



AGENDA  
PLANNING COMMISSION  
REGULAR MEETING

GOVERNMENT CENTER CHAMBERS, 4<sup>TH</sup> FLOOR, ROOM #400  
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701  
WEDNESDAY, OCTOBER 13, 2021, 4:00 P.M.

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

*Individuals wishing to provide emailed public comment must email comments to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org) at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at [cityblm.org/publiccomment](http://cityblm.org/publiccomment) at least 5 minutes before the start of the meeting.*

4. MINUTES Review the minutes of the September 22, 2021 regular Planning Commission meeting.
5. REGULAR AGENDA

A. Z-21-21 Public Hearing, review and action on a petition submitted by David K. Stark on behalf of Stark Excavating, Inc. and Interchange City West, LLC requesting a zoning map amendment for properties generally located south of Enterprise Dr and west of Maple Hill Rd in the City of Bloomington, from B-1, General Commercial District, to R-3A, Multiple-Family Residence District. PIN(s): 14-31-326-001;14-31-326-003. (~~Ward 6~~) (Ward 7)

6. OLD BUSINESS
7. NEW BUSINESS
8. ADJOURNMENT



**DRAFT**  
**MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF  
BLOOMINGTON, ILLINOIS  
REGULAR MEETING**

**Government Center Chambers (4<sup>th</sup> Floor) Room #400  
115 E Washington St  
BLOOMINGTON, IL  
WEDNESDAY, September 22, 2021 4:00 P.M.**

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting registered at [www.cityblm.org/register](http://www.cityblm.org/register), and/or 2) those persons wishing to provide written comment emailed their comments to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org).

The Planning Commission convened in Regular Session in person with Assistant City Planner Glen Wetterow, Assistant Director Kimberly Smith, and Assistant City Attorney George Boyle present in the Community Room at 4:00 p.m., Wednesday, September 22, 2021.

The meeting was called to order by Chairperson Mohr.

**ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Mr. Tyson Mohr	Chair	Present
Mr. Justin Boyd	Vice Chair	Present
Mr. Thomas Krieger	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Present
Mr. David Stanczak	Commissioner	Absent
Mr. John Danenberger	Commissioner	Present
Mr. Brady Sant-Amour	Commissioner	Present
Mr. Benjamin Muncy	Commissioner	Absent
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Melissa Hon	Director of Economic & Community Development	Present
Mr. Glen Wetterow	City Planner	Present

**PUBLIC COMMENT**

No public comment.

## MINUTES

Mr. Boyd motioned to approve the minutes from the regular June 23, 2021 meeting with corrections (Under Regular Agenda Item A - Inquiry was made by Mr. Meuhleck and Mr. Moyr' s last name was misspelled). Mr. Muehleck seconded. Voice Vote: The ayes were unanimous, and the motion carried.

## REGULAR AGENDA

- A. Z-22-21** Public hearing, review and action on text amendments, modifications and deletions to the Bloomington Zoning Ordinance, Chapter 44 of the City Code, submitted by the Bloomington City Council (Resolution 2021-31) relating to (1) auto repair and sale exclusions, definition, and zoning; (2) updating certain zoning classifications; (3) reviewing residential uses that were previously permitted by right or via Special Use in commercial districts should again be allowed; (4) zoning for snack food manufacturing; (5) zoning for assisted living facilities; and (6) the review and submission process and commission schedules.

Mr. Wetterow presented the proposed text amendments. Mr. Wetterow informed the Planning Commission that only one text amendment was going to be brought before them today. Other amendments listed will be addressed at future Planning Commission meetings.

The City's Zoning Code underwent a comprehensive rewrite that was adopted in March 21, 2019 and after said rewrite it was discovered the definition of for automotive repair and service had been excluded. Staff's recommendation is for Planning Commission to approve the change in definition as presented.

Chairman Mohr asked if it would be fair to summarize this as a correction to an unintended consequence of the code change back in 2019. Mr. Wetterow stated that would be correct. Staff had consulted with the consultant who had assisted with the code change back in 2019 and in a version they had presented the definition had been reviewed. However, the version adopted did not have the revision. It is believed to have been an oversight.

No additional questions for staff.

Petitioner was present but did not have any questions or comments.

Public Hearing was closed.

