

CITY OF BLOOMINGTON

2024 - 014

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR AN ASSISTED LIVING FACILITY IN THE B-1 (GENERAL COMMERCIAL) DISTRICT, FOR THREE ACRES OF PROPERTY GENERALLY LOCATED IMMEDIATELY SOUTH OF AND ADJACENT TO THE PROPERTY LOCATED AT 1302 MARTIN LUTHER KING DRIVE

**Adopted by the City Council
of the City of Bloomington
on March 25, 2024**

Published in pamphlet form by authority of the City Council of the City of Bloomington, McLean County, Illinois, on March 26, 2024.

STATE OF ILLINOIS)
) ss.
COUNTY OF MCLEAN)

CERTIFICATE

I, Leslie Smith-Yocum, certify that I am the duly appointed and qualified municipal clerk of the City of Bloomington, County of McLean, Illinois.

I further certify that on the Corporate Authorities of the above municipality passed and approved Ordinance No. 2024 - 014, entitled, An Ordinance Approving a Special Use Permit for an Assisted Living Facility in the B-1 (General Commercial) District, for Three Acres of Property Generally Located Immediately South of and Adjacent to the Property Located at 1302 Martin Luther King Drive, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of this Ordinance, including the Ordinance and cover sheet thereof, was prepared, and a copy of the Ordinance was posted in the municipal building, commencing on March 26, 2024, and continuing for at least ten days thereafter. Copies of the Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Bloomington, Illinois, on 03/26/2024



Amanda Stutsman
Deputy City Clerk



ORDINANCE NO. 2024 - 014

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR AN ASSISTED LIVING FACILITY IN THE B-1 (GENERAL COMMERCIAL) DISTRICT, FOR THREE ACRES OF PROPERTY GENERALLY LOCATED IMMEDIATELY SOUTH OF AND ADJACENT TO THE PROPERTY LOCATED AT 1302 MARTIN LUTHER KING DRIVE

WHEREAS, there was heretofore filed with the Economic & Community Development Department of the City of Bloomington, McLean County, Illinois, an application requesting a Special Use Permit for an Assisted Living Facility, for three (3) acres of property generally located immediately south of and adjacent to the property located at 1302 Martin Luther King Drive, legally described in Exhibit “A” and hereinafter referred to as “Property”, which is attached hereto and made part hereof by this reference; and

WHEREAS, said application included a Site Plan, illustrated in Exhibit “B” and hereinafter referred to as “Plan”, which is attached hereto and made part hereof by this reference;” and

WHEREAS, the Bloomington Zoning Board of Appeals, after proper notice was given, conducted a public hearing on said request; and

WHEREAS, the Bloomington Zoning Board of Appeals, following said public hearing, made findings of fact that such Special Use meets the standards for granting a Special Use Permit set forth in Bloomington City Code § 44-1707; and

WHEREAS, the Bloomington Zoning Board of Appeals voted to recommend that the City Council pass this Ordinance, with the condition that parking lot landscaping requirements are met; and

WHEREAS, the City Council of the City of Bloomington has the power to adopt this Ordinance and allow this Special Use Permit.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

Section 1. That the above recitals are incorporated herein by this reference as if specifically stated in full.

Section 2. That the Special Use Permit for an Assisted Living Facility, for the three (3) acres of property generally located immediately south and adjacent to the property located at 1302 Martin Luther King Drive, legally described in Exhibit “A” and illustrated in Exhibit “B”, is hereby approved.

Section 3. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

Section 4. The City Clerk is hereby directed and authorized to publish this Ordinance in pamphlet form as provided by law.

Section 5. This Ordinance is enacted pursuant to the home rule authority of the City of Bloomington granted by Article VII, Section 6 of the 1970 Illinois Constitution.

Section 6. This Ordinance shall be effective immediately after its approval and publication as required by law.

PASSED this 25th day of March 2024.

APPROVED this 26th day of March 2024.

CITY OF BLOOMINGTON


Mboka Mwilambwe, Mayor

ATTEST


Amanda Stutsman, Deputy City Clerk



EXHIBIT A
Legal Description

A PART OF LOT 1 IN KALAMAYA SUBDIVISION 2ND ADDITION BEING A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST OF THE 3RD PRINCIPAL MERIDIAN, CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00° 32' 47" EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 351.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 90° 00' 00" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 373.01 FEET; THENCE NORTH 00° 00' 00" WEST A DISTANCE OF 351.91 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 00° 00' 00" EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 369.65 FEET TO THE POINT OF BEGINNING, CONTAINING 3 ACRES MORE OR LESS.

