

AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, DECEMBER 14, 2016 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

A public comment period not to exceed thirty (30) minutes will be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, Committee of the Whole meetings, meetings of committees and/or task forces (hereinafter “committees”) created by the City Council, work sessions, and special meetings of the City Council. Nothing herein shall prohibit the combination of meetings, at which only one public comment period will be allowed.

Anyone desiring to address the Board, Commission, Committee or City Council, as applicable, must complete a public comment card at least five (5) minutes before the start time of the meeting. Public comment cards shall be made available at the location of the meeting by City staff at least 15 minutes prior to the start time of the meeting. The person must include their name, and any other desired contact information, although said person shall not be required to publicly state their address information. If more than five individuals desire to make a public comment, the order of speakers shall be by random draw. If an individual is not able to speak due to the time limitation and said individual still desires to address the individuals at a future meeting of the same type, said individual shall be entitled to speak first at the next meeting of the same type. (Ordinance No. 2015-46))

4. MINUTES: Review the minutes of the November 9, 2016 regular meeting of the Bloomington Planning Commission.

5. REGULAR AGENDA:

- A. Z-45-16** Public hearing, review and action on the petition submitted by the City of Bloomington requesting approval of a text amendment to the City of Bloomington Zoning Ordinance amending Chapter 44, Section 3-2 “Definitions” and Section 7-2(C)(3)(B) “Location of Off Street Parking” to allow for the construction of a “parking pad” in the front yards of single and two family residential properties located up to 380 feet north of the intersection of Hershey Rd and Clearwater Rd, 380 feet south of the intersection of Hershey Rd and Arrowhead Dr, and 275 feet east and west of the Hershey Rd/Clearwater Rd and Hershey Rd/Arrowhead Dr intersections on Clearwater Rd and Arrowhead Dr.
Staff requests this item be laid over until the next Planning Commission meeting.

B. Z-46-16 Public hearing, review and action on the petition submitted by American Apartments and Development, LLC requesting approval of the rezoning of the property located at the intersection of E. Lincoln Street and Four Seasons Rd, west of Four Seasons Road, north of E. Lincoln Street and south of the apartments on Willedrob Road, approximately 5.74 acres, from B-1 Highway Business District and C-1 Office District, to R-3B, Multifamily Residential District. (Ward 1)

City Council: January 9, 2016

6. OLD BUSINESS:

Zoning Ordinance Update

7. NEW BUSINESS:

8. ADJOURNMENT

For further information contact:

Katie Simpson, City Planner

Department of Community Development

Government Center

115 E. Washington Street, Bloomington, IL 61701

Phone: (309) 434-2226 Fax: (309) 434-2857

E-mail: *ksimpson@cityblm.org*

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 9 2016, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. J. Balmer, Mr. Justin Boyd, Mr. James Pearson, Mr. Eric Penn, Mr. John Protzman, Ms. Megan Schubert, Mr. Ryan Scrtichlow, Mr. Kevin Suess, Chairman David Stanczak

MEMBERS ABSENT: none

OTHERS PRESENT: Ms. Katie Simpson, City Planner. Mr. George Boyle, City Attorney. Mr. Kevin Kothe, City Engineer.

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:02 PM

ROLL CALL: Ms. Simpson called the roll. With nine members in attendance, a quorum was present.

PUBLIC COMMENT: There being no public comments the Commission moved on to approval of the minutes.

MINUTES: The Commission reviewed the October 26, 2016 minutes. Mr. Boyd proposed correcting the minutes to show he was absent from the meeting. Mr. Pearson moved to approve the October 26, 2016 minutes as corrected; Mr. Balmer seconded the motion, which was passed by a voice vote of 9-0.

REGULAR AGENDA:

PS-04-16 Public hearing, review and action on the petition submitted by KSTT, LLC requesting approval of the Amended Preliminary Plan, Business Park at Nord Farms for approximately 36.34 acres, more or less, located north of W. Washington St., south of W. Market St., west of Carole Dr., east of Carri Dr., and west and east of Mitsubishi Motorway.

Chairman Stanczak introduced the case. Ms. Simpson presented the staff report. She stated staff recommends in favor of the petition and asks that the comments from the Engineering and Water Departments are incorporated into the preliminary plan before approval by council. Ms. Simpson asked the commission to include this request in their motion. Ms. Simpson presented aerial photos and a zoning map. Ms. Simpson described the property and surrounding uses. She explained a preliminary plan for this property was approved in 2005. Ms. Simpson described the differences between the proposed preliminary plan and that former plan including the number of lots, lot configurations and adjustments to Thor Drive. Thor Drive is shown as a cul-de-sac instead of connecting with the future Mitsubishi Motorway. Ms. Simpson described the subdivision standards from Chapter 24

of the City Code. She commented this property is identified as a Tier 1, Development Priority in the Comprehensive Plan and allowing for the new preliminary plan will hopefully decrease barriers for development on by the property owner.

