



**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, MARCH 10, 2021 4:00 P.M.
THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live**

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

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

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

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

- 4. MINUTES**
 - A.** Review the minutes of the February 24, 2021 regular Bloomington Planning Commission meeting.
 - B.** Review the minutes of the February 10, 2021 joint Bloomington Planning Commission and Bloomington Transportation Commission meeting.

- 5. REGULAR AGENDA**

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

- A.** **PR-01-21** Public hearing, review and action on a petition submitted by Mark Ratterman, President of MBR Management Corp for a legislative site plan review

for a new restaurant, Bloomington Dominos, and the following variances from Chapter 44 of the City Code: 1). variance from providing foundation landscaping plantings per (44.13-16A); and 2). variance from providing the 10ft bypass lane for the drive-through (44.12-7) for the property located at for 1514 W. Market Street, PIN:21-05-180-026 (Ward 7)

B. Z-03-21 Public hearing, review, and action on a petition submitted by Robert Vericella, RJV Construction requesting a zoning map amendment from R-1C Single-Family Residential District to R-4, Manufactured Home Park for the property located along south Beich Road, and north of Fuller Ct, 10.54 acres, PINs:2119201014, 2119201015, and 2119177016 (Ward 2) **Tabled from 2.10.21 regular Planning Commission meeting.**

C. PS-01-21 Public hearing, review, and action on a petition submitted by Robert Vericella, RJV Construction to request approval of a preliminary development plan for a planned unit development (PUD) for a Residential Manufactured Home Park for the property located along south Beich Road, and north of Fuller Ct, 10.54 acres, PINs:2119201014, 2119201015, and 2119177016 (Ward 2) **Tabled from 2.10.21 regular Planning Commission meeting.**

6. OLD BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT



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MINUTES

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

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The Planning Commission convened in Regular Session virtually via Zoom conferencing with City Planner Katie Simpson, Assistant Director Kimberly Smith, and Vice Chair Tyson Mohr in-person in City Hall's Council Chambers at 4:01 p.m., Wednesday, February 24, 2021. The meeting was live streamed to the public at www.cityblm.org/live. The meeting was called to order by Chairperson Headean.

ROLL CALL

Attendee Name	Title	Status
Ms. Megan Headean	Chair	Present
Mr. Tyson Mohr	Vice Chair	Present
Mr. Justin Boyd	Commissioner	Present
Mr. Thomas Krieger	Commissioner	Partially present
Ms. Megan McCann	Commissioner	Present

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Mr. Mark Muehleck	Commissioner	Present, joined late
Mr. David Stanczak	Commissioner	Present
Ms. Sheila Montney	Commissioner	Present
Mr. John Danenberger	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Mr. Craig McBeath	Information Systems Director	Present
Ms. Katie Simpson	City Planner	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Ms. Caitlin Kelly	Assistant City Planner	Present

COVID-19

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

PUBLIC COMMENT

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

No public comment.

MINUTES

Mr. Mohr motioned to accept the previous meeting's minutes. Mr. Boyd seconded. Roll call vote: Mr. Stanczak – Other, Mr. Danenburger – Yes, Mr. Boyd – Yes, Mr. Mohr – Yes, Ms. Montney – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. (6-0-1)

REGULAR AGENDA

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

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- A. Z-05-21** Public hearing, review and action on Resolution approving a S-4 Local Historic Preservation District (Ch. 44-804) nomination application submitted by Franklin Park Foundation (317 E Chestnut Street) for property at 112 E. Washington Street, Bloomington, IL (PIN: 21-04- 334-007) owned by Urban Equity Properties, LLC (401 E. State St. 4th Floor, Rockford, IL) to establish a S-4 Local Historic Preservation District over the Subject Property (Ward 6)

Chairperson Headean introduced the case and called for the staff report. Ms. Simpson stated that staff would be recommending in favor of the historic designation. She explained that the process initially began in 2019 and that while the Historic Preservation Commission voted to approve of the designation, Planning Commission's endorsement is needed as well.

Ms. Simpson provided a brief overview of the building's history and zoning and use context, highlighting features of the building found to be historically significant. She mentioned that the Historic Preservation Commission found that each of the ten criteria qualifying the structure for historic designation were met, but that only one criterion needs to be met in order to qualify.

Ms. Montney asked what if any impact is anticipated to the properties owners who were notified of the designation. Ms. Simpson explained that notification of surrounding property owners and residence is required by the Zoning Ordinance and that no impact is necessarily anticipated.

Mr. Boyd asked whether there have been any previous examples of a petition for historic designation not put forward by the property owner. Ms. Simpson stated that this has not been the case at least in the last five years.

Mr. Stanczak asked what the process of removing the historic overlay would entail. Ms. Simpson explained that it would follow roughly the same process as nominating the structure.

Mr. Jim Pearson was sworn in for testimony. He stated his opposition to the historic designation on the basis of the fact that the exterior of the building cannot be altered, that it may be difficult to sell the building or change its use to residential, and that the Franklin Park Foundation does not appear to have any stake in the City of Bloomington according to his research.

Mr. Jeff Orduno, representative of the owner, was sworn in. He stated that his company owns several historically-designated buildings and that the State Farm building's eligibility is undeniable. He indicated that Mr. Pearson raised important points regarding the building's future marketability, but that he is optimistic any issues that may arise can be resolved between the owner and the Historic Preservation Commission.

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Responding to Mr. Pearson, Mr. Boyle pointed out that the Franklin Park Foundation listed an address in Bloomington. He also mentioned that there is no residency requirement for historic nomination. Mr. Pearson restated his points.

Chairperson Headean proposed a four-minute recess in order to attempt to resolve technological issues. The meeting resumed at 4:53 PM.

Mr. Tim Maurer, the applicant, was sworn in for testimony. He clarified that the Franklin Park Foundation is located in Bloomington and oriented toward preserving historic buildings, and that there is precedent for historic designation petitions to be put forward by someone other than the property owner.

The public comment section was closed. Ms. Montney stated that the first or second criteria would be suitable grounds for nomination due to its probable broad appeal. Mr. Boyd motioned to find that all ten criteria were met. Mr. Muehleck seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenburger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Mohr – Yes, Ms. Montney – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried (8-0-0).

Mr. Boyd motioned to adopt the report prepared by the Historic Preservation Commission. Somebody seconded. Mr. Stanczak and Mr. Boyd expressed their willingness to vote in favor of the designation due to the owner's testimony and involvement in the process. Roll call vote: Mr. Stanczak – Yes, Mr. Danenburger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Krieger – Abstain, Mr. Mohr – Yes, Ms. Montney – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried (8-0-1).

B. Z-28-20 Public hearing, review and action on a petition Submitted by Property owner Terra, LLC (1904 Longwood Lane, Bloomington, IL 61704) requesting: 1). Rezone Tract 1 located west of Woodbine Rd, north of Pamela Dr, and east of Leslie Dr (2.95 acres) from B-1- General Commercial District to R-2 Mixed Residence District; and 2). Rezone Tract 2 located north of Pamela Dr, east of Woodbine Rd and west of Leslie Dr (3.11 acres), from B-1 – General Commercial District to R-3A – Multiple-Family Residence District (Ward 3). **This item was remanded to Planning Commission from City Council on January 25, 2021.**

Ms. Kelly reviewed the specifics of the proposed rezoning as well as the site design standards for single-family attached and multi-family structures in the R-2 and R-3A Districts.

Mr. Rathnakumar Ramachandran was sworn in for testimony in favor of petition. He mentioned that he owns the as yet unpurchased townhomes and stated that many of the concerns related to the proposed R-3A rezoning are reflections of concerns pertaining to the unassociated developments on Ekstam Drive.

Ms. Montney asked why the R-3A zoning is being sought if the plan is to build townhomes on that parcel. Mr. Ramachandran explained that the townhomes are not permitted by right in the R-2 District.

Emails received in response to this case were introduced. Five were in opposition to the requested rezoning, and two were in favor. Mr. Krishna Balakrishnan, the petitioner, confirmed that he had seen the emails.

Mr. Balakrishnan was sworn in for testimony. He summarized the application process and results of the public meetings held. He also stated that schools serving the area are under capacity and that, in relation to concerns regarding green space, parkland dedication is required. In terms of traffic concerns, Mr. Balakrishnan stated that Woodbine would not yet be extended to Pamela Drive, and so access would be taken from GE Road. Regarding home values, Mr. Balakrishnan stated that the proposed townhomes would be of high quality and expressed skepticism toward the factual basis of concerns around property values.

Ms. Montney raised concerns with regard to the fact that the intersection of GE Road and Woodbine is an uncontrolled intersection. She also inquired as to how the public meetings were coordinated. Mr. Balakrishnan stated that he invited property owners within 500 ft by mail. Ms. Montney confirmed that the R-2 zoning district does not allow townhomes. Ms. Simpson clarified that the R-2 District only allows duplexes or single-family detached housing.

The public hearing was closed. Ms. Montney stated her belief that more residents are opposed to the proposed rezoning than have offered comment. She questioned the Commission's role as an advisory versus representative body.

Mr. Boyd motioned to adopt the findings of fact for Tract I. Mr. Mohr seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenburger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Mohr – Yes, Ms. Montney – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried (8-0-0).

Mr. Boyd motioned to recommend approval of rezoning Tract I from B-1 to R-2. Mr. Mohr seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenburger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Mohr – Yes, Ms. Montney – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried (8-0-0).

Mr. Boyd motioned to adopt the findings of fact regarding Tract II. Mr. Mohr seconded.

Ms. Montney raised the issue of the potential impact on property values. Chairperson Headean reiterated the initial point made that uses permitted by the current zoning would exacerbate the residents' concerns more so than uses permitted by the proposed rezoning.

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Mr. Mohr concurred, stating that the proposed R-3A zoning would be more beneficial to the residents than the current zoning.

Mr. Stanczak stated his concerns that the rezoning would legitimize all uses permitted by the R-3A zoning, but that the R-3A zoning is the “lesser of two evils” as compared to the present B-1 zoning.

Roll call vote: Mr. Stanczak – Yes, Mr. Danenburger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Mohr – Yes, Ms. Montney – No, Ms. McCann – Yes, Chairperson Headean – Absent. The motion carried (6-1-1).

Mr. Boyd motioned to recommend approval of the rezoning of Tract II from B-1 to R-3A. Mr. Danenburger seconded. Mr. Stanczak – Yes, Mr. Danenburger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Mohr – Yes, Ms. Montney – No, Ms. McCann – Yes, Chairperson Headean – Abstain. The motion carried (6-1-1).

C. PS-01-21 Public hearing, review and action on applications submitted by The Villas at Prairie Vista, LP (3028 Happy Landing Drive Springfield, IL 62711) for 7.31 acres (PINS:21-16-405- 002: 21-16-405-003:PT 21-16-451-027: PT 21-16-451-024: PT 21-16-451-009: PT 21-16-451- 025) located south of Southgate Drive and east of US/51, owned by Robert J. Lenz, Trustee McLean County Land Trust #2315, approval of a preliminary development plan and special use permit for a planned unit development (PUD) for a single-family attached dwelling units in the C- 1 Office District and multiple waivers (Ward 2)

Chairperson Headean introduced the case and called for the staff report. Ms. Simpson stated that staff is in favor of the remaining waivers as well as the special use permit and preliminary development plan for the proposed PUD.

Ms. Simpson summarized the proposed development and features of the site plan, establishing that the site design, special use permit, and PUD criteria had been met.

Mr. Nathan Joseph, the developer, was sworn in for testimony.

Mr. David Brown, engineer, was sworn in and stated his availability to answer technical questions about the development.

Ms. Tiffany Ackerman, architect, was sworn in. Mr. Mohr asked whether the proposed materials had been used in the Midwest before. Ms. Ackerman stated that they had.

Ms. Megan Bell, the owner, stated her availability for comments or questions. The public hearing was closed. Mr. Boyd motioned to adopt the findings of fact. Mr. Mohr seconded. Mr. Stanczak – Yes, Mr. Danenburger – Yes, Mr. Boyd – Yes, Mr.

Muehleck – Yes, Mr. Mohr – Yes, Ms. Montney – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried (8-0-0).

Mr. Mohr motioned to deny the curb and gutter waiver. Mr. Stanczak seconded. Mr. Stanczak – Yes, Mr. Danenburger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Mohr – Yes, Ms. Montney – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried (8-0-0).

Mr. Mohr motioned to approve the sanitary sewer waiver and private street centerline offsets waiver. Mr. Boyd seconded. Mr. Stanczak – Yes, Mr. Danenburger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Mohr – Yes, Ms. Montney – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried (8-0-0).

Mr. Mohr motioned to recommend approval of the special use permit and preliminary development plan with the relevant conditions. Mr. Boyd seconded. Mr. Stanczak – Yes, Mr. Danenburger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Mohr – Yes, Ms. Montney – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried (8-0-0).

D. Z-06-21 Recommendation that City Council pass a Resolution to adopt the Official 2020 Zoning Map for Bloomington reflecting the map amendments from the calendar year 2020 (Citywide Impact).

Ms. Kelly gave a brief overview of rezonings that had occurred in the last calendar year and displayed the updated zoning map. Mr. Mohr motioned to recommend approval. Mr. Stanczak seconded. Mr. Stanczak – Yes, Mr. Danenburger – Yes, Mr. Boyd – Yes, Mr. Muehleck – Yes, Mr. Mohr – Yes, Ms. Montney – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried (8-0-0).

OLD BUSINESS

No items.

NEW BUSINESS

No items.

ADJOURNMENT

Mr. Stanczak motioned to adjourn. Mr. Boyd seconded. All were in favor. The meeting was adjourned at 6:39 PM.

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

**JOINT SESSION MEETING
COUNCIL CHAMBERS**

**109 EAST OLIVE STREET
BLOOMINGTON, IL**

WEDNESDAY, FEBRUARY 10, 2021 5:00 P.M.

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The joint session meeting of the Planning Commission and Transportation Commission convened in virtually via Zoom conferencing with City Planner Katie Simpson, Transportation Engineer Phil Allyn, Chairperson Reenie Bradley, and Chairperson Megan Headean in-person in City Hall's Council Chambers on Wednesday, February 10, 2021. The meeting was live streamed to the public at www.cityblm.org/live.

ROLL CALL PLANNING COMMISSION

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

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

ROLL CALL TRANSPORTATION COMMISSION

Attendee Name	Title	Status
Ms. Reenie Bradley	Chair	Present
Mr. John Corey	Commissioner	Present
Mr. Ed Breitweiser	Commissioner	Present
Ms. Elicsha Sanders	Commissioner	Present
Mr. Adam Heenan	Commissioner	Absent
Ms. Rickielee Benecke	Commissioner	Present
Mr. David Stanczak	Commissioner	Present
Ms. Sheila Montney	Commissioner	Present
Mr. John Danenberger	Commissioner	Present
Mr. Phil Allyn	Transportation Engineer	Present
Mr. Craig Schnokweiler	City Engineer	Present
Mr. Kevin Kothe	Public Works Director	Present

ELECTION OF MEETING CHAIR

Mr. Boyd motioned for Ms. Headean to chair the meeting. Ms. Montney seconded. Roll call vote Planning Commission: Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Krieger - Yes, Mr. Mohr - Yes, Ms. Montney - Yes, Ms. McCann - Yes, Ms. Headean - Yes. Roll call vote Transportation Commission: Ms. Bradley - Yes, Mr. Breitweiser - Yes, Mr. Corey - Inaudible, Ms. Benecke - Yes, Ms. Sanders - Yes. The motion carried (12-0-1).

PUBLIC COMMENT

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No public comment.

REGULAR AGENDA

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

- A. Brief presentation by staff summarizing potential options provided by IDOT for reconstruction of the Empire Street (IL Route 9) and Veterans Parkway (I-55 Business Route) intersection followed by discussion with the Bloomington Planning and Transportation Commissions.

Chairperson Headean called for the presentation. Mr. Allyn outlined the proposal and mentioned that each variation includes a 10' sidewalk for bike and pedestrian accommodations.

Mr. Breitweiser explained that his position on the committee is as a pedestrian safety advocate. He stated that the diverging diamond is his preferred option from that perspective. Mr. Corey stated that his priorities are similar, but that he is uncertain about the diverging diamond option.

Mr. Mohr asked whether the 2009 traffic study could be summarized as to the cause of the crashes. Kevin Kothe, director of Public Works, stated that some of the short term mitigations have been implemented, like amending the signage, but that the long term recommendation involved a feasibility study for an alternative intersection configuration. Mr. Mohr asked if the accidents were caused by unfamiliarity with navigating the intersection. Mr. Kothe said this was partially true. Mr. Mohr indicated a hesitation with the diverging diamond due to its potential complexity and stated his belief that dedicated right turn lanes seem incongruent with pedestrian and bike safety.

Mr. Boyd asked whether the safety column in the chart refers only to vehicle safety. Mr. Allyn said he was not sure, but that pedestrian access was taken into account overall. Mr. Boyd asked whether the cost would be to the state or to the city. Mr. Allyn replied that the streets are state routes, but that parking and sidewalk access would fall to the city to pay for. Mr. Boyd asked whether including a sidewalk on the south side would be cost prohibitive, since it would aid in pedestrian crossings. Mr. Allyn wasn't sure. Mr. Boyd expressed a preference for the echelon and the diverging diamond.

Mr. Stanczak stated that most of the crashes at the intersection are rear end accidents, and that factors contributing to that sort of accident don't appear to be addressed by any of the options. He expressed a preference for the no build option.

Ms. Bradley expressed hesitation with the standard intersection as well as the throughabout. She indicated a preference for SPUI and stated that her concern with the

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diverging diamond relates to visitors unfamiliar with the community, but that she is open to other opinions on it.

Kevin Kothe, city engineer, stated that left side ramps are no longer preferred and put the center turn overpass and echelon at a disadvantage. He stated that SPUIs and diverging diamonds are emerging in popularity and seem effective and added that these are his preferred options.

Mr. Allyn stated that the unfamiliarity of some of the configurations is outweighed by the reduced severity of the crashes. Regarding rear end crashes, he mentioned that the diverging diamond and other options reduce the potential for rear ends because it separates traffic. Mr. Allyn also stated his belief that the implementation of the alternative is at least 10 years away.

Chairperson Headean expressed a preference for roundabouts and stated the Planning Commission's orientation toward increasing the walkability of the city.

Mr. Mohr stated that these roads used to be on the outskirts of town and are oriented toward vehicular access, making a pedestrian oriented approach difficult. He stated his belief that most of the crashes are caused by the speed of traffic, and that a balance needs to be struck between efficiency and deaths.

Ms. Bradley indicated that reducing the frequency and severity of crashes would be significant.

Mr. Boyd stated that he believes the diverging diamond look and throughabout look best aesthetically, and that separating Veteran's Parkway from Empire should encourage travelers on Empire to slow down. Mr. Boyd advocated for a pedestrian crossing in whichever option is chosen, as well as for green space.

Ms. Simpson asked whether the Commission has any opinions on the economic development aspect of each proposal. Mr. Mohr stated that the bigger the footprint of the intersection, the less useful it is from a financial standpoint. Ms. Simpson clarified that she was wondering about impacts of visibility for existing businesses and how that factors into other considerations.

Mr. Boyd expressed his belief that it is important, but that other considerations take priority as well as the fact that visibility is related more to signage than to infrastructure. Chairperson Headean stated that businesses shouldn't be impacted by the design of these alternatives. Mr. Mohr stated that efficiently moving vehicles should be the main economic consideration of the project.

Mr. Allyn mentioned that no parcels in their entirety would be lost. Ms. Bradley stated that Carmax may lose frontage, but that Pizza Ranch would not.

Ms. Benecke stated that walkability and pedestrian safety should be a consideration regardless of when the alternatives will be built. She expressed a preference for the SPUI and diverging diamond.

Mr. Krieger expressed a preference for the diverging diamond.

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**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
March 10, 2021**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
PR-01-21	1514 W. Market Street	Site Plan Review	Planning Division
PETITIONER'S REQUEST:	The petitioner requests approval of the legislative site plan for development of a restaurant with a drive-through and the following variances: 1. Exemption from providing a 10' bypass lane for the pick-up window (Ch. 44, 12-7) 2. Exemption from providing foundation landscaping plantings (Ch. 44-13, 16A)		
Staff finds that the application <i>meets</i> the Zoning Ordinance's guidelines for site plan review.			
STAFF RECOMMENDATION			
Staff recommends that the Planning Commission take the following actions: 1. Motion to establish findings of fact for the site plan review criteria and variance criteria respectively 2. Motion to recommend denial of the requested variances 3. Motion to recommend approval of the site plan for a new two-tenant commercial building at 1514 W. Market Street on the condition that a revised site plan incorporating a bypass lane, foundation plantings, and a compliant photometric plan are submitted			



An aerial view of the subject property.

