings required by law and ordinance, City agrees to approve Preliminary Subdivision Plans and after preparation by the Owner and approval by City of required construction drawings, City agrees to approve Final Subdivision Plats, provided such plans and plats are in substantial accordance with the approved Sketch Plan and approved Preliminary Plans.~~

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:

A. Sanitary Sewer. Owner shall pay a tap on fee to the City to connect to the City's sanitary sewer at the rates set forth in Exhibit C attached hereto and incorporated herein. ~~of~~ Tap on fees shall be paid prior to the release of the final plat per Chapter 24, Section 3.5-1c at the issuance of building permits for the premises and shall be based on the platted lot to be improved upon~~subdivision lot to be improved upon~~. ~~Owner shall not be required to pay a sanitary sewer tap on fee for land used for park purposes or for land not proposed for development by Owner.~~

B. Water. Owner shall pay \$126.36 per linear foot of frontage on Ireland Grove Road for water main tap on fees. Tap on fees shall be paid prior to the release of the final plat per Chapter 24, Section 3.5-1c at the issuance of building permits for the premises and shall be based on the platted lot~~subdivision lot~~ to be improved upon. ~~Owner shall not be required to pay a tap on fee for land used for park purposes or for land not proposed for development by Owner.~~

C. Stormwater Detention. Owner shall provide onsite detention or pay a fee-in-lieu for storm water detention pursuant to the City Code in place at the time of annexation.

D. Annexation Fee. Owner shall not be subject to the annexation fees established in Chapter 8.5 Section 205 of the City Code, unless the premises in the S-2 District is sold or leased by Owner, in which case annexation fees shall be paid on a square footage basis at the time of the execution of such sale or lease.

E. Parkland Dedication. Owner's intended use of the property for religious purposes is not subject to Parkland Dedication. If the Owner's use changes and the premises are developed for residential purposes or other purposes requiring parkland dedication as per City Code, then a parkland dedication shall be determined at such time of development. If appropriate, the Bloomington Parks and Recreation Department may accept a fee-in-lieu of dedication and said fee shall be determined pursuant to City Code.

F. Substandard Road Improvements. Owner shall construct a five (5) foot wide (minimum width) sidewalk for the annexed property along the south side of Ireland Grove Road. The sidewalk shall be constructed on or before September 30, 2018 for the annexed property that is included in the first phase of the project as depicted in the Concept Plan. The sidewalk shall be constructed for the remainder of the annexed property on or before September 30, 2020, provided that a sidewalk has been constructed along the south side of Ireland Grove Road on the property immediately to the west of the annexed property. In the event that the sidewalk on the property immediately to the west of the annexed property is not completed by September 30, 2020, then Owner shall construct the sidewalk on the remainder of the annexed property at such time as a sidewalk has been constructed along the south side of Ireland Grove Road on the property immediately to the west of the annexed property

5. OBLIGATION TO DEVELOP PER CODE.

In the construction and use of improvements on the subject property 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.

6. ANNEXATION TO OTHER TAXING DISTRICTS.

That 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 the necessary petition to annex the property 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:

City of Bloomington
Attn: City Manager
109 East Olive Street
Bloomington, IL 61701

For the Owner:

John L. Pratt
Pratt and Pratt, P.C.
217 E. Washington Street
Bloomington, IL 61701
(309) 828-2302

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

10. 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.

11. DORMANT SPECIAL SERVICE AREA

1. A dormant special service area will be established over the Property, with the cooperation and participation of the Owner, to provide for the on-site public improvements for the Property, as well as to pay for the costs and expenses directly or indirectly related in any way to the on-site public improvements, including, without limitation:
 - a. construction, installation, repair, or maintenance of the on-site public improvements in the event that the Owner is for any reason unable to do so and there is inadequate or unavailable security to construct and install the on-site public improvements;
 - b. legal, engineering, and construction management expenses related to the construction, installation, repair, or maintenance of the on-site public improvements;
 - c. direct and indirect administrative expenses;
 - d. payment of public liability insurance premiums; or
 - e. reimbursement to the City for funds it expended or incurred to construct, install, repair, or maintain the on-site public improvements.
2. The Owner will pay for all costs incurred by the City in establishing the dormant special service area including, without limitation, the payment of all attorneys' fees incurred by the City establishing the special service area as well as reimbursement to the City for any and all costs and expenses incurred by the City.² The City will have the automatic right to activate the dormant special service area and extend the taxes in association with the special service area upon the occurrence of any of the following events:
 - a. failure of the Owner for any reason to complete such public improvements;
 - b. inadequacy of the performance security established by the Owner as required by this Annexation Agreement; or
 - c. failure or refusal by the bank to fulfill or otherwise honor the performance security established by the Owner as required by this Annexation Agreement.

3. By purchasing a lot in the Property, each purchaser of a lot, for himself or herself and his or her respective successors in title, forever waives any right to challenge the assessment or collection of a tax or assessment imposed by the City against the lot pursuant to a special service area established in accordance with this §11, provided such special service area is not amended in any way that requires a new public hearing.
4. The Declaration of Covenants for all lots in the Property will include similar language regarding the establishment of the special service areas.
5. Nothing in this §11 will prevent the Owner or any individual lot Owner from exercising his or her statutory right to object to the establishment or amendment of the Dormant Special Service Area.
6. Upon the City's formal acceptance of the on-site public improvements for the Property and the expiration of any maintenance guarantee period, as provided in §11 of this Annexation Agreement, the City will take all reasonable actions to have the Dormant Special Service Area dissolved. In no event will the City seek the extension of the special service area tax after it has formally accepted the on-site public improvements for the Property and the expiration of any maintenance guarantee period.

12. 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 represents 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 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 Owners agree 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.

EXECUTED and ADOPTED this ____ day of _____, 2017, at Bloomington, Illinois.

