AGENDA
PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, APRIL 14, 2021 4:00 P.M.
THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live

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

Members of the public may also attend the meeting at City Hall. Attendance will be limited to 10 people including staff and Board/Commission members and will require compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees are encouraged to attend remotely. The rules for participation and physical attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda. Changes will be posted at www.cityblm.org/register.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**

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

4. **MINUTES** Review the minutes of the March 24, 2021 regular Planning Commission meeting.
5. **REGULAR AGENDA**
   Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at https://www.cityblm.org/register at least 15 minutes prior to the start of the meeting.

   A. **PR-02-21** Public hearing, review, and action on a petition submitted by Sheheryar Muftee for a legislative site plan review and special use permit in the B-1 General Commercial District, for an addition to the Islamic Center Prayer Hall, for the property located at 421 Olympia Drive (PINs: 22-07-200-062 and 22-07-200-061). (Ward 8) **Tabled from the March 24, 2021 Planning Commission regular meeting.**

   B. **Z-08-21** Public hearing, review, and action on a petition submitted by Mark Tomac to request approval of a zoning map amendment from P-2, Public Lands and Institutions

District to R-1C, Single-Family Residence District, for the property located at 2813 Breezewood Boulevard (PIN: 21-21-252-001), 0.507 acres more or less. (Ward 2)

6. OLD BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT

DRAFT
MINUTES
PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, MARCH 24, 2021 4:00 P.M.
THIS MEETING WAS HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live

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

Members of the public could also attend the meeting at City Hall. Attendance was limited to 10 people including staff and Board/Commission members and required compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees were encouraged to attend remotely.

The Planning Commission convened in Regular Session virtually via Zoom conferencing with City Planner Katie Simpson, Assistant Director Kimberly Smith, and Commissioner Justin Boyd in-person in City Hall's Council Chambers at 4:20 p.m., Wednesday, March 24, 2021.

The meeting was live streamed to the public at www.cityblm.org/live. The meeting was called to order by Chairperson Headean.

ROLL CALL

Attendee Name	Title	Status
Ms. Megan Headean	Chair	Present
Mr. Tyson Mohr	Vice Chair	Absent
Mr. Justin Boyd	Commissioner	Present
Mr. Thomas Krieger	Commissioner	Present
Ms. Megan McCann	Commissioner	Absent
Mr. Mark Muehleck	Commissioner	Absent
Mr. David Stanczak	Commissioner	Present

Ms. Sheila Montney	Commissioner	Present
Mr. John Danenberger	Commissioner	Absent
Mr. Brady Sant Amour	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Mr. Craig McBeath	Information Systems Director	Present
Ms. Katie Simpson	City Planner	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Ms. Caitlin Kelly	Assistant City Planner	Present

COVID-19

Chairperson Headean explained that this meeting was held virtually via live stream pursuant to the gubernatorial executive order 2020-07, Section 6. Public comment was accepted until 15 minutes before the start of the meeting. Written public comment must have been emailed to publiccomment@cityblm.org and those wishing to speak live must have registered at https://www.cityblm.org/register at least 15 minutes prior to the meeting. City Hall was closed to the public.

PUBLIC COMMENT

No public comment.

MINUTES

Mr. Boyd motioned to approve the minutes as presented. Mr. Krieger seconded. Roll call vote: Mr. Sant-Amour-Yes, Mr. Stanczak – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. Monteny– Abstain, Chairperson Headean – Yes. The minutes were approved (5-0-1).

REGULAR AGENDA

A. **Z-07-21** Public hearing, review, and action on a petition submitted by Ron Block, Manager of Dewitt Farms, LLC to request approval of a zoning map amendment of R-1A, Single-Family Residential District to R-1B, Single-Family Residential District for a portion of the property located at 200 N Bellemont Rd (PIN: 21-02-151-002) 3.75 acres more or less. (Ward 8)

B. **PS-03-21** Public hearing, review, and action on a petition submitted by Ron Block, Manager of Dewitt Farms, LLC to request approval of a preliminary plan for the Davis Block Subdivision and waiver from the Subdivision Code of the requirement to construct public sidewalk along the east side of Mercer Avenue

for the property located at 200 N Bellemont Rd (PIN: 21-02-151-002) 4.99 acres. (Ward 8)

Ms. Simpson introduced the item and presented staff's recommendation of approval of the zoning map amendment. She explained that the property owner is seeking a zoning map amendment in order to develop nine single-family lots. Regarding the standards for a zoning map amendment, Ms. Simpson stated that the requested rezoning is consistent with the single-family residential character of the surrounding area and promotes infill development.

Ms. Simpson then introduced the preliminary plan and presented staff's recommendation of approval. She mentioned that the primary difference between R-1A and R-1B is the permitted lot size and density. She went on to review the site's existing infrastructure and the proposed cul-de-sac extension of Bellemont Avenue and sewer extension. The developer requested a waiver from providing new sidewalk on Mercer Avenue; Ms. Simpson stated that staff is supportive of the waiver due to the fact that Mercer Avenue does not have sidewalks and because repairing existing sidewalks is prioritized over installing new ones in the Sidewalks Master Plan.

Mr. Boyd asked for clarification regarding the differences in density between R-1A and R-1B. Ms. Simpson explained that R-1A allows for two units per acre and has a minimum lot size of 22,500 square feet. R-1B allows for six units per acre and a minimum lot size of 7,000 sq ft, and has somewhat smaller setbacks. Mr. Boyd confirmed that sidewalk does not currently exist on Mercer Avenue. Ms. Simpson affirmed this.

Jeremy Schreck, the engineer, was sworn in for testimony. He clarified that storm sewer would be separated out from the sanitary sewer.

Julia Davis, attorney for the petitioner, was sworn in for testimony. She provided an overview of the property's history and stated it would be an asset to those employed in surrounding areas.

Robert Werkman was sworn in for testimony. He stated his concern related to the reduced lot size of the proposed development and its potential impact on property values. He asked what the size and value of the proposed homes would be.

Greg Shepard was sworn in for testimony. He stated that the letter he sent would stand for his testimony.

Ms. Davis stated that the size and workmanship of the proposed homes will meet the standards of the R-1B District. She stated that further specifics would be determined after the case had been decided.

Mr. Schreck stated that the smallest lot would be 0.32 acres and that they are comparable to that of neighboring R-1A properties.

Mr. Werkman asked whether the lot sizes would be made smaller. Ms. Davis clarified that they would not.

Ms. Simpson entered the emailed comments received prior to the hearing into the record.

Mr. Stanczak motioned to find the standards met for the rezoning request, Case Z-07-21. Mr. Boyd seconded. Roll call vote: Mr. Sant-Amour - Abstain, Mr. Stanczak – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. Monteny – Yes, Chairperson Headean – Yes.

Mr. Stanczak motioned to approve of the requested rezoning. Mr. Boyd seconded. Roll call vote: Mr. Sant-Amour - Abstain, Mr. Stanczak – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. Monteny – Yes, Chairperson Headean – Yes.

The Commission then considered Case PS-03-21.

Mr. Boyd motioned to accept the findings of fact as presented by staff and as they relate to the requested waiver. Ms. Montney seconded. Roll call vote: Mr. Sant-Amour - Abstain, Mr. Stanczak – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. Monteny – Yes, Chairperson Headean – Yes.

Mr. Krieger motioned to approve of the requested waiver. Mr. Stanczak seconded. Roll call vote: Mr. Sant-Amour - Abstain, Mr. Stanczak – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. Monteny – Yes, Chairperson Headean – Yes.

Mr. Boyd motioned to accept the findings of fact as presented by staff and as they relate to the preliminary plan. Mr. Krieger seconded. Roll call vote: Mr. Sant-Amour - Abstain, Mr. Stanczak – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. Monteny – Yes, Chairperson Headean – Yes.

Mr. Boyd motioned to recommend approval of the proposed preliminary plan, Case PS-03-21. Mr. Krieger seconded. Roll call vote: Mr. Sant-Amour - Abstain, Mr. Stanczak – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. Monteny – Yes, Chairperson Headean – Yes.

C. PR-02-21 Public hearing, review, and action on a petition submitted by Sheheryar Muftee for a legislative site plan review and special use permit in the B-1 General Commercial District, for an addition to the Islamic Center Prayer Hall, for the property located at 421 Olympia Drive (PINs: 22-07-200-062 and 22-07-200-061). (Ward 8)

Mr. Boyd motioned to table the item to the April 14, 2021 meeting due to time constraints. Mr. Krieger seconded. Roll call vote: Mr. Sant-Amour - Abstain, Mr. Stanczak – Yes, Mr. Boyd – Yes, Mr. Krieger – Yes, Ms. Monteny – Yes, Chairperson Headean – Yes.

OLD BUSINESS
No items.

NEW BUSINESS

Introduction of New Member—Brady Sant Amour

This item was tabled to the April 14, 2021 meeting.

ADJOURNMENT

Mr. Boyd motioned to adjourn. Mr. Krieger seconded. The meeting was adjourned at 4:57 PM by voice vote (6-0-0).

DRAFT

CITY OF BLOOMINGTON
REPORT FOR THE
PLANNING COMMISSION
April 14, 2021

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
PR-02-21	421 Olympia Drive	Site Plan Review w/ Special Use	Caitlin Kelly, Assistant City Planner
PETITIONER'S REQUEST:	Public hearing, review, and action on a petition submitted by Sheheryar Muftee for a legislative site plan review and special use permit in the B-1 General Commercial District, for an addition to the Islamic Center Prayer Hall, for the property located at 421 Olympia Drive (PINs: 22-07-200-062 and 22-07-200-061). (Ward 8)		

*Staff finds that the application **meets** the Zoning Ordinance's guidelines for site plan review.*

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Motion to establish findings of fact for the site plan review criteria.
2. Motion to recommend approval of the site plan for an addition to the Islamic Center Prayer Hall, for the property located at 421 Olympia Drive.
3. Motion to establish findings of fact for the special use criteria.
4. Motion to recommend approval of the requested special use with the condition that a revised site plan incorporating a pedestrian walkway and perimeter and interior landscaping for existing portions of the parking lot is submitted.

An aerial view of the subject property

NOTICE: The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on Monday, March 8, 2021. Notices were mailed to property owners within 500 feet and a large metal sign was placed on the property. The item was tabled to the April 14, 2021 meeting.

GENERAL INFORMATION
Owner and Applicant: Sheheryar Muftee, North American Islamic Trust Inc.

PROPERTY INFORMATION

Existing Zoning:	B-1 General Commercial District w/ S-1 Aircraft Noise Impact District Overlay
Existing Land Use:	Place of worship
Proposed Use:	Place of worship
Property size:	3.04 acres
Property Information:	421 Olympia Drive (22-07-200-061)

SURROUNDING ZONING AND LAND USES

Zoning	Land Uses
North: M-1 Limited Manufacturing District w/ S-1 Overlay, B-1 w/ S-1 Overlay	North: Various retail/commercial, kennel and animal grooming, gyms, places of worship
South: B-1 w/ S-1 Overlay, A (McLean County)	South:, recreational center, vacant
East: B-1 w/S-1 Overlay,	East: Automotive dealership, Various retail/commercial
West: P-3 Airport District	West: Central Illinois Regional Airport

PROJECT DESCRIPTION
Background: The subject property is located within the 19th addition of the Towanda Barnes Business Park. It measures 3.04 acres in size and is improved with a 10,891 sq ft multi-use structure. Originally zoned M-1, Restricted Manufacturing District, the property was rezoned to B-1, Highway Commercial District, in 2017 in order to facilitate its use as a place of worship. It is now the site of the Islamic Center of McLean County (ICMC). At the time, places of worship were permitted by right within the B-1 District; since the B-1 District's 2019 reclassification as the General Commercial District, "places of worship" are instead permitted by special use.

Much of the subdivision is zoned B-1, with a few properties classified as M-1. Surrounding uses include a variety of retail and commercial stores, the Bloomington Tennis Center, automotive dealerships and services, gyms, a movie theater, and another place of worship. The land to the south of the subdivision is vacant, with the Central Illinois Regional Airport lying to the west of the subject property. The subject property and majority of the subdivision are also regulated by the S-1 Aircraft Noise Impact Overlay District. This district limits residential uses and requires additional insulation materials for certain uses located within the 65 ldn noise contour.

Project Description: The proposed project consists of a sizeable addition to the existing structure which will occur in two phases. The first phase is a 7,928.56 sq ft addition that includes men's and women's prayer spaces, offices, and meeting rooms, all of which are to be constructed on the south side of the existing structure. Phase two, along the existing structure's northeast side, is a smaller, one-story addition to be used as classrooms, offices, and storage. The existing parking lot, consisting of 41 spaces, will similarly be expanded upon, ultimately providing a total of 135 spaces for as many as 400 congregants.

The additions constitute an expansion of more than 20% of the existing structure's floor area, which triggers the need not only for additional parking and landscaping, but for the existing parking lot and landscaping to be brought into compliance with current standards (per Ch. 44, 12-2C and Ch. 44, 13-2A). For this reason, staff has included the submission of a revised site plan showing necessary updates to the existing site as a condition of approval for the special use.

Compliance with the Comprehensive Plan:
The subject property is classified as a Tier I infill priority by the Land Use Priorities map. Further, the City of Bloomington Comprehensive Plan emphasizes the development of social interaction. Places of worship are a crucial part of creating and maintaining social ties within a community.

The existing site

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

1. Application
2. Site Plans and rendering
3. Landscaping Plan
4. Photometric Plan
5. Aerial photographs

The table below illustrates the zoning requirements and provided elements.

