



**AGENDA  
REGULAR SESSION  
PLANNING COMMISSION MEETING  
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM  
305 S. EAST STREET, BLOOMINGTON, IL 61701  
WEDNESDAY, APRIL 6, 2022, 4:00 P.M.**

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

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

- 4. MINUTES**

Review and approval of the minutes of the March 2, 2022 regular Planning Commission meeting.

- 5. REGULAR AGENDA**

- A. PR-01-22** Public hearing, review and action on a request by John Pratt, Attorney, on behalf of QuikTrip Corporation, for Legislative Site Plan Review, with potential Variances, for property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PINs: 21-06-102 003 and 21-06-102-004).
- B. Z-05-22** Public hearing, review and action on a request submitted by Nathan Hinch, Attorney, on behalf of Sale Barn Properties LLC, for an Annexation Agreement with Zoning Map Amendment, for property generally located north of the 400 block of West Hamilton and west of Main Street; and described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.
- C. PR-02-22** Public hearing, review and action on a request submitted by Nathan Hinch, Attorney, on behalf of Sale Barn Properties LLC, for Legislative Site Plan Review with potential Variances, for property generally located north of the 400 block of West Hamilton and west of Main Street; and described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section



16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.

- D. **PR-03-22** Public hearing, review and action on a request submitted by R. Michael Hundman, on behalf of ABC Supply - Bloomington, for a Legislative Site Plan Review with potential Variances, for the property located at 2402 ½ East Empire Street (PIN: 14-36-376-032). (Ward 5).
- E. **PR-04-22** Public hearing, review and action on a request submitted by Bruce Collins of EVP Construction, on behalf of ICW LLC and stayAPT, for a Legislative Site Plan Review, and a Special Use Permit to allow a hotel on property zoned B-1, for property located at 1032 Wylie Drive (PIN: 14-31-351-009). (Ward 7).
- F. **PR-05-22** Public hearing, review and action on a request submitted by Nathan Elliott of EA Architecture & Design, on behalf of Nicolas Canchola, for a Legislative Site Plan Review, with potential Variances for property located at 604 IAA Drive (PIN: 14-35-377-022). (Ward 5).
- G. **Z-06-22** Public hearing, review and action on a petition submitted by Joseph A. Dehn, Attorney, on behalf of Akshar Plastic and Bell International Company, requesting a Zoning Map Amendment for the property located at 1101 E Bell Street from M-1 (Restricted Manufacturing) District to M-2 (General Manufacturing) District. (PIN: 21-10-105-007). (Ward 4). **REQUEST TO TABLE TO MAY.**

**6. OLD BUSINESS**

- a. Discussion on pending text amendments

**7. NEW BUSINESS**

**8. ADJOURNMENT**



**DRAFT  
MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON,  
ILLINOIS**

**REGULAR MEETING  
OSBORNE ROOM, 2<sup>ND</sup> FLOOR POLICE DEPARTMENT  
305 S. EAST STREET, BLOOMINGTON, IL  
WEDNESDAY, MARCH 2, 2022 4:00 P.M.**

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The Planning Commission convened in person within the Osborne Room inside of the Bloomington Police Department at 4:00 p.m., Wednesday, March 2, 2022, with the following physically present staff members Mr. George Boyle, Assistant Corporation Counsel; Mr. Glen Wetterow, City Planner; Mr. Jon Branham, City Planner; Ms. Alissa Pemberton, Assistant City Planner; Ms. Kimberly Smith, Assistant Economic and Community Development Director; and Craig Shonkwiler, City Engineer.

The meeting was called to order by Chairperson Mohr at 4:09 p.m.

**ROLL CALL**

| Attendee Name          | Title        | Status  |
|------------------------|--------------|---------|
| Mr. Tyson Mohr         | Chair        | Present |
| Mr. Justin Boyd        | Vice Chair   | Present |
| Mr. Thomas Krieger     | Commissioner | Absent  |
| Mr. Mark Muehleck      | Commissioner | Absent  |
| Mr. David Stanczak     | Commissioner | Present |
| Mr. John Danenberger   | Commissioner | Present |
| Mr. Brady Sant-Amour   | Commissioner | Present |
| Mr. Benjamin Muncy     | Commissioner | Absent  |
| Mr. Goverdhan Galpalli | Commissioner | Present |
| Ms. Anna Patino        | Commissioner | Present |

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Mr. Branham called the roll. There was a quorum present.

#### Introduction of two new members

Mr. Goverdhan (Govi) Galpalli

Ms. Anna Patino

#### PUBLIC COMMENT

None

#### MINUTES

Chairperson Mohr noted that the minutes were very good. Mr. Boyd motioned to approve the minutes from the special January 19, 2022 meeting. Mr. Danenburger seconded. Roll call vote: Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Abstain, Chairperson Mohr - Yes. (6-0-1). The minutes were approved.

**The Chair announced the following items were tabled until the 4/6/2022 regular meeting of the Planning Commission, and thus would be moved to the end of the agenda, for the sake of time: D. PR-01-22, F. Z-05-22, and G.PR-02-22. There were no objections.**

Mr. Stanczak made a motion to table these items. Mr. Boyd seconded the motion. Roll call vote: Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Yes, Chairperson Mohr - Yes. (7-0-0). The motion was approved.

#### REGULAR AGENDA

**A. Z-01-22** Public hearing, review and action on a request submitted by Stan Cain on behalf of Wesley United Methodist Church requesting a Zoning Map Amendment for the property located at 413 E. Washington Street and 410 E. Front Street from D-2 (Downtown Transitional) District to P-2 (Public Lands & Institutions) District (PIN: 21-04-411-013). (Ward 6.)

City Staff Jon Branham presented the staff report, with a recommendation for approval.

Mr. Russel DePew, 201 W College, a member of, and attorney for, Wesley United Methodist Church, provided background on why the Church was making the zoning request. The property is used as a food pantry, which is an ancillary use to the Church. Mr. DePew provided details as to what items the food pantry provides the public.

Mr. Stan Cain, 10 Bartley Circle, the head of the Board of Trustees Wesley United Methodist Church also provided background on why the Church was making the zoning request. Mr. Cain went into detail about a proposed new building on the property, as the current building does not meet their needs, and discussed how the new building will better serve their needs.

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Ben Smith, 2022 Bloomington Heights Rd, inquired if there would be a fire hazard with amount of paper products being stored in the building. Mr. Cain stated that to his knowledge sprinkling would not be required, but they would follow any permit requirements.

Chairperson Mohr asked whether they were working with safety professionals and city staff to coordinate those items; Petitioner confirmed they were.

## DISCUSSION

Mr. Boyd stated that when D-2 was created, the intent was looking at progression from the core downtown. Additionally, the intent was to focus on the types of buildings that would be allowed. Mr. Boyd asked what types of uses are not allowed in D-2 that are allowed in P-2?

Mr. Branham provided some uses which would be allowed in D-2 and some that would be allowed via Special Use. The use associated with the request would be allowed in D-2, but only with text amendments and, potentially, a Special Use Permit.

Mr. Boyd questioned if P-2 had design standards like D-2. Mr. Branham stated it does not. This provides more flexibility for the petitioner.

Motion to establish finding of facts was made by Mr. Stanczak and was seconded by Mr. Danenberger. A Roll Call vote was taken. Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Yes, Chairperson Mohr - Yes. The motion was approved (7-0-0).

Motion to recommend approval of the zoning map amendment to City Council was made by Mr. Stanczak and was seconded by Mr. Galpalli. A Roll Call vote was taken. Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Yes, Chairperson Mohr - Yes. The motion was approved (7-0-0).

**The Chair announced the following item was going to be tabled, at the Petitioner's request: D. PR-01-22.**

Mr. Danenberger made a motion to table this item. Mr. Boyd seconded the motion. Roll call vote: Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Sant-Amour - Yes, Mr. Galpalli - Yes, Ms. Patino - Yes, Chairperson Mohr - Yes. (7-0-0). The motion was approved.

**B. Z-12-21** Public hearing, review and action on a request by John Pratt, Attorney, on behalf of QuikTrip Corporation, for approval for a Zoning Map Amendment and approval of an Annexation Agreement for property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PINs: 21-06-102 003 and 21-06-102-004).

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Chairperson Mohr notified those present that—while these are separate legal items—for clarity, and to help the public understand the content, the Planning Commission will take Cases Z-12-21 and PS-01-22 together. The Chair asked if anyone had objection; none were stated.

City Staff Kimberly Smith presented the staff report for Z-12-21 with a recommendation for approval.

Staff finds that standards for the annexation agreement and zoning map amendment are met.

**C. PS-01-22** Public hearing, review and action on a request by John Pratt, Attorney, on behalf of QuikTrip Corporation, for approval for a Preliminary Plan for property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PINs: 21-06-102 003 and 21-06-102-004).

The petitioner for this case is the same as the petitioner for case Z-12-21.

City Staff Glen Wetterow presented the staff report for PS-01-22 with a recommendation for approval.

The Preliminary Plan submitted identifies the creation of 4 lots (1-4) and 2 outlots (A&B). The requested zoning for Outlot A and B, and lots 1-3, is B-1. Lot 4 will remain in the default annexation zoning of Agriculture.

The Preliminary Plan focuses on compliance with City's Zoning Code, Public Work's Manual of Practice, and the City's Comprehensive Plan.

Staff finds that standards have been met and recommends approval of Preliminary Plan.

## DISCUSSION

Chairperson Mohr asked questions related to the standards for annexation and zoning. The questions were focused around public interest and a cost-benefit analysis.

Ms. Smith noted that when considering the public interest, look at everything as a whole. The intent is to not just look at one party, but generally is this the right decision for the City. Ms. Smith discussed weighing cost against the benefit, tangible verses soft/residual benefit that would be an investment in the future.

Chairperson Mohr stated he felt goals H-2 (Ensure reinvestment in the established older neighborhoods and compact development of the City) and N-1.2 (Prioritize, with urgency, the revitalization of the neighborhoods in the Regeneration area) of the Comprehensive Plan conflict; and inquired about the process for "de-annexing" a property.

Chairperson Mohr opened the public hearing.

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The petitioner, John Pratt (attorney for QuikTrip), 217 E Washington St, Bloomington IL introduced himself and Ms. Gween Keen, 2255 Bluestone, St. Charles, MO. Mr Pratt indicated he would speak first and would then defer to Ms. Keen.

Mr. Pratt provided background on the purchase of the property and reasoning behind the request for the annexation, zoning and preliminary plan approval. Mr. Pratt emphasized his client's (QuikTrip) desire to be a part of the City.

Ms. Gwen Keen provided a video and PowerPoint presentation on QuikTrip, the use proposed for Lots 1, 2 and Outlot A. Ms. Keen indicated that the point of the video and her presentation is to familiarize those present with a background on QT and their organizational culture.

All the lighting is now LED and is down-cast. There is no "bleeding of light" onto neighboring properties.

Ms. Keen noted the positive impact on the community this new QT store will have.

Ms. Keen identified that QT doesn't refer to themselves as a "truck stop," because they do not offer the amenities of a truck stop and don't have the same problems associated with a truck stop. QT is focused on short-hauling traffic. There is no need for showers, lounges, hotels with this type of hauling. QT has no national fleet accounts. QT does have a limited number of fueling bays. QT sets itself apart because they don't want vehicles staying at the location for prolonged periods of time. QT wants them to come, get fuel, grab food, do some paperwork, and be on their way. We don't have "overnight parking" because QT monitors the lot, and if someone has been there too long QT address it or calls someone who can.

## DISCUSSION

Chairperson Mohr questioned Mr. Pratt. why is it desirable to annex into the City rather than stay in the County? Mr. Pratt stated that the City has a more comprehensive commercial development plan. Additionally, the City offers service such as sewer/water that QT needs to operate.

Chairperson Mohr asked if the streets being proposed by QT would eventually be turned over to the City, and then the City would be responsible for the future maintenance of them.

Ms. Keen stated that the City roads would be dedicated over to the City, as this is the City's desire, to accommodate future development. The streets will be built to City specifications.

Chairperson Mohr asked if the same situation, that applies to the proposed streets, applies to the proposed sewer.

Ms. Keen stated the sewer mains will be public and thus will be turned over to the City. The sewer mains will have to be built to City standards, and inspected by the City. The City would receive tap fees for future connections to this main.

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Chairperson Mohr re-emphasized that no financial calculations had been done to determine the financial responsibilities the City is taking on.

Craig Shonkwiler, City Engineer, informed Chairperson Mohr he was correct and the City had not calculated all of the costs. However, the Public Works Department has done some analysis to determine the cost versus the benefit to the City.

Chairperson Mohr asked if a cost-benefit analysis has been conducted related to the proposed infrastructure. Mr. Shonkwiler stated that a general calculation had been done internally

Commissioner Galpalli asked who provides the infrastructure plan. Mr. Shonkwiler stated that his department does. Mr. Shonkwiler stated that the applicant will be required to build this infrastructure according to the Manual of Practice.

Commission Danenberger noted that the distinction made by Ms. Keen between travel center and a truck stop is an apt one. He has read the Annexation Agreement and the Preliminary Plan and wanted to know if QT had an plans to have Electric Vehicle (EV) charging stations?

Ms. Keen stated this is a hot topic at QT! The problem is right now, the technology requires 30 minutes to charge, and QT doesn't want customers there for 30 minutes and customers don't want to be at QT for 30 minutes either. If technology gets to the point where charging speed is short enough to be appropriate for QT customer, it will definitely be there!

Chairperson Mohr asked if there was anyone else present to speak in favor of the petition. There were no individuals present wishing to provide comment in favor of petition.

Chair asked for public comment against this petition.

August Nord - 118 Washburn St

Mr. Nord stated he is the Precinct Committeemen for Precinct 1 of unincorporated McLean County. This encompasses the Bloomington Heights area, and he lives right in middle of subdivision. August asked what the big plan is for the area; he does not see the overall picture, based upon the information present. Is there a long-term plan to for the Bloomington Heights area, is the intent to eventually annex the area? He is responding to people in the neighborhood filing petitions and, based upon discussions had with the neighborhood, there are concerns with how this will impact the neighborhood and area, generally speaking. He feels Bloomington can't property maintain the existing infrastructure so there is no need to add.

Mr. Wetterow reviewed the Land Use Priorities Map located in the Comprehensive Plan. This map identifies areas within and adjacent to the City, and the ease with which they could become developed. Bloomington Heights is identified in this map as Tier 1 and thus an area that the City considers for future annexation. Tier 2 areas have access to City resources.

Chairperson Mohr asked about the development process for the Lot 4.



Ms. Smith stated that, if the process required a hearing, the process would be same as it was for this meeting. Property owners within 500 feet of property boundary would receive notice. This would include those that live inside and outside of the City.

Chairperson Mohr asked why QT proposes annexing the entire property, instead of just the part they are looking to immediately develop.

Ms. Keen stated that in order to get the piece of property that wanted, they had to buy whole acreage; the owner would not sell it any other way. Ms. Keen feels that the front lots adjacent to West Market Street will probably sell rather quickly and this zoning to B-1 is in alignment with the Comprehensive Plan

Chairperson Mohr asked about the compensation the City would need to provide to the County for loss in taxes. Mr. Pratt stated that he was not sure of the exact amount but was aware of a State statute that outlines the math to determine the amount.

Chairperson Mohr asked staff how they would respond to the statement, "If we can't take care of what we have, why would we want to take on more"?

Mr. Shonkwiler stated this was a good question. He noted that the City does have aging infrastructure, but noted the benefits of increased sidewalks and multi-use paths, improvement on Bloomington Heights Road, and the potential revenue. Mr. Shonkwiler believes that with gas-tax revenue alone this would be a net benefit. The revenue derived from this project does not exist now and would go into the City's coffers and would help with improving existing infrastructure that would otherwise not have funding for.

Rodney Baster - Bloomington Road Township Commissioner - 1687 Bush Blvd

Mr. Baster has concerns with the annexation and preliminary plan. He stated that once the annexation happens, he has similar concerns as to those voiced earlier. He believes the annexation will cause hardship to the Township and the neighboring subdivision. He has concerns about stormwater runoff. His concern is with the rate of stormwater runoff once the property is developed. He is concerned it will cause flooding downstream in the areas that fall within the Bloomington township. He is also concerned with the loss of tax dollars as he uses those dollars to fulfill his obligations to the Bloomington Township residents.

Chairperson Mohr asked staff if it is known who owns Bloomington Heights Rd.

Mr. Shonkwiler stated that to his understanding the City of Bloomington is responsible but doesn't have any supporting documents on hand.

Chairperson Mohr as the petitioner if they could clarify intent of 60 acres zoned Agriculture and if they could address any of the concerns the constituents voiced to Mr. Baster.

Ms. Keen stated that as of right now, QT is trying to determine what the plan is for the near future. For right now, the homestead is still there with occupants, and they can continue to

stay there until a mutually agreed-upon time. QT is currently discussing with the former property owner whether they want to continue to farm it, or whether someone else wants to.

#### Denise Balagna - 2020 Interurban Rd

Ms. Balagna stated the neighborhood does not welcome the proposal and does not need another fueling station. The individuals who live in this neighborhood choose to live there because it is not the City; it is not fast paced and feels like the country. She is concerned about protecting the integrity of the neighborhood.

Ms. Keen reiterated that QT has no idea how long lot 4 will remain agricultural, but changes to that will require additional zoning map amendments which will require public notification.

#### Shannon Ramirez - 2020 Interurban Rd

Ms. Ramirez noted that the standard for maintaining agricultural property is minimal and believes QT is not going to pay attention to weeds and they aren't going to worry about flooding.

Chairperson Mohr reminded speakers to speak to the commission and not the petitioners and please maintain order.

#### Robert Blessing - 114 Constantine St

Mr. Blessing wanted to know who is responsible for Bloomington Heights Rd, the City of Bloomington or the County. His concern is that the property and his daughter's property are constantly flooded with stormwater coming off of the agricultural field; he wants to know what is going to be done about it.

According to Mr. Shonkwiler, the usual policy is that if corporate limits touch the road, then the City of Bloomington is responsible for the road, if not, the County is responsible. With regard to the stormwater runoff, the City has a code which requires the water be detained and runoff only occurs at the rate it occurred before development. Drainage law requires downstream property owners to allow the water to flow as it does now, so QT is required to do no more harm than the way it is currently set up.

Chairperson Mohr stated that everyone is free to speak, but he is noticing some themes and recurring concerns. If the public has a different statement, or wants to express those concurrent with another speaker, please speak but please be aware of time.

#### Scott Joyce - 2025 Interurban Rd

Mr. Joyce asked for a point of clarification. He wanted to know if the improvements to Bloomington Heights Rd were going all the way to Washington St, and if this improvement included a bike lane. He is a cyclist and having the ability to ride that road would be awesome. He also wanted to know if the proposed sewer was something that the neighborhood would be able to tap into. He noted that all were on septic right now, and he would love to be able to tap into sanitary sewer.

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Mr. Shonkwiler stated there is a multi-use plan in QT's plan. The path is separate from the road. The City has an outstanding plan to extend that but does not have the funds right now. The entire path to Washington St would not be a part of this development. Mr. Shonkwiler noted that water and sewer are a City service, so if you are outside of the city limits, there are two ways to get city service.

Susan Cortesi - 8883 N 1550 East Rd

Ms. Cortesi noted all of the complaints of the individuals who live in the Bloomington Heights neighborhood are having and the difficulty with the Township.

She noted that she is not against the proposed development. She likes the appearance of the proposed QT and seems like a place she would frequent. She asked why is this necessary at this location.

Lori Burton - 2201 W Washington

Ms. Burton is concerned is about the flooding already coming off from Farm & Fleet onto her land.

Chairperson Mohr received confirmation from the Director of Public Works that Bloomington Heights Rd belongs to the City of Bloomington. There was a jurisdiction transfer on file for this transfer of ownership. The Public Works department will send copies of the agreement to any parties that would like it.

Mary Leung -105 N Adelaide St, Normal IL

Ms. Leung wants to know if additional police protection will be needed with this business there. Her concern is based upon the difficulties police have had at the other nearby fueling stations/truck stops.

Chairperson Mohr stated that the concern over City services has already been addressed, regarding policing.

Ms. Keen wanted to speak to the concern for the need for additional policing. Ms. Keen highlighted that QT meets DOJ standards when it comes to the monitoring of the facility. The layout of the facility and the location of the monitors in the store make individuals realize they are being watched and this serves as a deterrent.

Shannon Ramirez - 2020 Interurban Rd

Ms. Ramirez wanted to clarify a statement made by the City Engineer. The statement was that "with regard to stormwater runoff, QT would not have to do any more improvements over what is already existing." Her concern is that the existing situation results in the flooding of her and neighbors' properties. She noted that the staff report identifies no portion of this development falls within the special flood hazard area. The data supporting this comes from 2008 which is

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14 years old. She disagrees that this not a flood hazard area and believes more updated data is needed.

Mr. Shonkwiler clarified that the document Ms. Ramirez is referencing for flooding is a FEMA map. FEMA is the one who designates special flood hazard areas and is the one who updates the maps. The City is not involved in any way.

Ms. Smith clarified that the Commission is reviewing the proposed annexation, zoning, and preliminary plan; the specific development standards will be associated with the legislative site plan, which will follow at a separate meeting next month, if the other items are approved.

Chairperson Mohr stated he believed it was time to close the public hearing, as no new concerns were being brought before the Commission. The Commission agreed, so Chairperson Mohr closed the public hearing portion of the cases at 6:45pm.

Commissioner Boyd made a motion for a five-minute recess. Commissioner Danenberger seconded. A voice vote was held, with all in favor (7-0).

The Planning Commission reconvened at 6:52pm.

Chairperson Mohr noted that City staff did receive public comments, via email, and they were similar in nature to the other comments provided by the public. The comments will be entered into meeting minutes for the record. The petitioner was aware of the comments and did not have a response to them as the concerns have already been addressed. Chairperson Mohr stated that the Commission was now going to move onto their discussion of the case and no further public comment could be heard.

Chairperson Mohr asked for discussion specifically on the standards for annexation as this needs to be addressed first. Chairperson Mohr stated that he had questions, and the public voiced concerns, that would apply to the standard which addressed the gain/hardship to the public. This is within their purview to consider, and if the Commission doesn't think the case has been made, to take that into account and not recommend that this be approved, or the Commission can make a different decision, or have further discussion.

Commissioner Stanczak noted that the Commission has heard a lot about the conditions south of development, which current falls within the County, is less than optimal. His concern with respect to this development is about what is being proposed, and to him what is being proposed looks like something that would be very high quality. He stated he is very sympathetic to the conditions of those behind the property, but he does not think petitioners can be expected to rectify the existing issues. He doesn't believe the annexation agreement will make the conditions any worse than they are now. He does not think it's fair to require the petitioners to solve all the problems that have been there for quite a few years.

Commissioner Stanczak moved make a finding that all the standards for annexation have been met. Chairperson Mohr asked if that is the complete motion, or did the commissioner desire to add more? Commissioner Stanczak wanted to make the motion based upon the request

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presented by staff. Staff assisted in finding the exact language. Commissioner Stanczak stated his motion was to establish findings of fact that the proposed annexation agreement, including the draft preliminary plan submitted as an exhibit to the agreement, meets the standards for an annexation agreement, and recommend approval. Chairperson Mohr asked for a second. Mr. Danenberger seconded the motion.

Chairperson Mohr asked if there was any discussion. There was discussion about the annexation agreement and zoning being combined for the motion. Mr. Boyle stated that was at the discretion of the Commission. Mr. Stanczak stated he would like to withdraw his motion and Commissioner Danenberg withdrew his second. Mr. Stanczak re-made his motion to include the motion he made earlier, but to add to it that the proposed zoning is in the public interest and not solely for the benefit of the applicant, meets the standards for zoning, and recommends approval. Seconded by Commissioner Danenberger.

Commissioner Boyd stated that he agreed with the comments made by Commissioner Stanczak relating to the annexation of the property. Commissioner Boyd stated he had some concerns related to the Site Plan, but this will be reviewed at a later date, and he will vote in favor today for the annexation and zoning.

Chairperson Mohr stated he will be voting against the motion due to the fact that City staff and the petitioner were unable to provide an assessment of the financial responsibility the City would be incurring. He believes that without this information there is no way to determine the relative gain or hardship to the public. He does not find sufficient evidence to move forward.

Commissioner Boyd questioned Chairperson Mohr on if the Commission has ever had that kind of information available to them when considering an annexation. Commissioner Boyd stated that he believes it is within the purview of the Commission to assume certain things. Commissioner Boyd wanted it noted that this kind of information has never been provided before; it was not omitted in this case, but is something that has never been provided.

Chairperson Mohr responded by stating that he believes this information should have been provided. He believes a change must occur and this information must be brought into account when making permanent decisions such as this.

Commissioner Boyd stated that he believes no one on this Commission is taking annexations lightly. To him, this is not “not infill.” It is surrounded on three sides by the City and has commercial business development across the street. What is being proposed fits in with the surrounding area. Annexation is never a decision he takes lightly, but this annexation makes sense to him.

There was no further discussion or comments.

A Roll Call vote was taken. Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Ms. Patino - Yes, Mr. Galpalli - Yes, Mr. Sant-Amour - Yes, Chairperson Mohr - No. The motion was approved (6-1-0).

Chairperson Mohr asked staff what the remaining request was before the Commission. Mr. Wetterow state the remaining request is for the preliminary plan.

Mr. Stanczak made a motion that to find that the proposed amended preliminary plan meets the purpose and intent of Chapter 24 of the City Code and recommends approval of the petition submitted by John Pratt, Attorney, on behalf of QuikTrip Corporation, for approval for a Preliminary Plan for property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PINs: 21-06-102 003 and 21-06-102-004). Commissioner Boyd seconded.

There was no discussion on the motion made.

A Roll Call vote was taken. Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Ms. Patino - Yes, Mr. Galpalli - Yes, Mr. Sant-Amour - Yes, Chairperson Mohr - No. The motion was approved (6-1-0).

Chairperson Mohr asked if there was anything more the Commission had to do related to this topic as he did not believe there was. Staff stated there were not. Ms. Smith noted that the annexation petition would go before the City Council on March 28<sup>th</sup> as this is the intent of the petitioner. The preliminary plan will also go before the City Council for approval on March 28<sup>th</sup>.

**E. Z-04-22** Public hearing, review and action on a request submitted by James Carlson on behalf of Perry Detherage requesting a Zoning Map Amendment for the property located at 309 E. Wood Street from R-1C (Single Family Residence) District to B-2 (Local Commercial) District (PIN: 21-09-207-013). (Ward 1)

City Staff Jon Branham presented the staff report and indicated all standards have been met and concluded with a recommendation for approval.

Mr. Branham noted that the location was formerly a daycare facility which is a nonconforming use in the residential zoning district. He stated the property has been vacant for over a year, and a plumbing business is interested in the location. He stated the business proposes to have three employees. There are no changes proposed to the property. The new owner wanted to be conforming so he has requested a zoning map amendment. The proposed zoning is B-2 (Local Commercial) District. Mr. Branham placed an emphasis on the key word for this business district which is "local." He added the building itself has been a business use for an extended time, prior to that of the daycare use.

There were no questions for staff from the Commission.

Chairperson Mohr opened up the meeting to public comment on this case.

The petitioner, James Carlson (2003 Woodhavens Dr, Bloomington) spoke about the request. He noted this building was built as commercial building and has been utilized as such for almost 30 years without disrupting the neighborhood. Mr. Carlson noted that the proposed

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business will utilize fewer city services and generate less traffic than the prior use. There is no retail associated with the business; the building is only being use for office and storage.

There were no questions for the petitioner from the Commission.

There were no other public comments related to the case. Chairperson Mohr closed the public hearing portion of this case.

The Chairperson stated he would entertain a motion establishing findings of fact, and that the proposed map amendment is in the public interest and not solely for the benefit of the petitioner. Commissioner Boyd stated he would make that motion. Commissioner Stanczak seconded. There was no discussion.

A Roll Call vote was taken. Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Abstained, Ms. Patino - Yes, Mr. Galpalli - Yes, Mr. Sant-Amour - Yes, Chairperson Mohr - Yes. The motion was approved (6-0-1).

Mr. Boyd made a motion to recommend approval of the petition submitted by James Carlson on behalf of Perry Detherage requesting a zoning map amendment for property located at 309 E Wood St in the City of Bloomington, from R-1C, Single Family Residence District, to B-2, Local Commercial District. Mr. Stanczak seconded. There was no discussion.

A Roll Call vote was taken. Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Abstained, Ms. Patino - Yes, Mr. Galpalli - Yes, Mr. Sant-Amour - Yes, Chairperson Mohr - Yes. The motion was approved (6-0-1).

## **OLD BUSINESS**

The Chairperson noted that the finalized version of the Commission By-Laws that were approved at the last meeting were provided to all the Commissioners for review. Ms. Smith noted that they are unsigned, but she will obtain a signed version following the meeting.

## **NEW BUSINESS**

Commissioner Boyd noted disappointment with the configuration of the meeting room. He suggested having additional packets printed or a second video screen, so that the Commission can more easily view items referenced. Staffed stated this was understood.

## **ADJOURNMENT**

Commissioner Boyd motioned to adjourn. Commissioner Danenberger seconded. A Roll Call vote was taken. Mr. Boyd - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Ms. Patino - Yes, Mr. Galpalli - Yes, Mr. Sant-Amour - Yes, Chairperson Mohr - Yes. The motion was approved (7-0-). The motion carried. The meeting was adjourned at 7:15 PM

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## Public Comments Submitted For Meeting on March 2, 2022

To Whom it may concern,

My name is Brian Roberson, 2019 Interurban Rd. I'm writing this to voice my extreme concern over the proposed truck stop which is being planned across from my community and home.

I'm a retired firefighter-paramedic from Florida . With a lot of experience (21 years) dealing with truck stops on I-95 and the Florida turnpike. I'm also a 100% disabled Vet with PTSD. I moved here because of my medical condition. I was looking for a quiet, friendly, relaxing, safe place with no crime or stress. I found it in 2019 Interurban Rd.. Now the plan of a LOUD, diesel filled air, meeting point for people, road damaging truck stop is being plan right next to the community.

My experience with truck stops as a first responder is not a positive one. I had multiple truck stop calls ranging from overdoses and deaths from truck drivers and others, fights, shootings, fires, and many other things. Most happen at truck stops and never make the news. But it effects the neighborhood, not to mention the sirens from the first responders. I know a lot of things happen that most people don't know or think about until it happens. I've seen behind the curtain and I protest the Truck stop. It will ruin the serenity of Interurban Rd..

If it is too late, and the deal is done with the truck stop. There should be a 14 foot minimum sound barrier wall. High enough to help block some sound. High enough it can't be climbed for safety, crime, and fires. There should also be at least 100 feet of space between the truck stop and the community/ neighborhood. Also whom will be responsible for the roads? Trucks destroy roads, which are not that great now.

Thank you for your time,

*Brian S. Roberson*  
Brian S. Roberson  
2019 Interurban Rd.  
Bloomington IL. 61705

**From:** john lehman <[REDACTED]>  
**Sent:** Friday, February 25, 2022 9:19 AM  
**To:** Public Comment  
**Subject:** Case Z-12-21-zoning

As someone who lives on Washburn street in Bloomington Heights i have concerns with this proposal. We already have large amounts of trash that blow into the yard from Walmart,i think this would be made worse with proposed change.I also have concerns about the light and noise that will be entered into this nice quiet neighborhood.What about all the new water runoff? The condition of West Market St. road is already horrible. I hope this nice quiet neighborhood is allowed to remain this way.

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**From:** Martha Lancaster <[REDACTED]>  
**Sent:** Wednesday, February 2, 2022 10:16 AM  
**To:** Public Comment <publiccomment@cityblm.org>  
**Subject:** Notice of Public Hearing - Revised Letter for approval on zoning map amendment & annexation agreement on tract of land

To whom this may concern at the City of Bloomington Economic & Community

Development Department: I, Martha J. Lancaster who resides at:  
2211 W. Washington St.

Bloomington, IL 61705, do hereby express my disapproval for another gas station in my neighborhood. We already have 6 gas/service stations (that include 2 full service truck stops) within a 2 mile radius from my property. We do NOT need another gas station in this area, especially one right off of Route 9 and before the 55/74 interchange.

This would create more traffic congestion and create more traffic accidents. I oppose this proposal for another gas station in this area. If the QuikTrip Corporation wants to invest in a gas station in the Bloomington-Normal area, they need to look for a different location. Thank you!

Sincerely,  
Martha J Lancaster

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**From:** Connie Hickey <[REDACTED]>  
**Sent:** Wednesday, March 2, 2022 3:06 PM  
**To:** Public Comment  
**Subject:** Case #'s Z-23-22, PS-02-22, PR-02-22

I live in the Bloomington Heights Subdivision. My concerns are flooding as we already have a problem, all the noise plus the safety of our homes. A truck stop seems to bring in transients. Also all the lighting. This is a quiet neighborhood. Please consider these concerns as you go forward with this project.

Thank you  
Connie  
Hickey

Sent from Samsung Galaxy smartphone.



## PLANNING COMMISSION

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**TO:** Planning Commission  
**FROM:** Economic & Community Development Department  
**DATE:** April 6, 2022  
**CASE NO:** PR-01-22, Site Plan Review  
**REQUEST:** Public hearing, review and action on a request by John Pratt, Attorney, on behalf of QuikTrip Corporation, for Legislative Site Plan Review, with potential Variances, for property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois.

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### BACKGROUND

#### *Petitioners' request:*

The petitioner is requesting a legislative site plan review, to develop a vehicle fueling station facility on the subject property. The proposed store structure is 8,292 square feet in size. The approval of these requests must be contingent on approval of the property annexation, rezoning, and related subdivision plats.

#### *Property Characteristics:*

The subject properties consist of roughly eight acres of land located in the western region of Bloomington. The property is currently vacant. The property is located off W Market St near Wylie Dr. The surrounding properties are zoned commercial, as well as agricultural and manufacturing. The surrounding uses vary from commercial to residential.

#### *Notice:*

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, February 14, 2022. Courtesy notices were mailed to 61 property owners within 500 feet of the subject property for the March meeting of the Planning Commission.

#### *Surrounding Zoning and Land Uses:*

|       | Zoning                                                            | Land Uses                                           |
|-------|-------------------------------------------------------------------|-----------------------------------------------------|
| North | B-1 (General Commercial)                                          | Bank, Restaurants, Retail, Hotel                    |
| South | A-(Agricultural, County) & M-1 (Restricted Manufacturing, County) | Single-Family Residential, Transfer Station         |
| East  | A-(Agricultural, County) & C-(Commercial, County)                 | Single-Family Residential, Vacant, I-55 Interchange |
| West  | M-1 (Restricted Manufacturing, County)                            | Vacant                                              |

## ANALYSIS

### *Compliance with the Comprehensive Plan*

The subject property is identified as Tier 2-Infill Redevelopment Priority. The Future Land Use map shows the site as a Commercial Activity Center. Approval of the Site Plan aligns with the following goals of the Comprehensive Plan:

- Goal ED-1-2. Leverage community assets in attracting business.
- ED-4.4 Evaluate commercial land use needs in the context of changing economic trends.
- CF-1. Continue to provide quality public facilities and services
- UEW-1.7 Reliable and efficient collections systems (sanitary sewer, combined sewer, and storm sewer systems) to protect public health, safety, and the environment
- TAQ-1. A safe and efficient network of streets, bicycle-pedestrian facilities and other infrastructure to serve users in any surface transportation mode.

### *Use*

The development aligns with the City's definition of a vehicle fueling center and not that of a truck stop. Per City Code, a truck stop is intended to provide services to the trucking industry with the following services provided: repair shops, automated washes, restaurants, and motels all as part of the facility. This development will not be providing any of the aforementioned services. This development will include fueling and a convenience store.

## STANDARDS FOR REVIEW

### *Ch. 44, 17-9 Legislative 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.

### *Standards for Consideration of Site Plan Review*

| Standard                                                                                                                                                                                                                                                                 | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Finding              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography. | The proposed development is not incompatible with the existing development in the area. The layout of the building on the site and location of the parking lot and driveway are consistent with the existing developments on surrounding properties. The building meets all bulk requirements for B-1 zoning. The parking lot meets the code requirements for off-street parking and loading. The landscaping indicated meets the code requirements for landscaping. | The standard is met. |
| The extent to which the proposal minimizes any adverse impact of the development upon adjoining land.                                                                                                                                                                    | The proposed use will not have any adverse impacts on the development of adjoining land. The use is permitted within the zoning and is compatible with the uses of the surrounding properties. The building and parking lot landscaping comply with code requirements. The trash enclosure is fully screened as city code requires.                                                                                                                                  | The standard is met. |

*Standards for Consideration of Site Plan Review (Continued)*

| Standard                                                                                                                                                                                                                                                                                    | Discussion                                                                                                                                                                                                                                | Finding              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 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.                                                                                                 | The site is accessible by and directly situated on W Market St. Additional public streets are being created as a part of this development and will provide access to this development.                                                    | The standard is met. |
| 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 surrounding properties are all zoned commercial, agricultural and manufacturing. Uses range from various commercial to residential. The activities occurring at the proposed development would be complementary to the existing uses. | The standard is met. |

**STAFF RECOMMENDATION**

The approval of this request is contingent on approval of the property annexation, rezoning, and related subdivision plats.

Staff finds that the application meets the standards for site plan review and recommends its approval. Staff recommends that the Commission take the following actions:

1. Motion to establish findings of fact that the subject property meets the legislative site plan criteria in Chapter 44.17-9 of the City Code.
2. Motion to recommend that City Council approve a Site Plan for a Vehicle Fueling Station in the B-1 (General Commercial) District for the property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PIN: 21-06-102-003 and 21-06-102-004). (Ward 7)

Respectfully submitted,

Jon Branham  
City Planner

Attachments:

- Draft ordinance
- Site Plan
- Aerial map
- Zoning map
- Neighborhood notice and map

**ORDINANCE NO. 2022 - \_\_\_\_\_**

**AN ORDINANCE APPROVING A SITE PLAN FOR A FUELING STATION IN THE B-1  
(GENERAL COMMERCIAL) DISTRICT, FOR PROPERTY LOCATED ON A TRACT OF  
LAND BEING PARTS OF LOTS 1-5, 9-10 AND 21-23 AND ALL LOTS 6-8 AND 11-16  
C. A. NAFZIGER'S SUBDIVISION BEING PART OF THE NORTHWEST QUARTER OF  
SECTION 6, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL  
MERIDIAN IN MCLEAN COUNTY, ILLINOIS**

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting approval of a Site Plan for a vehicle fueling station in the B-1 (General Commercial) District for certain premises hereinafter described in Exhibit "A"; and

WHEREAS, said petition included a site plan, illustrated in Exhibit "B", hereinafter referred to as the "Plan" and attached hereto and made part hereof by this reference; and

WHEREAS, after proper notice was given, the Bloomington Planning Commission conducted a public hearing on said petition and plan, and at said public hearing, the Planning Commission made findings of fact that such Site Plan complies with the standards for granting approval of a site plan found in Chapter 44 Division 17-9 of the Bloomington City Code; and

WHEREAS, the City Council of the City of Bloomington has the power to pass this Ordinance and approve this site plan and variances 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. The City Council adopts the findings of fact for the Site Plan Review as recommended by the Planning Commission.
3. The City Council hereby approves the Site Plan for a vehicle fueling station for property located on a tract of land being part of Lots 1-5, 9- 10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PINs: 21-06-102 003 and 21-06-102-004), legally described in Exhibit "A" and depicted in Exhibit(s) "B".

This Ordinance shall take effect immediately upon passage and approval.

PASSED this\_\_\_\_\_day of April, 2022.

APPROVED this\_\_\_\_\_day of April, 2022.

**CITY OF BLOOMINGTON**

**ATTEST**

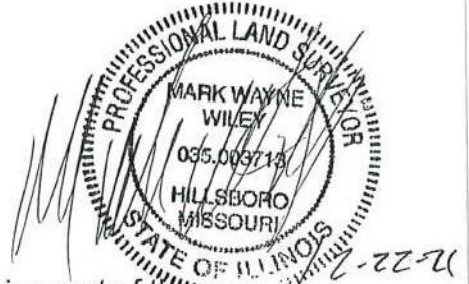
\_\_\_\_\_  
Mboka Mwilambwe, Mayor

\_\_\_\_\_  
Leslie Smith-Yocum, City Clerk

# EXHIBIT A



## Annexation Description Lot 1



A Tract of land being part of Lot 1 of C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois, and being described as follows:

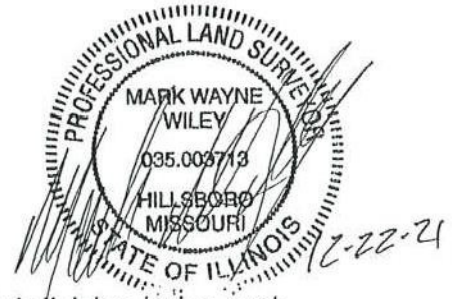
Commencing at the Northwest corner of Lot 2 of First Addition to Bert's Subdivision, a subdivision filed for record under Plat in Document Number 73-5847, said point being in the Southern right of way line of Bloomington Heights Road; thence along a curve to the Left having a radius of 703.94 feet having an arc of 175.29 feet the chord bearing and distance being North 70 degrees 53 minutes 37 seconds West 174.83 feet to a point of tangency; thence North 78 degrees 01 minutes 37 seconds West 1,228.41 feet to a point on the west right of way line of Wylie Drive (width varies) thence South 11 degrees 58 minutes 23 seconds West a distance of 248.09 feet to the point where the west line of Wylie Drive intersects the North line of Public Street "A"; thence North 78 degrees 01 minutes 37 seconds West along the North line of Public Street "A" a distance of 560.95 feet to a point being in the East line of JC Parkway (100 feet wide); thence leaving said Public Street "A" North 11 degrees 58 minutes 23 seconds East along the East line of JC Parkway a distance of 108.40 feet to a point of curve; thence along a curve to the left having a radius of 1050.00 feet and arc length of 233.79 feet the chord bearing and distance being North 05 degrees 35 minutes 40 seconds East 233.30 feet to a point of tangency; thence North 00 degrees 47 minutes 03 seconds West 58.36 feet to a point being the point of beginning of the tract being described; thence North 00 degrees 47 minutes 03 seconds West a distance of 254.27 feet to a point on the South line of West Market Street (aka US 150 & State Highway 9 width varies); thence leaving JC Parkway South 74 degrees 12 minutes 47 seconds East along said West Market Street a distance of 269.82 feet to a point; thence leaving the South right of way line of said West Market Street South 11 degrees 48 minutes 15 seconds West a distance of 206.25 feet to a point; thence North 78 degrees 11 minutes 45 seconds West a distance of 38.33 feet to a point; thence South 11 degrees 48 minutes 12 seconds West a distance of 23.16 feet to a point; thence North 78 degrees 11 minutes 45 seconds West a distance of 175.42 feet to the point of beginning and containing 1.30 acres

Subject to easements, restrictions, reservations and covenants of record, if any.





## Annexation Description Lot 2



A Tract of land being part of Lots 4,5,6 and 7 of C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois, and being described as follows:

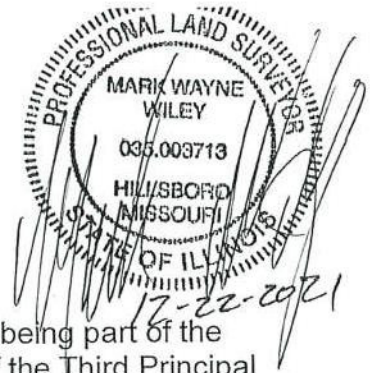
Commencing at the Northwest corner of Lot 2 of First Addition to Bert's Subdivision, a subdivision filed for record under Plat in Document Number 73-5847, said point being in the Southern right of way line of Bloomington Heights Road; thence along a curve to the Left having a radius of 703.94 feet having an arc of 175.29 feet the chord bearing and distance being North 70 degrees 53 minutes 37 seconds West 174.83 feet to a point of tangency; thence North 78 degrees 01 minutes 37 seconds West 1,228.41 feet to a point on the west right of way line of Wylie Drive (width varies) thence South 11 degrees 58 minutes 23 seconds West a distance of 248.09 feet to the point where the west line of Wylie Drive intersects the North line of Public Street "A" and being the point of beginning of the tract being described; thence North 78 degrees 01 minutes 37 seconds West along the North line of Public Street "A" a distance of 560.95 feet to a point being in the East line of JC Parkway (100 feet wide); thence leaving said Public Street "A" North 11 degrees 58 minutes 23 seconds East along the East line of JC Parkway a distance of 108.40 feet to a point of curve; thence along a curve to the left having a radius of 1050 and arc length of 233.79 feet the chord bearing and distance being North 05 degrees 35 minutes 40 seconds East 233.30 feet to a point of tangency; thence North 00 degrees 47 minutes 03 seconds West 58.36 feet to a point; thence South 78 degrees 11 minutes 45 seconds East a distance of 175.42 feet to a point; thence North 11 degrees 48 minutes 12 seconds East a distance of 23.16 feet to a point; thence South 78 degrees 11 minutes 45 seconds East a distance of 38.23 feet to a point; thence North 11 degrees 48 minutes 15 seconds East a distance of 206.25 feet to a point on the South line of West Market Street (aka US 150 & State Highway 9, width varies); thence South 74 degrees 12 minutes 47 seconds East along said South line 137.13 feet to a point; thence South 78 degrees 01 minutes 37 seconds East a distance of 240.00 feet to a point; thence South 11 degrees 58 minutes 23 seconds West a distance of 269.48 feet to a point; thence South 78 degrees 01 minutes 37 seconds East a distance of 9.86 feet to a point; thence South 11 degrees 58 minutes 23 seconds West a distance of 348.61 feet to the point of beginning and containing 7.14 acres

Subject to easements, restrictions, reservations and covenants of record, if any.





### Annexation Description Lot 3



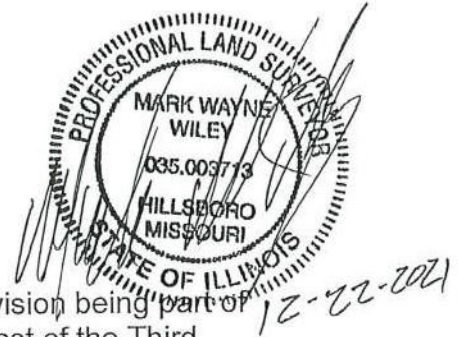
A Tract of land being part of Lots 1-4 of C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois, and being described as follows:

Commencing at the Northwest corner of Lot 2 of First Addition to Bert's Subdivision, a subdivision filed for record under Plat in Document Number 73-5847, said point being in the Southern right of way line of Bloomington Heights Road; thence leaving said right of way North 24 degrees 05 minutes 50 seconds East a distance of 130.08 feet to the North Right of way line of Bloomington Heights road (130 feet wide) and being the point of beginning of the tract being described; thence along a curve to the Left having a radius of 883.94 feet an arc length of 202.81 feet the chord bearing and distance being North 71 degrees 03 minutes 40 seconds West 202.31 feet to a point of tangency; thence North 78 degrees 01 minutes 37 seconds West a distance of 1078.25 feet to a point of curve; thence along a curve to the Right having a radius of 30.00 feet the arc length being 47.12 feet the chord bearing and distance being North 33 degrees 01 minutes 37 seconds West 42.43 feet to a point of tangency; thence North 11 degrees 58 minutes 23 seconds East a distance of 235.00 feet to a point; thence leaving the Bloomington Heights Road South 78 degrees 01 minutes 37 seconds East along the south line of Market Street (AKA US 150 and State Highway 9 width varies) a distance of 785.04 feet to a point; thence South 72 degrees 34 minutes 34 seconds East a distance of 473.72 feet; thence South 00 degrees 08 minutes 05 seconds East a distance of 250.10 feet to the place of beginning and containing 7.55 acres more or less.

Subject to easements, restrictions, reservations and covenants of record, if any.



### Out Lot "A"



A Tract of land being part of Lots 5 and 6 of C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois, and being described as follows:

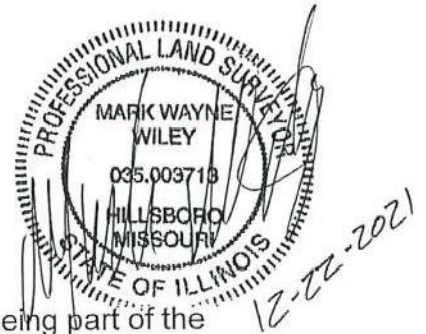
Commencing at the Northwest corner of Lot 2 of First Addition to Bert's Subdivision, a subdivision filed for record under Plat in Document Number 73-5847, said point being in the Southern right of way line of Bloomington Heights Road; thence along a curve to the Left having a radius of 703.94 feet having an arc of 175.29 feet the chord bearing and distance being North 70 degrees 53 minutes 37 seconds West 174.83 feet to a point of tangency; thence North 78 degrees 01 minutes 37 seconds West 1,228.41 feet to a point on the west right of way line of Wylie Drive (width varies) thence South 11 degrees 58 minutes 23 seconds West a distance of 248.09 feet to the point where the west line of Wylie Drive intersects the North line of Public Street "A" ; thence North 78 degrees 01 minutes 37 seconds West along the North line of Public Street "A" a distance of 560.95 feet to a point being in the East line of JC Parkway (100 feet wide); thence North 78 degrees 01 minutes 37 seconds West a distance of 100.00 feet to a point on the West right of way line of JC Parkway and being the point of beginning of the tract being described; thence continuing along Public Street "A" North 78 degrees 01 minutes 37 seconds West a distance of 118.43 feet to a point on the line common to Range 1 and Range 2 East of the Third principal Meridian; thence leaving said Public Street "A" North 00 degrees 58 minutes 07 seconds West along said Range Line a distance of 680.85 feet to a point on the South line of West Market Street (aka US 150 & State Highway 9 width varies); thence South 74 degrees 12 minutes 47 seconds East a distance of 172.24 feet to a point; thence leaving said South line South 00 degrees 47 minutes 03 seconds East along the West line of JC Parkway a distance of 342.38 feet to a point of curve; thence along a curve to the Right having a radius of 950.00 feet, arc of 211.52 feet and the chord bearing and distance of South 05 degrees 35 minutes 40 seconds West 211.08 feet to a point of tangency; thence South 11 degrees 58 minutes 23 seconds West a distance of 108.40 feet to the point of beginning and containing 2.41 acres

Subject to easements, restrictions, reservations and covenants of record, if any.





### Annexation Description Out Lot "B"



A Tract of land being part of Lots 1-2 of C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois, and being described as follows:

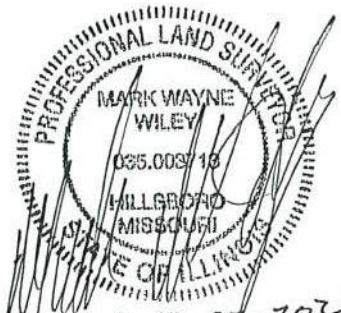
Commencing at the Northwest corner of Lot 2 of First Addition to Bert's Subdivision, a subdivision filed for record under Plat in Document Number 73-5847, said point being in the Southern right of way line of Bloomington Heights Road; thence leaving said right of way North 24 degrees 05 minutes 50 seconds East a distance of 130.08 feet to the North Right of way line of Bloomington Heights road (130 feet wide) and being the point of beginning of the tract being described; thence North 00 degrees 08 minutes 05 seconds West a distance of 250.10 feet to a point on the south line of West Market Street (aka US 150 & State Street 9 width varies); thence South 54 degrees 29 minutes 58 seconds East a distance of 124.06 feet to a point; thence south 27 degrees 11 minutes 58 seconds East a distance of 284.39 feet to a point; thence leaving said right of way South 38 degrees 51 minutes 31 seconds West a distance of 65.95 to a point on the North right of way of Bloomington Heights road as previously mentioned; thence along a curve to the Left having a radius of 833.94 feet an arc length of 228.02 feet the chord bearing and distance being North 56 degrees 15 minutes 40 seconds West 227.31 feet to the point of beginning and containing 43,167 square feet or 0.99 acres,

Subject to easements, restrictions, reservations and covenants of record, if any.