Part of PIN: 14-31-477-006

EXHIBIT B
Site Plan

SUE'S LANDING APARTMENTS

MCLEAN COUNTY CENTER FOR HUMAN SERVICES
 DR. MARTIN LUTHER KING JR DRIVE
 BLOOMINGTON, IL 61701

DRAFT - NOT FOR CONSTRUCTION
 03/11/2024

DEVELOPMENT TEAM

SPONSOR
 McLean County Center for Human Services
 108 W. Market Street
 Bloomington, IL 61701

ARCHITECT
 Design Mavens Architecture PLLC
 1702 W. College Avenue, Suite E-1
 Bloomington, IL 61701
 T: 309.304.3048

GENERAL CONTRACTOR
 Tarter Construction Services
 112 Hickman Hill
 Bloomington, IL 61704

PROPERTY MANAGER
 McLean County Center for Human Services
 108 W. Market Street
 Bloomington, IL 61701

APPLICABLE CODES

BUILDING CODES:

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING AND GAS CODE
- 2018 NATIONAL ELECTRICAL CODE
- 2014 STATE OF ILLINOIS PLUMBING CODE
- 2016 NFPA 10, 13, 13R, and 72
- ASME 17.1-2007 ELEVATOR CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE, w/ ILLINOIS AMENDMENTS
- CITY OF BLOOMINGTON LOCAL CODE AMENDMENTS

ACCESSIBILITY CODES:

- ILLINOIS ACCESSIBILITY CODE (IAC)
- ANSI A117.1, CURRENT EDITION
- FEDERAL FAIR HOUSING AMENDMENTS ACT (FHAA)
- UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)
- AMERICANS WITH DISABILITIES ACT ARCHITECTURAL GUIDELINES (ADAAG)

EXHIBIT B Site Plan

SITE DATA

LAND USE	AMOUNT
GROSS SITE AREA:	130,680 S.F. (3 ACRES)
NET SITE AREA (BUILDABLE):	112,637 S.F. (2,586 ACRES)
AREA OF WETLANDS, FLOODWAY, FLOODPLAIN, OPEN WATER:	N/A (0.0 ACRES)
FLOOR AREA RATIO:	0.22
LANDSCAPED AREA:	4,096 S.F. (0,094 ACRES)
GROSS IMPERVIOUS AREA:	13,883 S.F. (0,319 ACRES)
SITE COVERAGE (%):	5.85%
NUMBER OF LOTS:	1
NUMBER OF BUILDINGS:	1

BUILDING DATA - APARTMENT RESIDENTIAL BUILDING

BUILDING SQUARE FOOTAGE (GROSS S.F.):

1ST FLOOR:	7,639 S.F.
2ND FLOOR:	6,843 S.F.
3RD FLOOR:	6,843 S.F.
4TH FLOOR:	6,843 S.F.
TOTAL:	28,168 S.F.

DWELLING UNITS (APARTMENTS):

UNIT TYPE	UNITS	100% ACCESSIBLE	20% ADAPTABLE	20% SENSORY
ONE BEDROOM (670 SF)	24	3	5	1
TOTAL DWELLING UNITS:	24	3	5	1
UNITS PER ACRE:	8			
BUILDING HEIGHT:	4 STORIES, 50'-7" (TOP OF ROOF)			
PARKING SPACES (PROVIDED):				
NUMBER:	30 (INCLUDING 2 ACCESSIBLE)			
SPACES PER UNIT:	1.25			

INDEX OF DRAWINGS

G000	COVER SHEET
C101	SITE PLAN
C102	LANDSCAPE PLAN
A101	FIRST & SECOND FLOOR PLANS
A201	FIRST & SECOND FLOOR PLAN & TYPICAL UNIT PLAN
A202	BUILDING ELEVATIONS
A203	WALL SECTION



DATE: 03/11/2024
 DRAWN: SMU
 REVIEWED: SMU

#	DATE	DESCRIPTION

DRAFT - NOT FOR CONSTRUCTION

COVER SHEET
 SUE'S LANDING APARTMENTS
 DR. MARTIN LUTHER KING JR DRIVE
 BLOOMINGTON, IL 61701
 MCLEAN COUNTY CENTER FOR HUMAN SERVICES

