

Zoning Map Amendment

Case #: 24-09-07-PC
Applicant: Adebayo Adanri
Location: 601 ½ N. Main Street
Date: September 5, 2024

Summary: Proposed Zoning Map Amendment to change the zoning from R-1B Single Family Residential to R-3A Medium Density Multifamily.

Staff Recommendation: Approval

Background

The subject property is the one undeveloped lot on the west side of the 600 block of N. Main. The residential property adjacent to the north was built in the mid-1940s. The 17-unit Fireside Condos development (601 N. Main), adjacent to the south, was built in the late 1970s/early 1980s.

The applicant supplied a robust description of the history of the property at 601 ½ N. Main, which Planning Commissioners can read in the attachments. Highlights from the memo and independent Town staff research include the following:

- For many years the properties on the west side of North Main Street, north of Gregory, were zoned R-1B Single-Family residential.
- In 1967, the owner of the lot at the northwest corner of Main and Gregory successfully petitioned the Town to rezone the property to R-3A Multi-Family (Ord. No. 646). It appears that the land included 601 N. Main (now the Fireside Condos) and 601 ½ N. Main (the vacant property at issue).
- In the late 1970s, the Town undertook a large-scale rezoning throughout the community, resulting in all properties on the west side of North Main, north of Gregory, being zoned R-1B Single-Family.
- Also in the late 1970s, the owner of 601 N. Main obtained a building permit to construct what is today the Fireside Condos. The permit notes that the land was zoned R-3 at the time. Thus, it seems that Fireside Condos project was caught mid-construction in a rezoning, while 601 ½ N. Main continued to sit undeveloped. Today, the Fireside Condos are considered a “legal nonconforming use,” meaning they can continue to be occupied but could not be expanded in size nor rebuilt if severely damaged in a fire or other incident.
- The current owner purchased the property in 2008. In 2010, he attempted to obtain a code variance to build 4 to 5 attached units within the current R-1B zoning but was denied.
- In 2013, the Town Council denied a request by the applicant to have the zoning changed to R-3A.

The attached application includes additional information on the applicant’s attempts to obtain financing to develop the land and attempts to sell the land. He or his representative will testify about these matters and will be able to answer questions at the public hearing.

Adjacent Zoning

Property	Zoning District	Land Use
Subject Property	R-1B Single Family Residential	Undeveloped
Adjacent North	R-1B Single Family Residential	Single-Family Residence
Adjacent East	R-1B Single Family Residential	Single-Family Residence
Adjacent South	R-1B Single Family Residential	Multifamily (Fireside Condos)
Adjacent West	S-1 University	Storage & distribution facility

Staff Analysis

Sec. 15.12-2(C) of the Municipal Code provides guidelines for all zoning map amendments. The criteria are listed below, accompanied by the staff analysis:

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

The property is not well-suited for new single-family construction. Although there are single-family residences to the north, the newest one was built in 1946.

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 always been vacant. The most recent construction on this block – the Fireside Condos to the south – occurred in 1981.

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

The property is suitable for R-3A zoning, as this zoning classification is common on or near busier thoroughfares. Multifamily is also suitable near a mixture of land uses, such as commercial and institutional.

4. *The existing land uses of nearby property*

Adjacent land uses include a single-family residence to the north, a multifamily condo to the south, a single-family residence to the east, and a university storage and distribution facility to the west, which the university may convert to classroom and lab space for the new College of Engineering. Within a block of the 601 ½ N. Main, land uses include single-family residences, multifamily residences, University High School, and ISU sports fields and offices.

5. *Existing zoning of nearby property*

Nearby zoning is a combination of R-1A, R-1B, R-3A, and S-1 University District.

6. *Relative hardship or gain to the public compared with that of the owner resulting from the outcome of the zoning map amendment decision.*

The property is located on a 5-lane state highway with a mixture of residential and institutional land uses within a block. The addition of one multifamily property adjacent to a longstanding multifamily use to the south should not create a significant hardship to the general public or to property owners in the area. The hardship for the property owner is the inability to develop the site at all under the current single-family zoning.

Sec. 15.6-7(B) includes zoning map amendment standards specific to R-3A. These standards and the staff analysis follow.

1. *The availability of permanent open spaces, including public parks, golf courses, schools, and similar such uses in proximity to the subject property.*

The property is near the open spaces located on the ISU campus, within a quarter mile of Fairview Park, and within a block of University High School.

2. ***The relationship of the subject property to the various aspects of the Town's transportation system including pedestrian ways, bicycle paths, major and collector streets, and public transit.***

The property is adjacent to or within one block of three transit lines, within 0.2 miles of the Constitution Trail, and within a block of upcoming bike lanes on Main Street. Furthermore, Main Street is considered a Pedestrian Priority Corridor in the Town's Bicycle and Pedestrian Master Plan.

3. ***The distance the subject property is from primary service facilities and activity centers, including schools, commercial centers, cultural nodes and places of employment.***

The property is adjacent to the ISU campus, which is an educational facility, major employment hub, activity center, and cultural node. Main Street itself is a major commercial corridor and provides access to employment to the north and south.

4. ***The adequacy of public services including schools, police and fire protection, and solid waste collection, serving the property and the impact the permitted uses would have upon these services.***

Because this property is in the core of the community, there are already adequate police and fire services available. Multifamily properties have private waste and recycling collection.

5. ***The capacity of existing and proposed community facilities and utilities including water and sewer systems, to serve the permitted uses which might lawfully occur on the property so zoned.***

Public water and sanitary sewer infrastructure is available to serve new development. Stormwater would need to be addressed on site with development.

6. ***The potential impact existing or permitted uses in the vicinity would have upon this residential use and the impact uses authorized in the district would have upon these surrounding areas.***

As stated earlier, this property is adjacent to a 5-lane state highway with a mixture of residential and institutional uses within close proximity. It is not uncommon for multifamily developments to occur in busier parts of the community. Furthermore, based on its size, the property itself has limited development potential. For these reasons, staff does not believe that the new development will have a significant impact on existing nearby land uses nor vice versa.

7. ***The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the Town's goals for equal housing opportunity and a variety of housing types.***

There is a demonstrated need for additional housing in Normal, and, specifically, there is a need for denser housing in areas proximate to transit lines, the trail, and Uptown.

8. ***The impact the permitted uses would have upon the environment, including noise, air, and water pollution.***

Redevelopment as a multifamily property is not expected to have any undue impact on the environment.

9. ***Impact any natural disasters, including flooding, would have upon the permitted uses.***

This property is not subject to any heightened risk of flooding or natural disasters.

10. ***The conformance of the proposal with the Town's Comprehensive Plan and Official Map.***

The Comprehensive Plan includes this property within an area deemed to be a “Regional Center,” which is a large-scale area that has an impact reaching beyond the Bloomington-Normal metro area. The Regional Center encompassing 601 ½ N. Main Street is noteworthy for being primarily controlled by Illinois State University. In fact, ISU purchased a residential property just five houses to the north of 601 ½ N. Main in recent years.

601 ½ N. Main also falls within the area that the Comprehensive Plan identified as the “University Influence Zone,” defined as an area with the greatest direct and indirect influence by the university and its students.

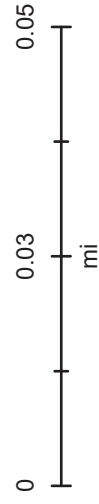
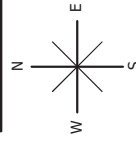
In sum, the property at 601 ½ N. Main faces many challenges for development as a new single-family residence, and allowing it to develop with R-3A zoning is a suitable alternative. Since its rezoning back to R-1B in the late 1970s, Main Street has been widened, traffic has increased, Illinois State University has continued to intensify the use of its nearby properties, and the need for denser housing has significantly increased.

If rezoned to R-3A, 601 ½ N. Main would be the only such zoned property on the block. However, the 17-unit multifamily use next door must be taken into consideration both now and into the future. Although the Fireside Condos are also currently zoned R-1B, if the structure were to be damaged to the extent that it could not be rebuilt under current R-1B zoning, it is difficult to imagine the Town not supporting a rezoning given the location on a busy corner of a state highway. Furthermore, there is R-3A zoning to the southeast.

Finally, it is evident that market forces are such that building a single-family home in a conventional, large-scale single-family neighborhood is extremely difficult. Given that, it seems unreasonable to expect the construction of a single-family home at a location such as 601 ½ N. Main.

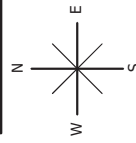
Town Staff Recommendation

For these reasons, Town staff recommends in support of the zoning map amendment.

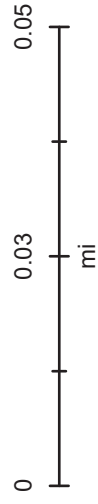


1 inch = 145 feet

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



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





APPLICATION FOR ZONING MAP AMENDMENT

PROJECT NAME: 601 1/2 N. Main Street, Normal, IL 61761

APPLICANT

NAME: Adebayo Adanri

ADDRESS: 3204 Suffolk Way

Bloomington, IL 61704

PHONE #: [REDACTED] **FAX #:** N/A

E-MAIL ADDRESS: [REDACTED]

PROPERTY INTEREST: Fee Simple Owner
(of applicant)

OWNER

NAME: Same as Above

ADDRESS: _____

PHONE #: _____ **FAX #:** _____

E-MAIL ADDRESS: _____

ATTORNEY/REPRESENTATIVE

NAME: Elizabeth B. Megli, Esq.

ADDRESS: 115 W. Jefferson Street, Suite 400

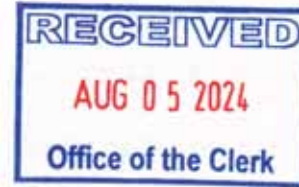
Bloomington, IL 61701

PHONE #: [REDACTED] **FAX #:** [REDACTED]

E-MAIL ADDRESS: [REDACTED]

FOR OFFICE USE ONLY:

FILE STAMP



FILING FEE: \$300.00

CASE NUMBER: _____

PUBLICATION DATE: _____

PUBLIC HEARING DATE: _____

COUNCIL ACTION DATE: _____

APPROVED _____ **DENIED** _____

ORDINANCE #: _____

PROPERTY INFORMATION:

ADDRESS: 601 1/2 N. Main Street, Normal, IL 61761

LOT SIZE IN SQUARE FEET: .45 Acre

PRESENT USE: Vacant

CURRENT ZONING DISTRICT: R-1

PROPOSED ZONING: R-3A

USE OF ADJACENT PROPERTY & ZONING:

NORTH: R-1B - Colette Sicks

SOUTH: R-1B - Fireside Condos

EAST: R-1A - Residential

WEST: S-1 - Illinois State University

REASON FOR REQUEST:

A ZONING MAP AMENDMENT [Per Section 15.6] FOR THE ABOVE PROPERTY IS REQUESTED AS FOLLOWS:

The subject property is located in a transitional area and has remained undeveloped due to current zoning. This property is not appropriate for single family residential development due to its location. The property to the south, Fireside Condos, while similarly zoned is a legal non-conforming use, but if zoned properly would be zoned R-3A. The proposed zoning change is appropriate based upon the transitional nature of the area, consistent with nearby development. The proposed change in zoning will also allow development of the property to meet current multi-family housing needs within the community.

PROPERTY IDENTIFICATION NUMBER #

LEGAL DESCRIPTION: (Attach Separate Page if Necessary)

See attached

HAS A PREVIOUS ZONING MAP AMENDMENT BEEN REQUESTED?

YES

NO

(CIRCLE ONE)

(IF YES):

DATE REQUEST WAS MADE: 2010 and July 2013

APPROVED ☐

OR

DENIED ☒

(PLEASE CHECK ONE)

DATE OF APPROVAL OR DENIAL: Most Recent - July 15, 2013

ADDITIONAL ATTACHMENTS (Additional Information May Be Requested):

1. ATTACHMENT: _____
2. ATTACHMENT: _____
3. ATTACHMENT: _____
4. ATTACHMENT: _____

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Signed by:

Bayo Adanri

0755F2C574D644A...

APPLICANT SIGNATURE

8/5/2024

DATE

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is subject of this request. The applicant has received my approval to proceed with this request.

Signed by:

Bayo Adanri

0755F2C574D644A...

OWNER SIGNATURE

8/5/2024

DATE

NOTICE: You will be notified of the date and time of the Planning Commission Meeting. You and/or your representative must be present at the meeting and be prepared to present your case to the Planning Commission. If you and/or your representative are not present, the Commission may not hear your request.

EXHIBIT "A"

A part of Lot 1 of the Normal Town Survey of 1898 of the Northwest Quarter of Section 28, Township 24 North, Range 2 East of the Third Principal Meridian, more particularly described as follows: Beginning at a point on the East Line of said Lot 1, 218.5 feet north of the Southeast Corner of said Lot 1; thence north on said East Line to a point 83.30 feet south of the Northeast Corner of said Lot 1; thence west and parallel to the North Line of said Lot 1 a distance of 273 feet; thence south and parallel to the East Line of said Lot 1 to a point 232.15 feet north of the South Line of said Lot 1; thence on a straight line to the Point of Beginning on the East Line of said Lot 1 in the Town of Normal, except that portion thereof conveyed to the State of Illinois, Department of Transportation by Deed recorded February 8, 1965, as Document No. 2218, described as follows: A strip of land across a portion of Lot 1 of the Normal Town Survey of 1898 In the Northwest Quarter of Section 28, Township 24 North, Range 2 East of the Third Principal Meridian, lying easterly of a line described as follows: Commencing at a point which is 8.4 feet south of the North Line of said Lot 1 and 45 feet west of the East Line of said Lot 1; thence southerly to a point which is 45 feet west of the East Line of said Lot 1 and 218.5 feet north of the South Line of said Lot 1 (except therefrom that portion of Lot 1 dedicated for highway purposes), in McLean County, Illinois.

PIN: 14-28-126-005

Background/History of the property

The property was part of 601 North Main Street, Normal, Illinois. The original owners were Naomi H. Gipson Bonnet & Yontz Bonnet. The property at the corner of Main & Gregory (i.e., Fireside Condo – a 17-unit multi-family condo) was purchased by Herling H Anderson and Irene J. Anderson in 1953 according to Document No. 3520 recorded in Vol. 611, Page 404 in McLean County Recorder's Office on February 17, 1953. The other one-half, currently vacant, was deeded to Lander VanGundy & Helen Irene VanGundy on February 9, 1954, according to Warranty Deed recorded in the McLean County Recorder's Office as Document No. 19550 on February 10, 1954. The term of the agreement was that the property would be allowed to tap into water and sewer on the property to the south – 601 N Main Street now improved with 17 dwelling units. **Both Fireside Condo property and the subject property were both rezoned from R-3A Multi-Family Residence to R-1B on April 3, 1967, according to Ordinance 646 published in the Normalite on April 7, 1967.**

Fieldcrest Group, Inc (Mr. Naik, a retired dentist) purchased the property 1994 with the goal to build, but because of the restrictions imposed by R-1B zoning and the prohibitive costs of water and sewer connections to the subject property he was unable to build on it before he retired in 2008.

On July 1, 2008, Adebayo & Olubunmi Adanri purchased the property ("Property Owners" or "Petitioners"). In 2010, the Property Owners sought a variance from the Town Code to allow for four to five units, which variance application was denied. Thereafter, the Property Owners applied for construction loan for a single-family dwelling unit, but the loan was denied by more than one lending institution because the proposed building appraised for less than the construction cost estimates. Additionally, one of the lenders remarked then that he did not believe that the highest and best use of the property was single-family based upon the trend in land use and increasing traffic volume on Main Street.

Aside from the external influences resulting from the proximity of the property to a major highway, the property had no water or sewer connection. An estimate received by the Property Owners on December 23, 2010, put sewer connection to the property in the amount of between \$15,000 to \$30,000. Due to the cost, the Property Owners decided to list the property for sale with Berkshire Hathaway Central Illinois Realtors. **It was listed in the MLS on September 9, 2012. In addition to the listing, the property was posted with a "For Sale" sign; it was on the market for 236 days before the listing expired.** All inquiries to the listing broker, was for uses other than single-family. **The Property Owners then went back to the Town of Normal to request the rezoning of the property back to R-3A as it was in 1967. The Town Council denied the rezoning at its July 15, 2013, Council meeting.**

Following the denial of the zoning change, the Property Owners contacted developers and builders in the community for help but those contacted had no interest in the property as a single-family lot primarily because of its location and frontage onto a busy – four lane major road arterial with median lane. Due to lack of interest, the Property Owners once again listed the property, but with a different real estate brokerage firm. **The property was again listed in the MLS on February 12, 2020 and was on the market for 232 days before the listing expired.**

Petitioners seek to amend the zoning of the subject property from R-1B (Single Family Residence District) to R-3A (Medium-Density Multiple-Family Residence District). The Town of Normal Zoning Code provides, in pertinent part, as follows:

The intent of this R-3A Residence District is to facilitate the development of residential districts for primarily multiple-family residences, which may generally serve as a zone of transition between non-residential districts and residential districts of more moderate density. This district is further intended to provide for the needs of persons desiring the apartment type of dwelling at densities from 12 to 18 dwelling units per acre.

It is generally accepted that, in evaluating an application for a zoning map change, the legislative body shall consider what have become commonly referred to as *LaSalle* factors, which include the following:

- (1) The existing uses and zoning of nearby property;
- (2) The extent to which property values are diminished;
- (3) The extent to which destruction of property value of plaintiff promotes the health, safety, morals, or general welfare of the public;
- (4) The relative gain to the public as opposed to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the zoned purposes;
- (6) The length of time that the property has been vacant as zoned considered in the context of land development in the area;
- (7) The care with which the community has undertaken to plan its land-use development; and
- (8) Evidence, or lack of evidence, of community need for the proposed use.

LaSalle National Bank vs. County of Cook, 12 Ill.2d 40, 46-47, 145 N.E.2d 65 (1957).

The list of factors is not exclusive; no one factor controls, and validity is to be determined on the facts and circumstances of each case. *Rodriguez vs. Henderson*, 217 Ill. App. 3d 1024, 1029, 578 N.E.2d 57, 160 Ill. Dec. 878 (1991).

Consistent with the *LaSalle* factors, the Town of Normal Zoning Code provides that in evaluating an Application for Zoning Map Amendment, the Planning Commission and Town Council may apply the guidelines to the proposal under consideration:

1. The availability of permanent open spaces, including public parks, golf courses, schools, and similar such uses in proximity to the subject property.

Open spaces within walking distance in the area include Fairview Park (Public Park), ISU Golf Course (golf course) and University High School and Fairview Elementary School (public schools).

This criterion has been met.

2. The relationship of the subject property to the various aspects of the Town's transportation system including pedestrian ways, bicycle paths, major and collector streets, and public transit.

The subject property is along North Main Street, which is one of the major arterial streets and bus routes in the Town. There is sidewalk on both sides of the road. North Main Street is identified as a Pedestrian Priority Corridor by the Town of Normal.

This criterion for rezoning to R-3A has been met.

3. The distance the subject property is from primary service facilities and activity centers, including schools, commercial centers, cultural nodes and places of employment.

The property abuts Illinois State University and is close to primary service facilities and activity centers including school, commercial center, cultural nodes, and places of employment. Its proximity is likely a key factor in the transitional nature of this part of the community.

This criterion has been met.

4. The adequacy of public services including schools, police and fire protection, and solid waste collection, serving the property and the impact the permitted uses would have upon these services.

Public services are readily available to the subject property. The property is less than one block to University High School and less than a quarter mile to Fairview Elementary School or Illinois State University Campus. Police and fire protection are readily available and adequate to support uses allowed in the R-3A zoning district based on the Town of Normal Comprehensive Plan and other public documents, public services in the subject area are adequate to support uses allowed in R-3A zoning district.

This criterion has been met.

5. The capacity of existing and proposed community facilities and utilities including water and sewer systems, to serve the permitted uses which might lawfully occur on the property so zoned.

Water connection to the property was in 2019 and sewer connection was in 2020. While expansion of laterals may be required, there is capacity in the existing community facilities and utilities to support uses allowed in R-3A zoning district.

This criterion has been met.

6. The potential impact existing or permitted uses in the vicinity would have upon this residential use and the impact uses authorized in the district would have upon these surrounding areas.

NEIGHBORHOOD BOUNDARIES

NORTH	Manchester Road
EAST	Main Street
SOUTH	Gregory Street
WEST	Adelaide Street

Existing Land Use Analysis / Change in Neighborhood Characteristics

	Address	PIN	Land Area (Acres)	Land Use	Zoning
1	601 N Main Street (Fireside Condo)	14-28-132-000	1.02	17 Unit Multi-Family (Condo)	R-1B
2	601 1/2 N Main Street	14-28-126-005	0.45	Vacant	R-1B
3	603 N Main Street	14-28-126-003	0.31	Single-Family	R-1B
4	605 N Main Street	14-21-376-016	0.37	Single-Family	R-1B
5	607 N Main Street (John Gregory House)	14-21-376-008	0.76	Single-Family	R-1B
6	611 N Main Street (3T Properties)	14-21-376-006	0.86	Single-Family	R-1B
7	701 N Main Street & Other ISU Land	14-21-376-005	40.7	University	S-1 University
	Total Land Area		44.47		

Existing Land Use	Land Area (Acres)	% Land Area	Zoning
Vacant	0.45	1%	R-1B
Multi-Family	1.02	2%	R-1B
Single Family	2.3	5%	R-1B
University	40.7	92%	S-1 University
Total	44.47	100%	

While a number of properties in the area are zoned R-1B, over time the use of these properties continues to shift from single family residential to other permitted uses within R-1B, which are more appropriate to the locale of the area. By example, the John Gregory House is now used as an Airbnb.

The property adjacent to the south of the subject property is zoned R-1B. However, the property is and anticipates remaining a multi-family, 17-unit, condo building. This use is a legal non-conforming use. While not determinative, the existence of nonconforming uses should be considered in evaluating the total character of the area. *Harvard State Bank vs. County of McHenry*, 251 Ill.App.3d 84, 87, 620 N.E.2d 1360, 190 Ill. Dec. 99 (2d District, 1993). Further, unlike *Littlejohn vs. City of North Chicago*, there is no evidence that there is an intent to return the area to single-family residential. While that goal may have previously existed, the change in the character of the neighborhood supports the legal non-conforming use. It is anticipated that staff would support rezoning of the Fireside Condo property, if presented with such an application. This is dissimilar to legal non-conforming uses, in the traditional sense, where the municipality seeks to promote a homogenous zoning class and, as such, intends to return the legal non-conforming use to a conforming use, if at all possible.

The neighborhood is a university/college neighborhood and not a single-family neighborhood. Only 5% of the land area is single-family. **The proposed ISU College of Engineering will create more intensive use than what currently exists.** According to the information posted on ISU website, “The new College of Engineering is transforming the **John Green Building and neighboring Carter Harris Building into an 80,000-square-foot, state-of-the-art complex.** The

renovated facilities will include engineering laboratories and classrooms, design studios, metal- and wood model-making shops, a computer laboratory, student breakout and study rooms, faculty office and collaboration spaces, student club areas, and a courtyard.”



The John Green Building abuts the vacant land. Developing the vacant land as single-family residential use, aside for being cost prohibitive, is not compatible to the adjoining College of Engineering. The highest and best use of the vacant land is as multi-family residential use. A student housing development on the subject site will provide ready accommodation for the college of engineering students; they will not need to drive to school or have to deal with parking issues.

The expansion of Illinois State University’s use of its property will further impact adjacent properties, such as the subject property; further limiting its benefit for single-family residential purposes and influencing supportive uses, such as multi-family residential uses.

This criterion has been met.

7. The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the Town's goals for equal housing opportunity and a variety of housing types.

The permitted uses in the R-3A zoning district will promote balanced growth in the community and will be consistent with the Town’s goal for equal housing opportunity and improving the variety of housing available.

This criterion has been met.

8. The impact the permitted uses would have upon the environment, including noise, air, and water pollution.

The permitted uses will not have adverse impact upon the environment; there have been no significant noise, air and water pollution from the existing multi-family residence to the south (Fireside Condos) and we expect similar condition when the subject property is developed.

This criterion has been met.

9. Impact any natural disasters, including flooding, would have upon the permitted uses.

Permitted uses will have no effects on the environment. The property is not in flood area. Wastewater treatment will be in accordance with Town ordinance and regulations.

This criterion has been met.

10. The conformance of the proposal with the Town's Comprehensive Plan and Official Map.

The proposed zoning map amendment is consistent with the Town's Comprehensive Plan, the Town of Normal Vision Document, Housing Studies, and Capital Improvement Plans.

This criterion has been met

In addition to the foregoing, the Petitioners hereby offer the following with respect to the LaSalle factors noted above:

1. The existing uses and zoning of nearby property.

The existing uses and zoning of the nearby property are mixed; it includes a 0.45-acre vacant land, single-family dwellings, a 17-multifamily dwelling unit, and the proposed Illinois State University College of Engineering. This is a neighborhood in transition and that fact is relevant to the use and development of the subject property.

