



PLANNING COMMISSION - REGULAR SESSION
OSBORN ROOM, BLOOMINGTON POLICE DEPARTMENT
305 S. EAST ST., BLOOMINGTON, IL 61701
WEDNESDAY, FEBRUARY 7, 2024, 4:00 PM

1. Call to Order

2. Roll Call

3. Public Comment

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

4. Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

- A. Consideration and action to approve the Minutes of the January 3, 2024, regular meeting of the Bloomington Planning Commission. (Recommended Motion: The proposed Minutes be approved.)

5. Regular Agenda

- A. Z-02-24 (BHP-01-24) - Public Hearing, consideration, and action on a request initiated by the Historic Preservation Commission for rescission of the Designation as a Local Landmark and the S-4 (Historic Preservation District) Overlay, for the property at 1002 S. Main Street, PIN 21-09-148-001. (Recommended Motion:
- Motion to establish findings of fact that the property no longer meets the criteria to be classified as a Historic Landmark, and to rescind such status.
 - Motion to establish findings of fact that the Zoning Map Amendment is in the public interest and not solely for the benefit of the Applicant and to recommend removal of the S-4 (Historic Preservation District) Overlay zoning for the property located at 1002 S. Main Street to City Council.
 - Motion to approve the proposed Resolution.)
- B. PS-01-24 - Public Hearing, review and action on a request submitted by Bloomington 77 Developments, for approval of a Preliminary Plan for Bloomington 77 Development, for the property commonly located north of W. Market St. (State Rte. 9) near the eastern termination of Old Peoria Court, consisting of approx. 77 acres (PIN: 13-36-326-002).(Recommended Motion: Motion to establish findings of fact regarding whether the Preliminary Plan does or does not conform with the standards of the Subdivision Code and the Official Comprehensive Plan, and to make a recommendation for approval or denial to City Council.

6. New Business

7. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.



REGULAR AGENDA ITEM NO. 4.A.

FOR PLANNING COMMISSION: February 7, 2024

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action to approve the Minutes of the January 3, 2024, regular meeting of the Bloomington Planning Commission.

RECOMMENDED MOTION: The proposed Minutes be approved.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1c. Engaged residents that are well informed and involved in an open governance process

BACKGROUND: In compliance with the Open Meetings Act, Commission Minutes must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[DRAFT Minutes 2024-01-03](#)



**DRAFT MINUTES
PLANNING COMMISSION - REGULAR SESSION
WEDNESDAY, JANUARY 3, 2024, 4:00 PM**

The Planning Commission convened in regular session at 4:01 PM, January 3, 2024. Commission Chair Boyd called the meeting to order.

Roll Call

Attendee Name	Title	Status
Mary Ann Cullen	Commissioner	Absent
Mark Muehleck	Commissioner	Present
David Lewis	Commissioner	Absent
Justin Boyd	Chair	Present
Brady Sant Amour	Commissioner	Absent
Thomas Krieger	Commissioner	Present
Anna Patino	Commissioner	Present
Goverdhan Galpalli	Commissioner	Absent
Jackie Beyer	Vice Chair	Present
William Peradotti	Commissioner	Present

Staff present included: Kelly Pfeifer, Assistant Economic & Community Development Director; Jon Branham, City Planner; Alissa Pemberton, City Planner; John Myers, Assistant City Planner; and George Boyle, Assistant Corporation Counsel.

Public Comment

No public comment was provided.

Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

Item 4.A. Consideration and action to approve the Minutes of the November 1, 2023, regular meeting of the Bloomington Planning Commission.

Commissioner Muehleck made a motion, seconded by Commissioner Krieger, to approve the consent agenda.

Roll call.

AYES: Commission Chair Boyd; Commissioner Krieger; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Patino.

Motion passed.

Regular Agenda

The following item was presented:

Item 5.A. Public hearing, review, and action on a request submitted by Project Oz, for approval of a Public Hearing Site Plan to allow an expansion to an Office (Not-For-Profit) Use in the B-2 (Local Commercial) District for the property located at 1105 W. Front Street, in Bloomington, PIN: 21-05-410-006.

Mr. Branham presented the Staff Report, with a recommendation for approval. He stated Public Hearing Site Plan review is required in the B-2 (Local Commercial) District, as is this property. He stated the subject property is proposing to construct a one-story, 2,754 square foot addition, including additional vehicle parking, noting that the Applicant plans to construct the addition in phases to allow continued operation of the existing office. Mr. Branham stated the Applicant received a Variance for rear yard setback in April, 2023, along the northern property line to allow the expansion to extend directly from the existing structure's north wall. He noted the existing conditions of the property, as well as adjacent zoning and uses. He stated the Applicant is proposing a right-turn-only exit onto Morris Avenue, which would ultimately require approval by Public Works. He recommended the Applicant consider shifting the exit lane south to better align with the exiting traffic lane. He stated stormwater detention will be handled on-site and is identified on the proposed Site Plan.

Scott Rinkenberger, Project Manager (117 Merle Lane, Normal, IL), stated that his team designed the project. He noted that he did not have anything to add but was open to any questions from the Planning Commission or public.

Commissioner Beyer applauded the project. She expressed concern about pedestrian access from the public sidewalks to the main entrance. She inquired about possibility of adding markings in the parking lot to support pedestrian circulation, including "no parking" markings adjacent to the southeastern wall of the existing building.

Mr. Rinkenberger noted that, due to the required stormwater detention area, they will not be able to connect the internal sidewalk to the public walk on the east of the site. He stated that it is potentially feasible to add markings for pedestrians to ensure safety in the parking lot from the south sidewalk/Constitution Trail.

Commission Chair Boyd closed public hearing.

Commissioner Peradotti made a motion, seconded by Commissioner Krieger, to establish findings of fact that the Site Plan meets the standards and objectives for which the Code is designed, and recommend that City Council approve the Site Plan, for the property located at 1105 W. Front Street, as submitted.

Vice Chair Beyer inquired if Commissioner Peradotti would consider revising his motion to include the pedestrian item for the parking lot.

Commissioner Peradotti revised his motion, seconded by Commissioner Krieger, to establish findings of fact that the Site Plan meets the standards and objectives

for which the Code is designed, and recommend that City Council approve the Site Plan, for the property located at 1105 W. Front Street, with the condition that the Applicant add pedestrian safety markings in the parking lot.

Roll call.

AYES: Commission Chair Boyd; Commissioner Krieger; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Patino.

Motion passed.

The following item was presented:

Item 5.B. PS-01-24 - Public Hearing, review and action on a request submitted by Bloomington 77 Developments, for approval of a Preliminary Plan for Bloomington 77 Development, for the property commonly located north of W. Market St. (State Rte. 9) near the eastern termination of Old Peoria Court, consisting of approximately 77 acres (PIN: 13-36-326-002).

Ms. Pemberton stated that Staff and the Applicant would like to table review of PS-01-24 to the next regularly scheduled meeting in February. She noted the Applicant has submitted everything on time and the purpose of the delay is to review the proposed Preliminary Plan in greater detail. She stated that the proposed Preliminary Plan has over 700 housing units, which is significantly larger than the other proposed Preliminary Plan reviewed by the Commission in the recent past and the review required is substantial.

Commissioner Krieger made a motion, seconded by Commissioner Patino, to table Item 5B until the next regularly scheduled Planning Commission meeting.

Roll call.

AYES: Commission Chair Boyd; Commissioner Krieger; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Patino.

Motion passed.

New Business

There was no new business.

Adjournment

Commissioner Patino made a motion, seconded by Commissioner Muehleck, to adjourn the meeting.

Roll call.

AYES: Commission Chair Boyd; Commissioner Krieger; Commissioner Muehleck; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Patino.

Motion passed.

The Meeting Adjourned at 4:17PM

CITY OF BLOOMINGTON

Commission Chair, Justin Boyd

Staff Liaison, Alissa Pemberton



REGULAR AGENDA ITEM NO. 5.A.

FOR PLANNING COMMISSION: February 7, 2024

WARD IMPACTED: Ward 6

SUBJECT: Z-02-24 (BHP-01-24) - Public Hearing, consideration, and action on a request initiated by the Historic Preservation Commission for rescission of the Designation as a Local Landmark and the S-4 (Historic Preservation District) Overlay, for the property at 1002 S. Main Street, PIN 21-09-148-001.

RECOMMENDED MOTION:

- Motion to establish findings of fact that the property no longer meets the criteria to be classified as a Historic Landmark, and to rescind such status.
- Motion to establish findings of fact that the Zoning Map Amendment is in the public interest and not solely for the benefit of the Applicant and to recommend removal of the S-4 (Historic Preservation District) Overlay zoning for the property located at 1002 S. Main Street to City Council.
- Motion to approve the proposed Resolution.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner

Objective 5b. City decisions consistent with plans and policies

BACKGROUND: The property at 1002 S. Main Street was designated S-4 in 2008 (Ord. No. 2008-31) based upon an existing wood-framed storefront/residence (c.1850) that was planned for disassembly, salvage, and rebuild. The structure was approved for demolition in 2009, and demo was completed in 2010. Today, the property remains vacant with no reconstruction of the protected structure planned.

Rescission and removal of the S-4 overlay requires the same two public hearings (one before HPC and one before PC) and final Council approval, as does application of the overlay in the first place.

- Nominating actions related to S-4 Designation may be initiated by "the Preservation Commission, at least 51% of the owners of record of the nominated property or structure(s), or the City Council...(§ 44-804B(1)).
- On November 16, 2023, the HPC voted to nominate the property at 1002 S. Main Street for a rescission of S-4 designation, based upon the facts that the protected structure no longer exists and the intent to rebuild is no longer applicable.
- On January 18, 2024, the HPC voted to rescind the property's status as a Local Historic Landmark and to recommend removal of the S-4 Overlay to the Planning Commission

(via HPC *Resolution 2024-01*).

- "A concurring vote by a 2/3 of Planning Commission members then holding office shall be required to reach a determination that a nominated historic landmark or historic district does not meet the criteria for designation" (§ 44-804B(4)(d)).

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in The Pantagraph on Wednesday, January 17, 2024. Neighborhood notification letters were mailed to the property owner and 85 property owners within 500 feet of the subject property, in accordance with the requirements of § 44-1705.

FINANCIAL IMPACT: The property has access to existing water and sewer services, and is located on a main transportation corridor; vacancy is not the highest and best use for the lot. The zoning restrictions of the S-4 Designation, associated with a structure that no longer exists, are no longer appropriate and run counter to the community's efforts to support infill and beneficial use of available urban density.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[Z-02-24 - Staff Report - 1002 S Main](#)

[DRAFT PC Resolution 2024-01 DeDesignation](#)

[HPC Resolution 2024-01](#)

[HPC DRAFT Minutes 2024-01-18](#)

[Ord. No. 2008-31](#)

TO: Planning Commission

FROM: Economic & Community Development Department

DATE: February 7, 2024

CASE NO: Z-02-24, [Designation Action] Rescission of “Local Landmark” Status and S-4 Overlay

REQUEST: Public Hearing, consideration, and action on a request initiated by the Historic Preservation Commission rescission of the Designation as a Local Landmark and the S-4 (Historic Preservation District) Overlay, for the property at 1002 S. Main Street, PIN 21-09-148-001.

BACKGROUND

Request

The Historic Preservation Commission (HPC), as the Applicant on behalf of the community, is requesting to rescind the designation of this property as a “Local Landmark” and have the S-4 (Historic Preservation District) Overlay zoning removed from the Official Zoning Map of the City of Bloomington, leaving the B-1 (General Commercial) District underlying zoning in place. Application of the standards, and the procedures for processing are the same for rescission as for designation.

On November 16, 2023, the HPC voted to nominate the property at 1002 S. Main Street for a rescission of S-4 designation, based upon the facts that the protected structure no longer exists and the intent to rebuild is no longer applicable. On January 18, 2024, the HPC voted to rescind the property's status as a Local Historic Landmark and to recommend removal of the S-4 Overlay to the Planning Commission (via HPC Resolution 2024-01). "A concurring vote by a 2/3 of Planning Commission members then holding office shall be required to reach a determination that a nominated historic landmark or historic district does not meet the criteria for designation" (§ 44-804B(4)(d)).

Property Characteristics

The property at 1002 S. Main Street was designated S-4 in April of 2008 (Z-04-08, Ord. No. 2008-31) based upon the existing wood-framed storefront/residence (c.1850) that was originally planned for preservation and restoration, including possible application of City and State funds to assist in that effort. A little over a year later that plan had changed to disassembly, salvage, and reconstruction, due to severe water damage and long-term deferred maintenance issues. The Historic Preservation Commission (HPC) approved the structure for demolition on June 10, 2009, due to the severely deteriorated condition, and demo was completed in 2010. No Federal, State, or local funds were expended during the demolition. A case number was not associated with the Certificate of Appropriateness, but sufficient evidence was identified to prove appropriate action.

In September of 2009, the HPC heard BHP-09-09 which brought preliminary drawings for a newly proposed structure, which were conceptually approved. No additional information or progress could be identified on this case. Today, the property remains vacant with no improvement planned.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in The Pantagraph on Wednesday, January 17, 2024. Neighborhood notification letters were mailed to the property owner and 85 property owners within 500 feet of the subject property, in accordance with the requirements of § 44-1705. A sign notifying the community of the hearing was also placed on the property.

Surrounding Zoning and Land Uses

Zoning		Land Uses
North	B-1 (General Commercial)	Right-of-Way, General Commercial
South	B-1 (General Commercial)	Single-Family Residential
East	R-1C (Single-Family Residence)	Single-Family Residential
West	B-1 (General Commercial)	Right-of-Way, General Commercial

ANALYSIS

Comparison of Existing and Proposed Districts

Existing Zoning: S-4 (Historic Preservation District) Overlay, with B-1 (General Commercial)

The intent of this S-4 Historic Preservation District is to promote the protection, enhancement, perpetuation, and use of improvements of special character or special historical interest or value. The City of Bloomington finds that the preservation of such resources is a public necessity and is required in the interest of the health, prosperity, safety, and welfare of its citizens. This S-4 Historic Preservation District shall be applied as an overlay district in combination with underlying base zoning districts as shown on the Official Zoning Map. The purpose of the S-4 Historic Preservation District is to:

- (1) Effect and accomplish the protection, enhancement, and perpetuation of such improvements that represent or reflect elements of the City's cultural, social, economic, political, and architectural history;
- (2) Safeguard the City's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts;
- (3) Stabilize and improve property values;
- (4) Foster civic pride in the beauty and noble accomplishments of the past;
- (5) Protects and enhance the City's attractions to residents, home buyers, tourists, and visitors and shoppers, 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 of the people of the City.

Proposed Zoning: B-1 (General Commercial) District

The intent of this B-1 General Commercial District is to facilitate the development of community and regional commercial areas. Customers in this district will generally use a motor

vehicle to reach a desired establishment. The development contemplated in this district has such distinguishing characteristics as unified site planning and development that promotes a safe and conducive atmosphere for large volumes of shoppers; site accessibility such that the high volumes of traffic generated create minimal congestion and adverse impact upon surrounding land use; and unified architectural treatment of buildings rather than an assemblage of separate, conflicting store and structural types.

Compliance with the Comprehensive Plan

The proposed Zoning Map Amendment contributes to Goals ED-4.1 (Plan for a diversity of ready-to-build sites to meet the demand), ED-4.2 (Prioritize infill and redevelopment to spur growth and reinvestment in the City), and N-1.2 (Prioritize, with urgency, the revitalization of the neighborhoods in the Regeneration area).

The 2035 Comprehensive Plan's Future Land Use map identifies this area as Regional Commercial. The Land Use Priorities map does not identify this property.

STANDARDS FOR REVIEW

The Planning Commission shall hold at least one public hearing on any proposed Zoning Map Amendment and report to the Council its findings of fact and recommendations. Recommendations shall be made upon the determination that the Map Amendment is in the public interest and not solely for the benefit of the applicant, based upon considering the factors listed in § 44-1706E(2) and discussed below.

Request for Zoning Map Amendment from B-1/S-4 to B-1

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

"In an S-4 Historic Preservation District, all regulations of the underlying Agriculture District, Residence District, Business District, Manufacturing District or Public Interest District shall apply, except insofar as such regulations are in conflict with the special regulations applicable to the S-4 Historic Preservation District, and in the event of such conflict, the regulations governing such S-4 District shall apply. All permitted uses or special uses otherwise allowable in the underlying Agriculture District, Residence District, Business District, Manufacturing District or Public Interest District shall continue to be allowable uses except as provided in the designating ordinance, described in § 44-804B(6) of this Code" § 44-804A(2).

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

The property has remained undeveloped since the historic structure was demolished in 2010.

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

The underlying B-1 zoning will not change because of the proposed action.

4. The existing land uses and zoning of nearby property.

The land uses and zoning of the most proximate properties are general commercial and medium-density residential, which is consistent and/or complementary to the proposed result of this case.

- 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.**

Relative gain to the owner is real due to the increase in development potential on the property, once the restrictions of the S-4 Overlay are removed, but that same gain is real for the adjacent properties, as vacancy is not the highest and best use for the lot. The zoning restrictions of the S-4 Designation are no longer appropriate and run counter to the community's efforts to support infill and beneficial use of available urban density.

- 6. The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification.**

The property has access to existing water and sewer, and is located on an existing main road.

- 7. The extent to which the proposed amendment is inconsistent with the need to minimize flood damage and that 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.**

Stormwater management for redevelopment of the property will be managed based upon today's standards and requirements, including onsite or fee in lieu of detention, as appropriate.

- 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.**

The property is already served by City water and sewer, fire and police protection, and has been previously annexed to BNWRD and the school District with the same or similar use expectation that will remain, based upon the underlying B-1 (General Commercial) District.

- 9. The extent to which property values are diminished by the restrictions of the proposed zoning.**

Property values are unlikely to be diminished by the Map Amendment since the character of the result would be similar to that of other existing development in the area.

- 10. Whether a Comprehensive Plan for land use and development exists, and whether the amendment is in harmony with it.**

The 2035 Comprehensive Plan's Future Land Use map identifies this area as Regional Commercial. The Land Use Priorities map does not identify this property.

- 11. Whether the City needs more of the types of uses allowed in the proposed district.**

The City's Comprehensive Plan specifically asks us to, "Prioritize infill and redevelopment to spur growth and reinvestment in the City," which the removal of additional development restrictions may facilitate on this property.

