

CITY OF BLOOMINGTON

2025 - 059

**AN ORDINANCE APPROVING THE PRELIMINARY PLANNED UNIT DEVELOPMENT
PLAN FOR STONERIDGE SQUARE PUD, FOR THE PROPERTY COMMONLY KNOWN AS
2701 FOX CREEK ROAD (PIN: 21-18-153-009)**

**Adopted by the City Council
of the City of Bloomington
on August 25, 2025**

Published in pamphlet form by the authority of the City Council of the
City of Bloomington, McLean County, Illinois, on ~~August~~ ~~3,~~ 2025.
September

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. 2025 – 059, entitled, an Ordinance Approving the Preliminary Planned Unit Development Plan for Stoneridge Square PUD, for the Property Commonly Known as 2701 Fox Creek Road (PIN: 21-18-153-009), 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~~ 3, 2025, 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.
September

Dated at Bloomington, Illinois, on ~~08~~ 03/2025
09



Leslie Smith-Yocum
City Clerk



ORDINANCE NO. 2025 - 059

AN ORDINANCE APPROVING THE PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN FOR STONERIDGE SQUARE PUD, FOR THE PROPERTY COMMONLY KNOWN AS 2701 FOX CREEK ROAD (PIN: 21-18-153-009)

WHEREAS, there was heretofore filed with the City of Bloomington, McLean County, Illinois, a Petition for approval of the Preliminary Planned Unit Development Plan of the *Stoneridge Square PUD*, for the property legally described in Exhibit A (“PROPERTY”); and

WHEREAS, said Petition included a Preliminary Plan prepared by Brent Bazan, Illinois Professional Land Surveyor No. 3715, of the Farnsworth Group, Inc., dated July 28, 2025, and depicted in Exhibit B (“PRELIMINARY PLAN”); and

WHEREAS, the PRELIMINARY PLAN is consistent with the Concept Plan previously approved by City Council (“COUNCIL”) as part of an Annexation Agreement for the subject PROPERTY (Res. No. 2025-13); and

WHEREAS, the COUNCIL has previously approved Ord. No. 2025-007 allowing Single-Family Attached (Townhome) Dwellings in the R-2 (Mixed Residence) District for the subject PROPERTY, and Variances have been granted to allow the platting of such (V-10-24); and

WHEREAS, the Planning Commission (“COMMISSION”), after proper notice was given, on August 6, 2025, conducted a public hearing on the request for said PRELIMINARY PLAN; and

WHEREAS, following said public hearing, the COMMISSION adopted findings of fact that the proposed PRELIMINARY PLAN conforms with the standards of the Subdivision Code, Zoning Code, and the Official Comprehensive Plan, and voted to recommend that the COUNCIL pass this Ordinance; and

WHEREAS, the COUNCIL has the power to adopt this Ordinance, and to approve said PRELIMINARY PLAN.

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

SECTION 1. The above recitals are incorporated into and made a part of this Ordinance as though fully set forth herein.

SECTION 2. The COUNCIL hereby adopts the findings of fact of the COMMISSION and the PRELIMINARY PLAN of the of the *Stoneridge Square PUD*, dated July 28, 2025, for the subject PROPERTY, is hereby approved, subject to minor technical corrections and modifications.

SECTION 3. Said PRELIMINARY PLAN shall be effective for seven (7) years from the date of this approval, unless a Final Plat is filed and approved for a portion of the PLAN which shall extend the life of any remaining portion of the valid PLAN for an additional seven (7) years.

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

SECTION 4. 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 5. This Ordinance shall take effect immediately after its approval and publication as required by law.

PASSED this 25th day of August 2025.

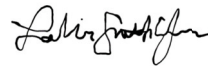
APPROVED this 3rd day of ~~August~~
September 2025.