GENERAL INFORMATION

Owner and Applicant: MBR Management Corp

PROPERTY INFORMATION

Existing Zoning: B-1 General Commercial District
Existing Land Use: Vacant restaurant
Proposed Use: Restaurant/retail
Redevelopment area: 0.69 acres
Property Information: 1514 W. Market Street (PIN: 21-05-180-026)

SURROUNDING ZONING AND LAND USES

Zoning

North: R-1C Single-Family Residential
South: B-1 General Commercial, M-2 General Manufacturing
East: P-2 Public Lands and Institutions, B-1, R-1C
West: B-1, M-1 Limited Manufacturing

Land Uses

North: Single-family housing
South: Retail/shopping center, restaurant, government facilities
East: Car wash, multi-family residential, single-family residential
West: Truck stop

PROJECT DESCRIPTION

Background: The subject property is located within the AT&T Subdivision at the corner of W. Market Street and Brown Street, near the westernmost boundary of the City's municipal limits. It consists of 0.69 acres of land adjacent to the Market Square Shopping Center. The property is improved with a commercial structure built in 1990 (approximately 1,737 sq ft), which has been in use as a series of restaurants since that time. The structure is presently vacant.

The subject property is zoned B-1, General Commercial District, with additional commercial zoning to the south, east, and west. A truck stop is located to the west and government facilities to the south, beyond the shopping center. Single-family residential units are located to the north, across W. Market Street. There are additional multi- and single-family residential areas to the east.

Project Description: The proposed project entails demolishing the existing structure and building a 3,600 sq ft structure in its place, set further back on the lot. The proposed structure will be divided into two 1,800 sq ft commercial spaces, one of which is to be a Domino's while the other will be leased to an undetermined tenant. The applicant is providing 32 parking spaces and two bicycle spaces for both commercial uses. The subject property is also accessible by bus and is well-connected to the arterial street system (via Brown Street and W. Market Street) and to the interior of the Market Square Shopping Center. A lane providing access to a pick-up window is provided on the structure's west side. The applicant is requesting two variances related to the provision of building foundation landscaping and a bypass lane for the pick-up window.

Compliance with the Comprehensive Plan: The proposed project is an infill redevelopment opportunity along a major commercial corridor. The project will utilize existing infrastructure and aligns with the following goals of the Comprehensive Plan:

Goal ED.1 Ensure a broad range of employment opportunities for all residents

Goal ED.4 Enhance the image of Bloomington as a business-friendly community

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

ANALYSIS

Submittals

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

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

The table below illustrates the zoning requirements and provided elements.

Site Area	29,903 sq ft		
Building Area	3,600 sq ft		
Requirement	Allowed/Required	Provided	Deviance
Max. Floor Area Ratio	0.80	0.12	Compliant
Front yard setbacks	NA	12 ft	Compliant
Side yard building setbacks	5 ft	> 5 ft	Compliant
Rear yard building setbacks	5 ft	6 ft	Compliant
Building Height	NA	19'4"	Compliant
Parking spaces	26	32	Compliant
Parking Adjustment	-10% (proximity to bus stop)	NA	Applicable but not requested
Bicycle Parking	2 spaces	2 spaces	Compliant
Minimum aisle widths	20 ft, 24 ft	20 ft, 24ft	Compliant
Minimum parking stall dimensions (width/length)	8.5' x 18'	8.84'+ x 18'	Compliant
Parking lot perimeter landscaping (front/sides/rear)	6 ft interior/12 ft ROW	6 ft interior/12 ft ROW	Compliant
Building Foundation landscaping	Required	Not provided	Non-compliant
Landscaping island required every 10 parking spaces	Required	Provided	Compliant
5 ft pedestrian path through parking lot to entrance	Required	Provided	Compliant
Dumpster screening	6 ft minimum	7 ft fence provided	Compliant
Transitional yard landscaping	TY-3	Provided	Compliant
Lighting Plan	Required	Exceeds 2 fc average	Revision pending
Storm water management	Storm water requirements apply.	Off-site detention	Compliant

Requested variances:

- Variance from providing building foundation landscaping (Ch. 44, 13-6A)
- Variance from providing a bypass lane (Ch. 44, 12-7)

FINDINGS OF FACT

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

- A. *The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.* The proposed development is cohesive with the commercial and industrial centers surrounding it. The potential incompatibility with the residential neighborhood immediately to the north of the subject property is mitigated by the proposed landscaping around the parcel's perimeter, the positioning of the new building further south than the original structure, and the 100'+ separating the subject property from any of the residential properties. Similarly, any potential impacts on the Market Square Shopping Center are lessened by the proposed landscaping, ample onsite parking, and three access drives connecting the property both to the rest of the commercial center and to the broader arterial street system. **The standard is met.**
- B. *The extent to which the proposal minimizes any adverse impact of the development upon adjoining land, including the hours of use and operation and the type and intensity of activities which may be conducted.* The proposed uses are compatible and similar in intensity to surrounding commercial and industrial uses. City staff have indicated that because of the availability of parking and because the pick-up lane does not facilitate on-site ordering, stacking is not expected to cause circulation problems. **The standard is met.**
- C. *The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.* The proposed development connects to the arterial street system via Brown Street and to the interior circulation of the shopping center via access drives to the north and east of the parcel. A pedestrian walkway connecting the sidewalk to the proposed building's entrance is to be constructed. Stacking related to the pick-up window will be contained onsite. **The standard is met.**
- D. *The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.* The proposed development will improve the shopping center, potentially sparking investment in the surrounding areas. Any adverse impact the development might have on the residential district to the north is mitigated by the proposed perimeter landscaping, setbacks, and alterations to the lighting system bringing it into compliance with the 2 fc maximum. **The standard is met.**

Site Plan Review

Variance: The petitioner has outlined the requests for variation in the attached application and drawings. The Zoning Ordinance requires that the variation requests meet each of the findings of fact as outlined below.

1. *That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult;*
 - a. Bypass lane: The existing billboard and entrances to the west and east must remain in place, limiting the site's possible configurations. However, as the proposed project constitutes new construction, it would be feasible to incorporate a bypass lane that shares the same southern exit as the pick-up window. The applicant is concerned that including the bypass lane would remove parking spaces, but proposes to provide 32 spaces, exceeding the minimum requirement by eight spaces (including applicable parking adjustments). Removal of the row of parking immediately adjacent to the pick-up window lane (eight spaces) could facilitate a site layout that is compliant with the access requirement to provide a bypass lane without the need for a variance. **The standard is not met.**
 - b. Foundation landscaping: Landscaping across 60% of a structure's foundation is required except where driveways and walkways are located. Walkways are situated to the north and south of the building to provide access to its main entrance as well as to the refuse disposal area, and the pick-up window is sited on the western side of the building. Plantings would only be required along the building's eastern side. **The standard is not met.**
2. *That the variance would be the minimum action necessary to afford relief to the applicant;* Because the proposed project entails the building of a new structure, alternative layouts are possible that may be in compliance with the Code as written without the granting of variances. **The standard is not met.**
3. *That the special conditions and circumstances were not created by any action of the applicant;* Although the site as it currently exists poses challenges to its improvement, alternative configurations are possible that may not require variances for the bypass lane or foundation landscaping. **The standard is not met.**
4. *That granting the variation requested will not give the applicant any special privilege that is denied to others by the Code;* There are previous cases in which a variance was granted exempting the applicant from providing a bypass lane or foundation landscaping. **The standard is met.**
5. *That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonable impair the use or development of adjoining properties.*
 - a. Bypass lane: City staff have indicated that as the pick-up window generates less stacking than a drive-through window would, the lack of a bypass lane would not create circulation issues for adjacent roadways, both interior and exterior. **The standard is met.**
 - b. Foundation landscaping: Landscaping around the site's perimeter is provided, contributing to the aesthetic value of the development as well as screening its activities from neighboring properties. **The standard is met.**

STAFF RECOMMENDATION:

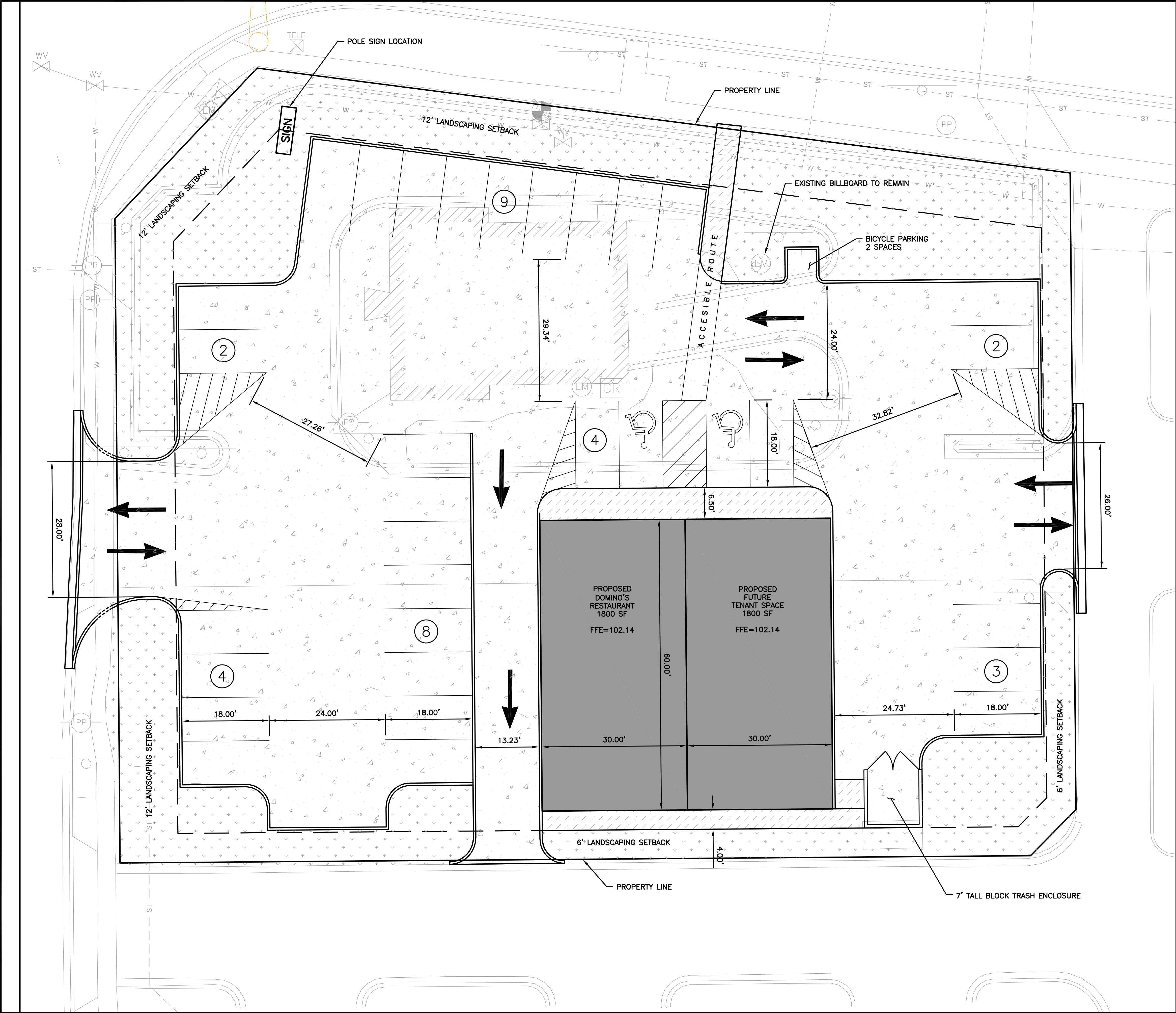
Staff recommends that the Planning Commission

- 1) Establish findings of fact for the variance criteria;
- 2) Establish findings of fact for the site plan review;
- 3) Recommend denial of the variances requesting:
 - a. Exemption from providing a 10' bypass lane (Ch. 44, 12-7);
 - b. Exemption from providing foundation landscaping plantings (Ch. 44-13, 16A);
- 4) Recommend approval of the site plan with the condition that a revised site plan incorporating the following is submitted:
 - a. A 10' bypass lane;
 - b. Foundation plantings as stipulated by Ch. 44-13, 16A;
 - c. A revised photometric plan compliant with Ch. 44, 9-11D.

Respectfully submitted,
Caitlin Kelly
Assistant City Planner

Attachments:

- Proposed site, landscaping, photometric, and elevation plans
- Petitioner's written statement regarding variance requests
- Aerial map
- Zoning map
- Neighborhood notice with map

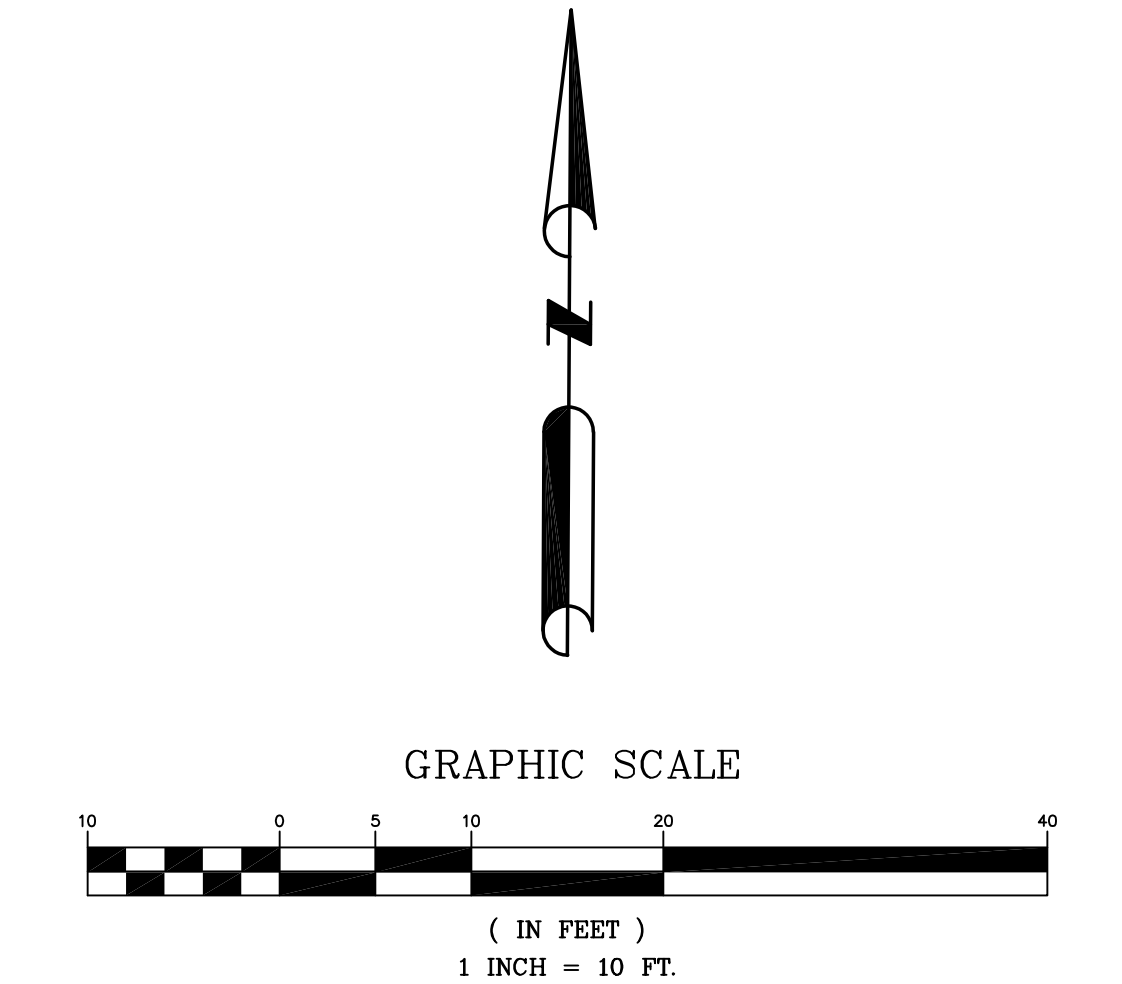


PARKING REQUIREMENTS	
RESTAURANTS, CAFETERIAS	1 SPACE PER 100 GFA @ 1800 SF
18 SPACES REQUIRED	
RETAIL SALES ESTABLISHMENT	1 PER 250 SF GROSS FLOOR AREA @ 1800 SF
8 SPACES REQUIRED	
TOTAL REQUIRED SPACES = 26 SPACES	
TOTAL PROVIDED SPACES = 32 SPACES	
BICYCLE PARKING	5% OF REQUIRED VEHICLE PARKING
5% OF 26 SPACES = 1.3 SPACES	
=PROVIDE 2 SPACES	

LAND DISTURBANCE AREA:	
PROPERTY:	0.69 ACRES
APPROX. DIST. AREA:	0.73 ACRES

PROPERTY NOTES:	
TOTAL PROPERTY AREA:	29903 sf
TOTAL IMPERVIOUS AREA:	22208 sf
TOTAL LANDSCAPE/GRASS AREA:	7695 sf
GREEN SPACE:	25.7%
ZONING:	B1 GENERAL COMMERCIAL

LEGEND:	
	PROPERTY LINE
	CONCRETE PAVEMENT (SEE DETAIL SHEET)
	CONCRETE SIDEWALK (SEE DETAIL SHEET)



CIVIL ENGINEER: CIVIL DESIGN, INC. 104 N. SECOND STREET, SUITE A EFFINGHAM, IL WES KISTLER, PROJECT MANAGER (217) 340-0350	OWNER/DEVELOPER: MBR MANAGEMENT CORP. MARK B. RATTERMAN, PRESIDENT 201 N MAIN, SUITE 300 ST. CHARLES, MO 63301
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PRELIMINARY

NOT FOR CONSTRUCTION

DATE: 12/22/2020

CDI #: 4463.02

DESIGNED BY: WMK

DRAWN BY: WMK

CHECKED BY: XXX

DATE	REMARKS	REV. NO.

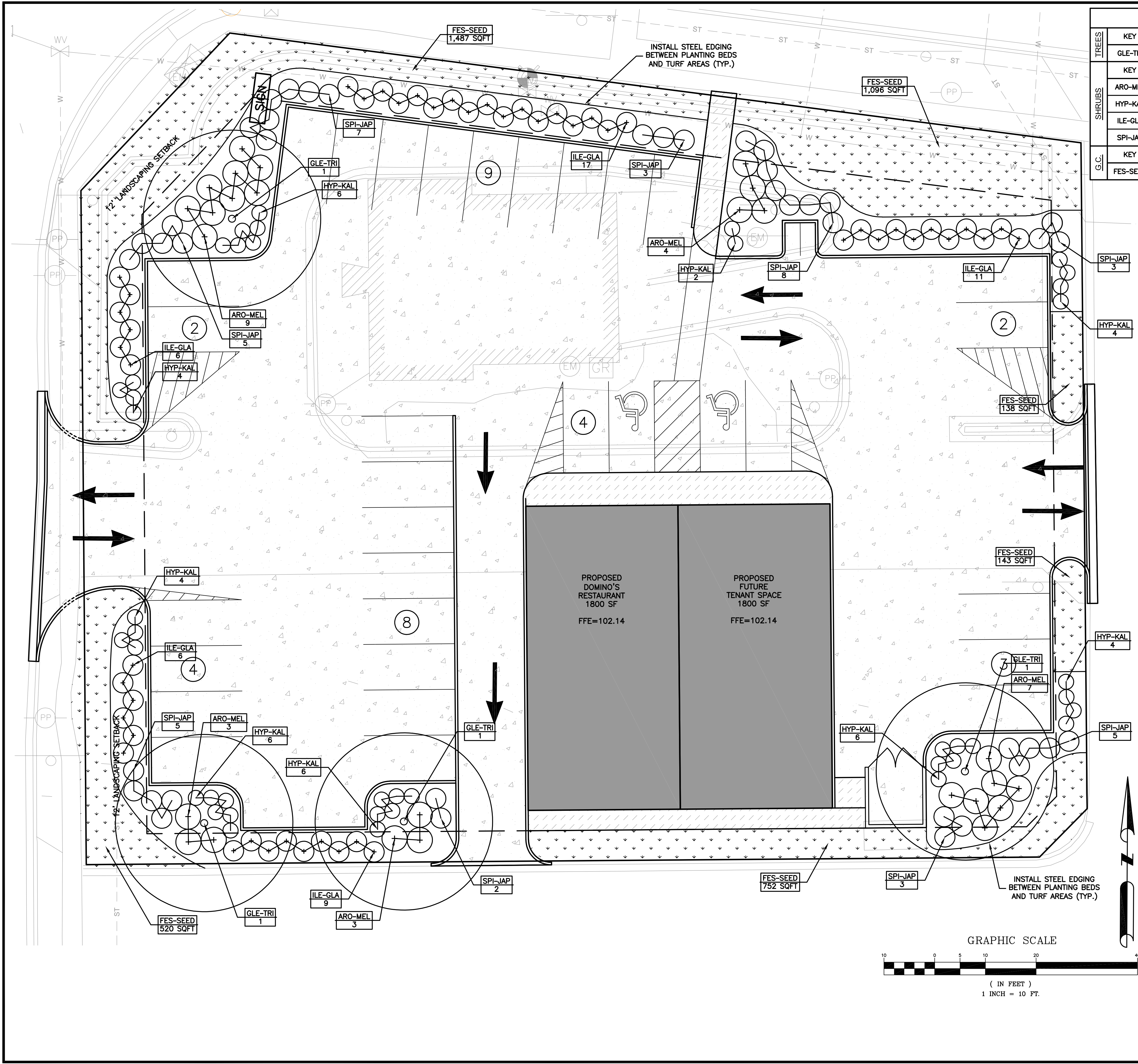
CIVIL DESIGN, INC.
WBE/DBE
104 N. SECOND STREET, SUITE A
EFFINGHAM, IL 62401
217.342.2025
ILLINOIS PROFESSIONAL
DESIGN FIRM
LICENSE #184.003222

BLOOMINGTON DOMINOS
1514 WEST MARKET STREET
MBR MANAGEMENT CORP.