Site Area	132,422 sq ft		
Building Area	Total (existing and proposed): 26,083.42 sq ft		
Requirement	***Permitted***	***Provided***	***Compliance***
Max. Floor Area Ratio	0.8 maximum	0.19	Compliant
Front yard setbacks	N/A	19.2’	Compliant
Side yard building setbacks	16’ (1/3 of building height) minimum	47.4’	Compliant
Rear yard building setbacks	16’ (1/3 of building height) minimum	25.9’	Compliant
Building Height	N/A	48’ at highest point	Compliant
Parking spaces	130 spaces (one per 200 GFA) minimum	135 spaces	Compliant
Parking Adjustment	-10% (> 4 bicycle parking spaces)	N/A	Applicable but not requested
Bicycle Parking	7 spaces minimum	12 spaces	Compliant
Minimum aisle widths	24’	25’, 24’	Compliant
Minimum parking stall dimensions (width/length)	8.5’ x 18’	8.5’ x 18’	Compliant
Parking lot perimeter landscaping (front/sides/rear)	12’ along ROW/6’ along perimeter	Not consistently provided	Not compliant
Building Foundation landscaping	Minimum 60% of building frontage	250’ provided	Compliant
Landscaping island required every 10 parking spaces	Required	Not consistently provided	Partially compliant, not provided on previous phase.
5 ft pedestrian path through parking lot to entrance	Required	6’ path, pedestrian crossing needed	Partially compliant
Dumpster screening	Min. 6’ tall screen	6’4” brick screen	Compliant
Transitional yard landscaping	Not required	N/A	Compliant
Lighting Plan	Average 2 fc maximum	Average 1.8 fc	Compliant
Storm water management	Storm water management requirements apply	Existing off-site detention	Compliant

FINDINGS OF FACT

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

A. *The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.* There is little incompatibility between the proposed development and surrounding developments given that the Towanda Barnes Business Park contains a wide variety of coexisting uses. Lot 39, also owned by the North American Islamic Trust, is to remain vacant at the present time and provides and informal buffer between the proposed development and the Bloomington Tennis Center to the south. The property immediately north of 421 Olympia Drive is zoned for manufacturing and constitutes a higher intensity of use than that of the subject property. Regardless, the proposed parking lot perimeter landscaping shall effectively screen interior automotive and pedestrian traffic from exterior view. All points of ingress and egress are existing, and the applicant is adding pedestrian access to and across the site, which will improve pedestrian circulation and safety. **The standard is met.**

B. *The extent to which the proposal minimizes any adverse impact of the development upon adjoining land, including the hours of use and operation and the type and intensity of activities which may be conducted.* Given the nature of activities associated with a place of worship, the anticipated intensity of the proposed development is less than that of activities associated with industrial or more conventionally commercial activities permitted by right within the subdivision. Per their website, the ICMC hosts daily prayer sessions between 4:30 AM and 7:30 PM, meaning that use of the property is staggered throughout the day. The subject property's use and any associated vehicular or pedestrian traffic is to be contained within the site. **The standard is met.**

C. *The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.* As part of an existing subdivision, the property is connected to Towanda Barnes Road through an internal network of local roads. **The standard is met.**

D. *The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.* The proposed development provides additional off-street parking for congregation members and provides additional landscaping that enhances the site. The physical circumstances of the site likely lessen the effect of the proposed development; as it is located in a large commercial center abutting vacant agricultural land, early morning prayer sessions and the lighting and vehicle trips associated with them would not cause a disruption as they might in denser residential neighborhoods. The staggered hours of operation and on-site containment of

vehicular traffic should mitigate any potential adverse impacts to neighboring properties. **The standard is met.**

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

1. *That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort, or general welfare*. The property has been in use as a place of worship since 2017. Its use is not incongruous with the largely commercial/retail uses found throughout the subdivision, nor would the intensity of the use exceed that of nearby properties. **The standard is met.**

2. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood*. The Towanda Barnes Business Park contains a variety of commercial, recreational, and institutional uses, including a movie theater, a dog kennel and grooming facility, a realty office, and automotive sales and services. No harmful impacts to surrounding properties are anticipated by renewing the subject property's use as a legal special use rather than a lawful existing special use. Further, the proposed structural additions and landscaping will improve the aesthetic quality of the subdivision and, perhaps by extension, its property values. However, since the proposed addition is an increase greater than 20%, the landscaping requirements of Division 13 apply to the entire site. The existing parking lot is deficient in terms of perimeter and interior landscaping. Staff recommends adding a condition to the special use permit to provide the aforementioned items. **With the condition of perimeter and interior landscaping, the standard will be met.**

3. *That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district*. No adverse impacts on neighboring properties are anticipated given the subject property's continuous use as a place of worship over the last four years. The site plan provides additional off-street parking which will reduce on-street congestion. The proposed addition will contribute to the visual appeal of the area and possibly spark investment in nearby underutilized parcels within the subdivision. **The standard is met.**

4. *That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.* The property has been in use for four years within an established commercial subdivision. Existing utilities serve the whole of the subdivision, cutting along the southern property line of the subject property. Off-site stormwater detention is established and in use. **The standard is met.**

5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.* Ingress and egress are existing. No changes are proposed. **The standard is met.**

6. *That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals.* The site plan review being considered concurrently with this special use request ensures that proposed additions to the existing structure as well as alterations to off-street parking, landscaping, and lighting will adhere to the site design standards of the B-1 District. Revisions are needed and staff is recommending that this is added as a condition of the special use permit. **The standard is met.**

STAFF RECOMMENDATION:
Staff recommends that the Planning Commission

1. Motion to establish findings of fact for the site plan review criteria.
2. Motion to recommend approval of the site plan for an addition to the Islamic Center Prayer Hall, for the property located at 421 Olympia Drive.
3. Motion to establish findings of fact for the special use criteria.
4. Motion to recommend approval of the requested special use with the condition that a revised site plan incorporating a pedestrian walkway and perimeter and interior landscaping for existing portions of the parking lot is submitted.

Respectfully submitted,
Caitlin Kelly
Assistant City Planner
Attachments:

- Draft Ordinance
- Exhibit “A” Legal Description
- Exhibit “B” Proposed site, landscaping, photometric, and elevation plans
- Petition, available online at https://www.cityblm.org/Home/ShowDocument?id=25972
- Aerial map
- Zoning map
- Neighborhood notice with 500 ft notification buffer map

DRAFT

ORDINANCE NO. _____

AN ORDINANCE APPROVING A LEGISLATIVE SITE PLAN REVIEW AND SPECIAL USE PERMIT FOR THE EXPANSION OF A PLACE OF WORSHIP IN THE B-1 GENERAL COMMERCIAL DISTRICT, FOR PROPERTY LOCATED AT 421 OLYMPIA DRIVE.

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition and site plan requesting approval of Legislative Site Plan review and a Special Use Permit for the expansion of a place of worship in the B-1 General Commercial District for 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 Bloomington Planning Commission, made findings of fact that such Legislative Site Plan and Special Use as illustrated in the Site and Landscape Plans hereinafter described in Exhibit(s) B, complied with the standards for granting approval of the legislative site plan found in Chapter 44 Division 17-9 of the Bloomington City Code, as amended, and such standards for granting a special use, specifically:

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

WHEREAS, the Bloomington Planning Commission also recommended that the City Council adopt an a condition that the petitioner incorporate a pedestrian walkway and perimeter and interior landscaping for existing portions of the parking lot into the site plan shown in Exhibit B; and,

WHEREAS the City Council of the City of Bloomington has the power to pass this Ordinance and grant this special use permit with the recommended conditions.

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

1. The above recitals are hereby incorporated into this Ordinance.

2. That the City Council adopts the findings of fact for the Site Plan Review criteria recommended by the Planning Commission.

3. That the City Council adopts the findings of fact for the Special Use Criteria recommended by Planning Commission.

4. That the City Council hereby approves the Legislative Site Plan Review and the Special Use Permit for the expansion of a place of worship for the property at 421 Olympia Drive legally described in Exhibit A and depicted in Exhibit(s) B with the following conditions:

   a. That the petitioner includes a pedestrian walkway in the site plan shown in Exhibit B.

   b. That the petitioner incorporates perimeter and interior landscaping for existing portions of the parking lot into the site plan shown in Exhibit B.

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5. This Ordinance shall take effect immediately upon passage and approval.

PASSED this _____ day of _____, 20___.

APPROVED this _____ day of _____, 20___.

_____
Tari Renner, Mayor

ATTEST:

_____
Leslie Smith-Yocum, City Clerk

DRAFT

Exhibit A
"Legal Description"

Lot 38 in the Nineteenth Addition to Towanda Barnes Business Park, Bloomington, according to the Plat thereof recorded June 14, 2007, as Document No. 2007-00015254, situated in Mclean County, Illinois.

Said property contains 3.043 acre, more or less.

DRAFT

ISLAMIC CENTER OF McLEAN COUNTY

421 OLYMPIA DRIVE, BLOOMINGTON, ILLINOIS 61704

PERSPECTIVE VIEW

DRAWING DIRECTORY:

	#	SHEET #	DRAWING TITLE
ARCHITECTURE	1	G-001	COVER SHEET
	2	A 101	PROJECT DATA
	3	A 102	LOWER LEVEL PLAN
	4	A 103	FIRST FLOOR PLAN
	5	A 104	SECOND FLOOR PLAN
	3	A 105	ROOF PLAN
	4	A 201	EXTERIOR ELEVATIONS
	5	A 202	EXTERIOR ELEVATIONS
	3	A 301	BUILDING SECTION
CIVIL	1	C1.1	SITE PLAN
	1	L1.1	PLANTING PLAN
	1	L2.1	PLANTING DETAILS
	1	E1.0	PHOTOMETRIC LAYOUT

EXHIBIT B

PROJECT TITLE:
ISLAMIC CENTER OF McLEAN COUNTY

PRAYER HALL ADDITION

421 Olympia Drive
Bloomington, IL 61704
Contact:Shaheyar Muftee
PH.: xxx.xxx.xxxx

FIELD VERIFICATION:

ALL DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE OWNER AND CONTRACTOR MAY USE THE DRAWINGS AND SPECIFICATIONS ONLY FOR THE PROJECT AND NOT FOR ANY OTHER WORK. THEY SHALL NOT BE LOANED, COPIED OR MADE AVAILABLE TO ANY UNAUTHORIZED THIRD PARTY. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT.

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FGI PROJECT: 0201550.00

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1	PLAN COMMISSION	00-xx-0000

PROFESSIONAL SEAL:

NOMAN Architects Inc.

START: 00-00-0000 PROJ. NO: 20000
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G001

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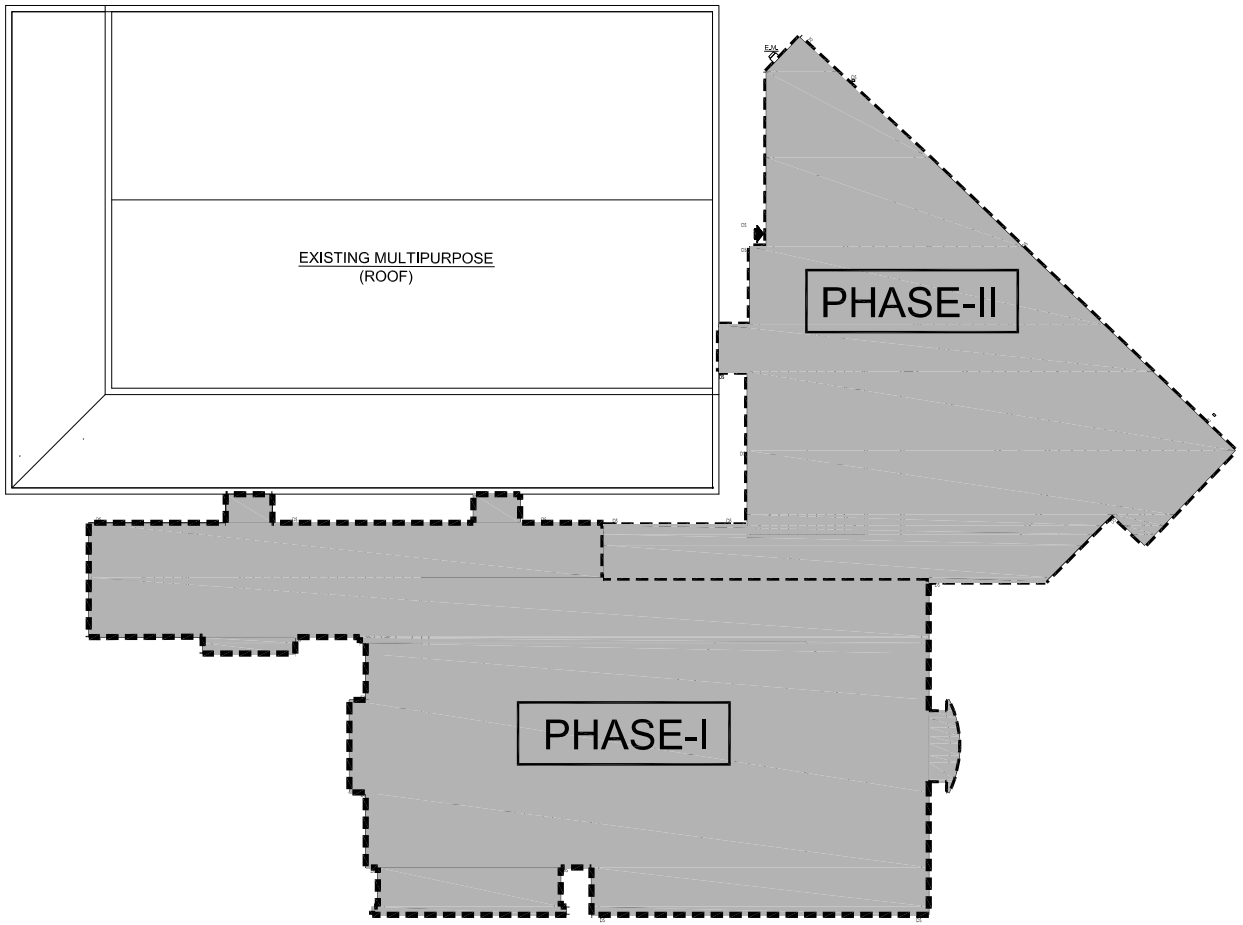


1 PROJECT PHASE PLAN
SCALE: 1/8"=1'-0"

PHASE-I	MEN'S PRAYER SAPCE WOMEN'S PRAYER SPACE OFFICE ROOMS MEETING ROOMS BASEMENT
PHASE-II	CLASS ROOMS(FOR SUNDAY SCHOOL) OFFICE ROOM STORAGE ONE STORY STRUCTURE NO BASEMENT

PROJECT DATA:

ZONING DISTRICT:	B-1 BUSINESS (SPECIAL USE PERMIT CURRENTLY)
LOT AREA:	132546.42 SQFT.
EXISTING BUILDING FOOTPRINT:	8,582.64 SQFT.
PROPOSED PHASE-I FOOTPRINT:	5,986.79 SQFT.
PROPOSED PHASE-II FOOTPRINT:	4,272.49 SQFT.
TOTAL PROPOSED FOOTPRINT:	10,259.28 SQFT. (PHASES I&II)
FIRST FLOOR AREA:	5986.79 SQFT. (PHASE-I)
SECOND FLOOR AREA:	1,941.80 SQFT. (PHASE-I)
TOTAL PROPOSED BUILDING AREA:	7,928.59 SQFT. (PHASE-I)
BASEMENT AREA:	5,300.49 SQFT. (PHASE-I)
SLAB ON GRADE AREA:	673.00 SQFT. (PHASE-I)
SLAB ON GRADE AREA:	3,883.38 SQFT. (PHASE-II)
BUILDING HEIGHT:	45'-0" (T/MAIN DOME FROM GRADE)
F.A.R. :	ALLOWED=1.0 >PROPOSED =.06
RESTROOMS:	SHARED WITH EXISTING BUILDING
EXISTING PARKING:	PLEASE REFER TO CIVIL DRAWINGS
PROPOSED PARKING:	PLEASE REFER TO CIVIL DRAWINGS
TOTAL PARKING:	PLEASE REFER TO CIVIL DRAWINGS
SPRINKLER SYSTEM:	YES, IN PROPOSED BUILDING
CONSTRUCTION:	BRICK VENEER W/BLOCK METAL ROOF AND FLAT ROOF SYSTEM

EXHIBIT B

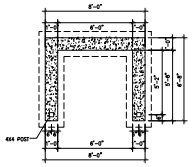
PROJECT TITLE:
ISLAMIC CENTER OF McLEAN COUNTY

NOMAN Architects Inc.