2. The extent to which property values are diminished by the particular zoning restrictions.

The subject property value is diminished by the existing zoning restriction because the market does not support the new construction in an R-1B Zoning District. The neighborhood land use trend is University/College campus. All efforts to develop the property as single family residence have failed. Lenders will not finance construction because the cost of the project cannot support the value of the project, as constructed. Attempts to sell the property as a single-family lot has yielded no positive result, with Petitioners placing the vacant property on the market in 2012 and 2020. At neither time was there any interest in purchasing the subject property due, in large part, to the limitations imposed by the existing zoning classification.

Further, as this neighborhood continues to transition, and in light of traffic congestion, nearby property owners will be negatively impacted if the subject property remains vacant, their properties are no longer sound investments for long-term single-family use,

and the Town is unwilling to allow rezoning to meet the changing needs of the community. Investors will seek the opportunity to develop or retain properties based upon their highest and best use, which is transitioning away from single-family residential.

There is market demand for multi-family residential use at the subject location because of its proximity to the Illinois State University Campus as noted in the Town of Normal Housing Study and Comprehensive Plan.

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

The denial of the rezoning of the property from R-1B Single Family Residence to R-3A Medium Density Multiple Family Residence does not promote health, safety, morals or general welfare of the public, especially in light of the transitional nature of this neighborhood. A vacant lot is far less desirable than a well-developed and maintained multi-family project, suitable to R-3A zoning.

The Town of Normal Comprehensive Plan specifically speak of the need to balance existing and future needs and offer the following as solutions:

- *Efficient use of public resources not only for compact and contiguous development but to maximize the use of existing resources through infill development*
- *Effective use of land based on sound principles of community/neighborhood planning & design*
- *Equitability is achieved when efficient and effective land use is advanced*
- *The plan calls for policies that identify and remove obstacles to infill development*
- *The community goal as it applies to land use is the promotion of “Land use patterns and intensities that make efficient use of resources and enrich physical health, vitality and overall quality of life by equitably meeting social, economic, and environmental needs of present and future generations”*
- *The long-range development plan marked “Map 5.1” shows the 601 and 601 ½ as “Government/Institutional” land use (p. 61)*
- *The Target Planning Areas “Map 5.2” also shows 601 and 601 ½ N Main as “Government/Institutional” land use (p. 64).*
- *According to the Comprehensive Plan (Page 78 Exhibit 6.1: Zoning Ordinance) “a zoning ordinance controls the use of land and is an efficient means of supplementing a community’s land use plan. Zoning decisions can be more defensive if based on the land use plan”*
- *Chapter 6 Methods of Implementation (pp. 77-78) of the Town’s comprehensive plan identify zoning as one of the tools to implement the plan. Therefore, if zoning is a tool to implement a comprehensive plan, then zoning cannot be more powerful than the plan that it is supposed to implement; a servant cannot have more authority than the master.*
- *General Planning & Design Principles (pp. 101 – 112)*

- *Compatibility of uses (p. 103) the Comp Plan acknowledges that “different uses are not necessarily incompatible”.*
- *The proposed use of my property is not different from the adjoining development to the south, and it is compatible to the single family residential to the north. As stated in the Comp Plan, “a community’s residential areas should provide a wide variety of housing types to serve all residents in a manner conducive to safe and high quality of life.*
- *The plan calls for development of assorted range of densities. My plan is for medium to high density area.*
- *Location of high-density development (p. 104), the plan calls for the location of high-density dwellings “adjacent to activity centers to support those activities, reduce travel distances, and buffer surrounding areas of less intensive use. These areas should also be located near traffic arteries and transit routes where available”*

The need for housing, on an in-fill basis, is a central goal toward maintaining and improving the general welfare of the public.

4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.

There is no gain to the public if the subject property remains vacant. As demonstrated by the number of days the subject property has been on the market, the market does not support single family use of the subject property. The location of the subject property on a major arterial street (second to Veterans Parkway in terms of volume of vehicular travels) does not support new single-family development in the area. The trend in land use in the area west of Main Street, from Raab Road down to Gregory Street, has been commercial use or University/College campus use.

While the Petitioners purchased the subject property, they did not create the development limitations that now exist. Ongoing expansion/improvements to Illinois State University, use of Main Street, the need for multi-family housing, and the resulting change in the highest and best use of the property, as developed, have placed external limitations on development, notwithstanding Petitioners’ efforts to overcome those hurdles.

5. The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the subject property.

The property has been vacant for 70 years (since 1954) or 16 years since purchased in 2008 by Petitioners. The property is the only vacant land on Main Street. Since 2009 the Property Owners have demonstrated that the subject property cannot be economically or prudently developed under R-1B zoning. The subject property was listed for sale on September 8, 2012 and was on the market for 236 days before the listing expired (MLS#:10196273). It was listed again in February 12, 2020 and was on the market for 232 days before the listing expired (MLS#: 10635090), and on March 9, 2022, it was listed again and was on the market for 20 days before the listing was cancelled (MLS#: 11343042). All inquiries during the listing period were for multi-family residential use or office use.

6. The suitability of the subject property for the zoned purposes.

The subject property is suitable for the proposed R-3A Medium Density Residential District. It is within walking distance to most urban amenities such as Fairview Park, Fairview Elementary School, University High School, Illinois State University Campus and Uptown Normal - the city's commercial and cultural center. The proposed R-3A zoning classification provides for the needs of persons desiring the multi-family type of dwelling.

Further, there is infrastructure and capacity available to meet the needs of the subject property, as designed for R-3A multi-family purposes.

Zoning Map Amendment

Case #: 24-09-08-PC

Applicant: Trails on Sunset Lake, LLC

Location: Northwest portion of the Trails on Sunset Lake Subdivision

Date: September 5, 2024

Summary: The proposed amendment to the annexation agreement addresses a proposed rezoning of certain lots from R-1B to R-2 in the northwest corner of the Trails on Sunset Lake Subdivision

Staff Recommendation: Approval

Background

The Trails on Sunset Lake is an 83 +/- acre development located north and east of the corner of Airport Road and Fort Jesse, just south of the Vineyards Subdivision. (See Exhibits 1 and 2.) The Town approved an annexation agreement for the development in March 2007 (Res. No. 4006) along with a preliminary subdivision plan in May 2007 (Res. No. 4039). Since then, the development has gone through several iterations of approvals outlined below.

As shown on Exhibit 3 (Original Overall Layout Plan) the original Trails on Sunset Lake annexation agreement included 120 large lots zoned R-1A Single Family Residential, two areas of R-2 Mixed Density Residential development without a specific layout plan (one in the northeast corner of the site and one on the south side of the site adjacent to Ft. Jesse), a large detention basin adjacent to the R-1A area, and a 6.53 +/- acre area in the northwest corner with a zoning option of B-1 General Business, R-2 Mixed Residence, R-1B Single Family, or some combination of zoning thereof.

As shown on Exhibit 4, in February 2010, the Town approved an Amended Preliminary Plan (Res. No. 4467) and a related Zoning Map Amendment (Ord. No. 5329) to establish R-2 Mixed Residential zoning in the northeast and northwest corners of the subdivision and to lay out cul de sacs in both areas. These were never built.

As shown on Exhibit 5, in March 2013, the Town Council approved the First Amendment to the Annexation Agreement for the Trails on Sunset Lake (Res. No. 4862) and a related Zoning Map Amendment (Ord. No. 5489). These items pertained to approximately 27.72 acres on the north side of the development. As a result of this approval, both cul-de-sacs approved in 2010 were eliminated. Although the R-2 zoning remained east of Canyon Creek Road, the land to the west was rezoned to R-1B for development as detached single-family homes and a large green space (Outlot 5).

As shown on Exhibit 6, in October 2021, Town Council approved three items relating to 20.9 +/- acres at the south end of the Trails on Sunset Lake subdivision. (The area is outlined in a heavy black line.)

1. Second Amendment to the Annexation Agreement (Res. No. 5927)
2. Amended Subdivision Plan (Res. No. 5928)
3. Rezoning the area to R-1A and R-2 (Ord. No. 5883)

Cumulatively, these three actions rezoned the parcel into 15.63 acres of R-1A Single-Family Residential for large lot, single-family residences and 5.24 acres of R-2 Mixed Residential for attached, single-family residences adjacent to Ft. Jesse. The actions had no impact on the properties currently at issue on the north end of the Trails on Sunset Lake.

As shown on Exhibit 7, in February 2022, the Town Council approved an Amended Preliminary Subdivision Plan for the northeast corner of the Trails on Sunset Lake Subdivision (Res. No. 5965). This amendment included 16 lots on a cul de sac (Carlyle Court) and one outlot to be owned and maintained by the HOA. Waivers were approved for the number of units along the cul de sac, the length of the cul de sac, the width of the street pavement, the width of the right-of-way, and the rear yard setbacks.

Current Proposal

There are currently three action items before the Planning Commission, all of which pertain to the unplatted property at the north end of the Trails on Sunset Lake.

1. The first action pertains to rezoning a portion of the land west of Canyon Creek Road from R-1B Single Family Residential to R-2 Mixed Residence (Exhibit 8). This action is technically part of an amendment to the annexation agreement, but the Planning Commission is only making a recommendation on the rezoning (which is a land use issue) rather than a recommendation on the overall agreement. It is worth noting that the proposed amended annexation agreement also includes a provision setting a deadline to construct sidewalk along Airport Road from Tahoe Boulevard to the north edge of the subdivision.
2. The second action pertains to an amended preliminary subdivision plan for the unplatted area west of Canyon Creek Road.
3. The third action pertains to an amended preliminary subdivision plan for the unplatted area east of Canyon Creek Road.

Each item has its own code analysis and its own staff report.

Proposed Zoning Map Amendment

The 9.97 +/- acres of unplatted land west of Canyon Creek Road is currently zoned R-1B Single Family Residential for development as detached, single-family homes adjacent to the Table Rock Circle loop. As shown in Exhibits 8 and 9, the developer proposes to rezone approximately 7.7 acres along the north and west edges of this unplatted area to R-2 Mixed Residence to permit the construction of attached, single-family homes.

The applicant or their representative will be present during the public hearing to answer questions.

Adjacent Zoning

Property	Zoning District	Land Use
Subject Property	R-1B Single Family Residential	Undeveloped
Adjacent North	B-1 General Business	Undeveloped
Adjacent East	R-1B Single Family Residential R-2 Mixed Residential	Single-family residences Undeveloped
Adjacent South	R-1A Single Family Residential R-1B Single Family Residential	Single-family residences Single-family residences
Adjacent West	County Agriculture	Agriculture

Staff Analysis

Sec. 15.12-2(C) of the Municipal Code provides guidelines for all zoning map amendments. The criteria are listed below, accompanied by the staff analysis:

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

The subject property is suitable for single-family uses, which the current R-1B zoning permits, although the economic viability of single-family detached home construction has been extremely challenging in recent years.

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 Trails on Sunset Lake began building out in 2008. Within Sunset Lake, detached, single-family homes on large lots have been slow to build in recent years. Recent, nearby development in the Vineyards has been a combination of attached, single-family homes and small-lot, detached single-family homes.

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

The property is adjacent to residential development and commercial zoning, so slightly denser R-2 housing units would be suitable.

4. *The existing land uses of nearby property*

Adjacent land uses include single-family detached residences and a commercial property to the north that should be developed soon. The roadway adjacent to the west – Airport Road – is a 4-lane minor arterial road. In the vicinity, there are also attached, single-family houses and Grove Elementary School.

5. *Existing zoning of nearby property*

Adjacent zoning is a combination of R-1A, R-1B, R-2, B-1, and County Agriculture. Grove Elementary is within a few hundred feet and is zoned S-2 Public Lands & Institutions.

6. *Relative hardship or gain to the public compared with that of the owner resulting from the outcome of the zoning map amendment decision.*

Attached, single-family residences are commonly found adjacent to detached, single-family residences. Thus, Town staff does not believe there would be a hardship for the public. Rather, the provision of denser housing would be a benefit in a time of high housing demand.

Sec. 15.6-6(B) includes zoning map amendment standards specific to R-2. These standards and the staff analysis follow.

1. *The availability of permanent open spaces, including public parks, golf courses, schools, and similar such uses in proximity to the subject property.*

Outlot 5 is a half-acre, dedicated green space available to the Trails on Sunset Lake residents. In addition, the nearby Grove Elementary School has a generous amount of green space, a playground, and a trail connection between Shepard and Raab Road.

2. *The distance the subject property is from primary service facilities and activity centers, including schools, commercial centers, cultural nodes and places of employment.*

The property at issue is less than a tenth of a mile from Grove Elementary School, half a mile from Eastview Christian Church, and three-quarters of a mile from Normal Community High School. It is a mile and a half from the Veterans Parkway commercial corridor.

3. ***The capacity of existing and proposed community facilities and utilities, including water, sewer, and transportation systems, to serve the permitted uses which might lawfully occur on the property so zoned.***

The difference between R-1B and R-2 is negligible when evaluating the adequacy of utilities and transportation systems. Thus, the systems that are already adequate to serve the Trails on Sunset Lake would be adequate for R-2.

4. ***The relationship of the subject property to the various aspects of the Town's transportation system including pedestrian ways, bicycle paths, major and collector streets, and public transit.***

The Trails on Sunset Lake has excellent access to Airport Road and the overall transportation network. This part of Normal is not served by transit, but there is a section of the Constitution Trail system through the Grove Elementary property. In addition, a sidewalk connection adjacent to Airport Road from Tahoe Boulevard to the north edge of the Trails on Sunset Lake will be built within the coming months.

5. ***The adequacy of public services including schools, police and fire protection and solid waste collection, serving the property and the impact the permitted uses would have upon these services.***

The change from R-1B to R-2 would have a negligible impact on these services.

6. ***The potential impact existing or permitted uses in the vicinity would have upon land uses authorized in the R-2 District and the impact such uses, if developed, would have upon existing uses in the vicinity.***

The change from R-1B to R-2 would have a negligible impact on these services.

7. ***The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the Town's goals for equal housing opportunity and a variety of housing types.***

R-2 would permit denser housing and would introduce more diverse housing within the Trails on Sunset Lake.

8. ***The impact any natural disasters, including flooding would have upon the permitted uses.***

This area is not prone to natural disasters, and the design requirements within the code address stormwater runoff and flood routing.

9. ***The impact the permitted uses would have upon the environment including noise, air, and water pollution.***

The environmental impact of R-2 zoning would not be noticeably different from R-1B zoning, although denser housing is typically better for the environment because it makes more efficient use of the land.

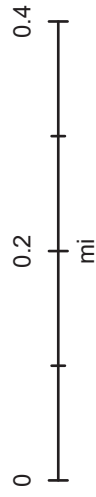
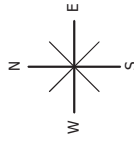
10. ***The conformance of the proposal to the Town's Comprehensive Plan and Official Map.***

The Comprehensive Plan supports denser housing in a wider variety of styles. Permitting R-2 zoning in this area would meet both goals.

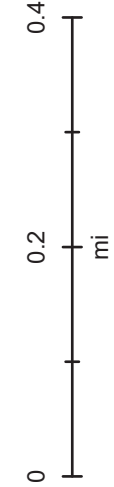
Town Staff Recommendation

For these reasons, Town staff recommends in favor of the zoning map amendment as proposed.

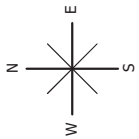
Trails on Sunset Lake



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



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



Original Overall Layout Plan

Detention Basin

To be R-2

R-1A

To be R-2

Zoning to be either R-1B, R-2, or B-1

North

Farnsworth GROUP

**TRAILS ON SUNSET LAKE
PRELIMINARY PLAN
NORMAL, ILLINOIS**

OVERALL LAYOUT PLAN


Sheet No. 2 of 7
Project No. 007577 Rev No. 24-1998

2000 N. HARRISON DRIVE
NORTON, MA 01854
TEL: 978-851-1100
WWW.FARNSWORTHGROUP.COM

DATE: 01/01/00
DRAWN: JMK
CHECKED: JMK

North
↓

Responsible Engineer	Chris C. Smith	Drawn By	David C. Smith	Check By	David C. Smith	Scale	As Shown	Project No.	106757	File No.	24-7598
Checked By		Design By	David C. Smith	Reviewed By	David C. Smith			Sheet No.	2	Of	7



Farnsworth
GROUP

10000 WILSON AVENUE
SUITE 100
DENVER, CO 80231
TEL: 303.733.1100
FAX: 303.733.1101
WWW.FARNSTWORTHGROUP.COM

**TRAILS ON SUNSET LAKE
PRELIMINARY PLAN
NORMAL ELEVOS**

OVERALL LAYOUT PLAN

2700 MAGNOLIA AVENUE, #104
DENVER, CO 80202
TEL: 303.733.1100 FAX: 303.733.1101

sheet 2 of 7 sheets

Exhibit 4



 Farnsworth 1700 International Northbrook, IL 60062 (800) 441-8100 / (312) 441-1070 Fax e-mail: f@farnsworth.com		THAMES ON BAYVIEW LAKE AMENDED PRELIMINARY PLAN NORMAL ILLINOIS	
OVERALL PLAN		Sheet No. 2084	Sheet No. 2 of 3
Project No. 05011470		Project No. 05011470 Sub No. 24-82525	

2021

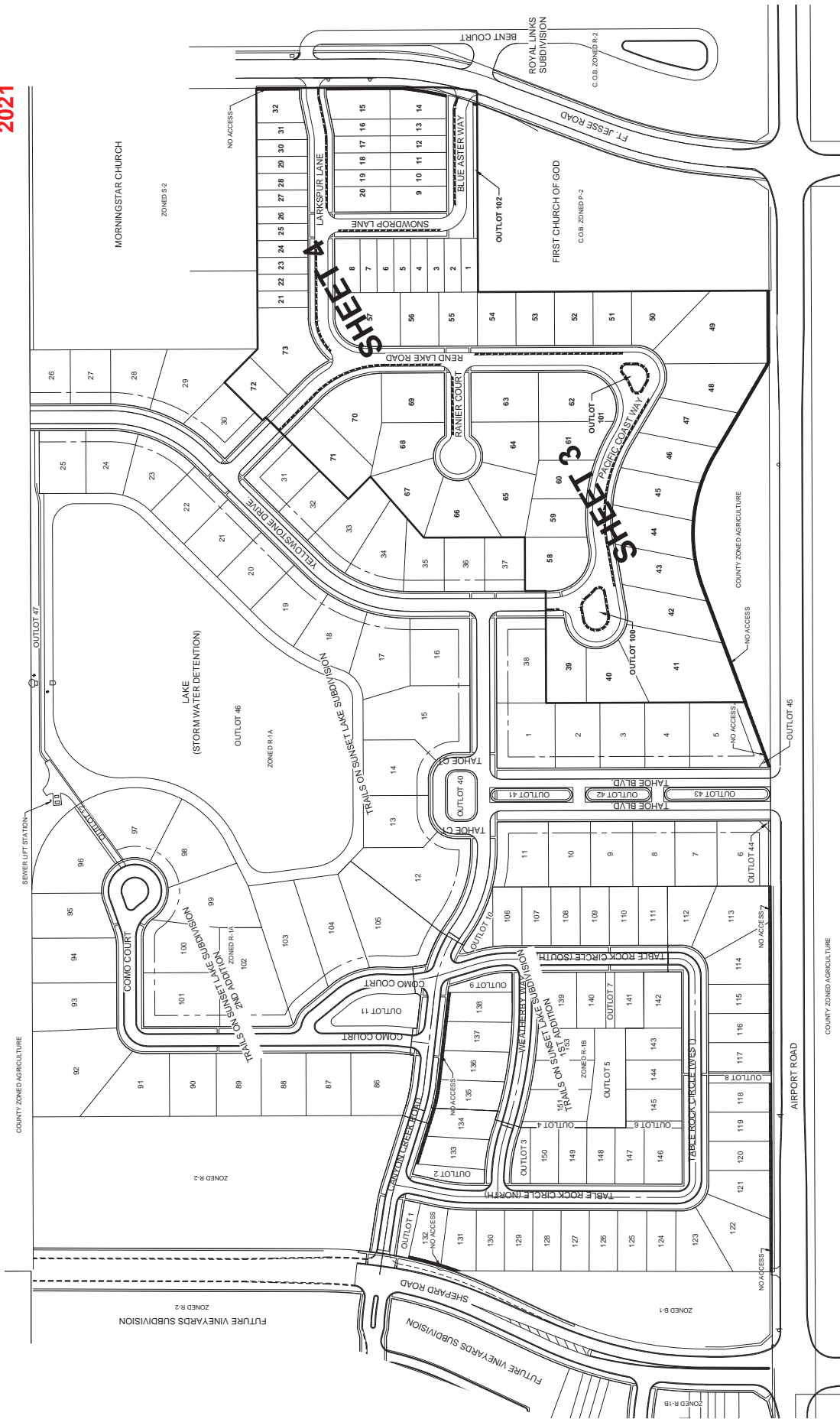


Lewis, Yockey & Brown, Inc.
Consulting Engineers & Land Surveyors
Professional Design Firm Registration #184.000806
505 North Main Street, Bloomington, Illinois
Ph. (309) 829-2552

AMENDED PRELIMINARY PLAN
FOR A PORTION OF
TRAILS ON SUNSET LAKE SUBDIVISION
NORMAL, ILLINOIS
KEY SHEET

2

OF 4
SHEET # 45128.08



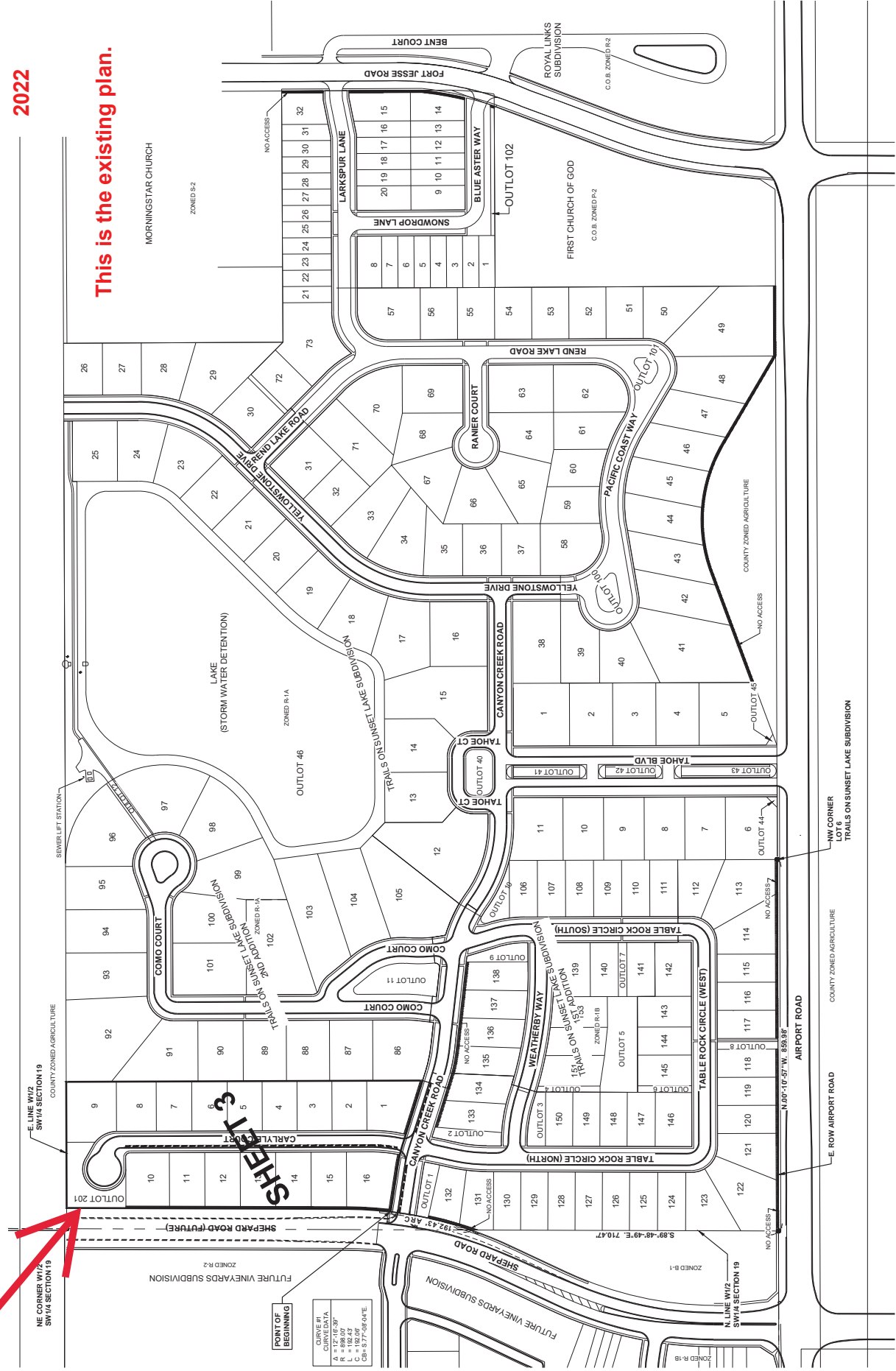
DATE	9/26/2017
BY	EL
CHKD	EL
APP	DR
REVISED	-
REVISED	-
REVISED	-

Exhibit 7

2022



This is the existing plan.



