



AGENDA - REVISED
PLANNING COMMISSION
REGULAR MEETING

**GOVERNMENT CENTER CHAMBERS, 4TH FLOOR, ROOM #400
115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701
WEDNESDAY, DECEMBER 8, 2021, 4:00 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT
4. MINUTES Review and approval of the minutes of the November 10, 2021 regular Planning Commission meeting.
5. REGULAR AGENDA
 - A. **Z-24-21** 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 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. *Continued from November 10, 2021 - REQUEST TO TABLE*
 - B. **PR-09-21** Public hearing, review, and action on a petition submitted by Stan Cain on behalf of Wesley United Methodist Church requesting approval of a Site Plan (with potential variances) for a Food Pantry in the D-2 (Downtown Transitional) District for the property located at one site with multiple addresses, commonly known as 413 E. Washington, 410 E. Front and 416 E. Front Street. (PINs: 21-04-411-003, 21-04-411-011, and 21-04-44-009). (Ward 6) - REQUEST TO TABLE
 - C. **Z-26-21** Public hearing, review and action on a petition submitted by Charles Armstrong on behalf of Bloomington Baptist Church requesting a zoning map amendment for the property located at 1109 Alexander Rd from P-2, Public Lands & Institutions District to B-1 (General Commercial) District. (PIN: 21-07-276-029). (Ward 6)

- D. **Z-27-21** 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 property 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: 14-31-401-003). (Ward 7)
- E. **Z-28-21** Public Hearing, review and action on a petition submitted by Brent Alzman requesting a zoning map amendment for the property located at 205 N Prospect Rd from B-1 (General Commercial) District, to R-3B (Multiple-Family Residence) District. (PIN: 21-02-253-017). (Ward 8)
- F. **PS-05-21** Public hearing, review and action on a petition Submitted by David P. Brown, Agent for Property owner Terra, LLC requesting an Amended Preliminary Plan for a Portion of Hawthorne Commercial Park. (PINs: 15-31-276-026, 15-31-278-001 and 15-31-278-003). (Ward 3)

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 (4th Floor) Room #400
115 E Washington St
BLOOMINGTON, IL**

WEDNESDAY, November 10, 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, and/or 2) those persons wishing to provide written comment emailed their comments to publiccomment@cityblm.org.

The Planning Commission convened in Regular Session in person with Assistant Director Kimberly Smith and Assistant City Attorney George Boyle present in the Community Room at 4:00 p.m., Wednesday, November 10, 2021.

The meeting was called to order by Chairperson Mohr.

ROLL CALL

Attendee Name	Title	Status
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	Present
Mr. John Danenberger	Commissioner	Present
Mr. Brady Sant-Amour	Commissioner	Absent
Mr. Benjamin Muncy	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Assistant Director of Economic & Community	Present
Mr. Glen Wetterow	City Planner	Absent

PUBLIC COMMENT

No public comment.

MINUTES

Mr. Boyd motioned to approve the minutes from the regular October 13, 2021 meeting. Mr. Muncy seconded. Voice Vote: The motion was approved via voice vote.

REGULAR AGENDA

- A. PR-08-21 Public hearing, review, and action on a petition submitted by Kent Seeman of Illinois Valley Construction, LLC requesting approval of a Site Plan (with potential variances) for a Commercial Recreation Facility in the B-1 (General Commercial) District for the property located at 404 Bronco Drive (PIN: 22-07-226-008). (Ward 8)

Ms. Smith presented the staff report on the case.

The petitioner, Kent Seeman, spoke in favor of the request.

There was no public testimony.

Chairperson Mohr closed the public hearing.

Mr. Krieger made the motion to establish findings of fact. Mr. Muehleck seconded.

Chairperson Mohr proceeded with the vote and asked for a Roll Call Vote. Mr. Stanczak - Yes, Mr. Mr. Danenberger - Yes, Mr. Boyd- Yes, Mr. Muehleck - yes, Mr. Krieger - yes, Mr. Muncy - yes, and Chairperson Mohr - Yes. The vote was 7-0 in favor. The motion passed.

Mr. Boyd made the motion to recommend approval of the Site Plan for a Commercial Recreation Facility in B-1 (General Commercial) District, for the property located at 404 Bronco. Roll Call Vote: Mr. Stanczak - Yes, Mr. Mr. Danenberger - Yes, Mr. Boyd- Yes, Mr. Muehleck - yes, Mr. Krieger - yes, Mr. Muncy - yes, and Chairperson Mohr - Yes. The vote was 7-0 in favor. The motion passed.

- B. Z-24-21 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 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.

Ms. Smith presented the staff report and highlighted proposed text amendments

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS

WEDNESDAY, NOVEMBER 10, 2021

related to Snack Food Manufacturing, and the Planning Commission meeting schedule.

There was no public testimony.

Chairperson Mohr closed the public hearing.

The Commission expressed concern to approve text amendments without knowing the larger picture and requested a “policy session” for deeper discussion.

Mr. Boyd motioned to table to an unspecified date, the proposed text amendment for Snack Food Manufacturing. Mr. Danenberger seconded.

Chairperson Mohr proceeded with the vote and asked for a Roll Call Vote. Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd- Yes, Mr. Muehleck - yes, Mr. Krieger - yes, Mr. Muncy - yes, and Chairperson Mohr - Yes. The vote was 7-0 in favor. The motion passed.

Mr. Mohr made the motion to recommend approval the text amendment to move the Planning Commission meetings to once monthly, seconded by Mr. Muehleck. Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd- Yes, Mr. Muehleck - yes, Mr. Krieger - yes, Mr. Muncy - yes, and Chairperson Mohr - Yes. The vote was 7-0 in favor. The motion passed.

OLD BUSINESS

No items.

NEW BUSINESS

No items.

ADJOURNMENT

Mr. Muncy motioned to adjourn. Mr. Danenberger seconded. Voice Vote: Ayes were unanimous, and the motion carried. The meeting was adjourned.

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS

WEDNESDAY, NOVEMBER 10, 2021



PLANNING COMMISSION

TO: Planning Commission

FROM: Economic & Community Development Department, Planning Division

DATE: December 8, 2021

REQUEST: Z-24-21 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 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.

This case will be tabled to a future meeting.



PLANNING COMMISSION

TO: Planning Commission

FROM: Economic & Community Development Department, Planning Division

DATE: December 8, 2021

Case No. PS-05-21 Site Plan Review

REQUEST: Public hearing, review, and action on a petition submitted by Stan Cain on behalf of Wesley United Methodist Church requesting approval of a Site Plan with variances for a Food Pantry in the D-2 (Downtown Transitional) District for the property located at one site with multiple addresses, commonly known as 413 E. Washington St and 410 E. Front St. (P.I.N.: 21-04-411-013)

Request to table to a future meeting.



PLANNING COMMISSION

TO: Planning Commission

FROM: Economic & Community Development Department

DATE: December 8, 2021

CASE NO: Z-26-21, Zoning Map Amendment

REQUEST: Public hearing, review and action on a petition submitted by Charles Armstrong on behalf of Bloomington Baptist Church requesting a zoning map amendment for the property located at 1109 Alexander Rd from P-2, Public Lands & Institutions District to B-1 (General Commercial) District.

BACKGROUND

Petitioners' request:

The petitioner seeks to rezone the subject property from P-2, Public Lands & Institutions District to B-1 (General Commercial) District to allow for a siding and window to operate on the property. The business intends to use the property predominately for office purposes, but does intend to add additional buildings to the site to store vehicles and materials in. The current P-2 zoning does not permit this use. The requested rezoning ensures the proposed business is a permitted use.

Notice:

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, November 22, 2021. Courtesy notices were mailed to 101 property owners within 500 feet of the subject property.

Property Characteristics:

The subject property consists of 0.72 acres of land located at 1109 Alexander Rd. The property lies to the northwest of the intersection of Alexander Rd and Butlers Ln. The property is currently utilized as a church. The properties to the north and west are zoned R-1 Single Family Residential and the properties to the south and east are zoned R-4 Manufactured Home Park District. The properties to the north and west are not within the corporate boundaries of the City of Bloomington. The zoning of these properties fall under the purview of the County.

SURROUNDING ZONING AND LAND USES

Zoning		Land Uses
North	R-1	Single-Family Residence
South	R-4	Mobile Home Park
East	R-4	Mobile Home Park
West	R-1	Vacant

ANALYSIS

*Comparison of Existing and Proposed Districts**

<p>P-2 - Public Lands and Institutions District</p> <p>The intent of this P-2 Public Lands and Institutions District is to allow for the establishment and maintenance of public uses, publicly-regulated uses and private uses that display an inherent relationship to the public interest. The creation of such a district shall be provided for parcels of substantial size where such community serving uses are necessary in order that adequate community services may be rendered and where, through proper site selection and planning, such uses are compatible with the surrounding area.</p>	<p>B-1 General Commercial District</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>
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*A list of permitted uses for commercial districts and residential districts can be found online in [Chapter 44, Divisions 7-2](#) and [5-2](#) respectively.