STAFF RECOMMENDATION

Staff finds that the property no longer meets the Criteria for Consideration of Nominations and recommends rescission of the status as a Local Landmark, as well as removal of the S-4 (Historic Preservation District) Overlay. Staff recommends that the Commission take the following actions:

- Motion to establish findings of fact that the property no longer meets the criteria to be classified as a Historic Landmark, and to rescind such status.
- Motion to establish findings of fact that the Zoning Map Amendment is in the public interest and not solely for the benefit of the applicant, and to recommend removal of the S-4 (Historic Preservation District) Overlay zoning for property located at 1002 S. Main Street to City Council.
- Motion to approve the proposed Resolution.

Respectfully submitted,
Alissa Pemberton
City Planner

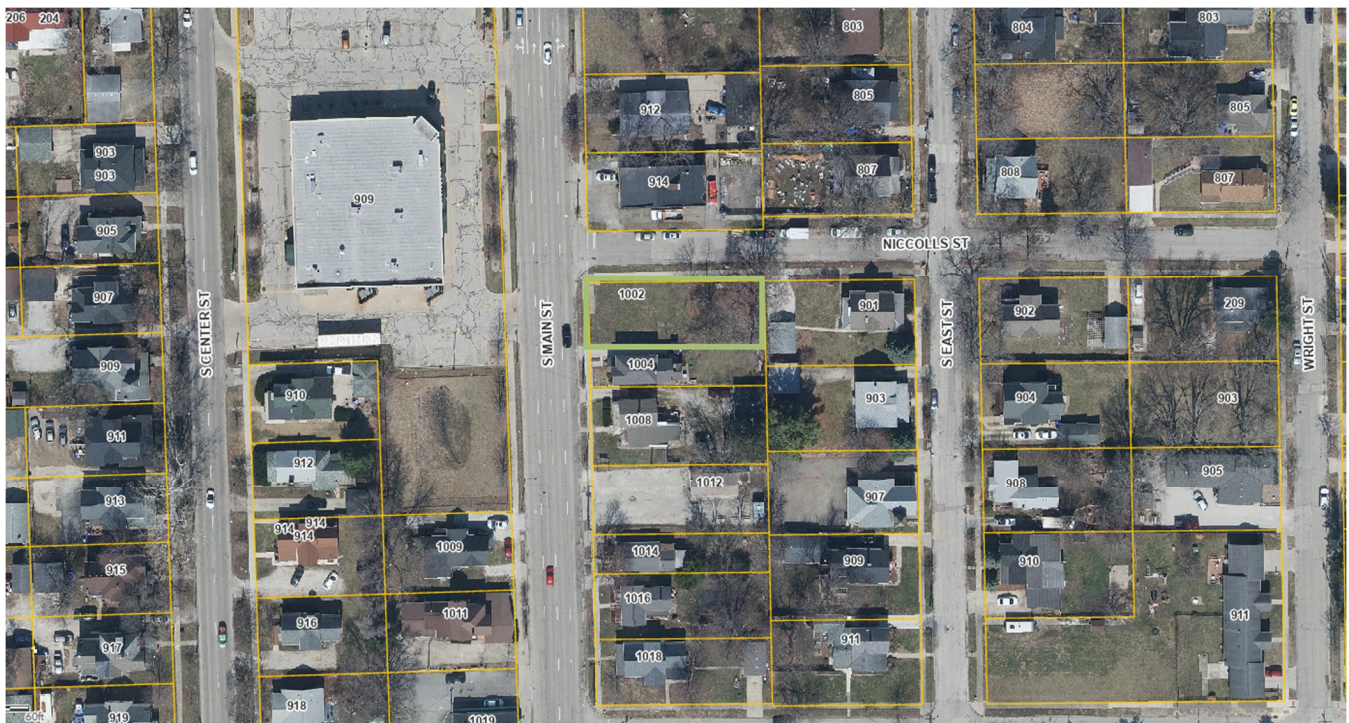
Attachments:

1. Zoning Map
2. Aerial Image
3. Ground-Level View(s)
4. Neighborhood Notice Map

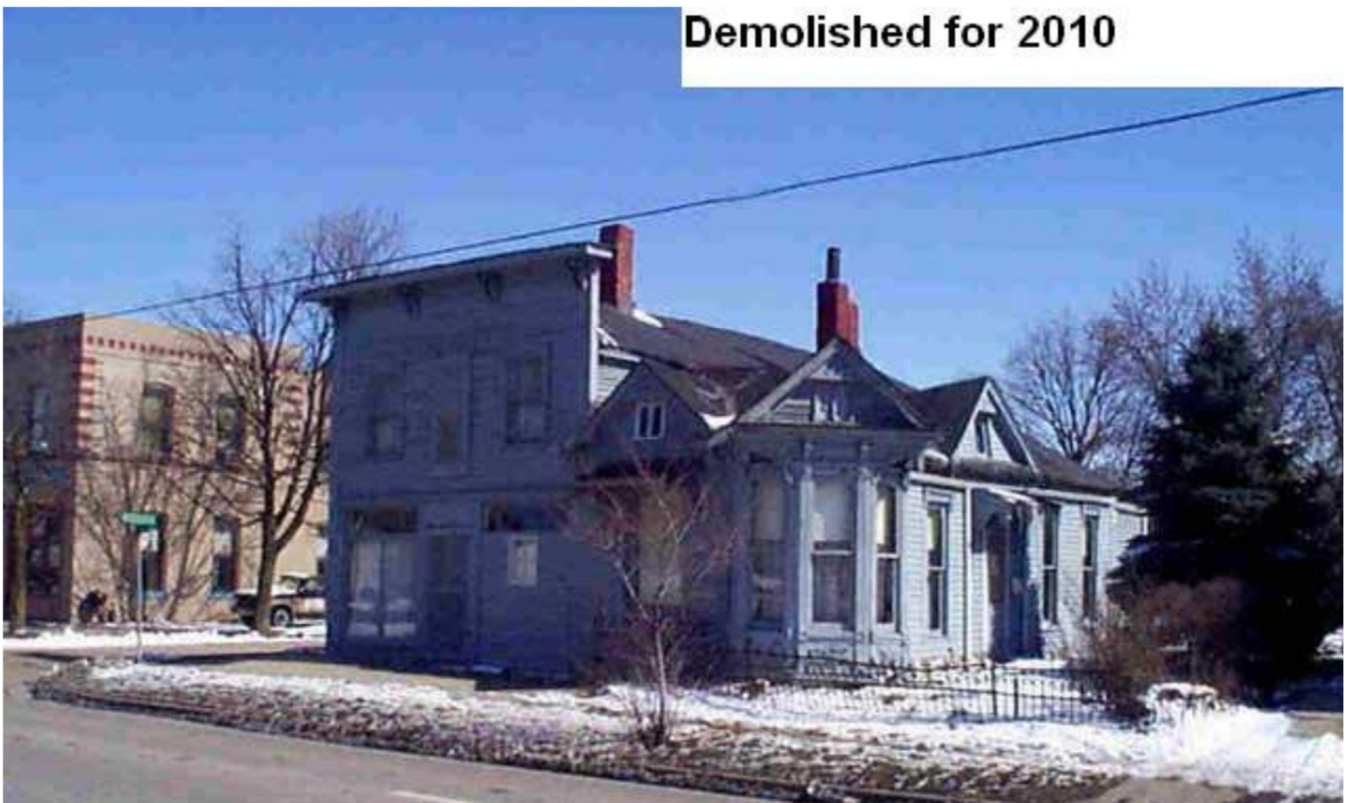
Attachment 1: Zoning Map



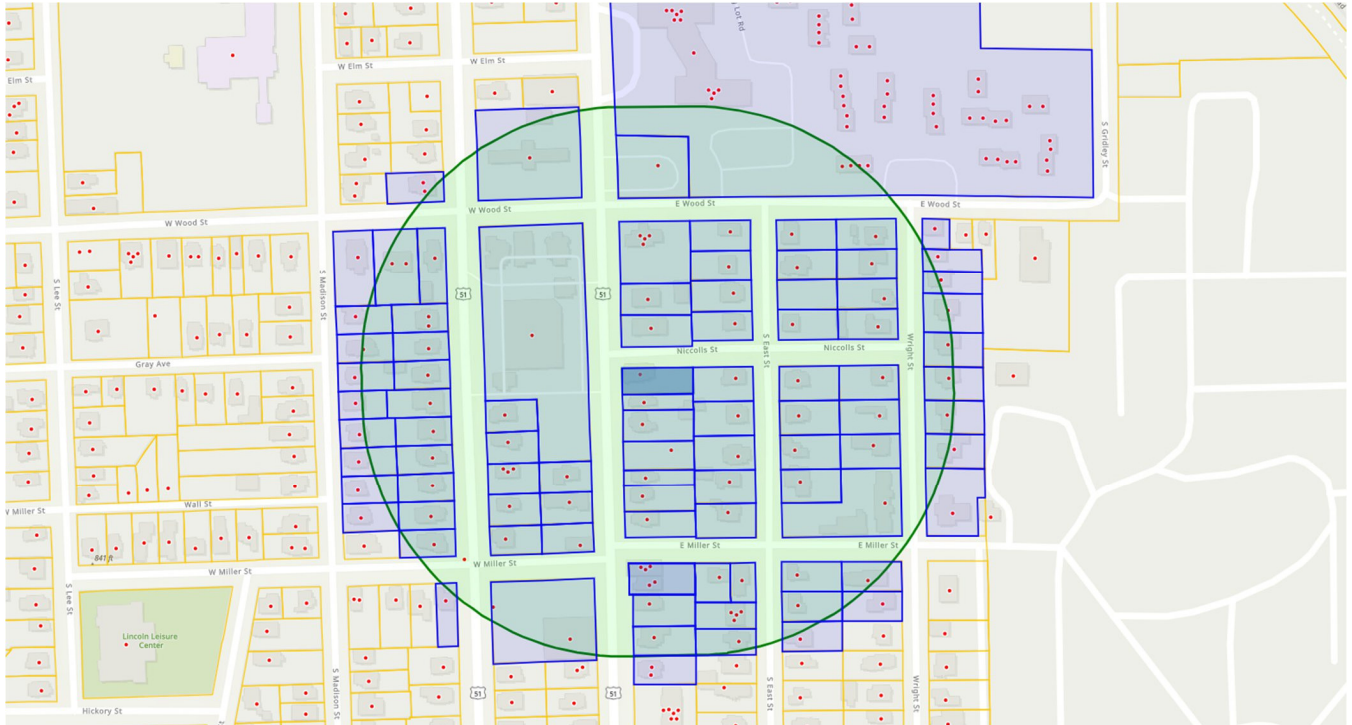
Attachment 2: Aerial Image



Attachment 3: Ground-Level View(s)



Attachment 4: Neighborhood Notice Map



PLANNING COMMISSION RESOLUTION NO. 2024-01

A RESOLUTION RESCINDING THE DESIGNATION AS A LOCAL HISTORIC LANDMARK FROM THE PROPERTY LOCATED AT 1002 S. MAIN STREET AND RECOMMENDING THAT THE S-4 (HISTORIC PRESERVATION DISTRICT) OVERLAY ZONING BE REMOVED

WHEREAS, the subject property was Designated and zoned with the S-4 (Historic Preservation District) Overlay by Ordinance Number 2008-31, based upon an existing wood-framed storefront/residence (c.1850) that was planned for preservation and restoration; and

WHEREAS, in 2010 the wood-framed storefront/residence structure was demolished; and

WHEREAS, on November 16, 2023, a nomination was initiated by the City of Bloomington Historic Preservation Commission requesting that the property at 1002 S. Main Street, legally described in Exhibit “A”, attached hereto, and incorporated herein by reference, have the existing designation as a Local Historic Landmark rescinded and the S-4 (Historic Preservation District) Overlay zoning removed; and

WHEREAS, the Historic Preservation Commission, after holding a public hearing on January 18, 2024, passed *Historic Preservation Commission Resolution 2024-01* recommending to the Planning Commission that the premises at 1002 S. Main Street have the S-4 (Historic Preservation District) Overlay zoning removed on the City’s Official Zoning Map; and

WHEREAS, the Planning Commission, after providing proper notice and holding a public hearing on February 7, 2024, established appropriate findings of fact and determined that the property no longer meets the criteria to be classified as a Historic Landmark and that a Zoning Map Amendment to remove the S-4 (Historic Preservation District) Overlay zoning is in the public interest and not solely for the benefit of the applicant; and

WHEREAS, the Planning Commission has the power to adopt this Resolution and make a recommendation to the Bloomington City Council that a Zoning Map Amendment to remove the S-4 (Historic Preservation District) Overlay zoning be adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

Section 1: The Planning Commission hereby adopts the findings and determinations of the Historic Preservation Commission, as related to the property at 1002 S. Main Street, as stated in *Historic Preservation Commission Resolution 2024-01*.

Section 2: The Historic Preservation Commission’s action of declassifying the property at 1002 South Main Street as a Local Historic Landmark, per § 44-804 of the City Code, is upheld and reaffirmed.

Section 3: The Planning Commission recommends to the Bloomington City Council that the premises located at 1002 South Main Street, legally described in Exhibit “A,” have the S-4 (Historic Preservation District) Overlay zoning removed on the City’s Official Zoning Map.

PASSED this 7th of February, 2024.

APPROVED this ____ of February, 2024.

PLANNING COMMISSION

ATTEST

Justin Boyd, Commission Chair

Alissa Pemberton, Staff Liaison

DRAFT

Exhibit A
Legal Description

**LOT 3 EXCEPT THE NORTH 40 FEET AND EXCEPT THE SOUTH 30 FEET IN WOLCOTT'S
ADDITION TO THE CITY OF BLOOMINGTON, IN MCLEAN COUNTY, IL**

ADDRESS: 1002 South Main Street, Bloomington, IL 61701

PIN: 21-09-148-001

DRAFT

Exhibit B

PLANNING COMMISSION REPORT ON LOCAL HISTORIC LANDMARK STATUS AND THE APPROPRIATE APPLICATION OF THE S-4 (HISTORIC PRESERVATION DISTRICT) OVERLAY ZONING FOR 1002 S. MAIN STREET



Protected Historic Structure (est. 1975)



Subject property, current day

PROPERTY INFORMATION

Subject property: 1002 S. Main Street
Existing Zoning: B-1 (General Commercial) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Vacant

HISTORIC INFORMATION

Year Built: c.1850
Architectural Style: Combination Residence/Store with Gothic Revival influence
Architect: Unknown
Alternate Name: J. Austin Goforth Home AKA the “Little Blue House”

BACKGROUND

The property at 1002 S. Main Street was designated S-4 in April of 2008 (Z-04-08, Ord. No. 2008-31) based upon the existing wood-framed storefront/residence (c.1850) that was originally planned for preservation and restoration, including possible application of City and State funds to assist in that effort. A little over a year later that plan had changed to disassembly, salvage, and reconstruction, due to severe water damage and long-term deferred maintenance issues. The Historic Preservation Commission (HPC) approved the structure for demolition on June 10, 2009, due to the severely deteriorated condition, and demo was completed in 2010. No Federal, State, or local funds were expended during the demolition. A case number was not associated with the Certificate of Appropriateness, but sufficient evidence was identified to prove appropriate action.

In September of 2009, the HPC heard BHP-09-09 which brought preliminary drawings for a newly proposed structure, which were conceptually approved. No additional information or progress could be identified on this case. Today, the property remains vacant with no improvement planned.

KEY STANDARDS FOR CONSIDERATION OF ZONING MAP AMENDMENT

1. The property has remained undeveloped since the historic structure was demolished in 2010.
2. The underlying B-1 zoning will not change because of the proposed action.
3. The land uses and zoning of the most proximate properties are general commercial and medium-density residential, which is consistent and/or complementary to the proposed result.
4. Property values are unlikely to be diminished by the Map Amendment since the character of the result would be similar to that of other existing development in the area.
5. The City's Comprehensive Plan specifically asks us to, "Prioritize infill and redevelopment to spur growth and reinvestment in the City," which the removal of additional development restrictions may facilitate on this property.

FINDINGS OF THE PLANNING COMMISSION:

1. The subject property no longer meets the criteria to be classified as a Local Historic Landmark, based upon the fact that the protected structure no longer exists and is not intended for reconstruction.
2. The Zoning Map Amendment is in the public interest and not solely for the benefit of the Applicant.

HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2024-01

A RESOLUTION RESCINDING THE DESIGNATION AS A LOCAL HISTORIC LANDMARK FROM THE PROPERTY LOCATED AT 1002 S. MAIN STREET AND RECOMMENDING THAT THE S-4 (HISTORIC PRESERVATION DISTRICT) OVERLAY ZONING BE REMOVED

WHEREAS, the subject property was Designated and zoned with the S-4 (Historic Preservation District) Overlay by Ordinance Number 2008-31, based upon an existing wood-framed storefront/residence (c.1850) that was planned for preservation and restoration; and

WHEREAS, in 2010 the wood-framed storefront/residence structure was demolished, with prior approval of the Historic Preservation Commission, due to the severely deteriorated condition of the structure; and

WHEREAS, on November 16, 2023, a nomination was initiated by the City of Bloomington Historic Preservation Commission requesting that the property at 1002 S. Main Street, legally described in Exhibit “A”, attached hereto, and incorporated herein by reference, have the existing designation as a Local Historic Landmark rescinded and the S-4 (Historic Preservation District) Overlay zoning removed; and

WHEREAS, the Historic Preservation Commission, after providing proper notice and holding a public hearing on January 18, 2024, established findings of fact and determined that the property no longer meets the criteria to be classified as a Local Historic Landmark, as outlined in § 44-804B(2), including:

1. The elements of design, detailing, materials, or craftsmanship that rendered it architecturally significant are no longer present; and
2. The design elements that made it structurally or architecturally innovative are no longer present; and
3. The singular physical characteristics that made it an established or familiar visual feature are no longer present; and
4. That it is no longer suitable for preservation or restoration; and

WHEREAS, based on the findings stated above and the Nomination Report provide as Exhibit “B”, attached hereto, and incorporate herein by reference, the Historic Preservation Commission voted to rescind the status as a Local Historic Landmark and to recommend removal of the S-4 (Historic Preservation District) overlay for the property located at 1002 S. Main Street to the Planning Commission; 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 1: The property at 1002 South Main Street in Bloomington, Illinois, is hereby no longer classified as a Local Historic Landmark, per § 44-804 of the City Code.

