AGENDA
BLOOMINGTON PLANNING COMMISSION
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

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

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

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PUBLIC COMMENT**

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

4. **MINUTES** Review and action on the minutes of the February 10, 2021 regular Bloomington Planning Commission meeting.

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

   A. Z-05-21 Public hearing, review and action on Resolution approving a S-4 Local Historic Preservation District (§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)

   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.**

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).

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).

6. OLD BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT

DRAFT

MINUTES

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

REGULAR MEETING

COUNCIL CHAMBERS

109 EAST OLIVE STREET

BLOOMINGTON, IL

WEDNESDAY, FEBRUARY 10, 2021 4:00 P.M.

THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:

www.cityblm.org/live

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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.

The Planning Commission convened in Regular Session virtually via Zoom conferencing with City Planner Katie Simpson, Assistant Director Kimberly Smith, and Chairperson Megan Headean in-person in City Hall's Council Chambers at 4:01 p.m., Wednesday, February 10, 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, joined at 4:53 PM
Mr. Thomas Krieger	Commissioner	Present

Ms. Megan McCann	Commissioner	Present
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

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.

Mr. Ravi Duvvuri provided comments regarding case Z-28-20, expressing concerns about NIMBYism and discrimination in consideration of the case by City Council and in some of the public comments received regarding the case.

Two mostly identical public comments were emailed in regards to Z-28-20 similarly raising concern over NIMBYism and classism in consideration of the case. These emails were sent by Tate Skinner and Nunya Bidness.

MINUTES

Ms. McCann made a motion to approve the minutes of the January 27, 2021 meeting. Mr. Krieger seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenburger – Yes, Mr. Krieger – Yes, Mr. Mohr – Yes, Ms. Montney – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. (7-0-0)

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. Z-03-21 Public hearing, review, and action on a petition submitted by Robert Vericella, RJV Construction (919 W. Mulberry Bloomington, IL 61701), requesting a zoning map amendment for 10.54 acres (owned by Habitat for Humanity) commonly located along south Beich Road and north of Fuller Ct from R-1C Single-Family Residential District to R-4, Manufactured Home Park.

Chairperson Headean called for the staff report. Ms. Simpson explained that staff would recommend in favor of the rezoning. The site is vacant and identified as a Tier 1 Infill priority as well as a potential site for medium-density housing by the Comprehensive Plan.

The petitioner, Bobby Vericella, was sworn in for testimony. He asserted that the rezoning's impact on the surrounding neighborhood would not be any different from a standard residential development.

Joe Taylor was sworn in for comment. He disputed the application's premise regarding the provision of affordable housing. He also spoke to the long-term financial difficulties he believes are inherent to owning a manufactured home and the impacts they have on neighboring residential property values.

Mr. Mohr asked whether Mr. Taylor is aware of any manufactured home parks in town that have followed the downward trajectory he described. He said that as he is from out of state, he is not familiar with mobile home parks in the Bloomington area.

Mr. Stanczak asked whether the lack of fee interest in the leased land had any impact on the maintenance conditions of mobile home parks. Mr. Taylor answered that he believed it encouraged a deterioration in the property conditions and values. Mr. Stanczak asked whether, in his experience, the conditions of the mobile home park continued to deteriorate after the owner repurchased poorly maintained homes. Mr. Taylor did not specifically tie the conditions of the park to the ownership status of the park or its properties.

Ms. Simpson entered an email asking for clarification on certain aspects of the proposed project into the record.

By way of rebuttal, Mr. Vericella explained the degree of research he has done on managing a mobile home park and the financial assistance available to prospective buyers of mobile homes. He clarified that the lease included in the application is a sample. Mr. Vericella went on to state that the homes would fill a needed gap for both young adults and elderly people looking to downsize their houses. Regarding lot rent, he said there are strict regulations as to whether the rent can increase, making it unlikely in his view that residents would be priced out.

Chairperson Headean closed the public hearing. Mr. Mohr asked what the benefit of R-4 zoning rather than R-1H zoning would be in this case. Ms. Simpson explained that R-1H allows for individual, owner-occupied lots where R-4 zoning allows for more of a park-like configuration. Mr. Mohr stated his opinion that Mr. Taylor presented a compelling financial argument but expressed his belief that its implications are beyond the scope of the Commission.

Mr. Boyd joined the meeting at 4:53 PM.

Mr. Stanczak stated that because the R-4 zoning permits the configuration Mr. Taylor described, he questioned the degree to which the rezoning would be to the public's benefit.

Mr. Mohr repeated his question about other mobile home parks in town to Ms. Simpson. Ms. Simpson mentioned Prairie Place, a mobile home park located just to the south of the subject property.

Mr. Stanczak motioned to approve the findings of fact with the exception of items 9 and 10. Mr. Krieger seconded. Roll call vote: Roll call vote: Mr. Stanczak – Yes, Mr. Danenburger – Yes, Mr. Boyd – Abstain, Mr. Krieger – Yes, Mr. Mohr – Yes, Ms. Montney – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried. (7-0-1)

Mr. Stanczak motioned to recommend a denial of the petition. Ms. Montney seconded. Mr. Mohr expressed a feeling of confliction regarding the motion. Ms. Montney agreed. Mr. Stanczak rescinded his motion to deny the petition.

Mr. Mohr motioned to table the decision to the March 10th date in hopes of gaining more information about the project and about manufactured home parks more generally. Mr. Stanczak seconded. Chairperson Headean asked staff to research how other ownership/leasing patterns of R-4 districts are laid out, as well as what impact on property values they may have. Mr. Mohr asked staff to compare the proposed project to the surrounding land use context of other R-4 districts. Mr. Stanczak asserted that such a comparison would aid in making a determination regarding the proposed project. Roll call vote: Mr. Stanczak – Yes, Mr. Danenburger – Yes, Mr. Boyd – Abstain, Mr. Krieger – Yes, Mr. Mohr – Yes, Ms. Montney – Yes, Ms. McCann – Yes, Chairperson Headean – Yes. The motion carried. (7-0-1)

B. PS-01-21 Public hearing, review, and action on a petition submitted by Robert Vericella, RJV Construction, requesting approval of a preliminary development plan for a planned unit development (PUD) for a Residential Manufactured Home Park on approximately 10.54 acres (owned by Habitat for Humanity) commonly located along south Beich Road, and north of Fuller Ct. Chairperson Headean called for the staff report. Ms. Simpson stated that staff recommended in favor of the requested zoning map amendment.

Mr. Mohr motioned to table discussion of the item to March 10th. Mr. Stanczak seconded. Roll call vote: Mr. Stanczak – Yes, Mr. Danenburger – Yes, Mr. Boyd – Yes, Mr. Krieger – 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

A. General Discussion on the Veterans Parkway Alternate Configurations
- Project Website: Veterans Parkway Outreach

Chairperson Headean announced that discussion on this item would be held at a joint meeting of the Planning and Transportation Commissions immediately following the adjournment of the Planning Commission meeting.

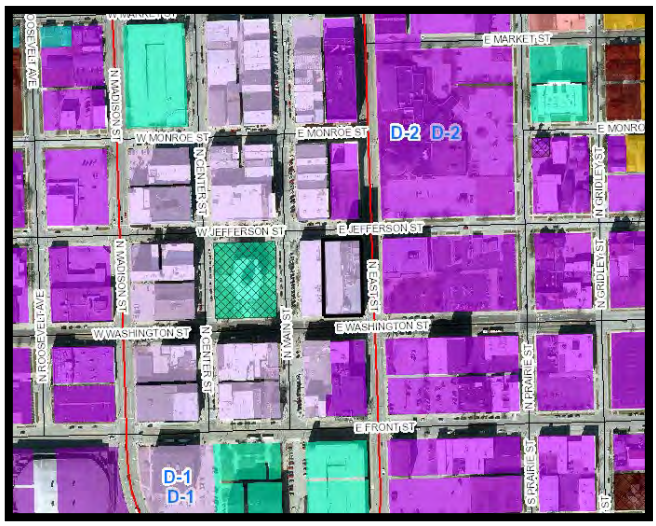
ADJOURNMENT

Mr. Boyd motioned to adjourn. Mr. Danenberger seconded. All were in favor. The meeting was adjourned at 5:06 PM.

DRAFT

CITY OF BLOOMINGTON
REPORT FOR THE
BLOOMINGTON PLANNING COMMISSION
February 24, 2021

Case No	Type	Address	Subject	Report by:
Z-05-21	Local S4 Designation	112 E Washington Street	Local landmark designation and rezoning with S-4 Historic Preservation Zoning Overlay	City Staff
Request		Approval of a petition submitted by the Franklin Park Foundation for the local landmark nomination of 112 E Washington Street and rezoning of the subject property to the S-4 Local Historic Preservation District Zoning Overlay		
Recommended Motions:		1. That the Bloomington Planning Commission establish a finding that the petition to meet the criteria of Chapter 44.8-4B2 of the Bloomington City Code. 2. That the Planning Commission pass a Resolution recommending City Council designate 112 E Washington Street, c. 1928-1947, Art Deco and Chicago Style, Architects Shaeffer and Hooten as a local landmark and to the S-4 Local Historic Preservation District Zoning Overlay, and adopt the report prepared by the Historic Preservation Commission addressing the criteria of Chapter 44 8-4B3.		



REQUEST: Local Landmark Designation and S-4 Historic Preservation District Zoning Overlay

GENERAL INFORMATION
Applicant: The Franklin Park Foundation
Owner: Urban Equity Properties

PROPERTY INFORMATION
Existing Zoning: D-1, Central Business District (Ord. 2019-12)
Existing Land Use: offices
Property Size: 66 X 120
PIN: 21-04-334-007

Historic District: Downtown Bloomington Historic District
Year Built: c. 1928-1947
Architectural Style: Art Deco and Chicago Style
Architect: Schaeffer and Hooton

SURROUNDING ZONING AND USES
Zoning
North: D-2 Downtown Transitional District
South: D-2 Downtown Transitional District
East: D-2 Downtown Transitional District
West: D-1 Central Business District Land Uses

North: Parking garage
South: Government Center
East: Bank
West: Bank

Analysis:
Submittals
This report is based on the following documents, which are on file with the Economic and Community Development Department.
1. Application for the S-4 Historic Zoning
2. Witness Testimony
3. Public Hearing on 12.17.20 (Minutes attached)
4. Resolution and Report from Historic Preservation Commission
5. Site Photos

PROJECT DESCRIPTION:
The applicant/nominator requested that the subject property be designated a Local Historic Landmark and subsequently rezoned with the S-4 Local Historic Preservation District Zoning Overlay. The purposes behind the S-4 historic preservation district overlay are:

1. To protect, enhance and perpetuate accomplishments and improvements that reflect the City's cultural, social, economic, political and architectural history;
2. Safeguard the City's historic and cultural heritage;
3. Stabilize and improve property values;
4. Foster civic pride in the beauty and noble accomplishments of the past;
5. Protect and enhance the City's attractions to residents, home buyers, tourists, and visitors thereby supporting and promoting business, commerce and industry;
6. Strengthen the economy of the City; and
7. Promote the use of historic districts and landmarks for education, pleasure, and welfare

Background and Analysis: Chapter 44 Section 8-4 outlines the process for local landmark nomination and designation. Per 44.8-4B4, the Bloomington Planning Commission is required to

hold a public hearing to review the nomination, review the recommendation from the Historic Preservation Commission and provide the Bloomington City Council a recommendation and report on the property. Staff recommend that the Planning Commission adopt the report by the Preservation Commission and provide Council with a recommendation on the nomination.

The City of Bloomington received a nomination for local historic preservation for the property at 112 E. Washington Street in July 2019 submitted by the Franklin Park Foundation. At that time, the property was owned by State Farm Insurance. The property was sold in October 2019 to Urban Equity Properties. A public hearing on the S-4 nomination was scheduled and then continued by mutual agreement between the property owner, the applicant, and the city. The extension was granted to allow the applicant additional time to supplement the original application. The Preservation Commission met on December 17, 2020 to hold a public hearing on the nomination. The Historic Preservation Commission found the nomination to meet the criteria for designation and passed a resolution recommending the Planning Commission find the property and application to meet the criteria for S-4 nomination. The Resolution is accompanied by a report detailing the significance of the structure as well as future considerations for the property. The report outlines important considerations and was drafted in cooperation with the property owner and applicant. A copy of the report is attached to this memo and incorporated into the draft Resolution as Exhibit "B."

Additional supporting documentation can be found in the Historic Preservation Packet from the December 17, 2020 meeting, available online at https://www.cityblm.org/Home/ShowDocument?id=25629.

The December 17, 2020 public hearing and January 21, 2021 Historic Preservation Commission meeting are also available online at www.cityblm.org/live.

The zoning ordinance states that the "Planning Commission, shall upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area meets one (1) or more of the criteria listed below and also has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration (2019-12)." The Preservation Commission determined all ten criteria were met.

FINDINGS OF FACT:

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

2. Its location as a site of a significant local, county, state, or national event;

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

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

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

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

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

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

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

10. Its suitability for preservation or restoration.

A concurring vote by two-thirds of the Planning Commission members then holding office is required to reach a determination that the nomination does not meet the criteria for designation.

The vote of the Planning Commission will be forwarded to the City Council for action on the nomination. If designated by the City Council, the historic landmark will be classified as "S-4 Historic Preservation District.

STAFF RECOMMENDATION:

1. That the Bloomington Planning Commission establish a finding that the petition to meet the criteria of Chapter 44.8-4B2 of the Bloomington City Code.
2. That the Planning Commission pass a Resolution recommending City Council designate 112 E Washington Street, c. 1928-1947, Art Deco and Chicago Style, Architects Shaeffer and Hooten as a local landmark and to the S-4 Local Historic Preservation District Zoning Overlay, and adopt the report prepared by the Historic Preservation Commission addressing the criteria of Chapter 44 8-4B3

ATTACHMENTS:

- DRAFT Planning Commission Resolution
- Exhibit A-Legal Description
- Exhibit B-Historic Preservation Commission Report
- Historic Preservation Commission Resolution 2021-01 and report
- Historic Preservation Commission minutes
- Aerial Map
- Zoning Map
- Notices to property owner, petitioner, adjacent property owners
- Newspaper notice.

DRAFT
RESOLUTION NO. _2021-01___

A RESOLUTION RECOMMENDING THAT THE PROPERTY LOCATED AT 112 E WASHINGTON STREET, C. 1928-1947 ART DECO AND CHICAGO STYLE ARCHITECTES SHAEFFER AND HOOTON, BE NOMINATED AS A LOCAL LANDMARK AND REZONED WITH THE S-4 HISTORIC PRESERVATION DISTRICT ZONING OVERLAY

WHEREAS, a nomination was submitted to the City of Bloomington Historic Preservation Commission by the Franklin Park Foundation requesting that the property at 112 E Washington Street, formerly the State Farm Building, legally described in Exhibit "A", attached hereto, be recognized for its historic and cultural significance with the S-4 Historic Preservation District Zoning Overlay; and

WHEREAS, the Bloomington Historic Preservation Commission, after proper notice was given, held a public hearing on the nomination request; and,

WHEREAS, the Bloomington Historic Preservation Commission determined the nominated property meets the criteria for designation in Chapter 44 8-4B2 of the Bloomington City Code, 1960, as amended and passed Resolution 2021-01 and the report represented in Exhibit "B" attached hereto, recommending the Bloomington Planning Commission find the same; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, held a public hearing on the nomination request, and reviewed Resolution 2021-01 passed by the Preservation Commission and the report prepared by the Preservation Commission, dated January 21, 2021 and attached hereto and referenced as Exhibit "B", as well as other testimony provided by the public; and,

WHEREAS, the Bloomington Planning Commission, determined that the nominated property meets the following criteria for consideration in Chapter 44 8-4 (B) 2 of the Bloomington City Code, 1960, as amended:

1. *Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation);*
2. *Its location as a site of a significant local, county, state, or national event;*
3. *Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;*
4. *Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;*
5. *Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois or the Nation;*
6. *Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant.*
7. *Its embodiment of design elements that make it structurally or architecturally*

innovative.

8. *Its unique location or singular physical characteristics that make it an established or familiar visual feature;*
9. *Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and*
10. *Its suitability for preservation or restoration.*

WHEREAS, the Planning Commission has also determined that the nominated property has significant integrity of location, design, materials and workmanship and is therefore worthy of preservation or restoration; and

WHEREAS, the Planning Commission has the power to adopt this Resolution and the report prepared by the Preservation Commission, and to make a recommendation to the Bloomington City Council designate 112 E Washington Street as a local landmark and rezone with the S-4 Historic Preservation District Zoning Overlay.

NOW, THEREFORE, BE IT RESOLVED by the Bloomington Planning Commission of the City of Bloomington, McLean County, Illinois:

SECTION ONE: The above recitals are incorporated into and made a part of this resolution as though fully set forth herein.

SECTION TWO: That the Planning Commission hereby adopt the report made by the Preservation Commission, described in Exhibit B.

SECTION Three: That it is recommended to the Bloomington City Council that the premises located at 112 E Washington Street, c. 1928-1947 Art Deco and Chicago Style, Architects Shaeffer and Hooton, legally described in Exhibit "A" be designated as a local historic landmark and rezoned to have the historic designation of the S-4, Historic Preservation District Zoning Overlay.

ADOPTED this 24th of February 2021.

APPROVED this 25th of February 2021.

CITY OF BLOOMINGTON, ILLINOIS	ATTEST
_____	_____
Megan Headean, Chairperson	Katie Simpson, City Planner

Exhibit "A"
Legal Description
112 E Washington Street
PIN: 21-04-334-007

ORIGINAL TOWN
10' ALLEY BET & ALL 43 & 48

EXHIBIT "B"

CITY OF BLOOMINGTON
REPORT FOR THE BLOOMINGTON PLANNING COMMISSION
PREPARED BY THE HISOTIRC PRESERVATION COMMISSION
JANUARY 21, 2021

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-28-19	Local designation	112 E. Washington St.	Local landmark designation and rezoning w/S4 overlay	Historic Preservation Commission and Staff

REQUEST:	A petition submitted by the Franklin Park Foundation for the local landmark nomination of 112 E. Washington Street and rezoning of the property with the S-4 Local Historic District zoning overlay.

HPC RECOMMENDATION:	The Historic Preservation Commission finds the nomination petition for 112 E. Washington Street to **meet** the requirements of Chapter 44 Section 44.8-4 of the Bloomington City Code. *The Historic Preservation Commission recommends that the Planning Commission recommend Council adopt an ordinance nominating and rezoning the property at 112 E. Washington Street, former State Farm Building, Art Deco style, architect Schaeffer and Hooten, as a local historic landmark and protected with the S-4, Local Historic Preservation Zoning Overlay.*

REQUEST: Local Landmark Designation and S-4 Historic Preservation District Zoning Overlay

GENERAL INFORMATION

Applicant: The Franklin Park Foundation Owner:
Urban Equity Properties

PROPERTY INFORMATION

Existing Zoning: D-1, Central Business District (Ord. 2019-12)
Existing Land Use: offices
Property Size: 66 X 120
PIN: 21-04-334-007

Historic District: Downtown Bloomington Historic District
Year Built: c. 1928-1947
Architectural Style: Art Deco and Chicago Style
Architect: Schaeffer and Hooten

SURROUNDING ZONING AND LAND USE*S*

Zoning

North: D-2 Downtown Transitional District
South: D-2 Downtown Transitional District
East: D-2 Downtown Transitional District
West: D-1 Central Business District

Land Uses

North: Parking garage **South:** Government Center **East:** Bank
West: Bank

Analysis:

Submittals

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

1. Application for the S-4 Historic Zoning
2. Witness Testimony
3. Public Hearing on 12.17.20 (Minutes attached)
4. Site Photos

PROJECT DESCRIPTION:

The applicant/nominator requested that the subject property be designated a Local Historic Landmark and subsequently rezoned with the S-4 Local Historic Preservation District Zoning Overlay. The purposes behind the S-4 historic preservation district overlay are:

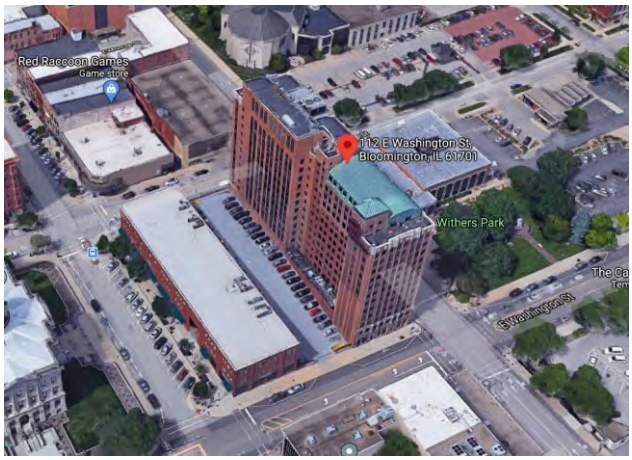
1. To protect, enhance and perpetuate accomplishments and improvements that reflect the City's cultural, social, economic, political and architectural history;
2. Safeguard the City's historic and cultural heritage;
3. Stabilize and improve property values;
4. Foster civic pride in the beauty and noble accomplishments of the past;
5. Protect and enhance the City's attractions to residents, home buyers, tourists, and visitors thereby supporting and promoting business, commerce and industry;
6. Strengthen the economy of the City; and
7. Promote the use of historic districts and landmarks for education, pleasure, and welfare

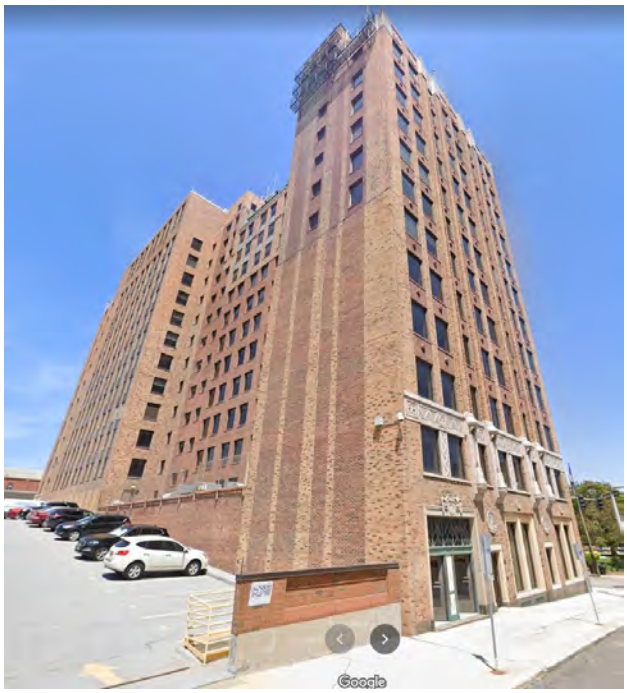
Background and Analysis: 112 E. Washington Street is located the Downtown Bloomington Historic District, which is listed as a National Register Historic District. As stated in the National

Register Nomination, "The Bloomington central business district has both historical and architectural significance. The historical significance stems from the association of the area with people and events of national, statewide and local importance. These events and people are particularly important in the fields of commerce, exploration and settlement, industry, and politics and government, but also examples from virtually every other category of significance recognized by the National Register. The architectural significance stems primarily from the survival of some 125 commercial structures from 1842 to 1942 and of entire blocks or significant portions of blocks representing all of the major structural and stylistic trends typical of commercial core areas in Illinois from 1855 to the present. The association of these buildings with each other and with other features combine to preserve an overall downtown landscape which has significance as an integral unit which is beyond that of any of its constituent structures. The area contains buildings and clusters of buildings of significant aesthetic value designed by architects of recognized merit. The district also demonstrates to a significant extent the use of local building material and the development of local building technology, typical for a land-locked Midwestern City."

The State Farm Building is listed as a contributing structure on the National Register Nomination form for Downtown Bloomington Historic District. According to the nomination, "In all the Central Business District stands as a coherent document to Bloomington's past. It is highly representative of not only the nationwide trends of thought and design which existed in the nineteenth and twentieth centuries but also of how a community using primarily its own material and intellectual resource was able to create an environment which it can claim to be uniquely its own." 112 E. Washington Street is an iconic downtown building. It is the tallest building in the Central Business District and its preservation and reuse is imperative to Bloomington's on-going preservation efforts.

The building has two additions. The first addition was constructed around 1927. It was approximately eight stories with four additional stories, including the round-bronzed patina roofed penthouse, added in 1934. The north addition was constructed in 1939 to 1940 with five additional stories added in 1945. The building is constructed with a 100% lot coverage, 13:1 floor area ratio, and zero-lot line. Both additions are steel-frame construction with light-brown brick exterior masonry. A terra cotta belt course wraps the south, east, and north façades. The façade also includes decorative terra cotta light fixtures and stone medallions and roundels. The decorative features are cast in gneiss and dolomite. The northwest and southwest façades are visible from the original Route 66 alignment, and the historic Courthouse Square.





The Preservation Commission met on December 17, 2020 to hold a public hearing on the nomination. The zoning ordinance states that the "Preservation Commission, shall upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area meets one (1) or more of the following criteria and also has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration (2019-12)." After holding a public hearing on said nomination and reviewing the testimony and evidence provided, the Commission determined the subject property to comply with all of the preservation criteria (listed below):

FINDINGS OF FACT:

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

2. Its location as a site of a significant local, county, state, or national event;

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

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

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

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

7. ***Its embodiment of design elements that make it structurally or architecturally innovative;***

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

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

10. ***Its suitability for preservation or restoration.***

The S-4 Local Historic Preservation District is guided by Chapter 8 of the Zoning Ordinance. The District encourages the preservation of districts and landmarks. Upon identifying a resource's historic significance, the City Council must adopt a designating ordinance. The designating ordinance, in addition to the underlying zoning, guides stewardship of the resource. For example, the designating ordinance can identify features such as lot size and setbacks that would be reviewed and considered during future certificate of appropriateness and variance proceedings.

The Preservation Commission recommends that the future decisions regarding the building consider the following architectural criteria for review of a certificate of appropriateness:

(1) **Height**. 112 E. Washington Street is the tallest building in the Downtown Bloomington Historic District at twelve stories (south) and thirteen stories tall (north). The building's height shall be maintained and the height of any proposed alteration or construction should be compatible with the style and character of the landmark.

(2) **Exterior openings:** The Commission determined that the ground floor was originally designed to accommodate multiple tenants. The Commission concluded that permitting some modifications to the ground floor entrances could be appropriate as long as the modifications fit within the original dolomite window surrounds, which must be maintained, and the original style of the building. An example might include modifying an opening to become accessible.

(3) **Proportions of windows and doors**. The Commission concluded the existing windows are not original to the building. The Commission determined window and/or doors compatible with the style and period of architecture would be appropriate. The Commission determined the transom windows above the south and north doors are significant features worthy of preservation. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the landmark and with surrounding structures within a historic district;

(4) **Relationship of building masses and spaces**. The structure has a 100% lot coverage and a 13:1 floor area ratio. The building is constructed on the lot line. There is no

additional room for on-site parking or landscaping. The structure is like other zero-lot line structures in Downtown; however, it is the only building over six stories located within the district. The relationship of a structure within a historic district to the open space between it and adjoining structures should be compatible.

(5) Roof. The Commission noted the historic significance of the bronze patina roof on the penthouse as well as southwest tower. The roof on the second addition is flat with a decorative parapet. The existing roof line should be preserved, and modification should be avoided. If additional equipment is added to the roof, it should be set back, so it is not visible from the street. Care must be taken for roof mounted mechanical systems, so as to minimize impact of the overall appearance of the structure.

(6) Landscaping. Landscaping is not a feature of this site.

(7) Scale. The scale of the structure after alteration, construction, or partial demolition should be compatible with its architectural style.

(8) Directional expression. All four sides of the building are prominent and visible from the street. While the west façade is less ornate than the other façades, it is significant because of the large, box-letter sign positioned on the south, west-facing tower. This façade is visible from I-74 and the original façade could be seen from Route 66. The building's primary entrances are on Washington Street (1928) and Jefferson Street (1947). The directional expression of a landmark after alteration, construction, or partial demolition should be compatible with its original architectural style and character.

(9) Architectural details. Architectural details including materials, colors, and textures should be treated so as to make a landmark compatible with its original architectural style and character, and to preserve and enhance the architectural style or character of a landmark or historic district

Exterior masonry elements: The building is constructed of light brown brick and contains multiple terra cotta, gneiss and dolomite features. These elements should not be removed or altered; they should be preserved.

Sign: The original south portion of the building features illuminated red box letters, each approximately five feet tall and mounted on a scaffold. Although the original sign has been removed, the Commission determined that a future sign designed in a similar size, material, character, and scale would be appropriate. The sign should be placed in the same location on the façade as the original. The size of the sign is significant to the historic character of the building. Additional signs to be subject to approval by the Preservation Commission on a case-by-case basis.

Decorative Neon Lighting: 112 E Washington Street has decorative lighting on the south, east, and north façades. The lighting was originally neon but

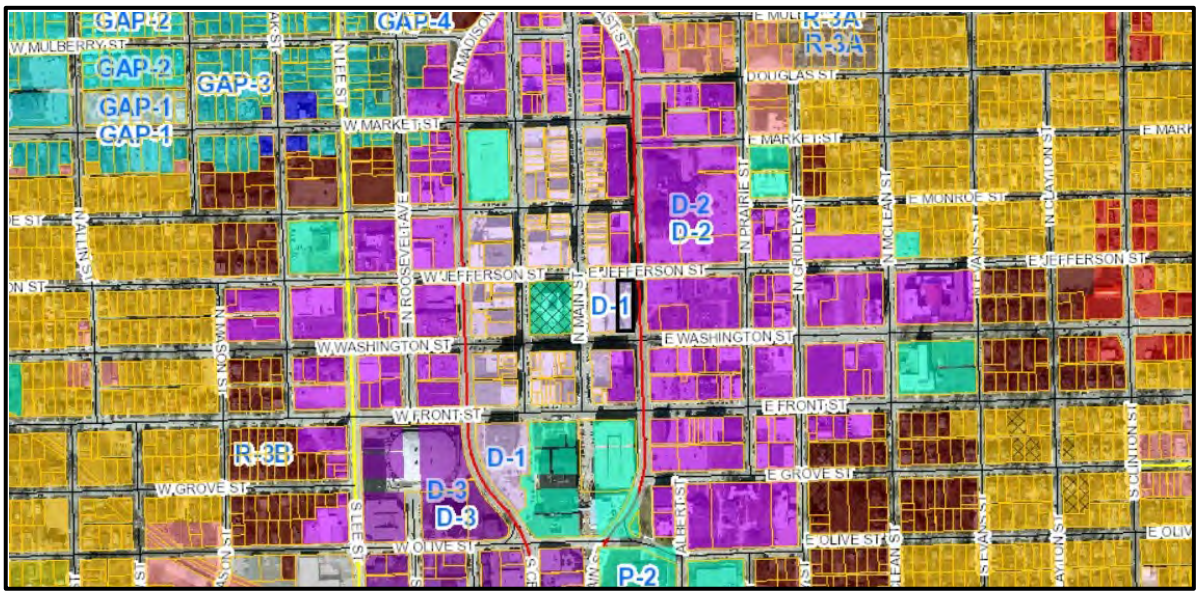
was restored to an operative condition as fluorescent lighting. The Commission determined the terra cotta surrounds on the façade to be of high importance and worthy of preservation. The Commission suggested that alternative lighting technology would be appropriate as long as it maintains a similar scale and luminescence to the historic lighting.

Parking: The size and mass of the building creates physical hardship that makes providing on-site parking impossible. Preservation of the building's mass and character should take precedence over providing on-site parking.

(10) Permitted Uses: The Historic Preservation Commission finds that the uses permitted in the underlying zoning district are appropriate and compatible with the structure's design and architectural character. The Commission recommends allowing all uses permitted in the underlying zoning district for this building.

Additional supporting documentation can be found in the Historic Preservation Packet from the December 17, 2020 meeting, available online at https://www.cityblm.org/Home/ShowDocument?id=25629.

The December 17, 2020 public hearing is also available online at www.cityblm.org/live



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RESOLUTION NO. 2021-01

A RESOLUTION RECOMMENDING THAT THE PROPERTY LOCATED AT 112 E WASHINGTON STREET BE NOMINATED AS A LOCAL LANDMARK AND REZONED WITH THE S-4 HISTORIC PRESERVATION DISTRICT ZONING OVERLAY

WHEREAS, a nomination was submitted to the City of Bloomington Historic Preservation Commission by the Franklin Park Foundation requesting that the property at 112 E Washington Street, formerly the State Farm Building, legally described in Exhibit "A", attached hereto, be recognized for its historic and cultural significance with the S-4 Historic Preservation District Zoning Overlay; and

WHEREAS, the Historic Preservation Commission determined that the nominated property meets the following criteria for consideration in Chapter 44 8-4 (B) 2 of the Bloomington City Code, 1960, as amended:

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

2. Its location as a site of a significant local, county, state, or national event;

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

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

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

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

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

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

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

10. Its suitability for preservation or restoration.

WHEREAS, the Historic Preservation Commission has also determined that the nominated property has significant integrity of location, design, materials and workmanship and is therefore worthy of preservation or restoration; and

WHEREAS, the Historic Preservation Commission has the power to adopt this resolution and make a recommendation to the Bloomington Planning Commission represented in the report attached to this resolution and hereby referred to as Exhibit B.

NOW, THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Bloomington, McLean County, Illinois:

SECTION ONE: That it is recommended to the Bloomington Planning Commission that the premises located at 112 E Washington Street legally described in Exhibit "A" be designated as a local historic landmark and rezoned to have the historic designation of the S-4, Historic Preservation District Zoning Overlay.

ADOPTED this 21st of January 2021.

APPROVED this 25th of January 2021.

CITY OF BLOOMINGTON, ILLINOIS **ATTEST**

Paul Scharnett, Chair

Katie Simpson, City Planner

Exhibit A
Legal Description

ORIGINAL TOWN
10' ALLEY BET & ALL 43 & 48

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Prepared 1.21.21
Exhibit B--REPORT

CITY OF BLOOMINGTON
REPORT FOR THE BLOOMINGTON PLANNING COMMISSION
PREPARED BY THE HISTORIC PRESERVATION COMMISSION
JANUARY 21, 2021

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-28-19	Local designation	112 E. Washington St.	Local landmark designation and rezoning w/S4 overlay	Historic Preservation Commission and Staff

REQUEST:	A petition submitted by the Franklin Park Foundation for the local landmark nomination of 112 E. Washington Street and rezoning of the property with the S-4 Local Historic District zoning overlay.

HPC RECOMMENDATION:	The Historic Preservation Commission finds the nomination petition for 112 E. Washington Street to **meet** the requirements of Chapter 44 Section 44.8-4 of the Bloomington City Code. *The Historic Preservation Commission recommends that the Planning Commission recommend Council adopt an ordinance nominating and rezoning the property at 112 E. Washington Street, former State Farm Building, Art Deco style, architect Schaeffer and Hooten, as a local historic landmark and protected with the S-4, Local Historic Preservation Zoning Overlay.*

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Prepared 1.21.21
Exhibit B--REPORT

REQUEST: Local Landmark Designation and S-4 Historic Preservation District Zoning Overlay

GENERAL INFORMATION
Applicant: The Franklin Park Foundation
Owner: Urban Equity Properties

PROPERTY INFORMATION
Existing Zoning: D-1, Central Business District (Ord. 2019-12)
Existing Land Use: offices
Property Size: 66 X 120
PIN: 21-04-334-007

Historic District: Downtown Bloomington Historic District
Year Built: c. 1928-1947
Architectural Style: Art Deco and Chicago Style
Architect: Schaeffer and Hooten

SURROUNDING ZONING AND LAND USES

Zoning
North: D-2 Downtown Transitional District
South: D-2 Downtown Transitional District
East: D-2 Downtown Transitional District
West: D-1 Central Business District

Land Uses
North: Parking garage
South: Government Center
East: Bank
West: Bank

Analysis:
Submittals
This report is based on the following documents, which are on file with the Economic and Community Development Department.

1. Application for the S-4 Historic Zoning
2. Witness Testimony
3. Public Hearing on 12.17.20 (Minutes attached)
4. Site Photos

PROJECT DESCRIPTION:
The applicant/nominator requested that the subject property be designated a Local Historic Landmark and subsequently rezoned with the S-4 Local Historic Preservation District Zoning Overlay. The purposes behind the S-4 historic preservation district overlay are:

1. To protect, enhance and perpetuate accomplishments and improvements that reflect the City's cultural, social, economic, political and architectural history;
2. Safeguard the City's historic and cultural heritage;
3. Stabilize and improve property values;
4. Foster civic pride in the beauty and noble accomplishments of the past;
5. Protect and enhance the City's attractions to residents, home buyers, tourists, and visitors thereby supporting and promoting business, commerce and industry;
6. Strengthen the economy of the City; and
7. Promote the use of historic districts and landmarks for education, pleasure, and welfare

Background and Analysis: 112 E. Washington Street is located the Downtown Bloomington Historic District, which is listed as a National Register Historic District. As stated in the National

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Register Nomination, "The Bloomington central business district has both historical and architectural significance. The historical significance stems from the association of the area with people and events of national, statewide and local importance. These events and people are particularly important in the fields of commerce, exploration and settlement, industry, and politics and government, but also examples from virtually every other category of significance recognized by the National Register. The architectural significance stems primarily from the survival of some 125 commercial structures from 1842 to 1942 and of entire blocks or significant portions of blocks representing all of the major structural and stylistic trends typical of commercial core areas in Illinois from 1855 to the present. The association of these buildings with each other and with other features combine to preserve an overall downtown landscape which has significance as an integral unit which is beyond that of any of its constituent structures. The area contains buildings and clusters of buildings of significant aesthetic value designed by architects of recognized merit. The district also demonstrates to a significant extent the use of local building material and the development of local building technology, typical for a land-locked Midwestern City."

The State Farm Building is listed as a contributing structure on the National Register Nomination form for Downtown Bloomington Historic District. According to the nomination, "In all the Central Business District stands as a coherent document to Bloomington's past. It is highly representative of not only the nationwide trends of thought and design which existed in the nineteenth and twentieth centuries but also of how a community using primarily its own material and intellectual resource was able to create an environment which it can claim to be uniquely its own." 112 E. Washington Street is an iconic downtown building. It is the tallest building in the Central Business District and its preservation and reuse is imperative to Bloomington's on-going preservation efforts.

The building has two additions. The first addition was constructed around 1927. It was approximately eight stories with four additional stories, including the round-bronzed patina roofed penthouse, added in 1934. The north addition was constructed in 1939 to 1940 with five additional stories added in 1945. The building is constructed with a 100% lot coverage, 13:1 floor area ratio, and zero-lot line. Both additions are steel-frame construction with light-brown brick exterior masonry. A terra cotta belt course wraps the south, east, and north façades. The façade also includes decorative terra cotta light fixtures and stone medallions and roundels. The decorative features are cast in gneiss and dolomite. The northwest and southwest façades are visible from the original Route 66 alignment, and the historic Courthouse Square.

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The Preservation Commission met on December 17, 2020 to hold a public hearing on the nomination. The zoning ordinance states that the "Preservation Commission, shall upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area meets one (1) or more of the following criteria and also has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration (2019-12)." After holding a public hearing on said nomination and reviewing the testimony and evidence provided, the Commission determined the subject property to comply with all of the preservation criteria (listed below):

FINDINGS OF FACT:

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

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

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

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10. Its suitability for preservation or restoration.

The S-4 Local Historic Preservation District is guided by Chapter 8 of the Zoning Ordinance. The District encourages the preservation of districts and landmarks. Upon identifying a resource's historic significance, the City Council must adopt a designating ordinance. The designating ordinance, in addition to the underlying zoning, guides stewardship of the resource. For example, the designating ordinance can identify features such as lot size and setbacks that would be reviewed and considered during future certificate of appropriateness and variance proceedings.