Compliance with the Comprehensive Plan

Rezoning requests should be consistent with the Comprehensive Plan designation. The City's Comprehensive Plan, Future Land Use map identifies this section of N Prospect Road as an emerging area. The Plan specifically calls it out as a commercial activity center. The Land Use Priorities map identifies this area as a Tier 3 priority area.

The proposed B-1 zoning map amendment supports the following Comprehensive Plan goals:

- ED-4.2 Prioritize infill and redevelopment to spur growth and reinvestment in the City
- ED-1.1 Focus on retention and expansion of existing businesses.

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 P-2 District are primarily oriented to public uses or private uses that display an inherent relationship to the public interest. The	Standard is met.

	property is currently utilized as a church which is a permitted use within the existing zoning.	
<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 not been vacant in the past 20 years.	Standard is not met.
<i>The suitability of the subject property for uses authorized by the proposed zoning.</i>	The intent of B-1 General Commercial Business 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. Additionally, the intent is a unified architectural treatment of buildings rather than an assemblage of separate, conflicting store and structural types. The siding and window business intends to predominately use the property for office purposes. They do plan to build an additional storage building on the property. These two uses are permitted within the B-1 zoning district. The property has plenty of parking for the proposed use of the property. The building has many small rooms that can be easily converted to offices. There is sufficient room in the rear of the property to accommodate additional buildings.	Standard is met.
<i>The existing land uses and zoning of nearby property.</i>	Residential zoning predominates in the area immediately surrounding the subject property. Nearby uses consist of a single-family residence, mobile home park and vacant property.	Standard is not 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>	B-1 zoning	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 Alexander 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>	Initially there will be no changes to the site, so there will be no impact on stormwater runoff. The potential buyer is looking to add a storage building. New construction in the B-1 zoning will require a legislative site plan review which will require documentation indicating stormwater calculations have been done to ensure proper stormwater retention/detention is provided.	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 the continued use of the property, providing a net benefit to the area.	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.	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 property as a commercial activity center. The Land Use Priorities map identifies this property as a Tier 3 priority area. This type of development in this area falls outside the types identified.	Standard is not met.
<i>Whether the City needs the proposed use.</i>	The proposed use will allow for a business to be retained.	Standard is met.

STAFF RECOMMENDATION

Staff finds that the application does not meet 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 not in the public interest and not solely for the benefit of the petitioner.
2. Motion to recommend denial of the petition submitted by Charles Armstrong on behalf of Bloomington Baptist Church requesting a zoning map amendment for the property located at 1109 Alexander Rd from P-2, Public Lands & Institutions District to B-1 (General Commercial) District.

Respectfully submitted,

Glen Wetterow
City Planner

Attachments:

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

ORDINANCE NO. 2021 - _____

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM P-2, PUBLIC LANDS AND INSTITUTIONS DISTRICT, TO B-1, GENERAL COMMERCIAL DISTRICT, FOR THE PROPERTY GENERALLY LOCATED AT 1109 ALEXANDER RD, 0.72 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 property commonly described as zero and seventy-two hundredths of an acre located at 1109 Alexander Rd. (PIN: 21-07-276-029) 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 P-2 Public Lands and Institutions District to B-1 General Commercial 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 B-1 General Commercial 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 property commonly described as zero and seventy-two hundredths of an acre located at 1109 Alexander Rd. (PIN: 21-07-276-029) 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 December 2021.

APPROVED this _____ day of December 2021.

CITY OF BLOOMINGTON

ATTEST

Mboka Mwilambwe, Mayor

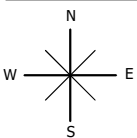
Leslie Smith-Yocum, City Clerk

EXHIBIT A

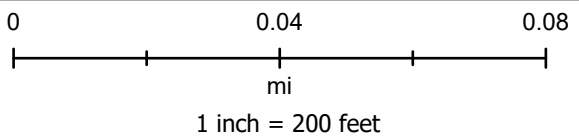
Legal Description

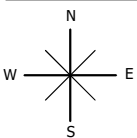
Subdivision of the East 1/2 of Section 7, Township 23 North, Range 2 East of the Third Principal Meridian; part of Lots 12 and 13, beginning at the Southeast corner of Lot 13, thence North 135 feet, thence West 264 feet, thence South 135 feet, thence East 264 feet, to the point of beginning, all in the City of Bloomington, McLean County, Illinois.

The Real Property or its address is commonly known as 1109 Alexander Rd., Bloomington, IL 61701. The Real Property tax identification number is 21-07-276-029.

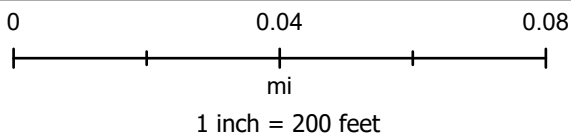


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Economic & Community Development
Department
115 E Washington St, Ste 201
Bloomington, IL 61701
(309)434-2226
planning@cityblm.org

November 19, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, December 8, 2021 at 4:00 PM on the following case: Z-26-21 Public hearing, review and action on a petition submitted by Charles Armstrong on behalf of Bloomington Baptist Church requesting a zoning map amendment for the property located at 1109 Alexander Rd from P-2, Public Lands & Institutions District to B-1 (General Commercial) District. (PIN: 21-07-276-029).

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.

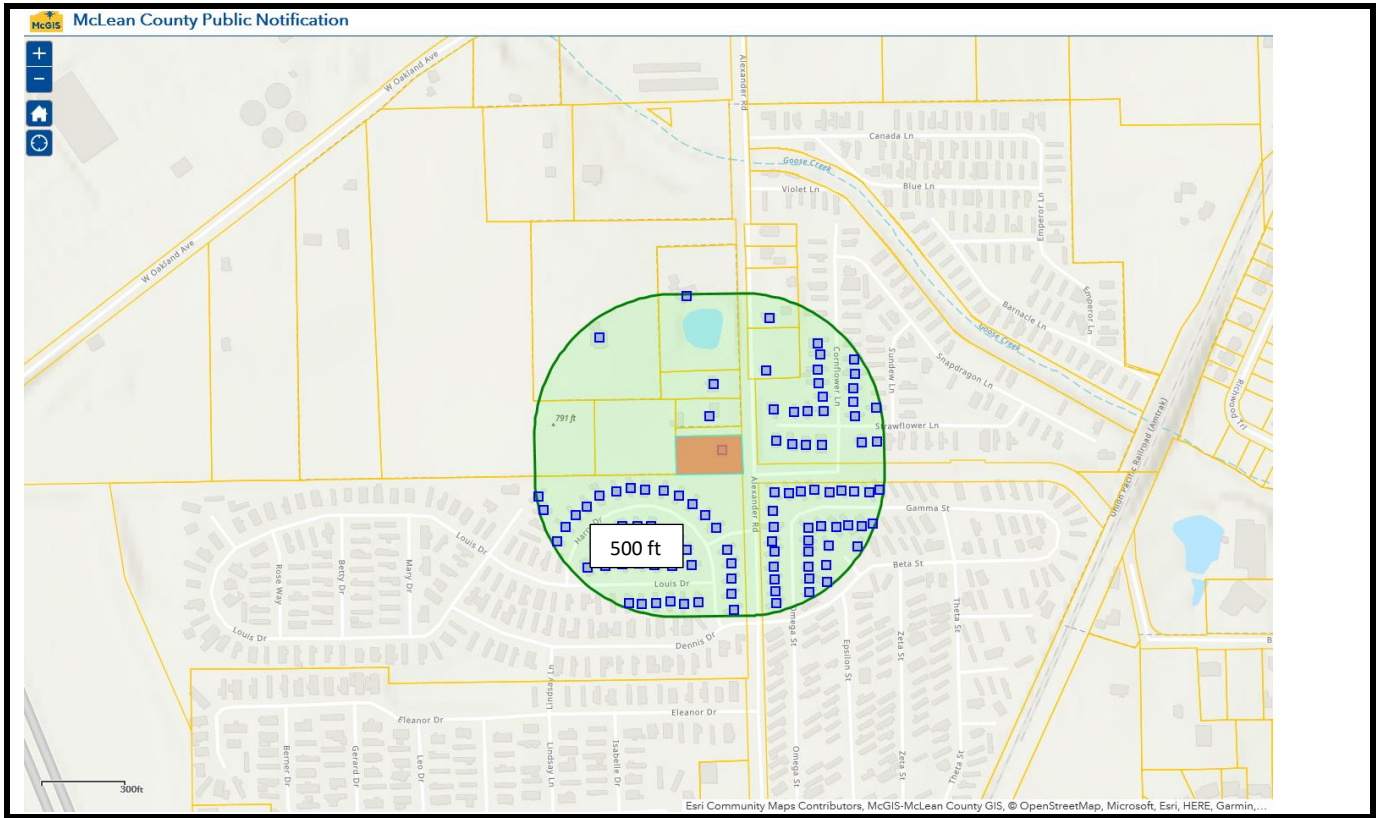
This meeting will be held in-person in the Government Center Chambers, 115 E Washington St., 4th Floor Room #400 Bloomington, IL 61701. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. To testify live in a public hearing (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 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 or TTY at (309) 829-5115.