#### Annexation Description Lot 4



A Tract of land being part of Lots 3-4, 9-10 and 21-23 and All Lots 11-16 C. A. 12-22-2021 Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois, and being described as follows:

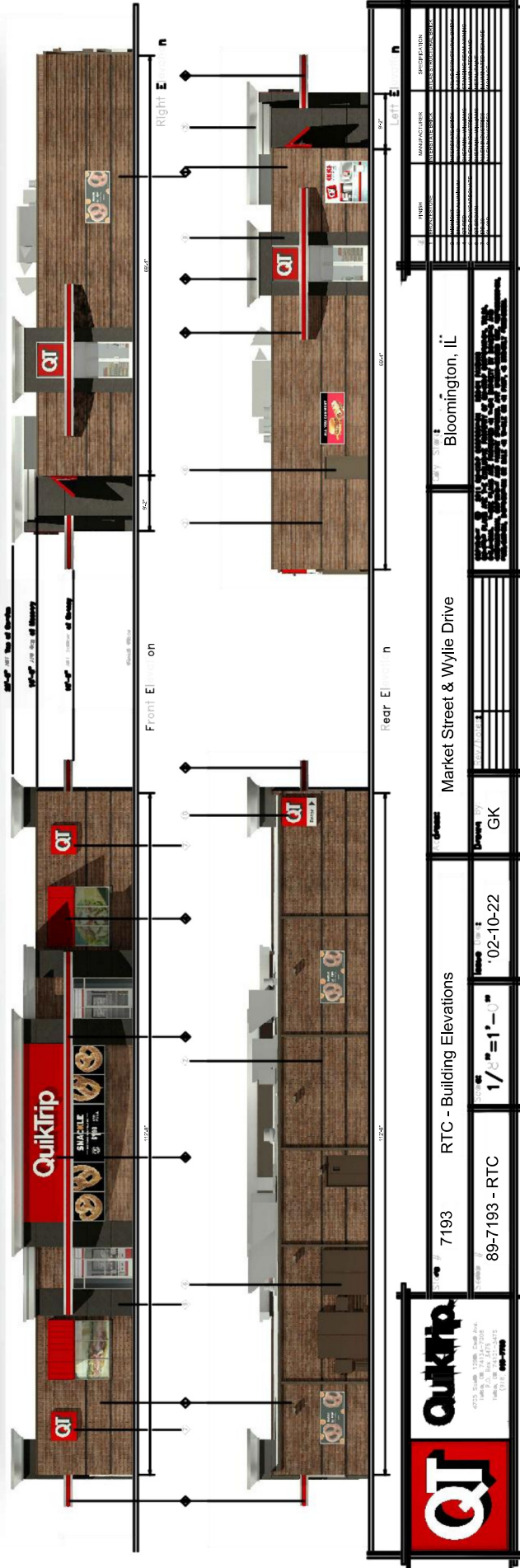
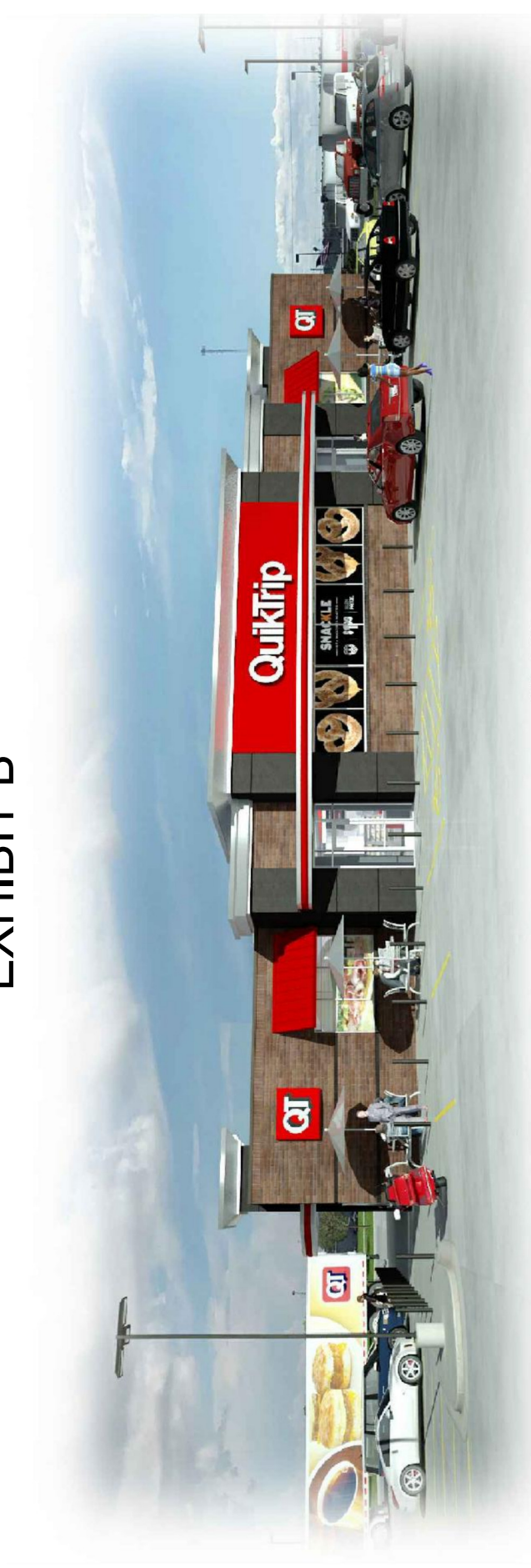
Beginning at the Northwest corner of Lot 2 of First Addition to Bert's Subdivision, a subdivision filed for record under Plat in Document Number 73-5847, said point being in the Southern right of way line of Bloomington Heights Road; thence leaving said right of way South 00 degrees 49 minutes 17 seconds East along the West line of said Lot 2 a distance of 181.34 feet to a point in the North line of Lot 1 of Bert's Subdivision, a subdivision filed for record under Plat in Document Number 71-3101; thence South 89 degrees 10 minutes 43 seconds West along the North line of said Lot 1 a distance of 68.00 feet to a point being the Northwest corner of said Lot 1; thence South 00 degrees 49 minutes 17 seconds East along the West line of said Lot 1 a distance of 195.00 feet to the Southwest corner thereof; thence leaving Lot 1 South 89 degrees 10 minutes 43 seconds West a distance of 132.00 feet to a point; thence South 00 degrees 21 minutes 47 seconds East a distance of 175.00 feet to a point in the North line of Bert Street (AKA Jefferson); thence South 89 degrees 10 minutes 49 seconds West along said Bert Street a distance of 213.43 feet to a point; thence leaving said Bert Street South 01 degrees 02 minutes 42 seconds East along the West line of Bloomington Heights, a subdivision according to the Plat thereof recorded May 31, 1907 in Book 6, Page 148 in The McLean County Records, a distance of 501.67 feet to a point; thence North 89 degrees 18 minutes 04 seconds West a distance of 211.57 feet to a point; thence South 01 degrees 02 minutes 42 seconds East a distance of 215.29 feet to a point in the North line of Peoria, Bloomington and Champaign Traction Company; thence North 89 degrees 18 minutes 04 seconds West along said North line of Traction Company a distance of 1550.45 feet to a point in the West line of Section 6, Township 23 North, Range 2 East of the 3rd Principal Meridian; thence along said Section line North 00 degrees 58 minutes 07 seconds West a distance of 1381.23 feet to a point in the Southern right of way line Public Street "A"; thence leaving the West line of Section 6 South 78 degrees 01 minutes 37 seconds East along the South line of said Public Street "A" (100 feet wide) a distance of 756.40 feet to a point on the West line of Wylie Drive (100 feet wide); thence leaving said Public Street "A" South 11 degrees 58 minutes 23 seconds West along the said West Line of Wylie Drive a distance of 76.25 feet to a point; thence leaving said West line South 78 degrees 01 minutes 37 seconds East a distance of 100 feet to a point on the East line of said Wylie Drive; thence North 11 degrees 58 minutes 23 seconds East along the East line a distance of 399.34 feet to a point; thence leaving the West line of said Drive North 56 degrees 58 minutes 23 seconds East a distance of 35.36 feet to a point on the South line of Bloomington Heights Road (130 feet wide); thence South 78 degrees 01 minutes 37 seconds East along said Bloomington Heights Road a distance of

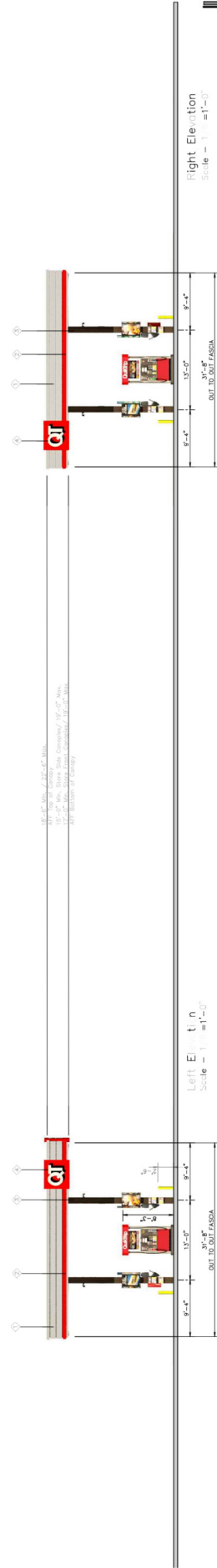
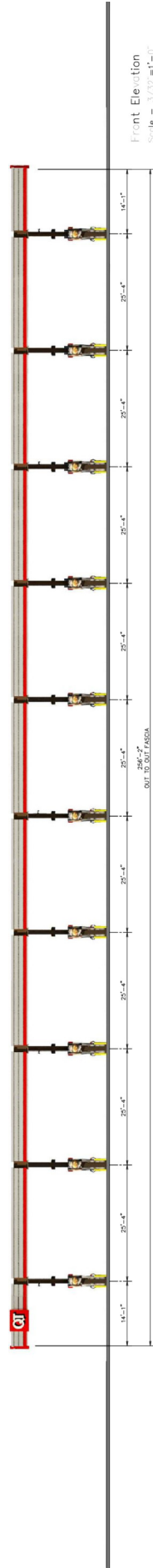
1103.41 feet to a point of curve; thence along a curve to the right having a radius of 703.94 feet an arc distance of 175.29 feet and a chord bearing and distance of South 70 degrees 53 minute 37 seconds East a distance of 174.83 feet to the point of beginning and containing 59.51 Acres, more or less.

Subject to easements, restrictions, reservations and covenants of record, if any.



# EXHIBIT B







**QuikTrip.**  
4705 South 138th East Ave.  
Tampa, FL 33613  
(813) 645-7700

7193 Vertical 10 Auto Canopy Elevations

89-7193 - GV10

AS NOTED

02-10-22

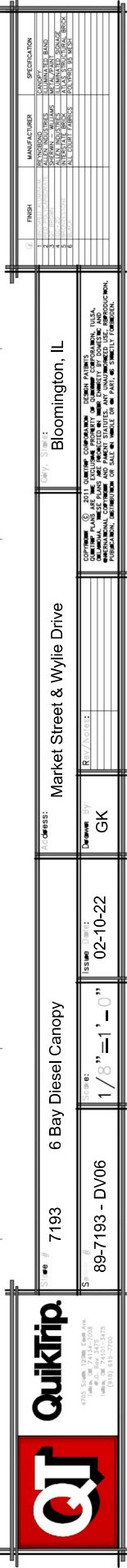
GK

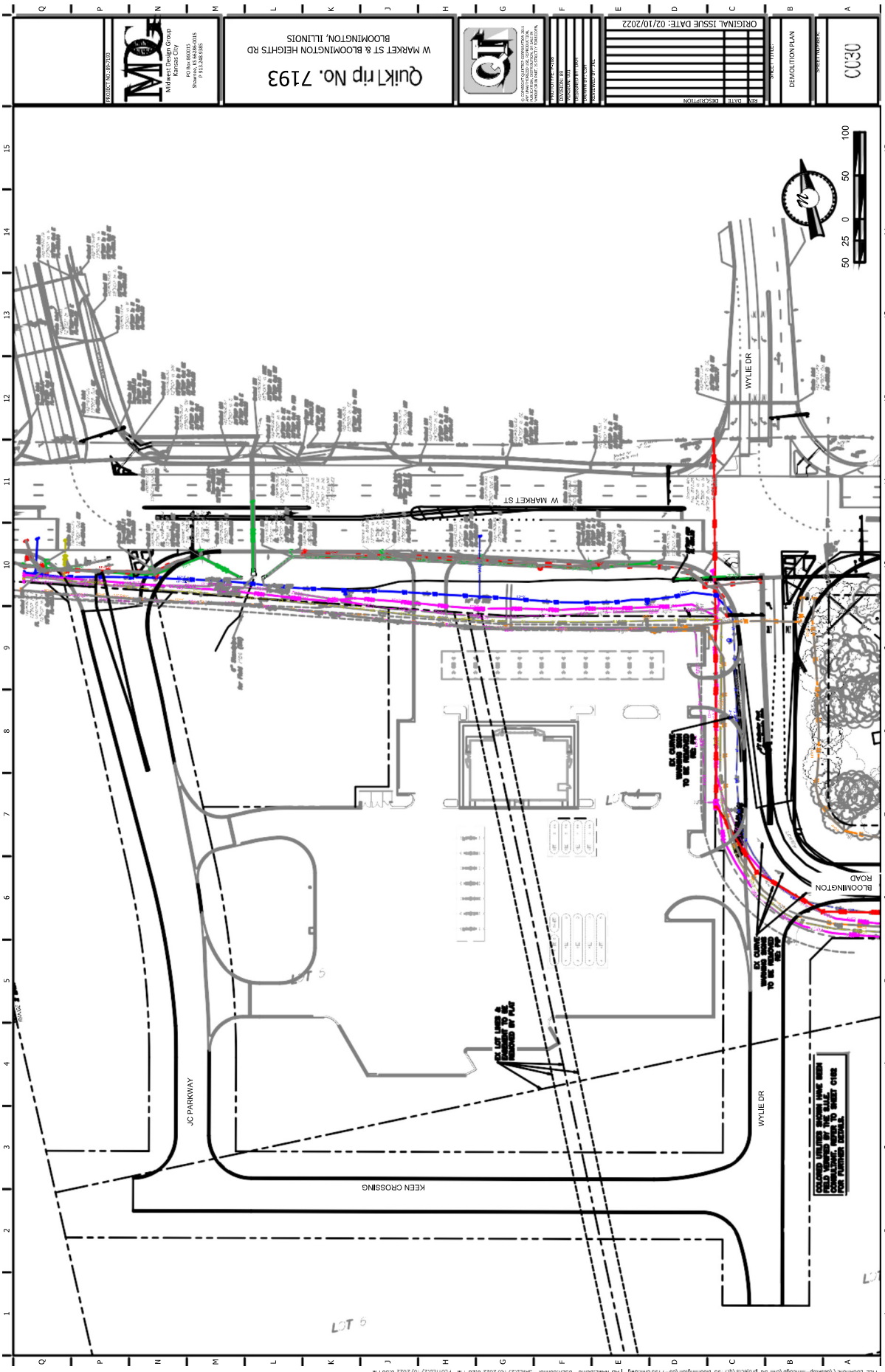
Market Street & Wyle Drive

Bloomington, IL

| FINISH    | MANUFACTURER   | SPECIFICATION |
|-----------|----------------|---------------|
| 1. PAINT  | PPG INDUSTRIES | PPG PRIMER    |
| 2. PAINT  | PPG INDUSTRIES | PPG PRIMER    |
| 3. PAINT  | PPG INDUSTRIES | PPG PRIMER    |
| 4. PAINT  | PPG INDUSTRIES | PPG PRIMER    |
| 5. PAINT  | PPG INDUSTRIES | PPG PRIMER    |
| 6. PAINT  | PPG INDUSTRIES | PPG PRIMER    |
| 7. PAINT  | PPG INDUSTRIES | PPG PRIMER    |
| 8. PAINT  | PPG INDUSTRIES | PPG PRIMER    |
| 9. PAINT  | PPG INDUSTRIES | PPG PRIMER    |
| 10. PAINT | PPG INDUSTRIES | PPG PRIMER    |







|                                 |      |
|---------------------------------|------|
| C300                            |      |
| SHEET NUMBER                    |      |
| DEMOLITION PLAN                 |      |
| PROJECT TITLE                   |      |
| REV                             | DATE |
| DESCRIPTION                     |      |
| ORIGINAL ISSUE DATE: 02/10/2022 |      |

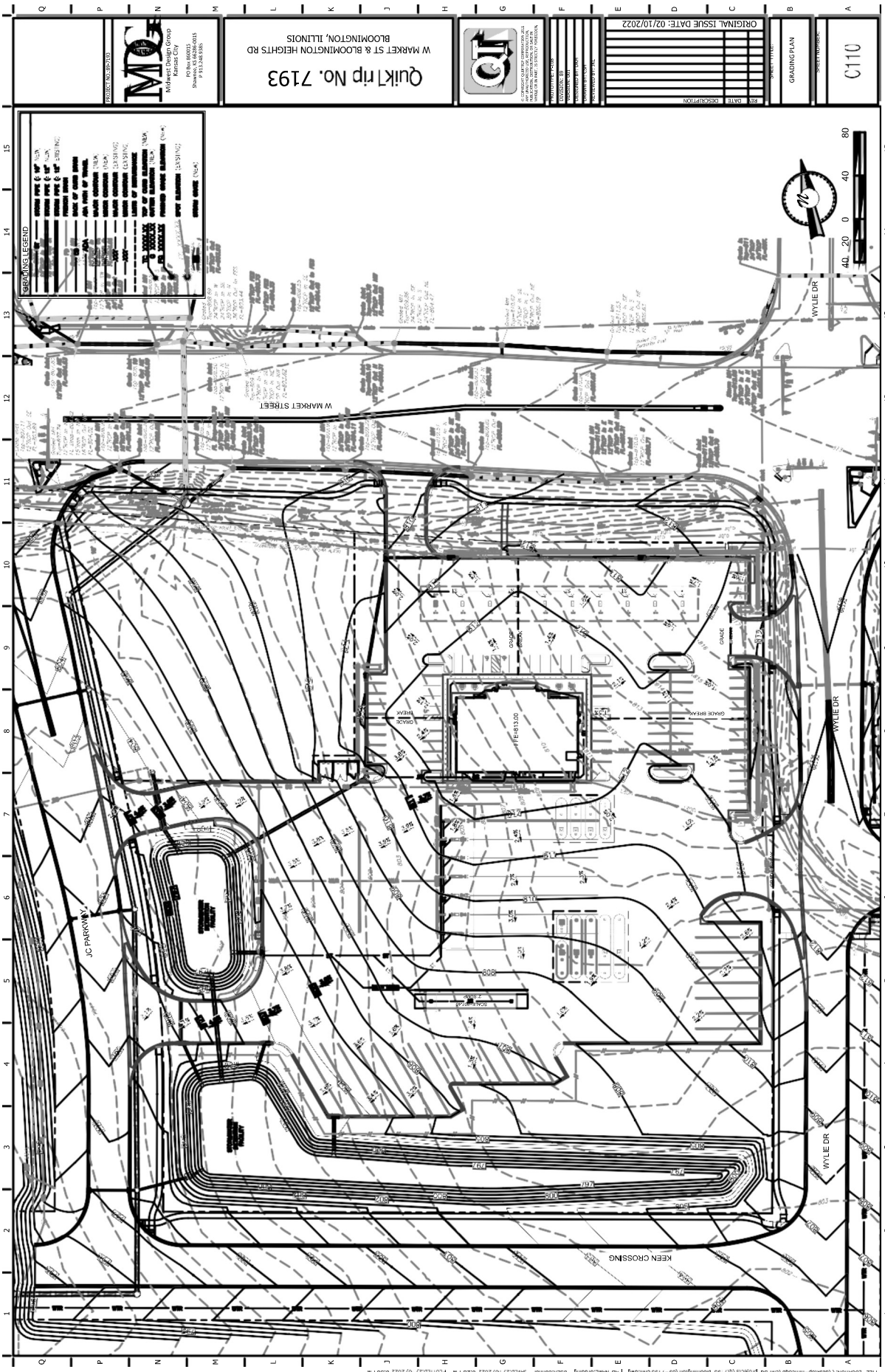
|                  |                                                               |
|------------------|---------------------------------------------------------------|
| PROJECT NO.      | 7193                                                          |
| PROJECT NAME     | QUIKTRIP NO. 7193                                             |
| PROJECT ADDRESS  | W MARKET ST & BLOOMINGTON HEIGHTS RD<br>BLOOMINGTON, ILLINOIS |
| DESIGNER         | WILDMAN DESIGN GROUP                                          |
| DESIGNER ADDRESS | 1000 N. WILSON ST.<br>BLOOMINGTON, IL 61701-2001              |
| DESIGNER PHONE   | 815.348.1385                                                  |
| DESIGNER FAX     | 815.348.1386                                                  |
| DESIGNER EMAIL   | info@wildman-design.com                                       |
| DESIGNER WEBSITE | www.wildman-design.com                                        |

QUICKTRIP No. 7193





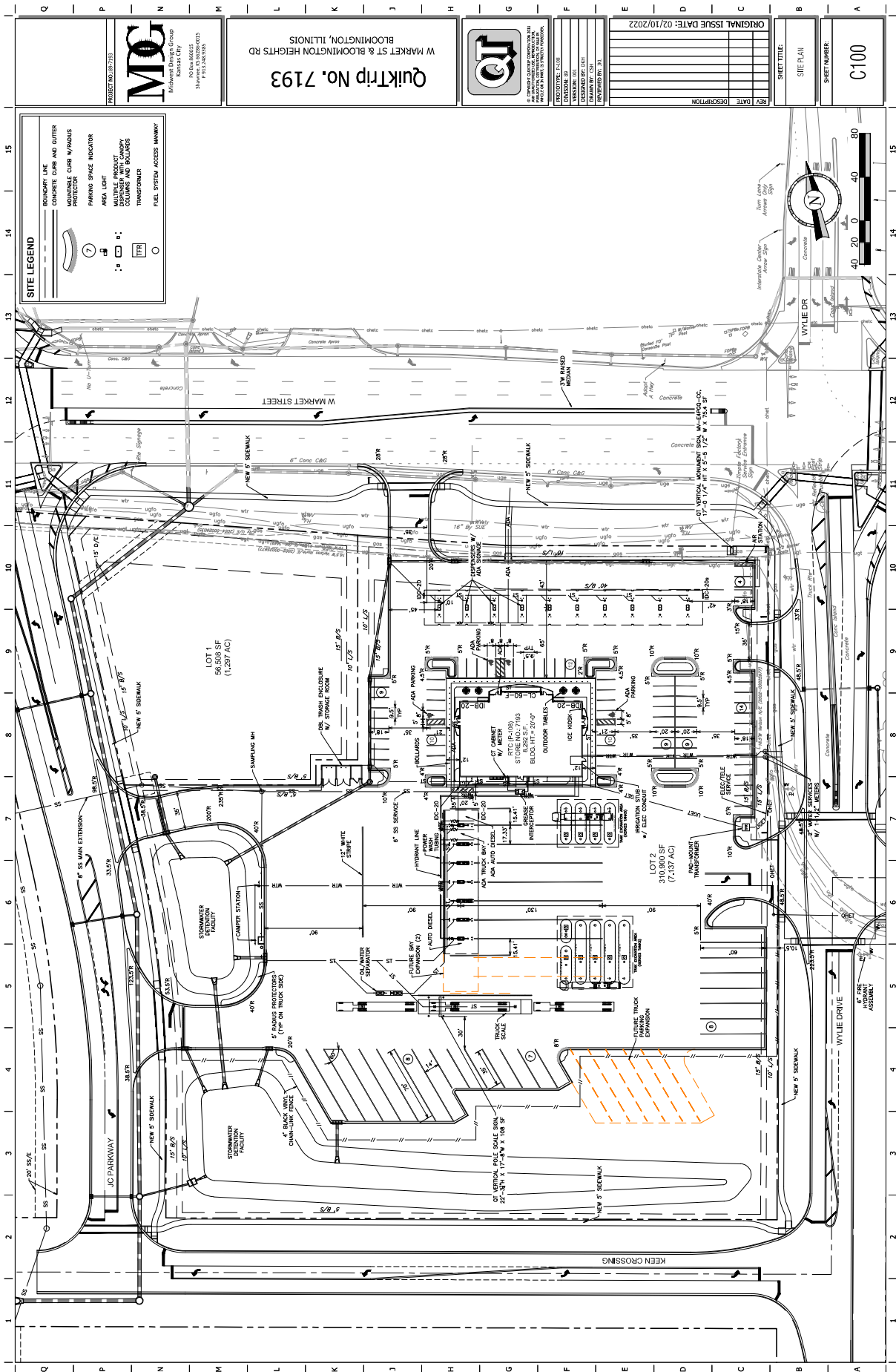




FILE: \\L:\WORK\1\sketches\hondab\01\3d project\1017193\hondab\99-7193\Grading 1.dwg USER:cmr DATE: 02/10/2022 6:28 PM PLOTTER: 02/10/2022 6:30 PM

|                                                                                     |      |
|-------------------------------------------------------------------------------------|------|
| C110                                                                                |      |
| SHEET NUMBER                                                                        |      |
| GRADING PLAN                                                                        |      |
| PROJECT TITLE                                                                       |      |
| REVISION                                                                            | DATE |
| DESCRIPTION                                                                         |      |
| ORIGINAL ISSUE DATE: 02/10/2022                                                     |      |
| W MARKET ST & BLOOMINGTON HEIGHTS RD<br>BLOOMINGTON, ILLINOIS                       |      |
| QuickTrip No. 7193                                                                  |      |
| Midwest Design Group<br>Kansas City<br>Bloomington, IL 61702-2021<br>P 815.348.9386 |      |
| PROJECT NO: 2022-2193                                                               |      |







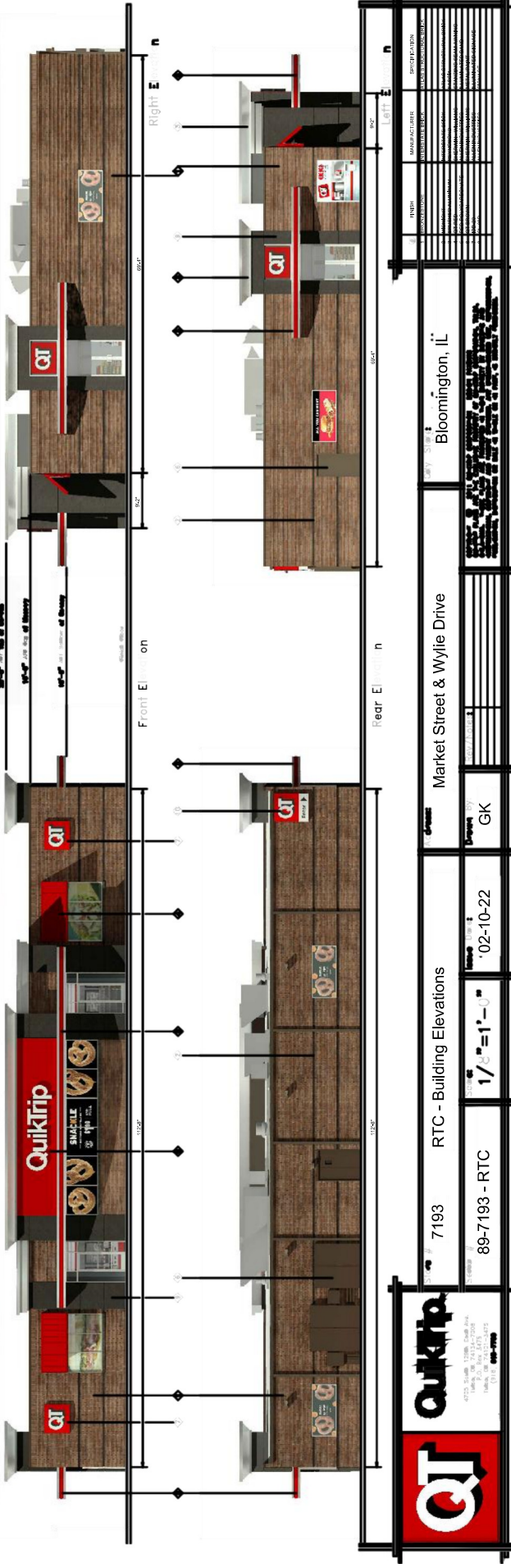


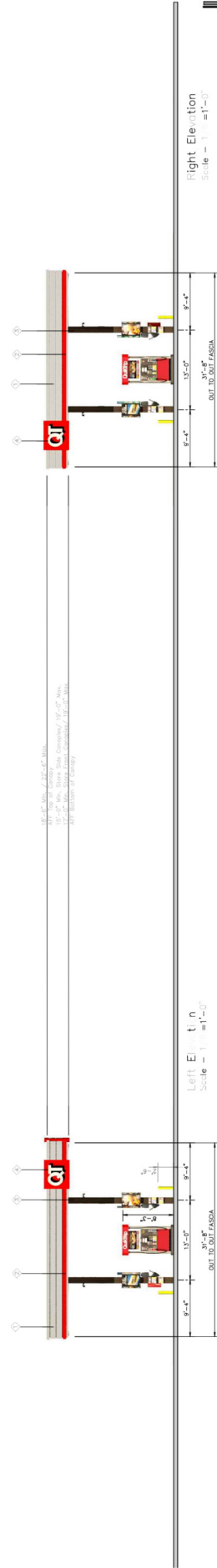
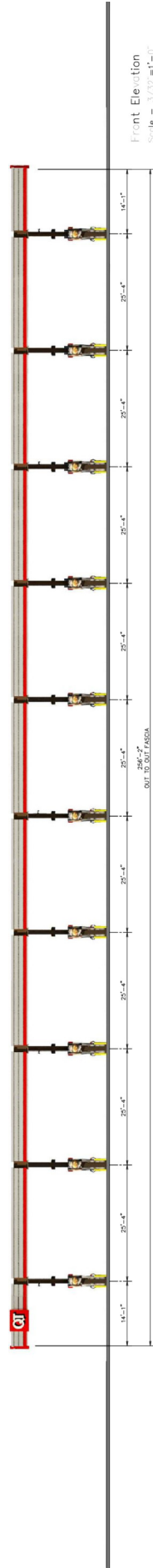






# QuikTrip Site Plan





|                                                                                       |  |                           |  |                                    |  |                            |  |                   |  |
|---------------------------------------------------------------------------------------|--|---------------------------|--|------------------------------------|--|----------------------------|--|-------------------|--|
|  |  | 7193                      |  | Vertical 10 Auto Canopy Elevations |  | Market Street & Wyle Drive |  | Bloomington, IL   |  |
| 89-7193 - GV10                                                                        |  | AS NOTED                  |  | 02-10-22                           |  | GK                         |  | 02-10-22          |  |
| 4705 South 13th, Suite 100, Bloomington, IL 61708<br>(312) 644-1215<br>(312) 644-1215 |  | 89-7193 - GV10            |  | 02-10-22                           |  | GK                         |  | 02-10-22          |  |
| FINISH                                                                                |  | MANUFACTURER              |  | SPECIFICATION                      |  | DETAILS                    |  | DETAILS           |  |
| 1. CANOPY                                                                             |  | 2. SUPPORT STRUCTURE      |  | 3. LIGHT FIXTURES                  |  | 4. SIGNAGE                 |  | 5. PAINT          |  |
| 6. FLOORING                                                                           |  | 7. ROOFING                |  | 8. GLASS                           |  | 9. METALWORK               |  | 10. ELECTRICAL    |  |
| 11. MECHANICAL                                                                        |  | 12. PLUMBING              |  | 13. HVAC                           |  | 14. INSULATION             |  | 15. FINISHES      |  |
| 16. LANDSCAPE                                                                         |  | 17. SITEWORK              |  | 18. UTILITIES                      |  | 19. SECURITY               |  | 20. ACCESSIBILITY |  |
| 21. SUSTAINABILITY                                                                    |  | 22. HISTORIC PRESERVATION |  | 23. ARCHITECTURAL QUALITY          |  | 24. COST EFFICIENCY        |  | 25. INNOVATION    |  |

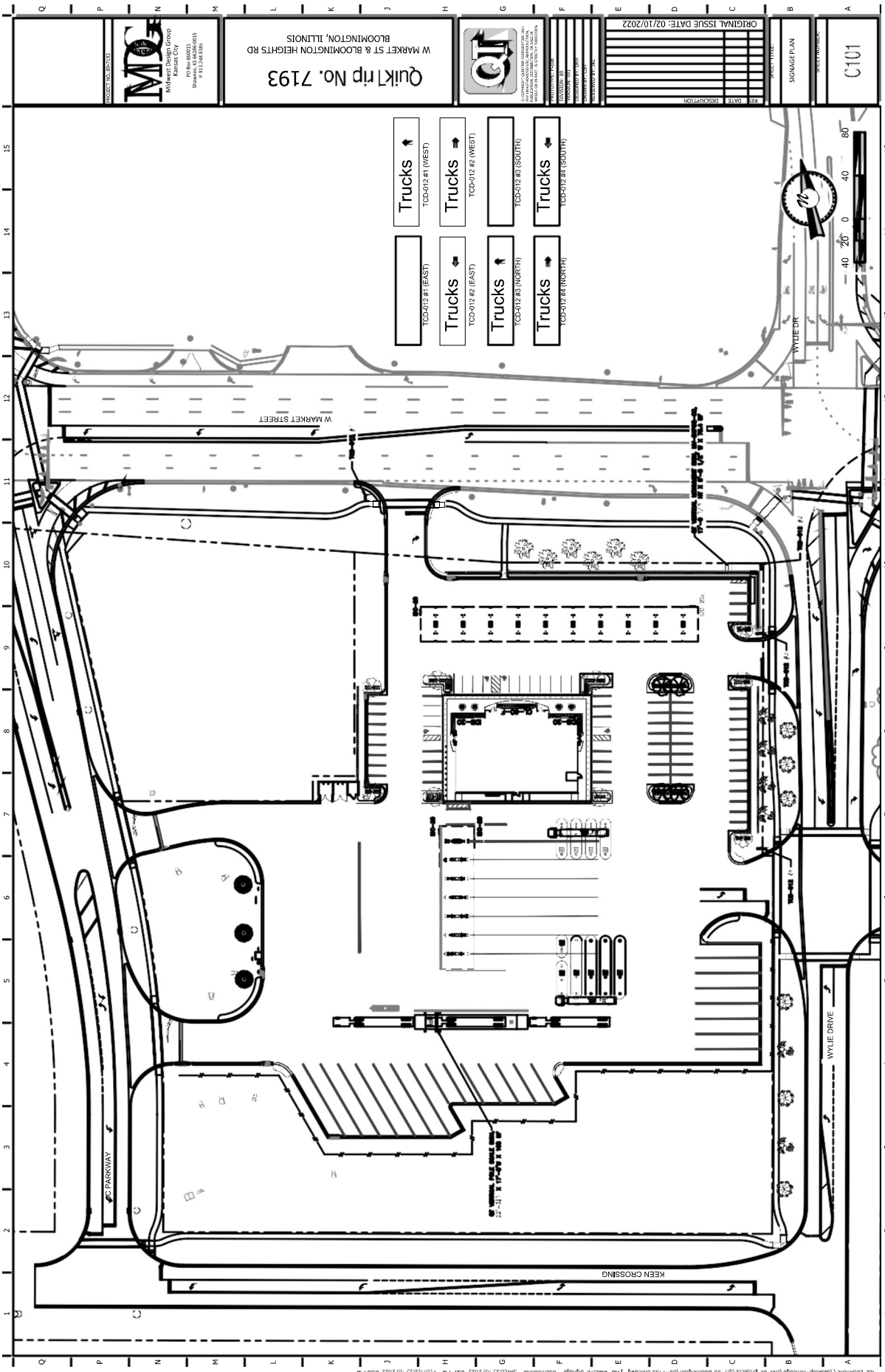








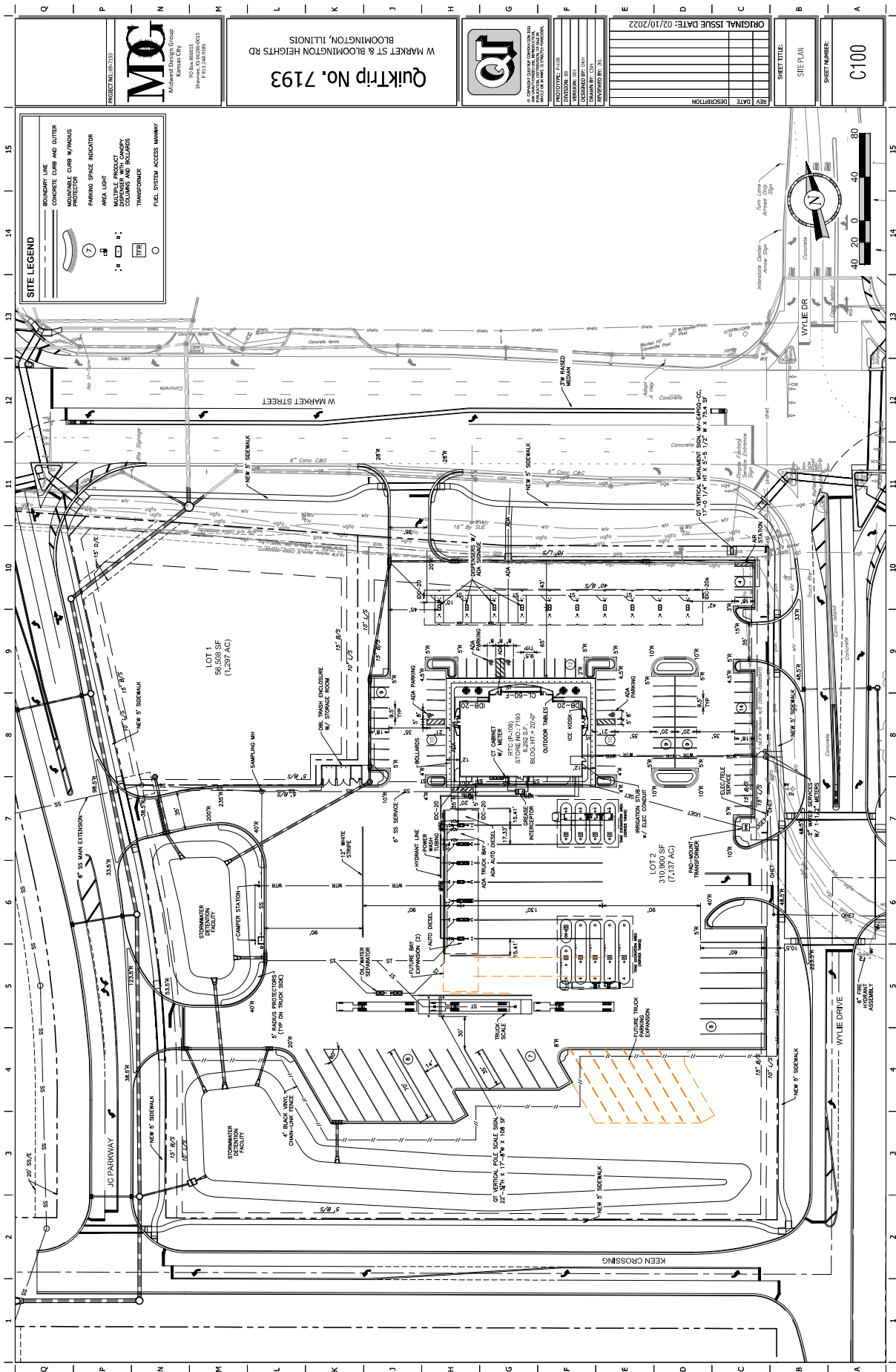




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|                                                                                                       |      |
|-------------------------------------------------------------------------------------------------------|------|
| C101                                                                                                  |      |
| SHEET NUMBER                                                                                          |      |
| SIGNAGE PLAN                                                                                          |      |
| RE                                                                                                    | DATE |
| ORIGINAL ISSUE DATE: 02/10/2022                                                                       |      |
| PROJECT TITLE                                                                                         |      |
| QUICKTRIP NO. 7193                                                                                    |      |
| W MARKET ST & BLOOMINGTON HEIGHTS RD<br>BLOOMINGTON, ILLINOIS                                         |      |
| QuikTrip No. 7193                                                                                     |      |
| MCG                                                                                                   |      |
| Midwest Design Group<br>Kansas City<br>10000 N. W. 10th Ave.<br>Suite 100, KS 66261<br>P 913.248.9386 |      |













PROJECT NO. 19-07103



Midwest Design Group  
Kansas City  
913.442.0023  
913.442.0885

QUICKTRIP No. 7193

W MARKET ST & BLOOMINGTON HEIGHTS RD  
BLOOMINGTON, ILLINOIS



QUICKTRIP  
DESIGNED BY: QTR  
DESIGNED BY: QTR  
REVIEWED BY: QTR  
REVIEWED BY: QTR

ORIGINAL ISSUE DATE: 02/10/2022

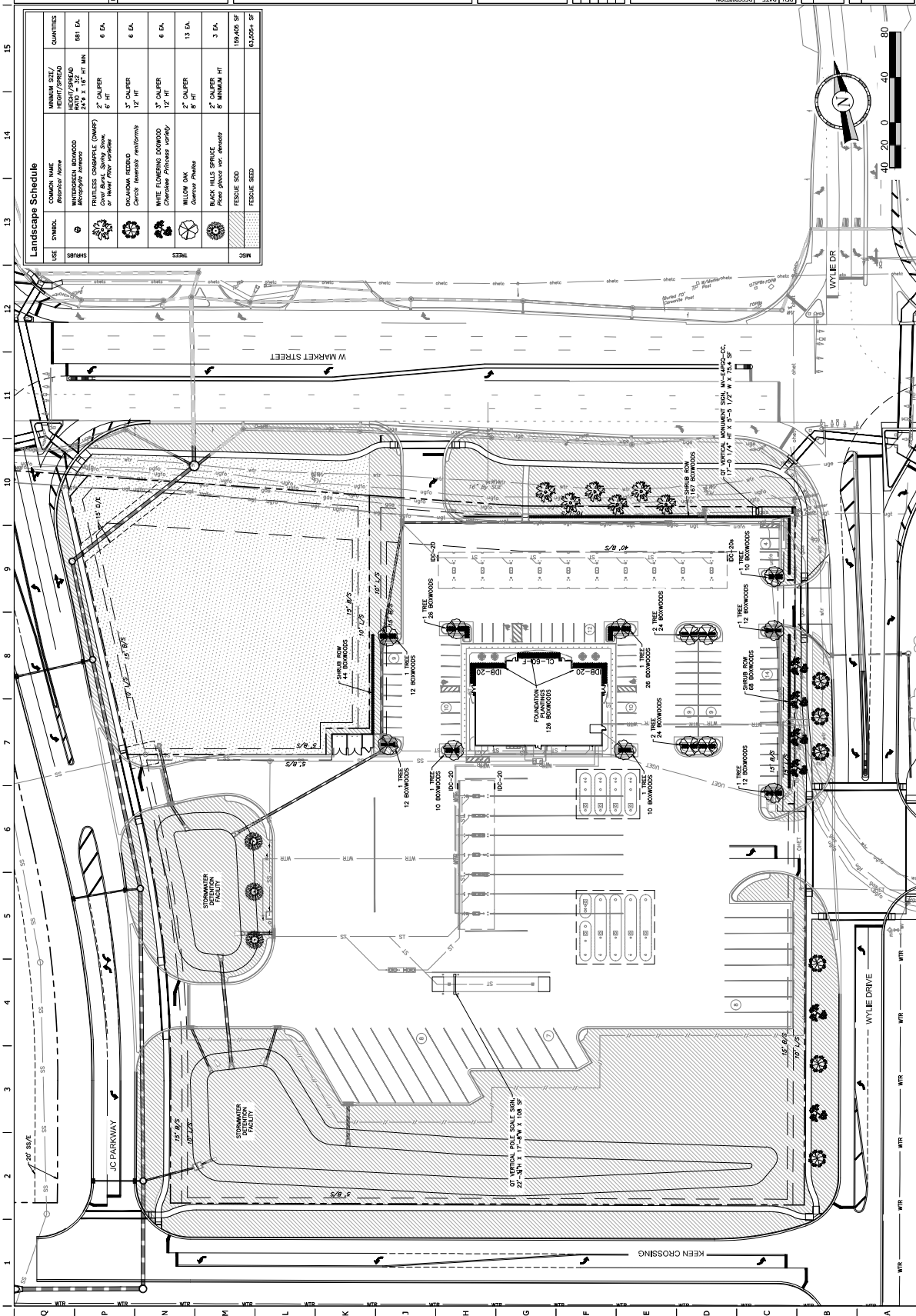
REV. DATE DESCRIPTION

SHEET TITLE

LANDSCAPE PLAN

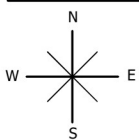
SHEET NUMBER

L100

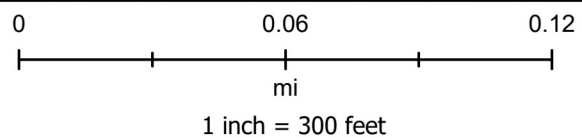


| Landscape Schedule |                                                                                   |                                                     |            |
|--------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------|------------|
| USE                | SYMBOL                                                                            | COMMON NAME                                         | QUANTITIES |
| SHRUBS             |  | PROUTS CHAMPAGNE (UNAPP)                            | 581 EA.    |
|                    |  | Central Blvd. Spring Snow, or better after variable | 6 EA.      |
|                    |  | OLYMPIA REDWOOD                                     | 6 EA.      |
|                    |  | Central Blvd. Spring Snow, or better after variable | 6 EA.      |
| TREES              |  | WHITE BARKED SPRUCE                                 | 13 EA.     |
|                    |  | Central Blvd. Spring Snow, or better after variable | 6 EA.      |
|                    |  | WILLOW OAK                                          | 13 EA.     |
|                    |  | BLACK HILLS SPRUCE                                  | 3 EA.      |
|                    |  | Placer plant var. drapery                           | 150448 SF  |
| MISC               |  | FEDULE SEED                                         | 62,505+ SF |

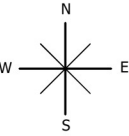
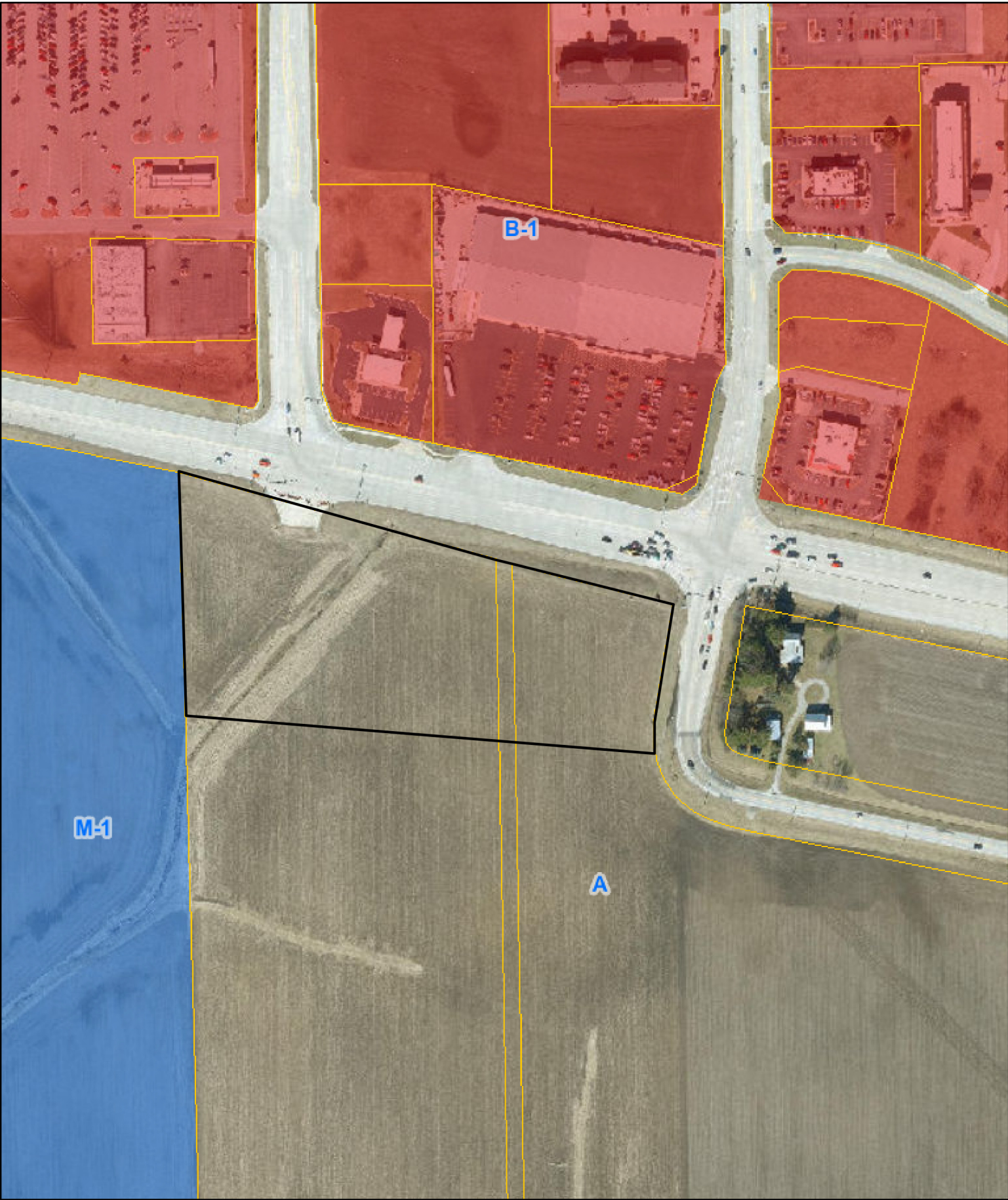




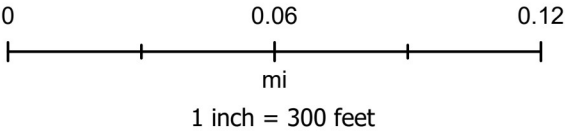
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.







McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.







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

March 18, 2022

## NOTICE OF PUBLIC HEARING

The Planning Commission of the City of Bloomington, Illinois, will hold an in-person public hearing on **Wednesday, April 6<sup>th</sup>, 2022 at 4:00 PM in the Osborne Room, 2<sup>nd</sup> Floor, at the Bloomington Police Station, 305 S East St, Bloomington, IL 61701** on the following: Case number PR-01-22, Public hearing, review and action on a petition submitted by John Pratt, Attorney, for QuikTrip Corporation, for approval of a **site plan review with potential variances for the property generally located south of West Market Street and west of I-55 on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Principal Meridian in McLean County, Illinois (PINs: 21-06-102-003 and 21-06-102-004).**

You are receiving this notice because you own property within a 500-foot radius of the subject property (refer to attached map).

- Those persons wishing to provide testimony on any of the agenda items designated as a public hearing may appear in-person.
- Those persons wishing to provide public comment may register at [www.cityblm.org](http://www.cityblm.org) or email [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org).

This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs contact the City Clerk at 115 E. Washington St., Ste 103, Bloomington, IL 61701 (309) 434-2240, [cityclerk@cityblm.org](mailto:cityclerk@cityblm.org) or TTY at (309) 829-5115.

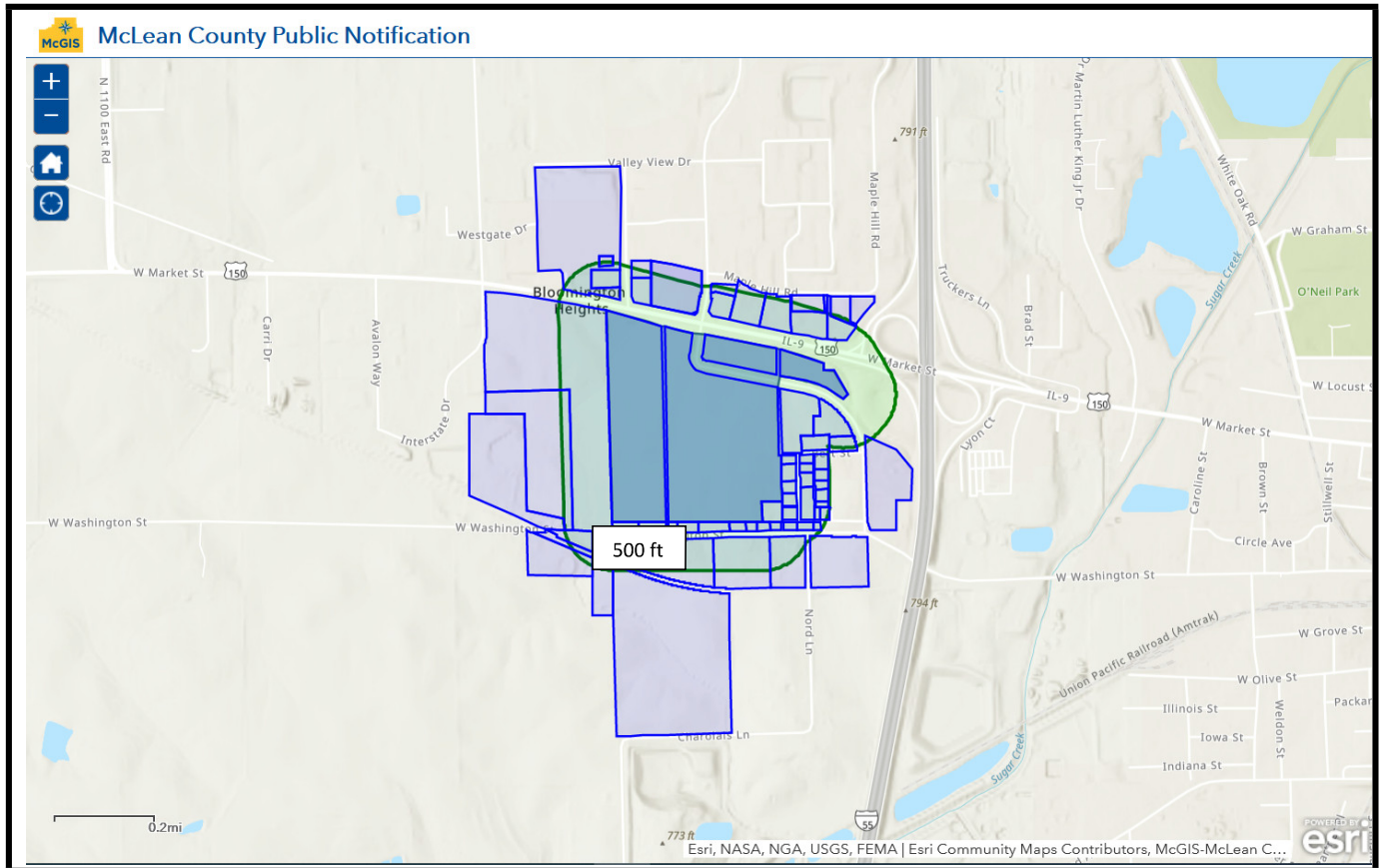
**The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website <https://www.cityblm.org/government/boards-commissions>.** Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at <https://www.cityblm.org/government/boards-commissions>.

For questions contact the Economic & Community Development Department at 309-434-2226.

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property





## PLANNING COMMISSION

---

**TO:** Planning Commission  
**FROM:** Economic & Community Development Department  
**DATE:** April 6, 2022  
**CASE NO:** Z-05-22, Annexation Agreement and Zoning Map Amendment  
**REQUEST:** Public hearing, review and action on a request submitted by Nathan Hinch, Attorney, on behalf of Sale Barn Properties LLC, for an Annexation Agreement with Map Amendment, for property generally located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.

---

### SUMMARY OF PROPOSAL

Nathan Hinch, Attorney, on behalf of Sale Barn Properties LLC, has submitted a petition for approval of an annexation agreement for approximately 55-acre property generally located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois. Additionally, upon annexation, the property is proposed to be zoned B-1 (General Commercial) District.

There are immediate plans to develop the property into a Sports and Fitness Establishment. This is depicted in the Legislative Site Plan that is being brought before the Planning Commission as a separate case to review and approve.

