

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.

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 rezone 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 guestions.

Vice Chairperson Mohr swore in, for the record, Matthew Todd Ethridge of 41 Dry Sage Circle. Mr. Ethrigde 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 developler 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 quested 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. Ethrigde'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

Vice Chairperson	Tyson
Mohr	

Katie Simpson, City Planner



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
	PETITIONE	R'S REQUEST:	
Site Plan	Petitioner requests approval of	the legislative site plan re	view for development
Review:	of a grocery store in the B-1 Di	strict. No variances or spe	ecial uses are requested.

Staff finds that the application meets the Zoning Ordinance's guidelines for site plan review

STAFF RECOMMENDATION: Approval

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).



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 Land Uses

North: B-1 General Commercial District
East: B-1 General Commercial District
East: Vacant/Hotel

South: B-1 General Commercial District South: Offices/State Farm

Southwest: M-1 Restricted Manufacturing Southwest: Vehicle Repair/Sales

West: B-1 General Commercial District West: Restaurant/Retail

PROJECT DESCRIPTION

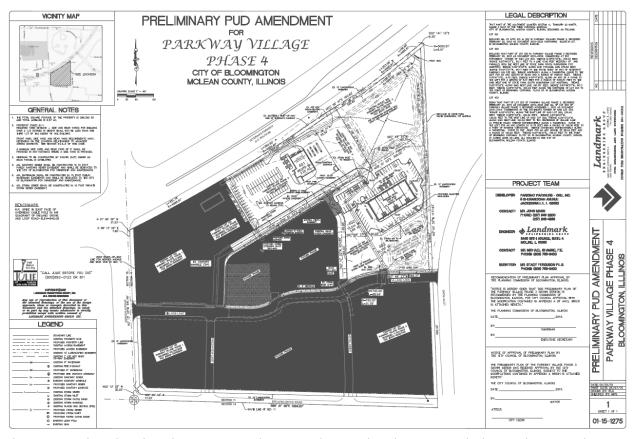
Background: The subject property is located at the northeast corner of Ireland Grove Road and S. Mercer Ave. It is bordered by Village Lane on the north, S. Mercer Ave on the west, and Ireland Grove Road to the south. The property is part of the Parkway Village Planned Unit Development. It is currently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

Photo: Subject Property



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.

Project Description: The Parkway Village PUD was previously amended in 2015. A final plat for the McAllister's Deli Development was approved by Council in 2018. The current preliminary PUD is valid.



The proposed project involves an amendment to the previously approved plans. The amendment includes removing Greenview Lane and reconfiguring the size of the lot to show the proposed lot 2.56 acres and the remaining lot 1.99 acres. The subdivision is served by a detention basin in the northwest corner of the subdivision. The storm water from subject property drains to this basin. If the proposed site plan is approved, the City Council will also need to approve a final plat for the new configuration and amendments to the PUD.

The applicant, ALDI Inc, is requesting approval of the site plan to facilitate redevelopment of approximately 2.56 acres with a 20,000 square foot grocery store and 96 parking spaces. 3 bicycle racks are provided as well as 2 Electric Vehicle charging spaces. Four accessible spaces are also provided. Circulation occurs from Village Land and Ireland Grove Road. The plan also shows a pedestrian connection from the sidewalk and from the accessible parking spaces to the front door. Landscaping islands are provided every 10 parking spaces. Loading docks are located in the rear of the property. The mechanical units are screened from view of the right of way. The building façade is a mix of stone/brick veneer, prefinished metal and glass windows. The proposed treatments are consistent with surrounding architectural styles. The dumpster is loaced near the loading bay and is screened from the public street. The proposed development conforms to the requirements of the city of Bloomington's zoning code.

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	, and the second						
Requirement	Allowed/Required	Provided	feet 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 COMMERICAL 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 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 aces

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 SAIDEAST RIGHT OF-WAY LINE 25.17 FEET TO A POINT LYING 46.55 FEET NORTH OF THE AFORESAIDSOUTHWEST 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 ANNINITIAL TANGENT BEARING NORTH 63 DEGREES 27 MINUTES 23 SECONDS EAST, A DISTANCEOF 73.5.66 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 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 ANNITIAL TANGENT BEARING NORTH 53 DEGREES 09 MINUTES 33 SECONDS EAST A DISTANCE OF 253.61 FEET 10 A POINIONCURVE LYING 85.00 FEET NORMAL DISTANCE SOUTHEASTERLY OF SAIDCENTERLINE; THENCE SOUTH 02 DEGREES 14 MINUTES 12 SECONDS EAST, ALONG SAIDSOUTHEASTERLY RIGHT-OF-WAY LINE. 6.30 FEET TO A POINT OF 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.Q1 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 AFORESAIDWEST LINE 30.06 FEET TO THE SOUTH LINE OF AFORESAIDSECTION 11, THENCE NORTH 88 DEGREES 31 MINUTES 00 SECONDS WEST. ALONG SAIDSOUTH 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 1 1, 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 BEINGA PART OF THE SOUTHWEST I/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 I/4 OF SECTION 11,TOWNSHIP 23NORTH, RANGE 2EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDINGTO 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.





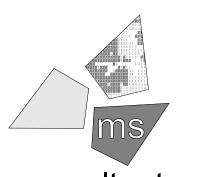
	T	EAIERIUR FIIN	ISH SCHEDULE
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
Al	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1a - PETERSEN ALUM - MUSKET GREY-AT BRICK A1b - PETERSEN ALUM - #'CEDAR 397C0290	SEE SPECIFICATIONS APPENDIX 'B'
A2)	SPEC-BRICK CONCRETE MASONRY VENEER	(A2) 8WxH4x16L CHESAPEAKE BLEND w/ HOLCIM "SMITH GRAY" MORTAR MORTAR ALT: SOLOMON "85X DARK CHOCOLATE"	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
(A3)	PREFINISHED ALUM. SILL FLASHING	A3 - BRIGHT SILVER A3a - PETERSEN ALUM # "CEDAR 397C0290 SPRAY CODE"	
A4	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUM.	RE: DWG. A602
A5)	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS - SEE SPECIFICATION APPENDIX 'B'
A6)	METAL SOFFIT PANELS	A6 - SOLID PANELS - BRIGHT SILVER A6a - 1/2 VENTED PANELS - BRIGHT SILVER	RE: DWG. A301-A304
A7)	EXTERIOR PAINT	PT-19 / CL-9	RE: DWG. A603
A8)	ALUMINUM CURTAIN WALL SYSTEM	ANODIZED ALUMINUM	RE: DWG. A602
A9)	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10)	NICHIHA FIBER CEMENT EXTERIOR CLADDING	VINTAGEWOOD 'CEDAR'	CONTACT NICHIHA AT 770-805-9466 FOR ORDERING. SEE SPEC FOR TRIM REQUIREMENTS AND ADDITIO INFO. ALL INCLUDED TRIM ('H', 'J', 'L', CORNER, ETC) TO MATCH FCP
<u>A11)</u>	BLRD-2	PT-19 / CL-4	RE: DWG A603
<u>A12</u>	BLRD-4	CG-8106 BK CHROMA HSE PE	RE: DWG A603
A13)	GUARD RAIL TYPE "A"	GALVANIZED STEEL	RE: DWG B2/A507
<u>A14)</u>	GUARD RAIL TYPE "B"	GALVANIZED STEEL	RE: DWG B2/A507
<u>A15)</u>	BLRD-3	GALVANIZED	RE: DWG A603
<u>A16)</u>	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND	PROVIDE BRICK BEHIND DOCK SEAL
A17)	MASONRY CONTROL JOINT	BUMPERS - FACTORY FINISH - BLACK	MAX 20' OC
A18)	SCUPPER, 16" OVERFLOW SCUPPER & DOWN	PT-19 / CL-9	RE: DWG A2/A507
A19)	ARCHITECTURAL CAST STONE CAP	TANNERSTONE: AG-1	SEE SPEC FOR ADDITIONAL INFORMATION
A20)	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h.; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING
A21)	CRTB	NATURAL NATURAL	SEE DETAIL C1/A504 RE: DWG A603 - SEE STRUCTURAL DWGS
A22)	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A23)	AUTO DOOR SYSTEM & TRANSOM	ANODIZED ALUMINUM	RE. DWG A601 & A602
A18)	SCUPPER, 24" OVERFLOW SCUPPER & DOWN	PT-19 / CL-9	RE: DWG A2/A507
$\stackrel{\smile}{=}$	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING	RE. DWG AL/A307
A25)			TERMINIATE AT COMC. CRIACH RICCV
A26)	8" X 8" PRE-FINISHED ALUM DOWNSPOUT	MATCH PREFINISHED METAL COPING	TERMINATE AT CONC. SPLASH BLOCK
A27)	ACP H/J TRIM / JOINT COVER	PETERSEN ALUMINUM - #'CEDAR 397C0290	TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28)	NICHIHA FIBER CEMENT PANEL BASE FLASHING	SPRAY CODE'	SEE SPEC FOR ADDITIONAL INFO
A29)	NOT USED		
A30)	DUMPSTER ENCLOSURE		RE. DWG A507
A31)	NICHIHA CONTROL JOINT WITH "H" CLIP		
EI)	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
(E2)	WALL SCONCE JUNCTION BOX WITH COVER FOR FUTURE CARD	FACTORY FINISH	MOUNT @ 16'-2" A.F.F.; RE: DWG. A111 FOR DIMENSIONS
E3)	READER		MOUNT CENTERED @ 46" A.F.F., SEE ELEC DWGS
E4)	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5)	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 9'-0" A.F.F., BREAK ROOM WINDOW @ 10'-0" A.F.F. LOADING DOCK - MOUNT @ 12'-0" A.F.F.
<u>E6)</u>	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX
<u>E7</u>	NOT USED		
FI	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
/ \	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2)	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
F2 P1	·	FACTORY FINISH	SEE PLUMBING DWGS
$\stackrel{\smile}{\sim}$	RPZ DISCHARGE		
Pl	RPZ DISCHARGE GAS METER	FACTORY FINISH	SEE PLUMBING DWGS
Pl P2		FACTORY FINISH	SEE PLUMBING DWGS RE: DWG A602

Issued:	Date:
PUD Submittal	8/14/20
Revisions:	Date:

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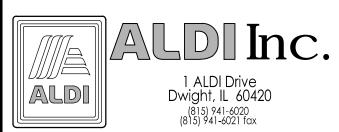
ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547 phone 614.898.7100 fax 614.898.7570

DRAWN BY:

SCG

REVIEWED BY: NAL

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Bloomington, IL 61704

McLean County

Project Name & Location:

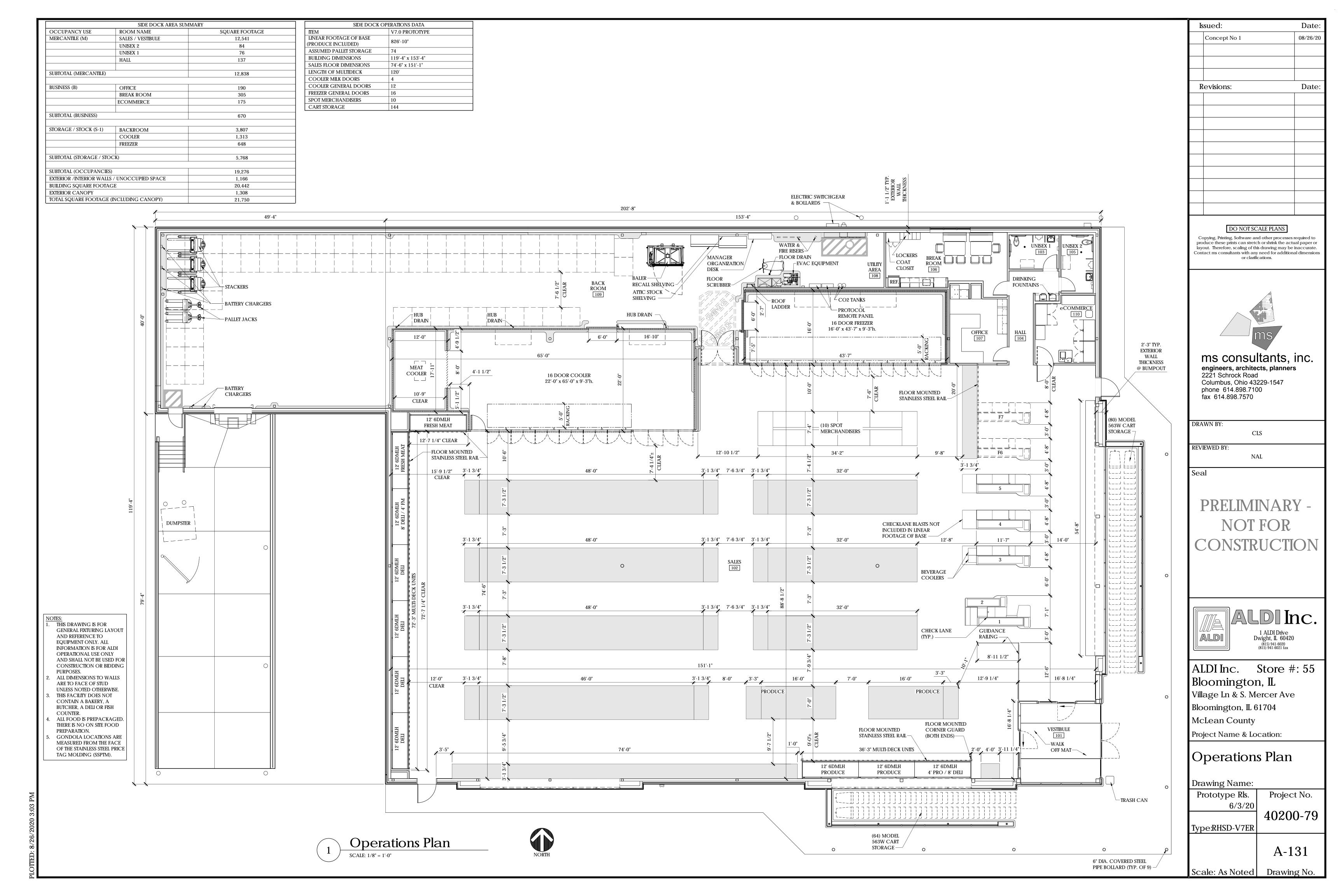
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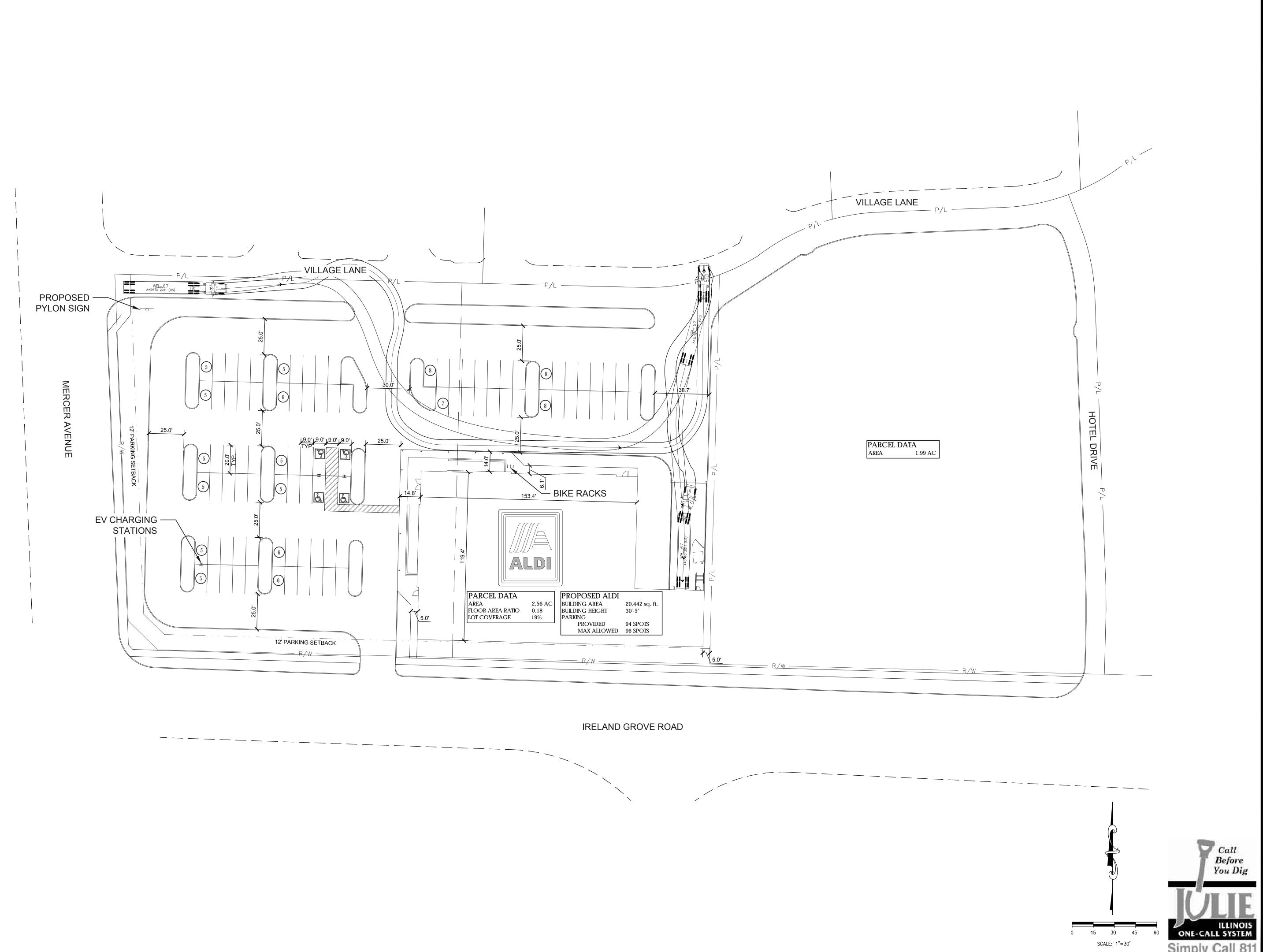
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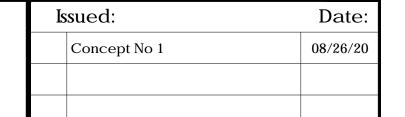
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SAZ

