

Site Plan

Case #: 24-08-03-PC

Applicant: Town of Normal

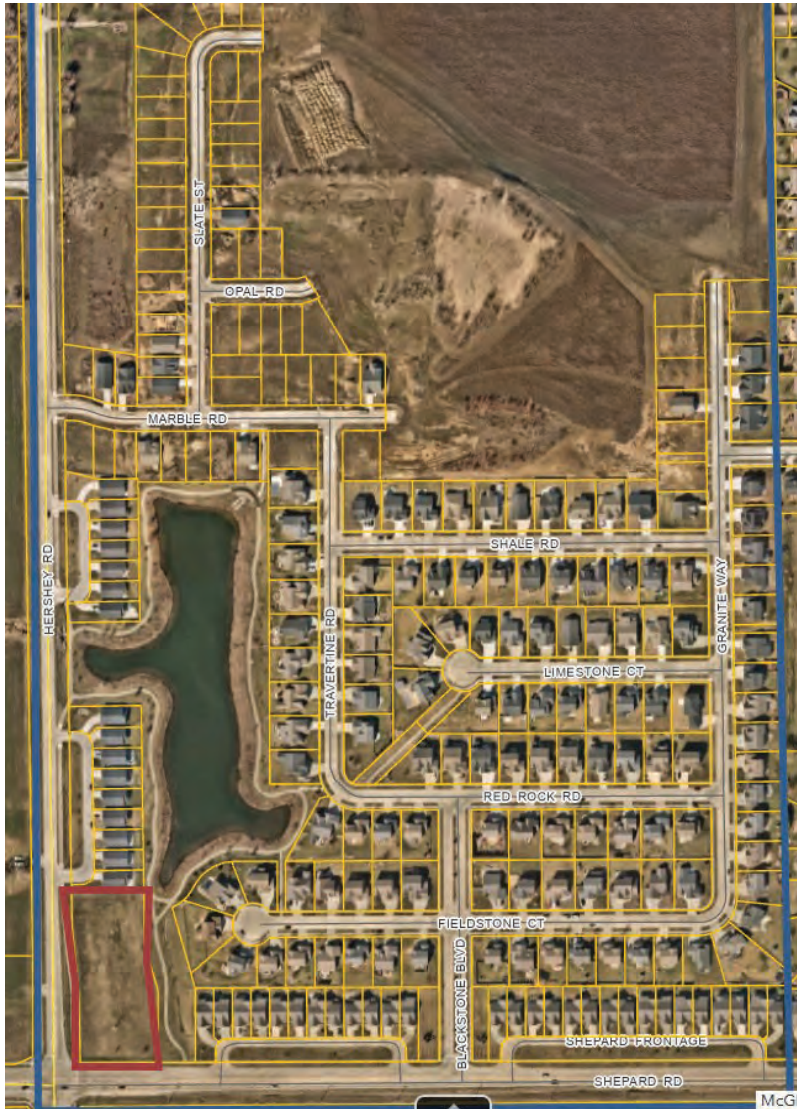
Location: Northeast Corner of Shepard and Hershey

Date: August 8, 2024

Summary: Proposed Site Plan to construct a fire station at the northeast corner of Shepard and Hershey.

Staff Recommendation: Approval

Background



In 2009, the Town approved an annexation agreement to permit the construction of the Blackstone Subdivision on approximately 106.5 acres bounded by Shepard, Hershey, Raab, and the Eagle's Landing Subdivision (Res. No. 4397). The land was then annexed and rezoned to a combination of R-1B Single Family Residential and R-2 Mixed Residential (Ord. Nos. 5278 and 5279). The subdivision includes a large detention basin on the southeast side.

Construction of residential units within Blackstone began on the south end and has steadily moved north. Currently, the neighborhood is approximately half built-out, as shown on the image to the left.

In 2019, the Town rezoned the southwest corner of the Blackstone Subdivision (shown in red outline to the left) from R-2 Mixed Residential to S-2 Public Lands & Institutions to permit the future construction of a fire station (Ord. No. 5777). This is part of a larger relocation plan for all the Town's fire stations aimed at providing better response times across the community.

Current Proposal

The Town is now ready to proceed with the fire station project at Hershey and Shepard. Major elements of the project include the following:

Building. The fire station would be a one-story structure approximately 10,000 sq. ft. in size. The exterior building materials would be brick with stone accents, including a stone band toward the top third and a cast stone foundation. All rooftop mechanicals would be screened.

The main façade with its three large garage doors would face Shepard to the south. The doors would be primarily glass with a red frame. The main façade would also include awning-covered, residential-scale windows for the interior sleeping quarters.

The north façade would include three large garage doors with a strip of windows. The employee entrance would be on this side of the building, highlighted by an awning and windows to the sides.

The east side of the building would have a covered patio with a masonry knee wall along the east edge and four awning-covered, residential-scale windows for sleeping quarters.

The west façade would feature windows along the top to provide light into the fire truck and apparatus bay and brick screening for the dumpster and generator.

Access. All access would occur from Hershey, with emergency vehicles entering from the north driveway, proceeding through the building, and exiting through the south driveway. Employee and visitor access would be north of the building.

Landscaping. The site would provide well in excess of the code-required 20% green space and required number of trees and shrubs, with a heavy emphasis to the north and east.

Outdoor lighting. The outdoor lighting design meets code, including the light levels and the types of light fixtures. Regarding the latter, all non-decorative light fixtures will be “full cutoff,” and the pole lights on the south and east sides of the parking areas will have “house-side shields,” all of which would minimize glare and light trespass.

Signage. “Normal Fire Department” lettering would be above the garage doors on the north and south façades. The letters would be illuminated with a strip of light along the top, pointing back and down toward the building. A large number 2 would be on the street-facing sides of the tower. The numbers would be halo lit, with the light source behind the number creating a glowing halo effect.

Parking. A total of 18 parking spaces would be provided north of the building for use by firefighters and by members of the public visiting the nearby Blackstone detention basin and trail. One space would have an EV charging station. A sidewalk connection would be installed from the parking lot to the existing trail that runs around the entire basin. A bicycle rack would be placed at the northeast corner of the parking lot.

Process. In addition to the code-required public process for the previous rezoning and the current site plan, there was a neighborhood meeting on April 10 at which the design team presented the proposed fire station plans. That meeting was advertised to the entire Blackstone Subdivision, not just those within 400 feet (which is the typical distance for advertising land use issues).

A representative from the Town of Normal will be present during the public hearing to answer questions.

Adjacent Zoning

| Property | Zoning District | Land Use |
|------------------|---|--|
| Subject Property | S-2 Public Lands & Institutions | Undeveloped |
| Adjacent North | R-2 Mixed Residential | Detached single-family housing |
| Adjacent East | R-2 Mixed Residential R-1B Single-Family Residential | Combination of detached and attached single-family housing |
| Adjacent South | B-1 General Business | Undeveloped |
| Adjacent West | B-1 General Business | Undeveloped |

Staff Analysis

The site plan review standards, set forth in Sec. 15.8-5, are listed as follows along with the staff analysis:

A. The extent to which potential incompatibilities between the proposed development and surrounding existing development and zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.

It is not uncommon for fire stations to be located adjacent to residential areas. In fact, the former headquarters on Blair Drive is adjacent to the side yard of a duplex, and the fire station on Raab Road is adjacent to the rear yards of three detached, single-family homes. The parking lot of the proposed fire station at Hershey and Shepard would be adjacent to detached and attached single-family homes as well. The following design elements would minimize impact on these homes:

1. Copious green space and dense plantings would be along the north and east sides of the property, including a mixture of evergreen and deciduous trees and shrubs.
2. The dumpster and generator would be on the west side of the structure, screened by a masonry wall.
3. All outdoor lighting would be designed to minimize glare, light levels, and light trespass.

B. The extent to which the proposal minimizes any adverse impact of the development upon adjoining land, including the hours of use and operation and the type and intensity of activities that may be conducted.

The physical design of the space would go far in minimizing the impact on nearby residents, although the fire department has a strong history of being a good neighbor when it comes to fire station operations.

C. The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.

Adjacent streets are currently in a condition that would serve the purpose of a fire station.

D. The extent to which the proposed development is essential or especially appropriate in view of the available alternatives within the Town.

Since 2009, the Town has engaged in an extensive analysis of fire station locations that would better serve existing development and future growth. Early in the process, the northeast portion of Normal was flagged as an area with challenging emergency response times. Thus, it has been a high priority to relocate a fire station to this area. The site at issue is located such that response times would be greatly improved in northeast Normal.

- E. The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether, because of circumstances peculiar to the location, the effect is likely to be greater than is ordinarily associated with the development of the type proposed.***

Town staff does not believe the development of the fire station per the proposed plan would adversely impact nearby people or properties. Rather, a fire station in this location would provide incredible emergency response times to those in the nearest proximity.

Conformance to Existing Town Plans

Town staff finds the proposed fire station site plan to meet several important goals in the Town's Comprehensive Plan.

1. **Growth Priorities.** The site of the proposed fire station is a Tier 1 site, meaning it is adjacent to existing, adequate transportation infrastructure and utilities. This is the most preferred type of location for new development.
2. **Infrastructure & Public Safety.** Per the Comp Plan, "timely and adequate infrastructure investment should be one of the top priorities of any community." The proposed fire station meets the following strategies within this part of the Comp Plan:
 - a. Ensuring that infrastructure systems support current and future growth in a fiscally, socially, and environmentally responsible way
 - b. Providing adequate fire and emergency response services to protect the lives, health, safety, and livelihoods of residents and businesses.
 - c. Ensuring that Normal's community facilities continue to serve the Town's needs as it grows and develops.
3. **Health & Sustainability.** The proposed fire station meets the core value of smart, sustainable growth by utilizing a site that supports compact, infill development. The proposed design of the fire station includes several sustainable design features.
 - a. Based on the copious plantings and the selection of almost-exclusively native species, the site would qualify for designation as a Bird and Butterfly Sanctuary by the Illinois Audubon Society. This would be enhanced by the installation of a purple martin house on the nearby Blackstone Detention Basin and the usage of bird-friendly glass on the fire station itself.
 - b. The site would offer EV charging.
 - c. The roof has been designed to accept solar panels in the future.

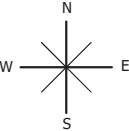
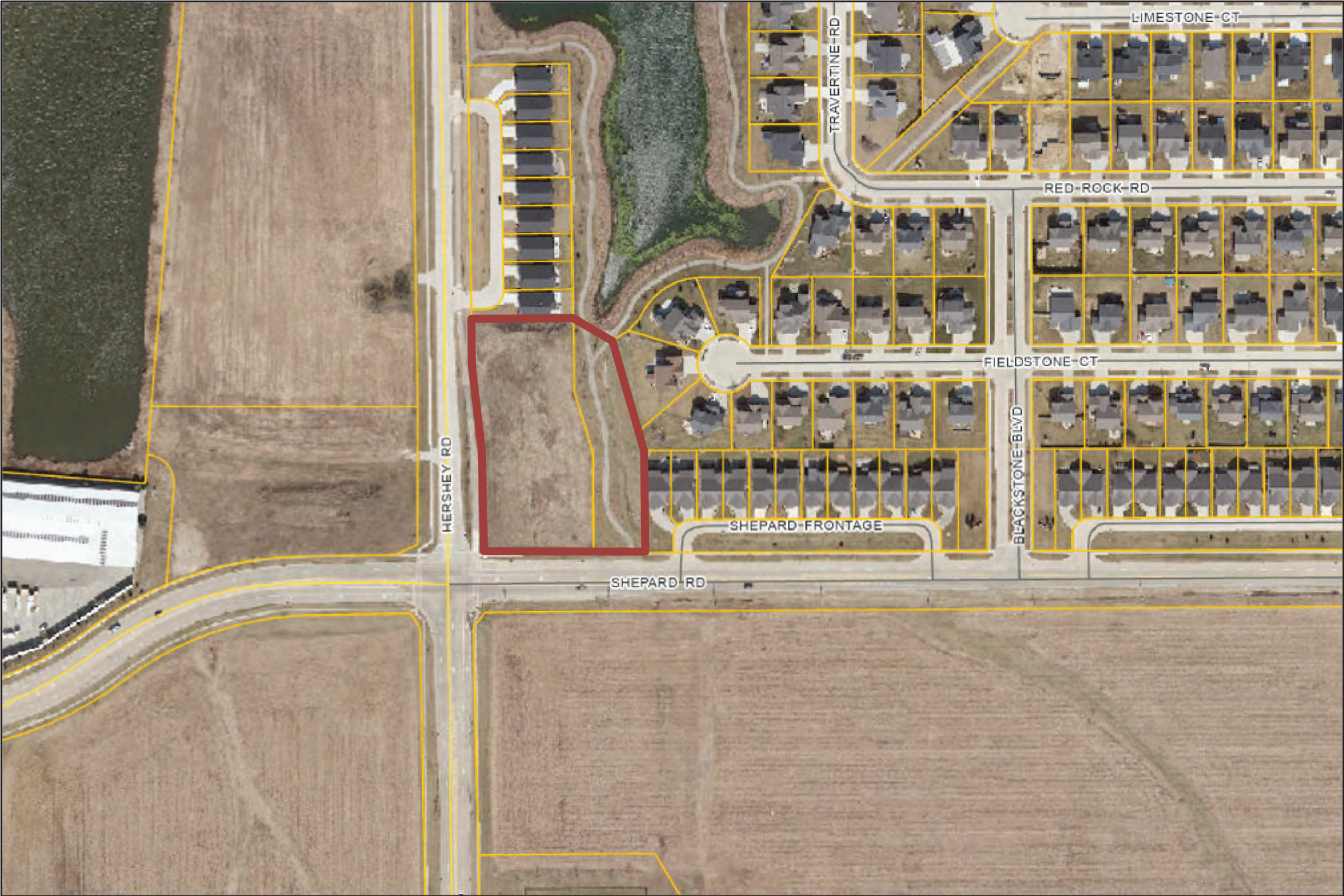
The fire station project also furthers the goals of the Parks and Recreation Master Plan in that the site design would provide enhanced public access to the Blackstone detention basin and trail. Rather than being designed as a purely utilitarian facility, the Blackstone basin was designed and built to be enjoyed by the public. The basin is surrounded by native plantings and a looped public multiuse trail approximately 0.5 miles in length.

Finally, the proposed project meets the Town's plan to relocate its fire stations to areas that would provide better emergency response times across the community. The site at issue would provide much better service to northeast Normal.

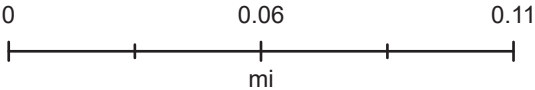
Town Staff Recommendation

For these reasons, Town staff recommends in favor of the site plan as proposed.