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

Map of notified properties within 500 ft of subject property





PLANNING COMMISSION

TO: Planning Commission

FROM: Economic & Community Development Department

DATE: November 30, 2021

CASE NO: Z-27-21, 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 property 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.

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. This property is adjacent to property that was recently rezoned under case Z-21-21. This property was not identified in the rezoning of those properties and should have been included.

Notice:

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, November 22, 2021. Courtesy notices were mailed to 8 property owners within 500 feet of the subject property.

Property Characteristics:

The subject property consist of 0.23 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-1 General Commercial District</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>R-3A Multiple-Family Residence District</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 residential districts can be found online in [5-2](#) and in [4-2](#) respectively.

Compliance with the Comprehensive Plan

Rezoning requests should be consistent with the Comprehensive Plan designation. The City's Comprehensive Plan, 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 of Ordinances, but prior versions did allow multi-family development in the B-1 zoning District.	Standard is met.
<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 petitioner has retained an engineering firm which has done stormwater calculations and determined there is a need for an additionally detention basin. This basin will be created when the development of the property commences.	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</i>	The site is currently served by existing watermains and sewer connections, as well as fire and police protection.	Standard is met.

<i>facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification.</i>		
<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 needed 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 property 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: 14-31-401-003. (Ward 7)

Respectfully submitted,

Glen Wetterow
City Planner

Attachments:

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

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 PROPERTY GENERALLY LOCATED AT THE INTERSECTION OF ENTERPRISE DR AND MAPLE HILL RD, 0.23 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 property commonly described as zero and twenty-three hundredths of an acre generally located at the intersection of Enterprise Dr and Maple Hill Rd (PIN:14-31-401-003) 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 property commonly described as zero and twenty-three hundredths of an acre generally located at the intersection of Enterprise Dr and Maple Hill Rd (PIN:14-31-401-003) 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 December 2021.

APPROVED this _____ day of December 2021.

CITY OF BLOOMINGTON

ATTEST

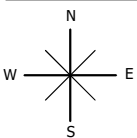
Mboka Mwilambwe, Mayor

Leslie Smith-Yocum, City Clerk

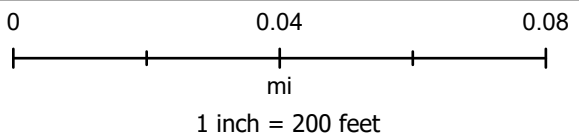
EXHIBIT A

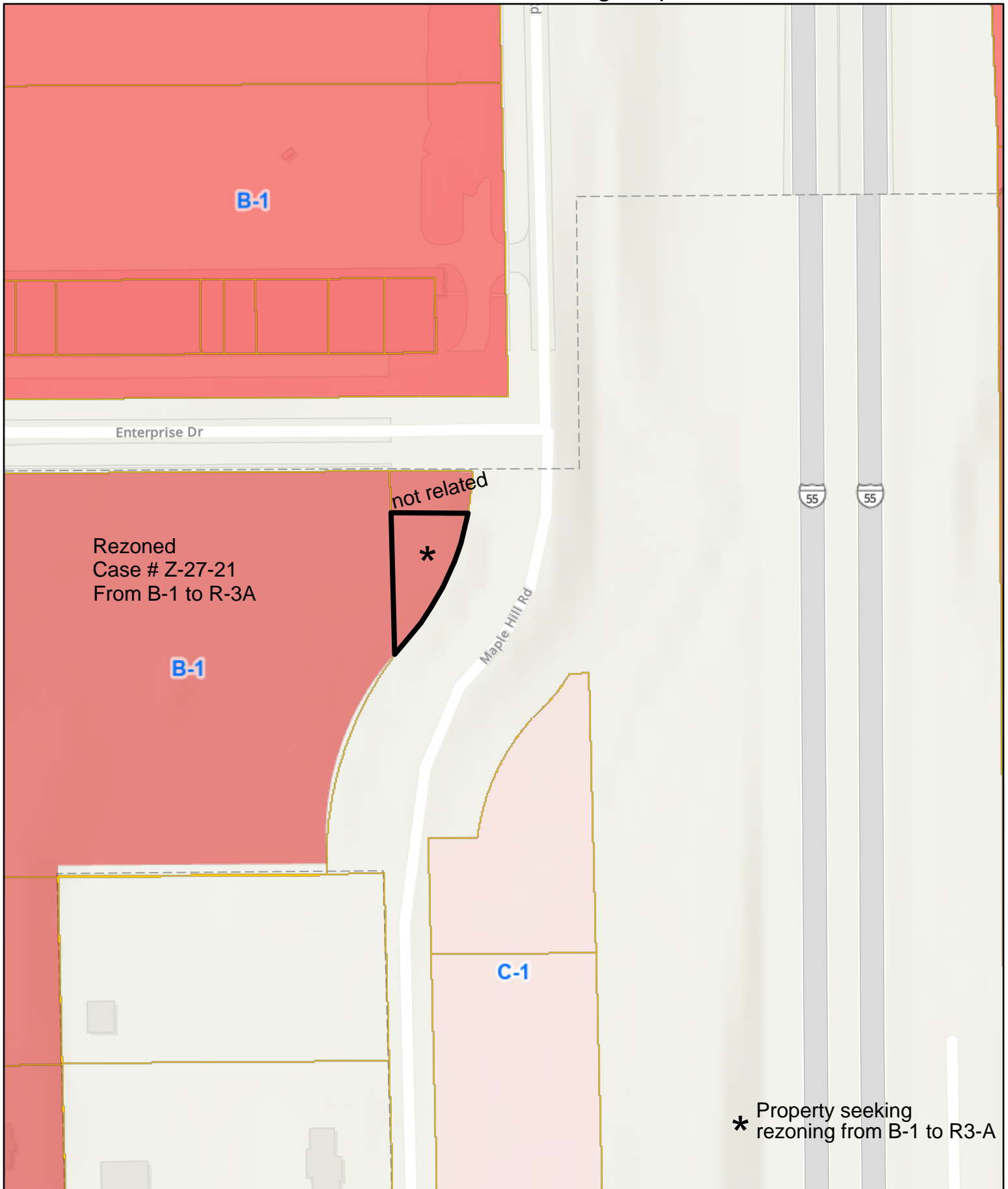
Legal Description Tract III

A part of the SW¼ 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°-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 a point on the east line of the SW¼ of Section 31; thence S.00°-09'-26"E. 50.06 feet on the east line of the SW¼ of said Section 31 to the Point of Beginning; thence N.89°-34'-41"E. 96.08 feet to the west right of way line of Maple Hill Road as Conveyed to the Town of Normal in Warranty Deed recorded as Document No. 94-11150 and Correction Deed recorded as Document No. 94-19031 in said Recorder's Office; thence southwesterly on said west right of way line 156.44 feet on a non-tangential curve concave to the northwest having a central angle of 38°-08'-29", a radius of 235.00 feet and a chord of 153.57 feet bearing S.25°-38'-33"W. from the last described course; thence southwesterly on said west right of way line 43.86 feet on a reverse curve concave to the southeast having a central angle of 06°-03'-19", a radius of 415.00 feet and a chord of 43.84 feet bearing S.41°-41'-05"W. from the chord of the last described arc to a point on the east line of the SW¼ of said Section 31; thence N.00°-09'-26"W. 170.47 feet to the Point of Beginning containing 0.24 acres, more or less, with assumed bearings given for description purposes only.

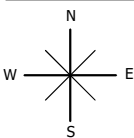


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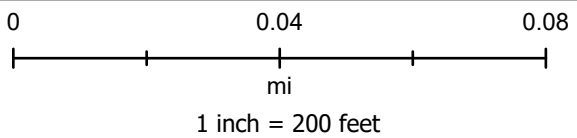




* Property seeking rezoning from B-1 to R3-A



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





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

November 19, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, December 8, 2021 at 4:00 PM on the following case: Z-27-21 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 property 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: 14-31-401-003).

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.