SHEET TITLE
SITE DEVELOPMENT PLAN

SHEET NO.
D1

REV. 0



PLANT MATERIALS						
TREES	KEY	BOTANICAL/COMMON NAME	METHOD	SIZE	REMARKS	
	GLE-TRI	GLEDITSIA TRIACANTHOS F. INERMIS SKYLINE HONEY LOCUST	B&B	2.5" CALIP	TRUNKS MUST BE STRAIGHT & FREE OF DISEASE	
SHRUBS	KEY	BOTANICAL/COMMON NAME	METHOD	SIZE	REMARKS	
	ARO-MEL	ARONIA MELANOCARPA 'MORTON'		CONT	5 GAL	FULL HEALTHY PLANT
	HYP-KAL	HYPERICUM KALMIANUM KALM'S ST. JOHN'S WORT		CONT	3 GAL	FULL HEALTHY PLANT
	ILE-GLA	ILEX GLABRA 'SHAMROCK'		CONT	5 GAL	FULL HEALTHY PLANT
	SPI-JAP	SPIRAEA JAPONICA 'GOLD MOUND'		CONT	3 GAL	FULL HEALTHY PLANT
	SPI-JAP	GOLD MOUND JAPANESE SPIREA				
G.C.	KEY	BOTANICAL/COMMON NAME	METHOD	SIZE	REMARKS	
	FES-SEED	FESTUCA SPP. FESCUE TURF	SEED	N/A	SEED AREAS INDICATED ON THE PLAN	

PLANTING NOTES:

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER UNDERGROUND OBSTRUCTIONS IN AREAS OF WORK PRIOR TO START OF OPERATIONS
- EXTERMINATE AND REMOVE ALL EXISTING WEEDS FROM SITE AREA PRIOR TO PLANTING.
- THE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-2004) REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL PLANTING AND SEEDING AREAS SHALL RECEIVE A MINIMUM OF 4" DEPTH OF IMPORTED TOP SOIL.
- PLANTS SHALL BE INSTALLED ACCORDING TO ANSI A300 PART 6.
- ANY PLANT MATERIAL THAT DIES OR DEFOLIATES (PRIOR TO ACCEPTANCE OF WORK) SHALL BE REMOVED AND REPLACED.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT REQUIREMENTS OF ANY SOIL AMENDMENTS.
- HOLES FOR THE PLANT INSTALLATION SHALL BE DUG A MINIMUM OF 2x THE WIDTH OF THE ROOTBALL FOR AT LEAST THE FIRST 12" OF DEPT. BELOW 12", DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
- LIFT AND SET THE PLANT BY ROOT BALL ONLY. DO NOT LIFT USING THE PLANT'S STEM AND DO NOT USE PLANT'S STEM AS A LEVER.
- SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
- AFTER THE PLANT IS SET IN PLACE, REMOVE BURLAP FROM THE UPPER 1/3 OF THE ROOTBALL ONLY. IF PLASTIC/NON-BIODEGRADABLE WRQP IS USED, REMOVE COMPLETELY AND DISCARD.
- BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL.
- INSTALL HEAVY DUTY STEEL LAWN EDGING TO SEPARATE ALL SHRUB PLANTING AREAS FROM TURF AREAS. TREES NOT LOCATED IN A PLANTING BED SHALL BE SURROUNDED BY A 4' DIA STEEL LAWN EDGING RING.
- ALL DISTURBED AREAS OF THE SITE INDICATED ON THE PLANTING PLAN SHALL BE EVENLY SEEDED WITH A FESCUE TURF MIX AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET.
- PRIOR TO SEED DISTRIBUTION, ALL EXISTING PLANT MATERIAL IN THE DISTURBED AREAS SHALL BE SPRAYED WITH A HERBICIDE. CONTRACTOR IS RESPONSIBLE FOR COMPATIBILITY OF HERBICIDE WITH THE PLANT MATERIAL.
- ALL AREAS TO BE SEEDED HAVING SLOPES LESS THAN 1V:4H SHALL BE MULCHED WITH STRAW AT A RATE OF 4000 POUNDS PER ACRE. MULCH MAY BE APPLIED BY HAND, HOWEVER, IT MUST BE EVENLY SPREAD. STRAW MULCH SHALL BE THOROUGHLY WETTED IMMEDIATELY AFTER APPLICATION.
- ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 3 INCH DEPTH OF SHREDDED CEDAR BARK MULCH OR APPROVED EQUAL AROUND THE PROPOSED PLANTINGS AFTER INSTALLATION. ALL TREES NOT LOCATED IN A PLANTING AREA SHALL RECIEVE A MINIMUM OF 3 INCH DEPTH OF MULCH IN A RADIUS OF 2' AROUND THE TREE AFTER INSTALLATION. MULCH MAYBE APPLIED BY HAND, HOWEVER, IT MUST BE EVENLY SPREAD.
- ANY SOIL AMENDMENTS OUTLINED IN THE SOIL TESTING DONE BY THE LANDSCAPE CONTRACTOR SHALL BE INCORPORATED INTO THE SOIL BEFORE THE SEED IS DISTRIBUTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT PLANTING SEASON.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS UNTIL THE TIME THE LANDSCAPE IS APPROVED BY THE OWNER'S REPRESENTATIVE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE UNIT COSTS AND POSSIBLE ALTERNATIVES FOR PLANT MATERIAL TO THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS AND SEEDED AREAS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE DESIGNER AND OWNER.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER'S REPRESENTATIVE.

PLANTING REQUIREMENTS:

PARKING LOT PLANTING:
1 TREE /10 STALLS
-32 STALLS = 3.2 TREES
-4 TREES REQUIRED
-4 TREES PROVIDED
1 SHRUB / 3' OF PARKING LOT PERIMETER
-474'/3 = 158 SHRUBS REQUIRED
-158 SHRUBS PROVIDED

PRELIMINARY

NOT FOR CONSTRUCTION

DATE: 12/22/2020

CDI #: 4463.02

DESIGNED BY: WMK

DRAWN BY: WMK

CHECKED BY: XXX

DATE

REMARKS

REV. NO.

DATE

REMARKS

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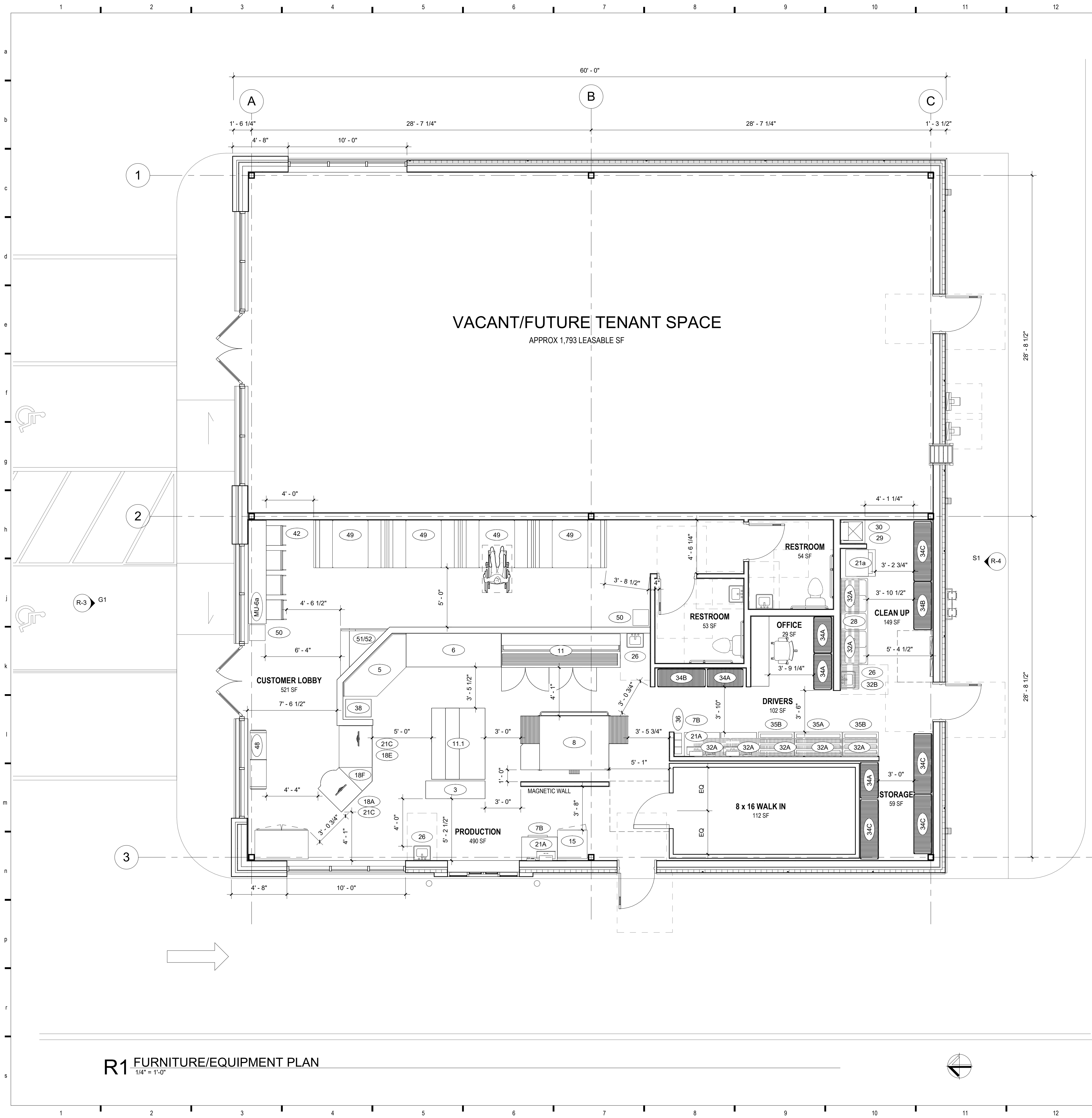
REMARKS

REV. NO.

DATE

REMARKS

REV. NO.



R1 FURNITURE/EQUIPMENT PLAN

1/4" = 1'-0"

SHEET NOTES

- A. ELECTRICAL INFORMATION SHOWN FOR REFERENCE ONLY. DATA OUTLET INFORMATION SHOWN FOR LOCATION REFERENCE ONLY.
- B. CONTACT TENANT FOR ADDITIONAL REQUIREMENTS FOR DATA AND TELEPHONE OUTLET REQUIREMENTS.
- C. HEIGHTS SHOWN ON OUTLETS IS TO T.O. OUTLET.
- D. ALL OUTLETS IN FOOD PREPERATION (KITCHEN) AREA SHALL ALSO BE ON A GROUND FAULT INTERRUPT CIRCUIT.
- E. FIXTURES SHOWN AS DASHED ARE PROVIDED BY OTHERS ON SITE.
- F. CONDUIT AND BOX FOR DATA IS FOR SUPPLY ONLY, AND WILL BE PROVIDED WITH PULL-STRINGS FOR FUTURE CONNECTION BY OTHERS. ALL VOICE & DATA WIRING AND INSTALLATION DONE BY OTHERS.
- G. ALL OUTLET COVERS TO BE WHITE. VERIFY WITH TENANT

KEY NOTES

KEY #	KEYNOTE TEXT
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FURNISHINGS & EQUIPMENT SCHEDULE

FOR REFERENCE ONLY. GC TO COORDINATE AND REVIEW WITH OWNER BEFORE FINAL ORDERS ARE PLACED

MARK	QTY	PC CODE	DESCRIPTION	PROVIDED BY	INSTALLED BY	COMMENTS
		SEE PULSE	PULSE TELEPHONE / ORDER STATION - SUSPENDED FROM ABOVE	PULSE	PULSE	
3	1	PC 320-810	60" ROUTE STAND W/ (3) 54" HEAT LAMPS	E&S	GC	
5	1		ANGLED CORNER DOUGH TABLE	E&S	GC	
6	1	SEE E&S	8' DOUGH TABLE	E&S	GC	
7B	3	PC345310	36" x 24" DRIVERS TABLE	E&S	GC	
8	1		BOFI 3270 XLT TRIPLE STACK	OWNER	GC	
8.1	1		AVI HOOD	OWNER	GC	
11	1	PC 338615	RANDELL 120" MAKELINE	E&S	GC	
11.1	1	PC 273117	6' CUSTOM CUT TABLE W/ OVERSHELF	E&S	GC	
15	1	GMD-41	SINGLE DOOR VISI COOLER	COKE	GC	
16A	1	SEE COKE	DOUBLE DOOR VISI-COOLER	COKE	GC	
18A	1	284004	30" TRANSACTION COUNTER	E&S	GC	
18E	1	S13-0608-PO S-36 LA	42" POS CABINET	E&S	GC	
18F	1	284005	WEDGE CABINET	E&S	GC	
19	1	PC312661	METAL CASH DRAWER W/ REMOVABLE TILL	E&S	GC	
21A	3	SEE PULSE	PULSE TELEPHONE / ORDER STATION - WALL MOUNTED	PULSE	PULSE	
21a	1	PC 27005	ALL-IN-ONE WASHER-DRYER, ELECTRIC	OWNER	GC	
21C	2	SEE PULSE	PULSE TELEPHONE / ORDER STATION - POS COUNTER	PULSE	PULSE	
26	5	PC383101	STAINLESS STEEL HANDSINK W/ 2 WRIST HANDLES & BACK AND SIDE SPLASH & ACCESSORIES	E&S	GC	
28	1	PC 411956	COMPLETE 3-COMP. SINK WALL STORAGE SYSTEM	E&S	GC	
29	1	PC 28096	CUSTOM STAINLESS STEEL MOPSINK	E&S	GC	
30	1		TANKLESS WATER HEATER	E&S	GC	
32A	7	E&S	18 x 36" 2-TIER WALL SHELF	E&S	GC	
32B	1	E&S	18 x 24 2-TIER WALL SHELF	E&S	GC	
34A	4	E&S	18" x 36" 4-TIER FLOOR SHELF	E&S	GC	
34B	2	E&S	18" x 48" 4-TIER FLOOR SHELF	E&S	GC	
34C	4	E&S	18" x 60" 4-TIER FLOOR SHELF	E&S	GC	
35A	1	PC 462451	24" x 48" HEAVY DUTY DUNNAGE RACK	E&S	GC	
35B	2	PC 462450	24" x 36" HEAVY DUTY DUNNAGE RACK	E&S	GC	
36	1	PC 8610A	MODULAR METAL DROPBOX	E&S	GC	
38	1	PC 460005	STAINLESS DOUGH DOLLY W/ 3" SWIVEL CASTERS	E&S	GC	
42	4	PC 318022	DINING CHAIR	E&S	GC	
48	1	E&S	BENCH	E&S	GC	
49	4	318225	BOOTH SEATING W/ TABLE PC318027 & PC 318028	E&S	GC	
50	2	PC 273013	INTERIOR TRASH CAN - 40 GALLON	E&S	GC	
51/52	1		VIEWING STEP AND RAIL	GC	GC	

APPROVED DIGITAL DISPLAY MONITORS				
	MANUFACTURER	MODEL	SIZE	
REIMAGE	MENUS	TCL	LE40FHD E 3000	40"
		VIZIO	M SERIES RAZOR LED	40"
		VIZIO	E SERIES LED HDTV	42"
NEW BUILD & RELOCATION	MENUS	JVC	BLACK SAPPHIRE	55"
		VIZIO	M SERIES RAZOR LED	55"
		VIZIO	E SERIES LED LED	55"

NOTE: THESE DOCUMENTS CONTAIN INFORMATION PERTAINING TO THE ARCHITECTURAL SCOPE OF WORK ONLY. FOR THIS PROJECT ENGINEERING DESIGN, DOCUMENT AND SPECIFICATION PREPARATION, AS REQUIRED FOR ALL OTHER DISCIPLINES, ARE TO BE PREPARED BY OTHERS AND ARE NOT THE RESPONSIBILITY OF THE ARCHITECT/OCULUS INC. INFORMATION INDICATED ON THESE DRAWINGS/DOCUMENTS SHOWING OR REFERENCING MECHANICAL, ELECTRICAL, PLUMBING OR FIRE PROTECTION INFORMATION WHERE IT OCCURS HAS BEEN PROVIDED AS REFERENCE INFORMATION AND IS FOR DESIGN COORDINATION PURPOSES ONLY. THE ENGINEERING DESIGNERS, AS LICENSED AND QUALIFIED PROFESSIONALS, UNDER CONTRACT TO OTHERS, SHALL REMAIN SOLELY RESPONSIBLE FOR ALL DESIGN AND APPLICABLE CODE COMPLIANCE MATTERS RELATIVE TO THEIR RESPECTIVE DISCIPLINES. THIS SHALL INCLUDE ADDRESSING AND RESOLVING ANY PLAN REVIEW COMMENTS RELATIVE TO THEIR SPECIFIC SCOPE OF WORK. THE PROJECT ENGINEERING DESIGNERS SHALL ENDEAVOR TO BRING TO THE ATTENTION OF THE ARCHITECT/OCULUS INC. ANY DESIGN CHANGE OR CODE COMPLIANCE ITEMS IMPACTING THE ARCHITECTURAL SCOPE OF WORK AS EXPEDITIOUSLY AS POSSIBLE.