Mr. Krieger motioned to accept the text amendment as presented. Mr. Muehleck seconded the motion. Roll call vote: Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Krieger - Yes, Mr. Sant Amour - Yes, Mr. Mohr - Yes. The motion was approved (6-0-0).

- B. PR-07-21** Public hearing, review, and action on a petition submitted by Tim Dearman on behalf of Oldacre McDonald, LLC for an update to the Preliminary Planned Unit Development; and Legislative Site Review, with a Special Use Permit and possible variances, to allow vehicle repair and service in the B-1 (General Commercial) District, for the property located at 1106 S Veterans Parkway, Bloomington, IL 61704, PIN(S): 21-11-351-024, 21-11-351-025 (Ward 8)

DRAFT

MEETING MINUTES

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Mr. Wetterow presented the case to the Planning Commission and noted the previous text amendment was needed to proceed with this case. This case is for an automobile collision and repair service station, proposed to be located at 1006 S Veterans Parkway Rear. The address was incorrectly identified in the presentation and Mr. Wetterow noted that. The case mentions the need for potential variances. These variances were a result of deficiencies identified in the initial site plan. Between the time the Commission received their packet and now, staff has been in communication with the petitioner and a revised site plan has been provided which addresses all the deficiencies in the initial site plan. There is no longer a need for any variances to be requested. The request before the Commission now is to approve as presented, with the revised site plan. Mr. Wetterow then went over his presentation on the case.

This case has three parts to it that need to be reviewed and approved by the Commission. Chapter 44, Section 17-9 requires a Legislative Site Plan Review. Chapter 44, Section 17-7 requires a review of the standards and conditions for a Special Use. Chapter, 44 Section 10-34 requires a review of the use, vehicle repair and service.

The site plan indicates parking area conforms with the 12-foot setback from front yards and 6-foot setback from side and rear yards. The drive access does meet the 3-foot minimum requirement from side lot line and the number of parking spaces indicated does meet the number required by code (42). The parking is based upon the number of bays and there were 17 bays indicated within the building. An additional handicap parking space is indicated because it was required by the Illinois Accessibility Code.

The fence and landscaping indicated on the site plan that will ensure the impact on surrounding properties is minimized. The fence will screen the vehicles being stored outdoors. The Special Use also has a requirement for screening which is met via the indicated fence and landscaping.

Chairman Mohr highlighted this is a flowing process because staff is working with the petitioner to arrive at a mutually agreeable solution which he feels is a constructive way to approach it.

Chairman Mohr has a question about the site plan. He inquired about the bubbled area on the plan. Mr. Wetterow stated it is depicting existing foliage. He was not concerned, just curious.

No additional questions for staff.

Samantha Walley of Meyr Capel (202 N Center St) spoke on behalf of the petitioner, Tim Dearman. Ms. Walley highlighted that the legal description in exhibit A was not correct and the parcel identification numbers were also not incorrect. The phase 4 map and legal description did match. Ms. Walley called out that the proposed ordinance identifies a condition that the petitioner provide an updated preliminary site plan for the PUD prior to future development. Ms. Walley stated the petitioner will be happy to comply with this to the best of their ability, but the petitioner only purchased this portion of the subdivision and has not future development plans with the subdivision. They are unable to comply with this condition because it is dependent upon the subdivision property owner providing the updated plan, but will be happy to assist in helping update the future PUD plan. Mr. Wetterow

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apologize for interjecting, but he wanted to note that he had spoken to the petitioner about this condition and addressed it with the City's legal counsel and this condition is being removed.

Chairman Mohr asked Mr. Wetterow if exhibit A will be revised. Mr. Wetterow stated it would be apologized for the error.

The Commission had no questions for Mr. Walley and there were no other individuals wishing to speak on the case.

Chairman Mohr had a procedural question for Mr. Boyle. Since the conditions had been met by the updated site plan, did the conditions still need to be noted or can they proceed forward with the request. Mr. Boyle stated that the Commission could proceed forward with the request based upon the site plan (revised) as presented. Mr. Boyle did not see the need to refer to the conditions if they have been met.

Mr. Krieger motioned to approve to establish findings of fact that the subject property meets the site plan review criteria in Chapter 44.17-9 and Special Use criteria in Chapter 44.17-7 of the City Code. the proposed request the text amendment as presented. Mr. Danenberger seconded the motion. Voice vote: Ayes were unanimous, and the motion carried.