Section 2: The Historic Preservation Commission recommends to the Bloomington Planning Commission that the premises located at 1002 South Main Street, legally described in Exhibit “A,” have the S-4 (Historic Preservation District) Overlay zoning removed on the City’s Official Zoning Map.

PASSED this 18th of January, 2024.

APPROVED this 23rd of January, 2024.

HISTORIC PRESERVATION COMMISSION



Greg Koos, Commission Chair

ATTEST



Alissa Pemberton, Staff Liaison

Exhibit A
Legal Description

**LOT 3 EXCEPT THE NORTH 40 FEET AND EXCEPT THE SOUTH 30 FEET IN WOLCOTT'S
ADDITION TO THE CITY OF BLOOMINGTON, IN MCLEAN COUNTY, IL**

ADDRESS: 1002 South Main Street, Bloomington, IL 61701

PIN: 21-09-148-001

Exhibit B

NOMINATION REPORT FOR THE RESCISSION OF LOCAL HISTORIC LANDMARK STATUS FOR 1002 S. MAIN STREET



Protected Historic Structure (est. 1975)



Subject property, current day

PROPERTY INFORMATION

Subject property: 1002 S. Main Street
Existing Zoning: B-1 (General Commercial) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Vacant

HISTORIC INFORMATION

Year Built: c.1850
Architectural Style: Combination Residence/Store with Gothic Revival influence
Architect: Unknown
Alternate Name: J. Austin Goforth Home AKA the "Little Blue House"

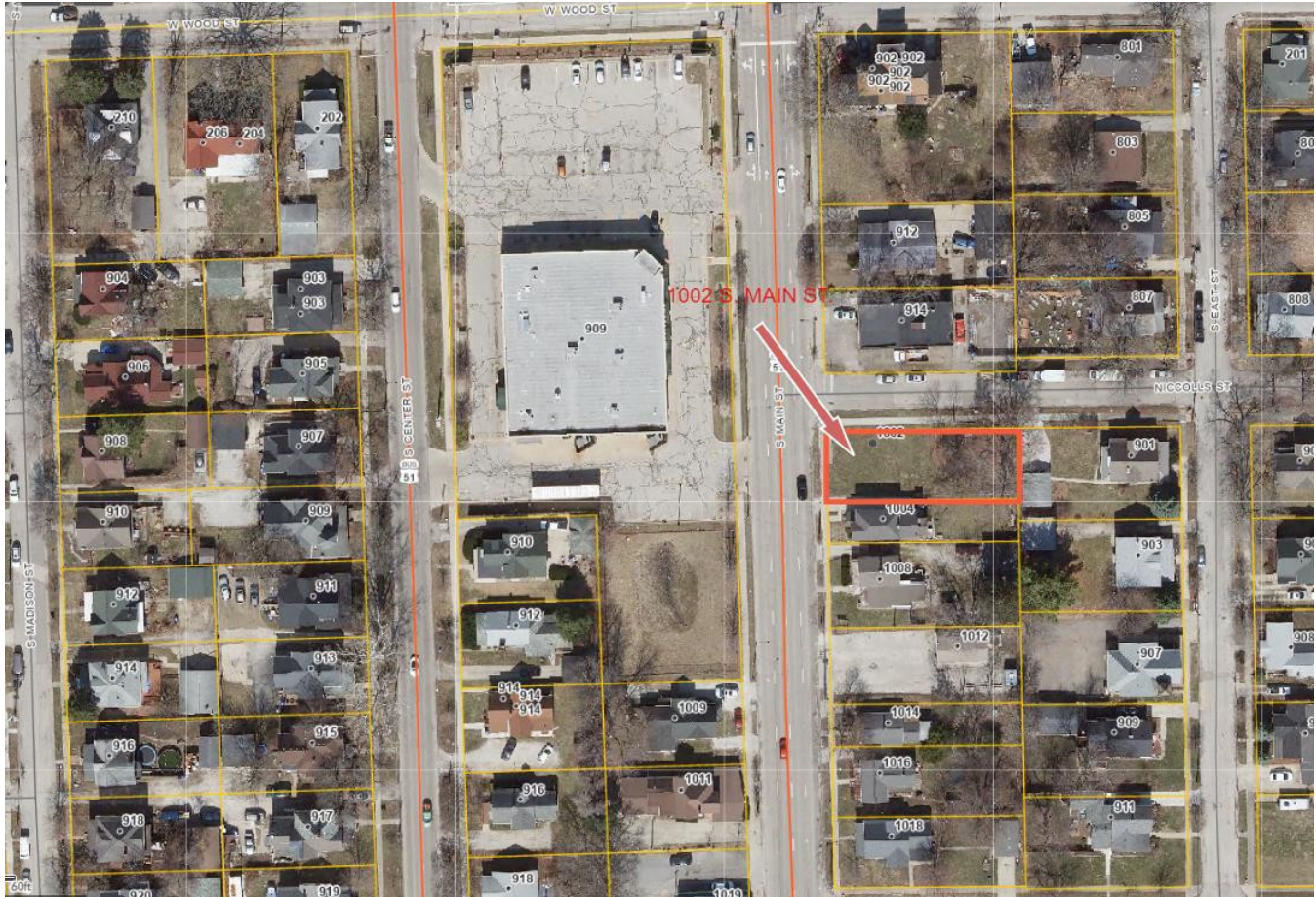
BACKGROUND

The property at 1002 S. Main Street was designated S-4 in April of 2008 (Z-04-08, Ord. No. 2008-31) based upon the existing wood-framed storefront/residence (c.1850) that was originally planned for preservation and restoration, including possible application of City and State funds to assist in that effort. By that time, discussions on how to manage and protect the property had been underway for over a year between the City and representatives of the estate, as the property falls within the target areas for November 2007 Main Street Corridor plan.

A little over a year later that plan had changed to disassembly, salvage, and reconstruction, due to severe water damage and long-term deferred maintenance issues. The Historic Preservation Commission (HPC) approved the structure for demolition on June 10, 2009, due to the severely deteriorated condition, and demo was completed in 2010. No Federal, State, or local funds were expended during the demolition. A case number was not associated with the Certificate of Appropriateness, but sufficient evidence was identified to prove appropriate action.

In September of 2009, the HPC heard BHP-09-09 which brought preliminary drawings for a newly proposed structure, which were conceptually approved. No additional information or progress could be identified on this case. Today, the property remains vacant with no improvement planned.

LOCATION MAP





**DRAFT MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, JANUARY 18, 2024, 5:00 PM**

The Historic Preservation Commission convened in regular session at 5:00 PM, January 18, 2024. Chair Greg Koos called the meeting to order.

Roll Call

Attendee Name	Title	Status
Sarah Lindenbaum	Commissioner	Present (5:03)
Kim Miller	Commissioner	Present
Emma Meyer	Commissioner	Present
Dawn Peters	Commissioner	Present
Greg Koos	Commission Chair	Present
Paul Scharnett	Commission Vice Chair	Present
John Elterich	Commissioner	Present

Public Comment

No public comment was provided.

Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

Commissioner Lindenbaum arrived at 5:03 PM.

Commissioner Peters made a motion, seconded by Commissioner Elterich, to approve the consent agenda as presented.

Roll call.

AYES: Koos; Scharnett; Peters; Elterich; Meyer; Lindenbaum; Miller.

Motion passed.

Item 4.A. Review and approval of the minutes of the November 16, 2023, regular meeting of the Bloomington Historic Preservation Commission.

Regular Agenda

The following item was presented:

Item 5.A. BHP- 01-24 - Public Hearing, consideration, and action on a request initiated by the Historic Preservation Commission for rescission of the Designation as a Local Landmark, for the property at 1002 S. Main Street (PIN 21-09-148-001).

Ms. Pemberton presented the Staff report with a recommendation to rescind the Local Historic Landmark designation and the S-4 (Historic Preservation District) Overlay zoning for 1002 S. Main Street. She provided background on the subject property. She noted that the property was designated and zoned S-4 in 2008. In 2009, the structure was deemed unrepairable during a Demolition Review by the Commission. In 2010, the protected historic structure was demolished. She stated the building was never rebuilt and the lot is currently vacant. The Property Owner is aware of these proceedings and is not contesting at this time. She noted the Commission's recommendation will be transmitted to the Planning Commission for review, and then City Council for a final decision.

Commissioner Elterich asked if the property owner still owns any of the original parts of the structure that were salvaged during demolition. Ms. Pemberton stated that it is very unlikely, as the part of the ownership interest that also held the interest in restoration is no longer an active party to the ownership interest, and we are aware of at least a few other restoration projects that have utilized materials salvaged from the subject property.

No other testimony was provided.

Commission Chair Koos closed the public hearing.

Commissioner Lindenbaum made a motion, seconded by Commissioner Elterich, to establish findings of fact that the property no longer meets the criteria to be classified as a Local Landmark, and to rescind such status.

Roll call.

AYES: Koos; Scharnett; Peters; Elterich; Meyer; Lindenbaum; Miller

Motion passed.

Commissioner Sharnett made a motion, seconded by Commissioner Elterich, to recommend the removal of the S-4 (Historic Preservation District) Overlay zoning for property located at 1002 S. Main Street to the Planning Commission.

Roll call.

AYES: Koos; Scharnett; Peters; Elterich; Meyer; Lindenbaum; Miller

Motion passed.

The following item was presented:

Item 5.B. Consideration and action on Preservation Commission initiation of a Designation action to classify Holy Trinity Catholic Church and Rectory as Local Landmarks, and to pursue the addition of the S-4 (Historic Preservation District) Overlay for the portion of property at 704 N. Main Street that lies between N. Center Street and N. Main Street, PIN 21-04-135-001.

Ms. Pemberton presented the staff report with a recommendation to nominate or not nominate Holy Trinity Catholic Church (c. 1933) and Rectory (c. 1896) as Local Landmarks. She provided background, noting the Church, Rectory, and Convent were added to the National Register of Historic Places on October 24th, 1983. Ms. Pemberton stated the Convent was demolished in 2001, but the Church and Rectory remain in good

CITY OF BLOOMINGTON

2008-31

**An Ordinance Rezoning 1002 South Main Street from B-1, Highway Business to B-1,
Highway Business DIstrict with an S-4, Historic Preservation District Overlay**

**Adopted by the City Council
of the City of Bloomington
on April 28, 2008**

Published in pamphlet form by authority of the City Council of the
City of Bloomington, McLean County, Illinois, on May 1, 2008

ORDINANCE NO. 2008 - 31

AN ORDINANCE REZONING 1002 South Main Street

FROM B - 1, Highway Business District TO B - 1, Highway Business District with an S - 4, Historic Preservation District

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

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

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

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

1. That the premises hereinafter described in Exhibit(s) A shall be and the same are hereby rezoned from B - 1, Highway Business District to B - 1, Highway Business District with an S - 4, Historic Preservation District
2. The Official Zoning Map of said City shall be amended to reflect this change in zoning District overlay classification.
3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this 28th day of April, 2008.

APPROVED this 29th day of April, 2008.


Mayor

ATTEST:

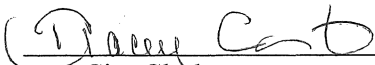

City Clerk

Exhibit A:

North 50' of the South 80' of Lot 3
in Wolcott's Addition
to the City of Bloomington, Illinois.

STATE OF ILLINOIS)
) ss.
COUNTY OF MCLEAN)

CERTIFICATE

I, Tracey Covert, certify that I am the duly appointed and qualified municipal clerk of the City of Bloomington, County of McLean, Illinois.

I further certify that on the Corporate Authorities of the above municipality passed and approved Ordinance No. 2008-31, entitled An Ordinance Rezoning 1002 South Main Street from B-1, Highway Business to B-1, Highway Business District with an S-4, Historic Preservation District Overlay which provided by its terms that it should be published in pamphlet form.

The pamphlet form of this Ordinance, including the Ordinance and a cover sheet thereof, was prepared, and a copy of the Ordinance was posted in the municipal building, commencing on May 1, 2008 and continuing for at least ten days thereafter. Copies of the Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Bloomington, Illinois, on May 1, 2008.



Tracey Covert
City Clerk



REGULAR AGENDA ITEM NO. 5.B.

FOR PLANNING COMMISSION: February 7, 2024

WARD IMPACTED: Ward 7

SUBJECT: PS-01-24 - Public Hearing, review and action on a request submitted by Bloomington 77 Developments, for approval of a **Preliminary Plan** for Bloomington 77 Development, for the property commonly located north of W. Market St. (State Rte. 9) near the eastern termination of Old Peoria Court, consisting of approximately 77 acres (PIN: 13-36-326-002).

RECOMMENDED MOTION: Motion to establish findings of fact regarding whether the Preliminary Plan does or does not conform with the standards of the Subdivision Code and the Official Comprehensive Plan, and to make a recommendation for approval or denial to City Council.

STRATEGIC PLAN LINK:

Goal 3. Grow the Local Economy

Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 3a. Retention and growth of current local businesses

Objective 5b. City decisions consistent with plans and policies

BACKGROUND: The Applicant seeks approval of a Preliminary Plan for Bloomington 77 Development. The subject property consists of approximately 77 acres of vacant land commonly located north of W. Market St. (State Rte. 9) near the eastern termination of Old Peoria Court, which is the subject of an Annexation Agreement to zone the property M-1 (Restricted Manufacturing) District. An Concept Plan was approved as part of the Annexation Agreement, and an approved Special Use Permit exists for the use and site structure of multiple-family dwellings on the property (SP-19-23).

Summary of Request:

- Approval of the Preliminary Plan to complete the development by subdividing the remaining property into 6 Lots of Record and 2 Outlots.
- Planned installation of 700-800 residential dwelling units and approximately 114,000 square feet of commercial use.
- One waiver from the Subdivision Code is requested as part of this approval; a reduction of right-of-way width from 70-feet to 60-feet in the M-1 (Restricted Manufacturing) District, which the City's Department of Operations and Engineering Services determines is reasonable for the approved Special Use for adjacent residential uses.

On January 22, 2024, a comment letter was provided by DOES/ECD to the Applicant, on the

subject of the third iteration of the Preliminary Plan for Bloomington 77 Development, submitted on January 18, 2024. The letter included items that 1) must be addressed prior to Staff being able to provide positive recommendation for approval, 2) must be addressed prior to final approval or during the Construction Plan or Platting process, and 3) should be considered or additionally reviewed for best practice or improvement. An updated version of the Preliminary Plan was received and is attached to this memo, but has not yet been fully evaluated by Staff for compliance with the Code and approval of subject changes. Additional discussion and review of the Standards for Approval should be expected at the public hearing.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Notice was published in The Pantagraph on Friday, December 08, 2023. Courtesy notices were mailed to 24 property owners within 500 feet of the subject property.

FINANCIAL IMPACT: The proposed Preliminary Plan will result in eventual platting for 700-800 residential dwelling units, of a variety of types and sizes, helping to fulfill the need for quality, non-student housing identified in the EDC's Bloomington-Normal Housing Analysis. This will permit more of the local workforce to live locally, increasing the City's tax base and increasing future revenues for the City. Improving the vacant land will increase property taxes and require the developer to provide financial support for improvements to the adjacent roadways.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[PS-01-24 - Prelim Plan Staff Report - Blm 77](#)

[Bloomington 77 Development Preliminary Plan 2024-01-18](#)

[Bloomington 77 Development Preliminary Plan 2024-02-01](#)

[Bloomington 77 Annexation Agreement](#)

TO: Planning Commission

FROM: Economic & Community Development Department

DATE: February 7, 2024

CASE NO: PS-01-24, Preliminary Plan

REQUEST: Public Hearing, review and action on a request submitted by Bloomington 77 Developments, LLC, for approval of a Preliminary Plan for the Bloomington 77 Development, for the property commonly located north of W. Market St. (State Rte. 9) near the eastern termination of Old Peoria Court, consisting of approximately 77 acres (PIN: 13-36-326-002).

BACKGROUND

Request

The Applicant seeks approval of a Preliminary Plan for the Bloomington 77 Development. The proposed Preliminary Plan provides a general layout and guidelines for the development of 700-800 residential dwelling units and approximately 114,000 square feet of commercial uses. One waiver from the Subdivision Code is requested as part of this approval; a reduction of local street right-of-way width from 70-feet to 60-feet in the M-1 (Restricted Manufacturing) District, with an approved Special Use for adjacent residential uses has been determined to be reasonable by the City's Department of Engineering and Operations Services. The review below is based upon the iteration of the Preliminary Plan submitted on January 18, 2024.

Property Characteristics

The subject property consists of approximately 77 acres of vacant land located near the eastern terminus of Old Peoria Court, north of West Market Street (State Route 9), and east of Revenue Park and a large tract of land zoned M-1 (Restricted Manufacturing) District. No Preliminary Plan was found for the subject property. The proposed Enterprise Drive Extension borders the northern end of the property, and public water and sewer mains are available either within, or immediately adjacent to, the property boundaries. An Annexation Agreement, including approval for zoning to the M-1 (Restricted Manufacturing) District and/or B-2 (Local Commercial) District, and a Special Use Permit for Multiple-Family Dwellings in the M-1 (Restricted Manufacturing) District was approved by City Council on July 26, 2023.

The property is currently used as cropland. A modified natural drainage path runs near the western boundary of the property, with additional drainage paths for the subject and adjacent properties collecting in the southwest before exiting through culverts at Old Peoria Court and West Market Street. Stormwater from the property drains to the Salt Subbasin of the Sugar Creek Watershed.

Notice

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Friday, December 08, 2023. At the January 3, 2024, Regular Meeting of the Planning Commission, the case was continued to a date-certain of February 7, 2024. Courtesy notices for the February 7, 2024, public hearing were mailed to 24 property owners within 500 feet of the subject property.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	Town M-2 (General Manufacturing), County A (Agricultural)	Vacant, Cropland
South	County A (Agricultural), M-1 (Restricted Manufacturing), B-1 (General Commercial)	Transportation Corridor, Residential, Fabricated Metals, Warehouse, Office
East	County M-1 (Restricted Manufacturing)	Warehouse, Office
West	M-1 (Restricted Manufacturing)	Vacant, Cropland, Office

ANALYSIS

Description of Current Zoning District

Zoning Upon Annexation: M-1 (Restricted Manufacturing) District

The intent of this M-1 Restricted Manufacturing District is to provide for industrial, warehouse, storage and transfer service uses with an absence of objectionable external effects in areas that are suitable for this type of development by reason of topography, relative location, and adequate utility and transportation systems. Compatibility with surrounding districts is further assured by limiting development to low industrial densities. Just as industrial uses are excluded from residential areas to promote public health, safety, and welfare, so are residential subdivision developments excluded from this district (§ 44-601A).