BLOOMINGTON
1541 WEST MARKET STREET
BLOOMINGTON, IL 61701



Description Date

FOR
REFERENCE
ONLY

These drawings/specifications are the property of Oculus Inc. They are furnished as contract documents only. The seal(s) and signature(s) apply only to the document to which they are affixed, and expressly disclaim any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project. Additionally these drawings and seal(s) shall in no way convey or imply any type of warranty or certification relating to the performance of products and materials beyond those provided by their respective manufacturer.
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PRELIMINARY
- NOT FOR
CONSTRUCTION
- ISSUED FOR
OWNER REVIEW

Client Approval

FIXTURE / & EQUIPMENT PLAN

Project # 62220-IL01

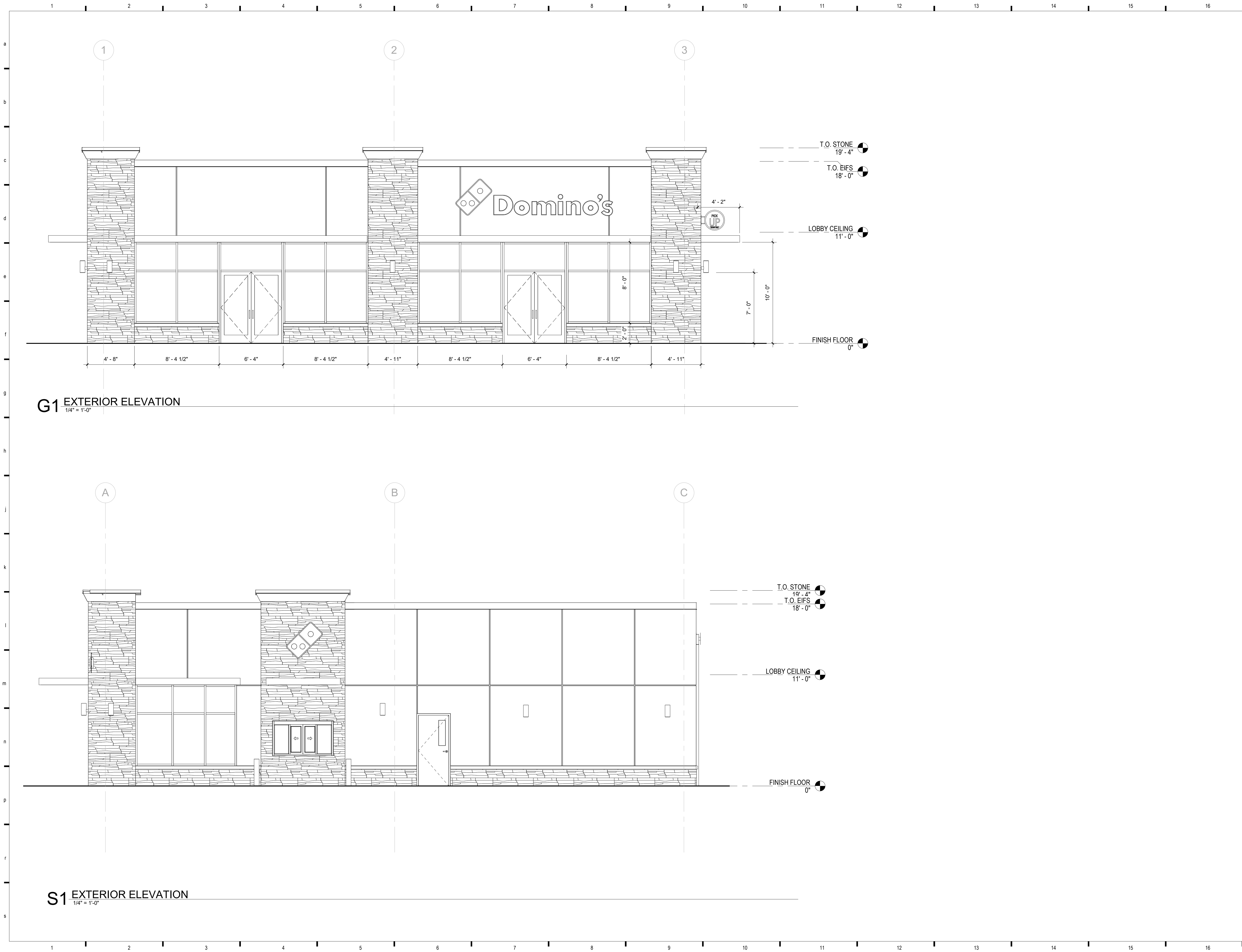
Issue Date 12/04/2020

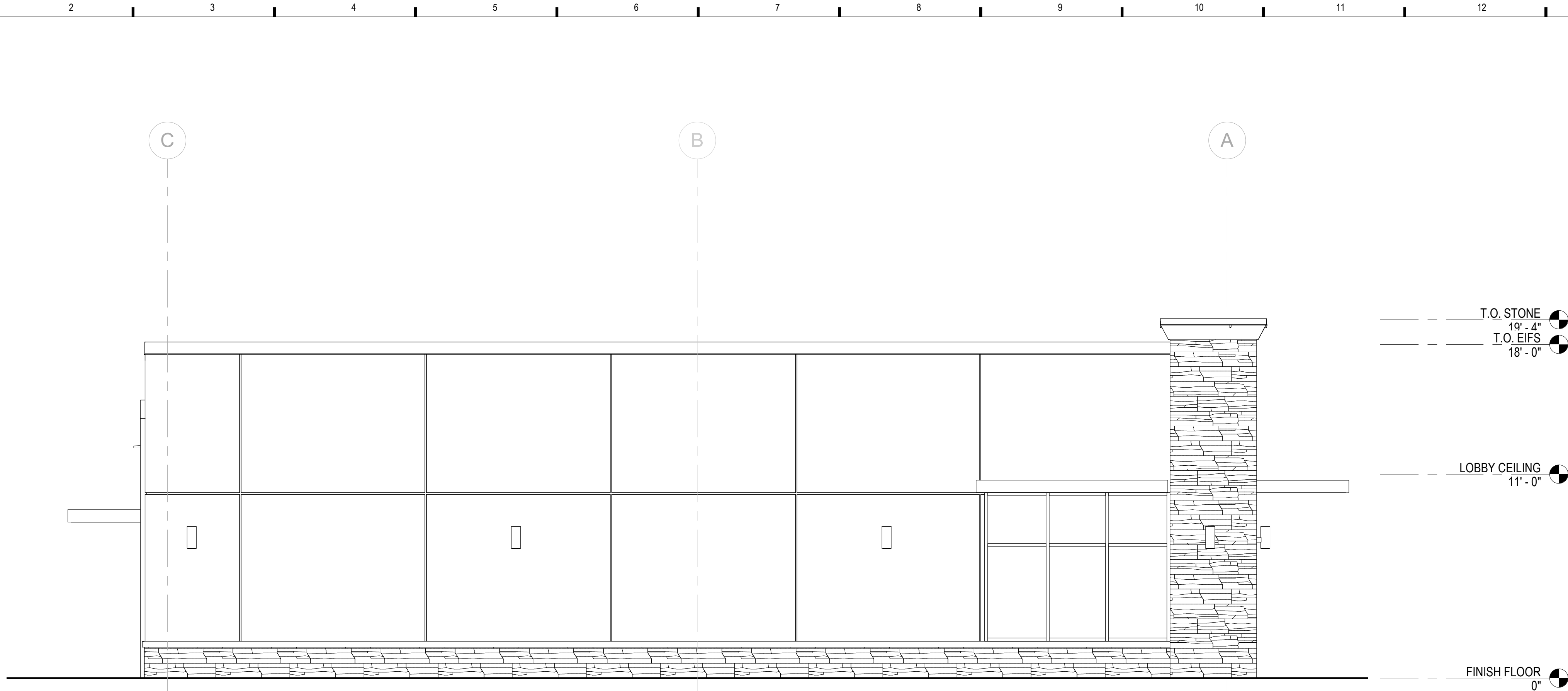
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Drawn by KEF

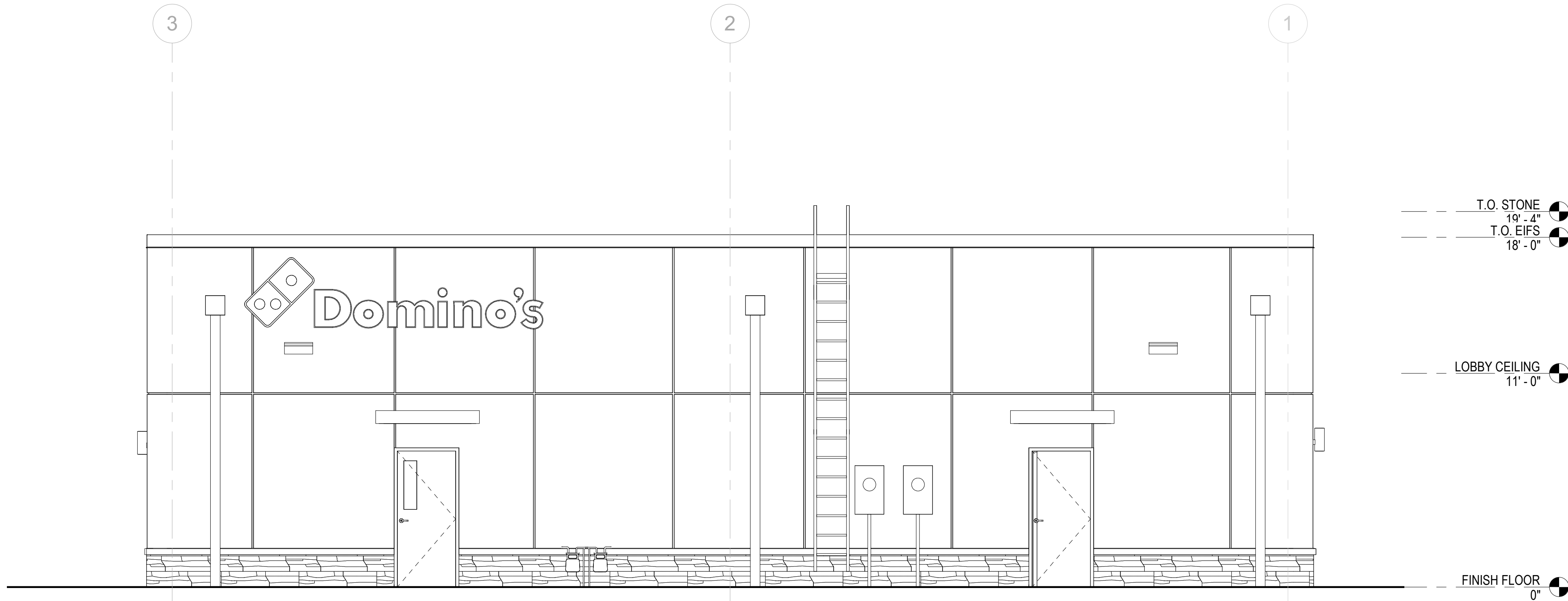
Checked by EAB

R2





H1 EXTERIOR ELEVATION
1/4" = 1'-0"



S1 EXTERIOR ELEVATION
1/4" = 1'-0"

Request for Variance

MBR Management Corporation is requesting two variances for their property located at 1514 W. Market Street in Bloomington, IL. MBR Management Corporation is planning to construct a new 2-tenant building along with a new concrete parking lot on the property. It is requested that the city grant a variance for the bypass lane next to the pick-up window lane as well as granting a variance for the foundation landscaping requirement.

The physical challenges of this site are the location of existing entrances along with the existing large billboard sign. Both existing entrances along the west and east must remain in place, therefore limiting the layout options of the site. The same goes for the large billboard sign. This sign must remain in place and limits our layout options.

Currently, Dominos Pizza will be the tenant in the western portion of the proposed building and will need a pick-up lane/window for customers to pick-up their order without having to leave their vehicle. This pick-up lane does not allow for any ordering on site, only online or phone orders can be picked up in this lane. This allows for a very quick process and gets customers thru very quickly. If customers arrive at the window and their order is not yet ready, the customers are advised to park in a parking spot and their pizza will be brought out to them. In the very rare case that a car would break down in the pick-up lane, customers could park in a parking spot and their pizza could be brought to them, therefore not causing a back up if a vehicle breaks down and blocks the pick-up lane. If a bypass lane were added, the entire building would need to be shifted to the east, to allow for this additional drive lane. This would require the spaces along the east end of the property to be removed, therefore removing parking for the future tenant that would be in the east half of the proposed building. If parking along the eastern portion of the property were to be removed, we feel as if it would be more difficult to rent out this additional tenant space, since parking spaces close to the business would not be provided.

The same parking issue would arise if foundation landscaping would be required. Since there are sidewalks proposed on the North and South of the building, and a pick-up lane on the west side, the only remaining area for foundation landscaping would be the East side of the building. By adding landscaping next to the building there would not be enough room for the 3 parking spaces in the Southeast of the property. These spots would need to be removed and therefore there would be less spaces along the east side of the property and less parking spaces for the future tenant that would be in the east half of the building. Again, if parking along the eastern portion of the property were to be removed, we feel as if it would be more difficult to rent out this additional tenant space, since parking spaces close to the business would not be provided.

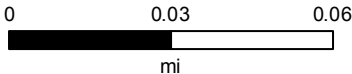
1514 W. Market Street Aerial Map



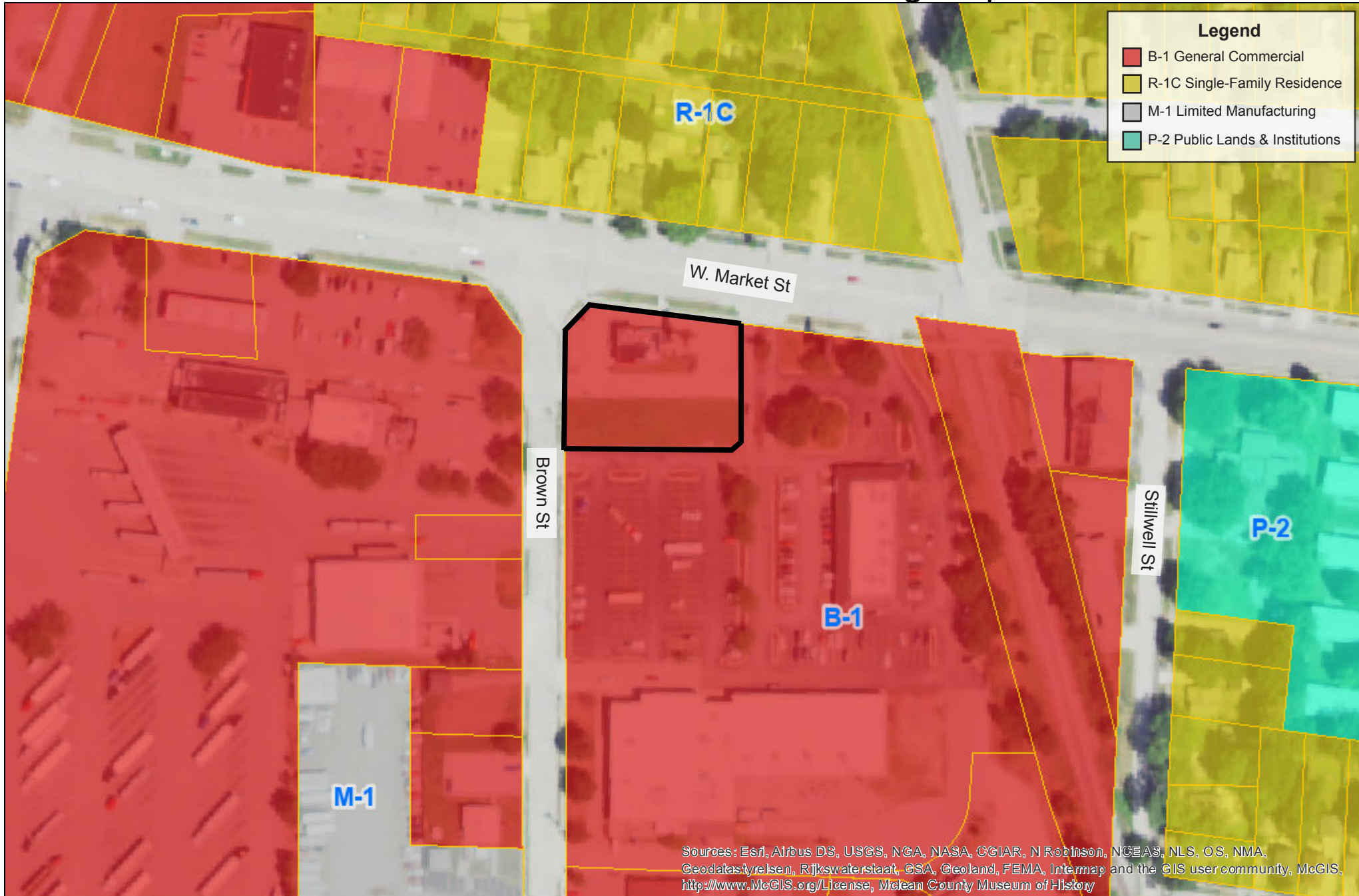
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, McGIS, <http://www.McGIS.org/License>, Mclean County Museum of History



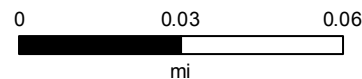
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1514 W. Market Street Zoning Map



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

February 18, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, March 10, 2021 at 4:00 PM at www.cityblm.org/live on a legislative Site Plan application for Bloomington Dominos submitted by MBR Management Corp (201 N Main Street Suite 300 St. Charles, MO 63301, owner MBR Bloomington/Normal Property LLC, 201 N Main Street Suite 300 St. Charles, MO 63301) for 1514 W. Market Street (21-05-180-026), legally described as Lot 3 in AT&T Subdivision, being part of Lot 3 of Market Square Subdivision of the Northwest quarter of the Section 5, Township 23 North, Range 2 East of the Third Principal Meridian, According to the Plat thereof recorded on July 26, 2002 as Document No. 20020-0025722 in McLean County, Illinois, for a new restaurant and the following variances: 1). Exemption from providing foundation landscaping plantings per Chapter 44.13-16A; and 2). Exemption from providing the bypass lane for the drive-thru required in 44.12-7.

The application is on file in the Economic & Community Development Department at 115 E Washington Street, Suite 201, Bloomington, IL (309) 434-2226. The application is also available online at www.cityblm.org/planning.

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

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

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

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

If you desire more information regarding the proposed petition or have any questions, you may email planning@cityblm.org or call (309)434-2226. Please note this meeting could be subject to change

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

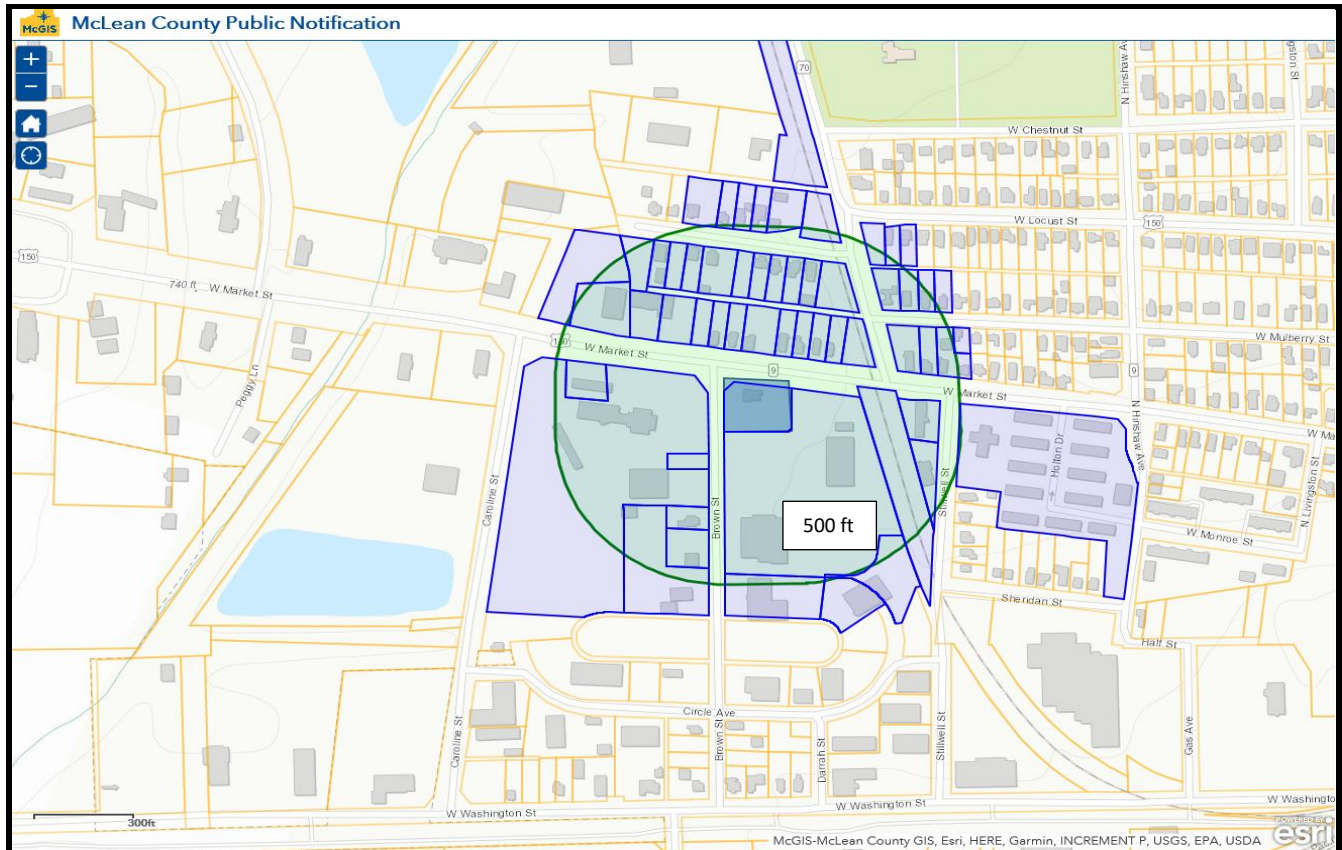
based on a lack of quorum or other reasons.

Notice of a change will also be posted online at www.cityblm.org.

Sincerely,

Planning Division staff

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



**CITY OF BLOOMINGTON
REPORT FOR THE
PLANNING COMMISSION
March 10, 2021**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
Z-03-21	10.54 acres commonly located along south Beich Road and north of Fuller Ct	Rezone	Katie Simpson, City Planner
PETITIONER'S REQUEST:	Rezone the subject property from R-1C Single Family Residential District to R-4, Manufactured Home Park District		
Staff finds that the petition <i>meets</i> Zoning Ordinance’s map amendment guidelines for the R-4, Manufactured Home Park District			

STAFF RECOMMENDATION:

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

- 1) Motion to establish a finding of fact that the proposed map amendment is in the public interest and not solely for the interest of the applicant, using the standards and objectives of the Division 44 17-6E2
- 2) Motion to recommend Council approve of the rezoning of 10.54 acres commonly located along south Beich Road and north of Fuller Ct from R-1C, Single Family Residential District to R-4 Manufactured Home Park District.



Figure 1: Zoning map of subject property (outlined in black), 10.54 acres.

NOTICE

The application has been filed in conformance with applicable procedural requirements. Public notice was published in *The Pantagraph* on Monday, January 25, 2021. Courtesy notices were mailed to 61 property owners within 500 feet of the subject property and a large metal sign was placed on the property. This case was tabled at the February 10, 2021 Planning Commission meeting to the March 10, 2021 regular Planning Commission meeting.