Fire Station Site Plan



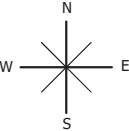
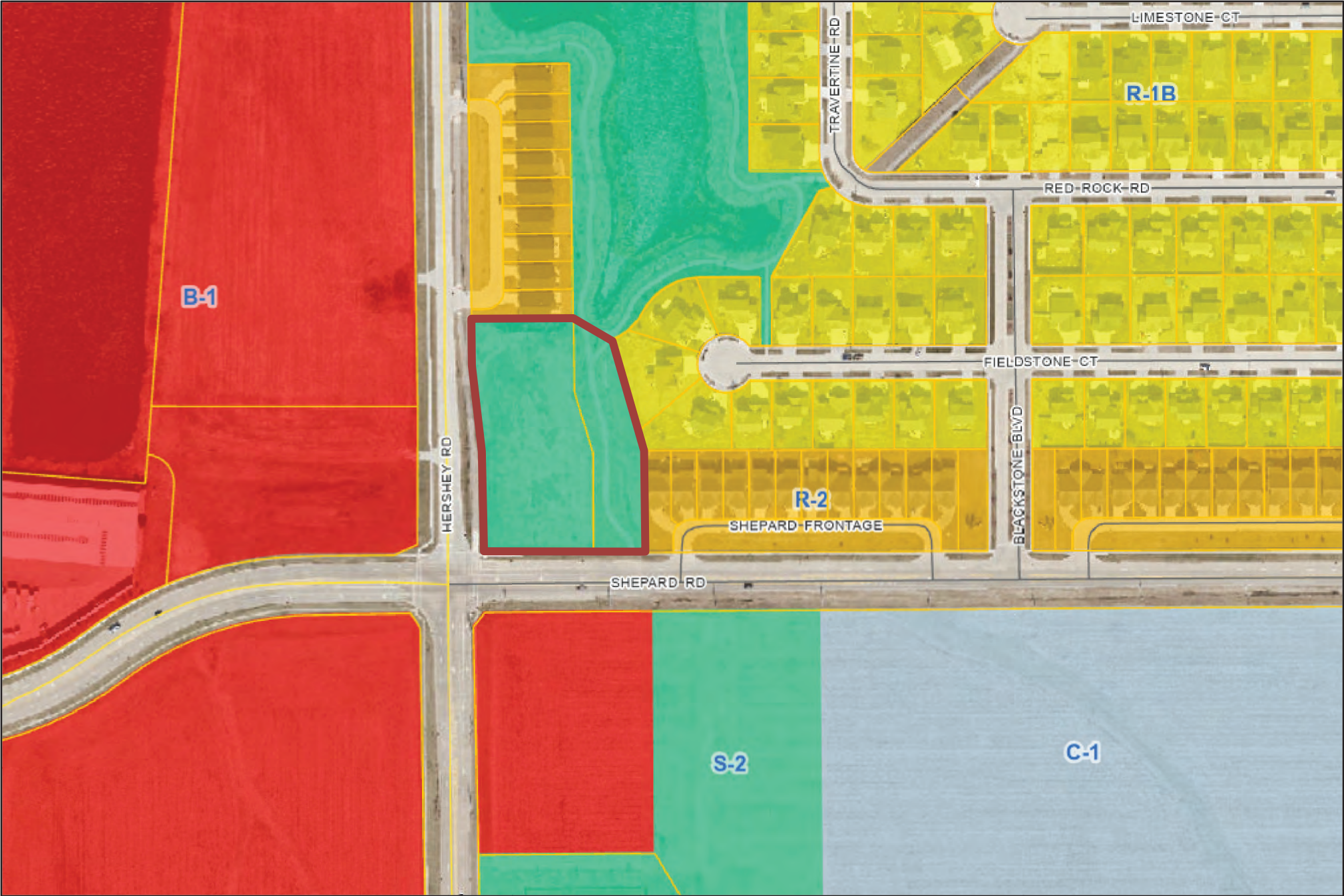
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



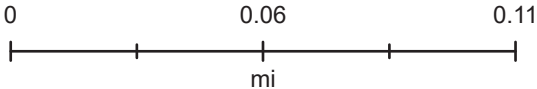
1 inch = 290 feet



Fire Station Site Plan



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.



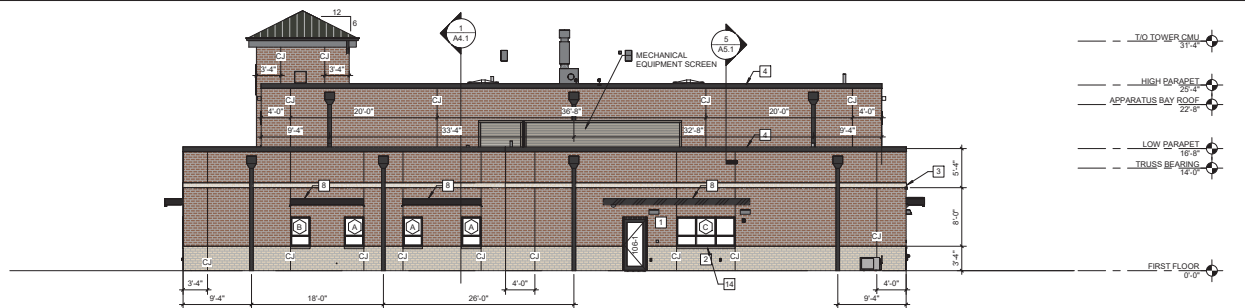
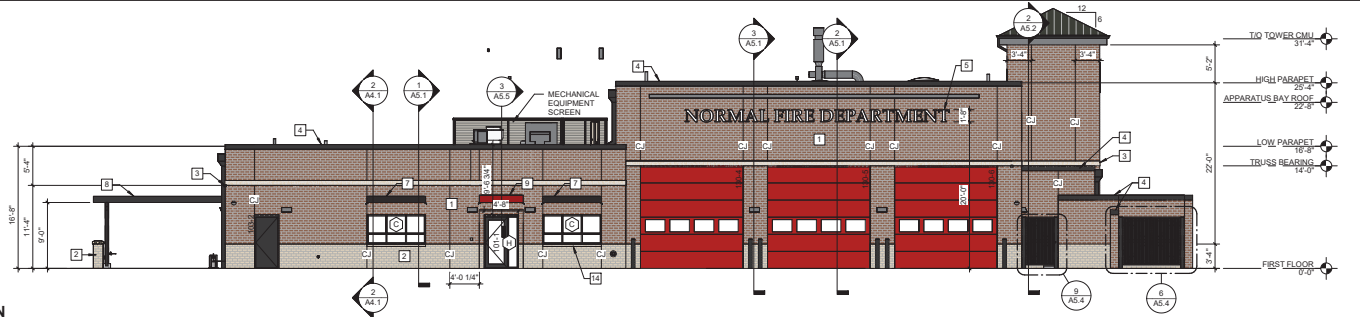
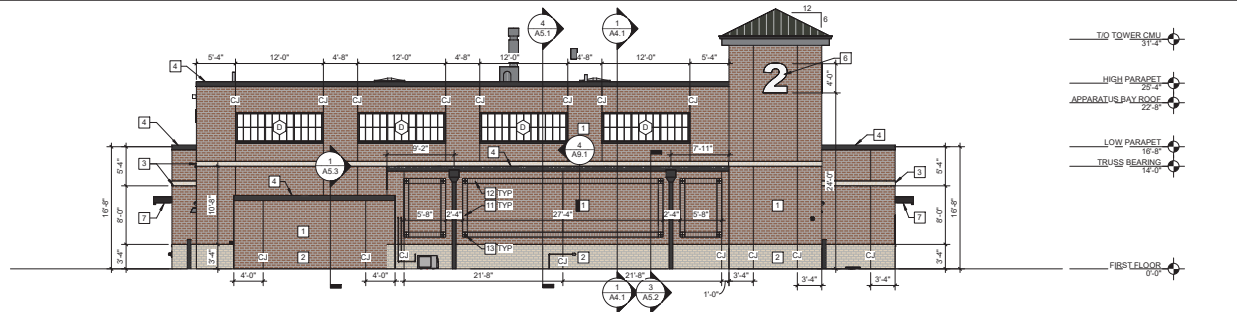
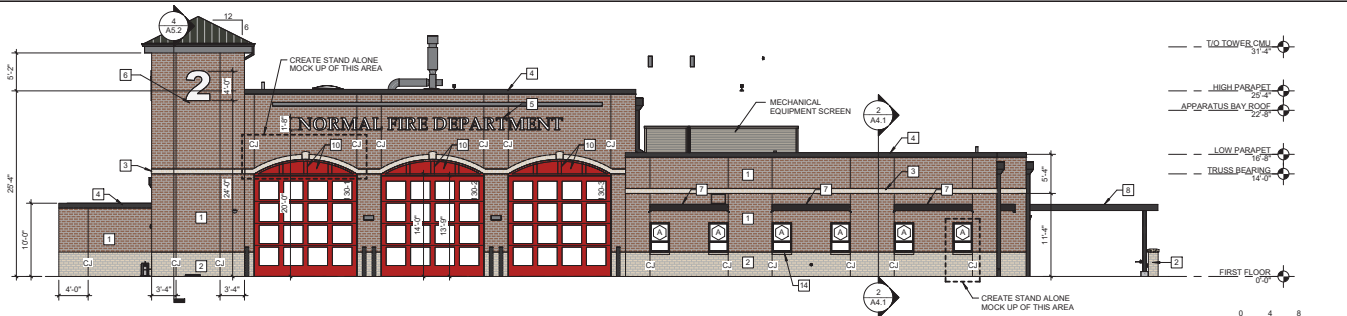
1 inch = 290 feet





Normal Fire Station 2

View from Southwest
Normal, Illinois | July 8, 2024



| ELEVATION FINISH SCHEDULE | |
|---------------------------|---|
| Mark | Description |
| 1 | BRICK - RUNNING BOND - RED |
| 2 | BRICK - RUNNING BOND - BLONDE |
| 3 | 8" PRECAST STONE BAND, SEE TYPICAL DETAILS |
| 4 | METAL PARAPET CAP: BLACK FINISH TO MATCH CANOPIES |
| 5 | ALUMINUM SIGNAGE - FONT: PALATINO SEMI BOLD ILLUMINATED HALO LIT ALUMINUM SIGNAGE |
| 6 | PRE-ENGINEERED CANTILEVERED METAL CANOPY WITH SMOOTH 12" FASCIA, BLACK FINISH |
| 7 | PRE-ENGINEERED METAL CANOPY, POST SUPPORTED ON WEST SIDE, BLACK FINISH |
| 8 | PRE-ENGINEERED CANTILEVERED METAL CANOPY WITH SMOOTH 12" FASCIA, RED FINISH |
| 9 | SMOOTH FIBER CEMENT PANEL, PROVIDE PANEL TRIM OVER SEAMS AS SHOWN TO ALIGN AND MATCH WITH WIDTH OF THE VERTICAL DOOR MULLIONS |
| 10 | BRICK BAND OFFSET 1/2" FROM THE EXTERIOR FACE BRICK TO THE EXTENTS SHOWN ON THE EXTERIOR ELEVATIONS - STACKED BOND - RED |
| 11 | BRICK BAND OFFSET 1/2" FROM THE EXTERIOR FACE BRICK TO THE EXTENTS SHOWN ON THE EXTERIOR ELEVATIONS - SOLDIER COURSE - RED |
| 12 | BRICK CORNER OFFSET 1/2" FROM THE EXTERIOR FACE BRICK TO THE EXTENTS SHOWN ON THE EXTERIOR ELEVATIONS - ROWLOCK - BLONDE |
| 13 | CAST STONE SILL, TYP @ WINDOW OPENINGS |

Farnsworth GROUP
200 W. COLLEGE AVENUE, SUITE 301
NORMAL, ILLINOIS 61761
(309) 663-8436 / info@f-w.com

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

DATE DESCRIPTION

BID SET
06/10/2024

CORE
Town of Normal

Normal Fire Station #2

1502 Hershey Road,
Normal, IL 61761

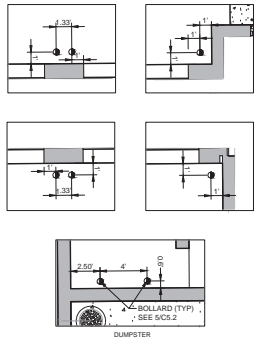
DATE: 06/10/2024
DESIGNED: KMH/JEB
DRAWN: DWB/CJL
REVIEWED: JEB

EXTERIOR ELEVATIONS

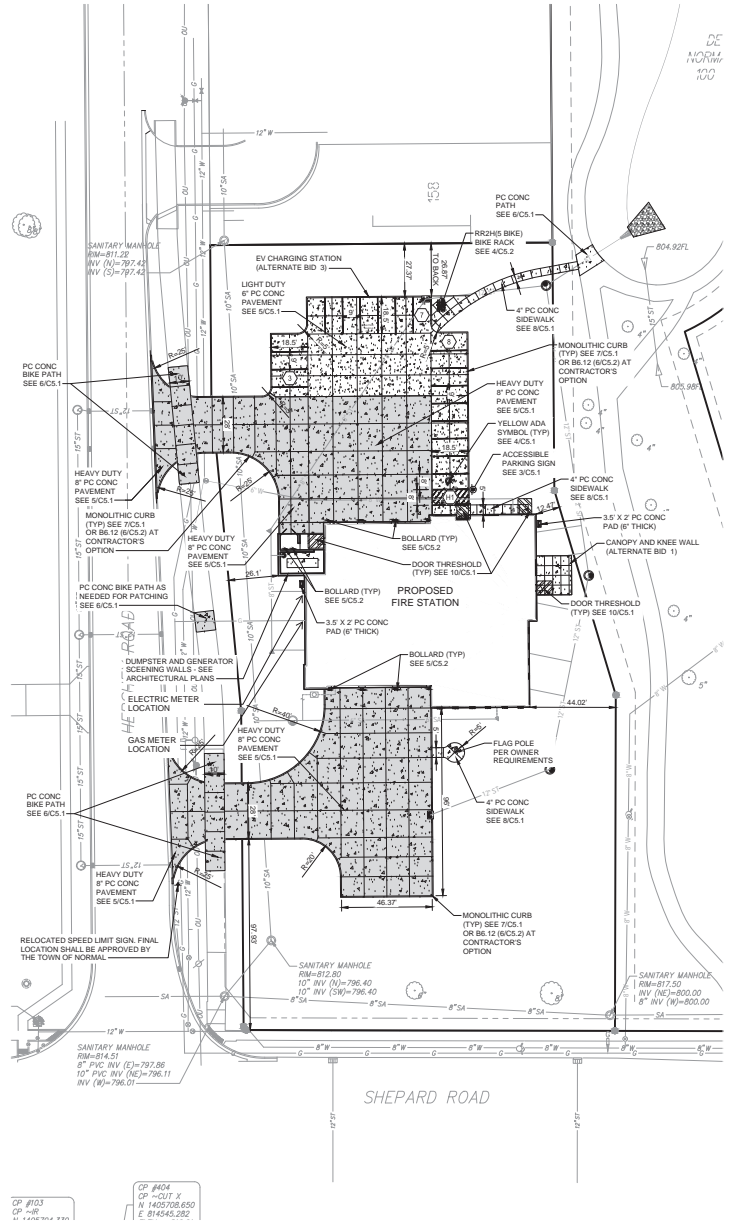
SHEET NUMBER:

A3.1

PROJECT NO.: 0220827.00



TYPICAL BOLLARD SPACINGS
SCALE: 1"=5'



SITE NOTES

- UNLESS NOTED OTHERWISE, ALL PAVEMENT SHALL BE:
HEAVY DUTY CONCRETE PAVEMENT:
8" THICK PC CONCRETE PAVEMENT
4" CA-6 TY B BASE COURSE OR 10" AGGREGATE SECTION (SEE NOTE 13 ON SHEET C1.2)
LIGHT DUTY CONCRETE PAVEMENT:
8" THICK PC CONCRETE PAVEMENT
4" CA-6 TY B BASE COURSE OR 10" AGGREGATE SECTION (SEE NOTE 13 ON SHEET C1.2)
- CONCRETE FOR PAVEMENT CONSTRUCTION SHALL BE CLASS PV, 4000 PSI AND FOR SIDEWALK SHALL BE CLASS SL, 3500 PSI IN ACCORDANCE WITH DOT SECTION 1020 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION INDICATED IN TABLE 1.
- CONTRACTOR SHALL SUBMIT A PAVEMENT AND SIDEWALK JOINT LAYOUT PLAN PRIOR TO CONSTRUCTION OF PAVEMENT OR SIDEWALK SLABS.
- ALL DIMENSIONS ARE INDICATED TO FACE OF CURB UNLESS OTHERWISE NOTED.
- NEW SIDEWALKS TO BE CONSTRUCTED WITH MAXIMUM 1.8% TRANSVERSE SLOPE AND TOoled JOINTS AT MAXIMUM 5' INTERVALS.
- ALL PC CONCRETE BIKE PATH WITHIN THE RIGHT OF WAY SHALL BE 8" THICK SLAB ON 4" CA-6. ALL PRIVATE PC CONCRETE SIDEWALKS SHALL BE 4" THICK SLAB ON COMPACTED SUBGRADE.

Farnsworth GROUP
200 WEST COLLEGE AVENUE, SUITE 301
NORMAL, ILLINOIS 61761
(815) 663-8436 / info@f-w.com
www.f-w.com
Engineers | Architects | Surveyors | Scientists

BID SET
06/10/2024
CORE
Town of Normal

Normal Fire Station #2

1502 Hershey Road,
Normal, IL 61761

| | |
|-----------------|------------|
| DATE: | 06/10/2024 |
| DESIGNED: | AEO |
| DRAWN: | AEO |
| REVIEWED: | CME |
| FIELD BOOK NO.: | BMI 3190 |

SITE LAYOUT PLAN

SHEET NUMBER:
C2.1
PROJECT NO.: 0220827.00



Farnsworth
GROUP

200 W. COLLEGE AVENUE, SUITE 301
NORMAL, ILLINOIS 61761
(309) 663-8436 / info@f-w.com

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

DATE: 07/03/2024
DESCRIPTION: ADD 03



BID SET



Normal Fire Station #2

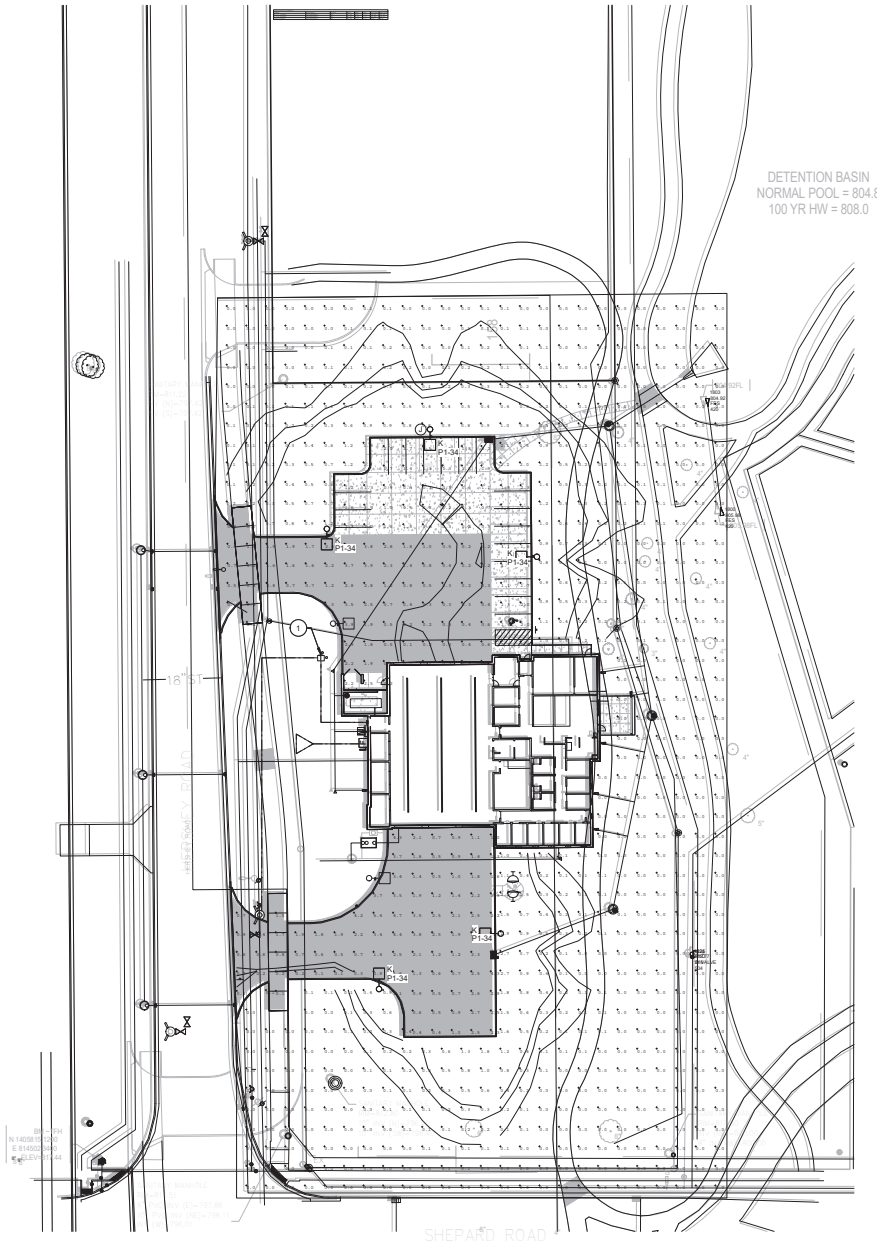
1502 Hershey Road,
Normal, IL 61761

DATE: 06/10/2024
DESIGNED: BES
DRAWN: BES
REVIEWED: WRK

PHOTOMETRIC PLAN

SHEET NUMBER:
ES1.2

PROJECT NO.: 0220827.00



1 PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"



SQUARE BEAM RGB+W

Exterior Sconce



9777 Reavis Park Drive

St. Louis, MO 63123

800.331.2425 or 314.631.6000

sales@glighting.com www.glighting.com

GENERAL SPECIFICATION

RGB+White: LED lamping options (RGB30, RGB35, & RGB40) feature RGB color changing plus a full power white channel. DMX controller supplied by others.

RGB: LED lamping option features RGB color changing. DMX controller supplied by others.

Static Color: LED options (Red, Green, or Blue) feature static color.

LED: High efficiency mid-power LEDs are field serviceable.

LED Dimming: Standard 0-10V dimming when static color specified.

LED Driver: Driver remotely mounted up to 10' from fixture body.

Body: Extruded aluminum wall plate and rails. Body hinges for easy serviceability.

Diffuser: Extruded polycarbonate lens is UL-94 HB Flame Class rated.

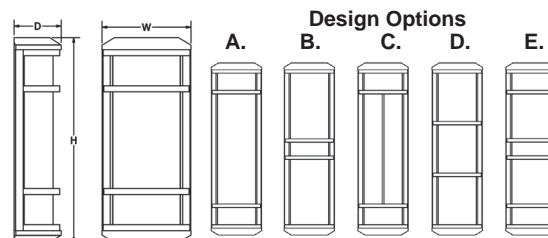
Standard Finishes: Highly durable oven cured no VOC premium powder coat.

Design: Aluminum die cast end caps and decorative bars.

Modified: Contact factory for modified lengths, lamping and decorative fronts.

Exterior Mounting: Gasketed between wall and wall plate.

Listing: Fixture ETL listed for wet locations.



This fixture would be adjacent to the large garage doors.

| SAMPLE CATALOG NUMBER: | | | | | |
|--|---|--|---|--|---|
| GL-5471- | | MM- | S- | PA- | A- |
| MODEL NO. | LAMPING | DIFFUSER | FINISH | DESIGN | OPTION(S) |
| GL-5470 W 7 1/4" in H 17" in 5lbs 2.3kg | Y. RED Z. GREEN AA. BLUE BB. RGB | CC. 14RGB30 DD. 14RGB35 EE. 14RGB40 | Standard: S. Satin White Polycarbonate is UL-94 HB Flame Class rated. | Standard: Powder Coat BLK-Black BL-Blue GR-Gray LG-Light Gray BE-Beige PAB-Antique Brass PA-Painted Aluminum PTC-Painted Copper WH-White DBZ-Dark Bronze NSN-New Satin Nickel BRN-Brown RD-Red CH-Champagne RG-Reed Green SG-Sungold GM-Gun Metal POR-Oil Rubbed Bronze PG-Pine Green DO-Deep Orange PV-Purple Violet NB-Navy Blue Textured Powder TLV-Light Verdigris TWH-Textured White TBL-Textured Black TS-Textured Silver TBZ-Textured Bronze TST-Stone Premium: SA-Satin Aluminum | Standard: A. Optional: B. C. D. E. Not available with GL-5470 |
| GL-5471 W 7 1/4" in H 25" in 7lbs 3.2kg | FF. RED GG. GREEN HH. BLUE II. RGB | JJ. 14RGB30 KK. 14RGB35 LL. 14RGB40 MM. 28RGB30 NN. 28RGB35 OO. 28RGB40 | | | |
| GL-5472 W 7 1/4" in H 37" in 10lbs 4.5kg | PP. RED QQ. GREEN RR. BLUE SS. RGB | TT. 21RGB30 UU. 21RGB35 VV. 21RGB40 WW. 42RGB30 XX. 42RGB35 YY. 42RGB40 | | | |
| GL-5473 W 7 1/4" in H 49" in 14lbs 6.3kg | ZZ. RED AB. GREEN AC. BLUE AD. RGB | AE. 28RGB30 AF. 28RGB35 AG. 28RGB40 AH. 56RGB30 AI. 56RGB35 AJ. 56RGB40 | | | |

All dimensions are nominal.

Light Source Definition

| Lamp | LED | CRI | Rated Life Hrs | Delivered Lumens | Kelvin | Lamp | LED | CRI | Rated Life Hrs | Delivered Lumens | Kelvin |
|---------|-----|-----|----------------|------------------|--------|---------|-----|-----|----------------|------------------|--------|
| 14RGB30 | 14W | +80 | 50000 | 781 | 3000 | 28RGB30 | 28W | +80 | 50000 | 1562 | 3000 |
| 14RGB35 | 14W | +80 | 50000 | 781 | 3500 | 28RGB35 | 28W | +80 | 50000 | 1562 | 3500 |
| 14RGB40 | 14W | +80 | 50000 | 781 | 4000 | 28RGB40 | 28W | +80 | 50000 | 1562 | 4000 |
| 21RGB30 | 21W | +80 | 50000 | 1171 | 3000 | 42RGB30 | 42W | +80 | 50000 | 2527 | 3000 |
| 21RGB35 | 21W | +80 | 50000 | 1171 | 3500 | 42RGB35 | 42W | +80 | 50000 | 2527 | 3500 |
| 21RGB40 | 21W | +80 | 50000 | 1171 | 4000 | 42RGB40 | 42W | +80 | 50000 | 2527 | 4000 |
| | | | | | | 56RGB30 | 56W | +80 | 50000 | 3124 | 3000 |
| | | | | | | 56RGB35 | 56W | +80 | 50000 | 3124 | 3500 |
| | | | | | | 56RGB40 | 56W | +80 | 50000 | 3124 | 4000 |

Universal Voltage unless otherwise specified.



VIPER Area/Site

VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

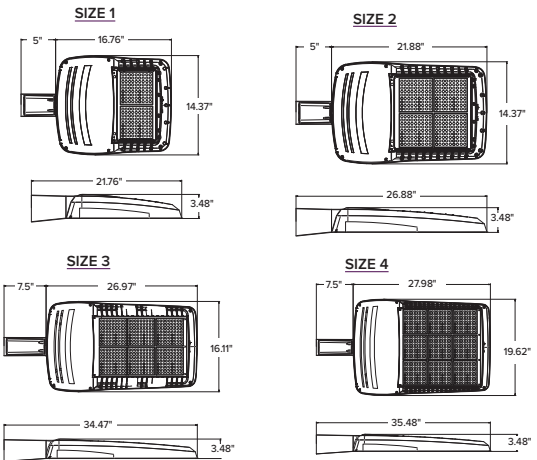
CONTROLS







- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

MICROSTRIKE | STRIKE OPTICS



| | EPA | | | | Config |
|----------------|--------------|--------------|--------------|--------------|---|
| | VP1 (Size 1) | VP2 (Size 2) | VP3 (Size 3) | VP4 (Size 4) | |
| Single Fixture | 0.454 | 0.555 | 0.655 | 0.698 |  |
| Two at 180 | 0.908 | 1.110 | 1.310 | 1.396 |  |
| Two at 90 | 0.583 | 0.711 | 0.857 | 0.948 |  |
| Three at 90 | 1.037 | 1.266 | 1.512 | 1.646 |  |
| Three at 120 | 0.943 | 1.155 | 1.392 | 1.680 |  |
| Four at 90 | 1.166 | 1.422 | 1.714 | 1.896 |  |

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>).

