



**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, OCTOBER 28, 2020 4:00 P.M.
THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live**

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting must register at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment must email their comments to publiccomment@cityblm.org.
Members of the public may also attend the meeting at City Hall.

Physical attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing.

The rules for participation and physical attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda.
Changes will be posted at www.cityblm.org/register.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**

This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to publiccomment@cityblm.org and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

- 4. MINUTES** Review the minutes of the October 14, 2020 regular Bloomington Planning Commission meeting.

- 5. REGULAR AGENDA**

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

- A. PR-10-20** Public Hearing, review and action on an application submitted by ALDI Inc. (1 Aldi Drive Dwight, IL 60420) for a site plan review and to allow for new construction of a grocery store at the northeast corner of the intersection of Ireland Grove Road and S. Mercer Ave.. (Ward 8)
- B. Z-23-20** Public Hearing, review and action on a text amendment to the Bloomington Zoning Ordinance, Chapter 44 of the Bloomington City Code, establishing the R-D, Downtown Residence District.
- C. Z-24-20** Public Hearing, review and action on map amendments to the Official Zoning Map for properties in the City of Bloomington impacted by the creation of the R-D District.

6. OLD BUSINESS

7. NEW BUSINESS

A. Approve 2021 meeting dates

8. ADJOURNMENT



**DRAFT
MINUTES**

**PUBLISHED BY THE AUTHORITY OF
THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
WEDNESDAY, OCTOBER 14, 2020, 4:00 P.M.**

WWW.CITYBLM.ORG/LIVE

This meeting was conducted under Governor Pritzker’s Executive Order 2020-07, Section 6 implemented in response to COVID-19, which suspended in-person attendance under the Open Meeting Act, 5 ILCS 120.

The Planning Commission convened in Regular Session virtually via Zoom conferencing with City Planner Katie Simpson, Vice Chairperson Tyson Mohr and Commissioner Justin Boyd in-person in City Hall’s Council Chambers at 4:00 p.m., Wednesday, October 14, 2020. The meeting was live streamed to the public at www.cityblm.org/live. The meeting was called to order by Vice Chairperson Mohr.

Roll Call

Attendee Name	Title	Status
Ms. Megan Headean	Chair	Absent
Mr. Tyson Mohr	Vice Chair	Present
Mr. Justin Boyd	Commissioner	Present
Mr. Thomas Krieger	Commissioner	Present
Ms. Megan McCann	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Absent
Mr. David Stanczak	Commissioner	Present
Ms. Sheila Montney	Commissioner	Present
Mr. John Danenberger	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Mr. Craig McBeath	Interim Information Systems Director	Present
Ms. Katie Simpson	City Planner	Present
Ms. Melissa Hon	Economic & Community Development Director	Present

COVID-19

Vice Chairperson Mohr explained that this meeting was being held virtually via live stream pursuant to the gubernatorial executive order 2020-07, Section 6. Public comment was accepted until 15 minutes before the start of the meeting. Written public comment must have been emailed to publiccomment@cityblm.org and those wishing to speak live must have registered at <https://www.cityblm.org/register> at least 15 minutes prior to the meeting. City Hall was open to the public with limited occupancy. No one from the public attended the meeting in person.

**DRAFT
MEETING MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
WEDNESDAY, OCTOBER 14, 2020**

Public Comment

Vice Chairperson Mohr opened the floor for public comment. None.

Minutes

The Commission reviewed the minutes from the September 23, 2020 regular meeting of the Bloomington Planning Commission.

Commissioner Krieger made a motion, seconded by Commissioner McCann, that the minutes from the September 23, 2020, meeting be approved. Roll call vote:

AYES: Krieger; McCann; Vice Chairperson Mohr; Stanczak; Montney; Boyd; Stanczak; and Muehleck

NAYS: None

Motion carried.

Regular Agenda

Z-17-20 Public Hearing, review and action on an application submitted by William "Bill" Piefer of Harvest Pointe Bloomington LLC to rezone approximately 14 acres north of E. Empire Street, east of Towanda Barnes Road (PINs:15-32-351-001; 15-32-351-019; 15-32-351-020) from B-1 General Commercial District to R-2 Mixed Residence District. (Ward 3)

Vice Chairperson Mohr introduced the case and asked for staff presentation.

Ms. Simpson presented the staff report and stated staff's in favor of the rezoning of approximately 14 acres north of Route 9 in Harvest Pointe Subdivision from B-1 General Commercial District to R-2 Mixed Residence District. An Aerial zoning map was presented to the Commission for an overview of the zoning of the area.

Review of B-1 zoning was provided to the Commission. The intent of B-1 General Commercial District is to facilitate the development of community and regional commercial areas and intended for high traffic areas.

Ms. Simpson stated Staff finds that the petition meets the Zoning Ordinance's map amendment guidelines for the R-2 Mixed Residence District and recommends the Planning Commission take action on the following items: 1). Motion to establish a finding of fact 2). Motion to recommend approval of the rezoning of 13.251 acres north of E. Empire Street/Route 9, east of Towanda Barnes Road from B-1, General Commercial District to R-2, Mixed Residence District.

Ms. Simpson provided the Commission with the current zoning and surrounding zoning and land uses stating that zoning to the subject property is currently zoned B-1, General Commercial District and abuts the Harvest Pointe subdivision zoned R-2 and R-1C. The property is also adjacent to Saint Patrick's of Merna Catholic Church, zoned P-2 Public Lands and Institutions. The southeast

corner of the Towanda Barnes and Route 9 intersection is zoned B-1. The west side of Towanda Barnes is owned by the Central Illinois Regional Airport and is zoned P-3, Airport, and Agriculture (unincorporated).

Ms. Simpson provided the Commission with the project overview referencing the land use and changes for this area in relation to the Comprehensive Plan. In addition, the land is annexed into the City and has access to City services.

Bloomington's 2005 Comprehensive Plan identifies this area as commercial. It anticipated extensive growth. Bloomington's 2035 Comprehensive Plan no longer anticipates the level of growth previously expected.. The current comprehensive plan now proposes residential development for the subject property identifying this area as "Emerging" area and the Future Land Use Map illustrates this area as low-density residential (under 8 units per acre). The Comprehensive Plan also shows this site as a Tier 1 Infill Redevelopment Priority

The petitioner is asking for a Map Amendment at this time but also submitted the Concept Plan that the developer would like feedback on from the Commission which included: 24 duplexes on the west side and 23 single family homes on the east side of the property. Ms. Simpson stated the Commission will not take action on the Concept Plan but would on the Map Amendment submitted.

Questions by Commission for staff: None

Vice Chairperson Mohr opened the public hearing. Vice Chairperson Mohr swore in, for the record, Mr. Jason Barickman, Attorney for petitioner. Mr. Barickman thanked staff for the collaborative effort when discussing this project. Mr. Barickman gave an overview of the project stating the 14 acres sat dormant for many years. The current B-1 zoning is not in-line with the current Comprehensive plan as the area is recognized as residential growth. The change of zoning would allow for lower density of housing. The proposed project would have less impact on the adjacent properties and City infrastructure.

Vice Chairperson Mohr swore in, for the record, Mr. Neil Finlen, Farnsworth Group. Mr. Finlen stated the positive impacts to adjacent property owners of this petition: 1) reduce traffic volumes 2) Park dedication enhancement.

Bill Piefer, Developer: Available for questions.

Vice Chairperson Mohr swore in, for the record, Matthew Todd Ethridge of 41 Dry Sage Circle. Mr. Ethridge stated the zoning change would be misguided use of the property. There are concerns of the location at the intersection being: 1) additional traffic 2) strain on drainage and 3) adding additional cars to an already busy intersection. There are also concerns regarding the proposed plan, which includes: 1) turn lanes 2) sidewalks and 3) controlled access. North or further east of intersection would make more sense.

Ms. Simpson stated two email have been received and confirmed that the developer was informed. Marked for the record as Staff Report Exhibit A - from Mr. Ethridge who has spoken and Staff Report Exhibit B - Questions (which included the following)

- 1) Landscape Location of Brim
- 2) Rezone B-1 to R-1C

Vice Chairperson Mohr swore in, for the record, Mr. Bill Piefer, Developer. Mr. Piefer stated the landscape brim would stay intact as is. In response to Mr. Ethridge email, Mr. Piefer stated as the property owner he would like to proceed with the development. In speaking with Church leaders, M. Piefer found leaders in favor as they would not like to see the area developed as commercial businesses. Mr. Piefer indicated he spoke with one resident similar in favor of growth to match what is currently there as opposed to Commercial uses. Mr. Piefer stated the projects intent is to fit the neighborhood and develop similarly as to the current housing.

Mr. Finlen stated the rezoning R-2 to would benefit the existing neighborhood maintaining duplexes and single-family homes. The plans are to have 4 units per acre, which is compatible with what is currently there.

Confirmation of subject property location was re requested by Commission. Staff confirmed location as just North of Route 9.

There were no additional persons to speak for or against the petition. Vice Chairperson Mohr closed the public hearing at 4:27 p.m.

Commission Discussion with staff included the following

- 1) Chairperson Montney acknowledging Mr. Ethridge's comment/concerns regarding traffic impact and inquired as to what standard the Commission would use in the in determining traffic flow/patterns information.
- 2) Ms. Simpson advised that the parking regulations could be used to establish traffic counts and additional traffic.
- 3) Vice Chairperson Mohr & Commissioner Boyd pointed out that a Preliminary Plan will be submitted to the Commission for review and discussion in the future.

Commissioner Boyd made a motion, seconded by Commissioner Danenberger, to accept the Findings of fact as presented in the staff report. Roll call vote:

AYES: Danenberger; Krieger; McCann; Vice Chairperson Mohr; Boyd; Montney; Stanczak; and Muehleck

NAYS: None.

Motion carried.

Commissioner Boyd made a motion, seconded by Commissioner Stanczak to rezone approximately 14 acres north of E. Empire Street, east of Towanda Barnes Road (PINs: 15-32-351-001; 15-32-351-019; 15-32-351-020) from B-1 General Commercial District to R-2 Mixed Residence District.

Roll call vote:

AYES: Danenberger; Krieger; McCann; Vice Chairperson Mohr; Boyd; Montney; Stanczak; and Muehleck

NAYS: None.

Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

A. Introduction - Melissa Hon, Economic & Community Development Director

Ms. Hon introduced herself and informed the Commission of the merging of Economic Development & Community Development into the new department. The commission welcomed Ms. Hon

ADJOURNMENT

Commissioner Muehleck made a motion, seconded by Commissioner Krieger, that the meeting be adjourned. Roll call vote:

AYES: Stanczak, Boyd, Muehleck, Vice Chairperson Mohr, McCann, Montney, and Danenberger

NAYS: None

Motioned carried.

The meeting adjourned at 4:37 p.m.

CITY OF BLOOMINGTON

ATTEST

DRAFT

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
OCTOBER 28, 2020**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
PR-10-20	Corner of Village Lane and S. Mercer Avenue	Legislative Site Plan Review	Planning Division
PETITIONER’S REQUEST:			
Site Plan Review:	Petitioner requests approval of the legislative site plan review for development of a grocery store in the B-1 District. No variances or special uses are requested.		
<i>Staff finds that the application meets the Zoning Ordinance’s guidelines for site plan review</i>			
STAFF RECOMMENDATION: Approval			
Staff recommends the Planning Commission pass the following motions recommending:			
<ul style="list-style-type: none"> • Establish a finding of fact. • That the City Council approve the Site Plan for a new grocery store at the corner of Village Lane and S. Mercer Ave. (Case PR-10-20). 			



NOTICE

The application has been filed in conformance with applicable procedural requirements. Notice of the hearing was published in *The Pantagraph* on Monday, October 12, 2020. Notices were mailed to property owners within 500 feet of the site and a large metal sign was placed on the property.

GENERAL INFORMATION

Owner and Applicant: Aldi Inc.

PROPERTY INFORMATION

Existing Zoning: B-1 General Commercial District
Existing Land Use: Vacant
Proposed Use: Grocery Store
Lot size: 2.56 acres
Property Information: Located at the corner of Village Lane and S. Mercer Ave.

Surrounding Zoning and Land Uses

Zoning

North: B-1 General Commercial District
East: B-1 General Commercial District
South: B-1 General Commercial District
Southwest: M-1 Restricted Manufacturing
West: B-1 General Commercial District

Land Uses

North: Retail/Finance
East: Vacant/Hotel
South: Offices/State Farm
Southwest: Vehicle Repair/Sales
West: Restaurant/Retail

PROJECT DESCRIPTION

Background: The subject property is located at the northeast corner of Ireland Grove Road and S. Mercer Ave. It is bordered by Village Lane on the north, S. Mercer Ave on the west, and Ireland Grove Road to the south. The property is part of the Parkway Village Planned Unit Development. It is currently vacant and zoned B-1 General Commercial District.

The property is adjacent to other B-1 Zoned Properties and the Parkway Village subdivision is improved with retail, restaurant and hotel uses. Portions of the subdivision have frontage along S. Veterans Parkway/US 51. S. Veterans Parkway is an arterial road with an average daily traffic count of 29800 trips. S. Mercer Ave is a collector street with 4500 trips daily. In 2009, the City improved the intersection of S. Mercer Ave and S. Veterans Parkway to accommodate additional traffic generated by the commercial uses in the Parkway Village PUD and employees at the adjacent State Farm offices. Connect Transit’s Orange Line also runs on S. Mercer Ave. A bus stop is located on the west side of S. Mercer Road at the Ireland Grove intersection.

Photo: Subject Property



Compliance with the Comprehensive Plan:

The proposed project is an infill redevelopment opportunity along a major commercial corridor. The project will utilize existing infrastructure and aligns with the following goals of the Comprehensive Plan:

Goal ED.1 Ensure a broad range of employment opportunities for all residents

Objective ED.1-1 Focus on retention and expansion of existing businesses.

Goal ED.4 Enhance the image of Bloomington as a business-friendly community

Objective ED 4.2 Prioritize infill and redevelopment to spur growth and reinvestment in the City.

Action ED 42f Improve the appearance of the City's primary entrances.



ANALYSIS

Submittals

This report is based on the following documents, which are on file at the Community Development Department:

1. Application
2. Site Plans and rendering
3. Landscaping Plan
4. Photometric Plan
5. Aerial photographs

The table below illustrates the zoning requirements and provided elements.

Site Area	111,513.6 square feet (255' X 470')		
Building Area	20, 422 square feet		
Requirement	Allowed/Required	Provided	Deviance
Max. FAR	0.8	0.18	Compliant
Front yard setbacks	0ft	12ft	Compliant
Side yard building setbacks	NA	NA	Compliant
Rear yard building setbacks	5ft	5ft	Compliant
Building Height	NA	30' 5''	Compliant
Parking spaces	82 (min)/102 (max)	96	Complaint
Parking Adjustment	-10% (proximity to bus stop)	NA	Applicable but not requested
Bicycle Parking	4 spaces	3 bike racks (6 spaces)	+2 bicycle spaces
Minimum aisle widths	24ft	25ft	Compliant
Minimum parking stall dimensions (width/length)	8.5/18	9/20	Compliant
Parking lot perimeter landscaping (front/sides/rear)	12ft/6ft/NA	12ft/6ft/NA	Compliant
Building Foundation landscaping	Required	Provided	Compliant
Landscaping island required every 10 parking spaces	Required	Provided	Compliant
5ft pedestrian path through parking lot to entrance	Required	Provided	Compliant
Dumpster screening	6ft minimum	Landscape screen provided	Compliant
Transitional yard landscaping	NA	NA	NA
Lighting Plan	Required (2 FC average)	Provided (1.35 FC average)	Compliant
Storm water management	Storm water requirements apply.	Provided	Compliant

Findings of Fact: The Site Plan review process is intended to protect the public interest in safety, economy, and from adverse site development that may be detrimental to neighboring property owners and the surrounding area. The following standards and objectives shall guide the review of City staff, the Planning Commission, and the City Council in making a determination on the proposed Site Plan (44. 17-9):

- A. *The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.* The subject property is a corner lot with three front yards. The development will result in the loss of Greenview Lane but the subject property and adjacent lots still have access on Village Lane. The City Engineer and Engineering Division reviewed the site plan and determined that the adjacent intersections are designed to absorb new traffic generated by the proposed use; no additional traffic impact analysis is needed. **The Standard is met.**

- B. *The extent to which the proposal minimizes any adverse impact of the development upon adjoining land, including the hours of use and operation and the type and intensity of activities which may be conducted.* The proposed will operate daily but will have peak

visits on nights and weekends. The proposed use compliments the adjacent restaurant and retail uses. Further, it provides access to a full-service grocery store for residents on the south side of Bloomington, including nearby Westminster Village. The store will also serve nearby employers, such as State Farm. **The Standard is met.**

C. *The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.* The street system is adequate and was improved in 2009 to accommodate higher volumes of traffic. The grocery store will generate more traffic on the nights and weekends, opposite the peak periods of the adjacent office uses. The proposed store is located adjacent to a bus line and is accessible from the sidewalk. The applicant is providing on-site bicycle parking and electric vehicle charging stations. **The Standard is met.**

D. *The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.* The proposed development is a Tier 1 infill redevelopment priority. It will attract patrons and encourage traffic that can benefit the adjacent retail uses. The investment will add value to the commercial corridor, and the grocery store will provide options for Bloomington residents located on the south side of the community. **The Standard is met.**

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass the following motions recommending:

- Establish a finding of fact.
- That the City Council approve the Site Plan for a new grocery store at the corner of Village Lane and S. Mercer Ave. (Case PR-10-20).

Respectfully submitted,
Katie Simpson,
City Planner

Attachments:

1. Draft Ordinance
2. Exhibit A- "Legal Description"
3. Exhibit B- Site Plans
4. Petition for site plan review
5. Zoning Map
6. Aerial Map
7. Newspaper publication and neighborhood notice

ORDINANCE NO 2020-_____

AN ORDINANCE APPROVING AN APPLICATION SUBMITTED BY ALDI INC APPROVAL OF A LEGISLATIVE SITE PLAN REVIEW FOR GROCERY STORE AT COMMONLY LOCATED AT VILLAGE LANE AND SOUTH MERCER AVENUE IN BLOOMINGTON IL 61704, ZONED B-1 GENERAL COMMERCIAL DISTRICT

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, an application requesting approval of a legislative site plan review for construction of a new grocery store in the B-1 General Commercial District for the land described in Exhibit "A", attached hereto and made a part hereof by this reference; and,

WHEREAS, after proper notice, the City of Bloomington Planning Commission held a public hearing and determined said site plan represented in Exhibit "B" attached hereto and made a part hereby of this reference, aligned with the goals of the Comprehensive Plan; and,

WHEREAS, the Planning Commission recommended that the City Council of the City of Bloomington approve said site plan; and

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

1. That the above recitals are incorporated into and made a part of this ordinance as though fully set forth herein.
2. That the City Council adopts the findings of fact as found by the Planning Commission.
3. That the site plan represented in Exhibit "B" is hereby approved.
4. That this Ordinance shall be in full force and effective as the time of its passage.

Passed on this _____ day of September 2020.

Approved on this _____ day of September 2020.

APPROVED:

ATTEST:

Mayor Tari Renner

City Clerk Leslie Smith-Yocum

Exhibit "A"

Legal Description

Corner of Village Lane and S. Mercer Ave

Approximately 2.56 acres

TRACT I

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 02 DEGREES 13 MINUTES 33 SECONDS WEST LINE OF SAID SECTION 11, 30.21 FEET TO THE OCCUPIED NORTH LINE IRELAND GROVE ROAD; THENCE SOUTH 85 DEGREES 06 MINUTES 12 SECONDS EAST ALONG SAID OCCUPIED NORTH LINE, 17.23 FEET TO THE EAST RIGHT-OF-WAY LINE OF MERCER AVENUE; THENCE NORTH 45 DEGREES 00 MINUTES 19 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE 25.17 FEET TO A POINT LYING 46.55 FEET NORTH OF THE AFORESAID SOUTHWEST CORNER OF SECTION 11; THENCE NORTH 02 DEGREES 13 MINUTES 33 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF MERCER AVENUE AND WEST LINE OF SECTION 11, 494.93 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF VETERAN'S PARKWAY (U.S. ROUTE 66) (F.A. ROUTE 5); THENCE NORTH 88 DEGREES 13 MINUTES 06 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 7.66 FEET; THENCE NORTH 01 DEGREES 48 MINUTES 36 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 21.23 FEET TO A POINT LYING 75.00 FEET NORMAL DISTANCE SOUTHEASTERLY OF THE SURVEYED CENTERLINE OF SAID VETERAN'S PARKWAY. THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID VETERAN'S PARKWAY. A CURVE TO THE LEFT, CONVEX TO THE SOUTHEAST WITH A RADIUS OF 4985.61 FEET AND AN INITIAL TANGENT BEARING NORTH 63 DEGREES 27 MINUTES 23 SECONDS EAST, A DISTANCE OF 73.56 FEET TO A POINT ON CURVE LYING 75.00 FEET NORMAL DISTANCE SOUTHEASTERLY OF SAID CENTERLINE; THENCE NORTH 57 DEGREES 38 MINUTES 41 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 160.83 FEET TO A POINT LYING 85.00 FEET NORMAL DISTANCE SOUTHEASTERLY OF SAID CENTER LINE; THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A CURVE TO THE LEFT, CONVEX TO THE SOUTHEAST WITH A RADIUS OF 4995.61 FEET AND AN INITIAL TANGENT BEARING NORTH 53 DEGREES 09 MINUTES 33 SECONDS EAST A DISTANCE OF 253.61 FEET TO A POINT ON CURVE LYING 85.00 FEET NORMAL DISTANCE SOUTHEASTERLY OF SAID CENTERLINE; THENCE SOUTH 02 DEGREES 14 MINUTES 12 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 6.30 FEET TO A POINT LYING 90.00 FEET NORMAL DISTANCE SOUTHEASTERLY OF SAID CENTERLINE; THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A CURVE TO THE LEFT, CONVEX TO THE SOUTHEAST, WITH A RADIUS OF 5000.61 FEET AND AN INITIAL TANGENT BEARING NORTH 50 DEGREES 17 MINUTES 40 SECONDS EAST, A DISTANCE OF 8.91 FEET TO A POINT ON THE WEST LINE OF STATE FARM SOUTH SUBDIVISION FIRST ADDITION RECORDED ON OCTOBER 24,

2000 AS DOCUMENT NO. 2000-26512. IN MCLEAN COUNTY RECORDER'S OFFICE; THENCE SOUTH 02 DEGREES 10 MINUTES 33 SECONDS EAST. ALONG THE WEST LINE OF SAID ADDITION, 1177.43 FEET TO THE AFORESAID OCCUPIED NORTH LINE OF IRELAND GROVE ROAD; THENCE CONTINUING SOUTH 02 DEGREES 10 MINUTES 33 SECONDS EAST ALONG AFORESAID WEST LINE 30.06 FEET TO THE SOUTH LINE OF AFORESAID SECTION 11, THENCE NORTH 88 DEGREES 31 MINUTES 00 SECONDS WEST. ALONG SAID SOUTH LINE OF SECTION 11, 1004.97 FEET TO THE POINT OF BEGINNING, IN MCLEAN COUNTY, ILLINOIS.

