

PLANNING DEPARTMENT

ANNUAL REPORT 2019

The Planning Department Annual Report is an accounting of the most significant planning issues of 2019. Additional details on growth and zoning matters are provided in separate reports pertaining to the Historic Preservation Commission, Planning Commission, Uptown Design Review Commission, and Zoning Board of Appeals.

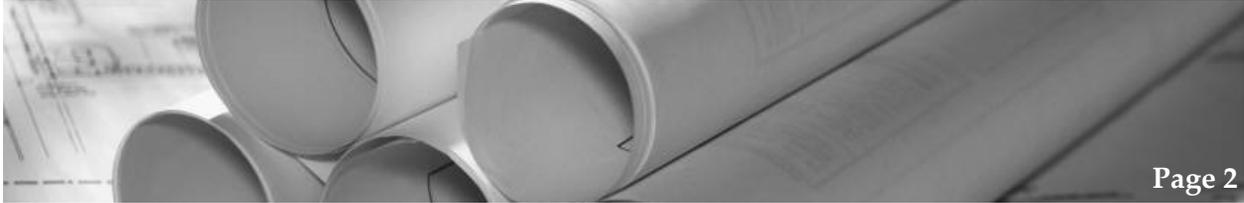
PHYSICAL GROWTH & ANNEXATION

In 2019 the Town did not annex any new land into the corporate boundaries nor did the Town enter into any new pre-annexation agreements, although the existing pre-annexation agreement with Nussbaum Transportation was amended to permit a significant expansion of the business. The table on the following page provides a list of all unannexed property currently subject to a pre-annexation agreement with the Town, along with agreement expiration dates. A second table lists all of the properties within the Town and subject to an annexation agreement, along with expiration dates.

The Town Planner and Associate Planner are responsible for the coordination of orderly growth and development in Normal through the enforcement of the zoning and subdivision codes. In order to accomplish these goals, the planners act as the staff liaisons to the Historic Preservation Commission, Planning Commission, Uptown Design Review Commission, Zoning Board of Appeals, and the McLean County Regional Planning Commission.

In order to best coordinate development, a staff development committee meets once a week to discuss development issues. The committee is composed of representatives from all of the departments involved with development. This staff-level review is intended to help developers better understand the requirements a project would have to meet if formally submitted as a Planned Unit Development (PUD), variance or special use request, redevelopment agreement, or other construction project. Development committee review provides the information necessary to prepare a complete application with all the appropriate Town staff at one time. The committee also reviews formal submissions and makes recommendations to the assigned hearing bodies on Town staff's positions regarding projects under review.





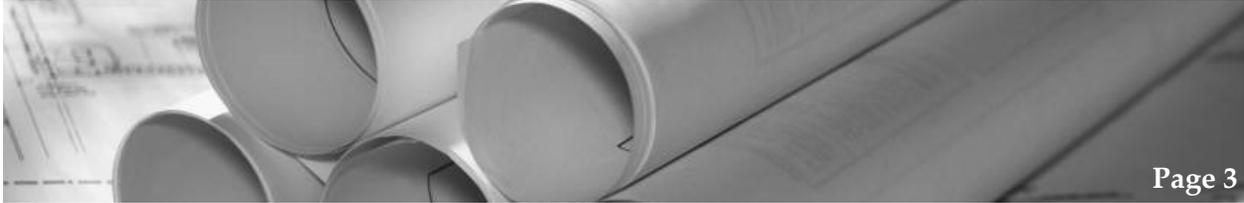
LAND SUBJECT TO A PRE-ANNEXATION AGREEMENT

Property Owner	Location	Acres	Agreement Expiration	Planned Use
Koe	Northwest corner of Ft. Jesse and Towanda Barnes	160	2021	Residential, Commercial
Miller	Between I-39 and N. Main and between Kerrick and Ziebarth	49	2022	Commercial
Corn Belt	E. Raab Road	3	2023	Utility
Taylor	3307 E. Raab	5	2024	Residential
Bates	Southeast corner of Towanda Avenue and County Rd 2000 North	84	2025	Residential/Agriculture
Nussbaum*	South of 2000 North Road, east of I-39, west of 1425 East Road (old Route 51), and north of Ziebarth Road	69	2028	Nussbaum Trucking

Total acres subject to pre-annexation agreement: 370

* The Nussbaum agreement was approved in 2012 and pertained to 20 acres. In 2019 the agreement was amended to include an additional 29 acres to the south of the original property and 20 acres across the road.