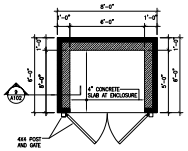
START: 02-06-2020 PROJ. NO. 20005
CHECKED: KN

DRAWING TITLE:
PROJECT DATA

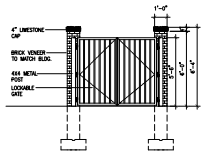
SHEET NO:
A101



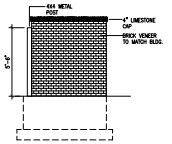
2 FOUNDATION PLAN
SCALE: 1/4"=1'-0"



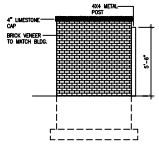
3 PLAN
SCALE: 1/4"=1'-0"



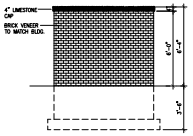
4 FRONT ELEVATION
SCALE: 1/4"=1'-0"



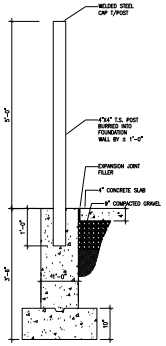
5 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



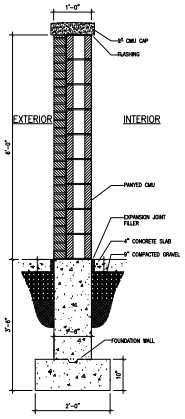
6 LEFT ELEVATION
SCALE: 1/4"=1'-0"



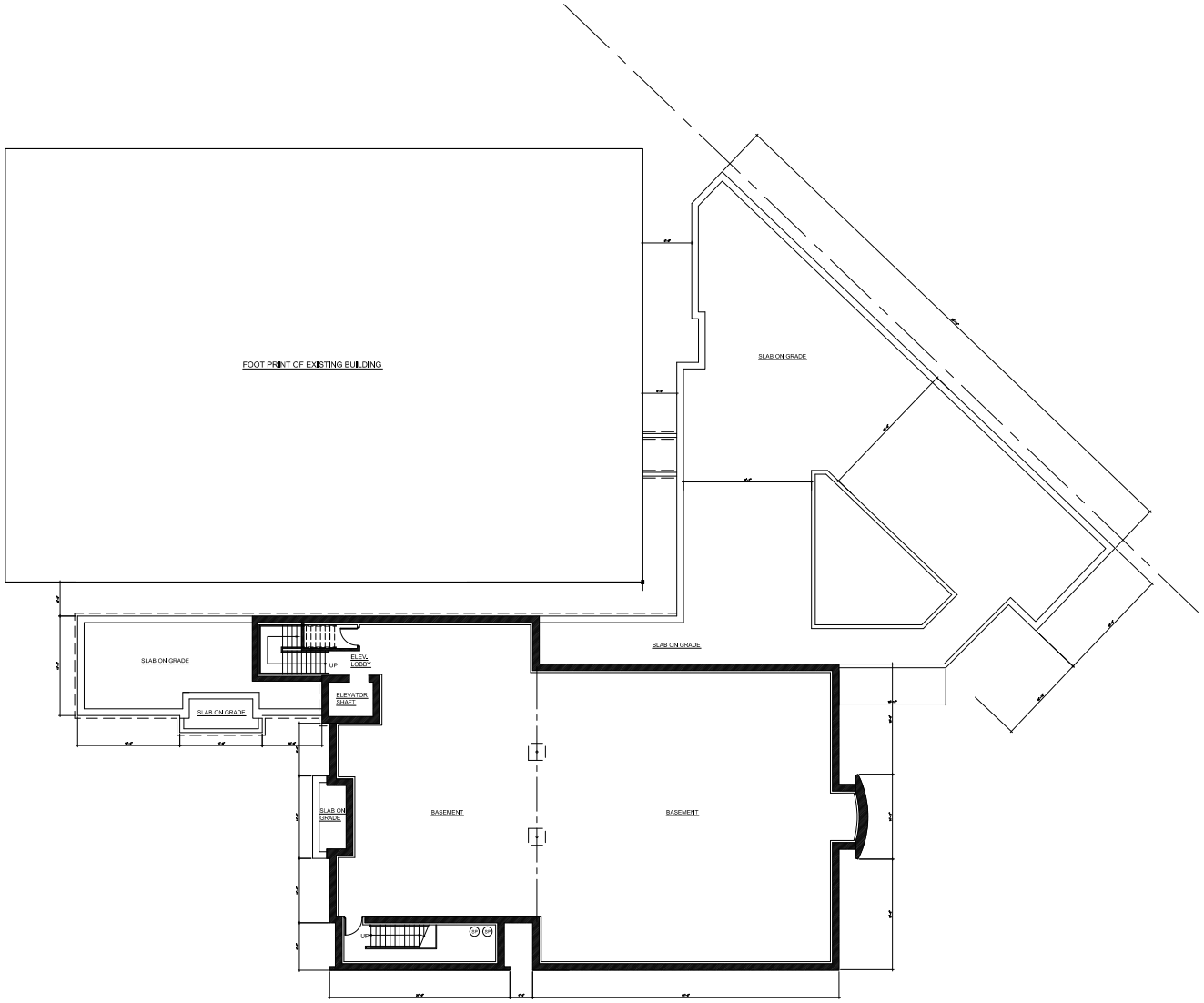
7 REAR ELEVATION
SCALE: 1/4"=1'-0"



8 SECTION @ POST
SCALE: 3/4"=1'-0"



9 SECTION @ WALL
SCALE: 3/4"=1'-0"



1 LOWER LEVEL PLAN
SCALE: 1/8"=1'-0"

NORTH
MAKKAH MUKARRAMAH MAKKAH

EXHIBIT B

PROJECT TITLE:
ISLAMIC CENTER OF McLEAN COUNTY

421 Olympian Drive
Bloomington, IL 61704
Contact:Shahnavaz Muftee
Ph: xxx xxx xxxx

FIELD VERIFICATION:

1 PLAN COMMISSION 05/24/2021
NOT ISSUED FOR: DATE:

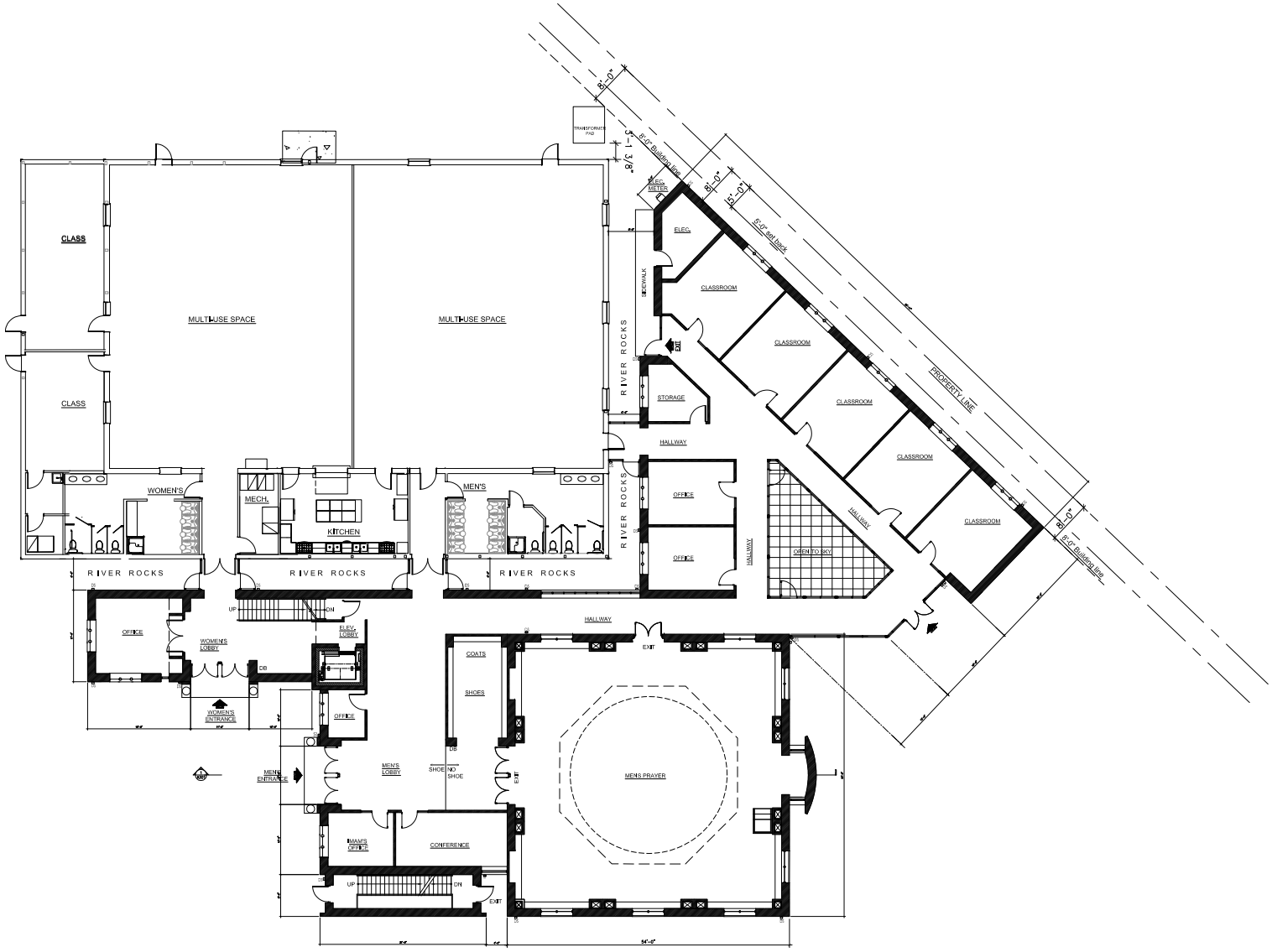
PROFESSIONAL SEAL:

NOMAN Architects Inc.

START: 02-06-2020 PROJ. NO. 20005
CHECKED: KN

DRAWING TITLE:
LOWER LEVEL PLAN

SHEET NO:
A102



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH
MAKKAH MUKARRAMAH MAKKAH MECCA

EXHIBIT B

PROJECT TITLE:
ISLAMIC CENTER OF McLEAN COUNTY

FIELD VERIFICATION:

1 PLAN COMMISSION 05/24/2021
NO. ISSUED FOR: DATE:

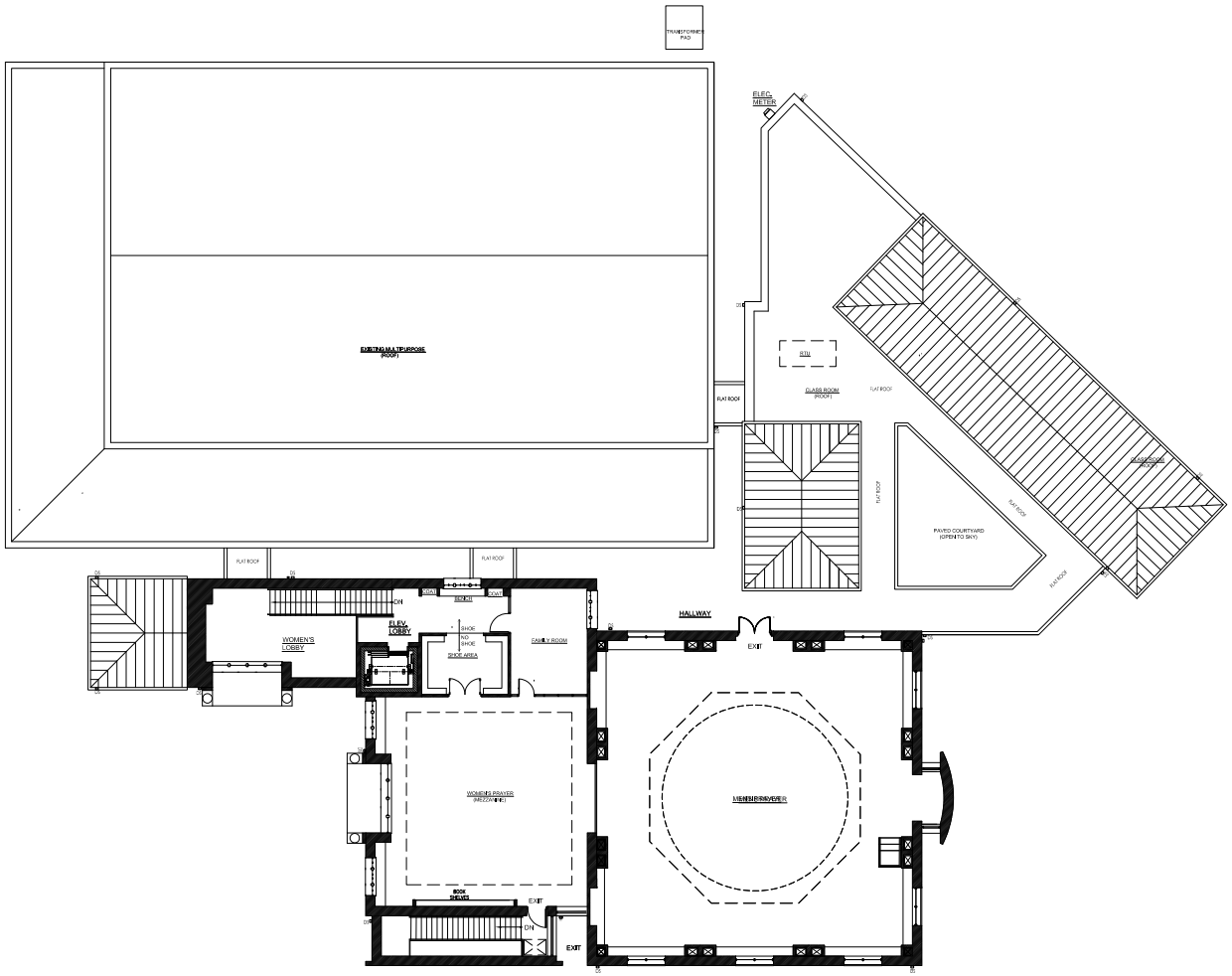
PROFESSIONAL SEAL:

NOMAN Architects Inc.

START: 03/09/2020 PROJ. NO. 20005
CHECKED: KN

DRAWING TITLE:
FIRST FLOOR PLAN

SHEET NO:
A103



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH
MAKKA/MECCA

EXHIBIT B

PROJECT TITLE:

ISLAMIC CENTER OF McLEAN COUNTY

401 Glenwood Drive
Normal, IL 61704
Contact:Shaheyar Mufftee
Ph: xxx.xxx.xxxx

FIELD VERIFICATION:

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THIS ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND, UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT.