EXCEPTING THEREFROM:

THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS. DEPARTMENT OF TRANSPORTATION PER DOCUMENT RECORDED JANUARY 26, 2001 AS DOCUMENT NO. 2001-2848.

EXCEPTING THEREFROM:

PARKWAY VILLAGE PHASE I PLANNED UNIT DEVELOPMENT BEING A PART OF THE SOUTHWEST 1/4, SECTION 11, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 2009 AS DOCUMENT NO. 2009-8540, IN THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM:

PARKWAY VILLAGE PHASE 2 PLANNED UNIT DEVELOPMENT BEING A PART OF THE SOUTHWEST 1/4, SECTION 11, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 2010 AS DOCUMENT NO. 2010-27103, IN MCLEAN COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM:

PARKWAY VILLAGE PHASE 3 BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 2015 AS DOCUMENT NO. 2015-3032, IN MCLEAN COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM:

PARKWAY VILLAGE PHASE 4 PLANNED UNIT DEVELOPMENT BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 2015 AS DOCUMENT NO. 2015-11645, IN MCLEAN COUNTY, ILLINOIS.

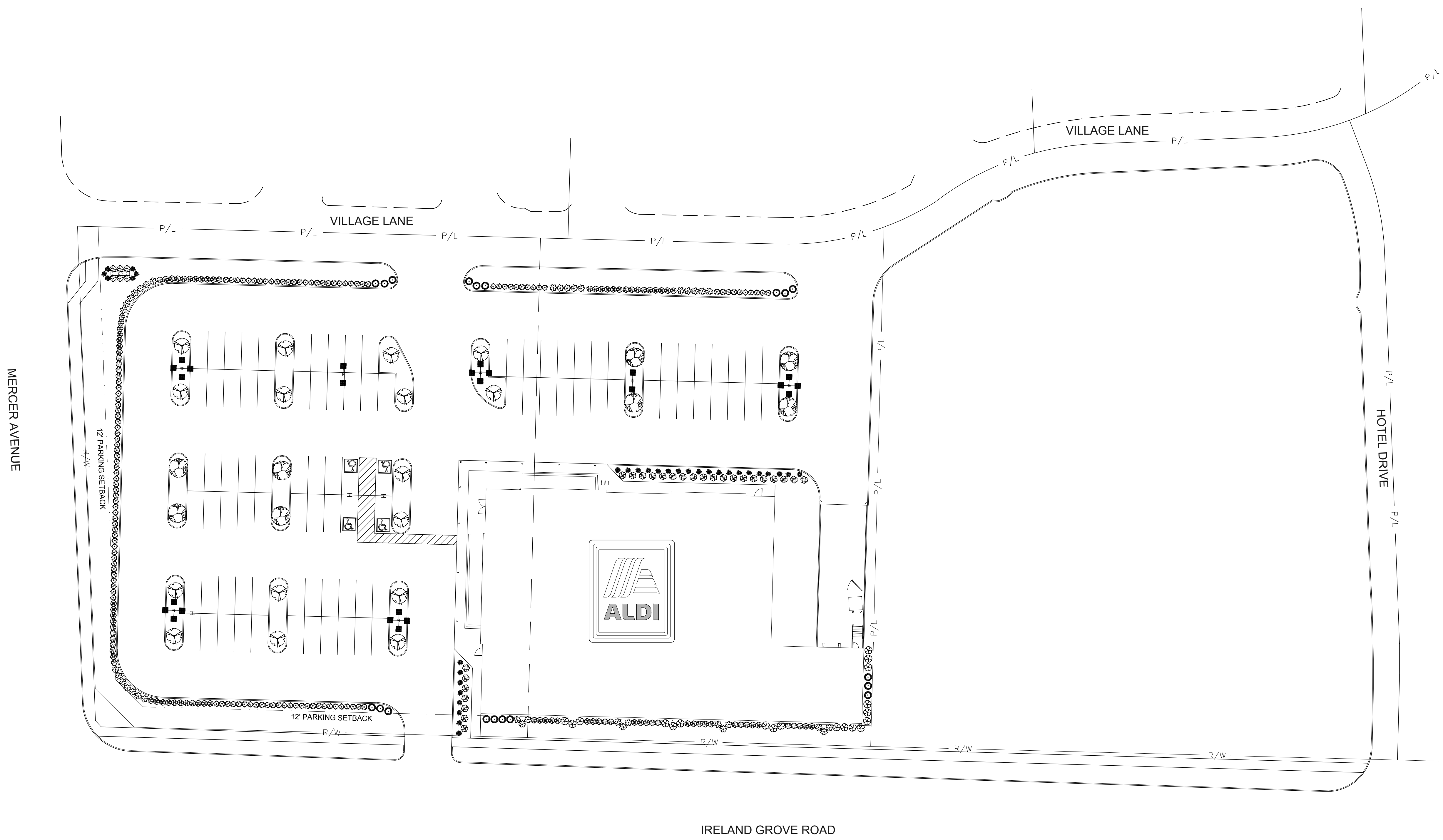
ALSO EXCEPTING THEREFROM:

PARKWAY VILLAGE PHASE 5 BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH FEBRUARY 22, 2018 AS DOCUMENT NO. 2015-3096, IN MCLEAN COUNTY, ILLINOIS.

TRACK 2

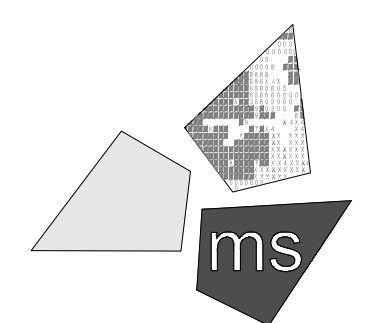
LOTS 101 OF PARKWAY VILLAGE PHASE I PLANNED UNIT DEVELOPMENT BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 2009 AS DOCUMENT NO. 2009-8540 IN THE CITY OF BLOOMINGTON MCLEAN COUNTY, ILLINOIS.

DRAFT



Issued:	Date:
Concept No 1	08/26/20
Revisions:	Date:

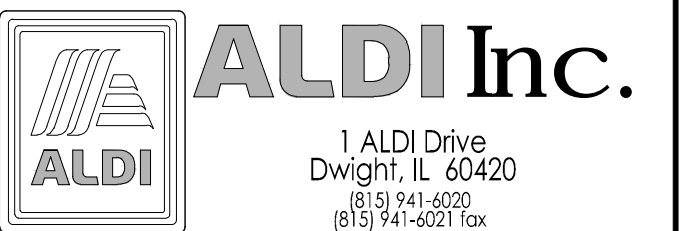
DO NOT SCALE PLANS
 Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact me consultants with any need for additional dimensions or clarifications.



ms consultants, inc.
 engineers, architects, planners
 2221 Schrock Road
 Columbus, Ohio 43229-1547
 phone 614.898.7100
 fax 614.898.7570

DRAWN BY: SAZ
 REVIEWED BY: KEA

Seal
PRELIMINARY - NOT FOR CONSTRUCTION

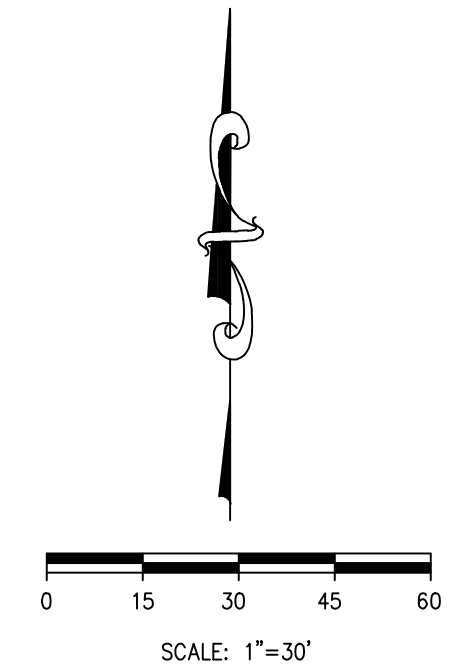


ALDI Inc. Store #: 55
Bloomington, IL
 Village Ln & S. Mercer Ave
 Bloomington, IL 61704
 McLean County
 Project Name & Location:

Concept Landscape Plan
 Drawing Name:
 Prototype Rls. 6/3/20 Project No. **40200-79**
 Type: RHSD-V7ER
 Scale: As Noted Drawing No. **CSP-102**

PROPOSED PLANT SCHEDULE

DECIDUOUS TREES	QUANTITY
	24
SHRUBS & PERENNIALS	QUANTITY
	340



NATIONAL ACCOUNT PRICING, PLEASE CALL ELVIR SULJIC AT CREE LIGHTING:
262/884-3332 OR ESULJIC@CREELIGHTING.COM

Additional Required Equipment:
(24) OSQ-DACS Direct Arm Mount
(2) CL-SSP-4011-25-D2-PS (25' x 4' x 11ga STEEL SQUARE POLE, 2@180)
(5) CL-SSP-4011-25-D6-PS (25' x 4' x 11ga STEEL SQUARE POLE, 4@90)

29' MH - Aldi Standard Area Light Mounting Height

Proposed Poles meets 100MPH sustained winds

Luminaire Schedule

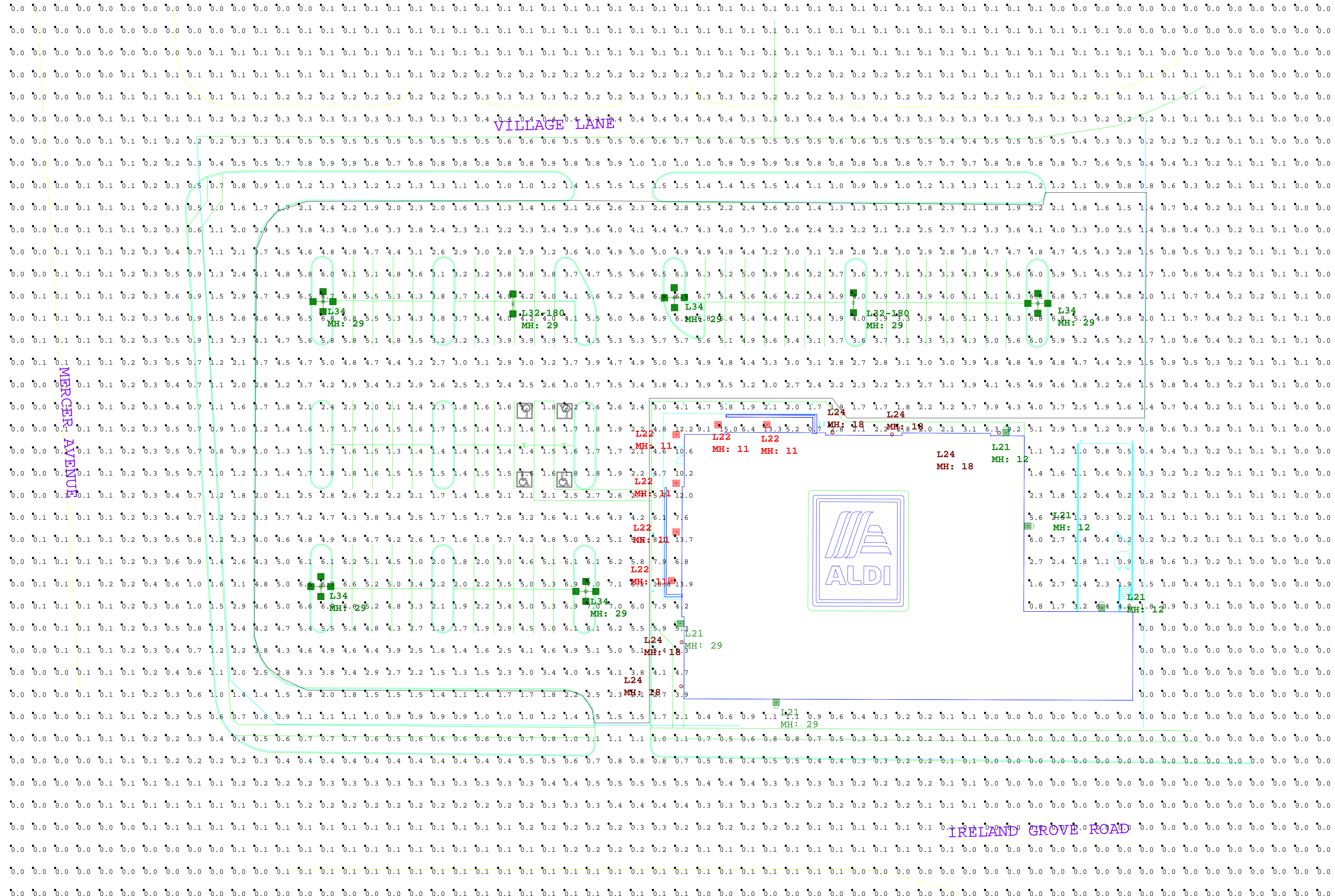
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	5	L21	SINGLE	1.000	4270	33	XSPW-B-WM-3ME-4L-30K-UL-CS-P
	6	L22	SINGLE	1.000	4210	31	CPY250-B-DM-F-C-UL-CS-30K
	5	L24	SINGLE	1.000	N.A.	59	CL-20364LEDD-SAT-CLR-SB
	2	L32-180	BACK-BACK	1.000	11648	86	OSQ-A-NM-4ME-B-57K-UL-CS w/OSQ-DACS
	5	L34	4 @ 90°	1.000	11648	86	OSQ-A-NM-4ME-B-57K-UL-CS w/OSQ-DACS

Calculation Summary; 1.00 LLF

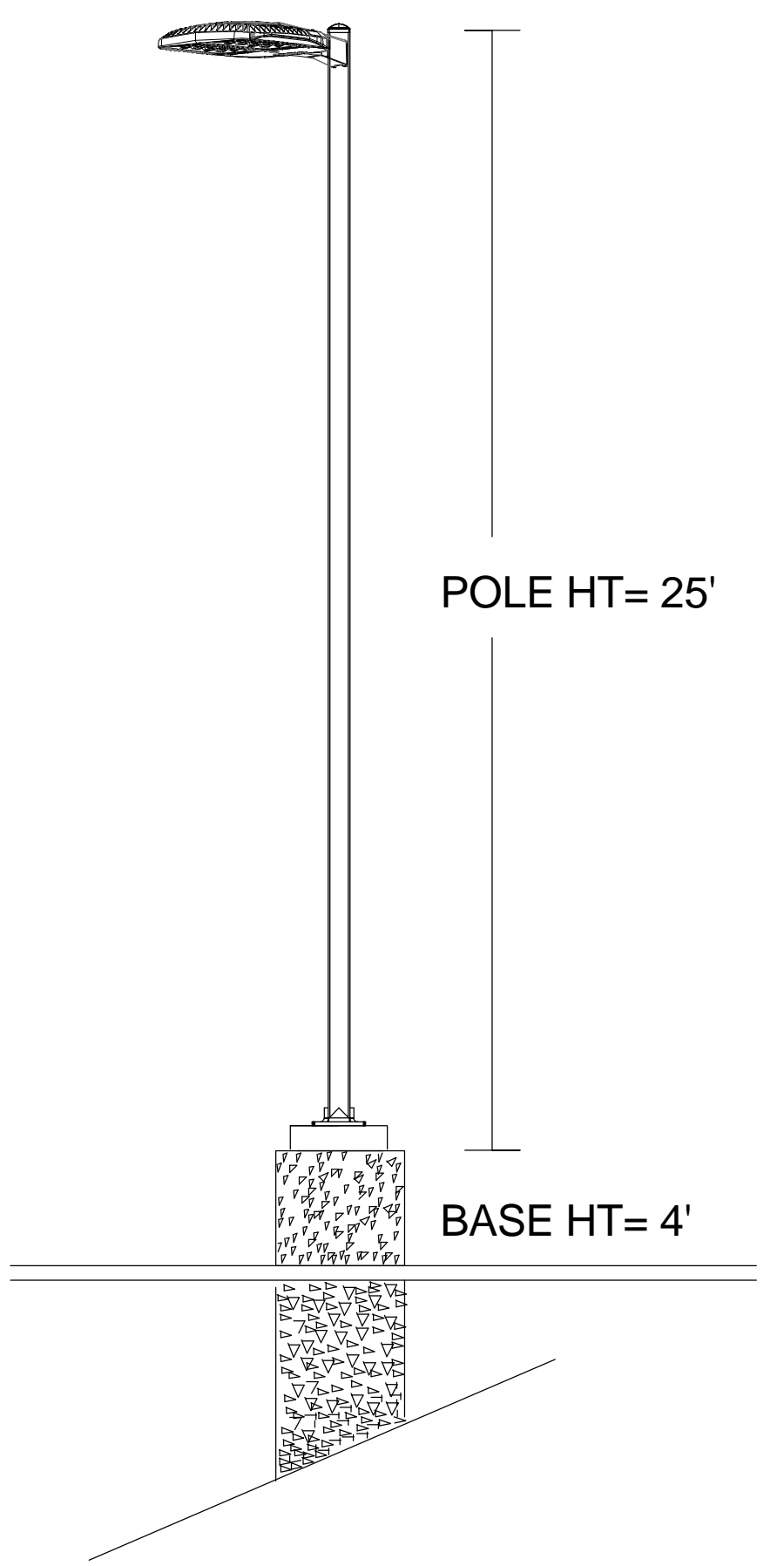
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	1.35	15.0	0.0	N.A.	N.A.
PAVED AREA	Fc	3.59	7.1	1.1	3.26	6.45

PAVED AREA

Illuminance (Fc)
Average = 3.59
Maximum = 7.1
Minimum = 1.1
Avg/Min Ratio = 3.26
Max/Min Ratio = 6.45



OSQ Area Luminaire



VICINITY MAP (NOT TO SCALE)



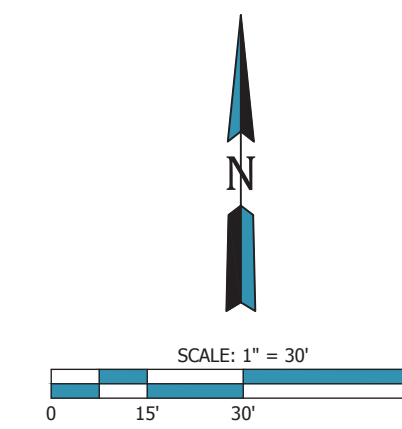
ALTA/NSPS LAND TITLE SURVEY

OF PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED ON SHEET 4:

LINE LEGEND

- SANITARY LINE
- STORM LINE
- WATER MAIN
- OVERHEAD WIRES
- ELECTRICAL CABLE
- TELEPHONE CABLE
- GAS MAIN
- FIBER OPTIC CABLE
- BOUNDARY
- EXISTING LOTS
- RIGHT-OF-WAY
- CENTERLINE
- BUILDING SETBACK LINE
- EASEMENT
- SECTION LINE
- ACCESS CONTROL LINE

P.I.N. 21-11-351-010
P.I.N. 21-11-351-028



BENCHMARKS

NOTE: MEASURED ELEVATIONS (NAVD 88) SHOWN HEREON ARE GEODETICALLY REFERENCED BASED ON REALTIME, GPS, CORS OBSERVATIONS OF REFERENCE STATIONS MAINTAINED BY TRIMBLE NAVIGATION.

SITE BENCHMARK 1

CROSS CUT AT WALK INTERSECTION NORTH OF VILLAGE LANE, 24.5' NORTH OF THE NORTH LINE OF TRACT 1 AND 60.0' EAST OF THE WEST LINE OF TRACT 1 (BEING ALSO THE CENTERLINE OF GREENVIEW AVE).

ELEVATION = 845.29' (NAVD 88)

SITE BENCHMARK 2

CROSS CUT AT BACK OF SOUTH WALK FOR IRELAND GROVE RD, 45.0' SOUTH OF SOUTH LINE OF TRACT 1 AND ONLINE WITH THE WEST LINE OF TRACT 1 (BEING ALSO THE CENTERLINE OF GREENVIEW AVE).