The Preservation Commission recommends that the future decisions regarding the building consider the following architectural criteria for review of a certificate of appropriateness:

(1) Height. 112 E. Washington Street is the tallest building in the Downtown Bloomington Historic District at twelve stories (south) and thirteen stories tall (north). The building's height shall be maintained and the height of any proposed alteration or construction should be compatible with the style and character of the landmark.

(2) Exterior openings: The Commission determined that the ground floor was originally designed to accommodate multiple tenants. The Commission concluded that permitting some modifications to the ground floor entrances could be appropriate as long as the modifications fit within the original dolomite window surrounds, which must be maintained, and the original style of the building. An example might include modifying an opening to become accessible.

(3) Proportions of windows and doors. The Commission concluded the existing windows are not original to the building. The Commission determined window and/or doors compatible with the style and period of architecture would be appropriate. The Commission determined the transom windows above the south and north doors are significant features worthy of preservation. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the landmark and with surrounding structures within a historic district;

(4) Relationship of building masses and spaces. The structure has a 100% lot coverage and a 13:1 floor area ratio. The building is constructed on the lot line. There is no additional room for on-site parking or landscaping. The structure is like other zero-lot line structures in Downtown; however, it is the only building over six stories located within the district. The relationship of a structure within a historic district to the open space between it and adjoining structures should be compatible.

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(5) Roof. The Commission noted the historic significance of the bronze patina roof on the penthouse as well as southwest tower. The roof on the second addition is flat with a decorative parapet. The existing roof line should be preserved, and modification should be avoided. If additional equipment is added to the roof, it should be set back, so it is not visible from the street. Care must be taken for roof mounted mechanical systems, so as to minimize impact of the overall appearance of the structure.

(6) Landscaping. Landscaping is not a feature of this site.

(7) Scale. The scale of the structure after alteration, construction, or partial demolition should be compatible with its architectural style.

(8) Directional expression. All four sides of the building are prominent and visible from the street. While the west façade is less ornate than the other façades, it is significant because of the large, box-letter sign positioned on the south, west-facing tower. This façade is visible from I-74 and the original façade could be seen from Route 66. The building's primary entrances are on Washington Street (1928) and Jefferson Street (1947). The directional expression of a landmark after alteration, construction, or partial demolition should be compatible with its original architectural style and character.

(9) Architectural details. Architectural details including materials, colors, and textures should be treated so as to make a landmark compatible with its original architectural style and character, and to preserve and enhance the architectural style or character of a landmark or historic district

Exterior masonry elements: The building is constructed of light brown brick and contains multiple terra cotta, gneiss and dolomite features. These elements should not be removed or altered; they should be preserved.

Sign: The original south portion of the building features illuminated red box letters, each approximately five feet tall and mounted on a scaffold. Although the original sign has been removed, the Commission determined that a future sign designed in a similar size, material, character, and scale would be appropriate. The sign should be placed in the same location on the façade as the original. The size of the sign is significant to the historic character of the building. Additional signs to be subject to approval by the Preservation Commission on a case-by-case basis.

Decorative Neon Lighting: 112 E Washington Street has decorative lighting on the south, east, and north façades. The lighting was originally neon but was restored to an operative condition as fluorescent lighting. The Commission determined the terra cotta surrounds on the façade to be of high importance and worthy of preservation. The Commission suggested that alternative lighting technology would be appropriate as long as it maintains a similar scale and luminescence to the historic lighting.

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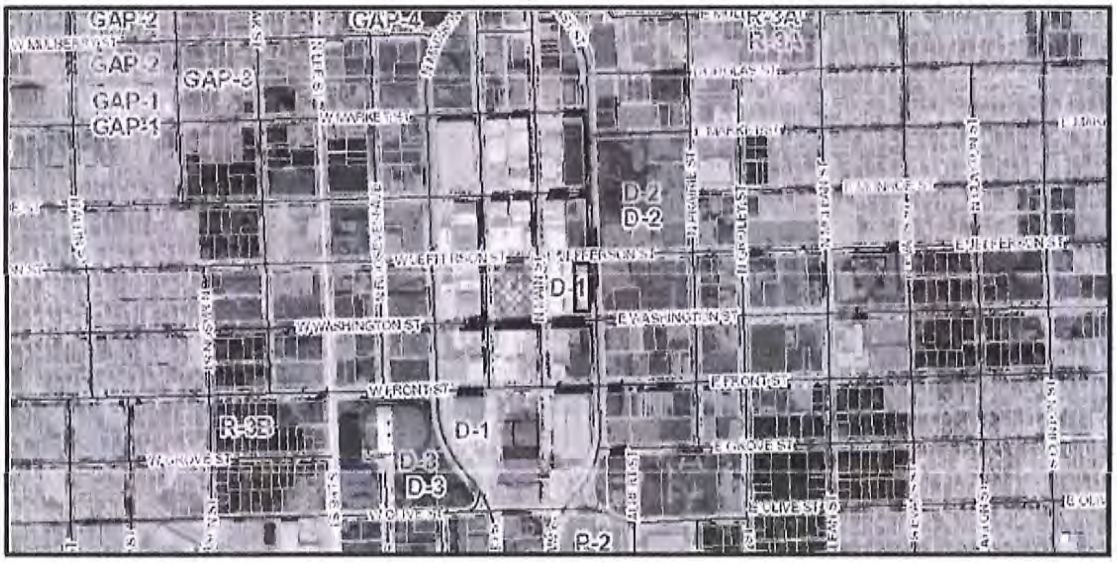
Parking: The size and mass of the building creates physical hardship that makes providing on-site parking impossible. Preservation of the building's mass and character should take precedence over providing on-site parking.

(10) Permitted Uses: The Historic Preservation Commission finds that the uses permitted in the underlying zoning district are appropriate and compatible with the structure's design and architectural character. The Commission recommends allowing all uses permitted in the underlying zoning district for this building.

Additional supporting documentation can be found in the Historic Preservation Packet from the December 17, 2020 meeting, available online at https://www.cityblm.org/Home/ShowDocument?id=25629.

The December 17, 2020 public hearing is also available online at www.cityblm.org/live



MINUTES
PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS
THURSDAY, DECEMBER 17, 2020, 5:00 P.M.

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 the lesser of 10 persons or 10% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing.

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

The Historic Preservation Commission convened in Regular Session virtually via zoom conferencing with the City Planner, Katie Simpson, Economic & Community Development Assistant Director, Kimberly Smith, and Chairperson Paul Scharnett in-person in City Hall's Council Chambers at 5:05 p.m. Thursday, December 17, 2020. The meeting was live streamed to the public at www.cityblm.org/live.

Five members were present and quorum was established. The meeting was called to order by Chairperson Scharnett.

Attendee Name	Title	Status
Mr. Paul Scharnett	Chair	Present
Mr. Bobby Castillo	Commissioner	Absent
Ms. Georgene Chissell	Commissioner	Present
Ms. Sherry Graehling	Commissioner	Present
Mr. Greg Koos	Commissioner	Present
Ms. Dawn Peters	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Melissa Hon	Economic & Community Development Director	Absent
Ms. Kimberly Smith	Economic & Community Development	Present

	Assistant Director	
Ms. Katie Simpson	City Planner	Present
Ms. Caitlin Kelly	Assistant City Planner	Present

COVID-19

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.

3. PUBLIC COMMENT No public comment

4. MINUTES

The Commission reviewed the minutes of the November 19, 2020 meeting. Corrections were brought forward by the Commission.

Chairperson Scharnett made a motion to approve the minutes as discussed and amended. Mr. Koos seconded. Roll call vote: Mr. Koos – Yes, Ms. Chissell – Yes, Ms. Graehling – Yes, Ms. Peters – Abstain, Chairperson Scharnett - Yes. The motion was approved (4-0-1)

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.

> **BHP-28-19** Public Hearing, review and action on a petition submitted by the Franklin Park Foundation for the nomination and designation of the State Farm Building at 112 E. Washington Street, c.1925-1947, Shaefer and Hooten, Architects, contributing, D-2 Downtown Transitional District to D-2 with the S-4 Local Historic District zoning overlay (Ward 6) **(CONTINUED FROM NOVEMBER 19, 2020)**

Chairperson Scharnett asked for information regarding the additional information staff received.

Ms. Simpson explained that the previous application was missing some necessary information. The applicant has since provided this information in a supplemental memo. She mentioned that the Commission's task is determining whether the property is eligible for a historic designation, and which particular features are worthy of preservation. Ms. Simpson also brought up the significance of building features that would not be permitted under the existing Zoning Ordinance—for instance, parking requirements—and suggested that the Commission could waive some of these nonconformities in the interest of encouraging reuse of the building while preserving the character of Downtown.

Chairperson Scharnett clarified that staff is now recommending approval of the petition. Ms. Simpson said she would defer to the Commission and to the applicant as to recommendations.

Mr. Orduno, a representative of the property owner, was sworn in. He expressed his support for the petition and for Ms. Simpson's suggestion that potential nonconformities be examined and possibly waived. Mr. Orduno recommended that staff and the applicant collaborate to solidify their findings.

Mr. Maurer, a representative of the applicant, was sworn in. He expressed his support for Mr. Orduno's comments. He added that he would address four things: the timeline of the project, the Commission's position, the supplemental information, and photos he recently sent to Ms. Simpson.

Regarding the timeline, Mr. Maurer explained that the project began in 2019. He mentioned that Mr. Orduno was amenable to the petition but wanted to examine more closely the proposed use for the building.

In terms of the supplemental materials, Mr. Maurer stated that more information is available. He detailed the restorations that have been completed to date.

Ms. Simpson asked whether Mr. Maurer was able to find any information on the structure's original sign. Mr. Maurer said he found nothing of use, but that materials could potentially be found with the cooperation of State Farm.

Mr. Maurer reviewed the Commission's criteria for approving a historic designation and urged the commission members to approve the petition.

Mr. Boyle asked whether the hearing had begun. Chairperson Scharnett clarified that while he did not anticipate taking a vote on the approval of the petition at this meeting, but that the Commission would discuss what items should be included in the ordinance. Mr. Koos recused himself from the discussion.

Ms. Peters asked for clarification with regard to the stipulations of the S-4 overlay, and how it differs from any other property that would be designated S-4. Mr. Scharnett explained that there is additional scrutiny attached to the size and significance of the building. Ms. Simpson explained that there are criteria for establishing whether a local landmark is of historic significance and that there are then parameters that need to be decided upon in order to preserve particular features of the property. Ms. Graehling added that the potential change in usage at this property is another factor in the degree of scrutiny applied to the property.

Ms. Simpson asked for the Commission's general stance on the petition and external characteristics based upon what was presented. Mr. Boyle pointed out that a finding of historical significance would be possible without yet adopting the findings via resolution.

Chairperson Scharnett assented, but stated that he would like to discuss which features should be preserved.

Chairperson Scharnett first brought up the ground floor windows. Mr. Koos said that the ground floor was built to accommodate multiple tenants. Mr. Boyle pointed out that Mr. Koos had recused himself and generally would be unable to participate in the discussion under normal circumstances. Mr. Koos recused himself.

Ms. Graehling expressed her appreciation for Mr. Koos' insight into the original intent of the building. Ms. Peters asked how the ground floor entrances would be addressed in an ordinance. Mr. Scharnett expressed amenability to allowing modifications to the ground floor entrances as long as they fit with the original style of the building, particularly if the building were to be brought into ADA compliance.

Chairperson Scharnett asked Mr. Maurer about the ground floor entrances. Mr. Maurer said the building historically had north and south entrances and that an additional entrance onto the parking deck was installed to the west. He mentioned further that State Farm would likely have the original building plans, and that there has been a history of modifications made to the exterior of the building to support additional uses, ADA features, and changes in design standards.

Mr. Koos returned to mention that the building was originally designed with a separate tenancy on the first floor with a secondary entrance for bank use, citing the rondels. Chairperson Scharnett stated his agreement. He mentioned a willingness to alter the windows so long as the stonework around the windows among other similar features are preserved due to the difficulty of attempting to duplicate them. Mr. Koos confirmed that the stonework around the windows is dolomite.

Ms. Simpson requested a recess at 6:05. At 6:30 PM the meeting resumed with all the same participants in attendance.

Chairperson Scharnett proposed voting on the historical significance of the property before inviting Mr. Koos back to the discussion of which features should be preserved. Ms. Graehling made a motion to find the property historically significant based on all of the possible criteria listed in Ch. 44, 8-4. Ms. Chissel seconded. Roll call vote: Ms. Chissell – Yes, Ms. Graehling – Yes, Ms. Peters – Yes, Chairperson Scharnett - Yes. The motion was approved (4-0-1).

Mr. Koos rejoined the discussion regarding elements of the building that should be included in the report. Mr. Boyle asked whether the applicant or property owner had any objection as to Mr. Koos' participation. Mr. Orduno and Mr. Maurer said no.

Chairperson Scharnett mentioned the lights, the sign, other specific features, and parking as points to address. Ms. Peters asked whether the parking ramp is part of the property; Mr. Orduno said no. Ms. Peters inquired as to whether restrictions on the facades would be stricter for those visible from the street. Chairperson Scharnett affirmed that this would be

the case. Ms. Simpson sought to clarify whether the Commission is considering one view shed to be more significant than others; Mr. Koos affirmed that the focus is those facades that are visible from the street.

Chairperson Scharnett raised the issue of the sign, first bringing up the walkways underneath the signs. He asked whether the scaffolding should be preserved. Mr. Koos expressed support for a restoration of the State Farm sign; Mr. Orduno said future tenants would likely not be interested in doing this. Chairperson Scharnett asked whether new signage could be put in its place, regardless of the name. Mr. Koos said yes, so long as it's the same typeface, scale, and color. Mr. Orduno expressed doubt that the tenant would be willing to conform to the style of the original sign. Ms. Simpson mentioned that the original sign's size likely wouldn't be permitted under the current Sign Ordinance. Chairperson Scharnett raised the possibility of granting a variance for the sign's size due to its visibility from the interstate. Mr. Koos agreed, but said he would leave other specifics up to planning staff to determine. Mr. Orduno expressed his agreement.

Chairperson Scharnett brought up the issue of parking, mentioning that the most straightforward path in his opinion would be to waive the parking requirement. Ms. Simpson stated that the building was constructed prior to City parking regulations. Mr. Koos affirmed this, saying it was constructed when the city was still considered to be walkable. Mr. Koos asked that it be stated that the parcel is inappropriate for parking. Chairperson Scharnett confirmed that it would be up to other boards and commissions to determine specific parking requirements for whatever use occupies the building. Ms. Simpson stated that a recommendation from the Commission regarding parking can be included in their final report. Mr. Orduno expressed support for stipulating that no parking be sited on the lot due to the fact that it's a zero lot line parcel. Chairperson Scharnett agreed, suggesting that historical parking reductions be honored for future uses. Mr. Maurer agreed with Mr. Orduno. Ms. Simpson brought up minimum off-street parking requirements by zoning district, suggesting that the Commission address these requirements as applied to the parcel, since the requirements would likely present a barrier to development. Chairperson Scharnett affirmed that the Commission would recommend against requiring onsite parking, but that the determination of alternate accommodations would fall to other governmental entities.

Regarding the lights at the base of the building, Chairperson Scharnett mentioned that they have historically been neon lights. Mr. Maurer mentioned that the lights were restored to an operative condition in the 90s as fluorescent lights, and expressed willingness to restore them using another sort of light. Mr. Orduno mentioned that lighting would be desirable, but suggested that staff and the applicants work together to determine the specifics. Chairperson Scharnett expressed concern as to what kinds of light should be used since it could dramatically alter the character the of the building. Mr. Koos suggested that the terra cotta surrounds in particular should be preserved, but that the lighting technology used is less important. Chairperson Scharnett suggested maintaining a similar scale and luminescence to what has historically been used.

Chairperson Scharnett mentioned the limestone and terra cotta panels, rondels, and the bronze roof. Mr. Koos agreed that the rounded roof and pyramidical roof over the elevator

shaft are both defining characteristics. He also suggested adding the appearance of the small, historic elevator lobbies and the interior first floor, the coffered ceilings, and the pilasters with art deco motifs as features to be preserved. Chairperson Scharnett expressed uncertainty as to whether the Commission has say over the interior of the building. Ms. Simpson confirmed this. Ms. Graehling suggested that the Commission could strongly recommend in favor of preserving interior features, even if they have no jurisdiction over them.

Mr. Koos asserted that all the masonry elements on the exterior is significant and should be preserved. Ms. Graehling agreed. Chairperson Scharnett mentioned that the windows in place now were not originally there. Chairperson Scharnett and Mr. Koos advocated in support of preserving the window design.

Mr. Koos asked about the revolving doors. Chairperson Scharnett said that they may not meet accessibility criteria. Mr. Koos mentioned the chevron design of the window lights above the entryways as a significant motif. Regarding the cornices, Mr. Koos suggested that all exterior terra cotta features should be preserved. Chairperson Scharnett mentioned that mortar used in future alteration should match what it currently being used.

Mr. Koos brought up the building's height, which is significant to the downtown's skyline. Chairperson Scharnett agreed that the building's current height (13 stories on one side, 12 stories with a penthouse) should be maintained.

Mr. Koos brought up the spandrels as being worthy of preservation.

6. OLD BUSINESS

7. NEW BUSINESS

A. Election of Vice Chair

Chairperson Scharnett suggested that this be moved to the next meeting. Ms. Graehling made a motion to that effect. Ms. Chissell seconded. Roll call vote: Mr. Koos – Yes, Ms. Chissell – Yes, Ms. Graehling – Yes, Ms. Peters – Yes, Chairperson Scharnett - Yes. The motion was approved (5-0-0).

B. Introduction New Member—Dawn Peters

8. ADJOURNMENT

Chairperson Scharnett motioned to adjourn. Ms. Chissell seconded. Roll call vote: Mr. Koos – Yes, Ms. Chissell – Yes, Ms. Graehling – Yes, Ms. Peters – Yes, Chairperson Scharnett - Yes. The motion was approved (4-0-0).

DRAFT
MINUTES
PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS
THURSDAY, JANUARY 21, 2021, 5:00 P.M.
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 the lesser of 10 persons or 10% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing.

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

The Historic Preservation Commission convened in Regular Session virtually via zoom conferencing with the City Planner, Katie Simpson, Economic & Community Development Assistant Director, Kimberly Smith, and Chairperson Paul Scharnett in-person in City Hall's Council Chambers at 5:10 p.m. Thursday, January 21, 2021. The meeting was live streamed to the public at www.cityblm.org/live.

Four members were present and quorum was established. The meeting was called to order by Chairperson Scharnett.

Attendee Name	Title	Status
Mr. Paul Scharnett	Chair	Present
Mr. Bobby Castillo	Commissioner	Absent
Ms. Georgene Chissell	Commissioner	Absent
Ms. Sherry Graehling	Commissioner	Present
Mr. Greg Koos	Commissioner	Present
Ms. Dawn Peters	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Economic & Community Development Assistant Director	Present
Ms. Katie Simpson	City Planner	Present
Ms. Caitlin Kelly	Assistant City Planner	Present

COVID-19

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.

3. PUBLIC COMMENT

No public comment.

4. MINUTES

The Commission reviewed the minutes of the December 17, 2020 meeting. Corrections were brought forward by Ms. Graehling.

Mr. Koos made a motion to approve the minutes as discussed and amended. Ms. Graehling seconded. Roll call vote: Mr. Koos – Yes, Ms. Graehling – Yes, Ms. Peters – Yes, Chairperson Scharnett - Yes. The motion was approved (4-0-0)

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.

> **BHP-28-**19 Action on a Resolution and report to the Planning Commission on a petition submitted by the Franklin Park Foundation for the nomination and historic designation of the State Farm Building at 112 E. Washington Street, c.1925-1947, Shaefer and Hooten, Architects, contributing. (Ward 6)

Chairperson Scharnett called for an update from staff as to the status of the case. Ms. Simpson explained that the next step is for Planning Commission to hold a hearing on the resolution, likely on February 22nd, before it goes to City Council for final action.

Ms. Simpson displayed a draft of staff's report, mentioning that the property owner has viewed and is generally in agreement with it. Chairperson Scharnett brought forward a correction with regard to the year the building was constructed. He added that the dolomite window surrounds should specifically be mentioned in Exhibit B's section regarding exterior openings; suggested changes to sections 5, 7, 8, and 9; and proposed that the section on landscaping be removed as it is not a feature of the site.

Mr. Koos raised the question of whether signage would allowed elsewhere on the building, like the dolomite window surrounds. Chairperson Scharnett expressed a preference toward regulating only the historic sign via this proposal. Ms. Simpson explained that additional signs would have to receive a Certificate of Appropriateness prior to installation.

Mr. Orduno, a representative for the owner, joined the discussion. Regarding the sign, he stated that his only hesitation was with the stipulation that the historic typeface must be maintained. He expressed his agreement that additional signs should be examined and approved on a case by case basis.

Ms. Graehling motioned to approve the resolution and staff report as amended. Mr. Koos seconded. Mr. Koos – Yes, Ms. Graehling – Yes, Ms. Peters – Yes, Chairperson Scharnett - Yes. The motion was approved (4-0-0).

6. OLD BUSINESS
Ms. Graehling requested that an examination of the Funk Grant's language and interpretation be placed on a future agenda.

7. NEW BUSINESS
A. Election of Vice Chair
Chairperson Scharnett suggested that this be moved to the next meeting. Ms. Graehling motioned as such and added a motion to adjourn. Ms. Peters seconded both. Roll call vote: Mr. Koos – Yes, Ms. Chissell – Yes, Ms. Graehling – Yes, Ms. Dawn Peters – Yes, Chairperson Scharnett - Yes. The motion was approved (4-0-0).

8. ADJOURNMENT
The meeting was adjourned at 6:07 PM.

CITY OF BLOOMINGTON **ATTEST**

Paul Scharnett, Chairperson

Katie Simpson, City Planner

DRAFT

2/17/2021

112 E. Washington Street Aerial Map

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2/17/2021

112 E. Washington Street Zoning Map

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McGIS

Legal Inside

in the Twelfth Addition to Hawthorne Commercial Subdivision, according to the Plat thereof recorded as Document No. 2015-16156 in the Mclean County Recorder of Deeds Office; thence N.90°-00'-00"E. 425.00 feet on the south line of said Lot 20 to the west right of way line of Leslie Drive as dedicated with Resolution No. 2007-99, recorded as Document No. 2007-29742 in said recorder's office; thence S.00°-00'-00"E. 319.00 feet on said west right of way line; thence N.90°-00'-00"W. 425.00 feet; thence N.00°-00'-00"E. 319.00 feet to the Point of Beginning. A portion of the property identified as: PIN 15-31-278-003 (3.11 acres more or less). 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. 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.
Published: Monday, February 8, 2021

No suit. No ties. No board meetings. (now that's a great job!) For newspaper carrier opportunities in your area, call 309-827-7323 or 800-747-7323 ext. 358.

100337
NOTICE OF LETTING
Sealed proposals will be received until 10:00am, February 23, 2021, in the office of the County Engineer, 102 S Towanda Barnes Rd, Bloomington, IL 61705.
There is no fee for the following Proposal Packet.
Pre-qualification is required.
2021 MFT
CONSTRUCTION SECTION
McLean County
20-00031-05-RS
Lexington East Rd (CH 8)
200 Ton – Portland Cement; 135 Ton – Cover Ct Agg; 115 Ton – Seal Ct Agg; 37,000 Lbs – Bit Mat'l (Tack Ct); 35 Sq Yd – Temp Ramp; 5,850 Ton – HMA Bnd Cse IL-9.5 FG N50; 7,000 Ton – HMA Surf Cse Mix "C" N50; 200 Ton – Incidental HMA Surf; 6,000 Ton – Agg Wedge Shld Ty B; 465 Ea – Raised Refl Pvmt Mark; 187,772 Gal – Cir-Fdr Emuls Asphalt; 81,640 Sq Yd – FD Reclamation 6"; 7,000 Gal – Bit Mat'l (Prm Ct); 81,640 Sq Yd – Surf Profile Mill; 600 Sq Yd – HMA Surf Rem VD; 1 L Sum – Traf Cont & Prot (Spl); 37,119 Ft – Long Jt Seal; Other Misc Related Items
There is no fee for the following Proposal Packet.
Pre-qualification is required.
2021 TBP
CONSTRUCTION SECTION
Empire RD
19-16137-00-BR
Takiff Bridge
1 L Sum – Earth Exc; 582 Sq Yd – GeoTech Fab Gnd Stb; 660 Ton – Stone RR Cl A4; 320 Ton – Agg Surf Cse Ty B; 1 Ea – Rem Ext Str; 42.7 Cu Yd – Conc Str; 126.5 Cu Yd – Conc Sup-Str; 16.8 Cu Yd – Conc Encase; 301 Sq Yd – Prot Ct; 58,085 Lbs – Rebar Epoxy Ct; 174 Ft – Steel Rail Ty S1; 990 Ft – Furn Met Shell Pile 12x0.25; 990 Ft – Dr Pile; 2 Ea – Test Pile Met Shell; 1 Ea – Name Plate; 43 Sq Yd – GeoComp Wall Dr; 2 Ea – Pipe Undr Dr 8 Spl; 25 Ft – SPBGR Ty B; 4 Ea – Traf Bar Term Ty 5A; 4 Ea – Traf Bar Term Ty 1 Spl Flr; 4 Ea – Term Mark DA; 122 Ft – Pipe Undr Str 4"; 124 Ton – Porous Gran Emb Spl; 25 Ft – SPBGR (Short Rad); 1 L Sum – Const Layout Mod; 180 Ton – Agg Bse Cse Spl; Other Misc Related Items
There is no fee for the following Proposal Packet.
Pre-qualification is required.
2021 Non-MFT
CONSTRUCTION SECTION
McLean County
20-00053-04-RS
Chenoa Rd (CH 19)
4,727 Lbs – Bit Mat'l (Tack Ct); 320 Ton – HMA Bse Cse IL-9.5FG N50; 615 Ton – HMA Surf Cse IL-9.5FG Mix "C" N50; 25 Ton – Incidental HMA Surf; 7,070 Sq Yd – HMA Surf Rem 1 ½"; 300 Ton – Agg Wedge Shld Ty B; 2,810 Ft – Long Jt Seal; Other Misc Related Items
There are no fees for the following Proposal Packets.
Pre-qualification is not required.
2021 MFT
MATERIAL SECTIONS:
McLean County
21-00000-00-GM
GR 17: 4,000 Gal – Bit Mat'l HFE 90 or 150 (FOB)
Cheney's Grove RD
21-08000-00-GM
GR 14: 1,235 Ton – Seal Ct Agg CA-15/16 (Crushed Limestone Only – FOB Twp Shed)
GR 15: 500 Ton – Agg Surf Cse Ty B CA-6/10 (Crushed Limestone Only – FOB Twp Shed)
Dawson RD
21-13000-00-GM
GR 14: 1,160 Ton – Seal Ct Agg CA-15/16 (Crushed Limestone Only – FOB Twp Shed)
Funk's Grove RD
21-17000-00-GM
GR 17: 1,650 Gal – Bit Mat'l HFE-90 or 150 (FOB)
Martin RD
21-22000-00-GM
GR 14: 1,100 Ton – Seal Ct Agg CA-15/16 (Crushed Limestone Only – FOB Twp Shed)
GR 15: 250 Ton – Agg Surf Cse Ty B CA-6/10 (Crushed Limestone Only – FOB Twp Shed)
Randolph RD
21-27000-00-GM
GR 17: 3,000 Gal – Bit Mat'l HFE 90 or 150 (FOB)
2021 Non-MFT
MATERIAL SECTION
McLean County
2021 Non-MFT GR 9
500 Ton – HMA Surf Cse Mix "C" N50
Proposals may be had by applying on line to http://www.mcleancountyil.gov/index/aspx?NID=1027 or at the McLean County Highway Department Office, 102 S Towanda Barnes Rd, Bloomington, IL 61705.
McLean County, Cheney's Grove, Dawson, Funk's Grove, Martin, & Randolph Twp RDs reserve the right to reject any and all proposals and to waive technicalities.
All Bidders Authorization Forms MUST be Completed & on file with the McLean County Highway Department prior to 12:00pm (Noon), February 22, 2021.
Jerry Stokes, County Engineer, McLean County, IL

Short hours, Good pay. For available newspaper home delivery routes, please call 309-827-7323.

100262
PUBLIC NOTICE
NOTICE IS HEREBY GIVEN PURSUANT TO THE "ILLINOIS NOXIOUS WEED LAW" to the owners, occupants, agents and public officials in charge or control of any land in McLean County that they are required to control or eradicate all NOXIOUS WEEDS growing upon land under their control prior to the blooming, maturing of seed or other propagating of such weeds.
NOXIOUS WEEDS: (List)
a) Marihuana (Cannabis sativa L.);
b) Giant Ragweed (Ambrosia trifida L.) within the corporate limits of cities, villages, and incorporated towns;
c) Common Ragweed (Ambrosia artemisiifolia L.) within the corporate limits of cities, villages, and incorporated towns;
d) Canada Thistle (Cirsium arvense);
e) Perennial Sowthistle (Sonchus arvensis);
f) Musk Thistle (Carduus nutans);
g) Perennial members of the sorghum genus, including johnsongrass (Sorghum halepense), sorghum almum, and other johnsongrass X sorghum crosses with rhizomes; and
h) Kudzu (Pueraria labata).
NOTICE IS FURTHER GIVEN that if the persons responsible for the control of any lands in McLean County fail to comply with the provisions of the Illinois Noxious Weed Law the Control Authority of McLean County or the Department of Agriculture of the State of Illinois will take any necessary action to control or eradicate such weeds and the cost thereof will be assessed against the owner of the land involved. If unpaid for 6 months or longer, such assessment shall become a lien upon the property.
Date at Bloomington, McLean, County, Illinois, this 8 day of February, 2021.
Signed: Luke Hohulin
Weed Control Superintendent
McLean County Weed Control Authority

100209
A Public Hearing before the Bloomington Planning Commission will be held virtually on Wednesday, February 24, 2021 at 4:00 PM at www.cityblm.org/live on the following applications submitted by The Villas at Prairie Vista, LP (3028 Happy Landing Drive Springfield, IL 62711) for 7.31 acres located south of Southgate Drive and east of US/51, 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. The applicant is also requesting various waivers. The property is owned by Robert J. Lenz, Trustee McLean County Land Trust #2315. The subject property is legally described as: Lots 2 and 3 in Seventh Addition to Southgate Commercial Plaza Subdivision, and a part of Lot 12 in School Commissioners Subdivision, all in the SE% of Section 16, 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 Lot 3 in Seventh Addition to Southgate Commercial Plaza Subdivision according to the Plat thereof recorded as Document No. 2006-32000 in the McLean County Recorder of Deeds Office; thence S.01°-04'-21"E. 145.74 feet to the southeast corner of said Lot 3, on the north line of Lot 12 in School Commissioners Subdivision; thence S.87°-28'-47"E. 145.90 feet to the northeast corner of said Lot 12; thence S.01°-58'-00"E. 547.94 feet on the east line of said Lot 12; thence N.87°-32'- 00"W. 386.00 feet to the point of intersection with the southerly extension of an existing fence; thence N.00°-42'-21""W. 266.39 feet along the southerly extension of said fence and the northerly extension thereof; thence N.88°-53'-57"W. 44.02 feet; thence N.75°- 21'-13"W. 79.00 feet; thence N.35°-39'-45"W. 139.65 feet to the point of intersection with the southerly extension of the west line of Lot 2 in said Seventh Addition to Southgate Commercial Plaza Subdivision; thence N.01°-06'-03"E. 300.71 feet to the northwest corner of said Lot 2; thence S.87°-31'-56"E. 154.39 feet on the north line of said Lot 2; thence S.87°-29'-47"E. 263.72 feet to the Point of Beginning containing 318,550.35 S.F. 7.31 acres, more or less, with assumed bearings given for description purposes only.
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
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.
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 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 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.
Published: February 8,2021

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100212
A Public Hearing before the Bloomington Planning Commission will be held virtually on Wednesday, February 24, 2021 at 4:00 PM at www.cityblm.org/live on an S-4 Local Historic Preservation District nomination application (listed below) for property at 112 E. Washington Street, Bloomington, IL ("Subject Property") owned by Urban Equity Properties ,LLC (401 E. State St. 4th Floor, Rockford, IL). The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN 21-04-334-007).
1. A nomination application submitted by the Franklin Park Foundation (317 E. Chestnut St., Bloomington, IL).
The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property.
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.
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.
Published: February 8, 2021

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Monday, February 8, 2021

Daily Bridge Club

Rhetorical question

By FRANK STEWART
Tribune Content Agency

"Last week I was asking whether things could get any worse," Unlucky Louie told me in the club lounge. "I meant it as a rhetorical question, but life took it as a challenge."

Louie blames his bad results on bad luck despite all the evidence to the contrary. Louie was South in a penny game. When he opened one spade, North might have raised to two spades with anyone else but chose a conservative 1NT with Louie.

West led the ten of clubs, and Louie promptly finessed with dummy's queen. East took the king and led a low trump.

LAST TRUMP

Louie won with the king, led a club to the ace and tried a heart to his queen. West won and led his last trump, and when East took the ace and led a third trump, Louie lost a diamond and two more hearts. Down one.

Over-finessing is one of Louie's problems. To assure eight tricks, he wins the first club with the ace and finesses in hearts. He is sure of one heart ruff in dummy to make the contract.

This week: those darned finesses.

DAILY QUESTION

You hold: ♠ A 6 5 ♡ 10 8 2 ◇ Q 10 8 ♣ K J 7 6. Your partner opens one heart. The next player passes. What do you say?

ANSWER: This is a judgment call. With perfectly flat pattern, I would settle for a conservative raise to two hearts. Some pairs use "constructive" major-suit raises, and the hand would be quite suitable for a single raise. An aggressive option would be to temporize with a two-club response or, in some systems, a forcing 1NT response.

South dealer
E-W vulnerable

NORTH
♠ 10 3 2
♡ 6 4
◇ 9 4 3 2
♣ A Q 5 3

WEST
♠ 7 4
♡ K J 9 7
◇ K J 7 5
♣ 10 9 8

EAST
♠ A 6 5
♡ 10 8 2
◇ Q 10 8
♣ K J 7 6

SOUTH
♠ K Q J 9 8
♡ A Q 5 3
◇ A 6
♣ 4 2

South	West	North	East
1 ♠	Pass	1 NT	Pass
2 ♡	Pass	2 ♠	All Pass

Opening lead — ♣ 10

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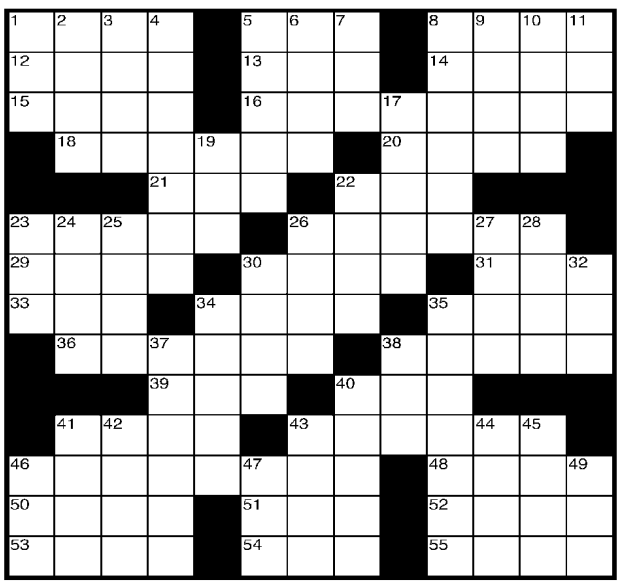
NEA Crossword Puzzle

ACROSS
1 Microwave
5 Telly network
8 Help in wrongdoing
12 Easier said — done
13 NATO cousin
14 Embankment
15 Grasp
16 Passe
18 Paid attention to
20 Parroted
21 Total failure
22 Make a choice
23 Hot topic
26 Vital signs
29 Least-varying tide
30 Dog owner's shout
31 Haul along
33 Drag race participant
34 Has a fever
35 Corduroy ridge
36 Birdseed
38 "— Schoen"
39 Facilitate
40 Rainy
41 Hop, skip or jump
43 Parthenon site
46 "Typee" author
48 Unusual
50 Leaning tower town
51 Route follower
52 Cruel
53 Great merriment
54 Collection
55 Ship's floor

DOWN
1 Highest degree
2 "Oops!" (hyph.)
3 Cabbage
4 Resulted (2 wds.)
5 Made catcalls
6 Modem speed unit
7 Okla. time
8 Votes to accept
9 Linger
10 Was very thrifty
11 A Kennedy
17 Syrup source
19 Payable
22 What we have
23 Small business mag
24 Mine find
25 Kolkata attire
26 Leather-to-be
27 Verve
28 Pout
30 Scurried along
32 "I'm impressed!"
34 Defense ploy
35 Sprinkled
37 Butterflies-to-be
38 Fiddle-de- —
40 Seize forcibly
41 Obscure
42 Otherwise
43 Envelope sealer
44 Neanderthal's home
45 Mr. Sevareid
46 EPA fuel concern
47 UPS units
49 Moose kin

Answer to Previous Puzzle



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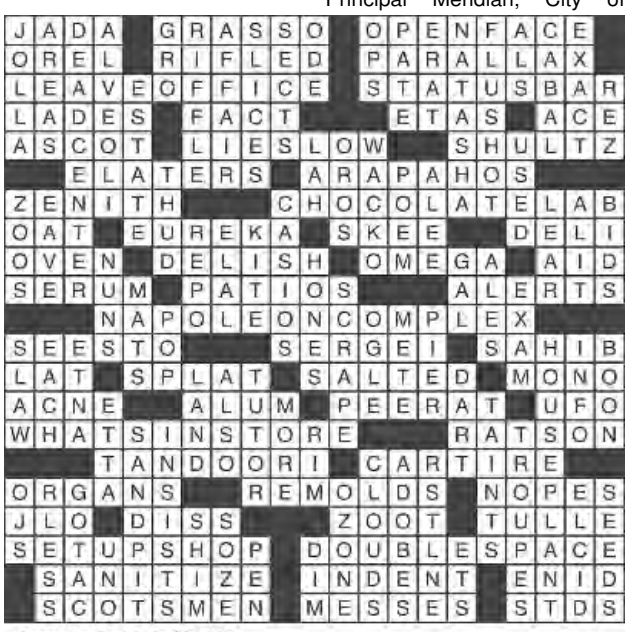

Answers to 02-07-2021

WONDERWORD®

By DAVID OUELLET

HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the **WONDERWORD.**

PERRIER WATER — **Solution: 9 letters**

C	E	R	A	G	U	S	E	M	J	M	C	R	S	B
S	A	X	O	T	E	D	A	P	U	H	D	H	U	U
Y	L	R	T	L	E	N	H	I	I	E	D	C	O	R
R	F	A	B	R	G	C	S	L	C	C	B	N	M	P
R	L	B	R	O	A	E	L	I	E	R	E	E	A	C
E	U	Q	U	E	N	C	H	I	N	G	A	R	F	I
B	O	L	P	G	N	A	T	N	A	O	T	F	O	L
W	R	F	A	E	L	I	T	E	F	Y	M	O	A	I
A	I	M	D	R	M	M	M	E	D	L	B	E	M	S
R	D	(E)	C	R	U	O	S	R	D	M	A	B	L	A
T	E	A	(M)	S	I	T	E	G	A	R	E	V	E	B
S	N	I	E	(I)	C	N	A	B	O	I	L	K	O	A
S	N	U	S	B	(L)	A	K	N	D	E	X	I	M	R
T	M	P	O	T	A	S	S	I	U	M	I	W	T	S
S	E	E	R	F	C	B	L	E	N	D	F	I	Z	Z

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Bamboo, Bars, Basilic, Beat, Beverage, Blend, Boil, Bubbles, Burp, Calcium, Cans, Carbonated, Case, Chill, Detox, Drink, Extracted, Famous, Fizz, Flavor, Fluoride, Foam, Free, French, Green, Iced, Juice, Kiwi, Leaf, Lemon, Lime, Magnesium, Mango, Minerals, Mint, Mixed, Museums, Natural, Party, Peach, Potassium, Quenching, Recipe, Rose, Source, Strawberry, Sugar

Last Saturday's Answer: Winner

To purchase **WONDERWORD** books, visit www.WonderWordBooks.com, or call 1-800-642-6480.