CITY OF BLOOMINGTON

By: _____
Tari Renner, Mayor

Attest:

By:: _____
City Clerk

OWNER:

VALE COMMUNITY CHURCH

By: _____
Ted Max, Lead Pastor

Exhibit A

Legal Description

Tract 1:

A part of the West Half of the Northeast Quarter of Section 13, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Northeast Corner of Brookridge Estates Subdivision according to the plat thereof recorded March 17, 2003 as Document No. 2003-12666 in the McLean County Recorder's Office. From said Point of Beginning, thence south 1387.19 feet along the East Line of said Brookridge Estates Subdivision and the East Line of the First Addition to Brookridge Estates Subdivision according to the plat thereof recorded November 17, 2004 as Document No. 2004-38516 in said Recorder's Office, said lines also being the West Line of said Northeast Quarter, to the Northwest Corner of an Illinois Power Company Easement recorded October 24, 1952 in Book 599 Page 533 as Document No. 60990 in said Recorder's Office; thence east 1088.41 feet along the North Line of said Illinois Power Company Easement which forms an angle to the right of 91°-58'-39" with said West Line to the Southerly Extension of the West Line of a tract of land described in Quit-Claim Deed recorded September 9, 2010 as Document No. 2010-21079 in said Recorder's Office; thence north 1454.35 feet along said Southerly Extension and said West Line which forms an angle to the right of 87°-09'-21" with the last described course to the South Right-of-Way Line of Ireland Grove Road; thence west 79.66 feet along said South Right-of-Way Line which forms an angle to the right of 90°-00'-00" with the last described course; thence westerly 100.50 feet along said South Right-of-Way Line which forms an angle to the right of 174°-17'-22" with the last described course; thence westerly 225.06 feet along said South Right-of-Way Line which forms an angle to the right of 184°-26'-15" with the last described course; thence westerly 75.66 feet along said South Right-of-Way Line which forms an angle to the right of 188°-52'-04" with the last described course; thence westerly 100.13 feet along said South Right-of-Way Line which forms an angle to the right of 175°-16'-04" with the last described course; thence west 350.00 feet along said South Right-of-Way Line which forms an angle to the right of 177°-08'-15" with the last described course; thence westerly 137.07 feet along said South Right-of-Way Line which forms an angle to the right of 174°-25'-35" with the last described course to the Point of Beginning, containing 35.16 acres, more or less.

Tract 2:

That portion of Ireland Grove Road Right-of-Way lying in the West Half of the Southwest Quarter of the Southeast Quarter of Section 12 and in the West Half of the Northwest Quarter of the Northeast Quarter of Section 13 lying west of the Southerly Extension of the West Line of Shaunessey Drive as dedicated in the First Addition to Gaelic Place West Subdivision according to the plat thereof recorded January 2, 2007 as Document No. 2007-117 in the McLean County Recorder's Office, McLean County, Illinois, containing 1.15 acres, more or less.

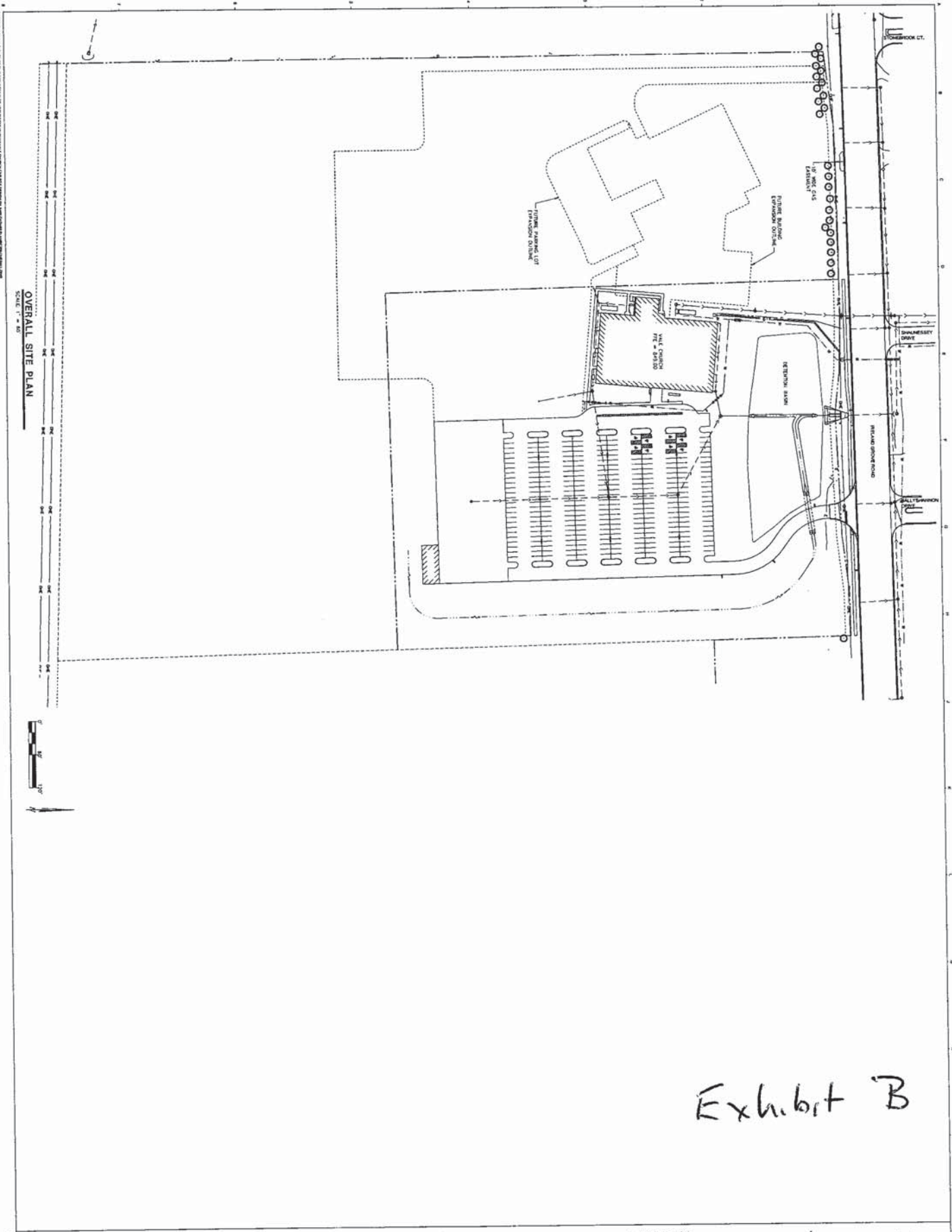


Exhibit B

Exhibit C

Annexation Agreement - Vale Community Church

Sanitary Sewer Rates per Section 4.A.