### BACKGROUND

The subject property contains approximately 55 acres of land which is currently undeveloped farmland with a couple of soccer fields on it. Access to the property is available from West Hamilton Road to the south, and Timberlake Lane to the west.

#### *Surrounding Zoning and Land Uses*

|       | Zoning                                                                                                                                  | Land Uses                                                         |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| North | R-1 (Single-Family Residential District, County),<br>R-4 (Manufacture Home Park) District, R3-A<br>(Multiple-Family Residence) District | Single-Family Residential, Mobile<br>Home Park, Multi-Family Home |
| South | R-1B (Single-Family Residence) District, B-1<br>(General Commercial) District                                                           | Single-Family Residential, Gas<br>Station                         |
| East  | B-1 (General Commercial) District)                                                                                                      | Single-Family Residential                                         |
| West  | R-1B (Single-Family Residence) District, R-1C<br>(Single-Family Residence) District                                                     | Single-Family Residential                                         |

## ANALYSIS

### *Comprehensive Plan*

Zoning Map Amendment requests should be consistent with the Comprehensive Plan designation. The 2035 Comprehensive Plan (adopted August, 2015), Future Land Use map, identifies this section of West Hamilton Road as an emerging commercial activity center. The Land Use Priorities map identifies this area as a Tier 2 priority, land immediately adjacent to the City's incorporated area, and with access to all City services.

The portion of the property proposed for a B-1 zoning map amendment supports the following Comprehensive Plan goals:

- ED-1.2 Leverage community assets in attracting business.
- ED-4.4 Evaluate commercial land use needs in the context of changing economic trends.
- ED-5.1 Expand tourism attractions and destinations.
- CF-1. Continue to provide quality public facilities and services

### *Proposed District(s)*

#### B-1 General Commercial District

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

## PROCEDURE AND STANDARDS FOR REVIEW

The Bloomington Planning Commission shall conduct a public hearing on the agreement and petition and make its recommendation to the City Council based on the standards outlined in Chapter 44, 8.5, 203 of the Bloomington City Code. The Planning Commission shall consider whether the amendment to the Official Zoning Map for the City of Bloomington is in the public interest or is solely for the benefit of the person requesting such amendment, and in doing so may consider the following standards:

### *Standards for Annexation Agreement (City Code Section 8.5-203)*

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

The intent is to rezone to B-1 when the property is annexed into the City. The property is adjacent to West Hamilton Street and has direct access to West Hamilton Street. Uses permitted within the B-1 (General Commercial) District are primarily oriented to commercial uses accessed by motor vehicle which is in alignment with the intended use of property as a sports and fitness establishment.



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

The property is currently undeveloped farmland with two existing soccer fields.

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

The uses permitted in B-1 (General Commercial) District are intended to facilitate the development of community and regional commercial areas. The location of the property within the City makes it suitable for uses permitted with B-1 (General Commercial) District. The property is of considerable size to accommodate uses permitted within B-1 zoning and minimize any impacts on neighboring properties. The surrounding properties are commercial and residentially zoned. The uses range from single family residential to a stormwater detention facility to vacant farmland. The uses permitted in B-1 zoning would be in alignment with the uses of the surrounding properties.

4. *The existing land uses of nearby property;*

The existing land uses of nearby properties are single-residential, multiple-family residential, manufactured home park and commercial.

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;*

If the zoning map amendment is granted, the applicant would be able to develop the B-1 (General Commercial) District zoned property in a manner that allows for the creation of sports and fitness establishment which would benefit Bloomington residents. The proposed use will generate additional property and sales tax revenue for the City.

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 classification;*

The property has access to West Hamilton Street and the property is adjacent to the intersection of West Hamilton Road (minor arterial) and US-51/S. Main St (Highway/Principal Arterial) and is roughly 0.5 miles from the intersection of US-55 (Interstate) and US-51 (Highway/Principal Arterial).

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;*

The proposed B-1 zoning will require the proposed use to go through a legislative site plan review. The site plan will require review and approval by the Public Works department related to stormwater detention/retention on the property.

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*

The property is served by existing fire and police protection. The property is served by Unit 5 School District. The property has access to City water and sewer. Additional, water main is being proposed to bring main adjacent to the property to allow for service connection. This main will be put in at owner's expense.

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 I, of the Bloomington City Code - 1960, including the following specific purposes:*

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

The proposed zoning and use are the highest and best use for this property. Commercial property is taxed at a higher rate and properties with a use on them are valued greater than vacant property. Both of these factors will contribute to conserving and protecting the taxable value of neighboring land and structures.

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

The proposed use is expected to not negatively impact the air, water and land resources. The proposed use should not result in the creation of any pollution that will impact the air water and land resources. The sports and fitness establishment will consist predominately of vegetated soccer fields which should positively contribute to the air quality. The proposed landscaping will also positively contribute to the air quality, while also assisting with protection of water and land resources.

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

The proposed use will require applicable permits related to stormwater detention/retention on the property.

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

There are no known historic structures on the property.

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

The property is currently vacant so there are no structures to preserve or protect. There are no significant structures included in the proposal and surrounding properties do not have a distinctive architectural character and appearance.

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

The proposed annexation, zoning, and use are consistent with the Comprehensive Plan designation. The 2035 Comprehensive Plan, Future Land Use map, identifies this section of West Hamilton Road as an emerging commercial activity center. The Land Use Priorities map identifies this area as a Tier 2 priority, land immediately adjacent to the City's incorporated area, and with access to all City services.

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

Chapters 8.5, 24, and 44 of the Code of Ordinances for the City of Bloomington guide the orderly development and redevelopment. The proposed amendment meets the intent of these sections of the code as it is in alignment with these sections of the code.

- 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;*

The proposed amendment enables the creation of an additional sports and fitness facility.

- i. To facilitate the adequate provision of transportation, water, sewage disposal, schools, parks and other public facilities; to conserve and protect natural resources including prime agricultural land, mineral resources and areas of scientific interest;*

The proposed use will be required to go through the traditional building permit process which will require submittal of engineering documents that must be approved by Public Works Department for the issuance of a building permit. The engineering documents should include adequate transportation, water, and sewage disposal. If parks are involved, then a review and approval by the Parks Department will occur prior to the issuance of any building permits. The property is currently served by the Unit 5 School District.

- j. To conserve and protect natural resources including prime agricultural land, mineral resources and areas of scientific interest;*

The proposed open space use will continue to allow natural resources to be utilized at the site.

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

Chapters 8.5, and 44 of the Code of Ordinances for the City of Bloomington allow the public an opportunity for involvement and provide comment at the Planning Commission meeting on the annexation agreement and the site plan review.

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

The proposed annexation, zoning, and use are consistent with the Comprehensive Plan designation.

*Standards for Zoning Map Amendments (City Code Section 44, 17-6.E(2))*

The Commission shall not recommend the adoption of any amendment unless it finds that such amendment is in the public interest and not solely for the benefit of the applicant.

The standards for Zoning Map Amendments are addressed under the standards for annexation. Please refer to the standards for annexation.

Staff finds the standards have been adequately addressed in the proposed annexation agreement.

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

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

## **STAFF RECOMMENDATION**

Staff finds that the proposed annexation agreement meets the standards for an annexation agreement (City Code Section 8.5-203) and recommends approval; and

Staff additionally finds the proposed Zoning Map Amendment is in the public interest and not solely for the benefit of the applicant and meets the standards for Map Amendments (City Code Section 8.5-203 and 44, 17-6.E(2)) and recommends approval.

Respectfully submitted,

Glen Wetterow  
City Planner

Attachments:

- Annexation Agreement w/Attachments
- Aerial map
- Zoning map
- Boundary map
- Neighborhood notice and map



RESOLUTION NO. 2022 - \_\_\_\_\_

**AN RESOLUTION APPROVING AN ANNEXATION AGREEMENT AND ZONING MAP AMENDMENT, FOR THE PROPERTY GENERALLY LOCATED ON PART OF LOTS 1, 2, 3 AND 4 IN SCHOOL COMMISSIONERS SUBDIVISION OF THE SW1/4 OF SECTION 16, TOGETHER WITH PARTS OF LOTS 13, 14, AND 15 IN SCHOOL COMMISSIONERS SUBDIVISION OF THE NW1/4 OF SECTION 16, ALL IN TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS.**

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting an Annexation Agreement and Zoning Map Amendment for the property commonly described as fifty-five acres of property described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, 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 April 6, 2022, upon said Annexation Agreement, which is attached hereto as Exhibit "B" and made part hereof by this reference, adopted findings of fact on the same, and there has been compliance with all provisions of 65 ILCS 5/7-1 *et seq.*; and

WHEREAS, the City Council, after proper notice was given, conducted a public hearing on April 25, 2022, upon said Annexation Agreement, adopted findings of fact on the same, and there has been compliance with all provisions of 65 ILCS 5/7-1 *et seq.*; and

WHEREAS, the Bloomington Planning Commission found the requested Zoning Map Amendment to be in the public interest and not solely for the benefit of the applicant, 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 Zoning Map Amendment for the subject property to B-1 (General Commercial) District; and

WHEREAS, the City Council is authorized to adopt this Resolution and approve the petition for a Zoning Map Amendment for 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 Resolution as though fully set forth herein.

2. The Council hereby adopts the findings of fact made by the Planning Commission.
3. The petition requesting a Zoning Map Amendment for the property commonly described as fifty-five acres described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, legally described in Exhibit "A", is hereby approved.
4. This Resolution shall be in full force and effective as of the time of its passage and approval.

PASSED this \_\_\_\_ day of April 2022.

APPROVED this \_\_\_\_\_ day of April 2022.

**CITY OF BLOOMINGTON**

**ATTEST**

\_\_\_\_\_  
Mboka Mwilambwe, Mayor

\_\_\_\_\_  
Leslie Smith-Yocum, City Clerk

**Exhibit A**  
**“Legal Description”**

A part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with part of Lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows:

Lot 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16 lying north of the north line of those portions of said Lot 1, 2, 3 and 4 conveyed to the City of Bloomington in Warranty Deed recorded January 15, 2010 as Document No. 2010-1209, in McLean County, Illinois, EXCEPT that portion of Lot 1 previously annexed to the City of Bloomington described in Document No. 79-5383 recorded in McLean County, Illinois, and also EXCEPT the West 33 feet of Lot 4.

Together with:

Lot 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, EXCEPT the West 33 feet of Lot 13, and also EXCEPT, Beginning at the Northeast Corner of Lot 15 being the Southeast Corner of the Chalet Planned Unit Development in the City of Bloomington, Illinois, recorded October 5, 1981 as Document No. 81-9254 in the McLean County Recorder's Office; thence West 507 feet on the north line of said Lot 15 and south line of said Chalet Planned Unit Development; thence South 260 feet along a line which forms an angle to the right of 92°-00' from the last described course; thence East parallel with the north line of said Lot 15 to the east line of said Lot 15; thence North to the Point of Beginning.

And also EXCEPT:

Commencing at the Northeast Corner of Lot 15 being the Southeast Corner of the Chalet Planned Unit Development in the City of Bloomington, Illinois, recorded October 5, 1981 as Document No. 81-9254 in the McLean County Recorder's Office; thence West 507 feet on the north line of said Lot 15 and south line of said Chalet Planned Unit Development to the Point of Beginning; thence South 260 feet along a line which forms an angle to the right of 92°-00' from the last described course; thence West 162.63 feet parallel with the south line of said Lot 15; thence North 84.51 feet to a point lying 175 feet south of the north line of Lot 13 and 14; thence West 520 feet at a right angle measured from the last described course parallel with the north line of said Lot 13 and 14; thence Southwesterly 190 feet to a point lying 290 feet south of the north line of said Lot 13 and 14, said north line of Lot 13 and 14 also being the south line of Loeseke Survey recorded as Document No. 66-4969 in the McLean County Recorder's Office; thence West 620 feet parallel with the north line of said Lot 13 and 14 and south line of said Loeseke Survey to the east line of the West 33 feet of said Lot 13; thence North 290 feet to the northeast corner of the West 33 feet of said Lot 13 on the south line of said Loeseke Survey; thence East 1,452 feet on the north line of Lot 13, 14 and 15 to the Point of Beginning.

## **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 SALE BARN PROPERTIES, LLC, an Illinois limited liability company, including any subsequent purchasers or owners of the property, hereinafter collectively referred to as “Owner,” and PRAIRIE CITIES SOCCER LEAGUE, INC., an Illinois not-for-profit corporation d/b/a FC CENTRAL ILLINOIS (“PCSL”) 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 has entered into a lease with PCSL; and

**WHEREAS**, the Owner and PCSL are 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 and PCSL are desirous of having said premises zoned B-1 upon annexation to the City; and

**WHEREAS**, the City is desirous of confirming the obligations related to a certain water main located on the premises to be annexed; and

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

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

### **1. ANNEXATION PETITION.**

Owner and PCSL, subject to the terms and conditions set forth in this Agreement, will file a petition with the City of Bloomington, requesting annexation of the property described on Exhibit “A” to the City’s corporate limits, within 30 days of approval of this Agreement. The City has published and gave such notices and conducted such public hearings as are required for approval of this Agreement and will provide any such required notices and public hearings to annex the premises, as required by law and ordinance.

## 2. ANNEXATION.

Upon the filing of an annexation petition by Owner and PCSL, the City agrees, within sixty (60) days of filing of said petition, to adopt an ordinance annexing the property described on Exhibit “A” to the City of Bloomington.

## 3. ZONING.

City agrees to rezone the property to B-1 (general commercial) subsequent to any public hearings required by the City Code.

## 4. DEVELOPMENT OBLIGATIONS.

- A. 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 parties acknowledge and note that via a previous agreement between the Owner and the City, the applicable annexation and connection fees have already been paid or waived, such that the following shall apply:
  - A. Sanitary Sewer. The premises will be required to connect to the City’s sanitary sewer within 12 months of execution of this Annexation Agreement. The parties acknowledge and note that via a previous agreement, the Owner has already paid any and all tap on fees for connection to the sanitary sewer, such that no further such fees shall be due and owing.
  - B. Water. The premises shall be required to connect to the City’s water mains within 12 months of execution of this Annexation Agreement; the parties acknowledge and note that via a previous agreement, the Owner has already paid for any and all tap on fees for connection to the water mains, such that no further such fees shall be due and owing.
  - C. Stormwater Detention. Owner and PCSL shall provide on-site detention pursuant to the City Code in place at the time of construction or may utilize the current drainage pond to the north of the property indicated on the Annexation Plat, as long as there is an easement or other agreement binding use and maintenance rights of both PCSL and the City.
- B. Owner shall be required to dedicate property north of the Annexation Plat, on or around Parcel ID No. 21-16-176-029, as a roadway to ensure no area is landlocked.
- C. PCSL shall be required final plat the annexed area within the sooner of 12 months or the legislative plan adoption.



- D. PCSL shall put in the water main to the north of the property, at its sole cost and expense, as shown on the attached Exhibit \_\_\_\_.

**5. OBLIGATION TO DEVELOP PER CODE.**

In the construction and use of improvements on the subject property the Owner and PCSL shall comply with all zoning subdivision, building, mechanical and other applicable codes and ordinances of the City of Bloomington in effect at that time, except as may be agreed between the parties. The parties particularly note that the Owner/PCSL has requested consideration and/or a waiver as to certain potential design requirements pertaining to the parking lot planned for the premises.

**6. ANNEXATION TO OTHER TAXING DISTRICTS.**

That Owner and PCSL, 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

Sale Barn Properties, LLC  
103 N. Robinson Street  
Bloomington, IL 61701

Prairie Cities Soccer League, Inc.

705 E. Lincoln Street, Suite 113  
Normal, IL 61761

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.

## **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 and PCSL that the Persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities. The Owner and PCSL hereby warrant and represent to the City (i) that Owner is the record and beneficial owner of fee simple title to the Property, (ii) except for a mortgage on the property, no other person has any legal, beneficial, contractual, or security interest in the Property and that annexing the property is not a violation of the security interests, (iii) that they have 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 or PCSL will (a) result in a breach or default under any agreement to which the Owner or PCSL 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, PCSL 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, including but not limited to compelling annexation of the property; provided, however, that the Owner and PCSL agree that they will not seek, and do not have the right to seek, to recover a judgment for monetary damages against the City, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement.
- N. No Third Party Beneficiaries. No claim as a third party beneficiary under this Agreement by any Person shall be made, or be valid, against the City or the Owner or PCSL.
- O. Recording. After the Owner/PCSL has paid to the City an amount sufficient to cover the cost of recording this Agreement, all necessary plats, the affidavit of service of notice as required by Section 7-1-1 of the Illinois Municipal Code, 65 ILCS 5/7-1-1, and the Annexation Ordinance, the City shall promptly cause this Agreement to be recorded in the office of the Recorder of McLean County.
- P. Annexation Fees. The City agrees to waive any applicable annexation fees that would otherwise be due in light of the intended use of the property to fill a recreational need in the community and the non-profit status of the annexing party.

EXECUTED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2022 at Bloomington, Illinois.

CITY OF BLOOMINGTON

By: \_\_\_\_\_  
Mboka Mwilambwe, Mayor

Attest:

By: : \_\_\_\_\_  
City Clerk

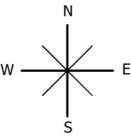
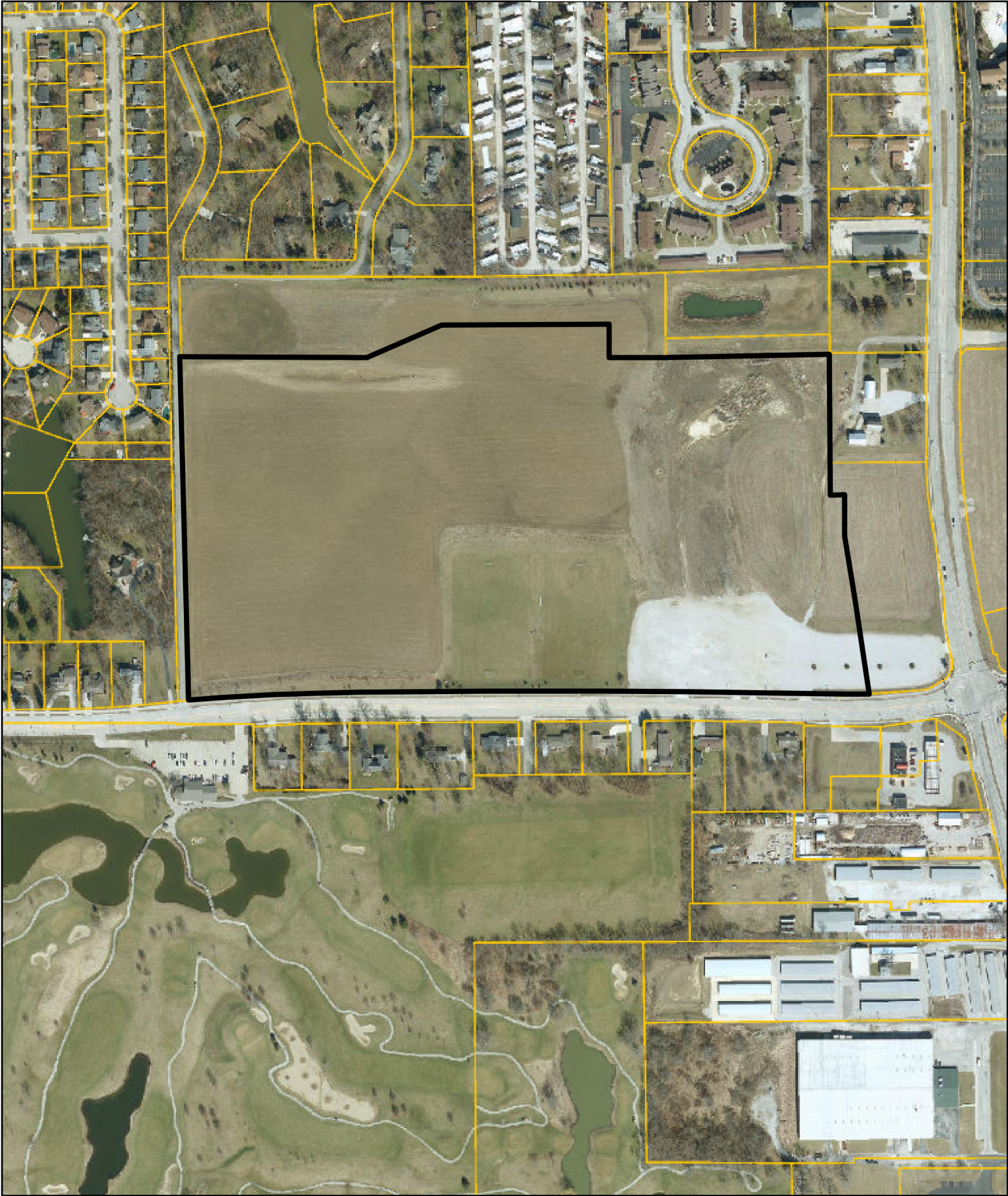
OWNER: SALE BARN PROPERTIES, LLC

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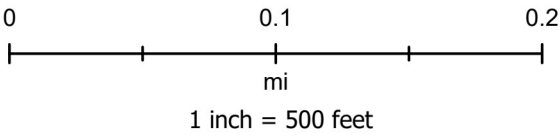
PRAIRIE CITIES SOCCER LEAGUE, INC.

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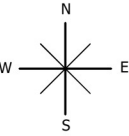
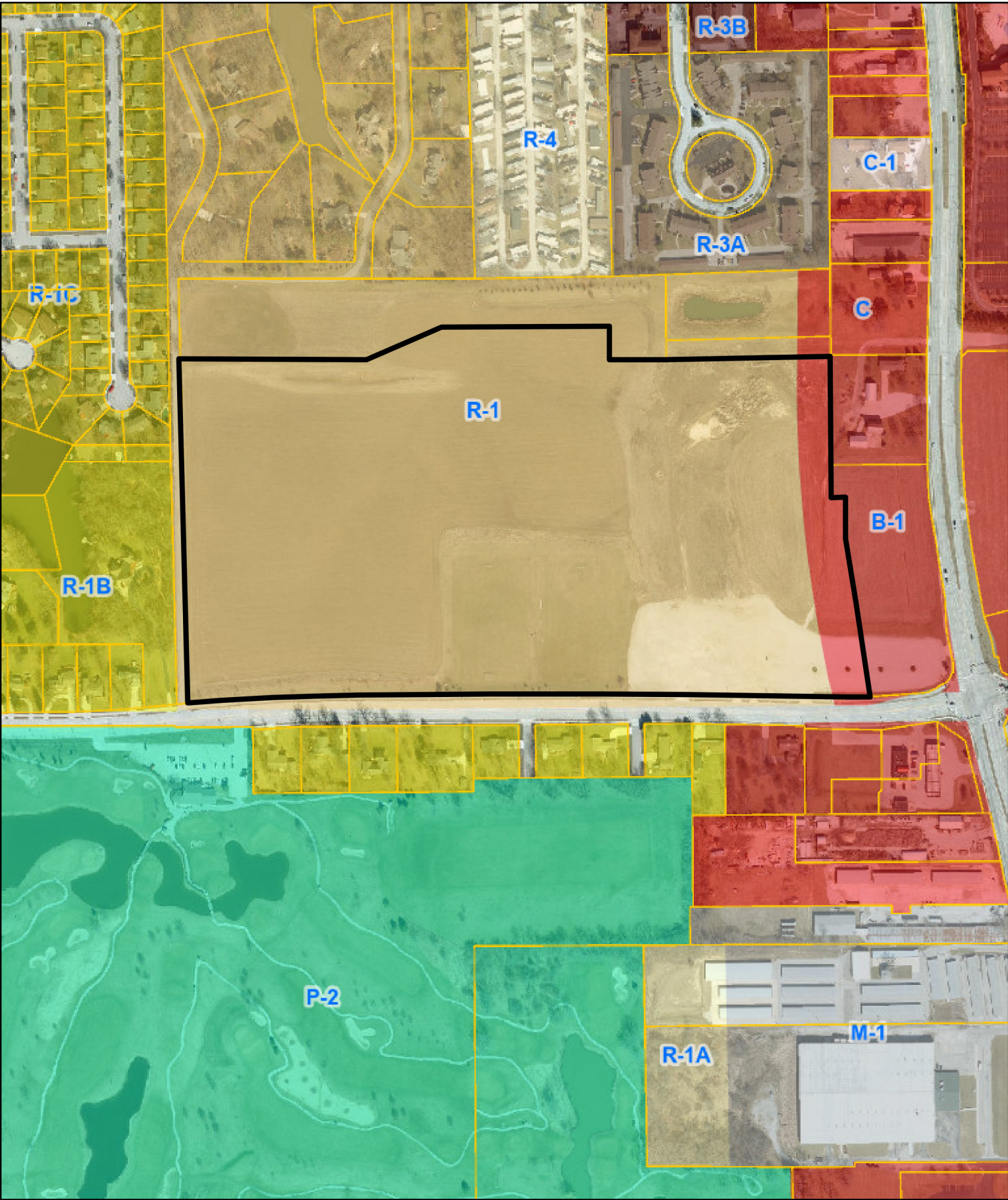




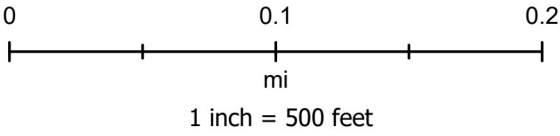
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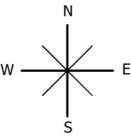
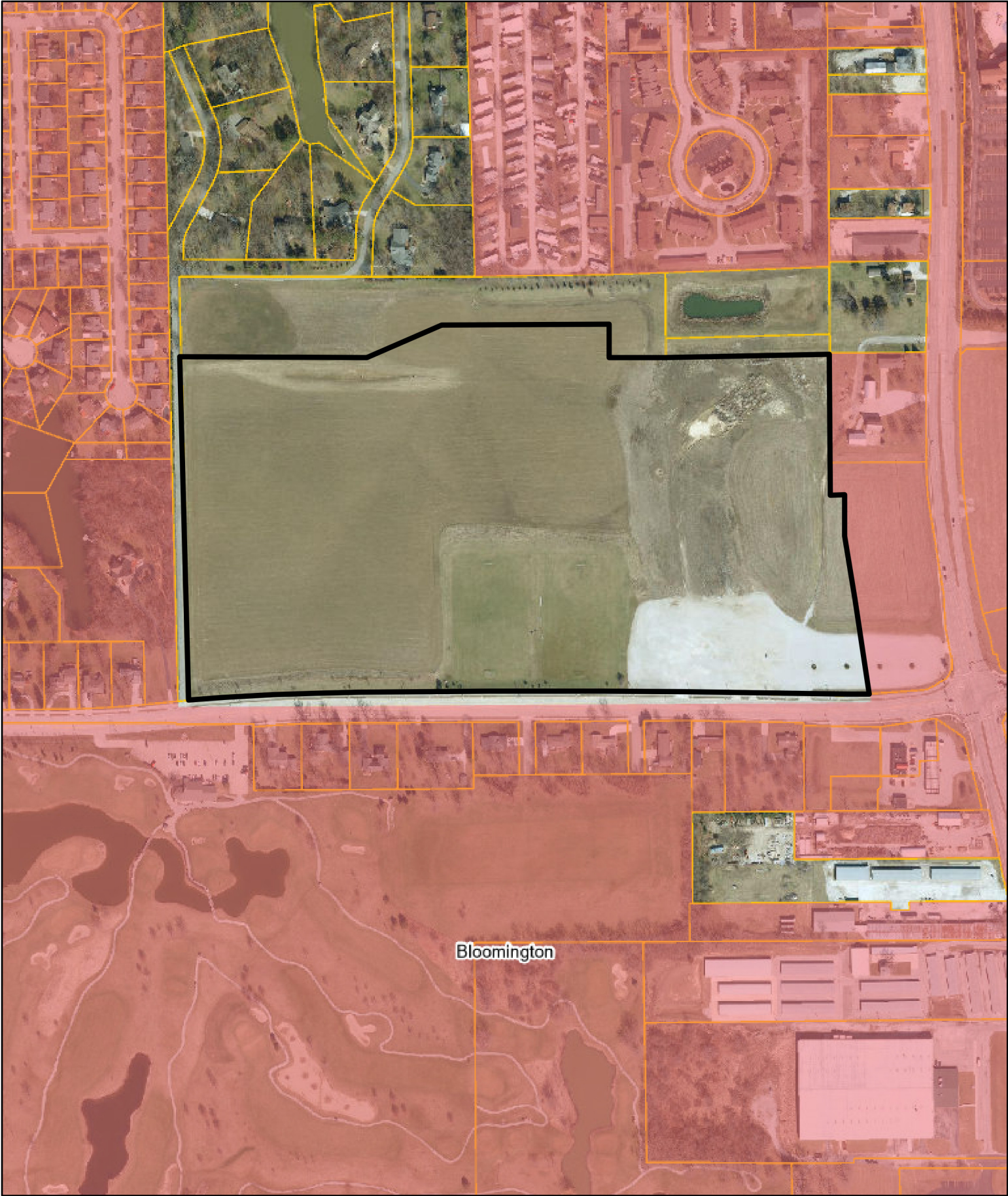




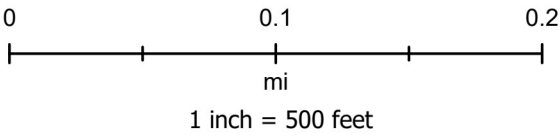
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Economic & Community  
Development Department  
115 E Washington St, Ste 201  
Bloomington, IL 61701  
(309)434-2226  
planning@cityblm.org

February 18, 2022

## NOTICE OF PUBLIC HEARING

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on **Wednesday, March 2<sup>nd</sup>, 2022 at 4:00 PM in the Osborne Room, 2<sup>nd</sup> Floor, at the Bloomington Police Station, 305 S East St, Bloomington, IL 61701** on the following: Cases Z-05-22 and PR-02-22 Public hearing, review and action on a petition submitted by Nathan Hinch, Attorney, for Sale Barn Properties LLC, for approval of a **zoning map amendment, annexation agreement, and site plan review with potential variances for property generally located north of the 400 block of West Hamilton and west of Main Street; and described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois (PIN: 21-16-152-007).**

You are receiving this notice because you own property within a 500-foot radius of the subject property (refer to attached map).

- Those persons wishing to provide testimony on any of the agenda items designated as a public hearing may appear in-person.
- Those persons wishing to provide public comment may register at [www.cityblm.org](http://www.cityblm.org) or email [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org).

This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs contact the City Clerk at 115 E. Washington St., Ste 103, Bloomington, IL 61701 (309) 434-2240, [cityclerk@cityblm.org](mailto:cityclerk@cityblm.org) or TTY at (309) 829-5115.

**The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website <https://www.cityblm.org/government/boards-commissions>.** 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 <https://www.cityblm.org/government/boards-commissions>.

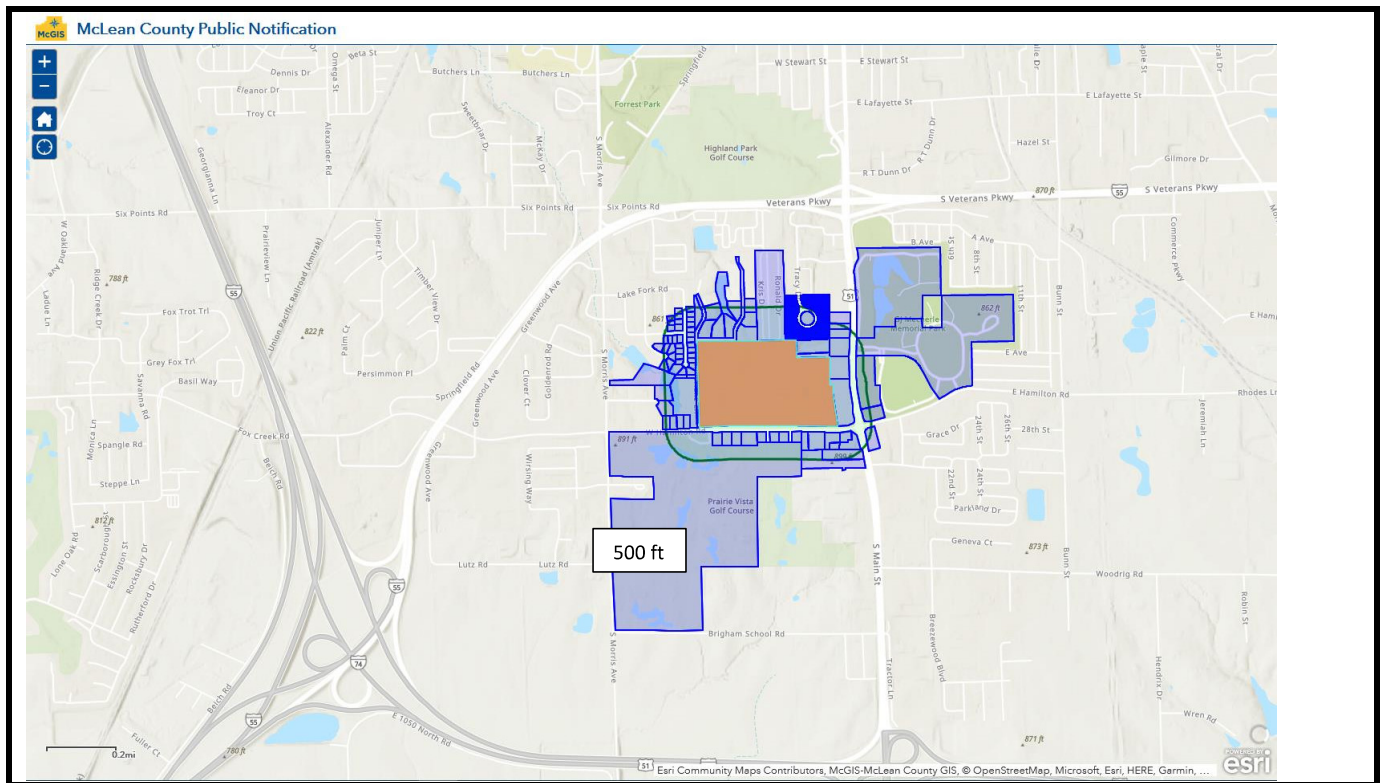
For questions contact the Economic & Community Development Department at 309-434-2226.

Sincerely,

Planning Division staff



## Map of notified properties within 500 ft of subject property





## PLANNING COMMISSION

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**TO:** Planning Commission

**FROM:** Economic & Community Development Department

**DATE:** April 6, 2022

**CASE NO:** PR-02-22, Site Plan Review

**REQUEST:** Public hearing, review, and action on a petition submitted by Nathan Hinch, Attorney, on behalf of Sale Barn Properties LLC, requesting approval of a Site Plan (with potential variances) for a Sports & Fitness Establishment in the B-1 (General Commercial) District for the property generally located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW  $\frac{1}{4}$  of Section 16, together with parts of lots 13, 14, and 15 in School Commissioners Subdivision of the NW  $\frac{1}{4}$  of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.

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### BACKGROUND

#### *Petitioners' request:*

The petitioner is requesting a legislative site plan review, to develop eight soccer fields on the subject property with accessory uses and an associated parking area.

#### *Property Characteristics:*

The subject property consists of roughly 55 acres of land located in the southern region of Bloomington. The property is currently vacant. The surrounding properties is a variety of zoning districts, including residential and commercial. The surrounding uses vary from single and multi-family residential to commercial. Some surrounding properties remain vacant.

#### *Notice:*

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, February 14, 2022. Courtesy notices were mailed to 178 property owners within 500 feet of the subject property as part of the March meeting.

#### *Surrounding Zoning and Land Uses*

|       | Zoning                                                                      | Land Uses                         |
|-------|-----------------------------------------------------------------------------|-----------------------------------|
| North | R-1 (County) / R-4, Manufactured Home Park / R-3A, Multi-Family Residential | Single & Multi-Family Residential |
| South | R-1B, Single Family Residential                                             | Single Family Residential         |
| East  | B-1, General Commercial                                                     | Vacant / Commercial               |
| West  | R-1B, Single Family Residential / R1-C, Single Family Residential           | Single Family Residential         |



## ANALYSIS

### *Compliance with the Comprehensive Plan*

The subject property is identified as Tier 2-Infill Redevelopment Priority. The Future Land Use map shows the site as a Commercial Activity Center. Approval of the Site Plan aligns with the following goals of the Comprehensive Plan:

- Goal N-1. Enhance the livability of all Bloomington neighborhoods.
- Objective N-1.1b. Ensure sensitive transitions from residential to nonresidential.
- Goal HL-1.2. Protect, enhance and maintain parks and green space equitably throughout the City.
- Objective HL-2.3a. Increase developed outdoor parkland to reach 10 acres per 1,000 residents.

## STANDARDS FOR REVIEW

### *Ch. 44, 17-9 Legislative 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.

### *Standards for Consideration of Site Plan Review*

| Standard                                                                                                                                                                                                                                                                 | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Finding              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography. | The proposed development is not incompatible with the existing development in the area. The layout of the athletic fields and facilities on the site and the location of the parking lot and driveway are consistent with developments on surrounding properties. The buildings will need to meet all bulk requirements for B-1 zoning. The parking lot meets the code requirements for off-street parking and loading. A landscape plan has been submitted. | The standard is met. |
| The extent to which the proposal minimizes any adverse impact of the development upon adjoining land.                                                                                                                                                                    | The proposed use will not have any adverse impacts on the development of adjoining land. The use is permitted within the zoning and is compatible with the uses of the surrounding properties. The building and landscaping shall comply with code requirements. The trash enclosure shall be fully screened as city code requires.                                                                                                                          | The standard is met. |
| 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.                                                                              | The site is accessible by and directly situated on West Hamilton Rd. There are existing curb cuts and aprons at the site which will not be utilized as part of the project and should be removed and repaired.                                                                                                                                                                                                                                               | Standard is met.     |

*Standards for Consideration of Site Plan Review (Continued)*

| Standard                                                                                                                                                                                                                                                                                    | Discussion                                                                                                                                                                                                                                                                                                                                             | Finding          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 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 surrounding properties are all zoned residential and commercial. The uses range from single and multi-family residential to nearby commercial uses. The site has been used for athletic activities in the past on a smaller scale for an extended time. The activities occurring at the proposed site would be complementary to the existing uses. | Standard is met. |

*Ch. 44. 1013, provides additional standards for community centers and sports and fitness establishments:*

- A. Fencing. A forty-two-inch-high wire mesh or chain link fence shall enclose children's outdoor play areas.
- B. The following minimum lot standards shall be required of the siting and development of any community center or sports and fitness establishments:
  - a. Minimum Lot Area = 20,000 square feet
  - b. Minimum Lot Width - 100 feet

**These standards have been met.**

**ADDITIONAL REQUESTS**

*Ch 44, 17-9-D, Concurrent Applications (Variances)*

The applicant has requested Variances as part of the application, in accordance with Ch. 17, 17-9-D of the site plan review process. The requests are as follows:

The petitioner seeks a variance from §44-1307C (Parking lot interior landscaping), to allow construction of private parking lot improvements without interior parking lot landscaping. §44-1307C(1) states, "For parking lots consisting of 10 or more spaces, interior parking lot landscaping shall be required," and outlines the quantity, dimensions, design, and materials that shall be used for the landscaping. Exceptions are made for alternate designs that support the onsite absorption and management of stormwater.

| Standard                                                                                                                            | Discussion                                                                                                                                                                                                                                                              | Finding          |
|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult. | The applicant has reviewed the oil and chip surface treatment with the City Engineer and it has been accepted as a reasonable and effective alternative. The installation of interior islands would prove burdensome due to the unique nature of the surface treatment. | Standard is met. |
| That the variance would be the minimum action necessary to afford relief to the applicant.                                          | The variance is required due to the nature of the request to not install interior parking islands required by the Code.                                                                                                                                                 | Standard is met. |

*(Variance Analysis, Continued)*

| Standard                                                                                                                                                                                                     | Discussion                                                                                                                                                                                                                                                                                                 | Finding          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| That the special conditions and circumstances were not created by any action of the applicant.                                                                                                               | No special conditions or circumstances were created by the applicant in this situation.                                                                                                                                                                                                                    | Standard is met. |
| That granting the variation request will not give the applicant any special privilege that is denied to others by the Code.                                                                                  | No special privilege has been given to the applicant in this situation.                                                                                                                                                                                                                                    | Standard is met. |
| That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties. | There is no expected potential impact on stormwater and drainage management and the item has been reviewed by the City Engineer. Due to the primarily interior location of the parking lot, it is unlikely to alter the essential character of the neighborhood or impair the use of adjoining properties. | Standard is met. |

**STAFF RECOMMENDATION**

The approval of this request is contingent upon the approval of the final plat and construction plans, annexation agreement, and annexation petition for the subject property.

Staff finds that the application meets the standards for site plan review and recommends its approval. Staff recommends that the Commission take the following actions:

1. Motion to establish findings of fact that the submitted plan meets the legislative site plan criteria in Chapter 44.17-9 of the City Code.
2. Motion to recommend that City Council:
  - APPROVE a Site Plan for a Sports & Fitness Establishment in the B-1 (General Commercial) District for the property located north of the 400 block of West Hamilton and west of Main Street; and described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW ¼ of Section 16, together with parts of lots 13, 14, and 15 in School Commissioners Subdivision of the NW ¼ of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois (PIN: 21-16-152-007) (Ward 2),
  - CONTINGENT UPON the approval of the final plat and construction plans, annexation agreement, and annexation petition for the subject property, AND
  - WITH THE CONDITION that the water service connection is present on the property.
3. Motion to recommend approval of the variance associated with this site plan, to allow construction of private parking lot improvements without interior parking lot landscaping.

Respectfully submitted,  
Jon Branham  
City Planner

Attachments:

- Draft ordinance
- Site Plan
- Aerial map
- Zoning map
- Neighborhood notice and map



ORDINANCE NO. 2022 - \_\_\_\_\_

**AN ORDINANCE APPROVING A SITE PLAN AND VARIANCE FOR A SPORTS & FITNESS FACILITY IN THE B-1 (GENERAL COMMERCIAL) DISTRICT, FOR PROPERTY GENERALLY LOCATED ON PART OF LOTS 1, 2, 3 AND 4 IN SCHOOL COMMISSIONERS SUBDIVISION OF THE SW1/4 OF SECTION 16, TOGETHER WITH PARTS OF LOTS 13, 14, AND 15 IN SCHOOL COMMISSIONERS SUBDIVISION OF THE NW1/4 OF SECTION 16, ALL IN TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS.**

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting approval of a Site Plan for a sports and fitness facility in the B-1 (General Commercial) District for certain premises hereinafter described in Exhibit “A”; and

WHEREAS, said petition included a site plan, illustrated in Exhibit “B,” hereinafter referred to as the “Plan” and attached hereto and made part hereof by this reference; and

WHEREAS, after proper notice was given, the Bloomington Planning Commission conducted a public hearing on said petition and plan, and at said public hearing, the Planning Commission made findings of fact that such Site Plan complies with the standards for granting approval of a site plan found in Chapter 44 Division 17-9 of the Bloomington City Code; and

WHEREAS, the City Council of the City of Bloomington has the power to pass this Ordinance and approve this site plan and variances 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. The City Council adopts the findings of fact for the Site Plan Review as recommended by the Planning Commission.
3. The City Council hereby approves the Site Plan for a sports and fitness facility for the property at 401 W Hamilton Rd, legally described in Exhibit “A” and depicted in Exhibit “B,” contingent upon the approval of the final plat and construction plans, annexation agreement, and annexation petition for the subject property, with the condition that the water service connection is present on the property, and with the following variances: variance from §44-1307C (Parking lot interior landscaping).

This Ordinance shall take effect immediately upon passage and approval.

PASSED this \_\_\_\_\_ day of April, 2022

APPROVED this \_\_\_\_\_ day of April, 2022

**CITY OF BLOOMINGTON**

**ATTEST**

\_\_\_\_\_  
Mboka Mwilambwe, Mayor

\_\_\_\_\_  
Leslie Smith-Yocum, City Clerk

## **Exhibit A**

### **Legal Description**

A part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with part of Lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows:

Lot 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16 lying north of the north line of those portions of said Lot 1, 2, 3 and 4 conveyed to the City of Bloomington in Warranty Deed recorded January 15, 2010 as Document No. 2010-1209, in McLean County, Illinois, EXCEPT that portion of Lot 1 previously annexed to the City of Bloomington described in Document No. 79-5383 recorded in McLean County, Illinois, and also EXCEPT the West 33 feet of Lot 4.

Together with:

Lot 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, EXCEPT the West 33 feet of Lot 13, and also EXCEPT, Beginning at the Northeast Corner of Lot 15 being the Southeast Corner of the Chalet Planned Unit Development in the City of Bloomington, Illinois, recorded October 5, 1981 as Document No. 81-9254 in the McLean County Recorder's Office; thence West 507 feet on the north line of said Lot 15 and south line of said Chalet Planned Unit Development; thence South 260 feet along a line which forms an angle to the right of 92°-00' from the last described course; thence East parallel with the north line of said Lot 15 to the east line of said Lot 15; thence North to the Point of Beginning.

And also EXCEPT:

Commencing at the Northeast Corner of Lot 15 being the Southeast Corner of the Chalet Planned Unit Development in the City of Bloomington, Illinois, recorded October 5, 1981 as Document No. 81-9254 in the McLean County Recorder's Office; thence West 507 feet on the north line of said Lot 15 and south line of said Chalet Planned Unit Development to the Point of Beginning; thence South 260 feet along a line which forms an angle to the right of 92°-00' from the last described course; thence West 162.63 feet parallel with the south line of said Lot 15; thence North 84.51 feet to a point lying 175 feet south of the north line of Lot 13 and 14; thence West 520 feet at a right angle measured from the last described course parallel with the north line of said Lot 13 and 14; thence Southwesterly 190 feet to a point lying 290 feet south of the north line of said Lot 13 and 14, said north line of Lot 13 and 14 also being the south line of Loeseke Survey recorded as Document No. 66-4969 in the McLean County Recorder's Office; thence West 620 feet parallel with the north line of said Lot 13 and 14 and south line of said Loeseke Survey to the east line of the West 33 feet of said Lot 13; thence North 290 feet to the northeast corner of the West 33 feet of said Lot 13 on the south line of said Loeseke Survey; thence East 1,452 feet on the north line of Lot 13, 14 and 15 to the Point of Beginning.

# PRAIRIE CITIES SOCCER LEAGUE

## SITE PLAN EXHIBIT

FC CENTRAL ILLINOIS HAMILTON ROAD FIELDS  
CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS

**APPLICANT:** Prairie Cities Soccer League, Inc.  
705 E. Lincoln Street  
Normal, Illinois 61761  
Phone: (309) 451-4625

**ATTORNEY:** Nathan B. Hinch  
Meyer Capel, P.C.  
202 N. Center Street, 1st Floor  
Bloomington, Illinois 61701  
Phone: (309) 829-9486

**LAND OWNER:** Safe Barn Properties, LLC  
103 N. Robinson Street  
Bloomington, Illinois 61701  
Phone: (309) 365-0159

**Site Development Notes**

**Current Land Use**  
(Part of Parcel ID No. 21-16-152.007) contains approximately 46.0 acres. The land is currently utilized for agricultural purposes and for recreational use of two full size soccer fields maintained by Prairie Cities Soccer League and the City of Bloomington.

**Planned Facilities**  
The attached site plan exhibit reflects the desired plan to construct eight (8) soccer fields/playfield areas, parking lot, pedestrian/bicyclist access, building with concessions/commercial uses, building for irrigation mechanical use, non-irrigation mechanical use, building for irrigation mechanical use, building for irrigation water storage, utilities providing potable water service and private waste water disposal, each from existing public facilities, and storm water drainage/control through existing public and private storm sewers and facilities available for this purpose.

**Public Street Access**  
The subject property currently has direct access from Hamilton Road which is a public street maintained by the City of Bloomington. Access to Hamilton Road for this facility is planned as depicted with permit from the City of Bloomington.

**Public Utilities**  
The subject property currently has the ability to connect to existing public sanitary sewer and storm sewer systems. The subject property is located adjacent to the existing storm sewer and sanitary sewer lines. The subject property has the ability to connect to the public water main maintained by the City of Bloomington in the Chaslet PUD as depicted.

**Parking Improvements—Parking Lot**  
Parking lot improvements will be constructed to consist of 8-inch compacted C&G aggregate base with A-3 (oil & chip) surface application, per the review and approval of specifications in recommendation by the City Engineer. Driveway approach pavements will be constructed to consist of 8-inch compacted C&G aggregate base with A-3 (oil & chip) surface application, per the review and approval of specifications in recommendation by the City Engineer. Driveway approach pavements will be constructed to consist of 8-inch compacted C&G aggregate base with A-3 (oil & chip) surface application, per the review and approval of specifications in recommendation by the City Engineer. Driveway approach pavements will be constructed to consist of 8-inch compacted C&G aggregate base with A-3 (oil & chip) surface application, per the review and approval of specifications in recommendation by the City Engineer.

**Standard parking spaces** are 9' width x 20' depth adjacent to a 25' width driveway aisle. Accessible parking spaces are 18' width x 20' depth and are adjacent to 15' width paved pedestrian walkways meeting ADA compliance for longitudinal and transverse slope. Pedestrian walkways will be paved with hot mix asphalt or concrete. There are a minimum of 100 standard parking spaces per plan consisting of 600 standard parking spaces and 20 accessible parking spaces.

**Private Improvements—Soccer Fields**  
Soccer fields will be constructed per plan. Fields labeled 1 & 2 will be fence enclosed synthetic surface fields with subsurface drain system connected to appropriate existing storm sewer and storm water management controls.

Fields labeled 3 & 4 are natural turf fields that will be constructed to replace the two natural turf fields that exist on this property. The fields will surface drain to north of collection reflected in the schematic grading plan.

Playfield areas labeled 5, 6, 7 & 8 represent natural turf areas which are convertible for use as soccer fields. The fields will surface drain to north of collection reflected in the schematic grading plan.

Paved pedestrian walkways (15' x 24' width) are planned to be ADA compliant for use as pedestrian walkways. Pedestrian walkways may also serve as emergency vehicle access during events. Pedestrian walkways may also serve as emergency vehicle access during events. Pedestrian walkways may also serve as emergency vehicle access during events. Pedestrian walkways may also serve as emergency vehicle access during events.

**Private Improvements—Buildings**  
Soccer field attendant provided for floor plan configuration of concession, restroom, and mechanical use in the concession building.

A 20' x 20' building is planned as depicted for housing irrigation system and pump supply controls. No floor plan patterning is contemplated at this time.

**Private Improvements—Lighting**  
Lighting improvements are planned for fields labeled 1, 2, 3, & 4 and along the east side of the parking lot. The lighting improvements are planned to be provided with the request for approval of facility construction plans and request for building permit.

**Waiver Request**

1.) A waiver is requested to allow permit for application of an A-3 surface treatment (oil & chip) to the parking lot. The parking lot is currently maintained with a surface treatment of 1.5" of 1/2" aggregate. The parking lot is currently maintained with a surface treatment of 1.5" of 1/2" aggregate. The parking lot is currently maintained with a surface treatment of 1.5" of 1/2" aggregate.

2.) A waiver is requested to allow permit for construction of private parking lot improvements without curb and gutter perimeter as otherwise required per code.

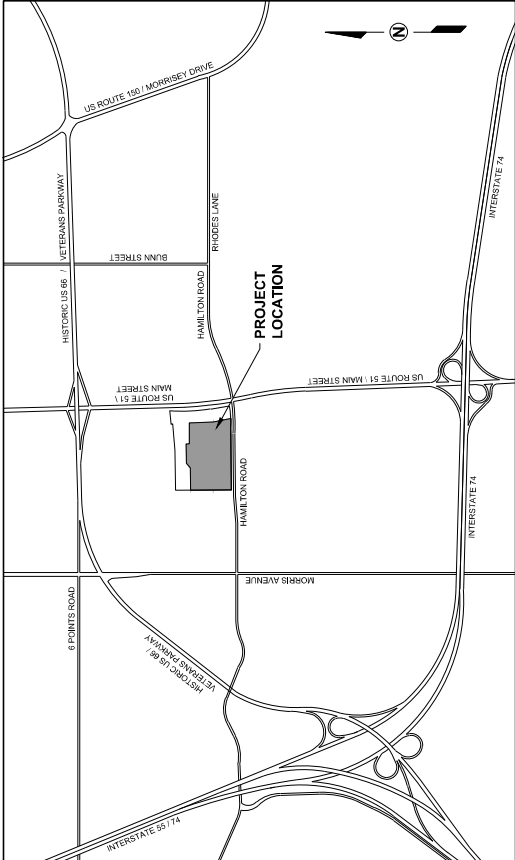
3.) A waiver is requested to allow permit for construction of private parking lot improvements without intermittent curb and gutter landscape islands as otherwise required per code.