WARRANTY

- 5 year warranty



VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

| | |
|------------|-----------|
| DATE: | LOCATION: |
| TYPE: | PROJECT: |
| CATALOG #: | |

Gray Shading = Service Program Limit of 15 luminaires

QS10

Example: VP-2-320L-145-3K7-2-R-UNV-A3-BLT

CATALOG #

| VP | Series | Optic Platform | Size | Light Engine | CCT/CRI | Distribution | Optic Rotation | Voltage |
|----|--------|----------------|----------|---|--|---|--|--|
| VP | Viper | Micro Strike | 1 Size 1 | 160L-35 ⁶ 5500 lumens 160L-50 ⁶ 7500 lumens 160L-75 10000 lumens 160L-100 12500 lumens 160L-115 15000 lumens 160L-135 18000 lumens 160L-160 21000 lumens 320L-145 21000 lumens 320L-170 24000 lumens 320L-185 27000 lumens 320L-210 30000 lumens 320L-235 33000 lumens 320L-255 36000 lumens 320L-315 ⁶ 40000 lumens 480L-285 40000 lumens 480L-320 44000 lumens 480L-340 48000 lumens 480L-390 52000 lumens 480L-425 55000 lumens 480L-470 60000 lumens 720L-435 60000 lumens 720L-475 65000 lumens 720L-515 70000 lumens 720L-565 ⁶ 75000 lumens 720L-600 ⁶ 80000 lumens CLO Custom Lumen Output ¹ | AP AP-Amber Phosphor Converted 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 35K8 3500K, 80 CRI 3K9 3000K, 90 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI | 2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QW Type 5 Square Wide | BLANK No Rotation L Optic rotation left R Optic rotation right | UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V |
| | | | 2 Size 2 | | | | | |
| | | | 3 Size 3 | | | | | |
| | | | 4 Size 4 | | | | | |

| Mounting | Color | Options | Network Control Options |
|---|--------------------------------|-----------------------------------|--|
| A Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter) | BLT Black Matte Textured | F Fusing | NXWS16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4} |
| A_ Arm mount for round pole ² | BLS Black Gloss Smooth | 2PF Dual Power Feed | NXWS40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4} |
| ASQU Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern | DBT Dark Bronze Matte Textured | 2DR Dual Driver | NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{3,4} |
| A_U Universal arm mount for round pole ² | DBS Dark Bronze Gloss Smooth | TE Toolless Entry | WIR LightGRID+ In-Fixture Module ^{3,4} |
| AAU Adjustable arm for pole mounting (universal drill pattern) | GTT Graphite Matte Textured | BC Backlight Control ⁸ | WIRSC LightGRID+ Module and Occupancy Sensor ^{3,4} |
| AA_U Adjustable arm mount for round pole ² | GTT Graphite Matte Textured | TB Terminal Block | |
| ADU Decorative upswept Arm (universal drill pattern) | LGS Light Grey Gloss Smooth | | Stand Alone Sensors |
| AD_U Decorative upswept arm mount for round pole ² | LGT Light Grey Gloss Textured | | BTS-14F Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens |
| MAF Mast arm fitter for 2-3/8" OD horizontal arm | PSS Platinum Silver Smooth | | BTS-40F Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens |
| K Knuckle | WHT White Matte Textured | | BTSO-12F Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens |
| T Trunnion | WHS White Gloss Smooth | | 7PR 7-Pin Receptacle ⁴ |
| WB Wall Bracket, horizontal tenon with MAF | VGT Verde Green Textured | | 7PR-SC 7-Pin Receptacle with shorting cap ⁴ |
| WM Wall mount bracket with decorative upswept arm | | | 3PR 3-Pin twist lock ⁴ |
| WA Wall mount bracket with adjustable arm | | | 3PR-SC 3-Pin receptacle with shorting cap ⁴ |
| | Color Option | | 3PR-TL 3-Pin PCR with photocontrol ⁴ |
| | CC Custom Color | | Programmed Controls |

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace “_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option

6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

Styk Exterior Wall - Stem

SEW12146 2.20 in

JOB NAME:

TYPE:

NOTES:

DESCRIPTION

Styk was built to provide the most lumens with the smallest luminaire package, while optimizing life. Not limited to decorative lighting, effective functional lighting is provided through the optimal light control in this minimal package. It's three optical offerings enable tremendous flexibility including wall washing, wall grazing, and asymmetric lighting solutions. It is excellent at lighting signs and facades. The family features wall, ceiling, and pendant models in a variety of stylish, clean mounting options. Available in 1' to 8' lengths, Styk can be mounted individually or configured in runs.

FEATURES & BENEFITS

- Sleek 1.5" diameter housing
- A forward throw optic, for even wall wash illumination, is standard
- Symmetrical optic options are available for more volumetric illumination
- Lamp body can be rotated up to 330° and locks into position for precise fixture alignment
- Up to 1,450 lumens per foot delivered (with Forward Throw distribution)
- Up to 18" projection with no vertical support needed
- Anodized finish provides durable corrosion protection
- All visible fasteners are flush mounted, providing a clean design
- Handcrafted in USA

SPECIFICATIONS

- **LIGHT SOURCE:** IP66 white LED light engine
- **CRI:** 80+ or 90+
- **LUMEN MAINTENANCE:** L70 = >50,000 Hrs.
- **EFFICACY:** 102 lm/W delivered (with Forward Throw distribution)
- **CCT:** 2700K, 3000K, 3500K, 4000K, 5000K
- **VOLTAGE:** 120-277V standard
- **DRIVER:** Includes one remote damp listed Class 2 power supply and either a damp location or wet location enclosure, except 8FT-L113W which has two. Black power cord standard unless



Strip lighting over
"Normal Fire
Department"

GEO

Exterior Sconce

This fixture would be
near the exit doors.

G Lighting

9777 Reavis Park Drive
St. Louis, MO 63123
800.331.2425 or 314.631.6000

sales@glighting.com www.glighting.com

GENERAL SPECIFICATION

LED: High efficiency high-power LEDs. Universal 120-277V input voltage.

LED Dimming: Standard 1% 0-10V dimming.

Body: Cast aluminum.

Diffuser: UL-94 HB Flame Class rated.

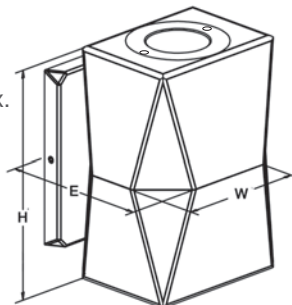
Standard Finishes: Highly durable oven cured no VOC premium powder coat.

Surge Protection: External surge protector provided as standard.

Mounting: Driver mounted in 4" square by 2 1/8" deep junction box. Steel City #52171 or equivalent (supplied by others). HO lamping options require remote driver enclosure (supplied). Must be mounted in a controlled environment with an area temperature range of 32°-131°F.

Modified: Contact factory for modified lumen packages.

Listing: Fixture ETL listed for wet locations.



| SAMPLE CATALOG NUMBER: | | | | | | |
|--|--|--|--|--|--|---|
| GL-6610- | | B- | CC- | R5- | PA- | A |
| MODEL NO. | | LAMPING | UPLIGHT | DOWNLIGHT | FINISH | OPTION(S) |
| <div>GL-6610</div> <div>W in 4 1/2" mm 115</div> <div>H in 6" mm 150</div> <div>E in 4" mm 100</div> <div>4lbs</div> <div>1.8kg</div> | | <div>A. 1LED30</div> <div>B. 1LED35</div> <div>C. 1LED40</div> <div>*D. 1LED30HO</div> <div>*E. 1LED35HO</div> <div>*F. 1LED40HO</div> <div>*Driver mounted remotely.</div> <div>Enclosure supplied.</div> <div>One lamping code</div> <div>available per fixture.</div> | <div>R2. 20deg</div> <div>R3. 30deg</div> <div>R5. 50deg</div> <div>CC. CLOSED</div> | <div>R2. 20deg</div> <div>R3. 30deg</div> <div>R5. 50deg</div> <div>CC. CLOSED</div> | <div>Standard:</div> <div>BLK-Black</div> <div>BL-Blue</div> <div>GR-Gray</div> <div>LG-Light Gray</div> <div>BE-Beige</div> <div>PAB-Antique Brass</div> <div>PA-Painted Aluminum</div> <div>PTC-Painted Copper</div> <div>WH-White</div> <div>DBZ-Dark Bronze</div> <div>NSN-New Satin Nickel</div> <div>BRN-Brown</div> <div>RD-Red</div> <div>CH-Champagne</div> <div>RG-Reed Green</div> <div>SG-Sungold</div> <div>GM-Gun Metal</div> <div>POR-Oil Rubbed Bronze</div> <div>PG-Pine Green</div> <div>DO-Deep Orange</div> <div>PV-Purple Violet</div> <div>NB-Navy Blue</div> <div>Textured Powder</div> <div>TLV-Light Verdigris</div> <div>TWH-Textured White</div> <div>TBL-Textured Black</div> <div>TS-Textured Silver</div> <div>TBZ-Textured Bronze</div> <div>TST-Stone</div> <div>Premium:</div> <div>SA-Satin Aluminum</div> | <div>A. No Options</div> <div>EL. Emergency LED</div> <div>Must be remotely mounted in a</div> <div>controlled environment with an area</div> <div>temperature range of 32°-131°F.</div> <div>Specify 120 or 277 voltage.</div> |
| <div>GL-6611</div> <div>W in 5 3/8" mm 135</div> <div>H in 12" mm 305</div> <div>E in 4 3/4" mm 120</div> <div>6lbs</div> <div>2.7kg</div> | | <div>G. 1LED30</div> <div>H. 1LED35</div> <div>I. 1LED40</div> <div>*J. 1LED30HO</div> <div>*K. 1LED35HO</div> <div>*L. 1LED40HO</div> <div>*Driver mounted remotely.</div> <div>Enclosure supplied.</div> <div>One lamping code</div> <div>available per fixture.</div> | | | | |

All dimensions are nominal.

Light Source Definition

| Specifications per side | | | | | | | Specifications per side | | | | | | |
|-------------------------|----------|---------|-----|----------------|------------------|--------|-------------------------|----------|---------|-----|----------------|------------------|--------|
| CODE | LED | Wattage | CRI | Rated Life Hrs | Delivered Lumens | Kelvin | CODE | LED | Wattage | CRI | Rated Life Hrs | Delivered Lumens | Kelvin |
| A | 1LED30 | 9W | +80 | 50000 | 1025 | 3000 | G | 1LED30 | 13W | +80 | 50000 | 1426 | 3000 |
| B | 1LED35 | 9W | +80 | 50000 | 1025 | 3500 | H | 1LED35 | 13W | +80 | 50000 | 1426 | 3500 |
| C | 1LED40 | 9W | +80 | 50000 | 1025 | 4000 | I | 1LED40 | 13W | +80 | 50000 | 1426 | 4000 |
| D* | 1LED30HO | 13W | +80 | 50000 | 1426 | 3000 | J* | 1LED30HO | 22W | +80 | 50000 | 2185 | 3000 |
| E* | 1LED35HO | 13W | +80 | 50000 | 1426 | 3500 | K* | 1LED35HO | 22W | +80 | 50000 | 2185 | 3500 |
| F* | 1LED40HO | 13W | +80 | 50000 | 1426 | 4000 | L* | 1LED40HO | 22W | +80 | 50000 | 2185 | 4000 |

Universal Voltage unless otherwise specified.

*Driver Mounted Remotely



APPLICATION FOR:
SITE PLAN REVIEW _____ (or)
AMENDED SITE PLAN REVIEW _____

PROJECT NAME: _____

APPLICANT

NAME: _____

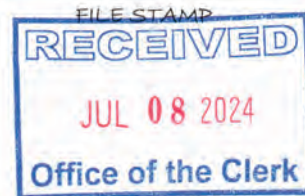
ADDRESS: 200 West College Ave, Suite 301
Normal, Illinois 61761

PHONE #: 309-663-8436 FAX #: _____

E-MAIL ADDRESS: jbishop@f-w.com

PROPERTY INTEREST: Design/Build Architect
(of applicant)

FOR OFFICE USE ONLY:



FILING FEE: **\$300.00**

CASE NUMBER: _____

PUBLICATION DATE: _____

PUBLIC HEARING DATE: _____

COUNCIL ACTION DATE: _____

APPROVED _____ DENIED _____

RESOLUTION #: _____

OWNER

NAME: Town of Normal, Illinois; Attn: Mercy Davison

ADDRESS: 11 Uptown Circle
Normal, Illinois 61761

PHONE #: 209-454-2444 FAX #: _____

E-MAIL ADDRESS: mdavison@normal.org

PROPERTY INFORMATION:

ADDRESS: 2406 Shepard Road

LOT SIZE IN SQUARE FEET: 73,670

PRESENT USE: Undeveloped

ZONING DISTRICT: S-2

USE OF ADJACENT PROPERTY & ZONING:

NORTH: R-2

SOUTH: B-1

EAST: B-1

WEST: B-1

ATTORNEY/REPRESENTATIVE

NAME: _____

ADDRESS: _____

PHONE #: _____ FAX #: _____

E-MAIL ADDRESS: _____

REASON FOR REQUEST:

A SITE PLAN REVIEW [Per Section 15.8-2(A)] OR AMENDED SITE PLAN REVIEW [Per Section 15.8-3(D)] FOR THE ABOVE PROPERTY IS REQUESTED AS FOLLOWS:

Site plan review for construction of new Town of Normal fire station.

PROPERTY IDENTIFICATION NUMBER# 14-24-161-001

LEGAL DESCRIPTION: (Attach Separate Page if Necessary)

HAS A PREVIOUS SITE PLAN BEEN REQUESTED? YES ☒ NO

(CIRCLE ONE)

(IF YES): DATE REQUEST WAS MADE: _____

APPROVED OR DENIED

DATE OF APPROVAL OR DENIAL: _____

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 8, 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

DATE

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.