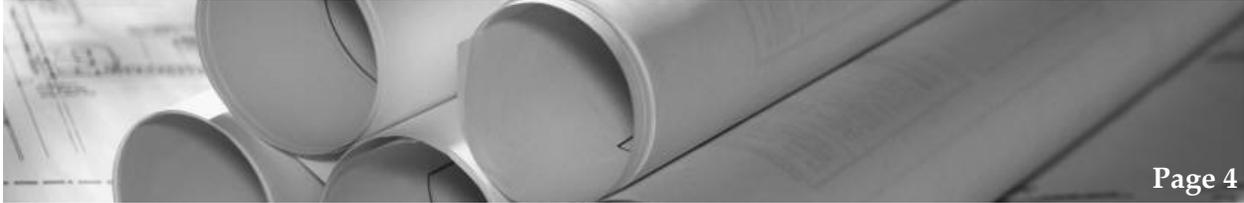
LAND SUBJECT TO AN ANNEXATION AGREEMENT

Property Owner/ Subdivision Name	Location	Acres (Approx.)	Agreement Expiration	Planned Use
Carden	North of Raab, South of I-55, West of Towanda	64*	2020	Nursing Home, Commercial, Residential
Country Acres	Bounded by Ft. Jesse, Shepard, Hershey, and Airport	320*	2020	Office, Commercial, Public, Residential
Eastview, NCHS, Country Acres, ARC	Eagle's Landing Subdivision, Eastview Christian Church, NCHS, Commercial at NW corner of Airport and Raab	425	2020	Residential, Institutional, Commercial
Kelley Glen	Bounded by Henry, Raab, Towanda, and Shelbourne	78*	2022	Residential, Commercial
Fransen	721 and 821 E. Raab	9	2022	Residential, Public Park
First Assembly of God	Northeast corner of White Oak Road and College	60	2023	Church
Vineyards	Southeast corner of Raab and Airport	95	2024	Residential, Commercial
Rowe	2206 Warehouse Road and 101 E. Northtown	21	2024	Industrial
Sparks	1711 N. Linden	1	2026	Residential
Wildwood	Southeast corner of Kerrick and Main	69	2027	Industrial
Trails on Sunset Lake	East of Airport, South of Shepard	85	2027	Residential
Blackstone Trails	Northeast corner of Hershey and Shepard	105	2029	Residential
Apostolic Christian Church	Northwest corner of Raab and Towanda-Barnes	100	2029	Residential, Religious, Cemetery, Assisted Living

Total acres subject to annexation agreement: 1,432

* See following page for more detail





LAND SUBJECT TO AN ANNEXATION AGREEMENT CONT'D

- The Carden agreement pertains to the entire 64 acres; however, 23 acres of the Carden property were annexed in June 2006 (1.32 acres directly north of Carden Park 15.13 acres NE of Prairieland Elementary, 5 acres for MCAL directly east of Prairieland Elementary) and 4.74 acres were annexed in Sept. 2009 at the NE corner of Raab and Towanda.
- The Country Acres agreement pertaining to the land between Ft. Jesse, Hershey, Shepard, and Airport is partially annexed. The west 168 acres are annexed, and the east 152 acres are not.
- Approximately 30 acres of the Kelley Glen Subdivision have yet to be annexed.

ANNEXATION AGREEMENT TRACKING

In 2018 Town staff began reviewing annexation agreements in earnest, as many are slated to expire in the next few years. This exercise is critical to ensuring that all developer and Town obligations are met prior to the agreements' expiration.

In 2019, the following agreements expired:

1. Country Acres (East of Veterans Parkway, north of Greenbriar Subdivision, west of Hershey)
2. North Bridge (Northwest of Northtown and Pipeline)
3. Calvary Methodist (Note that in the 2018 annual report, this was errantly called Calvary Baptist.)
4. Commercial Acres (Paperchase and Route 66)

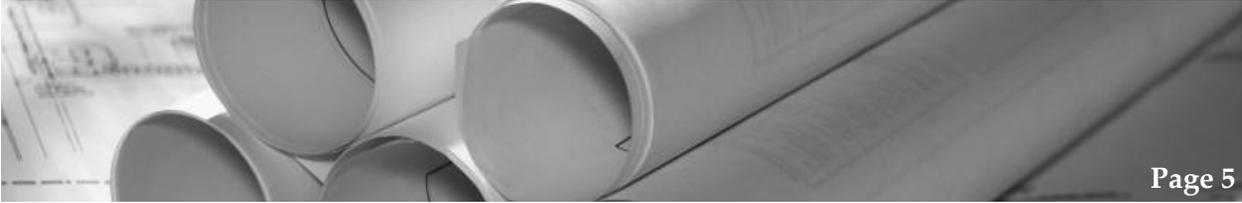
BICYCLE & PEDESTRIAN MASTER PLAN IMPLEMENTATION

In 2019 the Town began the process of updating the 2009 Bicycle and Pedestrian Master Plan with consultant ALTA Planning + Design. Led by Planning and Engineering, the plan update kicked off with the creation of a Steering Committee and solicitation of public input via an online survey. More than 400 people submitted a response to the survey. By the end of 2019, the plan's Existing Conditions component was largely complete, and Town staff was scheduling presentations for various groups with an interest in alternative transportation. The plan update is scheduled to be completed in Summer 2020.

Bike-Ped activities in 2019 included the annual Light the Night bike light giveaway, winter bike movie, and Bike Rodeo. More details are available in the annual Complete Streets Report, which includes more details on bicycle- and pedestrian-related infrastructure improvements such as sidewalk repairs, ramp replacements, and bike lane striping.