**LEGEND**

|                                   |     |
|-----------------------------------|-----|
| BOUNDARY OF SUBJECT PREMISES      | 0   |
| 1/2" IRON ROD SET                 | •   |
| EASEMENT LIMITS                   | --- |
| EXISTING BUILDING                 | --- |
| EXISTING FENCE                    | --- |
| EXISTING SANITARY MANHOLE         | ○   |
| EXISTING HYDRANT                  | ▽   |
| EXISTING WATER VALVE              | •   |
| EXISTING WATER MAIN               | --- |
| EXISTING STORM MANHOLE            | ○   |
| EXISTING STORM INLET              | □   |
| EXISTING STORM SEWER              | --- |
| UTILITY POLE                      | •   |
| UTILITY LIGHT POLE                | •   |
| QUIV ANCHOR                       | •   |
| MANHOLE                           | □   |
| ELECTRICAL FEDESTAL               | □   |
| TELEPHONE FEDESTAL                | □   |
| ELECTRICAL PANEL                  | □   |
| COLUMN                            | □   |
| EXISTING CROSSING SIGNAL          | □   |
| EXISTING TRAFFIC SIGNAL (W&M ARM) | □   |
| EXISTING SIGNAL MANHOLE           | □   |
| OVERHEAD ELECTRIC                 | --- |
| UNDERGROUND ELECTRIC              | --- |
| UNDERGROUND TELEPHONE             | --- |
| FIBER OPTIC                       | --- |
| GAS VALVE                         | •   |
| GAS                               | --- |
| SIGN                              | •   |
| DECIDUOUS TREE w/DIAMETER         | •   |
| CONIFEROUS TREE w/DIAMETER        | •   |
| EXISTING SPOT ELEVATION           | •   |
| EXISTING CONTOUR                  | --- |
| PROPOSED BUILDING                 | --- |
| PROPOSED HYDRANT                  | •   |
| PROPOSED WATER VALVE              | •   |
| PROPOSED WELL                     | •   |
| PROPOSED WATER MAIN               | --- |
| PROPOSED WATER SERVICE            | --- |
| PROPOSED STORM MANHOLE            | ○   |
| PROPOSED STORM INLET              | □   |
| PROPOSED STORM SEWER              | --- |
| PROPOSED LIGHT POLE               | •   |
| PROPOSED CONTOUR                  | --- |
| NUMBER OF HANDICAP PARKING SPACES | 672 |
| PROPOSED FENCE                    | --- |

|                          |                          |
|--------------------------|--------------------------|
| TOTAL LAND AREA          | = 46.0 AC.±              |
| PAVED SURFACE AREA       | = 0.1 AC.± (4,900 SF)    |
| • BUILDINGS              | = 6.7 AC.± (291,278 SF)  |
| • PARKING LOT            | = 1.6 AC.± (69,082 SF)   |
| • PEDESTRIAN WALKWAYS    | = 14.9 AC.± (648,000 SF) |
| • PLAYFIELD / TURF AREAS | = 14.9 AC.± (648,000 SF) |

|                             |       |
|-----------------------------|-------|
| PARKING FACILITIES          | = 883 |
| • STANDARD PARKING SPACES   | = 883 |
| • ACCESSIBLE PARKING SPACES | = 20  |
| TOTAL PARKING SPACES        | = 903 |



VICINITY MAP  
NO SCALE

**INDEX OF SHEETS**

| SHEET NO. | DESCRIPTION                 |
|-----------|-----------------------------|
| 1         | COVER SHEET                 |
| 2         | SITE LAYOUT SCHEMATIC PLAN  |
| 3         | SITE GRADING SCHEMATIC PLAN |

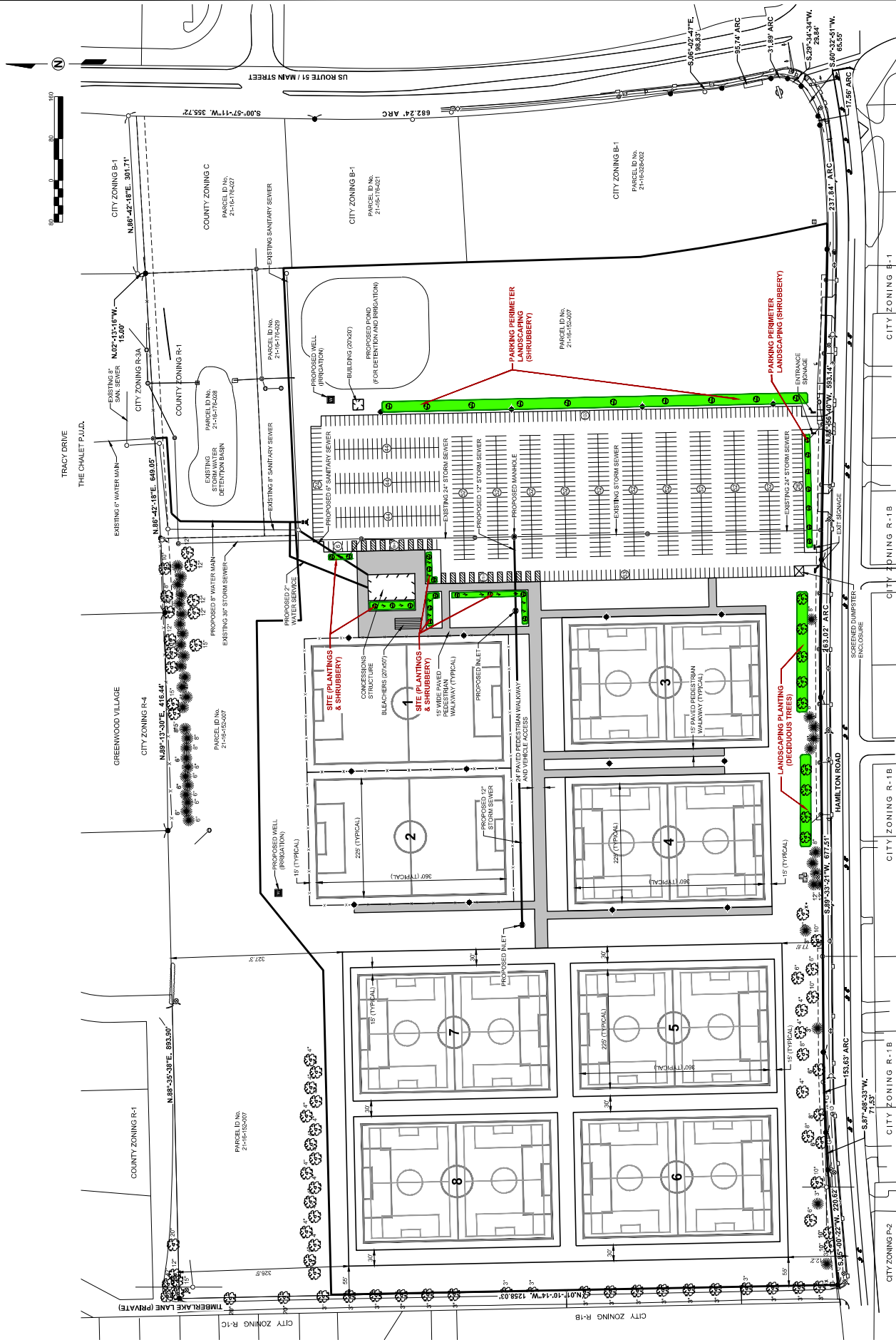
SITE PLAN EXHIBIT  
PRAIRIE CITIES SOCCER LEAGUE  
HAMILTON ROAD FIELDS  
CITY OF BLOOMINGTON  
McLEAN COUNTY, ILLINOIS  
COVER SHEET

**SITE PLAN EXHIBIT  
PRAIRIE CITIES SOCCER LEAGUE  
HAMILTON ROAD FIELDS  
CITY OF BLOOMINGTON  
MCLEAN COUNTY, ILLINOIS  
LANDSCAPING SCHEMATIC PLAN**

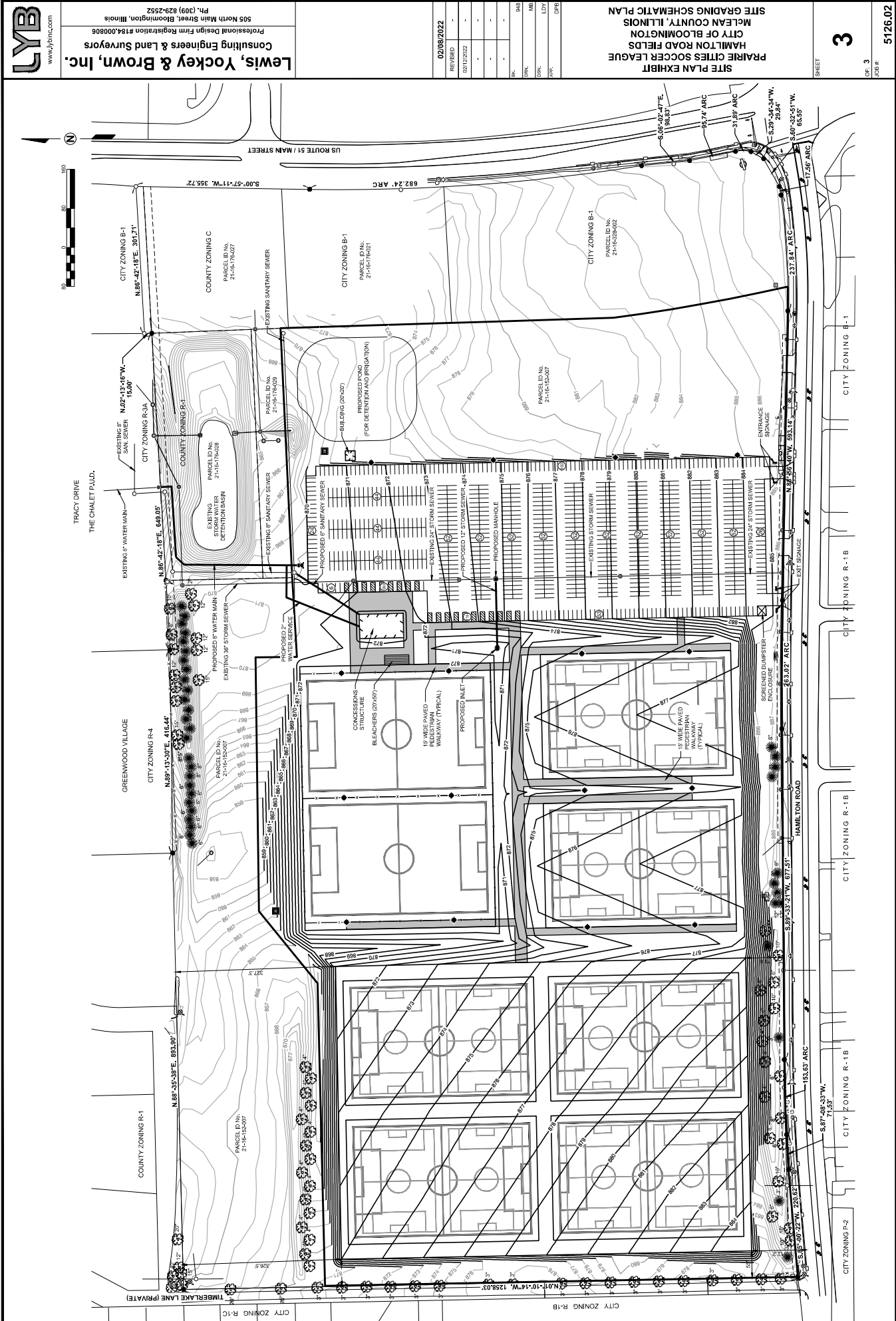
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| 02/18/2022 |         | - |
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| 948        | 948     |   |
| MB         | MB      |   |
| LDY        | LDY     |   |
| DPB        | DPB     |   |

|                                                                                                                                                                                                                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p><b>Lewis, Yockey &amp; Brown, Inc.</b><br/>         Consulting Engineers &amp; Land Surveyors<br/>         Professional Design Firm Registration #184,00806<br/>         505 North Main Street, Bloomington, Illinois<br/>         Ph. (309) 829-2552</p> |  |
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**LYB**  
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SITE PLAN EXHIBIT  
PRAIRIE CITIES SOCCER LEAGUE  
HAMILTON ROAD FIELDS  
CITY OF BLOOMINGTON  
MCLEAN COUNTY, ILLINOIS  
SITE GRADING SCHEMATIC PLAN

|         |            |
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| DATE    | 02/08/2022 |
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| BY      | 02/12/2022 |
| CHKD    | -          |
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Lewis, Yockey & Brown, Inc.  
Consulting Engineers & Land Surveyors  
Professional Design Firm Registration #184,000606  
505 North Main Street, Bloomington, Illinois  
Ph. (309) 823-2552



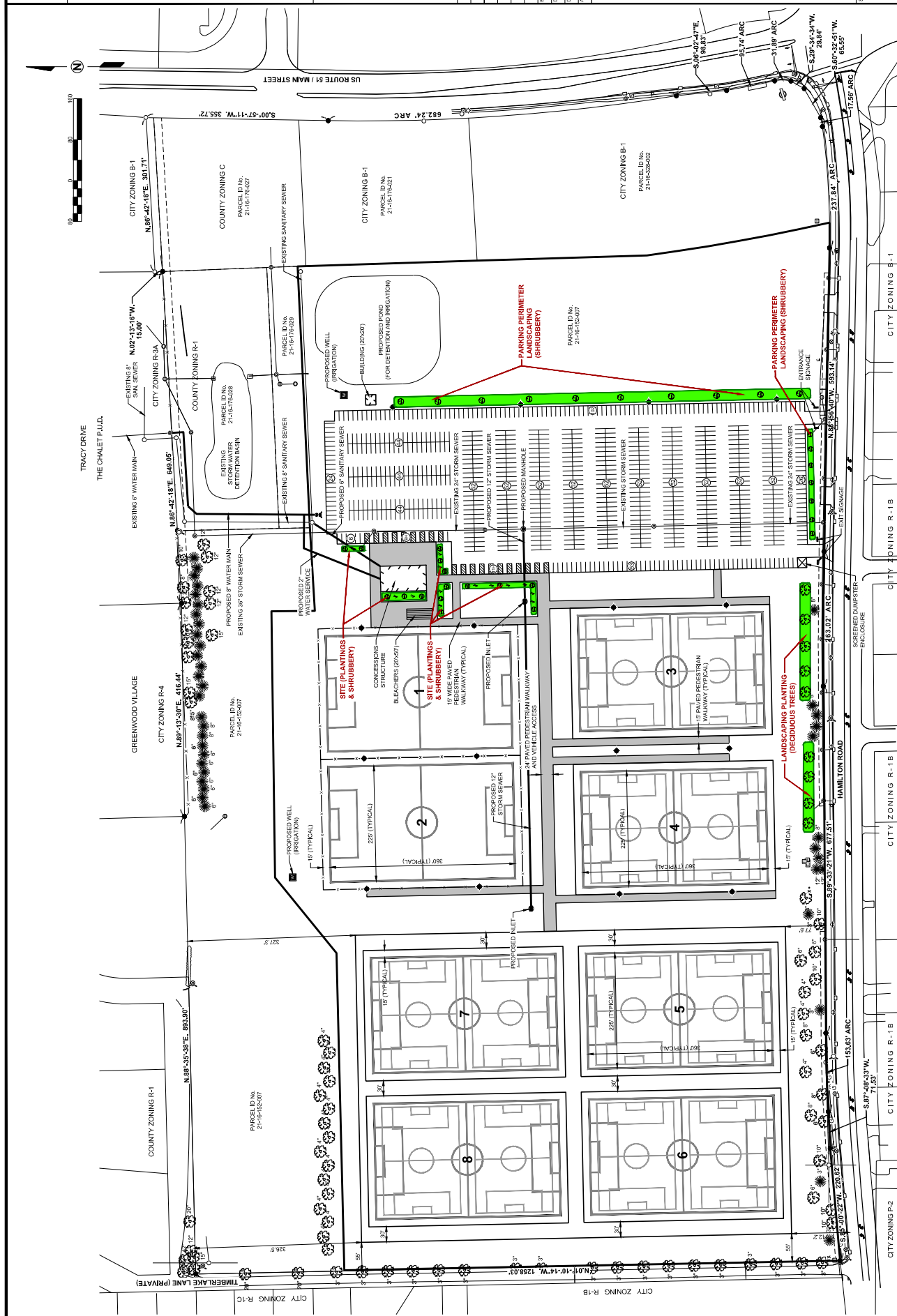


**SITE PLAN EXHIBIT  
PRAIRIE CITIES SOCCER LEAGUE  
HAMILTON ROAD FIELDS  
CITY OF BLOOMINGTON  
MCLEAN COUNTY, ILLINOIS  
LANDSCAPING SCHEMATIC PLAN**

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| 03/28/2022 |   |  |     |  |
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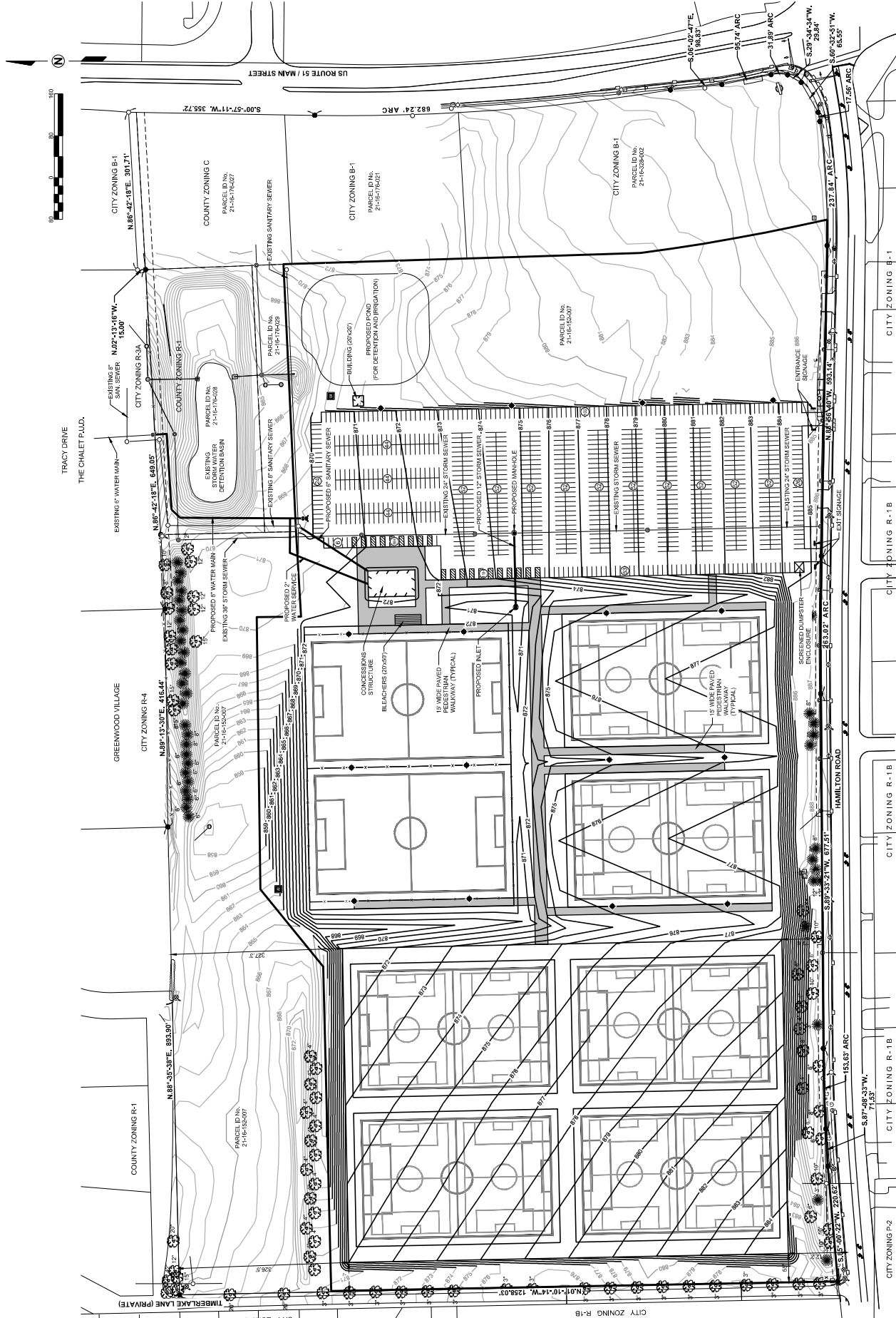
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PRAIRIE CITIES SOCCER LEAGUE  
HAMILTON ROAD FIELDS  
CITY OF BLOOMINGTON  
MCLEAN COUNTY, ILLINOIS  
SITE GRADING SCHEMATIC PLAN**

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| APP |   |   | DPB  |

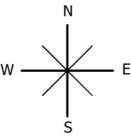
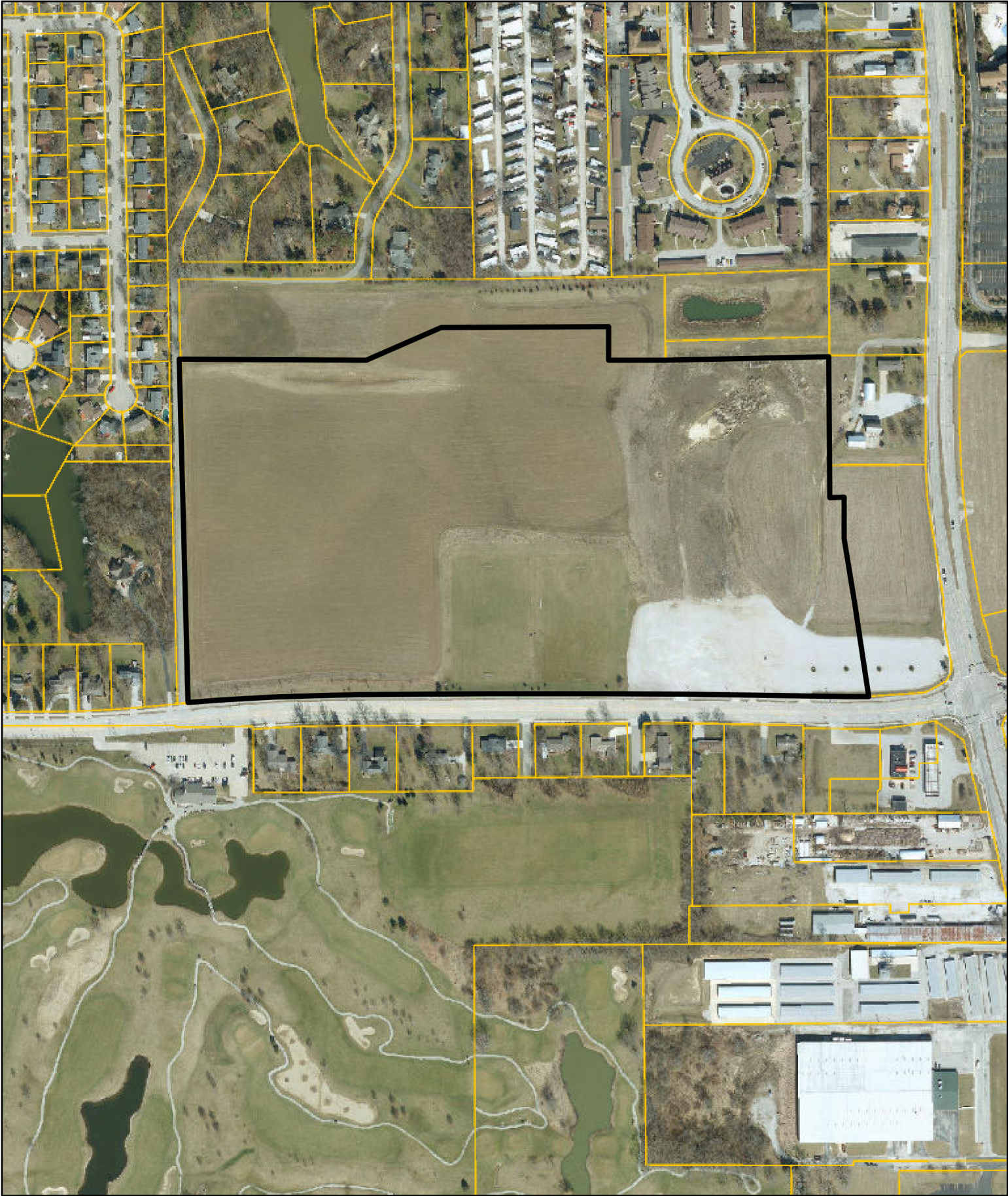
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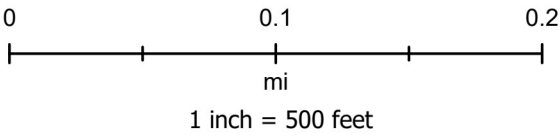
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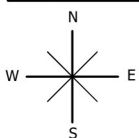
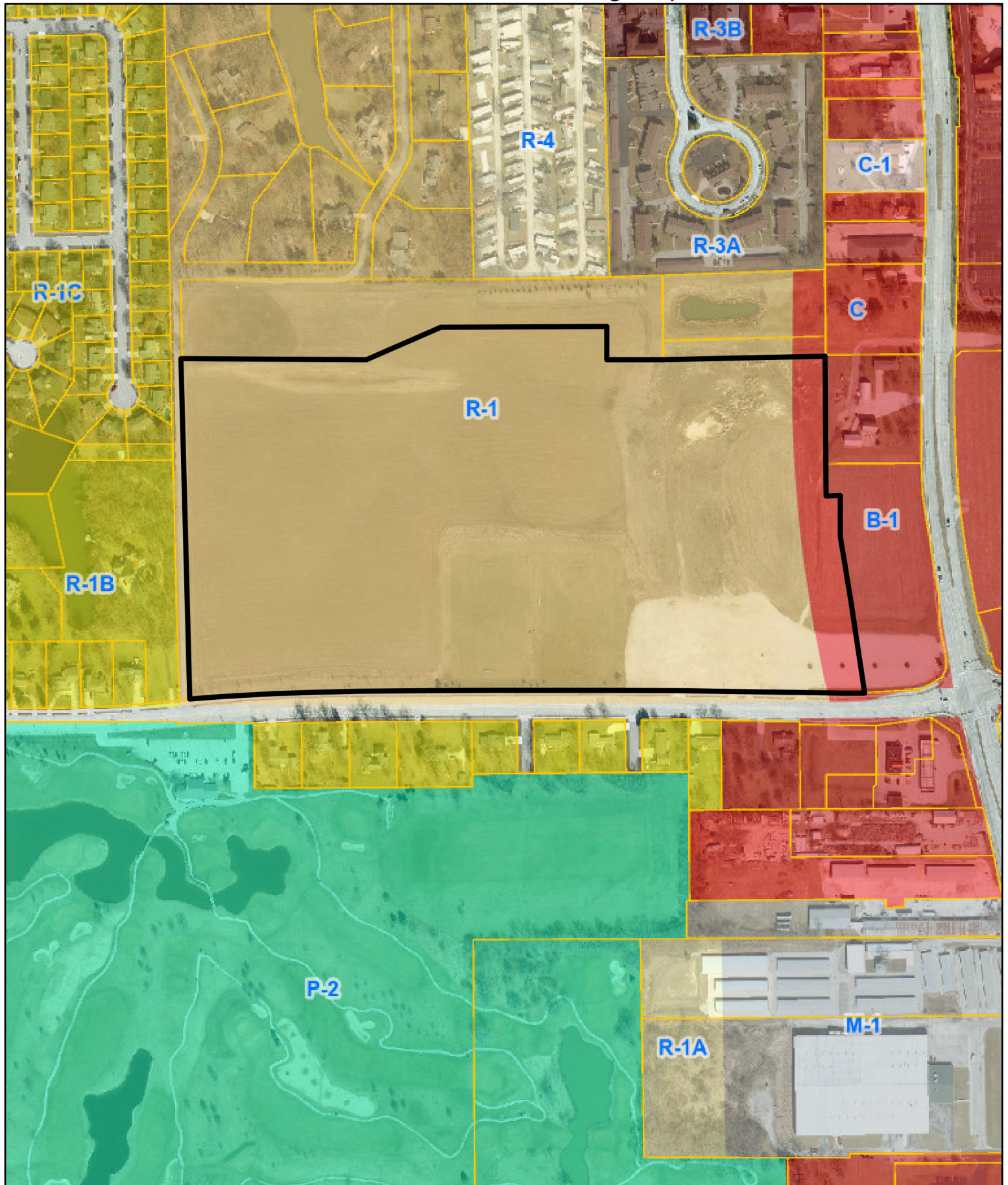




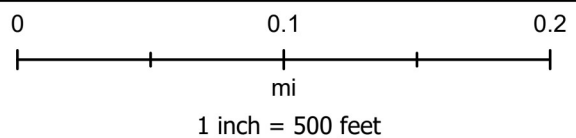
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## PLANNING COMMISSION

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**TO:** Planning Commission

**FROM:** Economic & Community Development Department

**DATE:** April 6, 2022

**CASE NO:** PR-03-22, Site Plan Review

**REQUEST:** Public hearing, review and action on a request submitted by R. Michael Hundman, on behalf of ABC Supply - Bloomington, for Legislative Site Plan Review with potential Variances for property located at 2402 ½ East Empire Street (PIN: 14-36-376-032).

---

### BACKGROUND

#### *Petitioners' request:*

The petitioner is requesting a legislative site plan review to allow for the development of a building material and supplies business on the subject property.

#### *Property Characteristics:*

The subject property consists of roughly 6.65 acres of land located northeast of the intersection of Eastport Drive and East Empire Street. The property is currently vacant. This The surrounding uses are single-family residential, multi-family residential, commercial, and industrial.

#### *Notice:*

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, March 21, 2022. Courtesy notices were mailed to 70 property owners within 500 feet of the subject property as part of the April meeting.

#### *Surrounding Zoning and Land Uses*

|       | Zoning                                                     | Land Uses                              |
|-------|------------------------------------------------------------|----------------------------------------|
| North | R-2, Mixed Residence & R-3A,<br>Multiple-Family Residence  | Single-Family and Multi-Family         |
| South | B-1, General Commercial & M-1,<br>Restricted Manufacturing | Strip Mall, Hotel, Retail, Landscaping |
| East  | B-1, General Commercial                                    | Office                                 |
| West  | B-1, General Commercial                                    | Electronics Manufacturing              |

## ANALYSIS

### *Compliance with the Comprehensive Plan*

The Future Land Use map shows the site as regional commercial. The Land Use Priorities map does not identify this area as a priority area. The Site Plan aligns with the following goals of the Comprehensive Plan:

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

## STANDARDS FOR REVIEW

### *Ch. 44, 17-9 Legislative 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.

### *Standards for Consideration of Site Plan Review*

| Standard                                                                                                                                                                                                                                                                 | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Finding              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography. | The proposed development is not incompatible with the existing development in the area. The layout of the business and parking lot are consistent with developments on surrounding properties. The building meets all bulk requirements for B-1 zoning. The parking lot meets the code requirements for off-street parking and loading. The landscaping plan should be revised to ensure code requirements for landscaping are met. This should include interior parking lot landscaping requirements. | The standard is met. |
| The extent to which the proposal minimizes any adverse impact of the development upon adjoining land.                                                                                                                                                                    | The proposed use will not have any adverse impacts on the development of adjoining land. The use is permitted within the zoning and is compatible with the uses of the surrounding properties. The landscaping plan should be revised to ensure code requirements for landscaping are met. A cross access easement agreement needs to be established for the driveway and access to parking.                                                                                                           | The standard is met. |
| 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.                                                                              | The site is accessible by, and directly sited on E Empire Street. However, access to this site will be from Eastport Drive. There are existing curb cuts and aprons at the site. If an existing approach apron is not going to be utilized, then it needs to be removed and the curb and gutter restored to city standards.                                                                                                                                                                            | Standard is met.     |



*Standards for Consideration of Site Plan Review (Continued)*

| Standard                                                                                                                                                                                                                                                                                    | Discussion                                                                                                                                                                                                                                                                                                                                                                                                   | Finding          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 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 surrounding properties are single and multi-family residential, commercial and industrial. The proposed location for the business is situated so that it is as far away as possible from the residentially zoned properties as possible. This results in it being located adjacent to the commercially zoned properties. The use will not impact the current use of the adjacent commercially zoned lot. | Standard is met. |

**STAFF RECOMMENDATION**

Staff finds that the application meets the standards for site plan review and recommends its approval. Staff recommends that the Commission take the following actions:

1. Motion to establish findings of fact that the subject property meets the legislative site plan criteria in Chapter 44.17-9 of the City Code.
2. Motion to recommend that City Council approve a Site Plan for a building material and supplies business in the B-1 (General Commercial) District for the property located property located at 2402 ½ East Empire Street (PIN: 14-36-376-032).

Respectfully submitted,

Glen Wetterow  
City Planner

**Attachments:**

- Draft ordinance
- Site Plan
- Aerial map
- Zoning map
- Neighborhood notice and map

**ORDINANCE NO. 2022 - \_\_\_\_\_**

**AN ORDINANCE APPROVING A SITE PLAN FOR A ROOFING SUPPLY BUSSINESS IN THE B-1 (GENERAL COMMERCIAL) DISTRICT, FOR PROPERTY LOCATED AT 2402 ½ EAST EMPIRE STREET**

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting approval of a Site Plan roofing supply business in the B-1 (General Commercial) District for certain premises hereinafter described in Exhibit “A”; and

WHEREAS, said petition included a site plan, illustrated in Exhibit “B,” hereinafter referred to as the “Plan” and attached hereto and made part hereof by this reference; and

WHEREAS, after proper notice was given, the Bloomington Planning Commission conducted a public hearing on said petition and plan, and at said public hearing, the Planning Commission made findings of fact that such Site Plan complies with the standards for granting approval of a site plan found in Chapter 44 Division 17-9 of the Bloomington City Code; and

WHEREAS, the City Council of the City of Bloomington has the power to pass this Ordinance and approve this site plan 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. The City Council adopts the findings of fact for the Site Plan Review as recommended by the Planning Commission.
3. The City Council hereby approves the Site Plan for a roofing supply business for the property at 2402 ½ East Empire Street, legally described in Exhibit “A” and depicted in Exhibit(s) “B.”

This Ordinance shall take effect immediately upon passage and approval.

PASSED this \_\_\_\_\_ day of April, 2022

APPROVED this \_\_\_\_\_ day of April, 2022

**CITY OF BLOOMINGTON**

**ATTEST**

\_\_\_\_\_  
Mboka Mwilambwe, Mayor

\_\_\_\_\_  
Leslie Smith-Yocum, City Clerk



## **EXHIBIT A**

### **Legal Description 2402 ½ East Empire Street**

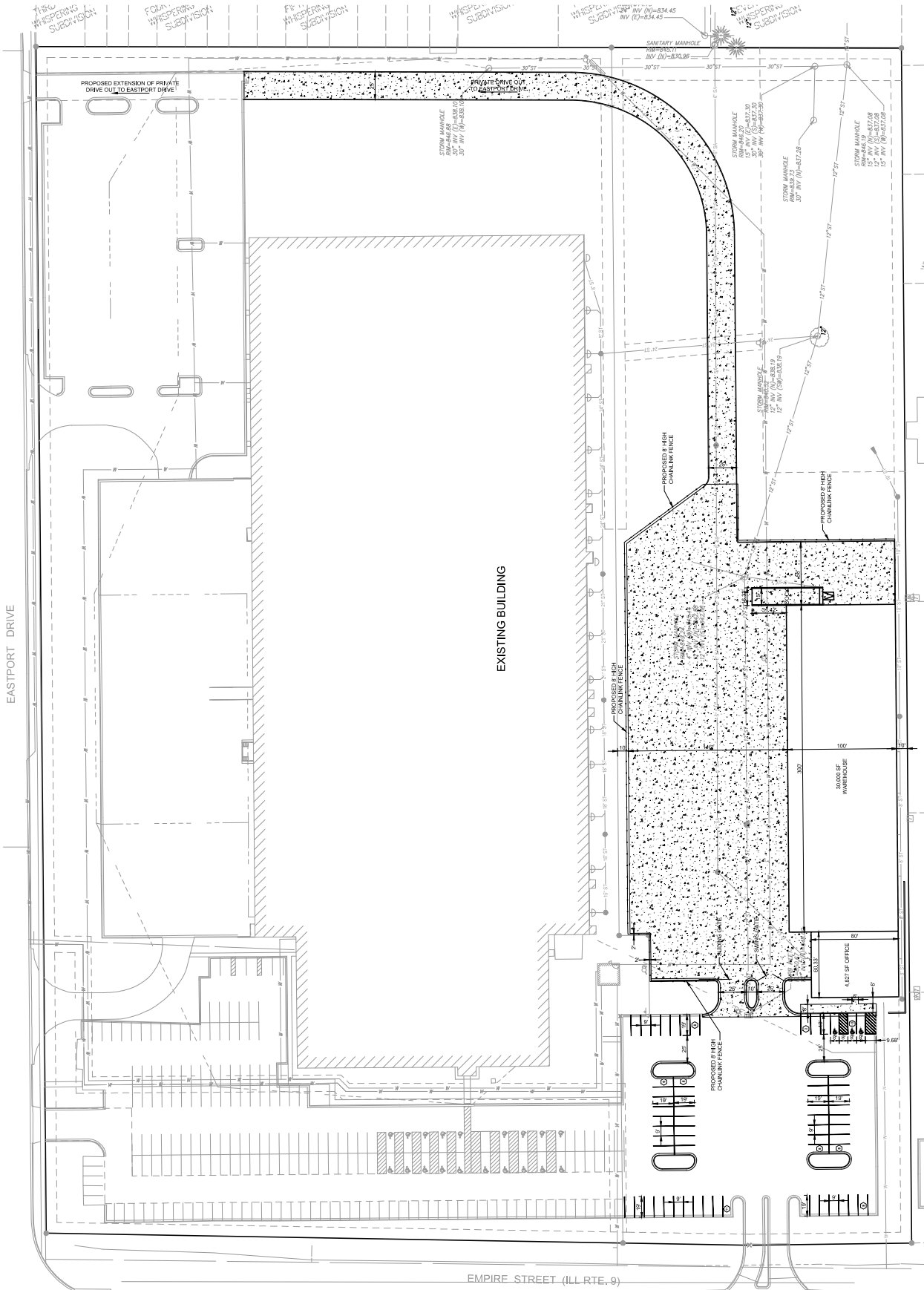
Lot 2 of CAMtek Subdivision in the City of Bloomington, according to the Plat thereof recorded December 30, 2015 as Document No. 2015-00024873, in McLean County, Illinois,

PIN: 14-36-376-032

Commonly known as 2402½ East Empire Street, Bloomington, Illinois

EXHIBIT B

EASTPORT DRIVE



EMPIRE STREET (ILL. RTE. 9)

1 CONCEPTUAL LAYOUT PLAN

SCALE: 1"=40'



**Farnsworth**  
GROUP

2709 MIDWAY DRIVE  
BLOOMINGTON, IL 61704  
8309.6638.637 / info@fsg.com

Engineers | Architects | Surveyors | Scientists  
DATE: DESCRIPTION:

Project Status  
NOT FOR CONSTRUCTION

Proposed ABC Supply  
Company

Bloomington, Illinois

DATE: 03/25/2022

DESIGNED: CME

DRAWN: CME

REVIEWED:

FIELD BOOK NO.:

Conceptual Layout  
Plan

C1

PROJECT NO. 0211623.00

## EASTPORT DRIVE



www.f-w.com  
Engineers | Architects | Surveyors | Scientists

## Project Status

**Proposed ABC Supply Company**

Sycamore, Illinois

DATE: 03/25/2022

DESIGNED:

DRAWN: CME

FIELD BOOK NO..

## Conceptual Layout Plan

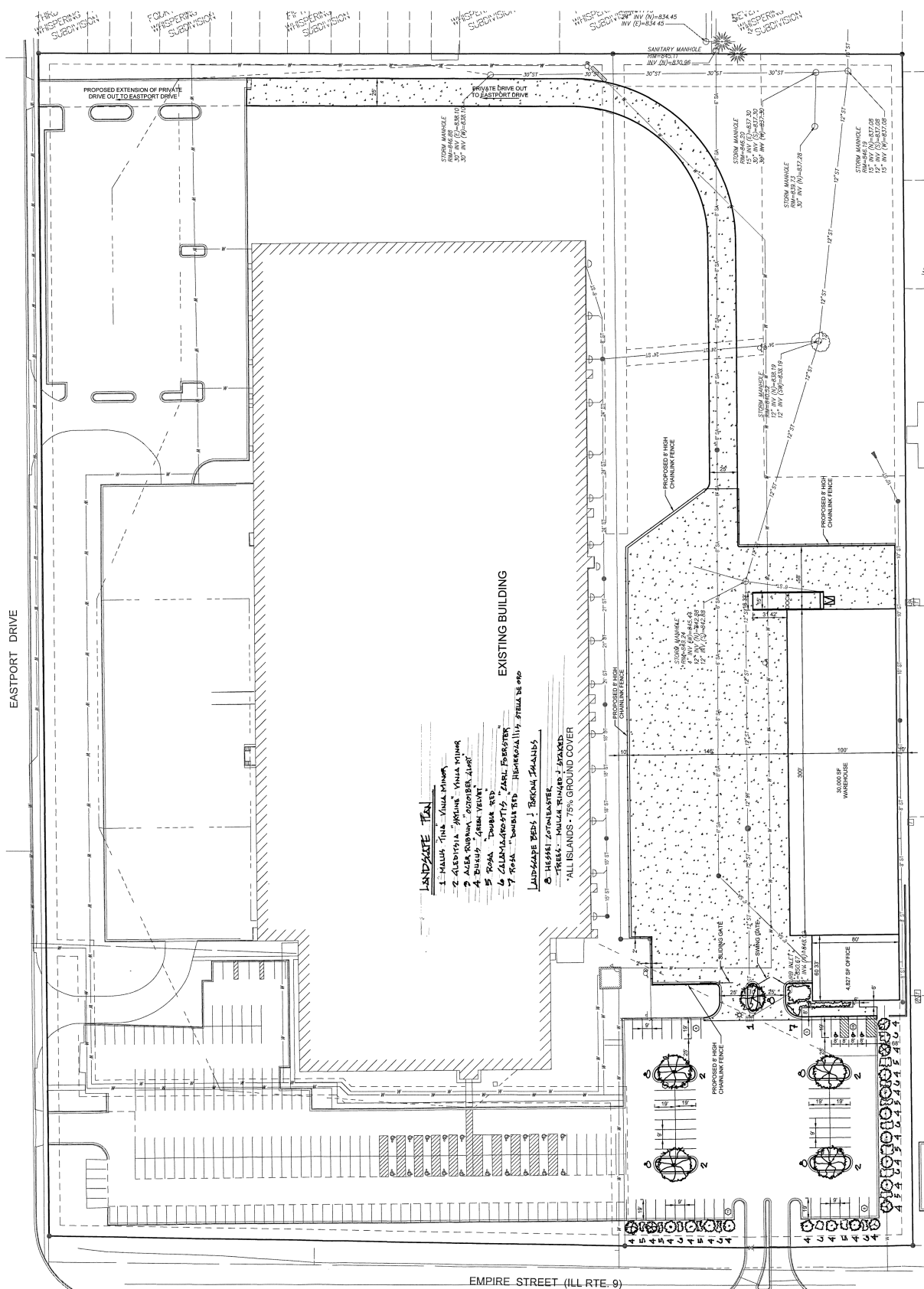
QUESTIONS

1

PROJECT NO : 0211620 00

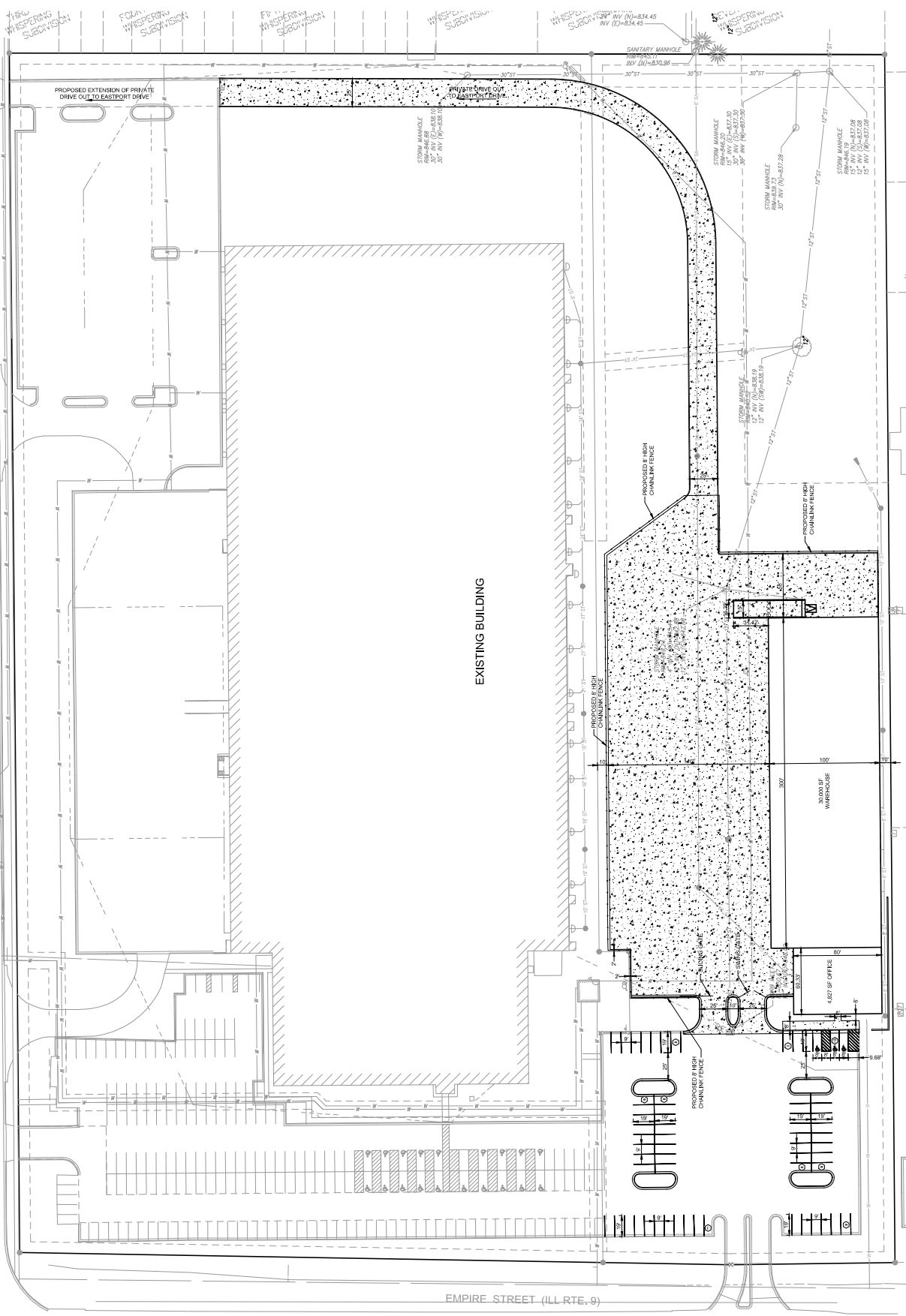
## CONCEPTUAL LAYOUT PLAN

SCALE 1"=40'



# Case PR-03-22 SITE PLAN

EASTPORT DRIVE



1 CONCEPTUAL LAYOUT PLAN

SCALE: 1"=40'



**Farnsworth GROUP**  
2709 MIDWAY DRIVE  
BLOOMINGTON, IL 61704  
8309.6638.837 / info@fsg.com

| DATE       | DESCRIPTION    |
|------------|----------------|
| 03/25/2022 | PROJECT STATUS |

Project Status  
NOT FOR CONSTRUCTION

Proposed ABC Supply  
Company

|                 |            |
|-----------------|------------|
| DATE:           | 03/25/2022 |
| DESIGNED:       | CME        |
| DRAWN:          | CME        |
| REVIEWED:       |            |
| FIELD BOOK NO.: |            |

Conceptual Layout  
Plan

C1

PROJECT NO. 0211623.00



**Farnsworth**  
GROUP  
2709 MAGRAW DRIVE  
BLOOMINGTON, IL 61704  
(800) 653-8357 / info@fng.com

www.farnsworthgroup.com  
Engineers | Architects | Surveyors | Scientists  
# DATE DESCRIPTION

**Project Status**  
NOT FOR CONSTRUCTION

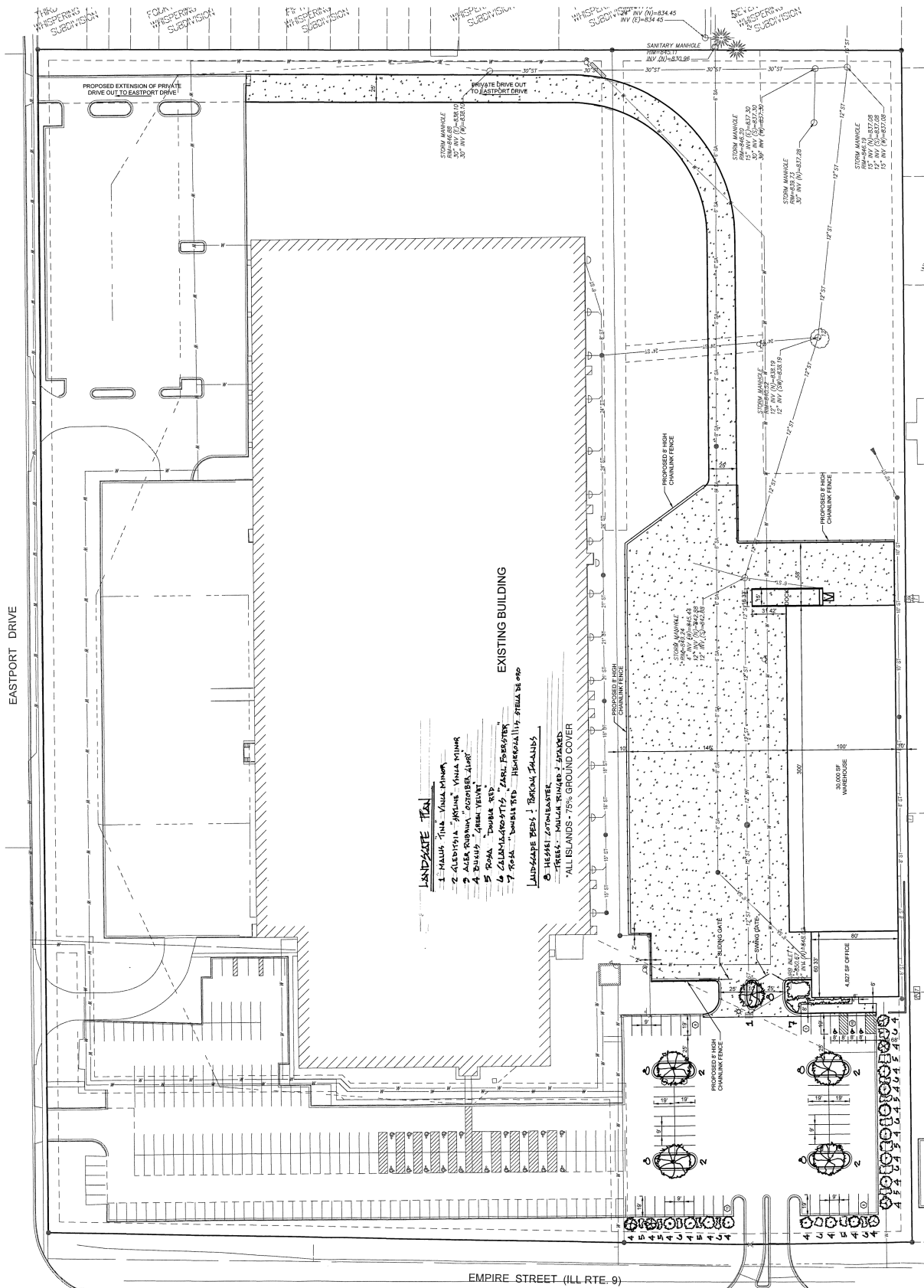
**Proposed ABC Supply Company**

Bloomington, Illinois  
DATE: 03/25/2022  
DESIGNED: CME  
DRAWN: CME  
REVIEWED: CME  
FIELD BOOK NO.

**Conceptual Layout Plan**

**C1**

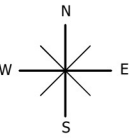
PROJECT NO: 0211620.00



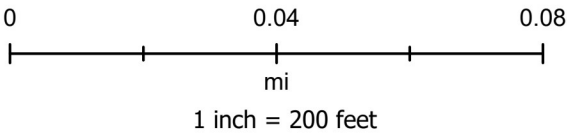
- LANDSCAPE PLAN**
- 1 MAHUA TREE - MAHUA MINOR
  - 2 ALBIDUUA "JARDINE" MAHUA MINOR
  - 3 ALBA RUBRA MAHUA MINOR
  - 4 BUKU "PINK VELVET"
  - 5 ROSA "PINK VELVET"
  - 6 CALAMAGOSTIS "ZARL FORESTER"
  - 7 ROSA "BUBBLE GUM" - BUBBLE GUM
- LANDSCAPE BEDS: 1 BROWN THATCH**
- 8 HESSEI ZEPHYRUS
  - 9 HESSEI ZEPHYRUS
- STREET: MAHUA MINOR / STARKS**
- ALL ISLANDS - 75% GROUND COVER**

**1 CONCEPTUAL LAYOUT PLAN**  
SCALE: 1"=40'

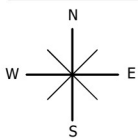
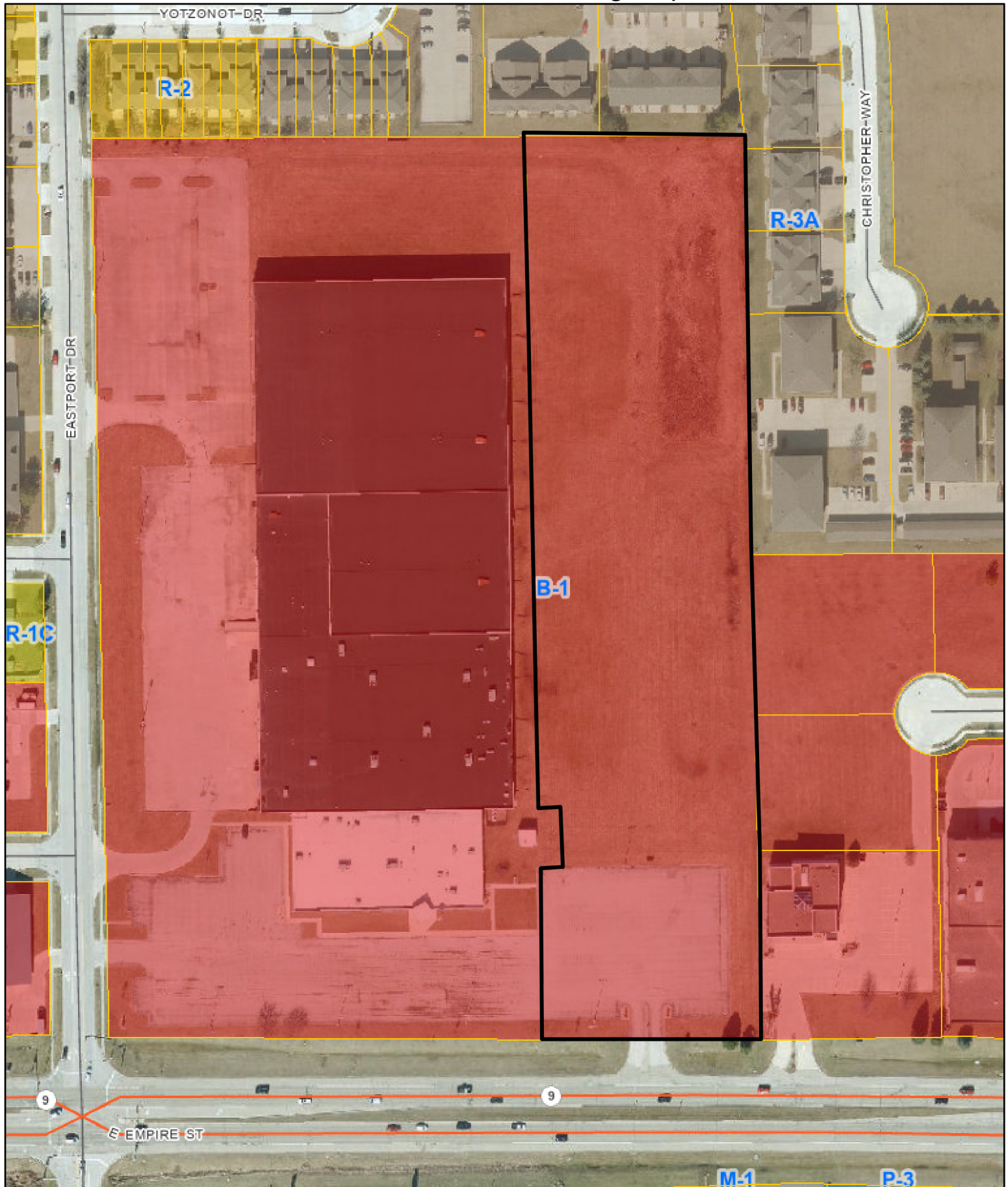




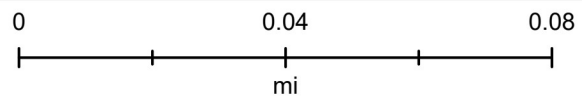
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.







McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.





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

March 18, 2022

## NOTICE OF PUBLIC HEARING

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on **Wednesday, April 6<sup>th</sup>, 2022 at 4:00 PM in the Osborne Room, 2<sup>nd</sup> Floor, at the Bloomington Police Station, 305 S East St, Bloomington, IL 61701** on the following: Case PR-03-22 Public hearing, review and action on a petition submitted by R. Michael Hundman, on behalf of ABC Supply - Bloomington, for approval of a **site plan review with potential variances property located at 2402 ½ East Empire Street (PIN: 14-36-376-032).**

You are receiving this notice because you own property within a 500-foot radius of the subject property (refer to attached map).

- Those persons wishing to provide testimony on any of the agenda items designated as a public hearing may appear in-person.
- Those persons wishing to provide public comment may register at [www.cityblm.org](http://www.cityblm.org) or email [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org).

This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs contact the City Clerk at 115 E. Washington St., Ste 103, Bloomington, IL 61701 (309) 434-2240, [cityclerk@cityblm.org](mailto:cityclerk@cityblm.org) or TTY at (309) 829-5115.

**The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website <https://www.cityblm.org/government/boards-commissions>.** 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 <https://www.cityblm.org/government/boards-commissions>.

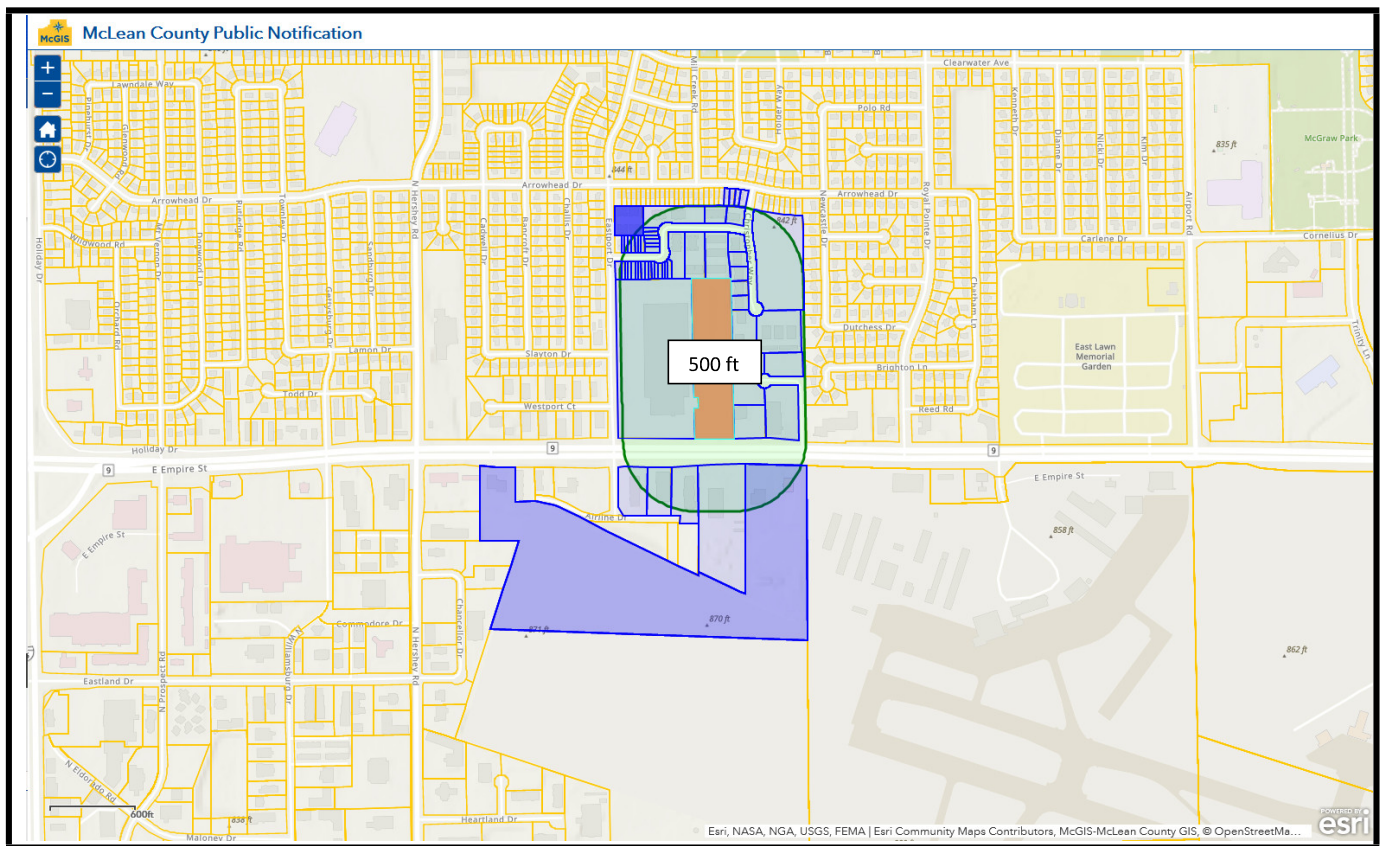
For questions contact the Economic & Community Development Department at 309-434-2226.

Sincerely,

Planning Division staff



Map of notified properties within 500 ft of subject property





## PLANNING COMMISSION

---

**TO:** Planning Commission

**FROM:** Economic & Community Development Department

**DATE:** April 6, 2022

**CASE NO:** PR-04-22, Site Plan Review

**REQUEST:** Public hearing, review, and action on a petition submitted by Bruce Collins of EVP Construction, on behalf of ICW LLC and stayAPT, requesting approval of a Site Plan (and Special Use) to allow a Hotel in the B-1 (General Commercial) District for the property located at 1032 Wylie Drive, in Bloomington (PINs: 14-31-351-008, 14-31-351-009, 14-31-351-015).

---

### BACKGROUND

#### *Petitioners' request:*

The petitioner is requesting a legislative site plan review, to develop a 70-room hotel with an associated surface parking area at the subject property.

#### *Property Characteristics:*

The subject property consists of roughly 2.31 acres of land located in the western region of Bloomington. The property is currently vacant. The surrounding properties all consist of commercial zoning districts. The surrounding uses also consist of commercial uses including other hotels and a restaurant. Some surrounding property remains vacant.

#### *Notice:*

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, March 21, 2022. Courtesy notices were mailed to 20 property owners within 500 feet of the subject property.

#### *Surrounding Zoning and Land Uses*

---

| Zoning |                         | Land Uses                     |
|--------|-------------------------|-------------------------------|
| North  | B-1, General Commercial | Vacant                        |
| South  | B-1, General Commercial | Hotel                         |
| East   | B-1, General Commercial | Hotel / Commercial            |
| West   | B-1, General Commercial | Restaurant / Place of Worship |

---



## ANALYSIS

### *Compliance with the Comprehensive Plan*

The subject property is identified as Tier 1-Infill Redevelopment Priority. The Future Land Use map identifies the site as Regional Commercial. Approval of the Site Plan aligns with the following goals of the Comprehensive Plan:

- Goal N-1. Enhance the livability of all Bloomington neighborhoods.
- ED -4.2. Prioritize infill and redevelopment to spur growth and reinvestment in the City.

## STANDARDS FOR REVIEW

### *Ch. 44, 17-9 Legislative 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.

### *Standards for Consideration of Site Plan Review*

| Standard                                                                                                                                                                                                                                                                 | Discussion                                                                                                                                                                                                                                                                                                                                                                                 | Finding              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography. | The proposed development is not incompatible with the existing development in the area. The site design is consistent with other hotel developments on surrounding properties in the direct area. The building will meet all bulk requirements for B-1 zoning. The parking lot meets the code requirements for off-street parking and loading. All landscaping requirements have been met. | The standard is met. |
| The extent to which the proposal minimizes any adverse impact of the development upon adjoining land.                                                                                                                                                                    | The proposed use will not have any adverse impacts on the development of adjoining land. The use is a special use within the zoning and is compatible with the uses of the surrounding properties. The building and landscaping shall comply with code requirements. The trash enclosure shall be fully screened as city code requires.                                                    | The standard is met. |
| 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.                                                                              | The site is accessible by and directly situated Wylie Drive and Bettis Drive. All curb cuts and aprons at the site will meet code requirements.                                                                                                                                                                                                                                            | Standard is met.     |

*Standards for Consideration of Site Plan Review (Continued)*

| Standard                                                                                                                                                                                                                                                                                    | Discussion                                                                                                                                                                                                            | Finding          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 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 surrounding properties are all zoned commercial. The uses range from hotel and restaurant and some property remains vacant. A hotel at the proposed site would be complementary to the existing surrounding uses. | Standard is met. |

*Ch. 44. 1021, Hotel or Motel, provides additional minimum site and bulk standards for the siting and development of any hotel or motel:*

Lot Standards

Minimum Lot Area = 20,000 square feet or 1,000 square feet per guest room, whichever is greater.

Minimum Lot Width = 100 feet

Site Design Standards

Front Yard = 40 feet

Side Yard = 40 feet

Rear Yard = 40 feet

*These standards have been met.*

**ADDITIONAL REQUESTS**

*Ch 44, 17-9-D, Concurrent Applications*

The applicant has requested a Special Use as part of the application, in accordance with Ch. 17, 17-9-D of the site plan review process. Land uses proposed to be included in a development requiring a legislative public hearing site plan review which would otherwise be allowed by special use permit only are exempted from the administrative public hearing normally required for such special use permit applications and the Planning Commission shall consider the standards for granting a special use.

The requested special use, therefore, is subject to the standards for granting a special use (Chapter 44, 17-7).

*Ch. 44, 17-7 Special uses.*

For each special use application, the Board of Zoning Appeals 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 Board of Zoning Appeals for approval unless all of the following factors are found:

*Standards for Consideration of Special Use Permits*

| Standard                                                                                                                                                                                                                                                                             | Discussion                                                                                                                                                                                                                                   | Finding              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 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 request involves the establishment of a hotel at the site. The proposed hotel use is similar in nature to how the surrounding property has historically been developed with other commercial uses.                                       | The standard is met. |
| 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 site design and use are consistent with other hotels in the direct area and should not impact property values.                                                                                                                           | The standard is met. |
| 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.                                                                                                  | Several other hotels and commercial uses exist in the direct area. The hotel will be developed in accordance with zoning bulk requirements and will not impede adjacent properties.                                                          | Standard is met.     |
| That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.                                                                                                                                                                           | Building code and engineering requirements and will be thoroughly reviewed through the permit process.                                                                                                                                       | Standard is met.     |
| That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.                                                                                                                                 | The vehicular access points to the site should not negatively affect traffic in the area.                                                                                                                                                    | Standard is met.     |
| 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. (Ordinance No. 2006-137). | The proposed special use is subject to and adherent with the regulations of the B-1 District. Other applicable site plan development standards including off-street parking, landscape and lighting will be addressed with building permits. | Standard is met.     |

**STAFF RECOMMENDATION**

Staff finds that the application meets the standards for site plan review and recommends its approval. Staff recommends that the Commission take the following actions:

1. Motion to establish findings of fact that the subject property meets the legislative site plan criteria in Chapter 44.17-9 of the City Code.
2. Motion to recommend that City Council approve a Site Plan (and Special Use) to allow a Hotel in the B-1 (General Commercial) District for the property located at 1032 Wylie Drive (PIN: 14-31-351-009) (Ward 7).

Respectfully submitted,  
Jon Branham  
City Planner

Attachments:

- Draft ordinance
- Site Plan
- Aerial map
- Zoning map
- Neighborhood notice and map



**ORDINANCE NO. 2022 - \_\_\_\_\_**

**AN ORDINANCE APPROVING A SITE PLAN AND SPECIAL USE FOR A HOTEL IN THE B-1 (GENERAL COMMERCIAL) DISTRICT, FOR PROPERTY GENERALLY LOCATED AT 1032 WYLIE DRIVE**

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting approval of a Site Plan and Special Use for a hotel in the B-1 (General Commercial) District for certain premises hereinafter described in Exhibit "A"; and

WHEREAS, said petition included a site plan, illustrated in Exhibit "B," hereinafter referred to as the "Plan" and attached hereto and made part hereof by this reference; and

WHEREAS, after proper notice was given, the Bloomington Planning Commission conducted a public hearing on said petition and plan, and at said public hearing, the Planning Commission made findings of fact that such Site Plan complies with the standards for granting approval of a site plan found in Chapter 44 Division 17-9 of the Bloomington City Code; and the standard for granting approval of a special use found in Chapter 44 Division 17-7; and

WHEREAS, the City Council of the City of Bloomington has the power to pass this Ordinance and approve this site plan 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. The City Council adopts the findings of fact for the Site Plan Review and Special Use as recommended by the Planning Commission.
3. The City Council hereby approves the Site Plan and Special Use for a hotel for the property at 1032 Wylie Drive, legally described in Exhibit "A" and depicted in Exhibit(s) "B."

This Ordinance shall take effect immediately upon passage and approval.

PASSED this \_\_\_\_\_ day of April, 2022

APPROVED this \_\_\_\_\_ day of April, 2022

**CITY OF BLOOMINGTON**

---

Mboka Mwilambwe, Mayor

**ATTEST**

---

Leslie Smith-Yocum, City Clerk

**Exhibit A**  
**Legal Description**  
**1032 Wylie Drive**

LOTS 5-B EXCEPT THE SOUTH 50 FEET THEREOF AND ALL OF 6-B AND 7-B IN INTERSTATE CITY WEST SUBDIVISION FIRST ADDITION, TO THE CITY OF BLOOMINGTON ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 95-14665, BEING PART OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCLEAN COUNTY, ILLINOIS.

EXHIBIT B

PROJECT INFORMATION

STAYAPT SUITES - BLOOMINGTON, IL  
PROJECT  
PROJECT ADDRESS/LOCATION  
1431-351-008, 14-31-351-009, 14-31-351-015  
BLOOMINGTON, IL 61705  
PARCEL TAX NUMBERS  
14-31-351-008, 14-31-351-009, 14-31-351-015  
LOT ACREAGE  
2.31 ACRES  
LIMIT OF DISTURBANCE (LOD)  
XXXX ACRES  
PARCEL ZONING  
B-1  
EXISTING BUILDING CONDITIONS  
VACANT LAND  
PRESENT FLOOD MAP INFORMATION AND FLOOD MAP DATE  
NO FLOOD MAP INFORMATION AVAILABLE, DATE XXXXXX

AGENCY CONTACTS

CITY ENGINEERING/PUBLIC WORKS, CITY OF BLOOMINGTON  
CONTACT  
CHUCK SHONWILER  
PHONE  
(309) 434-0225  
EMAIL  
CSHONWILER@CITYOFIL.ORG  
CITY ECONOMY & COMMUNITY DEVELOPMENT - CITY OF BLOOMINGTON  
CONTACT  
GLEN WETTERSON  
EMAIL  
GWETTERSON@CITYOFIL.ORG

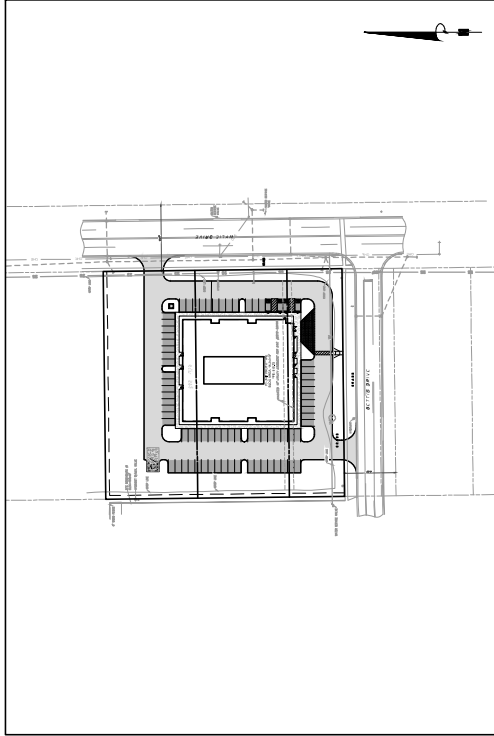
UTILITY SYSTEMS

WATER SYSTEM PROVIDER  
BLOOMINGTON TOWNSHIP WATER DISTRICT  
SEWER SYSTEM PROVIDER  
BLOOMINGTON AND NORMAL WATER RECLAMATION DISTRICT  
ELECTRICAL PROVIDER  
NICOR GAS  
GAS PROVIDER  
NICOR GAS

PARKING SCHEDULE

REQUIRED  
ONE SPACE PER ROOM = 70 REQUIRED  
PROPOSED  
71 TYPICAL SPACES  
4 ADA SPACES  
75 TOTAL SPACES  
STALL DIMENSIONS  
9' X 18'  
ADA - 8' X 18'

SITE DEVELOPMENT PLANS FOR  
STAYAPT SUITES - BLOOMINGTON, IL  
PROPERTY ID. 14-31-351-008, 14-31-351-009, 14-31-351-015  
10332 WYLIE DRIVE  
BLOOMINGTON, IL 61705



VICINITY MAP  
1"=80'

OWNER / DEVELOPER

stayAPT Suites  
LG AS FRANCHISOR LLC  
10801 MONROE RD., SUITE C  
WATKINSVILLE, GA 30675  
(770) 438-8843  
CONTACT: BRUCE COLLINS

LANDSCAPE ARCHITECT

EVERGREEN DESIGN GROUP  
4509 CREEKNOR RD., SUITE 201  
RALEIGH, NC 27612  
800-680-6630  
CONTACT: RODNEY MCNABB

CIVIL ENGINEER

BOWMAN CONSULTING GROUP  
4350 MAIN STREET, SUITE 219  
CHARLOTTE, NC 28075  
704-412-7474  
CONTACT: PETER DOSTER, PE

SURVEYOR

WT GROUP  
2875 PRATIM AVE  
HOFFMAN ESTATES, IL 60182  
224-283-4333



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TIRE Firm Registration No. F-4309

Bowman Consulting Group, Ltd.  
4350 MAIN STREET  
Suite 219  
HARRISBURG, PA 17105  
Phone: (717) 412-7474  
bowmanconsulting.com

BLOOMINGTON, IL

COVER  
STAYAPT SUITES  
1032 WYLIE DRIVE  
BLOOMINGTON, IL 61705

150022-01-208



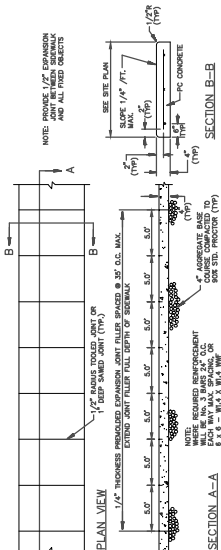
PLAN STATUS  
02/17/22  
PRINTING: SUBMITAL

| DATE     | DESCRIPTION          |
|----------|----------------------|
| 02/17/22 | OK CK OK RS PD       |
| 02/17/22 | DESIGN OK            |
| 02/17/22 | DOWN OK              |
| 02/17/22 | CHD OK               |
| 02/17/22 | SCALE H              |
| 02/17/22 | JOB No. 50022-01-208 |
| 02/17/22 | DATE - MAR 11, 2022  |
| 02/17/22 | FILE No.             |
| 02/17/22 | C0.0                 |

SHEET



( IN FEET )  
1 inch = 30 ft.





**BUILDING CONSTRUCTION TYPE**

| FLOOR   | OCCUPANT LOAD TABLE | AREA      |
|---------|---------------------|-----------|
| FLOOR 1 | A-1 FITNESS         | 375 SF    |
|         | B BUSINESS          | 1,005 SF  |
| FLOOR 2 | R-1 RESIDENTIAL     | 12,425 SF |
| FLOOR 3 | R-1 RESIDENTIAL     | 14,800 SF |
| TOTAL   |                     | 43,205 SF |

# STAY APT SUITES

3-STORY, 70 UNIT SUITES

1033 WYLLIE DRIVE  
BLOOMINGTON, IL 61705

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

Proj. No.: 082142  
Date: 02-18-22

Sheet Name:  
FIRST FLOOR PLAN

GRAPHIC SCALE



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

**A-101**

BUILDING CONSTRUCTION TYPE  
TYPE IV

| OCCUPANT LOAD TABLE |                 |           |
|---------------------|-----------------|-----------|
| FLOOR               | OCCUPANT TYPE   | AREA      |
| FLOOR 1             | A) FITNESS      | 305 SF    |
|                     | B) BUSINESS     | 1,005 SF  |
| FLOOR 2             | R1) RESIDENTIAL | 12,425 SF |
|                     | R1) RESIDENTIAL | 14,400 SF |
| FLOOR 3             | R1) RESIDENTIAL | 14,400 SF |
|                     | R1) RESIDENTIAL | 14,400 SF |
| TOTAL               |                 | 43,230 SF |

# STAY APT SUITES

1032 WYLYE DRIVE  
BLOOMINGTON, IL 61710

ISSUANCES:  
REV. DESCRIPTION DATE

Proj. No.: DB2142  
Date: 02.18.22

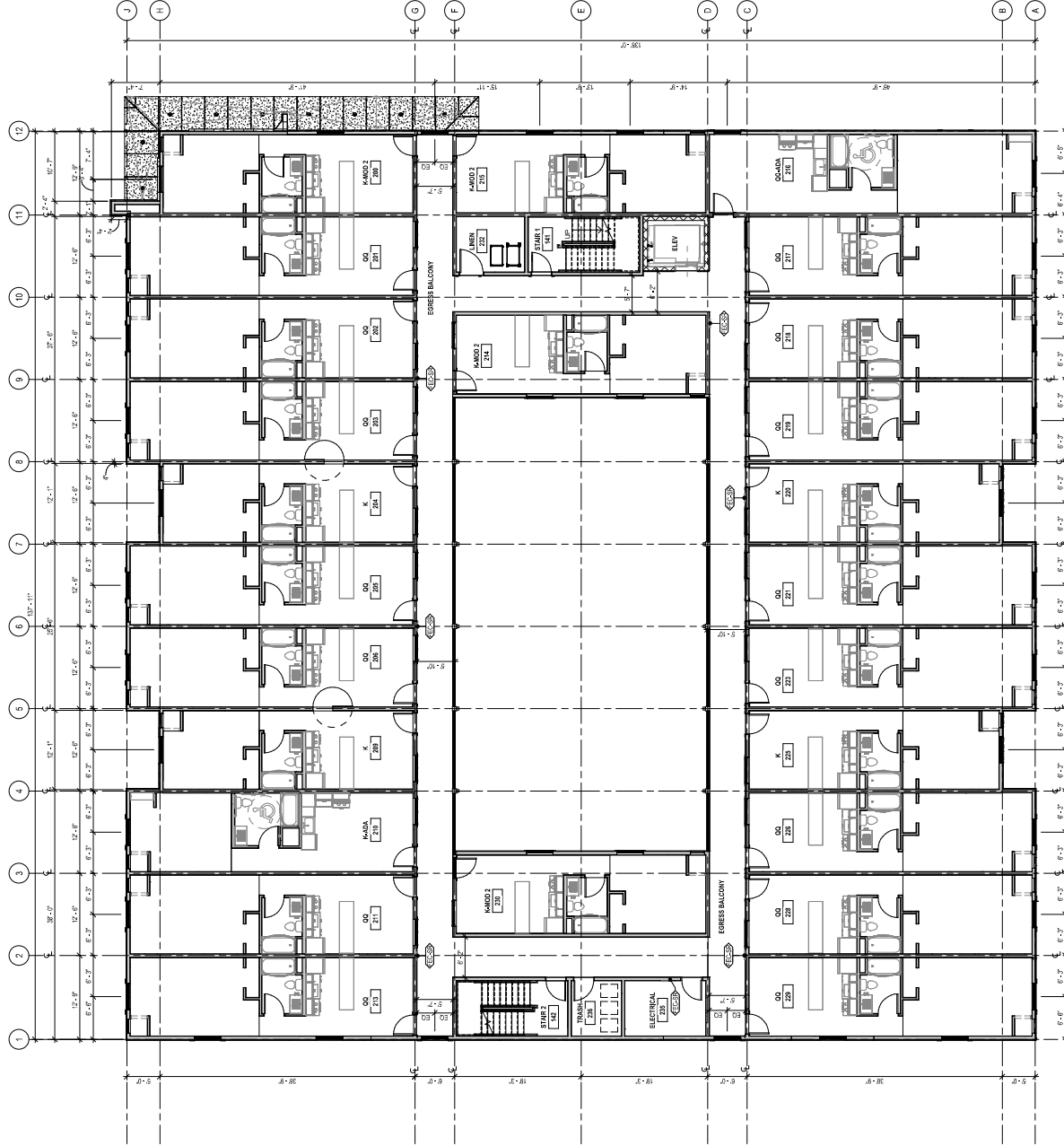
Sheet Name:  
SECOND FLOOR  
PLAN

**A-102**



GRAPHIC SCALE  
1" = 10'-0"

1 SECOND FLOOR PLAN



BUILDING CONSTRUCTION TYPE  
TYPE IIA

| FLOOR    | OCCUPANT    | LAND TABLE | AREA      |
|----------|-------------|------------|-----------|
| FLOOR 1  | APARTMENTS  |            | 375 SF    |
| FLOOR 2  | RESIDENTIAL |            | 1,000 SF  |
| FLOOR 3  | RESIDENTIAL |            | 1,000 SF  |
| FLOOR 4  | RESIDENTIAL |            | 1,000 SF  |
| FLOOR 5  | RESIDENTIAL |            | 1,000 SF  |
| FLOOR 6  | RESIDENTIAL |            | 1,000 SF  |
| FLOOR 7  | RESIDENTIAL |            | 1,000 SF  |
| FLOOR 8  | RESIDENTIAL |            | 1,000 SF  |
| FLOOR 9  | RESIDENTIAL |            | 1,000 SF  |
| FLOOR 10 | RESIDENTIAL |            | 1,000 SF  |
| FLOOR 11 | RESIDENTIAL |            | 1,000 SF  |
| FLOOR 12 | RESIDENTIAL |            | 1,000 SF  |
| TOTAL    |             |            | 42,200 SF |

# STAY APT SUITES

3-STORY, 70 UNIT SUITES

1032 WYATT DRIVE  
BLOOMINGTON, IL 61705

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REVISION  
DATE

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Date: 02/18/22

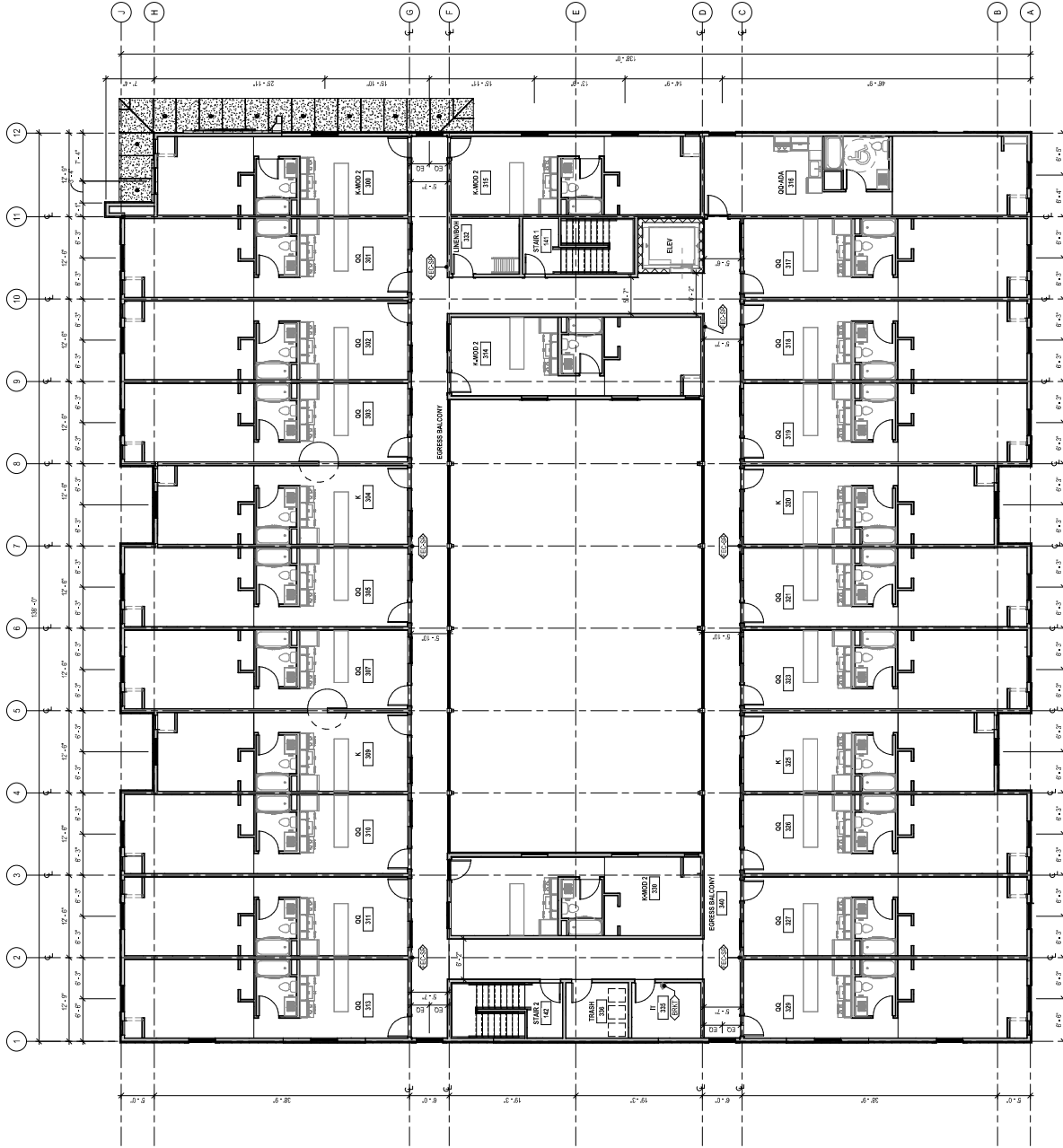
Sheet Name:  
THIRD FLOOR PLAN

GRAPHIC SCALE  
1" = 4'-0"

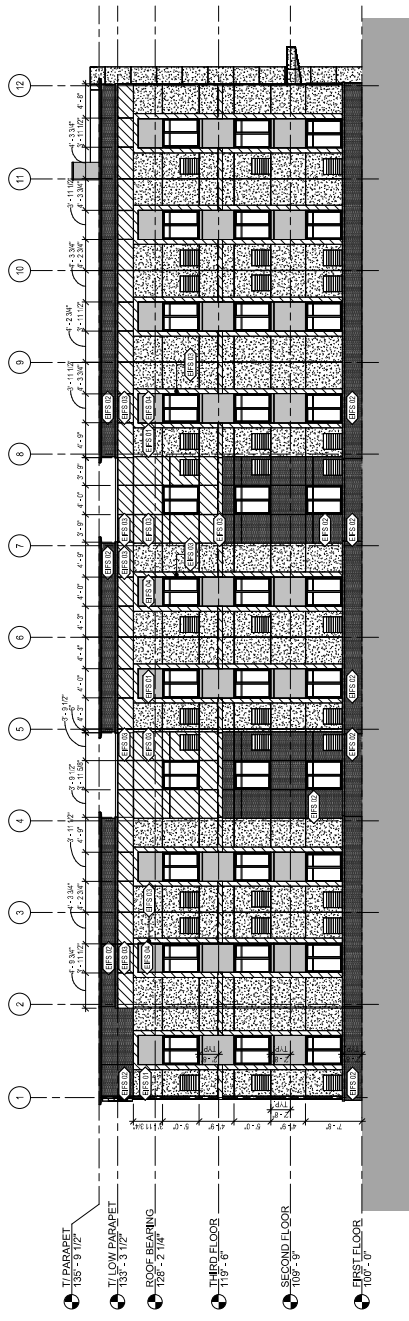


**A-103**

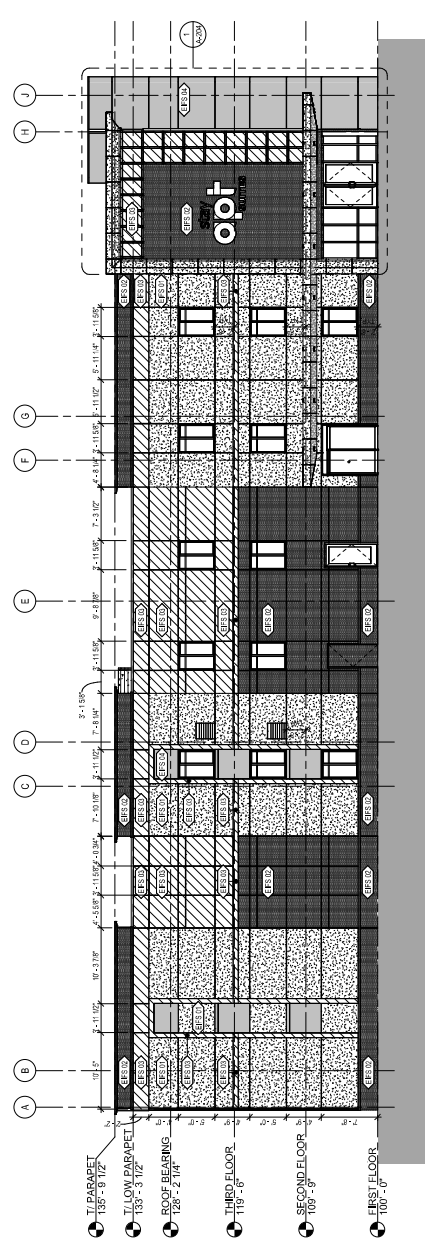
1 THIRD FLOOR PLAN  
1/8" = 1'-0"



| KEYNOTES |                                         |
|----------|-----------------------------------------|
| KEY-01   | EIFS SYSTEM WITH STAINLESS STEEL FINISH |
| KEY-02   | EIFS SYSTEM WITH STAINLESS STEEL FINISH |
| KEY-03   | EIFS SYSTEM WITH STAINLESS STEEL FINISH |
| KEY-04   | EIFS SYSTEM WITH STAINLESS STEEL FINISH |



1 LEFT EXTERIOR ELEVATION  
1/8" = 1'-0"



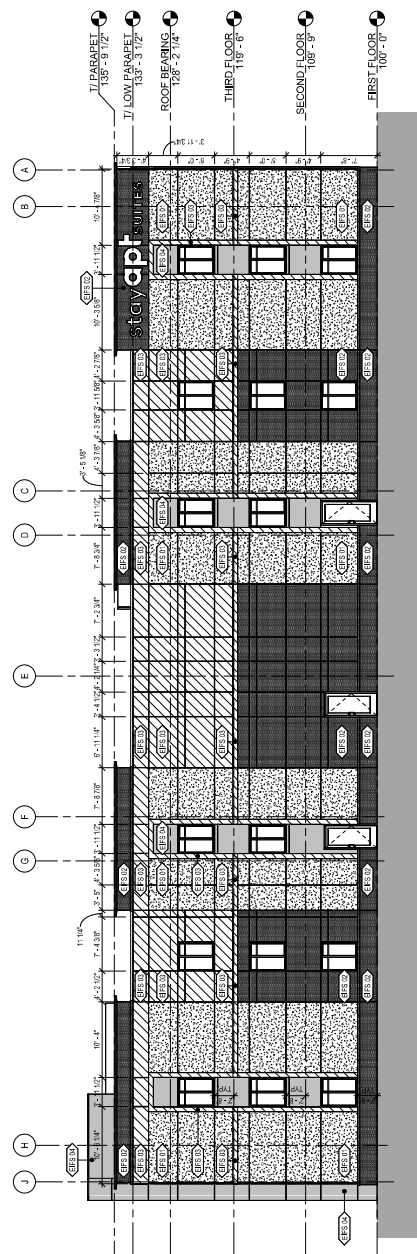
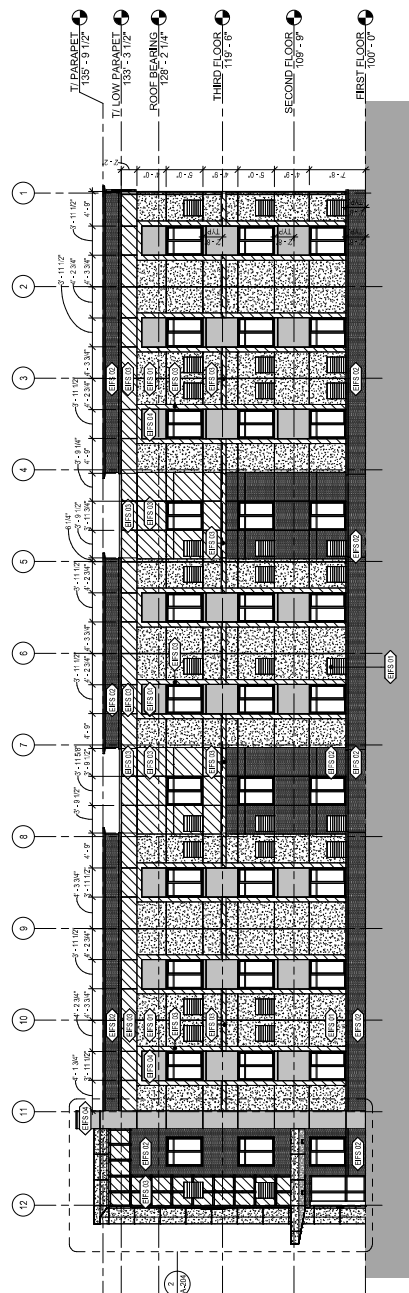
2 FRONT EXTERIOR ELEVATION  
1/8" = 1'-0"

## STAY APT SUITES

| ISSUANCES:   | DATE: |
|--------------|-------|
| DESCRIPTION: |       |

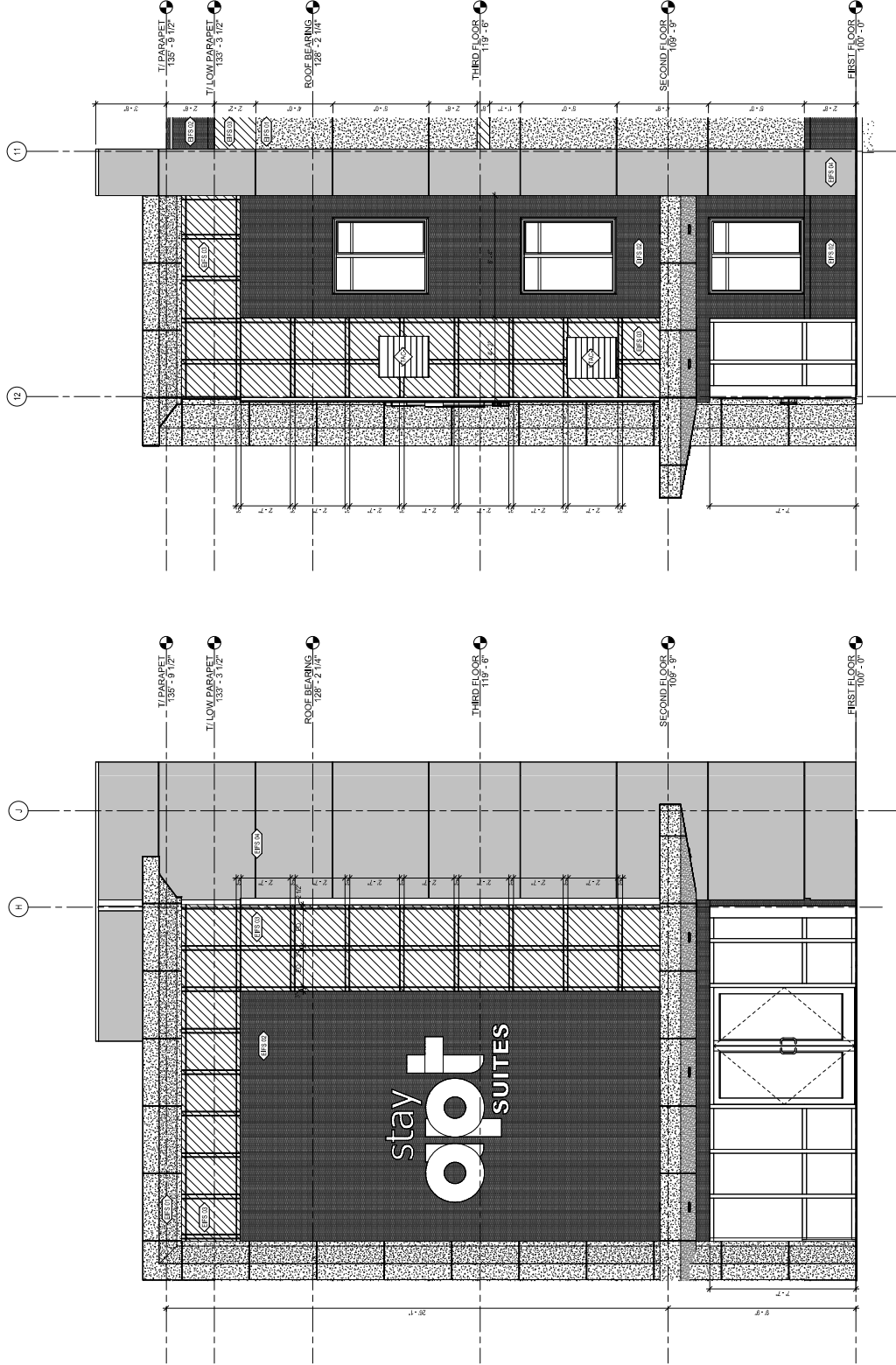
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|------------|----------|
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| Date:      | 02.18.22 |

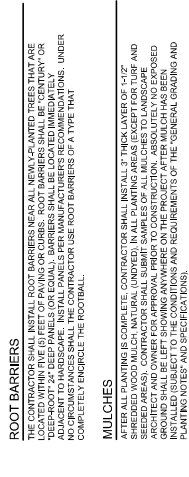
Sheet Name: **EXTERIOR BUILDING ELEVATIONS**





| KEYNOTES |                                      |
|----------|--------------------------------------|
| REF. 01  | EIFS BENAMIN MOOSE 425 WHITE PARAPET |
| REF. 02  | EIFS BENAMIN MOOSE 1104-950A 11/8"   |
| REF. 03  | EIFS BENAMIN MOOSE 1104-950A 11/8"   |
| REF. 04  | EIFS BENAMIN MOOSE 1104-950A 11/8"   |
| REF. 05  | EIFS BENAMIN MOOSE 1104-950A 11/8"   |





**LANDSCAPE CALCULATIONS**

---

|                                             |                                           |
|---------------------------------------------|-------------------------------------------|
| STREET TREES<br>FRONTAGE LENGTH - WY LF DR: | 325 LF                                    |
| STREET TREES PROVIDED:                      | 7 TREES (MINIMUM 1 PER 50 LF OF FRONTAGE) |
| STREET TREES REQUIRED:                      | 7 TREES                                   |
| BIWAY DRIVE:<br>FRONTAGE LENGTH - WY LF DR: | 325 LF                                    |
| STREET TREES PROVIDED:                      | 7 TREES (MINIMUM 1 PER 50 LF OF FRONTAGE) |
| STREET TREES REQUIRED:                      | 7 TREES                                   |

PARKING LOT  
SURFACE AREA  
LANDSCAPE AREA REQUIRED:  
LANDSCAPE AREA PROVIDED:  
PARKING SPACES:  
TREES REQUIRED:  
TREES PROVIDED:

## LANDSCAPE CALCULATIONS

|                                  |           |         |                                 |
|----------------------------------|-----------|---------|---------------------------------|
| FRONT YARD TREES                 | 325 LF    | 7 TREES | MINIMUM 1 PER 50 LF OF FRONTAGE |
| FRONTAGE LENGTH - WHITE DR       | 30 LF     | 3 TREES | MINIMUM 1 PER 50 LF OF FRONTAGE |
| FRONTAGE LENGTH - BETTS DRIVE    | 30 LF     | 7 TREES | MINIMUM 1 PER 50 LF OF FRONTAGE |
| FRONT YARD STREET TREES PROVIDED | 34,500 SF | 6 TREES |                                 |
| PARKING LOT SURFACE AREA         | 2,399 SF  | 6 TREES |                                 |
| LANDSCAPE AREA REQUIRED          | 2,399 SF  | 6 TREES |                                 |
| LANDSCAPE AREA PROVIDED          | 2,399 SF  | 6 TREES |                                 |
| PARKING SPACES                   | 75 SPACES | 6 TREES |                                 |
| LANDSCAPE SPACES PROVIDED        | 75 SPACES | 6 TREES |                                 |

| PLANT SCHEDULE |               |      |                                                                                |                                     |              |             |            |
|----------------|---------------|------|--------------------------------------------------------------------------------|-------------------------------------|--------------|-------------|------------|
| TIER           | CODE          | QTY  | BOTANICAL / COMMON NAME                                                        | CAL.                                | CONT.        | SIZE        |            |
| TREES          | AH            | 8    | Aspidobolus 'Red Sunset'<br>Red Sunset Maple                                   | 9 Cal.                              | Cont. or B&B | 12" min.    |            |
|                | GA            | 2    | Quercus laevis<br>Autumn Gold Maidenhair Tree                                  | 9 Cal.                              | B&B          | 12" - 14"   |            |
|                | GT            | 4    | Gleditsia triacanthos venerea<br>Cypress Weeping Heart Leaf                    | 9 Cal.                              | B&B          | 12" min.    |            |
|                | LT            | 6    | Liriodendron tulipifera<br>Tulip Poplar                                        | 9 Cal.                              | B&B          | 12" min.    |            |
| SHRUBS         | CK            | 42   | Calluna vulgaris x scutellus 'Karl Foerster'<br>Karl Foerster Heide Rose Grass | 1 gal.                              | 24" OC       | 12" HT MIN. |            |
|                | HA            | 60   | Hieracium macra - 'All Gold'<br>All Gold Japanese Forest Grass                 | 1 gal.                              | Per Plan     | 18"         |            |
|                | IG            | 46   | Ilex glabra 'Stemmed'<br>Holly                                                 | 5 gal.                              | Per Plan     | 30" Min     |            |
|                | JB            | 9    | Juniperus horizontalis 'Blue Chip'<br>Blue Chip Juniper                        | 5 gal.                              | Per Plan     | 18" Min.    |            |
|                | PL            | 9    | Physocarpus opulifolius 'Little Dool'<br>Dwarf Noddy                           | 5 gal.                              | Per Plan     | 30" Min     |            |
|                | SV            | 12   | Spiraea alba Mollis<br>Broom-Leafed Meadow-Sweet                               | 5 gal.                              | Per Plan     | 30" Min     |            |
|                | SG            | 11   | Spiraea japonica 'Goldmound'<br>Goldmound Japanese Spirea                      | 3 gal.                              | 36" OC       | 18" Min.    |            |
|                | TM            | 6    | Taxus x media 'Densiformis'<br>Dense Yew                                       | 2 gal.                              | 36" OC       | 24" Min.    |            |
|                | VD            | 70   | Viburnum dentatum 'Arrowwood'<br>Arrowwood Viburnum                            | 5 gal.                              | Per Plan     | 30" Min     |            |
|                | GROUND COVERS | PP   | 12,475 sf                                                                      | Poa pratensis<br>Kentucky Bluegrass | CONT.        |             | HydroMulch |
|                |               | TURF | 12,475 sf                                                                      | Poa pratensis<br>Kentucky Bluegrass |              |             | sod        |

## GENERAL GRADING AND PLANTING NOTES

- [illegible]



Scale 1" = 20'



|                       |               |                             |      |
|-----------------------|---------------|-----------------------------|------|
| DATE                  | EMS<br>DESIGN | DESCRIPTION<br>EMS<br>DRAWN | CH-1 |
| SCALE                 |               | H:<br>V:                    |      |
| JOB No.: 50032-01-028 |               |                             |      |
| DATE : MAR 11, 2022   |               |                             |      |
| FILE No.              |               |                             |      |
| LP-1                  |               |                             |      |

## GENERAL

- ## PRODUCTS

3. DIAMETER.  
STRAP CHAFING GUARD: REINFORCED NYLON.

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- Call  
Before  
You Dig**
- JULIE**
- ILLINOIS  
ONE-CALL SYSTEM**
- and file names

**•** **NOTES:**

SCALE: N18

020 10 700001



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**Call  
Before  
You Dig**

**JULIE**

**ILLINOIS  
ONE-CALL SYSTEM**

and file names





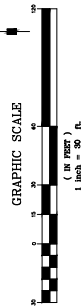
## GRADING & DRAINAGE NOTES

- PROPOSED LEGEND**

  - MAJOR CONTOUR 325'
  - MINOR CONTOUR 324'
  - LIMITS OF DISTURBANCE
  - SPOT ELEVATION 23.82'
  - (BOTTOM OF CURB)
  - STORM SEWER PIPE
  - CURB INLET
  - GRATE INLET
  - FLOW DIRECTION

**EXISTING LEGEND**

  - SANITARY SEWER
  - WATER LINE
  - OVERHEAD POWER
  - BURIED TELECOM
  - IRON FENCE
  - CONCRETE
  - WATER VALVE
  - FIRE HYDRANT
  - POWER POLE
  - SIGN
  - GUY WIRE
  - STORM MANHOLE
  - SANITARY SEWER MANHOLE





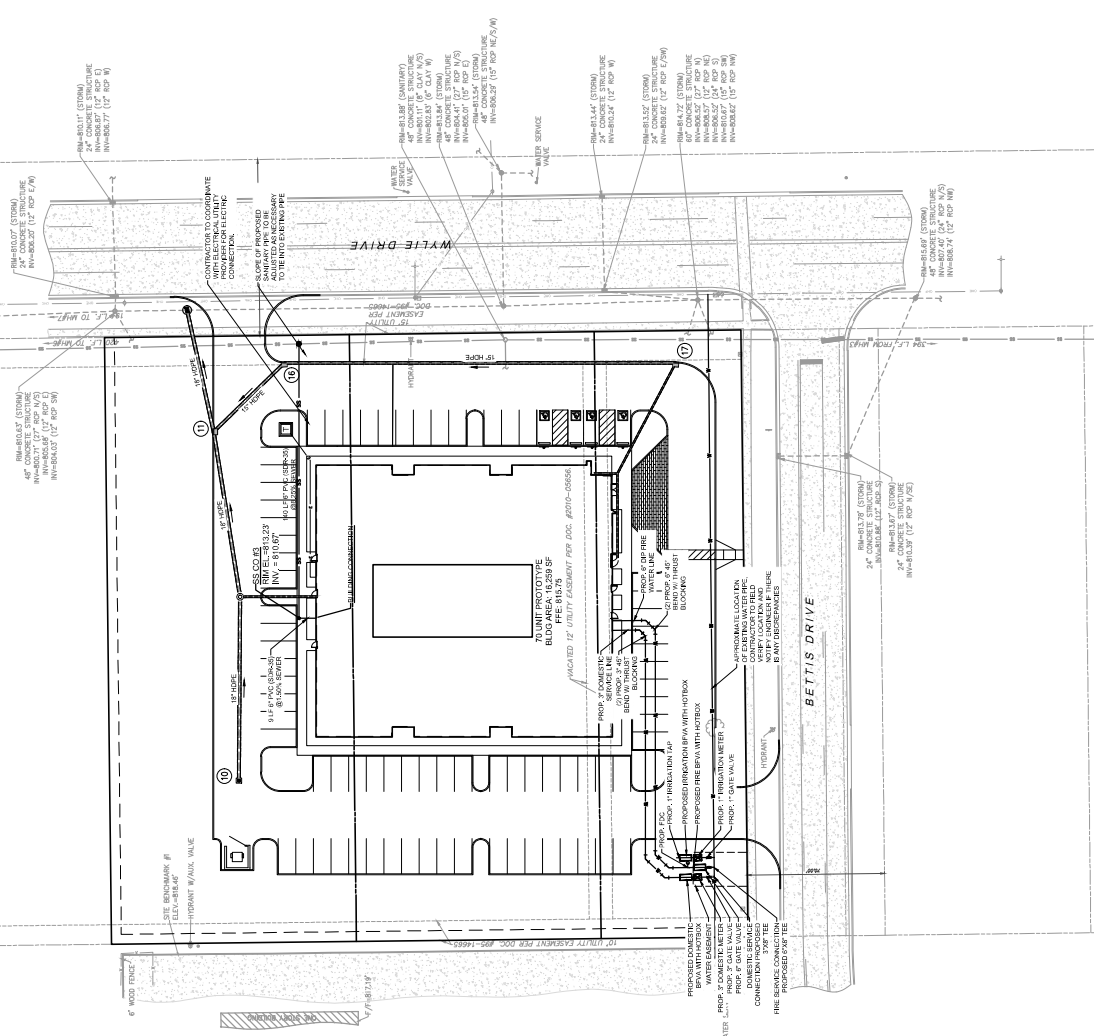
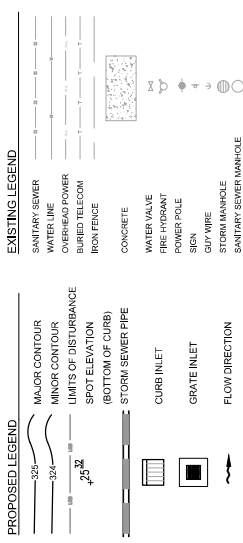


### GENERAL UTILITY NOTES

1. NOTIFY THE CITY OF BLOOMINGTON OF ANY SCHEDULED OUTAGES 7 DAYS PRIOR TO THE OUTAGE
2. ONLY THE CITY OF BLOOMINGTON PERSONNEL ARE AUTHORIZED TO OPERATE VALVES
3. EXISTING SERVICES TO BE ABANDONED SHALL BE TERMINATED AT THE MAIN

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UTILITY PLAN  
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Brownman Consulting Group, Ltd.  
4350 MAIN STREET  
Suite 219  
HARRISBURG, NC 28075  
Phone: (704) 612-7424  
brownmanconsulting.com  
© Brownman Consulting Group, Ltd.