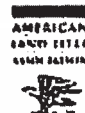
EXHIBIT "A"

A part of the Northwest Quarter of Section 24, Township 24 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Southwest Corner of Lot 90 in Blackstone Trails Subdivision in the Town of Normal, Illinois, according to the plat recorded October 6, 2010 as Document No. 2010-24299 in the McLean County Recorder's Office. From said Point of Beginning, thence north 171.70 feet along the West Line of said Lot 90 which forms an angle of 90°-00'-00" as measured from west to North with the North Line of Shepard Road as established by an Agreed Order of Judgement filed October 3, 2005 in Eminent Domain Case No. 04-ED-1; thence northwest 109.29 feet along the West Line of said Lot 90 which forms an angle to the right of 163°-08'-26" with the last described course; thence north 126.76 feet along the West Line of said Lot 90 which forms an angle to the right of 196°-16'-29" with the last described course; thence west 175.00 feet along a line which forms an angle to the right of 90°-00'-00" with the last described course to the East Right-of-Way Line of Shepard Road according to the Right-of-Way plat recorded June 23, 2017 as Document No. 2017-11079 in said Recorder's Office; thence south 78.71 feet along said East Right-of-Way Line which forms an angle to the right of 90°-00'-00" with the last described course; thence south 160.09 feet along said East Right-of-Way Line which forms an angle to the right of 174°-59'-05" with the last described course; thence south 161.47 feet along said East Right-of-Way Line which forms an angle to the right of 185°-00'-55" with the last described course to the North Line of Shepard Road as shown on Right-of-Way Acquisition plat for Hershey Road improvements by Lewis, Yockey and Brown dated May 9, 2002; thence southeast 2.30 feet along said North Right-of-Way Line of Shepard Road which forms an angle to the right of 141°-08'-07" with the last described course; thence east 188.45 feet along said North Right-of-Way Line as shown on said Right-of-Way Acquisition plat and the North Line of Shepard Road as established by said Agreed Order of Judgement which forms an angle to the right of 129°-26'-58" with the last described course to the Point of Beginning.

Permanent Index No. Part of 14-24-100-009 (underlying land)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



**Commitment for Title Insurance (8-1-2016)
Schedule A**

Page 2

Zoning Map Amendment

Case #: 24-08-04-PC

Applicant: Gopinath Kalyanasundaram

Location: Northeast Corner of Orlando and Northbrook

Date: August 8, 2024

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

Staff Recommendation: Approval

Background

The applicant owned approximately 2.7 acres at the northeast corner of Orlando and Northbrook for many years. The land has been zoned for some type of business/commercial use since the early 1970s. The property's current designation as B-1 General Business has been in place since the mid-1980s.

In 2006, the Town approved a subdivision of the property into two lots, leaving the Unity Center on Lot 2 (623 Orlando), and the remaining undeveloped land on Lot 1 (Res. No. 3899). The applicant later sold Lot 2. The current request is to rezone the undeveloped Lot 1 (1.68 +/- acres) to R-3A Medium Density Multifamily.

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

Adjacent Zoning (change)

| Property | Zoning District | Land Use |
|------------------|---------------------------------|-------------------------|
| Subject Property | B-1 General Business | Undeveloped |
| Adjacent North | R-3A Medium Density Multifamily | Multifamily Residential |
| Adjacent East | B-1 General Business | Unity Center |
| Adjacent South | R-3A Medium Density Multifamily | Multifamily Residential |
| Adjacent West | R-3A Medium Density Multifamily | Multifamily Residential |

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 more than 600 feet from N. Main Street and has never developed, which suggests that it is not prime commercial ground.
- 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 never been developed, whereas the surrounding properties developed many years ago.

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

The property is suitable for R-3A zoning, as the area this far west of N. Main Street is predominantly zoned for and has been developed as multifamily.

4. *The existing land uses of nearby property*

Adjacent land uses include multifamily residential properties to the north, south and west. The property adjacent to the east is the Unity Center, at which the University of Illinois Extension provides after-school and summer programming for underserved youth along with other programming.

5. *Existing zoning of nearby property*

Nearby zoning is a combination of R-3A to the north, south, and west, and B-1 directly east.

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

As there is already multifamily zoning directly to the north, west, and south, town staff does not see a negative impact on the public. Rather, by rezoning to R-3A, there would be more land available for residential development, which is needed.

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 within one-quarter mile of the ISU golf course, Fairview Park and aquatic center, and Fairview Elementary 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 within one-quarter mile of the Constitution Trail, N. Main Street (an arterial road/state highway), and public transit lines.

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 within a half-mile of Heartland Community College and the Shoppes at Constitution Trail shopping center, and within three-quarters of a mile from Illinois State University.

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 is an existing developed property 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.*

The utility infrastructure in this location is available to serve new development. If any upgrades are required, the developer would be responsible for completing them.

- 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.***

The area is already primarily multifamily, so any impact would be minimal.

- 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 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.***

Development as a multifamily property is not expected to have any undue impact on the environment. Any such redevelopment would be similar to surrounding multifamily.

- 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 encourages infill growth, as it is more efficient to build adjacent to existing utilities, transportation infrastructure, and the like. This site is completely surrounded by developed properties and has direct access to all critical infrastructure. The Comp Plan also encourages denser residential development with access to alternative transportation, which this site offers.

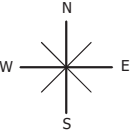
Conformance to Existing Town Plans

See above.

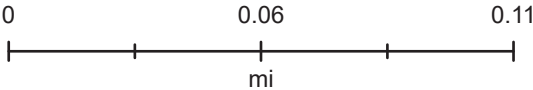
Town Staff Recommendation

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

Orlando and Northbrook



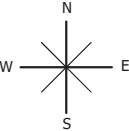
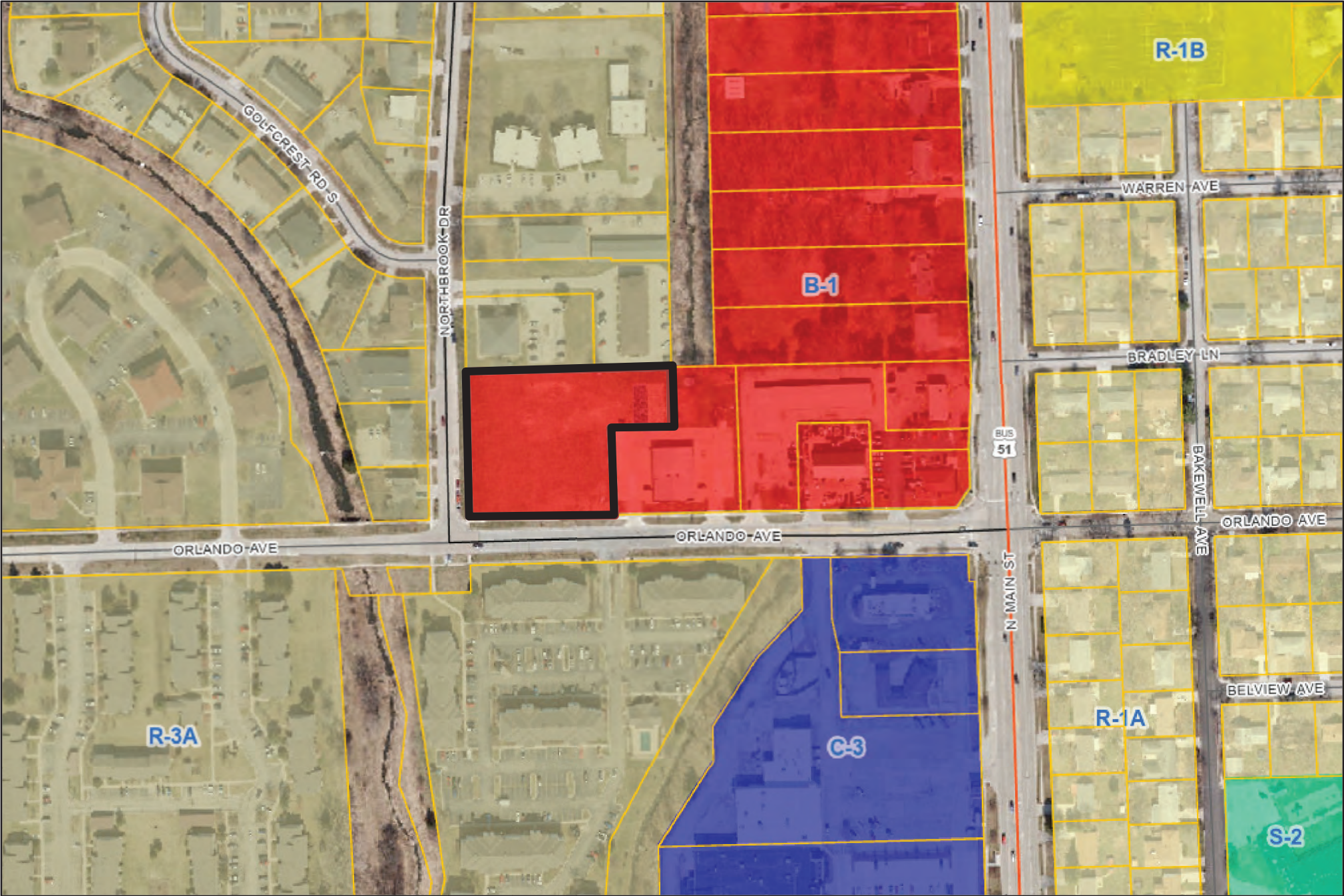
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



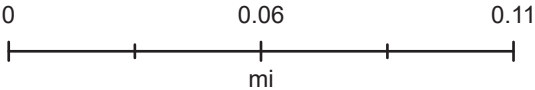
1 inch = 290 feet



Orlando and Northbrook



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



OWNER & DEVELOPER
KALYANASUNDARAM GOPINATH
1502 AUGUSTA DRIVE, NORMAL IL 61701

OWNER & DEVELOPER
KALYANASUNDARAM GOPINATH
1502 AUGUSTA DRIVE, NORMAL IL 61701

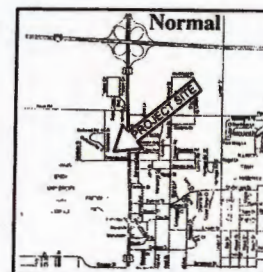
SURVEYOR'S CERTIFICATE
STATE OF ALABAMA
COUNTY OF MOBILE 183

[illegible]

BY SA THOMAS J. MC
A J. SWARTZ, ELDER, PHOTOCOPIED, AND SIGNED FOR NO. 18
LEADEN APPROVED 1100000



ADDRESSED 12-13-1974 BY JP



A.J. Dowiatt Inc.
Lead Surveyors & Engineers
Lewiston 8 984-0020/05

121 West Center Street
Eureka, Illinois 61530
Phone (309) 497-6994 Fax (309) 497-4843

FINAL PLAT
GOP'S SUBDIVISION
A RESUBDIVISION OF LOT 3
OF NORTHBROOK ESTATES
IN THE TOWN OF NORBINE, NICLAU COUNTY, KANSAS

| | |
|---------|---------|
| Safety | AJO inc |
| System | SLW |
| Checked | |
| Date | 6/23/00 |
| Revised | |
| File # | 06-50 |

ml?id=541971ad75f248c38c9bc6ffcd3a7516

mal... The Landing - Home Normal, IL - Official... Word I&T - Budget Reque... Permit Map - Power... JustFOIA Dashb



Amended Site Plan

Case #: 24-08-05-PC

Applicant: Rivian Automotive

Location: 100 N. Rivian Motorway

Date: August 8, 2024

Summary: Proposed Amended Site Plan to add on to the existing building, construct a new building, add parking, and install new wayfinding signage.

Staff Recommendation: Conditional approval with variances

Background

The approximately 510-acre property at 100 N. Rivian was originally developed as Diamond Star Motors in the 1980s. The first Site Plan was approved in 1986 (Res. No. 925) and has been amended several times. Rivian Motors acquired the property in 2017 and began extensive interior remodeling to the approximately 2.6 million sq. ft. facility. In 2019, Rivian began constructing additions that were deemed minor and approved administratively by Town staff.

The following actions have subsequently been taken on this property:

1. In July 2020, the Town approved an Amended Site Plan to account for several new building additions totaling approximately 576,000 sq. ft., and to account for the accompanying impact on surface parking, the addition of new landscaping and outdoor lighting (Res. No. 5794).
2. Similarly, in May of 2021, the Town conditionally approved another Amended Site Plan proposing additions to the east and northeast totaling approximately 96,000 sq. ft., a 60,000 sq. ft. charging canopy to the north of the facility, and an additional access point on West College Avenue (Res. No. 5872).
3. In November of 2021, the Town approved an Amended Site Plan incorporating a 623,000 sq. ft. addition to the west of the building, an updated lighting plan, and a sitewide sign package (Res. No. 5937).
4. In July 2022, the Town approved an Amended Site Plan with Special Use Permit for the addition of a large-scale wind turbine on the north end of the test track, east of the manufacturing facility (Res. No. 6007).
5. In April 2023, The Town approved an Amended Site Plan to permit the installation of a large employee parking lot adjacent to West College Avenue and the installation of a ground-mounted solar panel field east of the test track (Res. No. 6094).

Current Proposal

The current proposed Amended Site Plan has four major components:

1. Building additions.

The main plant building is currently approximately 3.8 million sq. ft. in size. The proposed plan would add a total of approximately 208,000 sq. ft. As shown on the illustrations attached to the application, the new additions would be on the southeast portion of the plant. The additions would match the industrial architectural style of the existing building. There is also a very minor building addition underway to add a conveyor system to the top of the existing plant. This addition is roughly in the center of the plant and extends to the east side of the building. For operational reasons, this conveyor system reaches 64 feet in height in some areas. The maximum height in M-2 is 45 feet, so it would be appropriate to note this as a variance with this Amended Site Plan.

2. New building.

In order to construct the new R2 model, Rivian proposes a 1.14 million sq. ft. building east of the southeast corner of the existing plant. The building would be a “tilt-up” construction type, meaning the building shell would be constructed of large concrete panels that are tilted up into place. The building height would range from 30-45 feet, with a portion up to 64 feet for the conveyor referenced in the Building Additions section above. Note that a separate entrance on West College Avenue would be built east of this building for use only by trucks and delivery vehicles, not employees. The proposed R2 building would be 1,292 feet away from the large wind turbine to the north. Code requires a separation of at least 1.5 times the turbine height between the tower and an occupied building. The tower height is near 500 feet, so the minimum separation of 750 feet is exceeded.

3. Additional parking.

There are four areas of new parking proposed with this site plan amendment.

- **West employee lot.** Rivian proposes a 1,127-space employee parking lot west of the existing plant, north of the main entrance and detention basin. The parking lot is designed to meet the Town’s requirements for interior landscaping, screening, and parking lot light levels. The lot would be accessed internally from the existing main entrance from Rivian Motorway and from Electric Avenue. No new access points would be added to Rivian Motorway.
- **Expanded lot on West College Avenue.** The parking lot approved south of the plant in 2023 was designed to permit expansion to the east. The proposed plan includes this expansion of 186 parking spaces. This area has been designed to meet the Town’s landscaping requirements, screening, and parking lot light levels.
- **Southeast employee lot.** Rivian proposes a 1,418-space employee parking lot east of the expanded West College lot referenced above. This lot would be between the existing plant and new R2 building and adjacent to West College. This lot is also designed to meet the Town’s requirements for interior landscaping, screening, and parking lot light levels. This lot would be accessed from the existing parking lot entrance from College Avenue, which has traffic signals.
- **Northeast inventory lot.** Rivian proposes a parking area directly north of the new R2 building to be used solely for the storage of new vehicles prior to their being shipped off site. Interior parking lot landscaping is not required for this type of lot, but the lighting has been designed to meet code.