SHEET
G000
 PROJECT # 220038



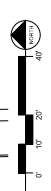
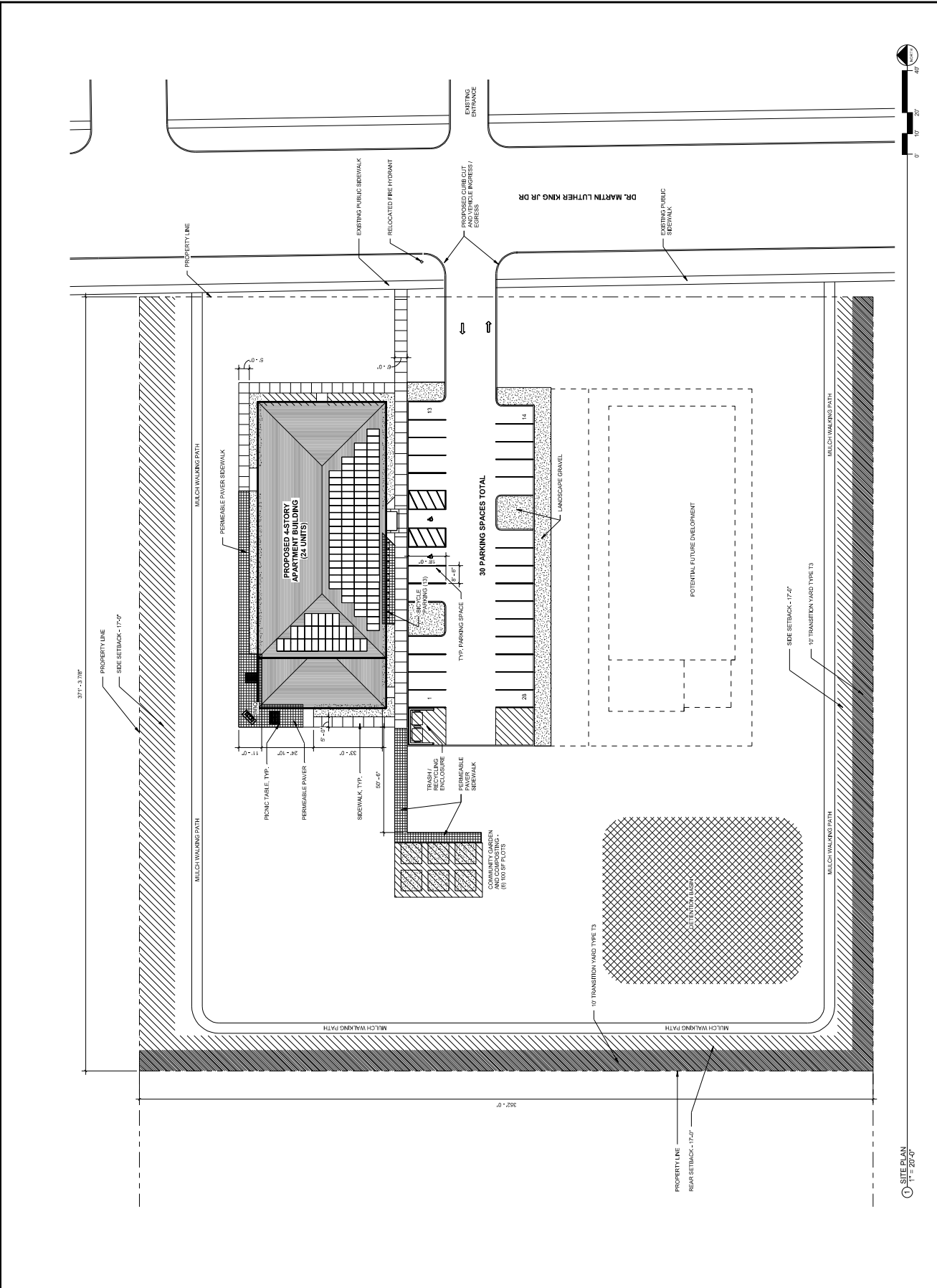
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DATE:	08/11/2024	
DRAWN:	JNU	
REVIEWED:	SMU	
REVISIONS		
#	DATE	DESCRIPTION

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SUE'S LANDING APARTMENTS
SITE PLAN
DR. MARTIN LUTHER KING JR DRIVE
BLOOMINGTON, IL 61701
MCLEAN COUNTY CENTER FOR HUMAN SERVICES

SHEET C101
PROJECT # 220038



① SITE PLAN
1" = 20'-0"

3/11/2024 10:50 AM - Added Title (220038) to the drawing system (220038) with the drawing name (C101).



