

City of Bloomington Common Council

Legislative Packet

Containing legislation and materials related to:

Wednesday, 25 May 2022 at 6:30pm Committee of the Whole



Council Chambers (#115), Showers Building, 401 N. Morton Street The meeting may also be accessed at the following link: https://bloomington.zoom.us/j/83103382385?pwd=dlN00VV20Gx2S2ZjeXhESCtHMEphdz09

Chair: Matt Flaherty

I. <u>Ordinance 22-15</u> – To Vacate a Public Parcel – Re: A 12-Foot Wide Alley Segment Running East/West between the B-Line Trail and the First Alley to the West, North of 7th Street and the South of 8th Street (Peerless Development, Petitioner)

Asked to Attend:

Scott Robinson, Director, Planning and Transportation Eric Greulich, Senior Zoning Planner Petitioner's Representative



City of Bloomington Office of the Common Council

NOTICE

Wednesday, 25 May 2022

Committee of the Whole Starting at 6:30 pm

This meeting will be held in the Council Chambers (Suite #115, City Hall, 401 N. Morton St) and may also be accessed electronically via Zoom (see information below).

Join Zoom Meeting https://bloomington.zoom.us/j/83103382385?pwd=dlN00VV20Gx2S2ZjeXhESCtHMEphdz09

> Meeting ID: 831 0338 2385 Passcode: 068046 One tap mobile +13126266799,,83103382385# US (Chicago) +19292056099,,83103382385# US (New York)

Dial by your location +1 312 626 6799 US (Chicago) +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC) +1 346 248 7799 US (Houston) +1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma) Meeting ID: 831 0338 2385 Find your local number: https://bloomington.zoom.us/u/kbYeXi6kZb

As a quorum of the Council or its committees may be present, this gathering constitutes a meeting under the Indiana Open Door Law (I.C. § 5-14-1.5). For that reason, this statement provides notice that this meeting will occur and is open for the public to attend, observe, and record what transpires.



MEMO FROM COUNCIL OFFICE ON:

<u>Ordinance 22-15</u> – To Vacate a Public Parcel - Re: A 12-Foot Wide Alley Segment Running East/West between the B-Line Trail and the First Alley to the West, North of 7th Street and South of 8th Street (Peerless Development, Petitioner)

Synopsis

The petitioner, Peerless Development, requests vacation of a segment of an alley running east/west between the B-Line Trail and an alley to the west and situated north of 7th Street and south of 8th Street in order to continue using the right-of-way as part of the Johnson's Creamery site and to allow for a proposed development at 335 W. 8th Street.

Relevant Materials

- Ordinance 22-15
- Staff Report from Planning and Transportation
- Petition for Vacation of Public Right-of-Way
 - Pre-Petition Review Request Letter from Peerless Development
 - Legal Description
 - ALTA/NSPS Land Title Survey
 - $\circ \quad 1940 \ Company \ Site \ Plan$
 - o 1993 Demolition Plan
 - Aerial photos of site circa 1993
- Conceptual Rendering and Site Plan for potential development
- Aerial Map with Alley Segment Highlighted
- Current photos of site and alley

Summary

<u>Ordinance 22-15</u> proposes to vacate a 12-foot wide alley segment that bifurcates 400 W. 7th Street. The Petitioner, Peerless Development, owns the property surrounding this public right-of-way and is requesting the vacation to allow the site to be developed. Petitioner argues that the right-of-way has been informally vacated going back at least 80 years, as it had been occupied by Johnson Creamery buildings for decades and has been utilized as part of the Johnson Creamery Company property. The Plan Commission considered a major site plan approval for this property at its October 18, 2021 meeting (meeting packet available <u>here</u>).