Mr. Muehleck motioned to recommend approval of the petition submitted by Tim Dearman on behalf of Oldacre McDonald, LLC for an update to the Preliminary Planned Unit Development; and Legislative Site Review, with a Special Use Permit, to allow vehicle repair and service in the B-1 (General Commercial) District with an updated exhibit A to reflect the accurate information about the parcel. Mr. Krieger seconded the motion. Voice vote: Ayes were unanimous, and the motion carried.

#### **OLD BUSINESS**

No items.

#### **NEW BUSINESS**

Chairman Mohr would like to find a time for the Commission to sit down together and get better acquainted as there has been a recent shift in the members on the Commission.

#### **ADJOURNMENT**

Mr. Danenberger motioned to adjourn. Mr. Muehleck seconded. Voice Vote: Ayes were unanimous, and the motion carried. The meeting was adjourned at 4:29 PM.



## PLANNING COMMISSION

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**TO:** Planning Commission

**FROM:** Economic & Community Development Department

**DATE:** October 13, 2021

**CASE NO:** Z-21-21, Zoning Map Amendment

**REQUEST:** Public Hearing, review and action on a petition submitted by David K. Stark on behalf of Stark Excavating, Inc. and Interchange City West, LLC requesting a zoning map amendment for properties generally located south of Enterprise Dr and west of Maple Hill Rd in the City of Bloomington, from B-1, General Commercial District, to R-3A, Multiple-Family Residence District.

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Above: South of Enterprise Dr and West of Maple Hill Rd (Source: Google)

### NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, September 27, 2021. Courtesy notices were mailed to 132 property owners within 500 feet of the subject property.

### PROPERTY INFORMATION

Subject Property: Properties generally located south of Enterprise Dr and west of Maple Hill Rd in the City of Bloomington. P.I.N.s: 14-31-326-001 and 14-31-326-003

Applicant: David K. Stark on behalf of Stark Excavating, Inc. and Interchange City West, LLC

Existing Zoning: B-1 General Commercial District

Existing Land Use: Vacant Land

Property Size: 12.32 acres

PINs: 14-31-326-001 and 14-31-326-003

**BACKGROUND**

*Petitioners’ request:*

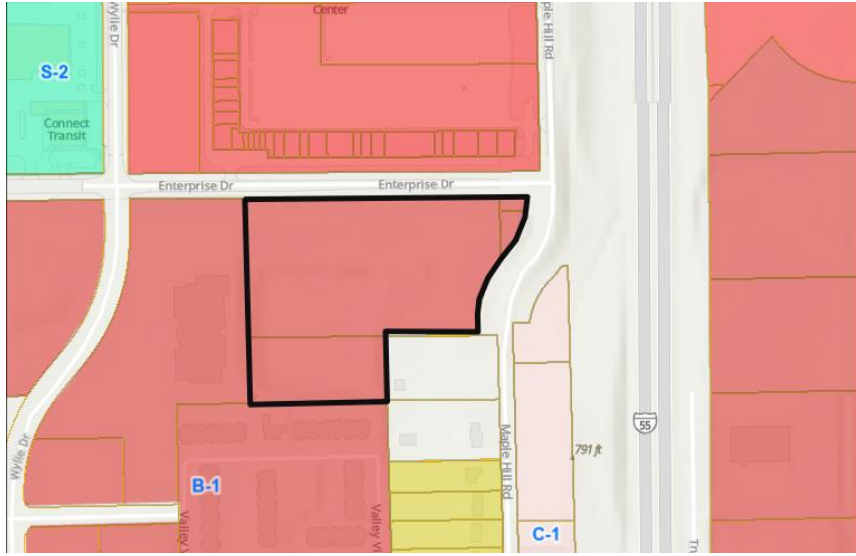
The petitioner seeks to rezone the subject property from B-1, (General Commercial) District, to R-3A, (Multiple-Family Residence) District to allow for the construction of multi-family dwelling units on the property. Amendments to the Zoning Code in 2019 resulted in residential uses not being permitted in the B-1 (General Commercial) District. The requested rezoning ensures the proposed development is properly zoned.