<u>Sewer*</u>	<u>Principal/Unit</u>	<u>Date of Sewer Construction</u>
<u>White Eagle Outfall Sewer</u>	<u>\$435.00/AC</u>	<u>August, 1996</u>
<u>Ireland Grove Road Outfall Sewer</u>	<u>\$190.00/AC</u>	<u>December, 1976</u>
<u>SE Pump Station and East Side Interceptor</u>	<u>\$450.00/AC</u>	<u>September 1964</u>

*Rates will be adjusted at the time of connection for either 6% interest or the CPI from the date of sewer construction, whichever is less.

PETITION FOR ZONING MAP AMENDMENT

State of Illinois)
) ss.
County of McLean)

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

Now comes VALE COMMUNITY CHURCH, hereinafter referred to as your petitioners,
respectfully representing and requesting as follows:

1. That your petitioner is the owner of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of A – Agriculture District under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That the present zoning on said premises is inappropriate due to the area in question having changed such that said present zoning is no longer contributing to the public welfare;
4. That your petitioner(s) hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the S-2 Public Lands and Institutions District zoning district classification;
5. That said requested zoning classification is more compatible with existing uses and/or zoning of adjacent property than the present zoning of said premises; and
6. That said requested zoning classification is more suitable for said premises and the benefits realized by the general public in approving this petition will exceed the hardships imposed on your petitioners by the present zoning of said premises.

WHEREFORE, your petitioner respectfully prays that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended by changing the zoning classification of the above-described premises from A – Agriculture District to S-2 Public Lands and Institutions District.

Respectfully Submitted,

VALE COMMUNITY CHURCH

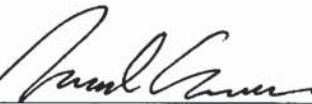
By  Trustee
Daniel Carcasson, Trustee

Exhibit A

Legal Description

Tract 1:

A part of the West Half of the Northeast Quarter of Section 13, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Northeast Corner of Brookridge Estates Subdivision according to the plat thereof recorded March 17, 2003 as Document No. 2003-12666 in the McLean County Recorder's Office. From said Point of Beginning, thence south 1387.19 feet along the East Line of said Brookridge Estates Subdivision and the East Line of the First Addition to Brookridge Estates Subdivision according to the plat thereof recorded November 17, 2004 as Document No. 2004-38516 in said Recorder's Office, said lines also being the West Line of said Northeast Quarter, to the Northwest Corner of an Illinois Power Company Easement recorded October 24, 1952 in Book 599 Page 533 as Document No. 60990 in said Recorder's Office; thence east 1088.41 feet along the North Line of said Illinois Power Company Easement which forms an angle to the right of $91^{\circ}-58'-39''$ with said West Line to the Southerly Extension of the West Line of a tract of land described in Quit-Claim Deed recorded September 9, 2010 as Document No. 2010-21079 in said Recorder's Office; thence north 1454.35 feet along said Southerly Extension and said West Line which forms an angle to the right of $87^{\circ}-09'-21''$ with the last described course to the South Right-of-Way Line of Ireland Grove Road; thence west 79.66 feet along said South Right-of-Way Line which forms an angle to the right of $90^{\circ}-00'-00''$ with the last described course; thence westerly 100.50 feet along said South Right-of-Way Line which forms an angle to the right of $174^{\circ}-17'-22''$ with the last described course; thence westerly 225.06 feet along said South Right-of-Way Line which forms an angle to the right of $184^{\circ}-26'-15''$ with the last described course; thence westerly 75.66 feet along said South Right-of-Way Line which forms an angle to the right of $188^{\circ}-52'-04''$ with the last described course; thence westerly 100.13 feet along said South Right-of-Way Line which forms an angle to the right of $175^{\circ}-16'-04''$ with the last described course; thence west 350.00 feet along said South Right-of-Way Line which forms an angle to the right of $177^{\circ}-08'-15''$ with the last described course; thence westerly 137.07 feet along said South Right-of-Way Line which forms an angle to the right of $174^{\circ}-25'-35''$ with the last described course to the Point of Beginning, containing 35.16 acres, more or less.

Tract 2:

That portion of Ireland Grove Road Right-of-Way lying in the West Half of the Southwest Quarter of the Southeast Quarter of Section 12 and in the West Half of the Northwest Quarter of the Northeast Quarter of Section 13 lying west of the Southerly Extension of the West Line of Shaunessey Drive as dedicated in the First Addition to Gaelic Place West Subdivision according to the plat thereof recorded January 2, 2007 as Document No. 2007-117 in the McLean County Recorder's Office, McLean County, Illinois, containing 1.15 acres, more or less.

ORDINANCE NO. 2017 - _____

AN ORDINANCE REZONING

FROM: A – Agriculture District **TO:** S-2 Public Lands and Institutions District

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a Petition for rezoning of certain premises hereinafter described in Exhibit “A”; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said Petition; and

WHEREAS, the City Council of said City has the power to pass this Ordinance and rezone said premises.

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

1. That the premises hereinafter described in Exhibit “A” shall be and the same are hereby rezoned from A – Agriculture District to S-2 Public Lands and Institutions District.
2. The Official Zoning Map of said City shall be amended to reflect this change in zoning classification.
3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this ____ day of _____, 2017.

APPROVED this ____ day of _____, 2017.