GENERAL INFORMATION

Owner: Habitat for Humanity

Applicant: RJV Properties (contract to purchase)

PROPERTY INFORMATION

Existing Zoning: R-1C, Single Family Residential District
Existing Land Use: Vacant
Property size: 10.54 acres
PIN: 21-19-201-014; 21-19-201-015; 21-19-201-016

SURROUNDING ZONING AND LAND USES

Zoning

North: R-2, Mixed Residence District

South: R-1C, Single Family Residential District
South: R-1H, Single-family Manufactured Home Residence District
South: R-4, Manufactured Home Park District

West: M-1, Restricted Manufacturing
East: Agriculture (Unincorporated)

Land Uses

North: Single-family homes (31 units, 5.4 acres)
South: Single-family homes (30 units, 6 acres)
South: Vacant (15 acres) and Single-family homes (67 units, 13 acres)
South: Manufactured home park (30 units, 8 acres)
West: Vacant
East: Vacant

ANALYSIS

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

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

PROJECT DESCRIPTION

Background: The subject property is located toward the southwest side of the city of Bloomington's municipal limits. It is bordered on the east by the Route 66 bike trail, Beich Road, and US 55, and bounded on the west by the Union Pacific Railroad. The property is approximately 10.54 acres currently zoned R-1C, Single-Family Residential district. The subject property is vacant and undeveloped. The subject property was included in a 1999 annexation agreement and was originally intended to be developed with manufacturing, high density multi-family housing, and manufacturing home parks. In 2004, the subject property and

surrounding acreage were rezoned from M-1, R-3B, and R-4 to R-2 (6 acres), R-1C (10 acres) and R-1H (15 acres). The subject property, and southern Fuller Court Subdivision were intended to be developed in partnership between Habitat for Humanity, Tournquest Family Foundation and the City of Bloomington. The R-1C portion of land was deeded to Habitat for Humanity and intended to be improved with stick-built, single-family homes. The R-1C District allows for up to 8 units per acre. However, the property has remained vacant and undeveloped. Although infrastructure was previously contemplated, it was never installed on the subject property.

The Bloomington Zoning Ordinance differentiates between R-1C, Single-Family Residential District, R-1H, Manufactured Home Residential District, and R-4 Manufactured Home Park. The differentiating factors are construction methods and foundations. The R-1C and R-1H Districts encourage single-family homes on permanent foundations and single lots. The R-1H District allows for installation of manufactured and/or prefabricated housing, while the R-1C District only allows for stick-built housing constructed on-site. The R-4 District contemplates manufactured housing on permanent foundations, (as allowed in R-1H) and mobile homes on stands. The R-4 district also allows for housing clustered in a park-like setting with a private interior street system, water distribution system and sewage system. All homes must meet the requirements of the Federal Manufactured Housing and Construction and Safety Standards Act of 1974. Mobile home parks are also inspected by the city's Mobile Home Inspector. Like the R-1C and R-1H Districts, the R-4 District prohibits long-term storage and use of of campers and recreational vehicles.

Project Description:

The applicant is interested in buying the subject property and developing the land with a manufactured home park. The applicant is requesting a map amendment to rezone the land from R-1C Single-Family Residential District to R-4, Manufactured Home Park District. The R-4 District allows for clusters of manufactured homes on a single lot. The District has a minimum lot size of 4,100 and density of approximately 10 units per acre. The subject property is served by a 12" watermain and is accessed from Beich Road, a minor arterial road. The constitution trail extends adjacent to Beich Road and, once complete, will connect to Shirley, IL. The subject property is located within the Unit 5 School District and is served by Pepper Ridge Elementary School, Evans Junior High School, and Normal Community West High School.

PURPOSE AND INTENT

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

R-4 Manufactured Home Park District. The R-4 Manufactured Home Park District is intended to

provide for the establishment of manufactured home parks wherein manufactured home stands or pads are provided in a safe, sanitary, and economical manner in conformance with the Manufactured Home Park Ordinance, Chapter 43 of the Bloomington City Code, 1960, as amended.

Link to Comprehensive Plan:

The Comprehensive Plan's Future Land Use map identifies the subject property as medium-density residential. The property is classified as a Tier-1 Infill Redevelopment Priority on the Land Use Priorities map. The proposed map amendment promotes the following goals and objectives of the Bloomington Comprehensive Plan:

H.1 Ensure the availability of safe, attractive and high-quality housing stock to meet the needs of all current and future residents of Bloomington.

H-1.1 Ensure that the housing to accommodate the new growth is a broad range (of type, size, ages, densities, tenancies, and costs) equitably distributed throughout the City recognizing changing trends in age-group composition, income, and family-habits.

Link to other planning documents:

According to the Bloomington Fiscal Impact analysis completed in 2013, approximately, 4.8% of the Bloomington's population currently live in manufactured home parks¹. The city has 1,050 manufactured home units established before 2005. 587 units were established between 2005 and 2010, and 317 units between 2011 and 2013.

In 2017, The McLean County Regional Planning Commission conducted a regional housing needs assessment for Bloomington, Normal, and the unincorporated area of the county. The assessment², which is available online, identifies the need for smaller housing units to serve shrinking household sizes, aging populations, and households with fewer children (pg. 31). In McLean County, 61.8% percent of units are detached single-family homes. 4.5% are single family attached units, while 6.0% have 3 to 4 units. 4.2% of the units in McLean County are mobile homes. The existing housing stock is aging, and the assessment expresses concerns from social service providers regarding the condition of housing, particularly for renter populations (pg. 34). The assessment identifies an abundance of single-family, detached housing in McLean County and suggests that the supply outweighs demand. The assessment identifies the highest demand for diverse housing options that serve smaller families and is available and accessible by families of varying incomes.

Additional information requested by the Commission:

At the February 10, 2021 Planning Commission meeting, the Commission requested information regarding other R-4 properties in Bloomington. Using the city's licensing and registration program, staff identified the following properties in Bloomington:

¹ https://mcplan.org/file/638/2013%20Fiscal%20Impact%20Study_City%20of%20Bloomington.pdf

² https://mcplan.org/file/493/2017_BN%20Home_Regional%20Housing%20Study_FINAL.pdf

Name	Address	Year Established	% Change in AV of nearby residential 2015-2020
Hilltop	1902 S Main	1981	NA
Cardinal Ridge	2402 22nd St	Pre-2015	1.2% increase
Greenwood Terrace	104 Greenwood	Pre-2004	2.3% increase
Prairie Place	3710 Daffodil	Pre-1996	3.4% increase
Prairie Land Estates	31 Cornflower	Pre-2001	16.6% increase
Maple Grove Estates	1214 Epsilon	1994 or earlier	
Grandview Estates	99 Dennis Dr	1990 or earlier	

Staff also researched changes in nearby single-family property values between 2015 and 2020. According to Zillow, Bloomington saw an overall 6.18% increase in single-family home values between 2015 and 2020. Staff found that the assessed values of single-family homes near the R-4 Manufactured Home Park properties generally increased between 2015 and 2020. There is not enough information to show a correlation nor determine a causal relationship between adjacent R-4 Zoning and changes of property values of nearby single-family homes.

FINDINGS OF FACT

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

1. *The suitability of the subject property for uses authorized by the existing zoning;* The subject property was rezoned from R-4 to the existing zoning classification, R-1C Single Family Residential District in 2004. The R-1C District allows for stick-built single-family homes of up to eight units per acre. The Comprehensive Plan identifies this area as medium-density residential (8-20 units per acre). **The standard is not met.**
2. *The length of time the property has remained vacant as zoned considered in the context of land development in the area;* The property has been vacant since annexation. It has also been vacant since being rezoned to R-1C in 2004. **The standard is met.**
3. *The suitability of the subject property for uses authorized by the proposed zoning;* The subject property has adequate access to recreational facilities and utilities. The surrounding residential area is improved with manufactured, stick-built, and mobile homes. The subject property is located near NuWay Transportation Center and Ferrero Candy manufacturing facilities and could provide housing for employees. **The standard is met.**
4. *The existing land uses and zoning of nearby property;* The property is contiguous with other high- and medium-density and mixed-use residential neighborhoods, including another manufactured home park to the south. **The standard is met.**
5. *Relative gain or hardship to the public as contrasted and compared to the hardship or*

*gain of the individual property owner resulting from the approval or denial of the zoning amendment application; The subject property's proposed use would help broaden the range of attainable housing available in Bloomington, and diversify Bloomington's housing stock—a goal of the Comprehensive Plan. **The standard is met.***

6. *The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification; Beich Road is a minor arterial road. The site is also served by the Constitution Trail. Interior streets will be needed to develop the full 10-acres. All streets would be approved by the Bloomington Engineering Division. **The standard is met.***
7. *The extent to which the proposed amendment is consistent with the need to minimize flood damage and the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area; The site was originally contemplated with higher-density housing. The proposed housing is medium-density, 10 units per acre, and consistent with the Future Land Use map in the Comprehensive Plan. Additional storm water management would be required for redevelopment, and reviewed by the City Engineering Division. **The standard is met.***
8. *The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification; Existing neighborhoods in the area have already established fire and police services, and the property lies within the Pepper Ridge School District. City water and sewer mains are available, accessed by Beich Road. Most manufactured home parks have an internal water and sewer system maintained by the park. **The standard is met.***
9. *The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Code as set forth in 17-1 herein; The purpose of 17-1 is to promote orderly development, ensure development with the Comprehensive Plan, and ensure compliance with the zoning ordinance. The proposed amendment aligns with the proposed density identified in the Comprehensive Plan. Also, given that the majority of housing in Bloomington is single-family detached homes, the proposed zoning promotes an alternative housing option, further promoting the goal of the Comprehensive Plan to diversify the housing stock. **The standard is met.***
10. *The extent to which property values are diminished by the particular zoning restriction; The existing zoning classification allows for stick-built single family and two-family homes. The property has remained undeveloped since annexation in 1999. The map amendment will encourage investment in the vacant and underutilized land. **The standard is met.***
11. *The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public; The proposed map amendment promotes the*

goals of the Comprehensive Plan, including diversifying Bloomington's housing stock and providing safe, quality housing options for residents. **The standard is met.**

12. *Whether a comprehensive plan for land use and development exists, and whether the ordinance is in harmony with it;* The Comprehensive Plan contemplates the subject property as medium-density residential. The proposed district, R-4, permits up to 10 units per acre and is consistent with the medium density recognized in the Comprehensive Plan. **The standard is met.**

13. *And whether the City needs the proposed use;* The Bloomington Comprehensive Plan identifies the need for infill development and diverse housing types. **The standard is met.**

STAFF RECOMMENDATION: Staff finds the application meets the standards for a map amendment and recommends that the Planning Commission find in favor of the zoning map amendment.

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

- 1) Motion to establish a finding of fact that the proposed map amendment is in the public interest and not solely for the interest of the applicant, using the standards and objectives of the Division 44 17-6E2
- 2) Motion to recommend Council approve of the rezoning of 10.54 acres commonly located along south Beich Road and north of Fuller Ct from R-1C, Single Family Residential District to R-4 Manufactured Home Park District.

Respectfully submitted,
Katie Simpson, City Planner

Attachments:

- Draft Ordinance
- Petitioner's Findings of Fact
- Additional Information provided by the Petitioner
- Emailed testimony from February 10, 2021
- Aerial Map
- Zoning Map
- Neighborhood Notice with map of notified properties

DRAFT

ORDINANCE NO. 2021 - _____

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PROPERTY COMMONLY LOCATED ALONG SOUTH BEICH ROAD, AND NORTH OF FULLER CT, APPROXIMATELY 10.54 ACRES, FROM R-1C SINGLE FAMILY RESIDENTIAL DISTRICT TO R-4 MANUFACTURED HOME PARK DISTRICT

WHEREAS, there was heretofore filed with the Economic & Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting to rezone the property commonly described as ten and fifty-four-hundredths acres located along south Beich Road, and north of Fuller Ct (PINs: 21-19-201-014; 21-19-201-015; and 21-19-201-014), legally described in Exhibit A and hereinafter referred to as "Property", which is attached hereto and made part hereof by this reference; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said petition to rezone the Property from R-1C Single Family Residence District to R-4 Manufactured Home Park District and adopted findings of fact on the same; and

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

WHEREAS, following said public hearing, the Planning Commission recommended approval of rezoning of the Property and zoning map amendment to R-4 Manufactured Home Park District; and

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

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

1. The above recitals are incorporated into and made a part of this ordinance as though fully set forth herein.
2. That the Council hereby adopt the findings of fact made by the Planning Commission.
3. That the petition requesting to rezone the property commonly described as ten and fifty-four hundredths acres located along south Beich Road, and north of Fuller Ct (PINs: 21-19-201-014; 21-19-201-015; and 21-19-201-014), legally described in Exhibit A which is attached hereto and made part hereof by this reference, from R-1C Single Family Residence District to R-4 Manufactured Home Park District is hereby approved.

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

PASSED this _____ day of February 2021.

APPROVED this _____ day of February 2021.

CITY OF BLOOMINGTON

Tari Renner, Mayor

ATTEST

Leslie Smith-Yocum, City Clerk

EXHIBIT A

Legal Description

Part of Lots 1, 2, 3 and 4 in the Subdivision of Section 19, being part of the lands subdivided for the Estate of William King, deceased, recorded in Chancery Record 7, Page 275 in the Office of the Clerk of the Circuit Court of Mclean County, Illinois, and part of Lot 6 in Industrial Park Subdivision, all in Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, Mclean County, Illinois, more particularly described as follows: Beginning at the northeast corner of Resubdivision of Founder's Square Subdivision on the westerly right of way line of F.A.I. Route 55; thence N.52°-05'-18"W. 1003.15 feet to the northwest corner of said Resubdivision of Founder's Square Subdivision on the easterly right of way line of the Southern Pacific Railroad as conveyed in Deed Book 254 Page 62 in the Mclean County Recorder of Deeds Office; thence N.24°-11'-0?"E. 39.50 feet on said easterly right of way line of the Southern Pacific Railroad; thence northeasterly 329.65 feet on a non-tangential curve concave to the northwest having a central angle of 14°-31'-43", a radius of 1300.00 feet and a chord of 328.76 feet bearing N.78°-46'-46"E. from the last described course to a point of compound curve; thence northeasterly 238.66 feet on a curve concave to the northwest having a central angle of 19°-32'-06", a radius of 700.00 feet and a chord of 237.51 feet bearing N.61°-44'-51"E. from the chord of the last described arc; thence N.51°-58'-48"E. 57.48 feet; thence S.52°- 05'-18"E. 687.55 feet to the westerly right of way line of F.A.I. Route 55 as conveyed by a Warranty Deed recorded as Document No. 72-9376 in the Mclean County Recorder of Deeds Office; thence S.37°-54'-03"W. 237.45 feet on said westerly right of way line of F.A.I. Route 55 as conveyed in Document No 72-9376 and on the westerly right of way line of F.A.I. Route 55 as conveyed by a Trustee's Deed recorded as Document No. 72-5947 in the Mclean County Recorder of Deeds Office; thence S.43°-36'-42"W. 100.50 feet on said right of way line as conveyed in Document No. 72-5947; thence S.37°-54'-03"W. 100.00 feet on said right of way line; thence S.33°-19'-37"W. 122.94 feet on said right of way line to the Point of Beginning containing 10.54 acres, more or less, with assumed bearings given for description purposes only.

PINS: 21-19-201-014; 21-19-201-015; 21-19-177-016.

FINDINGS OF FACT

The Zoning Ordinance has "Zoning Map Amendment Guidelines" Please answer the following:

1. *The suitability of the subject property for uses authorized by the existing zoning*
Current zoning is R-1C and does not allow intended use.
2. *The length of time the property has remained vacant as zoned considered in the context of land development in the area*
The property has been on the market several years and is vacant, currently it has never been developed. The property is overgrown and not maintained.
3. *The suitability of the subject property for uses authorized by the proposed zoning*
PUD – Manufactured Home Development/Affordable Housing
4. *The existing land uses and zoning of nearby property*
See zoning map... Prairie Place is R-4 (same zoning as request), North of Prairie Place is owned by Stark Management high density residential, R-1H zoning
5. *Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application*
The project and land purchase are contingent upon approval.
6. *The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification*
The development will have new roads, sewer, water, and utilities. The adjacent road is RT66 with adequate infrastructure that is existing.
7. *The extent to which the proposed amendment is consistent with the need to minimize flood damage and the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area*
The development will have a new storm sewer system, new detention, and comply with code.
8. *The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification*
All city water, city sewer, power and gas are adequate and are along the East border of the site. The site will have new fire protection and hydrants.
9. *The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Code as set for in § 44-1701*

The development will meet the need and demand for affordable housing while offering a new safe neighborhood for people to live.

10. The extent to which property values are diminished by the particular zoning restriction

Property values will increase due to a new development and due to the property being currently vacant.

11. The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public

The site is currently vacant, overgrown land that has little value to neighboring properties and tax base.

12. Whether a comprehensive plan for land use and development exists, and whether the ordinance is in harmony with it

Please see preliminary development plan and site plan.

13. Whether the City needs the proposed use

There is a large demand for new affordable house. Bloomington/Normal has a large gap from low income housing to a house that is in good quality that the average working person can afford. See development plan and project description.

PLEASE SUBMIT TO THE CITY OF BLOOMINGTON – PLANNING DIVISION ALONG WITH THE MAP AMENDMENT PETITION

R.J.V. Property LLC / Robert Vericella

919 W. Mulberry

Bloomington, IL 61701

309-275-4331/ bobby@rjvproperty.com

2/13/21

Re: Saddle Creek Development

To: City of Bloomington Staff, City Council, Planning Commission, and Public

This Letter is intended to be a follow up after the planning commission meeting on 2/10/21. I would like to address some public concerns, give some local housing data, show more concept pictures of how this development will look, explain the need for affordable housing, and express what this project will not be.

I am a local resident of Bloomington and have lived here my whole life. My father and grandfather owned commercial and residential construction companies. I have been involved with construction and development my whole life. After graduating from ISU in construction management I started buying, remodeling, and renting homes, duplexes and buildings in Downtown Bloomington. I currently own and manage 100 rental units consisting of IWU rentals, light commercial store front locations in Downtown Bloomington, and luxury lofts style apartments in the Downtown buildings I have renovated. I have developed land and built new homes and town homes in Bloomington and different parts of Illinois. I have developed infill projects like the Flats on East and Pheasant Run 2 located on Cottage Ave by White Oak lake.

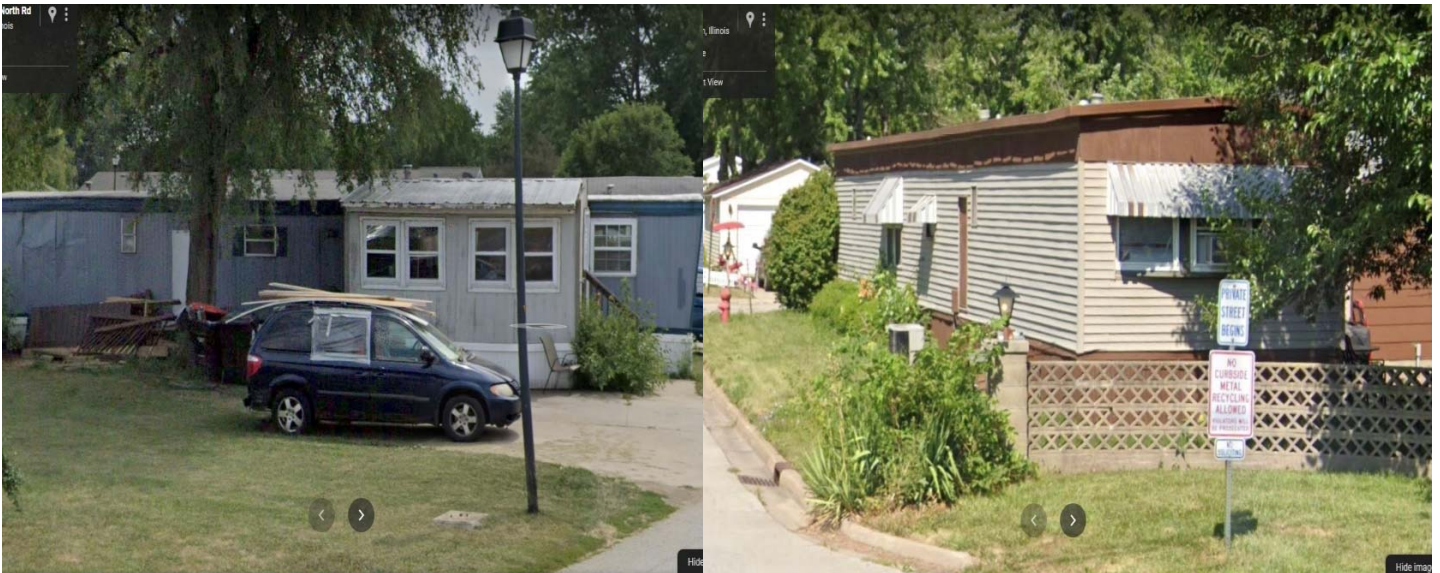
Saddle Creek development is an affordable housing community option for a wide range of people. This development fulfills a demand and need in our community. There is a gap in home prices from a fixer upper in the mid 50-75k range, a starter home, or a mid-level home. Inventory in Bloomington Normal is at an all-time low. Currently in Bloomington Normal there are 44 active homes on the market from \$80,000 to \$150,000 (information from Remax Rising). Most of these homes need renovation making them not feasible for the average person to buy them. These homes are either small in sqft, outdated, in a poor location, or in need of such large renovation they do not make financial sense to buy, due to the home being over market value after it is remodeled. New construction costs across the country are at an all-time high. Building materials are up 20-50% as well as labor due to a labor shortage. Building a home under 200,000 is extremely hard to do and in most cases not possible. Most new construction costs are \$125-\$150 per sqft plus land costs. This is where a manufactured home is attractive. Their lack of waste, building in a controlled environment, and utilizing every part of a building footprint, makes their price per sqft much less than a conventional build on site approach. Someone can get into a new home approximately 1800-1900 sqft for \$80,000 - \$110,000. Clayton Homes is the preferred home manufacture company I am working with. They have numerous options, plenty of different models to choose from, and have been in business for many years with a proven record. Clayton Homes builds to the most current HUD requirements. These homes will be set on a pier footing system or insulated slab on grade compliant with city code. Clayton homes has finance companies available for a turnkey operation. There are companies like www.mhvillage.com who help people find home sites, sell homes, and help Developers make communities a better place for people to live.