*Property Characteristics:*

The subject properties consist of 12.32 acres of land generally located south of Enterprise Dr and west of Maple Hill Rd in the Western region of the City of Bloomington. The property lies just to the west of Interstate 55 and south of Crossroads Center. The property is currently vacant. The properties to the north, west and south are zoned B-1, (General Commercial) District. The property to the east is zoned C-1 (Office) District and the property located to the Southeast which is zoned R1-C (Single-Family Residence) District.

**SURROUNDING ZONING AND LAND USES**

Zoning		Land Uses
North	B-1	Crossroads Center
South	B-1	Apartment Buildings
East	C-1	Vacant
West	B-2	Movie Theater (Marcus)





**ANALYSIS**

*Comparison of Existing and Proposed Districts\**

<p><b>B-1 General Commercial District</b></p> <p>The intent of this B-1 General Commercial District is to facilitate the development of community and regional commercial areas. Customers in this district will generally use a motor vehicle to reach a desired establishment. The development contemplated in this district has such distinguishing characteristics as unified site planning and development that promotes a safe and conducive atmosphere for large volumes of shoppers; site accessibility such that the high volumes of traffic generated create minimal congestion and adverse impact upon surrounding land use; and unified architectural treatment of buildings rather than an assemblage of separate, conflicting store and structural types.</p>	<p><b>R-3A Multiple-Family Residence District</b></p> <p>The intent of R-3A zoning is to facilitate the development of residential districts for primarily multiple-family dwelling units which may generally serve as a zone of transition between nonresidential districts and residential districts of more moderate density. This district is further intended to provide for the needs of persons desiring multiple-family dwelling units at densities from 12 to 29 dwelling units per acre.</p>
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\*A list of permitted uses for commercial districts and public districts can be found online in [Chapter 44, Divisions 5-2](#) and [4-1](#) respectively.

*Compliance with the Comprehensive Plan*

Rezoning requests should be consistent with the Comprehensive Plan designation. The 2035 Comprehensive Plan’s Future Land Use map identifies this section of Enterprise Dr and Maple Hill Rd as new neighborhood under emerging areas. The Land Use Priorities map does not identify this area as a priority area.

The proposed R-3A zoning map amendment supports the following Comprehensive Plan goal:

- N-1.5. Promote creation of connected neighborhoods, focused on people, rather than isolated subdivisions in the Emerging areas.
  - N-1.5a Proactively develop sub-area plans for the emerging areas guided by the land use plan.
- 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.
- Goal N1-1. Enhance the livability of all Bloomington Neighborhoods

**STANDARDS FOR REVIEW**

As indicated in Ch. 44, 17-6 Zoning Map (rezoning) and text amendments, the Planning Commission shall be guided by those purposes, standards, and objectives of this Code and shall not recommend the adoption of any amendment unless it finds that such amendment is in the public interest and not solely for the benefit of the applicant.

*Standards for Consideration of Rezoning*

Standard	Discussion	Finding
<i>The suitability of the subject property for uses authorized by the existing zoning.</i>	Uses permitted within the B-1 General Commercial District are primarily oriented to commercial uses accessed by motor vehicle. Multi-family development is not permitted by the current version of the City’s Code	Standard is met.

	of Ordinances, but prior versions did allow multi-family development in the B-1 zoning District.	
<i>The length of time the property has remained vacant as zoned considered in the context of land development in the area.</i>	The property has remained vacant for many years. County property tax records indicate the properties have been vacant from at least 2001.	Standard is met.
<i>The suitability of the subject property for uses authorized by the proposed zoning.</i>	The intent of R-3A Multiple-Family Residence District is to facilitate the development of residential districts for primarily multiple-family dwelling units which may generally serve as a zone of transition between nonresidential districts and residential districts of more moderate density. The proposed multi-family dwelling units meet this criteria.	Standard is met.
<i>The existing land uses and zoning of nearby property.</i>	Commercial zoning predominates in the area immediately surrounding the subject property. Nearby uses consist of a mix of commercial and residential (apartments) uses. Much of the neighboring commercial property has a residential use on it.	Standard is met.
<i>Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application.</i>	If the zoning map amendment is granted, the applicant would be able to develop the site in a manner that allows for the creation of multi-family housing. The City of Bloomington is currently experiencing a housing shortage. All forms of housing are needed at this time.	Standard is met.
<i>The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification.</i>	The site has access to both Enterprise Dr and Maple Hill Rd.	Standard is met.
<i>The extent to which the proposed amendment is inconsistent with the need to minimize flood damage and that the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area.</i>	Any construction that will occur on the site will be done under the approval of the City's Public Works department. The Public Works department will ensure drainage on and off of the site will meet City Code and will have minimal to no impact on flooding. There is currently a large stormwater detention basin on the property that can accept runoff from this development.	Standard is met.
<i>The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification.</i>	The site is currently served by existing watermains and sewer connections, as well as fire and police protection.	Standard is met.
<i>The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Code as set forth in § 44-1701 herein.</i>	The map amendment is intended to facilitate use of underutilized properties, providing a net benefit to the area. Additionally, the proposed use represents much need housing.	Standard is met.