SHEET 13

POINT OF BEGINNING
CURVE #1
CURVE DATA
R = 192.47
C = 180.47
CB = 87.7°-06'04"E

NE CORNER W/12
SW 1/4 SECTION 19
COUNTY ZONED AGRICULTURE

SW CORNER
LOT 6
TRAILS ON SUNSET LAKE SUBDIVISION

COUNTY ZONED AGRICULTURE

E. ROW AIRPORT ROAD

N. 89°-10'-57"-W. 389.38'

N. LINE W/12
SW 1/4 SECTION 19

ZONED R-1B

ZONED R-1C

ZONED R-1D

ZONED R-1E

ZONED R-1F

ZONED R-1G

ZONED R-1H

ZONED R-1I

ZONED R-1J

ZONED R-1K

ZONED R-1L

ZONED R-1M

ZONED R-1N

ZONED R-1O

ZONED R-1P

ZONED R-1Q

ZONED R-1R

ZONED R-1S

ZONED R-1T

ZONED R-1U

ZONED R-1V

ZONED R-1W

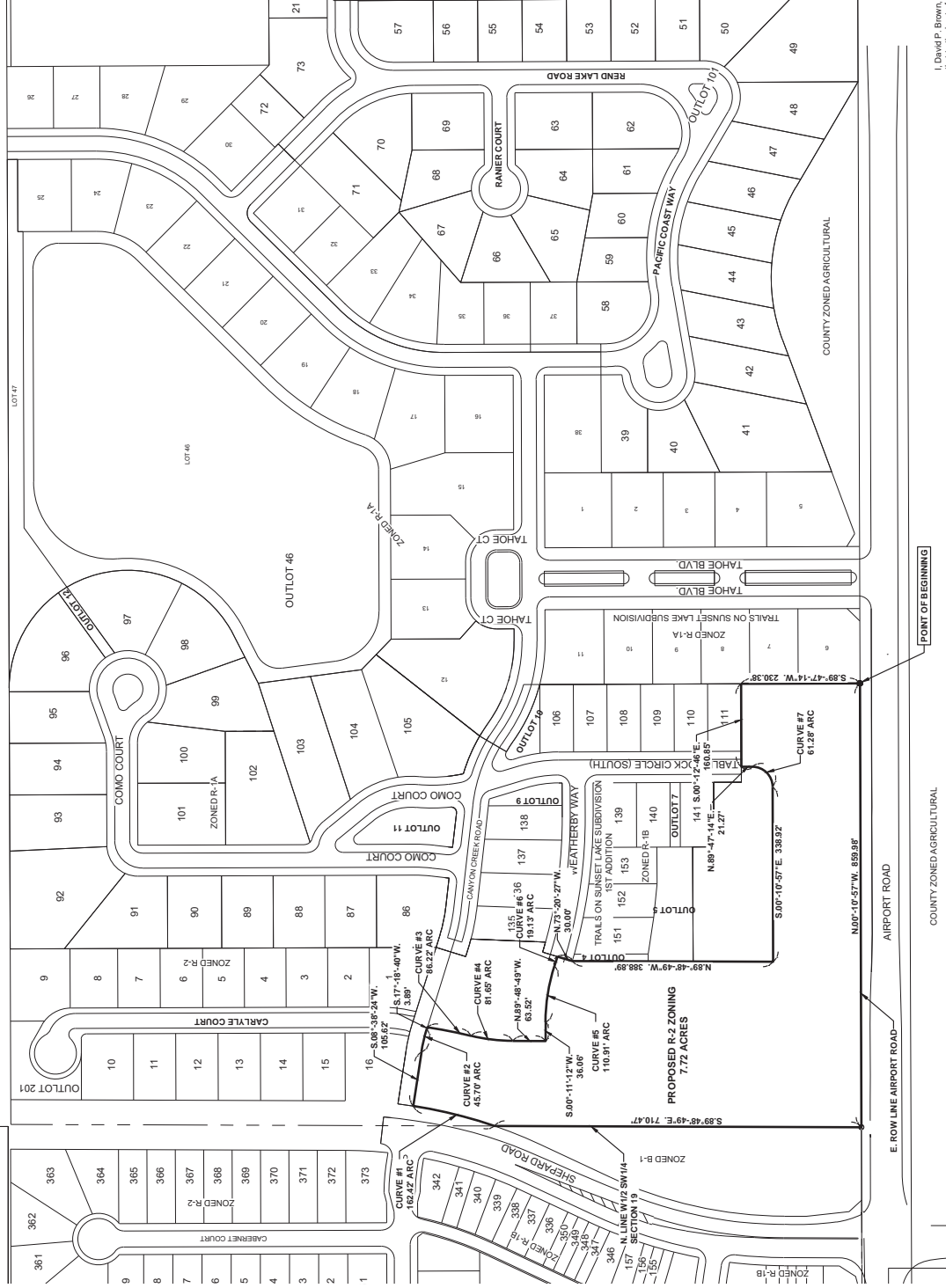
ZONED R-1X

ZONED R-1Y

ZONED R-1Z

Proposed Rezoning

PART OF THE W1/2 OF THE SW1/4 OF SEC. 19, T.24N., R.3E., 3P.M.,
TOWN OF NORMAL, MCLEAN COUNTY, ILLINOIS



Curve Data Curve #1	Curve Data Curve #2	Curve Data Curve #3	Curve Data Curve #4	Curve Data Curve #5	Curve Data Curve #6	Curve Data Curve #7
$\Delta = 72.41^{\circ}$ R = 680.07 C = 1.00 CB = 5.73-10.35E	$\Delta = 35.40^{\circ}$ R = 302.00 C = 1.00 CB = 1.52-66.99E	$\Delta = 103.47^{\circ}$ R = 1453.00 C = 1.00 CB = 1.52-66.99E	$\Delta = 13.27^{\circ}$ R = 300.00 C = 1.00 CB = 1.52-66.99E	$\Delta = 17.39^{\circ}$ R = 300.00 C = 1.00 CB = 1.52-66.99E	$\Delta = 0.11-10.43^{\circ}$ R = 300.00 C = 1.00 CB = 1.52-66.99E	$\Delta = 90.01-54^{\circ}$ R = 300.00 C = 1.00 CB = 1.52-66.99E

David P. Brown
Illinois Professional Land Surveyor No. 2725
License Expires 11/30/2024

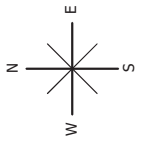
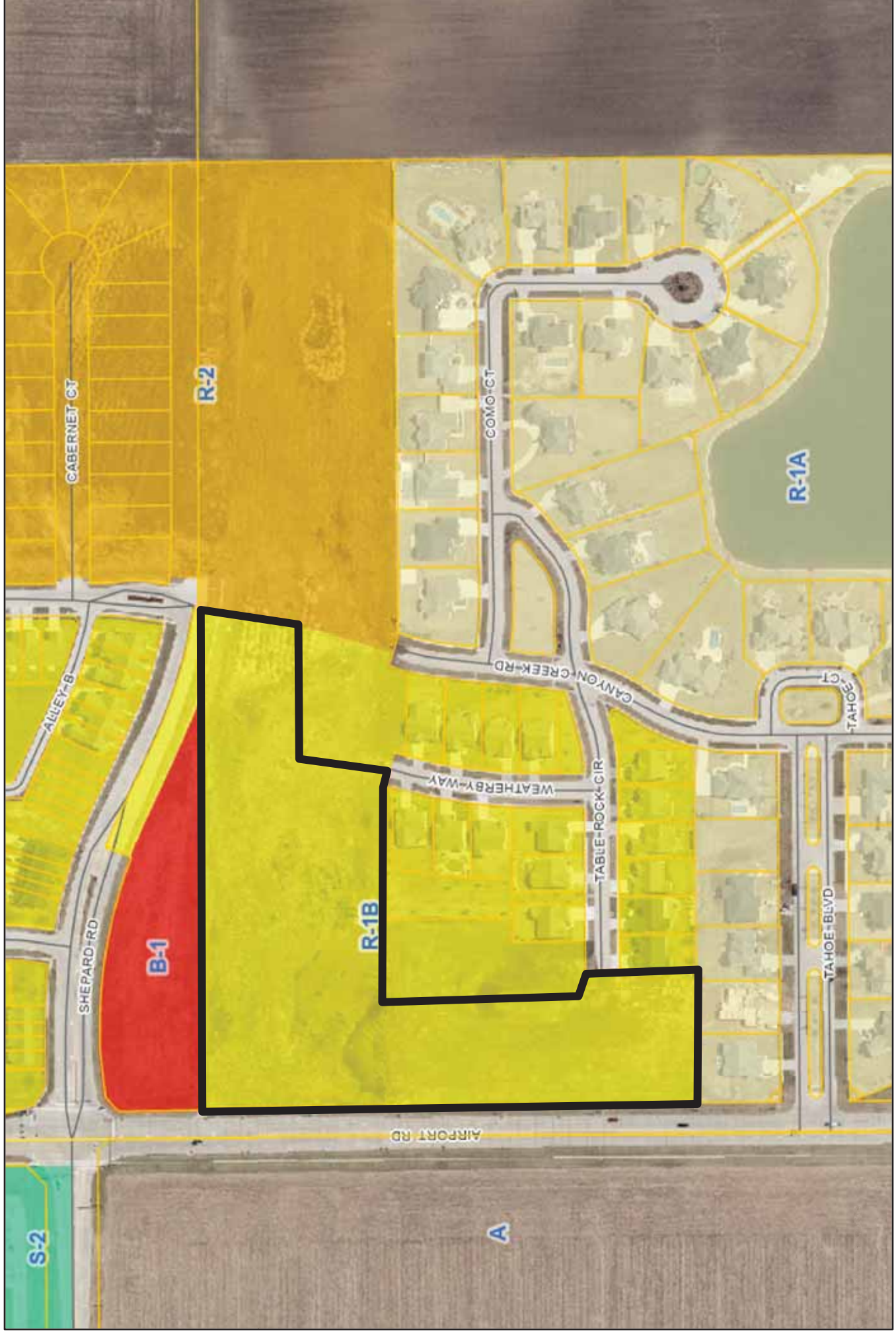
DAVID P. BROWN
2726
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
BLOOMINGTON

SHEET
1
OF: 1
JOB #:

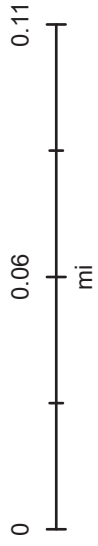
LYB
www.lybinc.com

REVISED	-	-
	-	-
	-	-
	-	-
	-	-
	-	-
9000	9000	9000
DRIN	MBE/LE	MBE/LE
DSIN	ELE	ELE
APP	DPB	DPB

Trails on Sunset Lake - Rezone



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

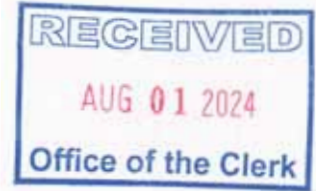


1 inch = 290 feet





APPLICATION FOR
ZONING MAP AMENDMENT



PROJECT NAME: Trails on Sunset Lake Subdivision

<p>APPLICANT Trails on Sunset Lake, LLC NAME: <u>c/o B.J. Armstrong</u> ADDRESS: <u>2401 E. Empire Street</u> <u>Bloomington, IL 61704</u> PHONE #: <u>309-663-2045</u> FAX #: _____ E-MAIL ADDRESS: <u>bjarmstrong@bjarmstrong.com</u> PROPERTY INTEREST: <u>Owner/Developer</u> <u>(of applicant)</u></p>	<p>FOR OFFICE USE ONLY:</p> <p>FILE STAMP</p> <p>FILING FEE: \$300.00 CASE NUMBER: _____ PUBLICATION DATE: _____ PUBLIC HEARING DATE: _____ COUNCIL ACTION DATE: _____ APPROVED _____ DENIED _____ ORDINANCE #: _____</p>
<p>OWNER Trails on Sunset Lake, LLC NAME: <u>c/o B.J. Armstrong</u> ADDRESS: <u>2401 E. Empire Street</u> <u>Bloomington, IL 61704</u> PHONE #: <u>309-663-2045</u> FAX #: _____ E-MAIL ADDRESS: <u>bjarmstrong@bjarmstrong.com</u></p>	<p>PROPERTY INFORMATION: ADDRESS: <u>E. of Airport Road; S. of Shepard Road</u> LOT SIZE IN SQUARE FEET: <u>7.72 Acres</u> PRESENT USE: <u>Vacant</u> CURRENT ZONING DISTRICT: <u>R-1B</u> PROPOSED ZONING: <u>R-2</u> USE OF ADJACENT PROPERTY & ZONING: NORTH: <u>B-1</u> SOUTH: <u>R-1A</u> EAST: <u>R-1B & R-2</u> WEST: <u>County-A</u></p>
<p>ATTORNEY/REPRESENTATIVE NAME: _____ ADDRESS: _____ PHONE #: _____ FAX #: _____ E-MAIL ADDRESS: _____</p>	
<p>REASON FOR REQUEST: A ZONING MAP AMENDMENT [Per Section 15.6] FOR THE ABOVE PROPERTY IS REQUESTED AS FOLLOWS: Rezone a portion of property within Trails on Sunset Lake Subdivision from R-1B to code standard R-2 zoning designation.</p>	

PROPERTY IDENTIFICATION NUMBER # Part 15-19-300-019

LEGAL DESCRIPTION: (Attach Separate Page if Necessary)

See Attachment

HAS A PREVIOUS ZONING MAP AMENDMENT BEEN REQUESTED?

YES

NO

(CIRCLE ONE)

(IF YES): DATE REQUEST WAS MADE: 2013

APPROVED ☒ OR DENIED ☐
(PLEASE CHECK ONE)

DATE OF APPROVAL OR DENIAL: 2013

ADDITIONAL ATTACHMENTS (Additional Information May Be Requested):

1. ATTACHMENT: Zoning Plat
2. ATTACHMENT: _____
3. ATTACHMENT: _____
4. ATTACHMENT: _____

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

APPLICANT SIGNATURE

DATE

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is subject of this request. The applicant has received my approval to proceed with this request.

OWNER SIGNATURE

DATE

NOTICE: You will be notified of the date and time of the Planning Commission Meeting. You and/or your representative must be present at the meeting and be prepared to present your case to the Planning Commission. If you and/or your representative are not present, the Commission may not hear your request.

EXHIBIT A

Subject Premises to be Rezoned R-2 Legal Description

A part of the W½ of the SW¼ of Section 19, Township 24 North, Range 3 East of the Third Principal Meridian, Town of Normal, McLean County, Illinois, more particularly described as follows: Beginning at the northwest corner of Lot 6 in Trails on Sunset Lake Subdivision according to the Plat thereof recorded as Document No. 2008-29229 in the McLean County Recorder of Deeds Office, said point being on the east right of way line of Airport Road; thence N.00°-10'-57"W. 859.98 feet on said east right of way line of Airport Road to the north line of the W½ of the SW¼ of Section 19; thence S.89°-48'-49"E. 710.47 feet on said north line of the W½ of the SW¼ of Section 19; thence southeasterly 162.42 feet on a non-tangential curve concave to the northeast having a central angle of 10°-21'-47", a radius of 898.00 feet and chord of 162.20 feet bearing S.76°-10'-38"E. from the last described course; thence S.08°-38'-24"W. 105.62 feet; thence southwesterly 45.70 feet on a tangential curve concave to the northwest having a central angle of 08°-40'-16", a radius of 302.00 feet and a chord of 45.66 feet bearing S.12°-58'-19"W. from the last described course; thence S.17°-18'-40"W. 3.89 feet; thence northwesterly 86.22 feet on a non-tangential curve concave to the northeast having a central angle of 04°-41'-29", a radius of 1053.00 feet and a chord of 86.19 feet bearing N.78°-47'-33"W. from the last described course to a point of reverse curve; thence westerly 81.65 feet on a tangential curve having central angle of 13°-21'-56", a radius of 350.00 feet and a chord of 81.46 feet bearing N.83°-07'-51"W. from the chord of the last described arc; thence N.89°-48'-49"W. 63.52 feet; thence S.00°-11'-12"W. 36.06 feet; thence southwesterly 110.91 feet on a tangential curve concave to the west having a central angle of 17°-39'-04", a radius of 360.00 feet and a chord of 110.47 feet bearing S.09°-00'-43"W. from the last described course to a point of reverse curve; thence southwesterly 19.13 feet on a tangential curve concave to the east having a central angle of 01°-10'-43", a radius of 930.00 feet and a chord of 19.13 feet bearing S.17°-14'-54"W. from the chord of the last described arc to the centerline of Weatherby Way right of way on the north line of Trails on Sunset Lake Subdivision 1st Addition recorded as Document No. 2013-30772 in the McLean County Recorder of Deeds Office; thence N.73°-20'-27"W. 30.00 feet to the northwest corner of Outlot 4 in said Trails on Sunset lake Subdivision 1st Addition; thence N.89°-48'-49"W. 388.89 feet on the westerly extension of the north line of said Outlot 4 and Outlot 5 in said Trails on Sunset Lake Subdivision 1st Addition; thence S.00°-10'-57"E. 338.92 feet; thence easterly 61.28 feet on a tangential curve concave to the northeast having a central angle of 90°-01'-49", a radius of 39.00 feet and a chord of 55.17 feet bearing S.45°-11'-49"E. from the last described course; thence N.89°-47'-14"E. 21.27 feet to the centerline of

Table Rock Circle right of way in said Trails on Sunset Lake Subdivision 1st Addition on the northerly extension of the west line of Lot 111 in said Trails on Sunset Lake Subdivision 1st Addition; thence S.00°-12'-46"E. 160.85 feet to the southwest corner of said Lot 111; thence S.89°-47'-14"W. 230.38 feet to the Point of Beginning, containing 7.72 acres, more or less, with assumed bearings given for description purposes only.

Amended Preliminary Subdivision Plan

Case #: 24-09-09-PC

Applicant: Trails on Sunset Lake, LLC

Location: Northwest portion of the Trails on Sunset Lake Subdivision

Date: September 5, 2024

Summary: The proposed amendment to the preliminary subdivision plan would convert 26 lots currently planned for detached, single-family residences to 42 attached, single-family residences.

Staff Recommendation: Approval

Background

A thorough history of the Trails on Sunset Lake Subdivision can be found in the previous staff report.

Presuming that the rezoning from R-1B to R-2 is approved, as described in the previous report, the applicant is also requesting an amendment to the current preliminary subdivision plan as it pertains to the 9.97 +/- acre unplatted area west of Canyon Creek Road, shown in Exhibit 1.

The currently approved plan for that area (Exhibit 2) includes the following:

- 48 lots for detached, single-family homes adjacent to the Table Rock Circle loop
- Outlots 1-3 (HOA-owned green spaces)
- Outlot 5 (HOW-owned common green/recreational space)
- Outlot 4, 6, and 7 (sidewalk access to the shared green space in Outlot 5)
- Outlot 8 (sidewalk connection to Airport).

Within this area, 16 lots have been platted and built, and Outlots 4, 5, and 7 have been platted and are currently maintained by the HOA. Note that to date, Outlots 4 and 7 have not been improved with pedestrian walkways to provide access to the large green space contained within Outlot 5. It is the expectation that walkways will be installed within the Outlots 4, 6, and 7 as the rest of Table Rock Circle builds out.

Current Proposal

The proposed amendment to the preliminary plan for the unplatted area (Exhibit 3) includes the following:

- Converting 26 of the 32 remaining detached, single-family lots to 42 attached, single-family lots (Lots 201-234 and 237-244). The remaining 6 lots (Lots 235-236 and 245-248) would remain as detached, single-family homes (zoned R-1B).
- Leaving Outlots 1-3, 6 and 8 as planned.

As part of the amended preliminary subdivision plan, the developer is also requesting rear yard setback variances to permit 25-foot rear yards for all the lots rather than the code minimum 35-foot rear yards and to permit 29-foot street widths with parking allowed only on one side rather than the code minimum 31-foot width. These are both in accordance with variances approved in the original and amended annexation agreements.

The applicant or their representative will be present during the public hearing to answer questions.

Adjacent Zoning

Property	Zoning District	Land Use
Subject Property	R-1B Single Family Residential	Undeveloped
Adjacent North	B-1 General Business	Undeveloped
Adjacent East	R-1B Single Family Residential R-2 Mixed Residential	Single-family residences Undeveloped
Adjacent South	R-1A Single Family Residential R-1B Single Family Residential	Single-family residences Single-family residences
Adjacent West	County Agriculture	Agriculture

Staff Analysis

The code regulations pertaining to subdivisions are found with Chapter 16 Subdivision Code, not the zoning code (which is Chapter 15). The first step to subdividing and developing land is to create a preliminary subdivision plan, as required by Sec. 16.3-2. The preliminary plan includes elements such as future public roadway alignments, connections to adjacent properties, and utility alignments in order to ensure orderly growth and development over time.

Sec. 16.2-3 of the Municipal Code sets forth the purpose for the subdivision regulations. The overarching goals of subdivision review and approval are to ensure the orderly growth of Normal in a manner that does not negatively impact the Town's growth and development nor the health and welfare of the citizens. The criteria are listed below, accompanied by the staff analysis:

A. To protect, provide and promote the public health, safety and general welfare of the Town;

The area is already zoned for single-family residences. The proposed change from 26 detached, single-family residences to 42 attached, single-family residences should have no appreciable impact on general public health, safety and general welfare.

B. To guide the future growth and development of the Town, in accordance with the Comprehensive Plan;

The Comprehensive Plan calls for denser residential development and a greater variety of housing styles. The proposed amendment to provide attached, single-family zoning in an existing single-family neighborhood will help achieve both goals.

C. To provide for adequate light, air and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population;

The layout of the lots would meet this goal, as each lot would have adequate green spaces, building setbacks and the like. Even with the proposed increased density, the area will be fairly low-density.

D. To protect the character and the social and economic stability of all parts of the Town and to encourage the orderly and beneficial development of all parts of the community;

The change to attached, single-family lots will help provide needed additional housing in an area already slated for residential development. It is common to have attached and detached single-family lots adjacent to one another.

E. To protect and conserve the value of land throughout the Town and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings;

It is common to have attached and detached single-family lots adjacent to one another. Thus, Town staff believes this amended preliminary plan will conserve land values and will not result in conflicts.

F. To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation and other public requirements and facilities;

The provision of these services and amenities is not significantly different between attached and detached single-family lots.

G. To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the Town, having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of streets and building setback lines;

The Town has steadily been moving in the policy direction of denser housing and narrower public streets in appropriate locations. The proposed amended preliminary subdivision plan achieves modestly higher density by changing an area of detached residences to attached residences. The density is further enhanced by reduced setbacks, which were approved as part of a previous annexation agreement amendment. Furthermore, this development always contemplated narrower street widths as long as parking is prohibited on one side, as is proposed.

H. To establish reasonable standards of design and procedures for subdivisions and re-subdivisions, in order to further the orderly layout and use of land, and to insure proper legal descriptions and monumenting of subdivided land;

The proposal meets all standards for preliminary subdivision.

I. To ensure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision and areas reasonably anticipated to be served by such facilities;

Public utilities and services are already adjacent to this proposed development.

J. To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the Town in order to preserve the integrity, stability and beauty of the community and the value of the land;

The proposed preliminary plan corresponds with the engineering and design of the rest of the Trails on Sunset Lake Subdivision, and all stormwater will drain to the existing basin to the east.

K. To preserve the natural beauty and topography of the Town and to insure appropriate development with regard to these natural features;

The area in question is relatively flat and has been farmed for many decades. As a result, there are no notable features to be preserved.

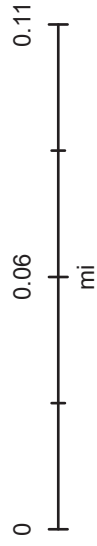
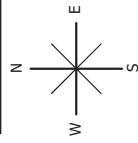
L. To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of land as established in the Town's zoning ordinance.

The adjacent platted area includes a common green space (Outlot 5) for the residents to enjoy.