APPROVED:

Mayor

ATTEST:

City Clerk

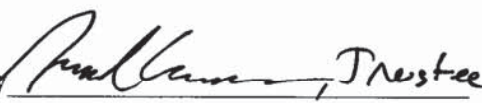
Permitted Uses in the S-2 District		Mobile Food and Beverage Vendor	13
Agency Supervised Homes	S	Nursery Schools	S
Agency-Operated Family Homes	P	Nursing Homes	S
Agency-Operated Group Homes	P	Parking Lot, Commercial	P
Agriculture	P	Parking Lot, Noncommercial	P
Airports and Landing Fields	S	Parks, Playgrounds, Aboretums	P
Athletic Clubs, YMCA, YWCA	S	Police Stations, Fire Stations	P
Barber Shops, Beauty Shops	S	Postal Services	P
Barracks	P	Pre-Schools	P
Cemeteries	P	Professional Clubs, Business Clubs	S
Charitable Clinics	2	Senior High Schools	P
Childrens Homes, Orphanages	S	Sewage Lift Stations	P
Churches, Synagogues, Temples	P	Sewage Treatment Plants	S
Community Centers	P	Sheltered Care Homes	S
Composting Facility	P	Swimming Pools	P
Courthouses	P	Telecommunication Antenna Facilities	S
Day Care Centers	S	Telephone Exchange Substations	P
Dwellings, Multiple Family	P	Townhouses	P
Educational and Research Services	P	Treatment Centers for Drug Abuse	S
Electricity Regulating Substations	P	Utility Conduits, Lines, Pipelines	P
Elementary Schools	P	Water Pressure Control Stations	P
Flammable Liquid Pipelines	P	Water Purification Plants	P
Food Pantry	P	Water Storage Reservoirs	P
Forestry	P	Zoos	P
Gas Regulatory Stations	P		
Golf Courses - Not Miniature Golf	P		
Government Services	P		
Gymnasiums, Recreation Centers	P		
Heliports, Heliport Terminals	S		
Home for the Aged	S		
Ice Rinks	P		
Institution for Child Care	S		
Institution for the Handicapped	S		
Irrigation Channels	P		
Junior High Schools	P		
Libraries	P		
Mental Health Facilities	S		
Military Bases	P		
Military Bases, Storage Depots	P		
Military Communication Centers	P		
Miniature Golf Courses	6		

1. That your petitioner is the owner of the freehold estate of the premises hereinafter legally described in Exhibit A, which is attached hereto made and a part hereof by this reference;
2. That said premises presently have a zoning classification of A – Agriculture District under the provisions of the McLean County Zoning Ordinance;
3. That there is attached hereto and made a part hereof a proposed Annexation Agreement between said City and your petitioner, which provides for the annexation of the premises described in Exhibit A to said City;
4. That said Annexation Agreement provides that, upon annexation of said premises to said City, said premises would be zoned as follows under the provisions of Chapter 44 of the Bloomington City Code-1960, as amended: S-2 Public Lands and Institutions District;
5. That your petitioner hereby requests that the Honorable Mayor and City Council of the City of Bloomington, McLean County, Illinois approve said Annexation Agreement, annex said premises to said City and amend the Official Zoning Map of said City to reclassify said premises into the zoning district classification S-2 Public Lands and Institutions District;
6. That said requested zoning classification is more compatible with existing uses and/or zoning of adjacent property than the zoning of said premises to the A-Agriculture District; and
7. That said requested zoning classification is more suitable for said premises and the benefits realized by the general public in approving this petition will exceed the hardships imposed on your petitioner by the zoning of said premises to the A-Agriculture District.

WHEREFORE, your petitioner respectfully prays that said Annexation Agreement be approved, that said premises be annexed to the City of Bloomington, McLean County, Illinois, and that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended by changing the zoning classification of the above described premises to S-2 Public Lands and Institutions District.

Respectfully submitted,

VALE COMMUNITY CHURCH

By  Trustee
Daniel Carcasson, Trustee

Prepared by:
John L. Pratt
Pratt and Pratt, P.C.
217 E. Washington Street
Bloomington, IL 61701
(309) 828-2302

Exhibit A

Legal Description

Tract 1:

A part of the West Half of the Northeast Quarter of Section 13, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Northeast Corner of Brookridge Estates Subdivision according to the plat thereof recorded March 17, 2003 as Document No. 2003-12666 in the McLean County Recorder's Office. From said Point of Beginning, thence south 1387.19 feet along the East Line of said Brookridge Estates Subdivision and the East Line of the First Addition to Brookridge Estates Subdivision according to the plat thereof recorded November 17, 2004 as Document No. 2004-38516 in said Recorder's Office, said lines also being the West Line of said Northeast Quarter, to the Northwest Corner of an Illinois Power Company Easement recorded October 24, 1952 in Book 599 Page 533 as Document No. 60990 in said Recorder's Office; thence east 1088.41 feet along the North Line of said Illinois Power Company Easement which forms an angle to the right of $91^{\circ}-58'-39''$ with said West Line to the Southerly Extension of the West Line of a tract of land described in Quit-Claim Deed recorded September 9, 2010 as Document No. 2010-21079 in said Recorder's Office; thence north 1454.35 feet along said Southerly Extension and said West Line which forms an angle to the right of $87^{\circ}-09'-21''$ with the last described course to the South Right-of-Way Line of Ireland Grove Road; thence west 79.66 feet along said South Right-of-Way Line which forms an angle to the right of $90^{\circ}-00'-00''$ with the last described course; thence westerly 100.50 feet along said South Right-of-Way Line which forms an angle to the right of $174^{\circ}-17'-22''$ with the last described course; thence westerly 225.06 feet along said South Right-of-Way Line which forms an angle to the right of $184^{\circ}-26'-15''$ with the last described course; thence westerly 75.66 feet along said South Right-of-Way Line which forms an angle to the right of $188^{\circ}-52'-04''$ with the last described course; thence westerly 100.13 feet along said South Right-of-Way Line which forms an angle to the right of $175^{\circ}-16'-04''$ with the last described course; thence west 350.00 feet along said South Right-of-Way Line which forms an angle to the right of $177^{\circ}-08'-15''$ with the last described course; thence westerly 137.07 feet along said South Right-of-Way Line which forms an angle to the right of $174^{\circ}-25'-35''$ with the last described course to the Point of Beginning, containing 35.16 acres, more or less.