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NO	ISSUED FOR:	DATE:
1	PLAN COMMENTS	05/24/2021

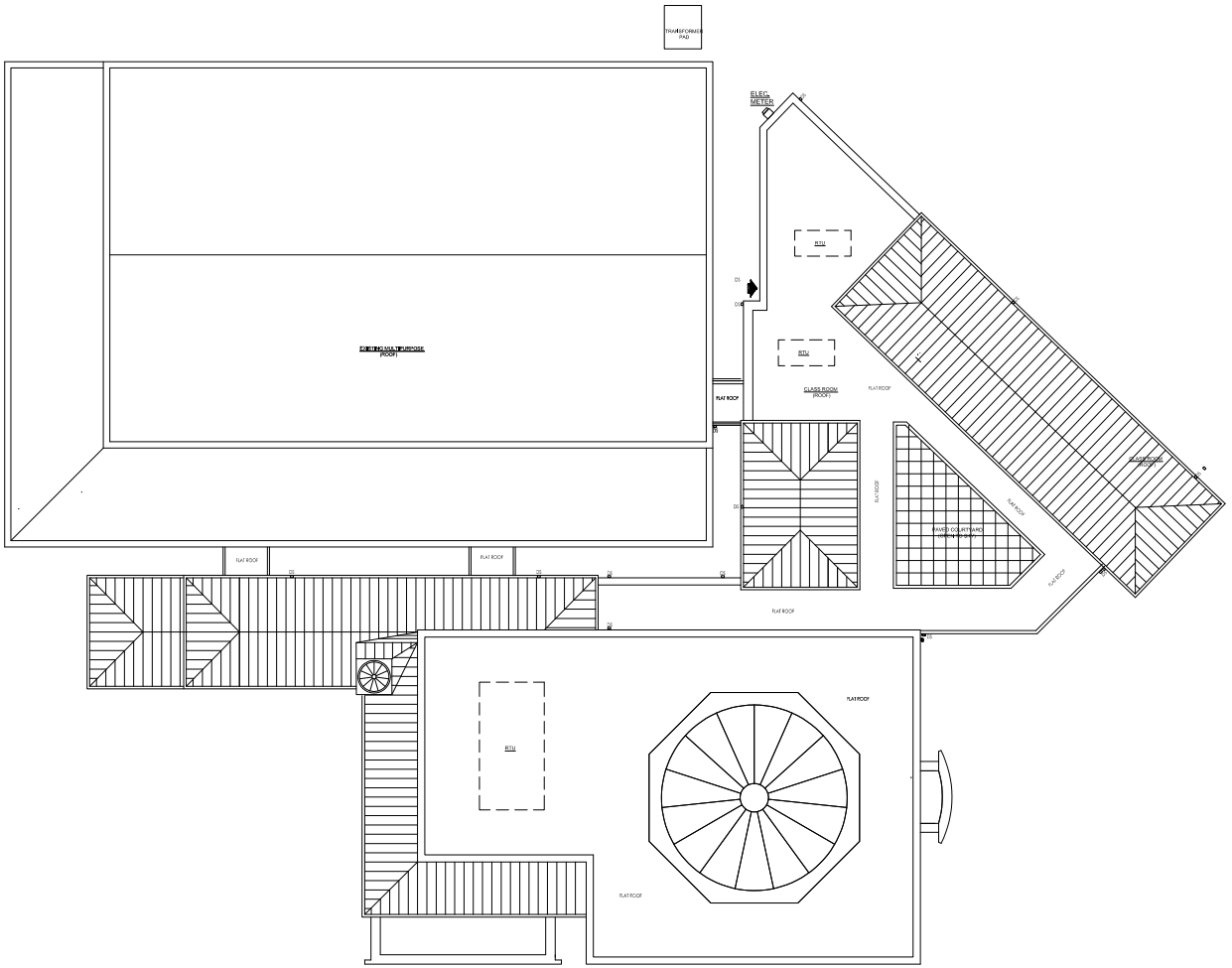
PROFESSIONAL SEAL:

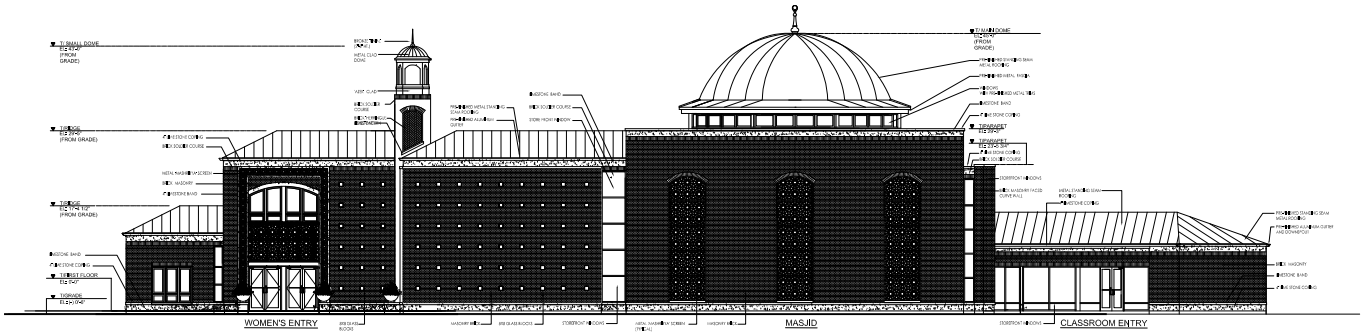
NOMAN Architects Inc.

START: 03-06-2020 PROJ. NO. 20003
CHECKED: KN

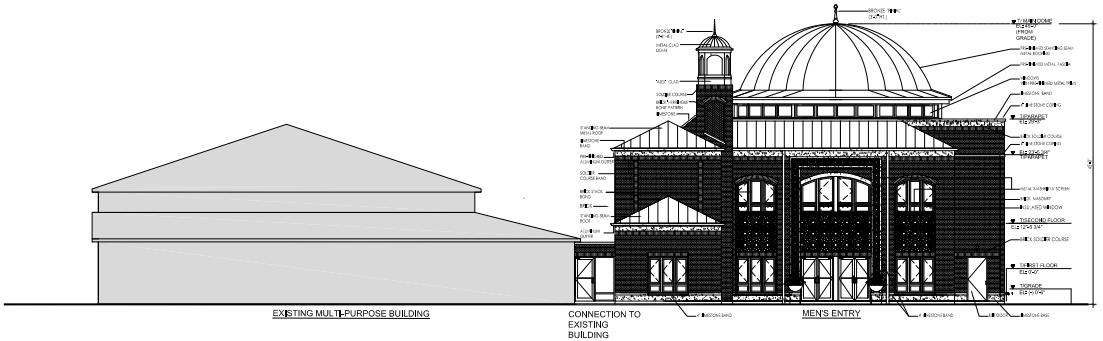
DRAWING TITLE:
SECOND FLOOR PLAN

SHEET NO:
A104


TRANSFORMER PAD
ELEC. METER
RTU
RTU
RTU
FLAT ROOF
FLAT ROOF
FLAT ROOF



1 SOUTH-WEST ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH-EAST ELEVATION
SCALE: 1/8"=1'-0"

EXHIBIT B

PROJECT TITLE
ISLAMIC CENTER OF McLEAN COUNTY

FIELD VERIFICATION

1 PLAN COMMISSION 05/24/2021
NO ISSUED FOR: DATE:

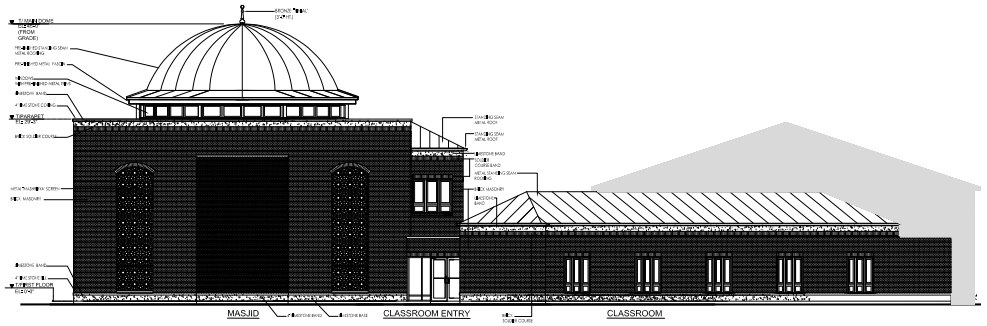
PROFESSIONAL SEAL

NOMAN Architects Inc.

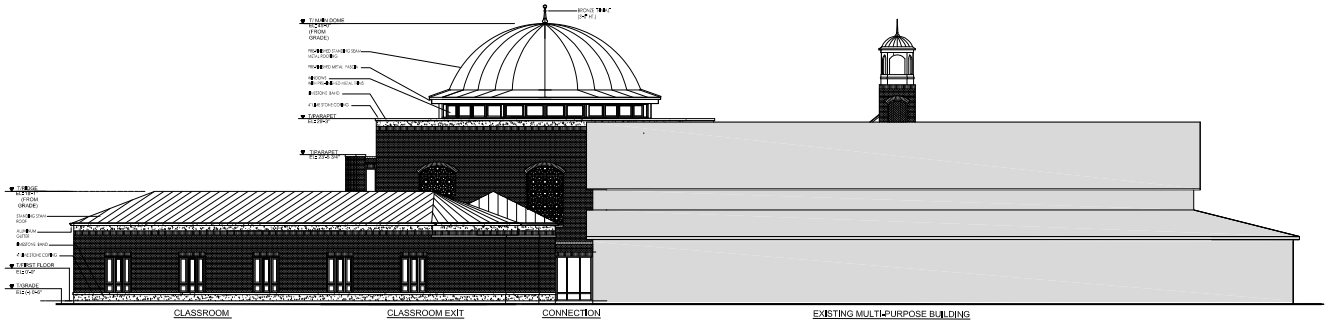
START: 03/09/2020 PROJ. NO. 20005
CHECKED: KN

DRAWING TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
A201



1 SOUTH-WEST ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH-EAST ELEVATION
SCALE: 1/8"=1'-0"

EXHIBIT B

PROJECT TITLE:

ISLAMIC CENTER OF McLEAN COUNTY

421 Oakgate Drive
Normal, IL 61704
Contact:Shahnavaz Muftee
Ph: xxx-xxx-xxxx

FIELD VERIFICATION:

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NO	ISSUED FOR:	DATE:
1	PLAN COMMISSION	05/04/2021

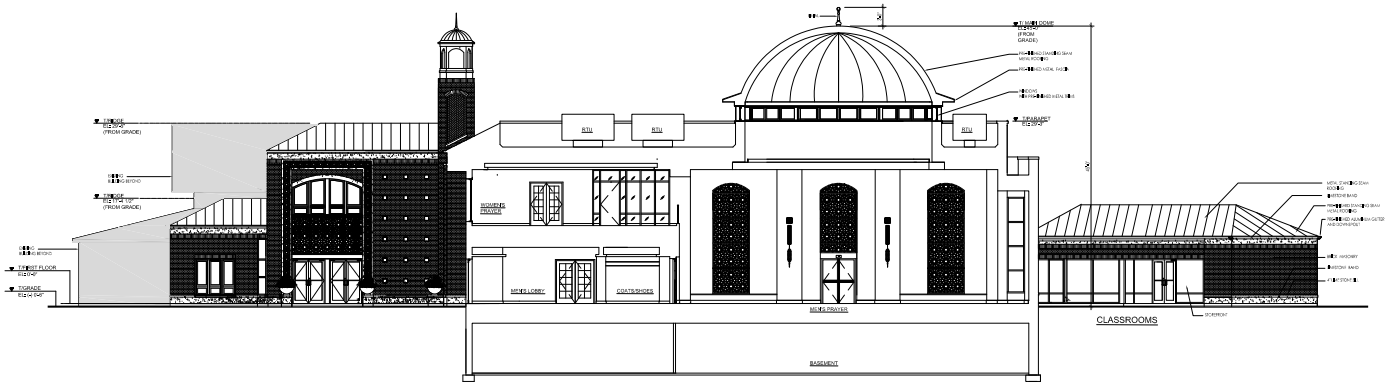
PROFESSIONAL SEAL:

NOMAN Architects Inc.

START: 03/09/2020 PROJ. NO. 20005
CHECKED: KN

DRAWING TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
A202



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

EXHIBIT B

PROJECT TITLE:

ISLAMIC CENTER OF McLEAN COUNTY

401 Glenwood Drive
Bloomington, IL 61704
Contact:Shaheryar Mufftee
Ph: xxx.xxx.xxxx

FIELD VERIFICATION:

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NO	ISSUED FOR:	DATE:
1	PLAN COMMISSION	05/24/2021

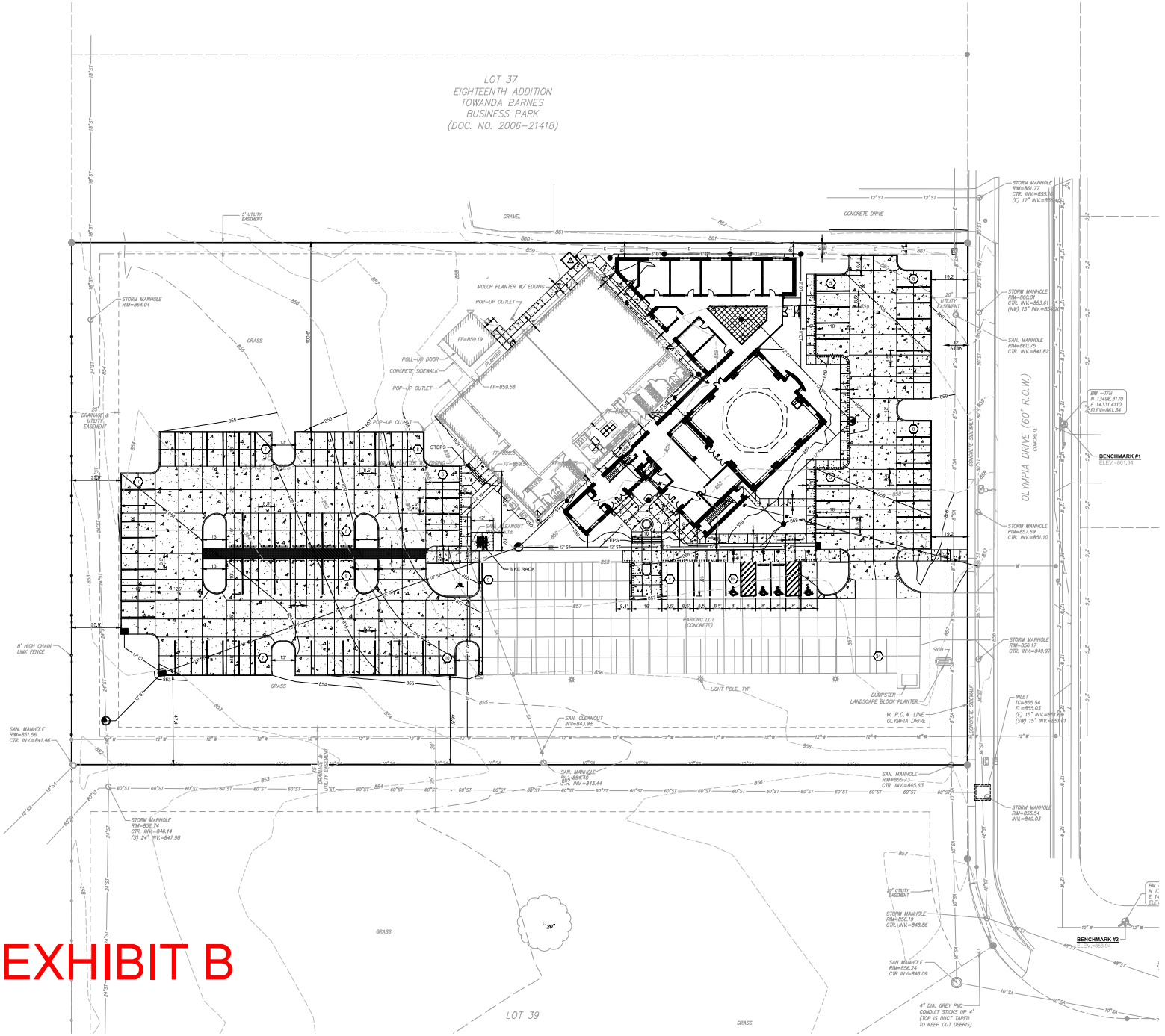
PROFESSIONAL SEAL:

NOMAN Architects Inc.