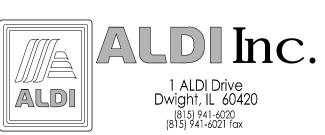
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ALDI Inc. Store #: 55 Bloomington, IL Village Ln & S. Mercer Ave Bloomington, IL 61704

McLean County

Project Name & Location:

Concept Site Plan

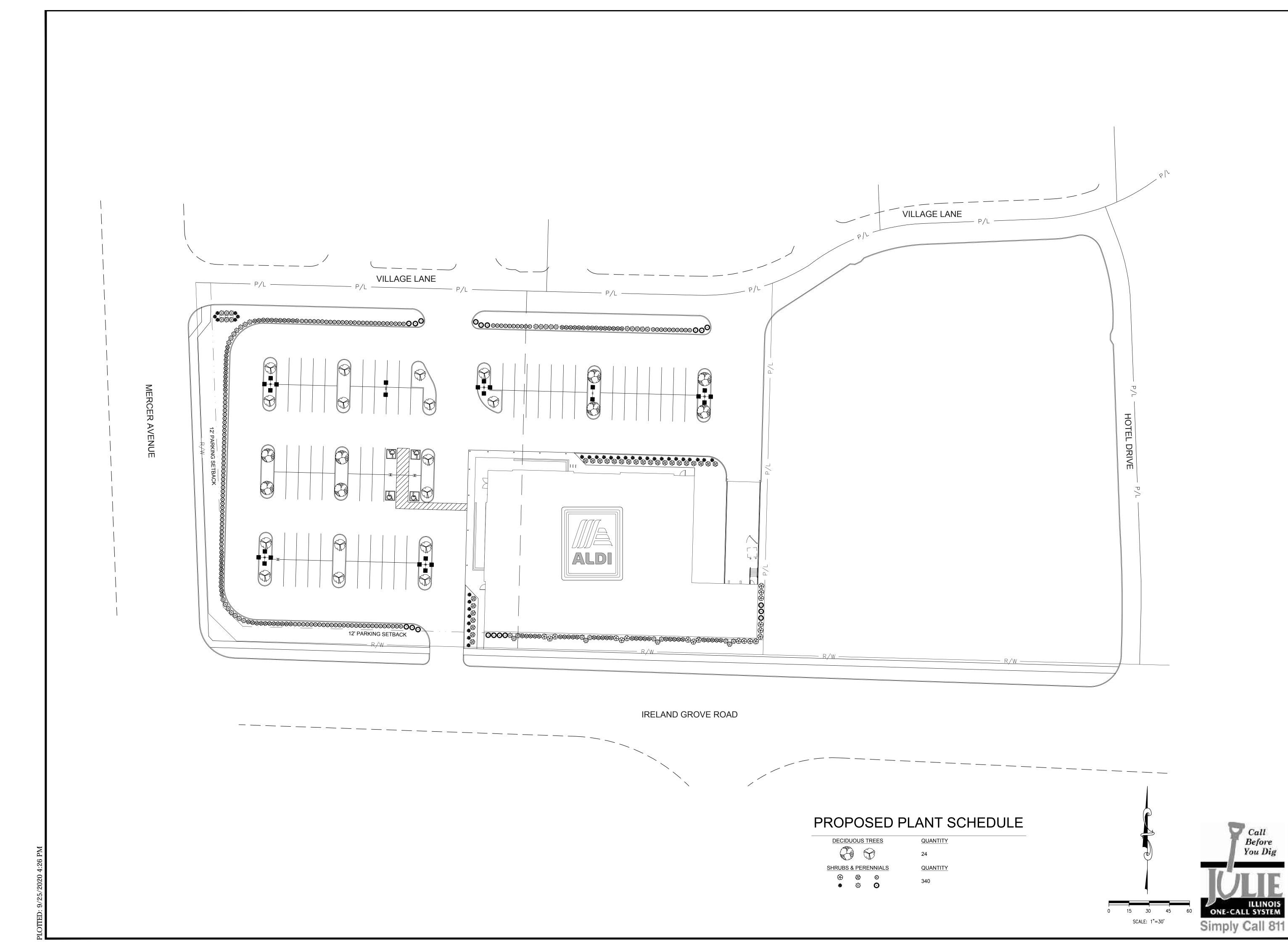
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40200-79 Type:RHSD-V7ER

Project No.

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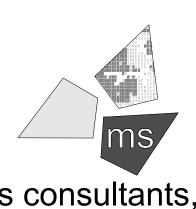
Issued: Date: Concept No 1 08/26/20

Date:

Revisions:

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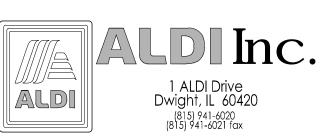
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engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547 phone 614.898.7100 fax 614.898.7570

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REVIEWED BY:

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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

40200-79 Type:RHSD-V7ER

Project No.

CSP-102

Scale: As Noted Drawing No.

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

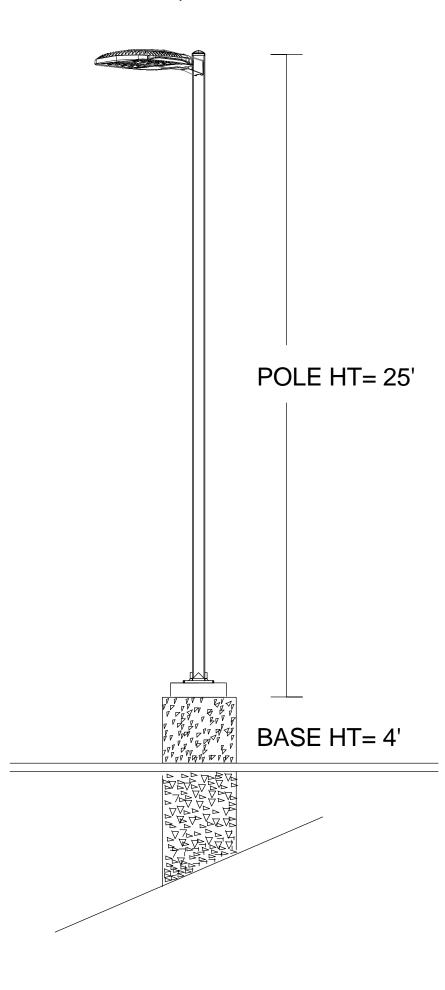
PAVED AREA

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

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
\odot	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

OSQ Area Luminaire



Avg/Min Ratio = 3.26 Max/Min Ratio = 6.45
0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
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VILLAGE LAND 0.0 0.0 0.0 0.1 0.1 0.1 0.2 0.2 0.3 0.3 0.3 0.4 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5
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0.0 0.0 0.0 0.1 0.1 0.1 0.2 0.4 0.6 1.1 2.0 2.5 2.8 3.3 3.8 3.4 2.9 2.7 2.2 1.5 1.3 1.5 2.3 3.0 3.4 4.0 4.5 4.1 3.8 4.1 4.7 L24
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0.0 0.0 0.1 0.1 0.1 0.2 0.3 0.5 0.6 0.7 0.8 0.9 1.1 1.1 1.0 0.9 0.9 0.9 0.9 0.9 1.0 1.0 1.0 1.0 1.2 1.4 1 5 1.5 1.5 1.5 1.5 1.5 1.7 2.1 0.4 0.6 0.9 1.1 1.1 0.0 0.9 0.6 0.4 0.3 0.2 0.2 0.1 0.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
0.0 0.0 0.1 0.1 0.1 0.2 0.2 0.3 0.4 0.5 0.6 0.7 0.7 0.7 0.6 0.5 0.6 0.6 0.6 0.6 0.6 0.6 0.6 0.6 0.6 0.6
0.0 0.0 0.0 0.1 0.1 0.1 0.2 0.2 0.2 0.2 0.3 0.4 0.4 0.4 0.4 0.4 0.4 0.4 0.4 0.4 0.4
0.0 0.0 0.0 0.0 0.1 0.1 0.1 0.1 0.1 0.1
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CREE - LIGHTING

A COMPANY OF *IDEAL INDUSTRIES, INC.*

9201 Washington Ave, Racine, WI 53406 https://creelighting.com - (800) 236-6800

from these design parameters may affect field verifying dimensional accuracy along with compliance with any applicable electrical,

Project Name: Aldi -Bloomington, IL 55

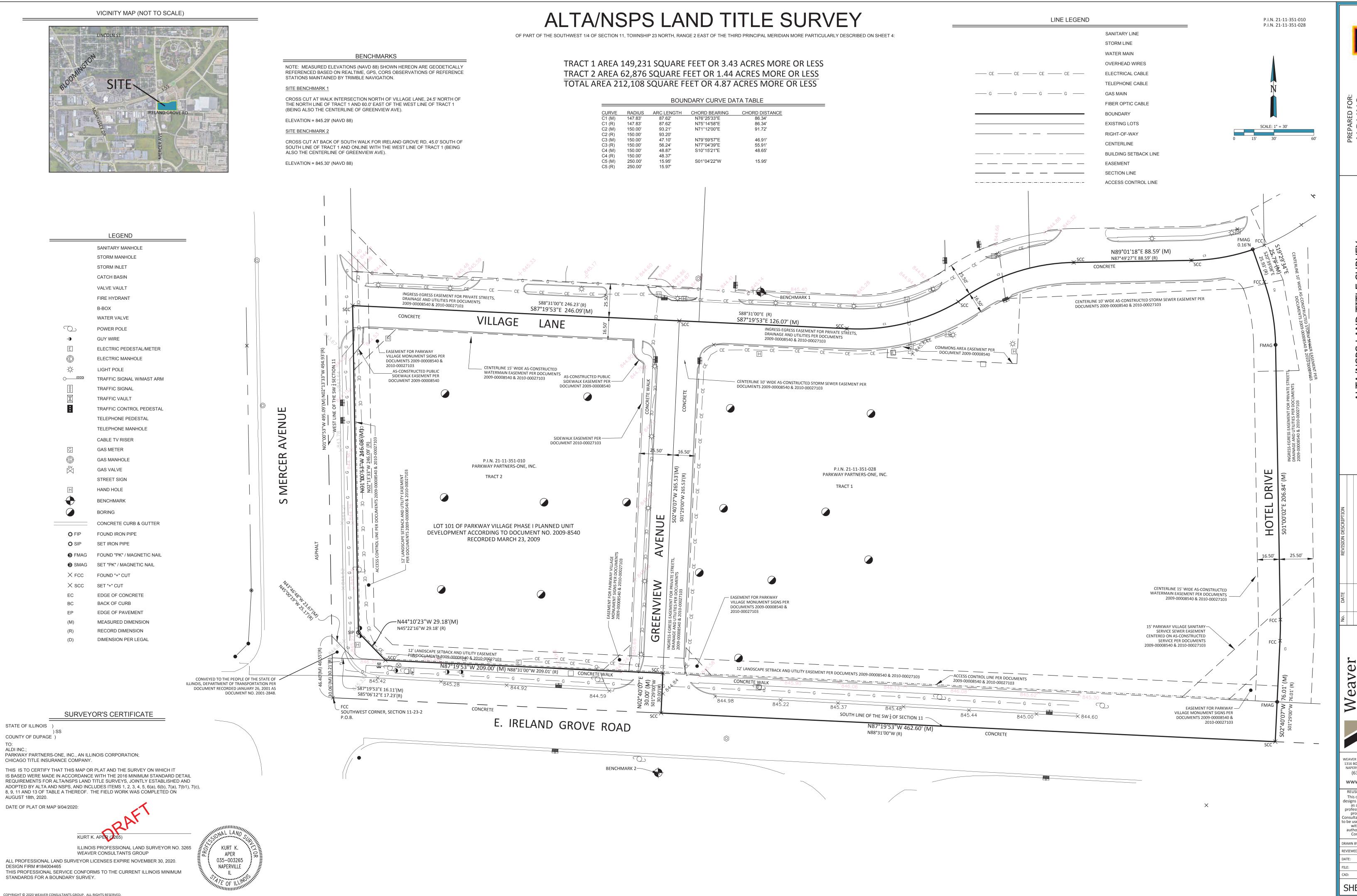
SR-32919

Footcandles calculated at grade

Layout By: Linda Schaller

Filename: ALD-200924DHNCLJSR1. ♣Glate:9/29/2020

Scale 1" = 30'



ALD!