Town Staff Recommendation

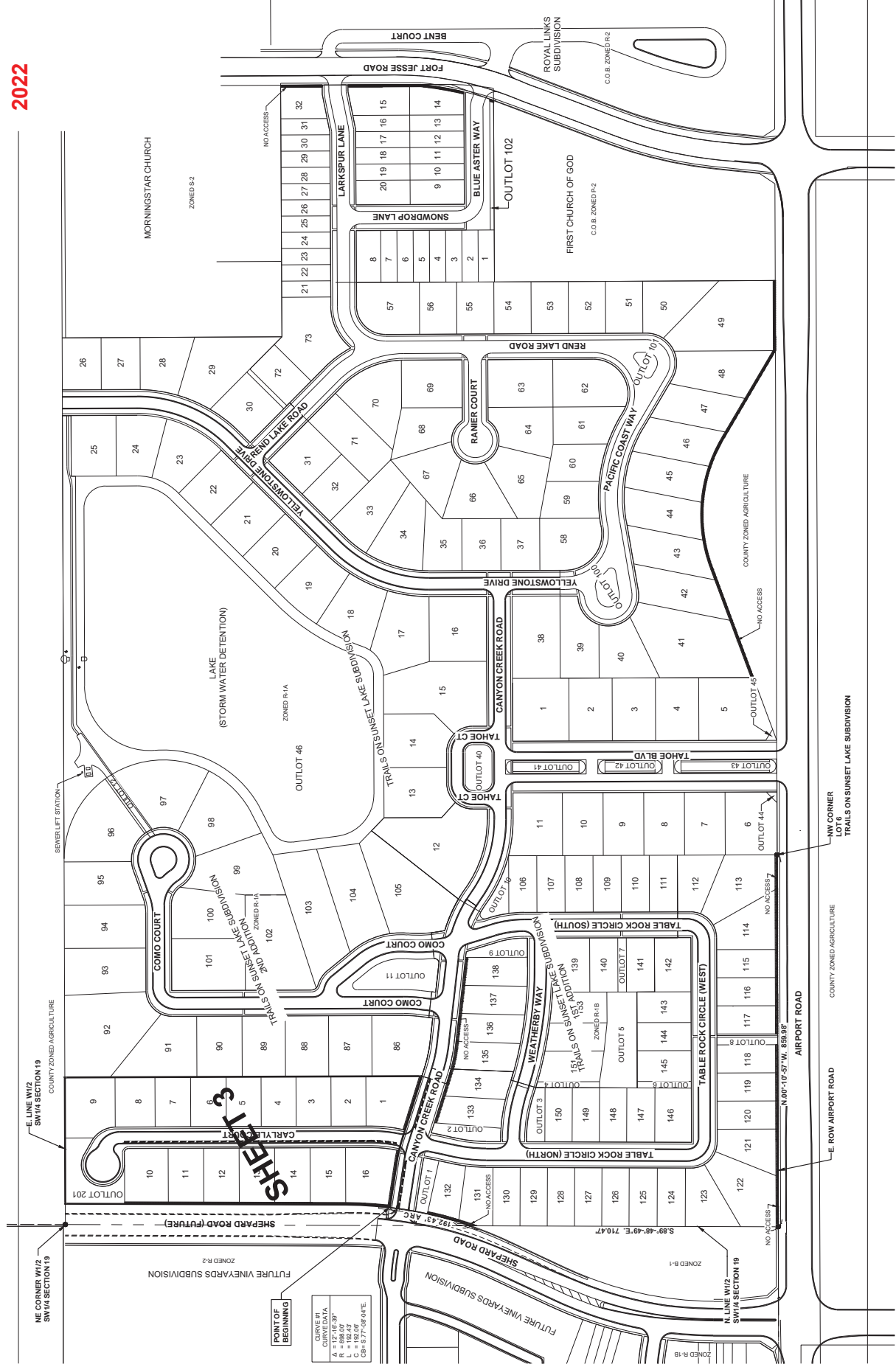
For these reasons, Town staff recommends in favor of the amended preliminary subdivision plan as proposed.

Table Rock Circle - Unplatted Area



1 inch = 290 feet

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

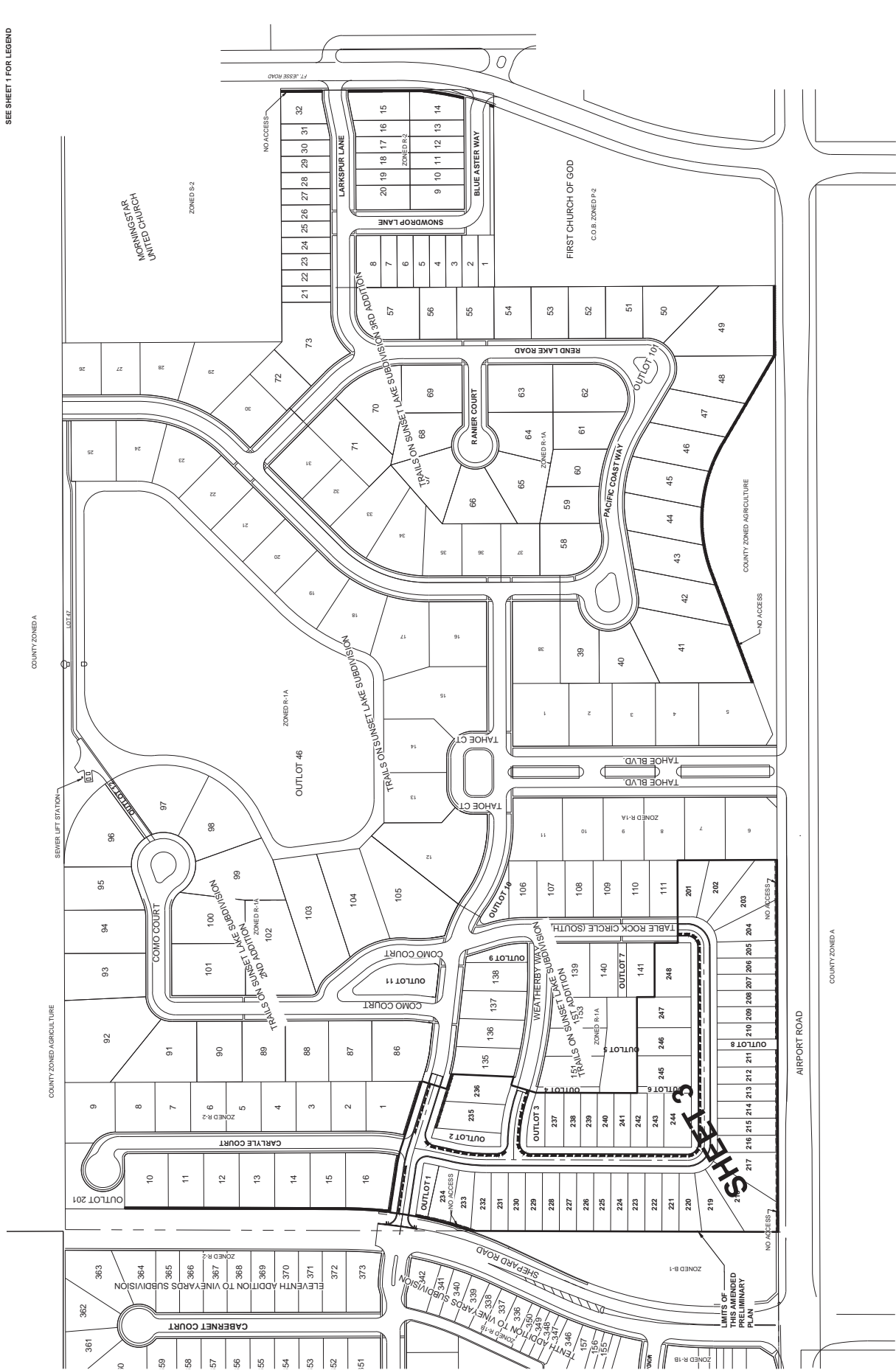


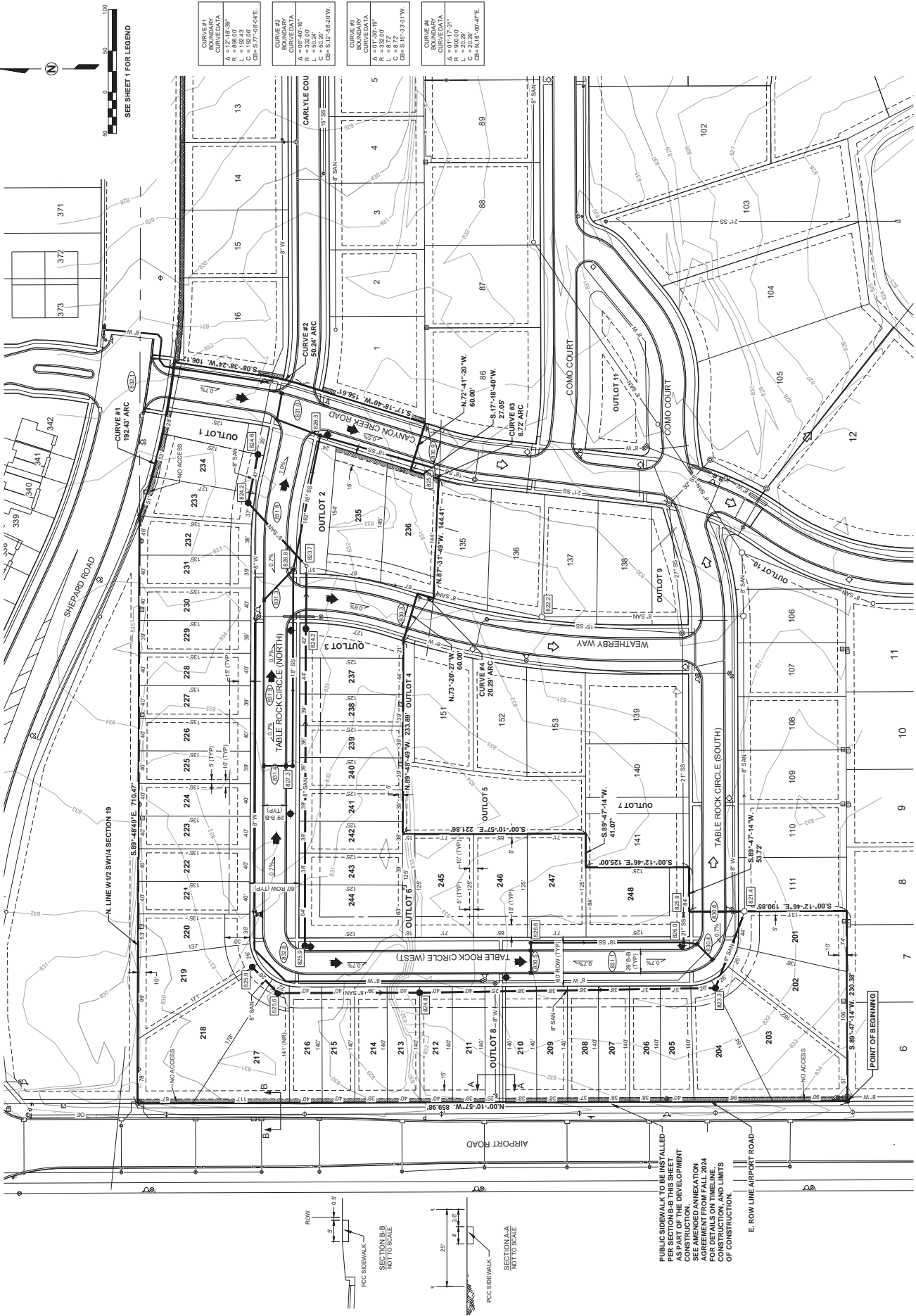
AMENDED PRELIMINARY PLAN

NORMAL, ILLINOIS

DED PRELIMINA

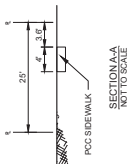
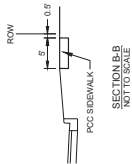
REVISED	-
-	-
-	-
-	-
-	-
-	-
K.	9/29/2019/47
PRIN.	ELE
SN	ELE
PP.	DP8





SEE SHEET 1 FOR LEGEND

CURVE #1 CURVE DATA A = 121.16'-30" R = 598.00' C = 108.00' CB = 5.17'-06.41"E	CURVE #2 BOUNDARY CURVE DATA A = 121.16'-30" R = 598.00' C = 108.00' CB = 5.17'-06.41"E	CURVE #3 BOUNDARY CURVE DATA A = 121.16'-30" R = 598.00' C = 108.00' CB = 5.17'-06.41"E	CURVE #4 CURVE DATA A = 011.17'-31" R = 20.25' C = 4.81' CB = 5.19'-33.11"W
--	--	--	---



PUBLIC SIDEWALK TO BE INSTALLED
AS PART OF THE DEVELOPMENT
CONSTRUCTION.
SEE AMENDED ANNEXATION
FOR DETAILS ON TIMELINE,
CONSTRUCTION, AND LIMITS
OF CONSTRUCTION.

E. ROW LINE AIRPORT ROAD



APPLICATION FOR:
PRELIMINARY SUBDIVISION PLAN _____ (or)
AMENDED PRELIMINARY SUBDIVISION PLAN X



PROJECT NAME: Trails on Sunset Lake Subdivision

APPLICANT

Trails on Sunset Lake, LLC
NAME: c/o B.J. Armstrong
ADDRESS: 2401 E. Empire Street
Bloomington, IL 61704
PHONE #: 309-663-2045 FAX #: _____
E-MAIL ADDRESS: bjarmstrong@bjarmstrong.com
PROPERTY INTEREST: Owner/Developer
(of applicant)

FOR OFFICE USE ONLY:

FILE STAMP

Less than 2 acres	\$300.00
2 to 15 acres	\$400.00
15 to 25 acres	\$500.00
25 acres and up	\$600.00

FILING FEE: \$ _____
CASE NUMBER: _____
PUBLICATION DATE: _____
PUBLIC HEARING DATE: _____
COUNCIL ACTION DATE: _____
APPROVED _____ DENIED _____
RESOLUTION #: _____

OWNER

Trails on Sunset Lake, LLC
NAME: c/o B.J. Armstrong
ADDRESS: 2401 E. Empire Street
Bloomington, IL 61704
PHONE #: 309-663-2045 FAX #: _____
E-MAIL ADDRESS: bjarmstrong@bjarmstrong.com

PROPERTY INFORMATION:

COMMON LOCATION:
E. of Airport Road; S. of Shepard Road

ACREAGE: 9.97

OF LOTS PROPOSED: 48 Lots & 4 Outlots

ZONING DISTRICT: R-2 & R-1B

USE OF ADJACENT PROPERTY & ZONING:

NORTH: B-1 & R-1B

SOUTH: R-1A & R-1B

EAST: R-1B & R-2

WEST: County-A

ATTORNEY/REPRESENTATIVE

NAME: _____
ADDRESS: _____
PHONE #: _____ FAX #: _____
E-MAIL ADDRESS: _____

REASON FOR REQUEST:

A PRELIMINARY SUBDIVISION PLAN [Per Section 15.9-9] OR AMENDED PRELIMINARY SUBDIVISION PLAN FOR THE ABOVE PROPERTY IS REQUESTED AS FOLLOWS:

See Attachment

LEGAL DESCRIPTION: (Attach Separate Page if Necessary)

See Attachment Exhibit A

HAS A PREVIOUS PRELIMINARY SUBDIVISION PLAN BEEN REQUESTED?

YES

NO

(CIRCLE ONE)

(IF YES): DATE REQUEST WAS MADE: 2013

APPROVED ☒

OR

DENIED ☐

(PLEASE CHECK ONE)

DATE OF APPROVAL OR DENIAL: 2013

REQUIRED ATTACHMENTS (Additional Information May Be Requested):

Twenty-Two (22) copies of the Following:

1. Preliminary Subdivision Plan
2. Preliminary Subdivision Plan Checklist
3. _____
4. _____
5. _____

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.


APPLICANT SIGNATURE

7/30/24
DATE

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is subject of this request. The applicant has received my approval to proceed with this request.


OWNER SIGNATURE

7/30/24
DATE

NOTICE: You will be notified of the date and time of the Planning Commission Meeting. You and/or your representative must be present at the meeting and be prepared to present your case to the Planning Commission. If you and/or your representative are not present, the Commission may not hear your request.

Attachment – Reason For Request
Obtain Approval of:

- 1) Amended annexation agreement.
- 2) Change in the number of proposed lots from previously approved preliminary plan.
- 3) Change in the lot configuration pertaining to single family lots for detached dwelling units as previously approved, with change in the lot configuration in accommodation of single family lots for attached dwelling units as currently proposed.
- 4) Request for 10' waiver of required rear yard in R-1B zoning district for Lots 235, 236 and 245 –248 inclusive to allow a 25' rear yard in lieu of code required 35' rear yard.
- 5) Request for 10' waiver of required rear yard in R-2 zoning district for Lots 201 – 234 inclusive and 237 – 244 inclusive to allow a 25' rear yard in lieu of code required 35' rear yard.

EXHIBIT A

Legal Description

A part of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 19, Township 24 North, Range 3 East of the Third Principal Meridian, Town of Normal, McLean County, Illinois, more particularly described as follows: Beginning at the northwest corner of Lot 6 in Trails on Sunset Lake Subdivision according to the Plat thereof recorded as Document No. 2008-29229 in the McLean County Recorder of Deeds Office, said point being on the east right of way line of Airport Road; thence N.00°-10'-57"W. 859.98 feet on said east right of way line of Airport Road to the north line of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 19; thence S.89°-48'-49"E. 710.47 feet on said north line of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 19; thence southeasterly 192.43 feet on a non-tangential curve concave to the northeast having a central angle of 12°-16'-39", a radius of 898.00 feet and chord of 192.06 feet bearing S.77°-08'-04"E. from the last described course; thence S.08°-38'-24"W. 106.12 feet; thence southwesterly 50.24 feet on a tangential curve concave to the northwest having a central angle of 08°-40'-16", a radius of 332.00 feet and a chord of 50.20 feet bearing S.12°-58'-20"W. from the last described course; thence S.17°-18'-40"W. 156.61 feet to the northeast corner of Trails on Sunset Lake Subdivision 1st Addition, according to the Plat thereof recorded as Document No. 2013-30772 in the McLean County Recorder of Deeds Office, also being the northeast corner of Canyon Creek Drive; thence N.72°-41'-20"W. 60.00 feet to the northwest corner of said Canyon Creek Drive; S.17°-18'-40"W. 27.05 feet on the west right of way line of said Canyon Creek Drive; thence southwesterly on the west right of way line of said Canyon Creek Drive 8.72 feet on a tangential curve concave to the southeast having a central angle of 01°-30'-19", a radius of 332.00 feet and a chord of 8.72 feet bearing S.16°-33'-31"W. from the last described course to the northeast corner of Lot 135 in said Trails on Sunset Lake Subdivision 1st Addition; thence N.87°-31'-49"W. 144.41 feet to the northwest corner of said Lot 135; thence northeasterly 20.29 feet on a non-tangential curve concave to the southeast having a central angle of 01°-17'-31", a radius of 900.00 feet and a chord of 20.29 feet bearing N.16°-00'-47"E. from the last described course to the northeast corner of Weatherby Way in said Trails on Sunset Lake Subdivision 1st Addition; thence N.73°-20'-27"W. 60.00 feet to the northeast corner of Outlot 4 in said Trails on Sunset Lake Subdivision 1st Addition; thence N.89°-48'-49"W. 233.89 feet to the northwest corner of Outlot 5 in said Trails on Sunset Lake Subdivision 1st Addition; thence S.00°-10'-57"E. 221.86 feet to the southwest corner of said Outlot 5; thence S.89°-47'-14"W. 41.07 feet to the northwest corner of Lot 141 in said Trails on Sunset Lake Subdivision 1st Addition; thence S.00°-12'-46"E. 125.00 feet to the southwest corner of said Lot 141; thence S.89°-47'-14"W. 53.72 feet to the northwest corner of Table Rock Circle right of way in said Trails on Sunset Lake Subdivision 1st Addition at the intersection of the northerly extension of the west line of Lot 111 in said Trails on Sunset Lake Subdivision 1st Addition; thence S.00°-12'-46"E. 190.85 feet to the southwest

corner of said Lot 111; thence S.89°-47'-14"W. 230.38 feet to the Point of Beginning, containing 9.97 acres, more or less, with assumed bearings given for description purposes only.

Amended Preliminary Subdivision Plan

Case #: 24-09-10-PC

Applicant: Trails on Sunset Lake, LLC

Location: Northeast portion of the Trails on Sunset Lake Subdivision

Date: September 5, 2024

Summary: The proposed amendment to the preliminary subdivision plan would convert 16 lots currently planned for detached, single-family residences to 34 attached, single-family residences.

Staff Recommendation: Approval

Background

A thorough history of the Trails on Sunset Lake Subdivision can be found in previous staff reports.

Exhibits 1 and 2 show a current aerial and zoning map of the northeast portion of the Trails on Sunset Lake. In 2007, the original annexation agreement called for this area to be zoned R-2 (Res. No. 4006), as shown on Exhibit 3, where the current applicant is proposing to build Carlyle Court. It was anticipated that the northeast corner would develop as a cul de sac rather than having a street through to the farm to the east.

As shown in Exhibit 4, in February 2010, the Town approved an Amended Preliminary Plan (Res. No. 4467) and a related Zoning Map Amendment (Ord. No. 5329) to establish R-2 Mixed Residential zoning in the northeast and northwest corners of the subdivision and to lay out cul de sacs in both areas. Per that plan, the Carlyle Court cul de sac was slated to have 9 triplexes (27 units). These were never built.

The most recent change in this part of the Trails on Sunset Lake was in 2022, when the Town Council approved an Amended Preliminary Subdivision Plan to permit 16 lots for detached, single-family residences on the cul de sac (now named Carlyle Court) and one outlot to be owned and maintained by the HOA (Res. No. 5965), as shown in Exhibit 5. Waivers were specifically approved for the number of units along the cul de sac, the length of the cul de sac, the width of the street pavement, the width of the right-of-way, and for 25-foot rear yard setbacks rather than the 35 feet required by code.

At this time, the developer is proposing the following amendment to the preliminary subdivision plan and related variances/waivers, as shown in Exhibit 6:

1. Returning to attached, single-family housing in the form of duplexes. Specifically, the request is for 34 duplex units.
2. Re-approving the 25-foot rear yard setback variance for all lots.
3. Re-approving the street width at 29 feet rather than the 31 feet required by code.
4. Re-approving the public street right-of-way at 50 feet rather than the code-required 60 feet.
5. Re-approving a cul de sac longer than 400 feet with more than 8 lots.

The proposed preliminary plan also shows two outlots (202 and 203) adjacent to Canyon Creek Road and a larger outlot (201) on the east end of the cul de sac. An easement is shown through

Outlot 201 for a future sidewalk connection to Shepard Road. All outlots would be used for general green space and would be owned and maintained by the HOA.

The applicant or their representative will be present during the public hearing to answer questions.

Adjacent Zoning

Property	Zoning District	Land Use
Subject Property	R-2 Mixed Residence	Undeveloped
Adjacent North	R-2 Mixed Residence	Single-family residences
Adjacent East	County Agriculture	Agriculture
Adjacent South	R-1A Single Family Residential	Single-family residences
Adjacent West	R-1B Single Family Residential	Undeveloped

Staff Analysis

The code regulations pertaining to subdivisions are found with Chapter 16 Subdivision Code, not the zoning code (which is Chapter 15). The first step to subdividing and developing land is to create a preliminary subdivision plan, as required by Sec. 16.3-2. The preliminary plan includes elements such as future public roadway alignments, connections to adjacent properties, and utility alignments in order to ensure orderly growth and development over time.

Sec. 16.2-3 of the Municipal Code sets forth the purpose for the subdivision regulations. The overarching goals of subdivision review and approval are to ensure the orderly growth of Normal in a manner that does not negatively impact the Town's growth and development nor the health and welfare of the citizens. The criteria are listed below, accompanied by the staff analysis:

A. To protect, provide and promote the public health, safety and general welfare of the Town;

The area is already zoned for attached single-family residences. The plan approved in 2010 showed 27 attached single-family units on Carlyle Court. Thus, this return to attached residences should continue to positively impact public health, safety, and general welfare.

B. To guide the future growth and development of the Town, in accordance with the Comprehensive Plan;

The Comprehensive Plan calls for denser residential development and a greater variety of housing styles. The proposed amendment to provide attached, single-family zoning in an existing single-family neighborhood will help achieve both goals.

C. To provide for adequate light, air and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population;

The layout of the lots would meet this goal, as each lot would have adequate green spaces, building setbacks and the like. Even with the proposed increased density, the area will be fairly low-density.

D. To protect the character and the social and economic stability of all parts of the Town and to encourage the orderly and beneficial development of all parts of the community;

The change to attached, single-family lots will help provide needed additional housing in an area already slated for residential development. It is common to have attached and detached single-family lots adjacent to one another.

E. To protect and conserve the value of land throughout the Town and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings;

It is common to have attached and detached single-family lots adjacent to one another. Thus, Town staff believes this amended preliminary plan will conserve land values and will not result in conflicts.

F. To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation and other public requirements and facilities;

The provision of these services and amenities is not significantly different between attached and detached single-family lots.

G. To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the Town, having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of streets and building setback lines;

The Town has steadily been moving in the policy direction of denser housing and narrower public streets in appropriate locations. The proposed amended preliminary subdivision plan achieves modestly higher density by changing an area of detached residences to attached residences. The density is further enhanced by reduced setbacks, which were approved as part of a previous preliminary subdivision plan amendment. Furthermore, this development always contemplated narrower street widths as long as parking is prohibited on one side, as is proposed.