Tract 2:

That portion of Ireland Grove Road Right-of-Way lying in the West Half of the Southwest Quarter of the Southeast Quarter of Section 12 and in the West Half of the Northwest Quarter of the Northeast Quarter of Section 13 lying west of the Southerly Extension of the West Line of Shaunessey Drive as dedicated in the First Addition to Gaelic Place West Subdivision according to the plat thereof recorded January 2, 2007 as Document No. 2007-117 in the McLean County Recorder's Office, McLean County, Illinois, containing 1.15 acres, more or less.

ORDINANCE NO. 2017-_____

**AN ORDINANCE ANNEXING CERTAIN TERRITORY AS HEREINAFTER
DESCRIBED TO THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS**

WHEREAS, there has heretofore entered into a certain Agreement for Annexation between the City of Bloomington and VALE COMMUNITY CHURCH, the owner of the premises hereinafter described, which Agreement is attached hereto and made a part hereof by this reference as Exhibit A; and

WHEREAS, the City Council of the City of Bloomington, after proper notices were given, conducted a Public Hearing on said Annexation Agreement; and

WHEREAS, the City Council of the City of Bloomington has considered the question of annexation and has determined that said Annexation Agreement is proper and in due form according to the statutes of the State of Illinois as in such case made and provided. Said City Council has further determined that the proposed zoning, as established in the aforesaid Agreement, follows the general comprehensive plan and development theme heretofore established by the corporate authorities of the City of Bloomington and should be place in effect as to said land upon the annexation of same, all as by Statute specifically provided.

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

SECTION ONE: That the City Council of the City of Bloomington, Illinois, determines that the territory described in the attached Exhibit B is not within the confines of any municipality of the State of Illinois, but is however, contiguous to the City of Bloomington.

SECTION TWO: That the property hereinabove described is by this Ordinance hereby annexed to and does by said Ordinance become a part of the incorporated City of Bloomington, McLean County, Illinois and that the boundary of said City is hereby changed to include the property hereinabove described.

SECTION FOUR: That the Annexation Agreement, hereinabove referred to and hereto attached be and the same hereby is ratified, affirmed, and incorporated into this Ordinance.

SECTION FIVE: That this Ordinance shall be in full force.

PASSED this ____ day of _____, 2017. APPROVED this ____ day of _____, 2017.

Mayor

ATTEST:

City Clerk

Exhibit B

Legal Description

Tract 1:

A part of the West Half of the Northeast Quarter of Section 13, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Northeast Corner of Brookridge Estates Subdivision according to the plat thereof recorded March 17, 2003 as Document No. 2003-12666 in the McLean County Recorder's Office. From said Point of Beginning, thence south 1387.19 feet along the East Line of said Brookridge Estates Subdivision and the East Line of the First Addition to Brookridge Estates Subdivision according to the plat thereof recorded November 17, 2004 as Document No. 2004-38516 in said Recorder's Office, said lines also being the West Line of said Northeast Quarter, to the Northwest Corner of an Illinois Power Company Easement recorded October 24, 1952 in Book 599 Page 533 as Document No. 60990 in said Recorder's Office; thence east 1088.41 feet along the North Line of said Illinois Power Company Easement which forms an angle to the right of $91^{\circ}-58'-39''$ with said West Line to the Southerly Extension of the West Line of a tract of land described in Quit-Claim Deed recorded September 9, 2010 as Document No. 2010-21079 in said Recorder's Office; thence north 1454.35 feet along said Southerly Extension and said West Line which forms an angle to the right of $87^{\circ}-09'-21''$ with the last described course to the South Right-of-Way Line of Ireland Grove Road; thence west 79.66 feet along said South Right-of-Way Line which forms an angle to the right of $90^{\circ}-00'-00''$ with the last described course; thence westerly 100.50 feet along said South Right-of-Way Line which forms an angle to the right of $174^{\circ}-17'-22''$ with the last described course; thence westerly 225.06 feet along said South Right-of-Way Line which forms an angle to the right of $184^{\circ}-26'-15''$ with the last described course; thence westerly 75.66 feet along said South Right-of-Way Line which forms an angle to the right of $188^{\circ}-52'-04''$ with the last described course; thence westerly 100.13 feet along said South Right-of-Way Line which forms an angle to the right of $175^{\circ}-16'-04''$ with the last described course; thence west 350.00 feet along said South Right-of-Way Line which forms an angle to the right of $177^{\circ}-08'-15''$ with the last described course; thence westerly 137.07 feet along said South Right-of-Way Line which forms an angle to the right of $174^{\circ}-25'-35''$ with the last described course to the Point of Beginning, containing 35.16 acres, more or less.

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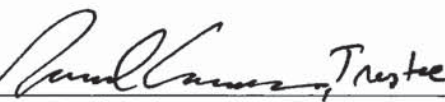
OWNER'S CERTIFICATE

State of Illinois)
) ss.
County of McLean)

KNOW ALL PERSONS BY THESE PRESENTS, That VALE COMMUNITY CHURCH, an Illinois not for profit corporation, hereby certifies that it is the owner of the premises described in Exhibit A attached hereto and incorporated herein, which is the subject of a certain Petition for Annexation to the City of Bloomington, McLean County, Illinois, and for Amendment of the Official Zoning Map of the City of Bloomington, McLean County, Illinois, which is depicted by the Annexation Plat prepared by Brent A. Bazan, Professional Land Surveyor No. 3715 on December 16, 2016.

IN WITNESS WHEREOF, VALE COMMUNITY CHURCH by and through its Lead Pastor has hereunto set its hand and affixed its seal this 3rd day of April, 2017.

VALE COMMUNITY CHURCH

By  Trustee
Daniel Carcasson, Trustee

NOTARY CERTIFICATE

State of Illinois)
) ss.
County of McLean)

I, John L. Pratt, a Notary Public in and for the county and State aforesaid, do hereby certify that Daniel Carcasson, personally known to be a Trustee of VALE COMMUNITY CHURCH and the same person whose name is subscribed to the foregoing owner's statement, appeared before me, this day, in person and acknowledged the execution of this statement as his free and voluntary act.