ALDI INC. 1 ALDI DRIVE MIGHT. IL 60420

USPS LAND TITLE SURVEY
LLAGE LANE AND MERCER AVENUE

o. DATE REVISION DESCRIPTION

Weaver Consultants

WEAVER CONSULTANTS GROUP
1316 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: BL000001.dwg

SHEET 1

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:

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** 87.62' 93.21' 147.83' N75°14'58"E 86.34' 150.00' N71°12'00"E 91.72' 150.00' 56.24' N77°04'39"E 55.91' 150.00' 48.87' S10°15'21"E 48.65' 150.00' 48.37' 250.00' 15.95' S01°04'22"W 15.95'

250.00'

LINE LEGEND P.I.N. 21-11-351-010 P.I.N. 21-11-351-028 —— SAN—— SAN—— SAN—— SANITARY LINE STORM LINE —— STM——— STM——— STM——— WATER MAIN OVERHEAD WIRES —— OHW—— OHW—— OHW—— ELECTRICAL CABLE TELEPHONE CABLE GAS MAIN — G — G — G — G FIBER OPTIC CABLE — FO — FO — FO — FO — **BOUNDARY EXISTING LOTS** RIGHT-OF-WAY CENTERLINE BUILDING SETBACK LINE **EASEMENT** SECTION LINE ACCESS CONTROL LINE

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)



STATE OF ILLINOIS COUNTY OF DUPAGE)

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(b1), 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:

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3265 WEAVER CONSULTANTS GROUP

ALL PROFESSIONAL LAND SURVEYOR LICENSES EXPIRE NOVEMBER 30, 2020. DESIGN FIRM #184004465 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



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KJW/KKA DRAWN BY: REVIEWED BY: 0917-599-09

SHEET 1

SANITARY LINE

OVERHEAD WIRES ELECTRICAL CABLE TELEPHONE CABLE

FIBER OPTIC CABLE

BOUNDARY

EXISTING LOTS RIGHT-OF-WAY CENTERLINE

STORM LINE

ITEM 1, FOUND AND SET BOUNDARY MONUMENTS SHOWN HEREON.

ITEM 2, ADDRESS(ES) OF THE PROPERTY OBSERVED WHILE CONDUCTING THE FIELDWORK ARE

ITEM 3, THE SUBJECT PROPERTY IS WITHIN ZONE X, AS PER FEMA FLOOD INSURANCE RATE MAPS,

ITEM 4, GROSS LAND AREA OF THE SUBJECT TRACT IS SHOWN HEREON.

ITEM 5, VERTICAL RELIEF SHOWN HEREON BASED ON NAVD 88 DATUM

ITEMS 7(A), 7(B)(1), AND 7(C), NO BUILDINGS OR STRUCTURES WERE OBSERVED ON THE SURVEYED

ITEM 8, SUBSTANTIAL IMPROVEMENTS OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED

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.

ALTA/NSPS LAND TITLE SURVEY

TITLE COMMITMENT SCHEDULE B, PART II EXCEPTIONS

5606-2001482 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 STAHLY TUCK CITY TO GTE MTO ALL RIGHTS THEREUNDER

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.

PER TITLE COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER

LEGAL DESCRIPTION CONTAINED IN THE DOCUMENT IS AMBIGUOUS AND CAN NOT BE

(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.

(R) 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.

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.

30.96'

(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 MARCHR 23, 2009 AS DOCUMENT NO. 2009-8540 AND PLAT OF SUBDIVISION RECORDED NOVEMBER 1, 2010 AS DOCUMENT NO. 2010-27103.

-BENCHMARK 1

2009-00008540 & 2010-00027103

- CENTERLINE 10' WIDE AS-CONSTRUCTED STORM SEWER EASEMENT PER

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

PARKWAY PARTNERS-ONE, INC.

SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION 11

N88°31'00"W (R)

TRACT 1

DOCUMENTS 2009-00008540 & 2010-00027103

VILLAGE MONUMENT SIGNS PER DOCUMENTS 2009-00008540 &

INGRESS-EGRESS EASEMENT FOR PRIVATE STREETS DRAINAGE AND UTILITIES PER DOCUMENTS

S88°31'00"E (R)

S87°19'53"E 126.07' (M)

(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

(E) 19. EASEMENTS FOR PARKWAY VILLAGE SIGNS AS SHOWN ON THE PLAT OF SUBDIVISION

RECORDED MARCH 23, 2009 AS DOCUMENT NO. 2009-8540 AND PLAT OF SUBDIVISION

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

COMMONS AREA EASEMENT,PER_

ACCESS CONTROL LINE PER DOCUMENTS

CONCRETE

2009-00008540 & 2010-00027103

— DOCUMENT 2009-000085#0

AFFECTS ADJACENT PROPERTY TO THE NORTH.

RECORDED NOVEMBER 1, 2010 AS DOCUMENT NO. 2010-27103.

24. DEED RESTRICTION AND PROTECTIVE COVENANT DATED MARCH 17, 2011 AND RECORDED APRIL 19, 2011 AS DOCUMENT NO. 2011-9371.

GAS COMPANY. ALL RIGHTS THEREUNDER AND ALL TERMS THEREOF.

AFFECTS THE SUBJECT TRACTS. BLANKET IN NATURE. NOT PLOTTABLE

N89°01'18"E 88.59' (M)

B CENTERLINE 10' WIDE AS-CONSTRUCTED STORM SEWER EASEMENT PER DOCUMENTS 2009-00008540 & 2010-00027103

N87°49'27"E 88.59' (R)

DRIV

OTEL

CENTERLINE 15' WIDE AS-CONSTRUCTED (B) WATERMAIN EASEMENT PER DOCUMENTS

SERVICE SEWER EASEMENT **B**) CENTERED ON AS-CONSTRUCTED

SERVICE PER DOCUMENTS 2009-00008540 & 2010-00027103

2009-00008540 & 2010-00027103

E VILLAGE MONUMENT SIGNS PER DOCUMENTS 2009-00008540 &

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designs incorporated herei rofessional service, is the sultants Group, and is no without the written Consultants Group.

KJW/KKA DRAWN BY: REVIEWED BY: 9/04/2020 0917-599-09 BL000001.dw

LINE LEGEND —— STM——— STM——— STM——— —— FO —— FO —— FO —— -----LEGEND SANITARY MANHOLE STORM MANHOLE

STORM INLET CATCH BASIN VALVE VAULT FIRE HYDRANT WATER VALVE POWER POLE ELECTRIC PEDESTAL/METER ELECTRIC MANHOLE TRAFFIC SIGNAL W/MAST ARM TRAFFIC SIGNAL TRAFFIC VAULT TRAFFIC CONTROL PEDESTAL

TELEPHONE PEDESTAL TELEPHONE MANHOLE CABLE TV RISER GAS MANHOLE

GAS VALVE

STREET SIGN

HAND HOLE

CONCRETE CURB & GUTTER

FOUND "PK" / MAGNETIC NAIL SET "PK" / MAGNETIC NAIL

EDGE OF CONCRETE BACK OF CURB EDGE OF PAVEMENT

MEASURED DIMENSION RECORD DIMENSION

DIMENSION PER LEGAL

ALTA SURVEY STANDARDS - TABLE A NOTES

MAP NUMBER 17113C0504E, WITH A MAP EFFECTIVE DATE OF JULY 16, 2008.

ITEM 6(A), 6(B) PENDING ZONING REPORT.

ARE SHOWN HEREON.

ITEM 13, PARCEL OWNER INFORMATION IS SHOWN IS BASED ON PUBLICLY AVAILABLE ON-LINE TAX

BUILDING SETBACK LINE INGRESS-EGRESS EASEMENT FOR PRIVATE STREETS, DRAINAGE AND UTILITIES PER DOCUMENTS 2009-00008540 & 2010-00027103 **EASEMENT** S88°31'00"E 246.23'(R) S87°19'53"E 246.09'(M) SECTION LINE CONCRETE _ EASEMENT FOR PARKWAY VILLAGE MONUMENT SIGNS PER DOCUMENTS 2009-00008540 &

ACCESS CONTROL LINE

CENTERLINE 15' WIDE AS-CONSTRUCTED AS-CONSTRUCTED PUBLIC WATERMAIN EASEMENT PER DOCUMENTS
AS-CONSTRUCTED PUBLIC (A) SIDEWALK EASEMENT PER DOCUMENT 2009-00008540 2009-00008540 & 2010-00027103 SIDEWALK EASEMENT PER

SIDEWALK EASEMENT PER—DOCUMENT 2010-00027103

ER

CONVEYED TO THE PEOPLE OF THE TATE OF

ILLINOIS, DEPARTMENT OF TRANSPORTATION PER

DOCUMENT RECORDED JANUARY 26, 2001 AS

LOT 101 OF PARKWAY VILLAGE PHASE I PLANNED UNIT

P.O.B.

DEVELOPMENT ACCORDING TO DOCUMENT NO. 2009-8540 RECORDED MARCH 23, 2009

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

PARKWAY PARTNERS-ONE, INC.

TRACT 2

-N44°10'23"W 29.18'(M)

– \$87°19'53"E 16.11'(M) RIGHT-OF-WAY PER PARKWAY VILLAGE PHASE I PLANNED UNIT DEVELOPMENT

N45°22'16"W 29.18' (R)

12' LANDSCAPE SETBACK AND UTILITY EASEMENT PER DOCUMENTS 2009-00008540 & 2010-00027103

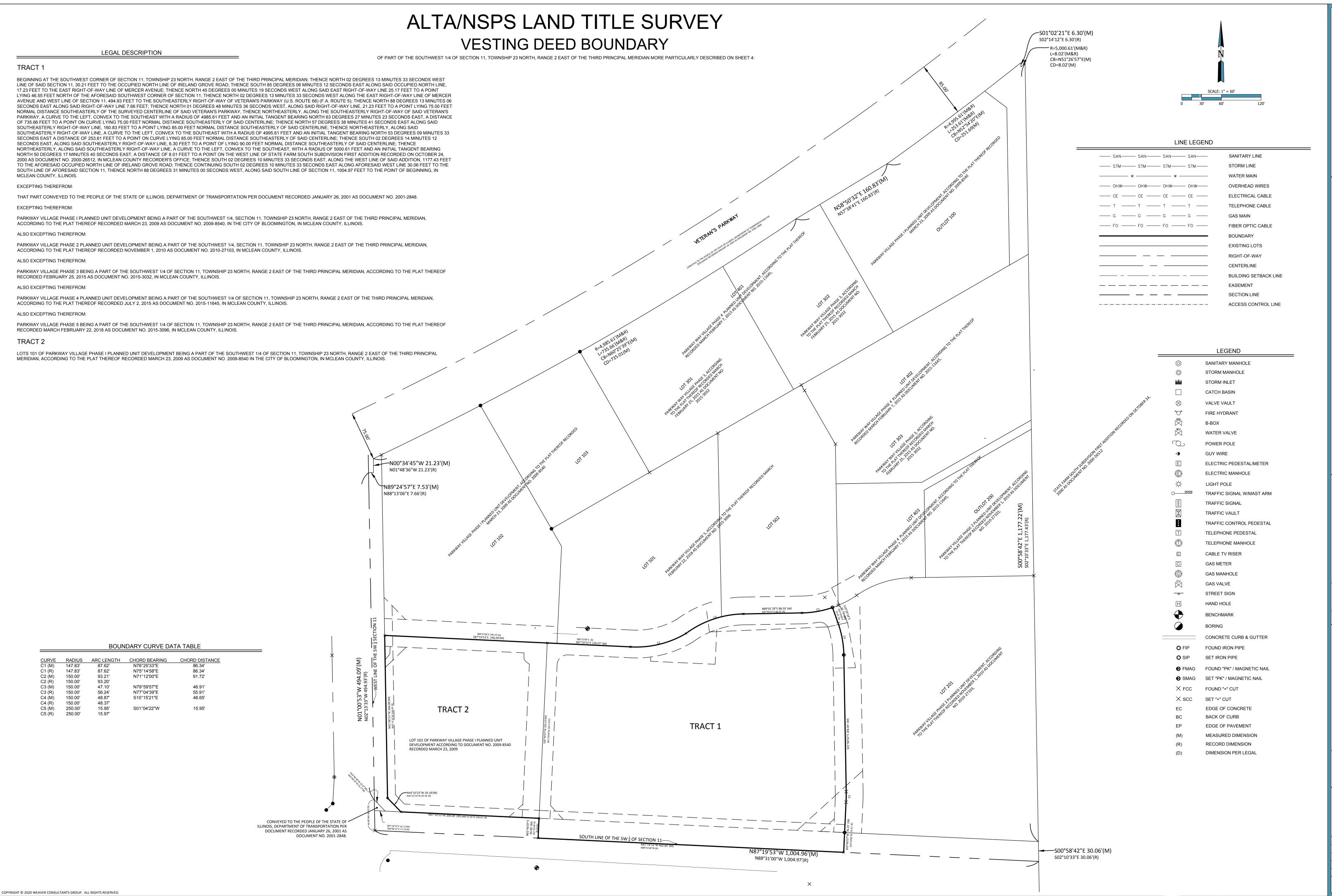
S85°06'12"E 17.23'(R) ACCORDING TO DOCUMENT NO. 2009-8540 RECORDED MARCH 23, 2009 SOUTHWEST CORNER, SECTION 11-23-2 E. IRELAND GROVE ROAD

___STM____STM___STM___STM___STM___STM___STM___STM___STM___STM___STM___STM___STM___STM___STM___STM___STM___STM__

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GR

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ALDI INC. 1 ALDI DRIVE WIGHT, IL 60420

ISPS LAND TITLE SURVEY
LAGE LANE AND MERCER AVENUE
BLOOMINGTON, ILLINOIS

tants

A CONSULTANTS GROUP DND STREET SUITE 108 WILLE, ILLINOIS 60563

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 KJW/KKA

 REVIEWED BY:
 KKA

 DATE:
 9/04/2020

 FILE:
 0917-599-09

 CAD:
 BL000001.dwg

CHEET 3

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 AS FOLLOWS:

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 OF 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:

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.