From the research that I have done, there is only 1 good example of a similar development in Bloomington. Prairie Place, south of the proposed development on Beich Rd, consists of 37 sites. All 37 are occupied. Each lot is owned by Prairie Place. The home is owned by an individual who pays rent for the lot. The rent is \$495/ month which includes water, sewer, and trash.



Prairie Place

What Saddle Creek estates WILL NOT BE is a 1950's "tin can mobile home park" This type of site is exactly what I don't want. Older mobile home parks have old trailers, old roads, old infrastructure and an overall bad stigma. The proposed development is not section 8 or low-income housing. I hope this type of development will not compared to the Saddle Creek development plan.



Old Mobil Home Park

What Saddle Creek will be is an affordable option for; a retired couple who wants to downsize and winter in the south, a young couple new to the housing market, a construction or factory employee, a teacher or nurse starting out, or an office employee on a limited budget. What needs to be considered is the need for a new affordable house for the working-class citizen or elderly in need or a new, affordable, manageable home.



Concept Sample

Please consider approving the zoning and site plan for Saddle Creek Estates. This will benefit many different age groups of people along with adding a housing option currently in demand for Bloomington.

Thanks for your consideration

Robert J. Vericella

R.J.V. Property LLC

To Whom It May Concern:

I am writing in regard to the current real estate market conditions in Bloomington-Normal. More specifically the current market conditions for homes priced \$80,000 to \$150,000.

The inventory of available homes is at historic lows and they are continuing to decrease. As of the date of this writing, there are 37 homes actively listed for sale in the price range noted above. If you drill down more to homes that more closely resemble the development being proposed (3+ bedrooms, 2+ bathrooms, and 1,500 square feet or more above grade) there are only 11 homes actively listed for sale that meet these criteria. Many, if not all, of these homes are 1. not in the most desirable condition and/or 2. are very dated. In either case, most of the homes currently available in the stated price range would require a significant amount of work or updates.

There is a great need in Bloomington-Normal for affordable housing given the current state of our market. It has become increasingly difficult to find homes for buyers in this price range. The buyer demand is there but due to the severe lack of inventory we are seeing homes that are in good condition sell the first day on the market and often in multiple offers. Many qualified buyers are losing out on homes because the supply is just not there.

If you need any additional information or have any questions, please feel free to contact us at (309) 310.9993

Sincerely,

Realtor, RE/MAX Rising

501 S Towanda Barnes Rd.
BloOmington, IL 61705

Joseph Taylor
7 Eric Court
Bloomington, IL 61705



1/31/2021

Zoning Board of Appeals & City Planner Katie Simpson
115 E Washington Street
Bloomington, IL
309-434-2226
comdev@cityblm.org

Dear Zoning Board of Appeals & City Planner Katie Simpson;

I am writing you regarding the recent application for zoning change by Robert Vericella, RJV Properties scheduled for virtual public hearing on February 10th, 2020. I work professionally in real estate valuation and finance and I am also a neighboring property owner to the land that is the subject of this petition. In addition to that I have formerly personally lived in and owned a manufactured home in a manufactured home park, so I am hoping that my unique combination of insights may be of value to the decision-making process.

I have reviewed the proposed change as well as the supporting documentation supplied by petitioner in the application shown made viewable on the city website and I personally oppose the requested change in zoning for several reasons outlined below. I ask that you take the time to review all the points listed below to be able to make an informed decision regarding the proposed change in zoning.

The main reason I do not support such a change is because this type of ownership arrangement creates a perpetually increasing bill for the homeowner and a perpetually increasing income stream for the landowner, which has negative consequences for the buyer in the long-term. The worst part about this is the fact that these poor financial decisions fall upon less savvy real estate participants, lower income families or individuals with less than perfect credit that really need to be building equity with their monthly payments, instead they end up locking themselves into a never-ending, never decreasing land payment when they could purchase a single-family lot and eventually pay it off for an amount most likely less than the lot payment all while tied to a quickly depreciating home they may not be able to sell. Below there is a discussion of my personal experience with this type of situation for your reference so you can see a real-life example of the actual financial losses this type of scenario can cause.

The proposed manufactured homes, under this type of land-lease arrangement are notoriously difficult to finance. Without fee simple ownership of the land underneath the structure and a permanent foundation there are very few lenders willing to loan on these types of properties. The builder/park ownership will gladly help arrange financing for new buyers, but after that initial purchase the owner is on their own to try and sell it and it is much more difficult especially once the improvement is beyond 10-15 years old. Since they are nearly impossible to finance after the initial purchase, the owners only choice is to try and find a cash buyer which is much more difficult or sell back to the MHP ownership at a price they are willing to pay to buy the home back. From my experience once a park like this hits 20-30-years old the park will own a good majority of the homes will end up in the ownership of the park and

the property will not draw in anyone looking to buy a home in the neighborhood and will negatively affect the surrounding neighborhoods as well.

Inconsistencies in application submitted by the borrower:

1. The application (p.26 of the 116-page online pdf) references a lack of quality housing under \$100,000, but all the sample options presented by the petitioner in the application ranged from \$100,000 to \$140,000. Considering these options do not include any land costs, this does not appear to serve the problem they found in their undisclosed “study”.
2. The application incorrectly labels the adjacent zoning as R4 (Page 5 & 16), which is incorrect. There is no adjacent R4 zoning. This appears to be a questionable typo that in my opinion is intended to mislead the reader to believe that the requested change is consistent with one of the adjacent uses.
3. The application (p.26) references a “study” conducted by the petitioner that homes under \$100,000 are in need of major repairs, but this “study” was not included in the application.
4. The application references “affordable” housing but has no discussion or analysis of actual costs. What type of financing terms are offered to buyers? What are the proposed lot rents? Are there limits on future lot rent increases? How are these options “affordable” compared to other options available in the market?
5. The application (p.24) claims it will increase area property values. I disagree. I researched the neighboring zoning when I purchased here and would not have done so if there had been an adjacent zoning that allowed for a Manufactured Home Park. If I think that way, there are others that also agree with me and that implies there is less demand, and less demand implies lower value.
6. The application (p.42-49) shows elaborate landscaping on homes that are 60-85 feet wide, which are considerably wider than the lots presented in the application p.37. Will the homes be turned sideways so each is facing the rear of the neighboring property? Are these images truly representative of the homes that would be installed if approved?
7. The application (p.76) states that “good behavior is detrimental to the neighborhood”. I am hoping that is just a typo but to me it seems indicative of the amount of work that went into the petitioner’s plan. I am sure there has been a good look at the potential financial returns for the petitioner, but obviously there was no thought or effort put into the plan presented to the board and the taxpayers.
8. The application also references lean-to’s and driveways (installed at the homeowner’s expense p.82) but there I found no analysis of parking. There was a limit of 2 vehicles per lot (p.96) but with the size of the homes presented and the size of the lots where are these lean-to’s going to be arranged? Will there be any room for street parking?
 - a. If the homes presented to sell are 2-3 bedrooms how can it be limited to 2 vehicles per lot, what happens to families when their kids begin to drive, and they need to add a 3rd car?
9. The sample lease included in the application references RV Storage fees. With lots this size, where is there a possible RV parking area? Is this the actual lease they intend to use, or just a stock lease written 30 years ago for a completely different property? What lease terms will the actual tenants need to abide by?
10. The petitioner’s application references a three-strike rule for evicting problematic tenants, however, this is much more difficult to do when the tenant owns the home in which they are living.

- a. Ownership has little motivation to evict a problem tenant if they are paying their rents. If they evict the tenant it implies less income for ownership/management, so from my experience owners/managers are very unmotivated to deal with problematic tenants.

Other issues:

- 11. The proposed manufactured homes, under this type of land-lease arrangement is a property type that is notoriously difficult to sell. Please see the details of my own experience below for a better understanding of the financial strain that this type of ownership causes for the individuals that choose to buy such a product. This relates to the issue of finance discussed earlier.
 - a. There is a good example of this a home in Prairie Place at 3009 Iris Way has been listed on the market for 11 months with no buyers at a price of \$73,000.

My experience with owning a manufactured home within a Manufactured Home Park:

The home my family owned was a 2,000 SF manufactured home constructed in 2001 with an attached garage (Garage was owned by the park). The home was purchased in 2006 by my Father-in-law for \$79,900 in cash. I moved into the property in 2013 after marrying my wife, and when we found a better career opportunity in Bloomington Illinois we decided to sell (2017). We listed it on the market with a realtor, but interest was almost non-existent. In the end after months of marketing we had to sell the property for roughly \$25,000, and the buyer had to come up with the cash to do so. Aside from the limited market for older manufactured homes on leased land, the biggest challenge was finding someone to be able to afford to pay cash for the property because of the age of the home at that point it, along with the leasehold land interest made it nearly impossible to finance. The only other options were to move the house which would have cost well more than \$10,000.

A portion of the loss in value was due to the poor craftsmanship of the original manufacturer that led to a multitude of repairs/damages but was only exasperated by the limited financial options for potential buyers.

Due to the small lot configuration, the lack of fences (not allowed in the park) and the increase in rented homes in the neighborhood the property actually became a maze for criminals that had moved in the neighborhood. They could move about in the dark of night and they were nearly impossible to catch due to the proximity of the homes they could disappear in seconds. In the end the City had to employ special undercover patrols to stake out the homes of the perpetrators to try and catch them in the act at great financial cost to the city.

This leasehold interest (leased land) is what creates huge financial hardships on the unaware individuals that choose this type of option. The lot rent payment could buy and eventually pay-off a nice lot, but once the homes are sold and installed on leased land the ownership has an almost guaranteed monthly rental payment because people have invested so much in the home itself, regardless if they have negative equity after financing the original purchase. From speaking to others in the community where I used to live I have found that many are completely unable to sell, and their only option to leave is to try and sell to the park, move the home (which is exorbitantly costly) or just walk away from the home completely.

I hope you understand my objection to this proposed change is in no way an opposition of the manufactured home industry or the individuals that choose to buy them. I do not have issue with manufactured housing when sold in fee simple estate including the land component, I just hope that all individuals that enter into that situation realize full picture of the challenges that come with manufactured housing and leasehold interest. I just do not want anyone to go through the financial strain and suffer the financial losses the way my family did. The leased land component to these projects simply creates a cash-cow for ownership while forcing lower income buyers to pay land rent in perpetuity.

I thank you for your consideration in these matters. I am available to discuss at your convenience.

Sincerely,

Joseph Taylor

CC: City Council Member Donna Boelen
Mayor Tari Renner

Rezoning from R-1C to R-4 questions

Jason Campbell

Wed 2/10/2021 10:35 AM

To: Public Comment <publiccomment@cityblm.org>

1. Why isn't the field further south on Beich Rd being considered for this planned unit development? This field is already adjacent to a manufactured home neighborhood.
2. What is the expected change in home/land valuation of the adjacent R-1C zoned neighborhood(s)?

Jason Campbell

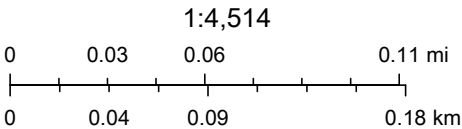
9 Eric Court (directly adjacent to the proposed rezoning)

Websense: Click [here](#) to report this email as spam.

Saddle Creek Aerial Map



1/29/2021, 10:28:00 AM



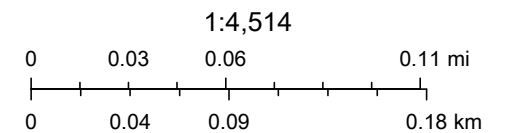
City of Bloomington, McGIS-McLean County GIS, Esri, HERE, Garmin,

Web AppBuilder for ArcGIS

Saddle Creek Zoning Map



1/29/2021, 10:26:53 AM



City of Bloomington, McGIS-McLean County GIS, Esri, HERE, Garmin,



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

January 26, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, February 10, 2021 at 4:00 PM at www.cityblm.org/live on applications submitted by Robert Vericella, RJV Properties (919 W. Mulberry Bloomington, IL 61701).

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

The applicant is requesting a public hearing and action on the following applications: 1). Zoning Map Amendment to rezone from R-1C Single-Family Residence District to R-4 Manufactured Home Park District & 2). Preliminary development plan for a planned unit development (PUD) for a Residential Manufactured Home Park on approximately 10.54 acres commonly located along south Beich Rd, north of Fuller Ct. In addition, the applicant requests certain waivers from the Bloomington Subdivision and Zoning Codes. PINS: 21-19-201-014; 21-19-201-015; 21-19-177-016.

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

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

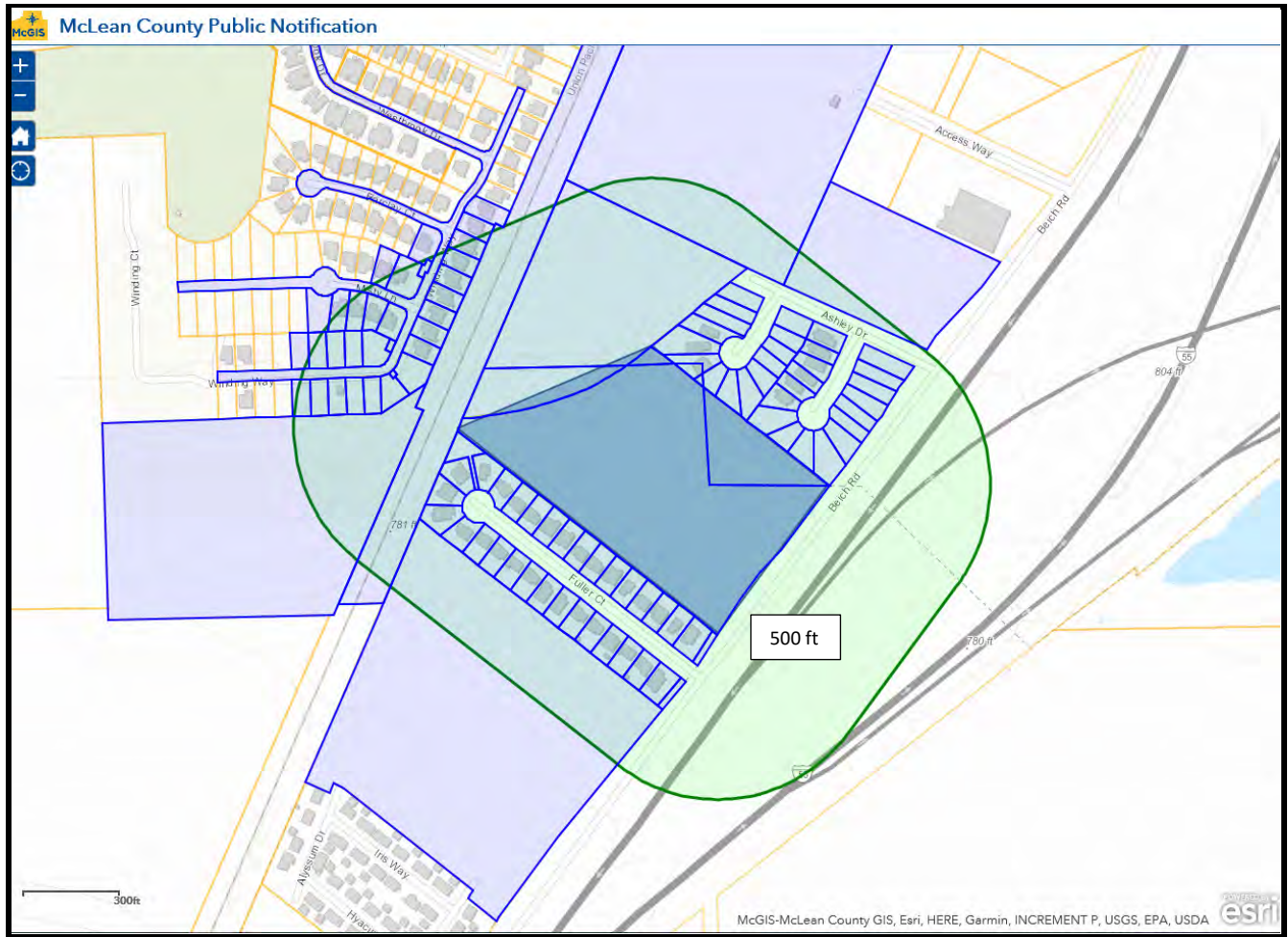
This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

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

Sincerely,

Planning Division staff

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



**CITY OF BLOOMINGTON
REPORT FOR THE
PLANNING COMMISSION
March 10, 2021**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
PS-01-21	10.54 acres commonly located along south Beich Road, and north of Fuller Ct.	PUD/MHP	Katie Simpson, City Planner
PETITIONER'S REQUEST:	Approval of a Planned Unit Development for a manufactured/mobile home park (10.54 acres) and requested variances/waivers.		

*Staff finds that the petition **meets** the Bloomington's Subdivision Code (Chapter 24), Bloomington Zoning Ordinance's (Chapter 44) guidelines for a planned unit development and Bloomington's Manufactured Home Park Ordinance's (Chapter 43) guidelines for a Manufactured Home Park.*

STAFF RECOMMENDATION:

Staff finds the petition for a planned unit development meets the standards of Chapter 24, Chapter 43, Chapter 44 Division 15 of the City Code. Staff recommends the Planning Commission take the following actions/pass the following motions:

- 1) Motion to establish a finding of fact that the proposed planned unit development supports the purposes of Chapter 24, Chapter 43, Chapter 44 and is consistent with the proposed addressed in Chapter Division 15.6-2.
- 2) Motion to deny the following waivers:
 - A waiver is requested to allow M-4.18 combination curb and gutter in lieu of B-6.18 combination curb and gutter otherwise required by code.
 - A waiver is requested to allow public sidewalk to be installed on one side of the public street as depicted per the plan.
- 3) Motion to recommend Council approve of the Planned Unit Development for 10.54 acres commonly located along south Beich Road, and north of Fuller Ct. and the remaining requested waivers/variances with the following condition:

Staff comments are addressed prior to approval by Council, including the addition of sidewalk on both sides of the street, and the construction of the street in accordance with curb B-6.18



Figure 1: Zoning map of subject property (outlined in black), 10.54 acres.

NOTICE

The application has been filed in conformance with applicable procedural requirements. Public notice was published in *The Pantagraph* on Monday, January 25, 2021. Courtesy notices were mailed to 61 property owners within 500 feet of the subject property and a large metal sign was placed on the property. This case was tabled at the February 10, 2021 Planning Commission meeting to the March 10, 2021 regular Planning Commission meeting.

GENERAL INFORMATION

Owner: Habitat for Humanity

Applicant: RJV Properties (contract to purchase)

PROPERTY INFORMATION

Existing Zoning:	R-1C, Single Family Residential District
Existing Land Use:	Vacant
Property size:	10.54 acres
PIN:	21-19-201-014; 21-19-201-015; 21-19-201-016

SURROUNDING ZONING AND LAND USES

Zoning

North: R-2, Mixed Residence District

South: R-1C, Single Family Residential District

South: R-1H, Single-family Manufactured Home Residence District

South: R-4, Manufactured Home Park District

West: M-1, Restricted Manufacturing

East: Agriculture (Unincorporated)

Land Uses

North: Single-family homes (31 units, 5.4 acres)

South: Single-family homes (30 units, 6 acres)

South: Vacant (15 acres) and Single-family homes (67 units, 13 acres)

South: Manufactured home park (30 units, 8 acres)

West: Vacant

East: Vacant

ANALYSIS

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

1. Petition for Planned Unit Development
2. Aerial photographs
3. Zoning Map
4. Site visit

PROJECT DESCRIPTION

Background: The subject property is located toward the southwest side of the city of Bloomington's municipal limits. It is bordered on the east by the Route 66 bike trail, Beich Road, and US 55, and bounded on the west by the Union Pacific Railroad. The property is approximately 10.54 acres currently zoned R-1C, Single-Family Residential district. The subject property is vacant and undeveloped. The applicant requested a zoning map amendment to rezone the property to R-4, Manufactured Home Park, see case Z-03-21.