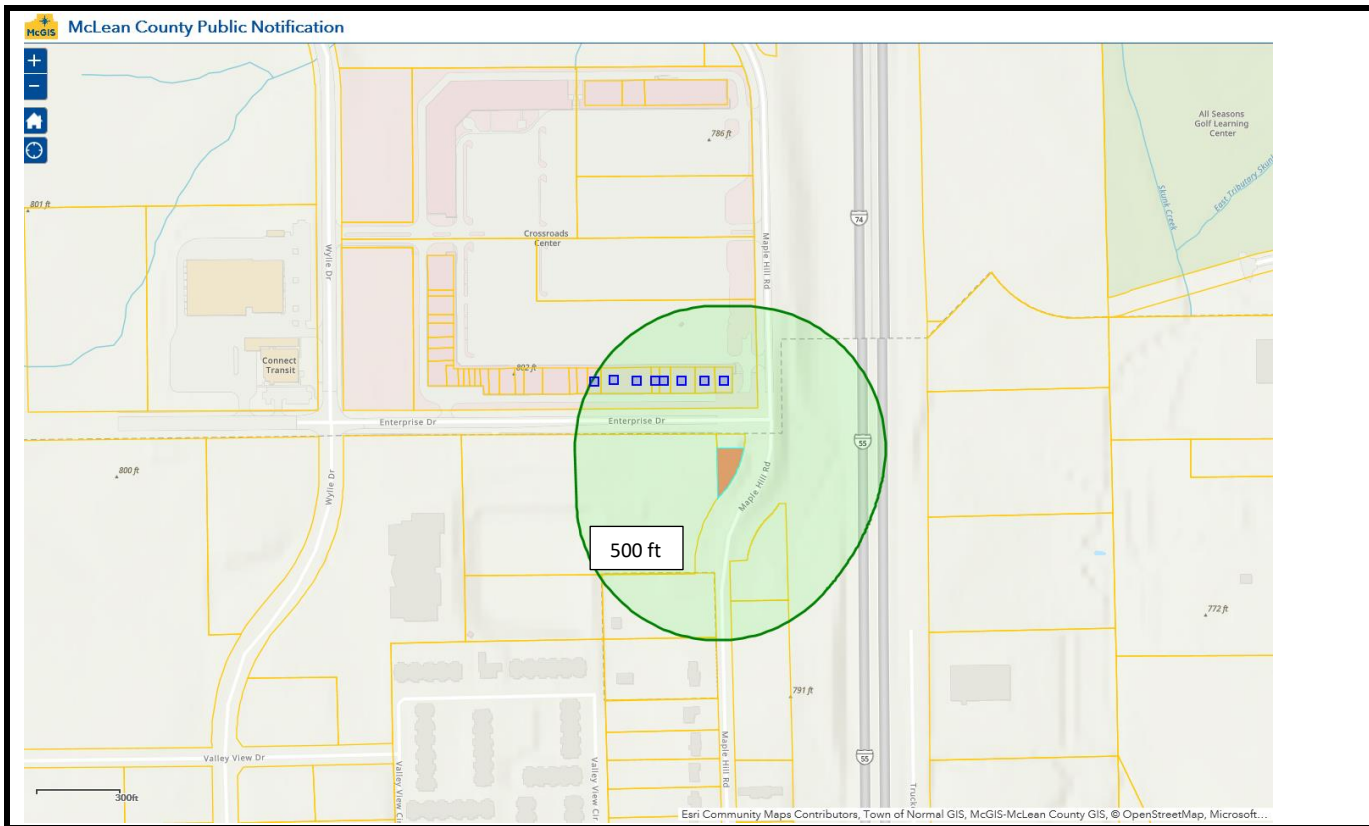
This meeting will be held in-person in the Government Center Chambers, 115 E Washington St., 4th Floor Room #400 Bloomington, IL 61701. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. To testify live in a public hearing (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 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 or TTY at (309) 829-5115.

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

Map of notified properties within 500 ft of subject property





PLANNING COMMISSION

TO: Planning Commission

FROM: Economic & Community Development Department

DATE: December 8th, 2021

CASE NO: Z-28-21, Zoning Map Amendment

REQUEST: Public Hearing, review and action on a petition submitted by Brent Alsman of Nokestraw LLC requesting a zoning map amendment for property located at 205 N Prospect in the City of Bloomington, from B-1, General Commercial District, to R-3B, Multiple-Family Residence District.

BACKGROUND

Petitioners' request:

The petitioner seeks to rezone the subject property from B-1, (General Commercial) District, to R-3B, (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.

Notice:

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, November 22, 2021. Courtesy notices were mailed to 16 property owners within 500 feet of the subject property.

Property Characteristics:

The subject property consists of 1.63 acres of land located at 205 N Prospect Rd. The property lies to the northeast of the intersection of N Prospect Rd and Maloney Dr. The property is currently vacant. The properties to the north, south, east, and west are zoned B-1, (General Commercial) District.

Surrounding Zoning and Land Uses

Zoning		Land Uses
North	B-1	Hotel (Eastland Suites)
South	B-1	Strip Mall/Center
East	B-1	Vacant
West	B-1	Bank (First State Bank)

ANALYSIS

*Comparison of Existing and Proposed Districts**

<p>B-1 General Commercial District</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>R-3B Multiple-Family Residence District</p> <p>Multiple-Family Residence District. The R-3B Residence District is intended to allow for increased neighborhood density through the development of small-lot single-family housing, townhomes, duplexes, and multifamily complexes, while being supportive of the overall historic character of the neighborhoods to which it is applied and the preservation of historic structures. The district allows for a maximum density of 70 dwelling units per acre and may be applied to areas best suited for such intense residential usage, principally on the fringes of the Bloomington Central Business District. It may also be applied to other areas in the City where comparable physical arrangements of land uses are present.</p>
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*A list of permitted uses for commercial districts and residential districts can be found online in [Chapter 44, Divisions 5-2](#) and [4-2](#) respectively.

Compliance with the Comprehensive Plan

Rezoning requests should be consistent with the Comprehensive Plan designation. The City's Comprehensive Plan, Future Land Use map identifies this section of N Prospect Road as a regional commercial area. The Land Use Priorities map does not identify this area as a priority area.

The proposed R-3B zoning map amendment supports the following Comprehensive Plan goals:

- 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-1.2 Ensure an adequate supply of affordable housing for low to moderate income households
 - H-1.2e Increase supply of affordable rental housing, especially in areas close to job centers, schools and community facilities.
- 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	Standard is met.

	not permitted by the current version of the City's Code 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 30+ years. The surrounding properties have been developed for between 15 to 20 years.	Standard is met.
<i>The suitability of the subject property for uses authorized by the proposed zoning.</i>	The intent of R-3B Multiple-Family Residence District is to allow for increased neighborhood density through the development of small-lot single-family housing, townhomes, duplexes, and multifamily complexes. The district allows for a maximum density of 70 dwelling units per acre and may be applied to areas best suited for such intense residential usage, principally on the fringes of the Bloomington Central Business District. It may also be applied to other areas in the City where comparable physical arrangements of land uses are present. 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 uses. The property to the north is an extended stay hotel and conference center.	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 N Prospect 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>	The petitioner has stated they will comply with any proposed drainage requirements the city may have. Before construction can proceed a stormwater detention plan will need to be provided and approved by the Public Works department.	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</i>	The map amendment is intended to facilitate use of underutilized properties, providing a net benefit to the	Standard is met.

<i>interest, giving due consideration for the purpose and intent of this Code as set forth in § 44-1701 herein.</i>	area. Additionally, the proposed use represents much needed housing.	
<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 a regional commercial area. 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 Brent Alsman of Nokestraw LLC requesting a zoning map amendment for property located at 205 N Prospect in the City of Bloomington, from B-1, General Commercial District, to R-3B, Multiple-Family Residence District. (P.I.N.: 21-07-276-029). (Ward 6)

Respectfully submitted,

Glen Wetterow
City Planner

Attachments:

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

ORDINANCE NO. 2021 - _____

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM B-1, GENERAL COMMERCIAL DISTRICT, TO R-3B, MULTIPLE-FAMILY RESIDENCE DISTRICT, FOR THE PROPERTY GENERALLY LOCATED AT 205 N Prospect Rd, 1.63 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 property commonly described as one and sixty-three hundredths of an acre located at 205 N. Prospect Rd. (PIN: 21-02-253-017) 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-3B 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-3B 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 property commonly described as one and sixty-three hundredths of an acre located at 205 N. Prospect Rd. (PIN: 21-02-253-017) 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 December 2021.

APPROVED this _____ day of December 2021.