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. 2009-8590, 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:

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.

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.

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.

TITLE COMMITMENT SCHEDULE B, PART II EXCEPTIONS

PER TITLE COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 5606-2001482 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 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.

$\underline{\mathsf{LEGAL}}\,\,\mathsf{DESCRIPTION}\,\,\mathsf{CONTAINED}\,\,\mathsf{IN}\,\,\mathsf{THE}\,\,\mathsf{DOCUMENT}\,\,\mathsf{IS}\,\,\mathsf{AMBIGUOUS}\,\,\mathsf{AND}\,\,\mathsf{CAN}\,\,\mathsf{NOT}\,\,\mathsf{BE}$

(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.

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.

(R) 16. EASEMENTS FOR UTILITIES AND SEWERS AS SHOWN ON THE PLAT OF SUBDIVISION

(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.

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 MARCHR 23, 2009 AS DOCUMENT NO. 2009-8540 AND PLAT OF SUBDIVISION RECORDED NOVEMBER 1, 2010 AS DOCUMENT NO. 2010-27103.

AS SHOWN HEREON.

(F) 19. EASEMENTS FOR PARKWAY VILLAGE SIGNS 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.

(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.

SURVEY NOTES

1. MEASURED BEARINGS SHOWN HEREON ARE GEODETICALLY REFERENCED TO NORTH BASED ON REALTIME, GPS, CORS OBSERVATIONS OF REFERENCE STATIONS MAINTAINED BY TRIMBLE

2. THIS SURVEY SHOULD NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION REGARDING THE PROPERTY'S LIMITS, RIGHTS OR RESTRICTIONS. THE FINDINGS OF THIS SURVEY ARE LIMITED TO FIELD OBSERVATIONS AND MEASUREMENTS, THE EXAMINATION OF DOCUMENTS PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION. THERE MAY BE SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON OF WHICH THE SURVEYOR HAS NOT BEEN ADVISED. ALWAYS REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.

3. ALL AREAS ARE MORE OR LESS.

4. SURVEY IS BASED UPON FIELD OBSERVATIONS MADE ON 8/18/2020.

5. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE

6. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS. THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR

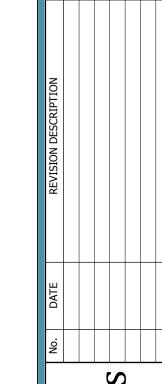
7. THE UTILITIES SHOWN MAY NOT COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLY FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

8. ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST

9. COMMITMENT FOR TITLE INSURANCE PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 5606-2001482, WITH AN EFFECTIVE DATE OF AUGUST 4, 2020, WAS USED IN THE PREPARATION OF THIS SURVEY.

10. TRACT 1 IS CONTIGUOUS WITH TRACT 2. NO GAPS OR OVERLAPS WITH THE ADJACENT PROPERTIES ARE APPARENT BASED ON RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND EVIDENCE LOCATED IN THE FIELD.

11. THE SURVEYOR OFFERS NO OPINION REGARDING THE VALIDITY OF THE DEDICATION PROCESS OF BUTTING RIGHTS-OF-WAY. ALL DEDICATIONS ARE DESCRIBED QUOTING THE LANGUAGE USED IN THE DOCUMENTS PROVIDED TO THE SURVEYOR.





1316 BOND STREET SUITE 108 NAPERVILLE, ILLINOIS 60563 (630)-717-4848 www.wcgrp.com

This document, and the designs incorporated herein as an instrument of professional service, is the property of Weaver onsultants Group, and is not to be used in whole or in part without the written authorization of Weave Consultants Group. DRAWN BY: KJW/KKA

REVIEWED BY: 9/04/2020 0917-599-09 BL000001.dwo

Bloomington ILLINOIS

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:

The name of the proposed develo	opment is: Parkway Village (Aldi)
The property in question is legally	y described below and attached as Exhibit A:
Please see below and pag	e three of the attached survey from Weaver
Consultants.	
The property has the following of	common address:
Village Ln & S. Mercer Ave	Bloomington, IL 61704
The property has the following z	zoning classification: B-1
The property has the following 2	Edining Classification.
The approximate size of the prop	perty is as follows:
408 (feet wide)	267 (feet long)
The names and addresses of the	property owner(s) making this request are as follows
	property owner(s) making this request are as follows
The names and addresses of the Aldi Inc. (Paul Cornejo) (First & Last Name)	property owner(s) making this request are as follows (First & Last Name)
Aldi Inc. (Paul Cornejo)	
Aldi Inc. (Paul Cornejo) (First & Last Name)	
Aldi Inc. (Paul Cornejo) (First & Last Name) 1 Aldi Drive	(First & Last Name)

^{*}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.
- 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.
- 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):
	그렇게 보고 있다면 하는 아이는 이 부모를 했다면 한다면 하는 사람들이 살아 보고 있다면 하는데

N/A
This application complies with the standards for site plan approval set forth
Division 17 of Chapter 44 of the City Code.
To the fullest extent permitted by law, Applicant(s) agree to and hereby sha indemnify and hold harmless the City of Bloomington, its officers, officials, agen and employees from and against liability and all claims arising out of the site pla- review.
Applicant(s) agree to submit payment of any fees or costs associated with the application for the site plan review in accordance with Chapter 44 of the City Code
All other facts, representations and agreements pertaining to this petition are follows:
N/A
WHEREFORE, the Applicants(s) certify the above stated provisions are true and correct to be bound by the indemnification provisions contained herein, and request the City of mington approve the site plan provided in accordance with this Applicant.
e to be bound by the indemnification provisions contained herein, and request the City of
e to be bound by the indemnification provisions contained herein, and request the City of mington approve the site plan provided in accordance with this Applicant.
e to be bound by the indemnification provisions contained herein, and request the City of mington approve the site plan provided in accordance with this Applicant. Aldi Inc. (Paul Cornejo)
e to be bound by the indemnification provisions contained herein, and request the City of mington approve the site plan provided in accordance with this Applicant. Aldi Inc. (Paul Cornejo) (Print Name) (Print Name)

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

EXHIBIT A LEGAL DESCRIPTION

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 FFFT 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 ALEFET TO A POINT ON CURVELYING 85 OF FET 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 OF 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 FFFT 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 MICLEAN 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.

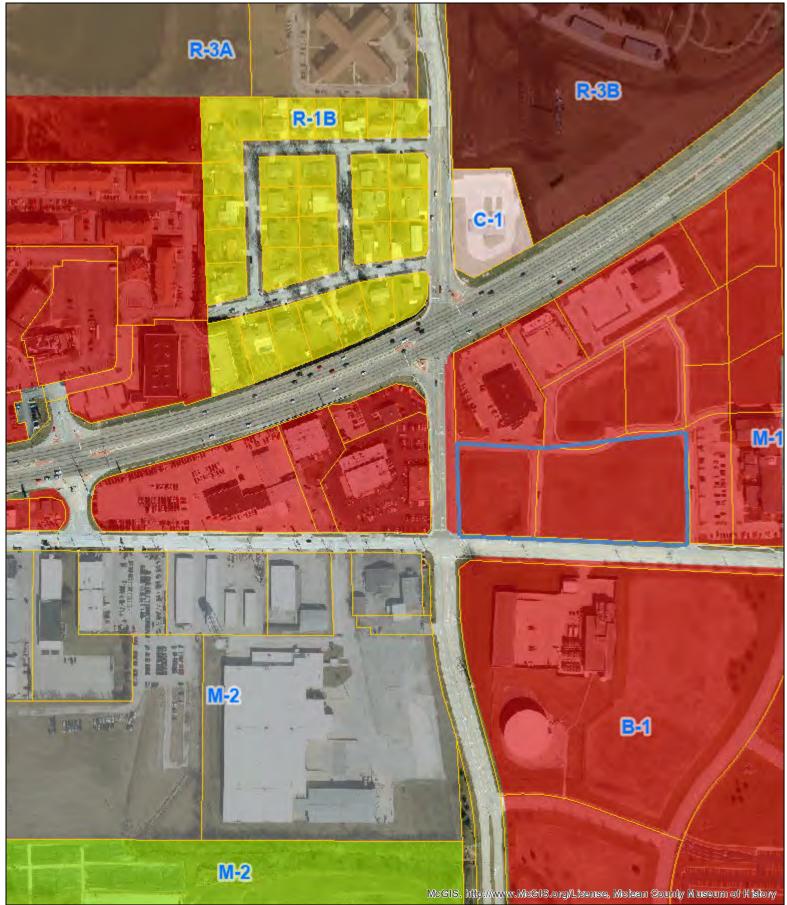
AERIAL MAP McLean County GIS Consortium







ZONING MAP McLean County GIS Consortium







92032 92032
A Public Hearing before the Bloomington Planning Commission will be held virtually on Wednesday, October 28, 2020 at 4:00 PM at www.cityblm.org//live on an application submitted by ALDI Inc. (1 Aldi Drive Dwight, IL 60420) for a site plan review and to allow for any construction of a grocery. 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 legally described as:

TRACT I
BEGINNING AT THE SOUTHWEST CORNER OF SECTION
11. TOWNSHIP 23 NORTHRANGE 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 SAIDEAST RIGHT OF-WAY LINE
25.17 FEET TO A POINT
LYING 46.55 FEET NORTH
OF THE AFORESAIDSOUTHWEST 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 SOUTH-EASTERLY 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 VETER-AN'S PARKWAY. A CURVE TO THE LEFT, CONVEX TO THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID VETERAN'S PARKWAY. A CURVE TO THE LEFT, CONVEX TO THE SOUTHEAST ENTIFICATION ON CURVE LYING 75.00 FEET NORMAL DISTANCE SOUTHEASTERLY RIGHT-OF-WAY OF SAID VETERAN'S PARKWAY. A CURVE TO THE SOUTHEAST ENTIFICATION ON CURVE LYING 75.00 FEET NORMAL DISTANCE SOUTHEASTERLY OF SAID CENTERLINE; THENCE NORTH 57 DEGREES 27 MINUTES 23 SECONDS EAST, A DISTANCEOF 73.5.66 FEET TO A POINT ON CURVE LYING 75.00 FEET NORMAL DISTANCE SOUTHEASTERLY OF SAID CENTER LINE; THENCE NORTH 57 DEGREES 38 MINUTES 41 SECONDS EAST ALONG SAID SOUTHEASTERLY OF SAID CENTER LINE; THENCE NORTH 53 DEGREES 14 MINUTES 12 SECONDS EAST A DISTANCE SOUTHEASTERLY OF SAID CENTER LINE; THENCE NORTH 53 DEGREES 14 MINUTES 12 SECONDS EAST A DISTANCE SOUTHEASTERLY OF SAID CENTER LINE; THENCE NORTH 53 DEGREES 14 MINUTES 12 SECONDS EAST A DISTANCE SOUTHEASTERLY OF SAID CENTER LINE; THENCE NORTH 53 DEGREES 14 MINUTES 12 SECONDS EAST A DISTANCE SOUTHEASTERLY OF SAID CENTER LINE; THENCE NORTH 53 DEGREES 14 MINUTES 12 SECONDS EAST A DISTANCE SOUTHEASTERLY OF SAID CENTER LINE; THENCE NORTH 53 DEGREES 14 MINUTES 12 SECONDS EAST A DISTANCE SOUTHEASTERLY O

FEET TO A POINT OF LYING 90.00 FEET NORMAL DISTANCE SOUTHEASTERLY OF SAID CENTERLINE; THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE. A CURVE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE. A CURVE 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.QI FEET TO A POINT ON THE WEST LINE OF STATE FARM SOUTH SUBDIVISION FIRST ADDITION RECORDED ON OCTOBER 24, 2000 AS DOCUMENT 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 AFORESAIDWEST LINE 30.06 FEET TO THE SOUTH LINE OF SAIDWEST LINE OF SAIDWEST LINE OF SAIDWEST LINE OF SOUTH 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 NO. 2001-2848. EXCEPTING THEREFROM: PARKWAY VILLAGE PHASE I PLANNED UNIT DEVELOPMENT BEING A PART OF THE SOUTHWEST 1//4, SECTION 1, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDAN. ACCORDING TO THE FOUNT OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, ALSO EXCEPTING THEREFOOM: PARKWAY VILLAGE PHASE 1 PLANNED UNIT DEVELOPMENT DO COUNTY, ILLINOIS, ALSO EXCEPTING THEREFOOM: PARKWAY VILLAGE PHASE 2 PLANNED UNIT DEVELOPMENT NO. 2001-2848. COPTHE SOUTHWEST 1//4, SECTION 1, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDAN. ACCORDING TO THE SOUTHWEST 1//1 ASSETTION 1, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDAN. ACCORDING TO THE SOUTHWEST 1//1 ASSETTION 1, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDAN. ACCORDING TO THE SOUTHWEST 1//1 ASSETTION 1, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDAN. ACCORDING TO THE SOUTHWEST 1//1 ASSETTION 1, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDAN. ACCORDING TO THE SOUTHWEST 1//1 ASSETTION FROM:
PARKWAY VILLAGE PHASE 3
BEINGA 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
D O C U M E N T N O.
2015-3032.IN MCLEAN
COUNTY, ILLINOIS.
ALSO EXCEPTING THEREFROM:

PARKWAY VILLAGE PHASE

PLANNED UNIT DEVELOP-MENT BEING A PART OF THE SOUTHWEST 1//4 OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERI-DIAN. ACCORDING TO THE PLAT THEREOF RECORDED JULY 2. 2015 AS DOCUMENT NO. 2015-11645, IN MCLEAN COUNTY, ILLINOIS. ALSO EXCEPTING THERE-FROM:
PARKWAY VILLAGE PHASE 5 ALSO EXCEPTING THERE-FROM:
PARKWAY VILLAGE PHASE 5
BEING A PART OF THE
SOUTHWEST I//4 OF SECTION 11, TOWNSHIP
23NORTH, RANGE 2EAST OF
THE THIRD PRINCIPAL MERIDIAN, ACCORDINGTO 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
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.
The application is available for

The application is available for The application is available for review online https:///www.city blm.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//register. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to public-comment/@cityblm.org. Members of the public may also start of the meeting to public-comment/@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 nes 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, city clerk/@cityblm.org or TTY at (309) 829-5115.

Published: Monday, October 12, 2020

Monday, October 12, 2020



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.