Vacations of rights-of-way are governed by procedures contained in state law (IC § 36-7-3-12 and following statutes). In addition to state law requirements, Bloomington has adopted local procedures and criteria for public right-of-way vacations. In Bloomington, the process typically begins with a pre-petition review of an application submitted to the Planning and Transportation Department. Pre-petition materials submitted by the petitioner are



reviewed, and all utility services, safety services, and the Board of Public Works are notified of the proposed action. Upon completion of the pre-petition review, staff and (typically) the Board of Public Works each make a recommendation on the request. Note that the Board of Public Works has not considered this petition. The Petitioner then submits the request to the Council Office, and, upon receipt of the petition, a date is set for the required public hearing, where remonstrances and objections must be heard. The public hearing for <u>Ordinance 22-15</u> is scheduled for June 1, 2022 at 6:30 p.m. The City Clerk must assure that owners of property abutting the right(s)-of-way (if any) are notified by certified mail of the proposed action. The Clerk must also advertise the hearing wherein the public may offer the Council its comments and objections

In response to a question about the fiscal impact of this ordinance, Planning and Transportation Director Scott Robinson wrote that the act of vacating the ROW would not have a cost or impact to the city.

Senior Zoning Compliance Planner Elizabeth Carter also shared that relevant utilities were notified of the vacation request. The two responses she received are included below:

City of Bloomington Utilities: No concerns Comcast: No issues with the ROW vacation

If additional utilities respond, those responses will be provided to the Council and made public.

Objections or grounds for remonstration are generally limited by statute to questions of access, use of public ways, and the orderly development of the neighborhood or unit as a whole. (See IC § 36-7-3-13). Aside from a failure of notice or an instance of impropriety, there is little recourse for those who object to the denial of vacation of right-of-way. Under IC § 36-7-3-15, after the termination of a vacation proceeding, a subsequent vacation proceeding affecting the same property and asking for the same relief may not be initiated for two (2) years.

The Council's action to vacate a right-of-way must be done in the public interest, and the Council may consider whether there is a public benefit to granting the vacation. In <u>Resolution 87-02</u>, the Council adopted the following criteria to guide its review of a request for right-of-way vacation:

1. Current Status – Access to Property: the current utilization of the right-of-way in question – as a means of providing vehicular or pedestrian access to private property, churches, schools, or other public places, for public utility or drainage purposes, or for other public purpose.



- 2. Necessity for Growth of the City:
 - a. Future Status the future potential for public utilization, possible future need for the right-of-way due to future changes in land use;
 - b. Proposed Private Ownership Utilization the proposed utilization of parcel in question if it reverts to private ownership, potential for increased benefit to the City under private ownership (does the proposed use contribute to the orderly growth of the City);
 - c. Compliance with regulations the effect of vacation upon compliance with all applicable regulations: subdivision, zoning, access control, off-street parking (does the vacation present a non-compliance problem or hinder future compliance upon anticipated development or change of use?);
 - d. Relation to Plans the relationship of vacation with the Master Plan, Thoroughfare Plan, Neighborhood Plans, or any special studies that might apply.

In the event the Council adopts <u>Ordinance 22-15</u>, the Clerk must then file a copy with the County Recorder and the County Auditor.

Contact

Scott Robinson, Director, Planning and Transportation, <u>robinsos@bloomington.in.gov</u>, (812) 349-3566

Eric Greulich, Senior Zoning Planner, Planning and Transportation, <u>greulice@bloomington.in.gov</u>, (812) 349-3526

ORDINANCE 22-15

TO VACATE A PUBLIC PARCEL -

Re: A 12-Foot Wide Alley Segment Running East/West between the B-Line Trail and the First Alley to the West, North of 7th Street and South of 8th Street (Peerless Development, Petitioner)

- WHEREAS, Ind. Code § 36-7-3-12 authorizes the Common Council to vacate public ways and places upon petition of persons who own or are interested in lots contiguous to those public ways and places; and
- WHEREAS, the petitioner, Peerless Development, has filed a petition to vacate a parcel of City property more particularly described below;
- WHEREAS, pursuant to I.C. § 36-7-3-16, the City received written communications from utility services regarding their interests in the right-of-way and those communications are on file and available for inspection at the City Planning and Transportation Department and the Clerk and Council Office at 401 North Morton Street, Bloomington, Indiana (47402); and
- WHEREAS, pursuant to I.C. § 36-7-3-12(c), the City Clerk has provided notice to the owners of abutting property, if any, and published notice to the general public of the petition and public hearing on this matter, which will be held during the Common Council Regular Session on Wednesday, June 1st, 2022 at 6:30 p.m. in the Council Chambers, Room 115, of City Hall, 401 North Morton Street; and
- WHEREAS, pursuant to I.C. § 36-7-3-12, upon vacation the City Clerk shall furnish a copy of this ordinance to the County Recorder for recording and to the County Auditor;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. Through the authority of I.C. § 36-7-3-12, one portion of City owned property shall be vacated as described below:

Being a part of a 12 foot public alley in the original plat of the Town of Bloomington, as shown in the plat thereof, recorded in Plat Book A, Page 5, in the Office of the Recorder of Monroe County, Indiana, described as follows:

Beginning at the Northwest corner of Inlot 295, thence North 00 degrees 21 minutes 11 second East, (Indiana State Plane, West Zone) 12.00 feet to the Southwest corner of Inlot 294; thence along the South line thereof North 89 degrees 42 minutes 40 seconds East 132.00 feet to the Southeast corner of said Inlot 294; thence South 00 degrees 21 minutes 11 seconds West 12.00 feet to the Northeast corner of said Inlot 295; thence along the North line thereof South 89 degrees 42 minutes 40 seconds West 132.00 feet to the point of beginning, containing 0.036 acres, more or less.

SECTION 2. If any section, sentence of provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 3. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2022.

SUSAN SANDBERG, President City of Bloomington

NICOLE BOLDEN, Clerk City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2022.

NICOLE BOLDEN, Clerk City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2022.

JOHN HAMILTON, Mayor City of Bloomington

SYNOPSIS

The petitioner, Peerless Development, requests vacation of a segment of an alley running east/west between the B-Line Trail and the first alley to the west and situated north of 7th Street and south of 8th Street in order to continue using the right-of-way as part of the Johnson's Creamery site and to allow for a proposed development at 335 W. 8th Street.

Note: This ordinance was revised after distribution in the Legislative Packet but before introduction at the May 18, 2022 Regular Session. The revision corrected the legal description of the property in question.



Planning & Transportation Peerless

Development Right-

of-Way Vacation

Memorandum

- **To:** Members of the City of Bloomington Common Council
- **From:** Scott Robinson, Director of Planning & Transportation
- **Re:** Peerless Development/Johnson Creamery Right of Way Vacation Request

Date: May 13, 2022

The Plan Commission approved Site Plan SP-27-21 at its October 18, 2021 meeting with a vote of 9 (for) to 0 (against). There is a condition of approval that the east-west alley between the Johnson Creamery and the proposed building be vacated. At the time of the hearing, staff was waiting for a final determination on if this alley had been previously vacated or not, thus this condition of approval was included.

Since then, there has been on-going discussions regarding the historic preservation of the Johnson Creamery site and safety issues with the iconic smokestack – unrelated to the approved site plan. Council has adopted a local historic district for the Johnson Creamery building and smokestack. Peerless Development is progressing towards smokestack modifications and safety improvements, but is waiting for AT&T to remove equipment. Now that the safety and historic preservation items have been addressed, this request can be considered.

Typically, this process includes a recommendation from the Board of Public Works. The Board of Public Works did not review or provide a recommendation to this request. It was decided to bring this before Council without this advisory step in the process. Peerless Development has expressed interest to have a decision on their request as soon as possible. They are in conversations with P&T staff about modifying their approved site plan, which would require the Plan Commission to consider these changes (the only change would be with the sustainable development incentives that are being used – changing from solar panels to low impact storm water management improvements). This is tentatively placed on the June 13th Plan Commission agenda pending a decision on this right of way request.

Technically, the alley may not have been fully utilized over time because of the railroad - today it is the B-line Trail - and the location of the iconic smokestack within the alley, which likely hindered access from the east. There are no public utilities within the alley. However, like any public land, this alley is a public asset/benefit. Given the proximity to the B-Line Trail, the historic Johnson Creamery Site, and potentially a new multifamily development with 60 units, the value of this alley may not serve public access needs, but its value to the area and context should be considered.

Staff recommends to vacate the alley upon Council's full discretion to consider both the technical benefits of the alley balanced with today's contextual needs of the area that support quality urban design and development.