Compliance with the Comprehensive Plan

The proposed Preliminary Plan Amendment contributes to the following Goals and Objectives:

- 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), Objective H-1.1 (Ensure that the housing to accommodate the new growth is a broad range (of types, sizes, ages, densities, tenancies and costs) equitably distributed throughout the City recognizing changing trends in age-group composition, income, and family living habits);
- Goal ED-4 (Enhance the image of Bloomington as a business friendly community), Objectives ED-4.2 (Prioritize infill and redevelopment to spur growth and reinvestment in the City), ED-4.3 (Facilitate and enhance pedestrian-friendly neighborhood centers to support mixed use developments), and ED-4.4 (Evaluate commercial land use needs in the context of changing economic trends);
- Goal UEW-1 (Provide quality public infrastructure within the City to protect public health, safety and the environment), Objective UEW-1.2 (Expand City's infrastructure, as needed, while supporting the overall goal of compact growth and vibrant urban core).

The 2035 Comprehensive Plan Future Land Use Map identifies this area as "Employment Center" in the Emerging Areas. The Land Use Priorities Map identifies this property as Tier 2, "Land immediately adjacent to the City's incorporated area, and with access to all City services."

STANDARDS FOR REVIEW FOR PRELIMINARY PLANS

The Planning Commission shall hold at least one public hearing on any Preliminary Plan, during which it shall determine the extent to which the plan conforms or fails to conform with the standards of the Subdivision Code and the requirements of the City's *Manual of Practice for the Design of Public Improvements*. Recommendations shall be made upon the determination that the Preliminary Plan complies, or fails to comply, with the requirements for subdivision and the official Comprehensive Plan,

as required by City Code § 24-302F and discussed below.

Request for Approval of a Preliminary Plan - Subdivision Principles of Planning

A. Adequate vehicular and pedestrian access should be provided to all parcels.

Direct access to a public road has been provided for all created lots.

Required 5-foot sidewalks have been provided along both sides of all public roads. Internal circulation and parking for the lots to be developed into multiple-family/residential uses will be required to meet relevant Codes and will be finalized and approved by the City prior to relevant permit approvals.

Access to adjacent properties is insufficient in the Plan version submitted on January 18, 2024. The east right-of-way line for Hoffmann Drive must be moved to the property line to allow direct access to the adjacent property (Exception PIN 13-36-376-001). Planned access (future right-of-way) should be provided to the property adjacent to the eastern side of the subject property, in a manner consistent with the Concept Plan approved in the Annexation Agreement.

B. Local street systems should be designed to minimize through-traffic movements.

From a practical standpoint, the design does not encourage through-traffic in the residential areas. Large multiple-family development areas with internal circulation that encourages slower speeds (short routes, perpendicular parking, etc.) are surrounded by public local roads, that provide access from the arterial path of W. Market Street and (Future) Collector Enterprise Drive. Each “neighborhood” of multiple-family development has at least two access points, but no more than three (not a conventional grid pattern), discouraging their use as parallel through-ways during times of higher traffic flow.

C. Street patterns should minimize out-of-the-way vehicular traffic.

The proposed street pattern creates traffic pathways that are sweeping to make use of the site topography, but reasonably direct, while still accommodating the modern design and vistas preferred by the developer of the residential component of this project.

D. Local street systems should be logical and comprehensible, and street names should be simple, consistent, understandable and not duplicative.

The east-west portion of Koffie Blvd should be renamed to avoid confusion during addressing. Apana Street, Twania Road, and Pemberton Way require renaming to allow appropriate addressing.

E. Local circulation systems and land development patterns should not detract from the efficiency of arterial and collector streets.

The main access for this development will occur via a signalized intersection with an arterial road (Rte. 9), with no direct driveway access for the developed uses provided. Local public roads provide access from the arterial to the private circulation streets and larger commercial lots, but are not provided direct driveway access to the residentially developed uses. This development should not detract from, or disrupt, the efficiency of the larger network, and may serve to improve such by creating the impetus to finish the planned Enterprise Drive extension from Interchange City West subdivision to Rivian Motorway.

F. Elements in the local circulation system should not have to rely on extensive traffic regulation in

order to function efficiently and safely.

The intersections of Hoffmann Drive and Elizabeth Street, as well as Koffie Blvd and Premier Avenue are common-sense, right-angles, and appear appropriately spaced to reduce congestion and/or safety concerns.

The intersection design for Elizabeth Street and Koffie Blvd should be reworked to facilitate free-flow traffic until such time that the property to the west is developed, and common-sense traffic flow once the intersection becomes a 3- or 4-way connection. The location of access points to the residential Lots (1-3) may need to be slightly adjusted to accommodate appropriate turning radii and intersection design, but this can be finalized at the point of Construction Plan review. The inclusion of a General Note indicating the Plan comprises “general layout and guidelines which will be refined for City approval at the development of future construction plans, subdivision, and site plan review documents,” may be an acceptable way of allowing the project to move forward at this time

G. Traffic generators within residential areas should be considered in the local circulation pattern.

This Plan is structured to segregate residential areas from high-traffic and commercial areas, while still ensuring appropriate connections between such. Residential uses in the proposed Plan are located centrally, while undetermined or commercial uses are located on the remote and proximate ends of the parcel that will currently be accessed by a (likely) signalized intersection at W. Market Street. Final traffic control measures will be determined and approved by IDOT and the City. The most remote resulting parcels are unlikely to develop quickly due to the distance from the major existing transportation corridor, and long-term, access to the remote northern end of the property will be taken via Enterprise Drive Extension, using the primary public streets as the most direct line of access.

H. Planning and construction of local streets should clearly indicate their function.

The local public roads in the proposed Plan are designed as such, with direct access to the entrances of the residential lots (though not the individual buildings) and dual-side sidewalks to provide for the daily movement of residents. Direct access may be provided to the commercial uses at the north and south of the development, but this is not inappropriate for a public road. Private circulation roads are distinct and separate from the local and collection system, other than as access for the different residential neighborhoods.

I. The local street system should be designed for a relatively uniform low volume of street traffic.

At the standard 30-foot width, face-to-face (ROW of 60-foot), the proposed local public roads have been designed to safely permit moderate-speed two-way traffic without encouraging excessive speeds through overdesign. On-street parking on these roads is neither pondered or appropriate as they serve private circulation roads that provide driveway access and/or on-street parking. The private roads have not yet been fully designed but also appear to be 30-foot face-to-face which is appropriate for a private road with frequent driveway access and slower speeds.

J. Local streets should be designed to discourage excessive speeds.

Refer to standard “I”.

K. Pedestrian-vehicular conflict points should be minimized.

Crosswalks will be required at street intersections and the provision of walks along both sides of the streets prevent the need to cross a street to access a walking path. The circulation within each residential Lot will be addressed during development of such.

L. An optimum amount of space should be devoted to street uses.

A standard 60-foot right-of-way has been proposed for the local public roads within this development, rather than the 70-foot right-of-way that is specified for M-1 Zoned areas, since the intent of development in this area is geared toward passenger vehicles and smaller trucks, rather than heavy industrial traffic. With appropriately identified anticipated access control areas, Planning supports this requested waiver of the 70-foot right-of-way. Intersections may require a slightly larger amount of right-of-way than is identified on the 1/18/24 plan, but the addition of a General Note to that effect would be an acceptable way of allowing the project to move forward at this time, tying final design and requirements on related traffic and intersection design studies; enough open space exists in the immediate vicinity that any required changes should be feasibly accommodated.

M. The arrangement of local streets should permit economical and practical patterns, shapes and sizes of development parcels.

The public local roads are arranged reasonably. The private circulation roads have not yet been fully designed, but they do appear to accommodate the types of residential development planned for Lots 1-3.

N. Local streets should be related to topography from the standpoint of both economics, drainage and amenities.

The design for the proposed streets, buried utilities, and grading/drainage allows the use of gravity storm and sanitary sewers, without requiring the construction of a lift station. No topography significant enough to disrupt line of sight during travel is present.

O. Open space areas should be provided, commensurate with the projected population density of the development.

Upon final platting of the area that is the subject of this Preliminary Plan, a Fee in Lieu of Parkland Dedication will be provided to the City, as required by § 24-702-703 of the City Code. In addition, the eastern portion (Outlot 2) and southwest portion (Outlot 1) of the project will remain greenspace (or functional greenspace via a dry detention basin). The central/northern portion of Lot 1 is indicated on the approved Concept Plan as community amenities, including a park; this should be reflected in the Preliminary Plan prior to final approval to ensure consistency between the Concept Plan approved by the Annexation Agreement and any final approved Preliminary Plan.

P. Major elements of the street system may be used to help define and buffer different land use areas enhancing their identity and cohesiveness.

The street design for this Plan has been created specifically to accommodate and enhance the kind of residential community envisioned by the Developer; different forms of residential dwellings are clustered together on different lots, separated by local roads. The vista of the main entrance on Hoffmann Drive leads to a planned boulevard/parkway private road that should terminate at the central community amenities area, if the Preliminary Plan remains consistent with the Concept Plan approved by the Annexation Agreement.

- Q. The street and pedestrian circulation pattern in a new residential subdivision shall be compatible with the Comprehensive Plan of the City of Bloomington.**

The proposed street and pedestrian circulation patterns support the following Comprehensive Plan Goals, Objectives, and Strategies: TAQ-1.1f (Promote the use of connectivity in the local street network), TAQ-1.1h (Continue implementation of design standards for local street alignment and configuration that sustain neighborhood character, improve safety, and incorporate passive disincentives for diversion from collector and arterial streets), TAQ-1.1l (Incorporate sidewalks and other infrastructure into the classified system), and TAQ-1.4c (Provide pedestrians with safe access throughout the transportation network, facilitating access to facilities such as transit, businesses, parks and neighborhood centers).

- R. Subdivision layout should optimize the overall length of streets.**

Refer to Standard “M”.

- S. Residential area should be conveniently accessible from arterial and collector streets.**

Each residential portion of the development may be accessed by three or fewer turns off of the main arterial (Rte. 9), traversing local public roads.

- T. Access points to arterial and collector street facilities should be limited in number, given special design consideration, and whenever possible, located where other features are not competing for driver attention.**

No arterial streets are within the Plan area, and access from Market Street in the south will be via a (likely) signalized intersection. No-access strips will be provided on the local road near this intersection and the (future) one connecting to Enterprise Drive (Collector) in the north. No access areas shall be provided near all road intersections and direct driveway access to Enterprise Drive will be extremely limited.

- U. Driveway entrances should be minimized on arterial streets and whenever possible on collector streets in residentially zoned areas.**

Arterial streets adjacent to this Plan provide access only to local roads; all planned driveway entrances are taken from local roads or private circulation roads. Anticipated access control areas are placed along arterial and collector roads, as well as local roads, where lots have unidentified access points to ensure long-term appropriate review and spacing of driveway access in these areas.

- V. Through-traffic on local residential streets should be avoided where practical.**

Refer to Standard “B”.

- W. Lot layout in residential subdivisions should be designed to reduce the incidence of housing on arterial streets.**

Refer to Standard “U”.

- X. Public utilities, including water, storm sewer and sanitary sewer facilities, should be existing or proposed by the developer or the City of Bloomington of a size adequate to serve the proposed subdivision and any other future development they may be required to service.**

Estimates for sizing on public and private utilities have been made, and infrastructure planned for

likely appropriate locations. Due to the size of the overall project, additional detailed engineering and review is required, but a General Note indicating, “All final utility sizing will be determined and approved by the City at the time of Construction Plan approval,” may be an acceptable way of allowing the project to move forward at this time, tying final design and requirements to compliance with the standards of the Manual of Practice, approving the subject design in concept only.

- Y. The general land use principles and planning standards should be applied to the subdivision as contained in the Comprehensive Plan of the City of Bloomington.**

The following principles from the “Future Growth & Land Use Plan” from the City’s 2023 Comprehensive Plan are illustrated in the proposed Amendment:

- **Excellence in Design:** “Pursue innovative and progressive design...meet multiple needs without compromising quality.”
- **Choice:** “Offer a range of housing choices with varying sizes, densities, style and age. Housing types, though different, should be designed to relate to each other to create vibrant and cohesive streetscapes.”

- Z. Cul-de-sac streets shall be limited in number to encourage more equal utilization of local streets.**

This Plan does not include the use of cul-de-sac streets.

- AA. More than one entrance to a subdivision shall be required where feasible.**

Initially, the overall Plan area will have only one entrance, substituting a Private Temporary Access (gated) as the second emergency access, until such time as (Future) Enterprise Drive is extended, allowing ingress/egress at the north end of the site, or the adjacent properties develop/redevelop and create through-connections to the sides of this property.

Two points of access points are provided to each Lot planned for residential development; minor adjustment of the location and angles of these intersections may be required, but the concept presented is acceptable and space is available to allow the required adjustments.

- BB. Interconnection of adjoining residential subdivisions shall be required where feasible.**

In the proposed Plan, road connections are present, or right-of-way has been reserved, for interconnection to the property to the east and west.

Request for Amendment to the Preliminary Plan - Layout and Design Requirements

- A. Subdivisions shall consist solely and exclusively of lots of record, outlots, easements, public right-of-way and public improvements.**

The proposed Plan consists of six (6) Lots of Record and two (2) Outlots, including easements, right-of-way for public streets, and public improvements including sidewalks, water mains, sanitary and storm sewers, and drainage swales. Labeling of the Outlots should be corrected prior to approval; the label “Outlot 2” is duplicated.

- B. All proposed lots of record shall front on and have access to a public street or roadway. Flag lots are not permitted in R1 and R2 Zoning Districts.**

Direct access to a public road has been provided for all Lots of Record created by the Plan, with the

condition that Hoffmann Drive right-of-way is adjusted to align with eastern property line; the EXCEPTION PIN needs direct access.

C. All proposed lots of record shall meet or exceed the lot size, dimension and area requirements of any applicable zoning regulations of the City of Bloomington and when applicable, the County of McLean.

- The M-1 (Restricted Manufacturing) District does not have a minimum lot width or area.
- Required 20-ft front yards seem to be indicated on all lots, and additional review for compliance with General and Development Standards will occur as part of Construction Plan and Building Permit review.
- Side and Rear Yards determinations will be made at the time of Building Permit review, as they are based on the height of the proposed building.

D. Outlots may not be used for buildings or parking lots.

This Plan includes two Outlots; one that is to remain green/open space and one that will hold the private, shared detention basin for the development.

E. Rear, side and front yard easements shall be dedicated to the City for use by the City and private utility companies (for gas, electricity, Cable TV, water, storm sewer, sanitary sewer, etc.) as provided herein.

Drainage and utility easements run along public and private roadways, in addition to the 60-foot right-of-way allocated for public roads and 15-ft utility easements surrounding public water/sewer installations that do not follow a right-of-way. Buildings do not back to each other except within private development areas; these do not have utility easements but do indicate (and will be required to accommodate) sheetflow to appropriately drain these areas.

F. Where residential lots are platted abutting an arterial major street, the “back-up” treatment should be used and a “no-access” strip depicted on those lots adjacent to the arterial street.

Only one area has residential development proposed to “back-up” to a public street in the current Plan; Koffie Boulevard will require a no-access strip at the rear of the townhomes along Cunningham Lane. Staff has requested that Anticipated Access Control Areas be added to the Plan prior to approval.

G. Boundaries of the subdivision shall be drawn to meet or exceed the required standards.

The boundaries of the proposed Preliminary Plan include “all contiguous property in common ownership or unified control,” as required per § 24-402B of the City Code. The Plan includes sufficient information on the adjacent properties to place the Plan in the context of the larger community, and to meet the requirements of the Manual of Practice 1.05A(2)(b)(iv), if the following changes and/or additions are made:

1. Include the jurisdiction of surrounding Zoning districts;
2. Proposed items (streets, right of way, utilities, etc.) should stop at the property line, unless approval exists for work outside of the subject owner’s property;
3. Add “Benchmark” and “Control Point” symbols, and “Right of Way” line to legend;
4. Add existing easements for public sanitary sewer along western and southern borders of the property;
5. Corrections to Old Peoria Court right-of-way (see comment letter of 1/22/24);
6. The raw water main that runs along the northern side of Rte. 9 should be located and appropriately labeled.

H. In general, lots shall be as nearly rectangular in shape as practicable.

The innovative design and placemaking components of the residential uses in this Plan have resulted in Lots 1-3 that are not rectangular in nature, but also do not present issues for setback and/or buildability due to size and/or shape. The commercial Lots at the north and south of the property (where site design is not already planned) are rectangular in nature.