Note that the proposed new employee parking areas are intended for both the new employees associated with the R2 project and for existing employees who currently park in a remote lot on the north side of the 510-acre property. Those who park in the north lot either take a shuttle to the facility or walk up to half a mile to the entrance.

4. **Wayfinding signs.**

In order to facilitate safe and efficient vehicular traffic into, through, and out of the site, Rivian is proposing to add 5 vehicular directional signs and 1 gate identification sign.

- **Vehicular directional signs.** Three would be near the new west employee lot, one would be at the new entrance from West College, and one would be at the existing employee entrance from West College. At 10 feet in height and approximately 32 sq. ft. in size, these signs require a variance based on the code maximum height and size of 6 feet and 6 sq. ft., respectively.
- **Gate identification sign.** One new sign would be added at the new easternmost entrance off West College. At 8 feet in height and approximately 12 sq. ft. in size, this sign requires a variance for height and size.
- **Additional wall signage** will also be added for directional purposes.

Community Design Standards

1. **Building appearance.** The standards for building appearance do not apply in M-2.
2. **Landscaping and green spaces.** Where current code requires at least 20% green space on a site, the Rivian property would have 32% green space after the construction of all buildings and parking areas proposed with this Amended Site Plan. In addition, all parking areas would be screened from public streets by more than the code-required 20 feet of green space, and all employee parking areas would have code-required interior parking lot landscaping. The number of proposed trees and shrubs meets code as well.
3. **Lighting.** Building-mounted lighting would be full cutoff. Parking lot lighting is designed to meet code for fixture (full cutoff), light levels, and lighting uniformity.
4. **Bicycle parking.** Such parking will be provided at various locations adjacent to the parking lots. Bike racks would meet the standards of the Association of Pedestrian and Bicycle Professionals.

In addition to the site plan issues reviewed by the Planning Commission, there are also technical engineering design issues relating to the new parking lots' traffic impact and to storm water impacts from the new impervious areas that have yet to be finalized.

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 | Rivian facility |
| Adjacent North | County Agriculture | Agriculture |
| Adjacent East | M-2 General Manufacturing County Agriculture | Agriculture Agriculture |
| Adjacent South | M-2 General Manufacturing M-1 Restricted Manufacturing County Agriculture | Industrial/Warehouse Light industrial/agriculture Agriculture/Farmstead |
| Adjacent West | M-2 General Manufacturing | Agriculture |

Staff Analysis

A site plan review is required when a property zoned M-2 is more than 20 acres in size. The Rivian property constitutes several hundred acres. The site plan review standards, set forth in Sec. 15.8-5, are listed as follows along with the staff analysis:

A. The extent to which potential incompatibilities between the proposed development and surrounding existing development and zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.

The proposed development is largely surrounded by properties zoned for heavy manufacturing use, with the exception of the agricultural operation and residence directly to the south outside the Town's corporate limits. The Rivian site has been used for manufacturing for decades, and the proposed new development will be more of the same type of activity. Thus, in general, the proposal is compatible within the context of the area's uses and zoning. Furthermore, the building additions and new building will complement the existing architecture on the site, and the code requirements for green space to screen the parking lots will soften the appearance from West College and Rivian Motorway and provide an attractive transition between the Rivian property and the agricultural operation to the south.

B. The extent to which the proposal minimizes any adverse impact of the development upon adjoining land, including the hours of use and operation and the type and intensity of activities that may be conducted.

The hours of use will be similar to those of the existing operations at Rivian, and as stated above, the proposed development will be additional heavy manufacturing within an area zoned for this type of activity. The traffic impact study will determine whether the proposed expanded parking areas will require any additional design modifications to address the impact on West College and/or Rivian Motorway.

C. The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.

Rivian Motorway is a large state highway built to accommodate intense industrial activity. College Avenue is currently being rebuilt with a design that will also accommodate the new activity at Rivian.

D. The extent to which the proposed development is essential or especially appropriate in view of the available alternatives within the Town.

The Town's largest manufacturing area includes and surrounds the Rivian plant, so the proposed development is appropriate in this location.

E. The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether, because of circumstances peculiar to the location, the effect is likely to be greater than is ordinarily associated with the development of the type proposed.

Because the site is in an area of Normal set aside for heavy manufacturing, there is no expected impact that would be atypical for the property.

Additional points of analysis follow:

1. **Building additions.** These would complement the existing structure and would be minor in the context of the size of the existing building. There would be no conflict with the large wind turbine to the north. The height variance is required for the conveyor system based on the unique operational needs of the plant. The variance could be considered incidental given that it only applies to a small portion of the building hundreds of feet from public roadways.
2. **New building.** Within M-2, multiple buildings are permissible on one lot, and the new R2 building is appropriate on the site.
3. **Access and parking.** The greatest impact of the proposed site plan amendment would be the impact of the new parking areas and additional access point east of the R2 building, all of which would be adjacent to West College Avenue. Rivian has a traffic impact study underway to determine whether any design modifications would be required. Study results and improvement plans would need approval by the Town of Normal Public Works Director, who would then control the timing of the parking lot opening for use versus the construction of any required off-site traffic improvements.
4. **Sign variances.** The proposed wayfinding signs exceed the code maximum height of 6 feet and maximum size of 6 sq. ft. Staff supports these variances based on the size of the site and the type of vehicular traffic utilizing the site. Because the site is so large and because the types of vehicles would be so diverse, there is more information to convey on these signs than usual. In addition, the signs near Rivian Motorway and West College must be larger than usual to be readable.

Conformance to Existing Town Plans

This project aligns with the Comprehensive Plan in two significant ways. First, by expanding the Rivian operation to include the R2, additional jobs will be created. This supports the Comp Plan goal of Economic Vitality. Second, the manufacturing of electric vehicles supports the overall Health and Sustainability goals of the Comp Plan.

Town Staff Recommendation

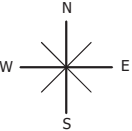
For these reasons, Town staff recommends that the Planning Commission send a favorable recommendation on the proposed Amended Site Plan to the Town Council with two conditions and two variances:

Conditions:

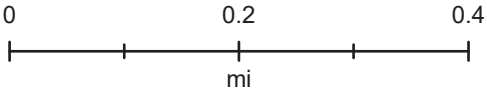
1. Prior to construction of the parking lot and building additions, the Town of Normal's Director of Public Works & Engineering must approve the results of the traffic impact study and any subsequently required design modifications. The Town would then have the authority to determine when the parking lot could be utilized in relation to the timing and completion of the required off-site intersection and roadway improvements.
2. Rivian will provide documentation to the Town of Normal's Director of Public Works & Engineering demonstrating that current detention basins can accommodate the new proposed impervious surfaces (buildings and parking areas).

Variances

1. Building height up to 64 feet
2. Wayfinding signs that exceed the code maximum height and size

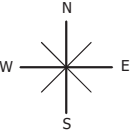
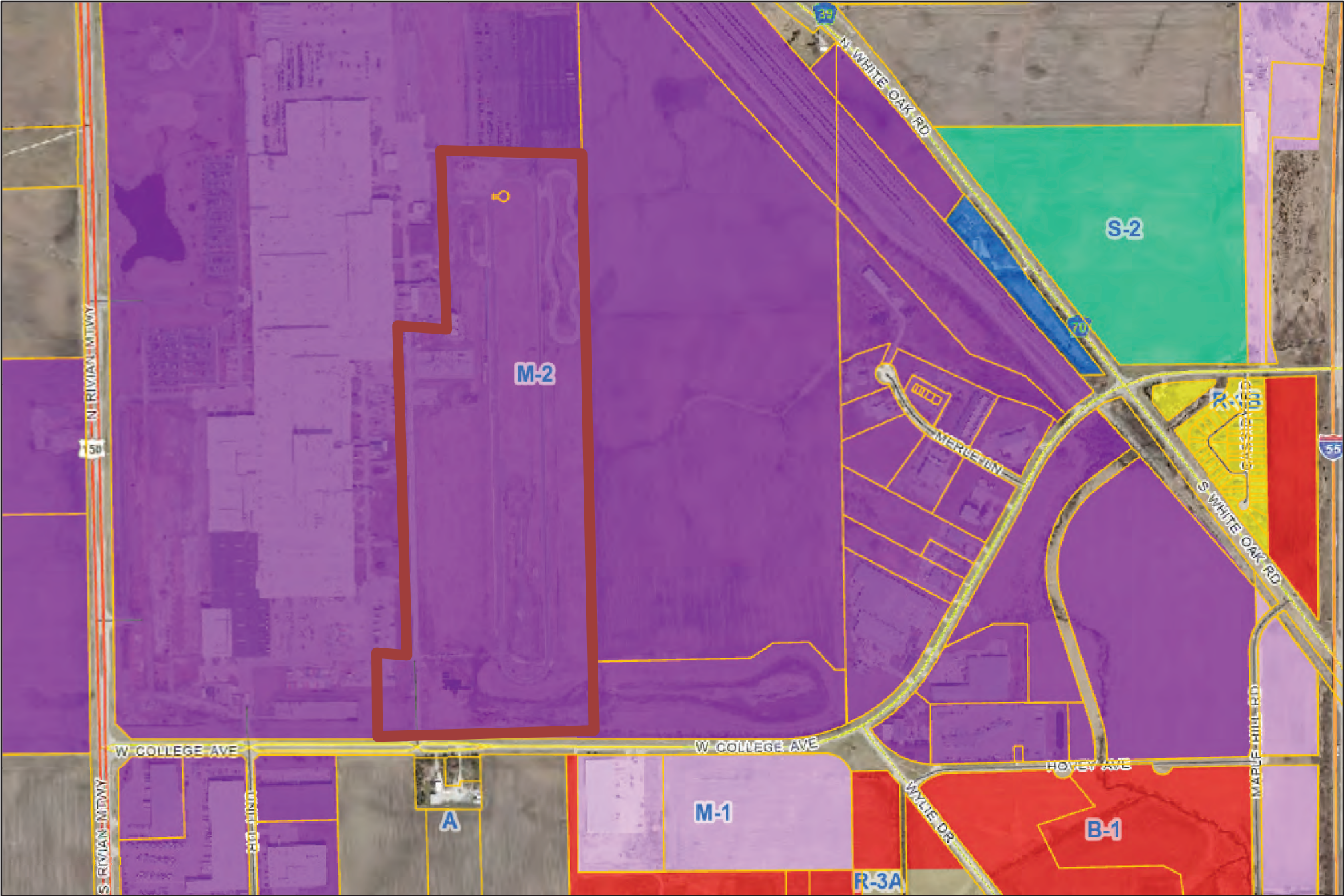


McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.

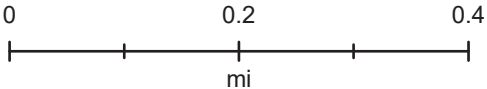


1 inch = 1,161 feet





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.

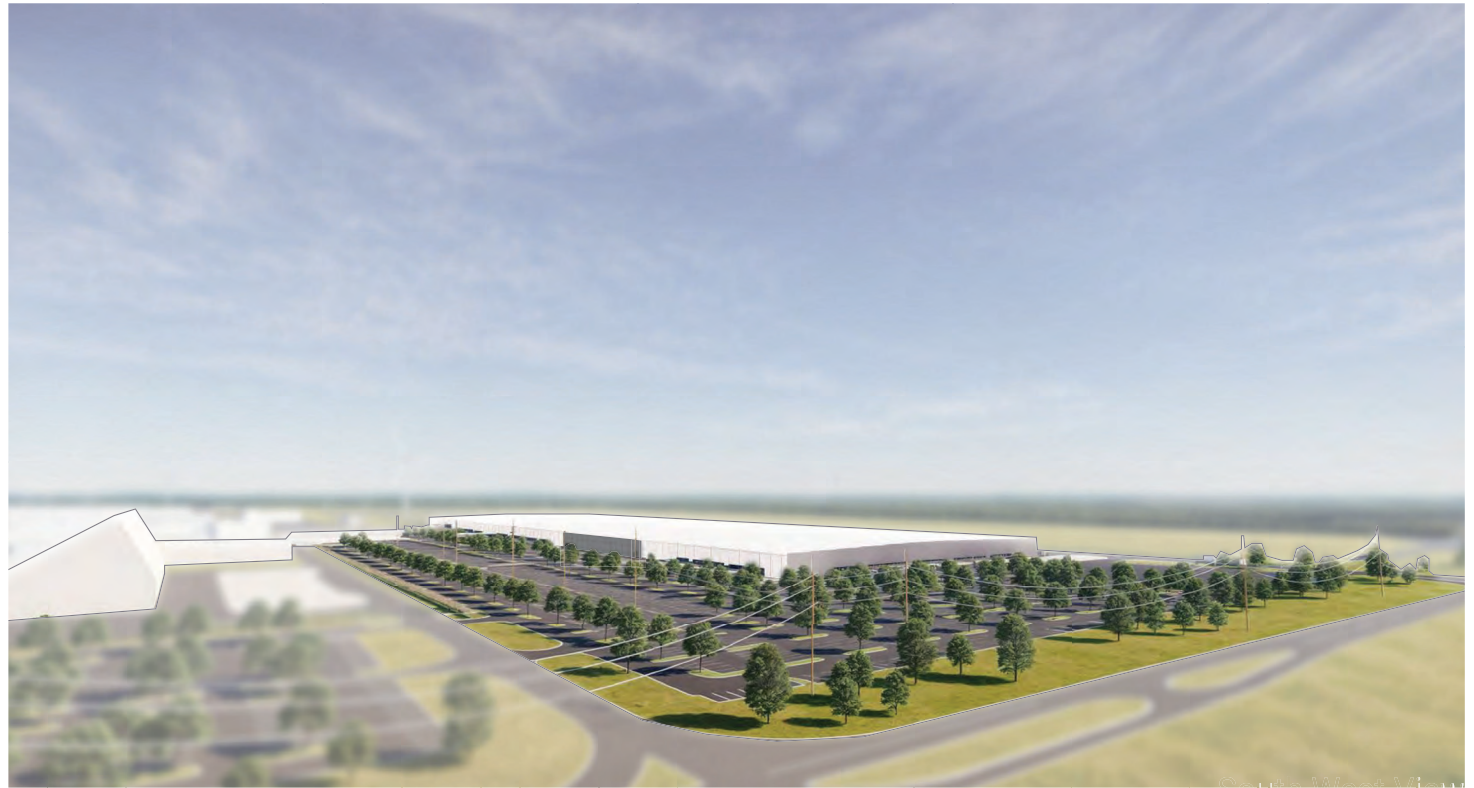
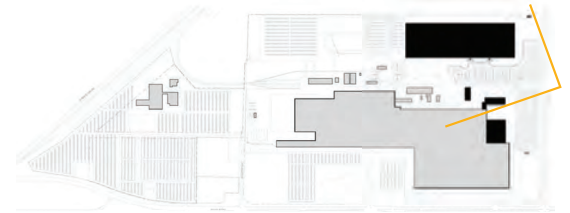