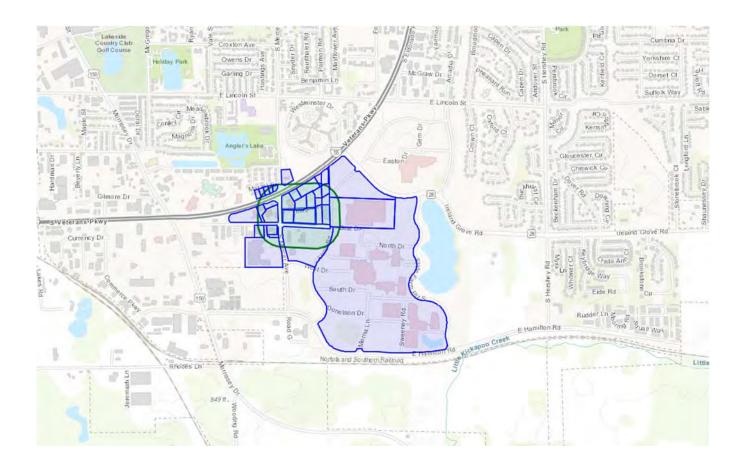
The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/planning. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at https://www.cityblm.org/government/boards-commissions/register-for-public-comment. 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 <u>planning@cityblm.org</u> 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	DENNIS ABBOTT	JEANNE ALEXANDER
1907 MARZEL DR	1909 MARZEL DR	1913 MARZEL DR
BLOOMINGTON, IL 61701	BLOOMINGTON, IL 61701	BLOOMINGTON, IL 61701
4.5000.110		
4 EGGS LLC	ENTERPRISE RENT A CAR COMPANY MIDWEST	STACY PAUL
2047 IRELAND GROVE RD		1911 MARZEL DR
BLOOMINGTON, IL 61704	4509 N BRADY ST	BLOOMINGTON, IL 61701
	DAVENPORT, IA 52806	
BUSEY BANK VETERANS	JUDITH SMILEY	BENITA PAYNE
PO BOX 17430	1 ARBOR CT	1905 MARZEL
URBANA, IL 61803	BLOOMINGTON, IL 61704	BLOOMINGTON, IL 61701
EDWIN SMILEY	STATE FARM MUTUAL AUTO INS	HIGHLAND PARK CVS LLC
2049 IRELAND GROVE RD	1 STATE FARM PLAZA	CVS CAREMARK CORP PROP MGT 1 CVS
BLOOMINGTON, IL 61704	BLOOMINGTON, IL 61701	DR
		WOONSOCKET, RI 02895
ATTN: HAROLD JENKINS TRI-JEN, INC.	PARKWAY PARTNERS-ONE INC	CITIZEN EQUITY FIRST CREDIT UNION
7211 N KNOXVILLE AVE	5 SHENANDOAH AVE.	5401 W DIRKSEN PARKWAY
PEORIA, IL 61614	JACKSONVILLE, IL 62650	PEORIA, IL 61607
JSM MANAGEMENT	STEVE & SHANNON PATTERSON	BKA PROPERTIES LLC
505 S 5TH ST	1305 S Mercer Ave	2036 IRELAND GROVE RD

Bloomington, IL 61704

BLOOMINGTON, IL 61704

CHAMPAIGN, IL 61820

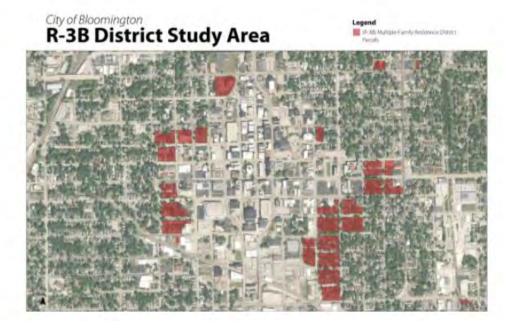
SKAC PROPERTIES LLC 8349 S ROBERTS RD

JUSTICE, IL 60458

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 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	
RECOMMENDATION:	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)



GENERAL INFORMATION

Applicant: City Council, Resolution 2020-25

Legal notice for the October 28, 2020 public hearing was published in <u>The Pantagraph</u> 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.

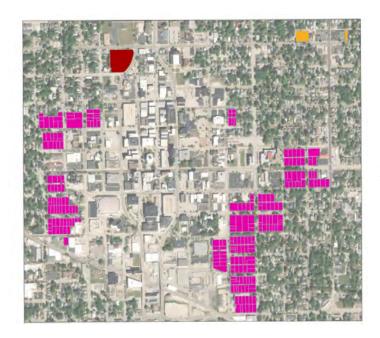
- The table would be amended to require a special use permit for the conversion of residential building to more than 2 units and to office or commercial uses.
- The table would also be amended to allow accessory dwelling units with a special use permit.

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 FUTHER AUTHORIZING MAP AMENDMENTS TO THE OFFICIAL ZONING MAP FOR PROEPRTIES 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 202
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

- o Maximum Building Coverage. 45%
- o Maximum Building Height. 45 feet or 4 stories.

Use Provisions (Division 10)

Multifamily Conversions

- o 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.

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

Single-Family Detached New Construction

- Orientation. The main entrance to a single-family detached dwelling shall face the primary street.
- 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).

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.
- 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.
- Quality Materials. Exterior building materials shall be traditional, time- and weathertested 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

- 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.
- 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.
- 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)
- 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.
- 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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 Quality Materials. Exterior building materials shall be traditional, time- and weathertested 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

- Orientation. The main entrance to a multiple-unit dwelling building shall face the primary street
- 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.
- 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.
- Architecture: Multifamily new construction shall be similar in <u>mass and</u> character to abutting properties including roof pitch, eaves, building materials, windows, trim, color, and landscaping.
- Quality Materials. Exterior building materials shall be traditional, time- and weathertested 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.

- Primary Residence. The primary building shall be a single-family detached use and the primary residence of the owner of the property.
- 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.
- Location. Accessory dwelling units shall comply with all location requirements for accessory buildings found in Section ## and Section 9-8.
- 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.
- 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
- 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.
- 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.

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

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

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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	Р	Р	Р	Р	Р	Р	Р	Р	Р	10-5
Chicken Keeping	S	S	S	S	S	S	S	S	S	10-11
Urban Agriculture						S	S		S	
Urban Garden			Р	Р	Р	Р	Р	Р	Р	
RESIDENTIAL										
Household Living										
Dwelling Unit, Accessory									<u>s</u>	10-38 Co
Dwelling Unit, Single-Family	Р	Р	Р	Р	Р	Р	Р		Р	all
Dwelling Unit, Single-Family Attached					S	Р	Р		Р	dis
Dwelling Unit, Two-Family			S	S	Р	Р	Р		Р	ZO
Dwelling Unit, Multiple-Family					S	Р	Р		Р	
Dwelling Unit, Multiple-Family Conversion (2 units)					S				Р	10- 40 <u>39</u>
Dwelling Unit, Multiple-Family Conversion (3+ units)					S				S	10-4 <u>039</u>
Manufactured Homes				Р						
Mobile Homes								Р		
Dwelling Unit, Accessory										
Live/Work Unit							S		S	
Group Living										
Agency Supervised Homes			Р	Р		S	S		S	10-19
Agency-Operated Family Homes	Р	Р	Р	Р	Ρ	Р	Р		Р	10-19
Agency-Operated Group Homes					S	Р	Р		Р	10-19
Convents, Monasteries					S	S	Р		Р	10-19
Dormitories					S	S	Р		Р	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	Р	Р	Р		Р	Р	Р	Р	Р	
Police Stations, Fire Stations	Р	Р	Р		Р	Р	Р	Р	Р	
Religious										
Place of Worship	S ¹									
Cemetery and Columbarium	S	S	S	S	S	S	S	S	S	10-10
Residential-Type										
Domestic Violence Shelter					Р	Р	Р		Р	
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 Illowing ADUs in other residential districts? This idea was iscussed but not supported by the PC during drafting of the oning ordinance.

TABLE 4-2(A): RESIDENTIAL DI	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	R-D	Poforonas
Fred Death	R-TA	K-1B	R-1C	K-1H	K-2	R-3A	K-3B	K-4		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	Р	Р	Р	Р	Р	Р	Р	Р	Р	
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	Р		Р	10-19
Offices										
Office Conversion									S	10-4 <u>40</u> 1
Medical or Dental Office or Clinic							S		S	10-24
Medical Laboratory							S		S	
Personal Services										
Glothing 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	Р	Р	Р		Р	Р	Р	Р	Р	
Private Solar Energy Conversion Facilities	Р	Р	Р		Р	Р	Р	Р	Р	10-31
Wireless Communication Facilities	S	S	S		S	S	S	S	S	10-37

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?

^{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, Tehe 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

	Exhibit "B"							
S.no.	Property Address	dress and PIN for properties 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				

	1 20E 4 /2 C CDIDLEY CT	DICOMMNICTONI II	2404452005	D 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

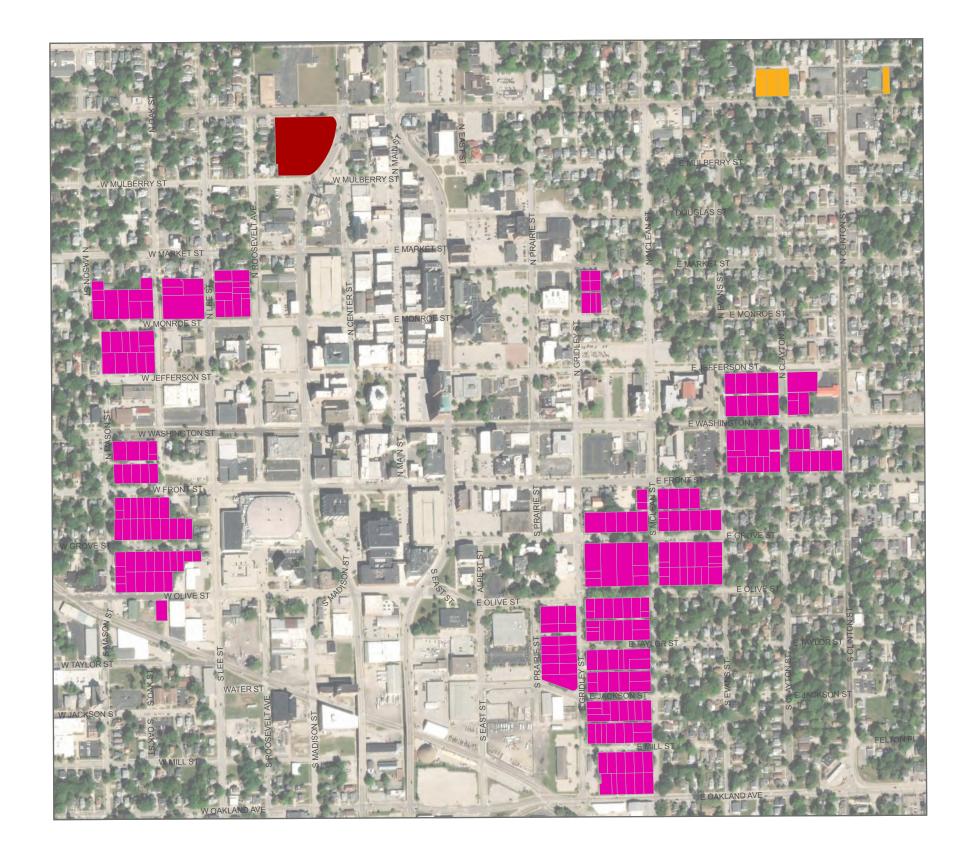
155	403 E OLIVE ST	BLOOMINGTON, IL 61701	2104456002	R-D
156	302 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104456018	R-D
157	410 E TAYLOR ST	BLOOMINGTON, IL 61701	2104456014	R-D
158	410 E OAKLAND AVE	BLOOMINGTON, IL 61701	2104462015	R-D
159	408 EAST OAKLAND	BLOOMINGTON, IL, 61701	2104462014	R-D
160	308 S GRIDLEY 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	61701-5332		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 GRIDELY 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



R-3B District Analysis

Recommended Map Amendments

R-D Downtown Residence District

R-2 Mixed Residence District

D-2 Downtown Transitional Distirct



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 FUTHER AUTHORIZING THE INITIATION OF MAP AMENDMENTS TO THE OFFICIAL ZONING MAP FOR PROEPRTIES 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 30thday of September 2020.