Additionally, Bike Share 309 finished its third year of operation with 2,280 rides.





REGIONAL HOUSING STUDY

In follow up to the Regional Housing Study completed in 2017, the Town continued to participate in the Regional Housing Advisory Committee and the Affordable and Supportive Housing Group in 2019. Tasks undertaken by these groups included the creation and publication of white papers analyzing income qualifications and the types of residential units and vouchers available in McLean County. The initiative is being led by the McLean County Regional Planning Commission and is being supported in part with Town of Normal CDBG funds.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

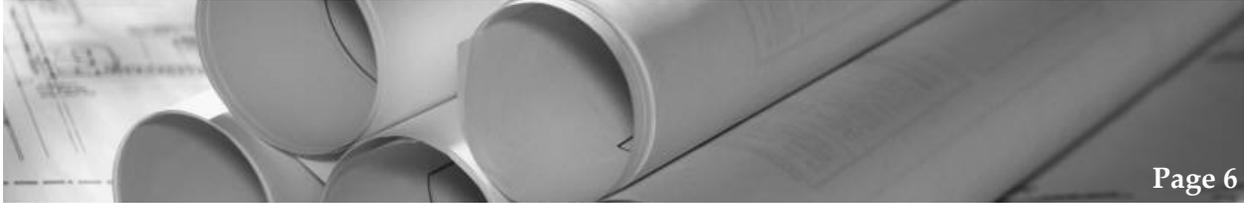
As an Entitlement Community, the Town of Normal annually receives Community Development Block Grant (CDBG) funds from the United States Department of Housing and Urban Development (HUD) for the principle purpose of benefiting low- to moderate-income residents. Administration of the Town's CDBG Program is principally coordinated through the Planning Department, with assistance from the Finance Department and City Manager's Office.

In 2019, Planning Department staff continued administration of the Down Payment Assistance program and the funding of the Unity Community Center's afterschool youth activities and PATH's Homeless Outreach Services Program. CDBG funds were also put toward various infrastructure improvement projects in low- to moderate-income neighborhoods and the McLean County Regional Planning Commission's (MCRPC) Regional Housing Advisory Committee.

In addition to routine CDBG activities, Town staff partnered with MCRPC and the City of Bloomington in the preparation of each municipality's five-year Consolidated Plan for CDBG spending. This work included a year-long public outreach and stakeholder consultation process and an in-depth community needs analysis. This was the first time the Town had ever partnered with the City and/or Regional Planning on CDBG planning. This cooperative, regional approach not only helped both municipalities conserve time and resources, but was a result of recommendations from the Town's 2040 Comprehensive Plan, the 2017 Regional Housing Study, and HUD's emphasis on inter-jurisdictional coordination. The 2020-2024 Consolidated Plan and 2020-2021 Action Plan will be submitted to HUD in early 2020.

The CDBG Program's annual report, the Consolidated Annual Performance Evaluation Report (CAPER), is published for public review and comment in June.





SIGNIFICANT DEVELOPMENT IN 2019

Constitution Trail Centre PUD

Construction activity continued in the Constitution Trail Centre PUD with two new commercial businesses approved on the west portion of the site — an H2 Hotel to the west of the SkyZone trampoline park and a Jiffy Lube south of the OSF medical offices.

Uptown Normal

In early 2019 the Trail East plan was approved by the Uptown Design Review Commission. Adjacent to the northeast of Uptown Circle, the Trail East project is a 5-story, mixed-use building with restaurants on the first floor, office space on floors two through four, and 8-9 residential units on the 5th floor.

Several months later, the UDRC approved the construction of a 2-story brewhouse in the former location of Bill's Key and Lock at 127 E. Beaufort. The project includes a second-floor, open-air patio overlooking Beaufort Street and a smaller open patio on the rear of the building. Construction is anticipated to be complete in 2020.

Nussbaum Trucking

Built in 2012, the headquarters for Nussbaum Trucking is located north of the Town's corporate limits but within the 1.5-mile jurisdictional limit. In 2019 Nussbaum obtained approval to expand onto 29 acres recently purchased to the south. This building expansion and new parking lot will leave significant land available for future development. Nussbaum also obtained approval to develop a truck storage area on a 20-acre property across the street.

Blackstone Trails Subdivision

Located at the northeast corner of Shepard and Hershey, the Blackstone Trails Subdivision was originally approved as a residential neighborhood with a mixture of large-lot residences, attached single-family homes, and a public detention basin with trail. In 2019 the plan was amended to reduce the size of the lots on the undeveloped, northern half of the subdivision, to add smaller-scale, detached homes along Hershey rather than attached units, and to include a fire station at the southwest corner of the subdivision.

Adult-Use Cannabis

In response to a change in state law, which made recreational cannabis legal for adults starting January 1, 2020, the Town amended the zoning code to permit various types of adult-use cannabis businesses. All such uses require a Special Use Permit, and buffering requirements maintain a separation from certain types of land uses such as single-family residences, churches, daycares, and the Illinois State University campus.