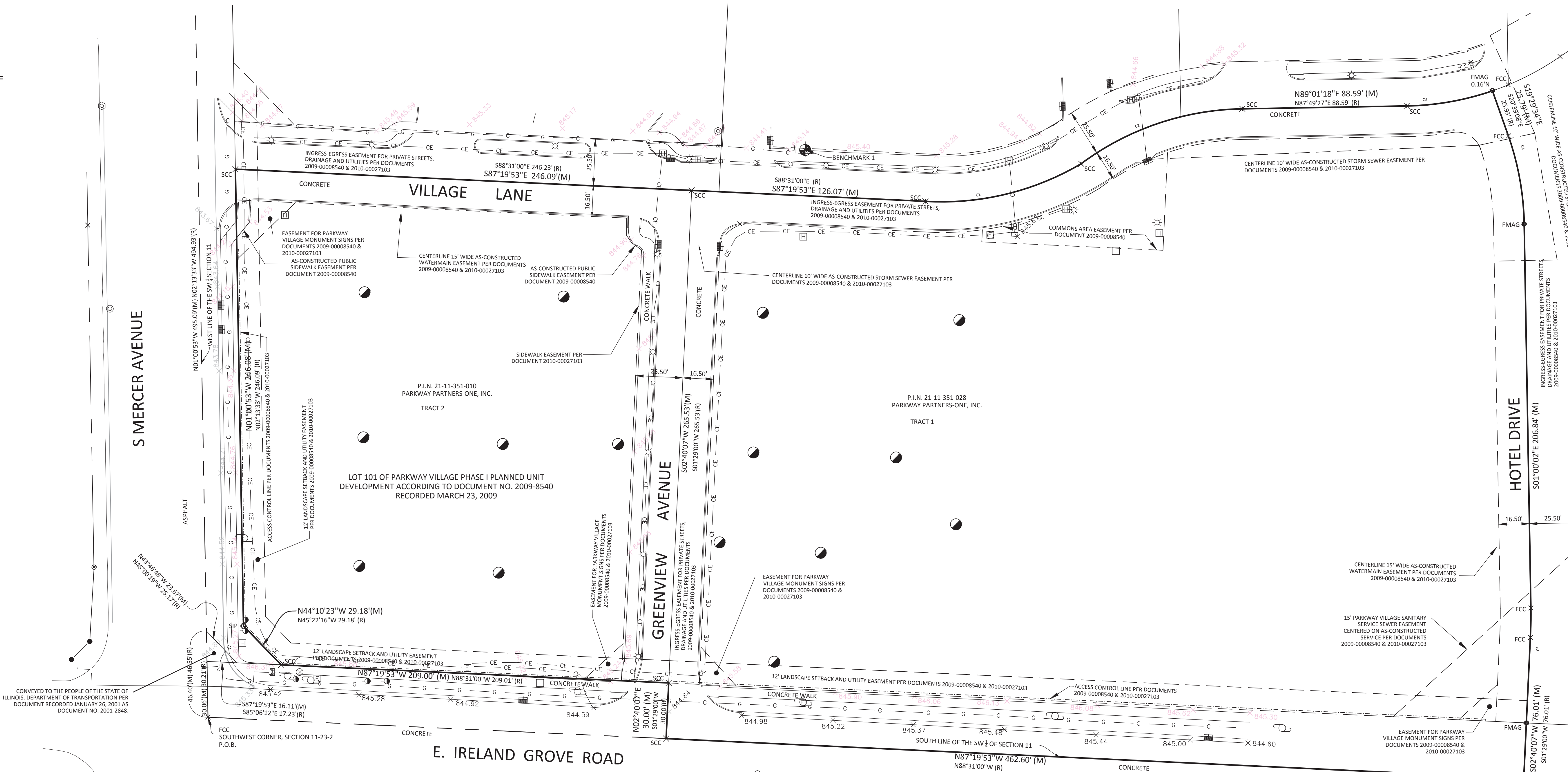
ELEVATION = 845.30' (NAVD 88)

TRACT 1 AREA 149,231 SQUARE FEET OR 3.43 ACRES MORE OR LESS
TRACT 2 AREA 62,876 SQUARE FEET OR 1.44 ACRES MORE OR LESS
TOTAL AREA 212,108 SQUARE FEET OR 4.87 ACRES MORE OR LESS

BOUNDARY CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1 (M)	147.83'	87.62'	N76°25'33"E	86.34'
C1 (R)	147.83'	87.62'	N75°14'58"E	86.34'
C2 (M)	150.00'	93.21'	N71°12'00"E	91.72'
C2 (R)	150.00'	93.20'	N70°01'15"E	91.71'
C3 (M)	150.00'	47.10'	N79°59'57"E	46.91'
C3 (R)	150.00'	47.10'	N77°04'39"E	46.91'
C4 (M)	150.00'	48.87'	S10°15'21"E	48.65'
C4 (R)	150.00'	48.37'	S10°04'22"W	48.15'
C5 (M)	250.00'	15.95'		
C5 (R)	250.00'	15.97'		

- LEGEND**
- SANITARY MANHOLE
 - STORM MANHOLE
 - STORM INLET
 - CATCH BASIN
 - VALVE VAULT
 - FIRE HYDRANT
 - B-BOX
 - WATER VALVE
 - POWER POLE
 - GUY WIRE
 - ELECTRIC PEDESTAL/METER
 - ELECTRIC MANHOLE
 - LIGHT POLE
 - TRAFFIC SIGNAL W/MAST ARM
 - TRAFFIC SIGNAL
 - TRAFFIC VAULT
 - TRAFFIC CONTROL PEDESTAL
 - TELEPHONE PEDESTAL
 - TELEPHONE MANHOLE
 - CABLE TV RISER
 - GAS METER
 - GAS MANHOLE
 - GAS VALVE
 - STREET SIGN
 - HAND HOLE
 - BENCHMARK
 - BORING
 - CONCRETE CURB & GUTTER
 - FOUND IRON PIPE
 - SET IRON PIPE
 - FOUND "PK" / MAGNETIC NAIL
 - SET "PK" / MAGNETIC NAIL
 - FOUND "++" CUT
 - SET "++" CUT
 - EDGE OF CONCRETE
 - BACK OF CURB
 - EDGE OF PAVEMENT
 - MEASURED DIMENSION
 - RECORD DIMENSION
 - DIMENSION PER LEGAL



CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION PER DOCUMENT RECORDED JANUARY 26, 2001 AS DOCUMENT NO. 2001-2848.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO:
ALDI INC.
PARKWAY PARTNERS-ONE, INC., AN ILLINOIS CORPORATION,
CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 18th, 2020.

DATE OF PLAT OR MAP 9/04/2020:

KURT K. APER (2025)

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3285
WEAVER CONSULTANTS GROUP



ALL PROFESSIONAL LAND SURVEYOR LICENSES EXPIRE NOVEMBER 30, 2020.
DESIGN FIRM #18400465
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PREPARED FOR:
ALDI INC.
1 ALDI DRIVE
DWIGHT, IL 60420

ALTA/NSPS LAND TITLE SURVEY
VILLAGE LANE AND MERCER AVENUE
BLOOMINGTON, ILLINOIS

REVISION DESCRIPTION

No.	DATE	DESCRIPTION

Weaver Consultants Group



WEAVER CONSULTANTS GROUP
1314 BOND STREET SUITE 108
NAPERVILLE, ILLINOIS 60563
(630)-717-4848

www.wcgrp.com

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DRAWN BY: KJW/KKA
REVIEWED BY: KKA
DATE: 9/04/2020
FILE: 0917-599-09
CAD: BL00001.dwg

VICINITY MAP (NOT TO SCALE)



ALT/NSPS LAND TITLE SURVEY

OF PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED ON SHEET 4:

TRACT 1 AREA 149,231 SQUARE FEET OR 3.43 ACRES MORE OR LESS
TRACT 2 AREA 62,876 SQUARE FEET OR 1.44 ACRES MORE OR LESS
TOTAL AREA 212,108 SQUARE FEET OR 4.87 ACRES MORE OR LESS

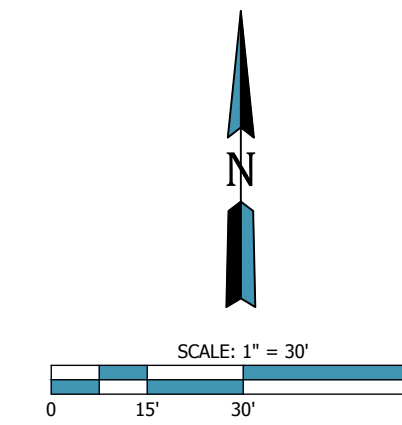
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C2 (R)	150.00	93.20		
C3 (M)	150.00	47.10	N79°59'57"E	46.91
C3 (R)	150.00	47.10	N77°04'39"E	55.91
C4 (M)	150.00	48.87	S10°15'21"E	48.65
C4 (R)	150.00	48.37		
C5 (M)	250.00	15.95	S01°04'22"W	15.95
C5 (R)	250.00	15.97		

LINE LEGEND

SAN	SAN	SAN	SAN	SANITARY LINE
STM	STM	STM	STM	STORM LINE
W	W	W	W	WATER MAIN
OHW	OHW	OHW	OHW	OVERHEAD WIRES
CE	CE	CE	CE	ELECTRICAL CABLE
T	T	T	T	TELEPHONE CABLE
G	G	G	G	GAS MAIN
FO	FO	FO	FO	FIBER OPTIC CABLE
---	---	---	---	BOUNDARY
---	---	---	---	EXISTING LOTS
---	---	---	---	RIGHT-OF-WAY
---	---	---	---	CENTERLINE
---	---	---	---	BUILDING SETBACK LINE
---	---	---	---	EASEMENT
---	---	---	---	SECTION LINE
---	---	---	---	ACCESS CONTROL LINE

P.I.N. 21-11-351-010
P.I.N. 21-11-351-028



PREPARED FOR:
ALDI INC.
1 ALDI DRIVE
DWIGHT, IL 60420

ALT/NSPS LAND TITLE SURVEY
VILLAGE LANE AND MERCER AVENUE
BLOOMINGTON, ILLINOIS

NO.	DATE	REVISION DESCRIPTION

Weaver Consultants Group



WEAVER CONSULTANTS GROUP
1315 BOND STREET SUITE 108
NAPERVILLE, ILLINOIS 60563
(630)-717-4848

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DRAWN BY: KJW/KKA
REVIEWED BY: KKA
DATE: 9/04/2020
FILE: 0917-599-09
CAD: BL00001.dwg

SHEET 1 OF 4

LEGEND

	SANITARY MANHOLE
	STORM MANHOLE
	STORM INLET
	CATCH BASIN
	VALVE VAULT
	FIRE HYDRANT
	B-BOX
	WATER VALVE
	POWER POLE
	GUY WIRE
	ELECTRIC PEDESTAL/METER
	ELECTRIC MANHOLE
	LIGHT POLE
	TRAFFIC SIGNAL W/MAST ARM
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	TELEPHONE PEDESTAL
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	CABLE TV RISER
	GAS METER
	GAS MANHOLE
	GAS VALVE
	STREET SIGN
	HAND HOLE
	BENCHMARK
	BORING
	CONCRETE CURB & GUTTER
	FOUND IRON PIPE
	SET IRON PIPE
	FOUND "PK" / MAGNETIC NAIL
	SET "PK" / MAGNETIC NAIL
	FOUND "X" CUT
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	EDGE OF CONCRETE
	BACK OF CURB
	EDGE OF PAVEMENT
	MEASURED DIMENSION
	RECORD DIMENSION
	DIMENSION PER LEGAL



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO:
ALDI INC.
PARKWAY PARTNERS-ONE, INC. AN ILLINOIS CORPORATION;
CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALT/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11 AND 13 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 18th, 2020.

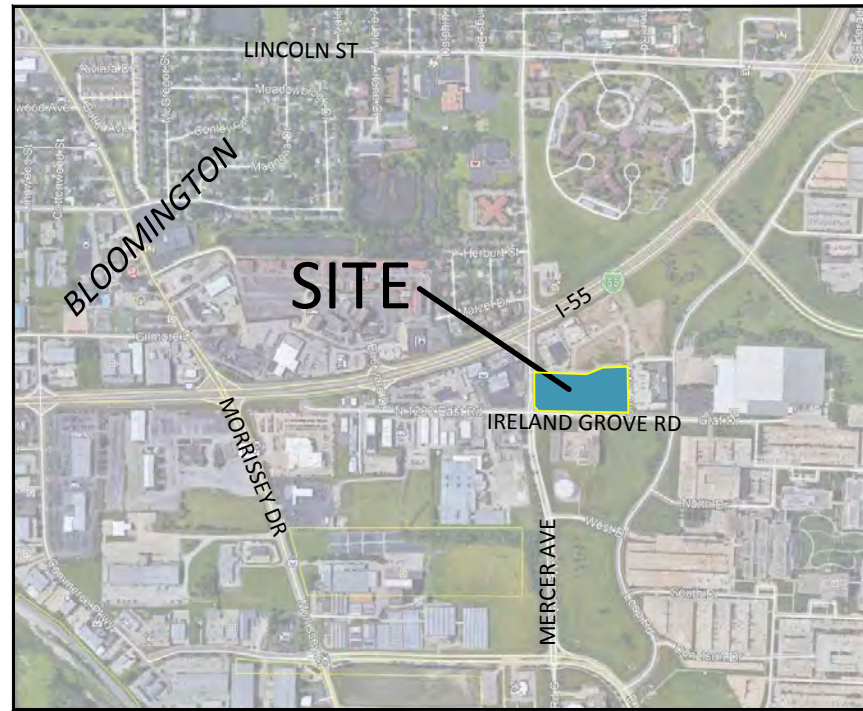
DATE OF PLAT OR MAP 9/04/2020:

KURT K. APER (2025)



ALL PROFESSIONAL LAND SURVEYOR LICENSES EXPIRE NOVEMBER 30, 2020.
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THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

VICINITY MAP (NOT TO SCALE)



ALTANSPS LAND TITLE SURVEY

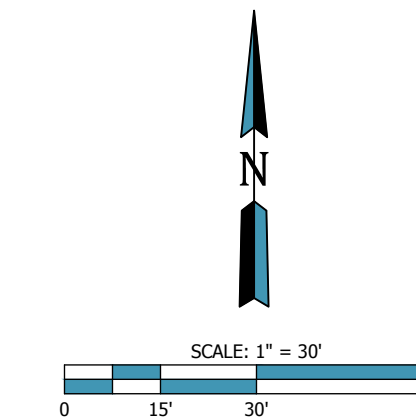
OF PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED ON SHEET 4:

TITLE COMMITMENT SCHEDULE B, PART II EXCEPTIONS

ALTA SURVEY STANDARDS - TABLE A NOTES

- ITEM 1. FOUND AND SET BOUNDARY MONUMENTS SHOWN HEREON.
- ITEM 2. ADDRESS(ES) OF THE PROPERTY OBSERVED WHILE CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
- ITEM 3. THE SUBJECT PROPERTY IS WITHIN ZONE X, AS PER FEMA FLOOD INSURANCE RATE MAPS, MAP NUMBER 17113C0504E, WITH A MAP EFFECTIVE DATE OF JULY 16, 2008.
- ITEM 4. GROSS LAND AREA OF THE SUBJECT TRACT IS SHOWN HEREON.
- ITEM 5. VERTICAL RELIEF SHOWN HEREON BASED ON NAVD 88 DATUM
- ITEM 6(A), 6(B) PENDING ZONING REPORT.
- ITEMS 7(A), 7(B)(1), AND 7(C), NO BUILDINGS OR STRUCTURES WERE OBSERVED ON THE SURVEYED PROPERTY.
- ITEM 8. SUBSTANTIAL IMPROVEMENTS OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED ARE SHOWN HEREON.
- ITEM 9. NO VISIBLE, MARKED PARKING STALLS WERE OBSERVED ON THE SURVEYED PROPERTY.
- ITEM 11. SURFACE EVIDENCE OF UNDERGROUND UTILITIES AND UTILITIES MARKED BY THE PRIVATE LOCATING SERVICES SHOWN HEREON. UTILITIES SHOWN MAY NOT REPRESENT ALL UTILITIES PRESENT ON THE SITE. SEE SURVEYOR'S NOTE 7.
- ITEM 13. PARCEL OWNER INFORMATION IS SHOWN IS BASED ON PUBLICLY AVAILABLE ON-LINE TAX INFORMATION SOURCES.

- PER TITLE COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 5006-2001482 WITH A COMMITMENT DATE OF AUGUST 4, 2020.
- XX INDICATES ITEM PLOTTED ON DRAWING
- ITEMS 1 THROUGH 12, 21, 22, 24 THROUGH 28 (NOT SURVEY RELATED)
- 13. RIGHT OF WAY EASEMENT DATED JUNE 21, 1988 AND RECORDED AUGUST 5, 1988 AS DOCUMENT NO. 88-12476 FROM STALLY TUCK CITY TO GTE MTO ALL RIGHTS THEREUNDER AND ALL TERMS THEREOF.
- DOCUMENT NOT PROVIDED TO THE SURVEYOR.
- 14. AN ORDINANCE FOR THE ANNEXATION OF A PARCEL OF LAND - ORDINANCE NO. 2000-32 NOT PRESENTLY WITH THE CORPORATE LIMITS OF THE CITY OF BLOOMINGTON RECORDED APRIL 10, 2000 AS DOCUMENT NO. 2000R08102.
- LEGAL DESCRIPTION CONTAINED IN THE DOCUMENT IS AMBIGUOUS AND CAN NOT BE PRECISELY DEFINED.
- (A) 15. EASEMENT FOR PEDESTRIAN SIDEWALK AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED MARCH 23, 2009 AS DOCUMENT NO. 2009-8540 AND PLAT OF SUBDIVISION RECORDED NOVEMBER 1, 2010 AS DOCUMENT NO. 2010-27103.
- AS SHOWN HEREON.
- (B) 16. EASEMENTS FOR UTILITIES AND SEWERS AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED MARCH 23, 2009 AS DOCUMENT NO. 2009-8540 AND PLAT OF SUBDIVISION RECORDED NOVEMBER 1, 2010 AS DOCUMENT NO. 2010-27103.
- AS SHOWN HEREON.
- (C) 17. BUILDING SETBACK LINES AND LANDSCAPE SETBACK LINES AS SHOWN ON THE PLAT OF SAID SUBDIVISION RECORDED MARCH 23, 2009 AS DOCUMENT NO. 2009-8540 AND PLAT OF SUBDIVISION RECORDED NOVEMBER 1, 2010 AS DOCUMENT NO. 2010-27103.
- AS SHOWN HEREON.
- (D) 18. INGRESS AND EGRESS EASEMENT FOR PRIVATE STREETS AND PRIMARY ACCESS AISLES WITH DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED MARCH 23, 2009 AS DOCUMENT NO. 2009-8540 AND PLAT OF SUBDIVISION RECORDED NOVEMBER 1, 2010 AS DOCUMENT NO. 2010-27103.
- AS SHOWN HEREON.
- (E) 19. EASEMENTS FOR PARKWAY VILLAGE SIGNS AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED NOVEMBER 1, 2010 AS DOCUMENT NO. 2010-27103.
- AS SHOWN HEREON.
- (F) 20. ACCESS CONTROL LINE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED MARCH 23, 2009 AS DOCUMENT NO. 2009-8540 AND PLAT OF SUBDIVISION RECORDED NOVEMBER 1, 2010 AS DOCUMENT NO. 2010-27103.
- AS SHOWN HEREON.
- 23. GRANT OF EASEMENT TO NICOR GAS DATED AUGUST 28, 2009 AND RECORDED JANUARY 19, 2010 AS DOCUMENT NO. 2010-1275 MADE BY PARKWAY PARTNERS-ONE, AN ILLINOIS CORPORATION TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DBA NICOR GAS COMPANY. ALL RIGHTS THEREUNDER AND ALL TERMS THEREOF.
- AFFECTS ADJACENT PROPERTY TO THE NORTH.
- 24. DEED RESTRICTION AND PROTECTIVE COVENANT DATED MARCH 17, 2011 AND RECORDED APRIL 19, 2011 AS DOCUMENT NO. 2011-9371.
- AFFECTS THE SUBJECT TRACTS. BLANKET IN NATURE. NOT PLOTTABLE.

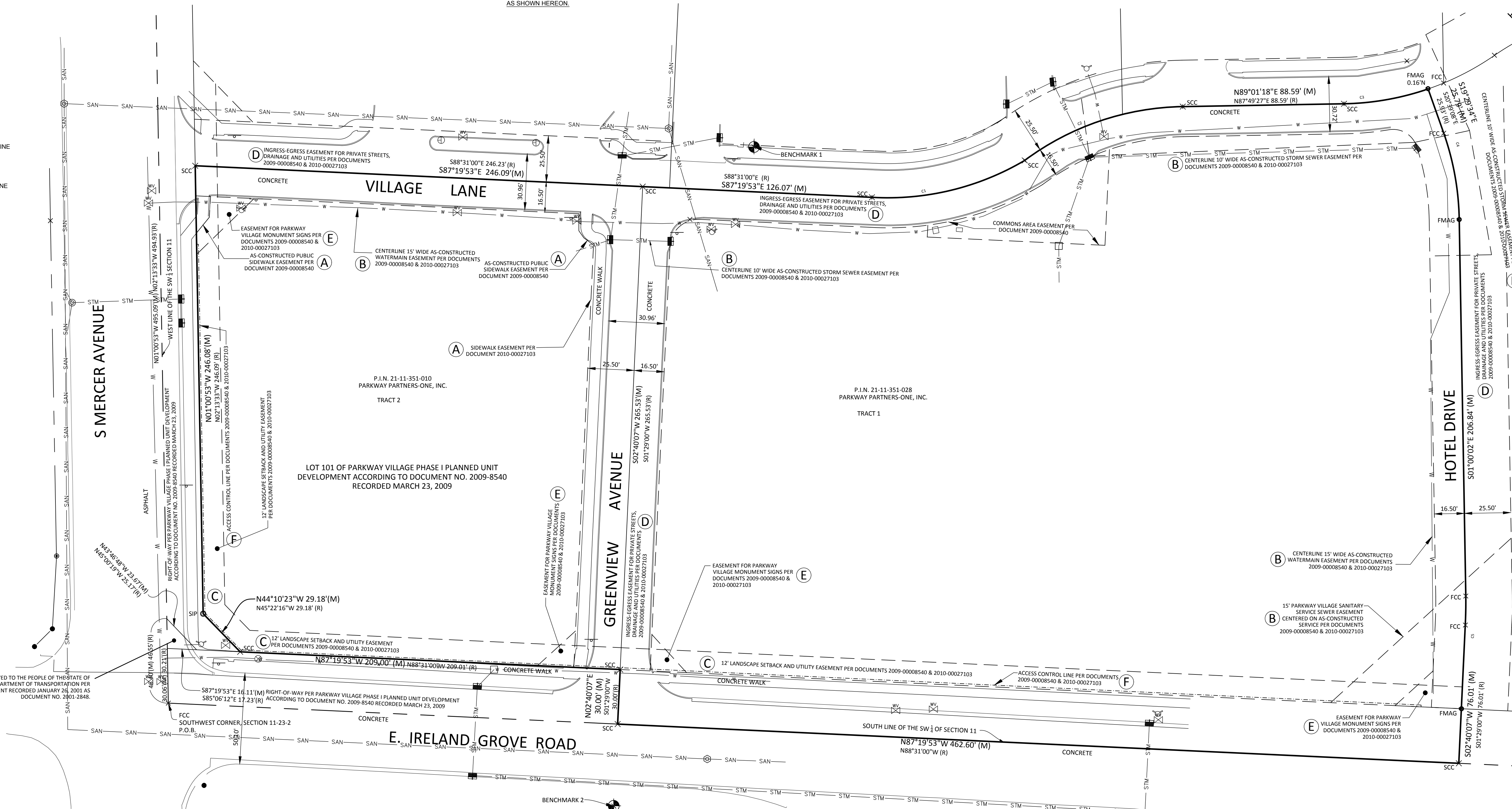


LINE LEGEND

— SAN —	SANITARY LINE
— STM —	STORM LINE
— W —	WATER MAIN
— OHW —	OVERHEAD WIRES
— CE —	ELECTRICAL CABLE
— T —	TELEPHONE CABLE
— G —	GAS MAIN
— FO —	FIBER OPTIC CABLE
—	BOUNDARY
—	EXISTING LOTS
—	RIGHT-OF-WAY
—	CENTERLINE
—	BUILDING SETBACK LINE
—	EASEMENT
—	SECTION LINE
—	ACCESS CONTROL LINE

LEGEND

○	SANITARY MANHOLE
○	STORM MANHOLE
○	STORM INLET
○	CATCH BASIN
○	VALVE VAULT
○	FIRE HYDRANT
○	B-BOX
○	WATER VALVE
○	POWER POLE
○	GUY WIRE
○	ELECTRIC PEDESTAL/METER
○	ELECTRIC MANHOLE
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○	TRAFFIC VAULT
○	TRAFFIC CONTROL PEDESTAL
○	TELEPHONE PEDESTAL
○	TELEPHONE MANHOLE
○	CABLE TV RISER
○	GAS METER
○	GAS MANHOLE
○	GAS VALVE
○	STREET SIGN
○	HAND HOLE
○	BENCHMARK
○	BORING
○	CONCRETE CURB & GUTTER
○	FIP FOUND IRON PIPE
○	SIP SET IRON PIPE
○	FMAG FOUND "PK" / MAGNETIC NAIL
○	SMAG SET "PK" / MAGNETIC NAIL
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○	EC EDGE OF CONCRETE
○	BC BACK OF CURB
○	EP EDGE OF PAVEMENT
(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
(D)	DIMENSION PER LEGAL



PREPARED FOR:
ALDI INC.
1 ALDI DRIVE
DWIGHT, IL 60420

ALTANSPS LAND TITLE SURVEY
VILLAGE LANE AND MERCER AVENUE
BLOOMINGTON, ILLINOIS

NO.	DATE	REVISION DESCRIPTION

Weaver Consultants Group



WEAVER CONSULTANTS GROUP
1316 BOND STREET SUITE 108
NAPELVILLE, ILLINOIS 60563
(630) 717-4848

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DRAWN BY:	KJW/KKA
REVIEWED BY:	KKA
DATE:	9/04/2020
FILE:	0917-599-09
CAD:	BL000001.dwg



**CITY OF BLOOMINGTON
APPLICATION FOR SITE PLAN
REVIEW**

To the City of Bloomington:

I (we), the undersigned, do hereby respectfully petition the City of Bloomington for a site plan review as set forth herein, pursuant to Division 17-9 Site Plan Review Procedures set forth in Chapter 44 of the Bloomington City Code, and in support thereof state the following facts and make the following certifications and agreements:

1. **The name of the proposed development is:** Parkway Village (Aldi)

2. **The property in question is legally described below and attached as Exhibit A:**

Please see below and page three of the attached survey from Weaver
Consultants.