Mr. Kothe explained that the petitioner submitted a revised preliminary plan in response to staff's comments. He commented that staff is currently reviewing the recent submittal. Mr. Balmer clarified that all nine comments had been addressed. Mr. Kothe confirmed and stated that the second review was not included in the packet because it occurred after publication. Mr. Balmer stated that the commission would need to include the motion to address comments since they have not seen the revised plan. Mr. Kothe explained that council will receive a copy of the plan with staff's comments. Ms. Simpson explained that the updated plan also needs to include a revised cross section detail showing a five (5) foot sidewalk. Mr. Kothe explained this is illustrated with a note. Mr. Scritchlow asked for clarification about the five foot sidewalk requirement. Mr. Kothe explained that ADA requirements necessitate wider sidewalks in commercial areas and the City will be updating their Manual of Practice to reflect this requirement.

Mr. Pearson asked if Mitsubishi Motorway will be part of Route US-150. Mr. Kothe clarified that future extension south of Mitsubishi Motorway would be constructed by the City. Mr. Scritchlow asked if the cul-de-sac would have implications on the intersection of Mitsubishi Motorway and the railroad, as shown on the map. Mr. Kothe explained the railroad shown on the map is constitution trail.

Mr. Tim Nord from KSTT, LLC, property owner and developer, was sworn in. He explained the previous plan showed Thor Drive connected to Mitsubishi Motorway but changes in the market have decreased the need for the connection. He explained the petition was submitted because the proposed cul-de-sac decreases the cost of the project from \$300,000 to \$90,000.

Chairman Stanczak closed the public hearing. Mr. Balmer motioned to recommend approval to the city council with the inclusion of the items requested by the engineering staff; seconded by Mr. Scritchlow. The following votes were cast: Mr. Balmer—yes, Mr. Scritchlow—yes, Mr. Boyd—yes, Mr. Pearson—yes, Mr. Penn—yes, Mr. Protzman—yes, Ms. Schubert—yes, Mr. Suess—yes, Chairman Stanczak—yes. Motion **approved** 9-0.

OLD BUSINESS

None

NEW BUSINESS

Chairman Stanczak announced that the commission received an addendum to the meeting agenda and packet listing an item of new business calling for a vote to approve the Planning Commission meeting dates for 2017. He corrected the year listed for the September 27 meeting from 2013 to 2017. Mr. Pearson motioned to approve the meeting dates for 2017 as amended; seconded by Mr. Balmer. The following votes were cast: Mr. Pearson—yes, Mr. Balmer—yes, Mr. Boyd—yes, Mr. Penn—yes, Mr. Protzman—yes, Ms. Schubert—yes, Mr. Scritchlow—yes, Mr. Suess—yes, Chairman Stanczak—yes. Motion **approved** 9-0.

Mr. Scritchlow stated he did not receive a packet in the mail this week. Ms. Simpson stated she would look into it. Mr. Pearson requested that staff include the commissioner's first names in the "members present" and "members absent" portions of the minutes.

ADJOURNMENT: Mr. Boyd moved to adjourn; seconded by Mr. Balmer, which passed unanimously by voice vote. The meeting was adjourned at 4:20 pm.

Respectfully submitted,

Katie Simpson
Acting Secretary

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
DECEMBER 14, 2016**

CASE NUMBER	SUBJECT:	TYPE:	SUBMITTED BY:
Z-47-16	5.74 acres at intersection of E. Lincoln St and Four Seasons Rd.	Rezoning	Katie Simpson, City Planner

REQUEST

A petition to rezoning 5.74 acres to R-3B, High Density Multifamily Residential District to construct 120 multifamily apartments.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Public notice was published in The Pantagraph on Tuesday, November 29, 2016.

GENERAL INFORMATION

Owner and Applicant: American Apartments and Development, LLC.

LEGAL DESCRIPTION: Lot 7, EXCEPT the East 400 feet of the South 325 feet thereof, in Ewing and Nobles Subdivision of 86 acres off the East side of the Northwest '14 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, EXCEPT that part conveyed to the City of Bloomington by Warranty Deed's recorded September 15, 1980 as Document No. 80-9369 and recorded November 5, 1980 as Document No. 80-11911 and taken by Decree of Condemnation entered in the Circuit Court of McLean County, Illinois in Case 80ED3 on September 15 1981 as recorded October 8, 1981 as Document No. 81-9383 in McLean County, Illinois.

PROPERTY INFORMATION

Existing Zoning: B-1 Highway Business District and C-1, Office District
 Existing Land Use: Vacant Land
 Property Size: approximately 5.74 acres
 PIN: 21-11-176-032

Surrounding Zoning and Land Uses

Zoning

North: R-3B, Multifamily Residential
 South: R-3B, Multifamily Residential
 South: B-1, Highway Business District
 East: B-1 Highway Business District
 West: R-1C, Single family residential
 West: R-3A & R-3B, multifamily residential

Land Uses

Apartments
 Senior living facility
 Offices
 Vacant, Health Club
 Single Family homes
 Duplexes and Apartments

BACKGROUND

Project Description

The subject property located near the intersection of E. Lincoln Street and Four Seasons Road is bounded to the north by the apartments located on Willedrob Road, to the east by Four Seasons Road and to the south by E. Lincoln Street. The property was annexed into the City in 1977. It was rezoned to R-3B and C-1 around 1978. In 1999 the northern portion of the property was rezoned from R-3B to B-1. Most recently it was used by Owens Nursery as a tree nursery.