H. To establish reasonable standards of design and procedures for subdivisions and re-subdivisions, in order to further the orderly layout and use of land, and to insure proper legal descriptions and monumenting of subdivided land;

The proposal meets all standards for preliminary subdivision.

I. To ensure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision and areas reasonably anticipated to be served by such facilities;

Public utilities and services are already adjacent to this proposed development.

J. To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the Town in order to preserve the integrity, stability and beauty of the community and the value of the land;

The proposed preliminary plan corresponds with the engineering and design of the rest of the Trails on Sunset Lake Subdivision, and all stormwater will drain to the existing basin to the south.

K. To preserve the natural beauty and topography of the Town and to insure appropriate development with regard to these natural features;

The area in question is relatively flat and has been farmed for many decades. As a result, there are no notable features to be preserved.

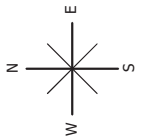
L. To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of land as established in the Town's zoning ordinance.

Residents of the Trails on Sunset Lake have access to a trail around the east side of the large detention basin and an extensive sidewalk system throughout the neighborhood.

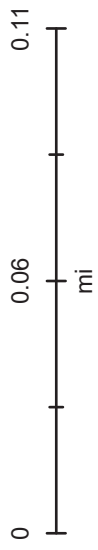
Town Staff Recommendation

For these reasons, Town staff recommends in favor of the amended preliminary subdivision plan as proposed with all required variances and design waivers.

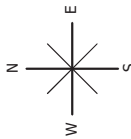
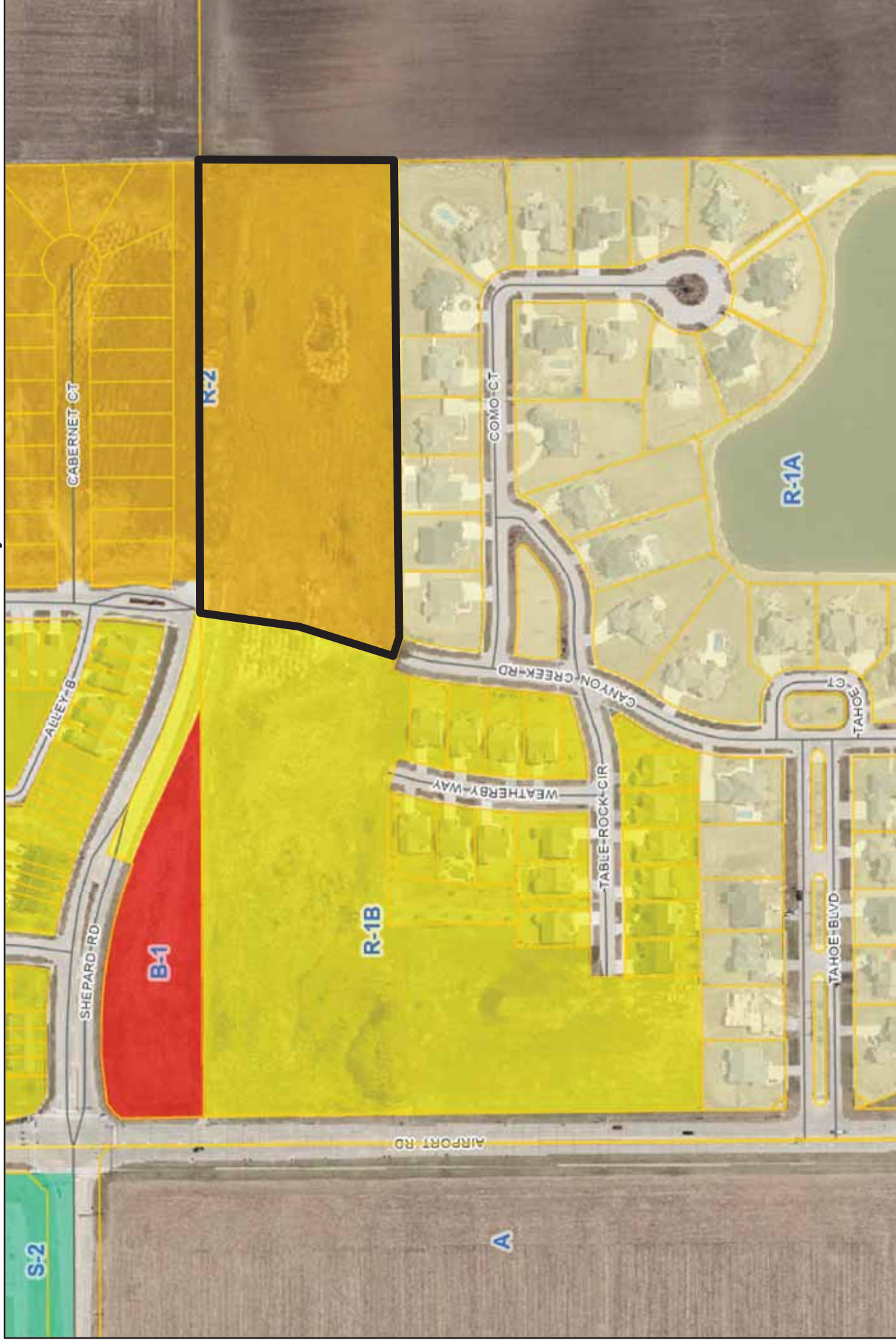
Carlyle Court



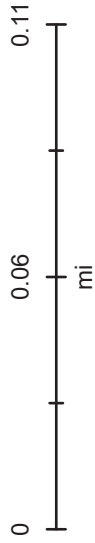
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



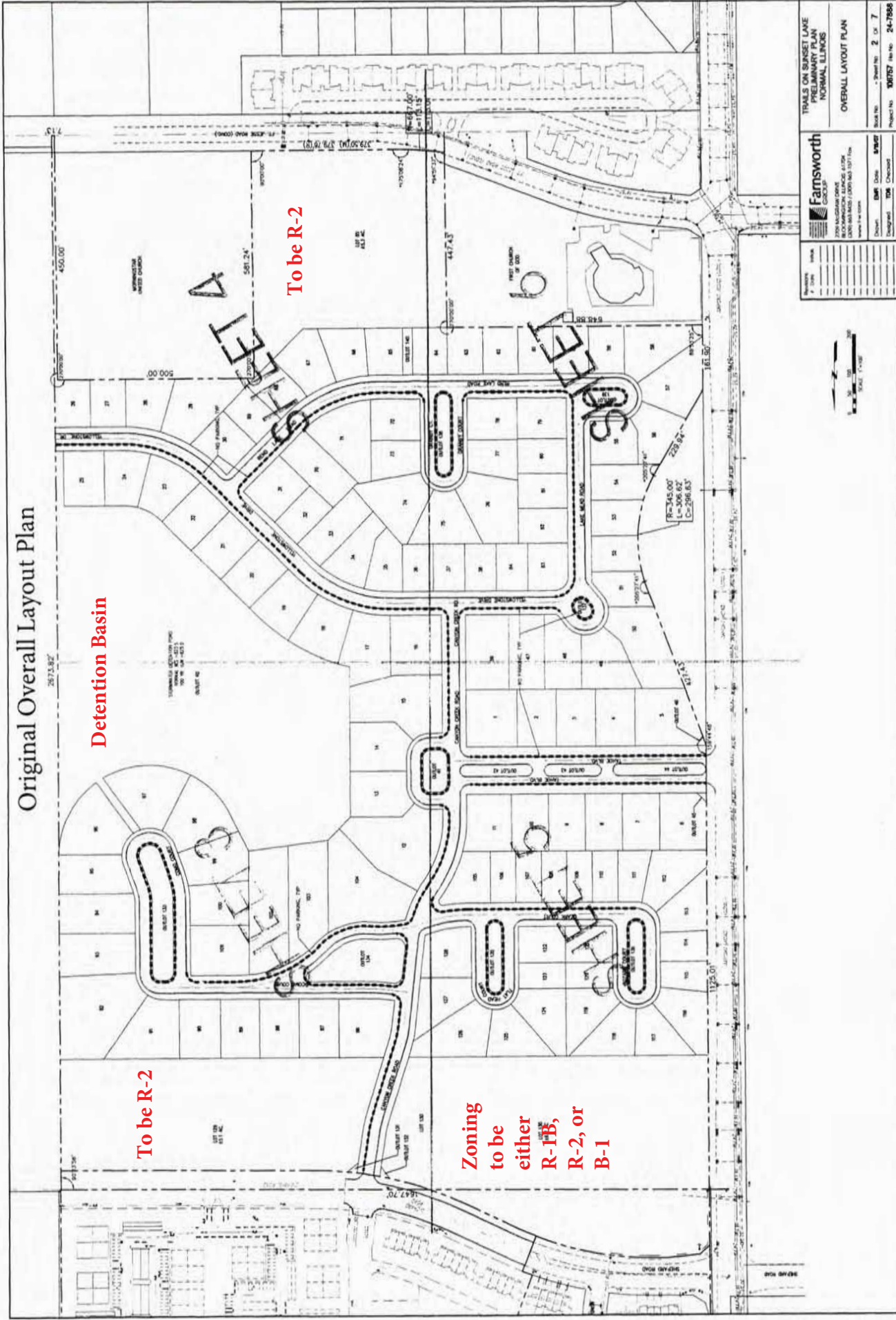
Trails on Sunset Lake - Carlyle Court



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

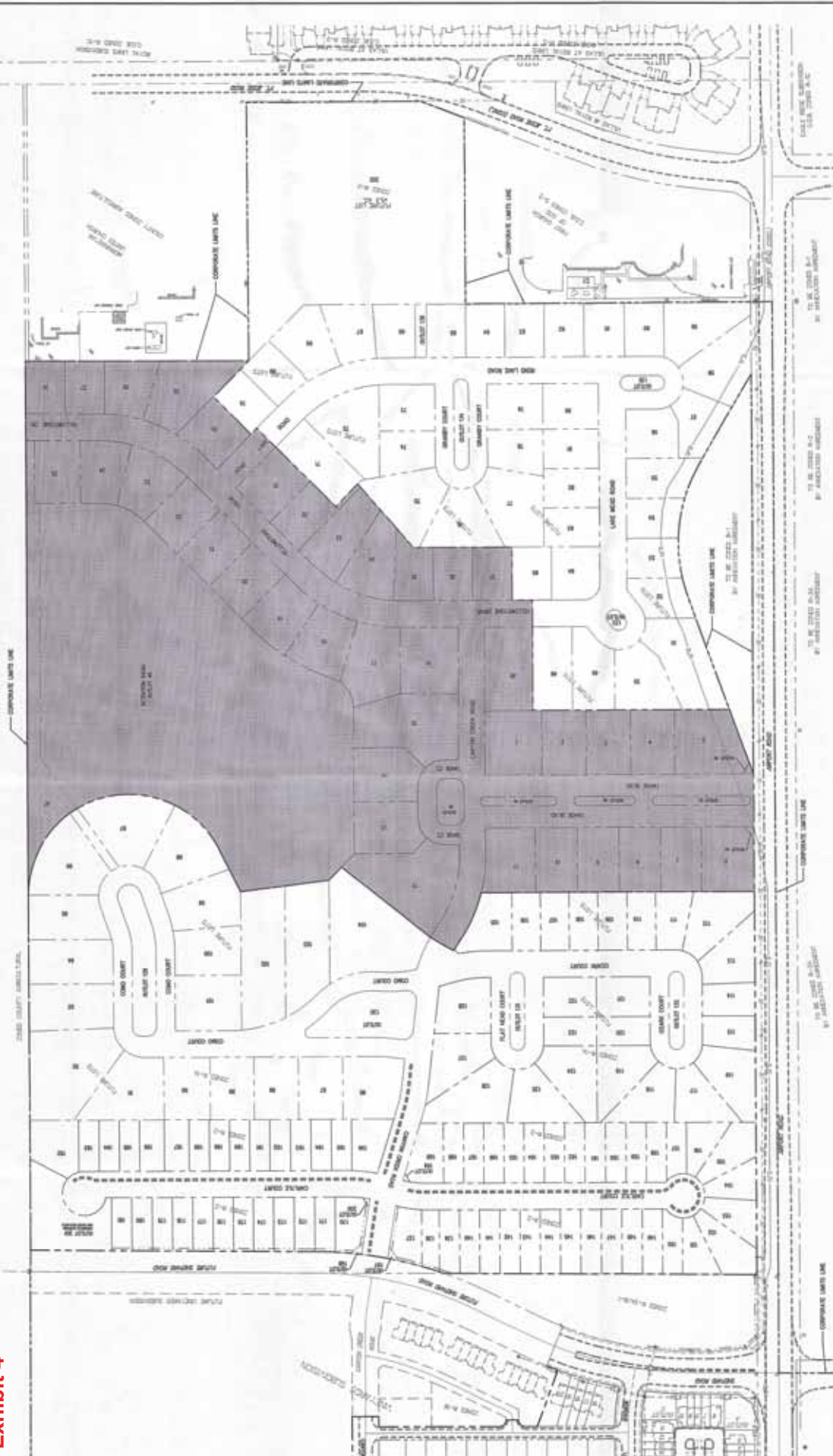


Original Overall Layout Plan

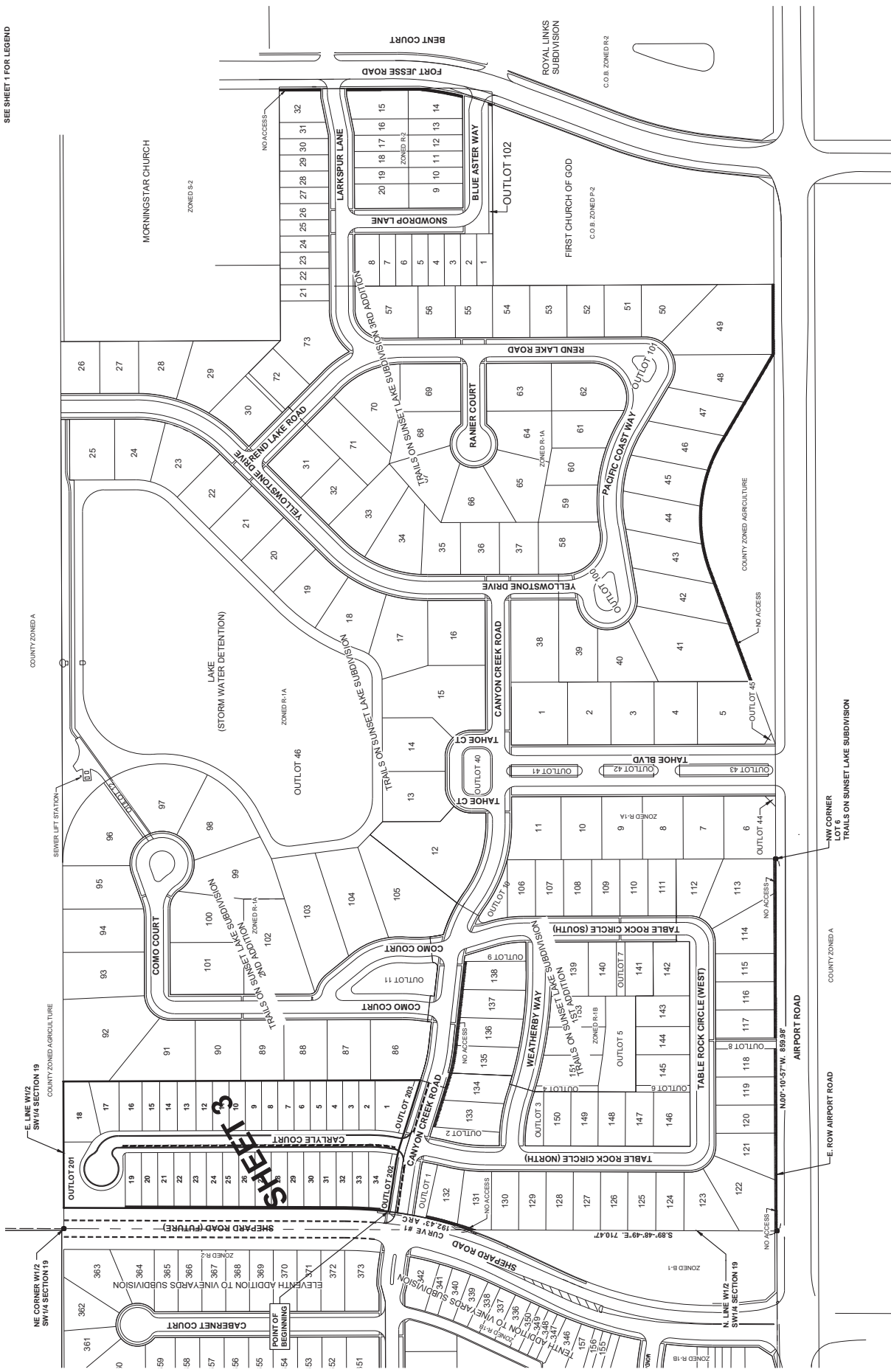
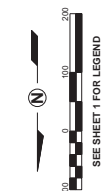


Farnsworth	
200 N. ALLEGAN DRIVE	200 N. ALLEGAN DRIVE
EVANSTON, ILLINOIS 60201	EVANSTON, ILLINOIS 60201
TELEPHONE: (708) 491-1100	TELEPHONE: (708) 491-1100
FAX: (708) 491-1101	FAX: (708) 491-1101
WWW.FARNSWORTH.COM	WWW.FARNSWORTH.COM
DESIGNED BY: TDM	CHECKED BY: TDM
DATE: 11/1/07	DATE: 11/1/07
PROJECT NO: 06757	SHEET NO: 2
DATE: 11/1/07	DATE: 11/1/07
PROJECT NO: 06757	SHEET NO: 2
DATE: 11/1/07	DATE: 11/1/07

Exhibit 4



Rank	Year	Team	Score	Points	Score	Points
1	1998	Team	100	100	100	100
2	1999	Team	95	95	95	95
3	2000	Team	90	90	90	90
4	2001	Team	85	85	85	85
5	2002	Team	80	80	80	80
6	2003	Team	75	75	75	75
7	2004	Team	70	70	70	70
8	2005	Team	65	65	65	65
9	2006	Team	60	60	60	60
10	2007	Team	55	55	55	55
11	2008	Team	50	50	50	50
12	2009	Team	45	45	45	45
13	2010	Team	40	40	40	40
14	2011	Team	35	35	35	35
15	2012	Team	30	30	30	30
16	2013	Team	25	25	25	25
17	2014	Team	20	20	20	20
18	2015	Team	15	15	15	15
19	2016	Team	10	10	10	10
20	2017	Team	5	5	5	5
21	2018	Team	0	0	0	0
22	2019	Team	0	0	0	0
23	2020	Team	0	0	0	0
24	2021	Team	0	0	0	0
25	2022	Team	0	0	0	0
26	2023	Team	0	0	0	0
27	2024	Team	0	0	0	0
28	2025	Team	0	0	0	0
29	2026	Team	0	0	0	0
30	2027	Team	0	0	0	0
31	2028	Team	0	0	0	0
32	2029	Team	0	0	0	0
33	2030	Team	0	0	0	0
34	2031	Team	0	0	0	0
35	2032	Team	0	0	0	0
36	2033	Team	0	0	0	0
37	2034	Team	0	0	0	0
38	2035	Team	0	0	0	0
39	2036	Team	0	0	0	0
40	2037	Team	0	0	0	0
41	2038	Team	0	0	0	0
42	2039	Team	0	0	0	0
43	2040	Team	0	0	0	0
44	2041	Team	0	0	0	0
45	2042	Team	0	0	0	0
46	2043	Team	0	0	0	0
47	2044	Team	0	0	0	0
48	2045	Team	0	0	0	0
49	2046	Team	0	0	0	0
50	2047	Team	0	0	0	0
51	2048	Team	0	0	0	0
52	2049	Team	0	0	0	0
53	2050	Team	0	0	0	0
54	2051	Team	0	0	0	0
55	2052	Team	0	0	0	0
56	2053	Team	0	0	0	0
57	2054	Team	0	0	0	0
58	2055	Team	0	0	0	0
59	2056	Team	0	0	0	0
60	2057	Team	0	0	0	0
61	2058	Team	0	0	0	0
62	2059	Team	0	0	0	0
63	2060	Team	0	0	0	0
64	2061	Team	0	0	0	0
65	2062	Team	0	0	0	0
66	2063	Team	0	0	0	0</



CURVE #1
C = 12'-10" SW
R = 888.00'
C = 192.00'
CB = 3.77'-88.04%

CURVE #1
A = 12'-10" SW
R = 888.00'
C = 192.00'
CB = 3.77'-88.04%

CURVE #1
A = 12'-10" SW
R = 888.00'
C = 192.00'
CB = 3.77'-88.04%

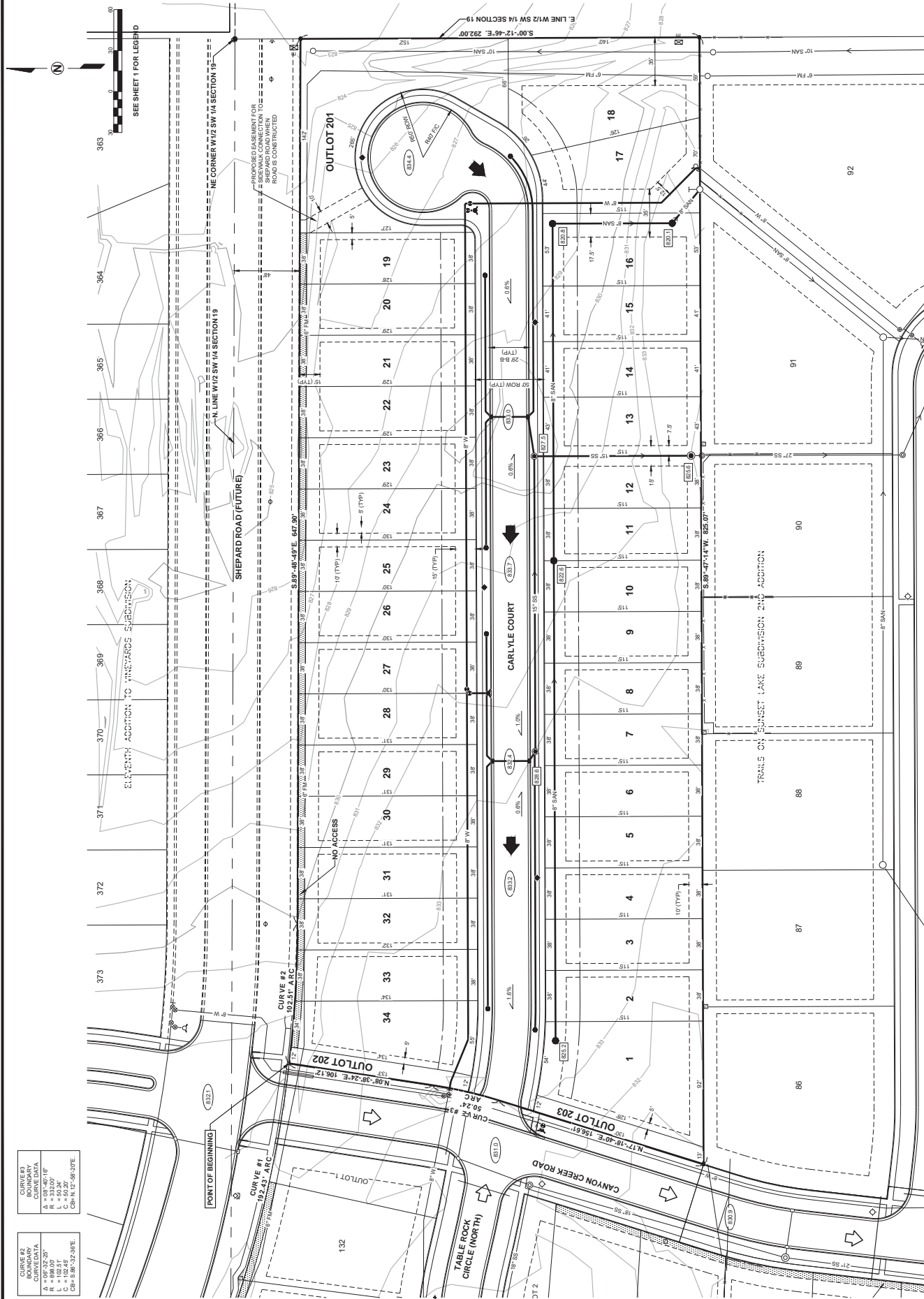
AMENDED PRELIMINARY PLAN
FOR A PORTION OF
LILS ON SUNSET LAKE SUBDIVISION
NORMAL, ILLINOIS
PLAN SHEET

PLAN SHEET

REVISED	-
08/19/2024	-
08/21/2024	-
-	-
-	-
OK	9/9/2024/7
ORN	ELE
OSN	ELE
APP	DP8

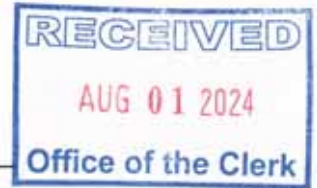
Lewis, Yockey & Brown, Inc.
Consulting Engineers & Land Surveyors
Professional Design Firm Registration #184.000806
505 North Main Street, Bloomington, Illinois
Ph. (309) 829-2552

LYB
www.lybinc.com





APPLICATION FOR:
PRELIMINARY SUBDIVISION PLAN _____ (or)
AMENDED PRELIMINARY SUBDIVISION PLAN _____ X



PROJECT NAME: Amended Preliminary Plan for a Portion of Trails on Sunset Lake Subdivision

APPLICANT
Trails on Sunset Lake, LLC
NAME: c/o B.J. Armstrong
ADDRESS: 2401 E. Empire Street, Suite B
Bloomington, IL 61704
PHONE #: [REDACTED] FAX #: [REDACTED]
E-MAIL ADDRESS: [REDACTED]
PROPERTY INTEREST: Owner
(of applicant)

OWNER
Trails on Sunset Lake, LLC
NAME: c/o B.J. Armstrong
ADDRESS: 2401 E. Empire Street, Suite B
Bloomington, IL 61704
PHONE #: [REDACTED] FAX #: [REDACTED]
E-MAIL ADDRESS: [REDACTED]

ATTORNEY/REPRESENTATIVE
NAME: _____
ADDRESS: _____
PHONE #: _____ FAX #: _____
E-MAIL ADDRESS: _____

FOR OFFICE USE ONLY:

FILE STAMP

Less than 2 acres	\$300.00
2 to 15 acres	\$400.00
15 to 25 acres	\$500.00
25 acres and up	\$600.00

FILING FEE: \$ _____
CASE NUMBER: _____
PUBLICATION DATE: _____
PUBLIC HEARING DATE: _____
COUNCIL ACTION DATE: _____
APPROVED _____ DENIED _____
RESOLUTION #: _____

PROPERTY INFORMATION:

COMMON LOCATION: Shepard Road @ Canyon Creek Road

ACREAGE: 5.30

OF LOTS PROPOSED: 34 & 3 Outlots

ZONING DISTRICT: R-2

USE OF ADJACENT PROPERTY & ZONING:

NORTH: R-2 Vacant

SOUTH: R-1A Residential

EAST: A County - Vacant

WEST: R-1B Residential

REASON FOR REQUEST:

A PRELIMINARY SUBDIVISION PLAN [Per Section 15.9-9] OR AMENDED PRELIMINARY SUBDIVISION PLAN FOR THE ABOVE PROPERTY IS REQUESTED AS FOLLOWS:

Owner requests approval of amended preliminary plan for a portion of Trails on Sunset Lake Subdivision with a waiver to allow 50 feet street ROW in lieu of 60 feet ROW on Carlyle Court; waiver to allow street width of 29 feet in lieu of 31 feet back of curb to back of curb on Carlyle Court and waiver to allow 34 lots fronting on a cul-de-sac in lieu of 15 otherwise permitted per code. Also request waiver to allow 25 feet rear yards for all lots in lieu of code required 35 feet rear yard.