3. **The property has the following common address:**

Village Ln & S. Mercer Ave Bloomington, IL 61704

4. **The property has the following zoning classification:** B-1

5. **The approximate size of the property is as follows:**

408 (feet wide) 267 (feet long)

6. **The names and addresses of the property owner(s) making this request are as follows:**

Aldi Inc. (Paul Cornejo)
(First & Last Name)

(First & Last Name)

1 Aldi Drive
(Street Address)

(Street Address)

Dwight, IL 60420
(City & Zip Code)

(City & Zip Code)

**Please attach a separate sheet if there are additional property owners to be listed. Additional proof of ownership, pursuant to Division 17-3 of Chapter 44 of the City Code may be required.*

7. **The site plan provided includes the following information:**
- a) Location by Section, Town and Range or other legal description;
 - b) Names and addresses of the persons having proprietary interest over the property;
 - c) Graphic (engineering) scale;
 - d) North-points;
 - e) Date of preparation;
 - f) The boundary lines of the property in question;
 - g) Size, location, height, number of stories, building design, and arrangement of proposed buildings and structures and existing buildings and structures;
 - h) Schematic drawings illustrating the locations and dimensions of proposed buildings and structures, the design and character of the building, elevations, exterior building materials and types of construction of all proposed buildings and structures;
 - i) A scaled site plan showing the existing buildings and land uses, contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation, and utilities.
 - j) A scaled site plan of the proposed development showing lot area, the required yards and setbacks, contour lines, common space, and the location, floor area ratio, lot area coverage and heights of buildings and structures, size, and location of proposed parking areas with arrangement of bays and aisles and curb cuts, and with indication of the total number of spaces;
 - k) Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses or combinations of uses, and the floor area of the entire development.
 - l) Size, location, and composition of all proposed fencing, refuse enclosures, and landscaped screening material;
 - m) Landscaping plan indicating size, location, and general characteristics of plant materials as specified in 13 of this Zoning Ordinance if the project would result in new landscaping or landscape changes.
 - n) A site drainage plan for the proposed project if required.
 - o) A photometric/lighting plan for the proposed project if the project would result in new exterior lighting or changes to exterior lighting.

8. **The Applicant(s) requests the following variations to the bulk, sign, and off-street parking and loading regulations of Chapter 44 of the City Code (if applicable):**

N/A

9. The Applicant(s) request consideration of the following uses, which would otherwise be allowed in the district by a special use permit (if applicable):

N/A

10. This application complies with the standards for site plan approval set forth in Division 17 of Chapter 44 of the City Code.

11. To the fullest extent permitted by law, Applicant(s) agree to and hereby shall indemnify and hold harmless the City of Bloomington, its officers, officials, agents and employees from and against liability and all claims arising out of the site plan review.

12. Applicant(s) agree to submit payment of any fees or costs associated with this application for the site plan review in accordance with Chapter 44 of the City Code.

13. All other facts, representations and agreements pertaining to this petition are as follows:

N/A

WHEREFORE, the Applicants(s) certify the above stated provisions are true and correct, agree to be bound by the indemnification provisions contained herein, and request the City of Bloomington approve the site plan provided in accordance with this Applicant.

Aldi Inc. (Paul Cornejo)

(Print Name)

(Print Name)



(Signature)

09/30/2020

(Date)

(Date)

* Please attach a separate sheet if additional property owners must sign the petition.

EXHIBIT A LEGAL DESCRIPTION

TRACT 1

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 02 DEGREES 13 MINUTES 33 SECONDS WEST LINE OF SAID SECTION 11, 30.21 FEET TO THE OCCUPIED NORTH LINE OF IRELAND GROVE ROAD; THENCE SOUTH 85 DEGREES 06 MINUTES 12 SECONDS EAST ALONG SAID OCCUPIED NORTH LINE, 17.23 FEET TO THE EAST RIGHT-OF-WAY LINE OF MERCER AVENUE; THENCE NORTH 45 DEGREES 00 MINUTES 19 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE 25.17 FEET TO A POINT LYING 46.55 FEET NORTH OF THE AFORESAID SOUTHWEST CORNER OF SECTION 11; THENCE NORTH 02 DEGREES 13 MINUTES 33 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF MERCER AVENUE AND WEST LINE OF SECTION 11, 494.93 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF VETERAN'S PARKWAY (U.S. ROUTE 66) (F.A. ROUTE 5); THENCE NORTH 88 DEGREES 13 MINUTES 06 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 7.66 FEET; THENCE NORTH 01 DEGREES 48 MINUTES 36 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 21.23 FEET TO A POINT LYING 75.00 FEET NORMAL DISTANCE SOUTHEASTERLY OF THE SURVEYED CENTERLINE OF SAID VETERAN'S PARKWAY, THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID VETERAN'S PARKWAY, A CURVE TO THE LEFT, CONVEX TO THE SOUTHEAST WITH A RADIUS OF 4985.61 FEET AND AN INITIAL TANGENT BEARING NORTH 63 DEGREES 27 MINUTES 23 SECONDS EAST, A DISTANCE OF 735.66 FEET TO A POINT ON CURVE LYING 75.00 FEET NORMAL DISTANCE SOUTHEASTERLY OF SAID CENTERLINE; THENCE NORTH 57 DEGREES 38 MINUTES 41 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 160.83 FEET TO A POINT LYING 85.00 FEET NORMAL DISTANCE SOUTHEASTERLY OF SAID CENTERLINE; THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A CURVE TO THE LEFT, CONVEX TO THE SOUTHEAST WITH A RADIUS OF 4995.61 FEET AND AN INITIAL TANGENT BEARING NORTH 53 DEGREES 09 MINUTES 33 SECONDS EAST A DISTANCE OF 253.61 FEET TO A POINT ON CURVE LYING 85.00 FEET NORMAL DISTANCE SOUTHEASTERLY OF SAID CENTERLINE; THENCE SOUTH 02 DEGREES 14 MINUTES 12 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 6.30 FEET TO A POINT LYING 90.00 FEET NORMAL DISTANCE SOUTHEASTERLY OF SAID CENTERLINE; THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A CURVE TO THE LEFT, CONVEX TO THE SOUTHEAST, WITH A RADIUS OF 5000.61 FEET AND AN INITIAL TANGENT BEARING NORTH 50 DEGREES 17 MINUTES 40 SECONDS EAST, A DISTANCE OF 8.01 FEET TO A POINT ON THE WEST LINE OF STATE FARM SOUTH SUBDIVISION FIRST ADDITION RECORDED ON OCTOBER 24, 2000 AS DOCUMENT NO. 2000-26512, IN MCLEAN COUNTY RECORDER'S OFFICE; THENCE SOUTH 02 DEGREES 10 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID ADDITION, 1177.43 FEET TO THE AFORESAID OCCUPIED NORTH LINE OF IRELAND GROVE ROAD; THENCE CONTINUING SOUTH 02 DEGREES 10 MINUTES 33 SECONDS EAST ALONG AFORESAID WEST LINE 30.06 FEET TO THE SOUTH LINE OF AFORESAID SECTION 11, THENCE NORTH 88 DEGREES 31 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE OF SECTION 11, 1004.97 FEET TO THE POINT OF BEGINNING, IN MCLEAN COUNTY, ILLINOIS.

EXCEPTING THEREFROM:

THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION PER DOCUMENT RECORDED JANUARY 26, 2001 AS DOCUMENT NO. 2001-2848.

EXCEPTING THEREFROM:

PARKWAY VILLAGE PHASE I PLANNED UNIT DEVELOPMENT BEING A PART OF THE SOUTHWEST 1/4, SECTION 11, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 2009 AS DOCUMENT NO. 2009-8540, IN THE CITY OF BLOOMINGTON, IN MCLEAN COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM:

PARKWAY VILLAGE PHASE 2 PLANNED UNIT DEVELOPMENT BEING A PART OF THE SOUTHWEST 1/4, SECTION 11, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 2010 AS DOCUMENT NO. 2010-27103, IN MCLEAN COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM:

PARKWAY VILLAGE PHASE 3 BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 2015 AS DOCUMENT NO. 2015-3032, IN MCLEAN COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM:

PARKWAY VILLAGE PHASE 4 PLANNED UNIT DEVELOPMENT BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 2015 AS DOCUMENT NO. 2015-11645, IN MCLEAN COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM:

PARKWAY VILLAGE PHASE 5 BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH FEBRUARY 22, 2018 AS DOCUMENT NO. 2015-3096, IN MCLEAN COUNTY, ILLINOIS.

TRACT 2

LOTS 101 OF PARKWAY VILLAGE PHASE I PLANNED UNIT DEVELOPMENT BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 2009 AS DOCUMENT NO. 2009-8540 IN THE CITY OF BLOOMINGTON, IN MCLEAN COUNTY, ILLINOIS.

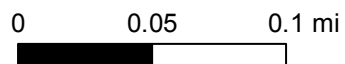
AERIAL MAP McLean County GIS Consortium



McGIS, <http://www.McGIS.org/License>, McLean County Museum of History



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



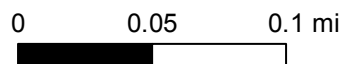
ZONING MAP McLean County GIS Consortium



McGIS, <http://www.McGIS.org/License>, Mclean County Museum of History



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.





Economic & Community Development
Department
115 E Washington St, Ste 201
Bloomington IL 61701
(309)434-2226
planning@cityblm.org

October 13, 2020

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, October 28, 2020 at 4:00 PM at www.cityblm.org/live on an application submitted by submitted by ALDI Inc. (1 Aldi Drive Dwight, IL 60420).

You are receiving this notice because you own or occupy property within a 500-foot radius of the subject property (refer to attached map). All interested persons may present evidence or testimony regarding said petitions, or ask questions related to the petitioner's requests at the scheduled public hearing.

The applicant is requesting a public hearing and action on a site plan review and to allow for new construction of a grocery store at the northeast corner of the intersection of Ireland Grove Road and S. Mercer Ave. The subject property is a portion of PINS 21-11-351-010 and 21-11-351-028 in the Parkway Village Planned Unit Development Subdivision.

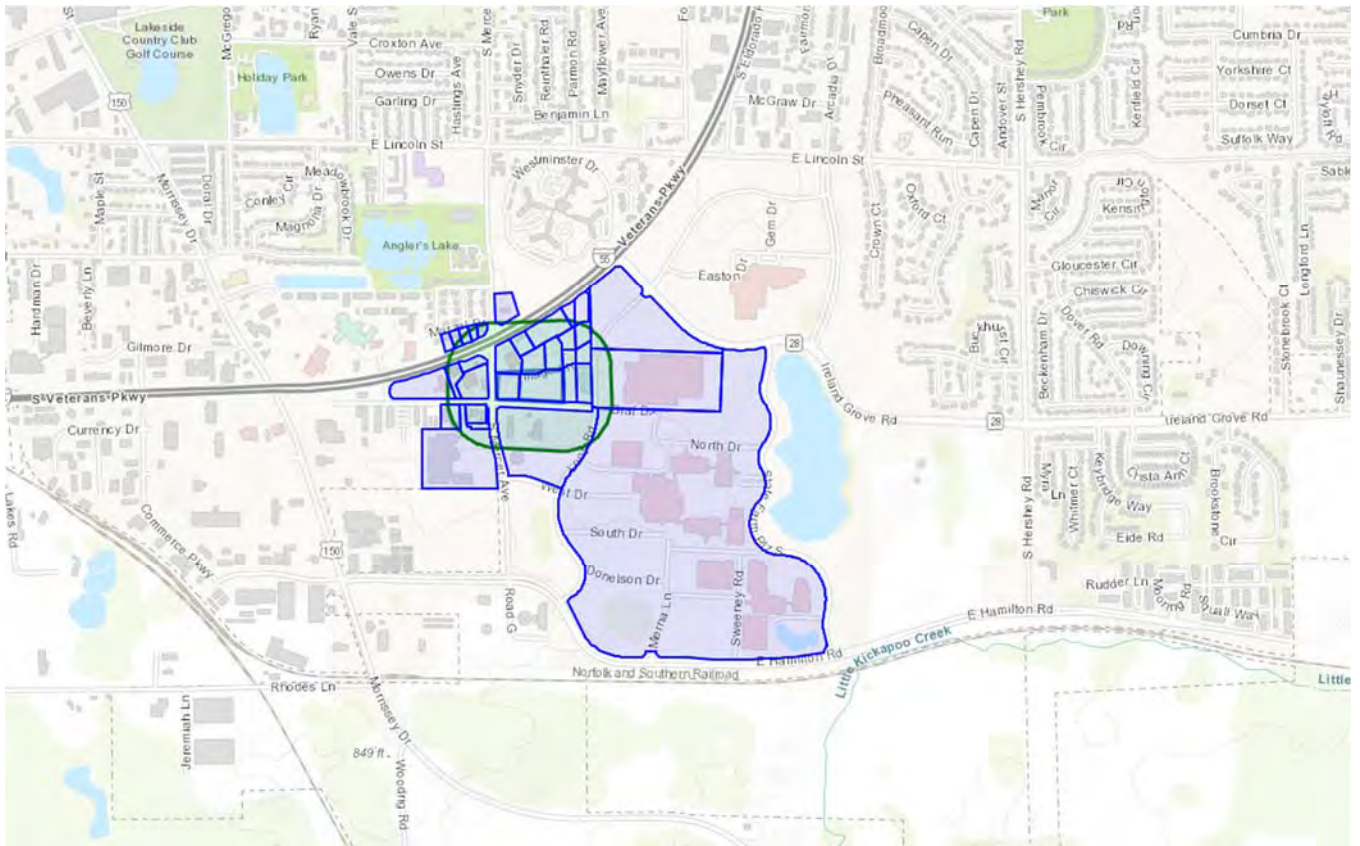
The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/planning. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/government/boards-commissions/register-for-public-comment>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall. Physical attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall Covid-19 protocols and social distancing. The rules for physical attendance may be subject to change due to changes in law or to executive orders related to the COVID-19 pandemic occurring after delivery of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115, preferably no later than five days before the hearing.

If you desire more information regarding the proposed petitions or have any questions, you may email planning@cityblm.org or call (309) 434-2226. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

Sincerely,

Planning Division staff

Attachment: Map of notified properties within 500 ft of subject property



LARRY WALLACE
1907 MARZEL DR
BLOOMINGTON, IL 61701

4 EGGS LLC
2047 IRELAND GROVE RD
BLOOMINGTON, IL 61704

BUSEY BANK VETERANS
PO BOX 17430
URBANA, IL 61803

EDWIN SMILEY
2049 IRELAND GROVE RD
BLOOMINGTON, IL 61704

ATTN: HAROLD JENKINS TRI-JEN, INC.
7211 N KNOXVILLE AVE
PEORIA, IL 61614

JSM MANAGEMENT
505 S 5TH ST
CHAMPAIGN, IL 61820

SKAC PROPERTIES LLC
8349 S ROBERTS RD
JUSTICE, IL 60458

DENNIS ABBOTT
1909 MARZEL DR
BLOOMINGTON, IL 61701

ENTERPRISE RENT A CAR COMPANY
MIDWEST
4509 N BRADY ST
DAVENPORT, IA 52806

JUDITH SMILEY
1 ARBOR CT
BLOOMINGTON, IL 61704

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

PARKWAY PARTNERS-ONE INC
5 SHENANDOAH AVE.
JACKSONVILLE, IL 62650

STEVE & SHANNON PATTERSON
1305 S Mercer Ave
Bloomington, IL 61704

JEANNE ALEXANDER
1913 MARZEL DR
BLOOMINGTON, IL 61701

STACY PAUL
1911 MARZEL DR
BLOOMINGTON, IL 61701

BENITA PAYNE
1905 MARZEL
BLOOMINGTON, IL 61701

HIGHLAND PARK CVS LLC
CVS CAREMARK CORP PROP MGT 1 CVS
DR
WOONSOCKET, RI 02895

CITIZEN EQUITY FIRST CREDIT UNION
5401 W DIRKSEN PARKWAY
PEORIA, IL 61607

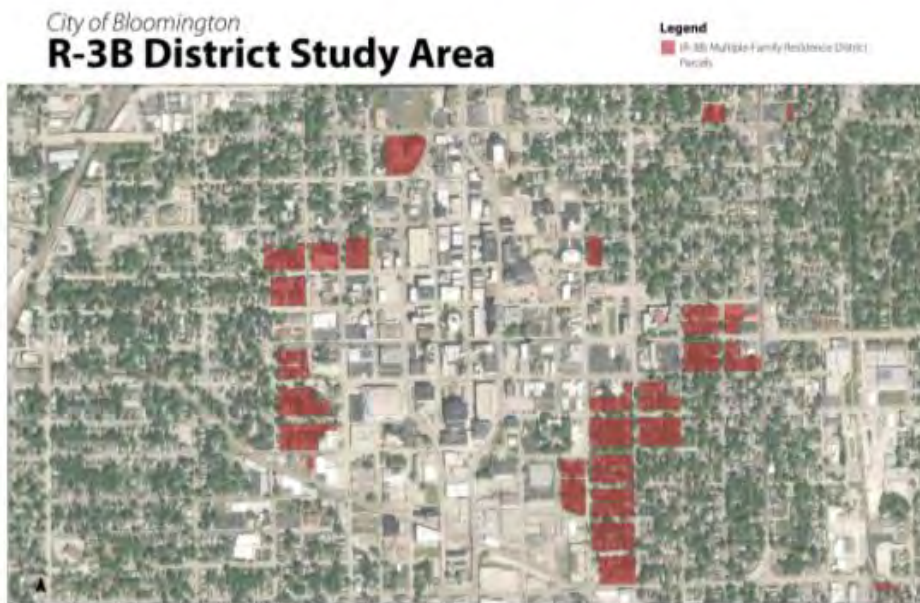
BKA PROPERTIES LLC
2036 IRELAND GROVE RD
BLOOMINGTON, IL 61704

Agenda Item A and B
Z-23-20, Z-24-20
Zoning Ordinance Text and Map Amendments

**CITY OF BLOOMINGTON
STAFF REPORT FOR
THE BLOOMINGTON PLANNING COMMISSION
OCTOBER 28, 2020**

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-23-20	Text Amendment to Chapter 44 to establish the R-D District	Text Amendment	Planning Division
Z-24-20	Zoning Map Amendments to the Official Zoning Map for multiple properties impacted by the creation of the R-D District	Rezone	Planning Division

STAFF RECOMMENDATION:	<p><i>Staff recommends the Planning Commission provide the Bloomington City Council with a positive recommendation to adopt the proposed zoning ordinance text amendments to establish the R-D Downtown Residence District (Case Z-23-20)</i></p> <p><i>Staff recommends the Planning Commission provide the Bloomington City Council with a positive recommendation to adopt map amendments to the Official Zoning Map for multiple properties as presented in Resolution 2020-25 (Case Z-24-20)</i></p>
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Zoning Ordinance Text and Map Amendments

GENERAL INFORMATION

Applicant: City Council, Resolution 2020-25

Legal notice for the October 28, 2020 public hearing was published in The Pantagraph on Sunday, October 11, 2020. Notice of the public hearing was also mailed to approximately 134 property owners with property subject to the map amendments.

PROJECT DESCRIPTION

Background

On August 24 2015, the City of Bloomington adopted the City’s award-winning Comprehensive Plan 2035, a twenty-year vision for the future. In 2016, the City engaged the professional services of Houseal Lavigne & Associates (HLA), a planning consulting firm from Chicago, IL, to begin a comprehensive revision to the Zoning Ordinance, Chapter 44 of the Bloomington City Code. The Bloomington Zoning Ordinance establishes parameters for the use and design of property throughout the City of Bloomington. It regulates the size of lots, density, heights, bulk, and other physical characteristics of the property. Bloomington’s Zoning Ordinance was adopted in 1960 and the last major revision occurred in 2006.

The City initiated the public hearing process for adoption on of the comprehensive text amendment on October 24, 2018. At the public hearing, the city heard from residents in the Dimmitt’s Grove Neighborhood and West Bloomington Neighborhood expressing concerns about the permitted density in the R-3B District and the neighborhoods surrounding Downtown. City Council adopted the final zoning ordinance in March 2019 and directed staff and HLA to further investigate the appropriateness of the R-3B District adjacent to Downtown Bloomington.

The project kicked off on July 23, 2019 with two neighborhood listening sessions. Staff and HLA gathered with residents who shared concerns about displacement, gentrification, preserving neighborhood character, revitalization and reinvestment, and compatible infill. HLA performed an analysis of the study area, examining the current neighborhood configuration—lot sizes, areas, and setbacks, mix of uses, condition of the buildings, and bulk massing. They also analyzed the current policy identified in the Bloomington Comprehensive Plan, which identifies the neighborhood east of Downtown as “Preservation Area” and the neighborhood west of Downtown as “Regeneration Area.” HLA presented their findings to the Planning Commission and Zoning Board of Appeals on September 11, 2019. HLA and staff explored several alternatives including evaluating the possibility of rezoning the properties to R-2, Mixed Residence District and/or looking at applying the S-4 Historic Preservation Zoning overlay. The former could have resulted the creation of multiple nonconforming structures, lots, and uses that could lead to disinvestment and a loss of neighborhood character. The latter may not be applicable in both the east and west side contexts and may not fully achieve the goals of neighborhood preservation. Ultimately the direction received by the ZBA and Planning Commission was to investigate the creation of a new district that balances the adopted policy recommendations with the built environment.