2-8 CRYPTOQUIP

A G J N L U L S E L H X U W P E S V X E P N M U Q N I N L S U R N H J U J H A U S G W Z J L G M C - J U C G W Z M U L R Z U Q N T : E A G I N L V X G T J .

Saturday's Cryptoquip: THE FELLOW MAKING VERY THICK, HEAVY COVERS IS QUITE ECCENTRIC. YOU MIGHT CALL HIM OFF-QUILTER.

Today's Cryptoquip Clue: U equals A

SUDOKU

DIFFICULTY RATING: ★☆☆☆☆

		1		3	5	7		4
	3		2		6	8	5	
5	8		9			6		3
2			1			9		6
	5			2			8	
7		3			8			5
1		5			9		6	8
	6	4	5		2		9	
8		9	4	6		5		

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HOW TO PLAY: Each row, column and set of 3-by-3 boxes must contain the numbers 1 through 9 without repetition.

PREVIOUS SOLUTION

6	9	2	4	5	3	1	8	7
4	8	7	1	6	2	9	5	3
1	3	5	7	9	8	6	2	4
5	2	1	6	3	7	8	4	9
9	4	8	2	1	5	3	7	6
7	6	3	8	4	9	5	1	2
2	5	6	9	7	1	4	3	8
8	1	9	3	2	4	7	6	5
3	7	4	5	8	6	2	9	1

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

February 15, 2021

UEP Bloomington, LLC
401 E. State Street, 4th Floor
Rockford, IL 61104

Subject: Notice of Public Hearing

To whom it may concern:

Notice is hereby given that the Planning Commission of the City of Bloomington, Illinois, will hold a public hearing for review and action on a S-4 Local Historic Preservation District nomination application (listed below) for property at *112 E. Washington Street, Bloomington, IL* ("Subject Property") owned by Urban Equity Properties, LLC. The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN:21-04-334-007).

1). A nomination application submitted by the Franklin Park Foundation.
The public hearing will be held:
Wednesday, February 24, 2021
at 4:00 p.m. in the
City Council Chambers,
109 E. Olive Street, Bloomington, Illinois
The public hearing will be livestreamed at www.cityblm.org/live

The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property. The Historic Preservation Commission passed a Resolution and report on January 25th 2021 recommending the Planning Commission determine the property to meet Bloomington's criteria for historic designation. A copy of the Resolution is included with this letter.

You are receiving this notification since you are the property owner of the Subject Property. All interested persons may present their views upon said nomination applications, or ask questions related to the applicants' requests at the scheduled public hearings. Included with this letter is a copy of the submitted nomination form. The applicant's supplemental materials are available in the Historic Preservation Packet from December 17, 2020. The packet is online at https://www.cityblm.org/Home/ShowDocument?id=25629.

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.

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.**

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

Planning Staff
Economic & Community Development
City of Bloomington, IL

Encl: Nomination form
Resolution 2021-01

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

February 15, 2021

Franklin Park Foundation
317 E. Chestnut Street
Bloomington, IL 61701

Subject: Notice of Public Hearing

To whom it may concern:

Notice is hereby given that the Planning Commission of the City of Bloomington, Illinois, will hold a public hearing for review and action on a S-4 Local Historic Preservation District nomination application (listed below) for property at *112 E. Washington Street, Bloomington, IL* ("Subject Property") owned by Urban Equity Properties, LLC. The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN:21-04-334-007).

1). A nomination application submitted by the Franklin Park Foundation.
The public hearing will be held:
Wednesday, February 24, 2021
at 4:00 p.m. in the
City Council Chambers,
109 E. Olive Street, Bloomington, Illinois
The public hearing will be livestreamed at www.cityblm.org/live

The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property. The Historic Preservation Commission passed a Resolution and report on January 25th 2021 recommending the Planning Commission determine the property to meet Bloomington's criteria for historic designation. A copy of the Resolution is included with this letter.

You are receiving this notification since you are the applicant. All interested persons may present their views upon said nomination applications, or ask questions related to the applicants' requests at the scheduled public hearings. Included with this letter is a copy of the submitted nomination form. The applicant's supplemental materials are available in the Historic Preservation Packet from December 17, 2020. The packet is online at https://www.cityblm.org/Home/ShowDocument?id=25629.

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.

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**

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

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.

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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.
Sincerely,

Planning Staff
Economic & Community Development
City of Bloomington, IL

Encl: Nomination form
Resolution 2021-01

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

February 9, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, February 24, 2021 at 4:00 PM at www.cityblm.org/live on an S-4 Local Historic Preservation District nomination application (listed below) for property at *112 E. Washington Street, Bloomington, IL* ("Subject Property") owned by Urban Equity Properties ,LLC (401 E. State St. 4th Floor, Rockford, IL)

1. A nomination application submitted by the Franklin Park Foundation (317 E. Chestnut St., Bloomington, IL).

The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property.

The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN 21-04-334-007).

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 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.

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.
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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.

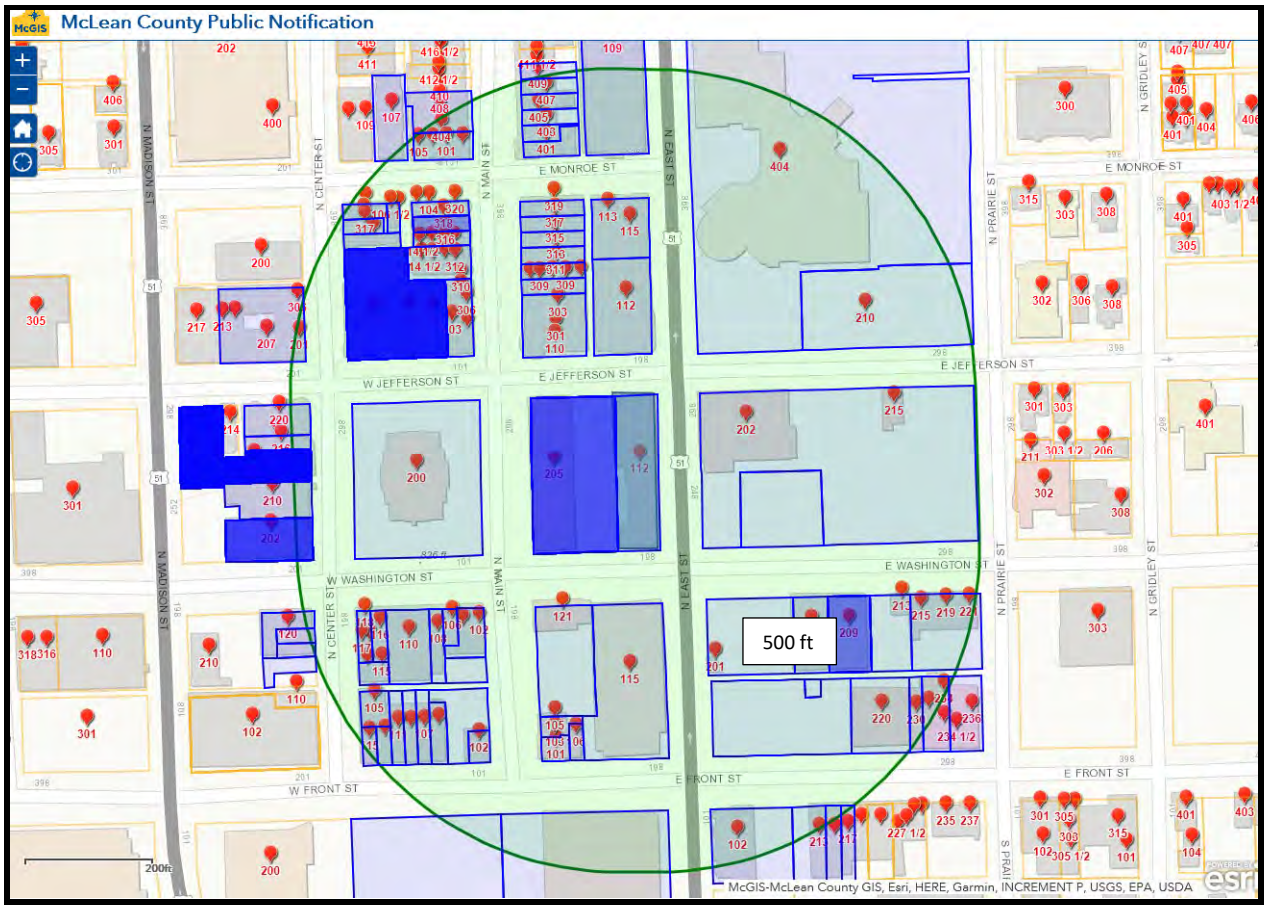
Economic & Community Development Department
115 E Washington St, Ste 201
Bloomington IL 61701
(309) 434-2226
planning@cityblm.org

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



FRED WOLLRAB
107 HILLTOP ROAD
BLOOMINGTON, IL 61701

MCLEAN COUNTY LAND TRUST PBB 299
317 N MAIN ST
BLOOMINGTON, IL 61701

ZCV3 LLC
419 N MAIN ST APT B
BLOOMINGTON, IL 61701

PAUL LAWRENCE
108 W MONROE ST
BLOOMINGTON, IL 61701

REAL ESTATE HOLDINGS LLC
P O BOX 3636
BLOOMINGTON, IL 61702

MEMED NURCESKI
110 W WASHINGTON ST
BLOOMINGTON, IL 61701

DEVYN CORP
307 E GROVE ST
BLOOMINGTON, IL 61701

MCLEAN COHISTORICAL SOC
200 N MAIN ST
BLOOMINGTON, IL 61701

COUNTY ENTERPRISES LLC PARKER MCLEAN COUNTY
511 S MCCLUN
BLOOMINGTON, IL 61704

FRANK HOFFMAN
3003 WISTERIA LN
BLOOMINGTON, IL 61704

MARLENE GREGOR
205B LILY LN
BLOOMINGTON, IL 61701

HAROLD & RHEA EDGE BOYD
313 N MAIN ST
BLOOMINGTON, IL 61701

LAND TRUST NO CJG-21-0185-00
15638 CRESTWICKE DR
BLOOMINGTON, IL 61705

INN FRONT LLC
103 N ROBINSON ST
BLOOMINGTON, IL 61701

MID CITY PROPERTY LLC
312 N MAIN ST
BLOOMINGTON, IL 61701

PRAIRIELAND INVESTMENT PARTNERS LLC
PO BOX 10
LINCOLN, IL 62656

JOHN WERDERITS
8627 OAKMONT RD
BLOOMINGTON, IL 61705

RJV PROPERTY
3102 HARVEST HILL AVE
BLOOMINGTON, IL 61705

PUBLIC BUILDING COMMISSION
308 E WASHINGTON ST / PO BOX 3127
BLOOMINGTON, IL 61701

ALAN & NAOMI WEINTRAUB
2006 WOODFIELD RD
BLOOMINGTON, IL 61704

UEP BLOOMINGTON LLC
401 E STATE ST FL 4
ROCKFORD, IL 61104

RUSSEL FRANCOIS
118 W WASHINGTON ST
BLOOMINGTON, IL 61701

6 PROPERTY LLC
116 EASTVIEW DR
NORMAL, IL 61761

ALAN & NAOMI WEINTRAUB
2006 WOODFIELD RD
BLOOMINGTON, IL 61704

D.HARTWEG ILLINOIS HOUSE BUILDING LLC
207 W JEFFERSON ST STE 305
BLOOMINGTON, IL 61701

JAMES WHITE
1215 E WASHINGTON ST
BLOOMINGTON, IL 61701

RYAN SZYNKAREK
54 AVON RD
ELK GROVE VILLAGE, IL 60007

JAMES FINEGAN
111 W FRONT ST
BLOOMINGTON, IL 61701

REDBIRD PROPERTY MGMT INC
200 N LINDEN ST
NORMAL, IL 61761

JAN LANCASTER -BISTRO
316 N MAIN ST
BLOOMINGTON, IL 61701

ROBERT STEINMAN
44 ALTEZA
SANTA FE, NM 87508

LAND TRUST NO CJG-21-0185-00
15638 CRESTWICKE DR
BLOOMINGTON, IL 61705

UEP BLOOMINGTON LLC
401 E STATE ST FL 4
ROCKFORD, IL 61104

DFB PROPERTIES LLC
102 N MAIN STREET
BLOOMINGTON, IL 61701

JAMES WHITE
1215 E WASHINGTON ST
BLOOMINGTON, IL 61701

JOHN WOLLRAB
116 EASTVIEW DR
NORMAL, IL 61761

DILLON DEVELOPMENT
11 BENT CT
BLOOMINGTON, IL 617048

SECOND PRESBYTERIAN CHURCH
313 N EAST ST
BLOOMINGTON, IL 61701

HARRY FULLER
PO BOX 3696
BLOOMINGTON, IL 61702

SKCO REAL ESTATE LLC
115 W JEFFERSON ST STE 200
BLOOMINGTON, IL 61701

INN FRONT LLC
103 N ROBINSON ST
BLOOMINGTON, IL 61701

GREEN BUILDING
3102 HARVEST HILL AVE
BLOOMINGTON, IL 61705

MCLEAN COUNTY LAND TRUST
317 N MAIN ST
BLOOMINGTON, IL 61701

121 NORTH MAIN LLC
121 N MAIN ST FL 4
BLOOMINGTON, IL 61701

121 NORTH MAIN LLC
FOURTH FLOOR 121 N MAIN ST
BLOOMINGTON, IL 61701

A CELESTE HOCHHALTER
107 W MONROE ST
BLOOMINGTON, IL 61701

BEVERLY MILLER
15980 N 300 EAST RD
DANVERS, IL 61732

CENTER SERIES & ILLINOIS LLC
CONSOLIDATED PROPERTIES LLC 120
PO BOX 9565
PEORIA, IL 61612

DENNIS KNOBLOCH
115 W JEFFERSON ST STE 200
BLOOMINGTON, IL 61701

HERITAGE ENTERPRISES INC
PO BOX 3188
BLOOMINGTON, IL 61702

CME REAL ESTATE INVESTMENTS LLC
1404 KURT DR
BLOOMINGTON, IL 61701

6 PROPERTY LLC
116 EASTVIEW DR
NORMAL, IL 61761

REDBIRD PROPERTY MANAGEMENT CO
200 N LINDEN ST
NORMAL, IL 61761

ENSENBERGER BUILDING CORP
PO BOX 9565
PEORIA, IL 61612

GREEN BUILDING LLC
111 W FRONT ST
BLOOMINGTON, IL 61701

FRONTIER COMMUNICATIONS
TAX DEPARTMENT 401 MERRITT 7
NORWALK, CT 06851

PAUL BROWN
105 HILLTOP RD
BLOOMINGTON, IL 61701

PNC REALTY SERVICES
PO Box 52427
Atlanta, GA 30355

STEVEN WANNEMACHER
23 MONARCH DR
BLOOMINGTON, IL 61704

STEVEN WANNEMACHER
23 MONARCH DR
BLOOMINGTON, IL 61704

FRED DRAKE HEARTLAND BANK AND TRUST COMPANY
PO BOX 67
Bloomington, IL 61702

MCLEAN COUNTY LAND TRUST
202 N CENTER ST
BLOOMINGTON, IL 61701

MICAH & MELISSA MCCLELLAND
1116 E GROVE
BLOOMINGTON, IL 61701

MERLE & CAROL HUFF
P O BOX 9565
PEORIA, IL 61612

D JAY COTE
212 N CENTER ST UNIT 604
BLOOMINGTON, IL 61701

NANCY ISAACSON
212 N CENTER ST UNIT 502
BLOOMINGTON, IL 61701

NANCY LOITZ
212 N CENTER ST UNIT 105
BLOOMINGTON, IL 61701

EVAN PAGE DONALDSON
212 N CENTER ST UNIT 303
BLOOMINGTON, IL 61701

JOSEPH READY
212 N CENTER ST UNIT 402
BLOOMINGTON, IL 61701

PEOPLES BANK TRUSTEE
202 N CENTER ST
BLOOMINGTON, IL 61701

CHARLES STUCKEY
2101 WOODFIELD RD
BLOOMINGTON, IL 61704

DAVID STARK
209 E WASHINGTON ST APT 5
BLOOMINGTON, IL 61701

JEANNA KLUNK
212 N CENTER ST UNIT 602
BLOOMINGTON, IL 61701

CONSOLIDATED PROPERTIES LLC SERIES EB
P O BOX 9565
PEORIA, IL 61612

LESLI GRIFFITH
212 N CENTER ST UNIT 503
BLOOMINGTON, IL 61701

EDWARD WOLLENSCHLAGER
212 N CENTER, UNIT 203
BLOOMINGTON, IL 61701

FRED & ROBERTA RABERT
212 N CENTER ST UNIT 305
BLOOMINGTON, IL 61701

JACQUELINE NICHOLSON
212 N CENTER ST UNIT 403
BLOOMINGTON, IL 61701

CLAY COX
MCLEAN COUNTY LAND TRUST H-325
202 N CENTER ST
BLOOMINGTON, IL 61701

XI VIXENS LLC
209 E WASHINGTON ST, UNIT 1
BLOOMINGTON, IL 61701

MANDULA BAY LLC
209 E WASHINGTON ST APT 5 6TH FL
BLOOMINGTON, IL 61701

ENSENBERGER BUILDING CORP
PO BOX 9565
PEORIA, IL 61612

STEVE & TERRI HELREGEL GRADY
212 N CENTER ST UNIT 702
BLOOMINGTON, IL 61701

WILLIAM GLASS
212 N CENTER ST UNIT 104
BLOOMINGTON, IL 61701

DEBORAH RUBIN
212 N CENTER ST UNIT 205
BLOOMINGTON, IL 61701

BRUCE JOHNSON
212 N Center St Unit 401
BLOOMINGTON, IL 61701

SCOTT & TAMI WACKER
212 N CENTER ST UNIT 501
BLOOMINGTON, IL 61701

CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
February 24, 2021

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
Z-28-20	6.06 acres of the property identified as PINs: 15-31-278-003 and 15-31-276-026	Rezone	Caitlin Kelly, Assistant City Planner
PETITIONER'S REQUEST:	Rezone a portion of the subject properties from B-1 General Commercial District to R-2 Mixed Residence District and R-3A Multiple-Family Residence District.		

The Planning Commission previously recommended approval of this case at the December 9, 2020 meeting. As of January 25, 2021, City Council remanded the case back to the Commission for consideration of additional evidence in a new public hearing.

STAFF RECOMMENDATION:

Staff recommends approval of the zoning map amendment request.

1) Motion to establish a finding of fact
2) Motion to recommend approval of the rezoning of Tract I (2.95 acres of PIN 15-31-276-026 and a portion of 15-31-278-003) from B-1 General Commercial District to R-2 Mixed Residence District.
3) Motion to recommend approval of the rezoning of Tract II (3.11 acres of PIN 15-31-278-003) from B-1 General Commercial District to R-3B Multiple-Family Residence District.

Figure 1: The subject properties and proposed map amendments

NOTICE

The application has been filed in conformance with relevant procedural requirements. Public notice for the hearing in December was published in *The Pantagraph* on Monday, November 23, 2020. Notices were mailed to property owners within 500 feet and a large metal sign was placed on the property. Notices were published for the February 24, 2021 public hearing on February 8, 2021. Courtesy notices for the February meeting were mailed to property owners within 500 feet of the subject property. A large metal sign was also placed on the property.

GENERAL INFORMATION

Owner and Applicant: Krishna Balakrishnan, Terra LLC

PROPERTY INFORMATION

Existing Zoning:	B-1 General Commercial, S-1 Airport Noise Overlay
Existing Land Use:	Vacant
Property size:	17.63 acres total Tract I: 2.95 acres to be rezoned R-2, Tract II: 3.11 acres to be rezoned R-3B
PIN:	A portion of 15-31-278-003, 15-31-276-026

SURROUNDING ZONING AND LAND USES

Zoning	Land Uses
North: B-1 General Commercial	North: Medical offices, educational and religious facilities, townhomes
South: B-1, P-2 Public Lands and Institutions w/ S-1 Airport Noise Overlay	South: Vacant
East: B-1, Agriculture (unincorporated)	East: Vacant
West: R-2 Mixed Residence	West: Single- and two-family residences

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

PROJECT DESCRIPTION

Related case history: In 2018, the petitioner was granted a special use permit (Ordinance 2018-28) to construct two five-unit townhomes at 1410 S Woodbine Road (PIN 15-31-232-010), presently zoned B-1 General Commercial District. At that time, townhomes and other forms of dwelling units were permitted as a special use within the B-1 Highway Business District. Since the 2019 Zoning Ordinance update, however, new residential construction in the B-1 District is prohibited, leading the petitioner to request a zoning map amendment to facilitate the construction of additional townhomes.

The Planning Commission held a public hearing and recommended approval of Z-28-20 at the December 9, 2020 meeting. The recommendation was approved by vote of 7-1-0. One person provided testimony against the requested map amendment at the hearing. One person, outside of the applicant spoke in favor of the petition. Several residents sent emails to the Commission prior to the public hearing, but did not attend the public hearing. The emails were shared with the petitioner. On January 25, 2021 City Council remanded the case back to Planning Commission for additional consideration.

Background: The subject sites account for approximately six acres of two larger parcels belonging to the Hawthorne Commercial Subdivision, directly to the south of General Electric (GE) Road and east of Towanda Barnes Road. Since the subdivision's establishment in 2001, some commercial and residential development has occurred on the northern parcels, including insurance and medical offices, an assisted living facility, beauty salons, a Hindu temple, the Scribbles Center for Learning, and multi-unit townhomes. Much of the southern and eastern segments of the subdivision remain vacant, although a hotel has been developed to the northeast.

Beyond the commercial properties to the north, on the other side of General Electric Road, are single-family homes zoned R-1B. The Sapphire Lake Subdivision, zoned R-2 Mixed Residence District, directly abuts the western portions of the subject properties. More commercially zoned parcels, publicly owned land, and the Central Illinois Regional Airport lie to the south. To the east, there are large tracts of unincorporated agricultural land.

Figure 2: One of the townhouses permitted via special use permit (Ord. 2018-28)

Project Description: The applicant has submitted a zoning map amendment request to rezone approximately three acres of the 4.86 acre western parcel from B-1 to R-2, Mixed Residence District, and 3.11 acres of the nearly 13 acre eastern parcel from B-1 to R-3A, Multiple-Family Residence District. The applicant describes difficulty building out the Hawthorne Commercial Subdivision with strictly commercial uses, seeking to stimulate the development of the area with a mix of residential and commercial properties instead. Much of the property has remained undeveloped since 2001.

The purpose and permitted uses of these districts are attached to this report. Crucially, the B-1 District does not permit residential development, allowing instead for retail, medical offices, gas stations, and restaurants, among other commercial uses. The proposed R-2 classification permits single- and two-family units by right at a density of up to 13 units per acre. The district permits single-family attached units, such as townhomes, as a special use, and also with a density of up to 13 units per acre. R-3A Districts permit multi- family dwelling units in addition to single- and two-family residences by right with a density between 12 to 29 units per acre. The R-3A District also permits some light commercial uses such as a sports and fitness center or community center as a special use.

Since this case was originally heard by Planning Commission in December 2020, staff have received inquiries related to the possibility of rezoning both subject properties to R-2. The Planning Commission and City Council are tasked with acting on the petition as it has been submitted and advertised. Amending the petition is outside of the scope of the Planning Commission, and an amendment to the petition would require a new publication and public hearing. If the items are denied, the property will continue to have a B-1 Zoning Classification, the property owner could develop the property with the uses permitted in the B-1 District. If the property owner submitted a new classification proposing a different residential classification, the Commission and Council would be tasked with reviewing the proposal in the contexts of the comprehensive plan, trend in zoning, surrounding patterns of development, availability and sizing of infrastructure and utilities.

PURPOSE AND INTENT

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

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

R-3A Multiple-Family Residence District. The R-3A Residence District is intended to facilitate the development of residential districts for primarily multiple-family dwelling units which may generally serve as a zone of transition between nonresidential districts and residential districts of more moderate density. This district is further intended to provide for the needs of persons desiring multiple-family dwelling units at densities from 12 to 29 dwelling units per acre.

Link to Comprehensive Plan:

The Comprehensive Plan's Future Land Use map identifies the subject properties as "Employment Centers," adjacent to low- and medium-density residential areas as well as to an "emerging" commercial activity center. The Land Use Priorities map lists the properties as Tier-1, or vacant and under-utilized land for infill development or redevelopment. Further, the subject property is located within the Stable Area, as identified in Figure 4.1 of the Comprehensive Plan. The Plan suggests identifying opportunities to gradually transition the low-density residential developments in the Stable Areas into mixed use, walkable neighborhoods that appeal to all residents (N-1.4).

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 properties have been vacant for almost two decades. The existing zoning district allows for various commercial uses like restaurants, recreational facilities, offices and retail. However, given a lack of market demand for these uses, the applicant seeks to develop a portion of the properties for residential uses. Approval of the 2018 special use permit for attached single-family homes on the parcel north of the subject property also influenced the area's development away from strictly commercial to a mixed residential-commercial area. **The standard is met.**

2. *The length of time the property has remained vacant as zoned considered in the context of land development in the area;* These parcels have been vacant at least since the Hawthorne Commercial Subdivision began development in 2001. Adjacent parcels to the north which were previously vacant have since been developed with a mix of residential and commercial uses. **The standard is met.**

3. *The suitability of the subject property for uses authorized by the proposed zoning;* With the construction of multi-family townhomes on the western side of Woodbine Road, the development pattern of the area is trending toward a mix of residential and commercial uses. The R-2 Zoning District permits single- and two-family dwellings, while R-3A allows the former in addition to multi-family dwelling units. R-3A districts may serve as a buffer between non-residential uses and medium-density residential areas. R-2 districts, in turn, provide a transition between higher- and lower-density residential. In this way, the respective zoning map amendment requests are complementary. It should be noted that the eastern portion of the lot lies within

the 60 Ldn Airport Noise Impact Zone; residential construction is allowed within this zone so long as the building incorporates sound insulation materials as set out in Ch. 44, 8-2B2. **The standard is met.**

4. *The existing land uses and zoning of nearby property;* Vacant properties immediately adjacent to Tract II are zoned for commercial uses; developed adjacent tracts are improved with offices, gas stations, hospitality and retail uses. The commercial center to the north includes educational and religious facilities, offices, and personal services. Properties surrounding Tract I are residential in character, with townhomes directly to the north and single-family housing in the R-2 district to the west. **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 proposed rezoning may enable infill development on parcels which have been vacant for many years, adding to the available housing stock and providing a mutual benefit to the public and to the individual property owner. Further, the proposed R-2 (tract 1) provide a buffer between the adjacent single-family residential district and potential business uses. Moving east, the proposed R-3A District continues the gradual increase in intensity functioning as a transition between medium density residential uses and the commercial uses. The higher density residential district will complement the adjacent commercial uses by providing patrons, without negatively impacting the adjacent property owners' ability to develop commercial uses that may not be ideal adjacent to single-family homes. **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;* Presently, Woodbine Road connects to General Electric Road to the north. If further development is to occur, Woodbine can reasonably be extended southward to Pamela Drive. **The standard is met.**

7. *The extent to which the prosed amendment is consistent with the need to minimize flood damage and the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area;* The properties lie in an area of minimal flood hazard according to FEMA flood hazard data. Differing site design and off-street parking requirements for residential uses may result in similar or fewer amounts of impermeable surface area than if the sites were developed for strictly commercial uses. **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; Access to services and utilities is currently provided to the Sapphire Lake residential subdivision to the west of the subject properties, and the area is served by Unit 5 Schools, the Bloomington Library, and Bloomington Police and Fire. Importantly, access to 60" storm and 12" sanitary sewerage runs through a portion of PIN 15-31-278-003. **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 zoning amendment would facilitate housing development for Bloomington residents, as well as provide a transitional buffer between higher intensity commercial uses, denser residential development, and neighboring low-density residential uses, yielding a public benefit on multiple levels. The proposed amendment further assists with the goal N-1.4 of the Comprehensive Plan. **The standard is met.**

10. *The extent to which property values are diminished by the particular zoning restriction;* The subject properties' current general commercial zoning permits uses that may negatively impact surrounding residents and residential property values, including gas stations, truck stops, and commercial cleaning or repair services. **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;* It is not expected that the subject properties' reclassifications as mixed- and multi-family residential areas would negatively affect nearby property values. Several academic studies point to the neutral or even positive impact of multi-family housing on neighboring single-family home values over time. **The standard is met.**

12. *Whether a comprehensive plan for land use and development exists, and whether the ordinance is in harmony with it;* While the Future Land Use map indicates that the subject parcels are part of an anticipated employment center, this use has yet to emerge under current market conditions. The Land Use Priorities map identifies these parcels as being a Tier-1 Infill Priority. Rezoning these parcels to residential uses could potentially enable investment in currently underutilized and vacant land. **The standard is met.**

13. *And whether the City needs the proposed use;* The proposed zoning district promotes development of a Tier-1 Infill Priority and would allow for the potential development of housing types unique to Bloomington's housing stock. **The standard is met.**

STAFF RECOMMENDATION: Staff finds the application meets the standards for a map amendment. Staff recommends approval of 1) the rezoning of Tract I (2.95 acres of PIN 15-31-

276-026 and a portion of 15-31-278-003) from B-1 General Commercial District to R-2 Mixed Residence District and 2) the rezoning of Tract II (3.11 acres of PIN 15-31-278-003) from B-1 General Commercial District to R-3B Multiple-Family Residence District.

Should the rezoning of one or both parcels be rejected by the Planning Commission or City Council, the petitioner may submit subsequent zoning map amendment requests exploring alternative classifications for the subject properties.

Respectfully submitted,

Caitlin Kelly, Assistant City Planner

Attachments:

- Draft Ordinance
- Petitions for Zoning Map Amendment
- List of Permitted Uses in the B-1, R-2, and R-3A Districts
- Aerial Map
- Zoning Map
- Newspaper Notice and Neighborhood Notice with Map and Notification Mailing List

Ordinance NO. 2020 -

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PROPERTY LOCATED SOUTH OF GENERAL ELECTRIC ROAD AND WEST OF TOWANDA BARNES ROAD, APPROXIMATELY 6.06 ACRES IN THE HAWTHORNE COMMERCIAL SUBDIVISION, FROM B-2 LOCAL COMMERCIAL DISTRICT TO R-2 MIXED RESIDENCE DISTRICT AND R-3A MULTIPLE-FAMILY RESIDENCE DISTRICT

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting to rezone the property commonly described as six and six-hundredths acres south of General Electric Road and West of Towanda Barnes Road in the Hawthorne Commercial Subdivision (PINs: 15-31-278-003; 15-31-276-026; 15-31-279-006), 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 B-2 Local Commercial District to R-2 Mixed Residence District and R-3 Multiple-Family Residence District and adopted findings of fact on the same; and

WHEREAS, the Bloomington Planning Commission found the petition to comply with the findings of fact guided by those purposes, 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-2 Mixed Residence District and R-3A Multiple-Family Residence District; and

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

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

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

2. That the petition requesting to rezone the property commonly described as six and six-hundredths acres south of General Electric Road and West of Towanda Barnes Road in the Hawthorne Commercial Subdivision (PINs: 15-31-278-003; 15-31-276-026; 15-31-279-006), legally described in Exhibit A which is attached hereto and made part hereof by this reference, from B-2 Local Commercial District to R-2 Mixed Residence District and R-3 Multiple-Family Residence District is hereby approved.

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

Passed on this _____ day of February 2020.

DRAFT

Approved on this _____ day of February 2020.

CITY OF BLOOMINGTON:

_____

Tari Renner, Mayor

ATTEST:

_____

Leslie Smith-Yocum, City Clerk

DRAFT

EXHIBIT A

Legal Description

Tract 1, R-2 Rezoning:

A part of the NEY-4 of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, City of Bloomington, Mclean County, Illinois, more particularly described as follows: Beginning at the southwest corner of Lot 21 in the Thirteenth Addition to Hawthorne Commercial Subdivision, according to the Plat thereof recorded as Document No. 2018-7743 in the Mclean County Recorder of Deeds Office, being on the east line of Sapphire Lake Subdivision according to the Plat thereof recorded as Document No. 2002-07481 in said recorder's office; thence N.90°-00'-00"E. 150.00 feet to the west right of way line of Woodbine Road as dedicated with Resolution No. 2007-99, recorded as Document No. 2007-29742 in said recorder's office; thence S.00°-00'-00"E.

184.76 feet on said west right of way line to the westerly extension of the south line of Lot 20 in Twelfth Addition to Hawthorne Commercial Subdivision recorded as Document No. 2015-16156 in said recorder's office; thence N.90°-00'-00"E.

190.00 feet on said westerly extension and the south line of said Lot 20; thence S.00°-00'-00"E. 319.00 feet; thence N.90°-00'-00"W. 190.00 feet to the west right of way line of said Woodbine Road; thence S.00°-00'-00"E. 96.24 feet on said west right of way line; thence N.90°-00'-00"W. 150.00 feet to the east line of First Addition to Sapphire Lake Subdivision according to the Plat thereof recorded as Document No. 2003-29381 in said recorder's office; thence N.00°-00'-00"E.

600.00 feet to the Point of Beginning, EXCEPT the Woodbine Road right of way dedicated with said Resolution No. 2007-99.

Said Tract I contains 2.95 acres, more or less, with assumed bearings given for description purposes only.

DRAFT

Tract 2, R-3A Rezoning:

A part of the NEY-I of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, City of Bloomington, Mclean County, Illinois, more particularly described as follows: Commencing at the southwest corner of Lot 20 in the Twelfth Addition to Hawthorne Commercial Subdivision, according to the Plat thereof recorded as Document No. 2015-16156 in the Mclean County Recorder of Deeds Office; thence N.90°-00'-00"E. 425.00 feet on the south line of said Lot 20 to the west right of way line of Leslie Drive as dedicated with Resolution No. 2007-99, recorded as Document No. 2007-29742 in said recorder's office; thence S.00°-00'-00"E. 319.00 feet on said west right of way line; thence N.90°-00'-00"W. 425.00 feet; thence N.00°-00'-00"E. 319.00 feet to the Point of Beginning, containing 3.11 acres, more or less, with assumed bearings given for description purposes only.

DRAFT

PETITION FOR ZONING MAP AMENDMENT

State of Illinois)
) ss.
County of McLean)

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

Now comes Terra LLC, hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents, receiver, executor (executrix), trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;

2. That said premises legally described in Exhibit "A" presently has a zoning classification of B1 under the provisions of Chapter 44 of the Bloomington City Code, 1960;

3. That the present zoning on said premises is inappropriate due to error in original zoning, technological changes altering the impact or effect of the existing land uses, or the area in question having changed such that said present zoning is no longer contributing to the public welfare;

4. That your petitioner(s) hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the R2 and R3A zoning district classification;

5. That said requested zoning classification is more compatible with existing uses and/or zoning of adjacent property than the present zoning of said premises; and

6. That said requested zoning classification is more suitable for said premises and the benefits realized by the general public in approving this petition will exceed the hardships imposed on your petitioner(s) by the present zoning of said premises.

WHEREFORE, your petitioner(s) respectfully pray(s) that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended by changing the zoning classification of the above-described premises from B1 to R2 & R3A.

Respectfully submitted,

[redacted]

Krishna Balakrishnan
Print Name

Managing Member
Title

Exhibit A
Legal Description

45128.06
11/10/20
JTS

Legal Description Tract I
Proposed R-2 Zoning

A part of the NE¼ of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the southwest corner of Lot 21 in the Thirteenth Addition to Hawthorne Commercial Subdivision, according to the Plat thereof recorded as Document No. 2018-7743 in the McLean County Recorder of Deeds Office, being on the east line of Sapphire Lake Subdivision according to the Plat thereof recorded as Document No. 2002-07481 in said recorder's office; thence N.90°-00'-00"E. 150.00 feet to the west right of way line of Woodbine Road as dedicated with Resolution No. 2007-99, recorded as Document No. 2007-29742 in said recorder's office; thence S.00°-00'-00"E. 184.76 feet on said west right of way line to the westerly extension of the south line of Lot 20 in Twelfth Addition to Hawthorne Commercial Subdivision recorded as Document No. 2015-16156 in said recorder's office; thence N.90°-00'-00"E. 190.00 feet on said westerly extension and the south line of said Lot 20; thence S.00°-00'-00"E. 319.00 feet; thence N.90°-00'-00"W. 190.00 feet to the west right of way line of said Woodbine Road; thence S.00°-00'-00"E. 96.24 feet on said west right of way line; thence N.90°-00'-00"W. 150.00 feet to the east line of First Addition to Sapphire Lake Subdivision according to the Plat thereof recorded as Document No. 2003-29381 in said recorder's office; thence N.00°-00'-00"E. 600.00 feet to the Point of Beginning, EXCEPT the Woodbine Road right of way dedicated with said Resolution No. 2007-99.

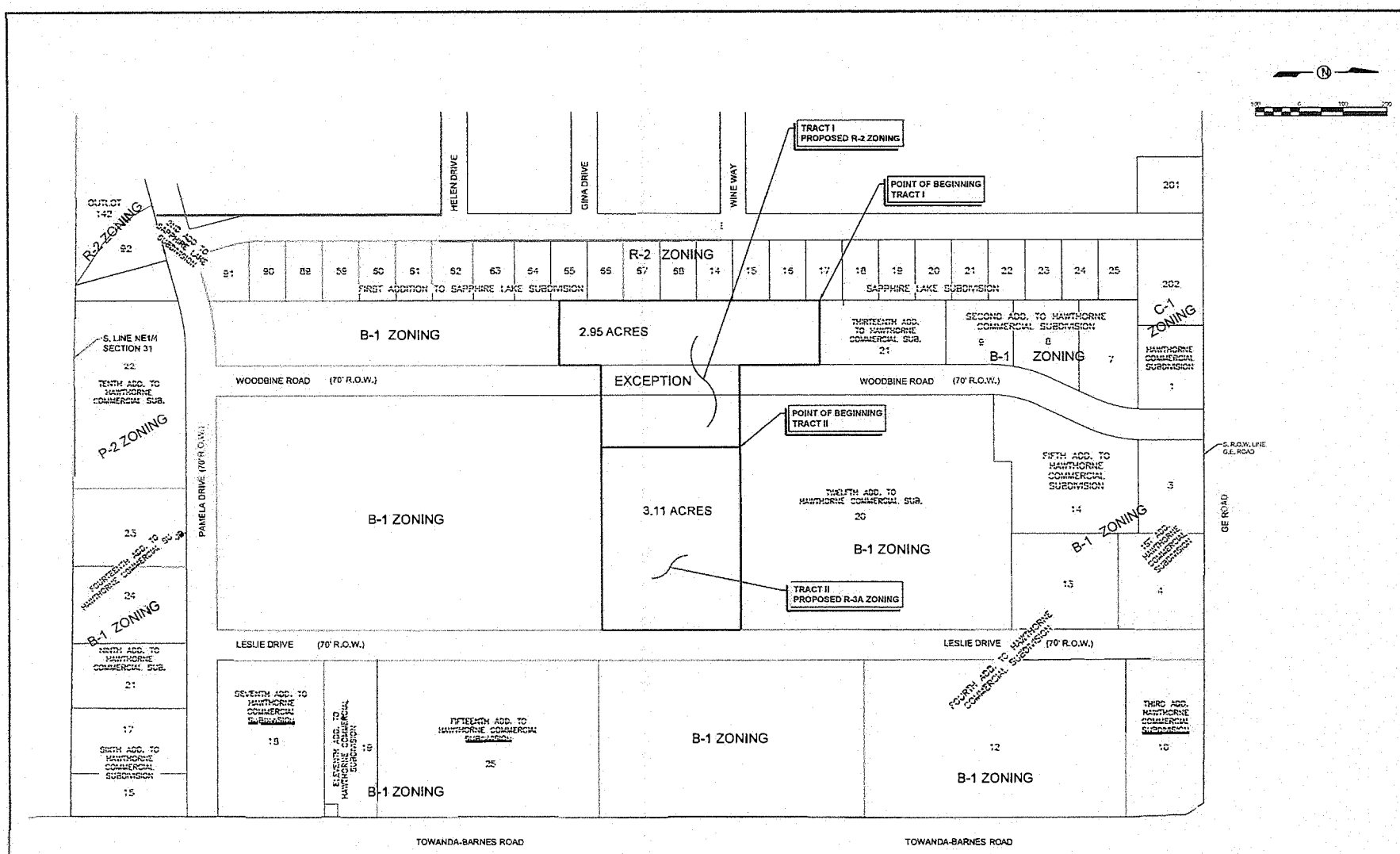
Said Tract I contains 2.95 acres, more or less, with assumed bearings given for description purposes only.