START: 03-06-2020 PROJ. NO. 20003
CHECKED: KN

DRAWING TITLE:
BUILDING SECTION

SHEET NO:
A301



1 **SITE LAYOUT PLAN**
SCALE: 1"=20'

0 10 20 40
U.S. SURVEY FEET

NORTH

PROJECT TITLE:
ISLAMIC CENTER OF McLEAN COUNTY

PRAYER HALL ADDITION

401 Olympia Drive
Bloomington, IL 61704
Contact: Sheheryar Mufflee
Ph.: 000.000.0000

BID/ VERIFICATION:

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THE PROJECT ARE THE INSTRUMENTS OF THE ARCHITECT AND ARE FOR THE USE ONLY ON THE PROJECT. THEY ARE NOT TO BE USED BY THE OWNER OR ANY OTHER PERSON ON ANY OTHER PROJECT. THE VISUAL CONTENTS OF THESE DRAWINGS, SPECIFICATIONS AND OTHER RECORDS, IN WHOLE OR IN PART, ARE ...

Farnsworth GROUP
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@f-w.com
www.f-w.com
Engineers | Architects | Surveyors | Scientists

EG PROJECT: 0201550.00

NO.	ISSUED FOR:	DATE:
1	PLAN COMMISSION	03/24/2021

PROFESSIONAL SEAL:

NOMAN Architects Inc.

START: 03/26/2020 - PROJ. NO. 20003
CHECKED: EN

DRAWING TITLE:
SITE LAYOUT PLAN

SHEET NO:
C1.1

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CONCEPT PLANT SCHEDULE

	SHADE TREE	13
	ORNAMENTAL TREE	1
	SMALL SHRUB	173
	LARGE SHRUB	185
	PERENNIAL/ORNAMENTAL GRASS	108
	GRASS	14,377 sf
	SHREDDED HARDWOOD MULCH, 3" DEPTH	5,838 sf
	WASHED RIVER ROCK, 3" DEPTH	1,314 sf

LANDSCAPE REQUIRED BY CODE

BUILDING FOUNDATION
REQUIRED: 1 SHRUB FOR EVERY 3' OF BUILDING FRONTAGE
250' BUILDING FRONTAGE = 84 SHRUBS REQUIRED
PROVIDED: 1 ORNAMENTAL TREE, 84 SHRUBS, 84 PERENNIALS

PARKING LOT PERIMETER
REQUIRED: 6' DEPTH LANDSCAPE BED ALONG PARKING LOT FRONTAGE- 1 SHRUB FOR EVERY 3' OF LANDSCAPED AREA LENGTH
157' PARKING LOT FRONTAGE = 52 SHRUBS REQUIRED
PROVIDED: 52 SHRUBS PROVIDED

PARKING LOT INTERIOR
REQUIRED: 1 TREE FOR EVERY ISLAND, A MINIMUM OF 75% OF EVERY PARKING LOT ISLAND SHALL BE PLANTED WITH GROUNDCOVER OR SHRUBS
PROVIDED: 1 TREE IN EACH ISLAND, SHRUBS COVERING MINIMUM 75% OF PARKING ISLAND

GENERAL NOTES

1. PLANT SUBSTITUTIONS WILL NOT BE ACCEPTABLE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, SOIL, LOCATION OF UTILITIES, AND WATER CONDITIONS BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND ACTUAL FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
4. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO SIMILAR CONDITIONS ELSEWHERE.
5. PLANT SPACING WILL BE SCALED ON PLAN UNLESS NOTED OTHERWISE.
6. PROVIDE PRE-EMERGENCE HERBICIDE AND SHREDDED HARDWOOD MULCH TO A DEPTH OF THREE INCHES IN ALL PLANTING BEDS. PROVIDE WEED BARRIER AND SPREAD 1 1/2" MULTICOLOR WASHED RIVER ROCK TO A DEPTH OF 3" IN AREAS SHOWN PER PLAN.
7. PLANTING MIX FOR ALL TREE PITS SHALL BE FORMED BY THOROUGHLY MIXING PIT EXCAVATIONS AND COMPOST (IN OF 5.5 TO 7.0) AT A 4:1 RATIO AND PLACING INTO EXCAVATED PIT AS SHOWN IN LANDSCAPE DETAILS. FORM PLANTING MIX IN PLANTING BEDS BY SPREADING TOPSOIL TO A DEPTH OF 4", COMPOST TO A DEPTH OF 1", AND ROTOTILLING THOROUGHLY TO A DEPTH OF 8".
8. FINISH GRADES IN PLANTING BEDS ARE TO BE SMOOTH AND PROVIDE POSITIVE DRAINAGE PRIOR TO PLANT, MULCH, AND LAWN INSTALLATION.
9. CONTRACTOR IS TO PREVENT DAMAGE TO CURBS AND PAVEMENTS ADJACENT TO CONSTRUCTION.
10. PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS. WARRANTY INCLUDES REPLACING ANY PLANT WHICH IS 25% OR MORE DEAD, DISEASED, OR DISFIGURED ONCE DURING THE WARRANTY PERIOD.
11. REMOVE ANY EXISTING LAWN AND OTHER MATERIAL HARMFUL TO PLANT GROWTH PRIOR TO FORMING PLANTING BEDS.
12. PROVIDE A 4' DIAMETER SHREDDED HARDWOOD MULCH RING AROUND TREES NOT LOCATED IN PLANTING BEDS.
13. PROVIDE QUALITY, GENUS, SIZE, SPECIES, AND VARIETY OF PLANTS COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."
14. MAINTAIN PLANTINGS AND BEDS BY SPRAYING, WATERING, WEEDING, RESTORING PLANT SAUCERS, AND GUY SUPPORTS AS REQUIRED TO ESTABLISH HEALTHY PLANTS FOR 30 DAYS FROM SUBSTANTIAL COMPLETION.
15. ALL PLANT BEDS ABUTTING LAWN AREAS ARE TO BE SEPARATED BY SPADE CUT EDGING.
16. IF THERE ARE DISCREPANCIES BETWEEN PLANT QUANTITIES ON THE PLANS AND THE PLANT SCHEDULE USE THE QUANTITIES FROM THE PLAN.
17. THE SIZES INDICATED IN THE PLANT SCHEDULE ARE THE MINIMUM REQUIRED AT THE TIME OF PLANTING.
18. IN AREAS LABELED FOR SEEDED LAWN AND DAMAGED BY CONSTRUCTION: SPREAD TOPSOIL TO A DEPTH OF 4". FINE FINISH GRADE. FERTILIZE (10-10-10 AT 5 LBS/1,000 SF), AND SPREAD "RTF" SEED AND MULCH METHOD 1 PER ARTICLES 250 AND 251 OF THE I.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION." PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:4 WITH EROSION-CONTROL BLANKETS AND INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. IN LIEU OF MULCH METHOD 1.
19. SEEDED LAWN PLANTING TIMES: APRIL 1 TO JUNE 1 OR AUGUST 15 TO OCTOBER 1.
20. MAINTAIN SEEDED LAWNS BY WEEDING, WATERING (SEE NOTE 21), REMULCHING, RESEEDING, AND ROLLING AS REQUIRED TO GROW A HEALTHY LAWN FOR 30 DAYS AFTER SUBSTANTIAL COMPLETION. AT END OF MAINTENANCE PERIOD, LAWN WILL BE REVIEWED BY OWNER'S REPRESENTATIVE. CONTRACTOR IS TO CORRECT LAWN TO SATISFACTION OF OWNER'S REPRESENTATIVE.
21. SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS. SATURATE LAWNS WITH FINE WATER SPRAY WITHIN 4 HOURS OF PLANTING. WATER WITH FINE SPRAY AT A MINIMUM RATE OF 1 INCH PER WEEK UNLESS RAINFALL PRECIPITATION IS ADEQUATE SO TURF IS UNIFORMLY WET TO A DEPTH OF FOUR INCHES. IF IRRIGATION SYSTEM IS FULLY OPERATIONAL AT TIME OF PLANTING, IRRIGATION SYSTEM MAY USED TO FULFILL MAINTENANCE WATERING REQUIREMENTS.
22. SATISFACTORY SEEDED TURF: AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT, AND BARE SPOTS NOT EXCEEDING 6 BY 6 INCHES.
23. ALL DEAD, DAMAGED OR MISSING LANDSCAPE MATERIALS SHALL BE REPLACED PER THE CITY OF MASON LANDSCAPE CODE.
24. ANY CHANGES MADE TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY OF MASON.
25. NO TREES SHALL BE PLANTED WITHIN 10 FEET OF FIRE HYDRANTS.
26. GROUND MOUNTED SIGNAGE SHALL HAVE LANDSCAPING AT THE BASE EQUAL TO THE AREA OF THE SIGN FACE.

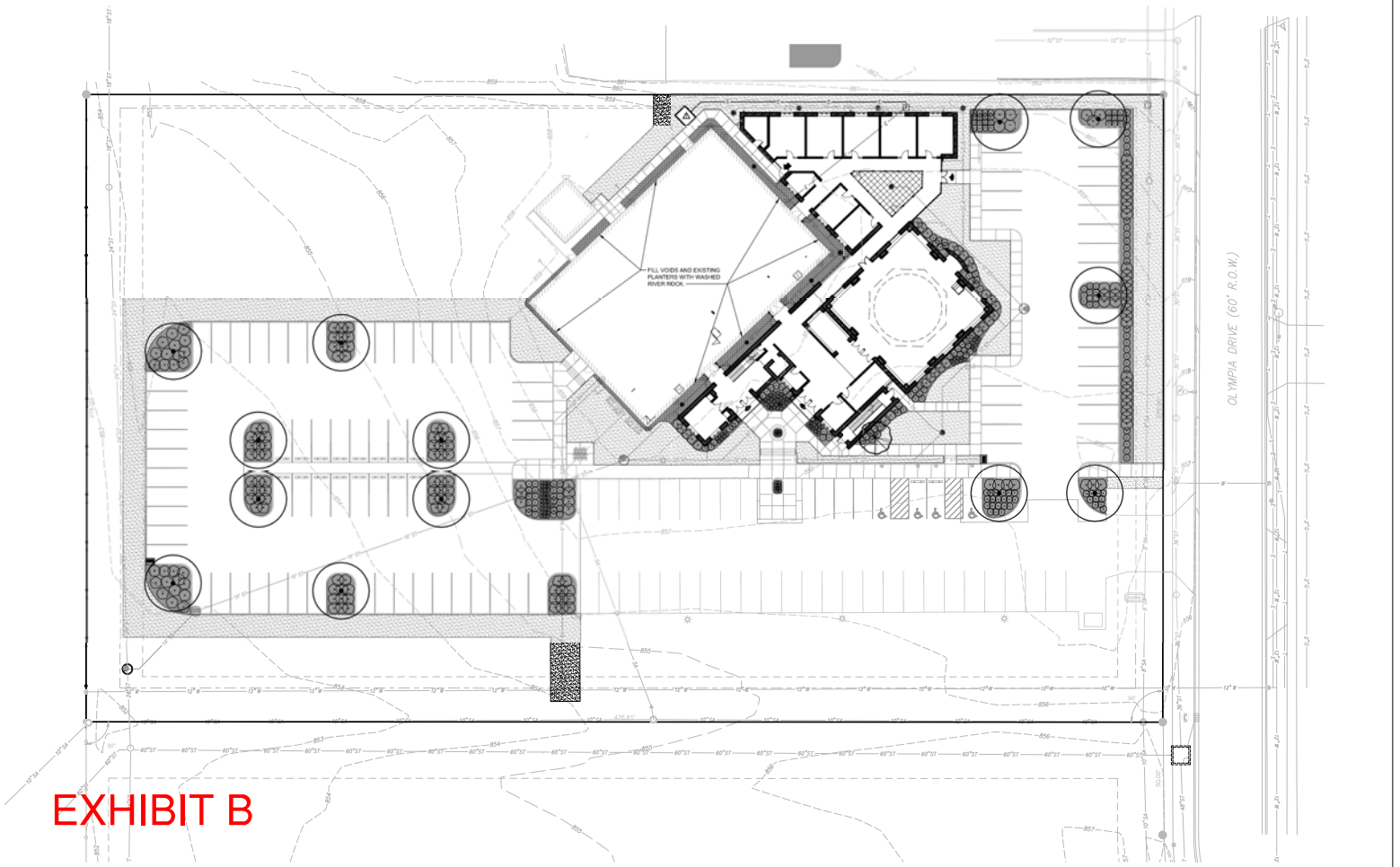

EXHIBIT B

1 **PLANTING PLAN**
SCALE: 1"=20'

0 10 20 40
U.S. SURVEY FEET

NORTH

PROJECT TITLE:
ISLAMIC CENTER OF McLEAN COUNTY
PRAYER HALL ADDITION
401 Olympia Drive
Bloomington, IL 61704
Contact:Sheheryar Muftee
Ph: 309.310.6363

FIELD VERIFICATION:

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY FARNSWORTH GROUP FOR THIS PROJECT ARE INSTRUMENTS OF THE FARNSWORTH GROUP AND THE ARCHITECT. THE ARCHITECT AND THE FARNSWORTH GROUP SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT.
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BLOOMINGTON, ILLINOIS 61704
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www.f-w.com
Engineers | Architects | Surveyors | Scientists
FG PROJECT: 0201550.00

1 PLAN COMMISSION 03/24/2021
NO. ISSUED FOR: DATE:

PROFESSIONAL SEAL:

NOMAN Architects Inc.