<i>The extent to which property values are diminished by the particular zoning restriction.</i>	The zoning restrictions will not diminish the property values. The property values are likely to go up as this property been vacant for a number of years.	Standard is met.
<i>The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public.</i>	The proposed rezoning and use are not anticipated to diminish property values in the area.	Standard is met.
<i>Whether a Comprehensive Plan for land use and development exists, and whether the ordinance is in harmony with it.</i>	The Comprehensive Plan's Future Land Use map identifies the subject properties as an emerging area for new neighborhoods. The Land Use Priorities map does not directly call this area out. This type of development in this area is both desired and prioritized.	Standard is met.
<i>Whether the City needs the proposed use.</i>	It has been identified that the City of Bloomington has a housing shortage. The proposed use will aid in reducing this shortage. Additionally, the City's Comprehensive Plan calls out the need for diverse housing options which the proposed use will provide.	Standard is met.

**STAFF RECOMMENDATION**

Staff finds that the application meets all the standards for a zoning map amendment and recommends that the Planning Commission take the following actions:

1. Motion to establish findings of fact that the proposed map amendment is in the public interest and not solely for the benefit of the petitioner.
2. Motion to recommend approval of the petition submitted by by David K. Stark on behalf of Stark Excavating, Inc. and Interchange City West, LLC requesting a zoning map amendment for properties generally located south of Enterprise Dr and west of Maple Hill Rd in the City of Bloomington, from B-1, General Commercial District, to R-3A, Multiple-Family Residence District. PIN(s): 14-31-326-001;14-31-326-003. (Ward 6)

Respectfully submitted,

Glen Wetterow  
City Planner

Attachments:

- Draft ordinance
- Aerial map
- Zoning map
- Neighborhood notice and map

**DRAFT**

**ORDINANCE NO. 2021 - \_\_\_\_\_**

**AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM B-1, GENERAL COMMERCIAL DISTRICT, TO R-3A, MULTIPLE-FAMILY RESIDENCE DISTRICT, FOR THE PROPERTIES GENERALLY LOCATED AT THE INTERSECTION OF ENTERPRISE DR AND MAPLE HILL RD, 12.32 ACRES MORE OR LESS.**

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting to rezone the properties commonly described as twelve and thirty-two hundredths of an acre generally located at the intersection of Enterprise Dr and Maple Hill Rd (PINs: 14-31-326-001 & 14-31-326-003) legally described in Exhibit “A” and hereinafter referred to as “Property”, which is attached hereto and made part hereof by this reference; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said petition to rezone the Property from B-1 General Commercial District to R-3A Multiple-Family Residence District and adopted findings of fact on the same; and

WHEREAS, the Bloomington Planning Commission found the requested rezoning to be in the public interest and not solely for the benefit of the application, using the standards and objectives of the City Code as set forth in Chapter 44 Division 17-6, E2; and

WHEREAS, following said public hearing, the Planning Commission recommended approval of rezoning of the Property and zoning map amendment to R-3A Multiple-Family Residence District; and

WHEREAS, the City Council is authorized to adopt this Ordinance and approve the petition to rezone said Property.

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

1. The above recitals are incorporated into and made a part of this ordinance as though fully set forth herein.
2. The Council hereby adopt the findings of fact made by the Planning Commission.
3. The petition requesting to rezone the properties commonly described as twelve and thirty-two hundredths of an acre generally located at the intersection of Enterprise Dr and Maple Hill Rd (PINs: 14-31-326-001 & 14-31-326-003) legally described in Exhibit “A” is hereby approved.

4. This Ordinance shall be in full force and effective as of the time of its passage and approval.

PASSED this \_\_\_\_\_ day of November 2021.

APPROVED this \_\_\_\_\_ day of November 2021.