CITY OF BLOOMINGTON

ATTEST

Mboka Mwilambwe, Mayor

Leslie Smith-Yocum, City Clerk

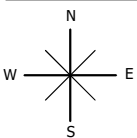
EXHIBIT A

Legal Description

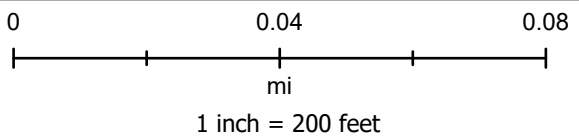
205 Prospect, Bloomington, Illinois

Lot 1 to Prospect Commons Subdivision, being a part of Lot 3 in First Addition to Beltline Subdivision, Part of Lot 14 in Ninth Addition to Beltline Subdivision, Part of Lot 2 in Estate of James Steele, and Part of the Northeast Quarter of Section 2, Township 23 North, Range 2 East of the Third Principal Meridian, in the City of Bloomington, according to the Plat thereof recorded September 20, 2004 as Document No. 2004-32008, in McLean County, Illinois.

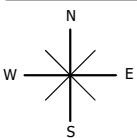
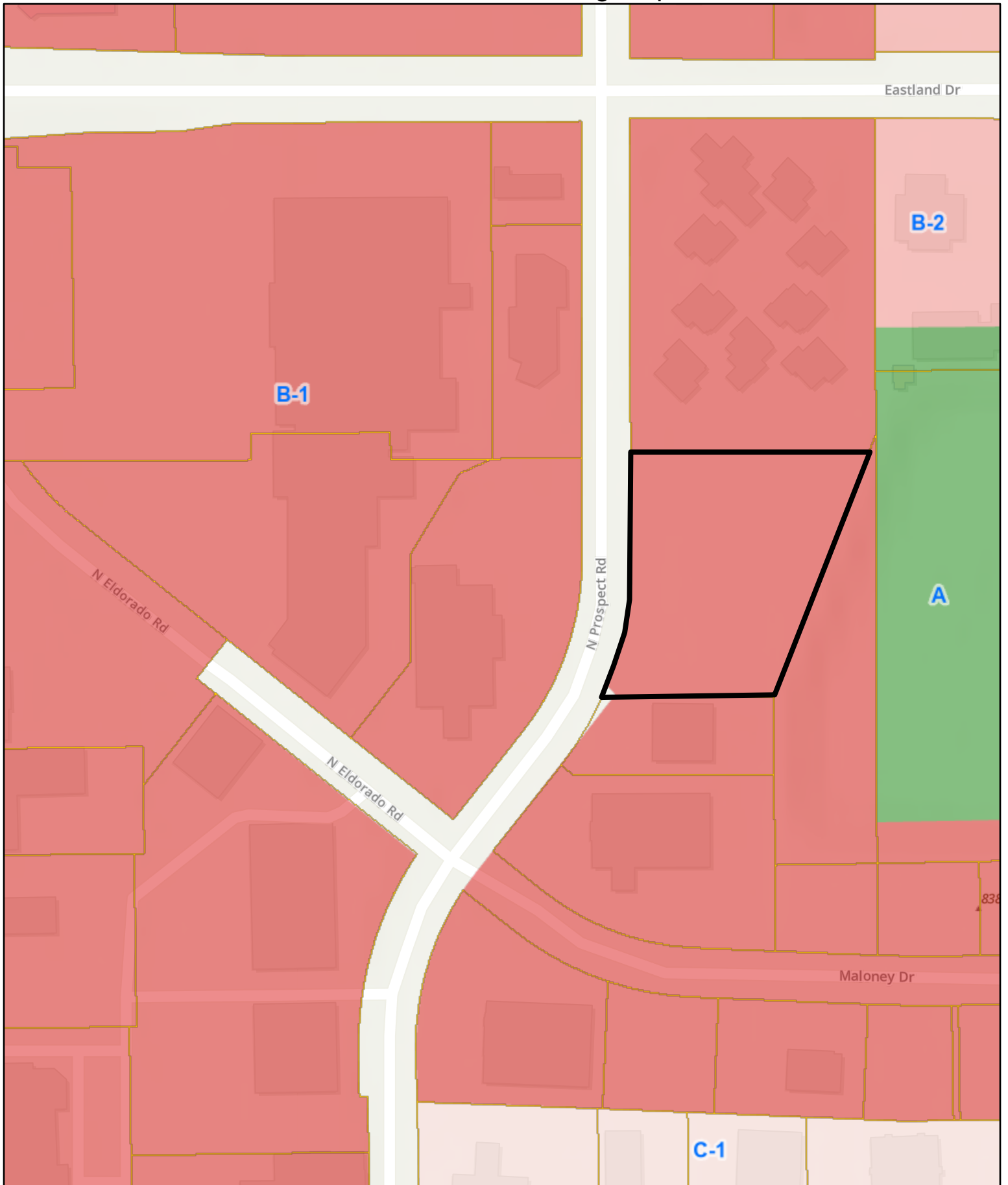
PIN: 21-02-253-017



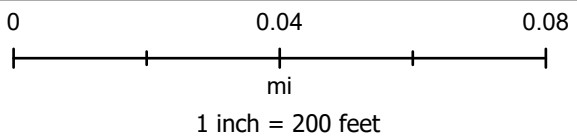
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Case Z-28-21 - Zoning Map



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

November 19, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, December 8, 2021 at 4:00 PM on the following case: Z-28-21 Public Hearing, review and action on a petition submitted by Brent Alsman on behalf of Nokestraw, LLC requesting a zoning map amendment for the property located at 205 N Prospect Rd from B-1 (General Commercial) District, to R-3B (Multiple-Family Residence) District. (PIN: 21-02-253-017)

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.

This meeting will be held in-person in the Government Center Chambers, 115 E Washington St., 4th Floor Room #400 Bloomington, IL 61701. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at 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 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 or TTY at (309) 829-5115.

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



PLANNING COMMISSION

TO: Planning Commission

FROM: Economic & Community Development Department

DATE: November 30, 2021

CASE NO: PS-05-21, Amended Preliminary Plan for a Portion of Hawthorne Commercial Park

REQUEST: Public hearing, review and action on a petition Submitted by David P. Brown, Agent for Property owner Terra, LLC requesting an Amended Preliminary Plan for a Portion of Hawthorne Commercial Park.

BACKGROUND

Petitioners' request:

The petitioner seeks to amend the existing preliminary plan for the Hawthorne Commercial Park, which was approved on November 26th, 2001 via ordinance 2001-130. The petitioner is seeking to amend only a portion of the existing preliminary plan. The portion of the preliminary plan the petitioner is seeking to amend was rezoned in 2020. The amendment will allow the petitioner to subdivide and develop the properties based upon the bulk and site standards requirements for the recently rezoned pieces of property.

Notice:

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, November 22, 2021. Courtesy notices were mailed to 80 property owners within 500 feet of the subject property.

Property Characteristics:

The subject properties consist of 19.86 acres of land located at near the intersections of Woodbine Road and Pamela Dr and Leslie Dr and Pamela Dr. The original preliminary plan was approved in 2001 via ordinance 2001-130. A portion of PIN 15-31-276-026 was rezoned to R-2 in 2021 via case Z-28-20 which was codified in ordinance 2021-21. Portions of PIN 15-31-278-003 were rezoned R-2 and R-3B via case Z-28-20 which was codified in ordinance 2021-23. The remaining portions of PINS 15-31-276-026 and 15-31-278-003 are zoned B-1. PIN 15-31-278-001 is entirely zoned B-1. The three properties are all currently vacant. The property to the north is zoned B-1 is a senior living facility. The properties to the south are zoned P-2 and B-1. The property zoned P-2 is a park that was required when the subdivision was originally created. The B-1 zoned properties are vacant. The properties to the east are zoned B-1. Most of the properties are vacant, except for one that is a gas station. The properties to the west are zoned R-2 and are single-family residences.

SURROUNDING ZONING AND LAND USES

Zoning		Land Uses
North	B-1	Vacant, Senior Living Facility
South	P-2 & B-1	Public Park, Vacant
East	R-4	Vacant, Gas Station
West	R-2	Single-Family Residences

ANALYSIS

Compliance with the Comprehensive Plan

Preliminary Plans should be consistent with the Comprehensive Plan. The City's Comprehensive Plan, Future Land Use map identifies this area as an employment center. The Land Use Priorities map identifies this area as a Tier 1 priority area.

The proposed Amended Preliminary Plan supports the following Comprehensive Plan goals:

- 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.
- UEW-1.2b Prioritize new development where City services are available or can be extended efficiently and economically. This can be done through annexation policies and development review process.
- UEW-1.2c Promote compact and orderly development of infrastructure consistent with the overall goals of this comprehensive plan.
- ED-4.2 Prioritize infill and redevelopment to spur growth and reinvestment in the City
- N-1.1 Enhance the livability of all Bloomington neighborhoods.