45128.06
11/10/20
JTS

Exhibit A

Legal Description Tract II
Proposed R-3A Zoning

A part of the NE¼ of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly described as follows: Commencing at the southwest corner of Lot 20 in the Twelfth Addition to Hawthorne Commercial Subdivision, according to the Plat thereof recorded as Document No. 2015-16156 in the McLean County Recorder of Deeds Office; thence N.90°-00'-00"E. 425.00 feet on the south line of said Lot 20 to the west right of way line of Leslie Drive as dedicated with Resolution No. 2007-99, recorded as Document No. 2007-29742 in said recorder's office; thence S.00°-00'-00"E. 319.00 feet on said west right of way line; thence N.90°-00'-00"W. 425.00 feet; thence N.00°-00'-00"E. 319.00 feet to the Point of Beginning, containing 3.11 acres, more or less, with assumed bearings given for description purposes only.



A ZONING
(McLEAN COUNTY)

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DR. JSB/mb
CH.
APP. CPB

HAWTHORNE COMMERCIAL SUBDIVISION
RESIDENTIAL ZONING EXHIBIT

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 1 OF 1

JOB # 45128.06

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 B-1 zoning is suitable for commercial use however, in an effort to fully develop the Hawthorne Commercial property and meet current market conditions, the developer desires to provide an environment for affordable detached single-family, attached single-family and multi-family dwellings in addition to commercial uses.

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

Hawthorne Commercial Subdivision development was initiated in 2001. The buildout of this Highway Business Property has not occurred as originally expected and has continued to lag for successive development ownerships due to a variety of marketplace conditions. The developer proposes the introduction of residential development uses in combination with existing residential and commercial uses in immediate proximity.

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

The property can easily be developed in conversion to residential uses given the public utility and street infrastructure in place, which includes the existing internal public street system and the existing public street system adjoining the comprehensive perimeter of Hawthorne Commercial Subdivision.

4. The existing land uses and zoning of nearby property

The proposed Tract I zoning would match the adjacent R-2 zoning to the west in Sapphire Lake Subdivision and the proposed Tract II zoning would serve as a "use" buffer between B-1 zoning uses east of Pamela Drive and proposed R-2 uses adjoining Woodbine Road.

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

There is a need for additional housing in the local market including detached single-family, attached single-family and multi-family dwellings. R-2 zoning requested is compatible with properties to the West and North. R-3A zoning requested is compatible with existing B-1 zoning uses and provides a transition of use between proposed single-family uses and current Highway Business uses. As such, there is no hardship to the public. To the contrary, the proposed zoning amendments provide the opportunity for additional housing presently needed in the marketplace, utilization of existing infrastructure and infill development of an overabundance of B-1 property.

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

Existing internal street systems are of adequate width and functional utility to sustain uses of proposed and existing zoning classifications. Internal street systems connect to adjacent collector and arterial streets (G.E. Road & Towanda Barnes Road).

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 proposed amendment is not in consistent with need to minimize flood damage. The development contains storm sewer & flood route surface drainage systems with capacities necessary for conveyance of development runoff to existing storm water detention facilities provided for Hawthorne Commercial Subdivision in Sapphire Lake Subdivision.

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

The same services required to serve adjoining R-2 zoning uses and B-1 zoning uses would be required for proposed amendment zoning uses as are currently reasonably supplied. While the use of services may increase, it will not increase services beyond limits previously contemplated for the Hawthorne Commercial Subdivision.

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 proposed amendment is consistent with the public interest. While rezoning acknowledges a change in use, it is consistent with public need for additional and varied types of residential housing alternatives.

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

Property values should not be detrimentally affected by the proposed zoning amendment. Property values should increase as result of this highest and best use and the developments ability to add these properties on current tax rolls.

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

There is no anticipated destruction of property values.

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

A comprehensive plan exists for the City of Bloomington and calls for B-1 zoning in this area. However, there are many locations of varied tract sizes for B-1 type uses within the community competing with Hawthorne Commercial property in the marketplace. Many of those locations have more potential for development, as evidenced by the fact this commercially zoned property has remained underdeveloped for the past 20 years. The proposed zoning map amendment is not inconsistent with the comprehensive plan.

13. Whether the City needs the proposed use

The proposed housing products are anticipated to meet the current market needs and changing trends. We believe this zoning amendment provides opportunity to assist as a catalyst to progressive development of the remaining land and respectfully request approval of our request in order to provide these housing products.

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

City of Bloomington, IL
Monday, November 30, 2020

Chapter 44. Zoning

Article V. Business District Regulations

§ 44-502. [Ch. 44, 5-2] Permitted uses.

Refer to Article **XVII**, Definitions, for clarity on the uses listed.

A. Land uses. Uses are allowed in the Business Districts in accordance with Table 502A. The following key is to be used in conjunction with the Use Table.

(1) Permitted uses. A "P" indicates that a use is considered permitted within that district as of right subject to compliance with all other requirements of this Code.

(2) Special uses. An "S" indicates that a use is permitted, though its approval requires review by the City Council as required in Article **XVII**, subject to compliance with all other requirements of this Code and contingent upon conditions of approval which may be imposed by the City.

(3) Uses not permitted. A blank space or the absence of the use from the table indicates that the use is not permitted within that district.

(4) Use regulations. Many allowed uses, whether permitted by right or as a Special Use, are subject to compliance with Article **XVII**.

(5) Unlisted uses. If an application is submitted for a use not listed, the Zoning Enforcement Officer shall make a determination as to the proper zoning district and use classification for the new or unlisted use. If no permitted or special use is similar in character, intensity, and operations to that of the proposed use, a text amendment may be initiated pursuant to Article **XVII** to establish parameters for permitting such use within the City of Bloomington.

B. Allowed Uses Table.

Table 502A: Business Districts - Permitted and Special Uses

	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Agricultural							
Forestry	P	P					
Horticultural Services	P	P					
Urban Agriculture						P	
Urban Garden					P	P	
RESIDENTIAL							
Household Living							
Dwelling Unit, Single-Family				P[2]		P[1]	

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Dwelling Unit, Single-Family Attached			S		P	P[1]	
Dwelling Unit, Two-Family		P[1]	S	P[2]	P	P[1]	
Dwelling Unit, Multiple-Family		P[1]	S	P[2]	P	P	
Live/Work Unit			S	P[2]	P	P	
Group Living							
Agency Supervised Homes			S	P[2]	P		§ **44-1019**
Agency-Operated Family Homes			S	P[2]	P		§ **44-1019**
Agency-Operated Group Homes			S	P[2]	P	P[1]	§ **44-1019**
Convents, Monasteries			P				§ **44-1019**
Dormitories			S		S		§ **44-1019**
Group Homes for Parolees			S	S	S	S	§ **44-1019**
INSTITUTIONAL							
Education							
Pre-schools	P	P	P		S		
Business and Trade Schools	P		P				
College and University Classrooms			P		S		
Government							
Courthouses				P			
Government Services and Facilities	P	P	P	P	P	P	
Police Stations, Fire Stations	P	P	P	P	P	P	
Religious							
Place of Worship	S[2]		P[2]	P[2]	P[2]		
Health							
Ambulatory Surgical Treatment Center	P	P	P	P			
Hospital or Medical Center	S		S				
Residential-Type							
Domestic Violence Shelter	P		P	P	P		
Home for the Aged			P		S		§ **44-1019**
Other Institutional, Cultural							

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	**B-2**	**C-1**	**D-1**	**D-2**	**D-3**	**Reference**
Clubs and Lodges	P	P	P	S	P		§ **44-1012**
Food Pantry	P	P	P		P		§ **44-1018**
Libraries			P	P	P		
Museums and Cultural Institutions			P	P	P	P	
Zoos	S						
RECREATIONAL							
Country Clubs, Golf Clubs, Golf Courses			P				§ **44-1016**
Community Center			P	P	P	S	§ **44-1013**
Fairgrounds, Agricultural Exhibits	S						§ **44-1017**
Parks and Recreation Facilities	P	P	P	P	P	P	
Riding Stables, Riding Schools	S						
Swimming Clubs	P	P					
Swimming Pools, Community	P	P	P				§ **44-1032**
COMMERCIAL							
Aircraft and Automotive							
Car Wash	P[3]	S					§ **44-1009**
Farm Machinery Sales and Service	P[3]						
Towing Services							
Truck Stops, Truck Plazas	S						
Truck Wash	S						
Vehicle Fueling Station	P	S					
Vehicle Repair and Service	S						§ **44-1034**
Vehicle Rental Service	P[3]						
Vehicle Sales and Service	S						
Entertainment and Hospitality							
Amusement Parks	S						
Commercial Recreation Facilities	P	P		S			§ **44-1015**
Community Reception Establishments					S		§ **44-1014**
Entertainment and Exhibition Venues	P[3]				S		

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	**B-2**	**C-1**	**D-1**	**D-2**	**D-3**	**Reference**
Miniature Golf Courses	P						
Sexually Oriented Entertainment Businesses	P[5]						
Sports and Fitness Establishments	P	P	P	P	S	S	§ **44-1013**
Theaters and Auditoriums	P			P		S	
Lodging							
Bed-and-breakfast Establishments		P	P[6]	P	P		§ **44-1007**
Boarding and Rooming Houses		P		P	S		§ **44-1019**
Camp and Camping Establishments	S						§ **44-1008**
Hotel or Motel	P			P	S	S	§ **44-1021**
Offices							
Financial Services	P	P	P	P	P		
General Offices, Business or Professional	P	P	P	P	P	P	
Medical or Dental Office or Clinic	P	P	P	P	P		§ **44-1024**
Medical Laboratory	P	P	P				
Printing, Copying and Mailing Services	P	P	P	P	P	P	
Recording and Broadcast Studios	P		P[7]	P		P	
Research Facility or Laboratory	S		S			P	
Personal Services							
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.	P	P	P[7]	P	P	P	
Funeral Parlor, Mortuary	P	P	P		S		
Instructional Studios	P	P	P[7]	P	P	P	
Kennels, with no outdoor exercise areas	P[3]	P[3]	P[3]			P[3]	
Kennels, with outdoor exercise areas	S						
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.	P	P	P[7]	P	P	P	

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Pet Care: Grooming, Day Care, Training	P	P	P	P	P	P	
Veterinary Office or Clinic	P	P	S		P		§ **44-1035**
Day-care centers	P	P	P		S		
Retail and Service							
Artisanal/Craft Production and Retail	P	P		P	P	P	
Auction Houses	P					P	
Bars, Taverns, Nightclubs	P[3]	S	P[7]	P	S	P	
Building Materials and Supplies	P						
Catering Services	P	P				P	
Drive-Through, attached to a retail or service use	P[3]	P[3]	S			S	
Drug Stores and Pharmacies	P	P	S	P	P		
Farmers Market				P			
Grocery Stores, Supermarkets	P	P					
Gun Shops	P[3]	P[3]					
Liquor Stores	P	P	P[7]				
Manufactured and Mobile Home Sales	S						§ **44-1023**
Medical Marijuana Dispensing Organization	P	P	P	P	P	P	
Mobile Food and Beverage Vendor	P	P	P	P		P	§ **44-1027**
Restaurants	P	P	P[7]	P	P	P	
Retail Sales, General	P	P	P[7]	P	P	P	
Retail sales, Outdoor	P	S		S		P	
Roadside Markets	P						
Sexually Oriented Business	P[5]						
Specialty Food Shops	P	P	P[6]	P	P	P	
INDUSTRIAL							
Manufacturing and Production, Light							
Apparel, Fabrics, Leather Industries						P	
Commercial Cleaning and Repair Services	P		P				

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Commercial Community Kitchen			P	P	S	P	
Electronics Assembly Plants							
Fabricated Metal Industries						S	
Furniture and Fixtures Industries						S	
Trade and Construction Services	P	P				P	
Storage and Equipment Yards							
Mini Warehouses	S						§ **44-1026**
Parking Lot, Commercial	S	S	S	S		S	
Transportation							
Bus and Taxi Passenger Terminals	S			S			
Heliports, Heliport Terminals	S		S				
Rail Passenger Terminals	P			P			
Utilities							
Commercial Solar Energy Conversion Facilities	P	P				P	§ **44-1031**
Private Solar Energy Conversion Facilities	P	P	P	P	P	P	§ **44-1031**
Private Wind Energy Conversion Facilities	P	P					§ **44-1036**
Public or Private Utility Facility, Minor	P	P	P	P	P	P	
Radio, Television Stations-Towers	P			P		P	
Wireless Communication Facilities	P	P	P	P	P	P	§ **44-1037**

Notes:

1. A Special Use is required when the use adjoins a Residential District boundary line.
2. The use is permitted only when located above the first story above grade
3. Maximum permitted height is 45 feet or three stories, whichever is lower.
4. A Special Use is required when the use adjoins a Residential District boundary line.
5. The use is allowed in the zoning district represented by that column provided that no lot line of the lot to be occupied by such use shall be located closer than 1,000 feet to the lot line of a lot occupied by a Sexually Oriented Entertainment Business, or other Sexually Oriented Business, and further provided that no lot line of the lot to be occupied by such use

shall be located closer than 500 feet to the lot line of a lot used for a Commercial Recreation Facility, a Day-care center, children's museum, Agency-Operated Family Home, Agency-Operated Group Home, Agency-Supervised Home, hobby shop or toy store, Pre-school, Public or Private School, Boarding School, Park or Recreation Facility, Sports and Fitness Establishment, Community Center, Place of Worship, Residential Dwelling Unit, Hospital or Zoo.

6. The use is allowed in that zoning district only as an accessory use occupying not more than 40% of the floor area of any story within a Business, Office or Residential Building or combination thereof;
7. The use is allowed in that zoning district only as an accessory use occupying not more than 25% of the floor area of any story within an Office or Residential Building or combination thereof;

Select Language ▼

City of Bloomington, IL
Monday, November 30, 2020

Chapter 44. Zoning

Article IV. Residential District Regulations

§ 44-402. [Ch. 44, 4-2] Residential districts - permitted and special uses.

Refer to Article **XVI**, Definitions, for clarity on the uses listed.

A. Land uses. Uses are allowed in the Residential Districts in accordance with Table 402A. The following key is to be used in conjunction with the Use Table.

(1) Permitted uses. A "P" indicates that a use is considered permitted within that district as of right subject to compliance with all other requirements of this Ordinance.

(2) Special uses. An "S" indicates that a use is permitted, though its approval requires review by the City Council as required in Article **XVII**, subject to compliance with all other requirements of this Code and contingent upon conditions of approval which may be imposed by the City.

(3) Uses not permitted. A blank space or the absence of the use from the table indicates that the use is not permitted within that district.

(4) Use regulations. Many allowed uses, whether permitted by right or as a Special Use, are subject to compliance with Article **XVII**.

(5) Unlisted uses. If an application is submitted for a use not listed, the Zoning Enforcement Officer shall make a determination as to the proper zoning district and use classification for the new or unlisted use. If no permitted or special use is similar in character, intensity, and operations to that of the proposed use, a text amendment may be initiated pursuant to Article **XVII** to establish parameters for permitting such use within the City of Bloomington.

B. Allowed Uses Table.

Table 402A: Residential Districts - Permitted and Special Uses

	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	Reference
Agricultural									
Apiary/Bee Keeping	P	P	P	P	P	P	P	P	§ **44-1005**
Chicken Keeping	S	S	S	S	S	S	S	S	§ **44-1011**
Urban Agriculture						S	S		
Urban Garden			P	P	P	P	P	P	
RESIDENTIAL									
Household Living									
Dwelling Unit, Single-Family	P	P	P	P	P	P	P		

Table 402A: Residential Districts - Permitted and Special Uses

	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	Reference
Dwelling Unit, Single-Family Attached					S	P	P		
Dwelling Unit, Two-Family			S	S	P	P	P		
Dwelling Unit, Multiple-Family					S	P	P		
Manufactured Homes				P				P	
Mobile Homes								P	
Dwelling Unit, Accessory									
Live/Work Unit							S		
Group Living									
Agency Supervised Homes			P	P		S	S		§ **44-1019**
Agency-Operated Family Homes	P	P	P	P	P	P	P		§ **44-1019**
Agency-Operated Group Homes					S	P	P		§ **44-1019**
Convents, Monasteries					S	S	P		§ **44-1019**
Dormitories					S	S	P		§ **44-1019**
Group Homes for Parolees	S	S	S	S	S	S	S	S	§ **44-1019**
INSTITUTIONAL									
Education									
Pre-schools	S	S	S		S	S	S	S	
Government									
Government Services and Facilities	P	P	P		P	P	P	P	
Police Stations, Fire Stations	P	P	P		P	P	P	P	
Religious									
Place of Worship	S[1]	S[1]	S[1]	S[1]	S[1]	S[1]	S[1]	S[1]	
Cemetery and Columbarium	S	S	S	S	S	S	S	S	§ **44-1010**
Residential-Type									
Domestic Violence Shelter					P	P	P		
Home for the Aged						S	S		§ **44-1019**
Other Institutional, Cultural									
Clubs and Lodges							S		

Table 402A: Residential Districts - Permitted and Special Uses									
	R-1A	**R-1B**	**R-1C**	**R-1H**	**R-2**	**R-3A**	**R-3B**	**R-4**	**Reference**
Food Pantry							S		§ **44-1018**
RECREATIONAL									
Country Clubs, Golf Clubs, Golf Courses	S	S	S	S	S	S	S	S	§ **44-1012**
Community Center						S	S	S	§ **44-1013**
Parks and Recreation Facilities	P	P	P	P	P	P	P	P	
Swimming Clubs						S	S	S	
Swimming Pools, Community	S	S	S	S	S	S	S	S	§ **44-1032**
COMMERCIAL									
Entertainment and Hospitality									
Sports and Fitness Establishments						S	S	S	§ **44-1013**
Lodging									
Bed-and-breakfast Establishments						S	S		§ **44-1007**
Boarding and Rooming Houses					S	S	P		§ **44-1019**
Offices									
Medical or Dental Office or Clinic							S		§ **44-1024**
Medical Laboratory							S		
Personal Services									
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.							S[2]	S[2]	
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.							S[2]	S[2]	
Day-care centers	S	S	S	S	S	S	S	S	
Retail and Service									
Drug Stores and Pharmacies							S[2]	S[2]	
Grocery Stores, Supermarkets							S[2]	S[2]	
INDUSTRIAL									
Utilities									
Public or Private Utility Facility, Minor	P	P	P		P	P	P	P	
Private Solar Energy Conversion Facilities	P	P	P		P	P	P	P	§ **44-1031**

Table 402A: Residential Districts - Permitted and Special Uses									
	R-1A	**R-1B**	**R-1C**	**R-1H**	**R-2**	**R-3A**	**R-3B**	**R-4**	**Reference**
Wireless Communication Facilities	S	S	S		S	S	S	S	§ **44-1037**

Notes:

1. Maximum permitted height is 45 feet or three stories, whichever is lower.
2. The use shall be located within a building containing multiple-family or office uses in the R-3B District and shall not be permitted within a Mobile Home or Dwelling Unit in the R-4 District. The maximum permitted floor area is 1,600 square feet for Clothing Care; 1,000 square feet for Personal Care or 5,000 square feet for Drug Stores, Pharmacies, and Grocery Stores

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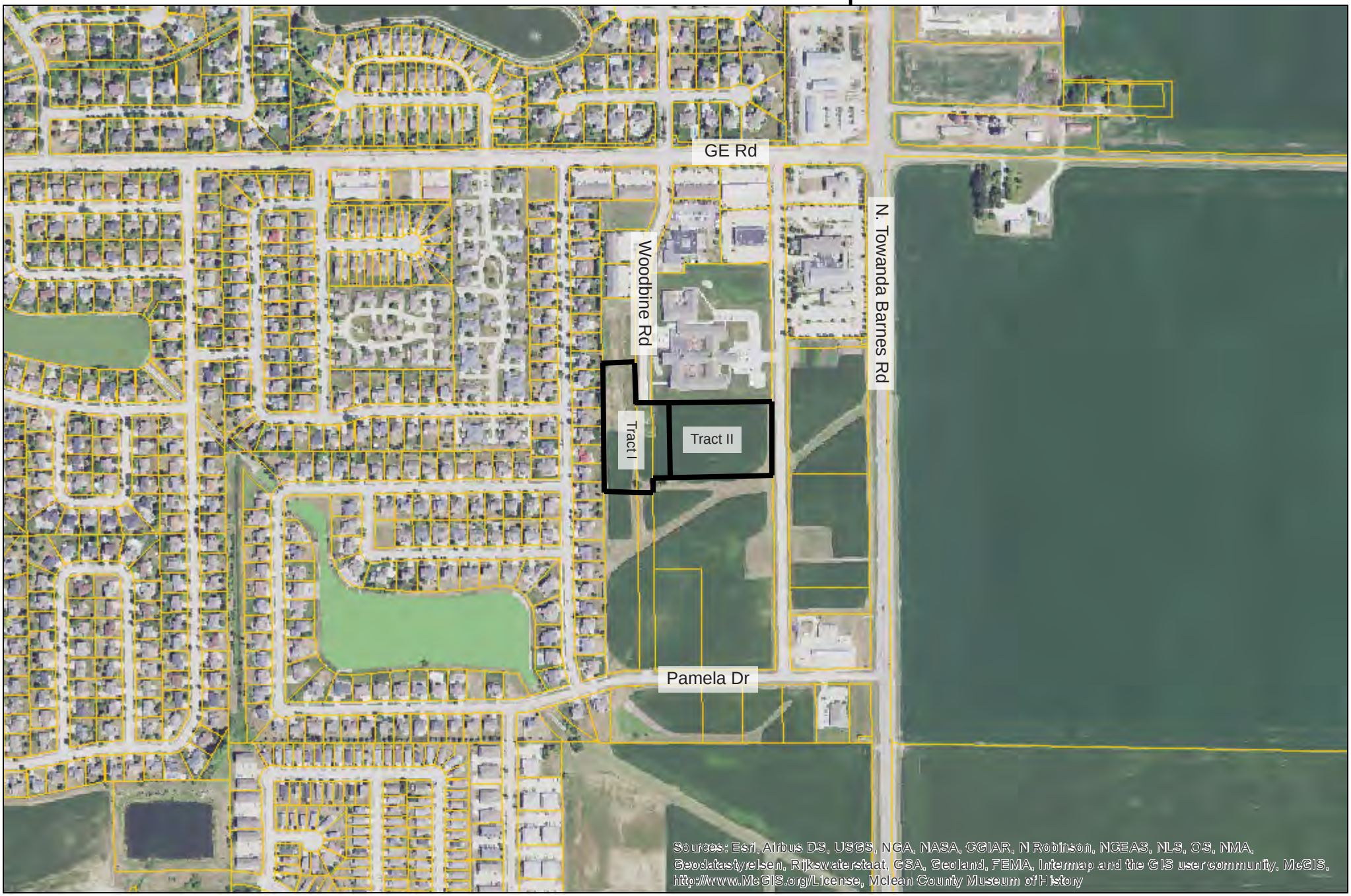
2/17/2021

Z-28-20 Aerial Map



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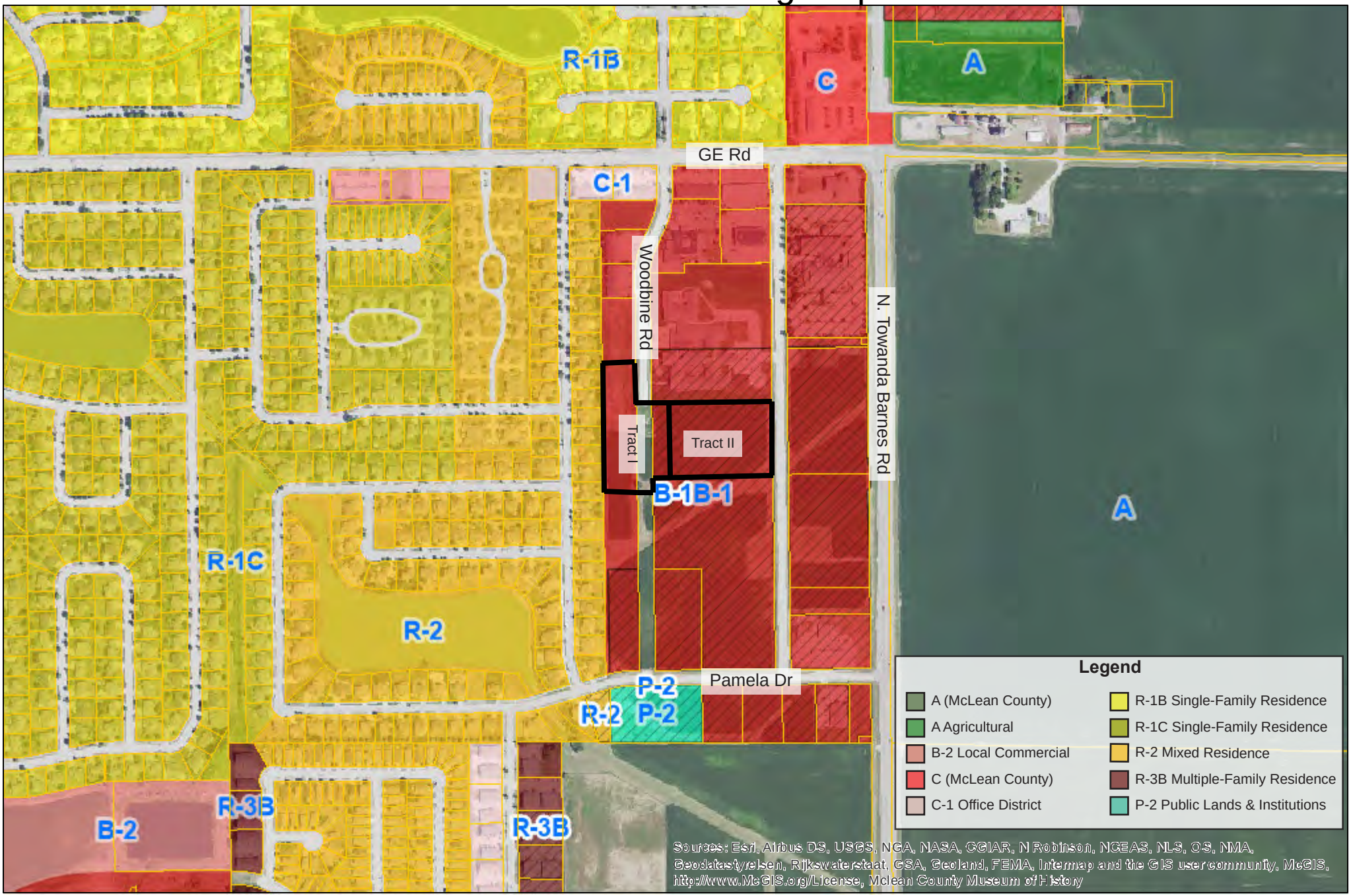
Z-28-20 Zoning Map



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Pets & Supplies

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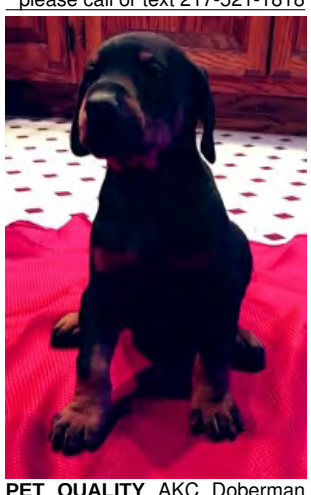

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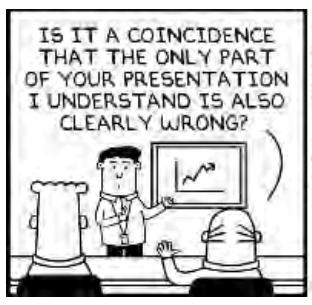
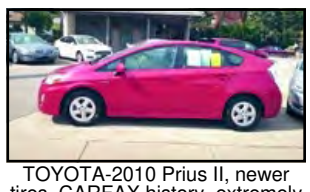


Automotive



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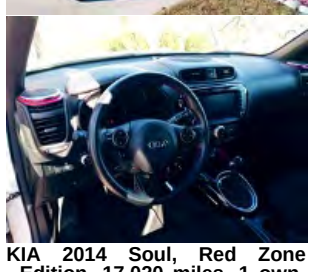
GMC 1997 Sierra 1500, locally owned, 4.3 V6, auto, only 111,000 miles. $5,700 CustomAutoSalesonline.com Bloomington•Ph.309-838-3809

HONDA 2011 CR-V LX. FWD, 4 cylinder, Honda dealer service history, 126,000 mi....$8,900 CustomAutoSalesonline.com Bloomington•Ph.309-838-3809



KIA 2014 Soul, Red Zone Edition, 17,020 miles. 1 owner, nonsmoking, white, red and black. Excellent condition. 18" Alloy wheels, Infinity surround system, Panoramic roof, very sharp. $10,500 firm. 309-821-1096

SUBARU-2012 Tribeca Limited 3.6R awd, like new 1 owner, leather, 3rd row, 147,000mi.....$9,900 CustomAutoSalesonline.com Bloomington•Ph.309-838-3809

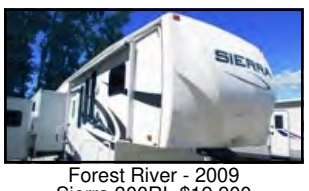
Campers-Motorhomes

2006 KEYSTONE Outback 27RSDS Travel Trailer RV, 2 Slide Outs, 1 Awning, 1 A/C Unit, $2000, heinil@gmx.com, (630) 524-9044

Campers-Motorhomes

Sunnybrook - 2000
27RFKS $9,995
Maroa, 800-528-9787
www.FOURWINDSRV.com

Keystone - 2007
Montana 3585SA $17,995
Maroa, 800-528-9787
www.FOURWINDSRV.com



Forest River - 2009
Sierra 300RL $19,900
Maroa, 800-528-9787
www.FOURWINDSRV.com

Forest River - 2017
Hemisphere 26RL $19,995
East Peoria, 800-528-9787
www.FOURWINDSRV.com

Forest River - 2020
Salem 27DBK $19,995
Maroa, 800-528-9787
www.FOURWINDSRV.com

Jayco - 2020
Jay Flight 32RLOK $35,995
Maroa, 800-528-9787
www.FOURWINDSRV.com

Jayco - 2020
Jay Flight 34MBDS $36,995
East Peoria, 800-528-9787
www.FOURWINDSRV.com

Keystone - 2020
Montana 3781RL $69,995
East Peoria, 800-528-9787
www.FOURWINDSRV.com

Jayco - 2021
Jay Flight SLX 7 174BH $15,995
Maroa, 800-528-9787
www.FOURWINDSRV.com

Jayco - 2021
Jay Flight SLX8 264BH $19,995
East Peoria, 800-528-9787
www.FOURWINDSRV.com

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Legal Inside

100403
NOTICE OF LETTING
Sealed proposals will be received until 9:00am, February 23, 2021, in the office of the County Engineer, 102 S Towanda Barnes Rd, Bloomington, IL 61705.
There are no fees for the following Proposal Packets.
Pre-qualification is not required.
2021 – EQUIPMENT PURCHASE
McLean County
1 – 2021 Track Excavator
1 – 2021 Platform Body with Remote Hydraulic Crane
Proposals may be had by applying on line to http://www.mcleancountyil.gov/index/aspx?NID=1027 or at the McLean County Highway Department Office, 102 S Towanda Barnes Rd, Bloomington, IL 61705.
McLean County reserves the right to reject any and all proposals and to waive technicalities.
All Bidders Authorization Forms MUST be completed & on file with the McLean County Highway Department prior to 12:00pm (noon), February 22, 2021.
Jerry Stokes, County Engineer, McLean County, IL.

100275
A Public Hearing before the Bloomington Planning Commission will be held virtually 2-24-21, 4:00 PM at www.cityblm.org/live on Z-28-20, request rezoning two tracts of land described below (Remanded back to Planning Commission by City Council 01-25, 2021). 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. Tract 1 is legally described as: A part of the NE1/4 of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, City of Bloomington, Mclean County, Illinois, more particularly described as follows: Beginning at the southwest corner of Lot 21 in the Thirteenth Addition to Hawthorne Commercial Subdivision, according to the Plat thereof recorded as Document No. 2018-7743 in the Mclean County Recorder of Deeds Office, being on the east line of Sapphire Lake Subdivision according to the Plat thereof recorded as Document No. 2002-07481 in said recorder's office; thence N.90°-00'-00"E. 150.00 feet to the west right of way line of Woodbine Road as dedicated with Resolution No. 2007-99, recorded as Document No. 2007-29742 in said recorder's office; thence S.00°-00'-00"E. 184.76 feet on said west right of way line to the westerly extension of the south line of Lot 20 in Twelfth Addition to Hawthorne Commercial Subdivision recorded as Document No. 2015-16156 in said recorder's office; thence N.90°-00'-00"E. 190.00 feet on said westerly extension and the south line of said Lot 20; thence S.00°-00'-00"E. 319.00 feet; thence N.90°-00'-00"W. 190.00 feet to the west right of way line of said Woodbine Road; thence S.00°-00'-00"E. 96.24 feet on said west right of way line; thence N.90°-00'-00"W. 150.00 feet to the east line of First Addition to Sapphire Lake Subdivision according to the Plat thereof recorded as Document No. 2003-29381 in said recorder's office; thence N.00°-00'-00"E. 600.00 feet to the Point of Beginning, EXCEPT the Woodbine Road right of way dedicated with said Resolution No. 2007-99. A portion of the property identified as: PIN:15-31-276-026 (2.95 acres more or less). Tract 2 is legally described as: A part of the NE1/4 of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, City of Bloomington, Mclean County, Illinois, more particularly described as follows: Commencing at the southwest corner of Lot 20

COUNSELING CENTER
UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN

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The University of Illinois Counseling Center is seeking applications for the position of Associate Director of Training. The successful candidate will join an energetic, diverse team of nearly 50 staff; the Counseling Center's mission is to provide culturally competent services to a diverse clientele presenting with a wide range of psychological, educational, social, and developmental concerns. The Counseling Center is also an APA approved pre-doctoral internship site.

This position is multifaceted in scope and function and is designed to assist the Director with the overall management of the Counseling Center's training services. See complete job description at https://go.illinois.edu/ADTraining or http://counselingcenter.illinois.edu/.

Doctorate in Clinical, Clinical/Community, Counseling Psychology, or related field is required. Must be licensed as a Clinical Psychologist in Illinois or be license transfer eligible from out of state. Must have been licensed for at least 3 years.

To ensure full consideration, please create your candidate profile through http://jobs.illinois.edu and upload your cover letter, vita, and contact information for three references no later than February 17, 2021.