Tari Renner, Mayor

ATTEST

Jan Penner

Leslie Smith-Yocum, City Clerker

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) 829-511

١0.	PROPERTY ADDRESS	CITY/STATE		PROPOSED		for properties to be rezon PROPERTY ADDRESS	CITY/STATE	PIN	PR
	202 W LOCUST	BLOOMINGTON, IL 61701	2104176017		141	403 E MILL ST	BLOOMINGTON, IL 61701	2104462002	2 2
	506 E LOCUST ST 508 E LOCUST ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104232019 2104232020	R-2	142	406 E TAYLOR ST 402 E JACKSON ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701-5322	2104456012 2104458007	
	608 E LOCUST ST 510 E LOCUST ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104233013 2104232021	R-2 R-2	144	413 E MILL ST	BLOOMINGTON, IL, 61701	2104462007	
	409 N GRIDLEY ST 409 N GRIDLEY ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104271001 2104271002	R-D R-D	145	407 S MCLEAN ST 304 S GRIDLEY ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104458014 2104456019	
	409 N GRIDLEY ST 507 W GROVE	BLOOMINGTON IL 61701 BLOOMINGTON, IL, 61701	2104271003 2104314023	R-D R-D	147	303 S MCLEAN ST	BLOOMINGTON, IL, 61701-5331	2104456015	
	512 W GROVE ST	BLOOMINGTON, IL, 61701-5032	2104318009	R-D	148 149	307 S MCLEAN ST 409 E TAYLOR ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701-5361	2104456017	
	514 W GROVE ST 520 W GROVE ST	BLOOMINGTON, IL, 61701-5096 BLOOMINGTON, IL, 61701-5032	2104318005	R-D R-D	150	407 E TAYLOR ST	BLOOMINGTON, IL, 61701-5361	2104458004 2104458003	
	310 S PRAIRIE ST 313 S GRIDLEY ST	BLOOMINGTON, IL, 61701-5237 BLOOMINGTON, IL 61701	2104453004 2104453008	R-D R-D	151	403 E TAYLOR ST	BLOOMINGTON, IL 61701	2104458001	
	510 W GROVE ST 516 W GROVE ST	BLOOMINGTON, IL, 61701-5032 BLOOMINGTON, IL 61701		R-D R-D	152 153	506 S GRIDLEY ST 408 E TAYLOR ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701-5362	2104460003 2104456013	
	525 W GROVE ST	BLOOMINGTON, IL 61701	2104314014	R-D	154	306 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104456008	
	405 N MASON ST 401 W JEFFERSON	BLOOMINGTON, IL, 61701-3845 BLOOMINGTON, IL, 61701	2104160008 2104161009	R-D R-D	155 156	403 E OLIVE ST 302 S GRIDLEY ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104456002 2104456018	
	305 1/2 S GRIDLEY ST 603-605 W MONROE ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104453005 2104160012	R-D R-D	157	410 E TAYLOR ST	BLOOMINGTON, IL 61701	2104456014	
	104 S MASON ST 609 W MONROE ST	BLOOMINGTON, IL, 61701-4954 BLOOMINGTON, IL 61701	2104314002 2104160010	R-D R-D	158	410 E OAKLAND AVE 408 EAST OAKLAND	BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701	2104462015 2104462014	
	104 N OAK ST	BLOOMINGTON, IL 61701	2104309005	R-D	160	308 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104456010	
	523 W GROVE ST 407 N MASON ST	BLOOMINGTON, IL, 61701-5031 BLOOMINGTON, IL 61701	2104314015 2104160007	R-D R-D	161 162	412 E OAKLAND AVE 503 S MCLEAN	BLOOMINGTON, IL, 61701 BLOOMINGTON, IL, 61701	2104462016 2104460016	
	509 W OLIVE ST 307 S GRIDLEY ST	BLOOMINGTON, IL, 61701-5222	2104318022 2104453006	R-D R-D	163	409 E JACKSON ST	BLOOMINGTON, IL, 61701-5321	2104460007	
	406 N ROOSEVELT AVE 504 W GROVE ST & 504 1/2	BLOOMINGTON, IL, 61701-3865 BLOOMINGTON, IL 61701	2104162014 2104318013	R-D R-D	164 165	306 1/2 S GRIDLEY ST	BLOOMINGTON, IL 61701	2104456009	
	405 N GRIDLEY UNIT F 401 N GRIDLEY UNIT B	BLOOMINGTON IL 61701 BLOOMINGTON IL 61701	2104269006 2104269002	R-D R-D	166	406 E OAKLAND AVE 609 S MCLEAN	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104462013 2104465001	
	401 N GRIDLEY UNIT C	BLOOMINGTON IL 61701	2104269003	R-D	167	611 S MCLEAN	BLOOMINGTON IL 61701	2104465002	
	401 N GRIDLEY ST UNIT D 405 N GRIDLEY UNIT E	BLOOMINGTON IL 61701 BLOOMINGTON IL 61701	2104269004 2104269005	R-D R-D	168	613 S MCLEAN 615 S MCLEAN	BLOOMINGTON IL 61701 BLOOMINGTON, IL 61701	2104465003 2104465004	
	401 N GRIDELY UNIT A 508 W GROVE ST	BLOOMINGTON IL 61701 BLOOMINGTON, IL 61701	2104269001 2104318011	R-D R-D	170	401 S MCLEAN ST	BLOOMINGTON, IL, 61701-5332	2104458015	
	518 W GROVE ST	BLOOMINGTON, IL 61701	2104318006	R-D	171 172	409 N GRIDLEY ST UNIT D 409 N GRIDLEY ST UNIT E	BLOOMINGTON, IL 61701 BLOOMINGTON IL 61701	2104272001	
	606-608 W WASHINGTON ST 407 N GRIDLEY UNIT A	BLOOMINGTON, IL 61701 BLOOMINGTON IL 61701	2104309002 2104270001		173	409 N GRIDLEY ST UNIT F	BLOOMINGTON IL 61701	2104272002 2104272003	
	407 N GRIDELY UNIT B 407 N GRIDLEY UNIT C	BLOOMINGTON IL 61701 BLOOMINGTON IL 61701	2104270002 2104270003	R-D R-D	174	420 E GROVE ST	BLOOMINGTON, IL 61701	2104415014	
	406 1/2 N ROOSEVELT AVE 602 W WASHINGTON ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104162013 2104309004	R-D R-D	175 176	414-416 E GROVE ST 410 E GROVE ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104415012 2104415011	
	206 S MASON ST	BLOOMINGTON, IL, 61701-4955	2104318003	R-D	177	510 E GROVE ST	BLOOMINGTON, IL, 61701-5318	2104416012	
	604 W FRONT ST 304 S PRAIRIE ST	BLOOMINGTON, IL, 61701-5028 BLOOMINGTON, IL, 61701-5237	2104314006 2104453001	OD	178 179	501 E FRONT ST 704 E WASHINGTON	BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701	2104416001 2104430008	
	408 N ROOSEVELT AVE 308 S PRAIRIE ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104162012 2104453003	R-D R-D	180	608 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104429009	
	208 S MASON ST 410 N OAK ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701-3861	2104318004 2104160013	3.3	181 182	606 E WASHINGTON ST 604 E WASHINGTON ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104429008	
	407 N LEE ST	BLOOMINGTON, IL, 61701-3835	2104162017	R-D	183	602 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104429007 2104429006	
	513 W GROVE ST 603 W FRONT ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104314020 2104309009	R-D R-D	184	418 E GROVE ST	BLOOMINGTON, IL 61701	2104415013	
	506 W GROVE ST 522 W GROVE ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104318012 2104318001	R-D R-D	185	409 E GROVE ST 407 E GROVE ST	BLOOMINGTON, IL, 61701-5315 BLOOMINGTON, IL, 61701	2104418005 2104418004	
	607 W MONROE ST 611 W MONROE ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104160011 2104160009	DD	187	503 E GROVE ST	BLOOMINGTON, IL, 61701	2104419002	
	608-610 W MONROE ST	BLOOMINGTON, IL 61701	2104163017	R-D	188	409 E GROVE ST 401 E GROVE ST	BLOOMINGTON, IL, 61701-5315 BLOOMINGTON, IL, 617015315	2104418006 2104418009	
	612-614 W MONROE ST 605 W JEFFERSON ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104163016 2104301016	H-D	190	104 S MCLEAN ST	BLOOMINGTON, IL, 61701-5328	2104416007	
	204 S MASON ST 606 W FRONT ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104318002 2104314004	00	191	610 E FRONT ST 608 E FRONT ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701-5314	2104432011 2104432010	
Į	608 W FRONT ST 610 W FRONT ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701-5028	2104314003 2104314001	R-D	193	103 N EVANS ST	BLOOMINGTON, IL 61701	2104432013	
	512 W FRONT ST 604 1/2 W FRONT ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701-5028	2104314008 2104314005	R-D	194 195	612 E WASHINGTON ST 512 E OLIVE ST	BLOOMINGTON, IL, 61701-4104 BLOOMINGTON, IL, 61701-5341	2104429010 2104419013	
	601 W MONROE ST	BLOOMINGTON, IL 61701	2104160015	R-D	196	510 E OLIVE ST	BLOOMINGTON, IL 61701	2104419012	
	609 W FRONT ST 302 S PRAIRIE ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104309006 2104452004	R-D	197 198	514 E OLIVE ST 701 E WASHINGTON ST	BLOOMINGTON, IL, 61701-5341	2104419017	
	519 W GROVE ST 521 W GROVE ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701-5031	2104314017 2104314016	H-D	199	507 E FRONT ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104433001 2104416004	
	311 S GRIDLEY ST 306 S PRAIRIE ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701-5237	2104453007 2104453002	-	200 201	103 S MCLEAN ST	BLOOMINGTON, IL 61701	2104415008	
	(MARIA LITTE PARK) JACKSOI	NBLOOMINGTON, IL 61701	2104453009	R-D	202	404 1/2 E MONROE ST 203 N CLAYTON ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104263014 2104430006	
	610 W WASHINGTON ST 601 W FRONT ST & 601 1/2	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104309001 2104309010	N-D	203	613 E JEFFERSON ST	BLOOMINGTON, IL, 61701	2104429005	
	605 W FRONT ST 509 W GROVE ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104309008 2104314022		204	511 E GROVE ST 509 E GROVE ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701-5317	2104419014 2104419019	
	511 W GROVE ST 605 W OLIVE ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701-5052	2104314021 2104318019	R-D	206	505 E FRONT ST	BLOOMINGTON, IL 61701	2104416003	
	603 W OLIVE STREET	BLOOMINGTON, IL, 61701	2104318020	R-D	207 208	503 E FRONT ST & 503 1/2 101 S MCLEAN ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104416002 2104415007	
	301 E OLIVE ST 303 E OLIVE ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701-5236	2104452001 2104452002	11.0	209	204 S MCLEAN ST	BLOOMINGTON, IL 61701	2104419006	
	616 W MONROE 604 W WASHINGTON ST	BLOOMINGTON, IL, 61701 BLOOMINGTON, IL, 61701-3811	2104163015 2104309003	DD	210 211	703 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104433003	
	406 N OAK ST 603 W JEFFERSON ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701-3828	2104160014 2104301017	R-D	212	207 S MCLEAN ST 505 E GROVE ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701-5317	2104418007 2104419003	
	306 N OAK ST	BLOOMINGTON, IL, 61701	2104163020	R-D	213	501 E GROVE ST	BLOOMINGTON, IL 61701	2104419001	
	602 W FRONT ST	BLOOMINGTON, IL, 61701-5027 BLOOMINGTON, IL 61701	2104309007 2104314007	-	214	706 E FRONT ST 704 E FRONT ST	BLOOMINGTON, IL, 61701-5414 BLOOMINGTON, IL, 61701-5414	2104433009 2104433013	
	515 W GROVE ST 517 W GROVE ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104314019 2104314018	R-D	216	702 E FRONT ST	BLOOMINGTON, IL, 61701-5414	2104433012	
	601 W OLIVE ST 607 W OLIVE ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104318021 2104318018	R-D	217 218	702 E WASHINGTON ST 710 E FRONT ST	BLOOMINGTON, IL, 61701-4106 BLOOMINGTON, IL 61701	2104430007 2104433011	
	305 E OLIVE ST	BLOOMINGTON, IL 61701	2104452003	R-D	219	612 E FRONT ST	BLOOMINGTON, IL, 61701-5314	2104432012	
	305 S GRIDLEY 611 W JEFFERSON ST	BLOOMINGTON, IL, 61701 BLOOMINGTON, IL 61701	2104452005 2104301027	R-D	220 221	611 E WASHINGTON ST	BLOOMINGTON, IL, 61701-4103	2104432006	
	405 N LEE ST 602 W OLIVE ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104162005 2104353003	H-D	222	609 E WASHINGTON ST 607 E WASHINGTON ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104432005 2104432004	
	607 W JEFFERSON ST 408-410 N LEE ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104301028 2104161008		223	605 E WASHINGTON ST	BLOOMINGTON, IL 61701	2104432002	
	405 N OAK ST	BLOOMINGTON, IL, 61701	2104161004	R-D	224 225	504 E GROVE ST 609 E JEFFERSON ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701	2104416009	
	407 N OAK ST 601 W JEFFERSON ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104161003 2104301029	R-D	226	601 E JEFFERSON ST	BLOOMINGTON, IL 61701	2104429001	
	410 E MILL ST 209-211 S MCLEAN ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104460014 2104418008		227 228	508 E OLIVE ST 208 S GRIDLEY ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104419011 2104418010	
	406 S GRIDLEY ST 301 S MCLEAN ST	BLOOMINGTON, IL, 61701-5224 BLOOMINGTON, IL 61701	2104458006 2104456007	D.D.	229	507 E GROVE ST	BLOOMINGTON, IL, 61701-5317	2104419018	
	406 E JACKSON ST	BLOOMINGTON, IL 61701	2104458009	R-D	230 231	206 S MCLEAN ST 508 E GROVE ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701	2104419007 2104416011	
	404 E JACKSON ST 412 E MILL ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701-5337	2104458008 2104460015	R-D 2		506 E GROVE ST	BLOOMINGTON, IL 61701	2104416010	
	411 E OLIVE ST 504 S GRIDLEY ST	BLOOMINGTON, IL, 61701-5360 BLOOMINGTON, IL, 61701-5225	2104456006 2104460002	0.0		606 E FRONT ST	BLOOMINGTON, IL 61701	2104432009	
	408 E MILL ST 406 E MILL ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104460013 2104460012	R-D		512-518 E GROVE ST 602 E FRONT ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104416013 2104432007	
	402 E MILL ST	BLOOMINGTON, IL, 61701	2104460010	R-D 2		502 E GROVE ST	BLOOMINGTON, IL, 61701-5318	2104416008	
	405 S MCLEAN ST 408 E JACKSON ST	BLOOMINGTON, IL, 61701-5332 BLOOMINGTON, IL 61701	2104458013 2104458010	R-D 2		203 S EVANS ST 708 E FRONT ST APT 1	BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701-5407	2104419015 2104433010	
	409 E MILL ST 409 E OLIVE ST	BLOOMINGTON, IL, 61701 BLOOMINGTON, IL 61701	2104462005 2104456005	R-D 2	239	205 S. EVANS ST	BLOOMINGTON, IL, 61701	2104419016	
	405 E TAYLOR ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104458002 2104418003	R-D 2		701 1/2 E WASHINGTON ST 601 E WASHINGTON ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104433002 2104432001	
	411 E MILL	BLOOMINGTON, IL, 61701	2104462006	R-D 2	242	506 E OLIVE ST	BLOOMINGTON, IL 61701	2104432001	
	405 E OLIVE ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104456004 2104456003	R-D		504 E OLIVE ST 607 E JEFFERSON ST	BLOOMINGTON, IL, 61701-5341	2104419009	
		BLOOMINGTON, IL 61701 BLOOMINGTON, IL, 61701-5330	2104458012 2104419008	N-D		603 E JEFFERSON ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104429003 2104429002	
	407 E JACKSON ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701	2104460006 2104460005	R-D 2	246	604 E FRONT ST	BLOOMINGTON, IL, 61701-5314	2104432008	
	403 E JACKSON ST	BLOOMINGTON, IL 61701	2104460004	R-D		407 N GRIDELY UNIT F 407 N GRIDLEY UNIT D	BLOOMINGTON IL 61701 BLOOMINGTON IL 61701	2104273003 2104273001	
	404 E MILL ST	BLOOMINGTON, IL 61701 BLOOMINGTON, IL 61701-5337	2104460001 2104460011	R-D 2	249	407 N GRIDLEY UNIT E	BLOOMINGTON IL 61701	2104273002	
	407 E MILL ST	BLOOMINGTON, IL, 61701-5336 BLOOMINGTON, IL, 61701	2104462004 2104460009	R-D 2		402 E GROVE ST 404 E MONROE UNIT 2	BLOOMINGTON, IL, 61701-5316 BLOOMINGTON IL 61701	2104415016	
	411 E JACKSON ST	BLOOMINGTON, IL 61701	2104460008	R-D 2		404 E MONROE UNIT 3	BLOOMINGTON IL 61701	2104274002 2104274003	
	305 S MCLEAN ST	BLOOMINGTON, IL, 61701 BLOOMINGTON, IL, 61701-5331	2104460017 2104456016	n-D		404 E MONROE UNIT 1	BLOOMINGTON IL 61701	2104274001	
	404 E TAYLOR ST	BLOOMINGTON, IL 61701	2104456011	R-D 2	254	602 S GRIDLEY ST	BLOOMINGTON, IL, 61701-5227	2104462020	

The City of Bloomington will also host two virtual open houses/Q&A sessions on Tuesday, October 27, 2020 from 5:00 PM to 6:00 PM and from 6:30 PM to 7:30 PM. regarding the proposed text and map amendments. The sessions will be live streamed at www.cityblm.org/live. Members of the public may also attend the sessions 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. These question and answer session are meant for informational purposes only and is not a public hearing. No testimony will be taken during these sessions. Participants wishing to participate remotely must register online at www.cityblm.org/register at least 15 minutes prior to the sessions. Questions may be submitted in advance of the session to publiccomment@cityblm.org. Published: Sunday, October 11, 2020.