START: 03/24/2020 PROJ. NO. 20003
CHECKED: EN

DRAWING TITLE:
PLANTING PLAN

SHEET NO:
L1.1

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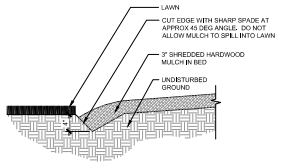
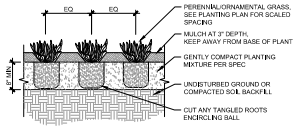
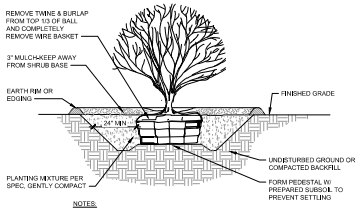
EXHIBIT B



4 LANDSCAPE EDGING
SCALENOT TO SCALE

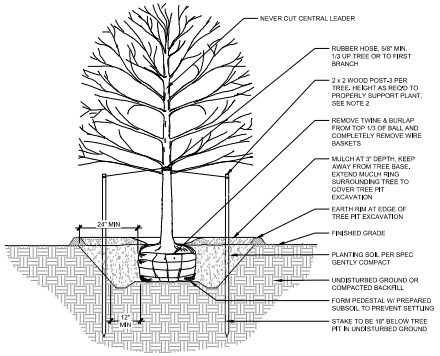


3 PERENNIAL PLANTING
SCALENOT TO SCALE



NOTES:
1. SHRUB SHALL BE PLANTED SO ROOT FLARE IS 1" ABOVE ADJACENT FINISHED GRADE.

2 SHRUB PLANTING
SCALENOT TO SCALE



NOTES:
1. TREE SHALL BE PLANTED SO ROOT FLARE IS 2" ABOVE ADJACENT FINISHED GRADE.
2. STAKE TREES ONLY AS NEEDED AND/OR DIRECTED BY LANDSCAPE ARCHITECT OR OWNER.

1 DECIDUOUS TREE PLANTING
SCALENOT TO SCALE

PROJECT TITLE:
ISLAMIC CENTER OF McLEAN COUNTY
PRAYER HALL ADDITION
401 Olympia Drive
Bloomington, IL 61704
Contact:Shaheyar Mufti
Ph: xxx.xxx.xxxx

BIDD VERIFICATION:

Farnsworth GROUP
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@fwa.com
www.fwa.com
Engineers | Architects | Surveyors | Scientists
FG PROJECT: 0201550.00

1 PLAN COMMENTION 05/24/2021
NO. ISSUED FOR: DATE:

PROFESSIONAL SEAL:

NOMAN Architects Inc.

START: 05/24/2020 PROJ. NO: 20003
CHECKED: EN

DRAWING TITLE:
PLANTING DETAILS

SHEET NO:
L2.1

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NE Parking Lot	Illuminance	Fc	1.80	5.0	0.7	2.57	7.14
SW Parking Lot	Illuminance	Fc	1.81	5.6	0.9	2.01	6.22

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	6	RSX2 LED P3 30K R4 EGS	SINGLE	N.A.	0.900	RSX2 LED P3 30K R4 EGS

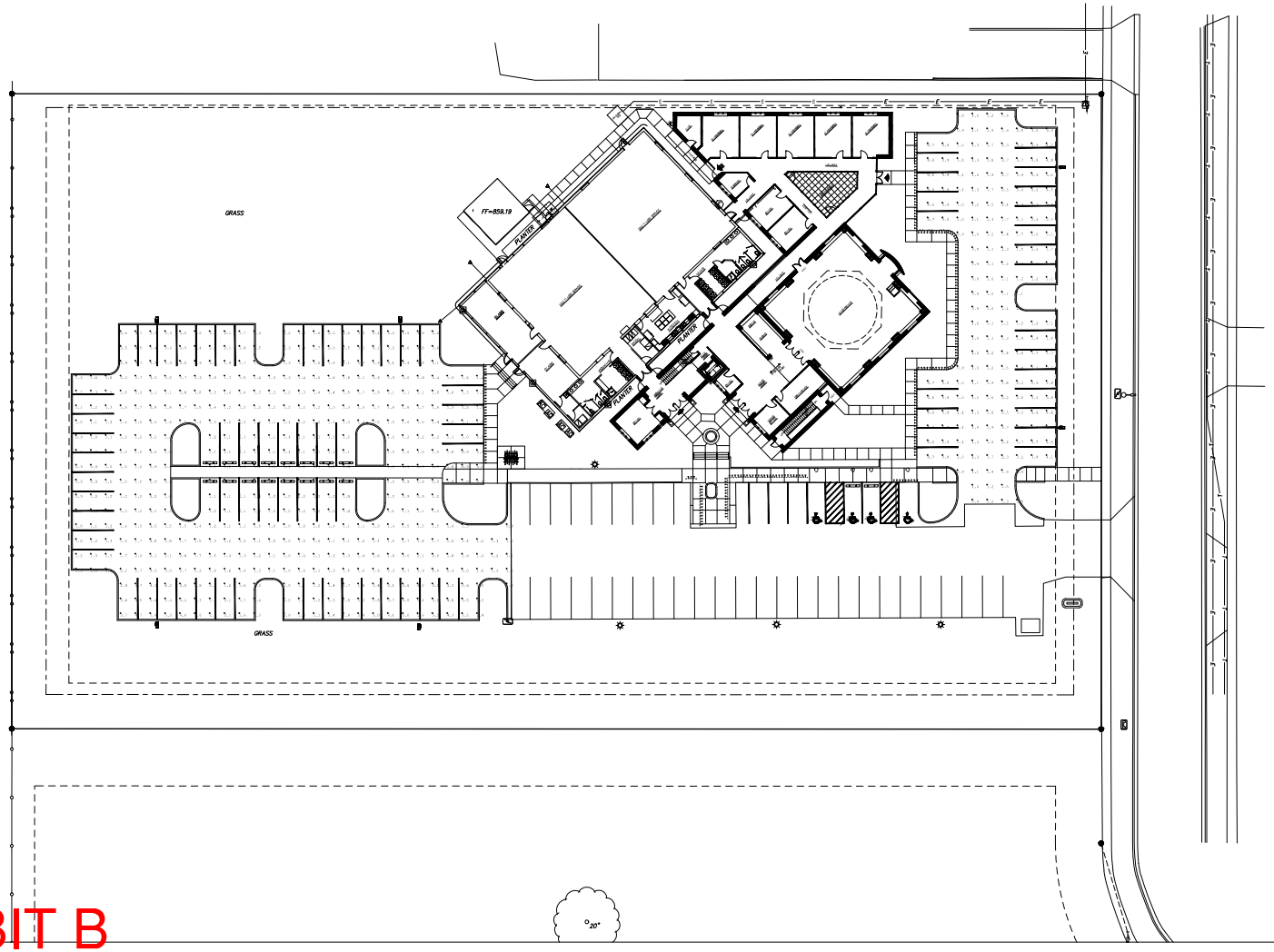


EXHIBIT B

PROJECT TITLE:
ISLAMIC CENTER OF McLEAN COUNTY

PRAYER HALL ADDITION

401 Olympia Drive
Bloomington, IL 61704
Contact:Shaheyar Hufiee
PH: xxx.xxx.xxxx

FIELD VERIFICATION:

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR THE USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT.

Farnsworth GROUP
2709 McGraw Drive
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@fwx.com

www.fwx.com
Engineers | Architects | Surveyors | Scientists

FGM PROJECT: 0251.530.00

1 PLAN COMMISSION 02-24-2025
NO ISSUED FOR: DATE:

PROFESSIONAL SEAL:

NOMAN Architects Inc

START: 03-06-2020 PROJ. NO. 20005
CHECKED: KN

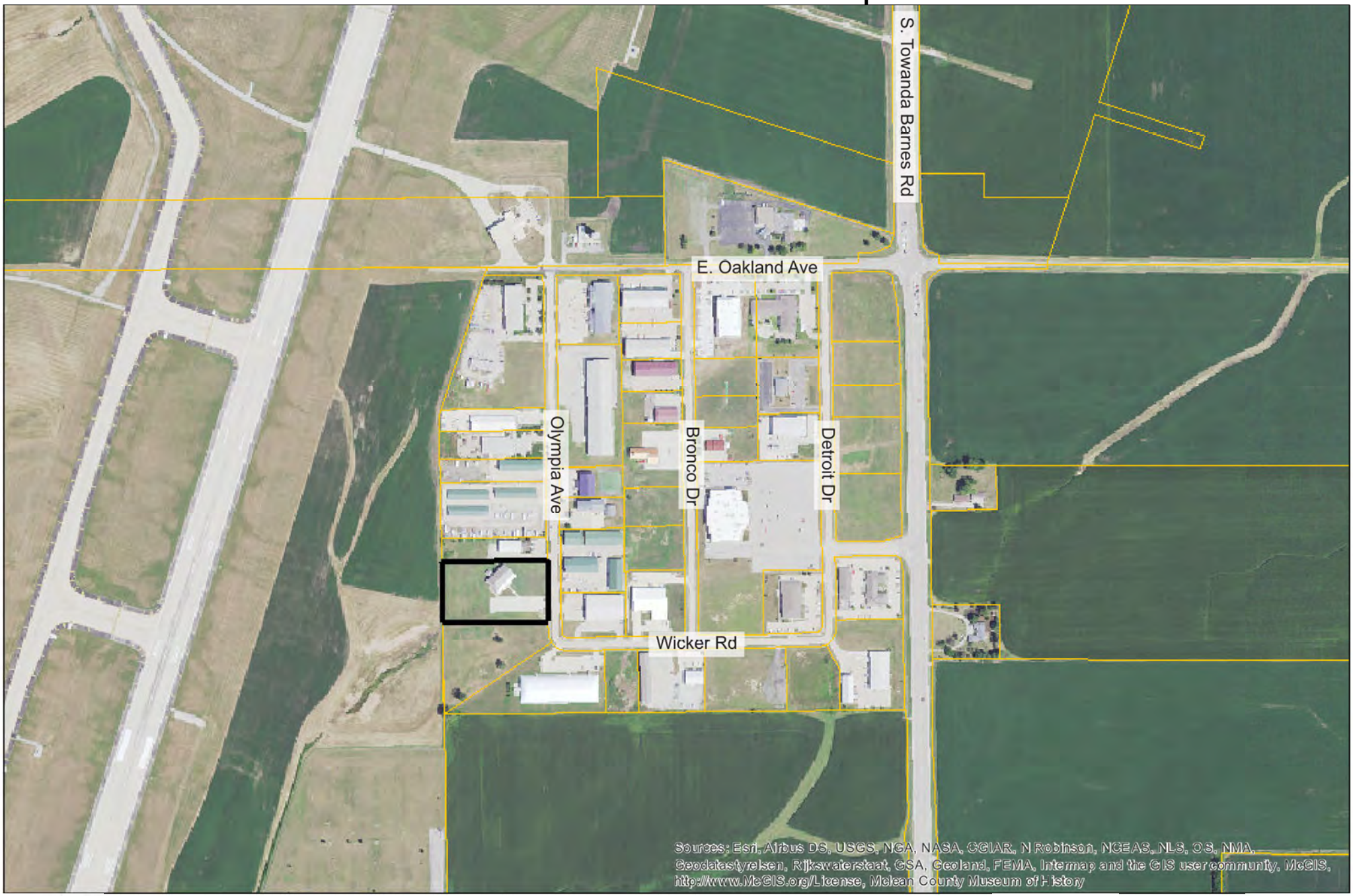
DRAWING TITLE:
PHOTOMETRIC LAYOUT

SHEET NO.
E1.0

NOMAN Architects Inc © 2025

3/12/2021

PR-02-21 Aerial Map



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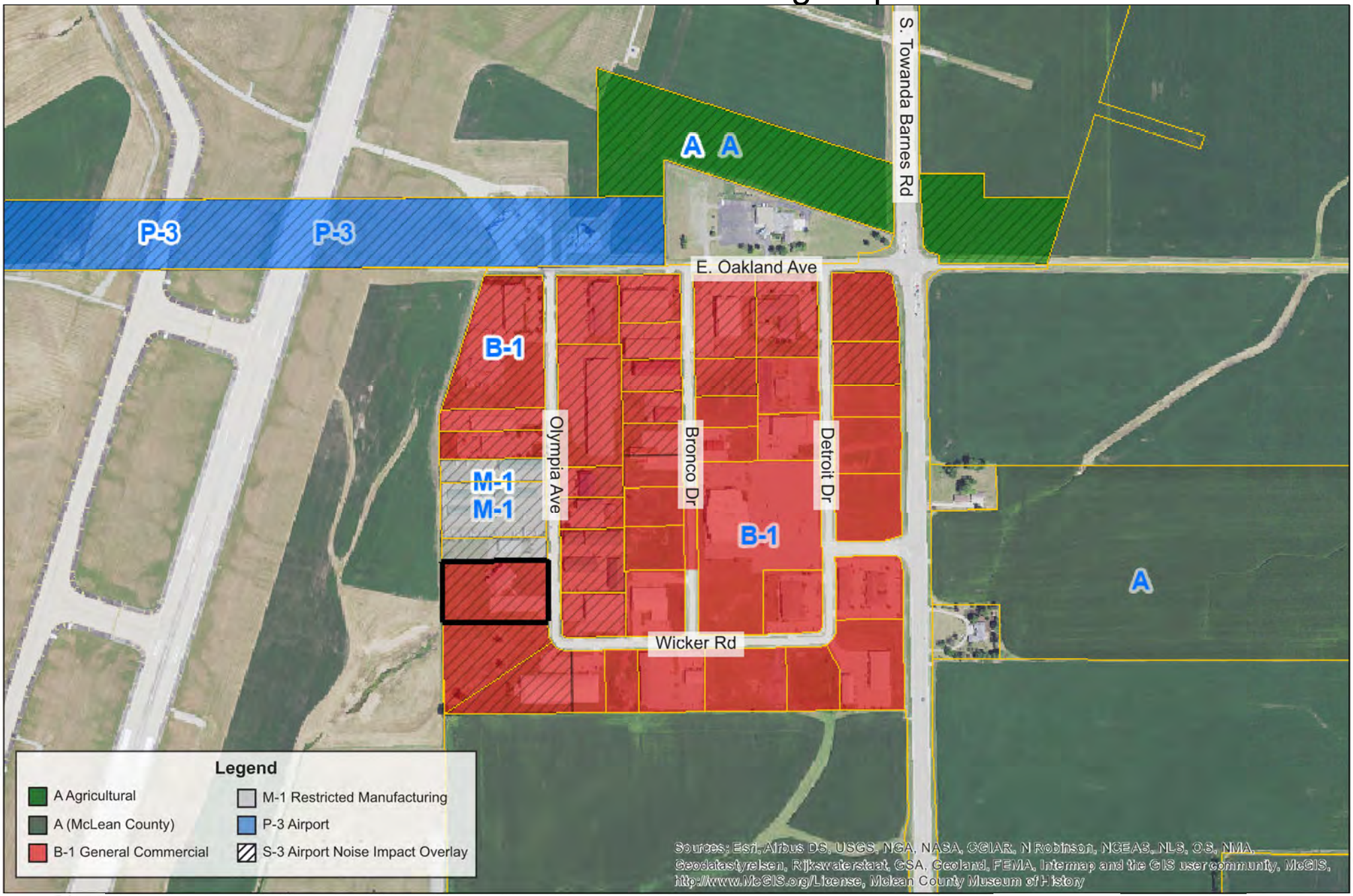
McGIS

3/12/2021

PR-02-21 Zoning Map



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McGIS

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

March 5, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, March 24, 2021 at 4:00 PM at www.cityblm.org/live on an application submitted by Sheheryar Muftee (421 Olympia Dr Bloomington, IL 61704).