The University is an EEO Employer/Vet/Disabled http://go.illinois.edu/EEO that participates in the federal e-Verify program and participates in a background check program focused on prior criminal or sexual misconduct history

Legal Inside

in the Twelfth Addition to Hawthorne Commercial Subdivision, according to the Plat thereof recorded as Document No. 2015-16156 in the Mclean County Recorder of Deeds Office; thence N.90°-00'-00"E. 425.00 feet on the south line of said Lot 20 to the west right of way line of Leslie Drive as dedicated with Resolution No. 2007-99, recorded as Document No. 2007-29742 in said recorder's office; thence S.00°-00'-00"E. 319.00 feet on said west right of way line; thence N.90°-00'-00"W. 425.00 feet; thence N.00°-00'-00"E. 319.00 feet to the Point of Beginning. A portion of the property identified as: PIN 15-31-278-003 (3.11 acres more or less). 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. 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.
Published: Monday, February 8, 2021

100337
NOTICE OF LETTING
Sealed proposals will be received until 10:00am, February 23, 2021, in the office of the County Engineer, 102 S Towanda Barnes Rd, Bloomington, IL 61705.
There is no fee for the following Proposal Packet.
Pre-qualification is required.
2021 MFT
CONSTRUCTION SECTION
McLean County
20-00031-05-RS
Lexington East Rd (CH 8)
200 Ton – Portland Cement; 135 Ton – Cover Ct Agg; 115 Ton – Seal Ct Agg; 37,000 Lbs – Bit Mat'l (Tack Ct); 35 Sq Yd – Temp Ramp; 5,850 Ton – HMA Bnd Cse IL-9.5 FG N50; 7,000 Ton – HMA Surf Cse Mix "C" N50; 200 Ton – Incidental HMA Surf; 6,000 Ton – Agg Wedge Shld Ty B; 465 Ea – Raised Refl Pvmt Mark; 187,772 Gal – Cir-Fdr Emuls Asphalt; 81,640 Sq Yd – FD Reclamation 6"; 7,000 Gal – Bit Mat'l (Prm Ct); 81,640 Sq Yd – Surf Profile Mill; 600 Sq Yd – HMA Surf Rem VD; 1 L Sum – Traf Cont & Prot (Spl); 37,119 Ft – Long Jt Seal; Other Misc Related Items
There is no fee for the following Proposal Packet.
Pre-qualification is required.
2021 TBP
CONSTRUCTION SECTION
Empire RD
19-16137-00-BR
Takiff Bridge
1 L Sum – Earth Exc; 582 Sq Yd – GeoTech Fab Gnd Stb; 660 Ton – Stone RR Cl A4; 320 Ton – Agg Surf Cse Ty B; 1 Ea – Rem Ext Str; 42.7 Cu Yd – Conc Str; 126.5 Cu Yd – Conc Sup-Str; 16.8 Cu Yd – Conc Encase; 301 Sq Yd – Prot Ct; 58,085 Lbs – Rebar Epoxy Ct; 174 Ft – Steel Rail Ty S1; 990 Ft – Furn Met Shell Pile 12x0.25; 990 Ft – Dr Pile; 2 Ea – Test Pile Met Shell; 1 Ea – Name Plate; 43 Sq Yd – GeoComp Wall Dr; 2 Ea – Pipe Undr Dr 8 Spl; 25 Ft – SPBGR Ty B; 4 Ea – Traf Bar Term Ty 5A; 4 Ea – Traf Bar Term Ty 1 Spl Flr; 4 Ea – Term Mark DA; 122 Ft – Pipe Undr Str 4"; 124 Ton – Porous Gran Emb Spl; 25 Ft – SPBGR (Short Rad); 1 L Sum – Const Layout Mod; 180 Ton – Agg Bse Cse Spl; Other Misc Related Items
There is no fee for the following Proposal Packet.
Pre-qualification is required.
2021 Non-MFT
CONSTRUCTION SECTION
McLean County
20-00053-04-RS
Chenoa Rd (CH 19)
4,727 Lbs – Bit Mat'l (Tack Ct); 320 Ton – HMA Bse Cse IL-9.5FG N50; 615 Ton – HMA Surf Cse IL-9.5FG Mix "C" N50; 25 Ton – Incidental HMA Surf; 7,070 Sq Yd – HMA Surf Rem 1 ½"; 300 Ton – Agg Wedge Shld Ty B; 2,810 Ft – Long Jt Seal; Other Misc Related Items
There are no fees for the following Proposal Packets.
Pre-qualification is not required.
2021 MFT
MATERIAL SECTIONS:
McLean County
21-00000-00-GM
GR 17: 4,000 Gal – Bit Mat'l HFE 90 or 150 (FOB)
Cheney's Grove RD
21-08000-00-GM
GR 14: 1,235 Ton – Seal Ct Agg CA-15/16 (Crushed Limestone Only – FOB Twp Shed)
GR 15: 500 Ton – Agg Surf Cse Ty B CA-6/10 (Crushed Limestone Only – FOB Twp Shed)
Dawson RD
21-13000-00-GM
GR 14: 1,160 Ton – Seal Ct Agg CA-15/16 (Crushed Limestone Only – FOB Twp Shed)
Funk's Grove RD
21-17000-00-GM
GR 17: 1,650 Gal – Bit Mat'l HFE-90 or 150 (FOB)
Martin RD
21-22000-00-GM
GR 14: 1,100 Ton – Seal Ct Agg CA-15/16 (Crushed Limestone Only – FOB Twp Shed)
GR 15: 250 Ton – Agg Surf Cse Ty B CA-6/10 (Crushed Limestone Only – FOB Twp Shed)
Randolph RD
21-27000-00-GM
GR 17: 3,000 Gal – Bit Mat'l HFE 90 or 150 (FOB)
2021 Non-MFT
MATERIAL SECTION
McLean County
2021 Non-MFT GR 9
500 Ton – HMA Surf Cse Mix "C" N50
Proposals may be had by applying on line to http://www.mcleancountyil.gov/index/aspx?NID=1027 or at the McLean County Highway Department Office, 102 S Towanda Barnes Rd, Bloomington, IL 61705.
McLean County, Cheney's Grove, Dawson, Funk's Grove, Martin, & Randolph Twp RDs reserve the right to reject any and all proposals and to waive technicalities.
All Bidders Authorization Forms MUST be Completed & on file with the McLean County Highway Department prior to 12:00pm (Noon), February 22, 2021.
Jerry Stokes, County Engineer, McLean County, IL

100262
PUBLIC NOTICE
NOTICE IS HEREBY GIVEN PURSUANT TO THE "ILLINOIS NOXIOUS WEED LAW" to the owners, occupants, agents and public officials in charge or control of any land in McLean County that they are required to control or eradicate all NOXIOUS WEEDS growing upon land under their control prior to the blooming, maturing of seed or other propagating of such weeds.
NOXIOUS WEEDS: (List)
a) Marihuana (Cannabis sativa L.);
b) Giant Ragweed (Ambrosia trifida L.) within the corporate limits of cities, villages, and incorporated towns;
c) Common Ragweed (Ambrosia artemisiifolia L.) within the corporate limits of cities, villages, and incorporated towns;
d) Canada Thistle (Cirsium arvense);
e) Perennial Sowthistle (Sonchus arvensis);
f) Musk Thistle (Carduus nutans);
g) Perennial members of the sorghum genus, including johnsongrass (Sorghum halepense), sorghum almum, and other johnsongrass X sorghum crosses with rhizomes; and
h) Kudzu (Pueraria labata).
NOTICE IS FURTHER GIVEN that if the persons responsible for the control of any lands in McLean County fail to comply with the provisions of the Illinois Noxious Weed Law the Control Authority of McLean County or the Department of Agriculture of the State of Illinois will take any necessary action to control or eradicate such weeds and the cost thereof will be assessed against the owner of the land involved. If unpaid for 6 months or longer, such assessment shall become a lien upon the property.
Date at Bloomington, McLean, County, Illinois, this 8 day of February, 2021.
Signed: Luke Hohulin
Weed Control Superintendent
McLean County Weed Control Authority

100209
A Public Hearing before the Bloomington Planning Commission will be held virtually on Wednesday, February 24, 2021 at 4:00 PM at www.cityblm.org/live on the following applications submitted by The Villas at Prairie Vista, LP (3028 Happy Landing Drive Springfield, IL 62711) for 7.31 acres located south of Southgate Drive and east of US/51, 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. The applicant is also requesting various waivers. The property is owned by Robert J. Lenz, Trustee McLean County Land Trust #2315. The subject property is legally described as: Lots 2 and 3 in Seventh Addition to Southgate Commercial Plaza Subdivision, and a part of Lot 12 in School Commissioners Subdivision, all in the SE% of Section 16, 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 Lot 3 in Seventh Addition to Southgate Commercial Plaza Subdivision according to the Plat thereof recorded as Document No. 2006-32000 in the McLean County Recorder of Deeds Office; thence S.01°-04'-21"E. 145.74 feet to the southeast corner of said Lot 3, on the north line of Lot 12 in School Commissioners Subdivision; thence S.87°-28'-47"E. 145.90 feet to the northeast corner of said Lot 12; thence S.01°-58'-00"E. 547.94 feet on the east line of said Lot 12; thence N.87°-32'- 00"W. 386.00 feet to the point of intersection with the southerly extension of an existing fence; thence N.00°-42'-21""W. 266.39 feet along the southerly extension of said fence and the northerly extension thereof; thence N.88°-53'-57"W. 44.02 feet; thence N.75°- 21'-13"W. 79.00 feet; thence N.35°-39'-45"W. 139.65 feet to the point of intersection with the southerly extension of the west line of Lot 2 in said Seventh Addition to Southgate Commercial Plaza Subdivision; thence N.01°-06'-03"E. 300.71 feet to the northwest corner of said Lot 2; thence S.87°-31'-56"E. 154.39 feet on the north line of said Lot 2; thence S.87°-29'-47"E. 263.72 feet to the Point of Beginning containing 318,550.35 S.F. 7.31 acres, more or less, with assumed bearings given for description purposes only.
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
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.
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 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 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.
Published: February 8,2021

100212
A Public Hearing before the Bloomington Planning Commission will be held virtually on Wednesday, February 24, 2021 at 4:00 PM at www.cityblm.org/live on an S-4 Local Historic Preservation District nomination application (listed below) for property at 112 E. Washington Street, Bloomington, IL ("Subject Property") owned by Urban Equity Properties ,LLC (401 E. State St. 4th Floor, Rockford, IL). The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN 21-04-334-007).
1. A nomination application submitted by the Franklin Park Foundation (317 E. Chestnut St., Bloomington, IL).
The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property.
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.
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.
Published: February 8, 2021

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Monday, February 8, 2021

Daily Bridge Club

Rhetorical question

By FRANK STEWART
Tribune Content Agency

"Last week I was asking whether things could get any worse," Unlucky Louie told me in the club lounge. "I meant it as a rhetorical question, but life took it as a challenge."

Louie blames his bad results on bad luck despite all the evidence to the contrary. Louie was South in a penny game. When he opened one spade, North might have raised to two spades with anyone else but chose a conservative 1NT with Louie.

West led the ten of clubs, and Louie promptly finessed with dummy's queen. East took the king and led a low trump.

LAST TRUMP

Louie won with the king, led a club to the ace and tried a heart to his queen. West won and led his last trump, and when East took the ace and led a third trump, Louie lost a diamond and two more hearts. Down one.

Over-finessing is one of Louie's problems. To assure eight tricks, he wins the first club with the ace and finesses in hearts. He is sure of one heart ruff in dummy to make the contract.

This week: those darned finesses.

DAILY QUESTION

You hold: ♠ A 6 5 ♡ 10 8 2 ◇ Q 10 8 ♣ K J 7 6. Your partner opens one heart. The next player passes. What do you say?

ANSWER: This is a judgment call. With perfectly flat pattern, I would settle for a conservative raise to two hearts. Some pairs use "constructive" major-suit raises, and the hand would be quite suitable for a single raise. An aggressive option would be to temporize with a two-club response or, in some systems, a forcing 1NT response.

South dealer
E-W vulnerable

NORTH
♠ 10 3 2
♡ 6 4
◇ 9 4 3 2
♣ A Q 5 3

WEST
♠ 7 4
♡ K J 9 7
◇ K J 7 5
♣ 10 9 8

EAST
♠ A 6 5
♡ 10 8 2
◇ Q 10 8
♣ K J 7 6

SOUTH
♠ K Q J 9 8
♡ A Q 5 3
◇ A 6
♣ 4 2

South	West	North	East
1 ♠	Pass	1 NT	Pass
2 ♡	Pass	2 ♠	All Pass

Opening lead — ♣ 10

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NEA Crossword Puzzle

ACROSS
1 Microwave
5 Telly network
8 Help in wrongdoing
12 Easier said — done
13 NATO cousin
14 Embankment
15 Grasp
16 Passe
18 Paid attention to
20 Parroted
21 Total failure
22 Make a choice
23 Hot topic
26 Vital signs
29 Least-varying tide
30 Dog owner's shout
31 Haul along
33 Drag race participant
34 Has a fever
35 Corduroy ridge
36 Birdseed
38 "— Schoen"
39 Facilitate
40 Rainy
41 Hop, skip or jump
43 Parthenon site
46 "Typee" author
48 Unusual
50 Leaning tower town
51 Route follower
52 Cruel
53 Great merriment
54 Collection
55 Ship's floor

DOWN
1 Highest degree
2 "Oops!" (hyph.)
3 Cabbage
4 Resulted (2 wds.)
5 Made catcalls
6 Modem speed unit
7 Okla. time
8 Votes to accept
9 Linger
10 Was very thrifty
11 A Kennedy
17 Syrup source
19 Payable
22 What we have
23 Small business mag
24 Mine find
25 Kolkata attire
26 Leather-to-be
27 Verve
28 Pout
30 Scurried along
32 "I'm impressed!"
34 Defense ploy
35 Sprinkled
37 Butterflies-to-be
38 Fiddle-de- —
40 Seize forcibly
41 Obscure
42 Otherwise
43 Envelope sealer
44 Neanderthal's home
45 Mr. Sevareid
46 EPA fuel concern
47 UPS units
49 Moose kin

Answer to Previous Puzzle

U	N	T	O		Y	E	A	R		S	E	C
F	O	R	A		A	L	P	O		A	X	E
O	M	I	T		W	I	R	Y		R	E	D
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	D	E	R	N			A	L	E			
			S	I	D	E	D		A	R	M	Y
W	E	S		D	U	N	E		P	E	R	U
O	V	A	L		M	V	P	S		S	I	L
K	E	P	I		M	Y	T	H	S			
			M	U	Y			I	T	C	H	
O	P	E	N	S			A	M	O	R	A	L
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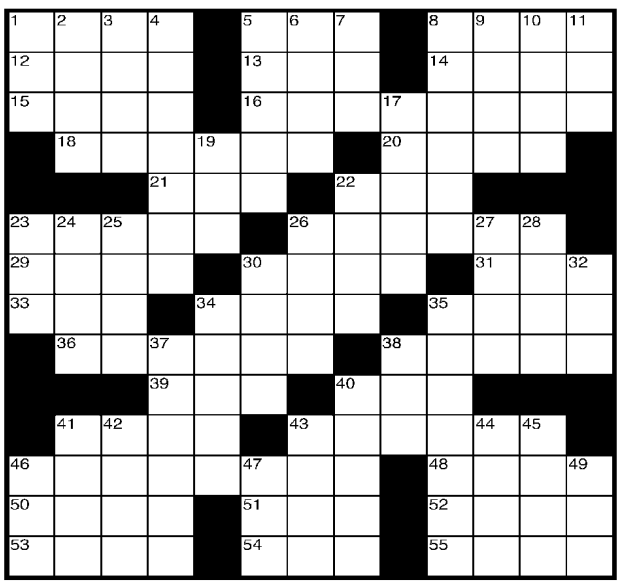
S	E	A		R	A	C	E		D	O	N	A



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J	A	D	A		G	R	A	S	S	O		O
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		E	L	A	T	E	R	S		A	R	A
Z	E	N	I	T	H				C	H	O	C
O	A	T		E	U	R	E	K	A		S	K
O	V	E	N		D	E	L	I	S	H		O
S	E	R	U	M		P	A	T	I	O	S	
			N	A	P	O	L	E	O	N	C	O
S	E	E	S	T	O				S	E	R	G
L	A	T		S	P	L	A	T		S	A	L
A	C	N	E			A	L	U	M		P	E
W	H	A	T	S	I	N	S	T	O	R	E	
			T	A	N	D	O	O	R	I		C
O	R	G	A	N	S			R	E	M	O	L
J	L	O		D	I	S	S				Z	O
S	E	T	U	P	S	H	O	P		D	O	U
	S	A	N	I	T	I	Z	E		I	N	D
	S	C	O	T	S	M	E	N		M	E	S

Answers to 02-07-2021

WONDERWORD

By DAVID OUELLET

HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the **WONDERWORD.**

PERRIER WATER — **Solution: 9 letters**

C	E	R	A	G	U	S	E	M	J	M	C	R	S	B
S	A	X	O	T	E	D	A	P	U	H	D	H	U	U
Y	L	R	T	L	E	N	H	I	I	E	D	C	O	R
R	F	A	B	R	G	C	S	L	C	C	B	N	M	P
R	L	B	R	O	A	E	L	I	E	R	E	E	A	C
E	U	Q	U	E	N	C	H	I	N	G	A	R	F	I
B	O	L	P	G	N	A	T	N	A	O	T	F	O	L
W	R	F	A	E	L	I	T	E	F	Y	M	O	A	I
A	I	M	D	R	M	M	M	E	D	L	B	E	M	S
R	D	E	C	R	U	O	S	R	D	M	A	B	L	A
T	E	A	M	S	I	T	E	G	A	R	E	V	E	B
S	N	I	E	I	C	N	A	B	O	I	L	K	O	A
S	N	U	S	B	L	A	K	N	D	E	X	I	M	R
T	M	P	O	T	A	S	S	I	U	M	I	W	T	S
S	E	E	R	F	C	B	L	E	N	D	F	I	Z	Z

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Bamboo, Bars, Basilic, Beat, Beverage, Blend, Boil, Bubbles, Burp, Calcium, Cans, Carbonated, Case, Chill, Detox, Drink, Extracted, Famous, Fizz, Flavor, Fluoride, Foam, Free, French, Green, Iced, Juice, Kiwi, Leaf, Lemon, Lime, Magnesium, Mango, Minerals, Mint, Mixed, Museums, Natural, Party, Peach, Potassium, Quenching, Recipe, Rose, Source, Strawberry, Sugar

Last Saturday's Answer: Winner

To purchase **WONDERWORD** books, visit www.WonderWordBooks.com, or call 1-800-642-6480.

2-8 CRYPTOQUIP

A G J N L U L S E L H X U W P E S V X E P N M U Q N I N L S U R N H J U J H A U S G W Z J L G M C - J U C G W Z M U L R Z U Q N T : E A G I N L V X G T J .

Saturday's Cryptoquip: THE FELLOW MAKING VERY THICK, HEAVY COVERS IS QUITE ECCENTRIC. YOU MIGHT CALL HIM OFF-QUILTER.

Today's Cryptoquip Clue: U equals A

SUDOKU

DIFFICULTY RATING: ★☆☆☆☆

		1		3	5	7		4
	3		2		6	8	5	
5	8		9			6		3
2			1			9		6
	5			2			8	
7		3			8			5
1		5			9		6	8
	6	4	5		2		9	
8		9	4	6		5		

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HOW TO PLAY: Each row, column and set of 3-by-3 boxes must contain the numbers 1 through 9 without repetition.

PREVIOUS SOLUTION

6	9	2	4	5	3	1	8	7
4	8	7	1	6	2	9	5	3
1	3	5	7	9	8	6	2	4
5	2	1	6	3	7	8	4	9
9	4	8	2	1	5	3	7	6
7	6	3	8	4	9	5	1	2
2	5	6	9	7	1	4	3	8
8	1	9	3	2	4	7	6	5
3	7	4	5	8	6	2	9	1

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

February 5, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, February 24, 2021 at 4:00 PM at www.cityblm.org/live on case Z-28-20, request rezoning two tracts of land described below (Remanded back to Planning Commission by City Council 01-25, 2021). 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.

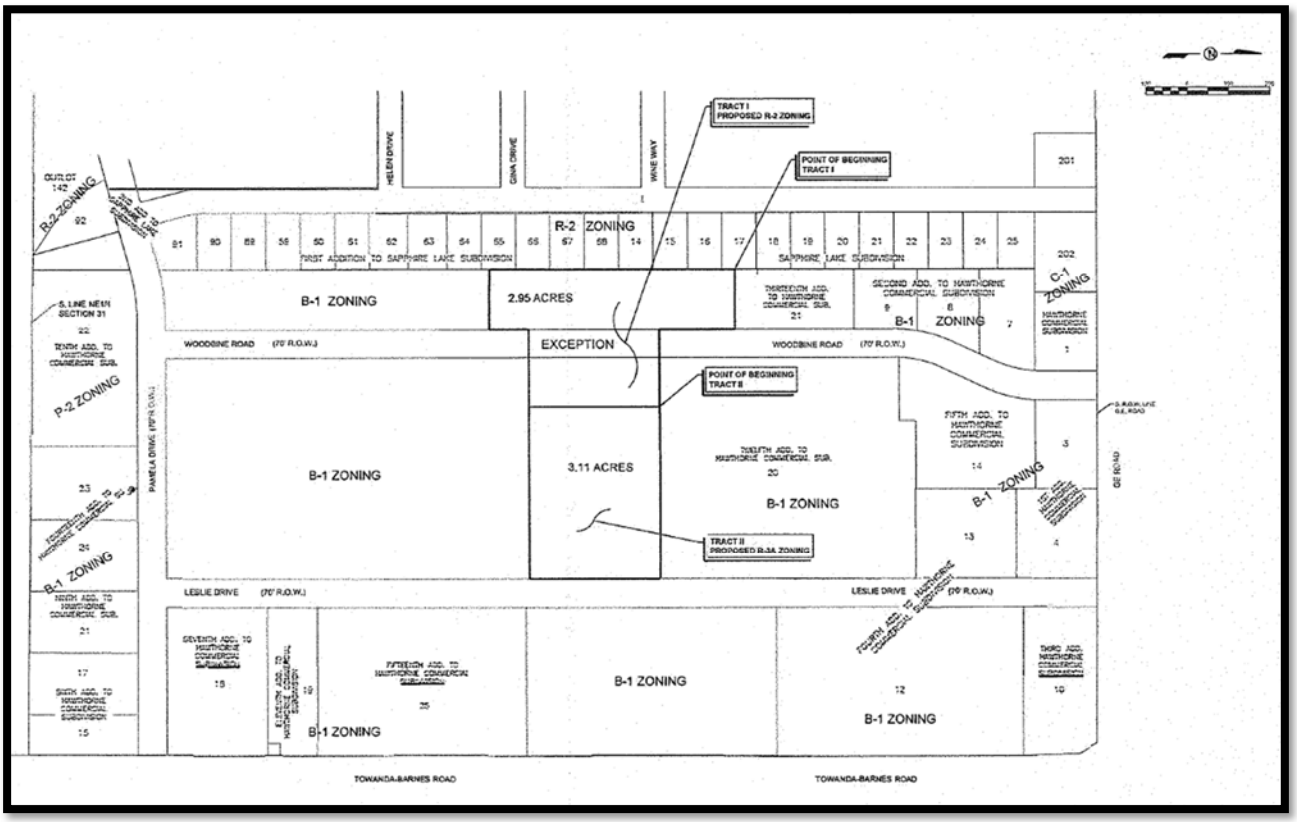
Tract 1 is legally described as: A part of the NE1/4 of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, City of Bloomington, Mclean County, Illinois, more particularly described as follows: Beginning at the southwest corner of Lot 21 in the Thirteenth Addition to Hawthorne Commercial Subdivision, according to the Plat thereof recorded as Document No. 2018-7743 in the Mclean County Recorder of Deeds Office, being on the east line of Sapphire Lake Subdivision according to the Plat thereof recorded as Document No. 2002-07481 in said recorder's office; thence N.90°-00'-00"E. 150.00 feet to the west right of way line of Woodbine Road as dedicated with Resolution No. 2007-99, recorded as Document No. 2007-29742 in said recorder's office; thence S.00°-00'-00"E. 184.76 feet on said west right of way line to the westerly extension of the south line of Lot 20 in Twelfth Addition to Hawthorne Commercial Subdivision recorded as Document No. 2015-16156 in said recorder's office; thence N.90°-00'-00"E. 190.00 feet on said westerly extension and the south line of said Lot 20; thence S.00°-00'-00"E. 319.00 feet; thence N.90°-00'-00"W. 190.00 feet to the west right of way line of said Woodbine Road; thence S.00°-00'-00"E. 96.24 feet on said west right of way line; thence N.90°-00'-00"W. 150.00 feet to the east line of First Addition to Sapphire Lake Subdivision according to the Plat thereof recorded as Document No. 2003-29381 in said recorder's office; thence N.00°-00'-00"E. 600.00 feet to the Point of Beginning, EXCEPT the Woodbine Road right of way dedicated with said Resolution No. 2007-99. A portion of the property identified as: PIN:15-31-276-026 (2.95 acres more or less).

Tract 2 is legally described as: A part of the NE1/4 of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, City of Bloomington, Mclean County, Illinois, more particularly described as follows: Commencing at the southwest corner of Lot 20 in the Twelfth Addition to Hawthorne Commercial Subdivision, according to the Plat thereof recorded as Document No. 2015-16156 in the Mclean County Recorder of Deeds Office; thence N.90°-00'-00"E. 425.00 feet on the south line of said Lot 20 to the west right of way line of Leslie Drive as dedicated with Resolution No. 2007-99, recorded as Document No. 2007-29742 in said recorder's office; thence S.00°-00'-00"E. 319.00 feet on said west right of way line; thence N.90°-00'-00"W. 425.00 feet; thence N.00°-00'-00"E. 319.00 feet to the Point of Beginning. A portion of the property identified as: PIN 15-31-278-003 (3.11 acres more or less).

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. 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..

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 with the Planning Commission.



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.

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

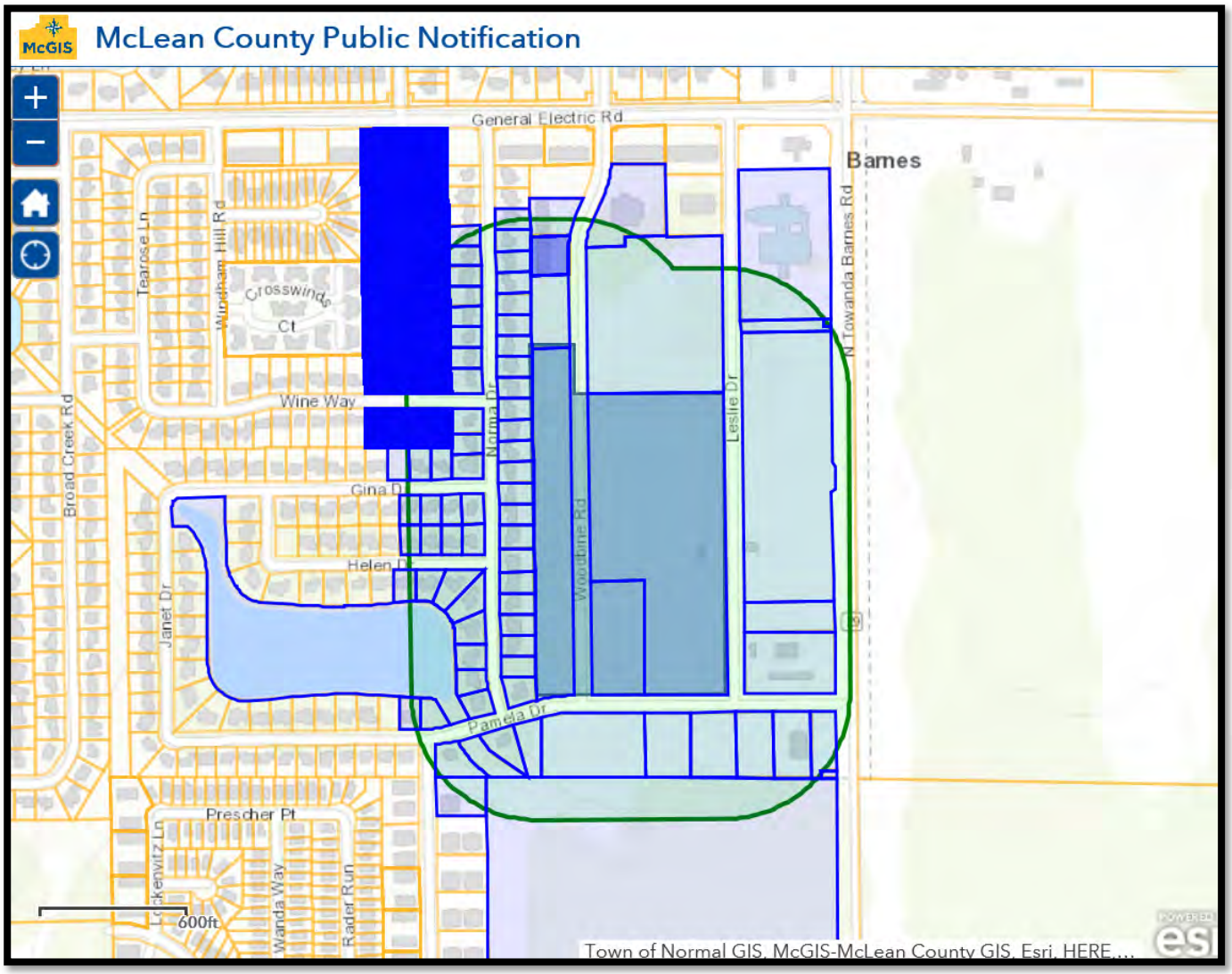
www.cityblm.org.

Sincerely,

Planning Division staff

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

The map below illustrates the property owners as identified on the tax bill and located within 500 feet of the subject property, who were sent this notification.



JEFFREY FURLER
1403 NORMA DR
BLOOMINGTON, IL 61704

DANIEL DONATH
3713 GINA DR
BLOOMINGTON, IL 61704

BRIAN MILLER
1413 NORMA DR
BLOOMINGTON, IL 61704

DANIELLE WILSON
3716 GINA DR
BLOOMINGTON, IL 61704

JEFFREY HOOGLAND
1307 NORMA DR
BLOOMINGTON, IL 61704

TAB & NANCY KRAFT
1303 NORMA DR
BLOOMINGTON, IL 61704

RICHARD & JENNIFER WILCOX
3624 PAMELA DR
BLOOMINGTON, IL 61704

DARWYN & HEATHER BOSTON
3717 GINA DRIVE
BLOOMINGTON, IL 61704

MICHELLE RUSH
1206 NORMA DR
BLOOMINGTON, IL 61704

JIM & DARLENE HAPPEL
1313 NORMA DR
BLOOMINGTON, IL 61704

GANESAN & RADHA RAJENDRAN VAIYAPURI
1209 NORMA DR
BLOOMINGTON, IL 61704

ERIC FEIT
3716 HELEN DR
BLOOMINGTON, IL 61704

KYLE & CYNTHIA DAGGY YOST
1409 NORMA DR
BLOOMINGTON, IL 61704

GLENN HILL
PO BOX 1086
BLOOMINGTON, IL 61702

LORRAINE MUHAMMAD
1309 NORMA DR
BLOOMINGTON, IL 61704

SRIM LLC
104 WEXFORD CT
NORMAL, IL 61761

REX MOORE
3714 HELEN DR
BLOOMINGTON, IL 61704

ALKESH & SHANTABEN CHAUDHARI
1415 NORMA DR
BLOOMINGTON, IL 61704

MATTHEW JAEGER
3718 GINA DR
BLOOMINGTON, IL 61704

PANKAJ K SHARMA
1306 NORMA DR
BLOOMINGTON, IL 61704

DANIEL & STEPHANIE FINN
3720 HELEN DR
BLOOMINGTON, IL 61704

MCLEAN COUNTY LAND TRUST JS-101
7965 PASEO MEMBRILLO
CARLSBAD, CA 92009

GREGG CHADWICK
1407 NORMA DR
BLOOMINGTON, IL 61704

JAMES & PATRICIA STANGEL
1305 NORMA DR
BLOOMINGTON, IL 61704

ANTHONY SCHULTZ
PO Box 6174
BLOOMINGTON, IL 61702

KYLE & ASHLEY NOLAN
1315 NORMA DR
BLOOMINGTON, IL 61704

PATRICK REEG
3715 GINA DR
BLOOMINGTON, IL 61704

HELEN & LARRY SCHUMACHER
3720 GINA DR
BLOOMINGTON, IL 61704

DOUGLAS & CHRISTINE E RINGER
1207 NORMA DR
BLOOMINGTON, IL 61704

MATTHEW CHECCHI
3718 HELEN
BLOOMINGTON, IL 61704

DARRIN & TAMRA FRYE
1411 NORMA DR
BLOOMINGTON, IL 61704

DAVID & ROSELLA HYLAND
1311 NORMA DR
BLOOMINGTON, IL 61704

RJI FAMILY LIMITED PARTNERSHIP
13700 GEORGE BUSH CT
HUNTLEY, IL 60142

AUCTUS LLC
1413 LESLIE DR
BLOOMINGTON, IL 61704

EDWARD PANOPIO
1401 NORMA DR
BLOOMINGTON, IL 61704

MACS CONVENIENCE STORES LLC
4080 W JONATHAN MOORE PIKE
COLUMBUS, IN 47201

JEANNIE L & NANCY L LATHAM KEIST
1312 NORMA DR
BLOOMINGTON, IL 61704

FORCE 64 LLC
1414 WOODBINE RD
BLOOMINGTON, IL 61704

ROLLA SENTERS
1203 NORMA DR
BLOOMINGTON, IL 61704

RAVICHANDRAN & ALAGESHWARI NATARAJAN
2628 FLAGSTONE CIR
NAPERVILLE, IL 60564

MS ALEXIS C KALITZKY KALITZKY ALAN J &
1205 NORMA DR
BLOOMINGTON, IL 61704

CHARLES GRIFFIS JR
1414 NORMA DR
BLOOMINGTON, IL 61704

LARRY BIELFELDT
1 INGLEWOOD
BLOOMINGTON, IL 61704

WILLIAM GLISSON
1408 NORMA DR
BLOOMINGTON, IL 61704

RICHARD & TERRY L TINAGLIA
1404 NORMA DR
BLOOMINGTON, IL 61704

EDWARD MACK
1405 NORMA DR
BLOOMINGTON, IL 61704

R JACK DAVIS
1412 NORMA DR
BLOOMINGTON, IL 61704

SHELLY MCCLURE
1204 NORMA DR
BLOOMINGTON, IL 61704

JEFFREY & CRYSTAL TELLING
1201 NORMA DR
BLOOMINGTON, IL 61704

SAPPHIRE LAKE PROPERTY
OWNERS ASSOCIATION 3004 GE RD
BLOOMINGTON, IL 61704

SEPHRINE A & RICHARD H ACHESAH
1314 NORMA DR
BLOOMINGTON, IL 61704

PDRIVE LLC
4007 PAMELA DR
BLOOMINGTON, IL 61704

TERRA LLC
1904 LONGWOOD LN
BLOOMINGTON, IL 61704

NINAN THOMAS
1406 NORMA DR
BLOOMINGTON, IL 61704

RODNEY BECKER
1410 NORMA DR
BLOOMINGTON, IL 61704

SWARNA PANDRANGI
1416 NORMA DR
BLOOMINGTON, IL 61704

JOHN STRAUB
1402 NORMA DRIVE
BLOOMINGTON, IL 61704

PAUL & MARY OBRIAN
1202 NORMA DR
BLOOMINGTON, IL 61704

JENNIFER & LAWRENCE OZBURN
3705 PAMELA DR
BLOOMINGTON, IL 61704

SANDEEPKUMAR BHAILALBHAI JAGANI
3715 HELEN DR
BLOOMINGTON, IL 61704

DANIEL & AMANDA FISCHER
3717 HELEN DRIVE
BLOOMINGTON, IL 61704

CHAD SEEMAN
208 PRAIRIE RIDGE DR
LEXINGTON, IL 61753

A ROBERT & JOYCE CLAY
3713 HELEN DR
BLOOMINGTON, IL 61704

KARTIK & MIRA MEHTA
1208 NORMA DR
BLOOMINGTON, IL 61704

DEBBIE WHELTON
1304 JOLENE DR
BLOOMINGTON, IL 61704

DANA FANNO
1210 NORMA DR
BLOOMINGTON, IL 61704

DAVID BRATCHER
1210 FORT JESSE RD
NORMAL, IL 61761

UNIVERSAL PROPERTIES OF ILL INC
ATTN NICK GIACOMINI 1824 SOUTH MACARTHUR BLVD
SPRINGFIELD, IL 62704

HARD HAT VENTURES, LLC
1405 Winterberry Cir
Bloomington, IL 61705

MWAA INC
600 N MAIN ST
ELLSWORTH, IL 617377547

VIJAYARAJA GOVINDARAJAN
3801 PAMELA DR
BLOOMINGTON, IL 61704

WELBROOK BLOOMINGTON LLC
NORTHSTAR COMMERCIAL PARTNERS
1999 BROADWAY STE 770
DENVER, CO 80202

WOODBINE INVESTMENT GROUP LLC
27 YOTZONOT DR
BLOOMINGTON, IL 61704

BLOOMINGTON-NORMAL AIRPORT AUTHORITY
3201 CIRA DR STE 200
BLOOMINGTON, IL 61704

LYNNA DURFLINGER
1420 INGLEWOOD CR
BLOOMINGTON, IL 61704

PATRICIA HORNER
1418 INGLEWOOD CIR
BLOOMINGTON, IL 61704

I. NADINE WEBER
1419 Inglewood Cir
BLOOMINGTON, IL 61704

CHARLOTTE MILLER
1417 INGLEWOOD CIR
BLOOMINGTON, IL 61704

RONDA WILDER
1416 INGLEWOOD CIRCLE
BLOOMINGTON, IL 61704

JOHN S WHALEY
1414 INGLEWOOD CIR
BLOOMINGTON, IL 61704

BARBARA EDELMAN
1410 INGLEWOOD CIR
BLOOMINGTON, IL 61704

DONNA TEWELL
1412 INGLEWOOD CIR
BLOOMINGTON, IL 61704

BARBARA JEAN WESTEN
1415 INGLEWOOD CIR
BLOOMINGTON, IL 61704

CAROL JOHN
1413 INGLEWOOD DRIVE
BLOOMINGTON, IL 61704

LYNDA ESTES
1411 INGLEWOOD CIRCLE
BLOOMINGTON, IL 61704

JULIE DENNIS
1409 INGLEWOOD CIR
BLOOMINGTON, IL 61704

NANCY HARVEY
1408 Inglewood Cir
BLOOMINGTON, IL 61704

DEBRA & BRADLEY STANGER
1406 INGLEWOOD CIR
BLOOMINGTON, IL 61704

BERNADINE MEDLEY
1405 INGLEWOOD CIR
BLOOMINGTON, IL 61704

TIMOTHY BOWREN
2531 FAIRHAVEN DR
INDIANAPOLIS, IN 46229

PATRICIA FULLER
1404 INGLEWOOD CIR
BLOOMINGTON, IL 61704

BONITA NELSON
1401 INGLEWOOD
BLOOMINGTON, IL 61704

JACK & JENNIFER DAVIS
1412 NORMA DR
BLOOMINGTON, IL 61704

MARY JO BARKER
1312 INGLEWOOD CIR
BLOOMINGTON, IL 61704

ELSIE KRUEGER
1307 INGLEWOOD CIR
BLOOMINGTON, IL 61704

RAY & MARCIA BAUER
1311 INGLEWOOD CIR
BLOOMINGTON, IL 61704

MARJORIE MOLLOY
3714 WINE WAY
BLOOMINGTON, IL 61704

RAYMOND E. BAXTER REVOCABLE LIVING TRUST
3702 Wine Way
BLOOMINGTON, IL 61704

LORRAINE ROMINE
1306 INGLEWOOD CIR
BLOOMINGTON, IL 61704

BETTY FULTON
3705 WINE WAY
BLOOMINGTON, IL 61704

JOYCE SCHMELIG
1402 INGLEWOOD CIR
BLOOMINGTON, IL 61704

DANIEL WELCH DPW REAL ESTATE LLC
760 VILLAGE CENTER DR STE 240
BURR RIDGE, IL 60527

LINDA VANDYKEN
1318 INGLEWOOD CIR
BLOOMINGTON, IL 61704

GREGORY & SHERI L & MICHELLE FITZSIMMONS REYNOLDS
1314 INGLEWOOD CIR
BLOOMINGTON, IL 61704

MARYLYNN MEREDITH
1305 INGLEWOOD CIR
BLOOMINGTON, IL 61704

BILLY & ALTA JENKINS
1303 INGLEWOOD CIR
BLOOMINGTON, IL 61704

ROSE ROBB
1301 INGLEWOOD CIR
BLOOMINGTON, IL 61704

BETTY TIEGS
1304 INGLEWOOD CIR
BLOOMINGTON, IL 61704

JUDITH RONAN
PO BOX 955
NORMAL, IL 61761

ARDETH MATHIEU
3703 WINE WAY
BLOOMINGTON, IL 61704

FRANK & PATRICIA ALBERTS
1403 INGLEWOOD CIR
BLOOMINGTON, IL 61704

RICK KNAPP
1313 INGLEWOOD CIR
BLOOMINGTON, IL 61704

WELLINGTON & EVANGELINE P HERBERT
1310 INGLEWOOD CIR
BLOOMINGTON, IL 61704

WILLIAM L & RUTH ANN SHEETS
1316 Inglewood Cir
BLOOMINGTON, IL 61704

KENNETH E & VERONICA T FLENER
1309 INGLEWOOD CIR
BLOOMINGTON, IL 61704

PATRICIA GREEN
3712 WINE WAY
BLOOMINGTON, IL 61704

NELDA POWELL
3704 WINE WAY
BLOOMINGTON, IL 61704

DONNA FISHER
1308 INGLEWOOD CIR
BLOOMINGTON, IL 61704

LOUIS BONENFANT
7 MACKENZIE CT
BLOOMINGTON, IL 61704

DEBORAH SCHOENING
21845 N 1900 EAST RD
TOWANDA, IL 61776

L DAVID RODRIGUEZ

3711 WINE WAY

BLOOMINGTON, IL 61704

ROY & JOANN FOWLER TRUST

3715 WINE WAY

BLOOMINGTON, IL 61704

WILLIAM & LEA NORTHAM

1512 BROADWAY AVE

MATTOON, IL 61938

KRISTINE BOERGER

3713 WINE WAY

BLOOMINGTON, IL 61704

ROD STEFFEN

P O BOX 248

CISSNA PARK, IL 60924

PETER FALSTAD

1410 WOODBINE RD STE 4

BLOOMINGTON, IL 61704

JEFFREY EDWARD & STEPHANIE MICHELE HUFFMAN

2333 HUNTINGTON LAKES DR

LIBERTYVILLE, IL 60048

BELLE PRAIRIE MUTUAL INSURANCE COMPANY

1410 WOODBINE RD UNIT 2

BLOOMINGTON, IL 61704

CITY OF BLOOMINGTON
REPORT FOR THE
PLANNING COMMISSION
February 24, 2021

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
PS-02-21	7.31 acres south of Southgate Drive and east of US/51	PUD/Special Use	Katie Simpson, City Planner
PETITIONER'S REQUEST:	Approval of a Planned Unit Development, special use permit for single family attached homes in the C-1 Office District and requested waivers from Chapter 24 and the Manual of Practice.		