Given under my hand and notarial seal this 3rd day of April, 2017.


Notary Public

Prepared by:
John L. Pratt
Pratt and Pratt, P.C.
217 E. Washington Street
Bloomington, IL 61701
(309) 828-2302



Exhibit A

Legal Description

Tract 1:

A part of the West Half of the Northeast Quarter of Section 13, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Northeast Corner of Brookridge Estates Subdivision according to the plat thereof recorded March 17, 2003 as Document No. 2003-12666 in the McLean County Recorder's Office. From said Point of Beginning, thence south 1387.19 feet along the East Line of said Brookridge Estates Subdivision and the East Line of the First Addition to Brookridge Estates Subdivision according to the plat thereof recorded November 17, 2004 as Document No. 2004-38516 in said Recorder's Office, said lines also being the West Line of said Northeast Quarter, to the Northwest Corner of an Illinois Power Company Easement recorded October 24, 1952 in Book 599 Page 533 as Document No. 60990 in said Recorder's Office; thence east 1088.41 feet along the North Line of said Illinois Power Company Easement which forms an angle to the right of $91^{\circ}-58'-39''$ with said West Line to the Southerly Extension of the West Line of a tract of land described in Quit-Claim Deed recorded September 9, 2010 as Document No. 2010-21079 in said Recorder's Office; thence north 1454.35 feet along said Southerly Extension and said West Line which forms an angle to the right of $87^{\circ}-09'-21''$ with the last described course to the South Right-of-Way Line of Ireland Grove Road; thence west 79.66 feet along said South Right-of-Way Line which forms an angle to the right of $90^{\circ}-00'-00''$ with the last described course; thence westerly 100.50 feet along said South Right-of-Way Line which forms an angle to the right of $174^{\circ}-17'-22''$ with the last described course; thence westerly 225.06 feet along said South Right-of-Way Line which forms an angle to the right of $184^{\circ}-26'-15''$ with the last described course; thence westerly 75.66 feet along said South Right-of-Way Line which forms an angle to the right of $188^{\circ}-52'-04''$ with the last described course; thence westerly 100.13 feet along said South Right-of-Way Line which forms an angle to the right of $175^{\circ}-16'-04''$ with the last described course; thence west 350.00 feet along said South Right-of-Way Line which forms an angle to the right of $177^{\circ}-08'-15''$ with the last described course; thence westerly 137.07 feet along said South Right-of-Way Line which forms an angle to the right of $174^{\circ}-25'-35''$ with the last described course to the Point of Beginning, containing 35.16 acres, more or less.

Tract 2:

That portion of Ireland Grove Road Right-of-Way lying in the West Half of the Southwest Quarter of the Southeast Quarter of Section 12 and in the West Half of the Northwest Quarter of the Northeast Quarter of Section 13 lying west of the Southerly Extension of the West Line of Shaunessey Drive as dedicated in the First Addition to Gaelic Place West Subdivision according to the plat thereof recorded January 2, 2007 as Document No. 2007-117 in the McLean County Recorder's Office, McLean County, Illinois, containing 1.15 acres, more or less.

Applicant: Midwest Engineering Associates, Inc.
Contact: Robert Culp
Address: 140 E Washington St.
East Peoria, IL 61611

Project: Vale Church Phase I
Address: 3101 Ireland Grove Road, Bloomington

IDNR Project Number: 1708921
Date: 03/31/2017

Description: The construction of a new church with a small outbuilding. The improvements include earth excavation, embankment, storm water detention system, closed and open storm sewer systems, underground utilities (sanitary sewer system, domestic and fire water system(s), electric, data, etc), concrete or asphalt pavement, landscaping, and all collateral work.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: McLean

Township, Range, Section:
23N, 2E, 13



IL Department of Natural Resources
Contact
Natalia Jones
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
City of Bloomington
Katie Simpson
109 East Olive Street
Bloomington, Illinois 61701

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.



Aerial View of 36.31 acres south of Ireland Grove Rd



Notes

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0.6 Miles

0.28

1: 18,056

Printed: 4/20/2017 1:14:56 PM



Zoning Map of 36.31 acres south of Ireland Grove Rd



Notes

Public Notices

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five (5) days before the hearing.

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

Cherry Lawson
City Clerk

Published in the Pantagraph:
April 10, 2017

20877685

The Blue Mound Township Trustees will meet the 3rd Monday of each month at the township office in Cooksville at 7:00 pm. If someone would like to be on the agenda please contact Nick O'Neill 24 hrs in advance at (309) 261-2709.

20877747

LEGAL NOTICE OF INVITATION TO BID CITY OF BLOOMINGTON, ILLINOIS

Sealed bids will be received at the office of the City Clerk, City Hall, 109 East Olive Street, Bloomington, Illinois 61701, until Monday, April 24, 2017, at 1:30 PM CST, at which time they will be publicly opened and read for the following: FY2018 UTILITY MAINTENANCE, Bid No. 2018-02; FY2018 EMERGENCY UTILITY REPAIR, Bid No. 2018-03; FY2018 TRAFFIC SIGNAL MAINTENANCE, Bid No. 2018-04; FY2018 GRADING & SEEDING, Bid No. 2018-05; FY2018 STREETS, ALLEY, & SIDEWALK MAINTENANCE, Bid No. 2017-06. This project consist of the following major work items: Cement Mason - Various Hrs.; Laborer - Various Hrs.; Operating Engineer - Various Hrs.; Plumber - Various Hrs.; Truck Driver - Various Hrs. Inquiries as to the requirements of the specifications will be addressed at the Pre-Bid Conference, to be held on Tuesday, April 18, 2017, at 1:30 PM in the Public Works Conference Room, located on the 3rd Floor of the Government Center, 115 East Wash-

