

CITY OF BLOOMINGTON

2024 - 066

**AN ORDINANCE APPROVING A SITE PLAN FOR A CHILD DAY-CARE CENTER IN THE
B-2 (LOCAL COMMERCIAL) DISTRICT, FOR THE PROPERTY KNOWN AS 1609
HERSHEY ROAD (PIN: 14-36-126-027)**

**Adopted by the City Council
of the City of Bloomington
on August 26, 2024**

Published in pamphlet form by the authority of the City Council of the
City of Bloomington, McLean County, Illinois, on August 27, 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 - 066, entitled, an Ordinance Approving a Site Plan for a Child Day-Care Center in the B-2 (Local Commercial) District, for the Property Known as 1609 Hershey Road (PIN: 14-36-126-027), 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 August 27, 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 08/27/2024



Leslie Smith-Yocum
City Clerk



ORDINANCE NO. 2024 - 066

AN ORDINANCE APPROVING A SITE PLAN FOR A CHILD DAY-CARE CENTER IN THE B-2 (LOCAL COMMERCIAL) DISTRICT, FOR THE PROPERTY KNOWN AS 1609 HERSHEY ROAD (PIN: 14-36-126-027)

WHEREAS, there was heretofore filed with the Economic & Community Development Department of the City of Bloomington, McLean County, Illinois, an application requesting a Public Hearing Site Plan Review for a Child Day-Care Center for the property known as 1609 Hershey Road, legally described in Exhibit "A" and hereinafter referred to as "Property", which is attached hereto and made part hereof by this reference; and

WHEREAS, a Draft Final Plat, illustrated in Exhibit "B" and hereinafter referred to as "Plat", which is attached hereto and made part hereof by this reference, has been submitted for approval and is substantially complete; and

WHEREAS, said request included a Site Plan, illustrated in Exhibit "C" and hereinafter referred to as "Plan", which is attached hereto and made part hereof by this reference (all Lots referenced shall include any subdivisions thereof); and

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

WHEREAS, the Planning Commission, following said public hearing, made findings of fact that such Plan meets the standards and objectives for which the Code is designed, as set forth in Bloomington City Code § 44-1709; and

WHEREAS, the Planning Commission voted to recommend that the City Council pass this Ordinance, with the Condition that bicycle parking be provided, is approved; and

WHEREAS, the City Council of the City of Bloomington has the power to adopt this Ordinance and allow this Site Plan.

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 Site Plan for a Child Day-Care Center on the property known as 1609 Hershey Road, legally described in Exhibit "A" and illustrated in Exhibit "C", is hereby approved (all Lots referenced shall include any subdivisions thereof).

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 26th day of August 2024.

APPROVED this 27th day of August 2024.

CITY OF BLOOMINGTON

Mboka Mwilambwe

Mboka Mwilambwe, Mayor

ATTEST

Leslie Yocum

Leslie Smith-Yocum, City Clerk

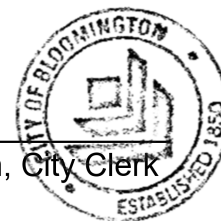


EXHIBIT A
Legal Description

ADDRESS: 1609 Hershey Road

Part of Outlot B in R.M. Campbell's Subdivision First Addition to the City of Bloomington, according to the plat thereof recorded May 1, 1991 as Document No. 91-7791, in McLean County, Illinois more particularly described as follows:

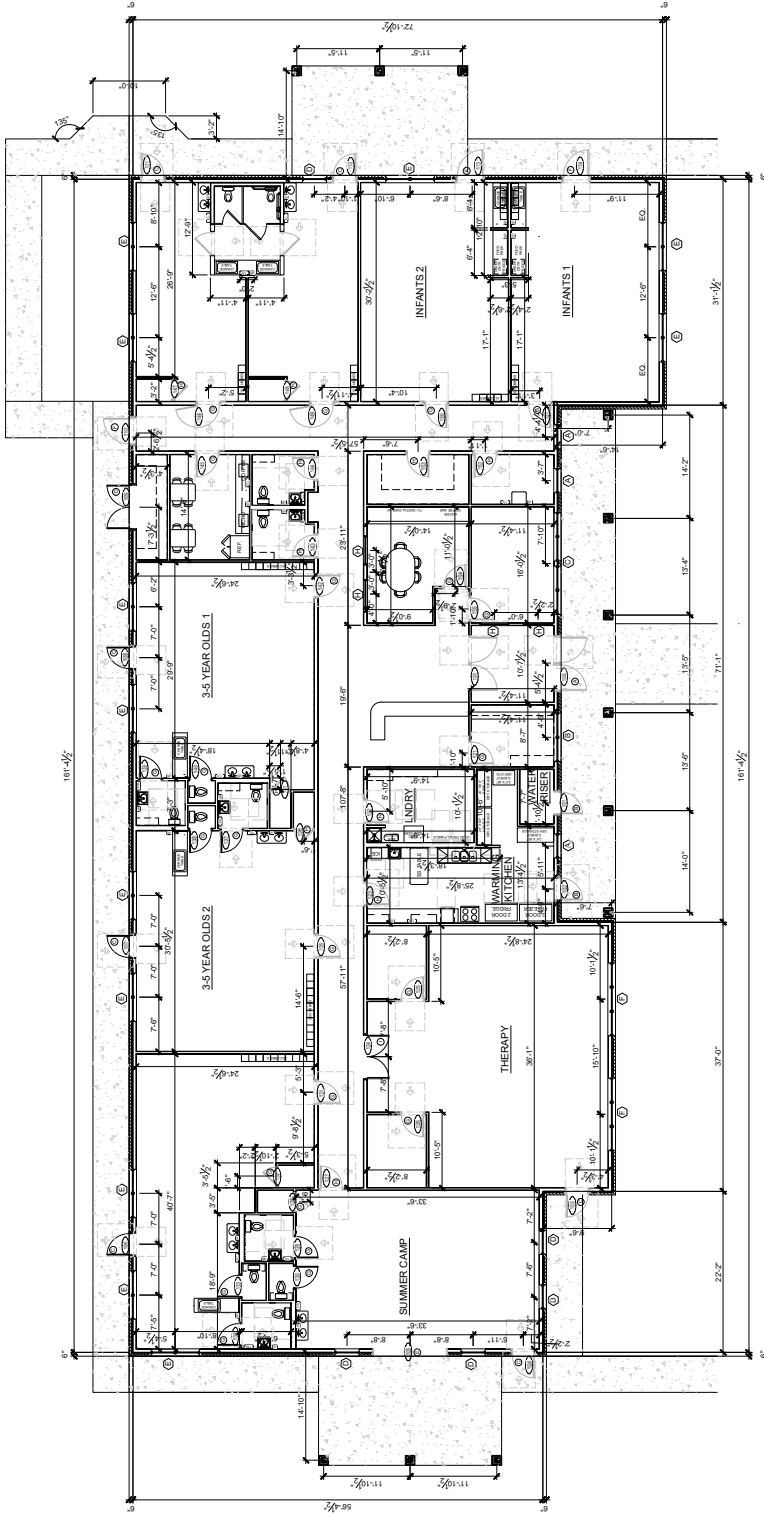
Beginning at the Southeast Corner of said Outlot B; thence on the South and West Lines of said Outlot B the following four (4) courses: 1.) North 89 degrees 31 minutes 46 seconds West 188.60 feet; 2.) North 00 degrees 16 minutes 38 seconds West 157.00 feet; 3.) North 89 degrees 31 minutes 46 seconds West 247.00 feet; 4.) North 00 degrees 16 minutes 36 seconds West 445.86 feet to the south corner of land described in a deed to the City of Bloomington, Illinois, as recorded in Document Number 97-19067 in the McLean County Recorder's Office; thence on the Southeasterly Line of said land North 35 degrees 30 minutes 44 seconds East 8.55 feet to a point on the North Line of said Outlot B; thence on the North Line thereof South 89 degrees 31 minutes 46 seconds East 430.60 feet to the Northeast Corner of said Outlot B, thence on the East Line of said Outlot B, South 00 degrees 16 minutes 38 seconds East 609.86 feet to the Point of Beginning, in McLean County, Illinois. Excepting therefrom:

Part of Outlot B in R.M. Campbell's Subdivision First Addition to the City of Bloomington, according to the plat thereof recorded May 1, 1991 as Document No. 91-7791, in McLean County, Illinois, more particularly described as follows:

A part of the Northwest Quarter of Section 36, Township 24 North, Range 2 East of the Third Principal Meridian, in the City of Bloomington, McLean County, Illinois, more particularly described as follows:

Beginning at the Northeast Corner of Lot 2 in R.M. Campbell's Subdivision First Addition to the City of Bloomington, Illinois, according to the plat thereof recorded May 1, 1991 as Document No. 91-7791 in the McLean County Recorder's Office. From said Point of Beginning, thence south 157.00 feet along the East Line of said Lot 2 which forms an angle of 90 degrees 44 minutes 52 seconds as measured from west to south with the North Line of said Lot 2 to the Southeast Corner thereof; thence east 188.60 feet along the South Line of Outlot B in said R.M. Campbell's Subdivision First Addition which forms an angle to the right of 90 degrees 44 minutes 52 seconds with the last described course to the Southeast Corner thereof; thence north 157.00 feet along the East Line of said Outlot B which forms an angle to the right of 89 degrees 15 minutes 08 seconds with the last described course to the easterly extension of the North Line of said lot 2; thence west 188.60 feet along said easterly extension which forms an angle to the right of 90 degrees 44 minutes 52 seconds with the last described course to the Point of Beginning, in McLean County, Illinois.

PIN: 14-36-126-027



① FLOOR PLAN
1/8" = 1'-0"

1. SET FLOOR DRAIN 1/2" BELOW FINISH FLOOR (UNLESS NOTED OTHERWISE). SLOPE SLAB TO DRAIN IN DIRECTIONS TO COMPLY WITH A LEVEL ACCESSIBLE CLEAR FLOOR SPACE.
2. IN THE LAUNDRY ROOM AND WARMING KITCHEN, PROVIDE DRAIN AT 1/2" BELOW FINISH FLOOR. MAINTAIN A SLOPE OF NOMORE THAN 2% IN ALL DIRECTIONS TO COMPLY WITH A LEVEL ACCESSIBLE
3. PROVIDE A KEY LOCK BOILER AREA "NOOK" BOX NEAR THE FRONT ENTRANCE FOR FIRE DEPARTMENT ACCESS.

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| | TYPICAL EXTERIOR WALL BRICK STONE AND SIDING ON WOOD FRAMED WALLS |
| | SEE WALL SECTIONS AND STRUCTURAL DIMS FOR DETAILS |
| | TYPICAL INTERIOR LOAD BEARING WALL REFER TO WALL TAGS ON PLAN FOR SIZES AND SHEET T.I. FOR DETAILS. |
| | TYPICAL INTERIOR NON-BEARING WALL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON BOTH SIDES - SEE DET. FALL. |
| | TYPICAL INTERIOR NON-BEARING WALL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON BOTH SIDES AT 1/2" DET. INSULATION ON SIDING. |

GENERAL NOTES:

- A. ALL INTERIOR DIMENSIONS ARE NOMINAL AND ARE TO FACE OF STUDS, UNO.
- B. ALL EXTERIOR AND STRUCTURAL DIMENSIONS ARE EXISTING.
- C. PROVIDE BLOCKING IN WALL BEHIND ALL WALL MOUNTED FIXTURES AND CASEWORK, TYP.
- D. CONTROLS AND OPERATING MECHANISMS SPECIFICALLY INTENDED FOR ADULTS SUCH AS INTERCOMS, THERMOSTATS, ETC. SHALL BE MOUNTED AT 48" AFF TO THE OPERATING PARTS. VERIFY WITH OWNER PRIOR TO INSTALLATION.
- E. SECURITY SYSTEMS AND ACCESS CONTROL SYSTEMS SHALL BE INSTALLED BY A LICENSED SECURITY FIRM FOR THEIR SCHOOL. THE OWNER IS RESPONSIBLE FOR HIRING A LICENSED SECURITY FIRM AT THE SCHOOL. THE CONTRACTOR SHALL VERIFY THE SYSTEMS ARE INSTALLED IN ACCORDANCE WITH THE CONTRACT POINTS OF CONTACT TO VERIFY WORK.
- F. BUILDING ADDRESS MUST BE VISIBLE FROM THE STREET.
- G. CLEAR FLOOR SPACE COMPLYING WITH SECTION 1118.8 THAT ALLOWS A FORWARD OR PARALLEL CLEARANCE SHALL BE PROVIDED AT CONTROL DISPENSERS, RECEPTACLES AND OTHER EQUIPMENT.
- H. THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OF BRABLE EQUIPMENT SHALL BE WITHIN 15" OF AND 5" FROM A BEARING WALL. IF THE CLEAR FLOOR SPACE ALLOWS THE MINIMUM FORWARD REACH IS 15" OF THE CLEAR FLOOR SPACE, ALLOW PARALLEL APPROACH BY A REACH SHALL BE NO LESS THAN 48" ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION, THE REACH SHALL BE NO LESS THAN 48" HIGH AND NO LOWER THAN 34" ABOVE THE FLOOR.
- I. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE EXCESSIVE FORCE. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS OF FORCE.

JOB NUMBER: 2024
CHECKED BY: RKC

CALBERT
DESIGN GROUP
2950 CHEROKEE ST., NW, SUITE 600
KENNESAW, GA 30144 | 404-889-9001
INFO@CALBERTDESIGN.COM



A PROJECT FOR:
The Farmhouse
2001 General Electric Rd
Bloomington Illinois 61704

PROJECT LOCATION:
The Farmhouse ELDC
2001 General Electric Rd
Bloomington Illinois 61704

REVISIONS:
DATE: DESCRIPTION:

FLOORS PLAN AND NOTES

A1.1

DATE: 01/20/2024

| | |
|-------------------|-----------------|
| JOB NUMBER: 22258 | CHECKED BY: RMC |
|-------------------|-----------------|