HLA presented a draft to the Planning Commission in February 2020. The feedback received at that meeting has also been incorporated into the proposed text amendment. All information

Zoning Ordinance Text and Map Amendments

pertaining to the project has been available online at <https://www.cityblm.org/government/departments/community-development/r-3b-analysis>.

On September 28, 2020 HLA and staff presented the draft recommendations to Council and Council initiated this public hearing process. The meeting materials are available online at <https://www.cityblm.org/government/city-council/meetings-agendas> and the meeting is available at the Bloomington YouTube Page at www.cityblm.org/live.

Additionally, at the request of Council, staff will host two public meetings on Tuesday, October 27, 2020 at 5-6 pm and 6:30 to 7:30 pm to answer questions related to the text amendment. The meetings will be held virtually and will be livestreamed at www.cityblm.org/live.

Case Z-23-18 Comprehensive Text Amendment

The proposed draft text amendment attached to this report is the most recent version of the document, and the version presented to City Council on September 28, 2020. The neighborhoods adjacent to Downtown are a patchwork of different lot sizes and different home types. It is a mix of single-family homes, single-family conversions, duplexes, townhomes, four and six-plexes and some small-scale commercial developments. The lot sizes range from a half of an acre to 3000 square feet or less. Lots widths also range. Houses range from Victorian mansions to vernacular cottages, and from townhomes to brownstones. Some infill has occurred, and newer homes have a more suburban design and feel with front facing garages. Lots are primarily access is primarily through rear allies. The area has a walkable-grid configuration. Setbacks range from 0 to 30 feet. Most homes have front porches that may or may not be enclosed and may project into the front yards.

The proposed text amendment provides for these unique neighborhood characteristics. Rather than a predetermined lot size, the text provides parameters for calculating lot size, width, and setbacks based on the block average. Additionally, the text incorporates design guidelines specific to new infill development. Single-family conversions to multifamily and commercial uses require a special use permit. Further, the district establishes a minimum lot size per dwelling unit that will help regulate density. The purpose and intention statement has been revised to promote the preservation of existing structures and to recognize the significant of the neighborhood character.

The following sections of Chapter 44 would be amended with the adoption of the text amendment:

44.4-1 Purpose and Intention of Residential Districts

44.4-2 Permitted Use Table for residential districts.

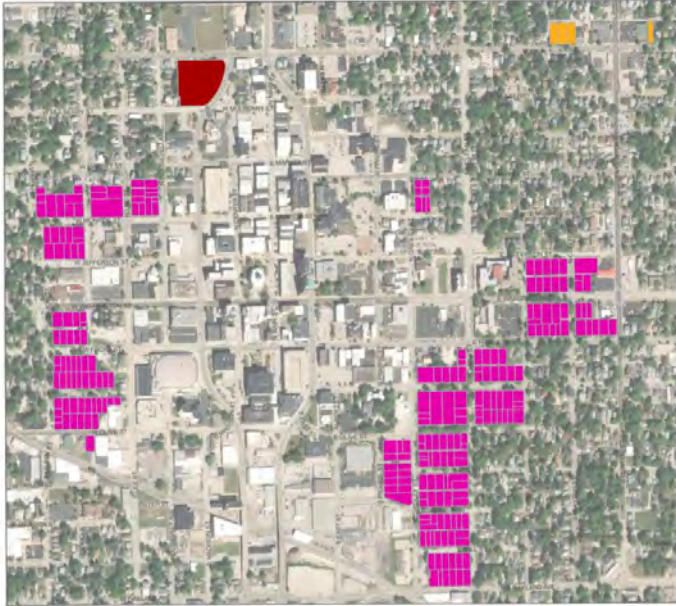
- The table would be amended to require a special use permit for the conversion of residential building to more than 2 units and to office or commercial uses.
- The table would also be amended to allow accessory dwelling units with a special use permit.

44.4-3 Bulk and Site Standards

Zoning Ordinance Text and Map Amendments

44.10-38 and 44.10-39 to establish use standards for special uses

44.16 Definitions—to add a definition for “Multifamily Conversion” and “Office Conversion”.



**Case Z-24-20 Zoning Map
Amendments**

The map on the left illustrates the areas subject to be rezoned. The yellow and dark burgundy colored properties are slated to be rezoned from R-3B to R-2 and D-2, respectively. The other properties shown in magenta would be rezoned from R-3B to the newly established R-D District and subject to the regulations outline in the proposed text amendment considered in item Z-23-20.

The Zoning Ordinance is a tool to assist communities with the implementation of the Comprehensive Plan. Listed below are a few of the goals from the Comprehensive Plan that the updated text and map amendments support:

- N-1.1 Enhance the livability of all Bloomington neighborhoods.
- N-1.1a Update ordinances and regulations to accomplish the goals of the comprehensive plan.
- N-1.1e Update the ordinances and codes to reflect the unique needs of the Regeneration, Preservation, and Stable Areas and preserve their character.
- H-1.1 Ensure that the housing to accommodate the new growth is a broad range (of types, sizes, ages, densities, tenancies and costs) equitably distributed throughout the City recognizing changing trends in age-group composition, income, and family living habits.
- H-1.1a Review and improve the current ordinances, codes, regulations, and permitting processes and fees, as needed and desirable, to provide more efficient mechanisms for new developments and redevelopment opportunities.
- ED-4.3 Facilitate and enhance pedestrian-friendly neighborhood centers to support mixed use developments.
- ED-4.4 Evaluate commercial land use needs in the context of changing economic trends.

The amendment process requires two key actions: adoption of the text amendment and amendment to the Official Zoning Map to reflect the text amendments adopted. While the two actions are directly related, they will be handled as two separate public hearings and two separate recommendations to City Council. This report addresses both actions.

STAFF RECOMMENDATION:

Zoning Ordinance Text and Map Amendments

Staff recommends the Planning Commission provide the Bloomington City Council with a positive recommendation to adopt the proposed zoning ordinance text amendments to establish the R-D Downtown Residence District (Case Z-23-20)

Staff recommends the Planning Commission provide the Bloomington City Council with a positive recommendation to adopt map amendments to the Official Zoning Map for multiple properties as presented in Resolution 2020-25 (Case Z-24-20)

Respectfully submitted,
Planning Staff

Attachments:

- Draft Ordinance 2020-__
- Exhibit A-Text Amendment
- Exhibit B-Addresses and map amendments
- Resolution 2020-25
- Legal notices and property owner notices

ORDINANCE NO. 2020 - __

A ORDINANCE AUTHORIZING A TEXT AMENDMENT TO THE BLOOMINGTON ZONING ORDINANCE, CHAPTER 44 OF THE CITY CODE, TO ESTABLISH THE R-D RESIDENTIAL DOWNTOWN DISTRICT, AND FUTURE AUTHORIZING MAP AMENDMENTS TO THE OFFICIAL ZONING MAP FOR PROPERTIES IN THE CITY OF BLOOMINGTON

WHEREAS, the City of Bloomington is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs; and

WHEREAS, pursuant to the Illinois Municipal Code, the City of Bloomington has authority to create and to establish, by ordinance, zoning regulations and districts, and to amend said regulations and districts from time to time; and

WHEREAS, following public testimony during the recent zoning ordinance amendment process in March 2019, it has been determined that the City desires to conduct additional analysis of the R-3B Multifamily Zoning District regulations and application on properties located adjacent to Downtown Bloomington; and

WHEREAS, it was determined that the R-3B Multifamily District may no longer promote and align with the goals of the City of Bloomington Comprehensive Plan 2035 (Resolution 2015-31); and

WHEREAS, the Bloomington Comprehensive Plan 2035 recommends that the City amend its zoning regulations and districts to align with the goals of the Comprehensive Plan; and

WHEREAS, the zoning ordinance is a primary tool for effectuating the goals of the Comprehensive Plan; and

WHEREAS, city staff, working in consultation with the Bloomington Planning Commission, Zoning Board of Appeals, and community stakeholders, provided to the City Council, on September 28, 2020, a draft potential text amendment, as set forth in Exhibit "A"; and

WHEREAS, upon the adoption of text amendments to the Bloomington Zoning Ordinance, the properties, hereinafter described in Exhibit "B", may have zoning classifications that are no longer compatible with the zoning ordinance, therefore requiring amendments to the Official Zoning Map of the City; and

WHEREAS, on September 28, 2020 the City Council passed Resolution 2020-25 initiating a public hearing on the aforementioned text and map amendments; and

WHEREAS, after proper notice was given, the Bloomington Planning Commission conducted a public hearing on said text and map amendments and found said amendments to be in accordance with the goals of the Comprehensive Plan and

recommended Council approve said amendments; and

WHEREAS, pursuant to Chapter 44.17-6 of the Bloomington City Code, the City Council has the power to pass this ordinance and amend to Chapter 44 of the Bloomington City Code and to further amend the Official Zoning Map.

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

1. That the above recitals are incorporated into and made a part of this ORDINANCE as though fully set forth herein.
2. That the text amendment to the Bloomington Zoning Ordinance, Chapter 44 of the Bloomington City Code to establish the R-D, Residential Downtown District as proposed in Exhibit "A" is hereby approved;
2. That the map amendments for multiple properties in the City of Bloomington specified in Exhibit "B", attached hereto and incorporated herein by reference, is hereby approved;
3. That the Ordinance shall be in full force and effective as the time of its passage.

PASSED this ____ day of December 2020.

APPROVED this ____ day of December 2020.

CITY OF BLOOMINGTON

Tari Renner, Mayor

ATTEST

Leslie Smith-Yocum, City Clerk

R-D Downtown Neighborhood Residence District

Recommended Changes for the R-3B Study Area

Purpose and Intent (Section 4-1)

- **R-D Downtown Neighborhood Residence District.** The R-D Downtown Neighborhood Residence District is intended to accommodate primarily residential areas adjacent to Bloomington's Central Business District characterized by a mixture of housing types and scales including large and small lot single-family detached and attached homes as well as low intensity multifamily buildings. New development and redevelopment in the district ~~shall~~ is intended to be supportive of the overall historic character of the area and prioritize the preservation of historic structures. This district allows for the conversion of single-family detached properties to multifamily or office uses to preserve the integrity of historic structures and extend their economic life by allowing owners to justify expenditures for repairs and modernization.

Permitted and Special Uses (Section 4-2)

See attached table.

- **Uses to Add to Table**
 - Residential conversions – 2 units permitted with use provisions, more than 2 units special use
 - Office conversions – special use

Bulk and Site Standards (Section 4-3)

- **Lot Characteristics**
 - **Minimum Lot Width for Lots on Block Fronts with Three (3) or fewer Front Facing Parcels.** The minimum lot width shall be calculated as the average of the front facing lot widths along the opposite side of the street and on the same block, or as the average of the lot widths along the same side of the street and on the adjacent block, whichever is lesser. The widest and narrowest lot widths shall be eliminated in the making of the computation.
 - **Minimum Lot Width for Lots on Block Fronts with Four (4) or more Front Facing Parcels.** The minimum lot width shall be calculated as the average of the lot widths of front facing lots along the same side of the street and on the same block, or 30 feet, whichever is greater. The widest and narrowest lot widths shall be eliminated in the making of the computation.
 - **Minimum Lot Area for Lots on Block Fronts with Three (3) or fewer Front Facing Parcels.** The minimum lot area shall be calculated as the average of the lot areas of front facing lots along the opposite side of the street and on the same block, or as the average of the lot areas of front facing lots along the same side of the street and on the adjacent block, whichever is lesser. The smallest and largest lot areas of the parcels shall be eliminated in the making of the computation.
 - **Minimum Lot Area for Lots on Block Fronts with Four (4) or more Front Facing Parcels.** The minimum lot area shall be calculated as the average of the lot areas of the front facing lots along the same side of the street and on the same block, or 4,500 square feet, whichever is greater. The smallest and largest lot areas of the parcels shall be eliminated in the making of the computation.

- **Minimum Lot Area per Multifamily Unit.** The minimum lot area per multifamily unit shall be one thousand (1,000) square feet.
- **Site Design**
 - **Front Yard for Lots on Block Fronts with Three (3) or fewer Front Facing Parcels.**
The required front yard setback shall be calculated as the average of the existing front yard setbacks as measured from the front lot line to the principal structure, excluding permitted encroachments as detailed in Section 9-4, along the opposite side of the street and on the same block or along the same side of the street and on the adjacent block, whichever is lesser. The shortest and longest setbacks shall be eliminated in the making of the computation.
 - **Front Yard for Lots on Block Fronts with Four (4) or more Front Facing Parcels.**
The required front yard setback shall be calculated as the average of the existing front yard setbacks as measured from the front lot line to the principal structure, excluding permitted encroachments as detailed in Section 9-4, along the same side of the street and on the same block. The shortest and longest setbacks shall be eliminated in the making of the computation.
 - **Through Lots.** Shall provide the required front yard on both streets.
 - **Rear Yard.** A rear yard shall have a depth of not less than fifteen percent of the depth of the lot or twenty-five (25) feet, whichever is greater.
 - **Side Yards.** The required minimum side yard setback shall be ten (10) percent of the lot width or five (5) feet, whichever is greater, and the minimum required combined side yard setback shall be twenty five (25) percent of the lot width, or ten (10) feet, whichever is greater as measured to the exterior wall of the structure.
- **Development Intensity**
 - **Maximum Building Coverage.** 45%
 - **Maximum Building Height.** 45 feet or 4 stories.

Use Provisions (Division 10)

- **Multifamily Conversions**
 - **Size.** Each residential unit shall be a minimum of eight hundred (800) square feet.
 - **Location of Entrances.** Only one entrance shall be located on the front façade of the structure.
 - **Driveways.** Each dwelling unit shall be served by one common driveway connecting all units to a public road or alley.
 - **Parking.** Each dwelling unit shall be required to have a minimum of one (1) off-street parking space. Tandem parking spaces (one car parked behind another) shall be prohibited.
- **Office Conversions**
 - **Location of Entrances.** Only one entrance shall be located on the front façade of the structure.
 - **Outdoor Activity/Storage.** No outdoor activity or storage shall be permitted in conjunction with an office conversion use.
 - **Location of Parking.** All off-street parking, as required by Section 12-8 (E) of this UDO, shall be located in the rear of buildings.
 - **Driveways.** Curb cuts and site vehicular access shall be minimized in frequency and width and shall not dominate the site plan or the property and street frontage.
 - **Traffic.** Office conversion uses shall not create pedestrian, automobile, or truck traffic significantly in excess of the normal amount of the district.
 - **Location of Service, Loading, and Utility Areas.** Service areas, dumpsters, utilities, and the required screening thereof shall not be visible from a right-of-way.
 - **Walkways.** Pedestrian access shall be provided to the building entries and parking areas connecting to the sidewalk at the street frontage.

- o **Signs.** Office conversion uses shall be permitted one (1) monument sign. The sign shall not exceed six (6) square feet in area nor four (4) feet in height. Sign materials shall complement the building materials, colors, and architectural character of the primary structure.

- **Single-Family Detached New Construction**

- o **Orientation.** The main entrance to a single-family detached dwelling shall face the primary street.
- o **Accessory Buildings and Structures.** Garages, accessory dwelling units, and other accessory buildings and structures shall not be located between the front façade of the primary structure and front lot line. Garages shall be accessed from the alley. If alley access is not available garages may be accessed by a single-slab or ribbon driveway connecting the garage to the right-of-way. Single-slab driveways and driveway aprons for single-slab and ribbon driveways shall meet the standards of **Section 4-4(C)(2)(b)**.
- o **Ribbon Driveway Design Standards.**
 - Ribbons shall be a minimum of two (2) feet wide and a maximum of three (3) feet wide.
 - Ribbons shall be a minimum of three (3) feet apart measured from their nearest edges. The space between ribbons shall be planted in turf grass or other ground cover used in the front yard.
 - Ribbons shall be concrete including decorative concrete, patterned concrete, and exposed aggregate concrete, porous asphalt, concrete pavers, paving blocks, or similar materials approved by the City Engineer.
- o **Architecture.** Single-family detached new construction shall be similar in mass and character to abutting properties including roof pitch, eaves, building materials, windows, trim, color and landscaping.
- o **Quality Materials.** Exterior building materials shall be traditional, time- and weather-tested materials and techniques such as but not limited to masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.

- **Single-Family Attached New Construction**

- o **Orientation.** The main entrances to a single-family attached dwelling shall face the primary street. ~~Garages and other accessory uses shall face side yards or be located in the rear of the primary structure.~~
- o ~~**Parking.** A minimum of one (1) of the parking spaces, as required in Section 12-8 (E) of this UDO, shall be provided in an attached or detached garage.~~
- o **Accessory Buildings and Structures.** Garages and other accessory buildings and structures shall be located in the rear of the primary structure. Garages shall be accessed from the alley. If alley access is not available garages may be accessed by a single-slab or ribbon driveway connecting the garage to the right-of-way. Single-slab driveways and driveway aprons for single-slab and ribbon driveways shall meet the standards of **Section 4-4(C)(2)(b)**.
- o **Ribbon Driveway Design Standards.**
 - Ribbons shall be a minimum of two (2) feet wide and a maximum of three (3) feet wide.
 - Ribbons shall be a minimum of three (3) feet apart measured from their nearest edges. The space between ribbons shall be planted in turf grass or other ground cover used in the front yard.
 - Ribbons shall be concrete including decorative concrete, patterned concrete, and exposed aggregate concrete, porous asphalt, concrete pavers, paving blocks, or similar materials approved by the City Engineer.
- o **Architecture.** Single-family attached new construction shall be similar in mass and character to abutting properties including roof pitch, eaves, building materials, windows, trim, color, and landscaping.

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- o **Quality Materials.** Exterior building materials shall be traditional, time- and weather-tested materials and techniques such as but not limited to masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.
- **Multifamily New Construction**
 - o **Orientation.** The main entrance to a multiple-unit dwelling building shall face the primary street.
 - o **Location of Parking.** All off-street parking, as required by Section 12-8 (E) of this UDO, shall be located in the rear of buildings.
 - o **Driveways.** Curb cuts and site vehicular access shall be minimized in frequency and width and shall not dominate the site plan or the property and street frontage.
 - o **Location of Service, Loading, and Utility Areas.** Service areas, dumpsters, utilities, and the required screening thereof shall not be visible from a right-of-way.
 - o **Walkways.** Pedestrian access shall be provided to the building entries and parking areas connecting to the sidewalk at the street frontage.
 - o **Architecture:** Multifamily new construction shall be similar in mass and character to abutting properties including roof pitch, eaves, building materials, windows, trim, color, and landscaping.
 - o **Quality Materials.** Exterior building materials shall be traditional, time- and weather-tested materials and techniques such as but not limited to masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.
- **Accessory Dwelling Unit Conversion and New Construction**
 - o **Primary Residence.** The primary building shall be a single-family detached use and the primary residence of the owner of the property.
 - o **Size.** Accessory dwelling units shall not be greater than eight hundred (800) square feet or fifty (50) percent of the size of the primary building, whichever is less.
 - o **Location.** Accessory dwelling units shall comply with all location requirements for accessory buildings found in Section #-# and Section 9-8.
 - o **Orientation.** Only one (1) entrance shall be located on the front façade of the primary building. Entrances to accessory dwelling units must be located on the side or rear façade.
 - o **Access.** Accessory dwelling units shall be accessed from the alley. If alley access is not available, both the primary building and the accessory dwelling unit shall be served by one (1) common driveway connecting the accessory dwelling unit to a public or private road.
 - o **Parking.** A minimum of one (1) parking space shall be provided for the accessory dwelling unit in addition to the parking space(s) required for the primary building. The parking for the accessory dwelling unit shall not be located in the required front yard setback. A tandem parking space, where one (1) car is parked behind another, with the spaces required for the primary building shall be prohibited.
 - o **Architecture.** Accessory dwelling units shall be similar in character to the primary building and to abutting properties including roof pitch, eaves, building materials, windows, trim, color, and landscaping.

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Commented [JW1]: Reference to Accessory Building and Structure Standards proposed for Single-Family Detached New Construction

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Definitions

- **Multifamily Conversion:** A building originally designed or intended to be used principally as a single-family residence, which has been legally converted into use as a multifamily residence.
- **Office Conversion:** A building originally designed or intended to be used principally as a single-family residence, which has been legally converted into use as a commercial business for any of the following related categories, architecture, engineering, planning, law, interior design, insurance, real estate, or any similar type of profession excluding financial services and medical or dental offices or clinics.

Note

The success of the regulations recommended herein are highly dependent on the administration and enforcement capabilities of the City of Bloomington. In order to ensure that all proposed regulations are

enforceable, it is recommended that the City perform a detailed inventory and analysis to establish an exact accounting of existing conditions, including lot widths, lot areas, setbacks, structure location and orientation, number of units per lot, and number of off-street parking spaces per lot in the proposed R-D Downtown Neighborhood Residence District. This inventory will establish all legal nonconforming structures and uses at the time this ordinance is adopted.

TABLE 4-2(A): RESIDENTIAL DISTRICTS - PERMITTED AND SPECIAL USES										
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	R-D	Reference
Agricultural										
Apiary/Bee Keeping	P	P	P	P	P	P	P	P	P	10-5
Chicken Keeping	S	S	S	S	S	S	S	S	S	10-11
Urban Agriculture						S	S		S	
Urban Garden			P	P	P	P	P	P	P	
RESIDENTIAL										
Household Living										
Dwelling Unit, Accessory									S	10-38
Dwelling Unit, Single-Family	P	P	P	P	P	P	P		P	
Dwelling Unit, Single-Family Attached					S	P	P		P	
Dwelling Unit, Two-Family			S	S	P	P	P		P	
Dwelling Unit, Multiple-Family					S	P	P		P	
Dwelling Unit, Multiple-Family Conversion (2 units)					S				P	10-4039
Dwelling Unit, Multiple-Family Conversion (3+ units)					S				S	10-4039
Manufactured Homes				P						
Mobile Homes								P		
Dwelling Unit, Accessory										
Live/Work Unit							S		S	
Group Living										
Agency Supervised Homes			P	P		S	S		S	10-19
Agency-Operated Family Homes	P	P	P	P	P	P	P		P	10-19
Agency-Operated Group Homes					S	P	P		P	10-19
Convents, Monasteries					S	S	P		P	10-19
Dormitories					S	S	P		P	10-19
Group Homes for Parolees	S	S	S	S	S	S	S	S	S	10-19
INSTITUTIONAL										
Education										
Pre-schools	S	S	S		S	S	S	S	S	
Government										
Government Services and Facilities	P	P	P		P	P	P	P	P	
Police Stations, Fire Stations	P	P	P		P	P	P	P	P	
Religious										
Place of Worship	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	
Cemetery and Columbarium	S	S	S	S	S	S	S	S	S	10-10
Residential-Type										
Domestic Violence Shelter					P	P	P		P	
Home for the Aged						S	S		S	10-19
Other Institutional, Cultural										
Clubs and Lodges							S		S	

Commented [JW2]: Would the City like to consider allowing ADUs in other residential districts? This idea was discussed but not supported by the PC during drafting of the zoning ordinance.