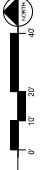
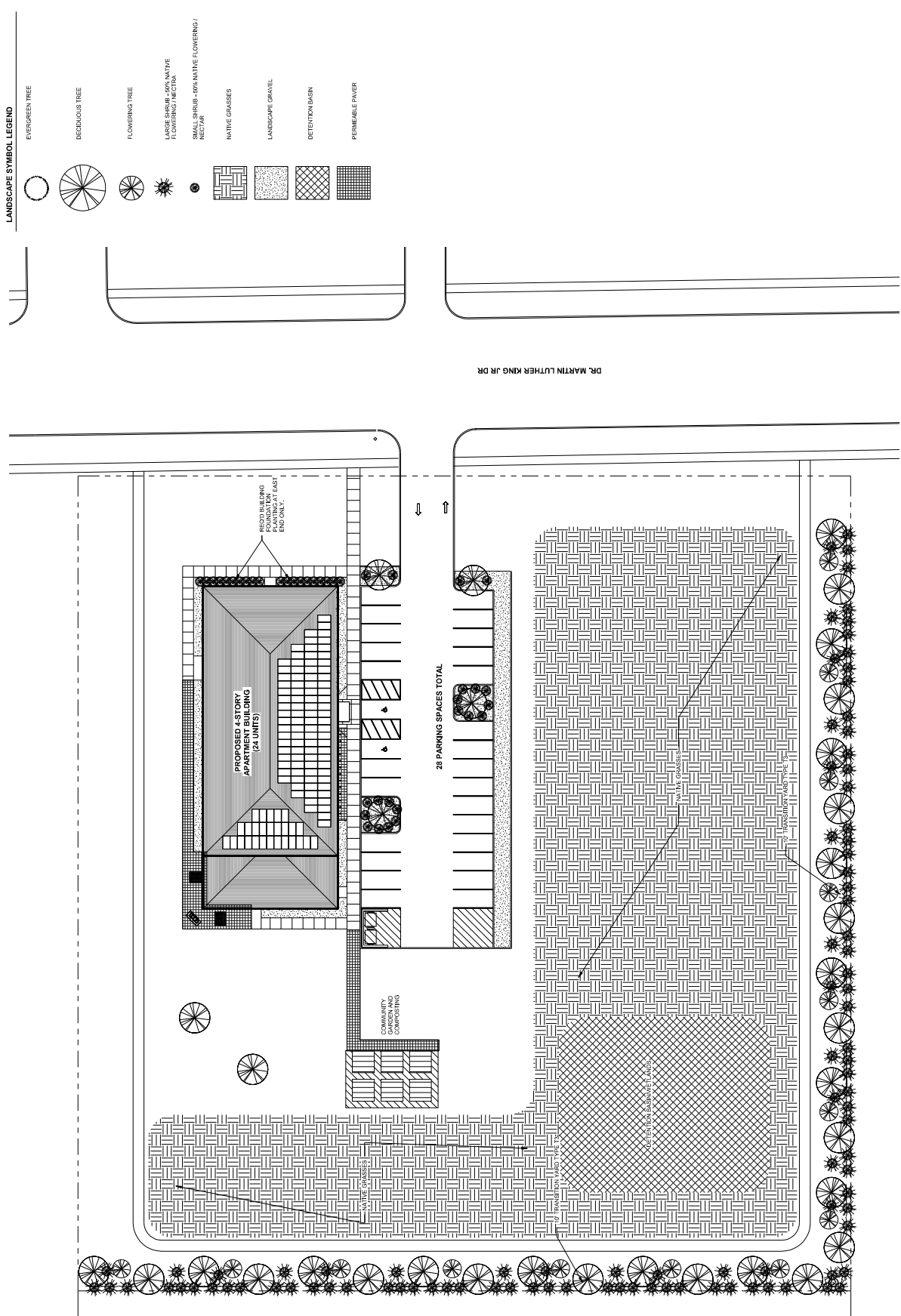
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 MVR-000024
 Revision 1

DATE: 03/11/2024
 DRAWN: JMU
 REVIEWED: SMJ
 REVISIONS

#	DATE	DESCRIPTION

LANDSCAPE PLAN
 SUE'S LANDING APARTMENTS
 DR. MARTIN LUTHER KING JR DRIVE
 BLOOMINGTON, IL 61701
 MCLEAN COUNTY CENTER FOR HUMAN SERVICES

SHEET
C102
 PROJECT # 220238



LANDSCAPE PLAN
 1" = 20'-0"

3/11/2024 10:53 AM
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 User: jmu
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 Plot Scale: 1/8" = 1'-0"
 Plot Size: 24.00 x 36.00
 Plot Title: SUE'S LANDING APARTMENTS - LANDSCAPE PLAN - SHEET C102