LEGAL DESCRIPTION: (Attach Separate Page if Necessary)

See Attached Exhibit A

HAS A PREVIOUS PRELIMINARY SUBDIVISION PLAN BEEN REQUESTED?

YES

NO

(CIRCLE ONE)

(IF YES):

DATE REQUEST WAS MADE: 2022

APPROVED ☒

OR

DENIED ☐

(PLEASE CHECK ONE)

DATE OF APPROVAL OR DENIAL: 2022

REQUIRED ATTACHMENTS (Additional Information May Be Requested):

Twenty-Two (22) copies of the Following:

1. Preliminary Subdivision Plan
2. Preliminary Subdivision Plan Checklist
3. _____
4. _____
5. _____

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

APPLICANT SIGNATURE

7/30/24

DATE

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is subject of this request. The applicant has received my approval to proceed with this request.

OWNER SIGNATURE

7/30/24

DATE

NOTICE: You will be notified of the date and time of the Planning Commission Meeting. You and/or your representative must be present at the meeting and be prepared to present your case to the Planning Commission. If you and/or your representative are not present, the Commission may not hear your request.

EXHIBIT A

Legal Description

A part of the W1/2 of the SW1/4 of Section 19, Township 24 North, Range 3 East of the Third Principal Meridian, Town of Normal, McLean County, Illinois, more particularly described as follows: Commencing at the northwest corner of Lot 6 in Trails on Sunset Lake Subdivision, according to the Plat thereof recorded as Document No. 2008-29229 in the McLean County Recorder of Deeds Office, said point being on the east right of way line of Airport Road; thence N.00°-10'-57"W. 859.98 feet on said east right of way line of Airport Road to the north line of the W1/2 of the SW1/4 of Section 19; thence S.89°-48'-49"E. 710.47 feet on said north line of the W1/2 of the SW1/4 of Section 19; thence southeasterly 192.43 feet on a non-tangential curve concave to the northeast having a central angle of 12°-16'-39", radius of 898.00 feet and a chord of 192.06 feet bearing S.77°-08'-04"E. from the last described course, to the Point of Beginning; thence continuing southeasterly on said curve concave to the northeast 102.51 feet having a central angle of 06°-32'-25", radius of 898.00 feet and a chord of 102.45 feet bearing S.86°-32'-36"E. from the chord of the last described arc; thence S.89°-48'-49"E. 647.90 feet parallel with the north line of the W1/2 of the SW1/4 of said Section 19 to the east line of the W1/2 of the SW1/4 of said Section 19; thence S.00°-12'-46"E. 292.00 feet to the northeast corner of Lot 92 in Trails on Sunset Lake Subdivision 2nd Addition, according to the Plat thereof recorded as Document No. 2013-30773 in the McLean County Recorder of Deeds Office; thence S.89°-47'-14"W. 825.07 feet to the northwest corner of Lot 86 in said Trails on Sunset Lake Subdivision 2nd Addition; thence N.17°-18'-40"E. 156.61 feet; thence northeasterly 50.24 feet on a tangential curve concave to the northwest having a central angle of 08°-40'-16", radius of 332.00 feet and a chord of 50.20 feet bearing N.12°-58'-20"E. from the last described course; thence N.08°-38'-24"E. 106.12 feet to the Point of Beginning, containing 5.30 acres, more or less, with assumed bearings given for description purposes only.

Preliminary Subdivision Plan

Case #: 24-09-11-PC

Applicant: Rivian Automotive, LLC

Location: West side of Rivian Motorway (across from the Rivian plant)

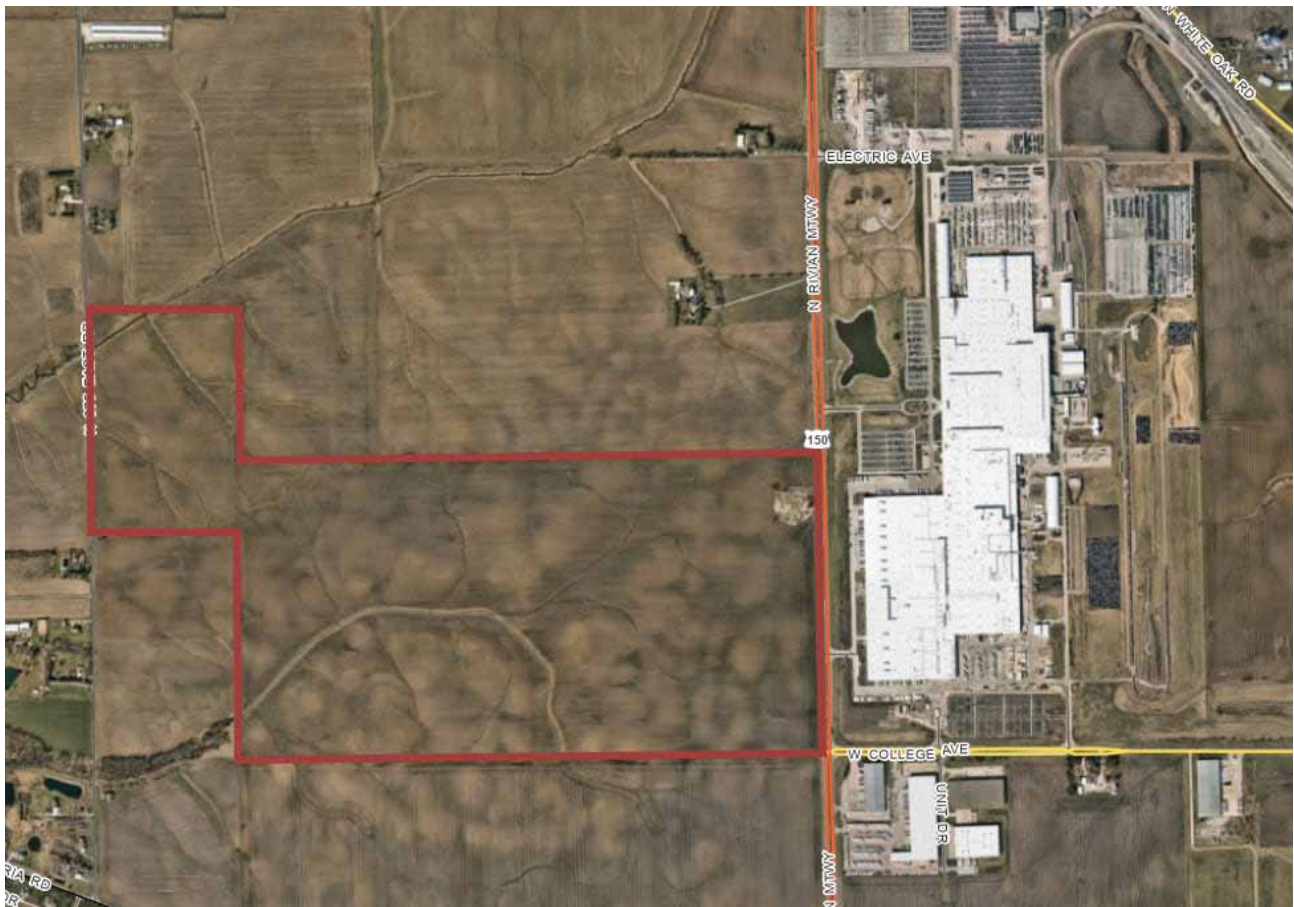
Date: September 5, 2024

Summary: Proposed preliminary subdivision plan for the approximately 381 acres that Rivian owns on the west side of Rivian Motorway, north of College Avenue.

Staff Recommendation: Conditional approval

Background

Based on the expected growth of the company, in 2021, Rivian purchased approximately 381 acres of land west of Rivian Motorway and north of College Avenue, as shown in red outline in the image below.



In order to accommodate future industrial growth on this land, the Town in May 2021 annexed the land (Ord. No. 5866) and rezoned the easternmost 320 +/- acres to M-2 General Manufacturing (Ord. No. 5867), leaving the west 60 +/- acres zoned as Agriculture. There was no specific development plan at that time.

Rivian is now requesting that the Town approve a preliminary subdivision plan for the entire property. They are calling the development “NN2 WH.”

The code regulations pertaining to subdivisions are found with Chapter 16 Subdivision Code, not the zoning code (which is Chapter 15). The purpose of the Subdivision Code is multifaceted and includes the following aspects:

- Protecting, providing, and promoting the public health, safety, and general welfare of the Town
- Guiding future growth and development in accordance with the Comprehensive Plan
- Providing for adequate light, air, and privacy, securing safety from fire, flood, and other danger, and preventing overcrossing of the land and undue congestion of population
- Protecting the character and social and economic stability of all parts of the Town and encouraging the orderly and beneficial development of all parts of the community
- Protecting and conserving the value of land throughout the Town and to minimize conflicts among the use of land and buildings
- Providing adequate and efficient transportation and utilities
- Providing the most beneficial relationship between land uses and buildings and traffic circulation
- Preventing pollution, assuring adequate drainage, safeguarding the water table, and encouraging the wise use of natural resources
- Preserving the natural beauty and topography of the Town and ensuring appropriate development with regard to these natural features

In support of these goals, the first step to subdividing and developing land is to create a preliminary subdivision plan, as required by Sec. 16.3-2. The preliminary plan includes elements such as future public roadway alignments, connections to adjacent properties, and utility alignments in order to ensure orderly growth and development over time.

A preliminary plan is required for all land under common control or ownership. So in other words, Rivian must show the Town what it generally plans to do with the entire property rather than simply coming through the process with one or two lots on only a portion of the overall property.

Rivian’s proposed preliminary plan for the entire 381 +/- acres includes the following main elements:

1. **Two lots** (Lots 1 and 2) are the lots expected to develop first. Both are zoned M-2.
 - a. **Lot 1** is adjacent to Rivian Motorway and encompasses 91 +/- acres.
 - b. **Lot 2** is directly west of Lot 1 and encompasses 92 +/- acres.
2. **Outlot 1** is located west of Lot 2 and contains the rest of the property zoned M-2. Development of this area is too far in the future to estimate lot sizes, so it is shown as one large, undivided area.
3. **Outlot 2** contains the 60 +/- acres of land zoned Agriculture on the far west end of the property.
4. **Right-of-way.** The plan shows 130 feet of public right-of-way to extend College Avenue to the west end of Lot 2. If development continues to the west, the Town would revisit the future alignment of College and any connections to the north.

5. The **main access** to the entire property would be taken from the extended College Avenue, with a proposed additional, right-in/right-out access from Rivian Motorway on the north end of Lot 1. This would require coordination with and approval by the Illinois Department of Transportation prior to construction. Cross-access easements are also shown between Lots 1 and 2 on the north side.
6. The plans show appropriate easements around the perimeter of Lots 1 and 2 to accommodate **future public utilities**.
7. Three **stormwater detention basins** are proposed. Lot 1 would have two detention basins, with the westernmost basin serving both Lot 1 and Lot 2. A third basin would be located on the west side of Lot 2. All basins would be privately owned and maintained.

Following approval of a preliminary subdivision plan, there would be two additional processes required before development could occur.

First, any lot to be developed would be converted to a “lot of record” through a final plat process. As long as that lot is closely aligned with what is shown on the approved preliminary subdivision plan, the final plat can be approved by the Town Council without any further Planning Commission process.

Second, any lot greater than 20 acres in size would require approval of a site plan to show how the land would be developed. The site plan would include building locations, landscaping, outdoor lighting, signage and the like. The site plan process would include a public hearing at a Planning Commission meeting and final approval by the Town Council.

A representative from Rivian will be present during the public hearing to answer questions.

Adjacent Zoning

Property	Zoning District	Land Use
Subject Property	M-2 General Manufacturing A-Agriculture	Agriculture Agriculture
Adjacent North	A-Agriculture	County - Agriculture
Adjacent East	M-2 General Manufacturing	Rivian
Adjacent South	A-Agriculture	County - Agriculture
Adjacent West	A-Agriculture	County - Agriculture

Staff Analysis

As mentioned in the Background section above, Sec. 16.2-3 of the Municipal Code sets forth the purpose for the subdivision regulations. The overarching goals of subdivision review and approval are to ensure the orderly growth of Normal in a manner that does not negatively impact the Town's growth and development nor the health and welfare of the citizens. The criteria are listed below, accompanied by the staff analysis:

A. To protect, provide and promote the public health, safety and general welfare of the Town;

The proposed plan is appropriate for an area zoned for General Manufacturing. The plan proposes adequate right-of-way to continue College Avenue, which in the long term will serve the public health, safety and general welfare. The site plan requirement would ensure that the development itself meets these criteria as well.

B. To guide the future growth and development of the Town, in accordance with the Comprehensive Plan;

Although the Comprehensive Plan, adopted in 2017, does not specifically address the land west of Rivian Motorway, the Plan does call out the area as an emerging Regional Center. Even in 2017, well before Rivian took off as a major employer, the Comprehensive Plan characterized this area as having a great opportunity for dynamic change and strong potential as a major employment center.

In addition, the Comprehensive Plan encourages development adjacent to existing public infrastructure and services and near alternative transportation options. This site meets both objectives.

C. To provide for adequate light, air and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population;

The proposed public street alignment would permit access for all public safety services, the detention basins would decrease the risk of flooding throughout the area, and the lot sizes would be appropriate for large-scale industrial development.

D. To protect the character and the social and economic stability of all parts of the Town and to encourage the orderly and beneficial development of all parts of the community;

The proposed preliminary subdivision would provide room for industrial growth at an opportune time in Normal. It would also serve to further diversify the Town's economic base following decades of disproportionate reliance on the insurance sector.

E. To protect and conserve the value of land throughout the Town and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings;

The proposed subdivision would be in keeping with the industrial development history of west Normal. Thus, the proposed subdivision should protect and conserve the value of nearby land. The site plan process, which would include a review of the code-required landscaping and outdoor lighting plans, would minimize the impact on other properties.

F. To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation and other public requirements and facilities;

Prior to development, a traffic analysis would be required to determine whether any off-site transportation improvements are required. Utilities in the area are in a position to be extended. For alternative transportation options, Connect Transit has a stop at the Rivian plant across the street, and the Constitution Trail is being extended to the corner of College Avenue and Rivian Motorway.

G. To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the Town, having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of streets and building setback lines;

A traffic analysis would be required before any development could occur. It is worth noting that Rivian Motorway was designed and built as a state highway to accommodate significant commercial and industrial traffic but has been generally underutilized since its construction more than 30 years ago.

H. To establish reasonable standards of design and procedures for subdivisions and re-subdivisions, in order to further the orderly layout and use of land, and to insure proper legal descriptions and monumenting of subdivided land;

The proposal meets all standards for preliminary subdivision.

I. To ensure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision and areas reasonably anticipated to be served by such facilities;

Public utilities and services are adequate or can be extended to serve this proposed development.

J. To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the Town in order to preserve the integrity, stability and beauty of the community and the value of the land;

The proposed preliminary plan provides room for three storm water detention basins. During the site plan process, the Town will work with the developer on sustainable design features such as utilizing native plants where possible.

K. To preserve the natural beauty and topography of the Town and to insure appropriate development with regard to these natural features;

The area in question is relatively flat and has been farmed for many decades. As a result, there are no notable features to be preserved.

L. To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of land as established in the Town's zoning ordinance.

This provision pertains to residential densities and, therefore, does not apply. That said, the Community Design Standards provisions of the zoning code will ensure adequate open spaces.

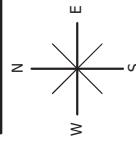
Conformance to Existing Town Plans

As stated above, the plan is in accordance with the Comprehensive Plan.

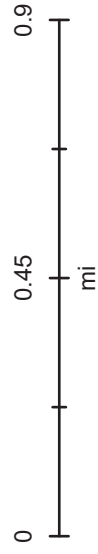
Town Staff Recommendation

For these reasons, Town staff recommends conditional approval of the proposed preliminary subdivision plan with the following condition:

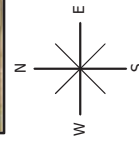
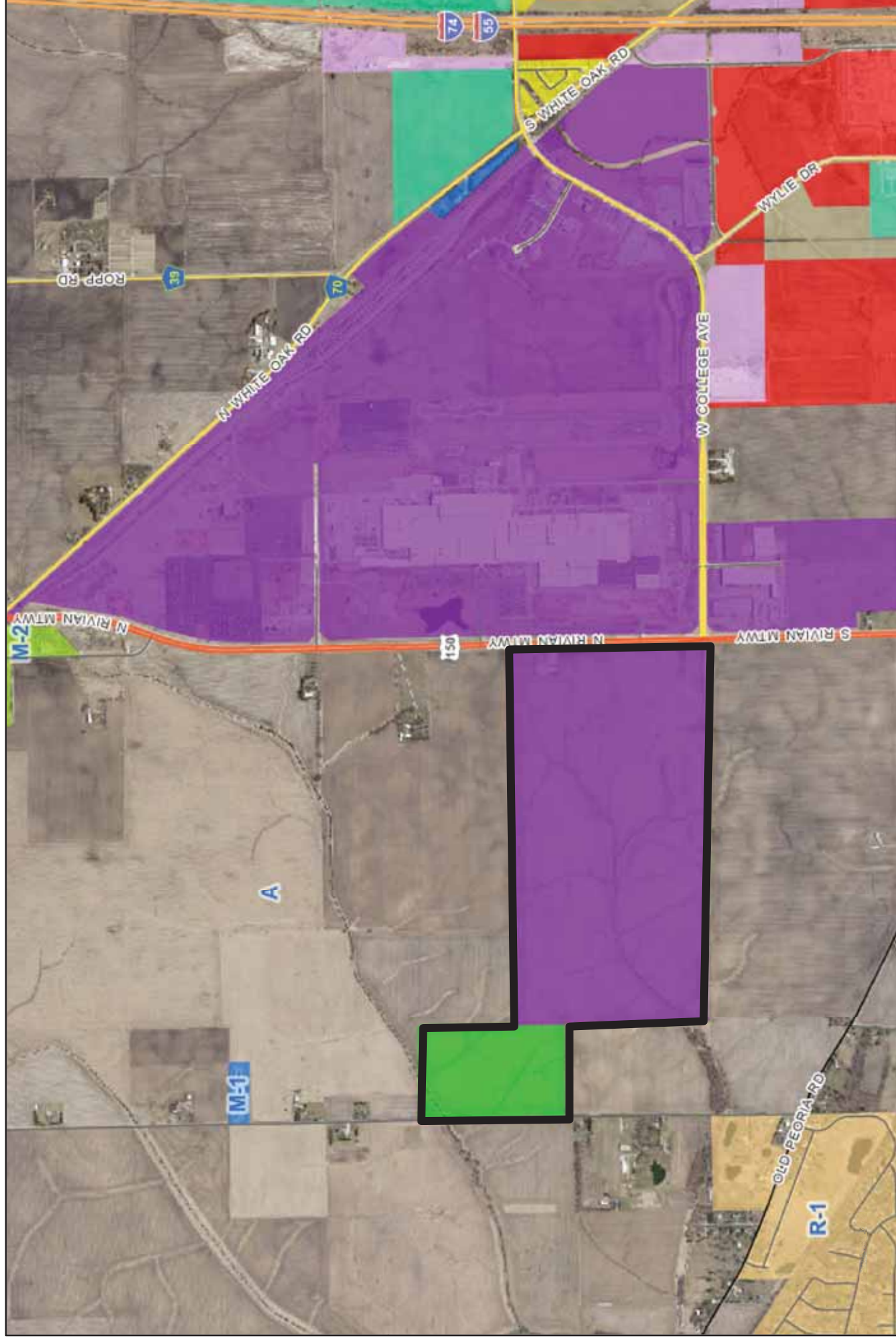
Prior to final platting of the subdivision and building construction, the Town of Normal's Director of Public Works & Engineering must approve the results of the traffic impact study and College Ave. access points along with any subsequently required design modifications.



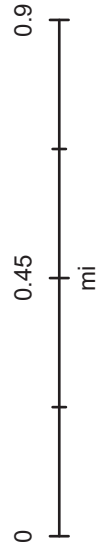
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



1 inch = 2,321 feet



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



N RIVIAN MOTORWAY, NORMAL, IL

1. BEAUNGS ARE BASED ON THE ILLINOIS STATE PLANE COORDINATION SYSTEM, LINCOLN EAST ZONE, NORTH AMERICAN DATUM OF 1883 (AND 83).
2. EXISTING TOPOGRAPHIC SURVEY DATA BASED ON INFORMATION OBTAINED N/A TOPOGRAPHIC SURVEY DATA BY MILLENNIA PROFESSIONAL SERVICES IN NOVEMBER AND DECEMBER OF 2020.
3. THE TOTAL AREA OF THIS PROPOSED SUBDIVISION IS 5.81 ACRES AND IS TO BE SUBDIVIDED INTO LOTS 1 AND 14 TO REMAIN AS UNZONED R1 OUTLOTS.
4. LOT 1, LOT 2 AND OUTLOT 1 ARE CURRENTLY UNZONED R1 OUTLOTS.
5. LOT 1 IS ZONED A - AGRICULTURE.
6. STORM WATER DETENTION OF RAINFALL SHALL BE IN ACCORDANCE WITH ILLINOIS MUNICIPAL CODE 10-10-010 AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION BASINS SHALL BE IN ACCORDANCE WITH TOWN OF NORMAL, MANUAL OF PRACTICE.
7. COLLEGE AVE. SHALL BE IN PUBLIC RIGHT-OF-WAY AND SHALL BE DEDICATED TO THE TOWN OF NORMAL.
8. ON SITE STORM WATERS SHALL BE ASSOCIATED WITH DETENTION BASINS SHALL BE PRIVATELY OWNED AND MAINTAINED BY INDIVIDUAL LOT OWNERS. ALL OTHER SANITARY SEWERS, STORM SEWERS AND WATER MAINS SHALL BE BUILT IN PUBLIC RIGHT-OF-WAY OR ON UTILITY EASEMENTS AND SHALL BE DEDICATED TO THE TOWN OF NORMAL.
9. NO PORTION OF THE SITES WITHIN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD MAP.
10. ALL ACCESS TO US-150 SHALL BE SUBJECT TO APPROVAL FROM DOT.
11. ALL DETENTION BASINS TO BE DRY BOTTOM AND SHALL BE OWNED AND MAINTAINED BY ADJACENT LOT OWNERS. DETENTION BASINS TO BE CONSTRUCTED ON LOT 14 AND LOT 1.
12. THE PROPOSED DEVELOPMENT IS LOCATED OUTSIDE THE MCLENNAN COUNTY DISTRICT 6 SCHOOL DISTRICT.
13. NO PROPOSED DEVELOPMENT SHALL BE REQUESTED AT THE TIME OF THE SUBMITTAL AND FINAL PLAT SUBMITTAL.