BLOOMINGTON, IL

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SHEET

**Call  
Before  
You Dig**

**JULIE**

**ILLINOIS  
ONE-CALL SYSTEM**





1

REVISION ISSUE 02.25.20

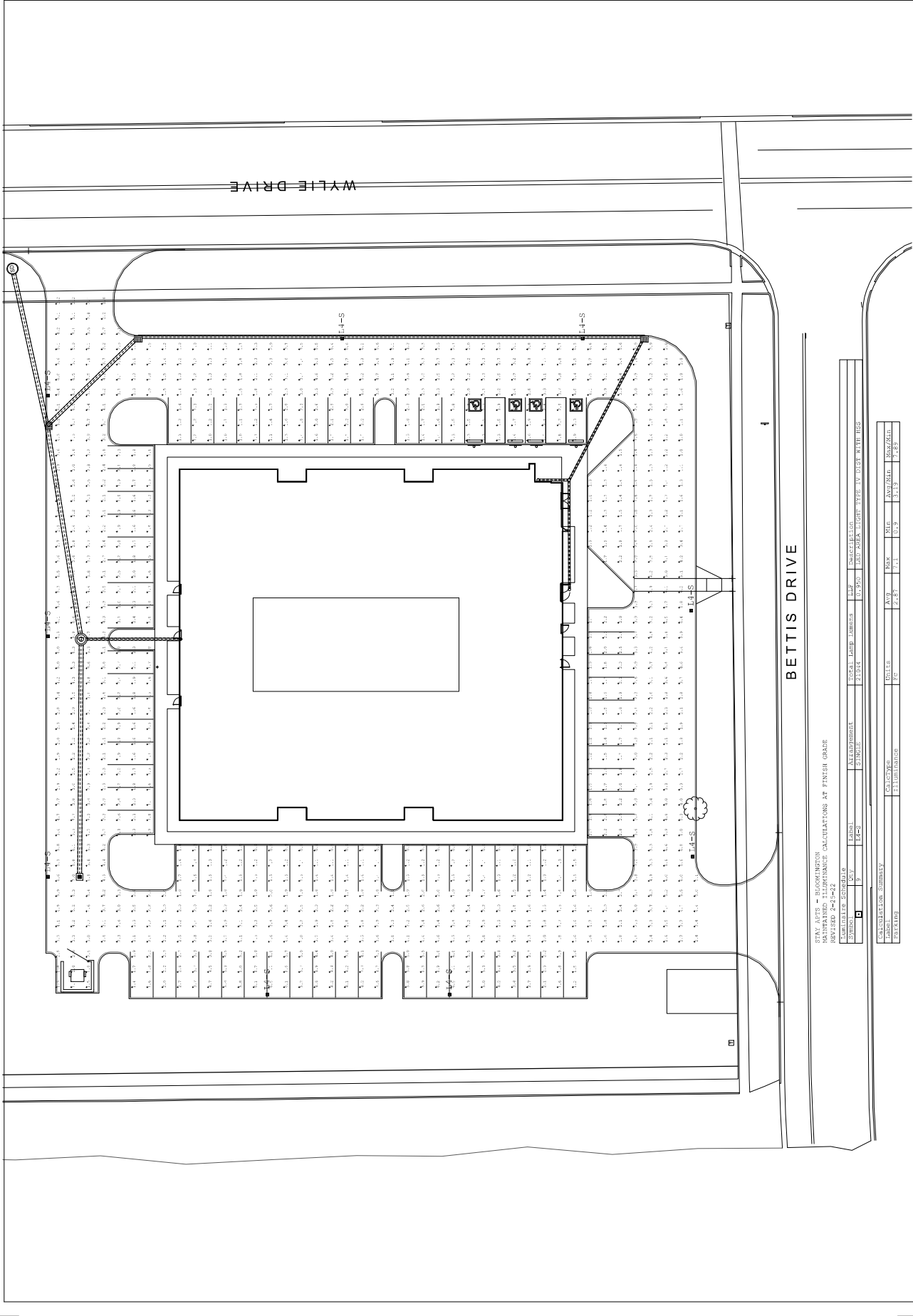
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BLOOMINGTON

|             |            |
|-------------|------------|
| Scale       | 02.25.22   |
| 1/16"=1'-0" | 02.25.22   |
| Drawn By    | Checked By |
| EC          | I.D.       |

JCO NO.

LDE-1



MAINTAINED ILLUMINANCE CALCULATIONS AT FINISH GRADE

| LUMINAIRE SCHEDULE |     | Label | Arrange |
|--------------------|-----|-------|---------|
| Symbol             | Qty |       |         |

|   |      |        |       |       |                                      |
|---|------|--------|-------|-------|--------------------------------------|
| 9 | I4-S | SINGLE | 21044 | 0.950 | LED AREA LIGHT TYPE IV DIST WITH HSS |
|---|------|--------|-------|-------|--------------------------------------|

[illegible]

PROJECT INFORMATION

PROJECT: STAYAPT SUITES - BLOOMINGTON, IL

PROJECT ADDRESS/LOCATION: 10332 WYLLIE DRIVE  
BLOOMINGTON, IL 61705

PARCEL TAX NUMBERS: 14-31-351-008, 14-31-351-009, 14-31-351-015

LOT ADDRESS: 10332 WYLLIE DRIVE, BLOOMINGTON, IL 61705

LOT AREA: 2.31 ACRES

PARCEL ZONING: VACANT LAND

EXISTING BUILDING CONDITIONS: VACANT LAND

THIS SITE IS IN AN AREA OF MINIMAL FLOOD HAZARD - ZONE X

AS SHOWN IN FEMA FLOOD MAP FEMA FLOOD MAP NUMBER: DATED XXXXXXX.

AGENCY CONTACTS

CITY ENGINEERING/PUBLIC WORKS, CITY OF BLOOMINGTON

CONTACT: CHRIS SHONKWIHLER

PHONE: (800) 434-2225

EMAIL: CSHONKWIHLER@CITYOFBLOOM.ORG

CITY/ECONOMY & COMMUNITY DEVELOPMENT - CITY OF BLOOMINGTON

CONTACT: GLEN WETTEROW

EMAIL: GWETTEROW@CITYOFBLOOM.ORG

UTILITY SYSTEMS

WATER SYSTEM PROVIDER: BLOOMINGTON TOWNSHIP WATER DISTRICT

SEWER SYSTEM PROVIDER: BLOOMINGTON AND KORNAL WATER RECLAMATION DISTRICT

ELECTRICAL PROVIDER: NCCOR GAS

GAS PROVIDER: NCCOR GAS

PARKING SCHEDULE

REQUIRED: ONE SPACE PER ROOM - 70 REQUIRED

PROPOSED: 71 TYPICAL SPACES  
4 ADA SPACES  
75 TOTAL SPACES

STALL DIMENSIONS: 9' X 18'

ADA: 8' X 15'

LANDSCAPE ARCHITECT

EVERGREEN DESIGN GROUP  
4509 CREEDMOOR RD, SUITE 201  
RALEIGH, NC 27612  
800-680-6630  
CONTACT: RODNEY MCNABB

OWNER / DEVELOPER

STAYAPT Suites  
LG AS FRANCHISOR LLC  
10801 MONROE RD, SUITE C  
MATTHEWS, NC 28015  
(781) 439-4843  
CONTACT: BRUCE COLLINS

CIVIL ENGINEER

BOWMAN CONSULTING GROUP  
4350 MAIN STREET, SUITE 219  
CHARLOTTE, NC 28075  
704-412-7474  
CONTACT: PETER DOSTER, PE

SURVEYOR

WT GROUP  
2675 PRATUM AVE  
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224-283-6333

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OWNER / DEVELOPER

STAYAPT Suites  
LG AS FRANCHISOR LLC  
10801 MONROE RD, SUITE C  
MATTHEWS, NC 28015  
(781) 439-4843  
CONTACT: BRUCE COLLINS

CIVIL ENGINEER

BOWMAN CONSULTING GROUP  
4350 MAIN STREET, SUITE 219  
CHARLOTTE, NC 28075  
704-412-7474  
CONTACT: PETER DOSTER, PE

SURVEYOR

WT GROUP  
2675 PRATUM AVE  
HOFFMAN ESTATES, IL 60192  
224-283-6333

PROJECT INFORMATION

PROJECT: STAYAPT SUITES - BLOOMINGTON, IL

PROJECT ADDRESS/LOCATION: 10332 WYLLIE DRIVE  
BLOOMINGTON, IL 61705

PARCEL TAX NUMBERS: 14-31-351-008, 14-31-351-009, 14-31-351-015

LOT ADDRESS: 10332 WYLLIE DRIVE, BLOOMINGTON, IL 61705

LOT AREA: 2.31 ACRES

PARCEL ZONING: VACANT LAND

EXISTING BUILDING CONDITIONS: VACANT LAND

THIS SITE IS IN AN AREA OF MINIMAL FLOOD HAZARD - ZONE X

AS SHOWN IN FEMA FLOOD MAP FEMA FLOOD MAP NUMBER: DATED XXXXXXX.

AGENCY CONTACTS

CITY ENGINEERING/PUBLIC WORKS, CITY OF BLOOMINGTON

CONTACT: CHRIS SHONKWIHLER

PHONE: (800) 434-2225

EMAIL: CSHONKWIHLER@CITYOFBLOOM.ORG

CITY/ECONOMY & COMMUNITY DEVELOPMENT - CITY OF BLOOMINGTON

CONTACT: GLEN WETTEROW

EMAIL: GWETTEROW@CITYOFBLOOM.ORG

UTILITY SYSTEMS

WATER SYSTEM PROVIDER: BLOOMINGTON TOWNSHIP WATER DISTRICT

SEWER SYSTEM PROVIDER: BLOOMINGTON AND KORNAL WATER RECLAMATION DISTRICT

ELECTRICAL PROVIDER: NCCOR GAS

GAS PROVIDER: NCCOR GAS

PARKING SCHEDULE

REQUIRED: ONE SPACE PER ROOM - 70 REQUIRED

PROPOSED: 71 TYPICAL SPACES  
4 ADA SPACES  
75 TOTAL SPACES

STALL DIMENSIONS: 9' X 18'

ADA: 8' X 15'

</

( IN FEET )  
1 inch = 30 ft

## Soil Std. Proctor (11%)

## SECTION A-A



**BUILDING CONSTRUCTION TYPE**

| FLOOR   | OCCUPANT LOAD TABLE | AREA      |
|---------|---------------------|-----------|
| FLOOR 1 | A-1 FITNESS         | 375 SF    |
|         | B BUSINESS          | 1,005 SF  |
| FLOOR 2 | R-1 RESIDENTIAL     | 12,425 SF |
| FLOOR 3 | R-1 RESIDENTIAL     | 14,000 SF |
| TOTAL   |                     | 43,205 SF |

# STAY APT SUITES

3-STORY, 70 UNIT SUITES

1033 WYLLIE DRIVE  
BLOOMINGTON, IL 61705

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

Proj. No.: 082142  
Date: 02-18-22

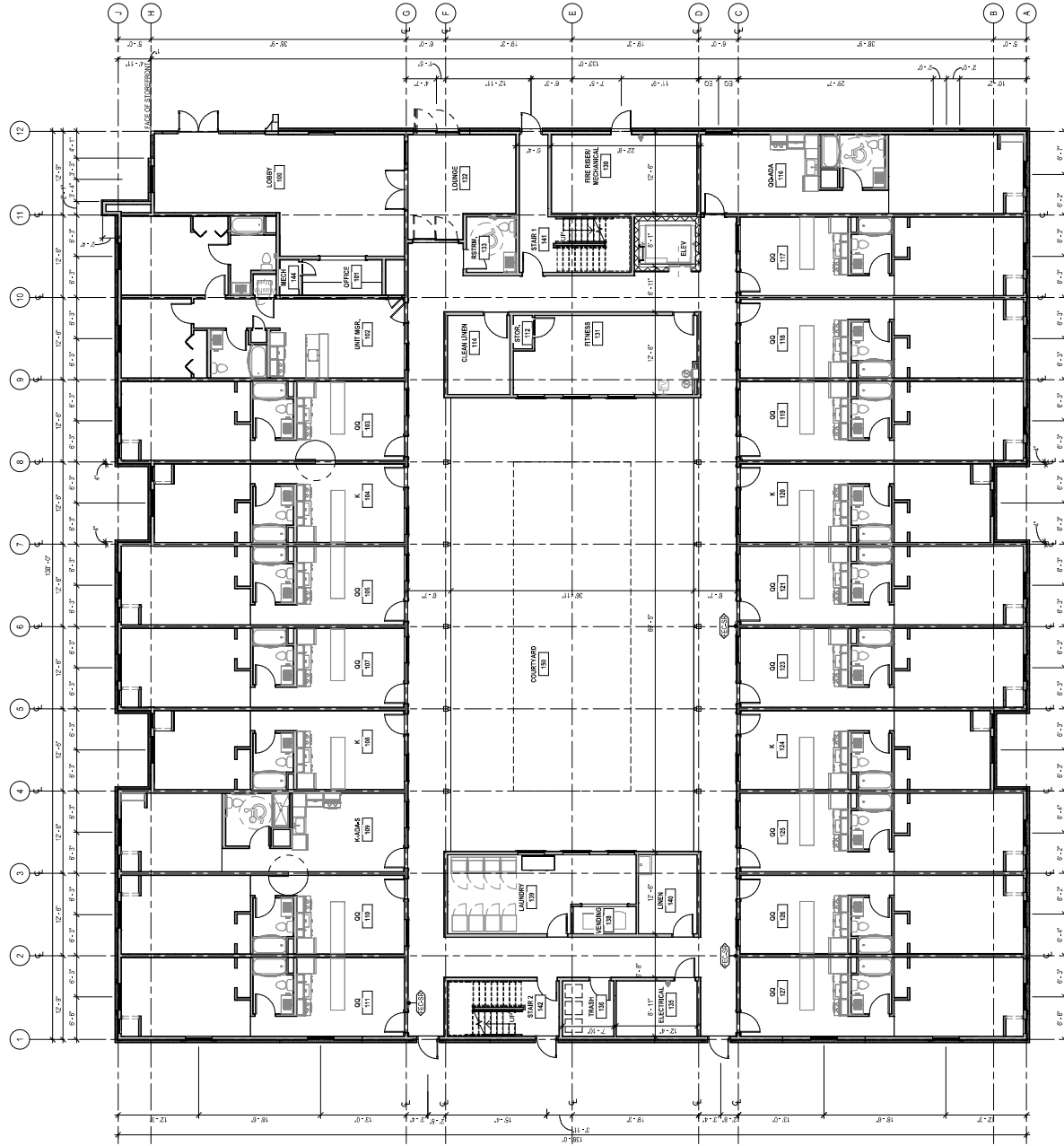
Sheet Name:  
FIRST FLOOR PLAN

GRAPHIC SCALE



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

**A-101**



BUILDING CONSTRUCTION TYPE  
TYPE IV

| OCCUPANT LOAD TABLE |                   |           |
|---------------------|-------------------|-----------|
| FLOOR               | OCCUPANT TYPE     | AREA      |
| FLOOR 1             | A-1 (FITNESS)     | 305 SF    |
|                     | B (BUSINESS)      | 1,000 SF  |
| FLOOR 2             | R-1 (RESIDENTIAL) | 12,425 SF |
| FLOOR 3             | R-1 (RESIDENTIAL) | 14,400 SF |
| TOTAL               |                   | 43,230 SF |

# STAY APT SUITES

1032 WYLYE DRIVE  
BLOOMINGTON, IL 61710

ISSUANCES:  
REV. DESCRIPTION DATE

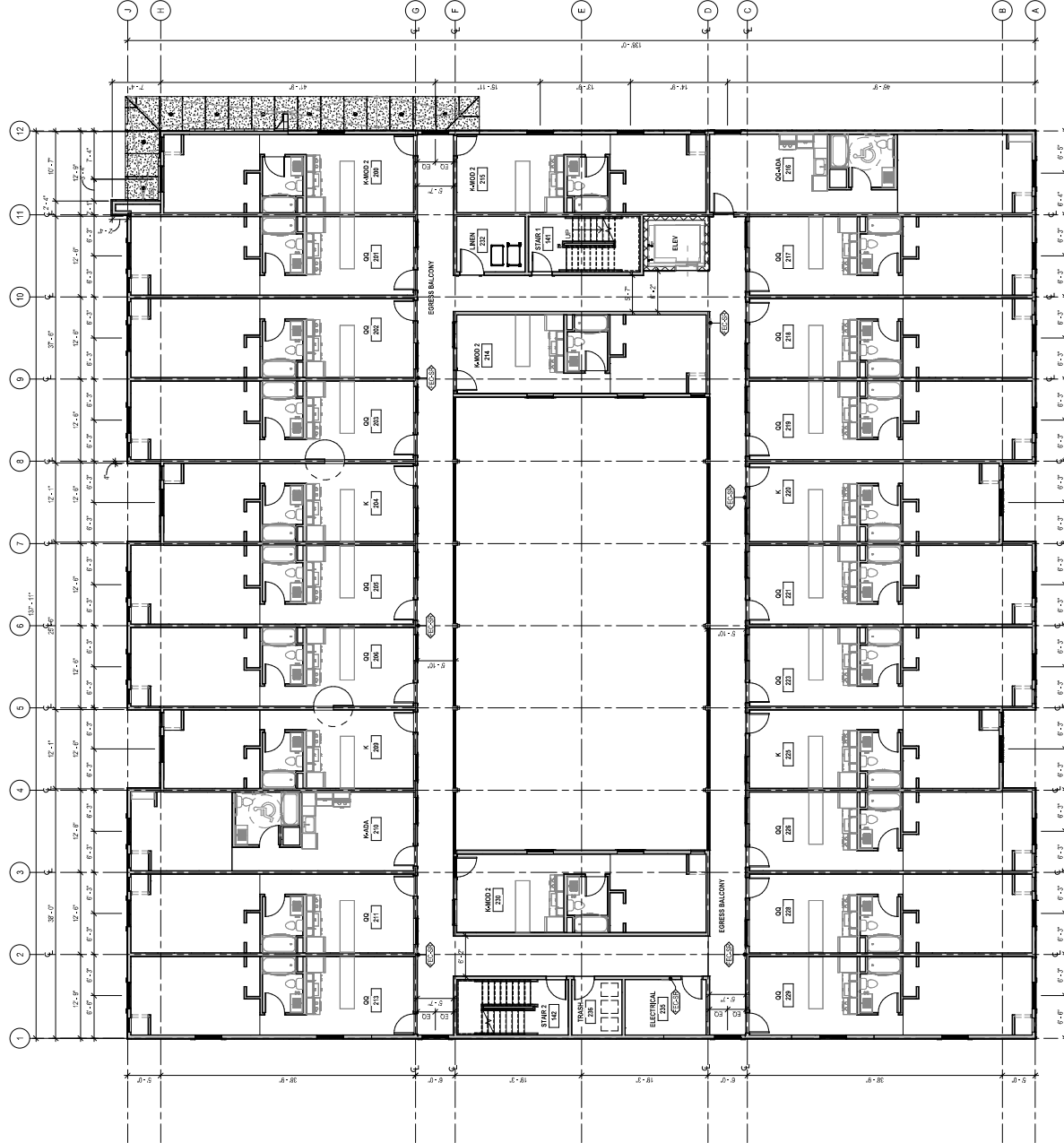
Proj. No.: DB2142  
Date: 02.18.22

Sheet Name:  
SECOND FLOOR  
PLAN

**A-102**



GRAPHIC SCALE  
1" = 10'-0"



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

BUILDING CONSTRUCTION TYPE  
TYPE IIA

| FLOOR    | OCCUPANT    | LAND TABLE | AREA      |
|----------|-------------|------------|-----------|
| FLOOR 1  | APARTMENTS  |            | 375 SF    |
| FLOOR 2  | RESIDENTIAL |            | 1,000 SF  |
| FLOOR 3  | RESIDENTIAL |            | 1,000 SF  |
| FLOOR 4  | RESIDENTIAL |            | 1,000 SF  |
| FLOOR 5  | RESIDENTIAL |            | 1,000 SF  |
| FLOOR 6  | RESIDENTIAL |            | 1,000 SF  |
| FLOOR 7  | RESIDENTIAL |            | 1,000 SF  |
| FLOOR 8  | RESIDENTIAL |            | 1,000 SF  |
| FLOOR 9  | RESIDENTIAL |            | 1,000 SF  |
| FLOOR 10 | RESIDENTIAL |            | 1,000 SF  |
| FLOOR 11 | RESIDENTIAL |            | 1,000 SF  |
| FLOOR 12 | RESIDENTIAL |            | 1,000 SF  |
| TOTAL    |             |            | 42,200 SF |

# STAY APT SUITES

3-STORY, 70 UNIT SUITES

1032 WYATT DRIVE  
BLOOMINGTON, IL 61705

ISSUANCES:  
REVISION  
DATE

Proj. No.: 082142  
Date: 02/18/22

Sheet Name:  
THIRD FLOOR PLAN

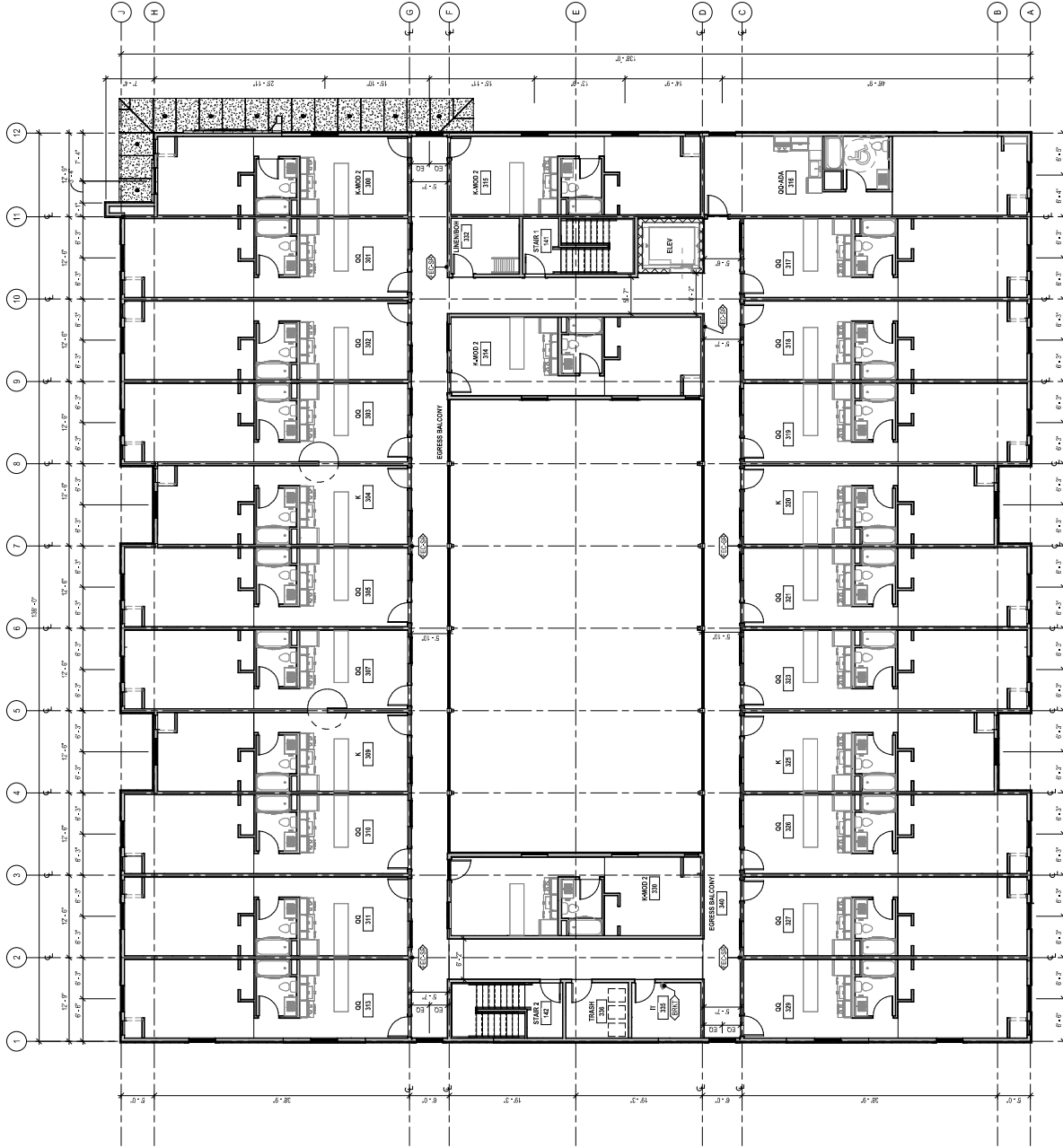
GRAPHIC SCALE



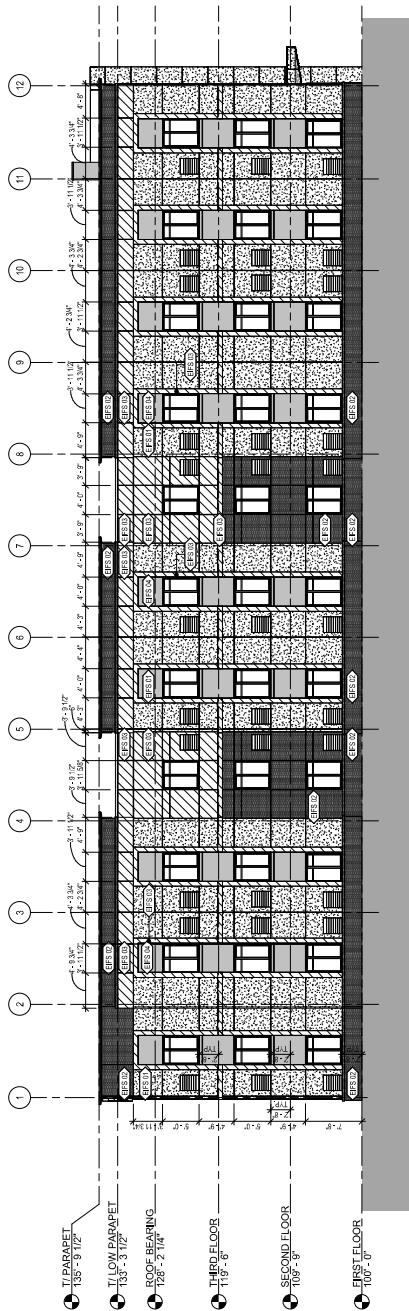
**A-103**

1 THIRD FLOOR PLAN

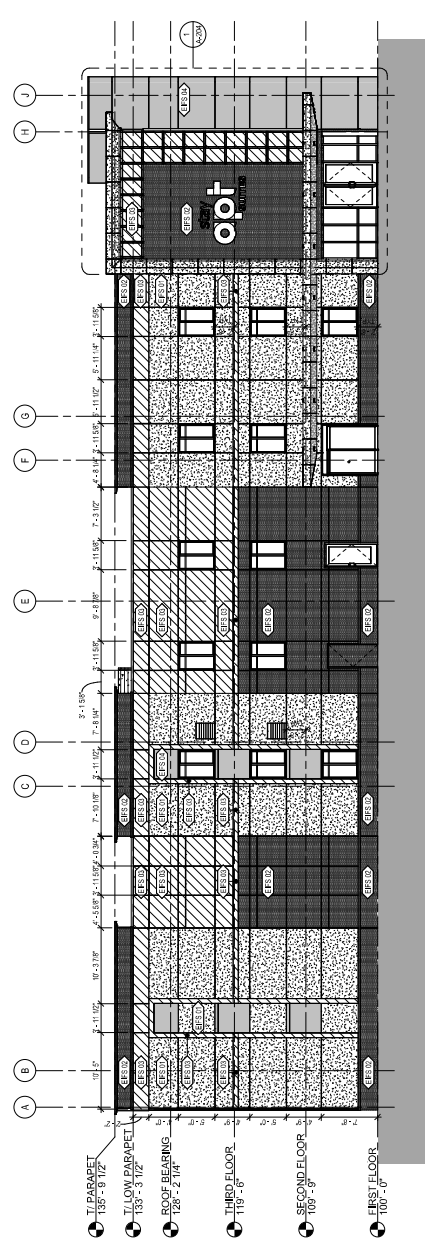
1/8" = 1'-0"



| KEYNOTES |                                         |
|----------|-----------------------------------------|
| KEY-01   | EIFS SYSTEM WITH STAINLESS STEEL FINISH |
| KEY-02   | EIFS SYSTEM WITH STAINLESS STEEL FINISH |
| KEY-03   | EIFS SYSTEM WITH STAINLESS STEEL FINISH |
| KEY-04   | EIFS SYSTEM WITH STAINLESS STEEL FINISH |



1 LEFT EXTERIOR ELEVATION  
1/8" = 1'-0"



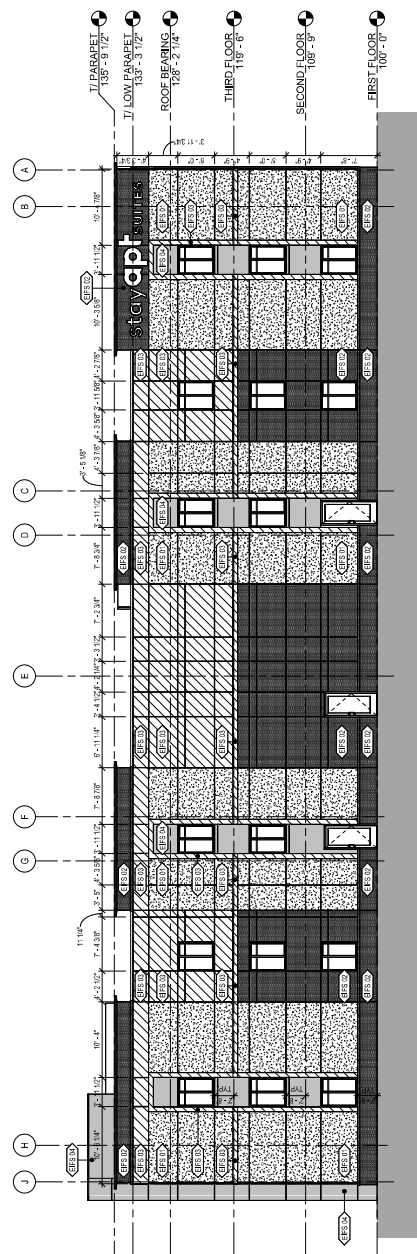
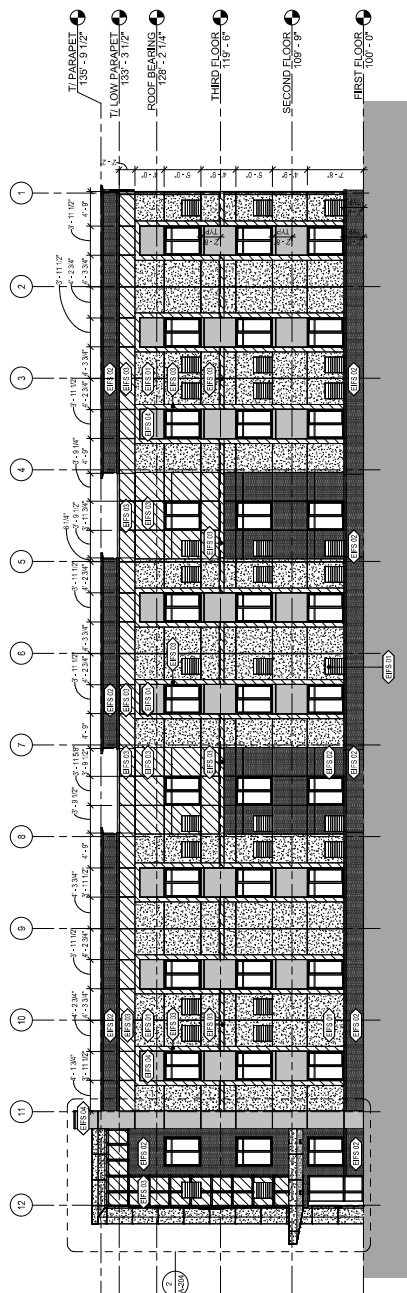
2 FRONT EXTERIOR ELEVATION  
1/8" = 1'-0"

## STAY APT SUITES

| ISSUANCES:   | DATE: |
|--------------|-------|
| DESCRIPTION: |       |

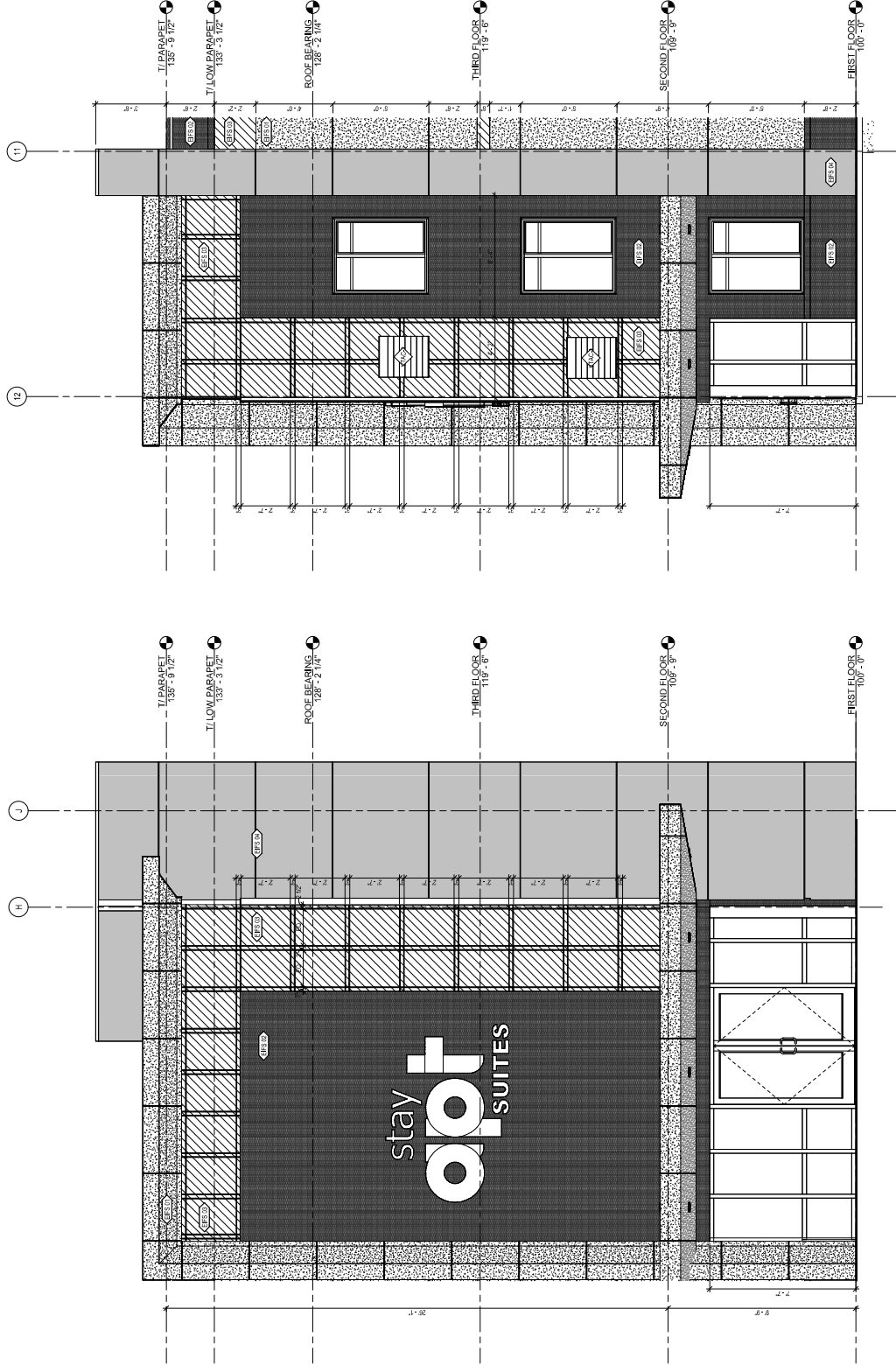
|            |          |
|------------|----------|
| Proj. No.: | 082142   |
| Date:      | 02.18.22 |

Sheet Name: **EXTERIOR BUILDING ELEVATIONS**



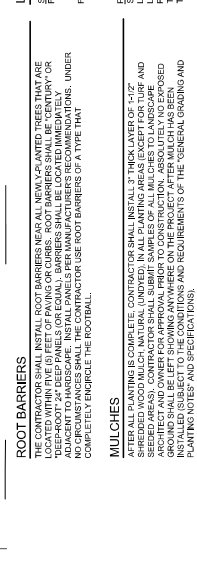


| KEYNOTES |                                      |
|----------|--------------------------------------|
| REF. 01  | EIFS BENAMIN MOORE 452 WHITE PARAPET |
| REF. 02  | EIFS BENAMIN MOORE 1104-955A L.E.P.  |
| REF. 03  | EIFS BENAMIN MOORE 1104-955A L.E.P.  |
| REF. 04  | EIFS BENAMIN MOORE 1104-955A L.E.P.  |
| REF. 05  | EIFS BENAMIN MOORE 1104-955A L.E.P.  |



1 FRONT EXT ELEV - ENTRYWAY  
3/8" = 1'-0"

2 RIGHT EXT ELEV - ENTRYWAY  
3/8" = 1'-0"

[illegible]

Scale 1" = 20'

**EVERGREEN**  
DESIGN GROUP

(909) 666-6638  
4625 Lindell Blvd., Ste. 200  
St. Louis, MO 63103  
[www.EvergreenDesignGroup.com](http://www.EvergreenDesignGroup.com)

|                       |             |        |
|-----------------------|-------------|--------|
| DATE                  | DESCRIPTION |        |
| EMS                   | EMS         | EMS/RM |
| DESIGN                | DRAWN       | CHKD   |
| SCALE                 | H: V:       |        |
| JOB No. 150032-01-028 |             |        |
| DATE : MAR 11, 2022   |             |        |
| FILE No.              |             |        |

LP-1



|                              |                                                                                                                                                        |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT                      | STASPERT SUITES - BLOOMINGTON, IL                                                                                                                      |
| PROJECT ADDRESS/LOCATION     | 10332 WYUVE DRIVE<br>BLOOMINGTON, IL 61705                                                                                                             |
| PARCEL TAX NUMBERS           | 14-31-351-0085, 14-31-351-0093, 14-31-351-0147                                                                                                         |
| LOT ACREAGE                  | 2.31 ACRES                                                                                                                                             |
| LIMIT OF DISTURANCE (LDD)    | XXXXX ACRES                                                                                                                                            |
| PARCEL ZONING                | B-1                                                                                                                                                    |
| EXISTING BUILDING CONDITIONS | VACANT LAND                                                                                                                                            |
| ADDITIONAL COMMENTS          | ADDITIONAL COMMENTS: ZONE X<br>APPLICANT REQUESTS FLOOD MAP FOR THE ENTIRE PARCEL AND AN ADJACENT NEIGHBORLY FLOOD MAP. FLOOD MAP NUMBER DATED XXXXXX. |

CITY ENGINEERING PUBLIC WORKS, CITY OF BLOOMINGTON  
CONTACT CHRIS SHONKWILER  
PHONE (309) 434-2225  
EMAIL CSHONKWILER@CTYBLM.ORG

CITY ECONOMIC & COMMUNITY DEVELOPMENT - CITY OF BLOOMINGTON  
CONTACT GLEN VETTEROW  
EMAIL GVETTEROW@CTYBLM.ORG

|                       |                                                   |
|-----------------------|---------------------------------------------------|
| WATER SYSTEM PROVIDER | BLOOMINGTON TOWNSHIP WATER DISTRICT               |
| SEWER SYSTEM PROVIDER | BLOOMINGTON AND NORMAL WATER RECLAMATION DISTRICT |
| ELECTRICAL PROVIDER   | NICOR GAS                                         |
| GAS PROVIDER          |                                                   |

|                  |                                                                     |
|------------------|---------------------------------------------------------------------|
| REQUIRED         | ONE SPACE PER ROOM – 70 REQUIRED                                    |
| PROPOSED         | <p>71 TYPICAL SPACES</p> <p>4 ADA SPACES</p> <p>75 TOTAL SPACES</p> |
| STALL DIMENSIONS | <p>9' X 18"</p> <p>ADA – 8' X 18"</p>                               |

**VICINITY MAP**  
1"=80'

**stayAPT Suites**  
**LG AS FRANCHISOR LLC**  
10801 MONROE RD., SUITE C  
MATTHEWS, NC 28015  
(781) 439-8843  
**CONTACT: BRUCE COLLINS**

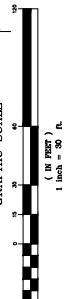
**EVERGREEN DESIGN GROUP**  
4509 CREEDMOOR RD, SUITE 201  
RALEIGH, NC 27612  
800-680-6630  
CONTACT: RODNEY MCNABB

**BOWMAN CONSULTING GROUP**  
4350 MAIN STREET, SUITE 219  
CHARLOTTE, NC 28075  
704-412-7474  
CONTACT: PETER DOSTER, PE

**WT GROUP**  
2675 PRATUM AVE  
HOFFMAN ESTATES, IL 60192  
224-293-6333



# SANITARY SEWER MANHOLE





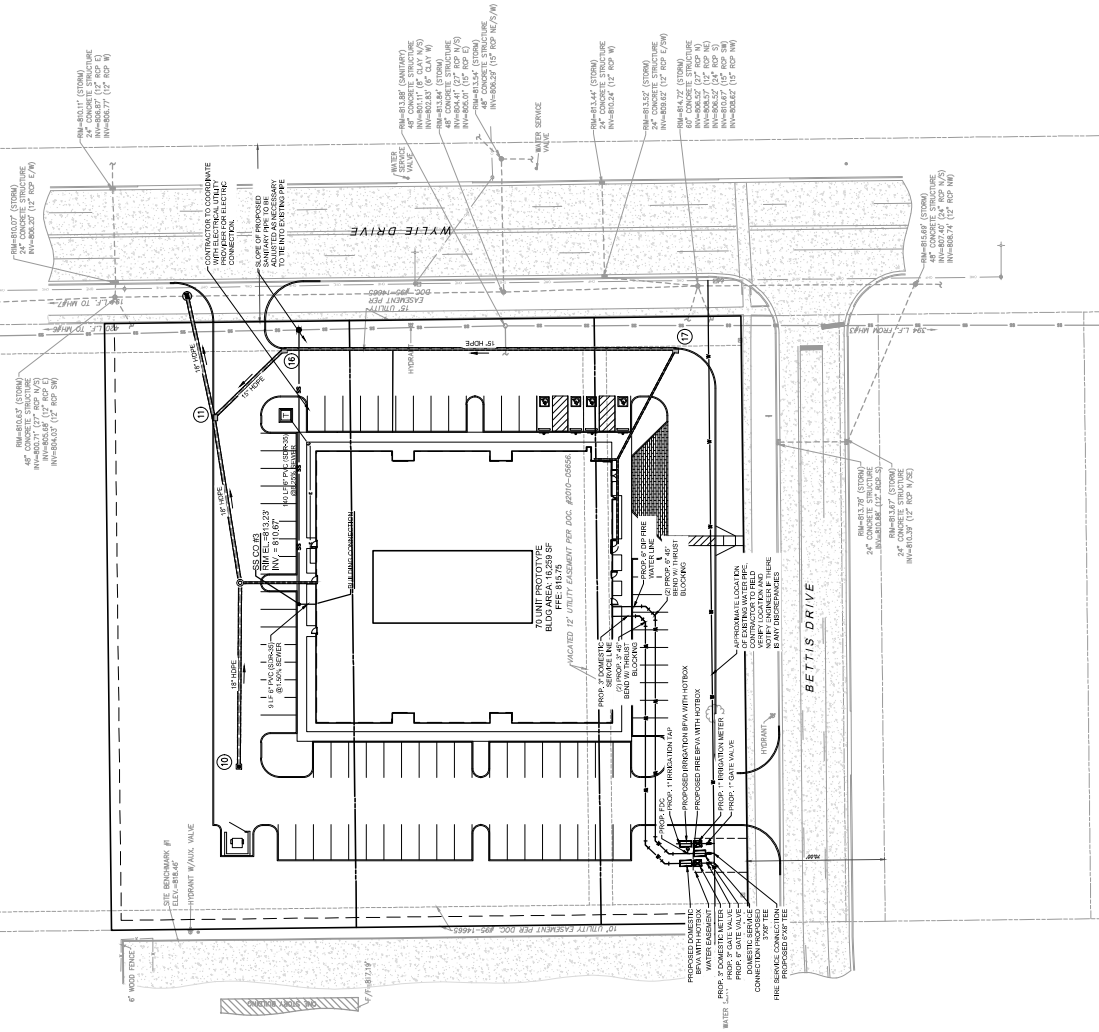
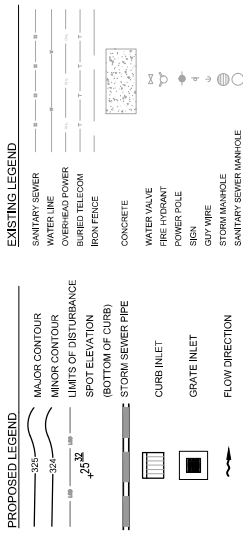


### GENERAL UTILITY NOTES

1. NOTIFY THE CITY OF BLOOMINGTON OF ANY SCHEDULED OUTAGES 7 DAYS PRIOR TO THE OUTAGE
2. ONLY THE CITY OF BLOOMINGTON PERSONNEL ARE AUTHORIZED TO OPERATE VALVES
3. EXISTING SERVICES TO BE ABANDONED SHALL BE TERMINATED AT THE MAIN

## GENERAL UTILITY NOTES

1. NOTIFY THE CITY OF BLOOMINGTON OF ANY SCHEDULED OUTAGES 7 DAYS PRIOR TO THE OUTAGE
2. ONLY THE CITY OF BLOOMINGTON PERSONNEL ARE AUTHORIZED TO OPERATE VALVES
3. EXISTING SERVICES TO BE ABANDONED SHALL BE TERMINATED AT THE MAIN



UTILITY PLAN  
STAYAPT SUITES  
1032 WYLLIE DRIVE  
BLOOMINGTON, IL 61705

BLOOMINGTON, IL 61705

Brownman Consulting Group, Ltd.  
4350 MAIN STREET  
Suite 219  
HARRISBURG, NC 28075  
Phone: (704) 612-7424  
brownmanconsulting.com  
© Brownman Consulting Group, Ltd.

BLOOMINGTON, IL

[illegible]

C5.0 SHEET

Cad file name: \\150032 - Affordable Suites\\150032-01-028 (ENG) - stayAPT Series 2.31 ocrs Bloomington IL\\Engineering\\Engineering Plans\\Sheet Set\\150032-01-028 - CSO UTILITIES.dwg

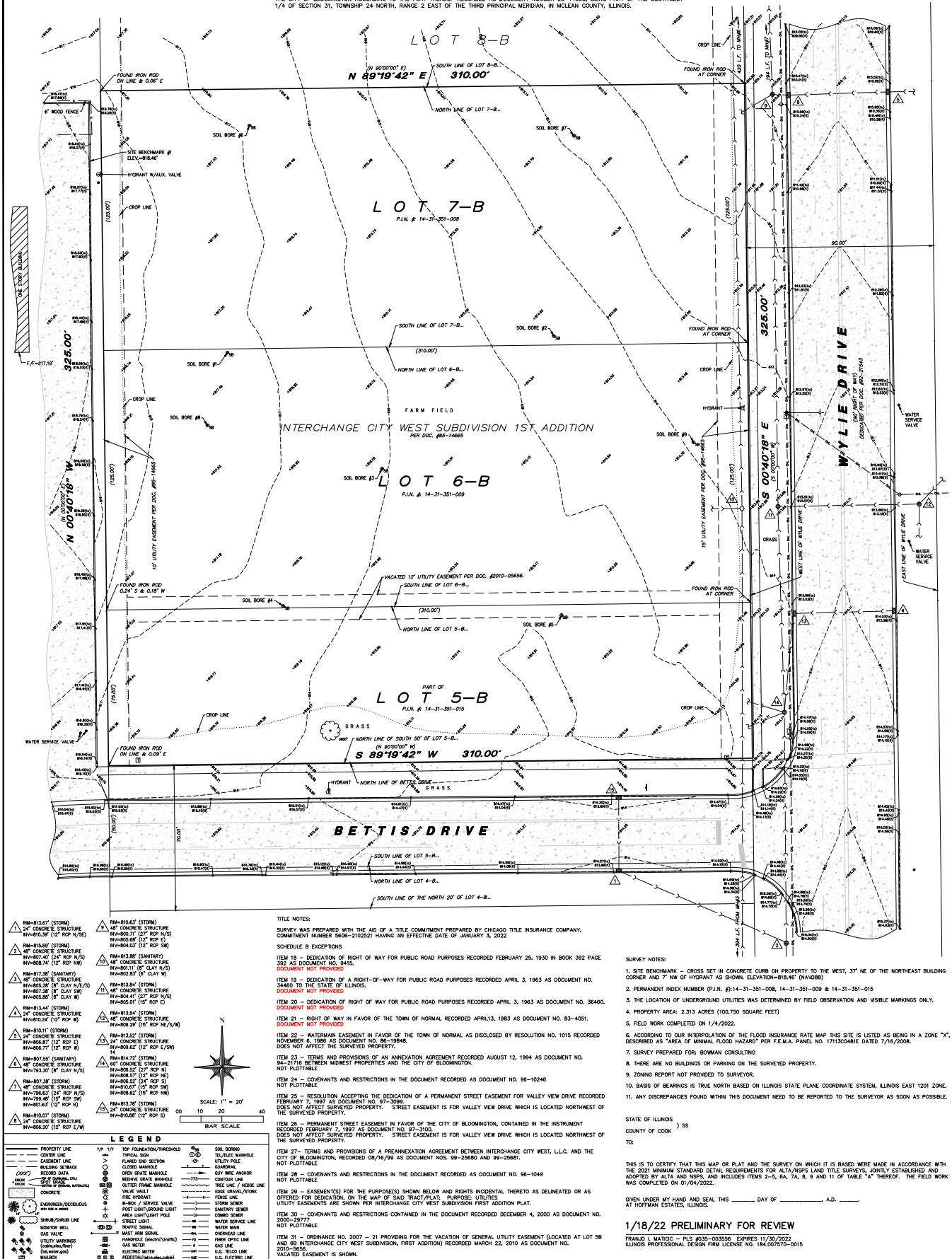
**Call  
Before  
You Dig**

**JULIE**

**ILLINOIS  
ONE-CALL SYSTEM**

# ALTA / NSPS LAND TITLE SURVEY

LOTS 5-B EXCEPT THE SOUTH 50 FEET THEREOF AND ALL OF 6-B AND 7-B IN INTERCHANGE CITY WEST SUBDIVISION FIRST ADDITION, TO THE CITY OF BLOOMINGTON ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 95-14665, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCLEAN COUNTY, ILLINOIS.