The petitioner intends to develop this land for multifamily residential, a use compatible with the surrounding area and consistent with the Comprehensive Plan. The petitioner proposes to construct 120 apartments over three development phases. The first phase would consist approximately 30 apartments. This property is located within walking distance of a grocery store, laundry mat, and pharmacy. Additionally a bus stop is located in close proximity to the site.

A special use permit for apartments and transitional yard restrictions would be required if the property were to retain its business and commercial zoning districts. Rezoning the property to R-3B encourages the desired residential use for this area.

The intent of the R-3B district is to highly concentrated multiple-family residential development. The district provides for more intense land usage where lower density development is neither appropriate nor economical. The R-3B district has the following bulk requirements for multifamily developments:

- Max Floor Area: 80%
- Front yard setbacks: 20 ft
- Rear yard setbacks: 25 ft
- Side yard setbacks: 9 ft or 1/3 height if greater than 2 1/2 stories.
- Transitional side yards required for property abutting R-1C districts: 10 ft

Compliance with the Comprehensive Plan

The parcel is a Tier 1 Infill Development Priority and is currently undeveloped. The Comprehensive Plan’s Future Growth and Land Use map identifies this area as high density residential. The proposed development also aligns with the goal of ensuring the availability of safe, attractive and high quality housing stock to meet the needs of all current and future residents of Bloomington.

ANALYSIS

FINDINGS OF FACT

In making its legislative determination to zone or rezone property to a R-3B High Density Multifamily Residential District zoning classification, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:

1. *The availability of permanent open spaces including public parks, golf courses, schools and similar such uses in proximity to the subject property; Oakland Elementary School and Holy Trinity Elementary School are located within close proximity to the site. Holiday Park is about a half mile to the west of the site. As with residential*

developments, the petitioner will provide on-site park dedication or pay a fee-in-lieu. The standard is met, accepting the parkland dedication requirements are met.

2. *The relationship between the subject property to the various aspects of the City's transportation system including pedestrian ways, bicycle paths, major and collector streets and public transit;* the site is served by a bus stop located along Four Season's Road. E Lincoln Street and Four Seasons Road are designed as collector streets and connect to Oakland Avenue and Veteran's Parkway, two arterial roads. Both Lincoln Street and Four Seasons Road are also future complete streets and will provide bicycle connectivity to the constitution trail in the future. The standard is met.
3. *The distance the subject property is from primary service facilities and activity centers including schools commercial centers, cultural nodes and places of employment;* Grocery stores, office buildings, pharmacies, schools and churches already exist in the area and can serve the future residents of the proposed development. The standard is met.
4. *The adequacy of public services including schools, police and fire protection and solid waste collection serving the property and the impact the proposal would have upon these areas;* Police and fire stations are located within a mile of the site. Public services are adequate for the proposed development. The standard is met.
5. *The capacity of existing and proposed community facilities and utilities including water and sewer systems to serve the permitted uses which might lawfully occur on the property so zoned;* Water mains and sewer service exist along Four Seasons Road and E. Lincoln Street. The developer is responsible for providing on-site detention for the subject property and coordinating with the City Engineering and Water Departments regarding connection to utilities. The standard is met.
6. *The potential impact existing or permitted uses in the vicinity would have upon the residential use and the impact the proposal would have upon these surrounding areas;* the surrounding area is developed with a mix of single family, two family and multifamily residences. The proposed development is compatible and would be adjacent to other multiple family developments. The proposed height of the development is equal to neighboring sites. The development will have an impact as it involves increasing the existing density, however this impact would likely be less than if the property were developed for a business use which would experience more frequent foot and vehicular traffic, and less off-peak travel. The standard is met.
7. *The extent to which the permitted uses still promote balanced growth in the community and will be consistent with the City's goals for equal housing opportunity and a variety of housing types;* The R-3B district contemplates a variety of housing styles including townhomes, apartments, duplexes and single family homes. Additionally it allows for a number of complementary, lower impact commercial uses (such as offices, grocery store, day care facility) with a special use permit. The zoning district will encourage infill residential development and still provide flexibility regarding non-residential uses. The standards are met.