**CITY OF BLOOMINGTON**

**ATTEST**

\_\_\_\_\_  
Mboka Mwilambwe, Mayor

\_\_\_\_\_  
Leslie Smith-Yocum, City Clerk

## EXHIBIT A

### Legal Description Tract I

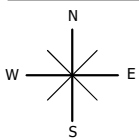
A part of the Sw1/4 of Section 31. Township 24 North, Range 2 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly described as follows: Commencing at the southeast corner of Interchange City West Subdivision in the Town of Normal, according to the Plat thereof recorded as Document No.93-6665 in the McLean County Recorder of Deeds Office; thence N.89<sup>0</sup>-13'-45"W. 232.75 feet on the south line of said Interchange City West Subdivision, also being the south right of way line of Enterprise Drive to the Point of Beginning on the east line of the Sw1/4 of Section 31; thence S.00<sup>0</sup>-09'26"E. 489.92 feet on the east line of the SW1/4 of said Section 31 to the north line of Block 1 of Sohn's Maple Hill Subdivision; thence N.89<sup>0</sup>-19'-35"W. 903.25 feet on the north line of said Block 1 in Sohn's Maple Hill Subdivision and the north line of Outlot "A" in Interchange City West Subdivision 3<sup>rd</sup> Addition, according to the Plat thereof recorded as Document NO. 98-34772 in said Recorder's Office to the east line of Interchange City West Subdivision 14<sup>th</sup> Addition, according to the Plat thereof recorded as Document NO. 2006-35431 in said Recorder's Office; then N.00<sup>0</sup>-07'-39"W. 491.45 feet on said east line to the south right of way line of said Enterprise Drive; thence S.89<sup>0</sup>-13'-45"E. 903.02 feet to the Point of Beginning with assumed bearings given for description purposes only, EXCEPT that portion conveyed to the Town of Normal for Maple Hill Road right of way in Warranty Deed recorded as Document No. 94-11150 and in Correction Deed recorded as Document No. 94-19031 in said Recorder's Office.

Said Tract I contains 9.78 acres, more or less.