Recorder's Office; thence north 1454.35 feet along said Southerly Extension and said West Line which forms an angle to the right of 87°-09'-21" with the last described course to the South Right-of-Way Line of Ireland Grove Road; thence west 79.66 feet along said South Right-of-Way Line which forms an angle to the right of 90°-00'-00" with the last described course; thence westerly 100.50 feet along said South Right-of-Way Line which forms an angle to the right of 174°-17'-22" with the last described course; thence westerly 225.06 feet along said South Right-of-Way Line which forms an angle to the right of 184°-26'-15" with the last described course; thence westerly 75.66 feet along said South Right-of-Way Line which forms an angle to the right of 188°-52'-04" with the last described course; thence westerly 100.13 feet along said South Right-of-Way Line which forms an angle to the right of 175°-16'-04" with the last described course; thence west 350.00 feet along said South Right-of-Way Line which forms an angle to the right of 177°-08'-15" with the last described course; thence westerly 137.07 feet along said South Right-of-Way Line which forms an angle to the right of 174°-25'-35" with the last described course to the Point of Beginning, containing 35.16 acres, more or less.

And

Tract 2:

That portion of Ireland Grove Road Right-of-Way lying in the West Half of the Southwest Quarter of the Southeast Quarter of Section 12 and in the West Half of the Northwest Quarter of the Northeast Quarter of Section 13 lying west of the Southerly Extension of the West Line of Shaunessey Drive as dedicated in the First Addition to Gaelic Place West Subdivision according to the plat thereof recorded January 2, 2007 as Document No. 2007-117 in the McLean County Recorder's Office, McLean County, Illinois, containing 1.15 acres, more or less.

All interested persons may present their views upon such matters pertaining thereto. Said Petition and all accompanying documents are on file and available for public inspection in the Office of the City Clerk.

20877101

CITY OF BLOOMINGTON PUBLIC HEARING NOTICE

Public Notice is hereby given that the Planning Commission will hold a public hearing on Wednesday April 26, 2017 at 4:00 PM in the Council Chambers, 109 E. Olive Street, Bloomington Illinois to hear testimony on a request for an Annexation Agreement, Annexation and Rezoning submitted by Vale Community Church for property located south of Ireland Grove Rd., and east of Brookridge Estates, 1st Addition, consisting of approximately containing 35.16 acres, more or less for Tract 1 and 1.15 acres, more or less for Tract 2.

LEGAL DESCRIPTION: Exhibit A

Tract 1:

A part of the West Half of the Northeast Quarter of Section 13, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Northeast Corner of Brookridge Estates Subdivision according to the plat thereof recorded March 17, 2003 as Document No. 2003-12666 in the McLean County Recorder's Office. From said Point of Beginning, thence south 1387.19 feet along the East Line of said Brookridge Estates Subdivision and the East Line of the First Addition to Brookridge Estates Subdivision according to the plat thereof recorded November 17, 2004 as Document No. 2004-38516 in said Recorder's Office, said lines also being the West Line of said Northeast Quarter, to the Northwest Corner of an Illinois Power Company Easement recorded October 24, 1952 in Book 599 Page 533 as Document No. 60990 in said Recorder's Office; thence east 1088.41 feet along the North Line of said Illinois Power Company Easement which forms an angle to the right of 91°-58'-39" with said West Line to the Southerly Extension of the West Line of a tract of land described in Quit-Claim Deed recorded September 9, 2010 as Document No. 2010-21079 in said



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

April 13, 2017

Dear Property Owner or Resident:

The City of Bloomington Planning Commission will hold a public hearing on **Wednesday, April 26, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois** for a petition submitted by **Vale Community Church** requesting 1) approval of an annexation agreement with the City of Bloomington; 2) the annexation of property, approximately 40 acres south of Ireland Grove Road; and 2) the rezoning of the annexed property from R-1 (County) to S-2, Public Lands and Institutions. A legal description of the property is attached to this letter.

You are receiving this notification since you own property within a 500 foot radius of the land described above (refer to map on back). All interested persons may present their views upon matters pertaining to the requested rezoning during the public hearing.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The hearing's agenda will be available at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may contact me by phone, (309) 434-2226, or email, ksimpson@cityblm.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Katie Simpson", with a long, sweeping horizontal line extending to the right.