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

The applicant is requesting a public hearing and action on a legislative site plan review and special use permit in the B-1 General Commercial District, for an addition to the Islamic Center Prayer Hall for the property located at 421 Olympia Dr Bloomington, IL 61704 (owned by, The North American Islamic Trust Inc) (PINS: 22-07-200-062 & 22-07-200-061). Legally described as: Lot 38 in the Nineteenth Addition to Towanda Barnes Business Park, Bloomington, according to the Plat thereof recorded June 14, 2007, as Document No. 2007-00015254, situated in Mclean County, Illinois. Said property contains 3.043 acres, more or less.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/planning. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at https://www.cityblm.org/register. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may attend the meeting at City Hall. Attendance will be limited to 10 people including staff and Board/Commission Members and will require compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees are encouraged to attend remotely.

The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register.

This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

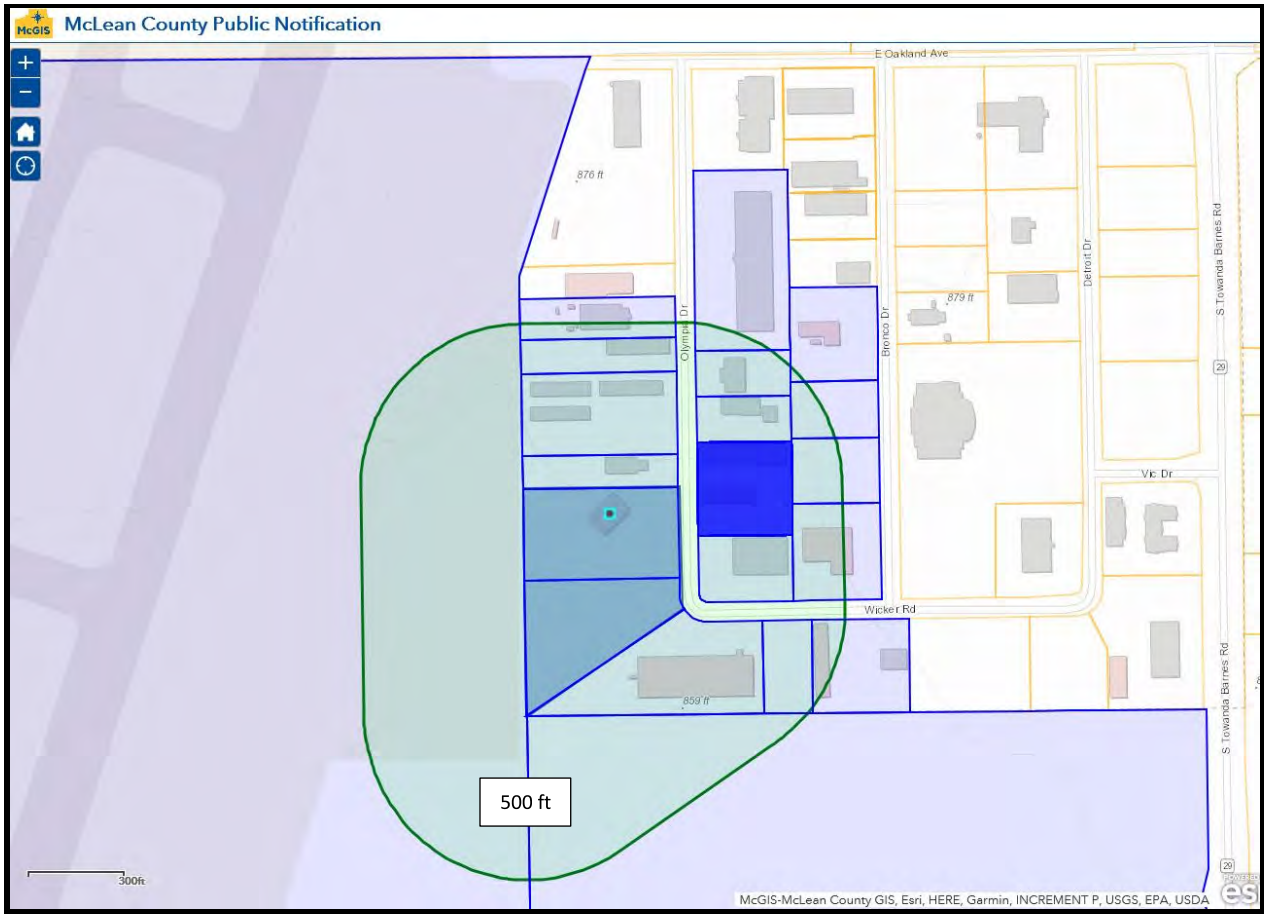
If you desire more information regarding the proposed petition or have any questions, you may email planning@cityblm.org or call (309) 434-2226. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

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

Sincerely,

Planning Division staff

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



CITY OF BLOOMINGTON
REPORT FOR THE
PLANNING COMMISSION
April 14, 2021

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
Z-08-21	2813 Breezewood Boulevard (PIN: 21-21-252-001)	Rezone	Katie Simpson, City Planner
PETITIONER'S REQUEST:	Public hearing, review, and action on a petition submitted by Mark Tomac to request approval of a zoning map amendment from P-2, Public Lands and Institutions District to R-1C, Single-Family Residence District, for the property located at 2813 Breezewood Boulevard (PIN: 21-21-252-001), 0.507 acres more or less.		
*Staff finds that the petition **meets** Zoning Ordinance's map amendment guidelines for the R-1C, Single-Family Residence District.*			

STAFF RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

1) Motion to establish findings of fact that the proposed map amendment is in the public interest and not solely for the interest of the applicant, using the standards and objectives of the Division 44 17-6E2.

2) Motion to recommend Council approve of the rezoning of 0.507 acres, more or less, located at 2813 Breezewood Boulevard, PIN: 21-21-252-001, from P-2 Public Lands and Institutions, to R-1C Single-Family Residence District.

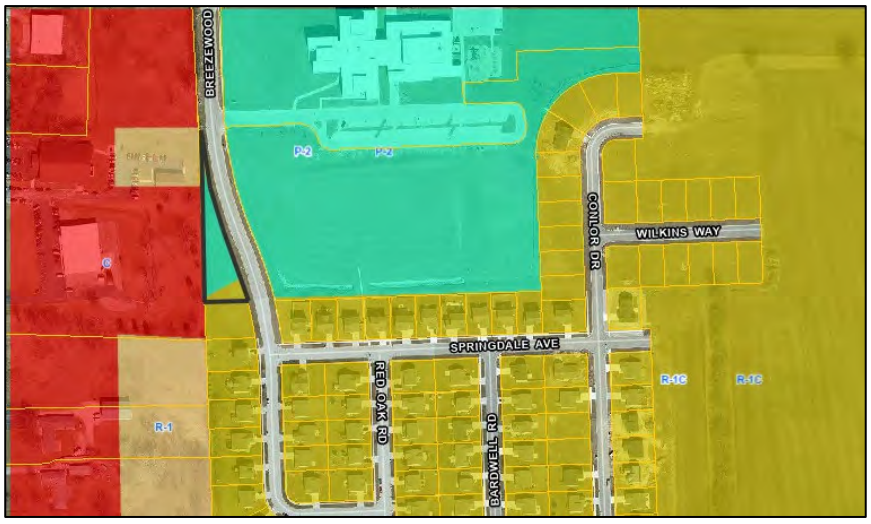


Figure 1: Zoning map of subject property (outlined in black), 0.507 acres

NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on Monday, March 22, 2021. Notices were mailed to property owners within 500 feet and a large metal sign was placed on the property.

GENERAL INFORMATION

Owner and Applicant: Mark Tomac

PROPERTY INFORMATION

Existing Zoning: P-2 Public Lands and Institutions
Existing Land Use: Vacant, Outlot
Property size: 0.507 acres
PIN: 21-21-252-001

Surrounding Zoning and Land Uses

Zoning	Land Uses
North: R-3A, Multi-Family Residential	North: Condominiums
East: P-2 Public Lands and Institution	East: Elementary school
South: R-1C Single-Family Residential	South: Single-family residences
West: R-1, Residential (Unincorporated)	West: Single-family home(s)
West: C, Commercial (unincorporated)	West Place of worship

ANALYSIS

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

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

PROJECT DESCRIPTION

Background: The subject property, 2813 Breezewood Boulevard, is located within the Cedar Ridge subdivision on Bloomington's southernmost boundary. The subject property is currently zoned P-2 Public Lands and Institution and platted as an outlot due to its irregular shape. The property is an elongated triangular lot that widens to approximately 115 feet at its southern border. The property fronts Breezewood Boulevard and has access to a 12" watermain, 10" sanitary sewer and 24" storm sewer. The subject property abuts single-family homes and is adjacent to the R-1C Single-Family Residence district on the south.

Project Description: The applicant is requesting a zoning map amendment for the property to allow for the construction of a new single-family home. In addition to the map amendment, the applicant is seeking approval by City Council of a final plat. The Planning Commission is tasked with considering the zoning map amendment.

The current zoning designation, P-2 Public Lands and Institutions District, is intended for public uses or uses related to the public interest. The district allows schools, post offices, police stations, churches, and other similar uses by right. The district also allows for single-family attached dwelling units and multifamily units by right. Single-family detached residential uses, consistent with the Cedar Ridge Subdivision development, are not permitted in the district. The proposed R-1C Single-Family Residence District, allows for single-family detached homes and two-family dwelling units with a special use permit.

PURPOSE AND INTENT

P-2 - Public Lands and Institutions District. The intent of this P-2 Public Lands and Institutions District is to allow for the establishment and maintenance of public uses, publicly-regulated uses and private uses that display an inherent relationship to the public interest. The creation of such a district shall be provided for parcels of substantial size where such community serving uses are necessary in order that adequate community services may be rendered and where, through proper site selection and planning, such uses are compatible with the surrounding area.

A list of permitted uses for the P-2 District is online at https://ecode360.com/34414820.

R-1C Single-Family Residence District. The R-1C Residence District is intended to provide primarily for the establishment of areas of higher density single-family detached dwelling units while recognizing the potential compatibility of two-family dwelling units as special uses. Densities of approximately eight dwelling units per acre are allowed. This district may be applied to newly developing areas as well as the older residential areas of the City where larger houses have been or can be converted from single-family to two-family residences to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernization.

A list of permitted uses for both districts is online at https://ecode360.com/34414681.

Link to Comprehensive Plan:

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.

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.

UEW-1.2b Prioritize new development where City services are available or can be extended efficiently and economically. This can be done through annexation policies and development review process.

Tier 1 Infill Development Priority in Bloomington's Stable Area.

FINDINGS OF FACT

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

1. *The suitability of the subject property for uses authorized by the existing zoning.* The P-2 District permits uses which are more feasible on larger pieces of land, such as a school or government facilities. The subject property is irregularly shaped limiting the amount of usable area. Further, when accounting for transitional yards, landscaping, and detention requirements, the amount of buildable area is further reduced, rendering the property unsuitable for the uses permitted in the P-2 District. **The standard is met.**

2. *The length of time the property has remained vacant as zoned considered in the context of land development in the area.* The subject property has been vacant for over 10 years and ever since the initial development of the Cedar Ridge subdivision. It has never been improved. **The standard is met.**

3. *The suitability of the subject property for uses authorized by the proposed zoning.* The irregular lot shape, access to public infrastructure, and proximity to other single-family homes makes the subject property suitable for development under the R-1C Single-Family Residence District classification. The subject property meets the minimum lot widths and area of the R-1C District. **The standard is met.**

4. *The existing land uses and zoning of nearby property.* The subject property is adjacent to other single-family homes zoned R-1C. It is across the street from the Cedar Ridge Elementary School and has access to Bloomington services. **The standard is met.**

5. *Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application.* The lot has remained vacant for many years. The proposed zoning map amendment will facilitate investment in the neighborhood, and will encourage the development of a use compatible and consistent with the surrounding uses. **The standard is met.**

6. *The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification.* The subject property is served by Breezewood Boulevard. Ingress/egress will be reviewed and approved by the Public Works Department. **The standard is met.**

7. *The extent to which the prosed amendment is consistent with the need to*

minimize flood damage and the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area. The subdivision is served by a basin located south of Breezewood Boulevard and Red Oak Road. Storm water management has been provided to serve the subject property. Further, the proposed zoning map amendment encourages development of a single-family home, a use that will have a much smaller impervious surface area than other uses permitted under the current zoning classification. The proposed map amendment helps minimize flood damage. **The standard is met.**

8. *The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonable supplied to serve the uses permitted in the proposed zoning classification*. The subject property is currently served by police, fire, city services, and the Unit 5 School District. **The standard is met.**

9. *The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Code as set forth in 17-1 herein*. The proposed zoning map amendment will allow for high-density single-family infill redevelopment (up to eight units per acre). **The standard is met.**

10. *The extent to which property values are diminished by the particular zoning restriction*. The proposed map amendment facilitates construction of a new single-family home and investment in the area. No negative impacts on property values are expected as a result of the map amendment. **The standard is met.**

11. *The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public*. The proposed map amendment encourages use of the subject property that is consistent with the adjacent subdivision. **The standard is met.**

12. *Whether a comprehensive plan for land use and development exists, and whether the ordinance is in harmony with it*. The Comprehensive Plan identifies the subject property and the surrounding area as low-density residential uses. The property is adjacent to city services and infrastructure and is a Tier 1 Infill Redevelopment priority. **The standard is met.**

13. *And whether the City needs the proposed use*. Bloomington's Comprehensive Plan identifies the need to expand housing options and improve the existing available housing stock. The proposed map amendment facilitates residential redevelopment. **The standard is met.**

STAFF RECOMMENDATION: Staff finds the application meets the standards for a map

amendment and recommends that the Planning Commission find in favor of the zoning map amendment.

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

1) Motion to establish findings of fact that the proposed map amendment is in the public interest and not solely for the interest of the applicant, using the standards and objectives of the Division 44 17-6E2.

2) Motion to recommend Council approve of the rezoning of 0.507 acres, more or less, located at 2813 Breezewood Boulevard, PIN: 21-21-252-001, from P-2, Public Lands and Institutions to R-1C Single-Family Residence District.

Respectfully submitted,

Katie Simpson,
City Planner

Attachments:

- Draft Ordinance
- Exhibit “A” Legal Description
- Petitioner’s application and findings of fact are available online at https://www.cityblm.org/Home/ShowDocument?id=26056
- Zoning map
- Aerial map
- Neighborhood notice and 500-foot notification buffer map

DRAFT

ORDINANCE NO. 2021 - _____

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT OF P-2 PUBLIC LANDS AND INSTITUTIONS DISTRICT TO R-1C, SINGLE-FAMILY RESIDENTIAL DISTRICT FOR THE PROPERTY LOCATED AT 2813 BREEZEWOOD BOULEVARD (PIN: 21-21-252-001) 0.507 ACRES MORE OR LESS.