8. *The impact the permitted uses would have upon the environment including noise, air and water pollution;* the land is currently vacant. Any development on this site will result in increased noise and air pollution due to increased foot and vehicular traffic. The developer can mitigate environmental impacts by providing adequate landscaping and fencing, which will also add to the appeal of the apartment complex, and directing lighting down and away from neighboring residential districts. The standard is met.
9. *The impact any natural disasters, including flooding, would have upon the permitted uses;* the petitioner is required to coordinate with the Engineering Department to provide on-site detention and mitigate flood routes. The standard is met.
10. *The conformance of the proposal to the Official Comprehensive Plan and Official Map.* The subject property is a Tier 1 Priority infill development site which has remained vacant for multiple decades. The property is located near multiple amenities and traffic connections. The standard is met.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass a motion recommending City Council approve the petition submitted by American Apartments and Development, LLC requesting the rezoning of approximately 5.74 acres located at the intersection of E. Lincoln Street and Four Seasons Road, south of the apartments on Willdrob Road, west of Four Seasons Road and north of E. Lincoln Street from B-1, Highway Business District and C-1, Office District to R-3B Multifamily Residential District.

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

1. Ordinance
2. Exhibit A-Legal Description
3. Petition
4. Aerial View
5. Zoning Map
6. List of permitted uses in R-3B District
7. Neighborhood Notice List
8. Neighborhood Notice Location and Buffer Map

DRAFT
ORDINANCE NO. 2017 - _____

AN ORDINANCE REZONING THE PROPERTY LOCATED AT THE INTERSECTION OF E. LINCOLN STREET AND FOUR SEASONS ROAD, WEST OF FOUR SEASONS ROAD, NORTH OF E. LINCOLN STREET AND SOUTH OF THE APARTMENTS ON WILLEDROB ROAD (APPROXIMATELY 5.74 ACRES) FROM B-1 AND C-1 TO R-3B, MULTIFAMILY RESIDENTIAL DISTRICT

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a Petition for rezoning of certain premises hereinafter described in Exhibit(s) "A"; and

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

WHEREAS, the City Council of said City has the power to pass this Ordinance and rezone said premises.

NOW THEREFORE BE IT ORDAINED by the City of Bloomington, McLean County, Illinois,

1. That the premises hereinafter described in Exhibit(s) "A" shall be and the same are hereby rezoned from "B-1" Highway Business District and "C-1" Office District to "R-3B", Multifamily Residential District.
2. The Official Zoning Map of said City shall be amended to reflect this change in zoning classification.
3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this ___ day of _____, 2017.

APPROVED this ___ day of _____, 2017.

APPROVED:

Tari Renner
Mayor

ATTEST:

Cherry Lawson

Jeffrey R. Jurgens

City Clerk

Corporate Counsel

EXHIBIT "A"

(Legal Description)

Lot 7, EXCEPT the East 400 feet of the South 325 feet thereof, in Ewing and Nobles Subdivision of 86 acres off the East side of the Northwest '14 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, EXCEPT that part conveyed to the City of Bloomington by Warranty Deed's recorded September 15, 1980 as Document No. 80-9369 and recorded November 5, 1980 as Document No. 80-11911 and taken by Decree of Condemnation entered in the Circuit Court of McLean County, Illinois in Case 80ED3 on September 15 1981 as recorded October 8, 1981 as Document No. 81-9383 in McLean County, Illinois.

PETITION FOR ZONING MAP AMENDMENT

State of Illinois)
) ss.
County of McLean)

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF BLOOMINGTON, MC LEAN COUNTY, ILLINOIS

Now comes American Apartments and Development, LLC, hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents, receiver, executor (executrix), trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of C1 and B1 under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That the present zoning on said premises is inappropriate due to error in original zoning, technological changes altering the impact or effect of the existing land uses, or the area in question having changed such that said present zoning is no longer contributing to the public welfare;
4. That your petitioner(s) hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the R3B zoning district classification;
5. That said requested zoning classification is more compatible with existing uses and/or zoning of adjacent property than the present zoning of said premises; and
6. That said requested zoning classification is more suitable for said premises and the benefits realized by the general public in approving this petition will exceed the hardships imposed on your petitioner(s) by the present zoning of said premises.

WHEREFORE, your petitioner(s) respectfully pray(s) that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended by changing the zoning classification of the above-described premises from C1/B1 to R3B.

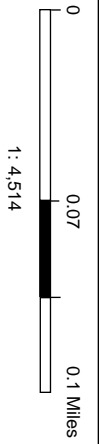
Respectfully submitted,

By:  _____

Exhibit A

Lot 7, EXCEPT the East 400 feet of the South 325 feet thereof, in Ewing and Nobles Subdivision of 86 acres off the East side of the Northwest $\frac{1}{4}$ of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, EXCEPT that part conveyed to the City of Bloomington by Warranty Deed's recorded September 15, 1980 as Document No. 80-9369 and recorded November 5, 1980 as Document No. 80-11911 and taken by Decree of Condemnation entered in the Circuit Court of McLean County, Illinois in Case 80ED3 on September 15, 1981 and recorded October 8, 1981 as Document No. 81-9383, in McLean County, Illinois.