Katie Simpson
City Planner

Attachments:
Location Map
Legal Description of property



Notes

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0 0.14 0.3 Miles

1:9,028

Printed: 4/11/2017 12:57:21 PM

Exhibit A

Legal Description

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HERSHEY GROVE LLC
1 BRICKYARD DR
BLOOMINGTON IL 61701

CHERI RAYMOND
1 PLANTATION
BLOOMINGTON IL 61704

SPENCER G & SHARON M MCDONALD
10 CALADONIA CT
BLOOMINGTON IL 61704

EARL PAPE
10 PLANTATION CT
BLOOMINGTON IL 61704

DANIEL MAXEDON
11 CALADONIA CT
BLOOMINGTON IL 61704

AMI HILEMAN
12 CALADONIA CT
BLOOMINGTON IL 61704

KELLY BEVER
13 CALADONIA COURT
BLOOMINGTON IL 61704

DAVID & MARIE BLASER
14 CALADONIA CT
BLOOMINGTON IL 61704

JASON MORRISON
1410 BALLYSHANNON DR
BLOOMINGTON IL 61704

RICHARD & SYLVIA JOHANSON
1501 Ballyshannon Dr
BLOOMINGTON IL 61704

GREGORY ZOELLER
1501 CASHEL DR
BLOOMINGTON IL 61704

KARTHIKKUMAR RAMASAMY
1502 BALLYSHANNON DR
BLOOMINGTON IL 61704

ROBERT SWENSON
1502 CASHEL DR
BLOOMINGTON IL 61704

JEFFREY RITTER
1502 Shaunessey Dr
BLOOMINGTON IL 61704

RONDA HEIDECKER
1503 BALLYSHANNON DR
BLOOMINGTON IL 61704

JOSEPH FERNANDES
1503 CASHEL DR
BLOOMINGTON IL 61704

BRIAN SPAULDING
1504 BALLYSHANNON
BLOOMINGTON IL 61704

ALUN & JENNIFER L HARRIS
1504 CASHEL DR
BLOOMINGTON IL 61704

PRAVEEN DAS
1504 SHAUNESSEY DR
BLOOMINGTON IL 61704

JEFF & JENNIFER SPEIRER
1505 BALLYSHANNON DR
BLOOMINGTON IL 61704

RANDY MALINOWSKI
1505 CASHEL DR
BLOOMINGTON IL 61704

MICHAEL HARBAUGH
1506 BALLYSHANNON DR
BLOOMINGTON IL 61704

SCOTT LACEY
1506 CASHEL DR
BLOOMINGTON IL 61704

KRISHNA & VANDANA DEENADAYAL
BALATHANDAPPANI
1506 SHAUNESSEY DR
BLOOMINGTON IL 61704

MICHELLE WASHINGTON
1507 BALLYSHANNON DR
BLOOMINGTON IL 61704

ESSIE MAXWELL
1507 BEAR CREEK DR
BLOOMINGTON IL 61704

MICHAEL COLEMAN
1507 CASHEL DR
BLOOMINGTON IL 61704

KEVIN ALCOZAR
1508 CASHEL DR
BLOOMINGTON IL 61704

CHAD & JENNIFER BAEHR
1508 SHAUNESSEY DR
BLOOMINGTON IL 61704

CARLOS MIRANDA
1509 BALLYSHANNON DR
BLOOMINGTON IL 61704

LISA CORWIN
1510 CASHEL DR
BLOOMINGTON IL 61704

EMILY & TIMOTHY HEINTZMAN
1510 SHAUNESSEY DR
BLOOMINGTON IL 61704

ALVIN BARNES
1511 BALLYSHANNON DR
BLOOMINGTON IL 61704

RICHARD F & PATRICIA L WILSON
19556 BRIAR DR
BLOOMINGTON IL 61705

JOSH MAST
2 CALADONIA COURT
BLOOMINGTON IL 61704

Attn: Trust No. H-303 First State Bank
of Bloomington
204 N Prospect Rd
BLOOMINGTON IL 61704

BJ ARMSTRONG INC
2401 E EMPIRE ST STE B
BLOOMINGTON IL 61704

% WILLIAM HUNDMAN MCLT SB-1000
2401 E WASHINGTON, SUITE A
BLOOMINGTON IL 61704

CHANDRAKANT S FALGUNI C PATEL
3 CALADONIA CT
BLOOMINGTON IL 61704

THERESA FRENCH
3 PLANTATION CT
BLOOMINGTON IL 61704

FRANKE CONSTRUCTION
PARTNERSHIP LLC
303 N WILLIAMSBURG
BLOOMINGTON IL 61704

SRINIVASAN KANNAN
3101 KILKENNY DR
BLOOMINGTON IL 61704

GOPINATHAN PARAMBIL
3103 KILKENNEY
BLOOMINGTON IL 61704

MADHAVA RAO & JYOTHI MUTHUM
3105 KILKENNY DR
BLOOMINGTON IL 61704

CARL JR AND KATHLEEN A GRAF
3202 IRELAND GROVE RD
BLOOMINGTON IL 61704

DENNIS L & MELISSA K DOSS
3301 IRELAND GROVE RD
BLOOMINGTON IL 61704

RYAN AND MICHELLE HOBART
43 BROOKSTONE
BLOOMINGTON IL 61704

DONALD POND
47 BROOKSTONE CIR
BLOOMINGTON IL 61704

RONALD PARIDO
49 BROOKSTONE CIRCLE
BLOOMINGTON IL 61704

DAVID WEAVER
5 CALADONIA COURT
BLOOMINGTON IL 61704

GINA RUSSELL
5 PLANTATION CT
BLOOMINGTON IL 61704

DARWIN F & SHIRLEY J RUST
55 BROOKSTONE CIR
BLOOMINGTON IL 61704

DARWIN RUST
55 BROOKSTONE CIRCLE
BLOOMINGTON IL 61705

DON & JANE UNDERWOOD
57 BROOKSTONE CIRCLE
BLOOMINGTON IL 61704

ANDREW PAUL DUNLAP
59 BROOKSTONE CIRCLE
BLOOMINGTON IL 61704

JAMES & SHARON JAEGER
6 CALADONIA CT
BLOOMINGTON IL 61704

MATTHEW SIEMER
61 BROOKSTONE CIR
BLOOMINGTON IL 61704

LAMONT & BUENOLA TYLER
61 STONEBROOK CT
BLOOMINGTON IL 61704

JAMES HANCOCK
63 BROOKSTONE CIRCLE
BLOOMINGTON IL 61704

WILLIAM NOVAK
63 STONEBROOK CT
BLOOMINGTON IL 61704

LAWRENCE REECE
65 BROOKSTONE CIR
BLOOMINGTON IL 61704

TIMOTHY ROLFS
65 STONEBROOK CT
BLOOMINGTON IL 61704

STEPHEN & BEVERLY VIRGIL
66 BROOKSTONE CIR
BLOOMINGTON IL 61704

SHELLEY REEVES
67 BROOKSTONE CIR
BLOOMINGTON IL 61704

WILLIAM J & ANNA RINALDI-MILES
MILES
69 BROOKSTONE CIR
BLOOMINGTON IL 61704

MARK THOENNES
7 CALADONIA CT
BLOOMINGTON IL 61704

RAFAL & AGNIESZKA ROSINSKI
7 PLANTATION CT
BLOOMINGTON IL 61704

MILTON & DONNA GUZMAN
70 BROOKSTONE CIR
BLOOMINGTON IL 61704

SCOTT ROGGENBUCK
8 CALADONIA CT
BLOOMINGTON IL 61704

BRIAN CIASNOCHA
8 PLANTATION
BLOOMINGTON IL 61704

PAUL C & CAROL L GRAMMER
9 CALADONIA CT
BLOOMINGTON IL 61704

HERSHEY GROVE LLC
P O BOX 1546
BLOOMINGTON IL 61702

MERCER T URNER LAND TRUST MT
1912 TRUSTEE
Po Box 3064
BLOOMINGTON IL 61702