Staff finds that the petition generally ***meets*** *the Bloomington's Subdivision Code (Chapter 24), Bloomington Zoning Ordinance's (Chapter 44) guidelines for a planned unit development and special use standards for attached single-family homes. Additional staff comments need to be addressed.*

STAFF RECOMMENDATION:

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

1. Establish a Finding of Fact.
2. Recommend Council 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.
3. Recommend Council approve the following waivers:
   - A waiver to allow public sanitary sewer to be located in a public easement in a side yard.
   - A waiver to allow a private street centerline offsets of less than 250' to Greyhound Road.
4. Recommend Council approval of the Special Use permit for single family attached homes and the requested preliminary development plan for the Villas at Prairie Vista PUD **with the condition that the staff comments are addressed prior to adoption.**

Figure 1: Aerial of subject property (outlined in black), 7.31 acres.

NOTICE
The application has been filed in conformance with applicable procedural requirements. Public notice was published in *The Pantagraph* on Monday, February 8, 2021. Courtesy notices were mailed to 30 property owners within 500 feet of the subject property and a large metal sign was placed on the property.

GENERAL INFORMATION
Owner: Robert J. Lenz, Trustee McLean County Land Trust #2315, representing John Capodice
Applicant: The Villas at Prairie Vista, LP

PROPERTY INFORMATION

Existing Zoning:	C-1 Office District (Ord. 2021-10)
Existing Land Use:	Storage, vacant
Property size:	7.31 acres
PIN:	21-16-405-002, 21-16-405-003, 21-16-451-009, 21-16-451-024, 21-16-451-025, 21-16-451-026, 21-16-451-027

SURROUNDING ZONING AND LAND USES

Zoning	Land Uses
North: B-1 General Commercial	North: Gas stations, septic cleaning, fast food restaurants
South: B-1 General Commercial	South: Lumber store
East: R-4 Manufactured Home Park	East: Mobile home park
West: B-1, M-1 Limited Manufacturing	West: Used car sales, automotive services, HVAC/ventilation supply, lawnmower store
Southeast: R-1C Single-Family Residence, R-1H Single-Family Manufactured Home Residence, R-1 (McLean County)	Southeast: Single-family residential

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

1. Application
2. Aerial photographs
3. Zoning Map
4. Site visit

PROJECT DESCRIPTION
Background: The subject property is located on the south side of Bloomington, east of US51/Main Street and south of Southgate Drive. The property is approximately 7.31 acres and is zoned C-1, Office District (2021-10). The subject property is vacant. It is accessed from Southgate Drive. An 8" watermain and 8" sanitary sewer located in the Southgate Drive right-of-way, serve the property. The property is located within the Unit 5 School District and served by Cedar Ridge Elementary School, Evans Junior High, and Normal Community High School. The site is served by Fire Station 4 with estimated response times between four and five minutes. The property is near the Aqua Connect Transit bus route and within walking distance of the Veterans' Clinic. Once Hamilton Road is extended to from Bunn Street to Commerce

Road, Hamilton Road will become an arterial road connecting the east and west sides of Bloomington. The project includes additional bike paths and sidewalk. The subject property is just south of Hamilton Road and will benefit from this extension.

The subject property abuts a manufactured home park (east), retail and storage (west) and retail (south). The C-1 Office District allows for a mix of lower-density commercial uses and residential uses with a special use permit. The applicant is requesting approval of a special use permit and preliminary development plan for a Planned Unit Development (PUD) to allow for 24 two-family attached buildings, 48 units.

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 applicant is seeking approval to construct a 48-unit residential planned unit development consisting of 24 attached single-family homes. The applicant is proposing a combination of two-and three-bedroom units ranging from 2,620 square feet to 3,165 square feet. The total proposed floor area is 68,143 square feet (see building renderings). The single-story units have individual entryways and a single-car garage. The applicant is providing two off-street parking spaces per unit. Each unit is served by public sewer and water. The proposed development includes a private, on-site detention basin, and two private parklets. The development meets the minimum common recreational space requirements and exceeds the minimum open space requirements by 5%. The units are served by internal private streets and sidewalks. On-street parking is available on one side of the street.

Site Design Features			
Total Acreage		7.31 acres (318,550 square feet)	
#DU (proposed)		24 two-unit buildings (48 units)	
BULK	Required	Provided	Requested variance
Front Yard Setback	**20’**	**25’**	**NA**
Side Yard Setback	5’	7’	NA
Rear Yard Setback	20’	20’	NA
Minimum Lot Width	NA’	NA	NA
Minimum Lot Area	**NA**	**NA**	**NA**
Separation between structures	10’	14’	NA
Transitional Yard	NA	NA	NA
Transitional Landscaping	NA	NA	NA
Minimum common recreational space	5.2%	5.2%	NA
Minimum open space	73%	78%	NA
Maximum Floor Area	40%	29%	NA

Requested waivers from Chapter 24 and the Manual of Practice:

- A waiver to allow public sanitary sewer to be located in a public easement in a side yard.
- 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 to allow a private street centerline offsets of less than 250' to Greyhound Road.

The landscaping plan included with the application show heavy landscaping and a combination of flowers, shrubs, deciduous, and coniferous trees. The plan meets the city's landscaping requirements.

Pictured: Subject property from Southgate Drive

Link to Comprehensive Plan:
The subject 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:
Goal H.1 Ensure the availability of safe, attractive and high-quality housing stock to meet the needs of all current and future residents of Bloomington.

> 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.

Goal H-2. Ensure reinvestment in the established older neighborhoods and compact development of the City.

> H-2.1g Coordinate land use and transportation planning to ensure that new housing is easily accessible to multiple transportation options, including walking, bicycling, and public transportation.

FINDINGS OF FACT

In accordance with 44.15-5C of the zoning code, the planned unit development review procedure shall be conducted so that it is concurrent with the subdivision review procedure under Chapter 24 of the Bloomington City Code, 1960, as amended, and encompasses any site plan review, special use permit or variation procedure necessary for approval of the project.

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 applicant is requesting three waivers from the Manual of Practice/Subdivision Code. ***Staff does not support the waiver to allow M-4.18 combination curb and gutter in lieu of B-6.18 combination curb and gutter otherwise required by code.*** Although the proposed street system is private, the city would like to avoid creating substandard roadways which could be dedicated and maintained by the city in the future. A list of staff comments and minor corrections is attached to this report.

Standards of approval. No special use application shall be approved by the City Council unless all of the following factors are found:

(1) *That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort, or general welfare;* The proposed special use permit for single-family attached housing promotes infill redevelopment of vacant and underutilized land. The proposed housing will provide Bloomington residents with new, attractive housing options. The proposed single-story house is also advantageous for seniors or persons with disabilities. The proposed development provides on-site detention and extensive landscaping which will minimize flood risks to adjacent properties and provide screening. **The standard is met.**

(2) *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;* The C-1 Office District is intended to serve as a transition between heavier commercial and residential uses. The proposed use buffers the adjacent manufactured home park from the retail uses of US 51/Main Street. The proposed development has heavy landscaping that improves the existing aesthetics and will improve air

quality for residents. **The standard is met.**

(3) *That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;* The proposed density is 7 units per acre and is compatible with the adjacent manufactured home park. The proposed residential use can support the adjacent commercial uses and commercial development along US 51/Main Street. **The standard is met.**
(4) *That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;* The subject property is served by existing city facilities such as fire and police. The proposed special use will access Southgate Drive. Sewer and water will be extended onto the site. This infrastructure will be built to public standards and inspected prior to acceptance by the city. Utilities and infrastructure are adequate. The developer will provide on-site detention for the majority of the property, with the exception of lots 2 and 3 of the seventh addition of Southgate Commercial subdivision, which are served by the Cardinal Ridge basin. **The standard is met.**

(5) *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and* The proposed ingress and egress are adequate. Southgate Drive is a local road that provides access to the adjacent mobile home park. The road intersects with another local road, Greyhound Drive, which connects to Hamilton Road, a minor arterial. The site has two entrances onto Southgate Drive which improves access by emergency vehicles. **The standard is met.**

(6) *That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals.* Except for the requested waivers and outstanding staff comments, the proposed special use permit and planned unit development comply with city's codes and ordinances. **The standard will be met once the plan is updated to address the comments provided by staff and the following waivers are approved:**

- A waiver to allow public sanitary sewer to be located in a public easement in a side yard.
- A waiver to allow a private street centerline offsets of less than 250' to Greyhound Road.

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 proposed planned unit development promotes infill redevelopment in a Tier 1 infill priority area. It further provides diverse housing options for Bloomington residents, promotes a housing concept that serves families, seniors and/or persons with disabilities. The proposed development is near the Aqua line and future trail extensions along Hamilton Road. **The standard is met.**

(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 C-1 Office District is intended to serve as a transition between heavier commercial and residential uses. The proposed planned unit development buffers the adjacent manufactured home park from the retail uses of US 51/Main Street. The proposed development has heavy landscaping that improves the existing aesthetics and will improve air quality for residents. The proposed residential use can support the adjacent retail and restaurant uses. **The standard is met.**

(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 proposed development is served by Fire Station 4, with an estimated response time of four or five minutes. The existing public street system and infrastructure can serve the development. All final construction plans for public infrastructure will be reviewed by city Engineering and Water Divisions. **The standard is met.**

(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.* Staff is not aware of archeological, historical or cultural resources that may be impacted by the proposed PUD. **The standard is met.**

(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 development incorporates quality landscaping, two private parklets that will serve residents, and a connected sidewalk system. **The standard is met.**

STAFF RECOMMENDATION: *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 special use standards for attached single-family homes.*

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

1. Establish a Finding of Fact.
2. Recommend Council 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.
3. Recommend Council approve the following waivers:
   - A waiver to allow public sanitary sewer to be located in a public easement in a side yard.
   - A waiver to allow a private street centerline offsets of less than 250' to Greyhound Road.
4. Recommend Council approval of the Special Use permit for single family attached homes and the requested preliminary development plan for the Villas at Prairie Vista PUD **with**

the condition that the staff comments are addressed prior to adoption.

Respectfully submitted,
Katie Simpson, City Planner

Attachments:

- Draft Ordinance
- Exhibit B. Site Plan
- Petition for Planned Unit Development and Special Use Permit
- Aerial Map
- Zoning Map
- Notices

Staff Comments:

- Revise legend on page 1 to callout public or private infrastructure and easements.
- Add a note to page 1 designating the private streets as public utility easements.
- Add "City Clerk" as an Attest to the Mayor's signature on page 1.
- On the southwest corner of York Drive at Holland Drive, building 5's east driveway is closer to the intersection than the sidewalk crossing. This would be fixed if the sidewalk ramps lined up with the midblock sidewalk.
- Revise cross-section on page 2 to show sidewalk construction as 5' wide at 1.5% slop instead of 4' wide and 2% slope.
- Show sidewalk along Southgate Drive frontage to the east property border. (MOP 5.02B)
- Include drainage easements for flood route (MOP 6.04D)
- Add a valve in between these two connections in Southgate Drive right-of-way (MOP 8.03B) coordination with Water and Engineering may be needed.
- Consider aligning sidewalk ramp N/S or E/W (or both) in front of the basin and parklet. The N/S or E/W sidewalk should be modified to say to bring the street crossings to the beginning or end of street turns. In effect it would be as if the street was an intersection of sorts, even though it is just a bend in the street. Please contact Engineering with questions.
- Bring sidewalk all the way around on Clove Drive and York Drive (MOP 5.02B).
- Sidewalks and the curb radii do not seem to allow for the sidewalks/ramps/street crossings to be in line with one another.
- 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 page 2.

DRAFT

ORDINANCE NO. 2021 – _____

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN AND SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT FOR SINGLE-FAMILY ATTACHED HOMES AT PROPERTY COMMONLY LOCATED SOUTH OF SOUTHGATE DRIVE, EAST OF US/51 APPROXIMATELY 7.31 ACRES, ZONED C-1 OFFICE 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 and special use permit for a planned unit development for single-family attached housing in the C-1 Office District on the property commonly described as seven and thirty one hundredths acres located south of Southgate Drive and east of US 51 (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 21-16-451-02), 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 January 26, 2021, illustrated in Exhibit "B" and hereinafter referred to as "Plan" included requested waivers from Chapter 24 of the Bloomington City Code and Manual of Practice, specifically:

a) A Waiver to allow for center-line offsets of less than 250 feet (to Greyhound Road)
b) A Waiver to allow sanitary sewer to be located in a public easement in a side yard (south of building).
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.

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 and special use permit at the Property and requested waivers, and adopted findings of fact on the same; and

WHEREAS, the Bloomington Planning Commission found the requested special use permit to comply with the standards for a special use (Ch. 44 17-7H), specifically:

(1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort, or general welfare;

(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

(3) That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;

(4) That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;

(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

(6) That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals; and,

WHEREAS, the Bloomington Planning Commission recommended denial of the requested waiver from Chapter 24 of the Bloomington City Code and Manual of Practice that allows an M-4.18 combination curb and gutter in lieu of B-6.18 combination curb and gutter; and

WHEREAS, the Bloomington Planning Commission found the requested development plan with the remaining requested waivers, after addressing outstanding comments from city staff, 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 and Special Use Permit for a Planned Unit Development for single-family attached homes, with the condition that the comments provided by staff and presented in the staff report are addressed; and

WHEREAS, the City Council is authorized to adopt this Ordinance and approve the petition to approve a preliminary development plan and special use permit for a planned unit development for single-family attached housing 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 Council hereby deny the requested waiver from Chapter 24 of the Bloomington City Code and Manual of Practice to allow M-4.18 combination curb

and gutter in lieu of B-6.18 combination curb and gutter otherwise required by code.

3. That the petition requesting approval of a preliminary development plan and special use permit for a planned unit development for single-family attached homes and the requested waivers from Chapter 24 of the Bloomington City Code for the property commonly described as seven and thirty one hundredths acres located south of Southgate Drive and east of US 51 (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 21-16-451-02), 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, presented in the staff report, 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

_____
Tari Renner, Mayor

ATTEST

_____
Leslie Smith-Yocum, City Clerk

DRAFT

EXHIBIT A

Legal Description

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 21-16-451-02

Lots 2 and 3 in Seventh Addition to Southgate Commercial Plaza Subdivision, and a part of Lot 12 in School Commissioners Subdivision, all in the SE% of Section 16, 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 Lot 3 in Seventh Addition to Southgate Commercial Plaza Subdivision according to the Plat thereof recorded as Document No. 2006-32000 in the McLean County Recorder of Deeds Office; thence S.01°-04'-21"E. 145.74 feet to the southeast corner of said Lot 3, on the north line of Lot 12 in School Commissioners Subdivision; thence S.87°-28'-47"E. 145.90 feet to the northeast corner of said Lot 12; thence S.01°-58'-00"E. 547.94 feet on the east line of said Lot 12; thence N.87°-32'- 00"W. 386.00 feet to the point of intersection with the southerly extension of an existing fence; thence N.00°-42'-21""W. 266.39 feet along the southerly extension of said fence and the northerly extension thereof; thence N.88°-53'-57"W. 44.02 feet; thence N.75°- 21'-13"W. 79.00 feet; thence N.35°-39'-45"W. 139.65 feet to the point of intersection with the southerly extension of the west line of Lot 2 in said Seventh Addition to Southgate Commercial Plaza Subdivision; thence N.01°-06'-03"E. 300.71 feet to the northwest corner of said Lot 2; thence S.87°-31'-56"E. 154.39 feet on the north line of said Lot 2; thence S.87°-29'-47"E. 263.72 feet to the Point of Beginning containing 318,550.35 S.F. 7.31 acres, more or less, with assumed bearings given for description purposes only.

THE VILLAS AT PRAIRIE VISTA P.U.D.

PART OF THE SE.1/4 OF SEC. 16, T.23N., R.2E., 3P.M., CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS

OWNER/DEVELOPER: THE VILLAS OF PRAIRIE VISTA, LP
3028 HAPPY LANDING DRIVE
SPRINGFIELD, IL 62711
ATTN: MEGGANN BELL, CEO
PHONE: (217) 824-4921

GENERAL NOTES:

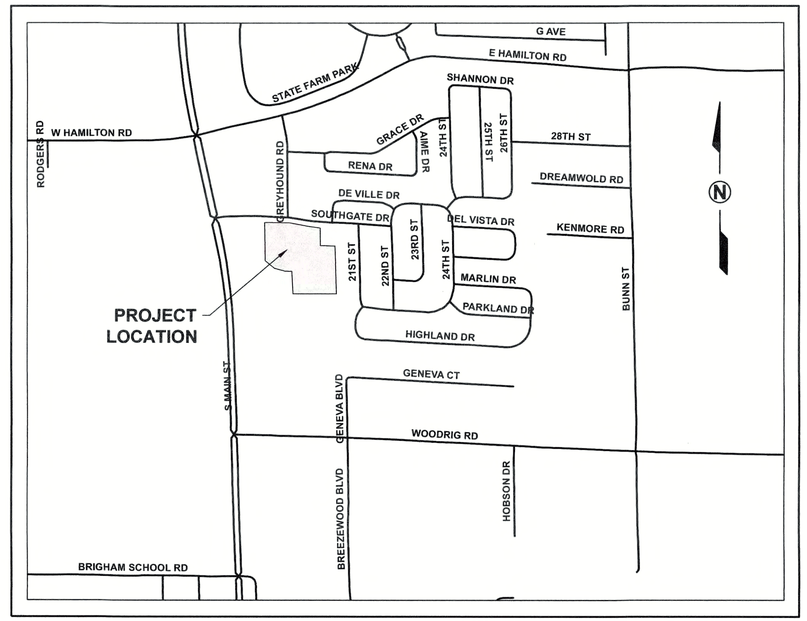
1. TOTAL ACREAGE: 7.31 ACRES
2. CURRENT ZONING: C-1 OFFICE DISTRICT
   THE PROPERTY WILL BE RE-SUBDIVIDED INTO A NEW SINGLE LOT OF RECORD WITH PRIVATE STREETS AND PUBLIC UTILITIES FOR THE DEVELOPMENT OF RESIDENTIAL USE PERMITTED BY CODE WITHIN THE C-1 OFFICE DISTRICT.
3. 1 LOT: 24 TWO FAMILY ATTACHED BULDINGS (48 DWELLING UNITS), 2 "PARKLETS", 1 STORM WATER DETENTION BASIN
4. FLOOR AREA RATIO: 21% (40% MAXIMUM*)
   OPEN SPACE RATIO: 78% (72% MINIMUM*)
   COMMON RECREATION SPACE: 5.2% (5.2% MINIMUM*)
   *(R-2 MIXED RESIDENCE DISTRICT COMPARITIVE STANDARD)
   a. 2BR-1: 9 UNITS AT 2620 SF EA = 23,580 SF
   b. 3BR-1: 10 UNITS AT 2943 SF EA = 29,430 SF
   c. 2BR-2: 2 UNITS AT 2819 SF EA = 5638 SF
   d. 3BR-2: 3 UNITS AT 3165 EA = 9495 SF
   e. TOTAL FLOOR AREA: 68,143 SF
   f. TOTAL LAND AREA: 318,550 SF
   g. 48 DWELLING UNITS WITH 122 BEDROOMS
5. CONTOUR INTERVAL: 1 FOOT BASED UPON A SURVEY MADE BY LEWIS, YOCKEY & BROWN, INC., OCTOBER 2020
6. DRAINAGE CALCULATIONS, CROSS SECTIONS OF PROPOSED DRAINAGE WAYS, LOT DRAINAGE, AND EROSION CONTROL WILL BE SUBMITTED AS A PART OF THE CONSTRUCTION PLANS.
7. STORM WATER DETENTION FOR THE PORTION OF THE DEVELOPMENT THAT IS CURRENTLY LOTS 2 AND 3 IN SEVENTH ADDITION TO SOUTHGATE COMMERCIAL PLAZA SUBDIVISION IS PROVIDED IN THE DETENTION BASIN FOR CARDINAL RIDGE (FORMERLY SOUTHGATE MOBILE HOME PARK). STORM WATER DETENTION FOR THE REMAINDER OF THE PROPOSED DEVELOPMENT WILL BE PROVIDED IN THE STORM WATER DETENTION BASIN INDICATED ON THE PLAN. DRAINAGE AND RELEASE CALCULATIONS WILL BE SUBMITTED TO CITY OF BLOOMINGTON FOR REVIEW AND APPROVAL AS A PART OF THE CONSTRUCTION PLANS.
8. BUILDING SETBACKS AND SEPARATIONS AS PRESENTED ON THE PLAN EXCEED THE MINIMUM REQUIREMENTS FOR C-1 OFFICE DISTRICT ZONING.
9. SANITARY SEWERS, WATER MAINS, AND THE SIDEWALK ALONG SOUTHGATE DRIVE SHALL BE PUBLIC UTILITIES, INSTALLED IN EASEMENTS, AND MAINTAINED BY THE CITY OF BLOOMINGTON.
10. STREETS, SIDEWALKS WITHIN THE DEVELOPMENT, STORMS SEWERS, "PARKLETS," AND THE STORM WATER DETENTION BASIN SHALL BE PRIVATE AND MAINTAINED BY THE OWNER/DEVELOPER OF THE VILLAS AT PRAIRIE VISTA.
11. EXISTING UTILITIES WITHIN THE EASEMENT ALONG THE SOUTH LINES OF LOTS 2 AND 3 IN SEVENTH ADDITION TO SOUTHGATE COMMERCIAL PLAZA SUBDIVISION SHALL BE ABANDONED AND RECONSTRUCTED TO CONFORM TO THE PROPOSED DEVELOPMENT. THESE ADAPTATIONS SHALL BE SUBMITTED AS PART OF THE CONSTRUCTION PLANS.
12. THE PROPOSED BUILDINGS WILL NOT HAVE BASEMENTS. THEREFORE, NO SUMP PUMP DISCHARGE LINES WILL BE REQUIRED.
13. PARKING SPACES:
    96 (TWO AT EACH DWELLING UNIT - GARAGE & DRIVEWAY)
    37 (ON STREET - ONE SIDE ONLY OF PRIVATE STREETS)
    133 TOTAL SPACES

WAIVERS REQUESTED

1. A WAIVER IS REQUESTED TO ALLOW FOR CENTERLINE OFFSETS OF LESS THAN 250 FEET (TO GREYHOUND ROAD).
2. A WAIVER IS REQUESTED FOR A PUBLIC SANITARY SEWER TO BE LOCATED IN A PUBLIC EASEMENT IN A SIDE YARD (SOUTH OF BUILDING 3).
3. 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.

Legal Description of Subject Premises

Lots 2 and 3 in Seventh Addition to Southgate Commercial Plaza Subdivision, and a part of Lot 12 in School Commissioners Subdivision, all in the SE¼ of Section 16, 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 Lot 3 in Seventh Addition to Southgate Commercial Plaza Subdivision according to the Plat thereof recorded as Document No. 2006-32000 in the McLean County Recorder of Deeds Office; thence S.01°-04'-21"E. 145.74 feet to the southeast corner of said Lot 3, on the north line of Lot 12 in School Commissioners Subdivision; thence S.87°-28'-47"E. 145.90 feet to the northeast corner of said Lot 12; thence S.01°-58'-00"E. 547.94 feet on the east line of said Lot 12; thence N.87°-32'-00"W. 386.00 feet to the point of intersection with the southerly extension of an existing fence; thence N.00°-42'-21"W. 266.39 feet along the southerly extension of said fence and the northerly extension thereof; thence N.88°-53'-57"W. 44.02 feet; thence N.75°-21'-13"W. 79.00 feet; thence N.35°-39'-45"W. 139.65 feet to the point of intersection with the southerly extension of the west line of Lot 2 in said Seventh Addition to Southgate Commercial Plaza Subdivision; thence N.01°-06'-03"E. 300.71 feet to the northwest corner of said Lot 2; thence S.87°-31'-56"E. 154.39 feet on the north line of said Lot 2; thence S.87°-29'-47"E. 263.72 feet to the Point of Beginning containing 318,550.35 S.F. / 7.31 acres, more or less, with assumed bearings given for description purposes only.



LOCATION MAP
NO SCALE

RECOMMENDATION 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."

PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS

DATE _____, 20 __

BY _____
CHAIRPERSON

BY _____
EXECUTIVE SECRETARY

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."

THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS

DATE _____, 20 __

BY _____
MAYOR

LEGEND

	BOUNDARY OF SUBJECT PREMISES
○	⅝" IRON ROD SET
●	⅝" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	EASEMENT LIMITS
	EXISTING BUILDING
—x—x—x—	EXISTING FENCE
○	EXISTING SANITARY MANHOLE
8" SAN	EXISTING SANITARY SEWER
	EXISTING HYDRANT
⊗	EXISTING WATER VALVE
W	WATER METER PIT
8" W	EXISTING WATER MAIN
◎	EXISTING STORM MANHOLE
	EXISTING STORM INLET
18" SS	EXISTING STORM SEWER
H	HANDHOLE
E	ELECTRICAL PEDESTAL
TV	CATV PEDESTAL
E	ELECTRICAL PANEL
	SIGN
M	METAL FENCE POST
W	WOODEN FENCE POST
LA	LANDSCAPED AREA
18"	DECIDUOUS TREE w/DIAMETER
12"	CONIFEROUS TREE w/DIAMETER
18"	TREE STUMP
887	EXISTING CONTOUR
	EXISTING FLOOD ROUTE
	PROPOSED BUILDING
	PROPOSED EASEMENT LIMITS
880.1	PROPOSED OR EXISTING INVERT
●	PROPOSED SANITARY MANHOLE
8" SAN	PROPOSED SANITARY SEWER
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
8" W	PROPOSED WATER MAIN
◉	PROPOSED STORM MANHOLE
■	PROPOSED STORM INLET
15" SS	PROPOSED STORM SEWER
◆	PROPOSED LIGHT POLE
884.9	PROPOSED PAVEMENT ELEVATION
2.6%	PROPOSED PAVEMENT SLOPE
	PROPOSED FLOOD ROUTE

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN

I, JASON T. STEPHENS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2859, 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.

JASON T. STEPHENS — IPLS NO. 3859 — DATE 1/26/21

JASON T. STEPHENS 3859 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS BLOOMINGTON, ILLINOIS

EXP. DATE 11/30/2022

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

ERIN L. ESTABROOK — ILPE NO. 51348 — DATE 01/26/2021

ERIN L. ESTABROOK 51348 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

EXP. DATE 11/30/2021

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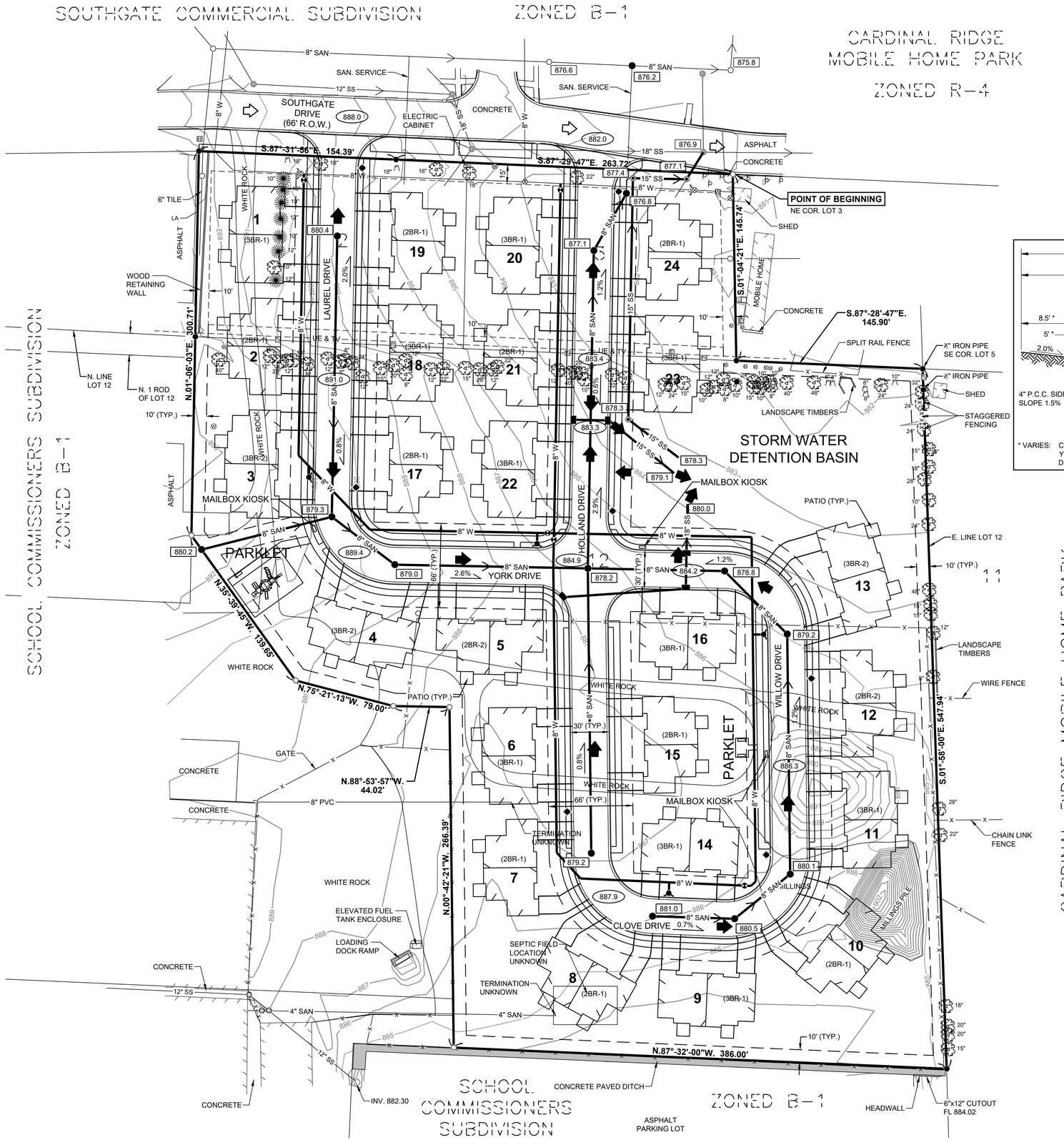
BK.	944
DRN.	MB/ELE
DSN.	ELE
APP.	DPB

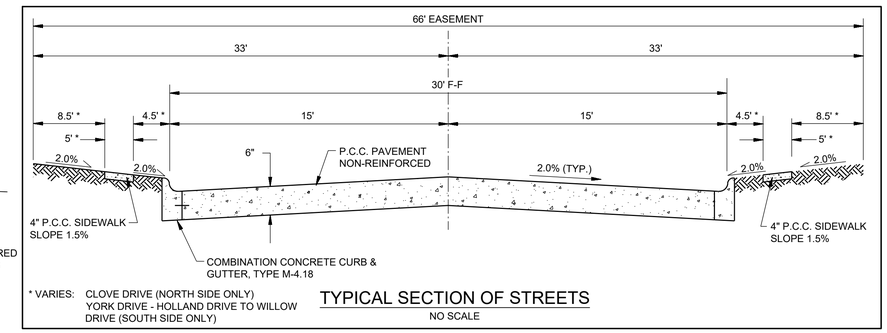
THE VILLAS AT PRAIRIE VISTA P.U.D.
111 SOUTHGATE DRIVE, BLOOMINGTON, ILLINOIS
PRELIMINARY DEVELOPMENT PLAN
COVER SHEET

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 **1** OF: **2**

JOB #: **45139.01**





TYPICAL SECTION OF STREETS

NO SCALE

SEE SHEET 1 FOR LEGEND.

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DRN.	MB/ELE
DSN.	ELE
APP.	DPB

THE VILLAS AT PRAIRIE VISTA
111 SOUTHGATE DRIVE, BLOOMINGTON, ILLINOIS
PRELIMINARY DEVELOPMENT PLAN
PLAN SHEET

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SHEET 2
OF: 2
JOB #: 45139.01

NEW DUPLEX HOMES

VILLAS AT PRAIRIE VISTA

111 SOUTHGATE DRIVE | BLOOMINGTON IL | 61704

THE VILLAS AT PRARIE VISTA, LIMITED PARTNERSHIP

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Muskegon, MI 49440
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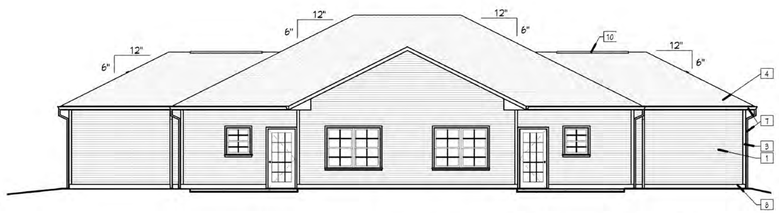
SHEET INDEX

SHEET NO.	SHEET NAME
A-0	COVERSHEET
A-1	TWO BEDROOM STANDARD UNIT
A-2	TWO BEDROOM ACCESSIBLE UNIT
A-3	THREE BEDROOM STANDARD UNIT
A-4	THREE BEDROOM ACCESSIBLE UNIT

VILLAS AT PRAIRIE VISTA

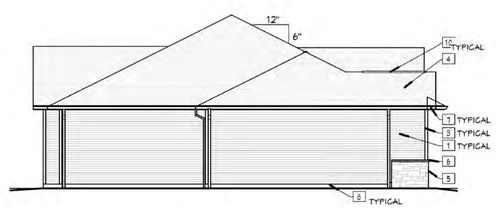
PUD ISSUANCE: JANUARY 25, 2021

4-1218



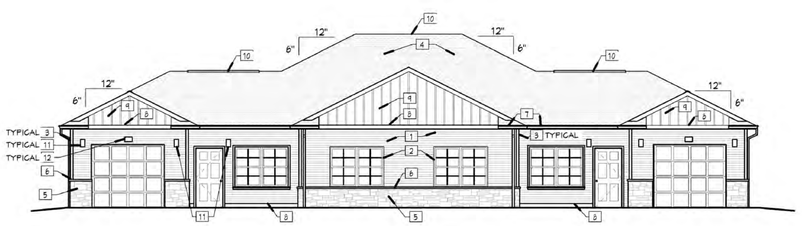
4 / A-1 **2BR-1 - REAR ELEVATION**

1/8" = 1'-0"



3 / A-1 **2BR-1 - SIDE ELEVATION**

1/8" = 1'-0"



2 / A-1 **2BR-1 - FRONT ELEVATION**

1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. VINYL SIDING - HORIZONTAL- SEE EXTERIOR FINISH SCHEDULE ON SHEET A4.1 FOR COLOR AND UNIT MATRIX FOR COLOR SCHEME PER UNIT
2. WINDOW - SEE WINDOW SCHEDULE, 4/4 X 4 PVC AROUND WINDOWS
3. 4/4 X 4 PVC CORNER BOARD
4. ASPHALT SHINGLES
5. MANUFACTURED STONE MASONRY SYSTEM - BRICK OR LEDGESTONE STYLE - SEE EXTERIOR FINISH SCHEDULE ON SHEET A4.1 AND UNIT MATRIX FOR COLOR SCHEME PER UNIT
6. MANUFACTURED STONE SILL
7. GUTTERS AND DOWNSPOUTS. PROVIDE PREGAST CONCRETE SPLASH PADS AT ALL DOWNSPOUTS
8. 4/4 X 6 PVC TRIM
9. VERTICAL OR SHAKE SIDINGS- SEE EXTERIOR FINISH SCHEDULE ON SHEET A4.1 AND UNIT MATRIX FOR COLOR SCHEME PER UNIT
10. RIDGE VENT
11. LIGHTING - SEE ELECTRICAL
12. BUILDING ADDRESS PLAQUE

1 / A-1 **UNIT 2BR-1 - FLOOR PLAN - DUPLEX**

1/8" = 1'-0"

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NEW DUPLEX HOMES
VILLAS AT PRAIRIE VISTA
111 SOUTHGATE DRIVE | BLOOMINGTON
IL | 61704

THE VILLAS AT PRARIE VISTA, LIMITED PARTNERSHIP

PROJECT NUMBER 4-1218

ISSUANCE

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TWO BEDROOM STANDARD UNIT

A-1

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4 / A-2 2BR-2 TYPE A/UFAS REAR ELEVATION

1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. VINYL SIDING - HORIZONTAL- SEE EXTERIOR FINISH SCHEDULE ON SHEET A4.1 FOR COLOR AND UNIT MATRIX FOR COLOR SCHEME PER UNIT
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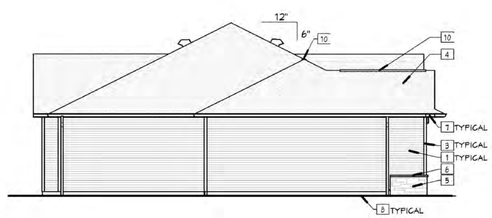

3 / A-2 2BR-2 TYPE A/UFAS - SIDE ELEVATION

1/8" = 1'-0"

2 / A-2 2BR-2 TYPE A/UFAS - FRONT ELEVATION

1/8" = 1'-0"

1 / A-2 UNIT 2BR-2 - FLOOR PLAN - TYPE A/UFAS - DUPLEX

1/8" = 1'-0"

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THE VILLAS AT PRARIE VISTA, LIMITED PARTNERSHIP

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TWO BEDROOOM ACCESSIBLE UNIT

A-2

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EXTERIOR ELEVATION KEYNOTES 8

1. VINYL SIDING - HORIZONTAL- SEE EXTERIOR FINISH SCHEDULE ON SHEET A4.1 FOR COLOR AND UNIT MATRIX FOR COLOR SCHEME PER UNIT
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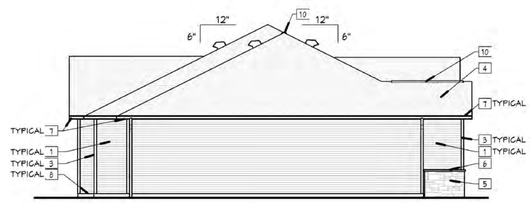
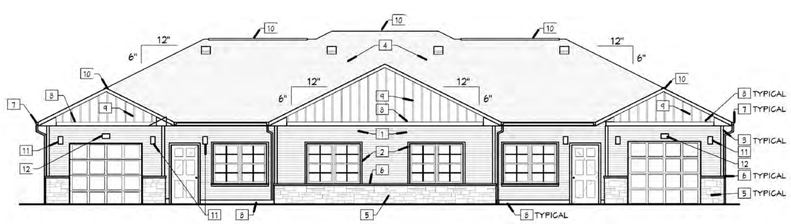
11. LIGHTING - SEE ELECTRICAL
12. BUILDING ADDRESS PLAQUE

4 / A-3 3BR-1 - REAR ELEVATION
1/8" = 1'-0"



3BR-3 / A-3 3BR-1 - SIDE ELEVATION
1/8" = 1'-0"



3BR-2 / A-3 3BR-1 - FRONT ELEVATION
1/8" = 1'-0"

1 / A-3 UNIT 3BR-1 -FLOOR PLAN - DUPLEX
1/8" = 1'-0"