Aerial View of E. Lincoln St and Four Seasons Rd



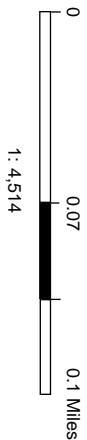
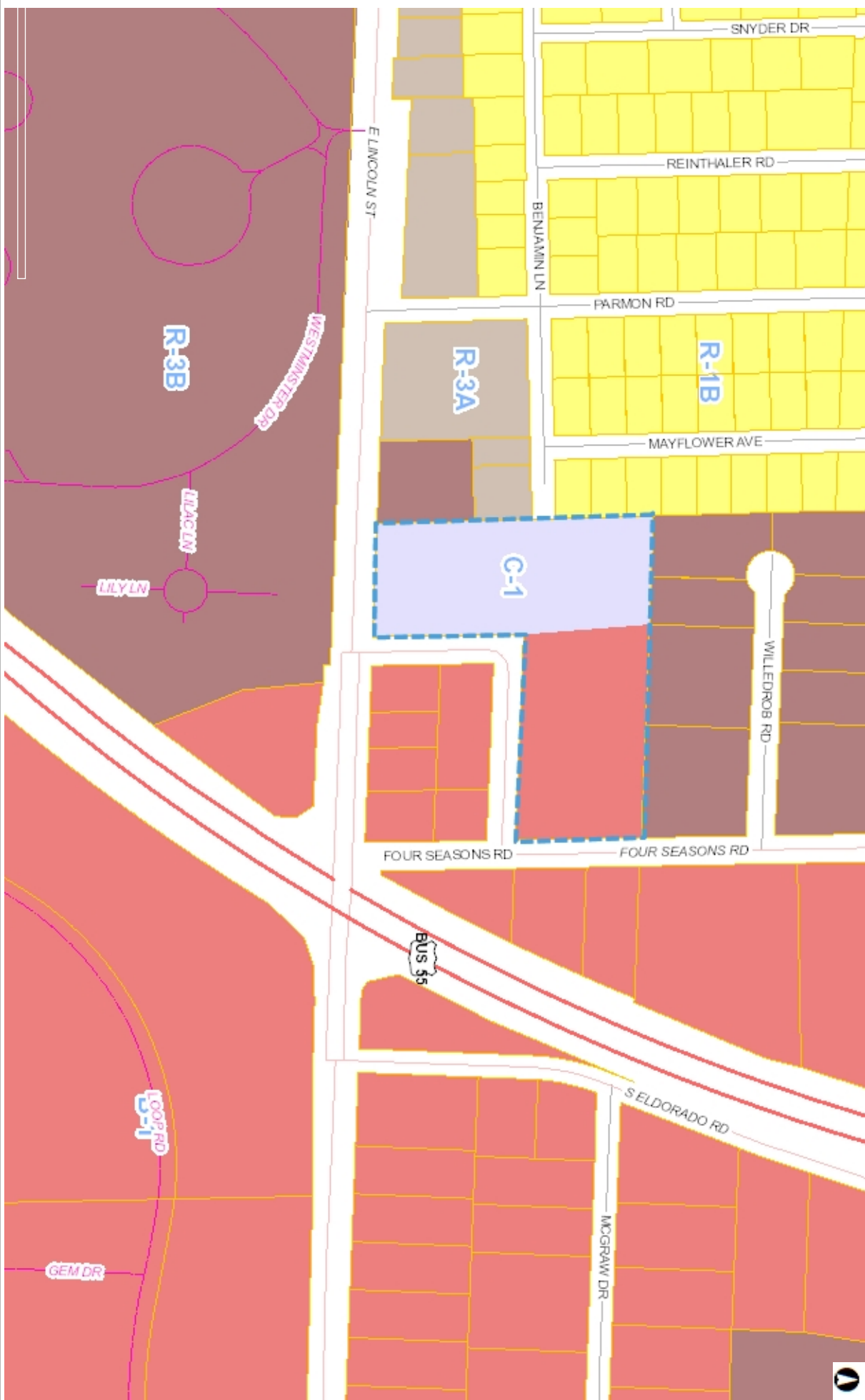
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Notes

Zoning Map E. Lincoln St. and Four Seasons Rd.



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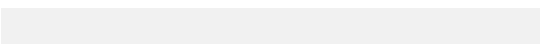
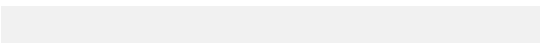
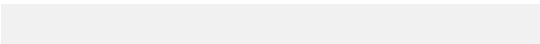
Notes