TABLE 4-2(A): RESIDENTIAL DISTRICTS - PERMITTED AND SPECIAL USES

	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	R-D	Reference
Food Pantry							S		S	10-18
RECREATIONAL										
Country Clubs, Golf Clubs, Golf Courses	S	S	S	S	S	S	S	S	S	10-12
Community Center						S	S	S	S	10-13
Parks and Recreation Facilities	P	P	P	P	P	P	P	P	P	
Swimming Clubs						S	S	S	S	
Swimming Pools, Community	S	S	S	S	S	S	S	S	S	10-32
COMMERCIAL										
Entertainment and Hospitality										
Sports and Fitness Establishments						S	S	S	S	10-13
Lodging										
Bed & Breakfast Establishments						S	S		S	10-7
Boarding and Rooming Houses					S	S	P		P	10-19
Offices										
Office Conversion									S	10-4404
Medical or Dental Office or Clinic							S		S	10-24
Medical Laboratory							S		S	
Personal Services										
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.							S ²	S ²	S ²	
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.							S ²	S ²	S ²	
Day Care Centers	S	S	S	S	S	S	S	S	S	
Retail and Service										
Drug Stores and Pharmacies							S ²	S ²	S ²	
Grocery Stores, Supermarkets							S ²	S ²	S ²	
INDUSTRIAL										
Utilities										
Public or Private Utility Facility, Minor	P	P	P		P	P	P	P	P	
Private Solar Energy Conversion Facilities	P	P	P		P	P	P	P	P	10-31
Wireless Communication Facilities	S	S	S		S	S	S	S	S	10-37
1. Maximum permitted height is forty-five (45) feet or three (3) stories, whichever is lower.										
2. The use shall be located within a building containing multiple-family or office uses in the R-3B and R-D Districts and shall not be permitted within a Mobile Home or Dwelling Unit in the R-4 District. In the R-3B and RD Districts, the maximum permitted floor area is one thousand six-hundred (1,600) square feet for Clothing Care; one thousand (1,000) square feet for Personal Care or five thousand (5,000) square feet for Drug Stores, Pharmacies, and Grocery Stores										

Commented [JW3]: Tailoring and shoe repair are appropriate uses in res neighborhoods, but we are concerned that coin operated laundry and dry cleaners are not. Would the City like to separate out these uses to better distinguish between them?

Exhibit "B"				
Common address and PIN for properties to be rezoned				
S.no.	Property Address	City/State	PIN	Proposed Zoning
1	202 W LOCUST	BLOOMINGTON, IL 61701	2104176017	D-2
2	506 E LOCUST ST	BLOOMINGTON, IL 61701	2104232019	R-2
3	508 E LOCUST ST	BLOOMINGTON, IL 61701	2104232020	R-2
4	608 E LOCUST ST	BLOOMINGTON, IL 61701	2104233013	R-2
5	510 E LOCUST ST	BLOOMINGTON, IL 61701	2104232021	R-2
6	409 N Gridley St	BLOOMINGTON, IL 61701	2104271001	R-D
7	409 N Gridley St	BLOOMINGTON, IL 61701	2104271002	R-D
8	409 N Gridley St	Bloomington IL 61701	2104271003	R-D
9	507 W GROVE	BLOOMINGTON, IL, 61701	2104314023	R-D
10	512 W GROVE ST	BLOOMINGTON, IL, 61701-5032	2104318009	R-D
11	514 W GROVE ST	BLOOMINGTON, IL, 61701-5096	2104318008	R-D
12	520 W GROVE ST	BLOOMINGTON, IL, 61701-5032	2104318005	R-D
13	310 S PRAIRIE ST	BLOOMINGTON, IL, 61701-5237	2104453004	R-D
14	313 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104453008	R-D
15	510 W GROVE ST	BLOOMINGTON, IL, 61701-5032	2104318010	R-D
16	516 W GROVE ST	BLOOMINGTON, IL 61701	2104318007	R-D
17	525 W GROVE ST	BLOOMINGTON, IL 61701	2104314014	R-D
18	405 N MASON ST	BLOOMINGTON, IL, 61701-3845	2104160008	R-D
19	401 W JEFFERSON	BLOOMINGTON, IL, 61701	2104161009	R-D

20	305 1/2 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104453005	R-D
21	603-605 W MONROE ST	BLOOMINGTON, IL 61701	2104160012	R-D
22	104 S MASON ST	BLOOMINGTON, IL, 61701-4954	2104314002	R-D
23	609 W MONROE ST	BLOOMINGTON, IL 61701	2104160010	R-D
24	104 N OAK ST	BLOOMINGTON, IL 61701	2104309005	R-D
25	523 W GROVE ST	BLOOMINGTON, IL, 61701-5031	2104314015	R-D
26	407 N MASON ST	BLOOMINGTON, IL 61701	2104160007	R-D
27	509 W OLIVE ST	BLOOMINGTON, IL 61701	2104318022	R-D
28	307 S GRIDLEY ST	BLOOMINGTON, IL, 61701-5222	2104453006	R-D
29	406 N ROOSEVELT AVE	BLOOMINGTON, IL, 61701-3865	2104162014	R-D
30	504 W GROVE ST & 504 1/2	BLOOMINGTON, IL 61701	2104318013	R-D
31	405 N GRIDLEY UNIT F	Bloomington IL 61701	2104269006	R-D
32	401 N GRIDLEY UNIT B	Bloomington IL 61701	2104269002	R-D
33	401 N GRIDLEY UNIT C	Bloomington IL 61701	2104269003	R-D
34	401 N GRIDLEY ST UNIT D	Bloomington IL 61701	2104269004	R-D
35	405 N GRIDLEY UNIT E	Bloomington IL 61701	2104269005	R-D
36	401 N GRIDELY UNIT A	Bloomington IL 61701	2104269001	R-D
37	508 W GROVE ST	BLOOMINGTON, IL 61701	2104318011	R-D
38	518 W GROVE ST	BLOOMINGTON, IL 61701	2104318006	R-D
39	606-608 W WASHINGTON ST	BLOOMINGTON, IL 61701	2104309002	R-D
40	407 N GRIDLEY UNIT A	Bloomington IL 61701	2104270001	R-D
41	407 N GRIDELY UNIT B	Bloomington IL 61701	2104270002	R-D
42	407 N GRIDLEY UNIT C	Bloomington IL 61701	2104270003	R-D

43	406 1/2 N ROOSEVELT AVE	BLOOMINGTON, IL 61701	2104162013	R-D
44	602 W WASHINGTON ST	BLOOMINGTON, IL 61701	2104309004	R-D
45	206 S MASON ST	BLOOMINGTON, IL, 61701-4955	2104318003	R-D
46	604 W FRONT ST	BLOOMINGTON, IL, 61701-5028	2104314006	R-D
47	304 S PRAIRIE ST	BLOOMINGTON, IL, 61701-5237	2104453001	R-D
48	408 N ROOSEVELT AVE	BLOOMINGTON, IL 61701	2104162012	R-D
49	308 S PRAIRIE ST	BLOOMINGTON, IL 61701	2104453003	R-D
50	208 S MASON ST	BLOOMINGTON, IL 61701	2104318004	R-D
51	410 N OAK ST	BLOOMINGTON, IL, 61701-3861	2104160013	R-D
52	407 N LEE ST	BLOOMINGTON, IL, 61701-3835	2104162017	R-D
53	513 W GROVE ST	BLOOMINGTON, IL 61701	2104314020	R-D
54	603 W FRONT ST	BLOOMINGTON, IL 61701	2104309009	R-D
55	506 W GROVE ST	BLOOMINGTON, IL 61701	2104318012	R-D
56	522 W GROVE ST	BLOOMINGTON, IL 61701	2104318001	R-D
57	607 W MONROE ST	BLOOMINGTON, IL 61701	2104160011	R-D
58	611 W MONROE ST	BLOOMINGTON, IL 61701	2104160009	R-D
59	608-610 W MONROE ST	BLOOMINGTON, IL 61701	2104163017	R-D
60	612-614 W MONROE ST	BLOOMINGTON, IL 61701	2104163016	R-D
61	605 W JEFFERSON ST	BLOOMINGTON, IL 61701	2104301016	R-D
62	204 S MASON ST	BLOOMINGTON, IL 61701	2104318002	R-D
63	606 W FRONT ST	BLOOMINGTON, IL 61701	2104314004	R-D
64	608 W FRONT ST	BLOOMINGTON, IL 61701	2104314003	R-D

65	610 W FRONT ST	BLOOMINGTON, IL, 61701-5028	2104314001	R-D
66	512 W FRONT ST	BLOOMINGTON, IL 61701	2104314008	R-D
67	604 1/2 W FRONT ST	BLOOMINGTON, IL, 61701-5028	2104314005	R-D
68	601 W MONROE ST	BLOOMINGTON, IL 61701	2104160015	R-D
69	609 W FRONT ST	BLOOMINGTON, IL 61701	2104309006	R-D
70	302 S PRAIRIE ST	BLOOMINGTON, IL 61701	2104452004	R-D
71	519 W GROVE ST	BLOOMINGTON, IL 61701	2104314017	R-D
72	521 W GROVE ST	BLOOMINGTON, IL, 61701-5031	2104314016	R-D
73	311 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104453007	R-D
74	306 S PRAIRIE ST	BLOOMINGTON, IL, 61701-5237	2104453002	R-D
75	JACKSON	BLOOMINGTON, IL 61701	2104453009	R-D
76	610 W WASHINGTON ST	BLOOMINGTON, IL 61701	2104309001	R-D
77	601 W FRONT ST & 601 ½	BLOOMINGTON, IL 61701	2104309010	R-D
78	605 W FRONT ST	BLOOMINGTON, IL 61701	2104309008	R-D
79	509 W GROVE ST	BLOOMINGTON, IL 61701	2104314022	R-D
80	511 W GROVE ST	BLOOMINGTON, IL 61701	2104314021	R-D
81	605 W OLIVE ST	BLOOMINGTON, IL, 61701-5052	2104318019	R-D
82	603 W OLIVE STREET	BLOOMINGTON, IL, 61701	2104318020	R-D
83	301 E OLIVE ST	BLOOMINGTON, IL 61701	2104452001	R-D
84	303 E OLIVE ST	BLOOMINGTON, IL, 61701-5236	2104452002	R-D
85	616 W MONROE	BLOOMINGTON, IL, 61701	2104163015	R-D
86	604 W WASHINGTON ST	BLOOMINGTON, IL, 61701-3811	2104309003	R-D
87	406 N OAK ST	BLOOMINGTON, IL 61701	2104160014	R-D

88	603 W JEFFERSON ST	BLOOMINGTON, IL, 61701-3828	2104301017	R-D
89	306 N OAK ST	BLOOMINGTON, IL, 61701	2104163020	R-D
90	607 W FRONT ST	BLOOMINGTON, IL, 61701-5027	2104309007	R-D
91	602 W FRONT ST	BLOOMINGTON, IL 61701	2104314007	R-D
92	515 W GROVE ST	BLOOMINGTON, IL 61701	2104314019	R-D
93	517 W GROVE ST	BLOOMINGTON, IL 61701	2104314018	R-D
94	601 W OLIVE ST	BLOOMINGTON, IL 61701	2104318021	R-D
95	607 W OLIVE ST	BLOOMINGTON, IL 61701	2104318018	R-D
96	305 E OLIVE ST	BLOOMINGTON, IL 61701	2104452003	R-D
97	305 S GRIDLEY	BLOOMINGTON, IL, 61701	2104452005	R-D
98	611 W JEFFERSON ST	BLOOMINGTON, IL 61701	2104301027	R-D
99	405 N LEE ST	BLOOMINGTON, IL 61701	2104162005	R-D
100	602 W OLIVE ST	BLOOMINGTON, IL 61701	2104353003	R-D
101	607 W JEFFERSON ST	BLOOMINGTON, IL 61701	2104301028	R-D
102	408-410 N LEE ST	BLOOMINGTON, IL 61701	2104161008	R-D
103	405 N OAK	BLOOMINGTON, IL, 61701	2104161004	R-D
104	407 N OAK ST	BLOOMINGTON, IL 61701	2104161003	R-D
105	601 W JEFFERSON ST	BLOOMINGTON, IL 61701	2104301029	R-D
106	410 E MILL ST	BLOOMINGTON, IL 61701	2104460014	R-D
107	209-211 S MCLEAN ST	BLOOMINGTON, IL 61701	2104418008	R-D
108	406 S GRIDLEY ST	BLOOMINGTON, IL, 61701-5224	2104458006	R-D
109	301 S MCLEAN ST	BLOOMINGTON, IL 61701	2104456007	R-D

110	406 E JACKSON ST	BLOOMINGTON, IL 61701	2104458009	R-D
111	404 E JACKSON ST	BLOOMINGTON, IL 61701	2104458008	R-D
112	412 E MILL ST	BLOOMINGTON, IL, 61701-5337	2104460015	R-D
113	411 E OLIVE ST	BLOOMINGTON, IL, 61701-5360	2104456006	R-D
114	504 S Gridley St	Bloomington, IL, 61701-5225	2104460002	R-D
115	408 E MILL ST	BLOOMINGTON, IL 61701	2104460013	R-D
116	406 E MILL ST	BLOOMINGTON, IL 61701	2104460012	R-D
117	402 E MILL	BLOOMINGTON, IL, 61701	2104460010	R-D
118	405 S MCLEAN ST	BLOOMINGTON, IL, 61701-5332	2104458013	R-D
119	408 E JACKSON ST	BLOOMINGTON, IL 61701	2104458010	R-D
120	409 E MILL ST	BLOOMINGTON, IL, 61701	2104462005	R-D
121	409 E OLIVE ST	BLOOMINGTON, IL 61701	2104456005	R-D
122	405 E TAYLOR ST	BLOOMINGTON, IL 61701	2104458002	R-D
123	210 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104418003	R-D
124	411 E MILL	BLOOMINGTON, IL, 61701	2104462006	R-D
125	407 E OLIVE ST	BLOOMINGTON, IL 61701	2104456004	R-D
126	405 E OLIVE ST	BLOOMINGTON, IL 61701	2104456003	R-D
127	403 S MCLEAN ST	BLOOMINGTON, IL 61701	2104458012	R-D
128	208 S MCLEAN ST	BLOOMINGTON, IL, 61701-5330	2104419008	R-D
129	407 E JACKSON ST	BLOOMINGTON, IL 61701	2104460006	R-D
130	405 E JACKSON ST	BLOOMINGTON, IL 61701	2104460005	R-D
131	403 E JACKSON ST	BLOOMINGTON, IL 61701	2104460004	R-D

132	502 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104460001	R-D
133	404 E MILL ST	BLOOMINGTON, IL 61701-5337	2104460011	R-D
134	407 E Mill St	Bloomington, IL, 61701-5336	2104462004	R-D
135	413 E JACKSON ST	BLOOMINGTON, IL, 61701	2104460009	R-D
136	411 E JACKSON ST	BLOOMINGTON, IL 61701	2104460008	R-D
137	505 S MCLEAN ST	BLOOMINGTON, IL 61701	2104460017	R-D
138	305 S MCLEAN ST	BLOOMINGTON, IL, 61701-5331	2104456016	R-D
139	404 E TAYLOR ST	BLOOMINGTON, IL 61701	2104456011	R-D
140	405 E MILL ST	BLOOMINGTON, IL 61701	2104462003	R-D
141	403 E MILL ST	BLOOMINGTON, IL 61701	2104462002	R-D
142	406 E TAYLOR ST	BLOOMINGTON, IL 61701	2104456012	R-D
143	402 E Jackson St	Bloomington, IL, 61701-5322	2104458007	R-D
144	413 E MILL	BLOOMINGTON, IL, 61701	2104462007	R-D
145	407 S MCLEAN ST	BLOOMINGTON, IL 61701	2104458014	R-D
146	304 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104456019	R-D
147	303 S MCLEAN ST	BLOOMINGTON, IL, 61701-5331	2104456015	R-D
148	307 S MCLEAN ST	BLOOMINGTON, IL 61701	2104456017	R-D
149	409 E TAYLOR ST	BLOOMINGTON, IL, 61701-5361	2104458004	R-D
150	407 E TAYLOR ST	BLOOMINGTON, IL, 61701-5361	2104458003	R-D
151	403 E TAYLOR ST	BLOOMINGTON, IL 61701	2104458001	R-D
152	506 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104460003	R-D
153	408 E TAYLOR ST	BLOOMINGTON, IL, 61701-5362	2104456013	R-D
154	306 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104456008	R-D

155	403 E OLIVE ST	BLOOMINGTON, IL 61701	2104456002	R-D
156	302 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104456018	R-D
157	410 E TAYLOR ST	BLOOMINGTON, IL 61701	2104456014	R-D
158	410 E OAKLAND AVE	BLOOMINGTON, IL 61701	2104462015	R-D
159	408 EAST OAKLAND	BLOOMINGTON, IL, 61701	2104462014	R-D
160	308 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104456010	R-D
161	412 E OAKLAND AVE	BLOOMINGTON, IL, 61701	2104462016	R-D
162	503 S MCLEAN	BLOOMINGTON, IL, 61701	2104460016	R-D
163	409 E JACKSON ST	BLOOMINGTON, IL, 61701-5321	2104460007	R-D
164	306 1/2 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104456009	R-D
165	406 E OAKLAND AVE	BLOOMINGTON, IL 61701	2104462013	R-D
166	609 S MCLEAN	BLOOMINGTON, IL 61701	2104465001	R-D
167	611 S MCLEAN	BLOOMINGTON IL 61701	2104465002	R-D
168	613 S MCLEAN	BLOOMINGTON IL 61701	2104465003	R-D
169	615 S MCLEAN	BLOOMINGTON, IL 61701	2104465004	R-D
170	401 S MCLEAN ST	BLOOMINGTON, IL, 61701-5332	2104458015	R-D
171	409 N GRIDLEY ST UNIT D	BLOOMINGTON, IL 61701	2104272001	R-D
172	409 N GRIDLEY ST UNIT E	BLOOMINGTON IL 61701	2104272002	R-D
173	409 N GRIDLEY ST UNIT F	BLOOMINGTON IL 61701	2104272003	R-D
174	420 E GROVE ST	BLOOMINGTON, IL 61701	2104415014	R-D
175	414-416 E GROVE ST	BLOOMINGTON, IL 61701	2104415012	R-D
176	410 E GROVE ST	BLOOMINGTON, IL 61701	2104415011	R-D
177	510 E GROVE ST	BLOOMINGTON, IL, 61701-5318	2104416012	R-D

178	501 E FRONT ST	BLOOMINGTON, IL 61701	2104416001	R-D
179	704 E WASHINGTON	BLOOMINGTON, IL, 61701	2104430008	R-D
180	608 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104429009	R-D
181	606 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104429008	R-D
182	604 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104429007	R-D
183	602 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104429006	R-D
184	418 E GROVE ST	BLOOMINGTON, IL 61701	2104415013	R-D
185	409 E GROVE ST	BLOOMINGTON, IL, 61701-5315	2104418005	R-D
186	407 E GROVE ST	BLOOMINGTON, IL, 61701	2104418004	R-D
187	503 E GROVE ST	BLOOMINGTON, IL, 61701	2104419002	R-D
188	409 E GROVE ST	BLOOMINGTON, IL, 61701-5315	2104418006	R-D
189	401 E GROVE ST	BLOOMINGTON, IL, 617015315	2104418009	R-D
190	104 S McLean St	Bloomington, IL, 61701-5328	2104416007	R-D
191	610 E FRONT ST	BLOOMINGTON, IL 61701	2104432011	R-D
192	608 E FRONT ST	BLOOMINGTON, IL, 61701-5314	2104432010	R-D
193	103 N EVANS ST	BLOOMINGTON, IL 61701	2104432003	R-D
194	612 E WASHINGTON ST	BLOOMINGTON, IL, 61701-4104	2104429010	R-D
195	512 E OLIVE ST	BLOOMINGTON, IL, 61701-5341	2104419013	R-D
196	510 E OLIVE ST	BLOOMINGTON, IL 61701	2104419012	R-D
197	514 E OLIVE ST	BLOOMINGTON, IL, 61701-5341	2104419017	R-D
198	701 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104433001	R-D
199	507 E FRONT ST	BLOOMINGTON, IL 61701	2104416004	R-D

200	103 S MCLEAN ST	BLOOMINGTON, IL 61701	2104415008	R-D
201	404 1/2 E MONROE ST	BLOOMINGTON, IL 61701	2104263014	R-D
202	203 N CLAYTON ST	BLOOMINGTON, IL 61701	2104430006	R-D
203	613 E JEFFERSON	BLOOMINGTON, IL, 61701	2104429005	R-D
204	511 E GROVE ST	BLOOMINGTON, IL 61701	2104419014	R-D
205	509 E Grove St	Bloomington, IL, 61701-5317	2104419019	R-D
206	505 E FRONT ST	BLOOMINGTON, IL 61701	2104416003	R-D
207	503 E FRONT ST & 503 1/2	BLOOMINGTON, IL 61701	2104416002	R-D
208	101 S MCLEAN ST	BLOOMINGTON, IL 61701	2104415007	R-D
209	204 S MCLEAN ST	BLOOMINGTON, IL 61701	2104419006	R-D
210	703 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104433003	R-D
211	207 S MCLEAN ST	BLOOMINGTON, IL 61701	2104418007	R-D
212	505 E GROVE ST	BLOOMINGTON, IL, 61701-5317	2104419003	R-D
213	501 E GROVE ST	BLOOMINGTON, IL 61701	2104419001	R-D
214	706 E FRONT ST	BLOOMINGTON, IL, 61701-5414	2104433009	R-D
215	704 E FRONT ST	BLOOMINGTON, IL, 61701-5414	2104433013	R-D
216	702 E FRONT ST	BLOOMINGTON, IL, 61701-5414	2104433012	R-D
217	702 E WASHINGTON ST	BLOOMINGTON, IL, 61701-4106	2104430007	R-D
218	710 E FRONT ST	BLOOMINGTON, IL 61701	2104433011	R-D
219	612 E FRONT ST	BLOOMINGTON, IL, 61701-5314	2104432012	R-D
220	611 E WASHINGTON ST	BLOOMINGTON, IL, 61701-4103	2104432006	R-D
221	609 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104432005	R-D
222	607 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104432004	R-D