Additionally, the applicant is requesting approval of a Planned Unit Development (PUD) for a

manufactured home park. The applicant intends to subdivide the land into two lots of record. The PUD allows for multiple dwelling units on one lot of record, and provides for a safe, efficient, and harmonious grouping of structures while promoting common open space and amenities. The PUD application and supporting documentation is included with this memo. Three Chapters of the Bloomington City Code apply to this project: Chapter 24 Subdivision Code; Chapter 43 Manufactured Home Parks and Chapter 44 Zoning Ordinance. Chapter 24 relates to the public improvements, utilities, subdivision and layout of the property. Chapter 43 is specific to Manufactured Home Parks including specific construction standards. Chapter 44 relates to the zoning, site design, lot sizes, open spaces and layout. The proposed planned unit development includes waiver requested from the three relevant Chapters.

PURPOSE AND INTENT

The purpose and intention of the Planned Unit Development regulations is to encourage and allow more efficient, creative, imaginative design for land development than is possible under otherwise applicable zoning regulations. The proposed subdivision includes public streets, public sewer, and a public detention basin.

Project Description:

The proposed Saddle Creek Estates subdivision consists of 54 manufactured dwelling units, an on-site storm water detention basin, an office, and a common recreational area. Most proposed lots are 50ft wide by 110ft deep (~5,500 square feet) and exceed the minimum lot area required in the R-4 District. The applicant is requesting a variance to allow for two proposed lots which do not meet the 4,100 square foot minimum. The proposed dwellings are manufactured homes affixed to mortar block and pier foundations. The proposed homes are pre-fabricated and located on permanent foundations, versus traditional mobile homes which are located on stilts with skirting. The proposed development is similar to the Prairie Place Manufactured Home Park located south of the subject property.

The proposed dwellings are modular homes ranging in sizes from 1,580 to 2,040 square feet and are a combination of two, three, and four bedrooms. All homes are single story and will be constructed off-site. Two off-street parking spaces are provided for each dwelling unit. Chapter 43 of the Bloomington City Code establishes a maximum lot coverage of 50%, so the maximum allowed coverage for home and accessory structures on a 5,500 square foot lot would be 2,750 square feet. Smaller lots would have to accommodate a smaller building footprint to ensure compliance with the 50% lot coverage maximum. Additionally, the developer is proposing a forty-foot transitional rear yard and landscaping buffer between the R-2 (north) and R-1C (south) residential districts. The landscaping buffer will include a combination of flower trees, evergreen trees and shrubs, and shade trees. The landscape screening provides separation between the medium-density R-4 district, and single-family homes to help mitigate noise, light, and other visual impacts.

The proposed Manufactured Home Park is served by a public water supply that connects to the city water at Beich Road. Water meters and backflow preventor will need to be added at the connection with Beich Road. Additional private hydrants may also be needed to ensure compliance with building and fire codes.

The PUD tool allows for deviations from the traditional zoning requirements to promote, encourage and achieve a better final product and more creative use of land. The proposed development provides 63% open space, 10% less than the minimum. The applicant is requesting a variance to allow the 63% requirement. The proposed development includes a public street (117, 582.7 square feet right-of-way) which reduces the amount of land available for open space, as noted on the development plan, public streets do not count toward this requirement. If the Commission decides to recommend against the requested variance, the developer may need to eliminate up to 9 lots (or one acre of land) to be compliant with the open space requirement.

Site Design Features			
Total Acreage		10.54 (459,122 SF)	
#DU (proposed)		54	
BULK	Required	Provided	Requested variance
Front Yard Setback	10'	5'	-5
Side Yard Setback	5'	5'	NA
Rear Yard Setback	5'	5'	NA
Minimum Lot Width	40'	40' and 50'	NA
Minimum Lot Area	4100'	3925'	-175'
Separation between structures	10'	10'	NA
Transitional Yard	40'	40'	NA
Transitional Landscaping	TY2	TY2	NA
Structure Lot Coverage (in R4)	50%	50%	NA
Maximum Dwelling Area (54 units)	137,700 ¹	117,504 ²	NA
Minimum common recreational space	4.9% (22,496.98)	5% (22,956.10 SF)	+0.1%
Minimum open space	73% (335,159.06 SF)	63% (289,246.86 SF)	-10% (45,912.2 SF)
Maximum Floor Area	34% (156,101.48)	29%	-5%

Requested waivers from Chapter 24 and the Manual of Practice:

- Waiver to allow sanitary sewer and storm sewer to be located in a public easement in a side yard connecting to the existing sanitary sewer and storm water detention basin in Outlot A of Founder's Square Subdivision, accessible from Stirrup Lane.
- A waiver is requested to allow the omission of a front yard utility easement adjoining public street right-of-way in lieu of that otherwise required by code.
- A waiver is requested to allow M-4.18 combination curb and gutter in lieu of B-6.18 combination curb and gutter otherwise required by code.
- A waiver is requested to allow public sidewalk to be installed on one side of the public

¹ 5100 (average lot size) /2=2550sf*54du

² 2176sf*54du

street as depicted per the plan.

Requested waivers/variances from Chapter 43 Division 7.10 E

- (1) A waiver to allow a 3,925 square foot minimum lot area in lieu of 4,100 square feet for two lots fronting on Stirrup Lane
- (2) A waiver is requested to allow a 5' front yard in lieu of 10' required by code.

Requested waivers/variances from Chapter 44 Division 4-2 and Division 15

- A waiver is requested to allow a 5' front yard in lieu of 10' required by code.
- A waiver to allow a 3,925 square foot minimum lot area in lieu of 4,100 square feet for two lots fronting on Stirrup Lane
- A waiver to allow an Open Space Ratio of 63% in lieu of 73%.

Specific justification as to the need for the variances/waivers has not been provided by the applicant. Staff is supportive of the requested variances from Chapter 44 and Chapter 43 as it appears physical hardship related to the transitional yards and public street creates the need for a closer setback. However, in keeping with the goals of the Comprehensive Plan to encourage walkability, staff is unsupportive of the waivers requested from Chapter 24 and related to the sidewalk and street design.

Link to Comprehensive Plan:

The Comprehensive Plan's Future Land Use map identifies the subject property as medium-density residential. The property is classified as a Tier-1 Infill Redevelopment Priority on the Land Use Priorities map. The proposed map amendment promotes the following goals and objectives of the Bloomington Comprehensive Plan:

H.1 Ensure the availability of safe, attractive and high-quality housing stock to meet the needs of all current and future residents of Bloomington.

H-1.1 Ensure that the housing to accommodate the new growth is a broad range (of type, size, ages, densities, tenancies, and costs) equitably distributed throughout the City recognizing changing trends in age-group composition, income, and family-habits.

FINDINGS OF FACT

In reviewing an application for a planned unit development, the Planning Commission and City Council shall find that the proposed development supports the purposes of the development standards from Chapter 24 Division 2-3, <https://ecode360.com/34408183> (the purpose and intention of the subdivision ordinance) and from Chapter 24 Division 2-4 <https://ecode360.com/34408196> (the purpose and intention of planned unit development).

To summarize, the purpose and intention of the Subdivision Ordinance is to provide for orderly development in accordance with the Comprehensive Plan, and designed to promote adequate light, air and city infrastructure. Additionally, the intention is to protect existing natural features, archeological resources, and to encourage a beneficial relationship between uses of land, buildings, and traffic circulation. The purpose and intention of the planned unit development regulations are to promote creative use of land that promotes Bloomington's Comprehensive Plan. Staff finds that

the proposed plan generally aligns with the purpose and intention of the city's Subdivision Ordinance. The purpose and intention of Chapter 24 and Chapter 44 are closely related. Further staff analysis and comments are provided below.

In reviewing an application for a Manufactured Home Park, the Planning Commission and City Council shall find that the proposed development supports the purposes of the development standards from Chapter 43 Division 7-10 <https://ecode360.com/34414411>.

Staff finds that the proposed development generally complies with the development standards linked above. The applicant is requesting two waivers, and staff is supportive of the waivers from the lot square footage and front yard setback. The proposed lots have larger rear, transitional yards, which push the buildable area closer to the public street. The transitional yards will provide screening and landscaping that will benefit the adjacent existing residential developments.

In accordance with Article H of the above referenced Division, the applicant will need to provide a development plan for the proposed recreational area.

In reviewing an application for a planned unit development, the Planning Commission and City Council shall find that the planned unit development supports the purposes of this article based substantial consistency with the following standards from Chapter 44 Division 15-2:

(1) *Comprehensive Plan. The planned unit development conforms with the general planning policies of the City of Bloomington as set forth in the Comprehensive Plan. The Comprehensive Plan identifies the subject property as a medium-density residential district and as a Tier 1 infill redevelopment priority. The Plan also identifies a need for diverse housing options for Bloomington residents. The proposed manufactured home park provides Bloomington residents with an alternative housing option to traditional single-family, detached stick built housing.*

(2) *Impact on other property. The planned unit development will not be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the district and does not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district. Further, the planned unit development is compatible with the character of the neighborhood and does not alter the essential character of the neighborhood. The proposed PUD is well-suited to the residential character of surrounding properties both in use and in design. Rather than impede the development and improvement of adjacent properties, the PUD in itself would achieve the improvement of parcels of land identified as priorities for infill development.*

(3) *Impact on public facilities and resources. The planned unit development conforms to the provisions of the City's-major street plans, trunk sewer extension plans, water distribution system plans, and storm drainage plans. The applicant is requesting a waiver from providing sidewalk on both sides of the street and building the curb and gutter in accordance with B-6.18 of the Manual of Practice. Staff is not supportive of granting the requested waivers from Chapter 24. Since the proposed streets are to be public, they should be built to the public standard and inspected before being accepted. Staff is recommending approval with conditions that the plan is*

revised to include the staff comments attached to this memo. These comments are also listed below:

- Revise the “notice” on the first page from “The Villas at Prairie Vista” to “Saddle Creek Estates”.
- Show sidewalk construction as 5’ wide at 1.5% slop instead of 4’ wide and 2% slope.
- Show sidewalk on both sides of the street in accordance with the Manual of Practice 5.02B. Staff is not supportive of the requested waiver to provide sidewalk on one side of the public street. Revise the cross section and plan to reflect sidewalk on both sides of the street.
- Staff does not support the M-4.18 combination curb and gutter as requested. The City would prefer Barrier Curb B-6.18 curb, per the Manual of Practice Section 4.04E1. Revise the cross section on the first page.
- Define the 50’ easement on page 2, located near the basin.
- Add a note that addresses the maintenance of the ditch along the back side of the property. There is a drainage ditch that comes up from the north, through the culvert to the west.
- Provide for a drainage easement through the open space, to the basin, so structures are not built through the flood route path.
- Update Legend to show public and private infrastructure.
- Note 8 appears to be in conflict with the same lease agreement included in the PUD Petition documentation. If the watermain is intended to be public, revise Note 8 to read “8. Sanitary sewers, storm sewers, and water mains and all appurtenances shall be installed in public street right of way and public easements and shall designed and constructed to conform to all current City code requirements, City ordinances, City Manual of Practice, City standards, and the policies and regulations of the Illinois Environmental Protection Agency be owned and maintained by the City of Bloomington
- Show location of heated structures for water meter and backflow preventer at each connection to city water.

***(4)** Archaeological, historical or cultural impact. The Planned Unit Development does not substantially adversely affect a known archaeological, historical, or cultural resource located on or off of the parcel proposed for development. The Planned Unit Development is adjacent to Route 66. The Constitution Trail passes in front of the entrance to the site. The PUD should be constructed to minimize damage to Route 66 and to the Route 66 trail. Staff is unaware of other potential historic resources impacted by this development.*

***(5)** Quality of design. The design of the planned unit development incorporates high quality building, site, and landscaping features, and presents an innovative and creative approach to the development of land and living environments. The proposed planned unit development provides for*

up to 6 units per acre. Staff is generally supportive of the proposed layout and requested variances for a reduction in front yard setback and lot widths.

STAFF RECOMMENDATION: Staff finds the petition for a planned unit development meets the standards of Chapter 24, Chapter 43, Chapter 44 Division 15 of the City Code. Staff recommends the Planning Commission take the following actions/pass the following motions:

1. Motion to establish a finding of fact that the proposed planned unit development supports the purposes of Chapter 24, Chapter 43, Chapter 44 and is consistent with the proposed addressed in Chapter Division 15.6-2.
2. Motion to deny the following waivers:
 - A waiver is requested to allow M-4.18 combination curb and gutter in lieu of B-6.18 combination curb and gutter otherwise required by code.
 - A waiver is requested to allow public sidewalk to be installed on one side of the public street as depicted per the plan.
3. Motion to recommend Council approve of the Planned Unit Development for 10.54 acres commonly located along south Beich Road, and north of Fuller Ct. and the remaining requested waivers/variances with the following condition:
Staff comments are addressed prior to approval by Council, including the addition of sidewalk on both sides of the street, and the construction of the street in accordance with curb B-6.18

Respectfully submitted,
Katie Simpson, City Planner

Attachments:

- Draft Ordinance
- Exhibit B—PUD preliminary plan and landscaping plan.
- Petition see online at <https://www.cityblm.org/Home/ShowDocument?id=25764>
- See attachments from case Z-03-21
 - Aerial Map
 - Zoning Map
 - Notices

Staff Comments:

- Revise the “notice” on the first page from “The Villas at Prairie Vista” to “Saddle Creek Estates”.
- Show sidewalk construction as 5’ wide at 1.5% slop in stead of 4’ wide and 2% slope.
- Show sidewalk on both sides of the street in accordance with the Manual of Practice 5.02B. Staff is not supportive of the requested waiver to provide sidewalk on one side of the public street. Revise the cross section and plan to reflect sidewalk on both sides of the street.
- Staff does not support the M-4.18 combination curb and gutter as requested. The City would prefer Barrier Curb B-6.18 curb, per the Manual of Practice Section 4.04E1. Revise the cross section on the first page.
- Define the 50’ easement on page 2, located near the basin.
- Add a note that addresses the maintenance of the ditch along the back side of the property. There is a drainage ditch that comes up from the north, through the culvert to the west.
- Provide for a drainage easement through the open space, to the basin, so structures are not built through the flood route path.
- Update Legend to show public and private infrastructure.
- Note 8 appears to be in conflict with the same lease agreement included in the PUD Petition documentation. If the watermain is intended to be public, revise Note 8 to read “8. Sanitary sewers, storm sewers, and water mains and all appurtenances shall be installed in public street right of way and public easements and shall designed and constructed to conform to all current City code requirements, City ordinances, City Manual of Practice, City standards, and the policies and regulations of the Illinois Environmental Protection Agency be owned and maintained by the City of Bloomington
- Show location of heated structures for water meter and backflow preventer at each connection to city water.
- Submit recreational area plan as required by Chapter 43 of the City Code.

DRAFT

ORDINANCE NO. 2021 - _____

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT FOR A MANUFACTURED HOME PARK FOR PROPERTY COMMONLY LOCATED ALONG SOUTH BEICH ROAD, AND NORTH OF FULLER CT, APPROXIMATELY 10.54 ACRES, FROM R-1C SINGLE FAMILY RESIDENTIAL DISTRICT TO R-4 MANUFACTURED HOME PARK DISTRICT

WHEREAS, there was heretofore filed with the Economic & Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting approval of a preliminary development plan for a planned unit development for a manufactured home park on the property commonly described as ten and fifty-four-hundredths acres located along south Beich Road, and north of Fuller Ct (PINs: 21-19-201-014; 21-19-201-015; and 21-19-201-014), legally described in Exhibit A and hereinafter referred to as "Property", which is attached hereto and made part hereof by this reference; and

WHEREAS, said petition included a preliminary development plan dated December 23, 2020, illustrated in Exhibit "B" and hereinafter referred to as "Plan" included requested waivers from Chapter 44, Chapter 43 and Chapter 24 of the Bloomington City Code, specifically:

- a) Waiver to allow sanitary sewer and storm sewer to be located in a public easement in a side yard connecting to the existing sanitary sewer and storm water detention basin in Outlot A of Founder's Square Subdivision, accessible from Stirrup Lane. (Chapter 24)
- b) A waiver is requested to allow the omission of a front yard utility easement adjoining public street right-of-way in lieu of that otherwise required by code. (Chapter 24)
- c) A waiver is requested to allow M-4.18 combination curb and gutter in lieu of B-6.18 combination curb and gutter otherwise required by code.
- d) A waiver is requested to allow public sidewalk to be installed on one side of the public street as depicted per the plan. (Chapter 24)
- e) A waiver is requested to allow a 5' front yard in lieu of 10' required by code. (Chapter 44 and Chapter 43)
- f) A waiver to allow a 3,925 square foot minimum lot area in lieu of 4,100 square feet for two lots fronting on Stirrup Lane (Chapter 44 and Chapter 43)
- g) A waiver to allow an Open Space Ratio of 63% in lieu of 73%. (Chapter 44)

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said petition for the preliminary development plan planned unit development at the Property and requested waivers, and adopted findings of fact on the same; and

WHEREAS, the Bloomington Planning Commission found the requested development plan, after addressing outstanding comments from city staff and excluding the

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requested waivers from Chapter 24 of the Bloomington City Code, to be in the public interest and not solely for the benefit of the application, using the standards and objectives of the City Code as set forth in Chapter 44 Division 15-6; and

WHEREAS, following said public hearing, the Planning Commission recommended approval of the proposed Preliminary Development Plan for a Planned Unit Development Manufactured Home Park, with the condition that the comments provided by staff are addressed; and

WHEREAS, the City Council is authorized to adopt this Ordinance and approve the petition to approve a preliminary development plan for a planned unit development for a manufactured home park on said Property.

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

1. The above recitals are incorporated into and made a part of this ordinance as though fully set forth herein.
2. That the Council hereby adopt the findings of fact made by the Planning Commission.
3. That the petition requesting approval of a preliminary development plan for a planned unit development for a manufactured home park and requested waivers from Chapter 44 and Chapter 43 of the Bloomington City Code for the property commonly described as ten and fifty-four hundredths acres located along south Beich Road, and north of Fuller Ct (PINs: 21-19-201-014; 21-19-201-015; and 21-19-201-014), legally described in Exhibit A and illustrated in Exhibit B which is attached hereto and made part hereof by this reference, is hereby approved with the condition that the additional staff comments are included and incorporated into the preliminary development plan.
4. That this Ordinance shall be in full force and effective as of the time of its passage and approval.

PASSED this ____ day of February 2021.

APPROVED this _____ day of February 2021.