Section 44.6-30

Permitted Uses in the R-3B District

Agency Supervised Homes	S	Home for the Aged	S
Agency-Operated Family Homes	P	Ice Rinks	P
Agency-Operated Group Homes	P	Institution for Child Care	S
Agriculture	P	Institution for the Handicapped	S
Athletic Clubs, YMCA, YWCA	S	Irrigation Channels	P
Barber Shops, Beauty Shops	S	Laboratory, Dental and Medical	S
Bed & Breakfast Establishments	S	Laboratory, Psychological	S
Cemeteries	S	Laundering Services	S
Childrens Homes, Orphanages	S	Lodging Houses	P
Churches, Synagogues, Temples	S	Medical, Health Services	S
Clinics	S	Mental Health Facilities	S
Columbarium	S	Non-hazardous Storage, College/University	S
Community Centers	S	Non-residential College/Univer.Student Clubs & Assoc.	S
Convalescent Homes, Rest Homes	S	Nunneries, Rectories	P
Convenience Establishments	S	Nursery Schools	S
Convents, Monasteries	P	Nursing Homes	S
Country Clubs, Golf Clubs	S	Offices	S
Day Care Centers	S	Offices, College/University	S
Domestic Violence Shelter	P	Parking Lot, College/University	S
Dormitory, Student Residence Hall	P	Parking Lot, Noncommercial	S
Drug Stores	S	Parks, Playgrounds, Aboretums	P
Dry Cleaning Services	S	Pharmacy	S
Dwellings, Multiple Family	P	Police Stations, Fire Stations	P
Dwellings, Single-Family	P	Postal Services	P
Dwellings, Two-Family	P	Pre-Schools	S
Electricity Regulating Substations	P	Professional Clubs, Business Clubs	S
Flammable Liquid Pipelines	P	Religious Education Facility	S
Food Pantry	S	Rooming Houses	P
Forestry	P	Rooming Houses	P
Fraternities, Sororities	P	Service Clubs, Civic Clubs	S
Gas Regulatory Stations	P	Sewage Lift Stations	P
Golf Courses - Not Miniature Golf	S	Sheltered Care Homes	S
Grocery Stores, Supermarkets	S	Social Clubs, Lodges	S
Group Homes for Parolees	S	Swimming Clubs	S
Gymnasiums, Recreation Centers	S	Swimming Pools	S
Health Clubs	S	Telecommunication Antenna Facilities	S
Health Spas, Reducing Salons	S	Telephone Exchange Substations	S

Townhouses	P
Treatment Centers for Drug Abuse	S
Utility Conduits, Lines, Pipelines	P
Water Pressure Control Stations	P
Water Purification Plants	P
Water Storage Reservoirs	P



20852273

CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
PLANNING COMMISSION
DECEMBER 14, 2016

Notice is hereby given that the Planning Commission of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, December 14, 2016 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, petitions submitted by American Apartments and Development, LLC requesting the rezoning the property commonly located the intersection of Four Seasons Road and E Lincoln Street, approximately 5.74 acres, from C-1, Office District, and B-1, Highway Business District, to R-3B, Multiple-Family Residential District. All interested persons may present their views upon such matters pertaining thereto at the meeting.

The subject property is legally described as follows:

Lot 7, EXCEPT the East 400 feet of the South 325 feet thereof, in Ewing and Nobles Subdivision of 86 acres off the East side of the Northwest '14 of Section 11, Township 23 North, Range 2 East of the Third Principal Meridian, EXCEPT that part conveyed to the City of Bloomington by Warranty Deed's recorded September 15, 1980 as Document No. 80-9369 and recorded November 5, 1980 as Document No. 80-11911 and taken by Decree of Condemnation entered in the Circuit Court of McLean County, Illinois in Case 80ED3 on September 15, 1981 and recorded October 8, 1981 as Document No. 81-9383, in McLean County, Illinois.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing.

The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-629-5115.

Published: Tuesday, November 29, 2016

7-46-16
PC 12.14.16



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701

December 1, 2016

Dear Property Owner or Resident:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, December 14, 2016 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, to hear testimony on a petition submitted by American Apartments and Development, LLC requesting approval of petition to rezone 5.74 acres of land for the property commonly located at the corner of E. Lincoln Street and Four Seasons Road from B-1, Highway Business District, and C-1, Office District, to R-3B, Multifamily Residential District. The petitioner or his/her Counsel/Agent must attend the meeting.

The subject property is legally described as follows:

LOT 7, EXCEPT THE EAST 400 FEET OF THE SOUTH 325 FEET THEREOF, IN EWING AND NOBLES SUBDIVISION OF 86 ACRES OFF THE EAST SIDE OF THE NORTHWEST '14 OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART CONVEYED TO THE CITY OF BLOOMINGTON BY WARRANTY DEED'S RECORDED SEPTEMBER 15, 1980 AS DOCUMENT NO. 80-9369 AND RECORDED NOVEMBER 5, 1980 AS DOCUMENT NO. 80-11911 AND TAKEN BY DECREE OF CONDEMNATION ENTERED IN THE CIRCUIT COURT OF MCLEAN COUNTY, ILLINOIS IN CASE 80ED3 ON SEPTEMBER 15, 1981 AND RECORDED OCTOBER 8, 1981 AS DOCUMENT NO. 81-9383, IN MCLEAN COUNTY, ILLINOIS.

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to map on back). All interested persons may present their views upon matters pertaining to the requested variance during the public hearing.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The hearing's agenda will be available at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may call me at (309) 434-2226 or email me at ksimpson@cityblm.org.