"NOTICE IS HEREBY GIVEN THAT THE PRELIMINARY PLAN OF THE SUBDIVISION SHOWN HEREON HAS RECEIVED APPROVAL BY THE BOARD OF TRUSTEES OF NORMAL, ILLINOIS, AND UPON COMPLIANCE BY THE SUBDIVIDER WITH THE REQUIREMENTS OF QUALIFICATIONS GOVERNING THE APPROVAL OF PRELIMINARY PLANS AND WITH OTHER REVISIONS AND STIPULATIONS THAT MAY BE REQUIRED BY BOARD OF TRUSTEES, THE SUBDIVIDER AGREES TO ACCEPT THE FINAL PLAN FOR CONSIDERATION AND MATTER BEING SUBMITTED TO THE BOARD OF TRUSTEES OF NORMAL, ILLINOIS, AS REQUIRED BY THE SUBDIVISION ACT."

THE BOARD OF TRUSTEES OF NORMAL, ILLINOIS

BY: **MAYOR**

ATTEST:

ATTEST: _____
TOWN CLERK

TOWN CLERK

A HEARING WAS HELD FOR THE SUBDIVISION SHOWN HEREON AND THE FOLLOWING ACTION TAKEN:

DATED THIS _____ DAY OF _____, 2024.

BY: _____

show.

THE



532
2007
CECIVIL.COM



CAGE
CIVIL ENGINEERING



REVISIONS

8/25/24 REVISED PER TO
OF NORMAL REVIEW

PRELIMINARY SUBDIVISION
PLAN: NN2 WH
N RIVIAN MOTORWAY

COJ NO: 240242
 AG: BPH
 DATE: 08/05/24

TE LOCATION
AP & CIVIL
GEND

C0.0
SHEET NUMBER

LEGAL DESCRIPTION

THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 24 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, GROVE TOWNSHIP, MCLEAN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 24 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PROCEEDING WEST ALONG THE SOUTH LINE OF SAID SECTION 26, 521.716 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, THENCE NORTH 01 DEGREES 38 MINUTES 36 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 26, 282.000 FEET TO THE NORTHEAST CORNER OF SAID SECTION 26, THENCE NORTH 01 DEGREES 38 MINUTES 36 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 26, 261.999 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 520.000 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, 520.000 FEET TO THE POINT OF BEGINNING, CONTAINING 230.250 ACRES, MORE OR LESS.

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, DRY GROVE TOWNSHIP, MCLEAN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 27; THENCE SOUTH 00 DEGREES 38 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF SAID SAND BEACH, 1315.55 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 17 SECONDS WEST, 1315.55 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST, 667.34 FEET TO THE NORTHWEST CORNER OF THE NORTH-EAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27; THENCE NORTH 00 DEGREES 35 MINUTES 21 SECONDS WEST, 1340.89 FEET; THENCE NORTH 69 DEGREES 05 MINUTES 26 SECONDS EAST, 1316.09; THENCE SOUTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, 1340.44 FEET TO THE POINT OF BEGINNING, CONTAINING 0.024 ACRES MORE OR LESS.

ENGINEER/AGENT FOR OWNER
CAGE ENGINEERING, INC.
2200 CABOT DR, SUITE 325
LISLE, IL 60532
CONTACT: BRAD HOVANEK
EMAIL: BHOVANEK@CAGECIVIL.COM

ATTORNEY
RIVIAN AUTOMOTIVE, LLC
13250 N. HAGGERTY RD.
PLYMOUTH, MI 48170-4206
CONTACT: JOHN SHAKARJAN JR.
EMAIL: JSHAKARJAN@RIVIAN.COM

OWNER/DEVELOPER
RIVIAN AUTOMOTIVE, LLC
14600 MYFORD ROAD
IRVINE, CA 92606
CONTACT: GERARD LOPEZ
EMAIL: GALOPEZ@RIVIAN.COM

SURVEYOR
MILLENNIA PROFESSIONAL SERVICES
850 NORTH MAIN ST
MORTON, IL 61550
PHONE: 309.321.8141

BENCHMARKS

[illegible]

CONTACTS

811
Know what's below.
Call before you dig

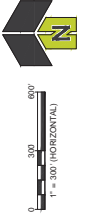
Topographic map showing contour lines and a proposed structure. The map includes a grid with coordinates and various labels.

Grid coordinates (Top-Left to Bottom-Right):

- Top-Left: 188°55'47"E 1316.09'
- Top-Right: 188°52'43"W 521.57'
- Bottom-Left: 188°55'47"E 1316.09'
- Bottom-Right: 188°52'43"W 521.57'

Other labels and features:

- Topographic contour lines (e.g., 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250, 6260, 6270, 6280, 6290, 6300, 6310, 6320, 6330, 6340, 6350, 6360, 6370, 6380, 6390, 6400, 6410, 6420, 6430, 6440, 6450, 6460, 6470, 6480, 6490, 6500, 6510, 6520, 6530, 6540, 6550, 6560, 6570, 6580, 6590, 6600, 6610, 6620, 6630, 6640, 6650, 6660, 6670, 6680, 6690, 6700, 6710, 6720, 6730, 6740, 6750, 6760, 6770, 6780, 6790, 6800, 6810, 6820, 6830, 6840, 6850, 6860, 6870, 6880, 6890, 6900, 6910, 6920, 6930, 6940, 6950, 6960, 6970, 6980, 6990, 7000, 7010, 7020, 7030, 7040, 7050, 7060, 7070, 7080, 7090, 7100, 7110, 7120, 7130, 7140, 7150, 7160, 7170, 7180, 7190, 7200, 7210, 7220, 7230, 7240, 7250, 7260, 7270, 728



C2.0

3 OF 10

PRELIMINARY
SUBDIVISION
PLAN - OVERALL

SHEET TITLE

DATE: 08/05/24

DWG: BPH

PROJECT NO: 24052

N RIVAN MOTORWAY
NORMAL, IL

PLAN: NN2 WH
PRELIMINARY SUBDIVISION

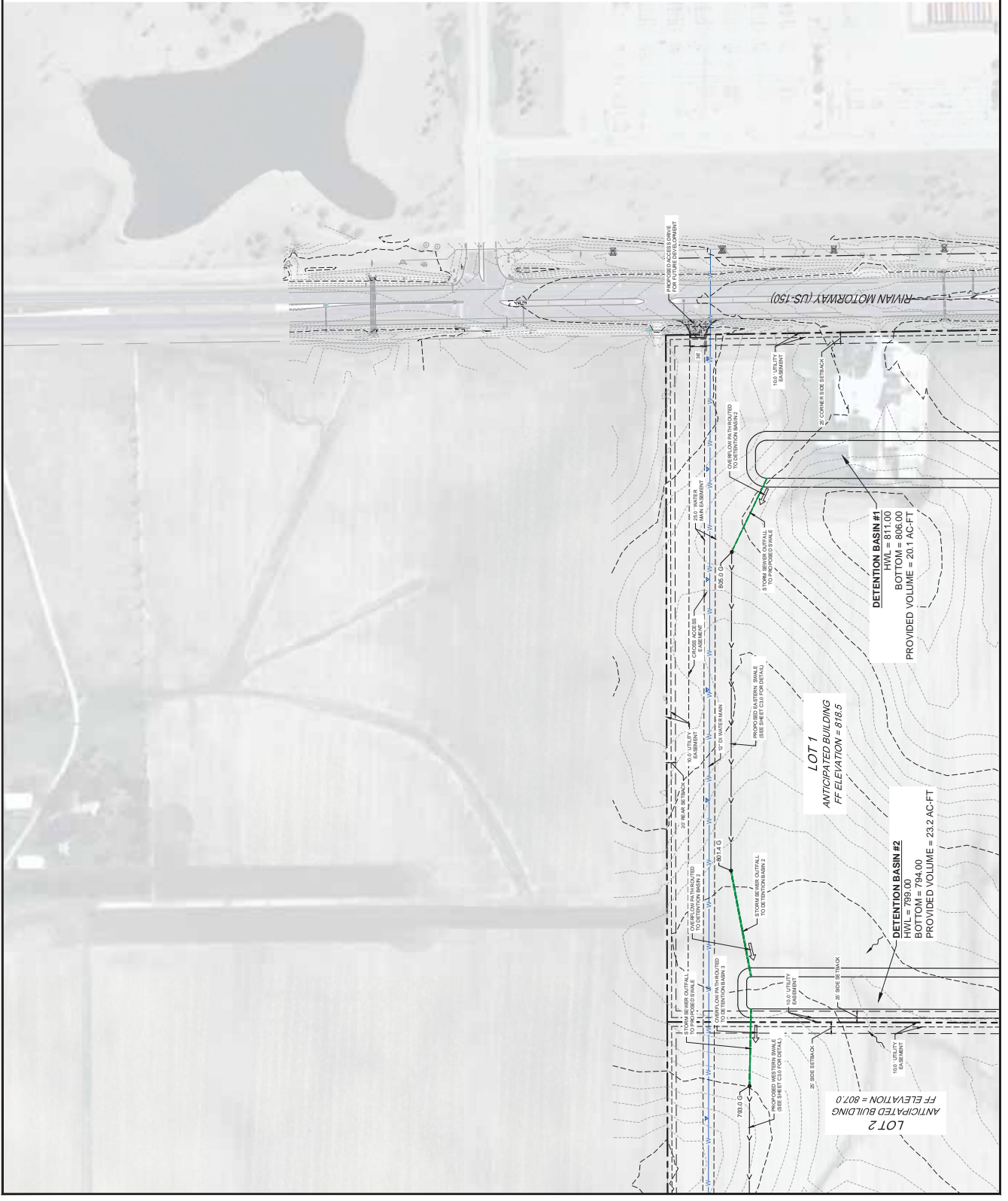
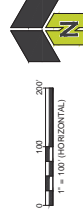
REVISIONS

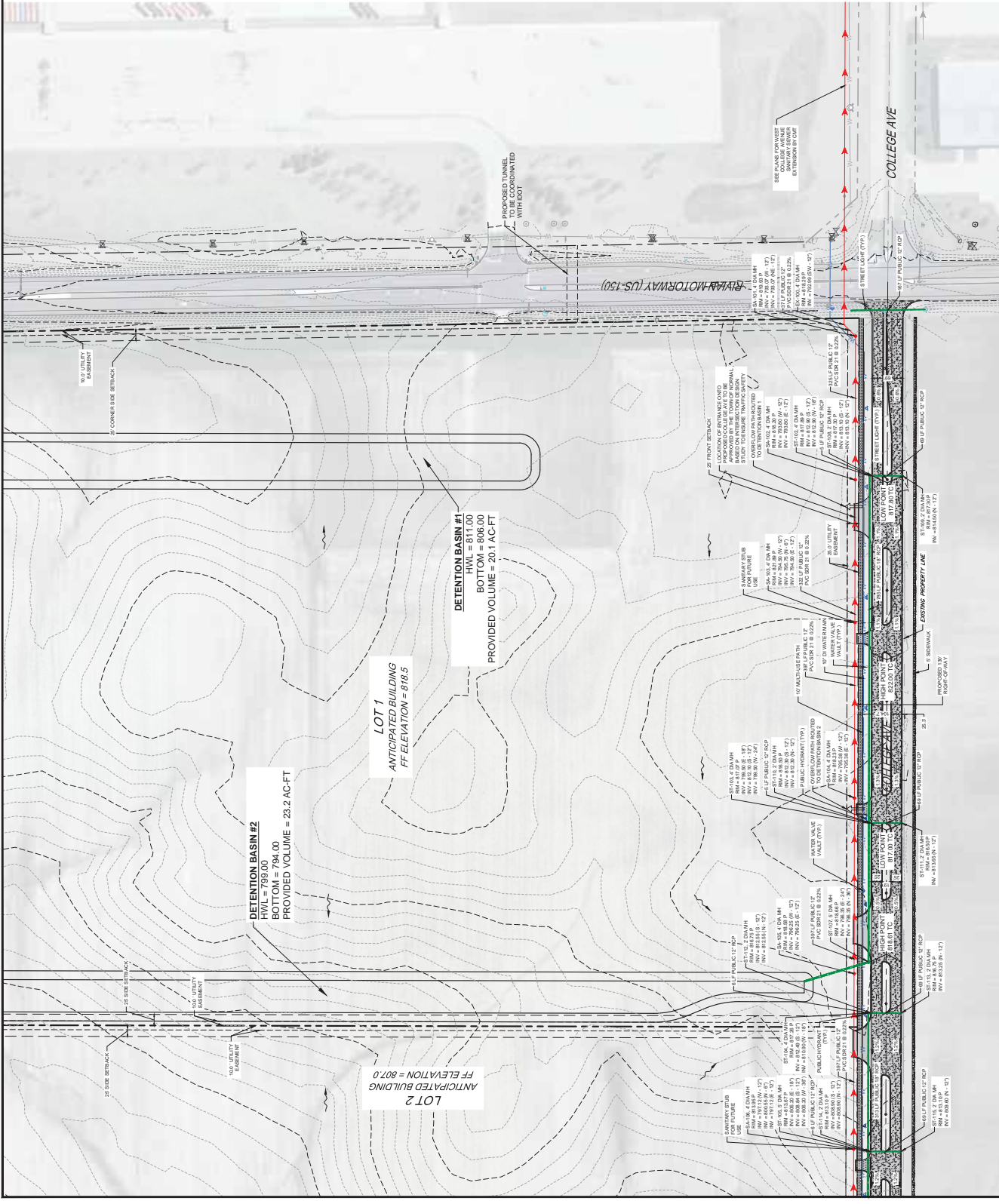
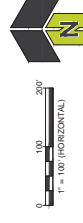
REVISIONS

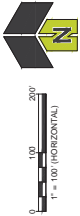
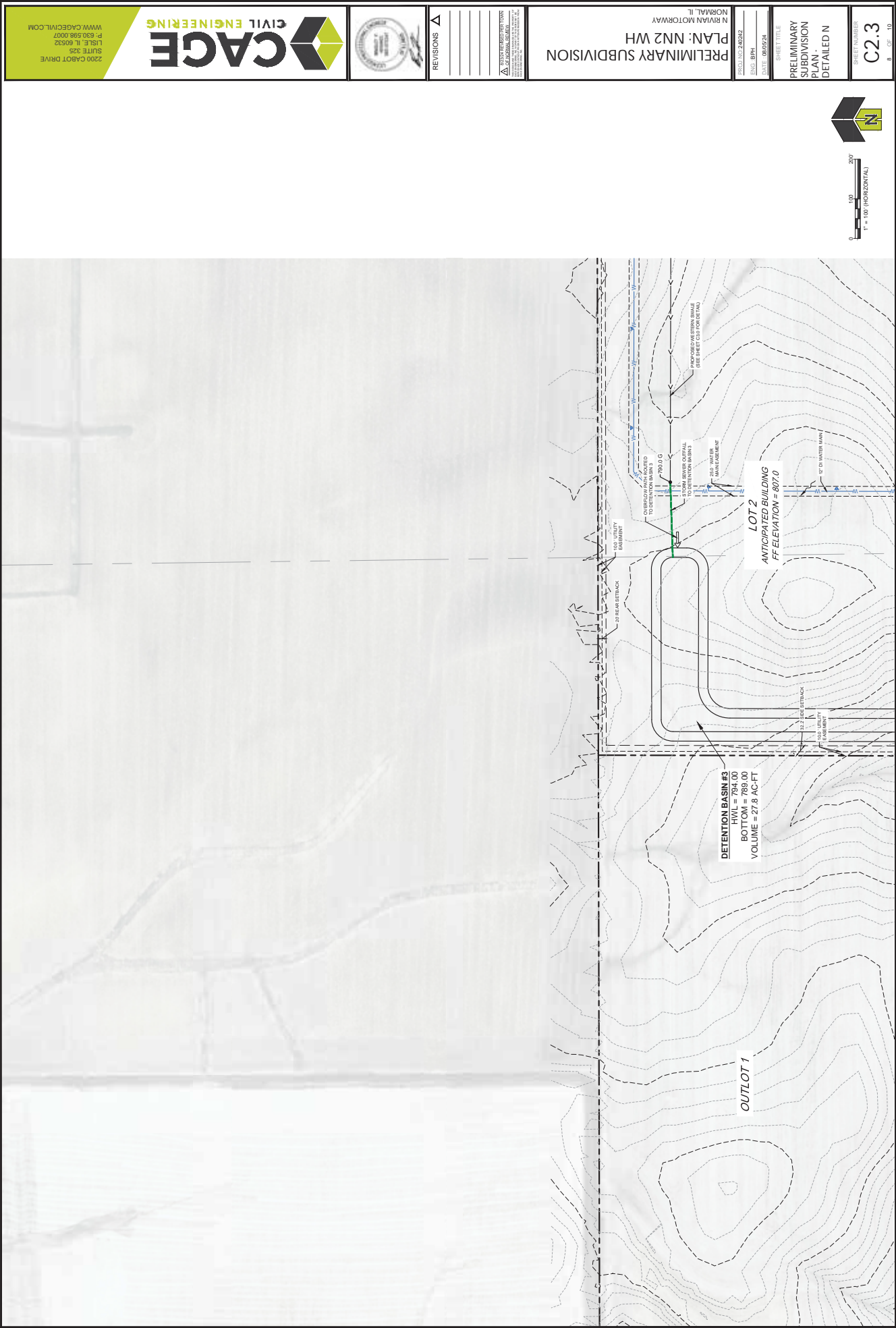


2200 CABOT DRIVE
SUITE 325
Lisle, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM









C2.3

PRELIMINARY SUBDIVISION PLAN - DETAILED N

SHEET TITLE

DATE: 08/05/24

DWG: BPH

DESIGN NO: 24052

PRELIMINARY SUBDIVISION PLAN: NN2 WH
N RIVIAN MOTORWAY
NORMAL, IL

REVISIONS



2200 CABOT DRIVE
SUITE 325
Lisle, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM



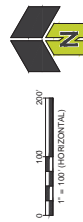
REVISIONS 

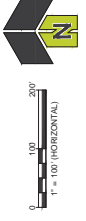
PRELIMINARY SUBDIVISION
PLAN: NN2 WH
N RIVIAN MOTORWAY

PROJ NO: 240242
ENG: BPH
DATE: 08/05/24

PRELIMINARY
SUBDIVISION
PLAN -
DETAILED S

SHEET NUMBER
C2.4
7 OF 10





C2.5

9 10

PRELIMINARY
SUBDIVISION
PLAN -
DETAILED NW

SHEET TITLE

DATE 08/05/24

DWG. BY

DESIGN NO. 24052

PRELIMINARY SUBDIVISION
PLAN: NN2 WH
NORMAL, IL
N RIVAN MOTORWAY

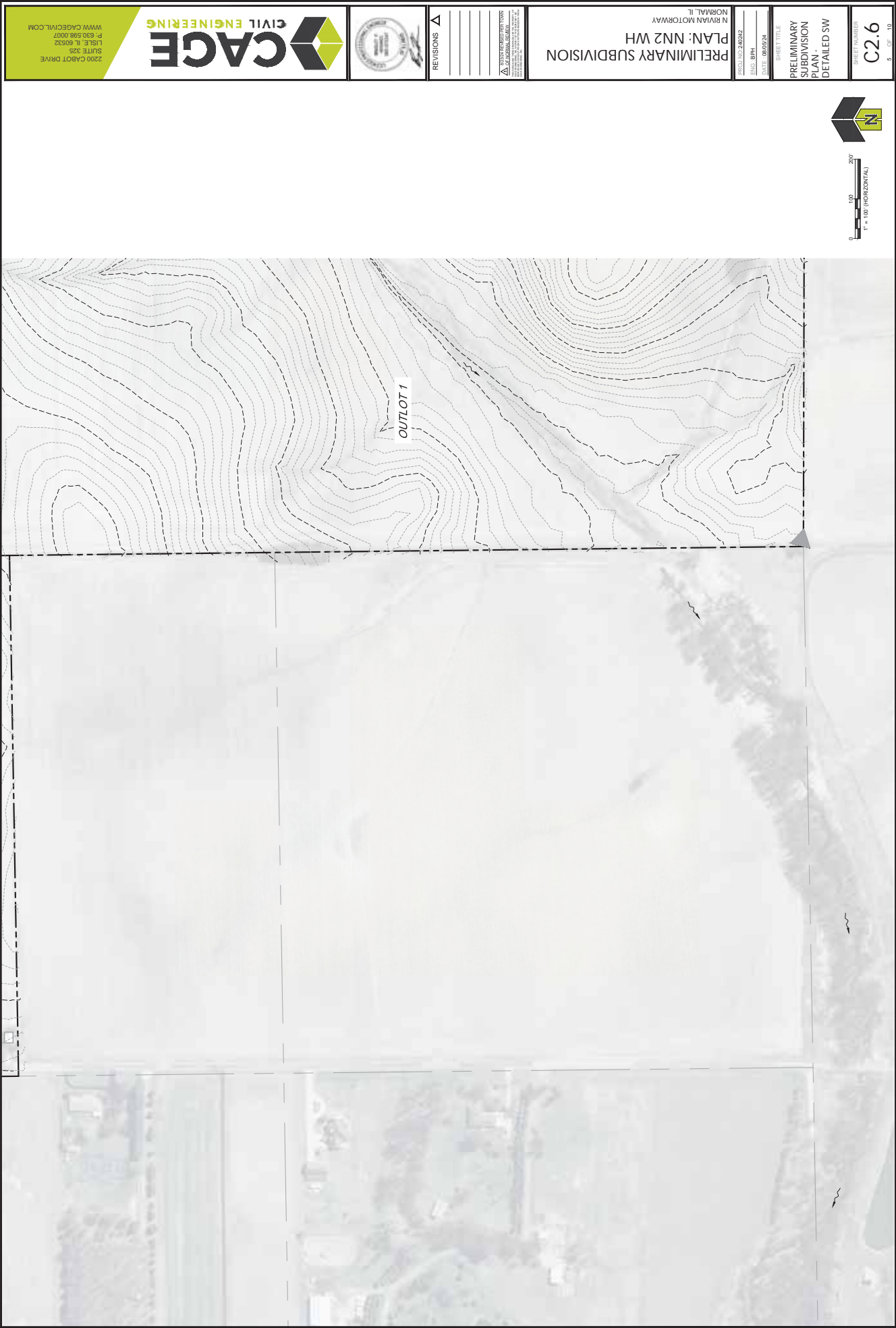
REVISIONS





CAGE
CIVIL ENGINEERING

2200 CABOT DRIVE
SUITE 225
Lisle, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM



0 100 200
1" = 100' HORIZONTAL
5' = 10' VERTICAL

C2.6

PRELIMINARY
SUBDIVISION
PLAN -
DETAILED SW

SHEET TITLE

DATE 08/05/24

ENG BPH

DESIGN NO. 24052

N RIVAN MOTORWAY
NORMAL, IL

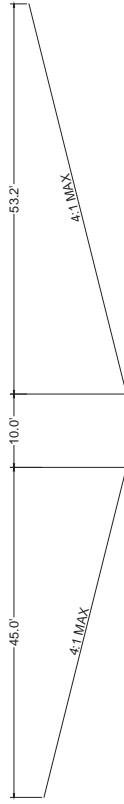
PRELIMINARY SUBDIVISION
PLAN: NN2 WH

THIS DOCUMENT IS THE PROPERTY OF CAGE CIVIL ENGINEERING, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CAGE CIVIL ENGINEERING, INC.