LAND TITLE SURVEY

SUR-1

DATE

ISSUE

DATE

ISSUE

DATE

ISSUE

DATE

ISSUE

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DATE



**Commercial Lighting Industries**  
81161 Redwood, Palo, CA 92201  
Tel: 800-755-0155 | Fax: 760-252-3940

|                   |          |
|-------------------|----------|
| 1. DRAWING ISSUE  | 02.24.22 |
| 2. REVISION ISSUE | 02.25.22 |

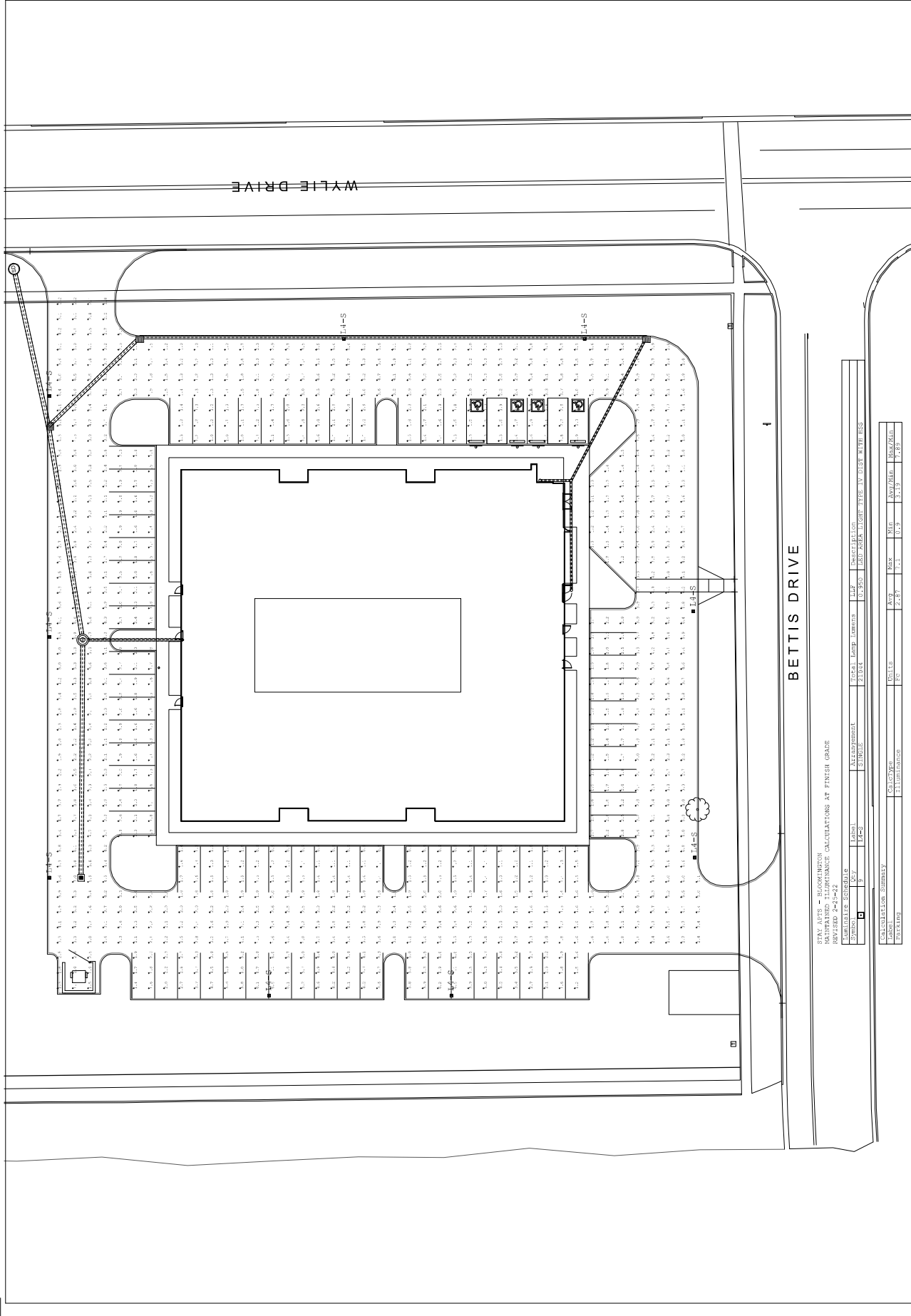
STAY APT SUITES  
BLOOMINGTON

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SITE LIGHTING  
PLAN &  
PHOTOMETRICS

|             |            |
|-------------|------------|
| Scale       | Date       |
| 1/16"=1'-0" | 02.25.22   |
| Drawn By    | Checked By |
| FG          | I.D.       |

Sheet No. **LDE-1**

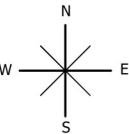


STAY APTS - BLOOMINGTON  
MAINTAINED ILLUMINANCE CALCULATIONS AT FINISH GRADE  
REVISED 2-25-22

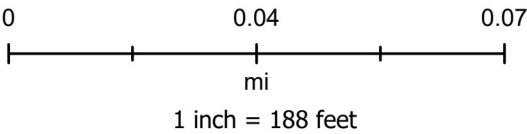
| Luminaire Schedule                                                                    |  |     |       |             |                   |      |                                   |
|---------------------------------------------------------------------------------------|--|-----|-------|-------------|-------------------|------|-----------------------------------|
| Symbol                                                                                |  | Pty | Label | Arrangement | Total lamp lumens | LLF  | Description                       |
|  |  | b   | V A C | 8x8x8       | 31000             | 0.90 | LED 8x8x8 down over the room area |

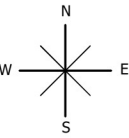
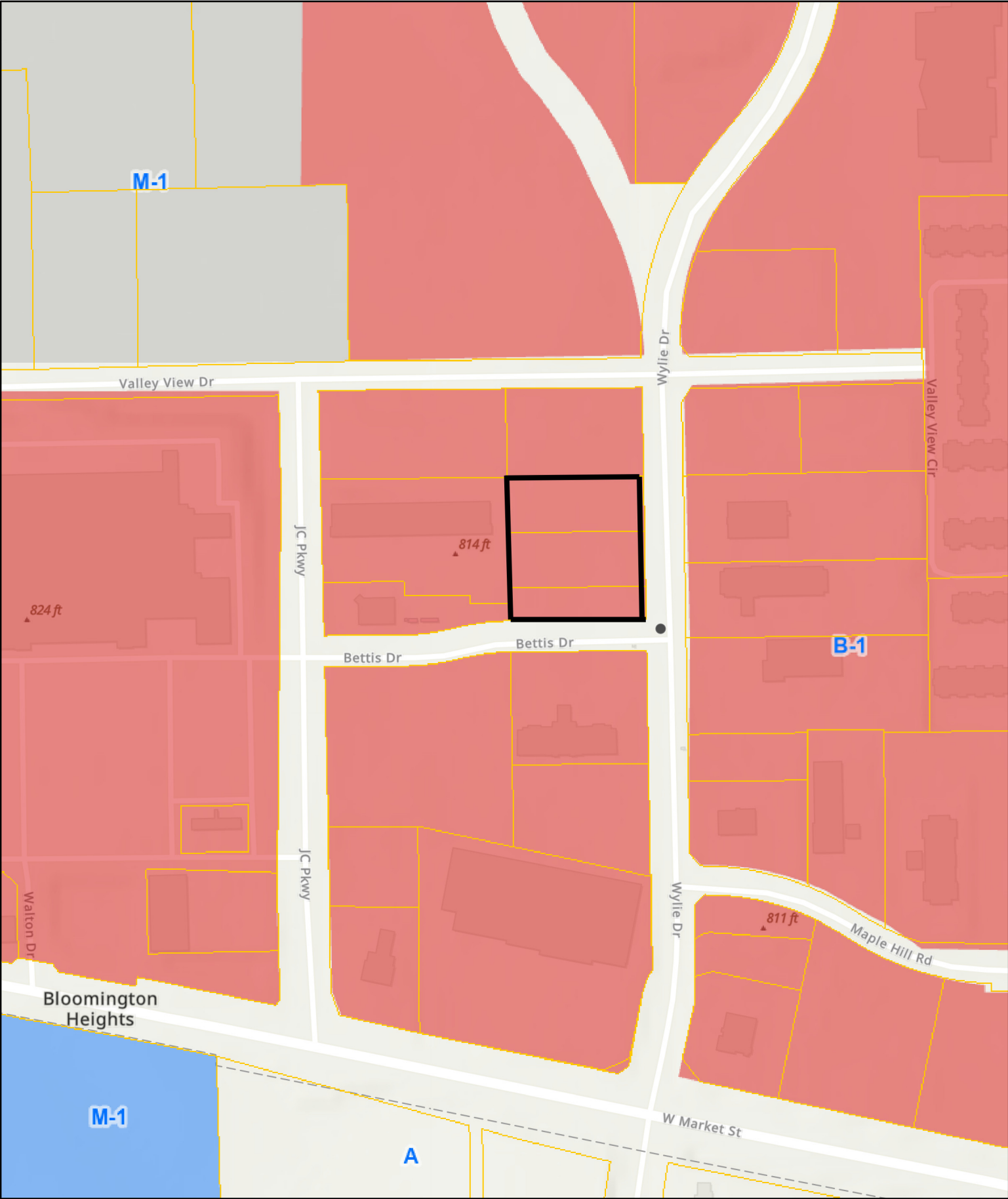
| Calculation Summary |             |       |         |         |     |
|---------------------|-------------|-------|---------|---------|-----|
| Label               | CalcType    | Units | Avg     | Max     | Min |
| Parking             | Illuminance | fc    | 2.87    | 7.1     | 0.9 |
|                     |             |       | Avg/Min | Max/Min |     |
|                     |             |       | 3.19    | 7.69    |     |



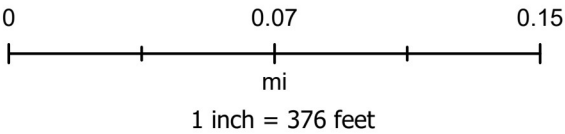


McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.





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

March 18, 2022

## NOTICE OF PUBLIC HEARING

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on **Wednesday, April 6<sup>th</sup>, 2022 at 4:00 PM in the Osborne Room, 2<sup>nd</sup> Floor, at the Bloomington Police Station, 305 S East St, Bloomington, IL 61701** on the following: Case PR-04-22 Public hearing, review and action on a petition submitted by submitted by Bruce Collins of EVP Construction, on behalf of ICW LLC and stayAPT, for approval of a **Site Plan Review and Special Use Permit to allow a hotel on property zoned B-1, for property located at 1032 Wylie Drive (PIN: 14-31-351-009).**

You are receiving this notice because you own property within a 500-foot radius of the subject property (refer to attached map).

- Those persons wishing to provide testimony on any of the agenda items designated as a public hearing may appear in-person.
- Those persons wishing to provide public comment may register at [www.cityblm.org](http://www.cityblm.org) or email [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org).

This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs contact the City Clerk at 115 E. Washington St., Ste 103, Bloomington, IL 61701 (309) 434-2240, [cityclerk@cityblm.org](mailto:cityclerk@cityblm.org) or TTY at (309) 829-5115.

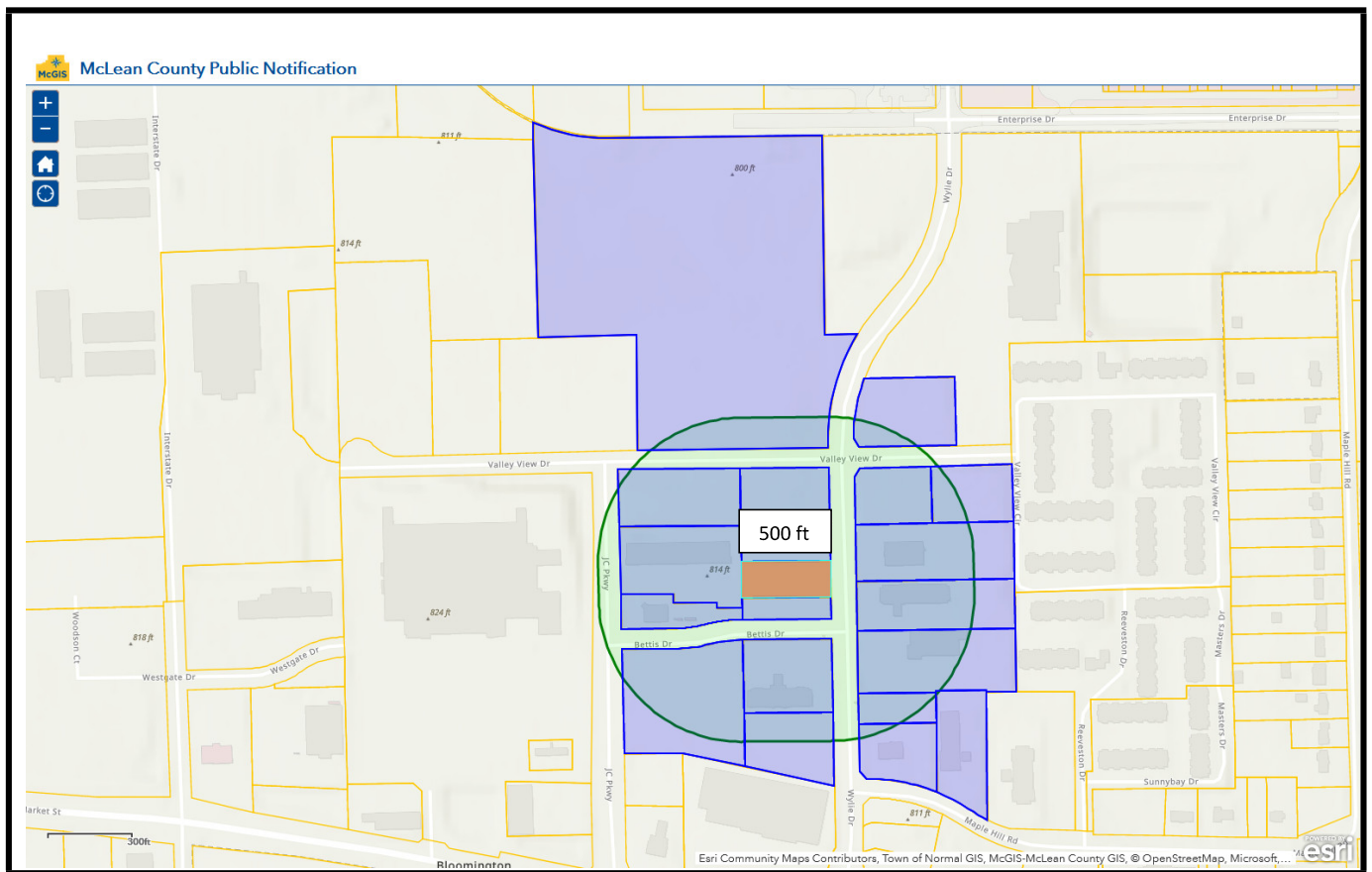
**The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website <https://www.cityblm.org/government/boards-commissions>.** Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at <https://www.cityblm.org/government/boards-commissions>.

For questions contact the Economic & Community Development Department at 309-434-2226.

Sincerely,

Planning Division staff

## Map of notified properties within 500 ft of subject property





## PLANNING COMMISSION

---

**TO:** Planning Commission

**FROM:** Economic & Community Development Department

**DATE:** April 6, 2022

**CASE NO:** PR-05-22, Site Plan Review

**REQUEST:** Public hearing, review and action on a request submitted by Nathan Elliott of EA Architecture & Design, on behalf of Nicolas Canchola, for a Legislative Site Plan Review with potential Variances for the property located at 604 IAA Drive (PIN: 14-35-377-022).

---

### BACKGROUND

#### *Petitioners' request:*

The petitioner is requesting a legislative site plan review, to allow the development of a restaurant on the subject property.

#### *Property Characteristics:*

The subject property consists of roughly 0.52 acres of land located northwest of the intersection of North Veterans Parkway and East Empire Street. The property previously had a cash loan business located on it. This building has been demolished to allow for the construction of this new restaurant. The surrounding uses are all commercial.

#### *Notice:*

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, March 21, 2022. Courtesy notices were mailed to 29 property owners within 500 feet of the subject property as part of the April meeting.

#### *Surrounding Zoning and Land Uses*

| Zoning |                         | Land Uses            |
|--------|-------------------------|----------------------|
| North  | B-1, General Commercial | Hotel                |
| South  | B-1, General Commercial | Strip Mall           |
| East   | B-1, General Commercial | Vacant               |
| West   | B-1, General Commercial | Hotel and Strip Mall |

## ANALYSIS

### *Compliance with the Comprehensive Plan*

The subject property is identified as Tier 1-Infill Redevelopment Priority. The Future Land Use map shows the site as regional commercial. Approval of the Site Plan aligns with the following goals of the Comprehensive Plan:

- ED-1.1 Focus on retention and expansion of existing businesses.
- ED-4.2 Prioritize infill and redevelopment to spur growth and reinvestment in the City.

## STANDARDS FOR REVIEW

### *Ch. 44, 17-9 Legislative 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.

### *Standards for Consideration of Site Plan Review*

| Standard                                                                                                                                                                                                                                                                 | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Finding                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography. | The proposed development is not incompatible with the existing development in the area. The layout of the restaurant and parking lot are consistent with developments on surrounding properties. The building meets all bulk requirements for B-1 zoning. The parking lot meets the code requirements for off-street parking and loading. The landscaping plan should be revised to ensure code requirements for landscaping are met. This should include interior parking lot landscaping requirements. Approach aprons need to be designed to meet city standards. | The standard is met with condition of approval of variances related to landscaping.      |
| The extent to which the proposal minimizes any adverse impact of the development upon adjoining land.                                                                                                                                                                    | The proposed use will not have any adverse impacts on the development of adjoining land. The use is permitted within the zoning and is compatible with the uses of the surrounding properties. The landscaping plan should be revised to ensure code requirements for landscaping are met. The trash enclosure shall be fully screened as city code requires. Per city code a stormwater retention/detention plan is required. This plan needs to be reviewed and approved by Public Works.                                                                          | The standard is met with the conditions of approval of variances related to landscaping. |
| 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.                                                                              | The site is accessible by and directly situated on IAA Drive. There are existing curb cuts and aprons at the site. If the approach aprons are being repaired/refurbished or modified, they need to be designed to meet city standards.                                                                                                                                                                                                                                                                                                                               | Standard is met.                                                                         |

*Standards for Consideration of Site Plan Review (Continued)*

| Standard                                                                                                                                                                                                                                                                                    | Discussion                                                                                                                                                                            | Finding          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 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 surrounding properties are all zoned commercial. The uses are a hotel and strip malls. The activities occurring at the proposed site would be complementary to the existing uses. | Standard is met. |

**ADDITIONAL REQUESTS**

*Ch 44, 17-9-D, Concurrent Applications (Variances)*

The applicant has requested Variances as part of the application, in accordance with Ch. 17, 17-9-D of the site plan review process. The requests are as follows:

*Petitioners' request:*

The petitioner seeks a variance from §44-1307C(1)(b) (Parking lot interior landscaping - Dimensions) and §44-1307C(1)(c) (Parking lot interior landscaping - Design), to allow petitioner to meet the parking requirement specified in §44-1208, and to support the long-term viability of the plantings in the subject islands.

| Standard                                                                                                                            | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Finding          |
|-------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult. | Due to site constraints, this development requires <i>either</i> a variance to the number of required parking spaces, or the parking lot interior landscaping requirements. The purpose and intent of the Off-Street Parking and Loading section of the Code (§44-12) discusses safety, the reduction of vehicular congestion, and the adequacy of vehicle parking, as of primary importance. On the other hand, the purpose and intent of the Landscaping and Screening section (§44-13) addresses items that are primarily of issue for the protection of adjacent properties (buffering) or environmental impacts (stormwater, erosion control); additional purpose and intent statements (Safeguard and enhance property values; Enhance the quality and appearance new development) can still be met through other provisions of the proposed site plan (additional exterior plantings, increased planting coverage in provided islands, etc.) | Standard is met. |
| That the variance would be the minimum action necessary to afford relief to the applicant.                                          | Shared parking is not a feasibly alternative for practical and pedestrian safety reasons. Expansion of the property boundaries to accommodate both provisions is not feasible, as this is redevelopment, surrounding by other existing structures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Standard is met. |



(Variance analysis, continued)

| Standard                                                                                                                                                                                                     | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                           | Finding          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| That the special conditions and circumstances were not created by any action of the applicant.                                                                                                               | While the B-1 District does not prescribe minimum lot sizes, this property is one of the smallest commercial lots in the vicinity, and seeking to make the best use of the site, as available.                                                                                                                                                                                                                                                       | Standard is met. |
| That granting the variation request will not give the applicant any special privilege that is denied to others by the Code.                                                                                  | Granting of these variances to the landscaping and screening provisions allow the applicant to comply with the off-street parking requirements. In addition, the applicant has volunteered to provide plantings in the entire area of each parking lot island—as opposed to the 75% required—to help mitigate the visual impact of the missing trees, and are evaluating the provision of additional shade trees in external planting areas as well. | Standard is met. |
| That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties. | In order to provide the required parking, and the required islands, the size of the islands needed to be reduced to a size that makes long-term survival of shade trees unlikely; granting this variance will help ensure that the on-site plantings remain viable and meet the purpose of safeguarding and enhancing property values, rather than detracting from them.                                                                             | Standard is met. |

## STAFF RECOMMENDATION

Staff finds that the application meets all the standards for a variance application and recommends that the Zoning Board of Appeals take the following actions:

1. Motion to establish findings of fact that carrying out the strict letter of the Code does create a practical difficulty or particular hardship for the petitioner.

## STAFF RECOMMENDATION

Staff finds that the application meets the standards for site plan review and recommends its approval with the following condition, additional trees (2) be planted in exterior parking lot landscaping area. Staff recommends that the Commission take the following actions:

1. Motion to establish findings of fact that the subject property meets the legislative site plan criteria in Chapter 44.17-9 of the City Code.
2. Motion to recommend that City Council approve a Site Plan for a restaurant in the B-1 (General Commercial) District for the property located at 604 IAA Drive (PIN: 14-35-377-022) with the following variances: variance from §44-1307C(1)(b) (Parking lot interior landscaping - Dimensions) and variance from §44-1307C(1)(c) (Parking lot interior landscaping - Design) and condition that additional trees (2) be planted in exterior parking lot landscaping area.

Respectfully submitted,

Glen Wetterow  
City Planner

Attachments:

- Draft ordinance
- Site Plan
- Aerial map
- Zoning map
- Neighborhood notice and map

**ORDINANCE NO. 2022 - \_\_\_\_\_**

**AN ORDINANCE APPROVING A SITE PLAN AND VARIANCE FOR A RESTAURANT IN THE B-1 (GENERAL COMMERCIAL) DISTRICT, FOR PROPERTY LOCATED AT 604 IAA DRIVE (PIN: 14-35-377-022).**

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting approval of a Site Plan for a restaurant in the B-1 (General Commercial) District for certain premises hereinafter described in Exhibit "A"; and

WHEREAS, said petition included a site plan, illustrated in Exhibit "B," hereinafter referred to as the "Plan" and attached hereto and made part hereof by this reference; and

WHEREAS, after proper notice was given, the Bloomington Planning Commission conducted a public hearing on said petition and plan, and at said public hearing, the Planning Commission made findings of fact that such Site Plan complies with the standards for granting approval of a site plan found in Chapter 44 Division 17-9 of the Bloomington City Code; and

WHEREAS, the City Council of the City of Bloomington has the power to pass this Ordinance and approve this site plan.

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. The City Council adopts the findings of fact for the Site Plan Review as recommended by the Planning Commission.
3. The City Council hereby approves the Site Plan for a restaurant for the property at 604 IAA Drive, legally described in Exhibit "A" and depicted in Exhibit(s) "B," with the following variances: variance from §44-1307C(1)(b) (Parking lot interior landscaping - Dimensions) and variance from §44-1307C(1)(c) (Parking lot interior landscaping - Design) and condition that additional trees (2) be planted in exterior parking lot landscaping area.

This Ordinance shall take effect immediately upon passage and approval.

PASSED this \_\_\_\_\_ day of April, 2022.

APPROVED this \_\_\_\_\_ day of April, 2022.

**CITY OF BLOOMINGTON**

\_\_\_\_\_  
Mboka Mwilambwe, Mayor

**ATTEST**

\_\_\_\_\_  
Leslie Smith-Yocum, City Clerk

## EXHIBIT A

### Legal Description of Subject Premises

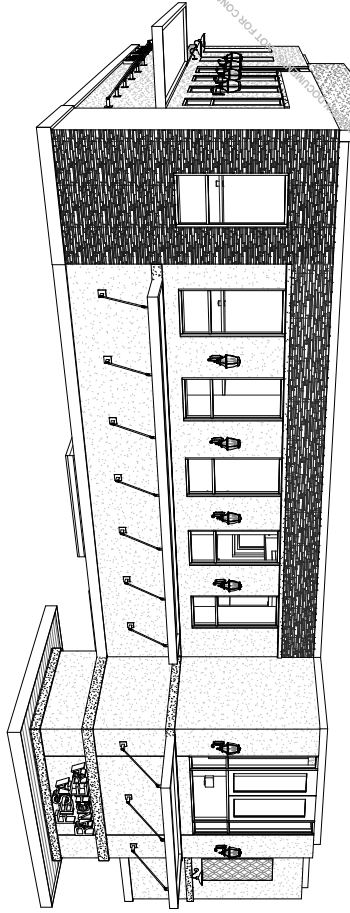
A part of the SW¼ of Section 35, Township 24 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Commencing at the northeast corner of a tract of land conveyed to Martin Oil Services, Inc. recorded March 18, 1954, in Deed Record Book 628, Page 7 as Document No. 22235, in McLean County, Illinois, and which point also lies 60 feet west of the west right of way line of U.S. Route 66 (F.A. Route 5); thence N.02°-45'W. 50 feet parallel with said west right of way line to the Point of Beginning; From said Point of Beginning thence S.87°-15'W. 150 feet parallel with the north line of said Martin Oil Services, Inc. tract; thence N.02°-45'W. 150 feet parallel with said west right of way line; thence N.87°-15'E. 150 feet parallel with the north line of said Martin Oil Services, Inc. tract to a point which is 60 feet west of said west right of way line; thence S.02°-45'E. 150 feet parallel with said west right of way line to the Point of Beginning.



Exhibit B

FIESTA RANCHERA

SITE PLAN LEGISLATIVE REVIEW DOCUMENTS - NOT FOR CONSTRUCTION - 3/3/2022



PLAN REVIEW INFORMATION

**Code Review - FIESTA RANCHERA**  
6 January 2022  
Project Number: 21-068

**Chapter 2: Definitions**

NONE IDENTIFIED FOR THIS CODE REVIEW

**Chapter 3: Use and Occupancy Classification**

NONE IDENTIFIED FOR THIS CODE REVIEW

**Chapter 4: Special Detailed Requirements**

NONE IDENTIFIED FOR THIS CODE REVIEW

**Chapter 5: General Building Height and Area**

CONSTRUCTION TYPE V.B. REINFORCED

Table 504.3 - Allowable Height

A-2 Occupancy = 60' 0"

Actual Building Height = 22' 0" < 60' 0" OK

Table 504.4 - Allowable Number of Stories

A-2 Occupancy = 2

Actual Building Stories = 1 Story < 2 OK

Table 506.2 - Allowable Building Area

A-2 Occupancy = 24,000 of

Total Building Area = 3,070 of < 24,000 OK

Chapter 6: Type of Construction

Section 600.2 - All materials to be non-combustible materials with exception of the materials listed in Section 603.

Table 601.2 - Minimum Rating Requirements for Building Elements

Type V-B

Primary structural frame:

Bearing walls, exterior:

Bearing walls, interior:

Nonbearing walls and partitions, exterior (Tab. 603):

Nonbearing walls and partitions, interior:

Floor Construction:

Roof Construction:

Chapter 7: Fire and Smoke Protection

NONE IDENTIFIED FOR THIS CONSTRUCTION TYPE

**Chapter 8: Interior Finishes**

Section 803.1 - Interior finish shall be as follows:

Interior Wall & Ceiling Finish Requirements

Exit Passageway & Corridors - Class B

Rooms and Enclosed Spaces - Class C

Section 804 - Flooring shall not have less than a Class I critical radiant flux level.

Chapter 9: Fire Protection Systems

Section 901.1.1 - Doors shall swing in the direction of egress.

Section 903.2.1.2 - An automatic fire sprinkler system is required because it is an A-2 occupancy with more than 100 occupants.

Section 903.3.1 through 903.3.6. Sprinkler systems shall be designed and installed in accordance with Section 903.3.1.1, unless otherwise permitted by IBC Sections 903.3.1.2 and 903.3.1.3 and other chapters of the IBC, as applicable.

NFPA 13 sprinkler systems. Where the provisions of this code require that a building be protected with an automatic fire sprinkler system, the system shall be installed in accordance with NFPA 13 except as provided in Section IBC 903.3.1.1.

Section 903.4 - Valves on sprinkler shall be electrically supervised. Monitoring shall be provided on sprinkler system to an approved supervising station.

Section 906 - An inspected and labeled 10A ABC fire extinguisher shall be placed in the building. One ABC fire extinguisher is required for the building. One K-type extinguisher is required within the kitchen area of the building.

Section 907.2.1 - A manual fire alarm system is not required because the occupancy load is less than 300 in this A-2 occupancy. A system will be provided with the sprinkler system.

Chapter 10: Means of Egress

Table 1001.1.1 - 145 occupants - based on seating arrangement

Seating area and Bar Area (16078 sf) = 145 occupants - based on seating arrangement

Kitchen/Back Bar/Staff = 1067 / 206 of = 6 occupants

Building Total Occupancy = 198 occupants

Section 1005.3 - Means of egress needs to be 158' 0.2" x 39' 6".

All other means of egress shall not be less than:

Five exits are provided.

1 - 72' x 4 - 36' = 216' > 36' 6"

Section 1005.7.1 - Doors that open into the path of egress shall not reduce the path more than 7 inches.

Section 1006 - 5 exits are required from the building. 5 exits are provided around the perimeter of the building.

Section 1006.2.1 - Common path of egress travel can not exceed 75' 0". The overall building dimensions are 74' 0" x 39' 6". A path has not been shown on the diagram.

Section 1007.1.1 - Exits must be at least 1/3 the diagonal distance of the building. See diagram for that information.

Section 1008 - The path of egress shall be illuminated to not less than 1 footcandle at the exit. Exit lighting shall be provided in the path of egress in the event of power failure.

Section 1001.1.1 - Doors shall swing in the direction of egress.

Section 1003.1.6.4 - Locks and latches shall be permitted to prevent operation of doors where a building in occupancy Group A having an occupant load of 300 (except case 198 where a building in occupancy Group A having an occupant load of 300 is permitted to be equipped with key-operated locking devices from the inside provided:

2.1. The locking device is readily distinguishable as locked;

2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". The sign shall be illuminated during hours of occupancy;

2.3. The use of the key-operated locking device is revocable by the building official for due cause.

Section 1003.1.10 - Panic hardware is not required because of the exception noted above.

Section 1003 - Exit signs shall be illuminated and visible must clearly mark the path of egress. Exit must have the ability to stay illuminated for at least 90 minutes after power loss (2702.2.6)

Section 1007 - Exit access travel distance can not exceed 250' 0". The overall building dimensions are 74' 0" x 39' 6". A path has not been shown on the diagram.

**Illinois Plumbing Code**

Section 800.8.10

Food service = 9,370 of / 30 = 312.33

Bar/Back Bar/Staff = 114 = 97 men and women

Section 800.8.10

Required plumbing fixtures - For Restaurant:

Required

WOMEN

Lavatories - 1:100

MEN

Water Closets - 1:100

Urinals - 1:300

Miscellaneous

Drinking Fountain - 1 per 75 - Water provided by owner

Service Sink

1 per floor

1 ok

2 ok

2 ok

2 ok

1 ok

1 ok

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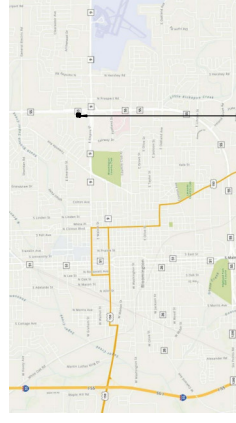
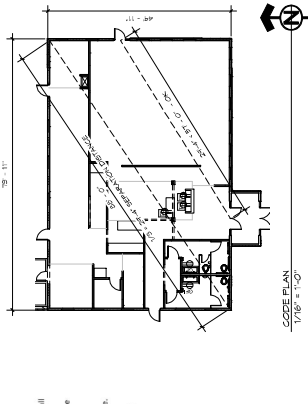
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DRAWING INDEX



LOCATION MAP

PREVIOUS SUBMITTALS

PHASE 1 -

PHASE 2 -

SET NOTES:

NAME: XXXXXX XXXXXXXX  
DATE: 11/03/2018  
LICENSE RENEWAL DATE: 11/03/2018  
PAGES OR DIVISIONS COVERED BY THIS CERTIFICATION: 1  
C-SHEETS, A-SHEETS, MFP SHEETS

THESE PLANS HAVE BEEN DESIGNED WITH THE INTENTION OF FULL COMPLIANCE WITH THE FOLLOWING CODES:

1. INTERNATIONAL BUILDING CODE 2019
2. INTERNATIONAL FIRE CODE 2019
3. NATIONAL ELECTRICAL CODE 2020
4. NATIONAL MECHANICAL CODE 2019
5. NATIONAL PLUMBING CODE 2019
6. BLOOMINGTON CITY CODES FOR ALL TRADES
7. INTERNATIONAL FIRE & SAFETY CODE 2019
8. INTERNATIONAL BUILDING CODE 2019
9. AMERICAN DISABILITIES ACT, 2010

PROJECT INFORMATION

AUTHORITY HAVING JURISDICTION (A.U.): CITY OF BLOOMINGTON

OCCUPANCY TYPE: A-3

CONSTRUCTION TYPE: TYPE V-B

SITE PLAN LEGISLATIVE REVIEW DOCUMENTS

DATE: 3/1/2022

PROJECT OWNER

NICOLAS CANCHOLA  
FIESTA RANCHERA  
1500 E EMPIRE STREET, SUITE A-3  
BLOOMINGTON, ILLINOIS 61701  
309-663-1615

CONTRACTOR

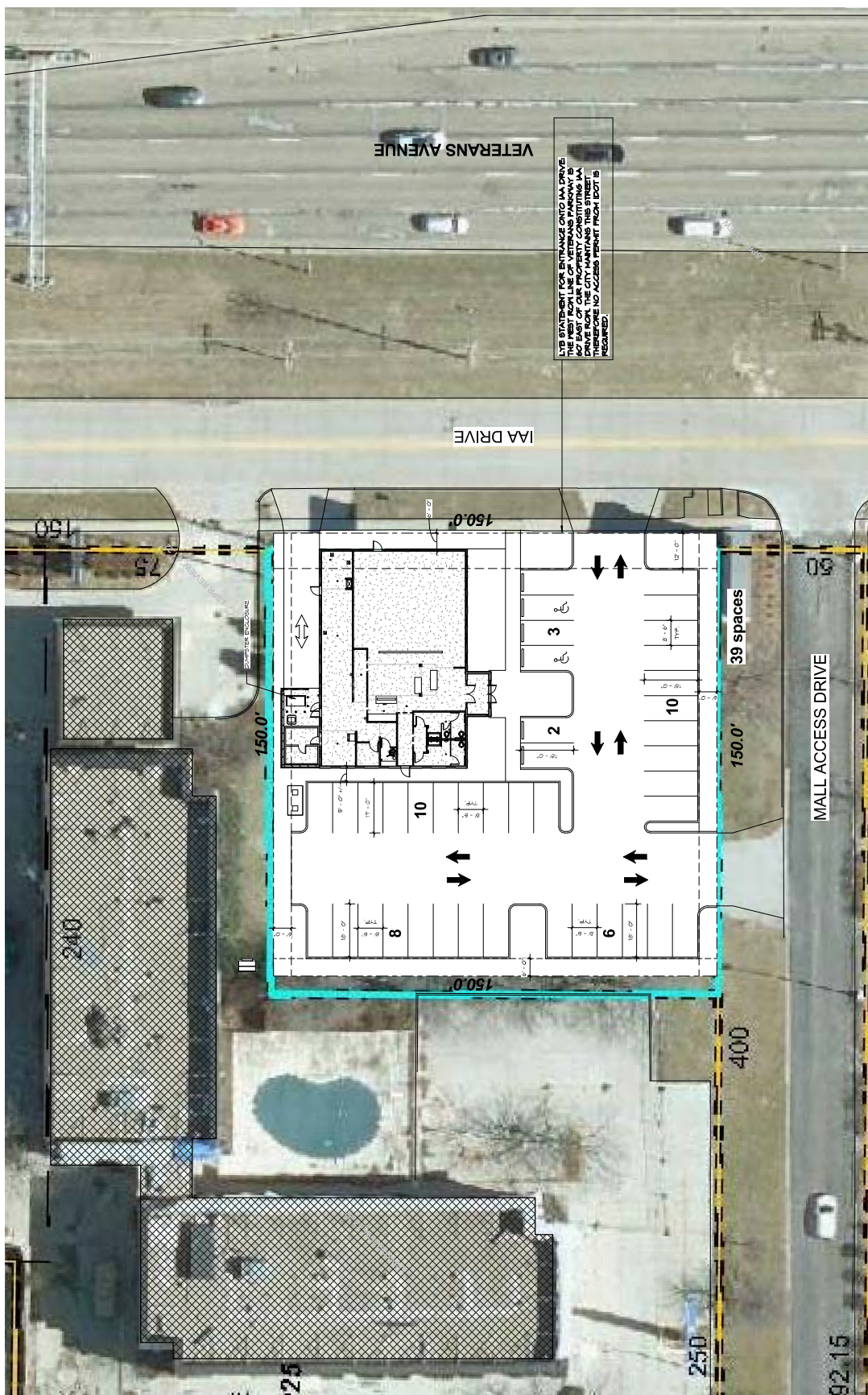
TBD

CONTRACTOR

TBD







① SITE PLAN  
1/16" = 1'-0"



SHEET  
A101

FLOOR PLAN

DATE  
3/3/2022

SCALE  
AS NOTED

DRAWN BY  
RPE

DATE  
3/3/2022

SCALE  
AS NOTED

DRAWN BY  
RPE

DATE  
3/3/2022

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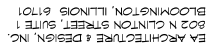
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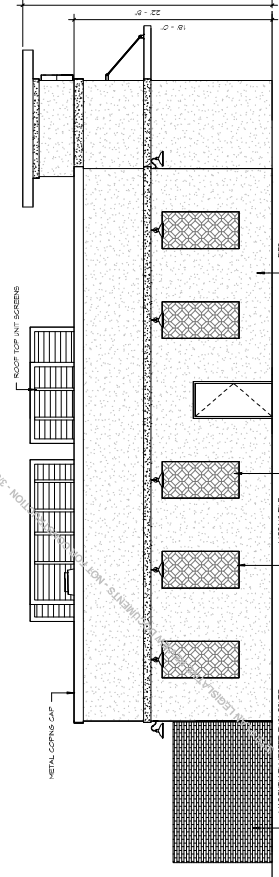
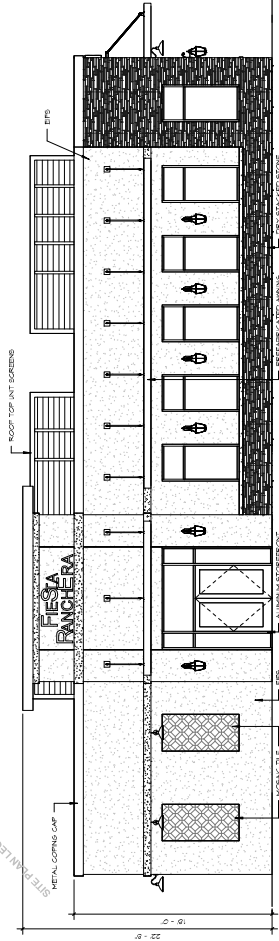


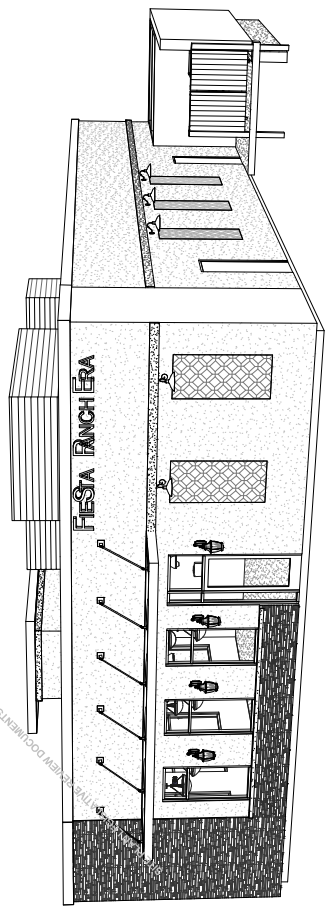
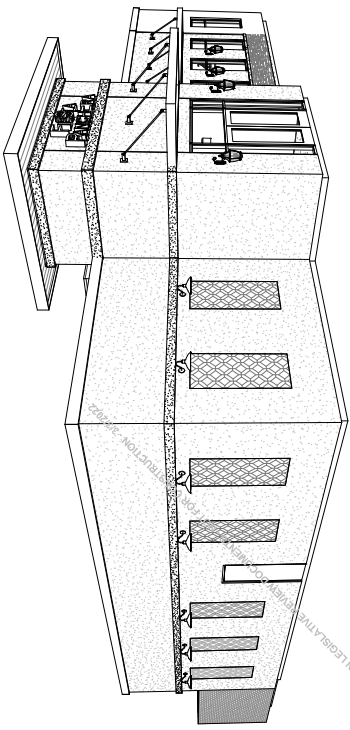


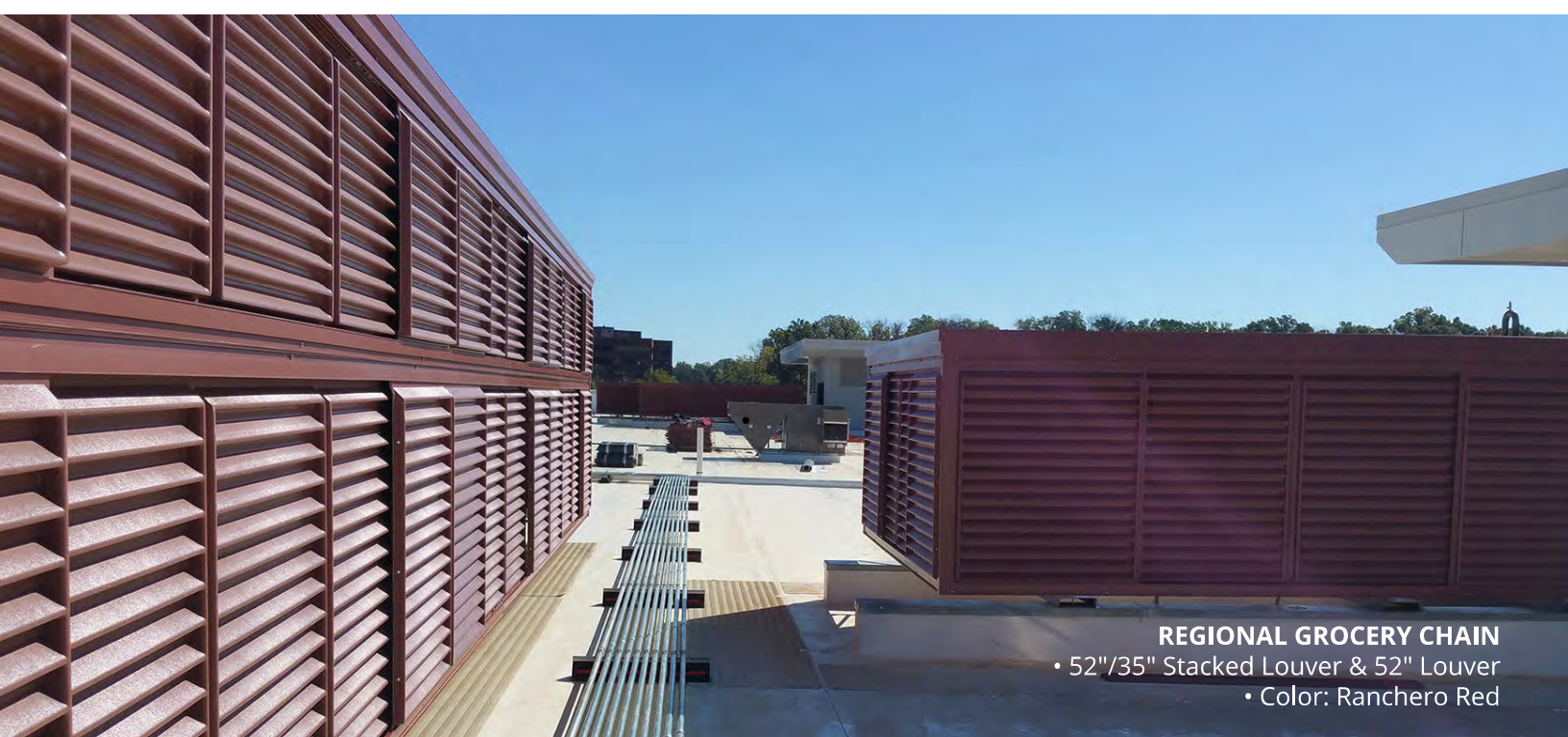
GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF THE ATTORNEY GENERAL  
1000 PENNSYLVANIA AVENUE, N.W.  
WASHINGTON, D.C. 20540  
TEL: 202-724-2800 FAX: 202-724-2801  
WWW.DCAG.OFFICE.GOV

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4 WEST ELEVATION







#### REGIONAL GROCERY CHAIN

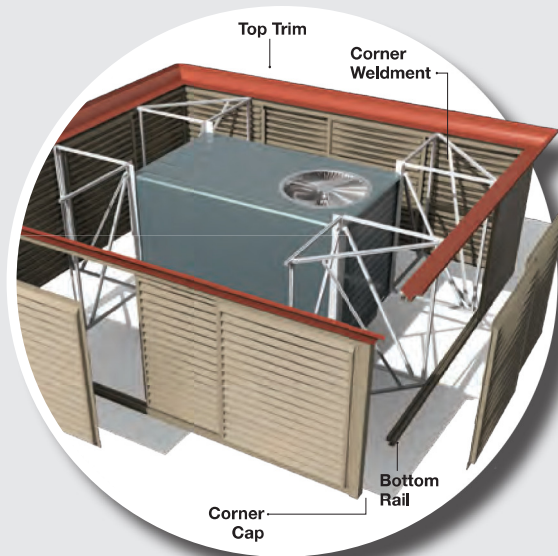
- 52"/35" Stacked Louver & 52" Louver
- Color: Ranchero Red

**envisor**<sup>®</sup>

## Innovative Rooftop Screens

Attractive, code-compliant and long lasting, Envvisor equipment screens offer affordable, elegant, customized screening solutions that blend into the overall design, all with no rooftop penetration. Our patented roof screen system provides practical solutions for municipal screening requirements of HVAC units, chillers, air handlers, power exhausts, roof stacks and communication equipment. You name it, we can screen it!

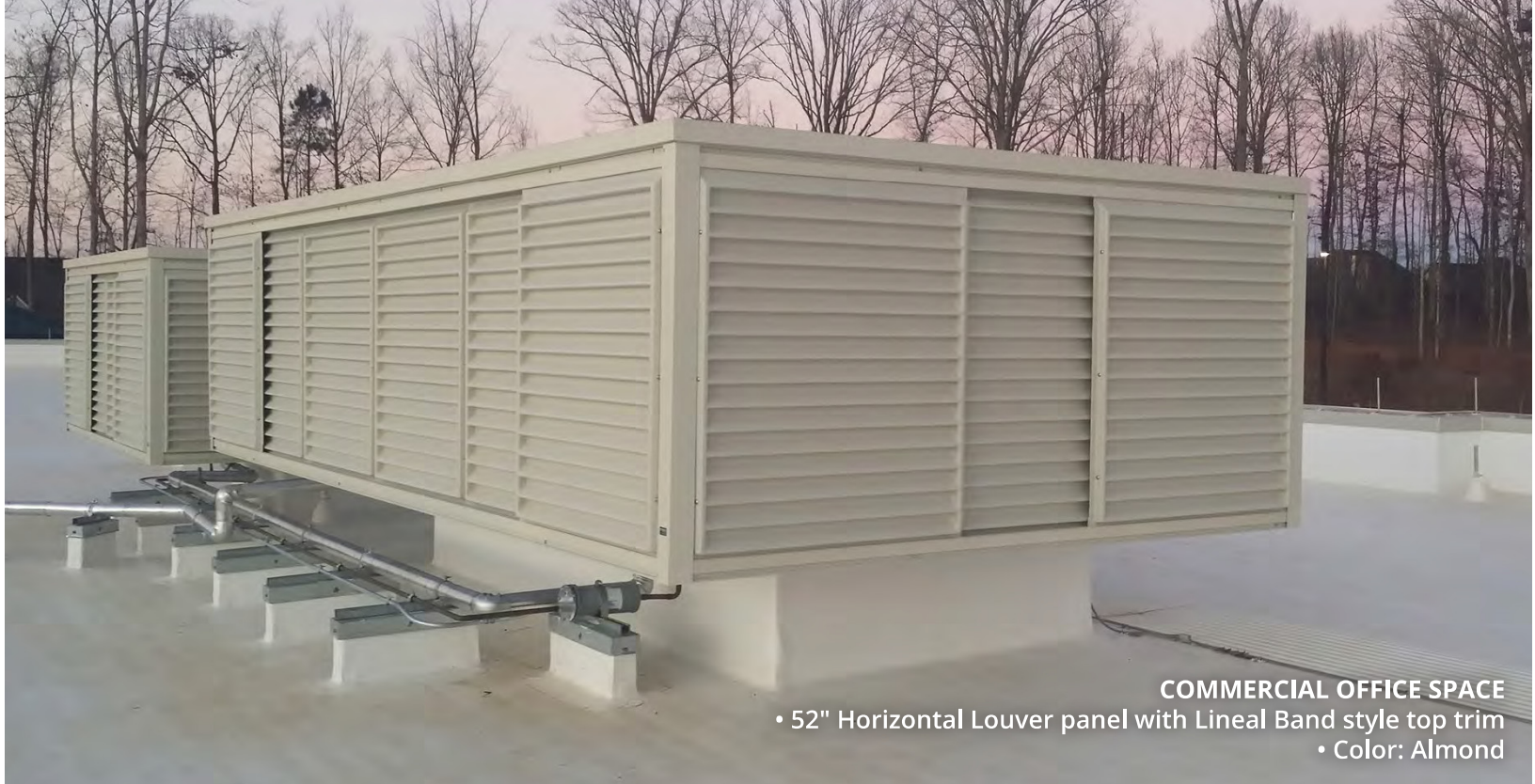
- **Zero Rooftop Penetration**
- **ABS or Metal**
- **Sliding Panels for Easy Service Access**



U.S. Patent No. 5,664,384  
U.S. Patent No. 7,000,362  
U.S. Patent No. 7,707,798

**CityScapes**<sup>®</sup>  
ARCHITECTURAL INNOVATIONS





**COMMERCIAL OFFICE SPACE**

- 52" Horizontal Louver panel with Lineal Band style top trim
- Color: Almond

**THE LEADING ROOF  
SCREEN CHOICE OF  
ARCHITECTS, BUILDING  
OWNERS AND  
CONTRACTORS FOR  
MORE THAN 20 YEARS.**



**CHURCH OFFICE**

- 52" Horizontal Louver panel with Cove top trim
- Color: Custom color match



**NATIONAL RETAILER**

- 70" Horizontal Louver panel with 2 Step top trim
- Color: Alabaster

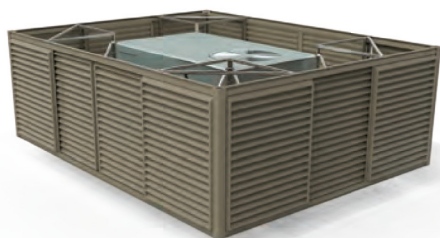




## DESIGN OPTIONS

Envisor screens are the perfect alternative to parapet walls and they satisfy even the strictest screening code requirements. Both styles feature our patented attachment method, which secures our screens directly to the equipment with no rooftop penetration. Post mounted options are also available. Screen heights are available to shield virtually anything you desire. Envisor systems can be stacked up to three panels high to enclose tall RTUs.

**VERTICAL**



*(Available in Metal or Acrylicap® ABS)*

**CANTED**



*(Available in Acrylicap® ABS only)*

**POST MOUNT**



*(Available in Metal or Acrylicap® ABS)*

## PANEL STYLES

Panels are available in ten standard styles, allowing you to match or coordinate with the building design. The panels are constructed of thermoformed, high-impact ABS with a co-extruded UV protective layer on both sides or choose one of our metal series options in a variety of thicknesses and finishes. The panels are held firmly in place using a rust-free, double tracked aluminum rail system. This enables the panels to slide side-to-side for easy access to the unit during servicing and maintenance.

### ACRYLICAP® ABS SERIES PANELS



LOUVER HORIZONTAL



RIB HORIZONTAL



BRICK



FLAT PAN



FOREST



BATTEN VERTICAL



7.2 RIB HORIZONTAL



RIB VERTICAL

### METAL SERIES PANELS



7.2 RIB  
HORIZONTAL SOLID



7.2 RIB  
VERTICAL SOLID



**NEW!**  
4.0 CORRUGATED  
HORIZONTAL SOLID



**NEW!**  
4.0 CORRUGATED  
VERTICAL SOLID



7.2 RIB  
HORIZONTAL PERFORATED



7.2 RIB  
VERTICAL PERFORATED



PAN SOLID



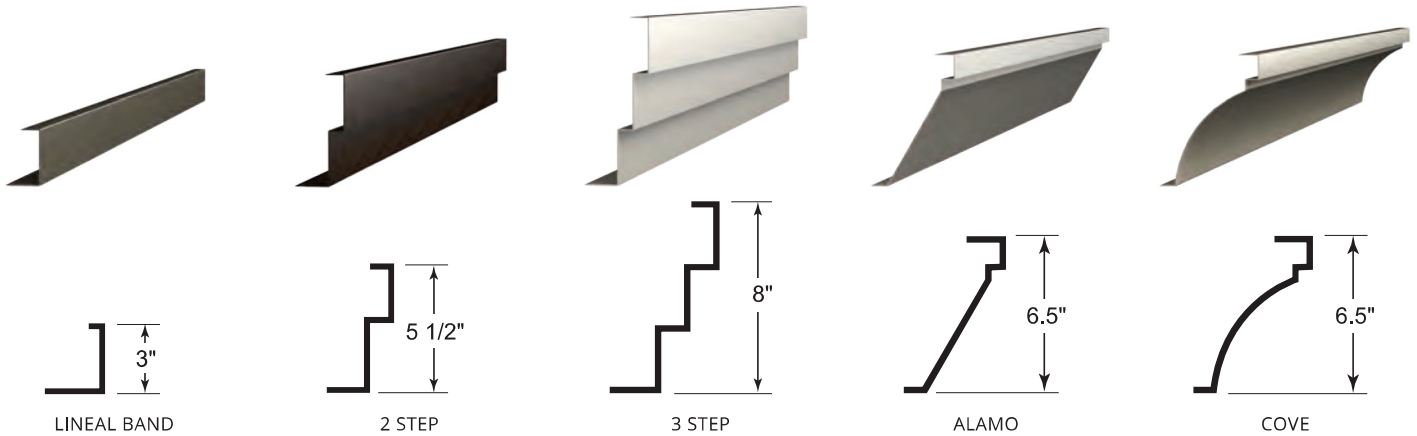
PAN PERFORATED

***Don't see a panel that fits your project?***  
***Tell us and we'll make one that you design. (Mold fee may apply)***



## TOP TRIM STYLES

OPTIONAL — Decorative top trim options offer the flexibility to further customize the elegant appearance of the screens by picking up building design elements and incorporating those details into the screen. Although optional, they offer one more way to make screens part of the design, not part of the problem. *Prices vary by style.*



## COLORS

Our designer colors complement most architectural applications, but don't let standard colors limit your creativity. We have the ability to match any cross-referenced color specifications. Send us samples to match. We've even matched a color to a rock! Colors are approximations. Please call for actual samples.