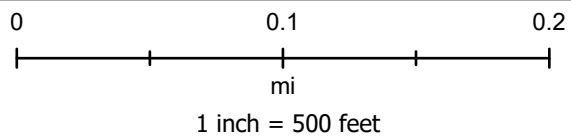
### Legal Description Tract II

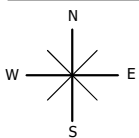
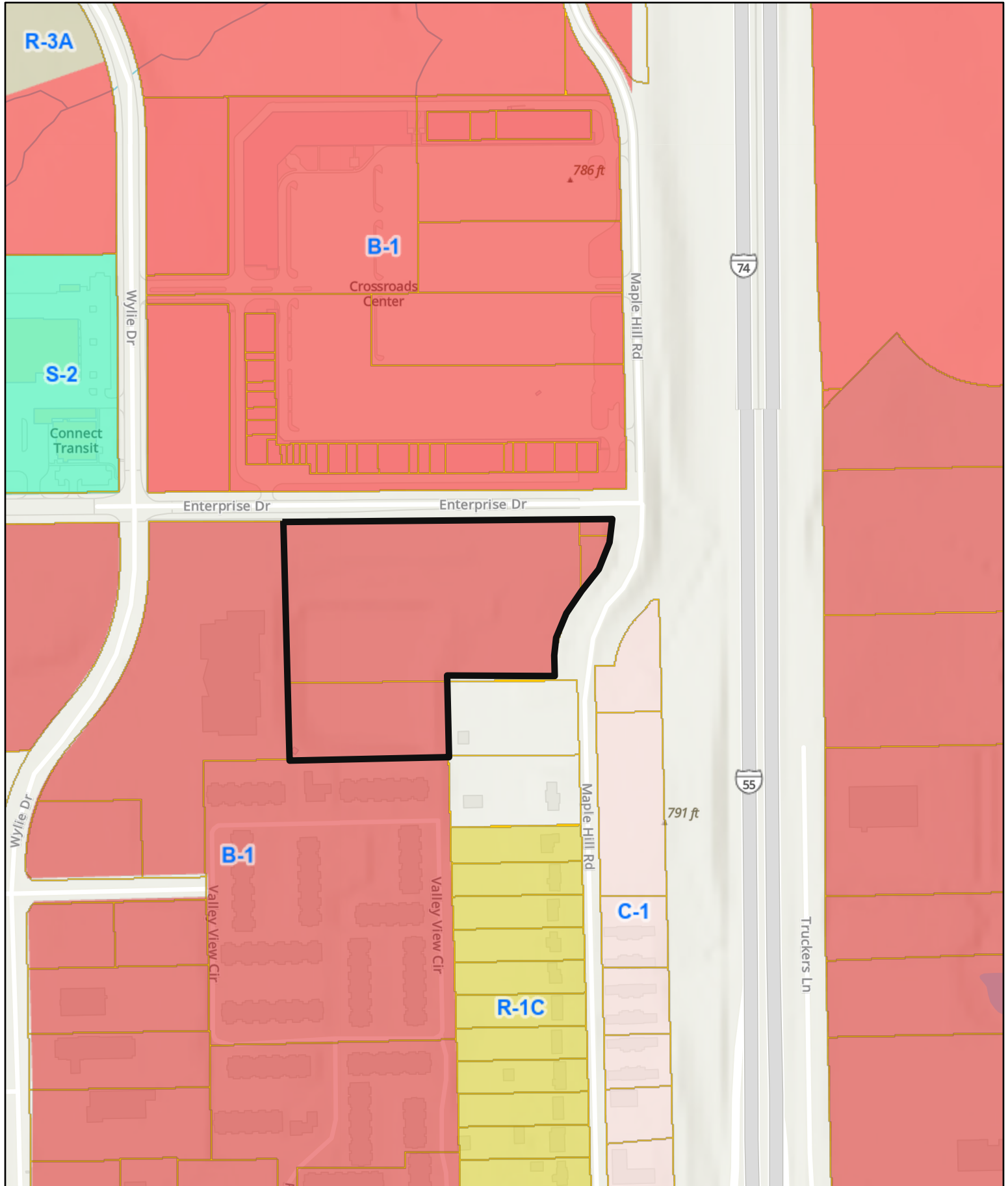
Outlot "A" in Interchange City Est Subdivision 3<sup>rd</sup> Addition according to the Plat thereof recorded as Document No. 98-34772 in the McLean County Recorder of Deeds Office, being a part of the SW1/4 of Section 31, Township 24 North, Range 2 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, containing 2.55 acres, more or less.



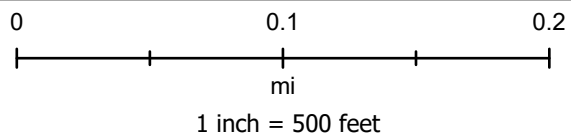


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Economic & Community Development  
Department  
115 E Washington St, Ste 201  
Bloomington IL 61701  
(309)434-2226  
[planning@cityblm.org](mailto:planning@cityblm.org)

September 23, 2021

Dear Property Owner or Occupant:

The of the City of Bloomington Planning Commission will hold a public hearing on Wednesday, October 13, 2021 at 4:00 PM on an application submitted by David K. Stark on behalf of Stark Excavation, Inc & Interchange City West, LLC (1805 W. Washington Street, Bloomington, IL 61701).

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 petition, or ask questions related to the petitioner's request at the scheduled public hearing.

The applicant is requesting approval of a zoning map amendment for the properties generally located south of Enterprise Dr and west of Maple Hill Rd in the City of Bloomington, from B-1, General Commercial District, to R-3A, Multiple-Family Residence District. PIN(s): 14-31-326-001;14-31-326-003.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at [www.cityblm.org](http://www.cityblm.org). To testify live in a public hearing (where applicable) or provide live public comment you must register at <https://www.cityblm.org/register> or in-person at least 5 minutes before the meeting. Emailed public comment should be sent to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org) at least 15 minutes before the start of the meeting.

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 115 E. Washington St., Ste 103, Bloomington, IL 61701 (309) 434-2240, [cityclerk@cityblm.org](mailto:cityclerk@cityblm.org) or TTY at (309) 829-5115.

If you desire more information regarding the proposed petition or have any questions, you may email [planning@cityblm.org](mailto:planning@cityblm.org) or call (309) 434-2226.

Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at [www.cityblm.org](http://www.cityblm.org).

Sincerely,

Planning Division staff

# Map of notified properties within 500 ft of subject property