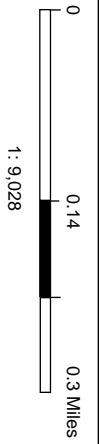
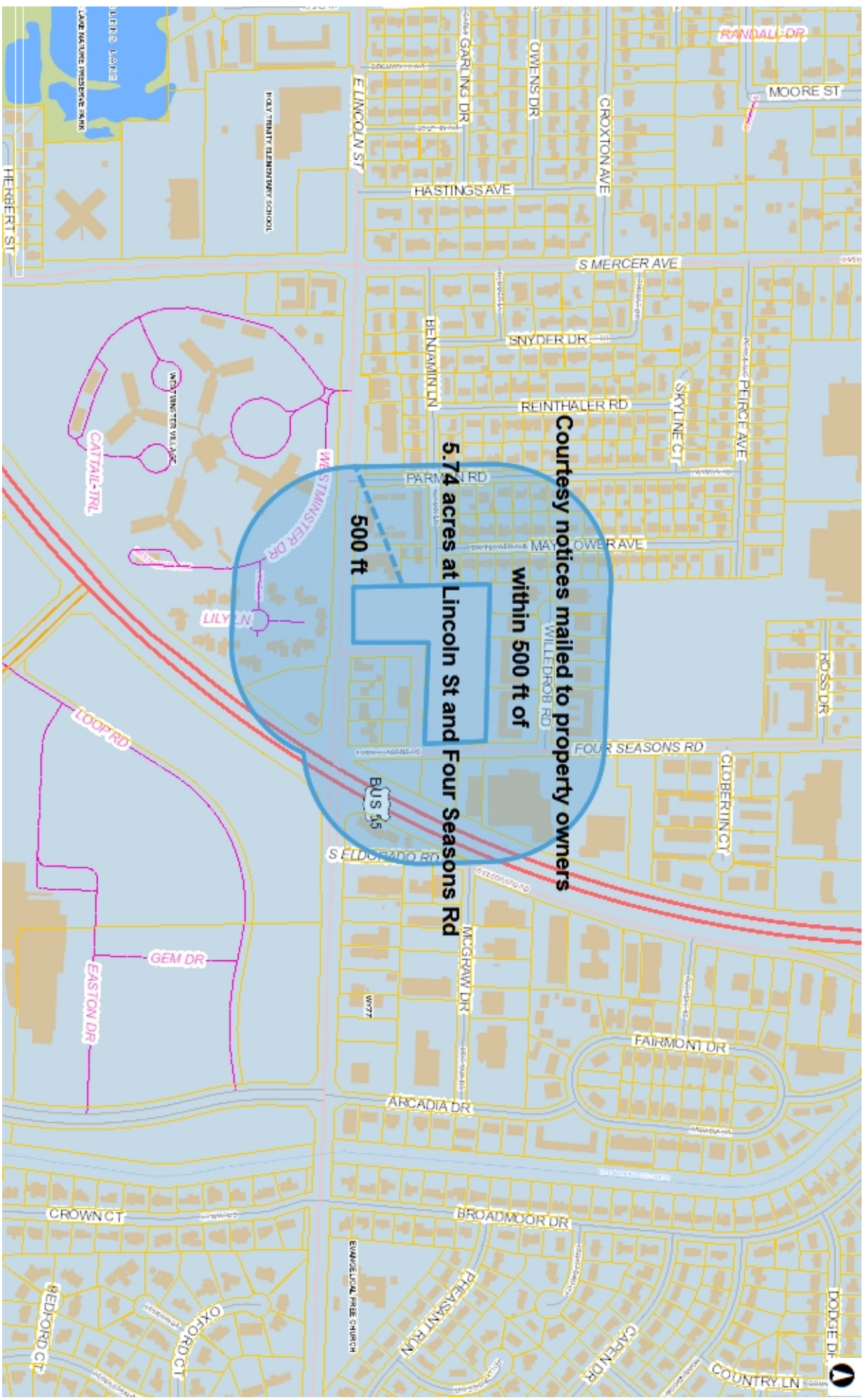
Sincerely,

Katie Simpson
City Planner

Attachments

Location Map with 500 foot notification buffer of property

Public Hearing for the rezoning of 5.74 acres at the corner of E Lincoln Street and Four Seasons Road from B-1 Highway Business District and C-1 Office District to R-3B Multifamily Residential



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Notes

Planning Commission
 Wednesday, December 14 2016 4:00 pm
 109 E Olive Street, Bloomington IL