CITY OF BLOOMINGTON



Dan Brady, Mayor

ATTEST



Leslie Smith-Yocum, City Clerk



EXHIBIT A

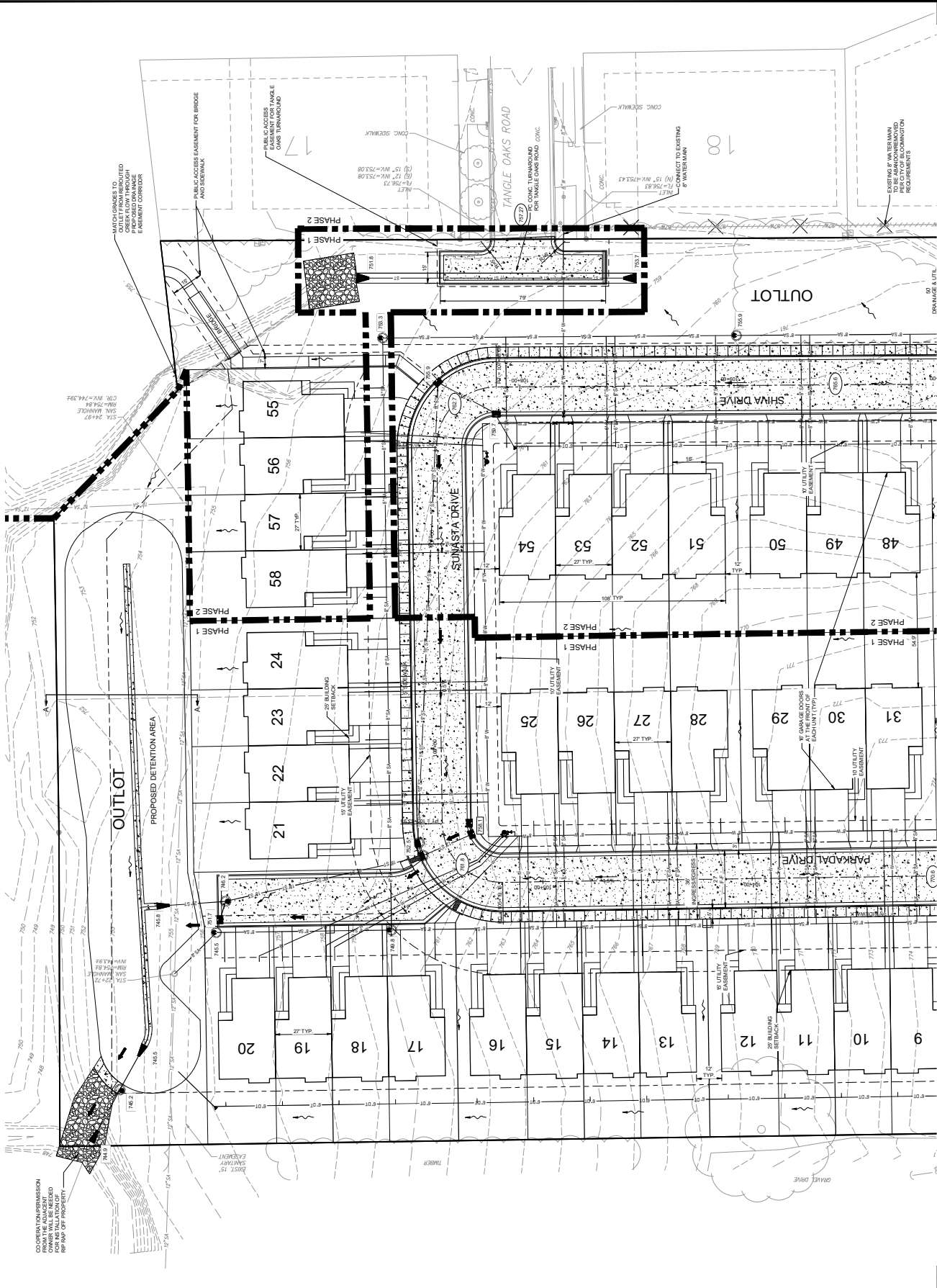
Legal Description
STONERIDGE SQUARE PLANNED UNIT DEVELOPMENT (PUD)

A part of Lots 10 and 11 in the Subdivision of the Northwest Quarter of Section 18, Township 23 North, Range 2 East of the Third Principal Meridian, according to the plat recorded in Book 2A of Plats at page 92, McLean County, Illinois more particularly described as follows: Beginning at the Southwest Corner of said lot 11. From said Point of Beginning, thence north 733.95 feet along the West Line of said Lot 11 to the Southwest Corner of Lot 27 in Westwood Subdivision in said Northwest Quarter; thence east 300 feet along the South Lines of Lots 27 and 26 in said Westwood Subdivision which form an angle to the left of $90^{\circ}-02'$ with the last described course to the Southeast Corner of said Lot 26; thence southeast 84.98 feet along the Southwest Line of Lot 25 in said Westwood Subdivision which forms an angle to the left of $134^{\circ}-56'$ with the last described course; thence Northeast 71.25 feet along a line which forms an angle to the left of $230^{\circ}-51'$ with the last described course to the East Line of said Lot 10; thence South 675.58 feet along said East Line which forms an angle to the left of $83^{\circ}-43'-30''$ with the last described course to the Southeast Corner of said Lot 10; thence West 425.35 feet along the South Lines of said Lots 10 and 11 which form an angle to the left of $91^{\circ}-10'$ with the last described course to the Point of Beginning, in McLean County, Illinois, except the south 43.00 feet thereof.

Said Property Contains 6.63 acres, more or less.