New companies face tough task

JOYCE M. ROSENBERG **Associated Press**

NEW YORK - Julie Campbell had to rethink her new wallpaper business before she could sell her first sheet.

Campbell but soon after, the coronavirus forced the cancellation of the trade shows where she expected to introduce her wallpaper to prospective retail customshe'd invested in creating the wallpaper was at risk, dependent on her transdirectly to consumers.

To save Pasted Paper, Campbell learned online the most recent data availselling and marketing skills not immediately in The applications don't her wheelhouse.

and I needed to sell it. I was the numbers do show that forced to figure this out," Campbell says.

A recession amid a pandemic may seem like the worst time to start a business. Despite millions of loans and grants from federal and state governments, of those applications, says it's estimated that hundreds Dane Stangler, a researcher of thousands of companies have already failed since the Policy Center. But he also virus outbreak began.

Campbell, who'd invested nently early in the pandemic too much money to turn might be starting up again back, to others who lost their jobs and saw starting their own company as the best path forward, thou- in Covington, Kentucky, sands of Americans have wouldn't survive a governopted to take the plunge. ment-ordered shutdown. A few have even folded one business and quickly and four weeks later opened launched another better an entirely new restaurant suited for the "new normal" of the pandemic.

Owners of all these fledgling companies face a tough road as they try to bring in something," says Sarber, customers and thrive. While nearly 80% of startup companies had survived their and Ohio. first year in 2019, according to research by the Kauffman Foundation, those May 5, less than two months businesses had the bene- after Kentucky restaurants fit of launching in a strong and bars closed for inside economy.

domestic product plunged half.

by nearly a third from April through July, and there are still more than 13 million people unemployed.

Slightly over one million companies that have employees were launched in launched 2018 while 925,000 closed. Pasted Paper in February, according to the latest available data from the Labor Department.

Despite the ongoing pandemic, interest in starting a business has picked up as parts of the U.S economy ers. Suddenly, the \$30,000 reopened. The number of applications for business tax identification numbers was down more than a third forming the company to sell at the end of March compared to year-earlier levels; in the week ended Sept. 5, able, they were up 93.6%. necessarily mean busi-"I had so much inventory nesses were launched, but despite the virus's grip on the economy, people were considering starting companies.

Unemployed people needing a source of income likely accounted for some at the think tank Bipartisan says owners who closed Yet, from people like their businesses permawith a different entity.

> Yavonne Sarber knew her Sugar Whisky Sis restaurant So, she closed it for good on the site, one focused on takeout and delivery.

> "We couldn't sit still - we knew we had to do who also owns four Agave & Rye restaurants in Kentucky

She opened Papi Jocho's Street Dogs and Cantina on dining. Business has been Prosperity is tougher in so good there that revenue a downturn - consumers at all her restaurants overall and businesses spend less is up 25% from its pre-panand new ventures tend to demic level even as indoor have large startup costs dining capacity at the Agave and low revenue. U.S. gross & Rye branches is limited to

Ruedi

From C1

■ Workers design characteristics: Managers encourage training and provide individual workers with challenging assignments.

More often than not, I have found that empowered workers are more innovative and more willing to take the initiative to solve problems on their own. I believe employees are more engaged in their work when they are trusted to carry out the company's mission without unnecessary bureaucracy.

Today, many businesses find one of the costliest and time-consuming functions is finding and hiring good employees. I believe people want to work for companies that regularly trust and support their decisions. Empowerment is a definite win-win proposition. The client receives and is willing to pay for a high level of service and attention, and the employee feels like a valued member of the organization.

Ruedi is regional marketing specialist for Savant Capital Management, Bloomington; www.savantcapital.com; 309-663-9477.

Guebert

From C1

Little wonder then that our biggest public problems - a rampaging pandemic, continued infrastructure failure, debilitating opioid addiction, the lack of adequate medical care, shortages of affordable housing... the list is as endless as obscene - are rarely tackled and never solved.

This year, agriculture is the perfect example of this political inversion. It's impossible to explain why American farmers and ranchers will receive more than \$50 billion in direct federal subsidies even as tens of millions of their customers struggle to pay housing costs, car loans,

and utility bills.

A year ago I came across the grave of that badgeand-a-beer sheriff while visiting a bluff-top cemetery that overlooked the dairy farm of my youth. I smiled at the thought of his "Vote right?" question.

Everyone always said they did and he always poured even when he knew they didn't because, he once said, they might someday.

I miss that kind of honest dishonesty and the characters and competence it usually fostered.

The Farm and Food File is published weekly through the U.S. and Canada. Past columns, events and contact information are posted at www.farmandfoodfile.com.



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/live. 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 Department 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

•		
PHOENIX TOWER PRESERVATION, LP,	Hunt, Erika L	FINN, MICHAEL
%THE RELATED COMPANIES ATTN:MIKE FINKLE	1405 Winterberry Cir	1001 E GROVE ST
60 COLUMBUS CIR	Bloomington, IL, 61705-8001	BLOOMINGTON, IL, 61701-4203
MYERS, WILLIAM A & ELIZABETH A	FINN, MICHAEL	JESSEN, CHAD & MICAH
COTRUSTEES	1001 E GROVE ST	PO BOX 3561
1607 FAIRFIELD CT	BLOOMINGTON, IL, 61701-4203	BLOOMINGTON, IL, 617023561
NORMAL, IL, 617614333		
HERSBERGER, CRAIG	ACT3 525 GROVE LLC	JESSEN, CHAD & MICAH
7 NAVAJO CT	3004 E OAKLAND AVE	PO BOX 3561
BLOOMINGTON, IL, 61704-81447	BLOOMINGTON, IL, 61704-6214	BLOOMINGTON, IL, 61702-3561
KARASEN, CIHAT	AGUAS, JOSE G	ZOELLER & BURCHAM PROPERTIES LLC,
902 W JACKSON ST	309 STANHOPE LN	1808 SIX POINTS RD
BLOOMINGTON, IL, 61701-4896	NORMAL, IL, 61761-4832	BLOOMINGTON, IL, 61705
BUTZIRUS, BRAD	HERMES, JOSEPH D	BLOOMNORM LLC
P O BOX 6226	1707 LONGDEN AVE	666 DUNDEE RD STE 1102
BLOOMINGTON, IL, 61702-6226	BLOOMINGTON, IL, 61701-8306	NORTHBROOK, IL, 60062-2735
BETHEL, STEVEN A & CAROLE ERWIN	GARDNER, ANTISHAY & TIFFANY	HOEGGER, DAVE A
25385 STATE HIGHWAY 251	MALONE	3008 MORNINGSIDE DR
HUDSON, IL, 61748-7535	118 TRAVIS DR	BLOOMINGTON, IL, 61704-6238
	CARLOCK, IL, 61725-4506	
BROWN, DEBORAH K	PELHANK, WAYNE	BROWN, DEBORAH K
203 S WESTERN AVE	2151 CHASE LN	203 S WESTERN AVE
BLOOMINGTON, IL, 61701-4870	NORMAL, IL, 61761-9693	BLOOMINGTON, IL, 61701-4870
BRADLEY PARK-PRAIRIE	JJ & CC ENTERPRISES LLC,	MARSHALL, RITA IRENE
C/O REDBIRD PROPERTY MGT. 200 N.	115 N BONE	1405 LOW ST
LINDEN	NORMAL, IL, 61761	BLOOMINGTON, IL, 61701-6520
NORMAL, IL, 61761		
TVEO CORPORATION,	BLOOMNORM LLC,	SCHIMELPFENIG, STEVEN K
1901 MARTIN LUTHER KING DR	666 DUNDEE RD STE 1102	8 AUTUMN CT
BLOOMINGTON, IL, 61701-6118	NORTHBROOK, IL, 600622735	BLOOMINGTON, IL, 617017846
VIRGIL, TIMOTHY	SUTTON, KYLE DEAN	GARCIA, ROBERT
1203 TRENTON RD	1227 N MASON ST	2003 TRACY DR APT 1
NORMAL, IL, 61761-1317	BLOOMINGTON, IL, 61701	BLOOMINGTON, IL, 61704-7376

LABYRINTH OUTREACH, SERVICE TO	KARASEN, CIHAT & CIHAN	ALEXANDER, BARTON
WOMEN	14251 E 200 NORTH RD	9141 E 1400 NORTH RD
616 W MONROE	HEYWORTH, IL, 617457635	BLOOMINGTON, IL, 61705-6756
BLOOMINGTON, IL, 61701	, ,	, ,
MILLER, ANNETT TRUSTEE	BUTZIRUS, BRAD	CHANDLER, CURTIS
32 COUNTRY CLUB PL	P O BOX 6226	24 NICOLE CT
BLOOMINGTON, IL, 61701-3402	BLOOMINGTON, IL, 61702-6226	BLOOMINGTON, IL, 61701-1575
ADAME, VINCENTE	BUTZIRUS, BRAD	CRABWELL PROPERTIES LLC,
1111 E GROVE ST	P O BOX 6226	1501 DONEGAL DR
BLOOMINGTON, IL, 61701	BLOOMINGTON, IL, 61702-6226	NORMAL, IL, 61761-2204
PEREZ HERNANDEZ, MARGARITA	PIERCE, TONYA	MILLER, ANNETTA TRUSTEE
519 W GROVE ST	307 S GRIDLEY ST	32 COUNTRY CLUB PL
BLOOMINGTON, IL, 61701-5195	BLOOMINGTON, IL, 617015222	BLOOMINGTON, IL, 61701-3402
PALMER, MARVIN K	ALMANZA, HECTOR	HERMANN, CAROL& ROBERT
208 BLOOMINGTON HTS RD	14978 CRAIG RD	5 BENT TREE LN
BLOOMINGTON, IL, 61704	BLOOMINGTON, IL, 617049019	TOWANDA IL, 61776-7511
KING, MARK	SHEPARD, CYNTHIA & WILLIAM	BUCHANON, ROSE & MANUEL REED
P.O. BOX 1947	HACKMAN	2512 OLD PEORIA CT
BLOOMINGTON, IL, 61702-1947	PO BOX 3333	BLOOMINGTON, IL, 61705-5016
	BLOOMINGTON, IL, 61702-3333	
BUCHANON, ROSE	MULCAHEY, DAVID	RINKENBERGER, PAUL
2512 OLD PEORIA CT	603 W OLIVE STREET	309 LOW ST
BLOOMINGTON, IL, 61705-5016	BLOOMINGTON, IL, 617015052	BLOOMINGTON, IL, 61701-4952
FORBES, JOHN	TRREI, LLC ATTN: TIM ROBERTS,	YOUNG, DWAYNE
22612 E 900 North Rd	37895 NORMANDY RD	1326 N MASON ST
Downs, IL, 61736-7502	WINCHESTER, CA, 9259	BLOOMINGTON, IL, 61701-1631
CUSTOM OUTDOOR LLC	DOTSON, BERNARD & REARN	SUTTON, KYLE
PO BOX 5432	3108 CUMBRIA DR	1227 N MASON ST
BLOOMINGTON, IL, 61702-5432	BLOOMINGTON, IL, 617041212	BLOOMINGTON, IL, 61701-1648
HANSEN, DWIGHT & CINDY	SALVATION ARMY, ATTN: TRUDY	HERMANN, ROBERT
422 Standish Dr	NORMAN	5 BENT TREE LN
Bloomington, IL, 61704-4606	401 NE ADAMS ST	TOWANDA, IL, 61776-7511
	PEORIA, IL, 61603-4224	10 WANDA, IL, 01770-7311

FARLOW, ELLIOT 505 E WALNUT ST	SANCHEZ, MELANIA 2906 CAPEN DR	HSBC BANK USA NA, TRUSTEE FOR ACE SECURITIES 2004-FM1
BLOOMINGTON, IL, 61701-3147	BLOOMINGTON, IL, 61704-6218	1 MORTGAGE WAY MAILSTOP SCEP
510011111111111111111111111111111111111	5100NiiNG1014, 11, 01704 0210	MOUNT LAUREL, NJ, 08054
DOTSON, BERNARD	ADAME, VICENTE & JENNIFER	WILLIAMS, ROBERT
3108 CUMBRIA DR	1111 E GROVE ST	18962 TERRACE VALLEY DR
BLOOMINGTON, IL, 617041212	BLOOMINGTON, IL, 61701-4210	BLOOMINGTON, IL, 61705-5819
YBMC INC,	RUSK, ERNEST SR	JESSEN, CHAD & MICAH
360 WYLIE DR	2010 FOXWOOD CC RUN	PO BOX 3561
NORMAL, IL, 61761-5500	NORMAL, IL, 617615307	BLOOMINGTON, IL, 61702-3561
PELHANK, WAYNE	ARMSTRONG, SHIRLEY	WIKE-BECK, GAYE
2151 CHASE LŅ	105 E PARKWAY	401 S MCLEAN ST
NORMAL, IL, 61761-9693	LEXINGTON, IL, 61753	BLOOMINGTON, IL, 61701
WESTON PROPERTIES LLC, JACKSON	WESTON PROPERTIES LLC,	BUTZIRUS, BRAD
300,	102 S PRAIRIE STREET	14225 N 900 EAST RD
102 S PRAIRIE STREET BLOOMINGTON, IL, 61701	BLOOMINGTON, IL, 61701	BLOOMINGTON, IL, 61705-6973
ADAME, VICENTE & JENNIFER	WESTON PROPERTIES LLC,	KERKEMEYER, ANDREW & RAMONA
1111 E GROVE ST	102 S PRAIRIE STREET	BERRY
BLOOMINGTON, IL, 61701-4210	BLOOMINGTON, IL, 61701	17322 STAGECOACH RD JERSEYVILLE, IL, 62052-6976
ADEKOYA, TONY & DEBORAH	ZOELLER & BURCHAM PROPERTIES LLC,	SCHALL, KRISTI GUARDIAN
3 HANEY CT	1808 SIX POINTS RD	29875 WHITE OAK DR
BLOOMINGTON, IL, 61701-4983	BLOOMINGTON, IL, 61705	MACKINAW, IL, 61755-8981
BLOOMINGTON MUNICIPAL CREDIT	ALBERTS, MARIA	HANNER, WILLIAM
UNION	304 S JOSEPHINE	307 WOODCREST
602 S GRIDLEY ST	ATLANTA, IL, 61723	SPRINGFIELD, IL, 62703
BLOOMINGTON, IL, 61701-5227		
DIETSCH, DAVID	BALL, BENNY	GLEASON, LINDA
2212 E OLIVE ST	1115 S CLAYTON ST	2920 FOX CREEK RD
BLOOMINGTON, IL, 617014312	BLOOMINGTON, IL, 61701-6814	BLOOMINGTON, IL, 61705-6311
KARASEN, CEVAT	GRADEN, JOY	STRONG, CHERYL WALTON BUDGET
305 W CHESTNUT ST	303 N EAST ST	COUNSELORS
BLOOMINGTON, IL, 61701-2914	GREENSBORO, GA, 30642-1314	501 N CLINTON ST