City of Bloomington Planning and Transportation Department

PETITION FOR VACATION OF PUBLIC RIGHT-OF-WAY

$\begin{array}{c} 02/02/2022 \text{ (with Planning staff)} \\ \text{Filing Date} \underbrace{05/10/2022 \text{ (with Council Office)}}_{\text{Filing Fee Paid Yes}} \text{Ordinance #} \underbrace{22-15}_{\text{BPW Resolution # N}} \end{array}$	Τ/ Δ		
1 st Reading May 18, 2022 DFW Resolution # 15 Committee May 25, 2022 May 25, 2022 Final Hearing June 1, 2022 May 25, 2022			
Address of Property 400 W. 7th St. Bloomington, IN 47404			
Applicant's Name <u>receives Development - Michael Cordarc</u> Address <u>105 S. York St. Suite 350 Elmhurst, IL 60126</u> E-Mail <u>mike@peerlesscap.com</u>	Phone (630) 712-2400		
Counsel or Consultant			
Address E-Mail	Phone		

This application must be accompanied by all required submittals as stated in the information packet for vacation of public right-of-way. Staff reserves the right to schedule hearing dates for petitions subject to complete submittals. Notices to adjacent property owners should not be mailed until hearing dates have been confirmed.

______The undersigned agree that the applicant will notify all adjacent property owners by certified mail at the applicant's expense.

I (we) further agree that the applicant will cause a legal notice of this application to be published in a paper having general circulation in Bloomington at the applicant's expense.

I (we) certify that all foregoing information is correct and that I (we) are the owners (legal agents for owners) of property adjacent to the proposed vacation of public right-of-way which is the subject of this application.

ichel hl Signature:

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PUBLIC RIGHT-OF-WAY VACATIONS

PROCEDURE AND CRITERIA FOR COMMON COUNCIL REVIEW

Persons who own or have an interest in any lots or parts of lots contiguous to a public way or place in the City of Bloomington may file a petition for vacation of the public way or place with the Common Council of the City of Bloomington. This information packet contains instructions regarding the procedures and criteria for right-of-way vacation petitions.

The Common Council strongly advises petitioners to utilize the pre-petition review process. Because Indiana Statute requires a public hearing within thirty (30) days of petition to the Council, early submittals prior to review and notice to utilities and other owners may subject the petitioner to unnecessary continuances or denials. These problems can be avoided by the pre-petition review process.

CRITERIA

The criteria which the Common Council utilizes when reviewing a public right-of-way vacation request are as follows:

CURRENT STATUS-ACCESS TO PROPERTY:

The current utilization of the right-of-way in question--as means of providing vehicular or pedestrian access to private property, churches, schools, or other public places, for public utility or drainage purposes, or for other public purpose.

NECESSITY FOR GROWTH OF THE CITY:

Future Status: The future potential for public utilization, possible future need for the R.O.W. due to future changes in land use;

Proposed Private Ownership Utilization: The proposed utilization of parcel in question if it reverts to private ownership, potential for increased benefit to the City under private ownership (Does the proposed use contribute to City growth);

Compliance with Regulations: The effect of vacation upon compliance with all applicable regulations: subdivision, zoning, access control, off-street parking (Does the vacation present a non-compliance problem or hinder future compliance upon anticipated development or change-of-use);

Relation to Plans: The relationship of vacation with the Master Plan, Thoroughfare Plan, Neighborhood Plans, or any special studies that might apply.

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PROCEDURE

The procedure for right-of-way vacation petitions involves two basic steps. First, a pre-petition review of the petition by Planning and Transportation Department staff; second, review and action by the Common Council. This procedure is detailed as follows:

- I. <u>Pre-petition Review by Planning and Transportation staff</u>
 - A. Petitioner should submit the following information to the Planning and Transportation staff:
 - 1. A letter requesting pre-petition review, explaining and justifying the proposed utilization of the right-of-way and addressing, in detail, the criteria for vacation;
 - 2. An accurate legal description of the proposed vacation;
 - 3. A site plan or sketch map, drawn to scale, showing the right-of-way for which vacation is requested, and the adjoining properties;
 - 4. A list of the names and addresses of owners of all property abutting the proposed vacation.
 - B. The Planning and Transportation staff will then commence review of the submitted information and will consult with the various utilities (List is included in this packet) who may use the right-of-way. A recommendation will be made and petitioner will be notified that Planning and Transportation review is completed. Please allow 2-3 weeks for this review. The petition for vacation should be filed, by the petitioner, with the Common Council office following completion of this review by the Planning and Transportation staff.
 - C. If easements for utilities within the right-of-way to be vacated are needed, the Planning and Transportation Department will contact the petitioner so that the documents can be prepared prior to petition to the Common Council.