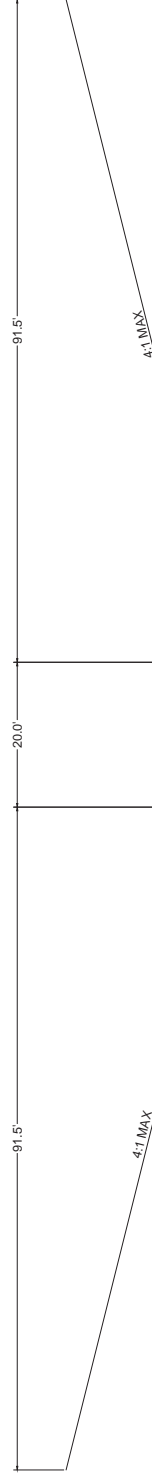
REVISIONS



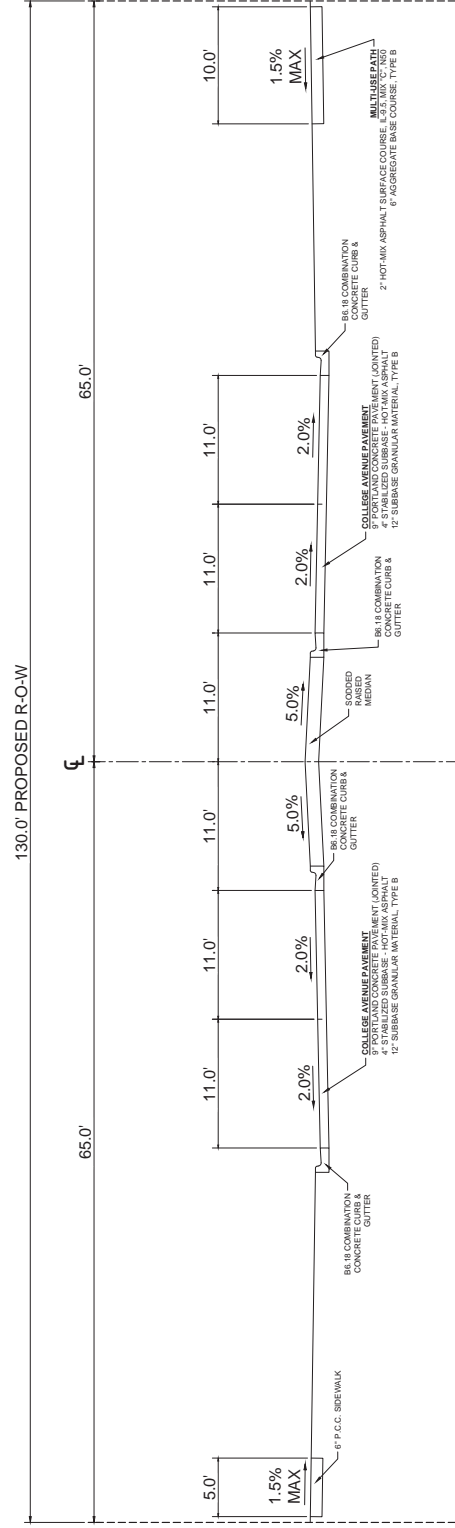
2200 CABOT DRIVE
SUITE 325
Lisle, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM



EASTERN SWALE
PROPOSED TYPICAL CROSS SECTION: SWALE



WESTERN SWALE
PROPOSED TYPICAL CROSS SECTION- SWALE



COLLEGE AVENUE EXTENSION
PROPOSED TYPICAL CROSS SECTION: 4 LANE DIVIDED WITH RAISED MEDIAN



APPLICATION FOR:
PRELIMINARY SUBDIVISION PLAN_____ (or)
AMENDED PRELIMINARY SUBDIVISION PLAN_____

PROJECT NAME: NN2 WH

APPLICANT

NAME: Rivian Automotive, LLC

ADDRESS: 14600 Myford Road
Irvine, CA 92606

PHONE #: 818-825-2882 **FAX #:** _____

E-MAIL ADDRESS: galopez@rivian.com

PROPERTY INTEREST: Owner
(of applicant)

OWNER

NAME: Rivian Automotive, LLC

ADDRESS: 14600 Myford Road
Irvine, CA 92606

PHONE #: 818-825-2882 **FAX #:** _____

E-MAIL ADDRESS: galopez@rivian.com

ATTORNEY/REPRESENTATIVE

NAME: CAGE Engineering, Inc.

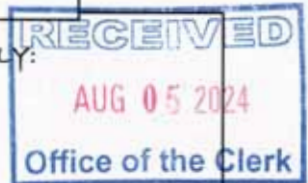
ADDRESS: 2200 Cabot Drive, Suite 325
Lisle, IL 60642

PHONE #: 630-598-0007 **FAX #:** _____

E-MAIL ADDRESS: bhovanec@cagecivil.com

FOR OFFICE USE ONLY:

FILE STAMP



Less than 2 acres	\$300.00
2 to 15 acres	\$400.00
15 to 25 acres	\$500.00
25 acres and up	\$600.00

FILING FEE: \$ _____

CASE NUMBER: _____

PUBLICATION DATE: _____

PUBLIC HEARING DATE: _____

COUNCIL ACTION DATE: _____

APPROVED _____ **DENIED** _____

RESOLUTION #: _____

PROPERTY INFORMATION:

COMMON LOCATION:
NW Corner of College Ave. & Rivian Motorway

ACREAGE: ±381.48

OF LOTS PROPOSED: 4
M-2 (Lot 1, Lot 2, and Outlot 1)

ZONING DISTRICT: A (Outlot 2)

USE OF ADJACENT PROPERTY & ZONING:

NORTH: Unannexed, Agricultural

SOUTH: Unannexed, Agricultural

EAST: M-2

WEST: Unannexed, Agricultural

REASON FOR REQUEST:

A PRELIMINARY SUBDIVISION PLAN [Per Section 15.9-9] OR AMENDED PRELIMINARY SUBDIVISION PLAN FOR THE ABOVE PROPERTY IS REQUESTED AS FOLLOWS:

Subdivision for future developments

LEGAL DESCRIPTION: (Attach Separate Page if Necessary)

Included as separate attachment

HAS A PREVIOUS PRELIMINARY SUBDIVISION PLAN BEEN REQUESTED?

YES

(NO)

(CIRCLE ONE)

(IF YES): **DATE REQUEST WAS MADE:** _____

APPROVED ☐ OR DENIED ☐

(PLEASE CHECK ONE)

DATE OF APPROVAL OR DENIAL: _____

REQUIRED ATTACHMENTS (Additional Information May Be Requested):

Twenty-Two (22) copies of the Following:

1. Preliminary Subdivision Plan
2. Preliminary Subdivision Plan Checklist
3. _____
4. _____
5. _____

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.



APPLICANT SIGNATURE

8/1/24

DATE

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is subject of this request. The applicant has received my approval to proceed with this request.



OWNER SIGNATURE

8/1/24

DATE

NOTICE: You will be notified of the date and time of the Planning Commission Meeting. You and/or your representative must be present at the meeting and be prepared to present your case to the Planning Commission. If you and/or your representative are not present, the Commission may not hear your request.

LEGAL DESCRIPTION

THE SOUTH HALF OF SECTION 26, TOWNSHIP 24 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, DRY GROVE TOWNSHIP, MCLEAN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 52 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, 5215.76 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 00 DEGREES 38 MINUTES 49 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 26, 2671.73 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 52 MINUTES 57 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTH HALF OF SECTION 26, 5203.58 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 00 DEGREES 54 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 26, 2694.37 FEET TO THE POINT OF BEGINNING, CONTAINING 320.855 ACRES, MORE OR LESS.

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, DRY GROVE TOWNSHIP, MCLEAN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 00 DEGREES 38 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 27, 665.83 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 17 SECONDS WEST, 1315.55 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 58 SECONDS WEST, 667.34 FEET TO THE NORTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE NORTH 00 DEGREES 35 MINUTES 21 SECONDS WEST, 1340.89 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 26 SECONDS EAST, 1316.09; THENCE SOUTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, 1340.44 FEET TO THE POINT OF BEGINNING, CONTAINING 60.624 ACRES MORE OR LESS.

Amended Final Development Plan

Case #: 24-09-12-PC
Applicant: 100 McKnight, LLC
Location: 120 McKnight
Date: September 5, 2024

Summary: Proposed Amended Final Development Plan to approve a parking variance.

Staff Recommendation: Approval

Background

In October 2018, the Town Council approved the Final Development Plan for “The Park at Constitution Trail Centre Planned Unit Development” at 120 McKnight, located between the AMC Theater and the Constitution Trail (Res. No. 5604). The original project included the following features:

1. 13 residential buildings (85 units) built around the edge of the 4.76-acre property, with a 27,100 square foot passive green space in the center. A variance was granted for the 3-story height of one building.
2. One access point off McKnight.
3. Bike racks located throughout the site.
4. Sidewalk connections between buildings, the PUD parking lot, and the theater parking lot.
5. Second connection to the Constitution Trail (in addition to the existing trail connection on the north edge of the property).
6. Clustered mailbox locations.
7. Combined recycling and waste collection.
8. One monument sign at the entrance.

The original approval included code-compliant parking, with the developer utilizing the portion of the code (Sec. 15.7-2(C)) that permits a project to meet the minimum parking by demonstrating that they have a lease of at least 5 years for the required parking on a property within 500 feet. Code required 170 parking spaces for The Park PUD. There are 149 spaces on The Park’s site, and the developer had a 5-year lease with the AMC Theater for the remaining 21 spaces.

In 2019, the Town Council approved an amendment to the Final Development Plan for The Park PUD (Res. No. 5663) to permit the addition of a swimming pool and related structures to the north end of the large, central green space. The plan included two 250 sq. ft. buildings on the north end of the pool - one for pool equipment and one for bicycle/general storage - and two covered pavilion areas. This left approximately half of the originally planned central park as passive green space.

Today, the development is fully built out with all required amenities.

Current Proposal

In the years since The Park finished construction and became fully occupied, the developer has on multiple occasions needed to see various forms of financing. In most instances, the provision of required parking off-site at the theater has created significant obstacles with potential financial institutions. Simply put, these institutions seem uncomfortable with the manner in which the developer has satisfied the parking requirement notwithstanding the fact that it met code.

As a result, the developer is requesting that the Town officially approve a parking variance for the 21 spaces located off-site. This would satisfy the financial institution's concerns. At the same time, the developer intends to continue providing off-site parking via a lease with the theater.

The applicant or his representative will be present during the public hearing to answer questions.

Adjacent Zoning

Property	Zoning District	Land Use
Subject Property	R-3A Medium Density Multiple Family	Undeveloped
Adjacent North	M-1 Restricted Manufacturing	Unit 5 bus facility
Adjacent East	S-2 Public Lands & Institutions	Constitution Trail
Adjacent South	R-3A Medium Density Multiple Family	Multifamily residential
Adjacent West	B-1 General Business	Movie Theater

Staff Analysis

Sec. 15.9-1 establishes the intent of the Planned Unit Development process, which is an alternative to the conventional subdivision of land and lot-by-lot development contemplated by the subdivision regulations of Chapter 16 of the Municipal Code of the Town of Normal and the district regulations of the Zoning Code. The following objectives may be attained through the use of the PUD process. Staff commentary follows each objective.

A. A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the other sections of this and the Subdivision Code.

The Subdivision Code does not permit multiple buildings with shared amenities on one lot within R-3A zoning, so the only way to achieve this design was through the PUD process.

B. Permanent preservation of common open space and recreation areas and facilities.

Within this PUD, there is a generous amount of open space along with a pool and pavilions.

C. A pattern of development to preserve natural vegetation, topographic and geologic features.

This site did not have significant natural features, although there were many volunteer trees along the east side adjacent to the Constitution Trail right-of-way. The developer attempted to preserve some of those trees.

D. The prevention and/or control of soil erosion and surface flooding.

The development followed our erosion control guidelines during construction, and the design meets code for stormwater management, including flood routing.

E. A creative approach to the use of land and related physical facilities that results in better development and design and the construction of aesthetic amenities.

Because the PUD allows multiple buildings on one lot with flexible setbacks, the developer was able to achieve high-quality amenities such as the pool and pavilions.

F. An efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds and buildings and other facilities.

Because the PUD permitted multiple buildings with a shared, common private driveway and parking, there was no need to extend a public street.

G. A land use which promotes the public health, safety, comfort, morals, and welfare.

The PUD is adjacent to the Constitution Trail, which provides residents with an excellent opportunity for outdoor recreation and exercise. The site itself has open spaces and adequate lighting that contribute to overall safety.

H. A combination and coordination of architectural styles, building forms, and building relationships with a possible mixing of different urban uses in an innovative overall design.

The buildings are varied in style (apartments and townhomes) and color, both of which are unusual within one development.

I. Innovations in residential, commercial, and industrial development so that growing demands of the population may be met by greater variety in type, design and layout of buildings and by the conservation and more efficient use of open space ancillary to said buildings.

The unit types differ between the townhomes and apartments, with the townhomes having 4 bedrooms and the apartments varying from 1- to 3-bedroom units.

J. The combination of a number of review and approval procedures into a single plan review and approval process.

The PUD process combines the review of a site plan along with any variances into one plan review and approval process.

K. The use of public input and participation in the design and development of innovative and creative land use proposals.

The PUD process keeps the public informed through the publication of notice, the posting of a sign on the property, and the sending of notice to owners of property within 400 feet. The public hearing provides an opportunity for public input.

The PUD process includes any necessary code variances rather than requiring a developer to go to the Zoning Board of Appeals for separate approval. At this time, the developer of The Park is requesting a parking variance. Per Sec. 15.9-14(F), each unit at The Park is required to have at least 2 parking spaces (170 spaces in this case). The request is for a variance to permit only 149 spaces on site.

As explained earlier, code permits a development to have off-site spaces within 500 feet as long as there is evidence of a 5-year lease. The developer provided such a lease when the development originally became occupied, and he has provided evidence of a new lease going through 2026. So although code is satisfied, the financial institutions are not. Thus, staff supports the granting of a parking variance for documentation purposes.

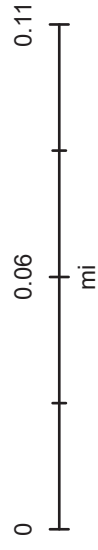
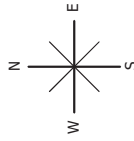
Conformance to Existing Town Plans

The Comprehensive Plan supports the construction of denser housing in a wider variety of styles on land that is considered “infill” (surrounded by development and adjacent to existing utilities). The Park PUD meets all these goals.

Town Staff Recommendation

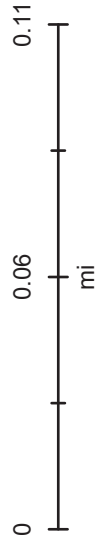
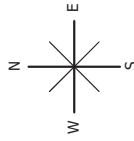
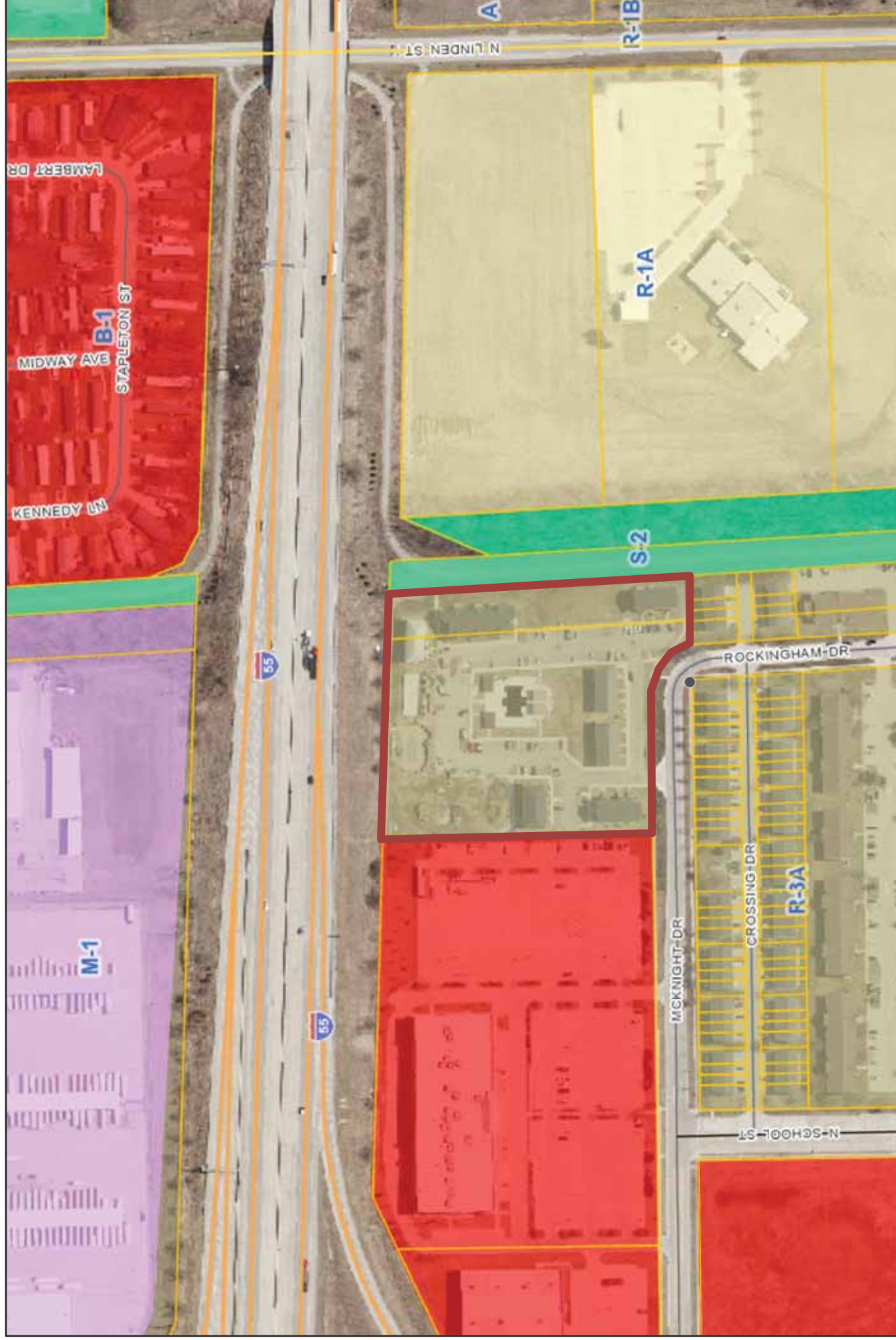
For these reasons, Town staff supports the amendment to the Final Development Plan for The Park at Constitution Trail Centre PUD as proposed.

The Park PUD



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

The Park PUD



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



**APPLICATION FOR:
FINAL DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT
AMENDED FINAL DEVELOPMENT PLAN (X)**

PROJECT NAME: The Park @ Constitution Trail PUD Parking Amendment

<p style="text-align: center;">APPLICANT</p> <p>NAME: <u>100 McKnight LLC</u></p> <p>ADDRESS: <u>1608 Northbrook Drive #101</u> <u>Normal, IL 61761</u></p> <p>PHONE #: <u>309-838-0814</u> FAX #: _____</p> <p>E-MAIL ADDRESS: <u>twblake44@hotmail.com</u></p> <p>PROPERTY INTEREST: <u>Owner/Managing Partner</u> <u>(of applicant)</u></p> <hr/> <p style="text-align: center;">OWNER</p> <p>NAME: <u>Same</u></p> <p>ADDRESS: _____</p> <p>PHONE #: _____ FAX #: _____</p> <p>E-MAIL ADDRESS: _____</p> <hr/> <p style="text-align: center;">ATTORNEY/REPRESENTATIVE</p> <p>NAME: <u>Same</u></p> <p>ADDRESS: _____</p> <p>PHONE #: _____ FAX #: _____</p> <p>E-MAIL ADDRESS: _____</p>	<p style="text-align: center;">FOR OFFICE USE ONLY:</p> <div style="border: 2px solid blue; padding: 5px; text-align: center; margin: 10px 0;">RECEIVED FILE STAMP AUG 01 2024 Office of the Clerk</div> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"><tr><td style="padding: 2px;">LESS THAN 2 ACRES</td><td style="text-align: right; padding: 2px;">\$400.00</td></tr><tr style="background-color: yellow;"><td style="padding: 2px;">2 to 15 acres</td><td style="text-align: right; padding: 2px;">\$500.00</td></tr><tr><td style="padding: 2px;">15 to 25 acres</td><td style="text-align: right; padding: 2px;">\$600.00</td></tr><tr><td style="padding: 2px;">25 acres and up</td><td style="text-align: right; padding: 2px;">\$700.00</td></tr></table> <p>FILING FEE: \$ _____</p> <p>CASE NUMBER: _____</p> <p>PUBLICATION DATE: _____</p> <p>PUBLIC HEARING DATE: _____</p> <p>COUNCIL ACTION DATE: _____</p> <p>APPROVED _____ DENIED _____</p> <p>RESOLUTION #: _____</p> <hr/> <p style="text-align: center;">PROPERTY INFORMATION:</p> <p>COMMON LOCATION: <u>120 McKnight Drive</u></p> <p>ACREAGE: <u>4.76 acres</u></p> <p>PRESENT USE: <u>Multi-Family</u></p> <p>ZONING DISTRICT: <u>R-3A</u></p> <p>USE OF ADJACENT PROPERTY & ZONING:</p> <p>NORTH: <u>Interstate</u></p> <p>SOUTH: <u>R-3A</u></p> <p>EAST: <u>Trail</u></p> <p>WEST: <u>B-1 Business</u></p>	LESS THAN 2 ACRES	\$400.00	2 to 15 acres	\$500.00	15 to 25 acres	\$600.00	25 acres and up	\$700.00
LESS THAN 2 ACRES	\$400.00								
2 to 15 acres	\$500.00								
15 to 25 acres	\$600.00								
25 acres and up	\$700.00								

REASON FOR REQUEST:

A FINAL DEVELOPMENT PLAN – PLANNED UNIT DEVELOPMENT FOR THE ABOVE PROPERTY IS REQUESTED AS FOLLOWS:

Requesting consideration of reducing the required on-site parking from 170 spaces to 149 spaces.

LEGAL DESCRIPTION: (Attach Separate Page if Necessary)

Lot 1, The Park @ Constitution Trail Center PUD Subdivision

HAS A PREVIOUS PRELIMINARY DEVELOPMENT PLAN PUD BEEN REQUESTED?

YES

NO

(CIRCLE ONE)

(IF YES):

DATE REQUEST WAS MADE: April 15, 2019 Approved by Resolution #5663

APPROVED ☒

OR

DENIED ☐

(PLEASE CHECK ONE)

DATE OF APPROVAL OR DENIAL: April 15, 2019

RESIDENTIAL PLANNED UNIT DEVELOPMENT (SECTION 15.9-14)

LAND USES (SPECIFY NUMBER OF UNITS:

Semi-Detached, Single-Family Dwelling Units:

Attached Single-Family Dwelling Units:

Townhouses:

Row Houses:

Multiple-Family Units:

Neighborhood Center:

Other Uses Authorized in Underlying Zoning Dist.

55 units

30 units

4.76

85

LAND AREA IN PUD:

TOTAL NUMBER OF DWELLING UNITS:

DENSITY:

Dwelling Units Per Acre:

Floor Area:

Amount of Open Space:

Amount of Common Recreation Space:

17.86

107,352

169,090

27,100

NUMBER OF OFF-STREET PARKING SPACES:

149 on site, 21 by lease with adjacent property

COMMERCIAL PLANNED UNIT DEVELOPMENT (SECTION 15.9-15)

LAND USES (SPECIFY NUMBER AND TYPE OF USES):

LAND AREA IN PUD:

FLOOR AREA:

AMOUNT OF LANDSCAPED OPEN SPACE:

NUMBER OF OFF-STREET PARKING SPACES:

INDUSTRIAL PLANNED UNIT DEVELOPMENT (SECTION 15.9-16)

LAND USES (SPECIFY NUMBER AND TYPE):

LAND AREA IN PUD:

FLOOR AREA:

AMOUNT OF LANDSCAPED OPEN SPACE:

NUMBER OF OFF-STREET PARKING SPACES:

REQUIRED ATTACHMENTS (Additional Information May Be Requested):

Twenty-Two (22) Copies of the Following:

1. Site Plan of the proposed development drawn to scale, showing:
 - Location & Dimensions of all Existing & Proposed Buildings with Setbacks, Driveways, Curb Cuts and Parking Areas with spaces marked & numbered
 - Refuse Storage Area & Type of Screening Material to be used
 - Lighting Plan including a Manufacturer's Rendering of Light Fixtures and Foot Candle Beam Spread as it would be located on the Site Plan
 - Elevation of Building(s)
 - Signs – Design, Location and Dimension
 - All Mechanical Equipment (A.C. Condensers, Meters, Etc.)
2. Photographs or artists' rendering of the property as it currently exists and a rendering of other visual demonstration of the property after development
3. Detailed Landscaping Plans Indicating Species, Size and Location of All Plantings
4. Samples & Color of Exterior Siding and Roofing Materials
5. _____
6. _____

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.



APPLICANT SIGNATURE

July 25, 2024

DATE

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is subject of this request. The applicant has received my approval to proceed with this request.



OWNER SIGNATURE

July 25, 2024

DATE

NOTICE: You will be notified of the date and time of the Planning Commission Meeting. You and/or your representative must be present at the meeting and be prepared to present your case to the Planning Commission. If you and/or your representative are not present, the Commission may not hear your request.

Lewis, Yockey & Brown, Inc.
Consulting Engineers & Land Surveyors
Professional Design Firm Registered #124,000806
505 North Main Street, Bloomington, Illinois
Ph. (309) 829-2952

ALMSPS LAND TITLE SURVEY
LOT 1 IN THE PARK AT CONSTITUTION TRAIL CENTRE
PLANNED UNIT DEVELOPMENT
NORMAL, ILLINOIS

LYB
www.lybinc.com