BLOOMINGTON, IL, 61701-3201

HANLEY LOIC D	CAMITH TERENICE O CURICTIANA	NUID CECUL NATA AFD
HANLEY, LOIS R	SMITH, TERENCE & CHRISTINA	NURCESKI, MEMED
1214 COLTON AVE	6 TIMBERS CT	110 W WASHINGTON ST
BLOOMINGTON, IL, 61701-1924	BLOOMINGTON, IL, 61701-9024	BLOOMINGTON, IL, 61701-3907
ELTERICH, JOHN & KAREN SCHMIDT	ELTERICH, JOHN	BOYCE, JOSEPH
409 E GROVE ST	409 E GROVE ST	208 S CHERRY ST
BLOOMINGTON, IL, 61701	BLOOMINGTON, IL, 61701-5315	LEXINGTON, IL, 61753-1423
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SASIL PROPERTIES LLC,	JONES, JOSEPH A & KIMBERLY	CONSALVO, DANIEL J & SUSAN
1020 Longmeadow Ln	300 N JOSELYN ST	2008 FALLEN OAK RD
Western Springs, IL, 60558	HEYWORTH, IL, 61745-9149	BLOOMINGTON, IL, 61704-7239
MADOVIUEL II C	DUTZIDUC DDAD	ELTERIOU JOURN
MADGY JUEL, LLC,	BUTZIRUS, BRAD	ELTERICH, JOHN
106 E BEAUFORT ST	PO BOX 913	409 E GROVE ST
NORMAL, IL, 61761-3027	BLOOMINGTON, IL, 61702-0913	BLOOMINGTON, IL, 61701
NOVOTNY, BRIAN	PETSAS, MICHAEL	ADEKOYA, TONY & DEBORAH
2 BOONE CT	3018 ROBERT ST	3 HANEY CT
NORMAL, IL, 61761-3906	BLOOMINGTON, IL, 61704-8627	BLOOMINGTON, IL, 61701-4983
AGUAS, JOSE	RICE, RUTH L	WUM PROPERTIES
309 STANHOPE LN	612 E FRONT ST	26 BAY POINTE DR
NORMAL, IL, 61761-4832	BLOOMINGTON, IL, 61701-5314	BLOOMINGTON, IL, 617041448
NORTH GRIDLEY HILL CONDO ASSOC,	DAVIS, MARSHA	GANNAWAY, RONALD
401 N GRIDLEY ST	36 PEBBLEBROOK COURT	304 GARDEN RD
BLOOMINGTON, IL, 61701	BLOOMINGTON, IL, 61704	NORMAL, IL, 617612332
DOBSKI, STEVEN	HUGHART, VERNE	BRADLEY PARK-MCLEAN, C/O REDBIRD
28 GRAPE VINE LN	309 N BROADWAY ST	PROPERTY MGT.
BLOOMINGTON, IL, 61704-8529	HUDSON, IL, 61748-9157	200 N. LINDEN
DEGG(VIIIVG1G1V, 1E, 01704 0323	11003014, 12, 01740 3137	NORMAL, IL, 61761
TFI, LLC	RICE, LORENE	PATTERSON, CORY & KATHERINE
3105 CUMBRIA DR	612 E FRONT ST	2104 HACKBERRY RD
BLOOMINGTON, IL, 617041266	BLOOMINGTON, IL, 61701	BLOOMINGTON, IL, 61704-2788
MK2 PROPERTIES LLC,	CAVALERA, CHASE	GRUBER, RONALD
3105 CUMBRIA DR	1406 W WOOD ST	3281 BUTTERFLY DR
BLOOMINGTON, IL, 61704	BLOOMINGTON, IL, 61701-6366	NORMAL, IL, 61761-9479

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OKAI, ISAAC	HENSLEY, COLLEEN	Lee, Taekyeom
409 N. Gridley, Unit A	409 N. Gridley, Unit B	409 N. Gridley, Unit C
Bloomington, IL 61701	Bloomington, IL 61701	Bloomington, IL 61701
GARCIA, JESUS	BROWN, ALLEN	ROOTS, RICK & REBECCA
507 W GROVE	512 W GROVE ST	514 W GROVE ST
BLOOMINGTON, IL, 61701	BLOOMINGTON, IL, 61701-5032	BLOOMINGTON, IL, 61701-5096
	223 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	DECONINGTON, 12, 01701 3030
ZUNIGA, AMELIA MARCIELA COLUMNA	BACK, JONI	WILLIAMS, MICHAEL
520 W GROVE ST	310 S PRAIRIE ST	510 W GROVE ST
BLOOMINGTON, IL, 61701-5032	BLOOMINGTON, IL, 61701-5237	BLOOMINGTON, IL, 61701-5032
MINOR, CARL	FIRST CHRISTIAN CHURCH	WINKLE, AARON
405 N MASON ST	401 W JEFFERSON	104 S MASON ST
BLOOMINGTON, IL, 61701-3845	BLOOMINGTON, IL, 61701	BLOOMINGTON, IL, 61701-4954
PIERCY, WAYNE	PIERCE, TONYA	SCHULTZ, GREGG & BRANDI
523 W GROVE ST	307 S GRIDLEY ST	406 N ROOSEVELT AVE
BLOOMINGTON, IL, 61701-5031	BLOOMINGTON, IL, 61701-5222	BLOOMINGTON, IL, 61701-3865
CUNNINGHAM, KELLI	WEISS, MICK	OSBORN, BRIAN
206 S MASON ST	604 W FRONT ST	304 S PRAIRIE ST
BLOOMINGTON, IL, 61701-4955	BLOOMINGTON, IL, 61701-5028	BLOOMINGTON, IL, 61701-5237
ELLIOTT, LOGAN	WITTE, SAM	STORRS, KERA
410 N OAK ST	407 N LEE ST	610 W FRONT ST
BLOOMINGTON, IL, 61701-3861	BLOOMINGTON, IL, 61701-3835	BLOOMINGTON, IL, 61701-5028
FLWELL DICHARD I	DIVERA EDGAR HERMANDEZ 9 FIDELIA	HAPO JOSE
ELWELL, RICHARD L 604 1/2 W FRONT ST	RIVERA, EDGAR HERNANDEZ & FIDELIA CELIS NAVA	HARO, JOSE
BLOOMINGTON, IL, 61701-5028	521 W GROVE ST	306 S PRAIRIE ST
BLOOMINGTON, IL, 61701-3028	BLOOMINGTON, IL, 61701-5031	BLOOMINGTON, IL, 61701-5237
MORRIS, PATRICIA & DANNY	MULCAHEY, DAVID A	RODGERS, NANCY A
605 W OLIVE ST	603 W OLIVE STREET	303 E OLIVE ST
BLOOMINGTON, IL, 61701-5052	BLOOMINGTON, IL, 61701	BLOOMINGTON, IL, 61701-5236
LABYRINTH OUTREACH, SERVICES TO	BRAME, MICHELLE	WELKER, JONATHAN
WOMEN	604 W WASHINGTON ST	603 W JEFFERSON ST
616 W MONROE	BLOOMINGTON, IL, 61701-3811	BLOOMINGTON, IL, 61701-3828
BLOOMINGTON, IL, 61701		

FERNANDEZ, M ROSARIO	ALMANZA, MANUEL	CARLSON, CASEY
306 N OAK ST	607 W FRONT ST	305 S GRIDLEY
BLOOMINGTON, IL, 61701	BLOOMINGTON, IL, 61701-5027	BLOOMINGTON, IL, 61701
HEINRICH, GREGG	DOLAN, TERRANCE	GORBEY, JENNIFER
405 N OAK	406 S GRIDLEY ST	412 E MILL ST
BLOOMINGTON, IL, 61701	BLOOMINGTON, IL, 61701-5224	BLOOMINGTON, IL, 61701-5337
ESTRADA, JESSE	OLOMON, BRIAN	SIMPSON, BRIAN K
411 E OLIVE ST	504 S Gridley St	402 E MILL
BLOOMINGTON, IL, 61701-5360	Bloomington, IL, 61701-5225	BLOOMINGTON, IL, 61701
		======================================
BROWN, JAMES NATHAN & VELDA	BURSELL, JENNIFER	WOOD, WILLIAM G & SHERRAL
JEAN WILLIAMS	409 E MILL ST	411 E MILL
405 S MCLEAN ST	BLOOMINGTON, IL, 61701	BLOOMINGTON, IL, 61701
BLOOMINGTON, IL, 61701-5332		
HOCKENBERRY, RACHEL	SNYDERS, NICHOLAS	RIVERA, GLORIA
208 S MCLEAN ST	404 E MILL ST	407 E Mill St
BLOOMINGTON, IL, 61701-5330	BLOOMINGTON, IL 61701-5337	Bloomington, IL, 61701-5336
HOLLAND, BILLY & JEREMY LANGSTON	STOLLER, PHILIP	LEEDS, JAMES
305 S MCLEAN ST	402 E Jackson St	413 E MILL
BLOOMINGTON, IL, 61701-5331	Bloomington, IL, 61701-5322	BLOOMINGTON, IL, 61701
CROSS, MICHELLE	WATTS, CONNIE	GAY, HENRY & BERNICE
303 S MCLEAN ST	409 E TAYLOR ST	407 E TAYLOR ST
BLOOMINGTON, IL, 61701-5331	BLOOMINGTON, IL, 61701-5361	BLOOMINGTON, IL, 61701-5361
WINKLER-TROUT, DARIN	JOHNSON, ROSEMARY	OWENS, DOROTHY
408 E TAYLOR ST	408 EAST OAKLAND	412 E OAKLAND AVE
BLOOMINGTON, IL, 61701-5362	BLOOMINGTON, IL, 61701	BLOOMINGTON, IL, 61701
PAULSON, JOSEPH	SMITH, ROSEMARY	WIKE-BECK, GAYE
503 S MCLEAN	409 E JACKSON ST	401 S MCLEAN ST
BLOOMINGTON, IL, 61701	BLOOMINGTON, IL, 61701-5321	BLOOMINGTON, IL, 61701-5332
TRIPP, KEVIN & DANIELLE	ALTIC, DAVID & BECKY	WARREN, JAMES
510 E GROVE ST	704 E WASHINGTON	407 E GROVE ST
BLOOMINGTON, IL, 61701-5318	BLOOMINGTON, IL, 61701	BLOOMINGTON, IL, 61701
250014111401014, IL, 01/01-3310	5250Williag 1014, 12, 01701	5200WiiNGTON, 12, 01/01

FARLEE, W SCOTT BLOOMINGTON, IL,	SCHMIDT, KAREN & JOHN ELTERICH	ROBUSTELLI, CARLO
617015317	409 E GROVE ST	401 E GROVE ST
503 E GROVE ST	BLOOMINGTON, IL, 61701-5315	BLOOMINGTON, IL, 617015315
BLOOMINGTON, IL, 61701		
Huber, Amanda	KERR, KATHRYN	MUSSELMAN, BRAD
104 S McLean St	608 E FRONT ST	612 E WASHINGTON ST
Bloomington, IL, 61701-5328	BLOOMINGTON, IL, 61701-5314	BLOOMINGTON, IL, 61701-4104
KIRK, BRANDON	WARD, MATTHEW	RESIDORI, SUSAN
512 E OLIVE ST	514 E OLIVE ST	613 E JEFFERSON
BLOOMINGTON, IL, 61701-5341	BLOOMINGTON, IL, 61701-5341	BLOOMINGTON, IL, 61701
ANDELMAN, MARC & SUSAN	GOOD, PHILIP & ANTOINETTE	VANCE, KIRK ANSON DOUGLAS
HILDEBRANDT	505 E GROVE ST	706 E FRONT ST
509 E Grove St	BLOOMINGTON, IL, 61701-5317	BLOOMINGTON, IL, 61701-5414
Bloomington, IL, 61701-5317		
RENN, LISA	MULL, NICOLE	BRUCE, LOGAN RAY & RACHEL
704 E FRONT ST	702 E FRONT ST	KATHLEEN ANGUS
BLOOMINGTON, IL, 61701-5414	BLOOMINGTON, IL, 61701-5414	702 E WASHINGTON ST
		BLOOMINGTON, IL, 61701-4106
RICE, RUTH L	COSENTINO, KELLY	CHADDON, KURT
612 E FRONT ST	611 E WASHINGTON ST	609 E JEFFERSON
BLOOMINGTON, IL, 61701-5314	BLOOMINGTON, IL, 61701-4103	BLOOMINGTON, IL, 61701
STUDEBAKER, JEREMY & KELLEY STAUB	SAAF, ALLAN & ADELE	BAKER, VAN
507 E GROVE ST	508 E GROVE ST	502 E GROVE ST
BLOOMINGTON, IL, 61701-5317	BLOOMINGTON, IL, 61701	BLOOMINGTON, IL, 61701-5318
DIXON, LINDA	ULAVEGE, JAMES	JORGENSEN, JESSICA & JOSH ROIG
708 E FRONT ST APT 1	205 S. EVANS	504 E OLIVE ST
BLOOMINGTON, IL, 61701-5407	BLOOMINGTON, IL, 61701	BLOOMINGTON, IL, 61701-5341
BAEZ, ARMANDO & CLARE	KRIEG, DIANA	BLOOMINGTON MUNICIPAL CREDIT
604 E FRONT ST	402 E GROVE ST	UNION
BLOOMINGTON, IL, 61701-5314	BLOOMINGTON, IL, 61701-5316	602 S GRIDLEY ST
		BLOOMINGTON, IL, 61701-5227
Isaac Okai	Collen Hensley	Taekyeom Lee
409 N. Gridley St., Unit A	409 N. Gridley St., Unit B	409 N. Gridley St., Unit C
Bloomington, IL 61701	Bloomington, IL 61701	Bloomington, IL 61701

Andrew Kelly
401 N. Gridley St., Unit B
Bloomington, IL 61701
Niclas Rasmussen
405 N. Gridley St., Unit E

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

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

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

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

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

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

FITZGERALD, WILLIAM F

2001 E OAKLAND AVE

BLOOMINGTON, IL, 61701-5756

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

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

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

SPEED LUBE INC, MARK ALLEN 1969 SHORE OAK DR DECATUR, IL, 62521-5563 FLOURISH HOMES AND GARDENS LLC, 103 W MONROE ST BLOOMINGTON, IL, 61701-3919

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

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

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

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:		Date:
	Katie Simpson, City Planner	