1 inch = 1,161 feet

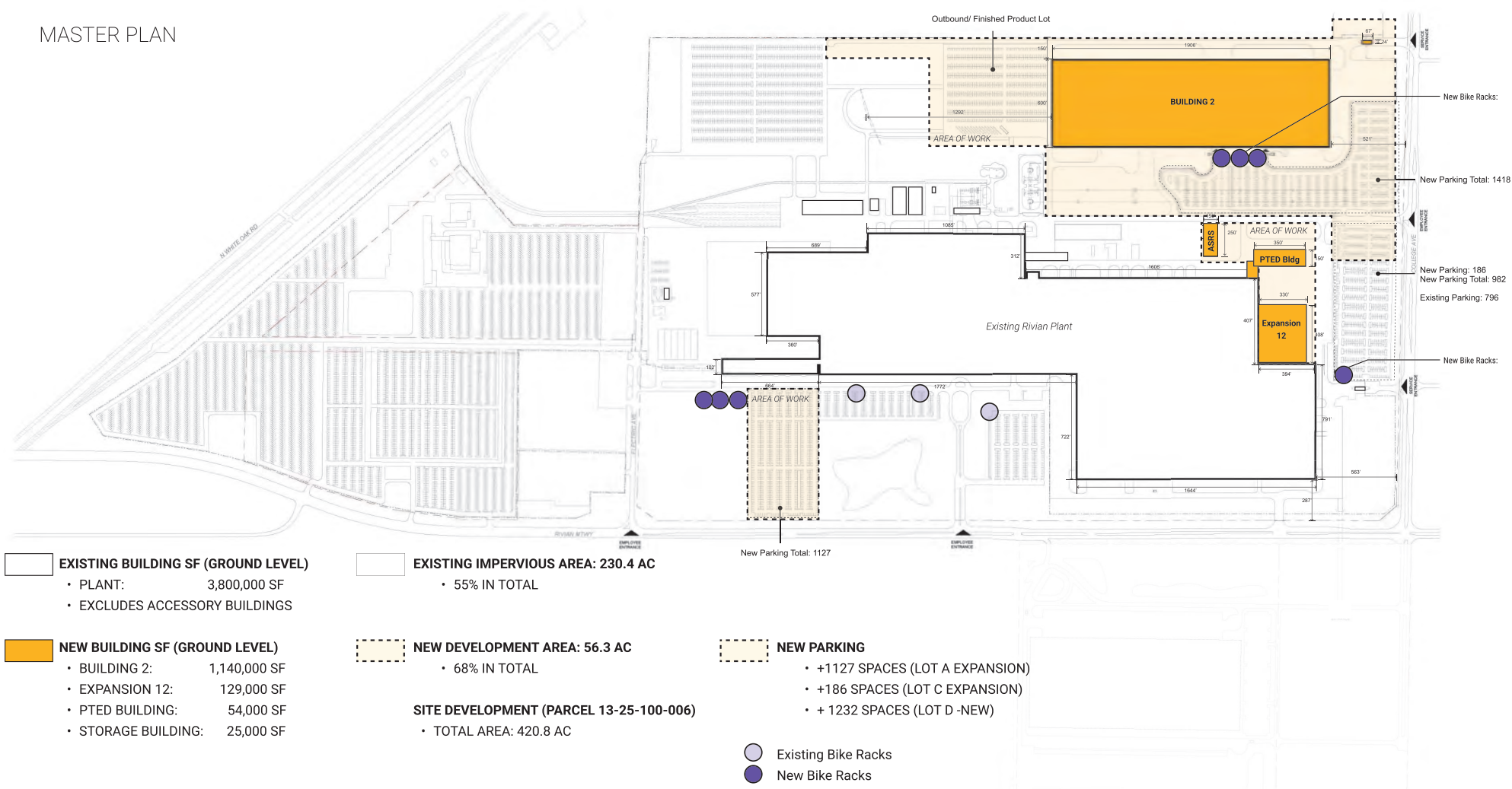


ZONING APPLICATION

TOWN OF NORMAL PLANNING COMMISSION

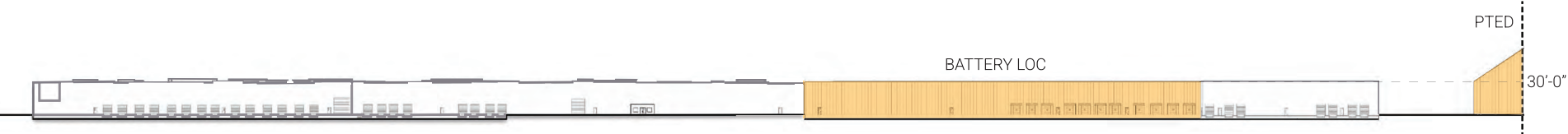


MASTER PLAN

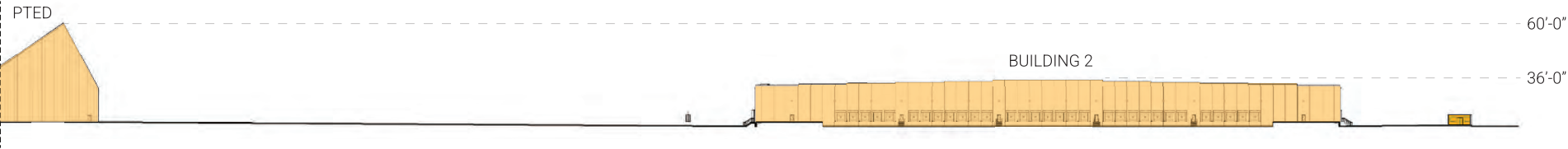


FRONTAGE ELEVATION

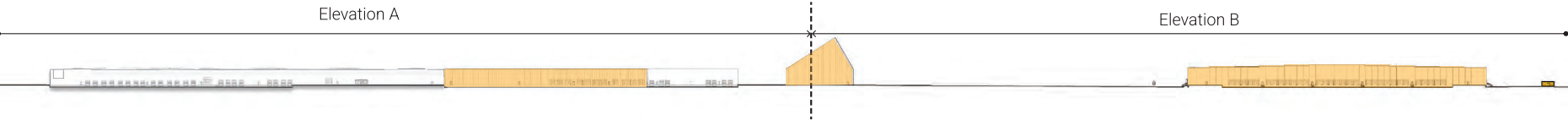
- Existing Building
- New Building



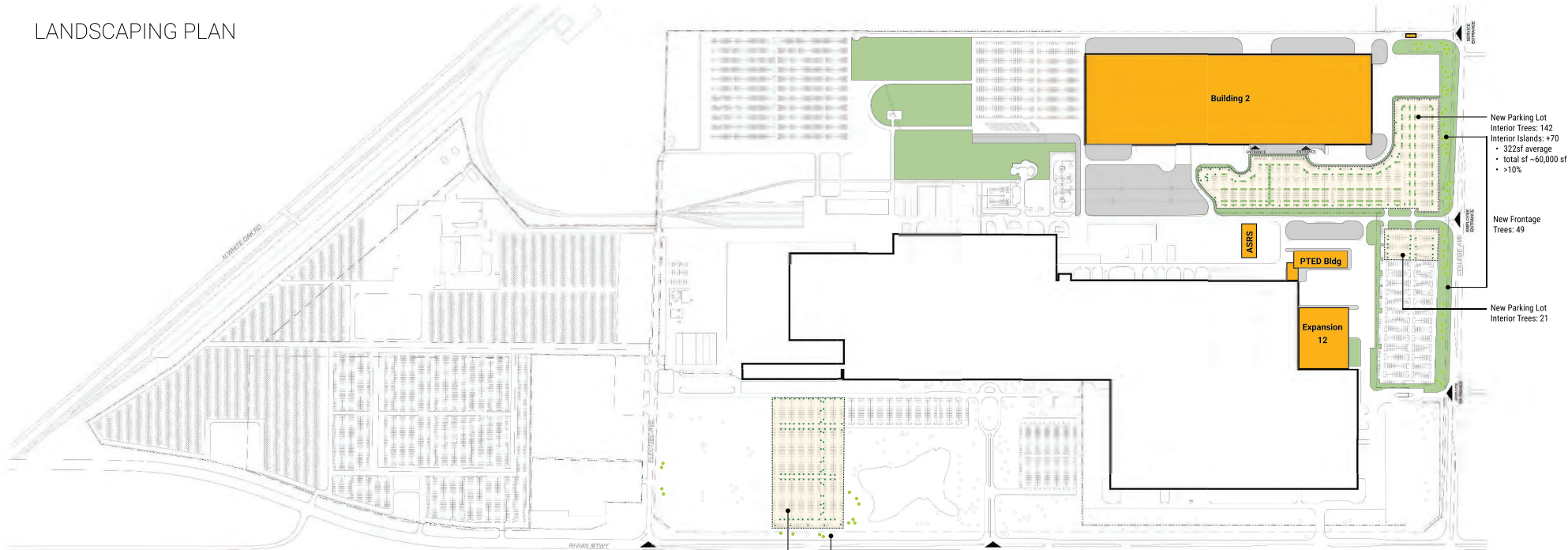
Elevation A



Elevation B



LANDSCAPING PLAN



Tree Coverage

- New Frontage Trees
 - College Ave
 - Rivian Mtwy
- New Parking Lot Interior Trees
 - Building 2 Parking Lot
 - Expansion 12 New Parking Lot
 - Lot A Parking Lot

Total Required
@ 1 tree / 33 linear feet

49
14

@ 1 tree / 25 linear feet

142
21
113

Pervious Ground Coverage

- Green
- Stone

New Parking Lot
Interior Trees: 113

New Frontage
Trees: 14

New Parking Lot
Interior Trees: 142
• 322sf average
• total sf ~60,000 sf
• >10%

New Frontage
Trees: 49

New Parking Lot
Interior Trees: 21

- New Parking Lots
- New Bike Racks

RIVIAN

TOWN OF NORMAL ZONING APPLICATION

| PLANT SCHEDULE | | | |
|----------------|----------|--------------|---------|
| ITEM | QUANTITY | DESCRIPTION | REMARKS |
| 1 | 1 | ASRS | |
| 2 | 1 | PTED Bldg | |
| 3 | 1 | Expansion 12 | |
| 4 | 1 | Building 2 | |
| 5 | 1 | Lot A | |
| 6 | 1 | Lot B | |
| 7 | 1 | Lot C | |
| 8 | 1 | Lot D | |
| 9 | 1 | Lot E | |
| 10 | 1 | Lot F | |
| 11 | 1 | Lot G | |
| 12 | 1 | Lot H | |
| 13 | 1 | Lot I | |
| 14 | 1 | Lot J | |
| 15 | 1 | Lot K | |
| 16 | 1 | Lot L | |
| 17 | 1 | Lot M | |
| 18 | 1 | Lot N | |
| 19 | 1 | Lot O | |
| 20 | 1 | Lot P | |
| 21 | 1 | Lot Q | |
| 22 | 1 | Lot R | |
| 23 | 1 | Lot S | |
| 24 | 1 | Lot T | |
| 25 | 1 | Lot U | |
| 26 | 1 | Lot V | |
| 27 | 1 | Lot W | |
| 28 | 1 | Lot X | |
| 29 | 1 | Lot Y | |
| 30 | 1 | Lot Z | |

PROPRIETARY & CONFIDENTIAL

07/09/2024

SITE SIGNAGE PLAN



SITE SIGNAGE PLAN - SIGN DETAILS

- Proposed Rivian Vehicular Directional signs; Qty 2
- ▲ Proposed Rivian Gate Identification signs; Qty 2 sets



SITE SIGNAGE PLAN - SIGN DETAILS

 Preliminary IDOT signage considerations*

*studies shown are preliminary. All IDOT signage would follow current MUTCD and IDOT requirements.



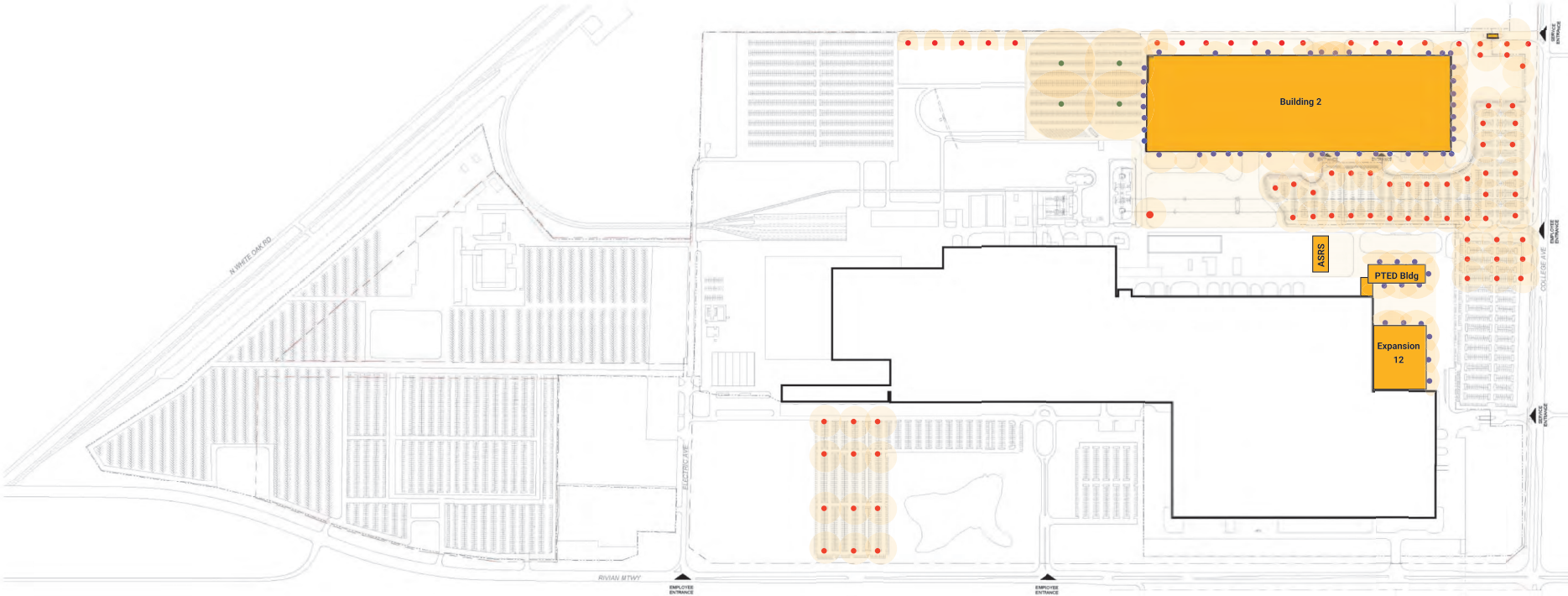
Ground-mounted Directional Signs at major public intersections (ie: College & Rivian Motorway)


Provide select Rivian-specific destinations (as secondary messages) to help aid in truck and passenger car traffic. Additional IDOT signage could aid in traffic mitigation.