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THE VILLAS AT PRARIE VISTA, LIMITED PARTNERSHIP

PROJECT NUMBER	4-1218

ISSUANCE

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THREE BEDROOM STANDARD UNIT

A-3

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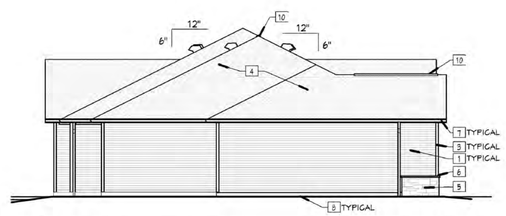
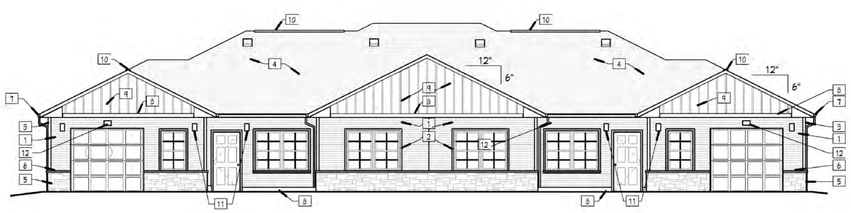
4 / A-4 3BR-2 TYPE A/UFAS - REAR ELEVATION

1/8" = 1'-0"



3 / A-4 3BR-2 TYPE A/UFAS - SIDE ELEVATION

1/8" = 1'-0"



2 / A-4 3BR-2 TYPE A/UFAS - FRONT ELEVATION

1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES 8

1. VINYL SIDING - HORIZONTAL- SEE EXTERIOR FINISH SCHEDULE ON SHEET A4.1 FOR COLOR AND UNIT MATRIX FOR COLOR SCHEME PER UNIT
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11. LIGHTING - SEE ELECTRICAL
12. BUILDING ADDRESS PLAQUE

1 / A-4 UNIT 3BR-2 - FLOOR PLAN - TYPE A/UFAS - DUPLEX

1/8" = 1'-0"

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THE VILLAS AT PRAIRIE VISTA, LIMITED PARTNERSHIP

PROJECT NUMBER 4-1218

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THREE BEDROOM ACCESSIBLE UNIT

A-4

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LANDSCAPE DESIGN FOR

THE VILLAS AT PRAIRIE VISTA

111 SOUTHGATE DRIVE BLOOMINGTON, ILLINOIS

INDEX TO DRAWINGS

ARCHITECTURAL

SD1 PROPOSED MASTER PLAN
SD2 PROPOSED LANDSCAPE PLAN (UNITS 1 AND 2)
SD3 PROPOSED LANDSCAPE PLAN (UNITS 19 AND 20)
SD4 PLANT SCHEDULE AND DETAILS

REFERENCE

REF1 AERIAL PHOTOGRAPHY

PROJECT NUMBER SAA20038
PROJECT ISSUE DATE

SCHARNETT ASSOCIATES ARCHITECTS LLC

SCHARNETTASSOCIATES.COM PHONE 309.828.4055
118 W. WASHINGTON ST. BLOOMINGTON IL 61701

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PROPOSED MASTER PLAN

SCALE: 1" = 40'

NORTH

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LANDSCAPE IMPROVEMENTS FOR

THE VILLAS AT PRAIRIE VISTA

111 SOUTHGATE DRIVE

BLOOMINGTON, ILLINOIS

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SCHARNETTASSOCIATES.COM PHONE 309.828.4055
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SAA20038

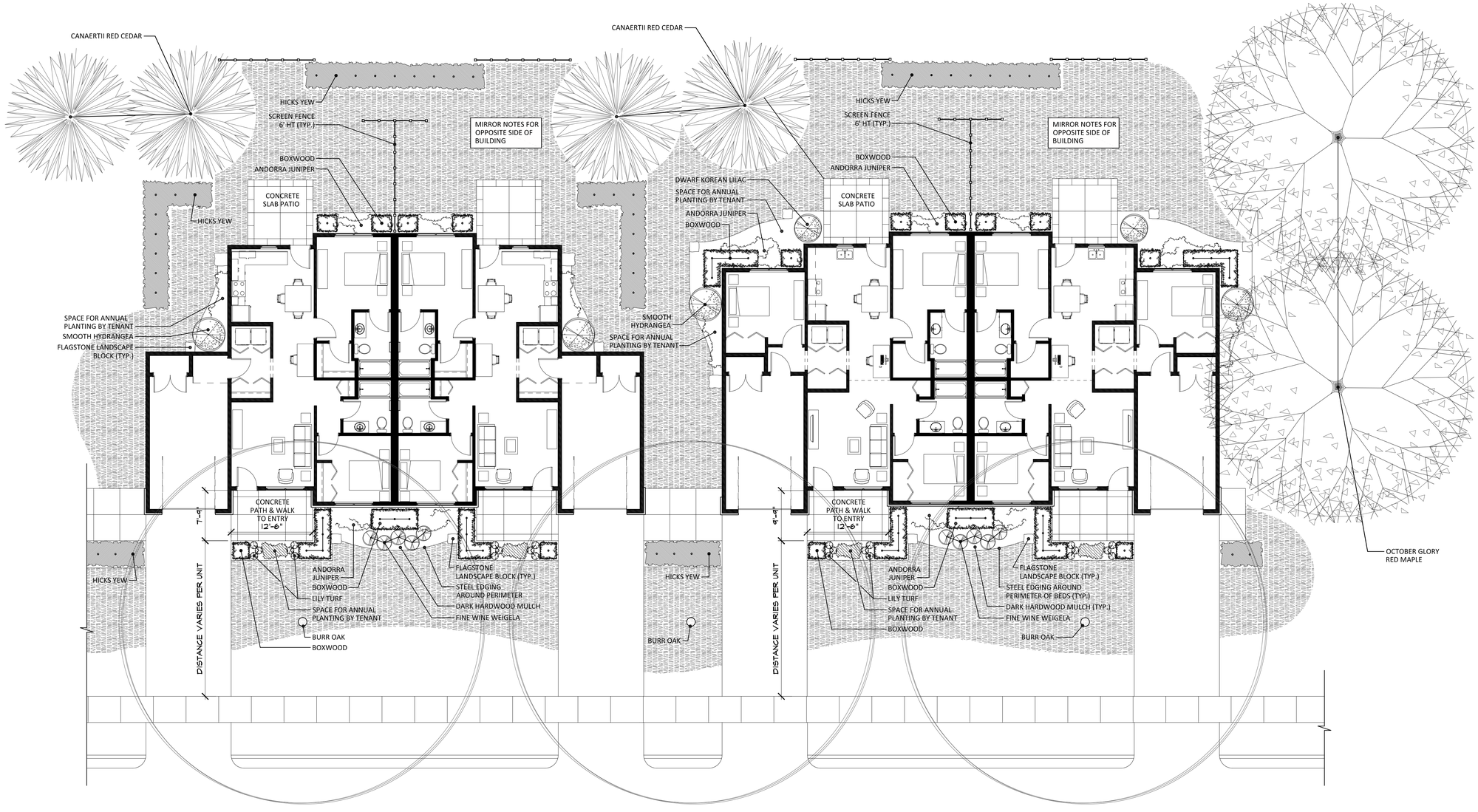
SHEET 1 OF 5 SHEETS

SD1

PROPOSED MASTER PLAN

DRAWN: ORK DATE: 01.25.21

REVISIONS:



PROPOSED LANDSCAPE PLAN (UNITS 1 AND 2)

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

NORTH

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LANDSCAPE IMPROVEMENTS FOR

THE VILLAS AT PRAIRIE VISTA

111 SOUTHGATE DRIVE

BLOOMINGTON, ILLINOIS

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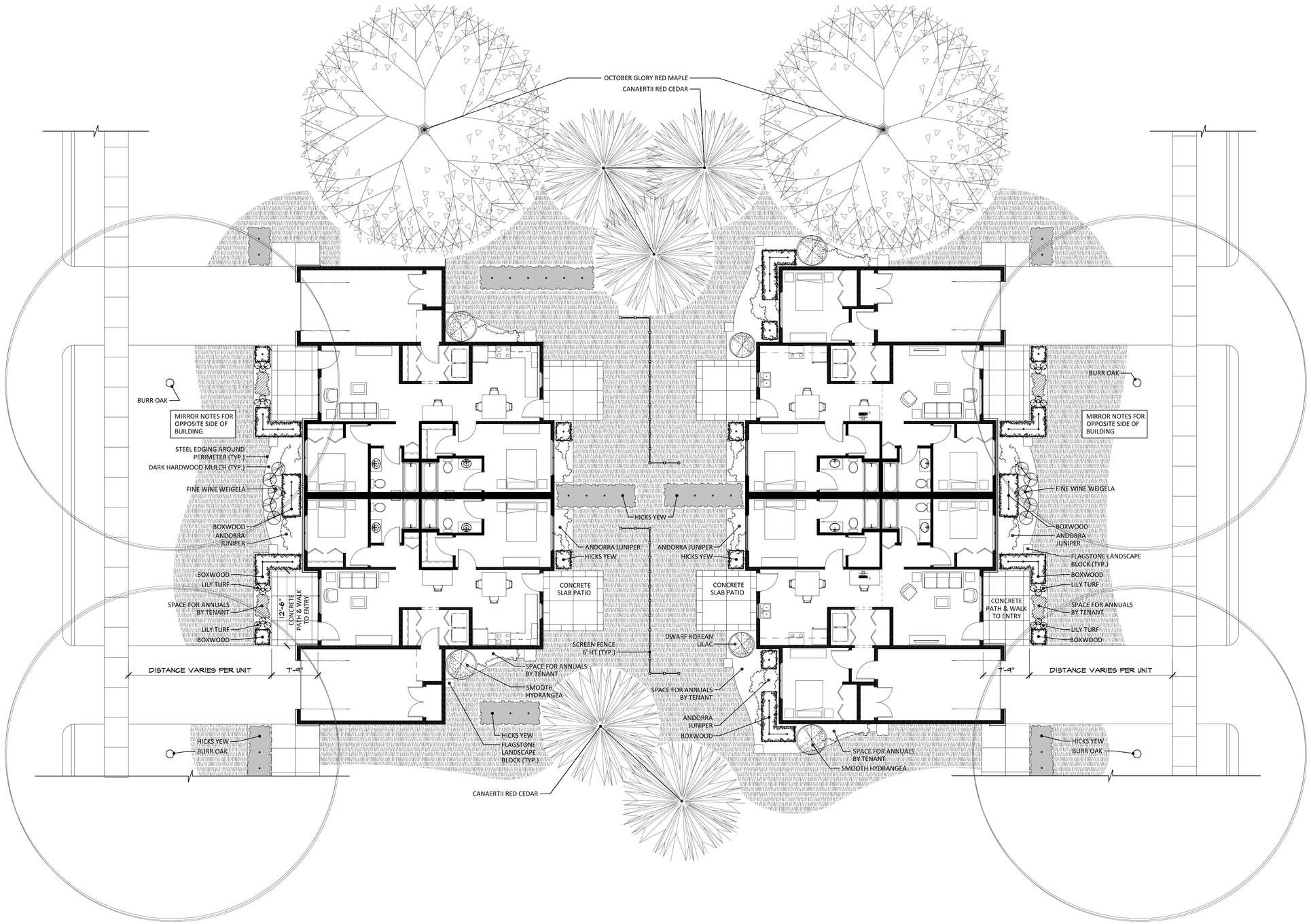
SAA20038
SHEET 2 OF 5 SHEETS

SD2

PROPOSED LANDSCAPE PLAN (UNITS 1 AND 2)

DRAWN: ORK DATE: 01.25.21

REVISIONS:



PROPOSED LANDSCAPE PLAN (UNITS 19 AND 20)

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

NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

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LANDSCAPE IMPROVEMENTS FOR

THE VILLAS AT PRAIRIE VISTA

111 SOUTHGATE DRIVE

BLOOMINGTON, ILLINOIS

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SAA20038
SHEET 3 OF 5 SHEETS

SD3

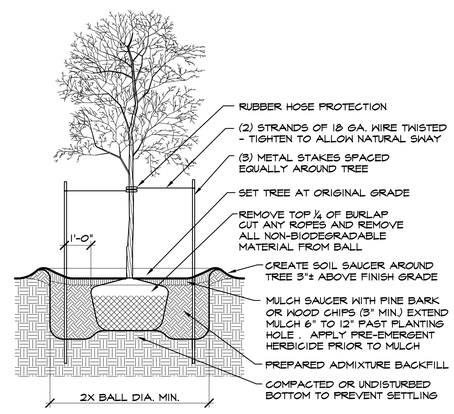
PROPOSED LANDSCAPE PLAN (UNITS 19 AND 20)

DRAWN: ORK DATE: 01.25.21

REVISIONS:

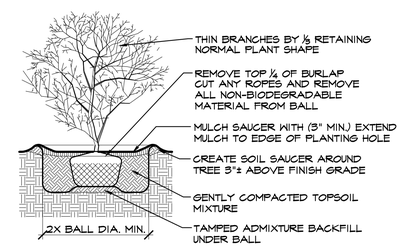
LANDSCAPE KEYED NOTES

GENUS-SPECIES	COMMON NAME	QUANTITY	INSTALLATION SIZE	MATURE SIZE	INSTALLATION COMMENTS	CHARACTERISTICS OF SPECIES
LARGE TREES:						
LT1 ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	29	2.5" CALIPER	40' HEIGHT 35' DIAMETER	BALLED & BURLAPPED; SPECIMEN; BRANCHED AT 5' MINIMUM	DECIDUOUS TREE, BROADLY OVAL TO ROUND, LEAVES OPPOSITE, SIMPLE MEDIUM GLOSSY GREEN WITH LONG RED PETIOLES, FALL COLOR DEEP RED TO REDDISH-PURPLE, ONE OF LAST TO COLOR IN FALL
LT2 QUERCUS MACROCARPA	BURR OAK	30	2.5" CALIPER	80' HEIGHT 80' DIAMETER	BALLED & BURLAPPED; SPECIMEN;	DECIDUOUS TREE, MOST TOLERANT OF URBAN CONDITIONS; FASTEST GROWING WHITE OAK, MOST FIRE TOLERANT OAK TREE
LT3 PINUS STROBUS	EASTERN WHITE PINE	12	2.5" CALIPER	180' HEIGHT	BALLED & BURLAPPED; SPECIMEN;	EVERGREEN TREE, SPREADING FORM
LT4 JUNIPERUS VIRGIANA "CANAERTI"	CANAERTII EASTERN RED CEDAR	37	2.5" CALIPER	20' HEIGHT 12' DIAMETER	BALLED & BURLAPPED; SPECIMEN;	EVERGREEN TREE, PYRAMIDAL FORM
SMALL TREES:						
ST1 CERCIS CANADENSIS	EASTERN REDBUD	5	2"CALIPER 5' HEIGHT	20'-30' HEIGHT 25'-35' DIAMETER	BALLED & BURLAPPED; SPECIMEN; BRANCHED AT 5' MINIMUM	DECIDUOUS TREE, SPREADING BRANCHES, FLATTISH TOP, LEAVES ALTERNATE, SIMPLE, LUSTROUS DARK GREEN COLOR, SMALL ROSY-PINK FLOWERS IN SPRING, PALE GREEN & BRIGHT YELLOW FALL COLOR,
SHRUBS:						
S1 BUXUS MICROPHYLLA 'GREEN VELVET'	GREEN VELVET BOXWOOD	583	12" HEIGHT	3' HEIGHT 3' DIAMETER	CONTAINER, FULL AND DENSE MAINTAIN AT 2' WIDTH HEDGE, 18" HIGH	EVERGREEN SHRUB, BROADLEAF, NARROW, PYRAMIDAL WHEN YOUNG, LEAVES NEEDLE-LIKE, ALTERNATE, YELLOWISH-GREEN ABOVE/WHITENED BELOW, MAY TURN A RICH BROWN IN FALL, CONES GLOBULAR
S4 SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	26	3 GALLON	4'-5' HEIGHT 4'-5' DIAMETER	CONTAINER, FULL AND WELL BRANCHED MAINTAIN AT FULL SIZE	DECIDUOUS SHRUB, MORE COMPACT THAN SPECIES, ROUNDED, DENSE, LEAVES SIMPLE, OPPOSITE, GLABROUS, EVEN GLOSSY ABOVE, FLOWERS ARE PURPLE-RED BEDS OPENING TO WHITISH-PINK
S5 TAXUS X MEDIA 'HICKSII'	HICKS YEW	415	18" HEIGHT	3'-6' HEIGHT 5' DIAMETER	B & B OR CONTAINER, FULL AND DENSE MAINTAIN AT 3' WIDTH HEDGE, 6' HIGH	CONIFER, EVERGREEN TREE/SHRUB
S6 WEIGELA FLORIDA 'FINE WINE' (BRAMWELL)	FINE WINE WEIGELA	120	2 GALLON	2'-3' HEIGHT 2'-3' DIAMETER	CONTAINER, FULL AND WELL BRANCHED	DECIDUOUS SHRUB, DENSE, ARCHING EVENTUALLY TO THE GROUND, LEAVES SIMPLE, OPPOSITE, DARK GREEN, TRUMPET SHAPED FLOWERS DARK BURGUNDY, BLOOM IN SPRING AND SPORADICALLY DURING SUMMER
S7 HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	48	3 GALLON	3'-5' HEIGHT 4'-6" DIAMETER	CONTAINER, FULL AND WELL BRANCHED MAINTAIN AT FULL SIZE	DECIDUOUS FLOWERING SHRUB, DENSE, LARGE ROUNDED FLOWER CLUSTERS, BLOOMS IN SUMMER AND LAST THRU FALL
S8 JUNIPERUS HORIZONTALIS 'ANDORRA COMPACT'	ANDORRA COMPACT CREEPING JUNIPER	122	2 GALLON	10" HEIGHT 4' DIAMETER	CONTAINER, FULL AND DENSE MAINTAIN W/SHAPE OF LANDSCAPE AREA	CONIFER, EVERGREEN, LOW GROWING GROUND COVER WITH LONG TAILING BRANCHES FORMING LARGE MATS, LEAVES SOFT TEXTURED, FOLIAGE GREEN OR BLUISH-GREEN TURNING PLUM PURPLE IN WINTER
PERENNIALS:						
P1 LIRIOPE MUSCARI 'INGWERSEN'	LILY TURF	288	2 GALLON	1'-2' HEIGHT 1'-2" DIAMETER	CONTAINER, FULL AND WELL BRANCHED	EVERGREEN, TUBEROUS PERENNIAL, DENSE, NARROW, DARK GREEN LEAVE; BLOOMS IN LATE SUMMER, SMALL LAVENDER FLOWERS THICKLY CLUSTERED ABOVE LEAVES



1 SD4 TYPICAL TREE PLANTING DETAIL

SCALE: 3/8" = 1'-0"



2 SD4 TYPICAL SHRUB PLANTING DETAIL

SCALE: 3/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

NOTE: THIS IS A SCHEMATIC DESIGN DRAWING PREPARED FOR CONCEPTUAL PURPOSES ONLY. ALL EXISTING CONSTRUCTION AS WELL AS NEW CONSTRUCTION SHOWN SHOULD BE CONSIDERED AS ASSUMED PRIOR TO COMPLETION OF THE SCHEMATIC DESIGN AND DESIGN DEVELOPMENT PHASES OF THIS PROJECT. ADDITIONAL SERVICES WILL BE REQUIRED TO VERIFY UTILITIES PROVIDED TO THE SITE, LEGAL EASEMENTS, AND ANY OTHER SITE OR BUILDING CONDITION THAT MAY IMPOSE ADDITIONAL DESIGN LIMITATIONS AND DEVELOPMENT POTENTIAL. THESE DRAWINGS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THE DRAWINGS AND RETAIN ALL RESERVED RIGHTS, INCLUDING COPYRIGHTS. NO REPRODUCTION OF THESE DRAWINGS MAY BE MADE WITHOUT PRIOR DOCUMENTED APPROVAL BY THE ARCHITECT.

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LANDSCAPE IMPROVEMENTS FOR

THE VILLAS AT PRAIRIE VISTA

111 SOUTHGATE DRIVE

BLOOMINGTON, ILLINOIS

SCHARNETT ASSOCIATES ARCHITECTS LLC

SCHARNETTASSOCIATES.COM PHONE 309.828.4055
118 W. WASHINGTON ST. BLOOMINGTON IL 61701

SAA20038

SHEET 4 OF 5 SHEETS

SD4

PLANT SCHEDULE AND DETAILS

DRAWN: ORK DATE: 01.25.21

REVISIONS:

AERIAL PHOTOGRAPH OF EXISTING SITE

SCALE: 1" = 40' APPROXIAMTE

NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

NOTE: THIS IS A SCHEMATIC DESIGN DRAWING PREPARED FOR CONCEPTUAL PURPOSES ONLY. ALL EXISTING CONSTRUCTION AS WELL AS NEW CONSTRUCTION SHOWN SHOULD BE CONSIDERED AS ASSUMED PRIOR TO COMPLETION OF THE SCHEMATIC DESIGN AND DESIGN DEVELOPMENT PHASES OF THIS PROJECT. ADDITIONAL SERVICES WILL BE REQUIRED TO VERIFY UTILITIES PROVIDED TO THE SITE, LEGAL EASEMENTS, AND ANY OTHER SITE OR BUILDING CONDITION THAT MAY IMPOSE ADDITIONAL DESIGN LIMITATIONS AND DEVELOPMENT POTENTIAL. THESE DRAWINGS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THE DRAWINGS AND RETAIN ALL RESERVED RIGHTS, INCLUDING COPYRIGHTS. NO REPRODUCTION OF THESE DRAWINGS MAY BE MADE WITHOUT PRIOR DOCUMENTED APPROVAL BY THE ARCHITECT.

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118 W. WASHINGTON ST. BLOOMINGTON IL 61701

SAA20038
SHEET 5 OF 5 SHEETS

REF1

AERIAL PHOTOGRAPHY

DRAWN: ORK DATE: 01.12.21

REVISIONS:

Application for a Planned Unit Development

The purpose of the Planned Unit Development Regulations is to encourage and allow more efficient, creative, and imaginative design for land development than is possible under otherwise applicable zoning regulations. Preservation of natural site qualities, better urban amenities, more open spaces, and a higher quality project design are also intended results of the planned unit development process. The following objectives may be attained through the use of the planned unit development process:

1. A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the other sections of this Code.
2. Permanent preservation of common open space and recreation areas and facilities.
3. A pattern of development to preserve natural vegetation, topographic and geologic features.
4. The prevention and/or control of soil erosion and surface flooding.
5. A creative approach to the use of land and related physical facilities that results in better development and design and the construction of aesthetic amenities.
6. An efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds and buildings and other facilities.
7. A land use which promotes the public health, safety, comfort, morals and welfare.
8. A combination and coordination of architectural styles, building forms, and building relationships with a possible mixing of different urban uses in an innovative overall design.
9. Innovations in residential development so that growing demands of the population may be met by greater variety in type, design, and layout of buildings and by the conservation and more efficient use of open space ancillary to said buildings.
10. The use of public input and participation in the design and development of innovative and creative land use proposals.

The unique and substantially different character of planned unit developments requires that they be processed under a special plan review procedure.

Notice to applicants:

1. A person, by choosing to develop property as a planned unit development, elects to submit a contemplated development proposal to a legislative and discretionary review by the Planning Commission and Council.
2. All planned unit developments shall be designed in such a manner as to conform to the provisions of the City of Bloomington major street plans, trunk sewer extension plans, water distribution system plans, and storm drainage plans.
3. There will be no refund of any application fee for approvals not granted or withdrawn.
4. Incomplete applications will not be acted upon.
5. Complete applications must be received within the application deadlines.
6. Approved Preliminary Planned Unit Development applications shall be in effect for a period of three years.
7. Applicants must complete the Final Planned Unit Development in accordance with applicable procedures
8. Major changes to an approve Preliminary Plan may require further legislative review.

CITY OF BLOOMINGTON
APPLICATION FOR A
PLANNED UNIT DEVELOPMENT REVIEW

CITY OF Bloomington ILLINOIS

Applications shall conform to the minimum requirements of Section 17-3. The information requested on this application is deemed to be a minimum, and the applicant may be required to supply additional information prior to the public hearing on their requests.

To the City of Bloomington:

I (we), the undersigned, do hereby respectfully petition the City of Bloomington for a Planned Unit Development as set forth herein, pursuant to Division 15-5, Planned Unit Development Procedures, set forth in Chapter 44 of the Bloomington City Code, and in support thereof state the following facts and make the following certifications and agreements:

The name of the proposed Planned Unit Development is: The Villas at Prairie Vista

A Legal Description of the property in question attached to this application as Exhibit "A" Legal Description.

Common Address:
111-201 Southgate Drive

Existing Zoning: C-1 Commercial District	**Adjacent Zoning:** B-1 (North, West & South) & R-4 (East)
Current Land Use: Vacant	**Adjacent Land Use:** General Commercial & Mobile Home Park
Size of Site: 7.31 Acres	**Average Lot Size:** N/A
Number of Lots: 1 Proposed	**Density:** 6.6 Units/Acre Proposed

Parcel Identification Number (PIN)
21-16-405-002 & 003; Pt. 21-16-451-027; Pt. 21-16-451-024; Pt. 21-16-451-009; Pt. 21-16-451-025

Description of Project (attach extra pages as needed):
See Attached Narrative, Exhibits B, C & D

The names and addresses of the property owner(s) and developer making this request are as follows:

Owner

Name
John Capodice

Address
[redacted]

City, State, Zip
[redacted]

Phone Number [redacted] **Email** [redacted]

Please attach a separate sheet if there are additional property owners to be listed. Additional proof of ownership, pursuant to Division 17-3 of Chapter 44 of the City Code may be required

CITY OF BLOOMINGTON
APPLICATION FOR A
PLANNED UNIT DEVELOPMENT REVIEW

CITY OF Bloomington ILLINOIS

1. Developer

Full Name The Villas at Prairie Vista, LP Meggan Bell, CEO
Address 3028 Happy Landing Drive City, State, ZIP Springfield, IL 62711
Phone 217-824-4921 Email mbell@ccdchousing.org

2. Engineer

Full Name Lewis, Yockey & Brown, Inc. David P. Brown, PLS
Address 505 N. Main Street City, State, ZIP Bloomington, IL 61701
Phone 309-829-2552 Email davidbrown@lybinc.com

3. Architect

Full Name Hooker DeJong, Inc. Brian Hoehn, AIA
Address 549 Ottawa Avenue NW, Suite 102 City, State, ZIP Grand Rapids, MI 49503
Phone 231-220-2380 Email brianh@hdjinc.com

4. Attorney (if applicable)

Full Name
Address City, State, ZIP
Phone Email

List the proposed uses for the project. Check the column on the right if the use requires a special use permit in the underlying district. Attach additional pages as needed.

	Description of Use	*Special Use*
EXAMPLE.	*Day Care Center*	X
1.	Dwelling Units, Single Family Attached	X
2.		
3.		
4.		
5.		

Preliminary Planned Unit Development Plan Submittal Standards:
The table below illustrates density, floor area and common recreational space standards by zoning district.

TABLE 15-3 RESIDENTIAL PLANNED UNIT DEVELOPMENT STANDARDS				
	Zoning District Density per Division 4 of Chapter 44	**Max. Floor Area (percent of land area)**	**Min. Open Space (% of land area)**	**Min. Common Recreation Space (% of land area)**
R-1A	2 units per acre	10.0	80.0	2.5
R-1B	6 units per acre	20.0	76.0	3.6
R-1C	8 units per acre	34.8	73.0	4.9
R-1H	8 units per acre	34.8	73.0	4.9
R-2	13 units per acre	40	72.0	5.2
R-3A	23 units per acre	52.8	71.0	6.2
R-3B	70 units per acre	80.0	68.0	8.0
R-4	8 units per acre	34.0	73.0	4.9
Commercial		31.00	15.00	
Industrial		50.00	10.00	

The following information shall be submitted together with the preliminary planned unit development Plan on full-size, legible sheets.

☐ **Site Plan.** A site plan shall be submitted with the preliminary planned unit development plan that includes the following minimum information:

a) Location by Section, Town and Range or other legal description;
b) Names and addresses of the persons having proprietary interest over the property;
c) Graphic (engineering) scale;
d) North-points;
e) Date of preparation;
f) The boundary lines of the property in question;
g) Location of all survey monuments and their descriptions;
h) Existing conditions, including buildings and land uses, contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation, and utilities;
i) Arrangement of proposed buildings and structures and existing buildings and structures;
j) Proposed location, width, and type of surface material of all proposed sidewalks, pedestrian ways, driveways, parking areas, service areas, and recreation areas;
k) Size and location of proposed parking areas with arrangement of bays and aisles and curb cuts, and with indication of the total number of spaces;
l) A site drainage plan for the proposed project if required;
m) A photometric/lighting plan if the planned unit development would result in new exterior lighting.

☐ **Design Schedule**. The design schedule may be included on the site plan or submitted on a separate sheet that indicates:

a) Total and footprint square footage for nonresidential principal structures;
b) Total and footprint square footage for accessory structures;
c) The proportion of site area (expressed as a percentage) dedicated to floor area, landscaped open space and common recreation area;
d) Number of parking spaces;
e) Proposed use of each building, structure, or parcel of land;
f) If the development is to be constructed in phases, the design schedule shall include a designation of the phase components;
g) If different from the underlying Code requirements, a listing of the area, lot width, yard, height, and bulk requirements including density applicable to the planned unit development.

☐ **Landscape Plan.** That landscape plan shall include the following information:

a) The size, location, and general characteristics of plant materials in compliance with 13 of this Code;
b) Size, location, and composition of all proposed fencing, refuse enclosures, and landscaped screening material.

☐ **Building Elevations.** Building elevations and architectural renderings shall be required with submission of the preliminary development plan and shall indicate the following:

a) The appearance of buildings on all sides of a structure;
b) Proposed building type, colors, and specifications for exterior building materials;
c) Where multiple buildings will be built in phases or where specific users will affect the specific building design, prototypical building elevations and design criteria for the planned unit development may be submitted in lieu of building elevations;
d) The Director of Community Development may require that the applicant submit color building elevations and/or perspective renderings if such information is required for a full analysis of the proposed development.

☐ **Signage.** For mixed use planned unit developments, a site signage package shall be submitted, and any variances requested from the requirements of the City of Bloomington Sign Code. (if applicable)

☐ **Engineering.** For a preliminary planned unit development plan, engineering plans shall be submitted which provide in sufficient detail to convey the general basis of design of the sanitary sewer, water, stormwater control, flood control, and street facilities.

☐ **Subdivision.** When a subdivision of land is proposed in connection with a planned unit development, the applicant shall file an application for approval of a preliminary plan of the proposed subdivision simultaneously with the application for preliminary planned unit development approval.

☐ **Special Studies:** Impact studies, parking studies, geological, topographic or soil analysis and other information and data as the City may require for the full and complete consideration of the planned unit development. (if applicable)

The Applicant(s) requests the following variations to the bulk, sign, and off-street parking and loading regulations of Chapter 44 of the City Code (if applicable):

N/A

The Applicant(s) requests the following waivers from Bloomington's Subdivision Ordinance Chapter 24 of the City Code (if applicable):

1. Allow Private Street Centerline Offsets of Less Than 250' to Greyhound Road.
2. Allow Public Sanitary Sewer Located in Public Easement in a Side Yard.
3. Allow M4.18 Curb & Gutter in Lieu of B6.18 Curb & Gutter.

1. **This application complies with purpose and intention of the Planned Unit Development set forth in Division 15 of Chapter 44 of the City Code.**

2. **To the fullest extent permitted by law, Applicant(s) agree to and hereby shall indemnify and hold harmless the City of Bloomington, its officers, officials, agents and employees from and against liability and all claims arising out of the planned unit development review.**

3. **Applicant(s) agree to submit payment of any fees or costs associated with this application for the planned unit development in accordance with Chapter 44 and Chapter 24 of the City Code.**

4. **All other facts, representations and agreements pertaining to this application are as follows:**

   See Attached Exhibits A (legal description), B (preliminary development plan),

   C (architectural schematic submittal of buildings), D (landscaping plan).

WHEREFORE, the Applicants(s) certify the above stated provisions are true and correct, agree to be bound by the indemnification provisions contained herein, and request the City of Bloomington approve the site plan provided in accordance with this Application.

Applicant:	Owner (if different from applicant)
The Villas at Prairie Vista, LP Meggan Bell, CEO	John Capodice
(Print Name)	*(Print Name)*
	[redacted]
(Signature)	*(Signature)*
	1-26-21
(Date)	*(Date)*

** Please attach a separate sheet if additional property owners must sign the petition.*

WHEREFORE, the Applicants(s) certify the above stated provisions are true and correct, agree to be bound by the indemnification provisions contained herein, and request the City of Bloomington approve the site plan provided in accordance with this Application.

Applicant:	Owner (if different from applicant)
The Villas at Prairie Vista, LP Meggan Bell, CEO	John Capodice
(Print Name)	*(Print Name)*
[redacted]	
(Signature)	*(Signature)*
1-26-21	
(Date)	*(Date)*

** Please attach a separate sheet if additional property owners must sign the petition.*

Exhibit A
Legal Description

EXHIBIT A

Legal Description of Subject Premises

Lots 2 and 3 in Seventh Addition to Southgate Commercial Plaza Subdivision, and a part of Lot 12 in School Commissioners Subdivision, all in the SE¼ of Section 16, 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 Lot 3 in Seventh Addition to Southgate Commercial Plaza Subdivision according to the Plat thereof recorded as Document No. 2006-32000 in the McLean County Recorder of Deeds Office; thence S.01°-04'-21"E. 145.74 feet to the southeast corner of said Lot 3, on the north line of Lot 12 in School Commissioners Subdivision; thence S.87°-28'-47"E. 145.90 feet to the northeast corner of said Lot 12; thence S.01°-58'-00"E. 547.94 feet on the east line of said Lot 12; thence N.87°-32'-00"W. 386.00 feet to the point of intersection with the southerly extension of an existing fence; thence N.00°-42'-21"W. 266.39 feet along the southerly extension of said fence and the northerly extension thereof; thence N.88°-53'-57"W. 44.02 feet; thence N.75°-21'-13"W. 79.00 feet; thence N.35°-39'-45"W. 139.65 feet to the point of intersection with the southerly extension of the west line of Lot 2 in said Seventh Addition to Southgate Commercial Plaza Subdivision; thence N.01°-06'-03"E. 300.71 feet to the northwest corner of said Lot 2; thence S.87°-31'-56"E. 154.39 feet on the north line of said Lot 2; thence S.87°-29'-47"E. 263.72 feet to the Point of Beginning containing 318,550.35 S.F. / 7.31 acres, more or less, with assumed bearings given for description purposes only.

Tax Parcel ID: #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

Project Narrative Overview

The Villas at Prairie Vista Planned Unit Development is proposed as a single family "two" attached dwelling unit project with public utilities and private streets located at 111-201 Southgate Drive. Twenty-four (24) two (2) dwelling unit buildings are proposed per plan with garage and driveway parking (2 spaces) for each dwelling unit. The private street system, proposed with subdivision code public residential street standards, has the capacity to provide additional on-street parking as in a conventional residential neighborhood setting. Sidewalks connect the development internally to private use areas and to Southgate Drive where public sidewalk leads to existing neighborhood commercial uses/services and to public transportation bus stops. The development property consists of several independent lots and remnant parcels of antiquated origin that will be consolidated into a new single lot of record. Public interest of utilities and private interest of access and maintenance will be identified by public and private easements on the final plat of subdivision.

PETITION FOR APPROVAL OF PRELIMINARY PLAN FOR A SUBDIVISION

State of Illinois)
)ss.
County of McLean)

To: The Honorable Mayor and City Council of the City of Bloomington, Illinois.

Now come(s) The Villas at Prairie Vista, LP hereinafter referred to as your Petitioner(s) respectfully representing and requesting as follows:

1. That your petitioner(s) is (are) interested as developer in the premises hereinafter in Exhibit(s) A attached hereto and made a part hereof to be known by this reference;

2. That your Petitioner(s) seek(s) approval of the Preliminary Plan for a subdivision of said premises to be known and described as The Villas at Prairie Vista Planned Unit Development which Preliminary Plan is attached hereto and made a part hereof;

3. That your Petitioner(s) also seek(s) approval of the following exemptions or variations from the provisions of Chapter 24, of the Bloomington City Code:
   1. Allow Private Street Centerline Offsets of Less Than 250' to Greyhound Road.
   2. Allow Public Sanitary Sewer Located in Public Easement in a Side Yard.
   3. Allow M4.18 Curb & Gutter in Lieu of B6.18 Curb & Gutter.

WHEREFORE, your Petitioner(s) pray(s) that the Preliminary Plan for the The Villas at Prairie Vista Planned Unit Development. subdivision submitted herewith be approved with the exemptions or variations as requested herein.

[redacted]
The Villas at Prairie Vista, LP
Meggann Bell, CEO

EXHIBIT A

Legal Description of Subject Premises

Lots 2 and 3 in Seventh Addition to Southgate Commercial Plaza Subdivision, and a part of Lot 12 in School Commissioners Subdivision, all in the SE¼ of Section 16, 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 Lot 3 in Seventh Addition to Southgate Commercial Plaza Subdivision according to the Plat thereof recorded as Document No. 2006-32000 in the McLean County Recorder of Deeds Office; thence S.01°-04'-21"E. 145.74 feet to the southeast corner of said Lot 3, on the north line of Lot 12 in School Commissioners Subdivision; thence S.87°-28'-47"E. 145.90 feet to the northeast corner of said Lot 12; thence S.01°-58'-00"E. 547.94 feet on the east line of said Lot 12; thence N.87°-32'-00"W. 386.00 feet to the point of intersection with the southerly extension of an existing fence; thence N.00°-42'-21"W. 266.39 feet along the southerly extension of said fence and the northerly extension thereof; thence N.88°-53'-57"W. 44.02 feet; thence N.75°-21'-13"W. 79.00 feet; thence N.35°-39'-45"W. 139.65 feet to the point of intersection with the southerly extension of the west line of Lot 2 in said Seventh Addition to Southgate Commercial Plaza Subdivision; thence N.01°-06'-03"E. 300.71 feet to the northwest corner of said Lot 2; thence S.87°-31'-56"E. 154.39 feet on the north line of said Lot 2; thence S.87°-29'-47"E. 263.72 feet to the Point of Beginning containing 318,550.35 S.F. / 7.31 acres, more or less, with assumed bearings given for description purposes only.

Tax Parcel ID: #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

PETITION FOR A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT:

111-201 Southgate Drive

State of Illinois)
)ss.
County of McLean)

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

Now come(s)
The Villas at Prairie Vista, LP

hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit(s) A, which is (are) attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents: receiver, executor (executrix); trustee, lease, or any other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;

2. That said premises presently has a zoning classification of C-1 under the provisions of Chapter 44 of the Bloomington City Code, 1960;

3. That under the provisions of Chapter 44, Section 44.6-30 of said City Code Single Family Attached Dwelling Units, are allowed as a special use in a C-1 zoning district;

4. That the establishment, maintenance, or operation of said special use on said premises will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

5. That said special use on said premises will not be injurious to the use and enjoyment of other property in the immediate vicinity of said premises for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

6. That the establishment of said special use on said premises will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the C-1 zoning district;

7. That the exterior architectural treatment and functional plan of any proposed structure on said premises will not be so at variance with either the exterior architectural treatment and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood adjacent to said premises;

8. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided to said premises for said special permitted use;

9. That adequate measures have been or will be taken to provide ingress and egress to and from said premises so designed as to minimize traffic congestion in the public streets; and

10. That said special permitted use on said premises shall, in all other respects, conform to the applicable regulations of the C-1 zoning district in which it is located except as such regulations may, in each instance, be modified by the City Council of the City of Bloomington pursuant to the recommendations of the Bloomington Board of Zoning Appeals.

WHEREFORE, your petitioner(s) respectfully pray(s) that said special use for said premises be approved.