GUIDELINES FOR REVIEW

The Bloomington Subdivision Ordinance was created to address the purposes stated below. In making a legislative decision, *the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:*

Guidelines For Preliminary Plan

Standard	Discussion	Finding
<i>To protect, provide and promote the public health, safety and general welfare of the City.</i>	The proposed subdivision provides adequate public utilities for sanitation and safety, and the configuration of the lots are in according with bulk and site standards for their zoning districts.	Standard is met.
<i>To guide the future growth and development of the City, in accordance with the Comprehensive Plan;</i>	The Comprehensive Plan identifies the subject property as an employment center, Tier-1 Infill Redevelopment Priority. The proposed amendment aligns with the city's desire to increase housing.	Standard is met.
<i>To provide for adequate light, air and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population;</i>	The proposed subdivision provides adequate separation between buildings promoting light and air circulation. The proposed street meets the city's design criteria.	Standard is met.

<p><i>To protect the character and the social and economic stability of all parts of the City and to encourage the orderly and beneficial development of all parts of the community;</i></p>	<p>While much of the surrounding property is commercially zoned this area of town has seen much residential development. The type and style of development proposed would be in alignment with existing development in the area. The subject property is a Tier 1 Infill Redevelopment Priority in the City's Comprehensive Plan.</p>	<p>Standard is met.</p>
<p>To protect and conserve the value of land throughout the City and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings</p>	<p>The proposed subdivision and proposed use is compatible with adjacent uses and developments.</p>	<p>Standard is met.</p>
<p>To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation and other public requirements and facilities;</p>	<p>The proposed development will include the creation of local street (Kaybee Drive) at the developer's expense. The proposed development will use existing infrastructure and is prioritizing land already annexed within the city's jurisdiction and served by city police and fire. The subject property is identified as a Tier 1 Redevelopment Priority in the Bloomington Comprehensive Plan.</p>	<p>Standard is met.</p>
<p><i>To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the City, having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of streets and building setback lines;</i></p>	<p>The lots proposed have frontage on existing roads that meets city standards. The plan does indicate the creation of an additional local street that meets city standards.</p>	<p>Standard is met.</p>
<p><i>To establish reasonable standards of design and procedures for subdivision codes and resubdivisions, in order to further the orderly layout and use of land, and to insure proper legal descriptions and monumenting of subdivided land;.</i></p>	<p>The Bloomington Subdivision Ordinance and Zoning Code ensures standards for design and establishes procedures for subdivision codes and resubdivisions.</p>	<p>Standard is met.</p>
<p><i>To insure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision code and areas reasonably anticipated to be served by such facilities;</i></p>	<p>The subject property and the adjacent subdivision is currently served by city police and fire. The subdivision is served by Unit 5 School District. The Tier 1 Infill Redevelopment Priority classification considers access to existing public infrastructure and services.</p>	<p>Standard is met.</p>
<p><i>To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the City in order to preserve the integrity, stability and beauty of</i></p>	<p>There is already storm water infrastructure provided to the properties. However, a storm water plan is still required and must be approved by the City Engineering Division.</p>	<p>Standard is met.</p>

<i>the community and the value of the land;.</i>		
To preserve the natural beauty and topography of the City and to insure appropriate development with regard to these natural features.	The proposed development should not negatively impact existing natural features such as streams, lakes, or native prairies.	Standard is met.
To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of land as established in the City's zoning ordinance.	The initial preliminary plan allocated parkland to serve the subdivision. The park is currently seeded and will be seeded again next spring. There will be playground equipment and a shelter placed in the park next year.	Standard is met.

STAFF RECOMMENDATION

Staff finds the proposed amended preliminary plan meets the purpose and intention of Chapter 24 of the City Code and recommends that the Planning Commission take the following actions:

1. Motion to establish findings of fact that the proposed amended preliminary plan meets the purpose and intention of Chapter 24 of the City Code.
2. Motion to recommend approval of the petition submitted by David P. Brown, Agent for Property owner Terra, LLC requesting an Amended Preliminary Plan for a Portion of Hawthorne Commercial Park. (PINs: 15-31-276-026, 15-31-278-001 and 15-31-278-003). (Ward 3)

Respectfully submitted,

Glen Wetterow
City Planner

Attachments:

- Draft ordinance
- Aerial map
- Zoning map
- Original Preliminary Plan
- Amended Preliminary Plan
- Neighborhood notice and map

DRAFT

ORDINANCE NO. 2021 - _____

AN ORDINANCE APPROVING THE AMENDED PRELIMINARY PLAN FOR A PORTION OF HAWTHORNE COMMERCIAL PARK BLOOMINGTON, ILLINOIS FOR APPROXIMATELY 19.86 ACRES LOCATED NEAR THE INTERSECTIONS OF WOODBINE ROAD AND PAMELA DRIVE AND LESLIE DRIVE AND PAMELA DRIVE.

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting approval of a preliminary plan for the land legally described in Exhibit A, attached hereto and made a part hereof by this reference;

WHEREAS, after proper notice, the City of Bloomington Planning Commission held a public hearing on said Petition, and the amended preliminary plan titled "AMENDED PRELIMINARY PLAN FOR A PORTION OF HAWTHORNE COMMERCIAL SUBDIVISION" and dated November 03, 2021 for 19.86 acres, more or less, and represented in Exhibit B attached hereto and made a part hereof by this reference;

WHEREAS, the City of Bloomington Planning Commission, determined said Plan to be valid and sufficient, and in conformance with the requirements of the Bloomington City Code; and

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

WHEREAS, the City Council has the authority approve this ordinance and approve said amended preliminary plan as requested in the petition.

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 an amended preliminary plan for a Portion of Hawthorne Commercial Park. (PINs: 15-31-276-026, 15-31-278-001 and 15-31-278-003). legally described in Exhibit "B" is hereby approved.
4. That this Ordinance shall be in full force and effective as the time of its passage on this

PASSED this _____ day of November 2021.

APPROVED this _____ day of November 2021.

CITY OF BLOOMINGTON

Mboka Mwilambwe, Mayor

ATTEST

Leslie Smith-Yocum, City Clerk

EXHIBIT A

Legal Description Tract I

A part of the NE¼ of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the southwest corner of Lot 21 in the Thirteenth Addition to Hawthorne Commercial Subdivision, according to the Plat thereof recorded as Document No. 2018-7743 in the McLean County Recorder of Deeds Office, being on the east line of Sapphire Lake Subdivision according to the Plat thereof recorded as Document No. 2002-07481 in said Recorder's Office; thence N.90°-00'-00"E. 150.00 feet to the west right of way line of Woodbine Road as dedicated with Resolution No. 2007-99, recorded as Document No. 2007-29742 in said Recorder's Office; thence S.00°-00'-00"E. 1388.24 feet on said west right of way line to the north right of way line of Pamela Drive as dedicated with said Resolution recorded as Document No. 2007-29742; thence N.90°-00'-00"W. 23.21 feet on said north right of way line; thence southwesterly on said north right of way line 128.01 feet on a tangential curve concave to the southeast having a central angle of 13°-42'-32", a radius of 535.00 feet and a chord of 127.70 feet bearing S.83°-08'-44"W. from the last described course to the southeast corner of Lot 91 in Second Addition to Sapphire Lake Subdivision according to the Plat thereof recorded as Document No. 2005-17335 in said Recorder's Office; thence N.00°-00'-00"E. 1403.48 feet to the Point of Beginning containing 4.80 acres, more or less, with assumed bearings given for description purposes only.

Legal Description Tract II

A part of the NE¼ of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the southeast corner of Lot 20 in the Twelfth Addition to Hawthorne Commercial Subdivision, according to the Plat thereof recorded as Document No. 2015-16156 in the McLean County Recorder of Deeds Office, said point being on the west right of way line of Leslie Drive as dedicated with Resolution No. 2007-99, recorded as Document No. 2007-29742 in said Recorder's Office; thence S.00°-00'-00"E. 1203.48 feet on said west right of way line to the north right of way line of Pamela Drive as dedicated with said Resolution recorded as Document No. 2007-29742; thence N.90°-00'-00"W. 545.00 feet on said north right of way line to the east right of way line of Woodbine Road as dedicated with said Resolution recorded as Document No. 2007-29742; thence N.00°-00'-00"E. 1203.48 feet on said east right of way line to the southwest corner of said Lot 20; thence N.90°-00'-00"E. 545.00 feet to the Point of Beginning, containing 15.06 acres, more or less, with assumed bearings given for description purposes only.