Address: 2701 Fox Creek Road
PIN: 21-18-153-009

EXHIBIT B



Farnsworth GROUP
 2709 MCGRAW DRIVE
 BLOOMINGTON, ILLINOIS 61704
 (309) 668-6457 / info@fwr.com
 www.fwr.com

Engineer: [Signature] Licensed Professional Engineer
 DATE: 06/28/2025
 PROJECT: ARUTRA BING Property Developers, LLC
 1. UTILITY EASEMENT REVIEW
 2. UTILITY EASEMENT OVERVIEW
 3. CONCRETE COMPLETION

Preliminary Plan
 NOT FOR CONSTRUCTION

Stoneridge Square
 Preliminary Plan

Fox Creek Road, Bloomington,
 Illinois 61705

DATE: 06/28/2025
 DESIGNED: CME
 DRAWN: AEO
 REVIEWED: CME
 FIELD BOOK NO.: BME 3427

PRELIMINARY PLAN - NORTH

C2.1

PROJECT NO.: 02501497.001

1
 SCALE: 1" = 20'

PRELIMINARY PLAN - NORTH



www.farnsworthgroup.com
www.farnsworthgroup.com
www.farnsworthgroup.com

- 1. PRELIMINARY CONSTRUCTION
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- 49. PRELIMINARY CONSTRUCTION
- 50. PRELIMINARY CONSTRUCTION

DATE: 06/28/2025

DESIGNED: CME

DRAWN: AEO

REVIEWED: CME

FIELD BOOK NO.: BIM 3427

PROJECT NO.: 02500497.001

PRELIMINARY PLAN - SOUTH

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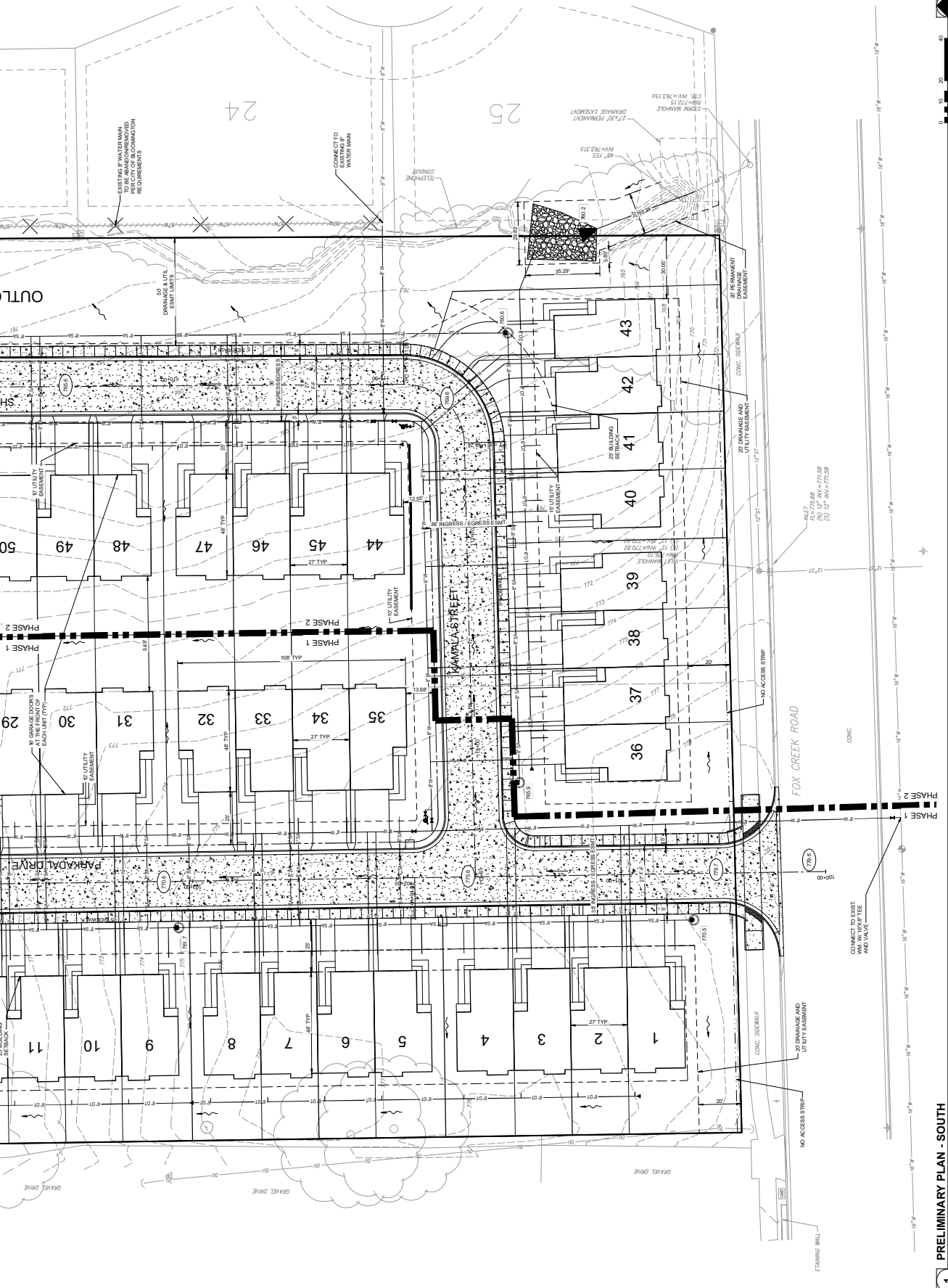
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PRELIMINARY PLAN - SOUTH

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SCALE: 1" = 20'