Overhead Directional & Street Name Signs at Rivian entry drive intersections (ie: Plant Main Entry drive & Rivian Motorway)

Provide select Rivian-specific destinations (as secondary messages) to help aid in truck and passenger car traffic. Additional IDOT signage would help adequately direct truck traffic around the Rivian Campus.


SITE LIGHTING PLAN






● Parking Lot Lighting 30' AFG

Lighting Levels of 0.2 Minimum and 2FC Average



● High Mast Lighting 50' AFG

Lighting Levels of 0.2 Minimum and 2FC Average



● Wall Pack Lighting 20' AFG

Building Entrances 10 FC Average



**APPLICATION FOR:
SITE PLAN REVIEW _____ (or)
AMENDED SITE PLAN REVIEW _____**

PROJECT NAME: _____

APPLICANT

NAME: Brett Jones

ADDRESS: 100 N Rivian Mtwy
Normal, IL 61761

PHONE #: 309.678.8608 **FAX #:** _____

E-MAIL ADDRESS: btjones@rivian.com

PROPERTY INTEREST: _____
(of applicant)

OWNER

NAME: Rivian (Brett Jones agent)

ADDRESS: 100 N Rivian Mtwy
Normal, IL 61761

PHONE #: 309.678.8608 **FAX #:** _____

E-MAIL ADDRESS: btjones@rivian.com

ATTORNEY/REPRESENTATIVE

NAME: _____

ADDRESS: _____

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

E-MAIL ADDRESS: _____

FOR OFFICE USE ONLY:

FILE STAMP



FILING FEE: **\$300.00**

CASE NUMBER: _____

PUBLICATION DATE: _____

PUBLIC HEARING DATE: _____

COUNCIL ACTION DATE: _____

APPROVED _____ **DENIED** _____

RESOLUTION #: _____

PROPERTY INFORMATION:

ADDRESS: 100 N Rivian Mtwy. Normal, IL 61761

LOT SIZE IN SQUARE FEET: 18,330,048 SF

PRESENT USE: Manufacturing

ZONING DISTRICT: M-2 General
Manufacturing District

USE OF ADJACENT PROPERTY & ZONING:

NORTH: _____

SOUTH: _____

EAST: _____

WEST: _____

REASON FOR REQUEST:

A SITE PLAN REVIEW [Per Section 15.8-2(A)] OR AMENDED SITE PLAN REVIEW [Per Section 15.8-3(D)] FOR THE ABOVE PROPERTY IS REQUESTED AS FOLLOWS:

New Site Development, Buildings and Expansions to support the Manufacturing of the new Rivian Mid-Size Platform (R2).

PROPERTY IDENTIFICATION NUMBER# 13-25-100-06

LEGAL DESCRIPTION: (Attach Separate Page if Necessary)

HAS A PREVIOUS SITE PLAN BEEN REQUESTED?

YES

NO

(CIRCLE ONE)

(IF YES): DATE REQUEST WAS MADE: _____

APPROVED OR DENIED

DATE OF APPROVAL OR DENIAL: _____

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

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.

Brett Jones (agent)

OWNER SIGNATURE

DATE

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.

Zoning Map Amendment

Case #: 24-08-06-PC

Applicant: Town of Normal

Location: Southwest Corner of Shelbourne and the Constitution Trail

Date: August 8, 2024

Summary: Proposed Zoning Map Amendment to change the zoning from R-3A Medium Density Multifamily Residential to S-2 Public Lands & Institutions.

Staff Recommendation: Approval

Background

The 0.85 +/- acre property at the southwest corner of Shelbourne and the Constitution Trail has never been developed. This land was part of the railroad right-of-way until the railroad became the Constitution Trail. The property then transferred into private ownership. It has been zoned R-3A Medium Density Multifamily for many decades.

In 2006, the nearby Christ Church, PCA purchased the property for potential future use. The church later discovered that the site was not suitable for development for a variety of reasons, including the quality of the soil and drainage issues.

Earlier this year, the church sold the land to the Town of Normal (Ord. No. 5985). All land owned by the Town should be zoned S-2 Public Lands & Institutions. The Town intends to leave the property undeveloped but plans to do some work that will mitigate stormwater drainage issues in the area.

Town staff will be available to answer questions during the public hearing.

Adjacent Zoning

| Property | Zoning District | Land Use |
|------------------|---------------------------------|--|
| Subject Property | R-3A Medium Density Multifamily | Undeveloped |
| Adjacent North | R-3A Medium Density Multifamily | Multifamily Residential/Undeveloped |
| Adjacent East | S-2 Public Lands & Institutions | Constitution Trail |
| Adjacent South | R-1A Single Family Residential | Single-Family Residential |
| Adjacent West | R-3A Medium Density Multifamily | Multifamily Residential |

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 dimensions of the site, the condition of the soil, and the drainage issues make the property unsuitable for multifamily development.
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 never developed.
3. ***The suitability of the subject property for uses authorized by the proposed zoning***
The property is suitable for S-2 zoning, as it is adjacent to the Constitution Trail, which itself is a Town-owned property zoned S-2.
4. ***The existing land uses of nearby property***
Nearby land uses include multifamily, single family, Christ Church, and the trail.
5. ***Existing zoning of nearby property***
Nearby zoning is a combination of R-1A, R-3A, and S-2 (Constitution Trail).
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 Town's plans for the land should result in drainage improvements in the area, which would be a positive.

Sec. 15.6-7(B) includes zoning map amendment standards specific to S-2. These standards and the staff analysis follow.

1. ***The extent to which the uses authorized in the district are necessary for the proper provision of community services.***
The S-2 zoning classification permits a variety of publicly oriented uses, including public open space and utility uses. It is appropriate for these land uses to be spread throughout the community.
2. ***The potential impact existing or permitted uses in the vicinity would have upon the public uses and impact the permitted uses would have upon these surrounding uses.***
Due to the shape and size of this property, development is practically impossible under any zoning classification. Therefore, staff finds the proposed rezoning would have almost no new impact on surrounding land uses.
3. ***The capacity of existing and proposed community facilities and utilities, including water, sewer, and transportation systems, to serve the uses authorized in the district.***
Because the Town has no intent to develop or sell this property, there will be no need to provide utility services. That said, there are utilities nearby.
4. ***The impact the permitted uses would have upon the environment, including noise, air, and water pollution.***
Because an S-2 property requires a site plan for any significant changes, the public would have an opportunity to weigh in on any future changes that could impact the environment. However, as stated earlier, the site is unlikely to develop.
5. ***The impact any natural disasters, including flooding, would have upon the permitted uses.***
The site is not predisposed to natural disasters.

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

The preservation of the Town infrastructure is a high priority in the Comprehensive Plan. The plan specifically calls for the provision of reliable and efficient stormwater collection systems to protect the public health, safety, and the natural environment. Making stormwater improvements on this property would meet this goal.

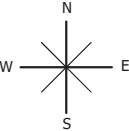
Conformance to Existing Town Plans

See #6 above for conformance with the Comprehensive Plan. In addition, the Town's Parks and Open Space Master Plan recommends continued support for and enhancement of the Constitution Trail. After the Town completes its drainage project on this site, the open space will be available for potential trail amenity enhancements.

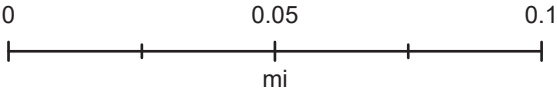
Town Staff Recommendation

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

Shelbourne and Trail



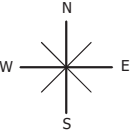
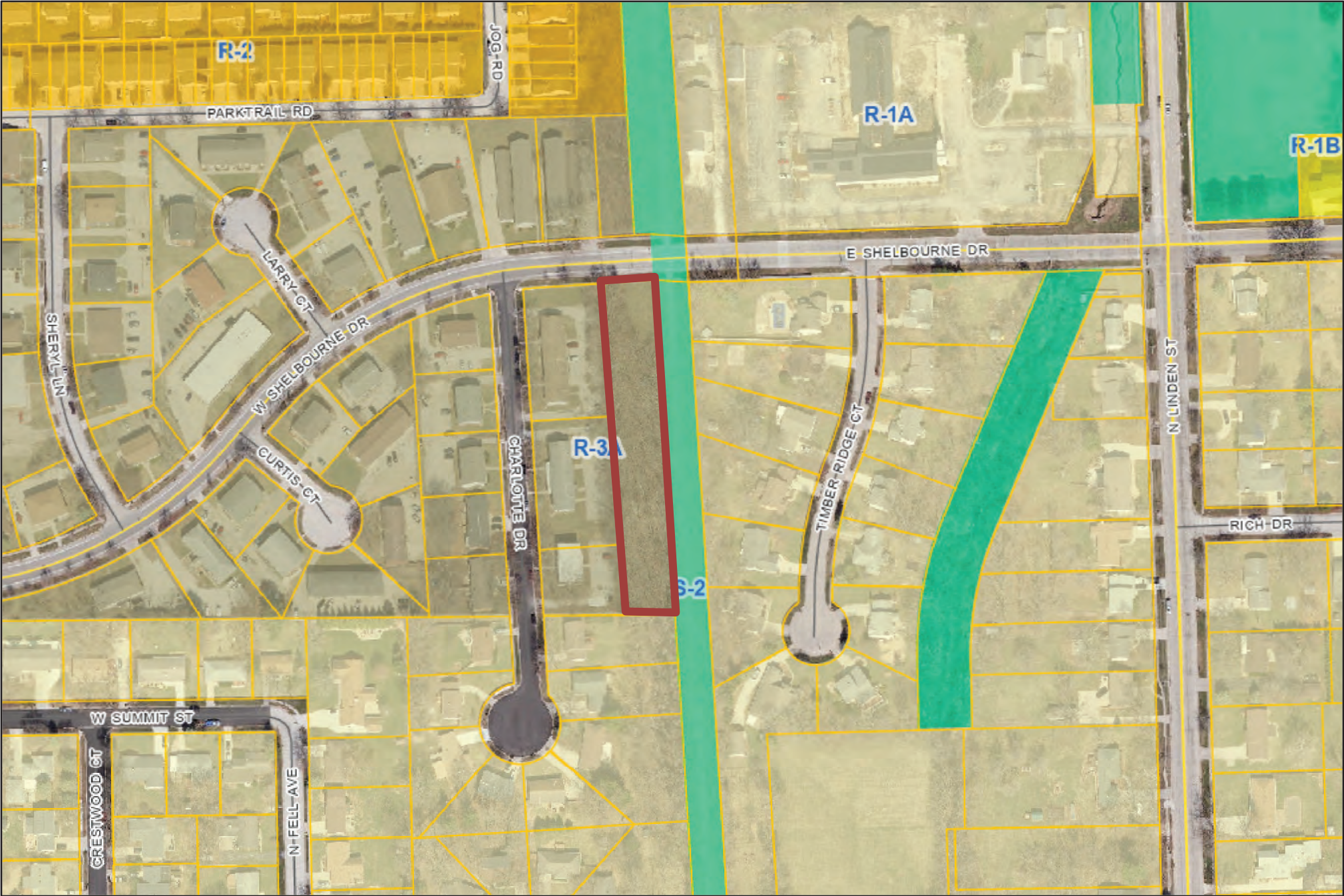
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



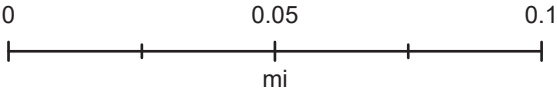
1 inch = 250 feet



Shelbourne and Trail



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 = 250 feet





APPLICATION FOR ZONING MAP AMENDMENT

PROJECT NAME: _____

APPLICANT

NAME: Town of Normal
ADDRESS: 11 Uptown Circle
Normal, IL 61761
PHONE #: 309 454 9590 FAX #: —
E-MAIL ADDRESS: mdavison@normal.il.gov
PROPERTY INTEREST: Owner
(of applicant)

FOR OFFICE USE ONLY:

FILE STAMP

FILING FEE: \$300.00

CASE NUMBER: _____

PUBLICATION DATE: _____

PUBLIC HEARING DATE: _____

COUNCIL ACTION DATE: _____

APPROVED _____ DENIED _____

ORDINANCE #: _____

OWNER

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

PROPERTY INFORMATION:

ADDRESS: SW corner of Shelbourne + Constitution Trail

LOT SIZE IN SQUARE FEET: 38,750 s.f.

PRESENT USE: undeveloped

CURRENT ZONING DISTRICT: R-3A

PROPOSED ZONING: S-2

USE OF ADJACENT PROPERTY & ZONING:

NORTH: R-3A, undeveloped

SOUTH: R-1A, single family

EAST: S-2, Trail

WEST: R-3A, multifamily

ATTORNEY/REPRESENTATIVE

NAME: Jason Querciagrossa
ADDRESS: _____
PHONE #: 309 454 9506 FAX #: _____
E-MAIL ADDRESS: jquerciagrossa@normal.il.gov

REASON FOR REQUEST:

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

Town purchased this property, so it should be S-2.

PROPERTY IDENTIFICATION NUMBER #

14-21-428-006

LEGAL DESCRIPTION: (Attach Separate Page if Necessary)

21 24 2e W 75' of former railroad ROW on E 1/2 SE lying E and adjacent to lots 49 through 53 of Summit Court 2nd Addition

HAS A PREVIOUS ZONING MAP AMENDMENT BEEN REQUESTED? YES

NO

(CIRCLE ONE)

(IF YES): DATE REQUEST WAS MADE: _____

APPROVED ☐ OR DENIED ☐
(PLEASE CHECK ONE)

DATE OF APPROVAL OR DENIAL: _____

ADDITIONAL ATTACHMENTS (Additional Information May Be Requested):

1. ATTACHMENT: aerial map
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.

Merry Davison
APPLICANT SIGNATURE

7/7/24
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.

same
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.