AMENDED PRELIMINARY PLAN FOR A PORTION OF HAWTHORNE COMMERCIAL SUBDIVISION

EXHIBIT B

LYB
www.lybinc.com

PART OF THE NE¼ OF SEC. 31, T.24N., R.3E., 3 P.M.,
CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS

PRELIMINARY PLAN NOTES:

- THIS SITE CONTAINS 19.86 ACRES DIVIDED INTO TWO TRACTS SEPARATED BY PREVIOUSLY DEDICATED, CURRENTLY UNIMPROVED WOODBINE ROAD.
- TRACT 1 IS SUBDIVIDED INTO TWO ZONING DESIGNATIONS: LOTS 151 THROUGH 155 ARE ZONED B-1; LOTS 193 THROUGH 202 ARE ZONED R-2.
- TRACT 2 IS SUBDIVIDED INTO THREE ZONING DESIGNATIONS: LOT 187 IS ZONED R-3A; LOTS 188 THROUGH 192 ARE ZONED R-2; LOTS 158, 159, 166, AND 167 ARE ZONED B-1.
- TOPOGRAPHIC INFORMATION IS FROM SURVEYS MADE BY LEWIS, YOCKEY & BROWN, INC. OCTOBER 2021.
- NO PORTION OF THIS PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD ZONE.
- ALL STREETS ARE TO BE CONSTRUCTED IN PUBLIC RIGHT-OF-WAY AND DEDICATED TO THE CITY OF BLOOMINGTON.
- SANITARY SEWERS, STORM SEWERS, AND WATER MAINS SHALL BE CONSTRUCTED IN PUBLIC RIGHT-OF-WAY OR EASEMENTS AND DEDICATED TO THE CITY OF BLOOMINGTON.
- ALL RESIDENTIAL LOTS SHALL BE SERVICED BY A SUMP PUMP DISCHARGE LINE.
- DRAINAGE CALCULATIONS, CROSS SECTIONS OF PROPOSED DRAINAGE WAYS, LOT DRAINAGE, SUMP PUMP DISCHARGE LINES, AND EROSION CONTROL PLAN WILL BE SUBMITTED AS A PART OF THE CONSTRUCTION PLANS TO BE APPROVED BY THE CITY ENGINEER.
- A PORTION OF THIS PROPERTY LIES WITHIN THE S-3 AIRCRAFT NOISE IMPACT OVERLAY DISTRICT.
- THE DEVELOPER SHALL PAY A FEE IN LIEU OF DEDICATING PARKLAND FOR THE RESIDENTIAL PORTION OF THIS DEVELOPMENT.

OWNER/DEVELOPER: TERRA, LLC
1904 LONGWOOD LANE
BLOOMINGTON, IL 61705
ATTN: KRISHNA BALAKRISHNAN, MANAGER
PHONE: 248-703-3410

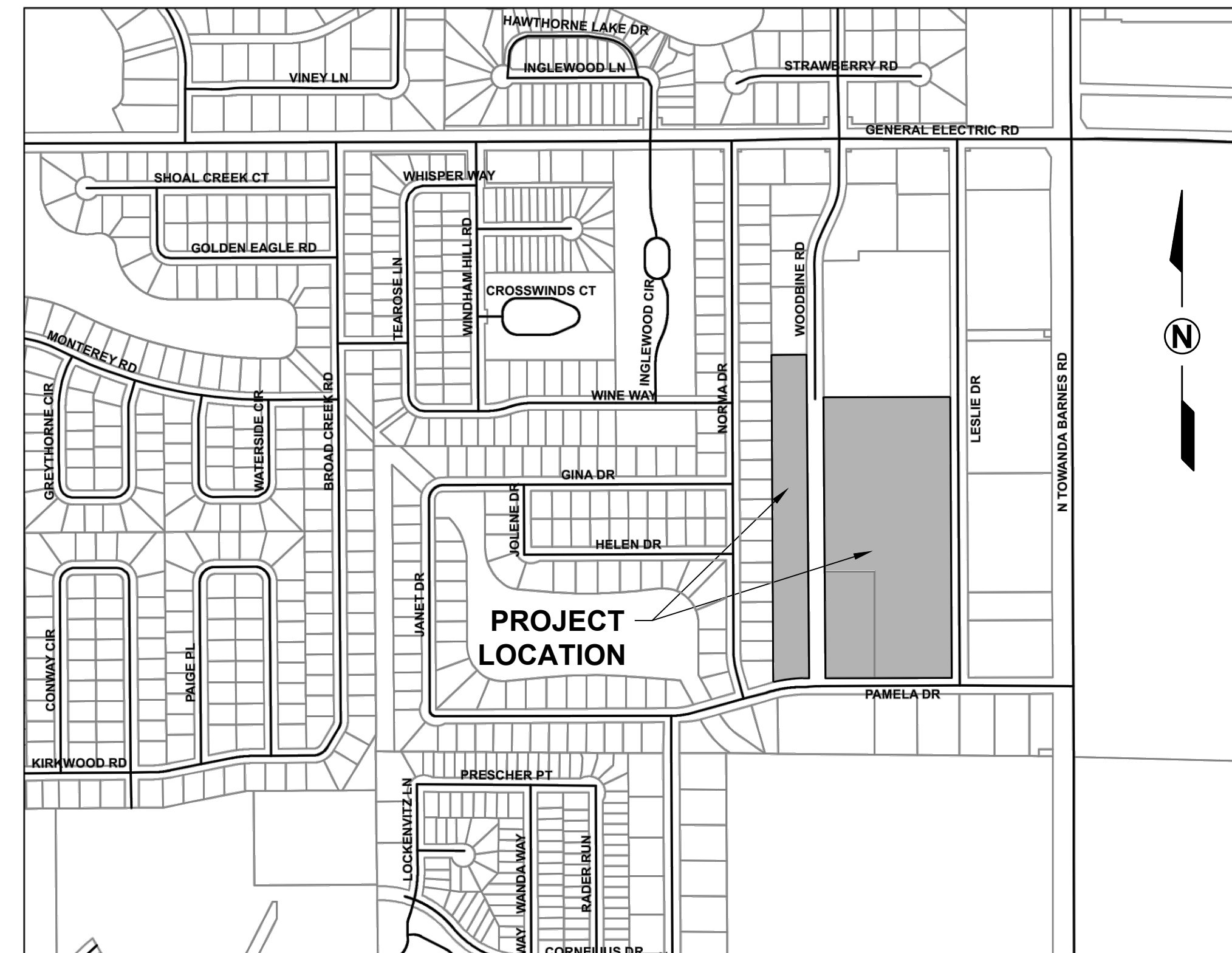
ATTORNEY: WOOD, DeVARY, & ARMSTRONG
207 WEST JEFFERSON STREET
SUITE 400
BLOOMINGTON, IL 61705
ATTN: DAVID ARMSTRONG
PHONE: 309-827-0044

Legal Description Tract I

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LOCATION MAP
NO SCALE

RECOMMENDATION OF PRELIMINARY PLAN APPROVAL BY
THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS

"NOTICE IS HEREBY GIVEN THAT THIS AMENDED PRELIMINARY PLAN FOR A PORTION OF HAWTHORNE COMMERCIAL SUBDIVISION SHOWN HEREON IS RECOMMENDED BY THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS. FOR CITY COUNCIL APPROVAL WITH THE MODIFICATIONS CONTAINED IN APPENDIX A (IF ANY), WHICH IS ATTACHED HERETO."

PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS

DATE _____, 20__

BY _____
CHAIRPERSON

BY _____
EXECUTIVE SECRETARY

NOTICE OF APPROVAL OF PRELIMINARY PLAN BY
THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS

"THE AMENDED PRELIMINARY PLAN FOR A PORTION OF HAWTHORNE COMMERCIAL SUBDIVISION SHOWN HEREON HAS RECEIVED APPROVAL BY THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS, SUBJECT TO THE MODIFICATIONS CONTAINED IN APPENDIX A WHICH IS ATTACHED HERETO."

THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS
DATE _____, 20__

ATTEST BY _____ CITY CLERK
BY _____ MAYOR

LEGEND	
—●—	BOUNDARY OF SUBJECT PREMISES
—x—x—x—	½" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
---	EASEMENT LIMITS
▭	EXISTING BUILDING
—x—x—x—	EXISTING FENCE
○	EXISTING SANITARY MANHOLE
—8" SAN—	EXISTING SANITARY SEWER
⌋	EXISTING HYDRANT
⊗	EXISTING WATER VALVE
⊞	WATER METER PIT
—8" W—	EXISTING WATER MAIN
⊙	EXISTING STORM MANHOLE
□ ⊖	EXISTING STORM INLET
—18" SS—	EXISTING STORM SEWER
⊞	HANDHOLE
⊞	ELECTRICAL PEDESTAL
⊞	CATV PEDESTAL
⊞	SIGN
LA	LANDSCAPED AREA
887	EXISTING CONTOUR
←	EXISTING FLOOD ROUTE
---	FRONT YARD SETBACK - 25' TYPICAL
---	PROPOSED EASEMENT LIMITS
822.1	PROPOSED OR EXISTING INVERT
●	PROPOSED SANITARY MANHOLE
—8" SAN—	PROPOSED SANITARY SEWER
⌋	PROPOSED HYDRANT
⊗	PROPOSED WATER VALVE
—8" W—	PROPOSED WATER MAIN
□	PROPOSED STORM INLET
—15" SS—	PROPOSED STORM SEWER
◆	PROPOSED LIGHT POLE
831.4	PROPOSED PAVEMENT ELEVATION
1.6%	PROPOSED PAVEMENT SLOPE
←	PROPOSED FLOOD ROUTE