MCLEAN COUNTY LAND TRUST
% BEN MAU 1 LATEER DR
NORMAL IL 617613925

WM SCHNIRRING
% SPFLD ELEC SUPPLY PO BOX 4106
SPRINGFIELD IL 627084106

STATE FARM MUTUAL AUTO INS
1 STATE FARM PLAZA
BLOOMINGTON IL 61701

FIRST SITE LTD
1208 BUNN ST
BLOOMINGTON IL 617016917

MIDLAND SECURITY
1325 E EMPIRE ST
BLOOMINGTON IL 617013421

EUGENE D MARTIN
16 DERBY WAY
BLOOMINGTON IL 617042820

NORMAN BROWN
17 CANDLE RIDGE RD
TOWANDA IL 617767513

VILLAGE WESTMINSTER
2025 E LINCOLN ST
BLOOMINGTON IL 617015995

CORY SPERA
2106 BENJAMIN
BLOOMINGTON IL 61701

BREW OF ILLINOIS
2203 EASTLAND DR STE 1
BLOOMINGTON IL 617047924

DARWIN STEIDINGER
2213 BENJAMIN LN
BLOOMINGTON IL 61701

DARWIN STEIDINGER
2218 E LINCOLN ST
BLOOMINGTON IL 617015910

AMERICAN APARTMENTS DEV LLC
2309 E EMPIRE ST STE 600
BLOOMINGTON IL 617048636

KEN BROQUARD
23241 E 800 NORTH RD
FAIRBURY IL 617398825

JEFF WULBRUN
2401 E EMPIRE ST STE B
BLOOMINGTON IL 617048200

JOEL & CHERYL MISUKONIS
2503 YORKTOWN DRIVE
BLOOMINGTON IL 61704

DAVID E & CRYSTAL L TELLING MARTIN
CO TRUSTEE
2703 MCGRAW DR STE 6
BLOOMINGTON IL 617046094

CAROL STAWICK
2901 GRANDVIEW DR
BLOOMINGTON IL 617044506

Star Uniforms, LLC
53 Stonebrook Ct
Bloomington IL 617044156

KENT TAULBEE
8 Ridgemont Rd
Normal IL 617613970

LAURIE CHRISTENSEN
804 NORMAL AVE
NORMAL IL 617611532

MEGAN & ALEX COILE FALLAT
816 MAYFLOWER AVE
BLOOMINGTON IL 617015923

GARY L & MILDRED AVERY
817 MAYFLOWER
BLOOMINGTON IL 61704

LAUREN PENCE
818 MAYFLOWER AVE
BLOOMINGTON IL 617015923

JARED KAGEL
818 PARMON RD
BLOOMINGTON IL 61701

MICHAEL WOOD
901 MAYFLOWER AVE
BLOOMINGTON IL 617015924

WILMA FARMER
902 PARMON RD
BLOOMINGTON IL 617015809

TIMOTHY J & PATRICIA E KERNES
903 MAYFLOWER
BLOOMINGTON IL 61701

FOUR SEASONS ASSOCIATION INC
904 FOUR SEASONS RD
BLOOMINGTON IL 617015902

BRAD PEIFFER
904 MAYFLOWER AVE
BLOOMINGTON IL 617015925

WILMA GLEASON
904 PARMON RD
BLOOMINGTON IL 61701

LEOLA TIBBS
905 MAYFLOWER
BLOOMINGTON IL 61701

MELVIN RED
905 PARMON RD
BLOOMINGTON IL 61701

ORVILLE M KANT TRUST
906 FOUR SEASONS ROAD
BLOOMINGTON IL 61701

DENNIS D GERDES
906 MAYFLOWER AVE
BLOOMINGTON IL 61701

JUDITH CALDWELL
906 PARMON
BLOOMINGTON IL 61701

WENDALYN D. AND JESSIE NESBY
907 PARMON ROAD
BLOOMINGTON IL 61701

JIMMIE W FAIRBANKS
908 MAYFLOWER
BLOOMINGTON IL 61701

MAURICE & BEVERLY FITZGERALD
PRICE PRICE
908 PARMON RD
BLOOMINGTON IL 617015809

FOUR SEASONS CHURCH OF CHRIST
909 FOUR SEASONS RD
BLOOMINGTON IL 61701

RONALD G & MARDELL H KLASEN
909 MAYFLOWER
BLOOMINGTON IL 61701

ELNA M SIRON
909 PARMON RD
BLOOMINGTON IL 617015808

CYNTHIA S PATTERSON
910 MAYFLOWER AVE
BLOOMINGTON IL 61701

DOUGLAS HAMM
911 MAYFLOWER
BLOOMINGTON IL 61701

PHILLIP STRACK
911 PARMON RD
BLOOMINGTON IL 617015808

TERRY L & KAREN K ALEXANDER
TRUSTEES
912 MAYFLOWER AVE
BLOOMINGTON IL 617015925

APARTMENT MART
912 N LINDEN ST
BLOOMINGTON IL 617013353

JENNIFER D ELLIOTT
912 PARMON RD
BLOOMINGTON IL 617015809

JUDITH NORRIS
913 MAYFLOWER AVE
BLOOMINGTON IL 617015924

JESUS & ANTONIA GARZA
914 MAYFLOWER AVE
BLOOMINGTON IL 617015925

STEWART J & EDYTHE A WALTNER
914 PARMON RD
BLOOMINGTON IL 61701

KAREN J KINDIG
915 MAYFLOWER AVE
BLOOMINGTON IL 617015924

LAIRD & NANCY MACDONALD
916 MAYFLOWER
BLOOMINGTON IL 61701

JAMES A & SANDRA L GOTTSCHALK
916 PARMON RD
BLOOMINGTON IL 617015809

GWENETH & GREGORY & GARY &
HAMBLIN TRUSTEES
KATHLEEN WHORRALL 907
MAYFLOWER