STAFF RECOMMENDATION

Staff finds that, with certain modifications, the standards for Preliminary Plan have been adequately addressed in the proposed Plan, after reviewing the relevant factors for consideration, and recommends the Planning Commission take the following action(s):

Motion to:

- Establish findings of fact that the Preliminary Plan does conform with the standards of the Subdivision Code and the Official Comprehensive Plan, and
- To recommend approval of the Preliminary Plan, and
- To recommend approval of the associated waiver from a 70-foot to 60-foot right-of-way in an area of M-1 zoning,

With the Condition(s) that all items noted as missing or requiring amendment/update in the discussion of the Standards for Review above shall be addressed prior to review of this item by City Council, including:

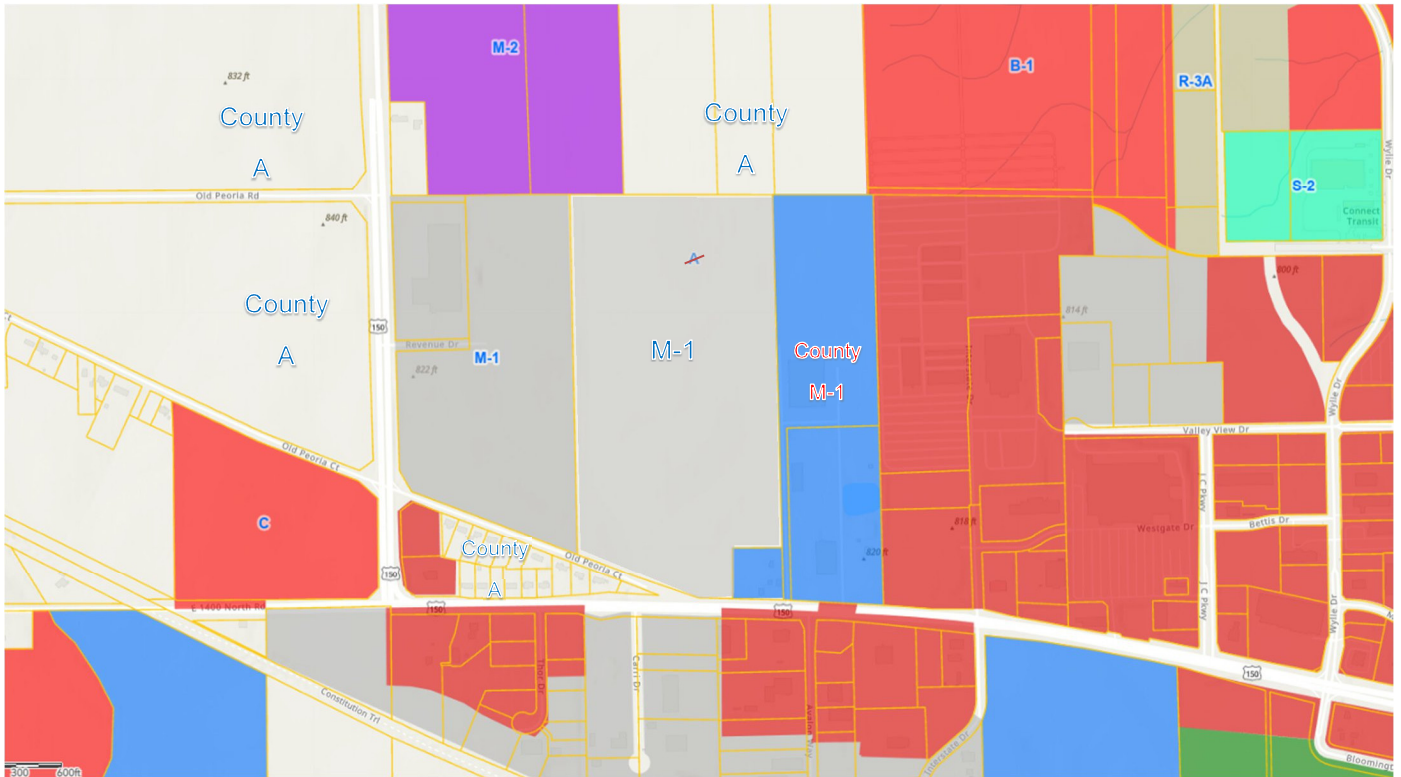
- The nature of development planned for Lot 1 is updated to reflect the community amenities represented in the Concept Plan, and an indication of intent is provided for the remaining portion of the Lot; and
- A right-of-way area is identified and noted as future dedication for connection between Premier Avenue to the property to the east (PIN 13-36-401-002); and
- Anticipated Access Control Areas are added to the map, in sufficient locations; and
- Existing easements and right-of-ways in the Plan area are located and documented; and
- The General Notes requested in the ECD/DOES Comment Letter of 1/22/24 are added to the Plan; and
- Revision dates and descriptions are added to the Preliminary Plan sidebar.

Respectfully submitted,
Alissa Pemberton
City Planner

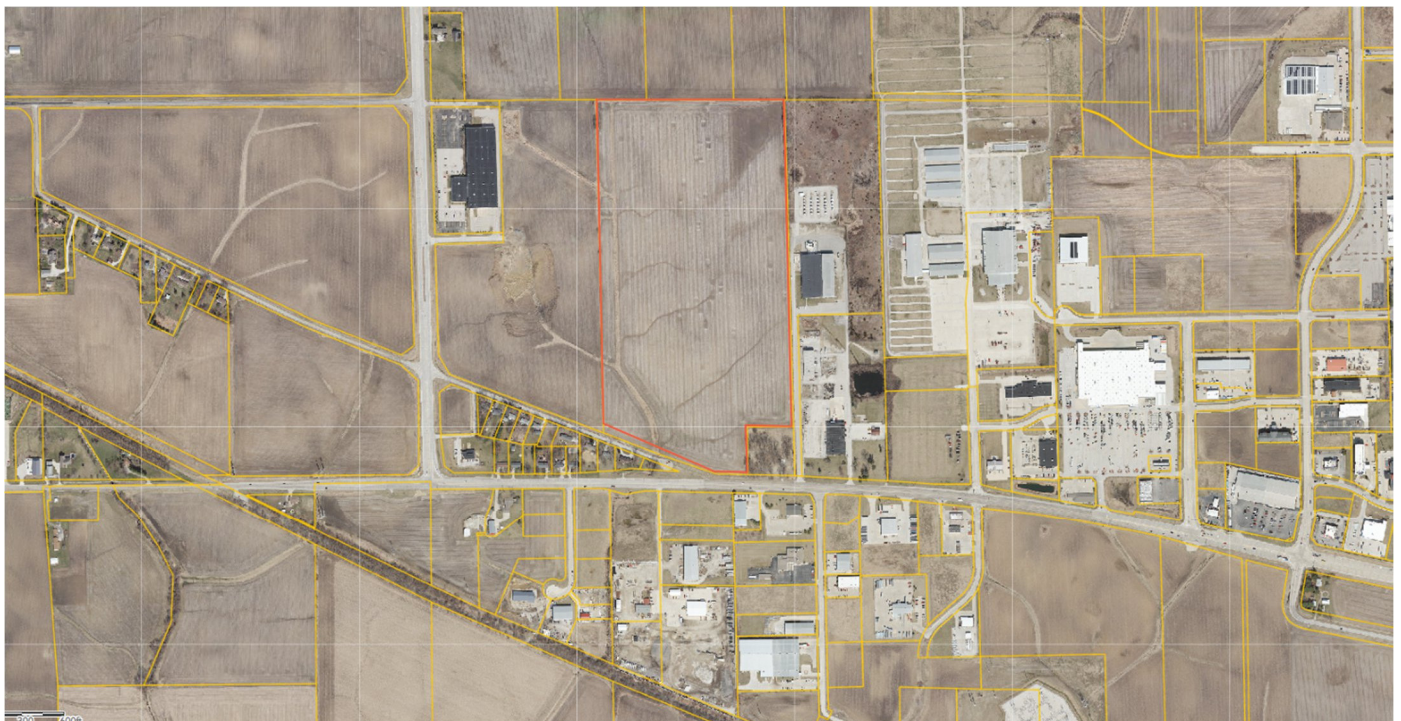
Attachments:

1. Zoning Map
2. Aerial Image
3. Neighborhood notice map
4. Amended Preliminary Plan - Bloomington 77 Development

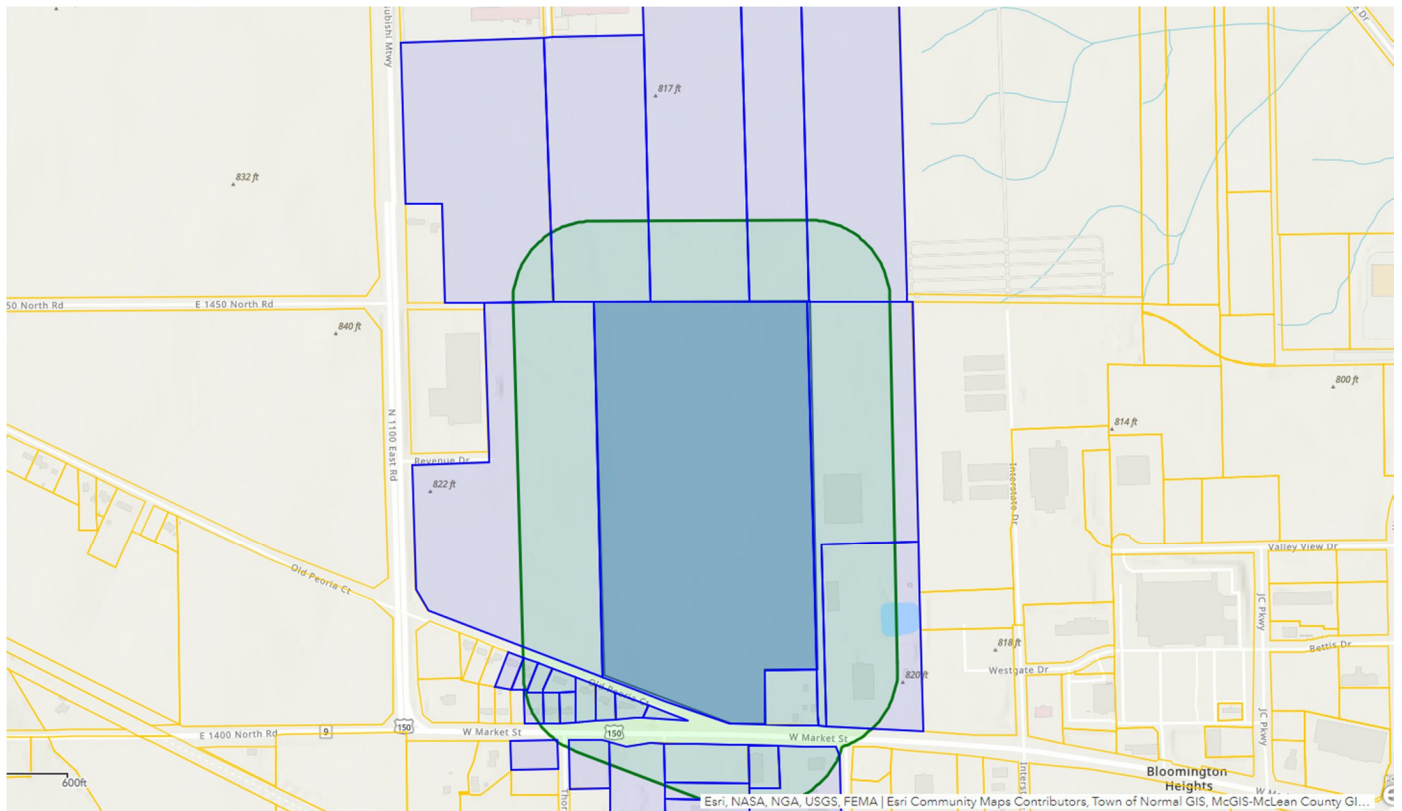
Attachment1 - Zoning Map (Upon Annexation of the Subject Property)



Attachment 2 - Aerial Image



Attachment 3 - Neighborhood Notice Map





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GROUP

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BLOOMINGTON, ILLINOIS 61704
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Engineers | Architects | Surveyors | Scientists

DATE: DESCRIPTION:

Preliminary Plan
NOT FOR CONSTRUCTION

Bloomington 77 Developments, LLC

Bloomington 77
Development

Bloomington, Illinois

DATE: 11/29/2023

DESIGNED: CME

DRAWN: AEO

REVIEWED: CME

FIELD BOOK NO.: BM 3355

SHEET NO.

PRELIMINARY PLAN -
OVERALL

SHEET NUMBER

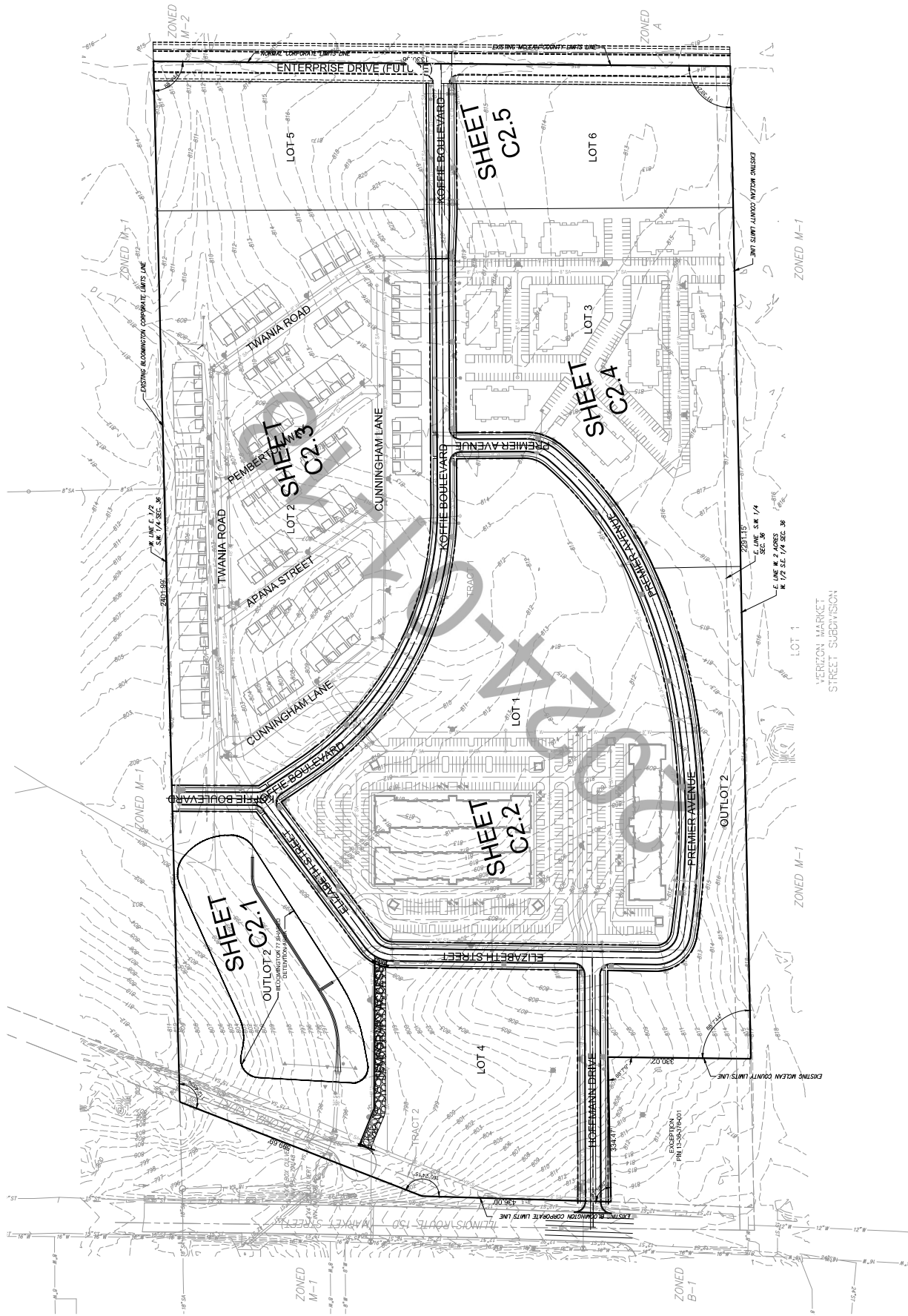
C2.0

1 PRELIMINARY PLAN - OVERALL

SCALE: 1" = 100'

PROJECT NO.: 02301453.01

46





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NO.	DATE	DESCRIPTION
1		

Preliminary Plan
NOT FOR CONSTRUCTION

Bloomington 77 Developments, LLC

Bloomington 77
Development

Bloomington, Illinois

DATE: 11/29/2023

DESIGNED: CME

DRAWN: AEO

REVIEWED: CME

FIELD BOOK NO.: BM 3355

DATE OF FILE

PRELIMINARY PLAN -
SOUTHWEST

PROJECT NUMBER

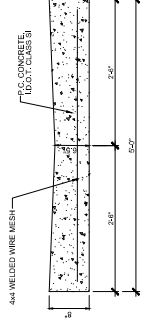
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PROJECT NO.: 02301453.01

PRELIMINARY PLAN - SOUTHWEST

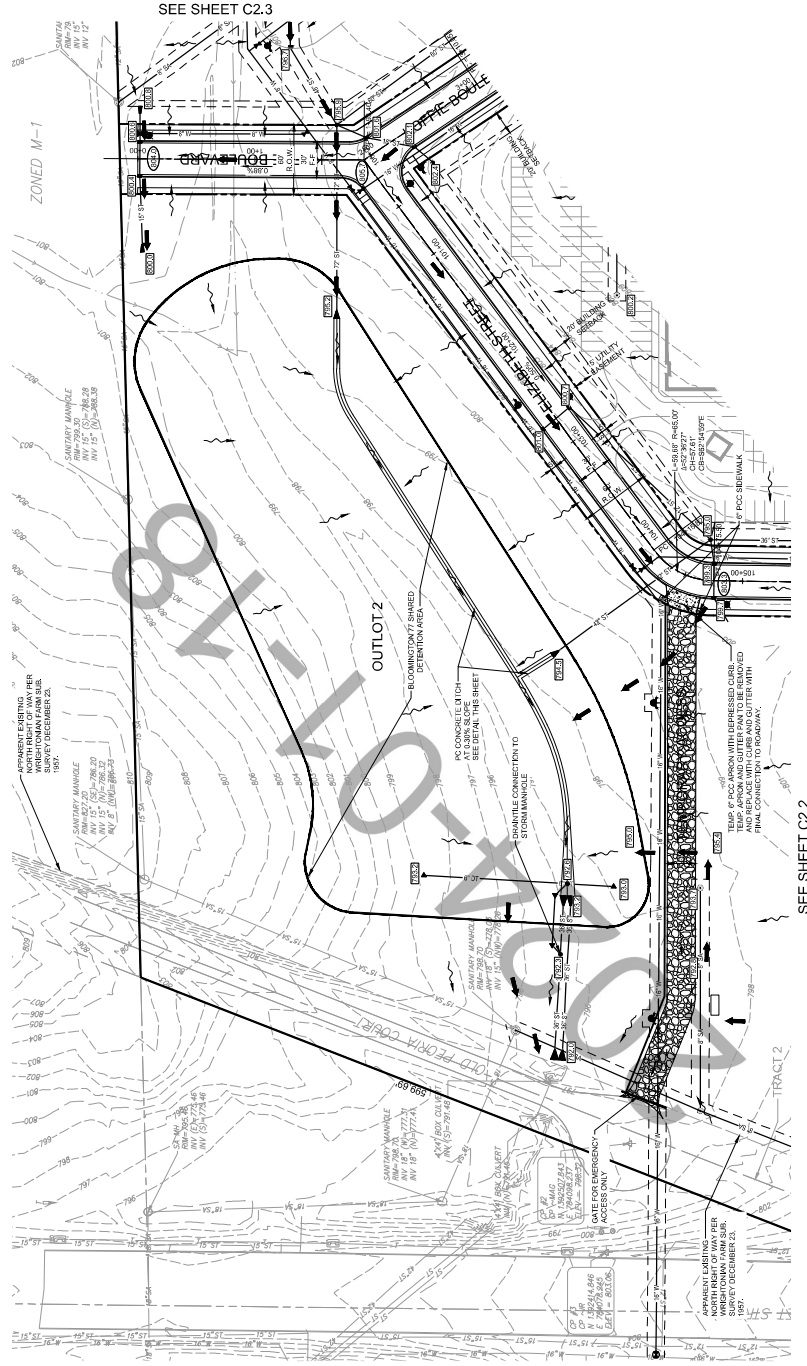
SCALE: 1" = 50'