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Leslie Smith-Yocum, City Clerk

EXHIBIT A

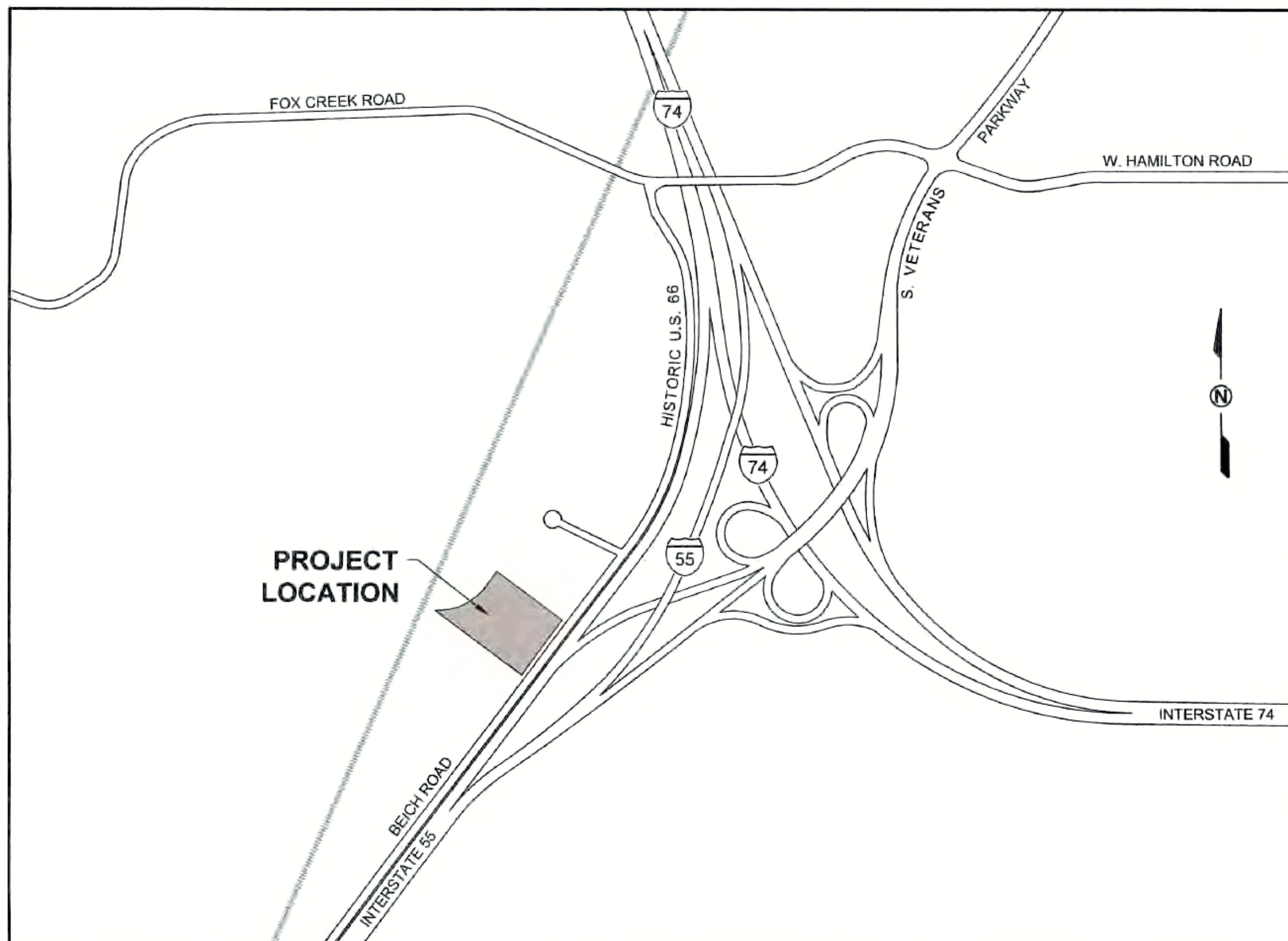
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Legal Description

Part of Lots 1, 2, 3 and 4 in the Subdivision of Section 19, being part of the lands subdivided for the Estate of William King, deceased, recorded in Chancery Record 7, Page 275 in the Office of the Clerk of the Circuit Court of Mclean County, Illinois, and part of Lot 6 in Industrial Park Subdivision, all in Township 23 North, Range 2 East of the Third Principal Meridian, City of Bloomington, Mclean County, Illinois, more particularly described as follows: Beginning at the northeast corner of Resubdivision of Founder's Square Subdivision on the westerly right of way line of F.A.I. Route 55; thence N.52°-05'-18"W. 1003.15 feet to the northwest corner of said Resubdivision of Founder's Square Subdivision on the easterly right of way line of the Southern Pacific Railroad as conveyed in Deed Book 254 Page 62 in the Mclean County Recorder of Deeds Office; thence N.24°-11'-0?"E. 39.50 feet on said easterly right of way line of the Southern Pacific Railroad; thence northeasterly 329.65 feet on a non-tangential curve concave to the northwest having a central angle of 14°-31'-43", a radius of 1300.00 feet and a chord of 328.76 feet bearing N.78°-46'-46"E. from the last described course to a point of compound curve; thence northeasterly 238.66 feet on a curve concave to the northwest having a central angle of 19°-32'-06", a radius of 700.00 feet and a chord of 237.51 feet bearing N.61°-44'-51"E. from the chord of the last described arc; thence N.51°-58'-48"E. 57.48 feet; thence S.52°- 05'-18"E. 687.55 feet to the westerly right of way line of F.A.I. Route 55 as conveyed by a Warranty Deed recorded as Document No. 72-9376 in the Mclean County Recorder of Deeds Office; thence S.37°-54'-03"W. 237.45 feet on said westerly right of way line of F.A.I. Route 55 as conveyed in Document No 72-9376 and on the westerly right of way line of F.A.I. Route 55 as conveyed by a Trustee's Deed recorded as Document No. 72-5947 in the Mclean County Recorder of Deeds Office; thence S.43°-36'-42"W. 100.50 feet on said right of way line as conveyed in Document No. 72-5947; thence S.37°-54'-03"W. 100.00 feet on said right of way line; thence S.33°-19'-37"W. 122.94 feet on said right of way line to the Point of Beginning containing 10.54 acres, more or less, with assumed bearings given for description purposes only.

PINS: 21-19-201-014; 21-19-201-015; 21-19-177-016.

SADDLE CREEK ESTATES P.U.D.

PART OF SECTION 19, T.23N., R.2E., 3P.M.,
CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOISOWNER/DEVELOPER: RJV PROPERTY, LLC
919 W. MULBERRY STREET
BLOOMINGTON, IL 61701
PHONE: (309) 275-4331
c/o BOBBY VERICELLAATTORNEY: JAMES FINEGAN
111 W. FRONT STREET
BLOOMINGTON, IL 61701
PHONE: (309) 827-0388LOCATION MAP
NO SCALERECOMMENDATION OF PRELIMINARY DEVELOPMENT PLAN APPROVAL BY
THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS

"NOTICE IS HEREBY GIVEN THAT THIS PRELIMINARY DEVELOPMENT PLAN OF THE VILLAS AT PRAIRIE VISTA PLANNED UNIT DEVELOPMENT SHOWN HEREON IS RECOMMENDED BY THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS, FOR CITY COUNCIL APPROVAL WITH THE MODIFICATIONS CONTAINED IN APPENDIX A (IF ANY), WHICH IS ATTACHED HERETO."

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

"THE PRELIMINARY DEVELOPMENT PLAN OF THE VILLAS AT PRAIRIE VISTA PLANNED UNIT DEVELOPMENT SHOWN HEREON HAS RECEIVED APPROVAL BY THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS, SUBJECT TO THE MODIFICATIONS CONTAINED IN APPENDIX A WHICH IS ATTACHED HERETO."

PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS

DATE _____, 20__

BY _____
CHAIRPERSONBY _____
EXECUTIVE SECRETARY

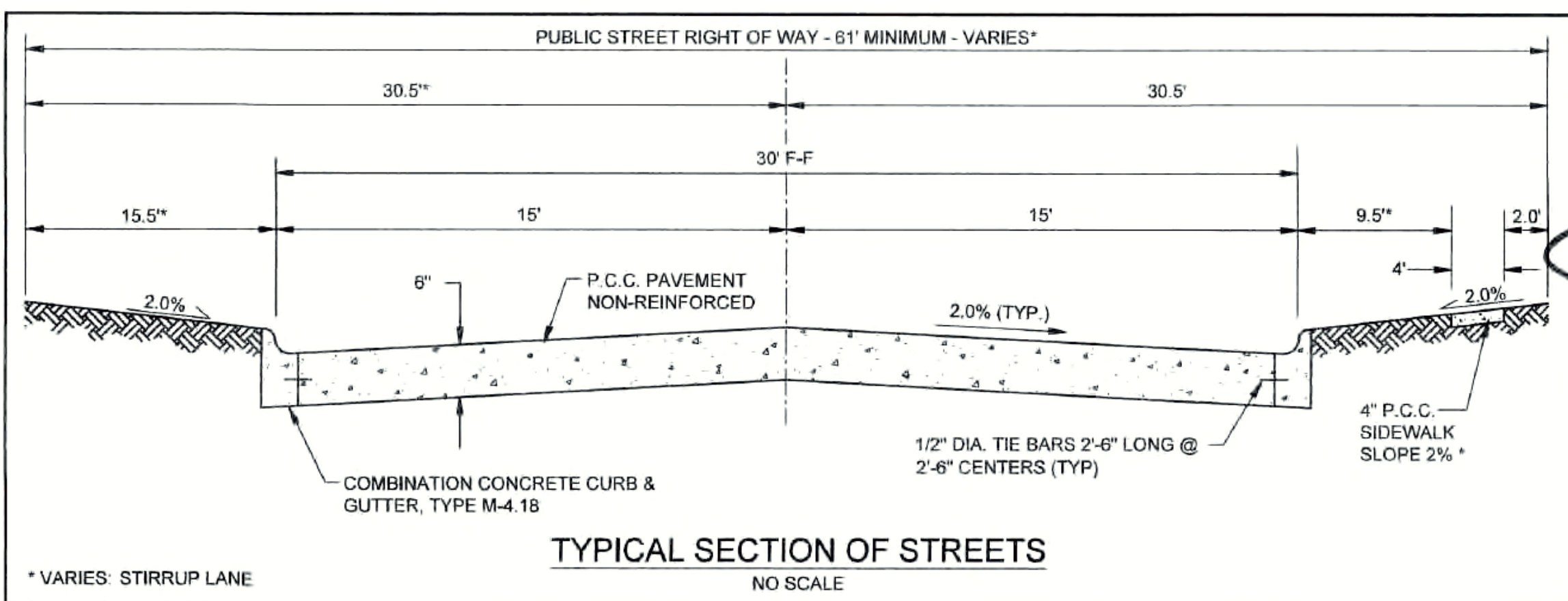
THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS

DATE _____, 20__

BY _____
MAYOR

Legal Description

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TYPICAL SECTION OF STREETS
NO SCALE

LEGEND

	BOUNDARY OF SUBJECT PREMISES
	1/4" IRON ROD SET
	1/4" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	EASEMENT LIMITS
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY SEWER
	EXISTING HYDRANT
	EXISTING WATER VALVE
	WATER METER PIT
	EXISTING WATER MAIN
	EXISTING STORM MANHOLE
	EXISTING STORM INLET
	EXISTING STORM SEWER
	HANDHOLE
	ELECTRICAL PEDESTAL
	CATV PEDESTAL
	ELECTRICAL PANEL
	SIGN
	METAL FENCE POST
	WOODEN FENCE POST
	LANDSCAPED AREA
	DECIDUOUS TREE w/DIAMETER
	CONIFEROUS TREE w/DIAMETER
	TREE STUMP
	EXISTING CONTOUR
	PROPOSED BUILDING
	PROPOSED EASEMENT LIMITS
	PROPOSED OR EXISTING INVERT
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY SEWER
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER MAIN
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	PROPOSED STORM SEWER
	PROPOSED LIGHT POLE
	PROPOSED PAVEMENT ELEVATION
	PROPOSED PAVEMENT SLOPE
	PROPOSED FLOOD ROUTE
	PROPOSED DIRECTION OF DRAINAGE
	PROPOSED BUILDABLE AREA
	PROPOSED STORM WATER DETENTION AREA

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN

I, DAVID P. BROWN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2725, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS AN ACCURATE REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION.

DAVID P. BROWN
IPLS NO. 27251/7/2021
DATE

THIS PRELIMINARY PLAT WAS PREPARED BY LEWIS, YOCKEY & BROWN, INC., 505 NORTH MAIN STREET, BLOOMINGTON, ILLINOIS.

L. DUANE YOCKEY

IPE NO. 33689

1/7/2021
DATE

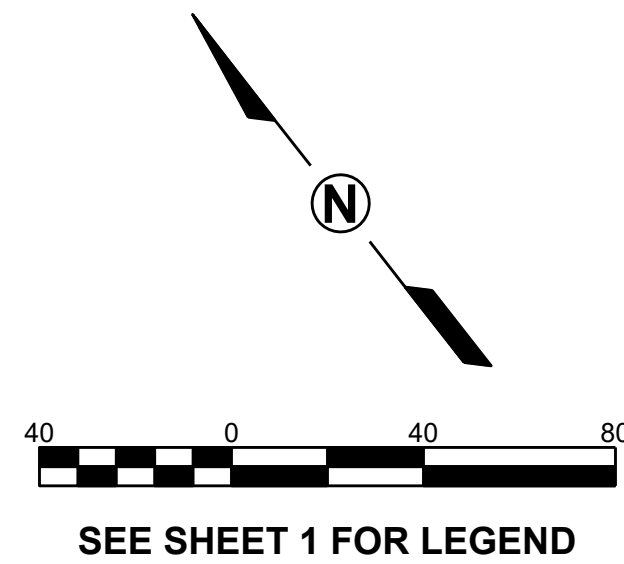
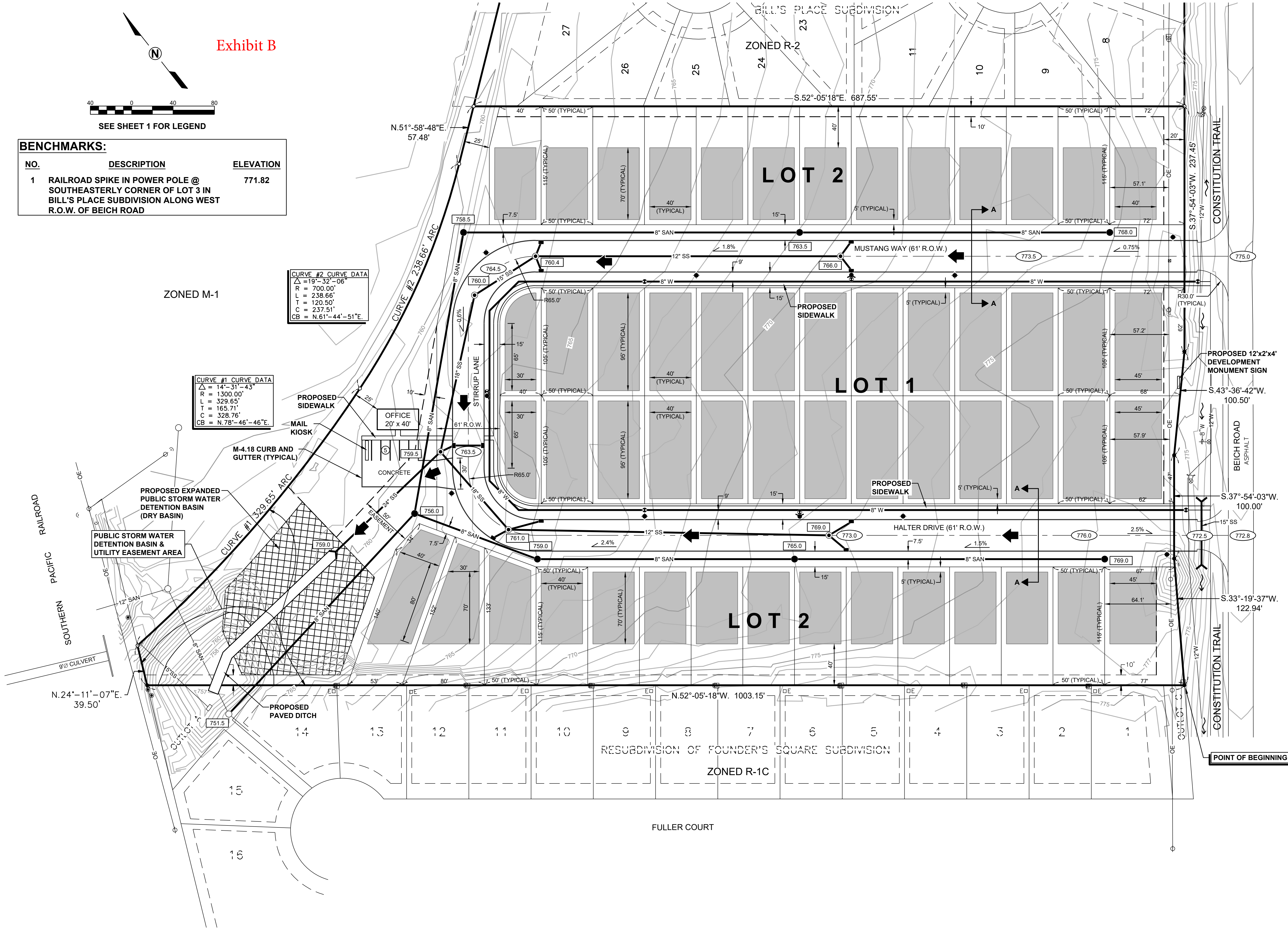


Exhibit B

BENCHMARKS:		
NO.	DESCRIPTION	ELEVATION
1	RAILROAD SPIKE IN POWER POLE @ SOUTHEASTERLY CORNER OF LOT 3 IN BILL'S PLACE SUBDIVISION ALONG WEST R.O.W. OF BEICH ROAD	771.82



LYB

www.lybinc.com

12/23/2020

REVISED

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-

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-

-

BK.

-

DRN.

ELE/MB

DSN.

DPB

APP.

DPB

SADDLECREEK ESTATES P.U.D.

SOUTH BEICH ROAD, BLOOMINGTON, IL

PRELIMINARY DEVELOPMENT PLAN

Lewis, Yockey & Brown, Inc.

Consulting Engineers & Land Surveyors

Professional Design Firm Registration #184.000806

505 North Main Street, Bloomington, Illinois

Ph. (309) 829-2552

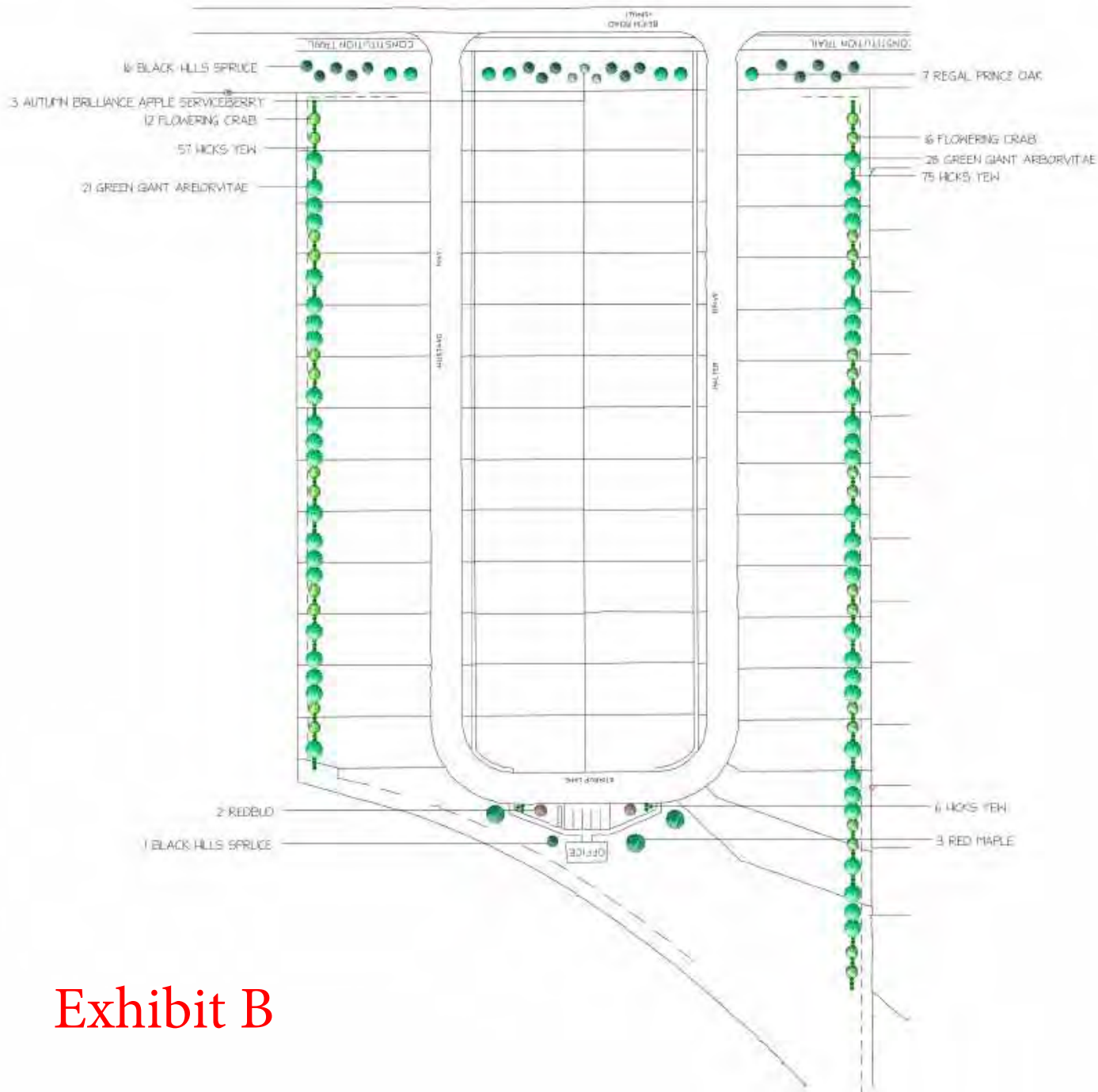
SHEET

2

OF: 2

JOB #:

5113.01



Qty	Common Name
Trees:	
3	AUTUMN BRILLIANCE APPLE SERVICEBERRY
26	FLOWERING CRAB
75	GREEN GIANT ARBORVITAE
3	RED MAPLE
2	REDBUD
Shrubs:	
133	HICKS YEW

Exhibit B