II. Common Council Review and Action

- A. The petitioner should submit the following to the Common Council Office following completion of review by the Planning and Transportation staff:
 - 1. A completed petition for vacation of right-of-way;
 - 2. The Planning and Transportation staff will forward additional information provided by the petitioner and the Planning and Transportation staff recommendation to the Council Office.
- B. Upon submission of the above petition, the Council Office will set a date for the public hearing. This date will likely be a committee meeting following first reading of the vacation ordinance. Following first reading and committee/public hearing,

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ordinance is scheduled for second reading and vote. At that meeting, the Council may vacate the public way or place, in which case the City Clerk shall furnish a copy of the vacation ordinance to the County Recorder and the County Auditor.

III. <u>Appeal</u>

Any person aggrieved by a vacation of public right-of-way may appeal the vacation to the Monroe County Circuit Court within (30) days of adoption of the ordinance.

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ATTACHMENT A

UTILITIES AND CITY SERVICES TO BE NOTIFIED OF VACATION REQUESTS

Board of Public Works 812-349-3410 Director P.O. Box 100 Bloomington, IN 47402

Fire & Ambulance 812-332-9763 Fire Chief P.O. Box 100 Bloomington, IN. 47402

Vectren Gas Co. 812-330-4008 1-800-666-2853 Superintendent 205 S. Madison St. P.O. Box 966 Bloomington, IN. 47402

Duke Energy 812-336-6371 Manager P.O. Box 1028 Bloomington, IN. 47402

<u>Comcast</u> 812-332-4152 2051 W. Vernal Pike Bloomington, IN. 47401 <u>Utilities Department</u> 812-339-1444 (Ext. #206) Utility Engineer P.O. Box 100 Bloomington, IN 47402

Police Department 812-349-4477 Chief of Police P.O. Box 100 Bloomington, IN 47402

<u>TCI of Indiana, Inc.</u> 812-332-9185 1600 W. 3rd St. P.O. Box 729 Bloomington, IN 47402

AT&T Indiana Bell 812-334-4597 Engineering Dept. 4517 E. Indiana Bell Ct. Bloomington, IN 47402

<u>ITS</u> 812-349-3454 Director P.O. Box 100 Bloomington, IN 47402

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Peerless Development 105 South York Street Suite 450 Elmhurst, IL 60126

Peerless

May 13, 2022

Planning and Transportation Department Bloomington, IN

RE: 400 W. 7th St. / 335 W. 8th St. - Alley Vacation: Pre-Petition Review Request – Revis. 1

Dear Planning and Transportation Department,

As part of the Petition for the Vacation of a Public Right-of-Way, we are providing this letter to serve as a Pre-Petition Review Request for the Planning and Transportation Departments use and reference.

The Legal description for the Right-of-Way in question is provided in the attached Exhibit A dated 5/12/22.

This Right-of-Way is currently used as a drive aisle for vehicular access to the rear parking lot of the building located at 400 W. 7th St. (The Johnson Creamery Building). This Right-of-Way also currently houses the Johnson Creamery Smokestack structure and associated brick maintenance & equipment building for the Johnson Creamery building and provides access to these structures for repair and maintenance. These structures have been located within this Right-of-Way since approximately 1949. In addition to these structures, there was formerly a pair of one-story brick buildings with served as loading docks and service/maintenance garages for the Johnson Creamery business. These buildings were in place as early as 1940 (See attached Johnson Creamery Company site plan dated September 1940 for reference) and were demolished in approximately 1993 (See attached Demolition Plan drawing dated 10/25/93 and aerial photos for reference). For all intents and purposes, this Right-of-Way has been informally vacated since at least 1940 and utilized as part of the Johnson Creamery Company property.

We are requesting that this Right-of-Way be formally vacated by the City of Bloomington to allow it to continue to be utilized as it has for the past 80+ years as part of the Johnson Creamery Company site. We do not believe that the act of vacating this Right-of-Way will in any way impact current subdivision, zoning, access control, or parking regulations to the best of our knowledge.