223	605 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104432002	R-D
224	504 E GROVE ST	BLOOMINGTON, IL 61701	2104416009	R-D
225	609 E JEFFERSON	BLOOMINGTON, IL, 61701	2104429004	R-D
226	601 E JEFFERSON ST	BLOOMINGTON, IL 61701	2104429001	R-D
227	508 E OLIVE ST	BLOOMINGTON, IL 61701	2104419011	R-D
228	208 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104418010	R-D
229	507 E GROVE ST	BLOOMINGTON, IL, 61701-5317	2104419018	R-D
230	206 S MCLEAN ST	BLOOMINGTON, IL 61701	2104419007	R-D
231	508 E GROVE ST	BLOOMINGTON, IL, 61701	2104416011	R-D
232	506 E GROVE ST	BLOOMINGTON, IL 61701	2104416010	R-D
233	606 E FRONT ST	BLOOMINGTON, IL 61701	2104432009	R-D
234	512-518 E GROVE ST	BLOOMINGTON, IL 61701	2104416013	R-D
235	602 E FRONT ST	BLOOMINGTON, IL 61701	2104432007	R-D
236	502 E GROVE ST	BLOOMINGTON, IL, 61701-5318	2104416008	R-D
237	203 S EVANS ST	BLOOMINGTON, IL 61701	2104419015	R-D
238	708 E FRONT ST APT 1	BLOOMINGTON, IL, 61701-5407	2104433010	R-D
239	205 S. EVANS	BLOOMINGTON, IL, 61701	2104419016	R-D
240	701 1/2 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104433002	R-D
241	601 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104432001	R-D
242	506 E OLIVE ST	BLOOMINGTON, IL 61701	2104419010	R-D
243	504 E OLIVE ST	BLOOMINGTON, IL, 61701-5341	2104419009	R-D
244	607 E JEFFERSON ST	BLOOMINGTON, IL 61701	2104429003	R-D
245	603 E JEFFERSON ST	BLOOMINGTON, IL 61701	2104429002	R-D

246	604 E FRONT ST	BLOOMINGTON, IL, 61701-5314	2104432008	R-D
247	407 N GRIDLEY UNIT F	BLOOMINGTON IL 61701	2104273003	R-D
248	407 N GRIDLEY UNIT D	BLOOMINGTON IL 61701	2104273001	R-D
249	407 N GRIDLEY UNIT E	BLOOMINGTON IL 61701	2104273002	R-D
250	402 E GROVE ST	BLOOMINGTON, IL, 61701-5316	2104415016	R-D
251	404 E MONROE UNIT 2	BLOOMINGTON IL 61701	2104274002	R-D
252	404 E MONROE UNIT 3	BLOOMINGTON IL 61701	2104274003	R-D
253	404 E MONROE UNIT 1	BLOOMINGTON IL 61701	2104274001	R-D
254	602 S GRIDLEY ST	BLOOMINGTON, IL, 61701-5227	2104462020	R-D
255	710 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104430015	R-D

RESOLUTION NO. 2020 - 25

A RESOLUTION AUTHORIZING THE INITIATION OF A TEXT AMENDMENT TO THE BLOOMINGTON ZONING ORDINANCE, CHAPTER 44 OF THE CITY CODE, TO ESTABLISH THE R-D DOWNTOWN RESIDENTIAL DISTRICT, AND FUTURE AUTHORIZING THE INITIATION OF MAP AMENDMENTS TO THE OFFICIAL ZONING MAP FOR PROPERTIES IN THE CITY OF BLOOMINGTON

WHEREAS, the City of Bloomington is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs; and

WHEREAS, pursuant to the Illinois Municipal Code, the City of Bloomington has authority to create and to establish, by ordinance, zoning regulations and districts, and to amend said regulations and districts from time to time; and

WHEREAS, following public testimony during the recent zoning ordinance amendment process in March 2019, it has been determined that the City desires to conduct additional analysis of the R-3B Multifamily Zoning District regulations and application on properties located adjacent to Downtown Bloomington; and

WHEREAS, it was determined that the R-3B Multifamily District may no longer promote and align with the goals of the City of Bloomington Comprehensive Plan 2035 (Resolution 2015-31); and

WHEREAS, the Bloomington Comprehensive Plan 2035 recommends that the City amend its zoning regulations and districts to align with the goals of the Comprehensive Plan; and

WHEREAS, the zoning ordinance is a primary tool for effectuating the goals of the Comprehensive Plan; and

WHEREAS, City staff, working in consultation with the Bloomington Planning Commission, Zoning Board of Appeals, and community stakeholders, have provided to the City Council, on September 28, 2020, a draft potential text amendment, as set forth in Exhibit "A"; and

WHEREAS, the draft text amendment may be subject to revision or amendment through the public hearing and adoption process; and

WHEREAS, upon the adoption of text amendments to the Bloomington Zoning Ordinance, the properties, hereinafter described in Exhibit "B", may have zoning classifications that are no longer compatible with the zoning ordinance, therefore requiring amendments to the Official Zoning Map of the City; and

WHEREAS, pursuant to Chapter 44.17-6 of the Bloomington City Code, the City Council

has the power to pass this resolution to initiate a comprehensive text amendment to Chapter 44 of the Bloomington City Code and to initiate map amendments to the Official Zoning Map, and to direct the Bloomington Planning Commission to hold public hearings on said amendments.


NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bloomington, McLean County, Illinois:

1. That the above recitals are incorporated into and made a part of this Resolution as though fully set forth herein.
2. That the City Council directs City staff to initiate the process for adoption of a text amendment to the Bloomington Zoning Ordinance, Chapter 44 of the Bloomington City Code to establish the R-D, Downtown Residential District.
3. That the City Council directs City staff to initiate the map amendment process for multiple properties in the City of Bloomington specified in Exhibit "B", attached hereto and incorporated herein by reference.
4. That the Bloomington Planning Commission shall hold public hearings, after due notice as required by law, on said text and map amendments.

PASSED this 28th day of September 2020.

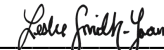
APPROVED this 30th day of September 2020.

CITY OF BLOOMINGTON



Tari Renner, Mayor

ATTEST



Leslie Smith-Yocum, City Clerk



CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
Planning Commission
OCTOBER 28, 2020

Notice is hereby given that the Bloomington Planning Commission will hold two virtual public hearings initiated by the Bloomington City Council (Resolution 2020-25) on:

- 1) a text amendment to the Bloomington Zoning Ordinance, Chapter 44 of the Bloomington City Code, establishing the R-D, Downtown Residence District and
- 2) map amendments to the Official Zoning Map for properties in the City of Bloomington (listed below).

Said public hearings will be held during the regular meeting of the Bloomington Planning Commission on Wednesday, October 28, 2020 at 4:00 p.m. at www.cityblm.org/live. The Resolution is available for review online <https://www.cityblm.org/planning>. Project information is also available online at <https://www.cityblm.org/government/departments/community-development/r-3b-analysis>. To provide testimony on this item please register at least 15 minutes in advance of the start of the hearing at <https://www.cityblm.org/register>.

Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. Physical attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

Common address and PIN for properties to be rezoned from R-3B

S.NO.	PROPERTY ADDRESS	CITY/STATE	PIN	PROPOSED ZONING	S.NO.	PROPERTY ADDRESS	CITY/STATE	PIN	PROPOSED ZONING
1	202 W LOCUST	BLOOMINGTON, IL	61701	D-2	141	403 E MILL ST	BLOOMINGTON, IL	61701	R-D
2	508 E LOCUST ST	BLOOMINGTON, IL	61701	R-2	142	406 E TAYLOR ST	BLOOMINGTON, IL	61701	R-D
3	508 E LOCUST ST	BLOOMINGTON, IL	61701	R-2	143	402 E JACKSON ST	BLOOMINGTON, IL	61701-5322	R-D
4	608 E LOCUST ST	BLOOMINGTON, IL	61701	R-2	144	413 E MILL ST	BLOOMINGTON, IL	61701	R-D
5	510 E LOCUST ST	BLOOMINGTON, IL	61701	R-2	145	407 S MCLEAN ST	BLOOMINGTON, IL	61701	R-D
6	408 N GRIDLEY ST	BLOOMINGTON, IL	61701	R-D	146	304 S GRIDLEY ST	BLOOMINGTON, IL	61701	R-D
7	409 N GRIDLEY ST	BLOOMINGTON, IL	61701	R-D	147	303 S MCLEAN ST	BLOOMINGTON, IL	61701-5331	R-D
8	409 N GRIDLEY ST	BLOOMINGTON, IL	61701	R-D	148	307 S MCLEAN ST	BLOOMINGTON, IL	61701	R-D
9	507 W GROVE	BLOOMINGTON, IL	61701	R-D	149	409 E TAYLOR ST	BLOOMINGTON, IL	61701-5361	R-D
10	512 W GROVE ST	BLOOMINGTON, IL	61701-5032	R-D	150	407 E TAYLOR ST	BLOOMINGTON, IL	61701-5361	R-D
11	514 W GROVE ST	BLOOMINGTON, IL	61701-5096	R-D	151	403 E TAYLOR ST	BLOOMINGTON, IL	61701	R-D
12	520 W GROVE ST	BLOOMINGTON, IL	61701-5032	R-D	152	506 S GRIDLEY ST	BLOOMINGTON, IL	61701	R-D
13	310 S PRAIRIE ST	BLOOMINGTON, IL	61701-5237	R-D	153	408 E TAYLOR ST	BLOOMINGTON, IL	61701-5362	R-D
14	313 S GRIDLEY ST	BLOOMINGTON, IL	61701	R-D	154	306 S GRIDLEY ST	BLOOMINGTON, IL	61701	R-D
15	510 W GROVE ST	BLOOMINGTON, IL	61701-5032	R-D	155	403 E OLIVE ST	BLOOMINGTON, IL	61701	R-D
16	516 W GROVE ST	BLOOMINGTON, IL	61701	R-D	156	302 S GRIDLEY ST	BLOOMINGTON, IL	61701	R-D
17	525 W GROVE ST	BLOOMINGTON, IL	61701	R-D	157	410 E TAYLOR ST	BLOOMINGTON, IL	61701	R-D
18	405 N MASON ST	BLOOMINGTON, IL	61701-3845	R-D	158	410 E OAKLAND AVE	BLOOMINGTON, IL	61701	R-D
19	401 W JEFFERSON	BLOOMINGTON, IL	61701	R-D	159	408 EAST OAKLAND	BLOOMINGTON, IL	61701	R-D
20	305 1/2 S GRIDLEY ST	BLOOMINGTON, IL	61701	R-D	160	308 S GRIDLEY ST	BLOOMINGTON, IL	61701	R-D
21	603-605 W MONROE ST	BLOOMINGTON, IL	61701	R-D	161	412 E OAKLAND AVE	BLOOMINGTON, IL	61701	R-D
22	104 S MASON ST	BLOOMINGTON, IL	61701-4954	R-D	162	503 S MCLEAN	BLOOMINGTON, IL	61701	R-D
23	609 W MONROE ST	BLOOMINGTON, IL	61701	R-D	163	409 E JACKSON ST	BLOOMINGTON, IL	61701-5321	R-D
24	104 N OAK ST	BLOOMINGTON, IL	61701	R-D	164	306 1/2 S GRIDLEY ST	BLOOMINGTON, IL	61701	R-D
25	523 W GROVE ST	BLOOMINGTON, IL	61701-5031	R-D	165	406 E OAKLAND AVE	BLOOMINGTON, IL	61701	R-D
26	407 N MASON ST	BLOOMINGTON, IL	61701	R-D	166	609 S MCLEAN	BLOOMINGTON, IL	61701	R-D
27	509 W OLIVE ST	BLOOMINGTON, IL	61701	R-D	167	611 S MCLEAN	BLOOMINGTON, IL	61701	R-D
28	307 S GRIDLEY ST	BLOOMINGTON, IL	61701-5222	R-D	168	613 S MCLEAN	BLOOMINGTON, IL	61701	R-D
29	406 N ROOSEVELT AVE	BLOOMINGTON, IL	61701-3865	R-D	169	615 S MCLEAN	BLOOMINGTON, IL	61701	R-D
30	504 W GROVE ST & 504 1/2	BLOOMINGTON, IL	61701	R-D	170	401 S MCLEAN ST	BLOOMINGTON, IL	61701-5332	R-D
31	405 N GRIDLEY UNIT F	BLOOMINGTON, IL	61701	R-D	171	409 N GRIDLEY ST UNIT D	BLOOMINGTON, IL	61701	R-D
32	401 N GRIDLEY UNIT B	BLOOMINGTON, IL	61701	R-D	172	409 N GRIDLEY ST UNIT E	BLOOMINGTON, IL	61701	R-D
33	401 N GRIDLEY UNIT C	BLOOMINGTON, IL	61701	R-D	173	409 N GRIDLEY ST UNIT F	BLOOMINGTON, IL	61701	R-D
34	401 N GRIDLEY UNIT D	BLOOMINGTON, IL	61701	R-D	174	420 E GROVE ST	BLOOMINGTON, IL	61701	R-D
35	405 N GRIDLEY UNIT E	BLOOMINGTON, IL	61701	R-D	175	414-416 E GROVE ST	BLOOMINGTON, IL	61701	R-D
36	401 N GRIDLEY UNIT A	BLOOMINGTON, IL	61701	R-D	176	410 E GROVE ST	BLOOMINGTON, IL	61701	R-D
37	508 W GROVE ST	BLOOMINGTON, IL	61701	R-D	177	510 E GROVE ST	BLOOMINGTON, IL	61701-5318	R-D
38	518 W GROVE ST	BLOOMINGTON, IL	61701	R-D	178	501 E FRONT ST	BLOOMINGTON, IL	61701	R-D
39	606-608 W WASHINGTON ST	BLOOMINGTON, IL	61701	R-D	179	704 E WASHINGTON	BLOOMINGTON, IL	61701	R-D
40	407 N GRIDLEY UNIT A	BLOOMINGTON, IL	61701	R-D	180	608 E WASHINGTON ST	BLOOMINGTON, IL	61701	R-D
41	407 N GRIDLEY UNIT B	BLOOMINGTON, IL	61701	R-D	181	606 E WASHINGTON ST	BLOOMINGTON, IL	61701	R-D
42	407 N GRIDLEY UNIT C	BLOOMINGTON, IL	61701	R-D	182	604 E WASHINGTON ST	BLOOMINGTON, IL	61701	R-D
43	406 1/2 N ROOSEVELT AVE	BLOOMINGTON, IL	61701	R-D	183	602 E WASHINGTON ST	BLOOMINGTON, IL	61701	R-D
44	602 W WASHINGTON ST	BLOOMINGTON, IL	61701	R-D	184	418 E GROVE ST	BLOOMINGTON, IL	61701	R-D
45	206 S MASON ST	BLOOMINGTON, IL	61701-4955	R-D	185	409 E GROVE ST	BLOOMINGTON, IL	61701-5315	R-D
46	604 W FRONT ST	BLOOMINGTON, IL	61701-5028	R-D	186	407 E GROVE ST	BLOOMINGTON, IL	61701	R-D
47	304 S PRAIRIE ST	BLOOMINGTON, IL	61701-5237	R-D	187	503 E GROVE ST	BLOOMINGTON, IL	61701	R-D
48	408 N ROOSEVELT AVE	BLOOMINGTON, IL	61701	R-D	188	409 E GROVE ST	BLOOMINGTON, IL	61701-5315	R-D
49	308 S PRAIRIE ST	BLOOMINGTON, IL	61701	R-D	189	401 E GROVE ST	BLOOMINGTON, IL	61701-5315	R-D
50	208 S MASON ST	BLOOMINGTON, IL	61701	R-D	190	104 S MCLEAN ST	BLOOMINGTON, IL	61701-5328	R-D
51	410 N OAK ST	BLOOMINGTON, IL	61701-3861	R-D	191	610 E FRONT ST	BLOOMINGTON, IL	61701	R-D
52	407 N LEE ST	BLOOMINGTON, IL	61701-3835	R-D	192	608 E FRONT ST	BLOOMINGTON, IL	61701-5314	R-D
53	513 W GROVE ST	BLOOMINGTON, IL	61701	R-D	193	103 N EVANS ST	BLOOMINGTON, IL	61701	R-D
54	603 W FRONT ST	BLOOMINGTON, IL	61701	R-D	194	612 E WASHINGTON ST	BLOOMINGTON, IL	61701-4104	R-D
55	506 W GROVE ST	BLOOMINGTON, IL	61701	R-D	195	512 E OLIVE ST	BLOOMINGTON, IL	61701-5341	R-D
56	522 W GROVE ST	BLOOMINGTON, IL	61701	R-D	196	510 E OLIVE ST	BLOOMINGTON, IL	61701	R-D
57	607 W MONROE ST	BLOOMINGTON, IL	61701	R-D	197	514 E OLIVE ST	BLOOMINGTON, IL	61701-5341	R-D
58	611 W MONROE ST	BLOOMINGTON, IL	61701	R-D	198	701 E WASHINGTON ST	BLOOMINGTON, IL	61701	R-D
59	608-610 W MONROE ST	BLOOMINGTON, IL	61701	R-D	199	507 E FRONT ST	BLOOMINGTON, IL	61701	R-D
60	612-614 W MONROE ST	BLOOMINGTON, IL	61701	R-D	200	103 S MCLEAN ST	BLOOMINGTON, IL	61701	R-D
61	605 W JEFFERSON ST	BLOOMINGTON, IL	61701	R-D	201	404 1/2 E MONROE ST	BLOOMINGTON, IL	61701	R-D
62	204 S MASON ST	BLOOMINGTON, IL	61701	R-D	202	203 N CLAYTON ST	BLOOMINGTON, IL	61701	R-D
63	606 W FRONT ST	BLOOMINGTON, IL	61701	R-D	203	613 E JEFFERSON ST	BLOOMINGTON, IL	61701	R-D
64	608 W FRONT ST	BLOOMINGTON, IL	61701	R-D	204	511 E GROVE ST	BLOOMINGTON, IL	61701	R-D
65	610 W FRONT ST	BLOOMINGTON, IL	61701-5028	R-D	205	509 E GROVE ST	BLOOMINGTON, IL	61701-5317	R-D
66	512 W FRONT ST	BLOOMINGTON, IL	61701	R-D	206	505 E FRONT ST	BLOOMINGTON, IL	61701	R-D
67	604 1/2 W FRONT ST	BLOOMINGTON, IL	61701-5028	R-D	207	503 E FRONT ST & 503 1/2	BLOOMINGTON, IL	61701	R-D
68	601 W MONROE ST	BLOOMINGTON, IL	61701	R-D	208	101 S MCLEAN ST	BLOOMINGTON, IL	61701	R-D
69	609 W FRONT ST	BLOOMINGTON, IL	61701	R-D	209	204 S MCLEAN ST	BLOOMINGTON, IL	61701	R-D
70	302 S PRAIRIE ST	BLOOMINGTON, IL	61701	R-D	210	703 E WASHINGTON ST	BLOOMINGTON, IL	61701	R-D
71	519 W GROVE ST	BLOOMINGTON, IL	61701	R-D	211	207 S MCLEAN ST	BLOOMINGTON, IL	61701	R-D
72	521 W GROVE ST	BLOOMINGTON, IL	61701-5031	R-D	212	505 E GROVE ST	BLOOMINGTON, IL	61701-5317	R-D
73	311 S GRIDLEY ST	BLOOMINGTON, IL	61701	R-D	213	501 E GROVE ST	BLOOMINGTON, IL	61701	R-D
74	306 S PRAIRIE ST	BLOOMINGTON, IL	61701-5237	R-D	214	706 E FRONT ST	BLOOMINGTON, IL	61701-5414	R-D
75	(MARIA LITTE PARK) JACKSON	BLOOMINGTON, IL	61701	R-D	215	704 E FRONT ST	BLOOMINGTON, IL	61701-5414	R-D
76	610 W WASHINGTON ST	BLOOMINGTON, IL	61701	R-D	216	702 E FRONT ST	BLOOMINGTON, IL	61701-5414	R-D
77	601 W FRONT ST & 601 1/2	BLOOMINGTON, IL	61701	R-D	217	702 E WASHINGTON ST	BLOOMINGTON, IL	61701-4106	R-D
78	605 W FRONT ST	BLOOMINGTON, IL	61701	R-D	218	710 E FRONT ST	BLOOMINGTON, IL	61701	R-D
79	509 W GROVE ST	BLOOMINGTON, IL	61701	R-D	219	612 E FRONT ST	BLOOMINGTON, IL	61701-5314	R-D
80	511 W GROVE ST	BLOOMINGTON, IL	61701	R-D	220	611 E WASHINGTON ST	BLOOMINGTON, IL	61701-4103	R-D
81	605 W OLIVE ST	BLOOMINGTON, IL	61701-5052	R-D	221	609 E WASHINGTON ST	BLOOMINGTON, IL	61701	R-D
82	603 W OLIVE STREET	BLOOMINGTON, IL	61701	R-D	222	607 E WASHINGTON ST	BLOOMINGTON, IL	61701	R-D
83	301 E OLIVE ST	BLOOMINGTON, IL	61701	R-D	223	605 E WASHINGTON ST	BLOOMINGTON, IL	61701	R-D
84	303 E OLIVE ST	BLOOMINGTON, IL	61701-5236	R-D	224	504 E GROVE ST	BLOOMINGTON, IL	61701	R-D
85	616 W MONROE	BLOOMINGTON, IL	61701	R-D	225	609 E JEFFERSON ST	BLOOMINGTON, IL	61701	R-D
86	604 W WASHINGTON ST	BLOOMINGTON, IL	61701-3811	R-D	226	601 E JEFFERSON ST	BLOOMINGTON, IL	61701	R-D
87	406 N OAK ST	BLOOMINGTON, IL	61701	R-D	227	508 E OLIVE ST	BLOOMINGTON, IL	61701	R-D
88	603 W JEFFERSON ST	BLOOMINGTON, IL	61701-3828	R-D	228	208 S GRIDLEY ST	BLOOMINGTON, IL	61701	R-D
89	306 N OAK ST	BLOOMINGTON, IL	61701	R-D	229	507 E GROVE ST	BLOOMINGTON, IL	61701-5317	R-D
90	607 W FRONT ST	BLOOMINGTON, IL	61701-5027	R-D	230	206 S MCLEAN ST	BLOOMINGTON, IL	61701	R-D
91	602 W FRONT ST	BLOOMINGTON, IL	61701	R-D	231	508 E GROVE ST	BLOOMINGTON, IL	61701	R-D
92	515 W GROVE ST	BLOOMINGTON, IL	61701	R-D	232	506 E GROVE ST	BLOOMINGTON, IL	61701	R-D
93	517 W GROVE ST	BLOOMINGTON, IL	61701	R-D	233	606 E FRONT ST	BLOOMINGTON, IL	61701	R-D
94	601 W OLIVE ST	BLOOMINGTON, IL	61701	R-D	234	512-518 E GROVE ST	BLOOMINGTON, IL	61701	R-D
95	607 W OLIVE ST	BLOOMINGTON, IL	61701	R-D	235	602 E FRONT ST	BLOOMINGTON, IL	61701	R-D
96	305 E OLIVE ST	BLOOMINGTON, IL	61701	R-D	236	502 E GROVE ST	BLOOMINGTON, IL	61701-5318	R-D
97	305 S GRIDLEY	BLOOMINGTON, IL	61701	R-D	237	203 S EVANS ST	BLOOMINGTON, IL	61701	R-D
98	611 W JEFFERSON ST	BLOOMINGTON, IL	61701	R-D	238	708 E FRONT ST APT 1	BLOOMINGTON, IL	61701-5407	R-D
99	405 N LEE ST	BLOOMINGTON, IL	61701	R-D	239	205 S EVANS ST	BLOOMINGTON, IL	61701	R-D
100	602 W OLIVE ST	BLOOMINGTON, IL	61701	R-D	240	701 1/2 E WASHINGTON ST	BLOOMINGTON, IL	61701	R-D
101	607 W JEFFERSON ST	BLOOMINGTON, IL	61701	R-D	241	601 E WASHINGTON ST	BLOOMINGTON, IL	61701	R-D
102	408-410 N LEE ST	BLOOMINGTON, IL	61701	R-D	242	506 E OLIVE ST	BLOOMINGTON, IL	61701	R-D
103	405 N OAK ST	BLOOMINGTON, IL	61701	R-D	243	504 E OLIVE ST	BLOOMINGTON, IL	61701-5341	R-D
104	607 N OAK ST	BLOOMINGTON, IL	61701	R-D	244	607 E JEFFERSON ST	BLOOMINGTON, IL	61701	R-D
105	401 W JEFFERSON ST	BLOOMINGTON, IL	61701	R-D	245	603 E JEFFERSON ST	BLOOMINGTON, IL	61701	R-D
106	410 E MILL ST	BLOOMINGTON, IL	61701	R-D	246	604 E FRONT ST	BLOOMINGTON, IL	61701-5314	R-D
107	209-211 S MCLEAN ST	BLOOMINGTON, IL	61701	R-D	247	407 N GRIDLEY UNIT F	BLOOMINGTON, IL	61701	R-D
108	406 S GRIDLEY ST	BLOOMINGTON, IL	61701-5224	R-D	248	407 N GRIDLEY UNIT D	BLOOMINGTON, IL	61701	R-D
109	301 S MCLEAN ST	BLOOMINGTON, IL	61701	R-D	249	407 N GRIDLEY UNIT E	BLOOMINGTON, IL	61701	R-D
110	406 E JACKSON ST	BLOOMINGTON, IL	61701	R-D	250	402 E GROVE ST	BLOOMINGTON, IL	61701-5316	R-D
111	404 E JACKSON ST	BLOOMINGTON, IL	61701	R-D	251	404 E MONROE UNIT 2	BLOOMINGTON, IL	61701	R-D
112	412 E MILL ST	BLOOMINGTON, IL	61701-5337	R-D	252	404 E MONROE UNIT 3	BLOOMINGTON, IL	61701	R-D
113	411 E OLIVE ST	BLOOMINGTON, IL	61701-5360	R-D	253	404 E MONROE UNIT 1	BLOOMINGTON, IL	61701	R-D
114	504 S GRIDLEY ST								