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting to rezone the property commonly described as a half of an acre located at 2813 Breezewood Boulevard (PINs: 21-21-252-001) legally described in Exhibit "A" and hereinafter referred to as "Property", which is attached hereto and made part hereof by this reference; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said petition to rezone the Property from P-2 Public Lands and Institutions District to R-1C Single-Family Residence District and adopted findings of fact on the same; and

WHEREAS, the Bloomington Planning Commission found the requested rezoning to be in the public interest and not solely for the benefit of the application, using the standards and objectives of the City Code as set forth in Chapter 44 Division 17-6, E2; and

WHEREAS, following said public hearing, the Planning Commission recommended approval of rezoning of the Property and zoning map amendment to R-1C Single-Family Residence District; and

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

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

1. The above recitals are incorporated into and made a part of this ordinance as though fully set forth herein.

2. The Council hereby adopt the findings of fact made by the Planning Commission.

3. The petition requesting to rezone the property commonly described as a half of an acre located at 2813 Breezewood Boulevard (PINs: 21-21-252-001) legally described in Exhibit "A" is hereby approved.

4. This Ordinance shall be in full force and effective as of the time of its passage and approval.

DRAFT

PASSED this _____ day of May 2021.

APPROVED this _____ day of May 2021.

CITY OF BLOOMINGTON

_____
Tari Renner, Mayor

ATTEST

_____
Leslie Smith-Yocum, City Clerk

DRAFT

EXHIBIT A

Legal Description

2813 Breezewood Boulevard

PIN: 21-21-252-001

PART OF THE NORTHEAST ¼, SECTION 21, TOWNSHIP 23 N, RANGE 2 E, PF THE 3RD P.M., CITY OF BLOOMINGTON, MCLEAN COUNTY, IL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

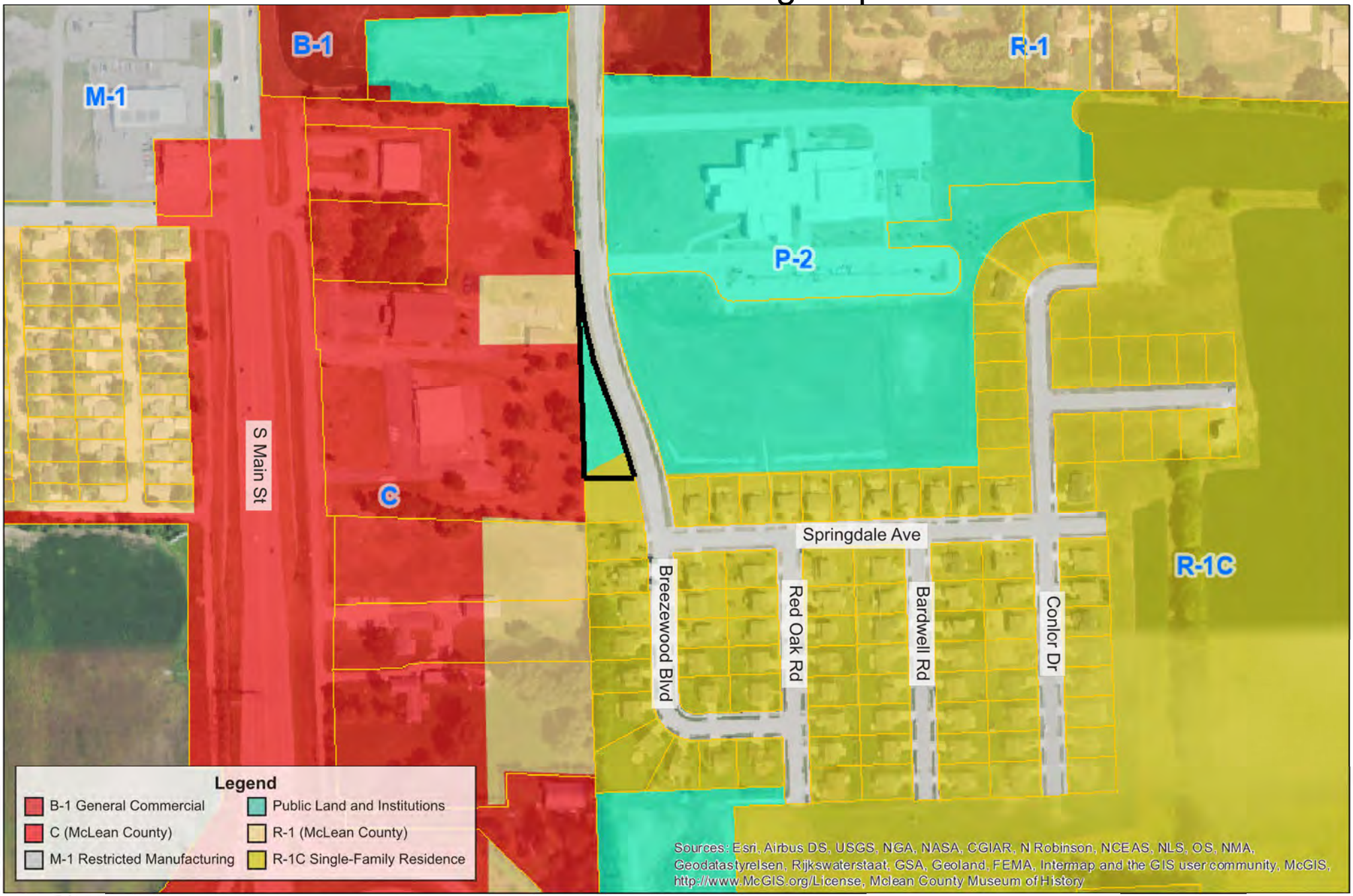
OUTLOT 36 OF CEDAR RIDGE SUBDIVIION, BLOOMINGTON ILLIONIS, AS RECORDED AS DOCUMENT NUMBER 2009-00001507 IN THE OFFICE OF THE MCLEAN COUNTY RECORDER'S OFFICE.

SAID REAL ESTATE ENCOMPASSING 0.507 ACRES,MORE OR LESS, ALL BEING SITUATED IN THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS.

DRAFT

3/29/2021

Z-08-21 Zoning Map



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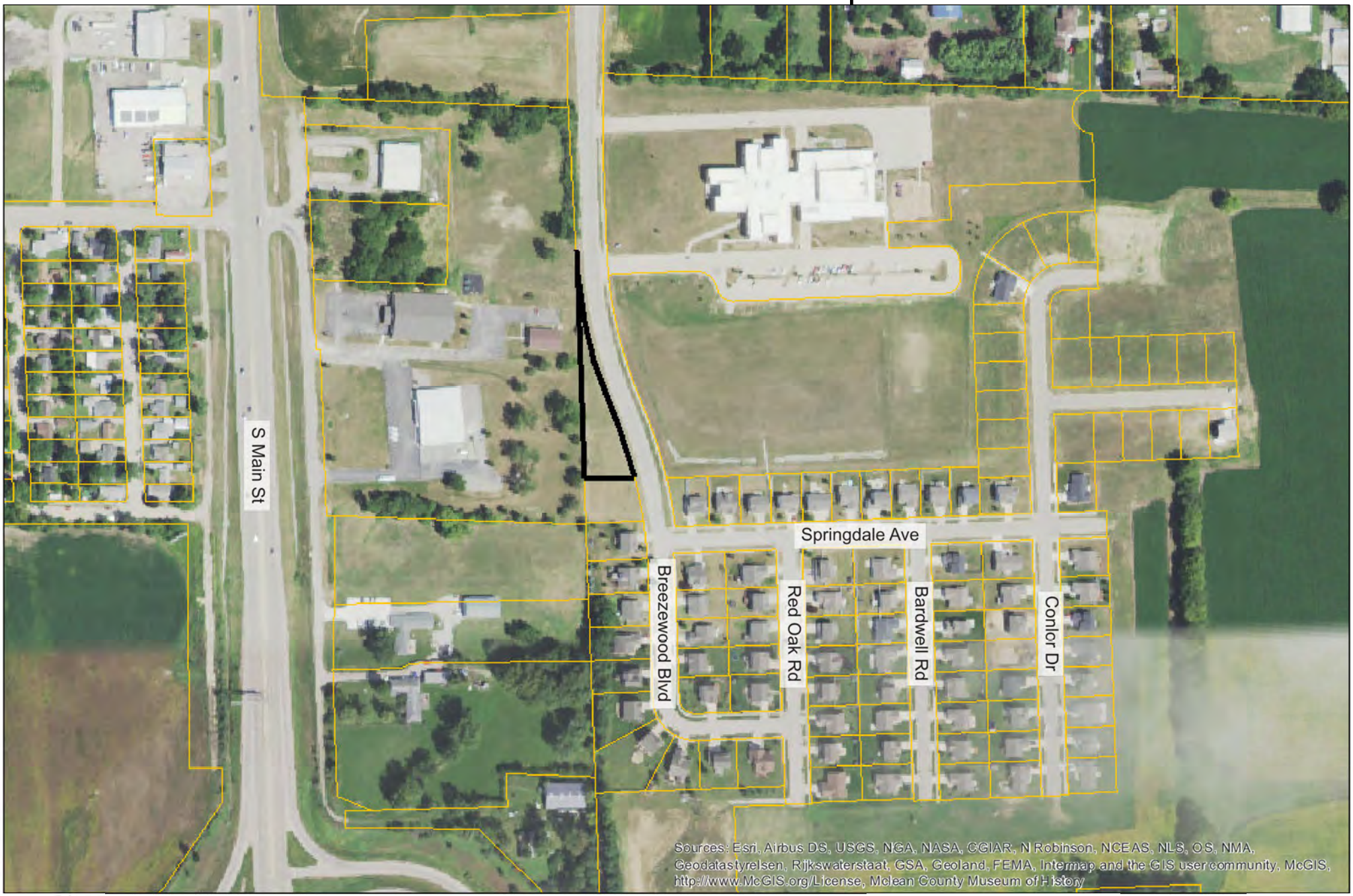
McGIS

3/29/2021

Z-08-21 Aerial Map



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McGIS

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

March 30, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, April 14, 2021 at 4:00 PM at www.cityblm.org/live on an application submitted by Mark Tomac.

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

The applicant is requesting a public hearing and action to rezone from P-2, Public Lands and Institutions District to R-1C, Single-Family Residence District, the following property: 2813 Breezewood Boulevard, Bloomington, IL 61704. Legal Description: PART OF THE NORTHEAST ¼, SECTION 21, TOWNSHIP 23N, RANGE 2 E OF THE 3RD P.M., CITY OF BLOOMINGTON, MCLEAN COUNTY, IL., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: OUTLOT 36 OF CEDAR RIDGE SUBDIVIION, BLOOMINGTON ILLINOIS, AS RECORED AS DOCUMENT NUMBER 2008-00001507 IN THE OFFICE OF THE MCLEAN COUNTY RECORDER'S OFFICE. SAID REAL ESTATE ENCOMPASSING 0. 507 ACRES, MORE OR LESS, ALL BEING SITUATED IN THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:(PIN:21-21-252-001)

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/planning. To provide testimony/public comment on this item please register at least 15 minutes in advance of the start of the meeting at https://www.cityblm.org/register. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org.

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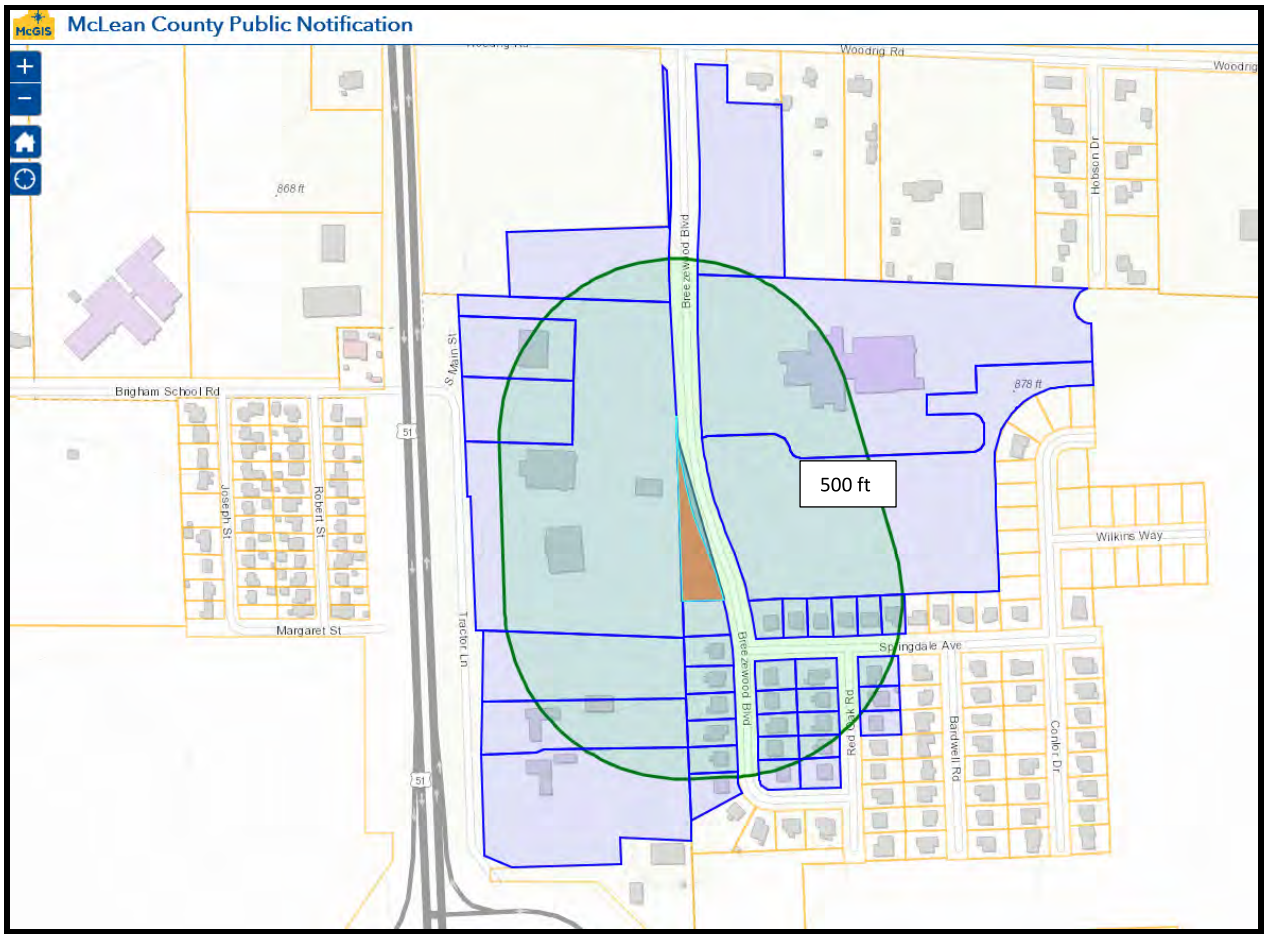
Sincerely,

Planning Division staff

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

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