Peerless Development 105 South York Street Suite 450 Elmhurst, IL 60126



Currently, there is only (1) property owners that relate to the Right-of-Way in question, since it bifurcates the single property located at 400 W. 7th St. That Owner entity is as follows:

400 W 7th LLC Michael Cordaro (Sole Mbr) C/O Peerless Development 105 S. York St. Suite 350 Elmhurst, IL 60126

Please do not hesitate to call or email with any questions you might have regarding this topic.

Thank you Joseph Patrick

Director of Development Peerless Development

Attachment: Exhibit A, 5/12/22

EXHIBIT 'A' 12' ALLEY

LEGAL DESCRIPTION

BEING A PART OF A 12 FOOT PUBLIC ALLEY IN THE ORIGINAL PLAT OF THE TOWN OF BLOOMINGTON, AS SHOWN IN THE PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 5, IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF INLOT 295, THENCE NORTH 00 DEGREES 21 MINUTES 11 SECONDS EAST (INDIANA STATE PLANE, WEST ZONE) 12.00 FEET TO THE SOUTHWEST CORNER OF INLOT 294; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 42 MINUTES 40 SECONDS EAST 132.00 FEET TO THE SOUTHEAST CORNER OF SAID INLOT 294; THENCE SOUTH 00 DEGREES 21 MINUTES 11 SECONDS WEST 12.00 FEET TO THE NORTHEAST CORNER OF SAID INLOT 295; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89 DEGREES 42 MINUTES 40 SECONDS WEST 132.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.036 ACRES, MORE OR LESS.





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GENERAL NOTES:

I) SEE SPECIFICATION BOOK FOR DEMOLITION INSTRUCTIONS. 2) ALL SIGNS (POSTS AND FOUNDATIONS) IN THE CONSTRUCTION ZONE ARE TO BE REMOVED BY THE CONTRACTOR AND REPLACED BY THE CITY OF BLOOMINGTON.











18 335 W 8th STREET - PLANNING COMMISSION APPLICATION | SEPTEMBER 15, 2021

CONCEPTUAL RENDERING



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	BRICK MASONRY	
CODE	DESCRIPTION	DETAIL
04-21D	BRICK MASONRY, COLUMN, 4` HEIGHT W/ LIMESTONE CAP	
	SITE FURNISHINGS	
CODE	DESCRIPTION	DETAIL
12-93A	SITE FURNISHING, BICYCLE RACK	
	RIGID PAVING	
CODE	DESCRIPTION	DETAIL
32-13-AA	CONCRETE CURB, VERTICAL	
32-13-BA	CONCRETE CURB RAMP, PERPENDICULAR, ONE-WAY DIRECTIONAL	
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CODE	DESCRIPTION	DETAIL
32-31-BA	FENCES AND GATES, DECORATIVE METAL FENCING (4' HEIGHT).	
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SYMBOL	DESCRIPTION	DETAIL
1	CONCRETE PAVING, STANDARD, HEAVY DUTY	
al 9 10 10	CONCRETE PAVING, STANDARD, LIGHT DUTY	
	UNIT PAVING	
SYMBOL	DESCRIPTION	DETAIL

STANDARD PARKING SPOTS: 25 ACCESSIBLE PARKING SPOTS: 1



335 W. 8th Street Bloomington, Indiana 47404

Owner Peerless Development 501 North Clinton Stret Chicago, Illinois 60654

Architect RATIO 101 South Pennsylvania Street Indianapolis, Indiana 46204 317-633-4040

Civil Engineer Smith Design Group 2755 East Canada Drive, Suite 101 Bloomington, Indiana 47401 812-336-6536

SEAL | DATE

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SHI 1	EET ISSUE	08/30/21
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	COPYRIGHT NOTICE: T AND ENGINEERING DR CONFIDENCE AND SHA PURSUANT TO THE AG NO OTHER USE, DISSED DUPLICATION MAY BE I WRITTEN CONSENT OF LAW RIGHTS OF COPYR ARE HEREBY SPECIFIC	AWING IS GIVEN IN LL BE USED ONLY REEMENT WITH RATIO. MINATION OR MADE WITHOUT PRIOR RATIO. ALL COMMON RIGHT AND OTHERWISE
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Considerations in the	EET TITLE	
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Scale: 1'' = 80'