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

October 15, 2020

SUBJECT: NOTICE OF PUBLIC HEARINGS

Dear Property Owner:

This letter serves as notice that the City of Bloomington Planning Commission will hold two virtual public hearings initiated by the Bloomington City Council (Resolution 2020-25) on:

- 1). Text amendment to the Bloomington Zoning Ordinance, Chapter 44 of the Bloomington City Code, establishing the R-D, Downtown Residence District and
- 2). Map amendments to the Official Zoning Map for properties in the City of Bloomington

You are receiving this notice since you own property that is currently zoned R-3B and proposed to be changed to D-2. Information regarding the proposed R-D Downtown Residence District is available online at <https://www.cityblm.org/government/departments/community-development/r-3b-analysis>. The proposed district is the result of an investigation of the existing R-3B Zoning District standards.

Said public hearings will be held during the regular meeting of the Bloomington Planning Commission on Wednesday, October 28, 2020 at 4:00 p.m. at www.cityblm.org/live. The Resolution is available for review online <https://www.cityblm.org/planning>. To provide testimony on this item please register at least 15 minutes in advance of the start of the hearing at <https://www.cityblm.org/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. Physical attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

The agenda and information packet for the hearings will be available approximately one week prior to the Commission meeting on the City of Bloomington website at www.cityblm.org. Please send questions and/or comments to planning@cityblm.org

The City of Bloomington will also host two virtual public meeting/Q&A on the proposed text amendment and map amendments on Tuesday, October 27, 2020 from 5-6 PM and from 6:30-7:30 PM. The public meeting will be hosted through Zoom and livestreamed online at www.cityblm.org/live. Participants must register in advance to receive the Zoom information. Participants may also participate in person at City Hall 109 E Olive Street. A



Economic & Community Development
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115 E Washington St, Ste 201
Bloomington IL 61701

call-in option will be available, however this method will have less opportunity for dialog and will also require registration prior to participation at www.cityblm.org/register.

Please note that public hearings 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.

Should you have any additional questions, please feel free to contact us at 309-434-2226 or email planning@cityblm.org.

Respectfully,
Economic & Community Development Department



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Respectfully,
Economic & Community Development Department

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MILLER, ANNETT TRUSTEE 32 COUNTRY CLUB PL BLOOMINGTON, IL, 61701-3402	BUTZIRUS, BRAD P O BOX 6226 BLOOMINGTON, IL, 61702-6226	CHANDLER, CURTIS 24 NICOLE CT BLOOMINGTON, IL, 61701-1575
ADAME, VINCENTE 1111 E GROVE ST BLOOMINGTON, IL, 61701	BUTZIRUS, BRAD P O BOX 6226 BLOOMINGTON, IL, 61702-6226	CRABWELL PROPERTIES LLC, 1501 DONEGAL DR NORMAL, IL, 61761-2204
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BUCHANON, ROSE 2512 OLD PEORIA CT BLOOMINGTON, IL, 61705-5016	MULCAHEY, DAVID 603 W OLIVE STREET BLOOMINGTON, IL, 617015052	RINKENBERGER, PAUL 309 LOW ST BLOOMINGTON, IL, 61701-4952
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MADGY JUEL, LLC, 106 E BEAUFORT ST NORMAL, IL, 61761-3027	BUTZIRUS, BRAD PO BOX 913 BLOOMINGTON, IL, 61702-0913	ELTERICH, JOHN 409 E GROVE ST BLOOMINGTON, IL, 61701
NOVOTNY, BRIAN 2 BOONE CT NORMAL, IL, 61761-3906	PETSAS, MICHAEL 3018 ROBERT ST BLOOMINGTON, IL, 61704-8627	ADEKOYA, TONY & DEBORAH 3 HANEY CT BLOOMINGTON, IL, 61701-4983
AGUAS, JOSE 309 STANHOPE LN NORMAL, IL, 61761-4832	RICE, RUTH L 612 E FRONT ST BLOOMINGTON, IL, 61701-5314	WUM PROPERTIES 26 BAY POINTE DR BLOOMINGTON, IL, 617041448
NORTH GRIDLEY HILL CONDO ASSOC, 401 N GRIDLEY ST BLOOMINGTON, IL, 61701	DAVIS, MARSHA 36 PEBBLEBROOK COURT BLOOMINGTON, IL, 61704	GANNAWAY, RONALD 304 GARDEN RD NORMAL, IL, 617612332
DOBSKI, STEVEN 28 GRAPE VINE LN BLOOMINGTON, IL, 61704-8529	HUGHART, VERNE 309 N BROADWAY ST HUDSON, IL, 61748-9157	BRADLEY PARK-MCLEAN, C/O REDBIRD PROPERTY MGT. 200 N. LINDEN NORMAL, IL, 61761
TFI, LLC 3105 CUMBRIA DR BLOOMINGTON, IL, 617041266	RICE, LORENE 612 E FRONT ST BLOOMINGTON, IL, 61701	PATTERSON, CORY & KATHERINE 2104 HACKBERRY RD BLOOMINGTON, IL, 61704-2788
MK2 PROPERTIES LLC, 3105 CUMBRIA DR BLOOMINGTON, IL, 61704	CAVALERA, CHASE 1406 W WOOD ST BLOOMINGTON, IL, 61701-6366	GRUBER, RONALD 3281 BUTTERFLY DR NORMAL, IL, 61761-9479

OKAI, ISAAC
409 N. Gridley, Unit A
Bloomington, IL 61701

GARCIA, JESUS
507 W GROVE
BLOOMINGTON, IL, 61701

ZUNIGA, AMELIA MARCIELA COLUMNA
520 W GROVE ST
BLOOMINGTON, IL, 61701-5032

MINOR, CARL
405 N MASON ST
BLOOMINGTON, IL, 61701-3845

PIERCY, WAYNE
523 W GROVE ST
BLOOMINGTON, IL, 61701-5031

CUNNINGHAM, KELLI
206 S MASON ST
BLOOMINGTON, IL, 61701-4955

ELLIOTT, LOGAN
410 N OAK ST
BLOOMINGTON, IL, 61701-3861

ELWELL, RICHARD L
604 1/2 W FRONT ST
BLOOMINGTON, IL, 61701-5028

MORRIS, PATRICIA & DANNY
605 W OLIVE ST
BLOOMINGTON, IL, 61701-5052

LABYRINTH OUTREACH, SERVICES TO
WOMEN
616 W MONROE
BLOOMINGTON, IL, 61701

HENSLEY, COLLEEN
409 N. Gridley, Unit B
Bloomington, IL 61701

BROWN, ALLEN
512 W GROVE ST
BLOOMINGTON, IL, 61701-5032

BACK, JONI
310 S PRAIRIE ST
BLOOMINGTON, IL, 61701-5237

FIRST CHRISTIAN CHURCH
401 W JEFFERSON
BLOOMINGTON, IL, 61701

PIERCE, TONYA
307 S GRIDLEY ST
BLOOMINGTON, IL, 61701-5222

WEISS, MICK
604 W FRONT ST
BLOOMINGTON, IL, 61701-5028

WITTE, SAM
407 N LEE ST
BLOOMINGTON, IL, 61701-3835

RIVERA, EDGAR HERNANDEZ & FIDELIA
CELIS NAVA
521 W GROVE ST
BLOOMINGTON, IL, 61701-5031

MULCAHEY, DAVID A
603 W OLIVE STREET
BLOOMINGTON, IL, 61701

BROME, MICHELLE
604 W WASHINGTON ST
BLOOMINGTON, IL, 61701-3811

Lee, Taekyeom
409 N. Gridley, Unit C
Bloomington, IL 61701

ROOTS, RICK & REBECCA
514 W GROVE ST
BLOOMINGTON, IL, 61701-5096

WILLIAMS, MICHAEL
510 W GROVE ST
BLOOMINGTON, IL, 61701-5032

WINKLE, AARON
104 S MASON ST
BLOOMINGTON, IL, 61701-4954

SCHULTZ, GREGG & BRANDI
406 N ROOSEVELT AVE
BLOOMINGTON, IL, 61701-3865

OSBORN, BRIAN
304 S PRAIRIE ST
BLOOMINGTON, IL, 61701-5237

STORRS, KERA
610 W FRONT ST
BLOOMINGTON, IL, 61701-5028

HARO, JOSE
306 S PRAIRIE ST
BLOOMINGTON, IL, 61701-5237

RODGERS, NANCY A
303 E OLIVE ST
BLOOMINGTON, IL, 61701-5236

WELKER, JONATHAN
603 W JEFFERSON ST
BLOOMINGTON, IL, 61701-3828

FERNANDEZ, M ROSARIO
306 N OAK ST
BLOOMINGTON, IL, 61701

HEINRICH, GREGG
405 N OAK
BLOOMINGTON, IL, 61701

ESTRADA, JESSE
411 E OLIVE ST
BLOOMINGTON, IL, 61701-5360

BROWN, JAMES NATHAN & VELDA
JEAN WILLIAMS
405 S MCLEAN ST
BLOOMINGTON, IL, 61701-5332

HOCKENBERRY, RACHEL
208 S MCLEAN ST
BLOOMINGTON, IL, 61701-5330

HOLLAND, BILLY & JEREMY LANGSTON
305 S MCLEAN ST
BLOOMINGTON, IL, 61701-5331

CROSS, MICHELLE
303 S MCLEAN ST
BLOOMINGTON, IL, 61701-5331

WINKLER-TROUT, DARIN
408 E TAYLOR ST
BLOOMINGTON, IL, 61701-5362

PAULSON, JOSEPH
503 S MCLEAN
BLOOMINGTON, IL, 61701

TRIPP, KEVIN & DANIELLE
510 E GROVE ST
BLOOMINGTON, IL, 61701-5318

ALMANZA, MANUEL
607 W FRONT ST
BLOOMINGTON, IL, 61701-5027

DOLAN, TERRANCE
406 S GRIDLEY ST
BLOOMINGTON, IL, 61701-5224

OLOMON, BRIAN
504 S Gridley St
Bloomington, IL, 61701-5225

BURSELL, JENNIFER
409 E MILL ST
BLOOMINGTON, IL, 61701

SNYDERS, NICHOLAS
404 E MILL ST
BLOOMINGTON, IL 61701-5337

STOLLER, PHILIP
402 E Jackson St
Bloomington, IL, 61701-5322

WATTS, CONNIE
409 E TAYLOR ST
BLOOMINGTON, IL, 61701-5361

JOHNSON, ROSEMARY
408 EAST OAKLAND
BLOOMINGTON, IL, 61701

SMITH, ROSEMARY
409 E JACKSON ST
BLOOMINGTON, IL, 61701-5321

ALTIC, DAVID & BECKY
704 E WASHINGTON
BLOOMINGTON, IL, 61701

CARLSON, CASEY
305 S GRIDLEY
BLOOMINGTON, IL, 61701

GORBAY, JENNIFER
412 E MILL ST
BLOOMINGTON, IL, 61701-5337

SIMPSON, BRIAN K
402 E MILL
BLOOMINGTON, IL, 61701

WOOD, WILLIAM G & SHERRAL
411 E MILL
BLOOMINGTON, IL, 61701

RIVERA, GLORIA
407 E Mill St
Bloomington, IL, 61701-5336

LEEDS, JAMES
413 E MILL
BLOOMINGTON, IL, 61701

GAY, HENRY & BERNICE
407 E TAYLOR ST
BLOOMINGTON, IL, 61701-5361

OWENS, DOROTHY
412 E OAKLAND AVE
BLOOMINGTON, IL, 61701

WIKE-BECK, GAYE
401 S MCLEAN ST
BLOOMINGTON, IL, 61701-5332

WARREN, JAMES
407 E GROVE ST
BLOOMINGTON, IL, 61701

FARLEE, W SCOTT BLOOMINGTON, IL,
617015317
503 E GROVE ST
BLOOMINGTON, IL, 61701

Huber, Amanda
104 S McLean St
Bloomington, IL, 61701-5328

KIRK, BRANDON
512 E OLIVE ST
BLOOMINGTON, IL, 61701-5341

ANDELMAN, MARC & SUSAN
HILDEBRANDT
509 E Grove St
Bloomington, IL, 61701-5317

RENN, LISA
704 E FRONT ST
BLOOMINGTON, IL, 61701-5414

RICE, RUTH L
612 E FRONT ST
BLOOMINGTON, IL, 61701-5314

STUDEBAKER, JEREMY & KELLEY STAUB
507 E GROVE ST
BLOOMINGTON, IL, 61701-5317

DIXON, LINDA
708 E FRONT ST APT 1
BLOOMINGTON, IL, 61701-5407

BAEZ, ARMANDO & CLARE
604 E FRONT ST
BLOOMINGTON, IL, 61701-5314

Isaac Okai
409 N. Gridley St., Unit A
Bloomington, IL 61701

SCHMIDT, KAREN & JOHN ELTERICH
409 E GROVE ST
BLOOMINGTON, IL, 61701-5315

KERR, KATHRYN
608 E FRONT ST
BLOOMINGTON, IL, 61701-5314

WARD, MATTHEW
514 E OLIVE ST
BLOOMINGTON, IL, 61701-5341

GOOD, PHILIP & ANTOINETTE
505 E GROVE ST
BLOOMINGTON, IL, 61701-5317

MULL, NICOLE
702 E FRONT ST
BLOOMINGTON, IL, 61701-5414

COSENTINO, KELLY
611 E WASHINGTON ST
BLOOMINGTON, IL, 61701-4103

SAAF, ALLAN & ADELE
508 E GROVE ST
BLOOMINGTON, IL, 61701

ULAVEGE, JAMES
205 S. EVANS
BLOOMINGTON, IL, 61701

KRIEG, DIANA
402 E GROVE ST
BLOOMINGTON, IL, 61701-5316

Collen Hensley
409 N. Gridley St., Unit B
Bloomington, IL 61701

ROBUSTELLI, CARLO
401 E GROVE ST
BLOOMINGTON, IL, 617015315

MUSSELMAN, BRAD
612 E WASHINGTON ST
BLOOMINGTON, IL, 61701-4104

RESIDORI, SUSAN
613 E JEFFERSON
BLOOMINGTON, IL, 61701

VANCE, KIRK ANSON DOUGLAS
706 E FRONT ST
BLOOMINGTON, IL, 61701-5414

BRUCE, LOGAN RAY & RACHEL
KATHLEEN ANGUS
702 E WASHINGTON ST
BLOOMINGTON, IL, 61701-4106

CHADDON, KURT
609 E JEFFERSON
BLOOMINGTON, IL, 61701

BAKER, VAN
502 E GROVE ST
BLOOMINGTON, IL, 61701-5318

JORGENSEN, JESSICA & JOSH ROIG
504 E OLIVE ST
BLOOMINGTON, IL, 61701-5341

BLOOMINGTON MUNICIPAL CREDIT
UNION
602 S GRIDLEY ST
BLOOMINGTON, IL, 61701-5227

Taekyeom Lee
409 N. Gridley St., Unit C
Bloomington, IL 61701

Andrew Kelly
401 N. Gridley St., Unit B
Bloomington, IL 61701

Niclas Rasmussen
405 N. Gridley St., Unit E
Bloomington, IL 61701

Sara Balbach
407 N. Gridley St., Unit B
Bloomington, IL 61701

Kristan Wright
611 S. McLean St.
Bloomington, IL 61701

Christine Lavelle
409 N. Gridley St., Unit D
Bloomington, IL 61701

Emily Bennett
407 N. Gridley St. Unit F
Bloomington, IL 61701

Brad Todden
404 E. Monroe Unit 2
Bloomington, IL 61701

Alma Jeanne Elbert
401 N. Gridley St., Unit C
Bloomington, IL 61701

Frank McCarthy
401 N. Gridley St., Unit A
Bloomington, IL 61701

Kyle O'Daniel
407 N. Gridley St., Unit C
Bloomington, IL 61701

Thomas M. Ahlers Jr.
613 S. McLean
Bloomington, IL 61701

Kayla Blue
409 N. Gridley St., Unit E
Bloomington, IL 61701

Dan Luketich
407 N. Gridley St. Unit D
Bloomington, IL 61701

Sharon Craig
404 E. Monroe Unit 3
Bloomington, IL 61701

Matthew Campbell
401 N. Gridley St., Unit D
Bloomington, IL 61701

Vickie Penn
407 N. Gridley St., Unit A
Bloomington, IL 61701

Scott Cook
609 S. McLean St.
Bloomington, IL 61701

Michael Nickrent
615 S. McLean St.
Bloomington, IL 61701

Kevin Kennel
409 N. Gridley St., Unit F
Bloomington, IL 61701

Kenneth Kilman
407 N. Gridley St., Unit E
Bloomington, IL 61701

SCHIESL, DEBORAH
706 REBECCA LN
BOLINGBROOK, IL, 60440

FITZGERALD, WILLIAM F
2001 E OAKLAND AVE
BLOOMINGTON, IL, 61701-5756

FLOURISH HOMES AND GARDENS LLC,
103 W MONROE ST
BLOOMINGTON, IL, 61701-3919

RICE, RUTH L
612 E FRONT ST
BLOOMINGTON, IL, 61701-5314

DOTSON, BERNARD
3108 CUMBRIA DR
BLOOMINGTON, IL, 61704-1212

3 GEN ENTERPRISES LLC
PO BOX 452
CLINTON, IL, 61727-0452

WESTON PROPERTIES LLC,
102 S PRAIRIE STREET
BLOOMINGTON, IL, 61701

MILLER, ANNETTA O TRUSTEE
32 COUNTRY CLUB PL
BLOOMINGTON, IL, 61701

TFI, LLC
3105 CUMBRIA DR
BLOOMINGTON, IL, 61704-1266

HARRIS, GLADYS
441 LIBERTY RD
FAIRVIEW HEIGHTS, IL, 62208-2520

GUDEMAN PROPERTIES LLC,
1316 EASTPORT DR
BLOOMINGTON, IL, 61704-8145

HEITZ, TONI
14083 LARA TRCE
BLOOMINGTON, IL, 61705-6689

CONSALVO, DANIEL
2008 FALLEN OAK RD
BLOOMINGTON, IL, 61704-7239

SPEED LUBE INC, MARK ALLEN
1969 SHORE OAK DR
DECATUR, IL, 62521-5563

Planning Commission

Planning Commission 2021 Meeting Schedule

Meetings will be on the Second and Fourth Wednesday of the month unless noted. The meetings are located in the City of Bloomington Council Chambers at 4:00 PM

Meeting dates will be as follows:

Planning Commission	
Submit by	Meeting
12/16/2020	1/13/2021
12/30/2020	1/27/2021
1/13/2021	2/10/2021
1/27/2021	2/24/2021
2/10/2021	3/10/2021
2/24/2021	3/24/2021
3/17/2021	4/14/2021
3/31/2021	4/28/2021
4/14/2021	5/12/2021
4/28/2021	5/26/2021
5/12/2021	6/9/2021
5/26/2021	6/23/2021
6/16/2021	7/14/2021
6/30/2021	7/28/2021
7/14/2021	8/11/2021
7/28/2021	8/25/2021
8/11/2021	9/8/2021
8/25/2021	9/22/2021
9/15/2021	10/13/2021
9/29/2021	10/27/2021
10/13/2021	11/10/2021
11/11/2021	12/8/2021

These meeting dates have to be submitted to City Council for approval.

The Planning Commission must approve these dates before staff can submit to the City Clerk for council agenda consideration.

Signature: _____

Katie Simpson, City Planner

Date: _____