1



PC CONCRETE PAVED DITCH (TYPICAL)

SCALE: 1" = 1'



SEE SHEET C2.2

SEE SHEET C2.3



NORTH



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Project No. 17
Bloomington 77 Developments, LLC

**Bloomington 77
Development**

Bloomington, Illinois

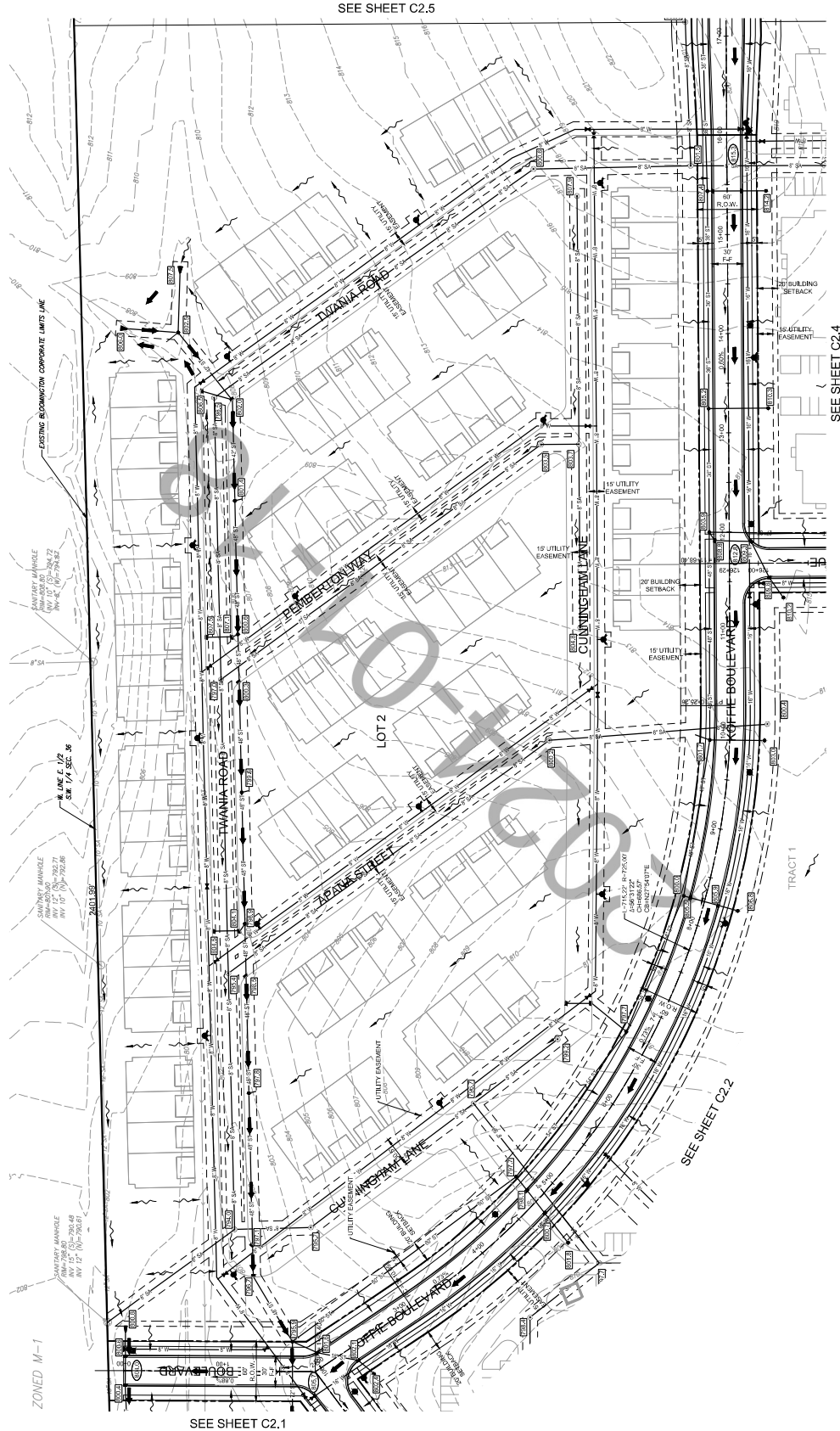
DATE:	11/29/2023
DESIGNED:	CME
DRAWN:	AEO
REVIEWED:	CNF
FIELD BOOK NO.:	BM 3355
DATE OF FIELD:	

**PRELIMINARY PLAN -
WEST**

SHEET NUMBER

C2.3

PROJECT NO. 0230163J01 49



1 PRELIMINARY PLAN - WEST

SCALE: 1" = 50'



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DATE: DESCRIPTION:

Preliminary Plan
NOT FOR CONSTRUCTION

Project 17
Bloomington 77 Developments, LLC

**Bloomington 77
Development**

Bloomington, Illinois

DATE: 11/29/2023

DESIGNED: CME

DRAWN: AEO

REVIEWED: CME

FIELD BOOK NO.: BM 3355

DATE OF FIELD: 11/29/2023

**PRELIMINARY PLAN -
EAST**

SHEET NUMBER

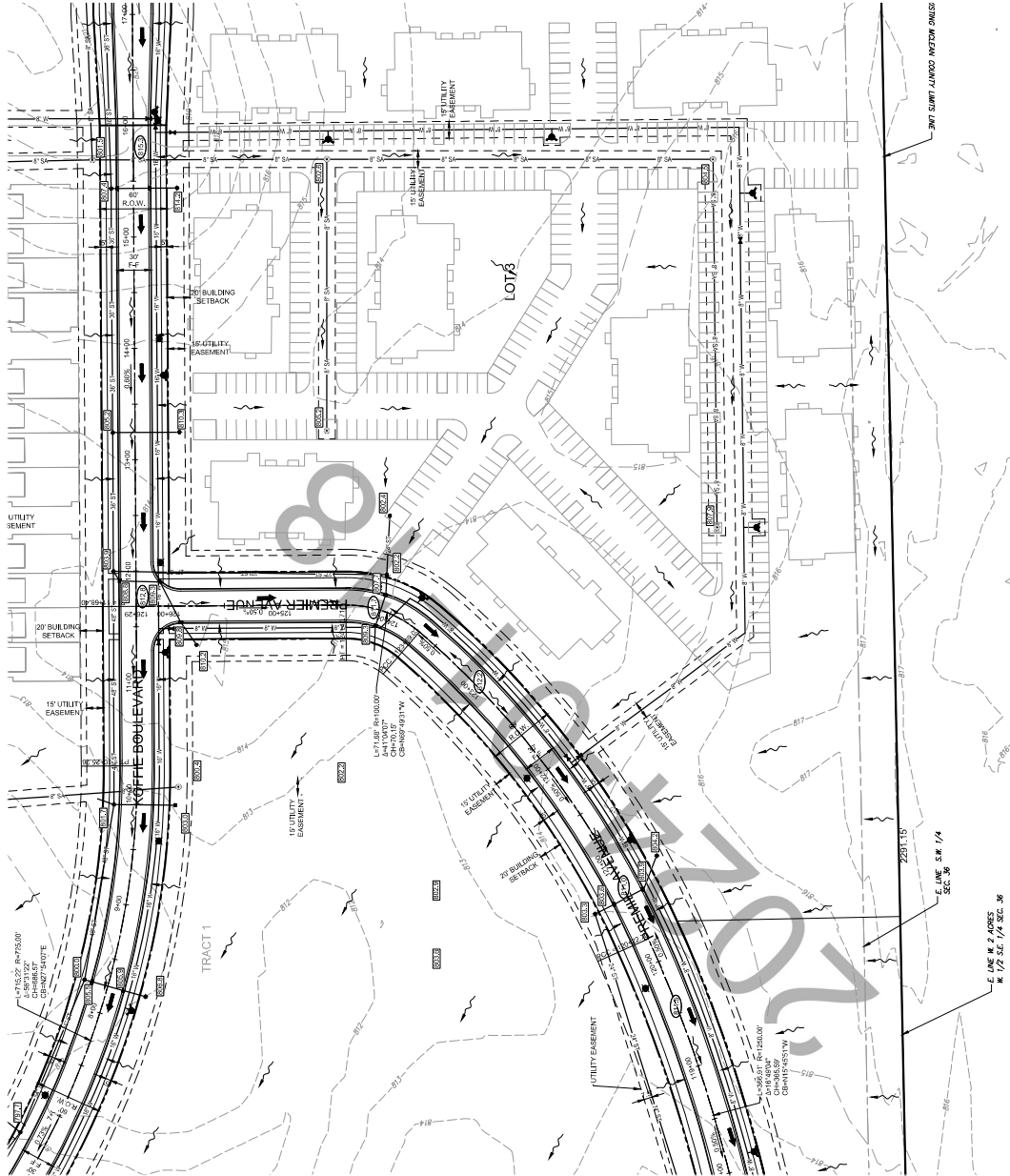
C2.4

PROJECT NO.: 02301453.01

PRELIMINARY PLAN - EAST

SCALE: 1" = 50'

SEE SHEET C2.3



SEE SHEET C2.2

SEE SHEET C2.5

LOT 1

VERIZON MARKET
STREET SUBDIVISION

ZONED M-1





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DATE: DESCRIPTION:

Preliminary Plan
NOT FOR CONSTRUCTION

Bloomington 77 Developments, LLC

Bloomington 77
Development

Bloomington, Illinois

DATE: 11/29/2023

DESIGNED: CME

DRAWN: AEO

REVIEWED: CME

FIELD BOOK NO.: BM 3355

DATE OF FIELD: 11/29/2023

PRELIMINARY PLAN -
NORTH

SHEET NUMBER

C2.5

PROJECT NO.: 0230163.01

PRELIMINARY PLAN - NORTH

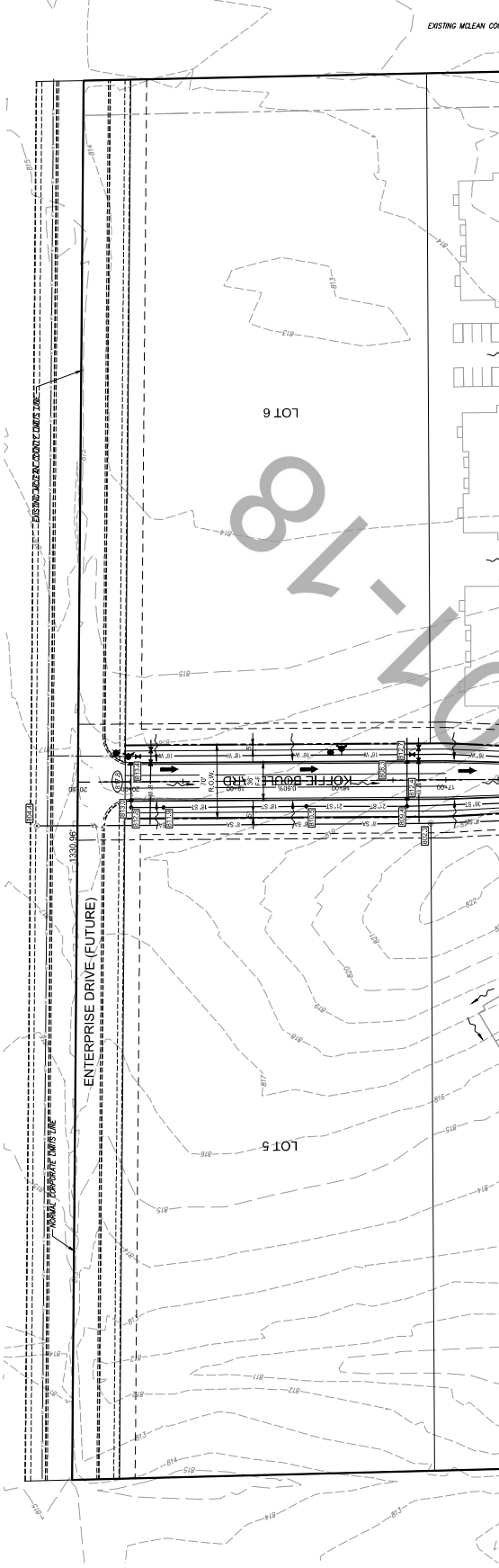
SCALE: 1" = 50'



0 25 50 100
FEET

ZONED
M-2

ZONED
A



SEE SHEET C2.3

SEE SHEET C2.4



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Bloomington 77
Development

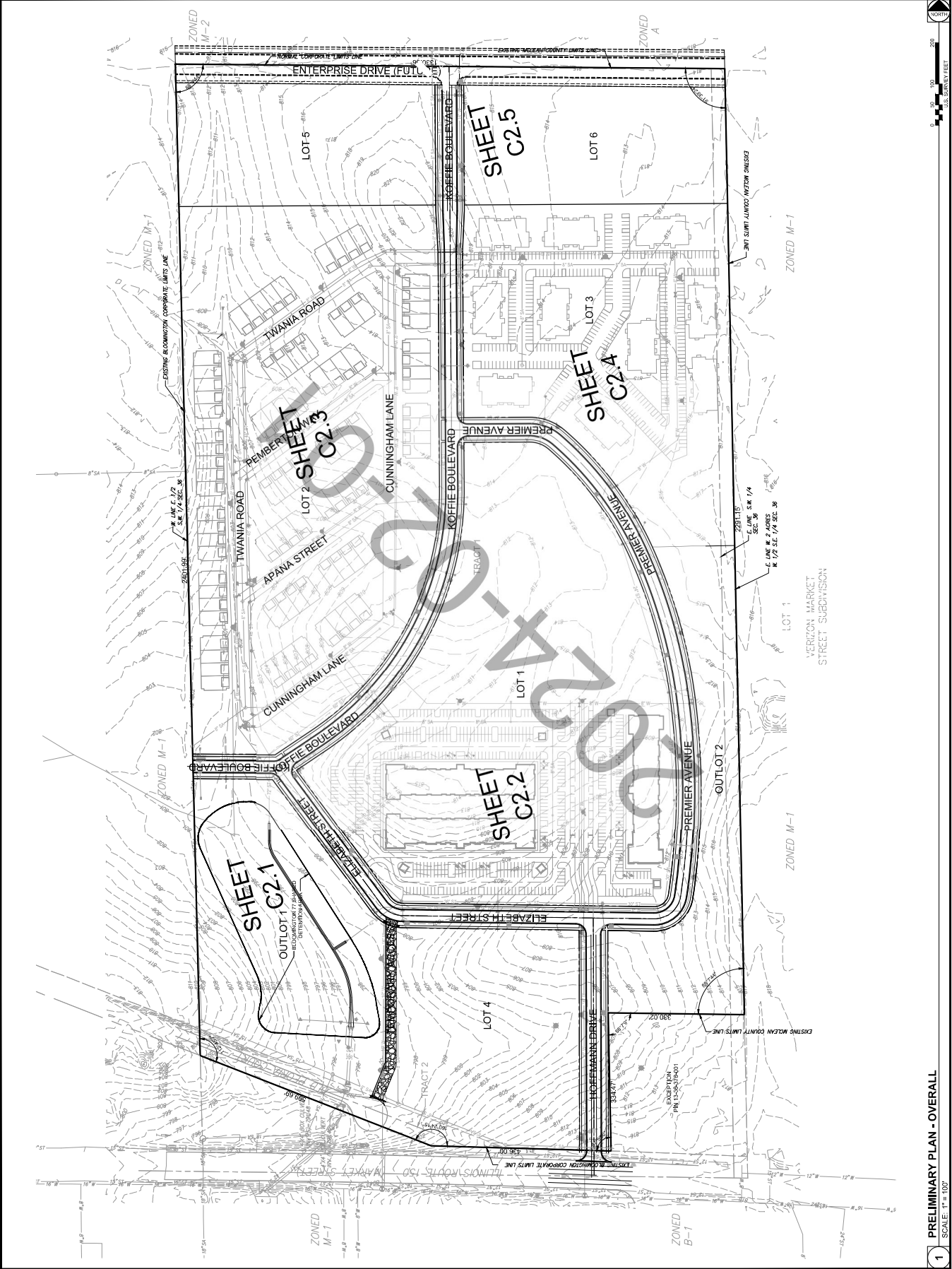
Bloomington, Illinois

DATE: 11/29/2023
DESIGNED: CME
DRAWN: AEO
REVIEWED: CNF
FIELD BOOK NO.: BM 3355

PRELIMINARY PLAN -
OVERALL

C2.0

PROJECT NO.: 0230163J01



1 PRELIMINARY PLAN - OVERALL

SCALE: 1" = 100'