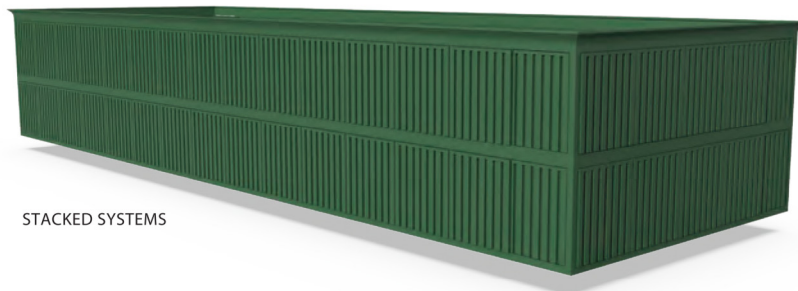


***Need a custom color? Provide a Sherwin Williams or PMS code and we can color match.***

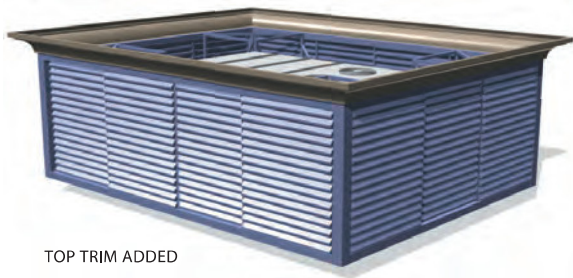
***Speak to a project manager about our Envisor accessories,  
including lighting kits and more.***

## CUSTOM SOLUTIONS

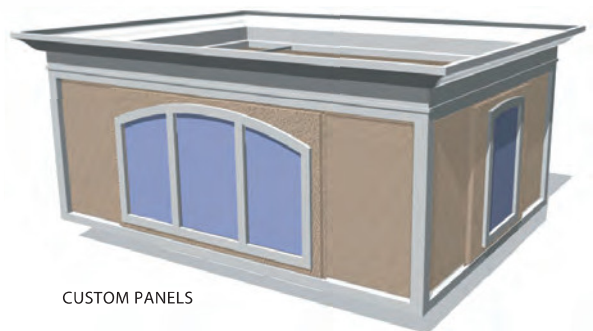
Envisor equipment screens can be manufactured in a limitless combination of shapes and configurations to help reduce cost, add to the aesthetics of a building or both. Let us design one for you! Just tell us the equipment manufacturer, the model numbers and any special requirements you might have. *\*Additional costs may apply.*



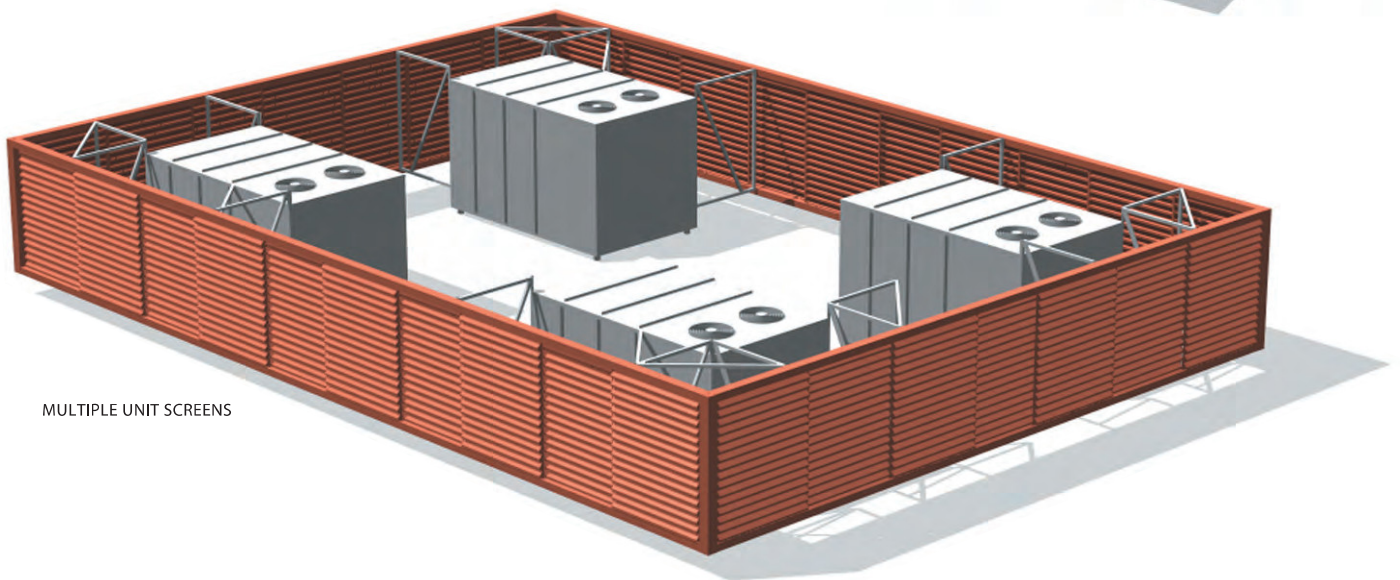
STACKED SYSTEMS



TOP TRIM ADDED



CUSTOM PANELS



MULTIPLE UNIT SCREENS

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website at **[cityscapesinc.com](http://cityscapesinc.com)**.

***Popular Applications: RTUs • HVACs • Air Chillers • Air Handlers • Cooling Towers  
Condensers • Exhaust Fans • Cellular • Equipment • Refrigeration Units***





#### MEDICAL BUILDING ROOFTOP SEATING AREA

- 52" Forest Style Panel with Cove Top Trim
- Color: Forest Green



DESIGN



MANAGE



MANUFACTURE



INSTALL

#### THE COMPLETE SOLUTION

We get it. You're busy. We want you to be able to focus on the parts of your project that matter most to you. That's why we provide each customer with a project manager — a single point of contact. Tell us what you need and we'll coordinate everything from design and engineering to manufacturing and installation so you can spend your time on more important things.

# CityScapes®

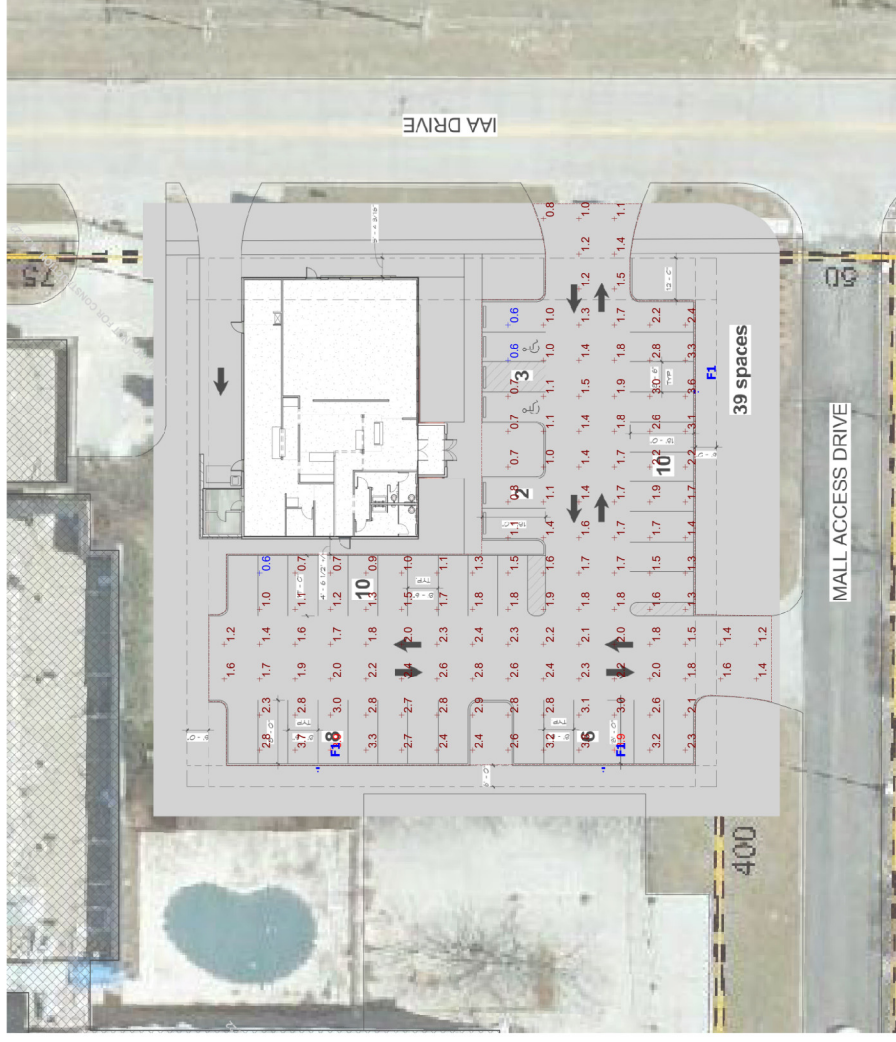
ARCHITECTURAL INNOVATIONS

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Envisor® | Covrit® | ToughGate™ | NatureScreen® | Planx® Planters

Rev 12/21

|                   |              |
|-------------------|--------------|
| <b>Designer</b>   | Jake Wacker  |
| <b>Date</b>       | 02/18/2022   |
| <b>Scale</b>      | Not to Scale |
| <b>Drawing No</b> |              |
| <b>Summary</b>    |              |



**Plan View**  
Scale - 1" = 35ft

Scale - 1" = 35ft

## STUDY B

| Schedule |  | Quantity | Manufacturer      | Category Number    | Description                                                       | Number | Current Light Loss | Warranty | File   |
|----------|--|----------|-------------------|--------------------|-------------------------------------------------------------------|--------|--------------------|----------|--------|
|          |  | 2        | Lithonia Lighting | NELT LED P4 40W 42 | RECY AIRCRAFT ST. P4 Lowes Package 4000K CCT Type 43 Distribution | 1      | 155709             | 0.9      | 123.14 |

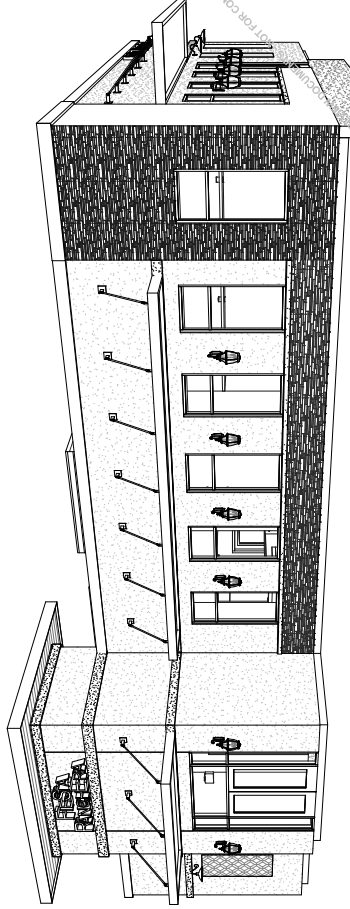
| Statistics   |        |        |        |        |                 |
|--------------|--------|--------|--------|--------|-----------------|
| Description  | Symbol | Avg    | Max    | Min    | Max/Min Avg/Min |
| Calc Zone #1 | +      | 1.9 fc | 3.9 fc | 0.6 fc | 6.5:1<br>3:2:1  |

**Note**

1. CALCULATION POINTS ARE AT 0" AFF.
2. FIXTURES ARE MOUNTED AT 27" AFF.
3. BASED ON REFLECTANCES OF 0
4. CALCULATIONS ARE BASED ON INFORMATION PROVIDED



FIESTA RANCHERA



PLAN REVIEW INFORMATION

Section 903.2.1.2 - An automatic fire sprinkler system is required because it is an A-2 occupancy with more than 100 occupants.

Section 903.3.1 through 903.3.6. Sprinkler systems shall be designed and installed in accordance with Section 903.3.1.1 unless otherwise permitted by IBC Sections 903.3.1.2 and 903.3.1.3 and other chapters of the IBC, as applicable.

NFPA 13 sprinkler systems. Where the provisions of this code require that a building be protected with an automatic fire sprinkler system, the system shall be designed in accordance with NFPA 13 except as provided in Section IBC 903.3.1.1.

Section 903.4 - Values on sprinkler shall be electrically supervised. Monitoring shall be provided on sprinkler system to an approved supervising station.

Section 906 - An inspected and labeled 10A ABC fire extinguisher shall be placed in the building. One ABC extinguisher is required for the building. One K-type extinguisher is required within the kitchen area of the building.

Section 907.2.1 - A manual fire alarm system is not required because the occupant load is less than 300 in this A-2 occupancy. A system will be provided with the sprinkler system.

Chapter 10 Means of Egress

Table 1008.1.1 - 145 occupants - based on seating arrangement  
Seating area and Bar Area (16078 sf) = 145 occupants -  
Kitchen/Back Bar/Staff = 1087 / 206 of 6 occupants  
Reception/Waiting Area = 932 / 71 of 47 occupants

Building Total Occupancy = 198 occupants  
Section 1005.3 - Means of egress needs to be 158' 0.2" x 39' 6".  
All other means of egress shall not be less than:  
1 - 72' x 4 - 36' x 21'6" x 26' 6"

Section 1005.7.1 - Doors that open into the path of egress shall not reduce the path more than 7 inches.  
Section 1006 - 5 exits are required from the building. 5 exits are provided around the perimeter of the building.

Section 1006.2.1 - Common path of egress travel can not exceed 75' 0". The overall building dimensions are 74' 0" x 39' 6". A path has not been shown on the diagram.  
Section 1007.1.1 - Exits must be at least 1/3 the diagonal distance of the building. See diagram for that information.

Section 1008 - The path of egress shall be illuminated to not less than 1 footcandle at the exit. Exit lighting shall be provided to illuminate the path of egress in the event of power failure.

Section 1001.2.1 - Doors shall swing in the direction of egress.

Section 1001.1.4 - Locks and latches shall be permitted to prevent operation of doors where a building in occupancy Group A having an occupant load of 300 (except case 198) is required to be protected with an automatic fire sprinkler system. Locks and latches shall be permitted to be equipped with key-operated locking devices from the inside of the door.

2.1. The locking device is readily distinguishable as locked;  
2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". The sign shall be illuminated from the interior of the building.

2.3. The use of the key-operated locking device is revocable by the building official for due cause.

Section 1001.1.10 - Panic hardware is not required because of the exception noted above.  
Section 1003 - Exit signs shall be illuminated and visible must clearly mark the path of egress. Exit must have the ability to stay illuminated for at least 90 minutes after power loss (2702.2.6)

Section 1007 - Exit access travel distance can not exceed 250' 0". The overall building dimensions are 74' 0" x 39' 6". A path has not been shown on the diagram.

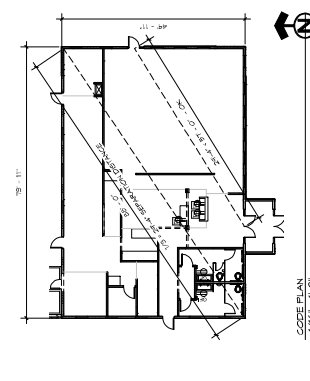
Illinois Plumbing Code

Food service - 9,370 sf / 30 x 112.33  
Required plumbing fixtures - 97 men and women  
Section 800.100.4.1 - Required plumbing fixtures - For Restaurant:  
WOMEN - 1,100  
Men - 1,100  
Water Closets - 1,100  
Urinals - 1,100  
Miscellaneous - 1,100  
Drinking Fountain - 1 per 75 - Water provided by owner  
Service sink - 1 per floor

2018 ICC Code Check

Muskegon County Table 901.1 - Climate Zone - 5A  
Table C002.1.3  
Required 6 factors  
Walk above grade - Roof Deck - R-30  
Walk above grade - Wood framed - R-13 + R-61 OR R-20  
Table C002.1.4  
Required 4 factors  
Walk above grade - Roof Deck - U-0.023  
Walk above grade - Wood framed - U-0.084  
Slab on Grade - F-0.54

DRAWING INDEX



| CODES                                                                                          |
|------------------------------------------------------------------------------------------------|
| THESE PLANS HAVE BEEN DESIGNED WITH THE INTENTION OF FULL COMPLIANCE WITH THE FOLLOWING CODES: |
| 1. INTERNATIONAL BUILDING CODE 2019                                                            |
| 2. INTERNATIONAL FIRE CODE 2019                                                                |
| 3. NATIONAL ELECTRICAL CODE 2020                                                               |
| 4. NATIONAL MECHANICAL CODE 2019                                                               |
| 5. NATIONAL PLUMBING CODE 2019                                                                 |
| 6. BLOOMINGTON CITY CODES FOR ALL TRADES                                                       |
| 7. INTERNATIONAL FIRE & SAFETY CODE 2019                                                       |
| 8. AMERICAN DISABILITY ACT, 2010                                                               |

| PROJECT INFORMATION                                       |
|-----------------------------------------------------------|
| AUTHORITY HAVING JURISDICTION (A.U.): CITY OF BLOOMINGTON |
| OCCUPANCY TYPE: A-2                                       |
| CONSTRUCTION TYPE: TYPE V-B                               |

| PROJECT OWNER                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------|
| NICOLAS CANCHOLA<br>FIESTA RANCHERA<br>1500 E EMPIRE STREET, SUITE A-3<br>BLOOMINGTON, ILLINOIS 61701<br>309-663-1615 |

| CONTRACTOR |
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| TBD        |

| CONTRACTOR |
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| TBD        |

CONTRACTOR: TBD

DATE: 3/1/2022

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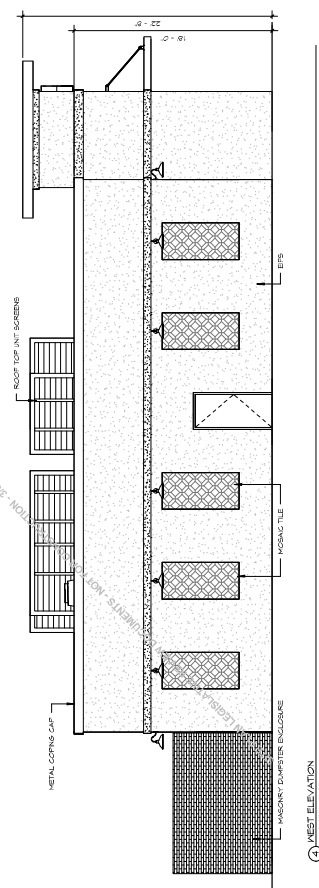






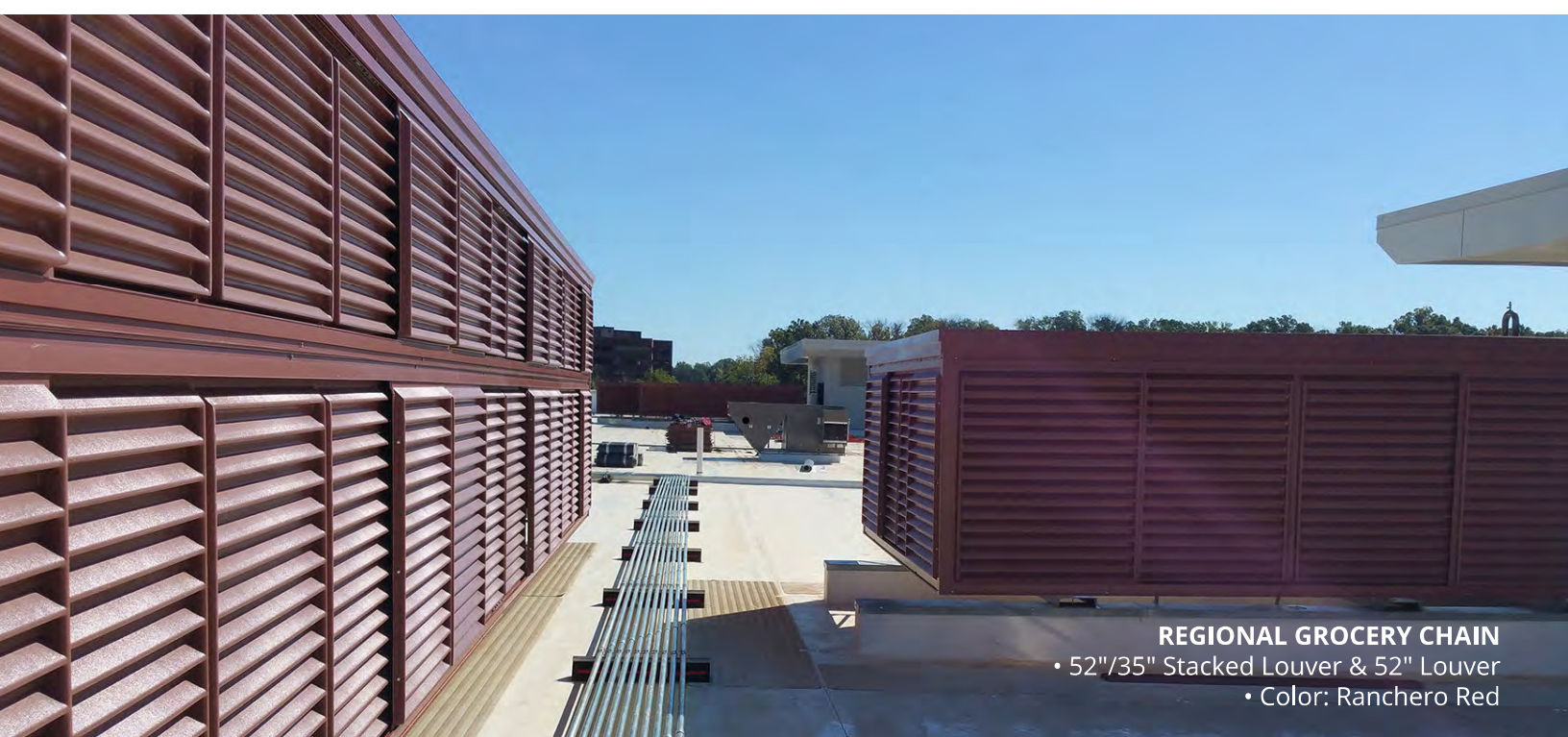












#### REGIONAL GROCERY CHAIN

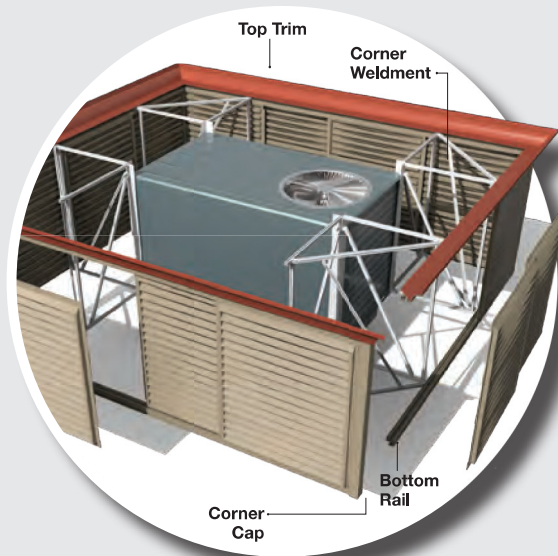
- 52"/35" Stacked Louver & 52" Louver
- Color: Ranchero Red

**envisor**<sup>®</sup>

## Innovative Rooftop Screens

Attractive, code-compliant and long lasting, Envvisor equipment screens offer affordable, elegant, customized screening solutions that blend into the overall design, all with no rooftop penetration. Our patented roof screen system provides practical solutions for municipal screening requirements of HVAC units, chillers, air handlers, power exhausts, roof stacks and communication equipment. You name it, we can screen it!

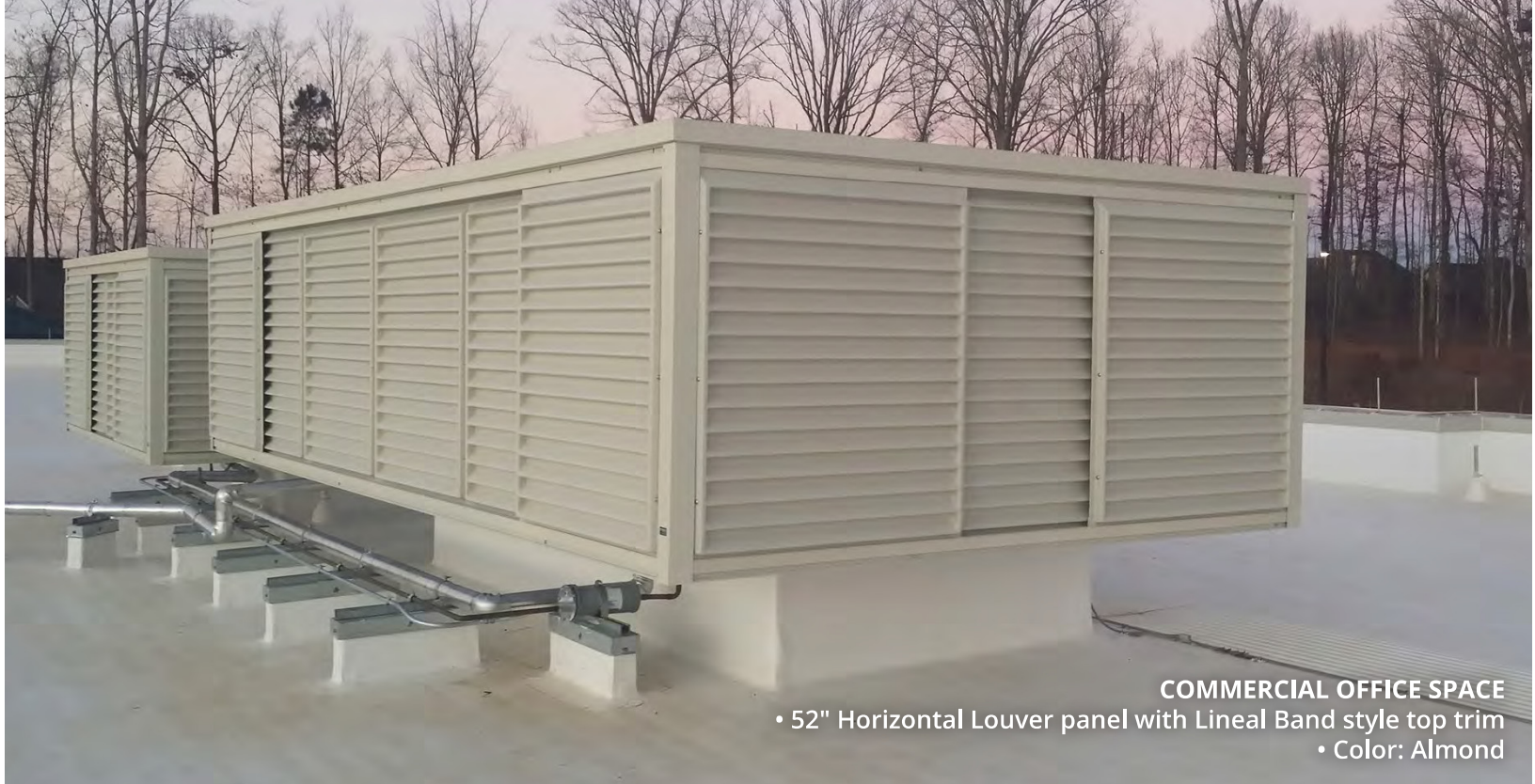
- **Zero Rooftop Penetration**
- **ABS or Metal**
- **Sliding Panels for Easy Service Access**



U.S. Patent No. 5,664,384  
U.S. Patent No. 7,000,362  
U.S. Patent No. 7,707,798

**CityScapes**<sup>®</sup>  
ARCHITECTURAL INNOVATIONS





**COMMERCIAL OFFICE SPACE**

- 52" Horizontal Louver panel with Lineal Band style top trim
- Color: Almond

**THE LEADING ROOF  
SCREEN CHOICE OF  
ARCHITECTS, BUILDING  
OWNERS AND  
CONTRACTORS FOR  
MORE THAN 20 YEARS.**



**CHURCH OFFICE**

- 52" Horizontal Louver panel with Cove top trim
- Color: Custom color match



**NATIONAL RETAILER**

- 70" Horizontal Louver panel with 2 Step top trim
- Color: Alabaster

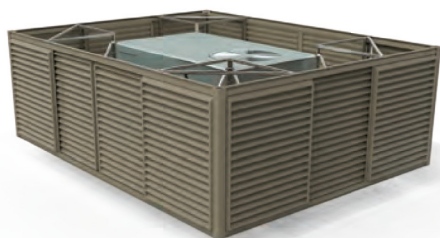




## DESIGN OPTIONS

Envisor screens are the perfect alternative to parapet walls and they satisfy even the strictest screening code requirements. Both styles feature our patented attachment method, which secures our screens directly to the equipment with no rooftop penetration. Post mounted options are also available. Screen heights are available to shield virtually anything you desire. Envisor systems can be stacked up to three panels high to enclose tall RTUs.

**VERTICAL**



*(Available in Metal or Acrylicap® ABS)*

**CANTED**



*(Available in Acrylicap® ABS only)*

**POST MOUNT**



*(Available in Metal or Acrylicap® ABS)*

## PANEL STYLES

Panels are available in ten standard styles, allowing you to match or coordinate with the building design. The panels are constructed of thermoformed, high-impact ABS with a co-extruded UV protective layer on both sides or choose one of our metal series options in a variety of thicknesses and finishes. The panels are held firmly in place using a rust-free, double tracked aluminum rail system. This enables the panels to slide side-to-side for easy access to the unit during servicing and maintenance.

### ACRYLICAP® ABS SERIES PANELS



LOUVER HORIZONTAL



RIB HORIZONTAL



BRICK



FLAT PAN



FOREST



BATTEN VERTICAL



7.2 RIB HORIZONTAL



RIB VERTICAL

### METAL SERIES PANELS



7.2 RIB  
HORIZONTAL SOLID



7.2 RIB  
VERTICAL SOLID



**NEW!**  
4.0 CORRUGATED  
HORIZONTAL SOLID



**NEW!**  
4.0 CORRUGATED  
VERTICAL SOLID



7.2 RIB  
HORIZONTAL PERFORATED



7.2 RIB  
VERTICAL PERFORATED



PAN SOLID

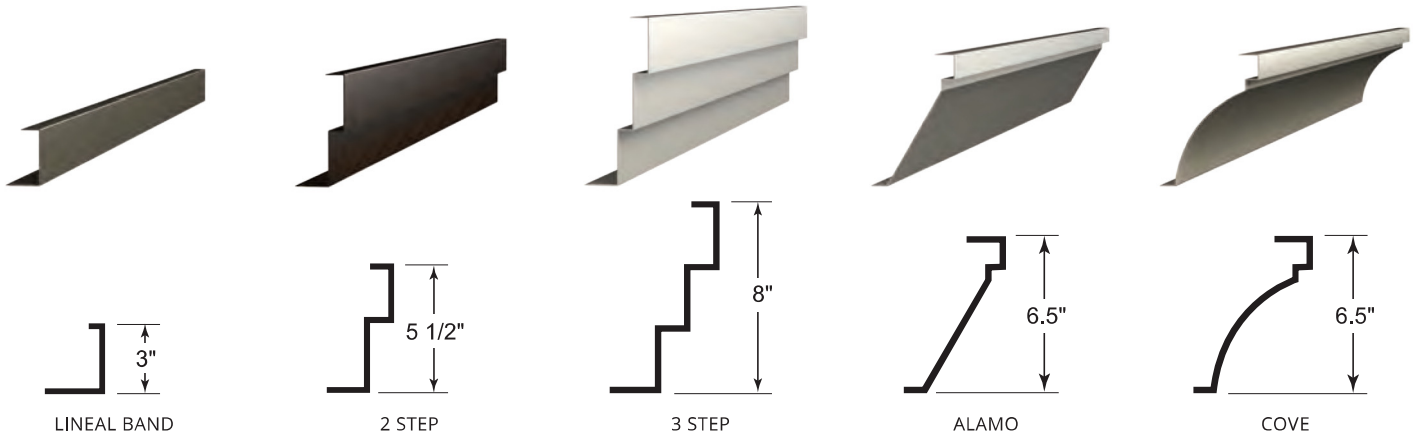


PAN PERFORATED

***Don't see a panel that fits your project?***  
***Tell us and we'll make one that you design. (Mold fee may apply)***

## TOP TRIM STYLES

OPTIONAL — Decorative top trim options offer the flexibility to further customize the elegant appearance of the screens by picking up building design elements and incorporating those details into the screen. Although optional, they offer one more way to make screens part of the design, not part of the problem. *Prices vary by style.*



## COLORS

Our designer colors complement most architectural applications, but don't let standard colors limit your creativity. We have the ability to match any cross-referenced color specifications. Send us samples to match. We've even matched a color to a rock! Colors are approximations. Please call for actual samples.



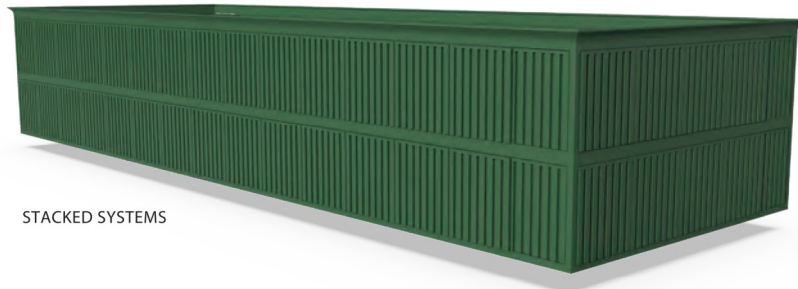
***Need a custom color? Provide a Sherwin Williams or PMS code and we can color match.***

***Speak to a project manager about our Envisor accessories,  
including lighting kits and more.***

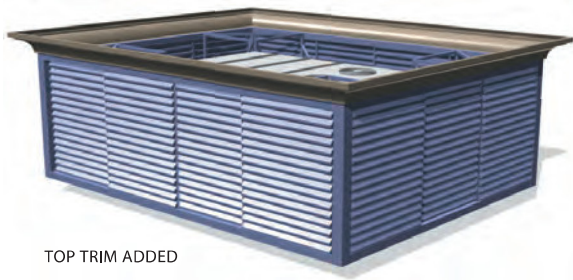


## CUSTOM SOLUTIONS

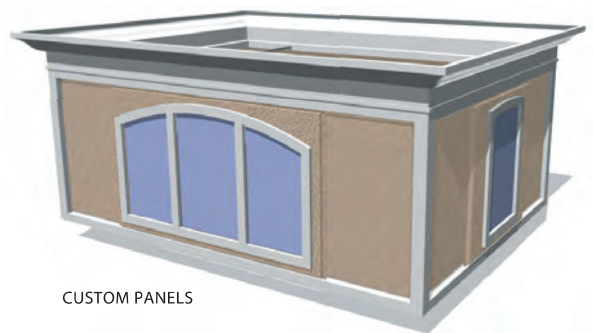
Enviro equipment screens can be manufactured in a limitless combination of shapes and configurations to help reduce cost, add to the aesthetics of a building or both. Let us design one for you! Just tell us the equipment manufacturer, the model numbers and any special requirements you might have. *\*Additional costs may apply.*



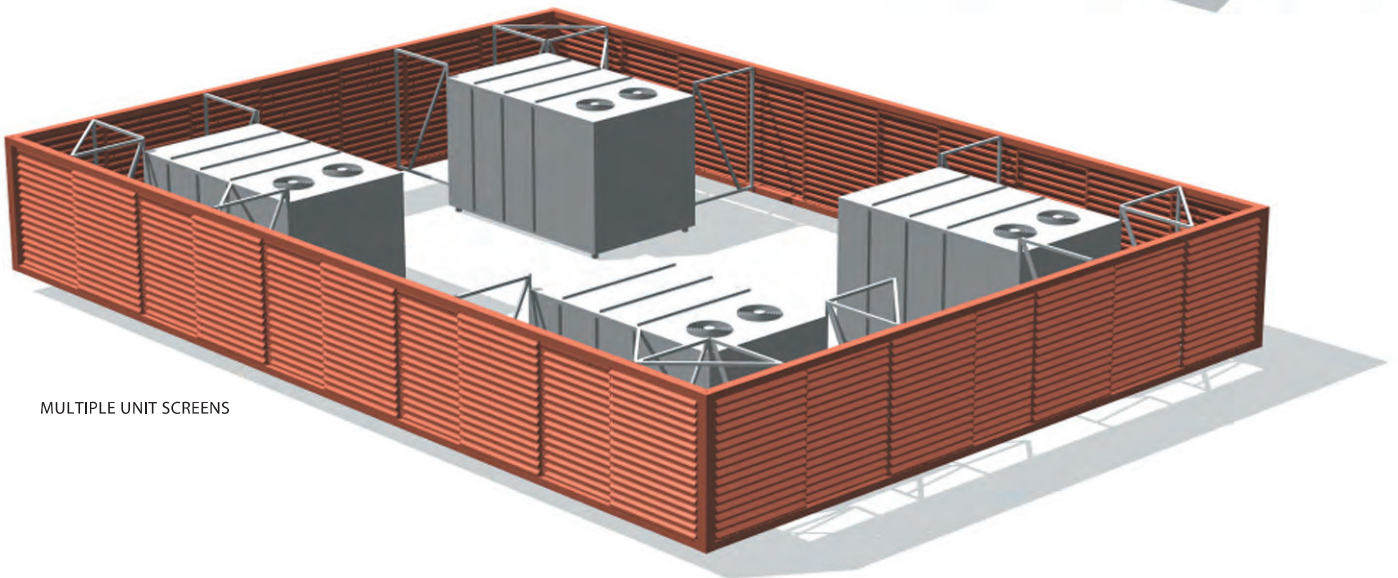
STACKED SYSTEMS



TOP TRIM ADDED



CUSTOM PANELS



MULTIPLE UNIT SCREENS

Call **(877) 727-3367** today or visit our  
website at **[cityscapesinc.com](http://cityscapesinc.com)**.

***Popular Applications: RTUs • HVACs • Air Chillers • Air Handlers • Cooling Towers  
Condensers • Exhaust Fans • Cellular • Equipment • Refrigeration Units***



#### MEDICAL BUILDING ROOFTOP SEATING AREA

- 52" Forest Style Panel with Cove Top Trim
- Color: Forest Green



DESIGN



MANAGE



MANUFACTURE



INSTALL

#### THE COMPLETE SOLUTION

We get it. You're busy. We want you to be able to focus on the parts of your project that matter most to you. That's why we provide each customer with a project manager — a single point of contact. Tell us what you need and we'll coordinate everything from design and engineering to manufacturing and installation so you can spend your time on more important things.

# CityScapes®

ARCHITECTURAL INNOVATIONS

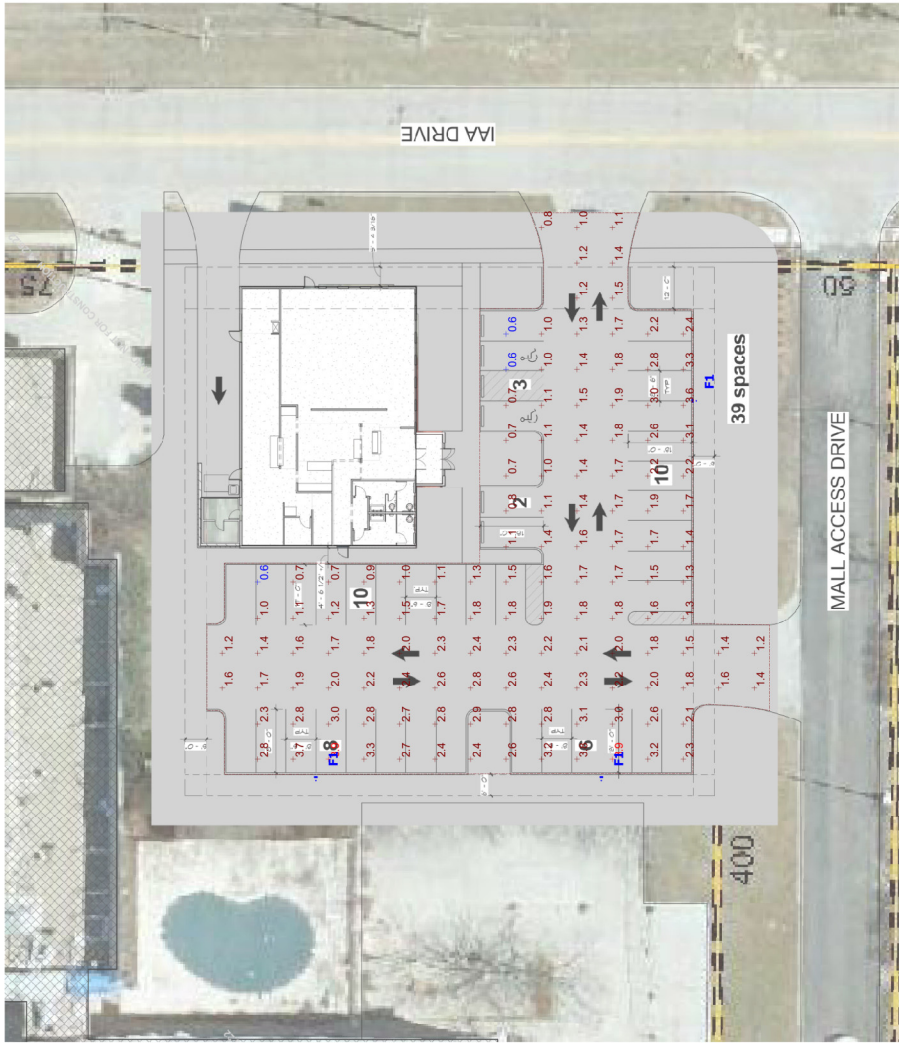
(877) 727-3367 • [cityscapesinc.com](http://cityscapesinc.com)

Envisor® | Covrit® | ToughGate™ | NatureScreen® | Planx® Planters

Rev 12/21



Designer  
Jake Wacker  
Date  
02/18/2022  
Scale  
Not to Scale  
Drawing No.  
Summary



Plan View  
Scale - 1" = 35ft

STUDY B

| Schedule | Symbol | Label | Image | Quantity | Manufacturer   | Catalog Number     | Description         | Number of Fixtures | Light Level (Footcandle) | End   |
|----------|--------|-------|-------|----------|----------------|--------------------|---------------------|--------------------|--------------------------|-------|
|          | F1     |       |       | 3        | Osram Lighting | ROSL LED 14 40W R2 | OSRAM LED 14 40W R2 | 1                  | 10000                    | 10000 |

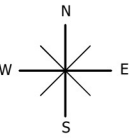
Note

1. CALCULATION POINTS ARE AT 0" AFF.
2. FIXTURES ARE MOUNTED AT 27' AFF.
3. BASED ON REFLECTANCES OF 0
4. CALCULATIONS ARE BASED ON INFORMATION PROVIDED

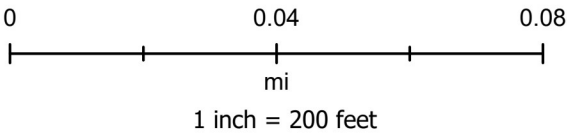
| Statistics   |        |        |        |        |         |         |
|--------------|--------|--------|--------|--------|---------|---------|
| Description  | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
| Calc Zone #1 | +      | 1.9 fc | 3.9 fc | 0.6 fc | 6.5:1   | 3.2:1   |

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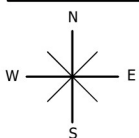
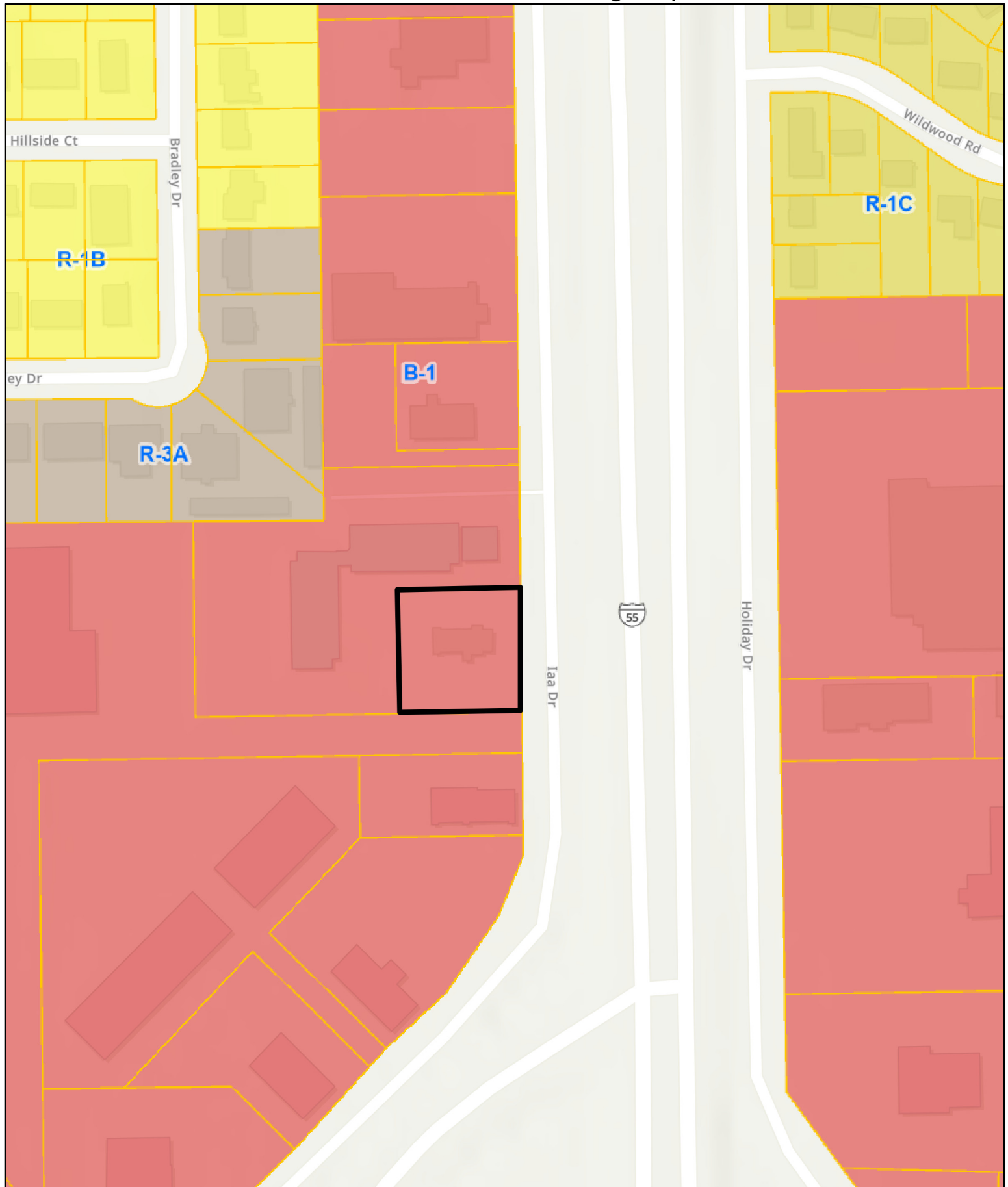




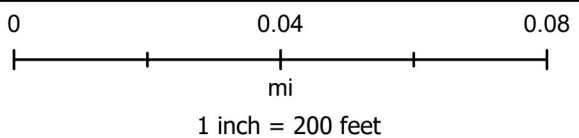
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Economic & Community  
Development Department  
115 E Washington St, Ste 201  
Bloomington, IL 61701  
(309)434-2226  
planning@cityblm.org

March 18, 2022

## NOTICE OF PUBLIC HEARING

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on **Wednesday, April 6<sup>th</sup>, 2022 at 4:00 PM in the Osborne Room, 2<sup>nd</sup> Floor, at the Bloomington Police Station, 305 S East St, Bloomington, IL 61701** on the following: Case PR-05-22 Public hearing, review and action on a petition submitted by submitted by Nathan Elliott of EA Architecture & Design, on behalf of Nicolas Canchola, for approval of a **Site Plan Review with potential Variances for property located at 604 IAA Drive (PIN: 14-35-377-022).**

You are receiving this notice because you own property within a 500-foot radius of the subject property (refer to attached map).

- Those persons wishing to provide testimony on any of the agenda items designated as a public hearing may appear in-person.
- Those persons wishing to provide public comment may register at [www.cityblm.org](http://www.cityblm.org) or email [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org).

This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs contact the City Clerk at 115 E. Washington St., Ste 103, Bloomington, IL 61701 (309) 434-2240, [cityclerk@cityblm.org](mailto:cityclerk@cityblm.org) or TTY at (309) 829-5115.

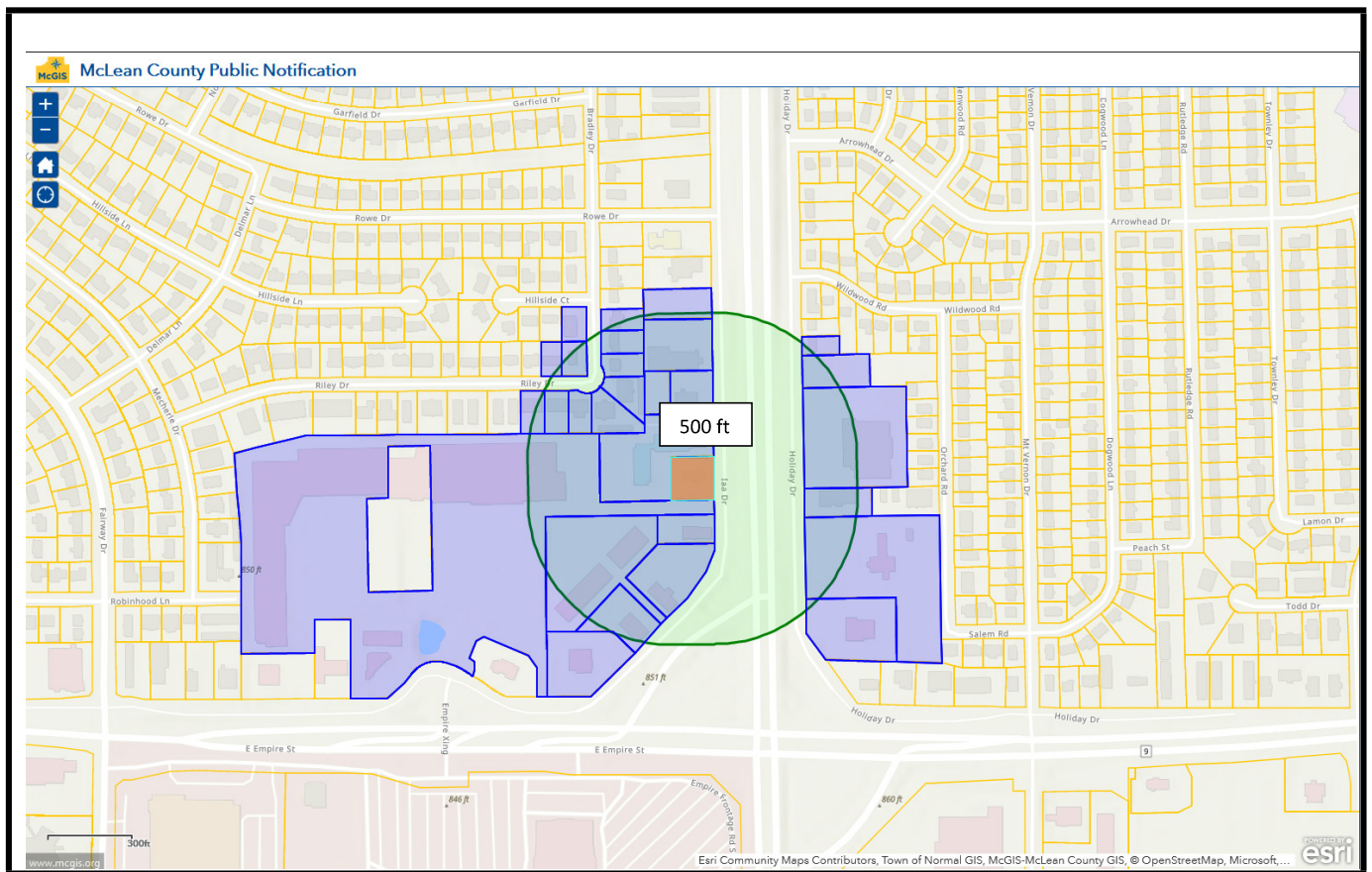
**The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website <https://www.cityblm.org/government/boards-commissions>.** Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at <https://www.cityblm.org/government/boards-commissions>.

For questions contact the Economic & Community Development Department at 309-434-2226.

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property





## PLANNING COMMISSION

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**TO:** Planning Commission

**FROM:** Economic & Community Development Department

**DATE:** April 6, 2022

**CASE NO:** Z-06-22, Zoning Map Amendment

**REQUEST:** Public Hearing, review and action on a petition submitted by Joseph A. Dehn, Attorney, on behalf of Akshar Plastic requesting a zoning map amendment for property located at 1101 E Bell Street in the City of Bloomington, from M-1, Restricted Manufacturing District, to M-2, General Manufacturing District.

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**TABLED UNTIL THE MEETING OF MAY 4, 2022, AT THE REQUEST OF THE PETITIONER**