CALBERT DESIGN GROUP
 2850 CHEEKWOOD ST. SUITE 600
 KENNESAW, GA 30144 | 404-899-5001
 INFO@CALBERTDESIGN.COM

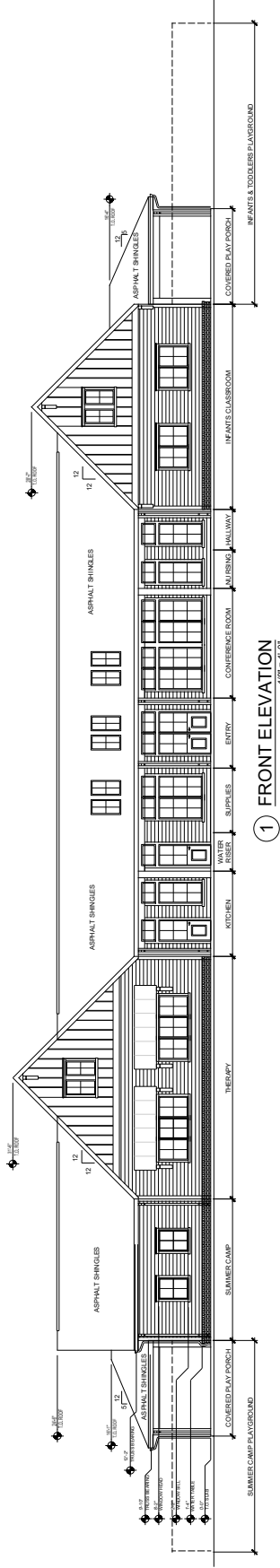


The Farmhouse
 Early Learning & Development Center

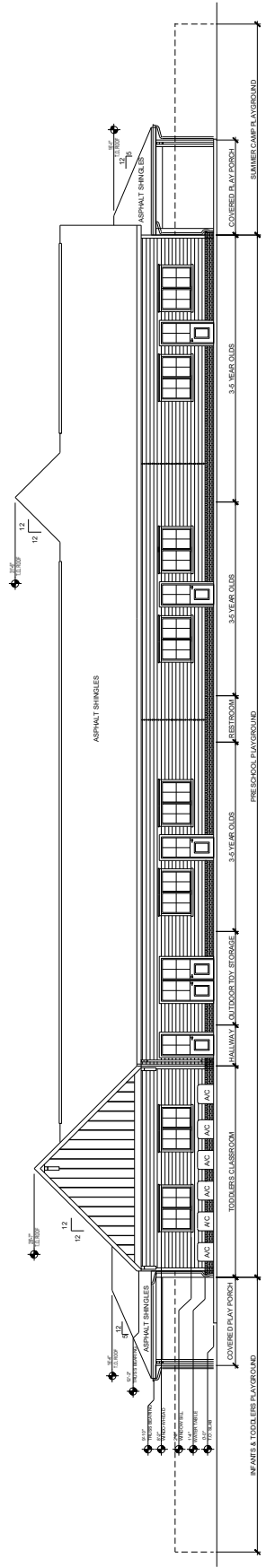
A PROJECT FOR
 The Farmhouse
 2001 General Electric Rd
 Bloomington Illinois 61704

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|--|
| PROJECT LOCATION: The Farmhouse EDC 2001 General Electric Rd Bloomington Illinois 61704 |
| REVISIONS / DESCRIPTION: DATE: _____ |

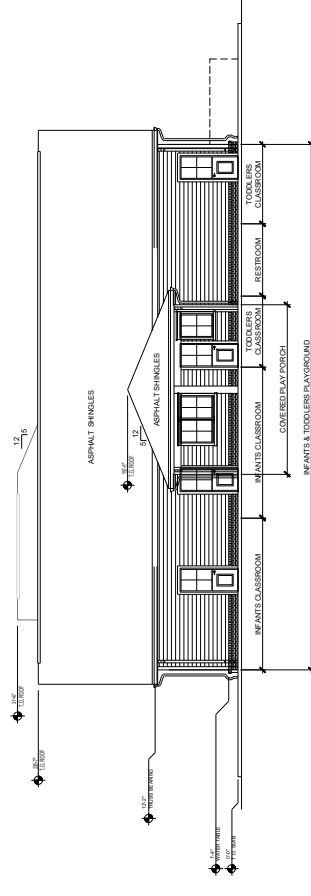
| |
|---------------------|
| EXTERIOR ELEVATIONS |
| A2.1 |
| DATE: 01/30/2024 |



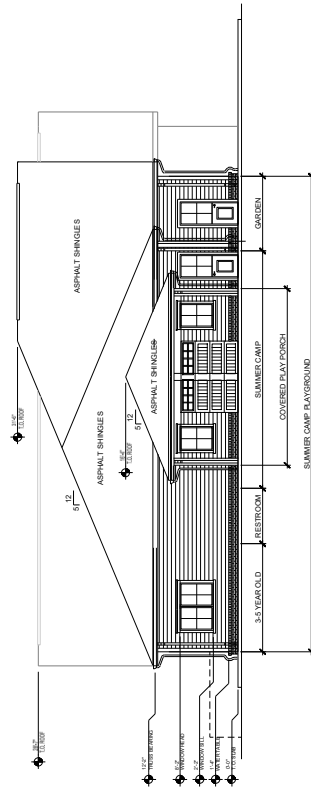
① FRONT ELEVATION
 1/8" = 1'-0"



② REAR ELEVATION
 1/8" = 1'-0"



③ RIGHT SIDE ELEVATION
 1/8" = 1'-0"



④ LEFT SIDE ELEVATION
 1/8" = 1'-0"