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DATE	DESCRIPTION
11/29/2023	PRELIMINARY PLAN - SOUTHWEST

Preliminary Plan
NOT FOR CONSTRUCTION

Bloomington 77
Development

Bloomington 77
Development

DATE:	11/29/2023
DESIGNED:	CME
DRAWN:	AEO
REVIEWED:	CNF
FIELD BOOK NO.:	BM 3355

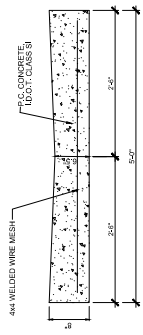
**PRELIMINARY PLAN -
SOUTHWEST**

C2.1

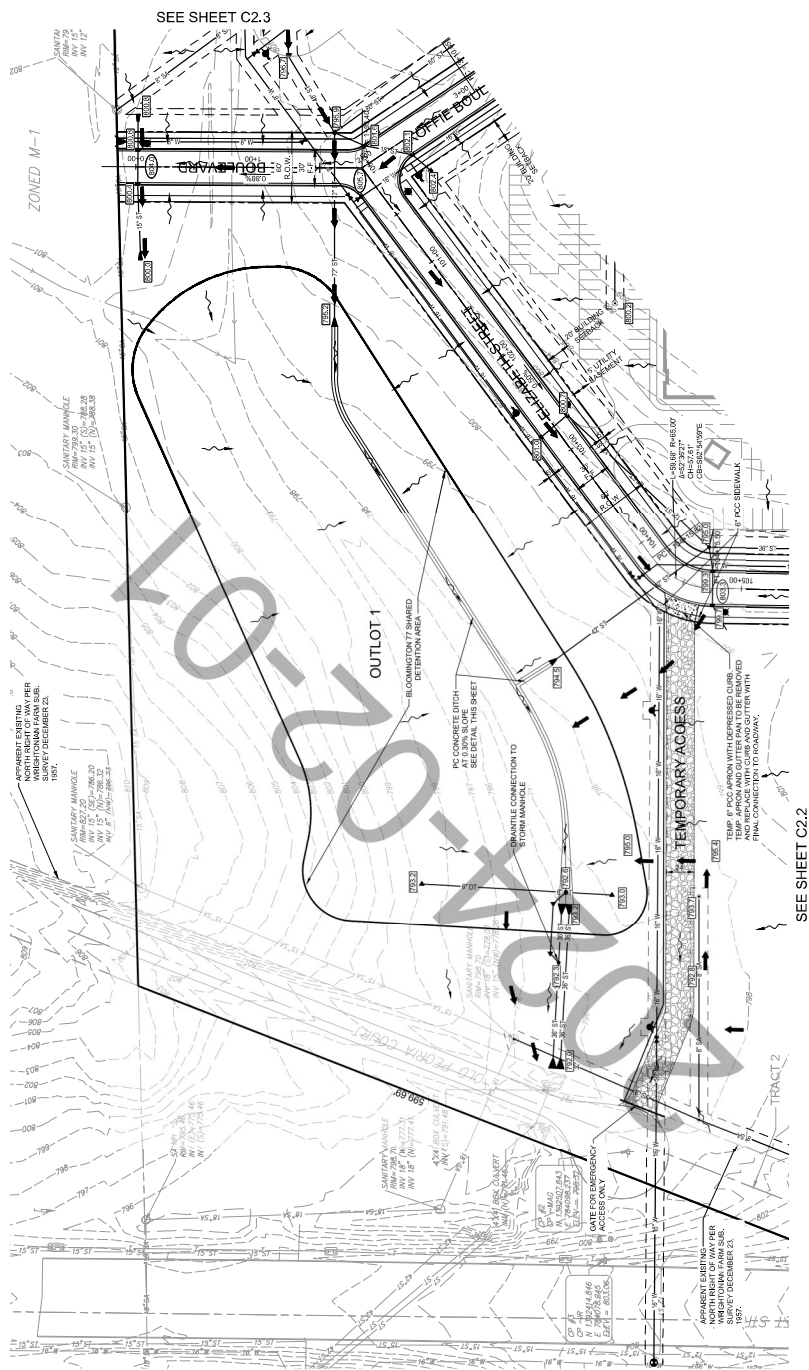
PRELIMINARY PLAN - SOUTHWEST
SCALE: 1" = 50'

PROJECT NO.: 0230163.01

1



PC CONCRETE PAVED DITCH (TYPICAL)
SCALE: 1" = 1'



SEE SHEET C2.2

SEE SHEET C2.3



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DATE: DESCRIPTION:

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Bloomington 77
Developments, LLC

Bloomington 77
Development

Bloomington, Illinois

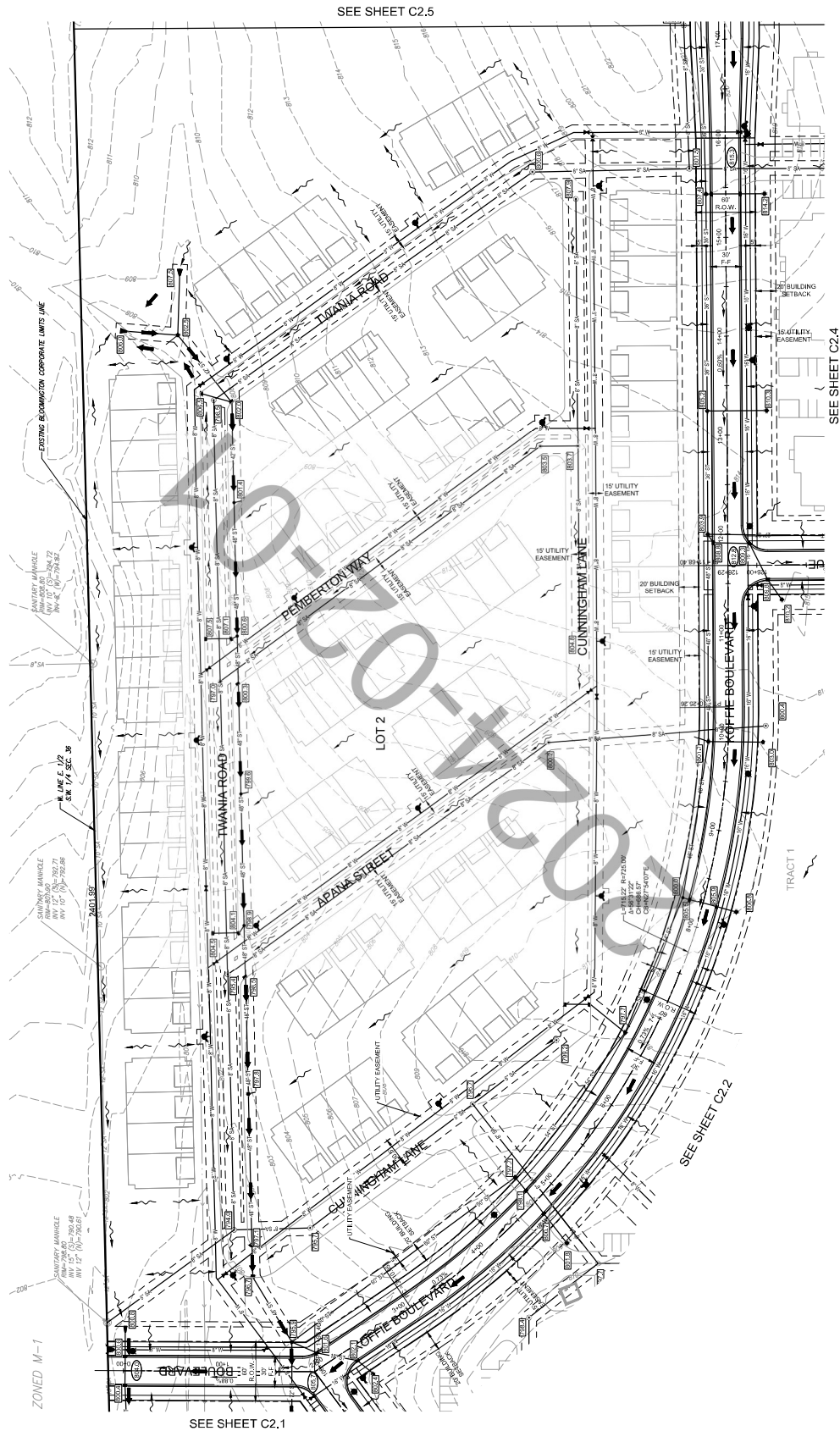
DATE: 11/29/2023
DESIGNED: CME
DRAWN: AEO
REVIEWED: CNF
FIELD BOOK NO.: BM 3355
SHEET NO.

PRELIMINARY PLAN -
WEST

C2.3

PROJECT NO.: 0230163J01

96



PRELIMINARY PLAN - WEST

SCALE: 1" = 50'

1

ANNEXATION AGREEMENT

Pertaining to Property Commonly Located North of West Market Street (State Route 9), Near the Eastern Terminus of Old Peoria Court (PIN: 13-36-326-002)

Pursuant to legislative authorization found in Article 11 Division 15.1 of the Illinois Municipal Code of 1961 as amended, (65 ILCS 5/11-15.1-1 et seq.) and for and in consideration of the mutual promises herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned City of Bloomington, Illinois, a Municipal Corporation, hereinafter referred to as "City," Premier Luxury Rentals, LLC, an Illinois limited liability company d/b/a Bloomington 77 Developments, L.L.C., their successors, or assigns, hereinafter referred to as "Developer", contract purchaser from the property owner, and KACO, INC., an Illinois corporation, hereinafter referred to as "Owner", enter into this Annexation Agreement ("Agreement") for the annexation of property into the City.

WHEREAS, Owner is the owner of approximately 77 Acres, less public right-of-way, with frontage on West Market Street and hereinafter described on Exhibit "A," which is attached hereto and made a part hereof by this reference (hereinafter "Premises" or "Property"); and

WHEREAS, a legally enforceable Real Estate Sale Agreement exists between the Owner and Developer for the subject Property; and

WHEREAS, Developer has submitted a Concept Plan for the Bloomington 77 Development, attached hereto and made a part hereof by this reference as Exhibit "B" (hereinafter "Concept Plan"), of how it proposes to develop the Property; and

WHEREAS, the Developer is/are desirous of having the Premises annexed to the City and the City is desirous of annexing said premises; and

WHEREAS, said Premises is not within the corporate limits of any municipality, but is contiguous to the City; and

WHEREAS, the Developer is desirous of having said premises zoned M-1 (Restricted Manufacturing), for the Property, as shown on the "Zoning and Annexation Plat", attached hereto and made a part hereof by this reference as Exhibit "C," upon annexation to the City **(all Lots referenced shall include any subdivisions thereof)**; and

WHEREAS, the Developer has given all notices required to be given by Section 7-1-1 of the Illinois Municipal Code (65 ILCS 5/7-1-1); and

WHEREAS, all Public Hearings required by Sections 7-1-1 and 11-15.1-1 of the Illinois Municipal Code (65 ILCS 5/7-1-1 and 65 ILCS 5/11-15.1-1), and by The Code of the City of Bloomington, Illinois, 1960, have been properly conducted, and appropriate findings of fact established.

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

1. ANNEXATION PETITIONS.

Developer, subject to the terms and conditions set forth in this Agreement, will petition the City of Bloomington, requesting annexation of the property identified on Exhibit "A" to the City's corporate limits, no later than 30 days after the transfer of ownership of the subject Property from the Owner to the Developer. Upon submission of any Petition to Annex, the City shall publicize and give such notices as are required to annex the Premises, except those required by certified mail or registered mail in Section 7-1-1 of the Illinois Municipal Code (65 ILCS 5/7-1-1), which shall be the responsibility of the annexing party to issue at least 10 days in advance of the date of annexation.

2. ANNEXATION.

The City agrees to adopt an Ordinance annexing the property described on Exhibit "A."

3. ZONING.

- A. City agrees to rezone the Premises, upon annexation, to M-1 (Restricted Manufacturing) subsequent to any public hearings required by the City Code.
- B. For the purpose of development on the Premises, for the duration of this Agreement, "Single-Family Attached Dwellings," commonly referred to as "Townhomes" or "Rowhomes" shall be defined and allowed as "Multiple-Family Dwellings."
- C. Developer reserves the right to rezone up to 23 acres, as indicated on the "Annexation Plat" in Exhibit "C," to B-2 (Local Commercial) District by means of an Ordinance(s) passed pursuant to this Agreement, the public hearing required for such rezoning having been held before the Bloomington Planning Commission concurrently with the public hearing required on this Agreement, after notice required by law and ordinance.
- D. City agrees to approve a Special Use Permit for the Premises, upon annexation, to allow Multiple-Family Dwellings subsequent to any public hearings required by the City Code. This Special Use Permit shall have an extended timeline for automatic revocation, notwithstanding the provisions of § 44-1707K of the City Code, of 5 years. All other provisions relating to Changes and Discontinuance of the Special Use shall remain in force.

4. DEVELOPMENT OBLIGATIONS.

With regard to the annexation, and development of the Premises, the installation of public improvements within and serving the Premises; and the use and development of the Premises during the life of this agreement, the following shall apply:

Note: Bonds shall be provided for all public improvements as set forth in the City Code. All public improvements shall be constructed within dedicated public right-of-way or dedicated easements.

A. Street Improvements: The Developer shall have the following obligations regarding streets as reflected on the Concept Plan attached as Exhibit "B."

(1) The Developer shall complete and bear the cost of a Traffic Study and Intersection Design Study (collectively referred to as "Transportation Studies"), to evaluate the impacts of the subject development on any public roadways and/or transportation systems.

(2) West Market Street (State Route 9/US 150)

(a) No Adjacent Substandard Roadway Guaranty and Surety will be required. However, the Developer shall design and construct any necessary improvements for the main access to the subdivision at West Market Street (State Route 9/US 150) such as right or left turn lanes, or traffic signals, as determined by the Transportation Studies and as required by the Illinois Department of Transportation ("IDOT") at no cost to the City. Right-of-way and easements shall be dedicated as determined by the Transportation Studies and by construction plans approved by the City.

(3) Old Peoria Court

(a) At the Time of Concept Plan Approval: The Developer shall indicate a Temporary Access Road (hereafter "Temporary Access") between the southern portion of the planned development and Old Peoria Court, to serve as a second means of ingress and egress until such time that the future Enterprise Drive is constructed along the northern border of the Property and is available for use as public ingress/egress of the Property.

- i. The Temporary Access is not required to be paved, and may be constructed of aggregate, tar and chip, or an equivalent material as approved by the City Engineer.
- ii. The Temporary Access shall be limited access, gated, have an Emergency Key Box installed, and shall be clearly labeled as "Emergency and Authorized Vehicle Access Only."
- iii. Before issuance of any Final Certificate(s) of Occupancy for improvements on the Property, the Temporary Access shall be fully constructed, inspected, and approved by the appropriate City Staff or representative(s).
- iv. The Temporary Access shall be maintained by the Developer until such time as it is no longer required.
- v. Upon completion and opening to traffic of the future Enterprise Drive along the northern boundary of the Property, the Temporary Access shall be removed, any required adjustments shall be made to bring the acreage formerly used for the Temporary Access into compliance with the relevant City Code(s), and the portions of the Property formerly underlying the Temporary Access shall be restored to fulfill

development intensity, open space, or green space requirements as per City Code, or be converted into a part of the parking lot area. The Developer is solely responsible for removal of the system and all costs, financial or otherwise, of removal. A Surety will be furnished per City requirements for these improvements.

- (b) At the Time of Platting Developer shall provide an Adjacent Substandard Roadway Guaranty and Surety for Old Peoria Court in the amount of \$90,650.00, based on \$175.00 per frontage foot for that portion of the road between the western boundary of the Property and the eastern terminus of the road. This cost shall be automatically increased by 6% simple interest, or according to the consumer price index for all urban consumer (CPI-U) as established by the U.S. Department of Labor, whichever is lesser, at the time such fees are paid, using the set dollar value for the month and year of Annexation of the Property. The Adjacent Substandard Street improvement fee will be posted at Final Platting or paid at completion of the road to City Minor Street standards, whichever occurs last.

(4) Interior Streets

- (a) All interior streets shall be built to City Minor Street standards except for the entrance roadways which shall be constructed as at least 3-lane pavements, as determined by the Transportation Studies required by Section 4A(1). Pedestrian access (sidewalks or trail) shall be provided on both sides of all roadways.
- (b) At the Time of Platting, the Developer shall dedicate all necessary right-of-way and easements for required public improvements.
 - i. Streets used for access to the Property, within sections of the Annexation Plat marked "Area to be Zoned M-1 (Possibly B-2)," consisting of approximately 11 acres at the north of the Property and approximately 12 acres at the south of the Property, shall have right-of-way and other appropriate easements dedicated for the creation and construction of public roads. Right of way widths shall accommodate necessary land configuration and intersection improvements, as determined by the Transportation Studies.
 - ii. Streets internal to the development, within the section of the Annexation Plat marked "Area to be Zoned M-1," consisting of approximately 53 acres, shall have dedicated easements but shall be retained as private streets, until such time that a portion of the Property is subdivided, necessitating public ownership and maintenance of said streets to provide public frontage for the creation of legal lots, per the Subdivision Code and Manual of Practice of the City of Bloomington.

(5) Enterprise Drive Extension

- (a) At the Time of Platting, or upon the request of the City, the Owner or Developer shall dedicate 45 feet right-of-way for Enterprise Drive extension, along the northern border of the Property, as depicted on the Concept Plan.
- (b) At the Time of Platting, Developer shall provide an Adjacent Substandard Roadway Guaranty and Surety for Enterprise Drive Extension in the amount of \$232,925.00, based on \$175.00 per frontage foot for that portion of the road between the western boundary of the Property and the eastern boundary of the Property. This cost shall be automatically increased by 6% simple interest, or according to the consumer price index for all urban consumer (CPI-U) as established by the U.S. Department of Labor, whichever is lesser, at the time such fees are paid, using the set dollar value for the month and year of Annexation of the Property. The Adjacent Substandard Street improvement fee will be posted at Final Platting or paid at completion of the road to City major street standards, whichever occurs last.
- (c) Should the Developer elect to construct any portion of future Enterprise Drive, as depicted in the Concept Plan or other City-approved documents and plans, to provide ingress/egress to the Property, the following conditions shall apply:
 - i. Enterprise Drive shall be constructed to City Collector Street standards, and may be constructed as a two-lane roadway, with signalization or signage, and turning provisions as indicated by the Transportation Studies or the City of Bloomington.
 - ii. Any oversizing of engineering specifications, including paving thickness, as required by the City, shall be paid by the City.
 - iii. Should the Developer elect to construct any portion of the Enterprise Drive public road, Developer may deduct the number of linear feet constructed from the number of frontage feet used to calculate the Adjacent Substandard Roadway Guaranty and Surety owed for Enterprise Drive extension.

B. Water Improvements: The Developer shall have the following obligations regarding water improvements.

- (1) Developer may tap and use the existing City of Bloomington water main along the south side of West Market Street, with a tap-on fees and connection charges in the amount of \$9,879.24, based on \$43.33 per linear foot of frontage, payable at the time of Final Platting. This cost shall be automatically increased by 6% simple interest, or according to the consumer price index for all urban consumer (CPI-U) as established by the U.S. Department of Labor, whichever is lesser, at the time such fees are paid, using the set dollar value for the month and year of Annexation of the Property.