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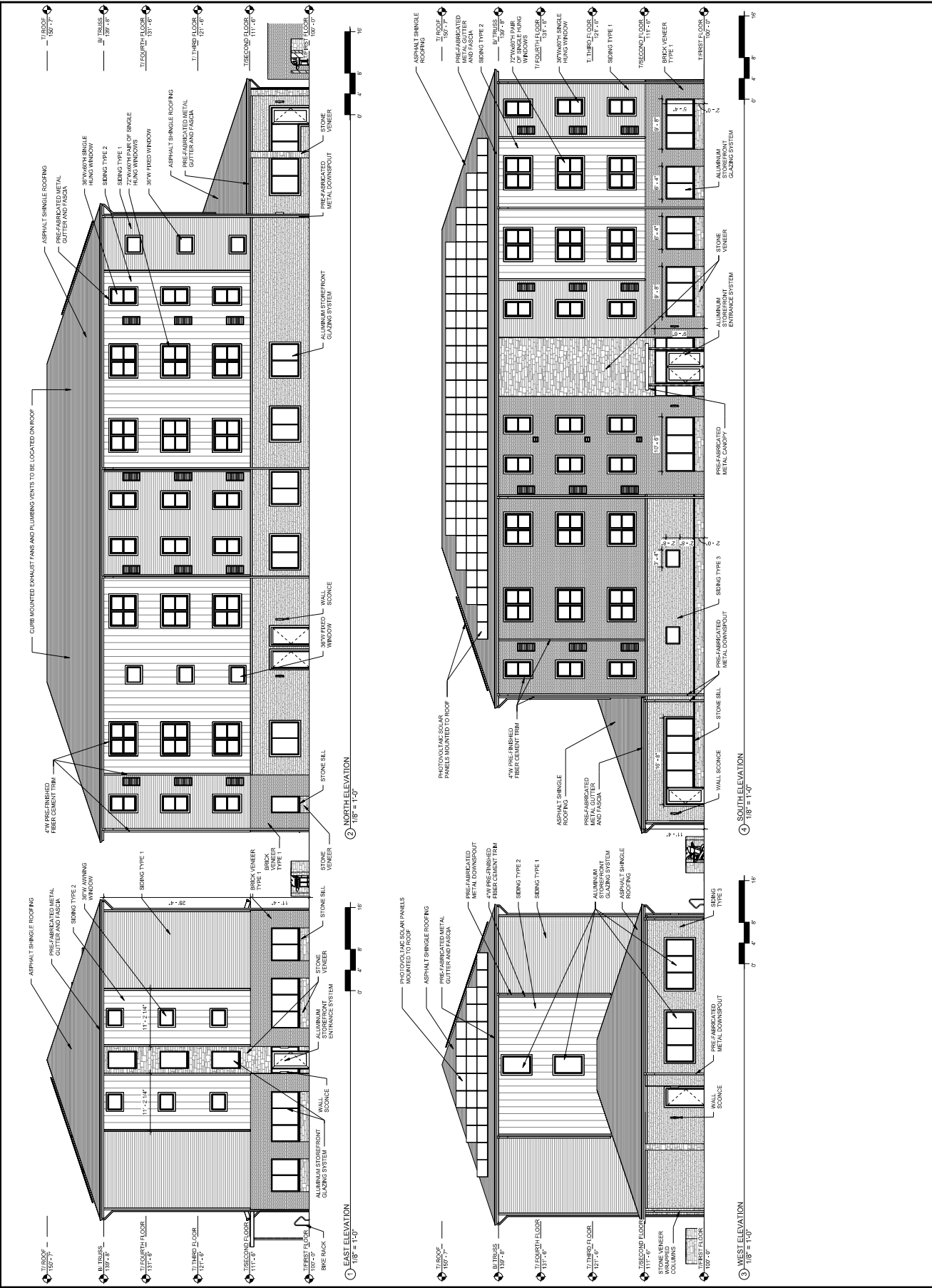
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BY:	
DATE:	
DESCRIPTION:	

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MCLEAN COUNTY CENTER FOR HUMAN SERVICES
 DR. MARTIN LUTHER KING JR DRIVE
 BLOOMINGTON, IL 61701

SUE'S LANDING APARTMENTS
 BUILDING ELEVATIONS

A201
 SHEET
 PROJECT # 220338



3/11/2018 10:11 AM - Added Door (220338) Model View - Loading System (220338) Model View - Door (220338) Model View