Respectfully submitted,

[redacted]

The Villas at Prairie Vista, LP
Meggan Bell, CEO

EXHIBIT A

Legal Description of Subject Premises

Lots 2 and 3 in Seventh Addition to Southgate Commercial Plaza Subdivision, and a part of Lot 12 in School Commissioners Subdivision, all in the SE¼ of Section 16, 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 Lot 3 in Seventh Addition to Southgate Commercial Plaza Subdivision according to the Plat thereof recorded as Document No. 2006-32000 in the McLean County Recorder of Deeds Office; thence S.01°-04'-21"E. 145.74 feet to the southeast corner of said Lot 3, on the north line of Lot 12 in School Commissioners Subdivision; thence S.87°-28'-47"E. 145.90 feet to the northeast corner of said Lot 12; thence S.01°-58'-00"E. 547.94 feet on the east line of said Lot 12; thence N.87°-32'-00"W. 386.00 feet to the point of intersection with the southerly extension of an existing fence; thence N.00°-42'-21"W. 266.39 feet along the southerly extension of said fence and the northerly extension thereof; thence N.88°-53'-57"W. 44.02 feet; thence N.75°-21'-13"W. 79.00 feet; thence N.35°-39'-45"W. 139.65 feet to the point of intersection with the southerly extension of the west line of Lot 2 in said Seventh Addition to Southgate Commercial Plaza Subdivision; thence N.01°-06'-03"E. 300.71 feet to the northwest corner of said Lot 2; thence S.87°-31'-56"E. 154.39 feet on the north line of said Lot 2; thence S.87°-29'-47"E. 263.72 feet to the Point of Beginning containing 318,550.35 S.F. / 7.31 acres, more or less, with assumed bearings given for description purposes only.

Tax Parcel ID: #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

ArcGIS Web Map

2/17/2021, 12:51:38 PM

Parcels

1:4,514

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

City of Bloomington, McGIS, http://www.McGIS.org/License, Mclean County Museum of History

Web AppBuilder for ArcGIS

http://www.McGIS.org/License | Mclean County Museum of History | McGIS | FEMA, McGIS | City of Bloomington |

ArcGIS Web Map

2/17/2021, 12:48:58 PM

1:4,514

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

Parcels

Downs: R-2, R-3, AG, C-1, C-2, PUBLIC, R-1

Lexington: B-2, M-1, O-1, R-1, R-2, B-1

Danvers: R, C, GOV, I, O

Colfax: AG, C, C-CH, C-FD, C-ML

C-MT, C-PD, C-SC, C-V, M, R-1

Bloomington: R-2, A Agricultural, P-1 University District, P-2 Public Land and Institutions, P-3 Airport District, B-1 General Commercial District

City of Bloomington, McGIS, http://www.McGIS.org/License, Mclean County Museum of History

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Legal Inside

in the Twelfth Addition to Hawthorne Commercial Subdivision, according to the Plat thereof recorded as Document No. 2015-16156 in the Mclean County Recorder of Deeds Office; thence N.90°-00'-00"E. 425.00 feet on the south line of said Lot 20 to the west right of way line of Leslie Drive as dedicated with Resolution No. 2007-99, recorded as Document No. 2007-29742 in said recorder's office; thence S.00°-00'-00"E. 319.00 feet on said west right of way line; thence N.90°-00'-00"W. 425.00 feet; thence N.00°-00'-00"E. 319.00 feet to the Point of Beginning. A portion of the property identified as: PIN 15-31-278-003 (3.11 acres more or less). 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. 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

No suit. No ties. No board meetings. (now that's a great job!) For newspaper carrier opportunities in your area, call 309-827-7323 or 800-747-7323 ext. 358.

Legal Inside

the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.
Published: Monday, February 8, 2021

100337
NOTICE OF LETTING
Sealed proposals will be received until 10:00am, February 23, 2021, in the office of the County Engineer, 102 S Towanda Barnes Rd, Bloomington, IL 61705.
There is no fee for the following Proposal Packet.
Pre-qualification is required.
2021 MFT
CONSTRUCTION SECTION
McLean County
20-00031-05-RS
Lexington East Rd (CH 8)
200 Ton – Portland Cement; 135 Ton – Cover Ct Agg; 115 Ton – Seal Ct Agg; 37,000 Lbs – Bit Mat'l (Tack Ct); 35 Sq Yd – Temp Ramp; 5,850 Ton – HMA Bnd Cse IL-9.5 FG N50; 7,000 Ton – HMA Surf Cse Mix "C" N50; 200 Ton – Incidental HMA Surf; 6,000 Ton – Agg Wedge Shld Ty B; 465 Ea – Raised Refl Pvmt Mark; 187,772 Gal – Cir-Fdr Emuls Asphalt; 81,640 Sq Yd – FD Reclamation 6"; 7,000 Gal – Bit Mat'l (Prm Ct); 81,640 Sq Yd – Surf Profile Mill; 600 Sq Yd – HMA Surf Rem VD; 1 L Sum – Traf Cont & Prot (Spl); 37,119 Ft – Long Jt Seal; Other Misc Related Items
There is no fee for the following Proposal Packet.
Pre-qualification is required.
2021 TBP
CONSTRUCTION SECTION
Empire RD
19-16137-00-BR
Takiff Bridge
1 L Sum – Earth Exc; 582 Sq Yd – GeoTech Fab Gnd Stb; 660 Ton – Stone RR Cl A4; 320 Ton – Agg Surf Cse Ty B; 1 Ea – Rem Ext Str; 42.7 Cu Yd – Conc Str; 126.5 Cu Yd – Conc Sup-Str; 16.8 Cu Yd – Conc Encase; 301 Sq Yd – Prot Ct; 58,085 Lbs – Rebar Epoxy Ct; 174 Ft – Steel Rail Ty S1; 990 Ft – Furn Met Shell Pile 12x0.25; 990 Ft – Dr Pile; 2 Ea – Test Pile Met Shell; 1 Ea – Name Plate; 43 Sq Yd – GeoComp Wall Dr; 2 Ea – Pipe Undr Dr 8 Spl; 25 Ft – SPBGR Ty B; 4 Ea – Traf Bar Term Ty 5A; 4 Ea – Traf Bar Term Ty 1

Legal Inside

Spl Flr; 4 Ea – Term Mark DA; 122 Ft – Pipe Undr Str 4"; 124 Ton – Porous Gran Emb Spl; 25 Ft – SPBGR (Short Rad); 1 L Sum – Const Layout Mod; 180 Ton – Agg Bse Cse Spl; Other Misc Related Items
There is no fee for the following Proposal Packet.
Pre-qualification is required.
2021 Non-MFT
CONSTRUCTION SECTION
McLean County
20-00053-04-RS
Chenoa Rd (CH 19)
4,727 Lbs – Bit Mat'l (Tack Ct); 320 Ton – HMA Bse Cse IL-9.5FG N50; 615 Ton – HMA Surf Cse IL-9.5FG Mix "C" N50; 25 Ton – Incidental HMA Surf; 7,070 Sq Yd – HMA Surf Rem 1 ½"; 300 Ton – Agg Wedge Shld Ty B; 2,810 Ft – Long Jt Seal; Other Misc Related Items
There are no fees for the following Proposal Packets.
Pre-qualification is not required.
2021 MFT
MATERIAL SECTIONS:
McLean County
21-00000-00-GM
GR 17: 4,000 Gal – Bit Mat'l HFE 90 or 150 (FOB)
Cheney's Grove RD
21-08000-00-GM
GR 14: 1,235 Ton – Seal Ct Agg CA-15/16 (Crushed Limestone Only – FOB Twp Shed)
GR 15: 500 Ton – Agg Surf Cse Ty B CA-6/10 (Crushed Limestone Only – FOB Twp Shed)
Dawson RD
21-13000-00-GM
GR 14: 1,160 Ton – Seal Ct Agg CA-15/16 (Crushed Limestone Only – FOB Twp Shed)
Funk's Grove RD
21-17000-00-GM
GR 17: 1,650 Gal – Bit Mat'l HFE-90 or 150 (FOB)
Martin RD
21-22000-00-GM
GR 14: 1,100 Ton – Seal Ct Agg CA-15/16 (Crushed Limestone Only – FOB Twp Shed)
GR 15: 250 Ton – Agg Surf Cse Ty B CA-6/10 (Crushed Limestone Only – FOB Twp Shed)
Randolph RD
21-27000-00-GM
GR 17: 3,000 Gal – Bit Mat'l HFE 90 or 150 (FOB)
2021 Non-MFT
MATERIAL SECTION
McLean County
2021 Non-MFT GR 9
500 Ton – HMA Surf Cse Mix "C" N50
Proposals may be had by applying on line to http://www.mcleancountyil.gov/index/aspx?NID=1027 or at the McLean County Highway Department Office, 102 S Towanda Barnes Rd, Bloomington, IL 61705.
McLean County, Cheney's Grove, Dawson, Funk's Grove, Martin, & Randolph Twp RDs reserve the right to reject any and all proposals and to waive technicalities.
All Bidders Authorization Forms MUST be Completed & on file with the McLean County Highway Department prior to 12:00pm (Noon), February 22, 2021.
Jerry Stokes, County Engineer, McLean County, IL

Short hours, Good pay. For available newspaper home delivery routes, please call 309-827-7323.

Legal Inside

100262
PUBLIC NOTICE
NOTICE IS HEREBY GIVEN PURSUANT TO THE "ILLINOIS NOXIOUS WEED LAW" to the owners, occupants, agents and public officials in charge or control of any land in McLean County that they are required to control or eradicate all NOXIOUS WEEDS growing upon land under their control prior to the blooming, maturing of seed or other propagating of such weeds.
NOXIOUS WEEDS: (List)
a) Marihuana (Cannabis sativa L.);
b) Giant Ragweed (Ambrosia trifida L.) within the corporate limits of cities, villages, and incorporated towns;
c) Common Ragweed (Ambrosia artemisiifolia L.) within the corporate limits of cities, villages, and incorporated towns;
d) Canada Thistle (Cirsium arvense);
e) Perennial Sowthistle (Sonchus arvensis);
f) Musk Thistle (Carduus nutans);
g) Perennial members of the sorghum genus, including johnsongrass (Sorghum halepense), sorghum almum, and other johnsongrass X sorghum crosses with rhizomes; and
h) Kudzu (Pueraria labata).
NOTICE IS FURTHER GIVEN that if the persons responsible for the control of any lands in McLean County fail to comply with the provisions of the Illinois Noxious Weed Law the Control Authority of McLean County or the Department of Agriculture of the State of Illinois will take any necessary action to control or eradicate such weeds and the cost thereof will be assessed against the owner of the land involved. If unpaid for 6 months or longer, such assessment shall become a lien upon the property.
Date at Bloomington, McLean, County, Illinois, this 8 day of February, 2021.
Signed: Luke Hohulin
Weed Control Superintendent
McLean County Weed Control Authority

100209
A Public Hearing before the Bloomington Planning Commission will be held virtually on Wednesday, February 24, 2021 at 4:00 PM at www.cityblm.org/live on the following applications submitted by The Villas at Prairie Vista, LP (3028 Happy Landing Drive Springfield, IL 62711) for 7.31 acres located south of Southgate Drive and east of US/51, 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. The applicant is also requesting various waivers. The property is owned by Robert J. Lenz, Trustee McLean County Land Trust #2315. The subject property is legally described as: Lots 2 and 3 in Seventh Addition to Southgate Commercial Plaza Subdivision, and a part of Lot 12 in School Commissioners Subdivision, all in the SE% of Section 16, Township 23 North, Range 2 East of the Third Principal Meridian, City of

Legal Inside

Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the northeast corner of Lot 3 in Seventh Addition to Southgate Commercial Plaza Subdivision according to the Plat thereof recorded as Document No. 2006-32000 in the McLean County Recorder of Deeds Office; thence S.01°-04'-21"E. 145.74 feet to the southeast corner of said Lot 3, on the north line of Lot 12 in School Commissioners Subdivision; thence S.87°-28'-47"E. 145.90 feet to the northeast corner of said Lot 12; thence S.01°-58'-00"E. 547.94 feet on the east line of said Lot 12; thence N.87°-32'- 00"W. 386.00 feet to the point of intersection with the southerly extension of an existing fence; thence N.00°-42'-21""W. 266.39 feet along the southerly extension of said fence and the northerly extension thereof; thence N.88°-53'-57"W. 44.02 feet; thence N.75°- 21'-13"W. 79.00 feet; thence N.35°-39'-45"W. 139.65 feet to the point of intersection with the southerly extension of the west line of Lot 2 in said Seventh Addition to Southgate Commercial Plaza Subdivision; thence N.01°-06'-03"E. 300.71 feet to the northwest corner of said Lot 2; thence S.87°-31'-56"E. 154.39 feet on the north line of said Lot 2; thence S.87°-29'-47"E. 263.72 feet to the Point of Beginning containing 318,550.35 S.F. 7.31 acres, more or less, with assumed bearings given for description purposes only.
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
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.
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 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 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

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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.
Published: February 8,2021

100212
A Public Hearing before the Bloomington Planning Commission will be held virtually on Wednesday, February 24, 2021 at 4:00 PM at www.cityblm.org/live on an S-4 Local Historic Preservation District nomination application (listed below) for property at 112 E. Washington Street, Bloomington, IL ("Subject Property") owned by Urban Equity Properties ,LLC (401 E. State St. 4th Floor, Rockford, IL). The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN 21-04-334-007).
1. A nomination application submitted by the Franklin Park Foundation (317 E. Chestnut St., Bloomington, IL).
The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property.
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.
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.
Published: February 8, 2021

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Monday, February 8, 2021

Daily Bridge Club

Rhetorical question

By FRANK STEWART
Tribune Content Agency

"Last week I was asking whether things could get any worse," Unlucky Louie told me in the club lounge. "I meant it as a rhetorical question, but life took it as a challenge."

Louie blames his bad results on bad luck despite all the evidence to the contrary. Louie was South in a penny game. When he opened one spade, North might have raised to two spades with anyone else but chose a conservative 1NT with Louie.

West led the ten of clubs, and Louie promptly finessed with dummy's queen. East took the king and led a low trump.

LAST TRUMP

Louie won with the king, led a club to the ace and tried a heart to his queen. West won and led his last trump, and when East took the ace and led a third trump, Louie lost a diamond and two more hearts. Down one.

Over-finessing is one of Louie's problems. To assure eight tricks, he wins the first club with the ace and finesses in hearts. He is sure of one heart ruff in dummy to make the contract.

This week: those darned finesses.

DAILY QUESTION

You hold: ♠ A 6 5 ♡ 10 8 2 ◇ Q 10 8 ♣ K J 7 6. Your partner opens one heart. The next player passes. What do you say?

ANSWER: This is a judgment call. With perfectly flat pattern, I would settle for a conservative raise to two hearts. Some pairs use "constructive" major-suit raises, and the hand would be quite suitable for a single raise. An aggressive option would be to temporize with a two-club response or, in some systems, a forcing 1NT response.

South dealer
E-W vulnerable

NORTH
♠ 10 3 2
♡ 6 4
◇ 9 4 3 2
♣ A Q 5 3

WEST
♠ 7 4
♡ K J 9 7
◇ K J 7 5
♣ 10 9 8

EAST
♠ A 6 5
♡ 10 8 2
◇ Q 10 8
♣ K J 7 6

SOUTH
♠ K Q J 9 8
♡ A Q 5 3
◇ A 6
♣ 4 2

South	West	North	East
1 ♠	Pass	1 NT	Pass
2 ♡	Pass	2 ♠	All Pass

Opening lead — ♣ 10

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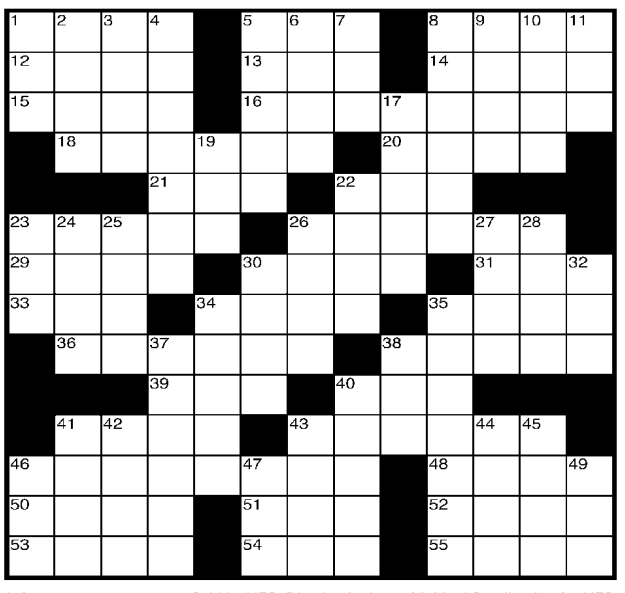
NEA Crossword Puzzle

ACROSS
1 Microwave
5 Telly network
8 Help in wrongdoing
12 Easier said — done
13 NATO cousin
14 Embankment
15 Grasp
16 Passe
18 Paid attention to
20 Parroted
21 Total failure
22 Make a choice
23 Hot topic
26 Vital signs
29 Least-varying tide
30 Dog owner's shout
31 Haul along
33 Drag race participant
34 Has a fever
35 Corduroy ridge
36 Birdseed
38 "— Schoen"
39 Facilitate
40 Rainy
41 Hop, skip or jump
43 Parthenon site
46 "Typee" author
48 Unusual
50 Leaning tower town
51 Route follower
52 Cruel
53 Great merriment
54 Collection
55 Ship's floor

DOWN
1 Highest degree
2 "Oops!" (hyph.)
3 Cabbage
4 Resulted (2 wds.)
5 Made catcalls
6 Modem speed unit
7 Okla. time
8 Votes to accept
9 Linger
10 Was very thrifty
11 A Kennedy
17 Syrup source
19 Payable
22 What we have
23 Small business mag
24 Mine find
25 Kolkata attire
26 Leather-to-be
27 Verve
28 Pout
30 Scurried along
32 "I'm impressed!"
34 Defense ploy
35 Sprinkled
37 Butterflies-to-be
38 Fiddle-de- —
40 Seize forcibly
41 Obscure
42 Otherwise
43 Envelope sealer
44 Neanderthal's home
45 Mr. Sevareid
46 EPA fuel concern
47 UPS units
49 Moose kin

Answer to Previous Puzzle

U	N	T	O	■	Y	E	A	R	■	S	E	C
F	O	R	A	■	A	L	P	O	■	A	X	E
O	M	I	T	■	W	I	R	Y	■	R	E	D
S	A	T	E	E	N	■	■	A	L	I	C	E
■	D	E	R	N	■	■	A	L	E	■	■	■
■	■	■	S	I	D	E	D	■	A	R	M	Y
W	E	S	■	D	U	N	E	■	P	E	R	U
O	V	A	L	■	M	V	P	S	■	S	I	L
K	E	P	I	■	M	Y	T	H	S	■	■	■
■	■	■	M	U	Y	■	■	I	T	C	H	■
O	P	E	N	S	■	■	A	M	O	R	A	L
A	Y	N	■	H	E	M	P	■	L	E	V	I
F	R	Y	■	E	R	O	S	■	I	D	E	S
S	E	A	■	R	A	C	E	■	D	O	N	A



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J	A	D	A	■	G	R	A	S	S	O	■	O
O	R	E	L	■	R	I	F	L	E	D	■	P
L	E	A	V	E	O	F	F	I	C	E	■	S
L	A	D	E	S	■	F	A	C	T	■	■	■
A	S	C	O	T	■	L	I	E	S	L	O	W
■	■	E	L	A	T	E	R	S	■	A	R	A
Z	E	N	I	T	H	■	■	■	C	H	O	C
O	A	T	■	E	U	R	E	K	A	■	S	K
O	V	E	N	■	D	E	L	I	S	H	■	O
S	E	R	U	M	■	P	A	T	I	O	S	■
■	■	■	N	A	P	O	L	E	O	N	C	O
S	E	E	S	T	O	■	■	■	S	E	R	G
L	A	T	■	S	P	L	A	T	■	S	A	L
A	C	N	E	■	■	A	L	U	M	■	P	E
W	H	A	T	S	I	N	S	T	O	R	E	■
■	■	■	T	A	N	D	O	O	R	I	■	C
O	R	G	A	N	S	■	■	R	E	M	O	L
J	L	O	■	D	I	S	S	■	■	■	Z	O
S	E	T	U	P	S	H	O	P	■	D	O	U
■	S	A	N	I	T	I	Z	E	■	I	N	D
■	S	C	O	T	S	M	E	N	■	M	E	S

O	P	E	N	F	A	C	E	■				
P	A	R	A	L	L	A	X	■				
S	T	A	T	U	S	B	A	R				
E	T	A	S	■	A	C	E	■				
S	H	U	L	T	Z	■	■	■				
A	H	O	S	■	■	■	■	■				
O	L	A	T	E	L	A	B	■				
E	■	D	E	L	I	■	■	■				
M	E	G	A	■	A	I	D	■				
A	L	E	R	T	S	■	■	■				
M	P	L	E	X	■	■	■	■				
S	A	H	I	B	■	■	■	■				
M	O	N	O	■	■	■	■	■				
U	F	O	■	■	■	■	■	■				
R	A	T	S	O	N	■	■	■				
I	R	E	■	■	■	■	■	■				
N	O	P	E	S	■	■	■	■				
T	U	L	L	E	■	■	■	■				
E	S	P	A	C	E	■	■	■				
E	N	I	D	■	■	■	■	■				
S	T	D	S	■	■	■	■	■				

Answers to 02-07-2021

WONDERWORD®

By DAVID OUELLET

HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the **WONDERWORD.**

PERRIER WATER — **Solution: 9 letters**

C	E	R	A	G	U	S	E	M	J	M	C	R	S	B
S	A	X	O	T	E	D	A	P	U	H	D	H	U	U
Y	L	R	T	L	E	N	H	I	I	E	D	C	O	R
R	F	A	B	R	G	C	S	L	C	C	B	N	M	P
R	L	B	R	O	A	E	L	I	E	R	E	E	A	C
E	U	Q	U	E	N	C	H	I	N	G	A	R	F	I
B	O	L	P	G	N	A	T	N	A	O	T	F	O	L
W	R	F	A	E	L	I	T	E	F	Y	M	O	A	I
A	I	M	D	R	M	M	M	E	D	L	B	E	M	S
R	D	(E)	C	R	U	O	S	R	D	M	A	B	L	A
T	E	A	(M)	S	I	T	E	G	A	R	E	V	E	B
S	N	I	E	(I)	C	N	A	B	O	I	L	K	O	A
S	N	U	S	B	(L)	A	K	N	D	E	X	I	M	R
T	M	P	O	T	A	S	S	I	U	M	I	W	T	S
S	E	E	R	F	C	B	L	E	N	D	F	I	Z	Z

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Bamboo, Bars, Basilic, Beat, Beverage, Blend, Boil, Bubbles, Burp, Calcium, Cans, Carbonated, Case, Chill, Detox, Drink, Extracted, Famous, Fizz, Flavor, Fluoride, Foam, Free, French, Green, Iced, Juice, Kiwi, Leaf, Lemon, Lime, Magnesium, Mango, Minerals, Mint, Mixed, Museums, Natural, Party, Peach, Potassium, Quenching, Recipe, Rose, Source, Strawberry, Sugar

Last Saturday's Answer: Winner

To purchase **WONDERWORD** books, visit www.WonderWordBooks.com, or call 1-800-642-6480.

2-8 CRYPTOQUIP

A G J N L U L S E L H X U W P E S V X E P N M U Q N I N L S U R N H J U J H A U S G W Z J L G M C - J U C G W Z M U L R Z U Q N T : E A G I N L V X G T J .

Saturday's Cryptoquip: THE FELLOW MAKING VERY THICK, HEAVY COVERS IS QUITE ECCENTRIC. YOU MIGHT CALL HIM OFF-QUILTER.

Today's Cryptoquip Clue: U equals A

SUDOKU

DIFFICULTY RATING: ★☆☆☆☆

		1		3	5	7		4
	3		2		6	8	5	
5	8		9			6		3
2			1			9		6
	5			2			8	
7		3			8			5
1		5			9		6	8
	6	4	5		2		9	
8		9	4	6		5		

2/8

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HOW TO PLAY: Each row, column and set of 3-by-3 boxes must contain the numbers 1 through 9 without repetition.

PREVIOUS SOLUTION

6	9	2	4	5	3	1	8	7
4	8	7	1	6	2	9	5	3
1	3	5	7	9	8	6	2	4
5	2	1	6	3	7	8	4	9
9	4	8	2	1	5	3	7	6
7	6	3	8	4	9	5	1	2
2	5	6	9	7	1	4	3	8
8	1	9	3	2	4	7	6	5
3	7	4	5	8	6	2	9	1

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

February 5, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, February 24, 2021 at 4:00 PM at www.cityblm.org/live on the following applications submitted by The Villas at Prairie Vista, LP (3028 Happy Landing Drive Springfield, IL 62711) for 7.31 acres located south of Southgate Drive and east of US/51, 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. The applicant is also requesting various waivers. The property is owned by Robert J. Lenz, Trustee McLean County Land Trust #2315.

The subject property is legally described as: Lots 2 and 3 in Seventh Addition to Southgate Commercial Plaza Subdivision, and a part of Lot 12 in School Commissioners Subdivision, all in the SE% of Section 16, 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 Lot 3 in Seventh Addition to Southgate Commercial Plaza Subdivision according to the Plat thereof recorded as Document No. 2006-32000 in the McLean County Recorder of Deeds Office; thence S.01°-04'-21"E. 145.74 feet to the southeast corner of said Lot 3, on the north line of Lot 12 in School Commissioners Subdivision; thence S.87°-28'-47"E. 145.90 feet to the northeast corner of said Lot 12; thence S.01°-58'-00"E. 547.94 feet on the east line of said Lot 12; thence N.87°-32'- 00"W. 386.00 feet to the point of intersection with the southerly extension of an existing fence; thence N.00°-42'-21""W. 266.39 feet along the southerly extension of said fence and the northerly extension thereof; thence N.88°-53'-57"W. 44.02 feet; thence N.75°- 21'-13"W. 79.00 feet; thence N.35°-39'-45"W. 139.65 feet to the point of intersection with the southerly extension of the west line of Lot 2 in said Seventh Addition to Southgate Commercial Plaza Subdivision; thence N.01°-06'-03"E. 300.71 feet to the northwest corner of said Lot 2; thence S.87°-31'-56"E. 154.39 feet on the north line of said Lot 2; thence S.87°-29'-47"E. 263.72 feet to the Point of Beginning containing 318,550.35 S.F. 7.31 acres, more or less, with assumed bearings given for description purposes only. 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

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.

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

Members of the public may attend the meeting at City Hall. Attendance will be limited to 10 people including staff and Board/Commission Members and will require compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees are encouraged to attend remotely.

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

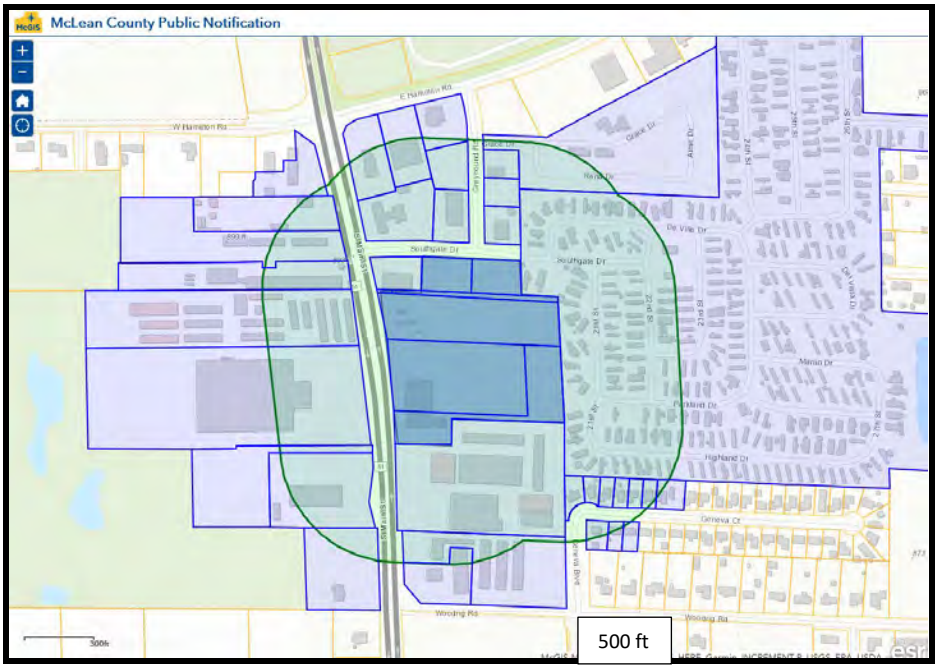
This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

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

Sincerely,

Planning Division staff

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



TERESA HOLLEY
11 GENEVA CT
BLOOMINGTON, IL 61704

MARK SHOEMAKER
7 GENEVA CT
BLOOMINGTON, IL 61704

BAILEY HAMPTON
9 GENEVA CT
BLOOMINGTON, IL 61704

DOUG HORNICKEL
6 Geneva Ct
BLOOMINGTON, IL 61704

TAMI MILLER
8 GENEVA CT
BLOOMINGTON, IL 61704

JESSICA NICOLE MERCER
10 GENEVA CT
BLOOMINGTON, IL 61704

MATTHEW HARRISON
2 GENEVA CT
BLOOMINGTON, IL 61701

ANN HODGSON
12 GENEVA CT
BLOOMINGTON, IL 61704

WELLS FARGO BANK NA
1 HOME CAMPUS
DES MOINES, IA 50328

SMITH RON PRINTING CO
PO BOX 1543
BLOOMINGTON, IL 61702

RICK & PATRICIA PENN
2407 S MAIN ST
BLOOMINGTON, IL 61704

REBECCA FERRELL
4 GENEVA COURT
BLOOMINGTON, IL 61704

RP LUMBER
514 E VANDALIA ST
EDWARDSVILLE, IL 62025

RED DOT STORAGE 164 LLC
248 CENTENNIAL PKWY STE 100
LOUISVILLE, CO 80027

MARTIN & BAYLEY INC
PO BOX 385
CARMI, IL 62821

CHIMPIRAMMA POTINI
MANAGER 15519 CRESTWICKE DR
BLOOMINGTON, IL 61704

PRAIRIEVIEW DEVELOPMENT, LLC
2441 S. MAIN ST PO BOX 1365
BLOOMINGTON, IL 61702

VOG INC
2439 S MAIN ST
BLOOMINGTON, IL 61704

ZESCHKE SEPTIC CLEANING
2408 GREYHOUND RD
BLOOMINGTON, IL 61704

ROGER POPE FLOORING STORE INC
435 E ASH AVE
DECATUR, IL 62526

ROBERT REWERTS
2405 E EMPIRE ST
BLOOMINGTON, IL 61704

CHARLE & MICHAEL MOORE STEVENS
112 Southgate Dr Unit B
BLOOMINGTON, IL 61704

ROBERT LENZ
2827 CAPODICE RD
BLOOMINGTON, IL 61704

MACS CONVENIENCE STORES LLC
4080 W JONATHAN MOORE PIKE
COLUMBUS, IN 47201

ENGINEERED DIMENSIONS
2900 N MARTIN LUTHER KING JR DR
DECATUR, IL 62526

MARTIN MULCAHEY
211 S HERSHEY RD
BLOOMINGTON, IL 61704

GRANITE CARDINAL RIDGE LLC
11335 GOLD EXPRESS DR STE 100
GOLD RIVER, CA 95670

JOHN CAPODICE
2827 CAPODICE RD
BLOOMINGTON, IL 61704

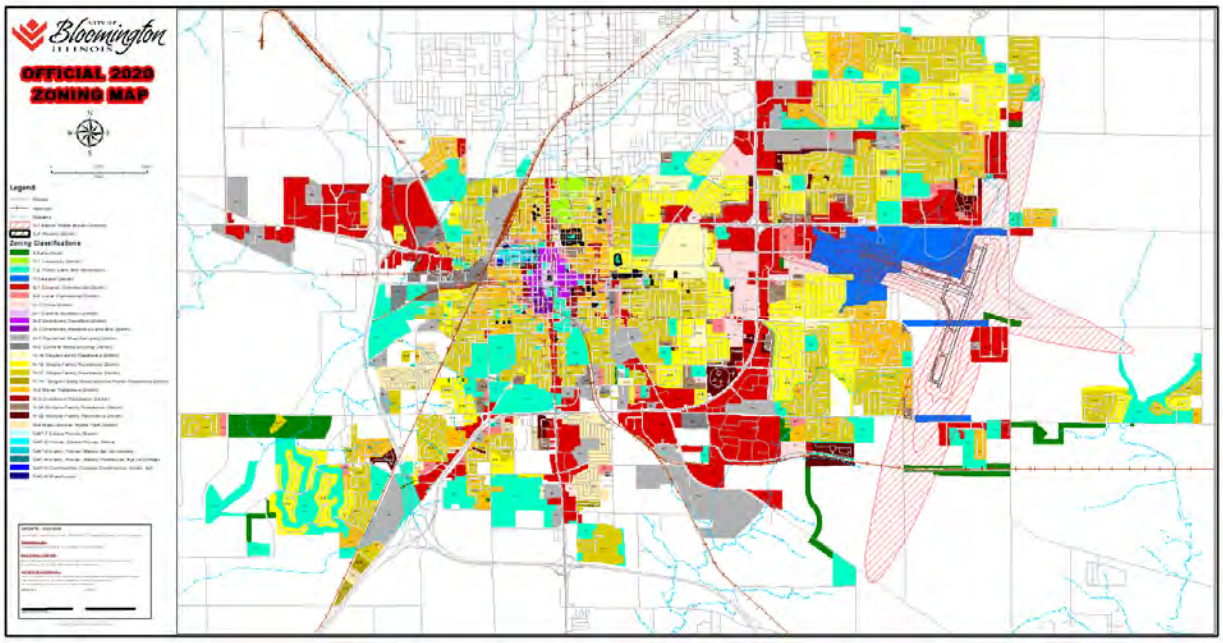
FRONTIER COMMUNICATIONS
TAX DEPARTMENT 401 MERRITT 7
NORWALK, CT 06851

LEXINGTON SCHOOL DISTRICT
105 E HAMILTON RD
BLOOMINGTON, IL 61704

CITY OF BLOOMINGTON
REPORT FOR THE
PLANNING COMMISSION
February 24, 2021

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-06-21	Resolution to adopt the Official 2020 Zoning Map	Official Map	Planning Division

STAFF RECOMMENDATIONS:	Staff recommends the Planning Commission recommend that City Council approve a Resolution to adopt the Official 2020 Zoning Map.



GENERAL INFORMATION

Project description: Adoption of the official 2020 Zoning Map is in accordance with Division 44-2 of the City's Code as well as Goal 6, Objective B of the 2015 Strategic Plan Goals, which states "City decisions consistent with plans and policies."

In accordance with the Illinois Municipal Code (65 ILCS 5/11-13-19) the City is required to adopt and publish an official zoning map no later than March 31 each year. The map should clearly show the existing zoning uses, divisions, restrictions, regulations and classifications for the preceding calendar year. Between March 31, 2020 and February 12, 2021, the following properties were rezoned:

Case No.	Address	Description	Ordinance No.
Z-01-20	3204-3212 & 3216 Gerig Drive	Rezoning from B-1 to B-2	2020-06
Z-02-20	Multiple Map Amendments	Map Amendments resulting from Text Amendment	2020-15
Z-03-20	Part of PIN: 21-05-353-024 Sunnyside Park	Rezoning from R-1C to P-2	2020-19
Z-14-20	808 S. Morris Avenue	Rezoning from B-2 to R-2	2020-63
Z-17-20	PIN: 22-09-476-002 The Grove 8th Addition	Rezoning from P-2 to R-2	2020-72
Z-20-20	PINs: 15-32-351-001, 15-32-376-019, 15-32-376-020	Rezoning from B-1 to R-2	2020-77
Z-21-20	806 S. Morris Avenue	Rezoning from B-2 to R-2	2021-01
Z-22-20	829 W. Elm Street	Rezoning from B-2 to R-2	2021-01
Z-24-20	Multiple Map Amendments	Rezone from R-3B to R-D	2021-05
Z-01-21	7.31 acres south of Southgate Rd	Rezone from B-2 to C-1	2021-10

Therefore, it is necessary for the City to adopt an Official Zoning Map for 2020.

STAFF RECOMMENDATION: Staff recommends that Planning Commission approve the resolution to adopt the Official 2020 Zoning Map.

Respectfully submitted,

Planning Staff

Attachments:

- Draft Resolution for the Official Zoning Map

RESOLUTION NO. 2020 -

A RESOLUTION ADOPTING THE OFFICIAL 2020 ZONING MAP FOR THE CITY OF BLOOMINGTON WHICH SUPERCEDES AND REPLACES THE OFFICIAL ZONING MAP ADOPTED BY COUNCIL ON MARCH 26, 2020.

WHEREAS, pursuant to 65 ILCS 5/11-13-19 of the Illinois Municipal Code, the corporate authorities shall cause to be published, no later than the thirty first (31st) day of March each year, a map clearly showing the existing zoning uses, divisions, restrictions, regulations and classifications of such municipality for the preceding calendar year, and;

WHEREAS, the City Council adopted the Official 2019 Zoning Map (Res. 2020-06) on March 26, 2020 which superseded the Official 2018 Zoning Map, and;

WHEREAS, the map published by the corporate authority shall be the Official Zoning Map, and when multiple changes occur and said map becomes difficult to interpret, said map shall be revised and a new Official Zoning Map showing the revisions shall be adopted, and;

WHEREAS, pursuant to Chapter 44.2-2 of the Bloomington City Code, one (1) copy of the Official Zoning Map and thereafter one (1) copy of the current annual revision thereto are to be kept for public inspection in the Office of the City Clerk and in the office of the Director Economic and Community Development, and;

WHEREAS, each such map shall be identified by the signature of the Mayor, attested by the City Clerk and bearing the seal of the City under the words: This is to certify that the Official Zoning Map supersedes and replaces the previous Official Zoning Map and is part of Chapter 44 of the Bloomington City Code, 1960, as amended, and;

WHEREAS, the City Council of said City has the power to pass this resolution and adopt the Official 2020 Zoning Map which supersedes the Official 2019 Zoning Map adopted on March 26, 2020.

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

1. The Official 2020 Zoning Map of said City is hereby approved.

PASSED this ___ day of _____, 2021.

APPROVED this ____ day of _____, 2021.

APPROVED:

ATTEST:

DRAFT

Leslie Smit-Yocum City Clerk	Tari Renner Mayor

DRAFT

CITY OF Bloomington ILLINOIS

OFFICIAL 2020 ZONING MAP

N
W E
S

0 2,640 5,280
Feet

Legend

- Streets
- Railroad
- Streams
- S-1 Airport Noise Impact District
- S-4 Historic District

Zoning Classifications

- A Agricultural
- I-1 University District
- I-2 Public Land and Institutions
- I-3 Airport District
- B-1 General Commercial District
- B-2 Local Commercial District
- O-1 Office District
- D-1 Central Business District
- D-2 Downtown Transition District
- D-3 Downtown Warehouse and Arts District
- M-1 Restricted Manufacturing District
- M-2 General Manufacturing District
- R-1A Single-Family Residence District
- R-1B Single-Family Residence District
- R-1C Single-Family Residence District
- R-1H Single-Family Manufactured Home Residence District
- R-2 Mixed Residence District
- R-3 Downtown Residence District
- R-3A Multiple-Family Residence District
- R-3B Multiple-Family Residence District
- R-4 Manufactured Home Park District
- GAP-1 Estate House, Manor
- GAP-2 House, Estate House, Manor
- GAP-3 Iconic, House, Manor, Apt on corners
- GAP-4 Iconic, House, Manor, Townhouse, Apt on corners
- GAP-5 Commercial, Collage Commercial, Iconic, Apt
- GAP-6 Warehouse

UPDATE: 3/23/2020

PROPOSED BY:

ADDITIONAL CODES:

NOTICE OF A PROPOSAL:

DRAFT