- (2) The Developer shall be responsible for constructing the water mains interior to the subdivision.
 - (3) Right-of-Way. All necessary water mains shall be built within dedicated public right-of-way or dedicated easements as approved in a final Preliminary Plan or Planned Unit Development Plan, subsequent to staff review and any required public hearings.
 - (4) Improvement Obligations.
 - (a) Public Water service to the tract will be provided in the following manner: A public water main shall be extended from an existing water main on the south side of West Market Street (Illinois Route 9), designed and constructed per the City's Manual of Practice, and may be constructed in phases as development progresses northward, subject to approval by the City and any other licensing or permitting agencies.
 - (b) Tap On Fees and Costs for Public Water Improvements. The Developer will pay all costs associated with water main construction. Any oversizing of water mains, as required by the City, shall be paid by the City.
- C. **Sanitary Sewer Improvements:** The Developer shall have the following obligations regarding sanitary sewer improvements.
- (1) Developer may tap and use the existing sewer main along the west or southwest side of Property with a tap-on fees and connection charges in the amount of \$5,472.05 per acre, payable at the time of Final Platting. This cost shall be automatically increased by 6% simple interest, or according to the consumer price index for all urban consumer (CPI-U) as established by the U.S. Department of Labor, whichever is lesser, at the time such fees are paid, using the set dollar value for the month and year of Annexation of the Property.
 - (2) The Developer shall be responsible for constructing the sewer mains interior to the subdivision.
 - (3) As part of constructing the sewer to serve development of the property, the Owner and/or Developer(s) shall ensure that a sanitary sewer stub of at least 8 inches is provided at the northern end of the property to allow future development on the north side of Enterprise Drive to access and tap on to the public sewer line.
 - (4) Right-of-Way. All necessary sanitary sewers shall be built within dedicated public right-of-way or dedicated easements as approved in a final Preliminary Plan or Planned Unit Development Plan, subsequent to staff review and any required public hearings.

(5) Improvement Obligations.

(a) Sanitary sewer service to the tract will be provided in the following manner:

- i. A sanitary sewer will be extended from an existing sanitary sewer on the west or southwest side of the Property, easterly in a public right-of-way or dedicated easement to serve the property indicated as "Exception" (PIN 13-36-376-001) adjacent to the southeast corner of the Property, unless such property is acquired and dedicated as Parkland, as per section 4E(1)(a) of this Agreement. The cost of said extension shall be deducted from the Tap On Fees and Costs owed.
- ii. Developer shall install any gravity sewers and lift stations required to serve the development interior to the site, as per the City's Manual of Practice.

(b) Tap On Fees and Costs for Public Sanitary Sewer Improvements. The Developer will pay all costs associated with sanitary sewer construction. Any oversizing of sewer mains, as required by the City, shall be paid by the City.

D. Stormwater Detention shall be provided as per the Manual of Practice. Shared stormwater facilities, including the detention basin indicated on the Concept Plan, shall remain in private ownership. Should subdivision of the Property occur at a later date, appropriate easements and maintenance agreements shall be required prior to final platting to allow the continued use and management of any shared stormwater management facilities.

E. Parkland Dedication and Reservation: The Developer shall have the following obligations regarding Parkland Dedication and Reservation.

(1) Dedication or Contribution Obligation. As indicated on the Concept Plan in Exhibit "B," the final residential density for the "Area to be Zoned M-1" indicated on the Annexation Plat as approximately 53 acres is planned to be 790 dwelling units, requiring 17.9 acres dedicated for park purposes.

(2) Fulfillment. The Developer shall have the following options to fulfill their Parkland Dedication or Contribution obligation.

(a) The City agrees to accept dedication of approximately five (5) acres in the southeastern portion of the Property as complete fulfillment of the Developer's dedication obligation, upon the following conditions:

- i. Dedication of the approximately 2.5-acre area in the southeastern portion of the Property, indicated as "Greenspace" on the Concept Plan.
- ii. Acquisition and dedication of the approximately 2.57-acre property listed as "Exception PIN 13-36-376-001" on the Annexation Plat.

iii. Developer shall be responsible for constructing public access to the dedicated acreage from West Market Street (State Route 9).

(b) Alternatively, the City agrees to accept fee in lieu of parkland dedication in the amount of \$25,000.00 per acre, payable at the time of Final Platting.

(3) Upon development, should acreage indicated on the Concept Plan as commercial be used for residential purposes, these obligations shall be recalculated to account for the adjusted final residential density of the subdivision, and a cash contribution in lieu of dedication shall be required to make up the difference, payable at the time of Final Platting.

F. Concept Plan Approval. The City hereby approves the Concept Plan for the property, attached hereto Exhibit "B".

G. Preliminary Subdivision or Planned Unit Development (PUD) Plan Approval. Within 90 days from the submission of one or more Preliminary Subdivision or PUD Plans in the form and with the content required by the City's Land Subdivision Code as it now exists, and after any public hearings required by law and ordinance, the City agrees to approve such, if in substantial accordance with the Concept Plan. Further, after the preparation by the Owner and approval by the City of required construction drawings and the completion of or bonding for all public improvements the City agrees to approve Final Plats, provided they are in substantial accordance with the Concept Plan and approved Preliminary or PUD Plans.

5. OBLIGATION TO DEVELOP PER CODE.

In the construction and use of improvements on the subject Premises the Developer shall comply with all zoning subdivision, building, mechanical and other applicable codes and ordinances of the City of Bloomington in effect at that time. Bonds shall be provided for all public improvements as set forth in the City Code.

6. ANNEXATION TO OTHER TAXING DISTRICTS.

That Developer, as soon as practicable, but not later than 30 days from the date of annexation to the City, shall file and thereafter diligently pursue the necessary petition to annex the Premises to the Bloomington-Normal Airport Authority and the Bloomington and Normal Water Reclamation District.

7. COVENANTS AND AGREEMENTS

The covenants and agreements contained in the Agreement shall be deemed to be covenants running with the land during the term of this Agreement, shall inure to the benefit and be binding upon the heirs, successors and assigns of the parties hereto.

8. TERM

The term of this Agreement shall be for twenty (20) years from and after the effective date of the annexation of the Subject Property.

9. NOTICES

Any and all notices required or desired to be given hereunder shall be in writing and shall be delivered personally or sent via certified or registered mail, postage pre-paid and addressed as follows:

To the City of Bloomington, Illinois ("City"):

City of Bloomington
Attn: City Manager
115 E. Washington Street
Bloomington, IL 61701

To KACO, Inc. ("Owner"):

C/O Harry J Mathers
KACO, INC
25033 Old Oak Lane
Shorewood, IL 60404

To Bloomington 77 Developments, LLC ("Developer"):

Bloomington 77 Developments
C/O Premier Luxury Rentals, LLC
Attn: William Koffie, Jr., Manager
529 E. 38th Street, Ste. 101
Chicago, IL 60653

with a copy to Meyer Capel (Attorney for the Developer):
C/O Nate Hinch
Meyer Capel
201 E. Grove Street #100
Bloomington, IL 61701

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

12. ADOPTION OF ORDINANCES

The City agrees to adopt such ordinances as may be required to give legal effect to the matters contained in this Agreement.

13. GENERAL PROVISIONS

The following general provisions shall apply to this Agreement:

A. Time of the Essence. Time is of the essence in the performance of this Agreement.

- B. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other rights, remedies, and benefits allowed by law.
- C. Non-Waiver. The City shall be under no obligation to exercise any of the rights granted to it in this Agreement. The failure of the City to exercise at any time any right granted to the City shall not be deemed or construed to be a waiver of that right, nor shall the failure void or affect the City's right to enforce that right or any other right.
- D. Consents. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent shall be in writing.
- E. Governing Law. This Agreement shall be governed by, and enforced in accordance with, the internal laws, but not the conflicts of laws rules, of the State of Illinois.
- F. Severability. It is hereby expressed to be the intent of the parties to this Agreement that should any provision, covenant, agreement, or portion of this Agreement or its application to any Person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any Person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.
- G. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.
- H. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.
- I. Exhibits. The Exhibits attached to this Agreement are, by this reference, incorporated in, and made a part of this Agreement. In the event of a conflict between an exhibit and the text of this Agreement, the text of this Agreement shall control.
- J. Amendments and Modifications. No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved and executed by all parties to this Agreement in accordance with all applicable statutory procedures.

- K. Changes in Laws. Unless otherwise provided in this Agreement, any reference to the Requirements of Law shall be deemed to include any modifications of, or amendments to, the Requirements of Law that may occur in the future.
- L. Authority to Execute. The City hereby warrants and represents to the Owner and Developer that the Persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities. The Owner and Developer hereby warrant and represent to the City (i) that Owner is the record and beneficial owner of fee simple title to the Property, (ii) except for a mortgage on the property and Real Estate Sale Agreement with the Developer, no other person has any legal, beneficial, contractual, or security interest in the Property and that annexing the property is not a violation of the security interests, (iii) that they have the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Property as set forth in this Agreement, (iv) that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and (v) that neither the execution of this Agreement nor the performance of the obligations assumed by the Owner or Developer will (a) result in a breach or default under any agreement to which the Owner or Developer are a party or to which it or the Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Owner, Developer, or the Property is subject.
- M. Enforcement. The parties to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance, enforce or compel the performance of this Agreement; provided, however, that the Owner and Developer agree that they will not seek, and do not have the right to seek, to recover a judgment for monetary damages against the City, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement.
- N. No Third Party Beneficiaries. No claim as a third-party beneficiary under this Agreement by any Person shall be made, or be valid, against the City, the Owner, or the Developer.
- O. Recording. After the Developer has paid to the City an amount sufficient to cover the cost of recording this Agreement, all necessary plats, and the adopting Resolution, the City shall promptly cause this Agreement to be recorded in the office of the Recorder of McLean County.
- P. Occupancy Permits. In addition to any other remedies permitted by this Agreement, the failure of Developer to meet any obligation set forth within this Agreement shall be cause for the City to deny and/or revoke any occupancy permit issued on the Premises.

EXECUTED and ADOPTED this 2nd day of ^{November} ~~July~~, 2023, at Bloomington, Illinois.

CITY OF BLOOMINGTON

OWNER
KACO INC

By: Mboka Mwilambwe
Mboka Mwilambwe, Mayor

By: [Signature]
~~Harry J. Mathers, Trustee~~
COREY MATHERS, SECRETARY

ATTEST

By: [Signature]
Leslie Smith-Yocum, City Clerk



DEVELOPER
Bloomington 77 Developments, L.L.C.,

By: [Signature]
William Koffie, Jr., Manager

EXHIBIT A
Legal Description of Property

Tract 1:

The East Half of the Southwest Quarter of Section 36 and the West 2 Acres of the West Half of the Southeast Quarter of Section 36 in Township 24 North, Range 1 East of the Third Principal Meridian, McLean County, Illinois,
Excepting therefrom that part lying south of the centerline of the Old Peoria to Bloomington Road;

Also excepting therefrom the following tract of land: Beginning at a point on the South Line of said Section 36 lying 33 feet East of the Southwest Corner of the Southeast Quarter of said Section 36, said point is also the Southwest Corner of a General Telephone Company of Illinois Survey recorded as Document No. 67-5948, in the McLean County Recorder of Deeds Office; from said Point of Beginning, thence North 396 feet along a line which is parallel with and 33 feet normally distant East of the West Line of said Southeast Quarter, said line is also the West Line of said General Telephone Company of Illinois Survey; thence West 330 feet along a line parallel with South Line of said Section 36; thence South 396 feet parallel with the West Line of said Southeast Quarter to the South line of said Section 36; thence East 330 feet along the South Line to the Point of Beginning; and also excepting therefrom that part taken by the Department of Transportation of the State of Illinois, for and in behalf of the People of the State of Illinois, order Vesting Title in Condemnation Case No. 86 ED 3, entered July 7, 1986, located in McLean County, Illinois.

Tract 2:

All that part of the Old Peoria and Bloomington Road in the East Half of the Southwest Quarter of Section 36 in Township 24 North, Range 1 East of the Third Principal Meridian, McLean County, Illinois, lying south of the centerline of the Old Peoria to Bloomington Road, excepting therefrom that part taken by the Department of Transportation of the State of Illinois, for and in behalf of the People of the State of Illinois, order Vesting Title in Condemnation Case No. 86 ED 3, entered July 7, 1986, located in McLean County, Illinois.

PIN: 13-36-326-002

EXHIBIT B Concept Plan for the Bloomington 77 Development



LEGEND	
UNIT TYPE:	INVENTORY
3 & 4 Bedroom Townhouse	50 UNITS
1-Bedroom Apartment	269 UNITS
2-Bedroom Apartment	204 UNITS
3-Bedroom Apartment	204 UNITS
Parking Data:	
LOCATION	INVENTORY
On-Street	0 Stalls
Off-Street	1,143 Stalls
Garage	180 Stalls
Total	1,323 Stalls
Commercial Data:	
LOCATION	INVENTORY
South Commercial	45,000 sf
North Commercial	69,600 sf
Total	114,000 sf
Parking Data:	
LOCATION	INVENTORY
On-Street	0 Stalls
Off-Street	686 Stalls
Total	686 Stalls



Townhouse Data:

90 Units
20' Setback, all sides
2 Stall garages
0.44 FAR

Parking Data:

LOCATION	INVENTORY
On-Street	0 Stalls
Off-Street	180 Stalls
Garage	180 Stalls
Total	360 Stalls



3-Story Walk-up Apartments

264 Units
120 1-BR
72 2-BR
72 3-BR
20' Setback, all sides
0.65 FAR

Parking Data:

LOCATION	INVENTORY
On-Street	0 Stalls
Off-Street	322 Stalls
Total	322 Stalls



Community Center:

6000 sf
10' Setback from Multifamily
20' Setback from Road

4-Story Multifamily Data:

428 Units
35 Studio Apartments
149 1-BR Apartments
132 2-BR Apartments
132 3-BR Apartments

20' Setback, all sides
0.52 FAR

Parking Data:

LOCATION	INVENTORY
On-Street	0 Stalls
Off-Street	601 Stalls
Total	601 Stalls

[illegible]

HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2024-01

A RESOLUTION RESCINDING THE DESIGNATION AS A LOCAL HISTORIC LANDMARK FROM THE PROPERTY LOCATED AT 1002 S. MAIN STREET AND RECOMMENDING THAT THE S-4 (HISTORIC PRESERVATION DISTRICT) OVERLAY ZONING BE REMOVED

WHEREAS, the subject property was Designated and zoned with the S-4 (Historic Preservation District) Overlay by Ordinance Number 2008-31, based upon an existing wood-framed storefront/residence (c.1850) that was planned for preservation and restoration; and

WHEREAS, in 2010 the wood-framed storefront/residence structure was demolished, with prior approval of the Historic Preservation Commission, due to the severely deteriorated condition of the structure; and

WHEREAS, on November 16, 2023, a nomination was initiated by the City of Bloomington Historic Preservation Commission requesting that the property at 1002 S. Main Street, legally described in Exhibit “A”, attached hereto, and incorporated herein by reference, have the existing designation as a Local Historic Landmark rescinded and the S-4 (Historic Preservation District) Overlay zoning removed; and

WHEREAS, the Historic Preservation Commission, after providing proper notice and holding a public hearing on January 18, 2024, established findings of fact and determined that the property no longer meets the criteria to be classified as a Local Historic Landmark, as outlined in § 44-804B(2), including:

1. The elements of design, detailing, materials, or craftsmanship that rendered it architecturally significant are no longer present; and
2. The design elements that made it structurally or architecturally innovative are no longer present; and
3. The singular physical characteristics that made it an established or familiar visual feature are no longer present; and
4. That it is no longer suitable for preservation or restoration; and

WHEREAS, based on the findings stated above and the Nomination Report provide as Exhibit “B”, attached hereto, and incorporate herein by reference, the Historic Preservation Commission voted to rescind the status as a Local Historic Landmark and to recommend removal of the S-4 (Historic Preservation District) overlay for the property located at 1002 S. Main Street to the Planning Commission; 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 1: The property at 1002 South Main Street in Bloomington, Illinois, is hereby no longer classified as a Local Historic Landmark, per § 44-804 of the City Code.

Section 2: The Historic Preservation Commission recommends to the Bloomington Planning Commission that the premises located at 1002 South Main Street, legally described in Exhibit “A,” have the S-4 (Historic Preservation District) Overlay zoning removed on the City’s Official Zoning Map.

PASSED this 18th of January, 2024.

APPROVED this 23rd of January, 2024.

HISTORIC PRESERVATION COMMISSION



Greg Koos, Commission Chair

ATTEST



Alissa Pemberton, Staff Liaison

Exhibit A
Legal Description

**LOT 3 EXCEPT THE NORTH 40 FEET AND EXCEPT THE SOUTH 30 FEET IN WOLCOTT'S
ADDITION TO THE CITY OF BLOOMINGTON, IN MCLEAN COUNTY, IL**

ADDRESS: 1002 South Main Street, Bloomington, IL 61701

PIN: 21-09-148-001

Exhibit B

NOMINATION REPORT FOR THE RESCISSION OF LOCAL HISTORIC LANDMARK STATUS FOR 1002 S. MAIN STREET



Protected Historic Structure (est. 1975)



Subject property, current day

PROPERTY INFORMATION

Subject property: 1002 S. Main Street
Existing Zoning: B-1 (General Commercial) District with S-4 (Historic Preservation Overlay)
Existing Land Use: Vacant

HISTORIC INFORMATION

Year Built: c.1850
Architectural Style: Combination Residence/Store with Gothic Revival influence
Architect: Unknown
Alternate Name: J. Austin Goforth Home AKA the "Little Blue House"

BACKGROUND

The property at 1002 S. Main Street was designated S-4 in April of 2008 (Z-04-08, Ord. No. 2008-31) based upon the existing wood-framed storefront/residence (c.1850) that was originally planned for preservation and restoration, including possible application of City and State funds to assist in that effort. By that time, discussions on how to manage and protect the property had been underway for over a year between the City and representatives of the estate, as the property falls within the target areas for November 2007 Main Street Corridor plan.

A little over a year later that plan had changed to disassembly, salvage, and reconstruction, due to severe water damage and long-term deferred maintenance issues. The Historic Preservation Commission (HPC) approved the structure for demolition on June 10, 2009, due to the severely deteriorated condition, and demo was completed in 2010. No Federal, State, or local funds were expended during the demolition. A case number was not associated with the Certificate of Appropriateness, but sufficient evidence was identified to prove appropriate action.

In September of 2009, the HPC heard BHP-09-09 which brought preliminary drawings for a newly proposed structure, which were conceptually approved. No additional information or progress could be identified on this case. Today, the property remains vacant with no improvement planned.

LOCATION MAP