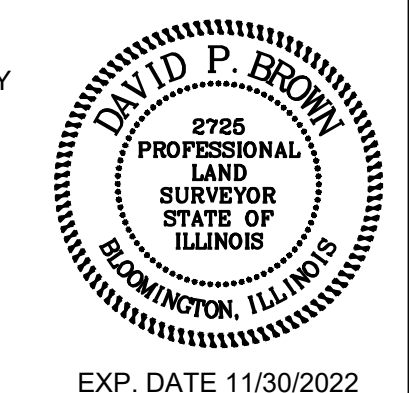
INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	COMPREHENSIVE LOCATION PLAN SHEET
3	PLAN SHEET

BENCHMARKS:		
NO.	DESCRIPTION	ELEVATION
1	TOP OF HYDRANT AT THE NORTHEAST CORNER OF PAMELA DRIVE AND LESLIE DRIVE	834.04

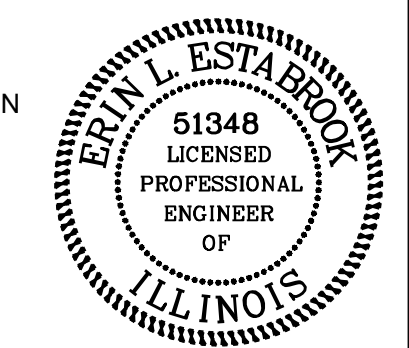
I, DAVID P. BROWN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2725, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS AN ACCURATE REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION.

DAVID P. BROWN IPLS NO. 2725 11/03/2021 DATE



THIS PRELIMINARY PLAT WAS PREPARED BY LEWIS, YOCKEY & BROWN, INC., 505 NORTH MAIN STREET, BLOOMINGTON, ILLINOIS.

ERIN L. ESTABROOK ILPE NO. 51348 11/03/2021 DATE



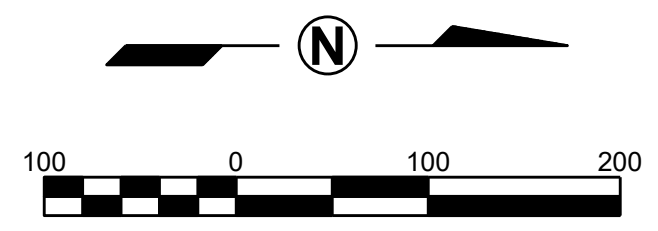
Lewis, Yockey & Brown, Inc.
Consulting Engineers & Land Surveyors
Professional Design Firm Registration #184.000806
505 North Main Street, Bloomington, Illinois
Ph. (309) 829-2552

REVISED	
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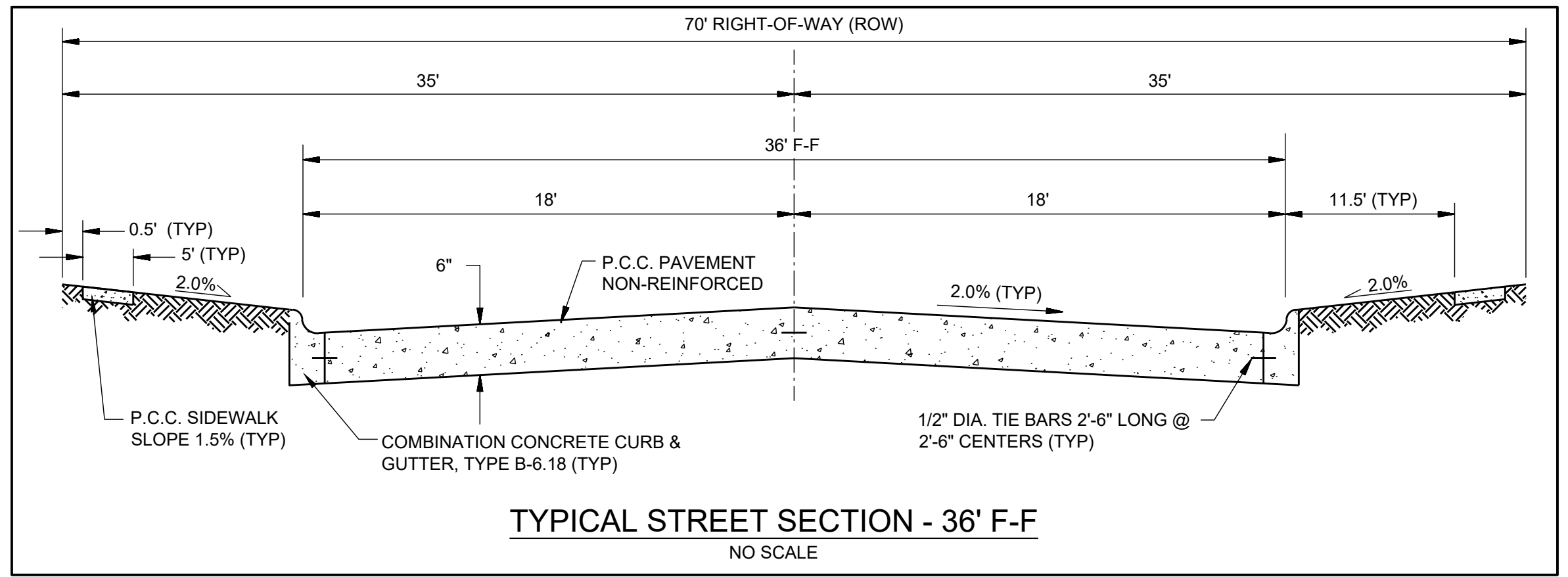
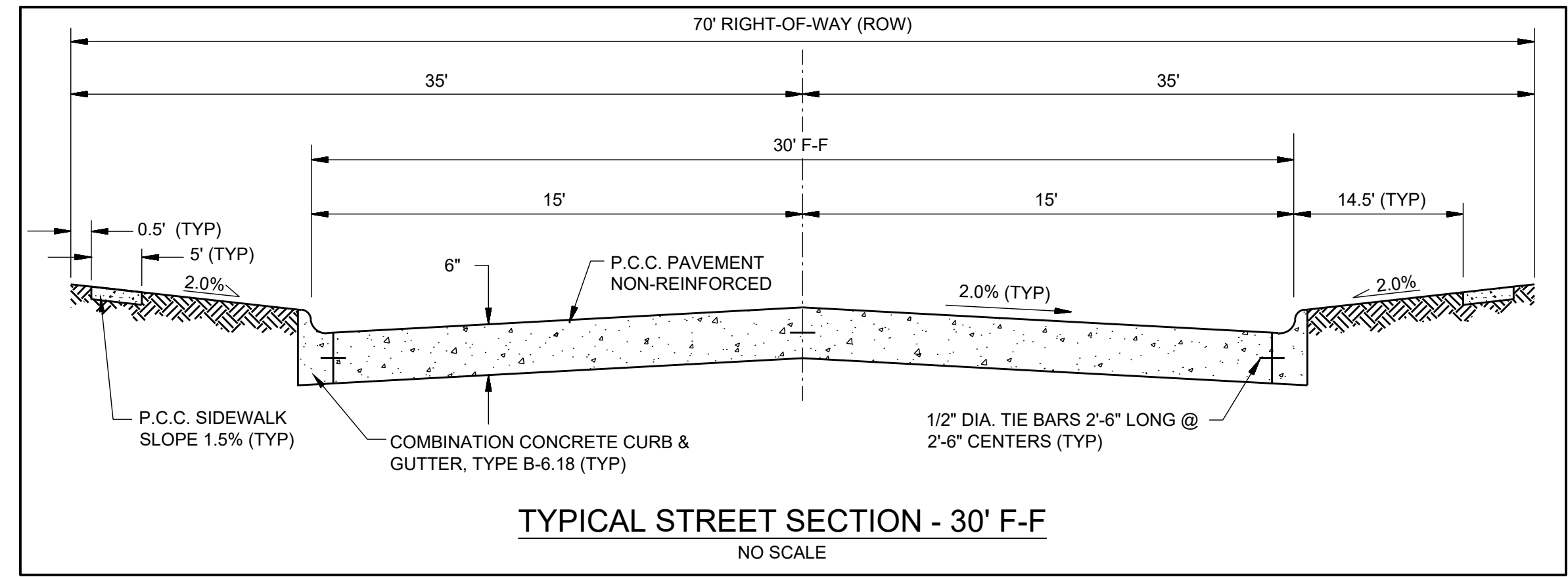
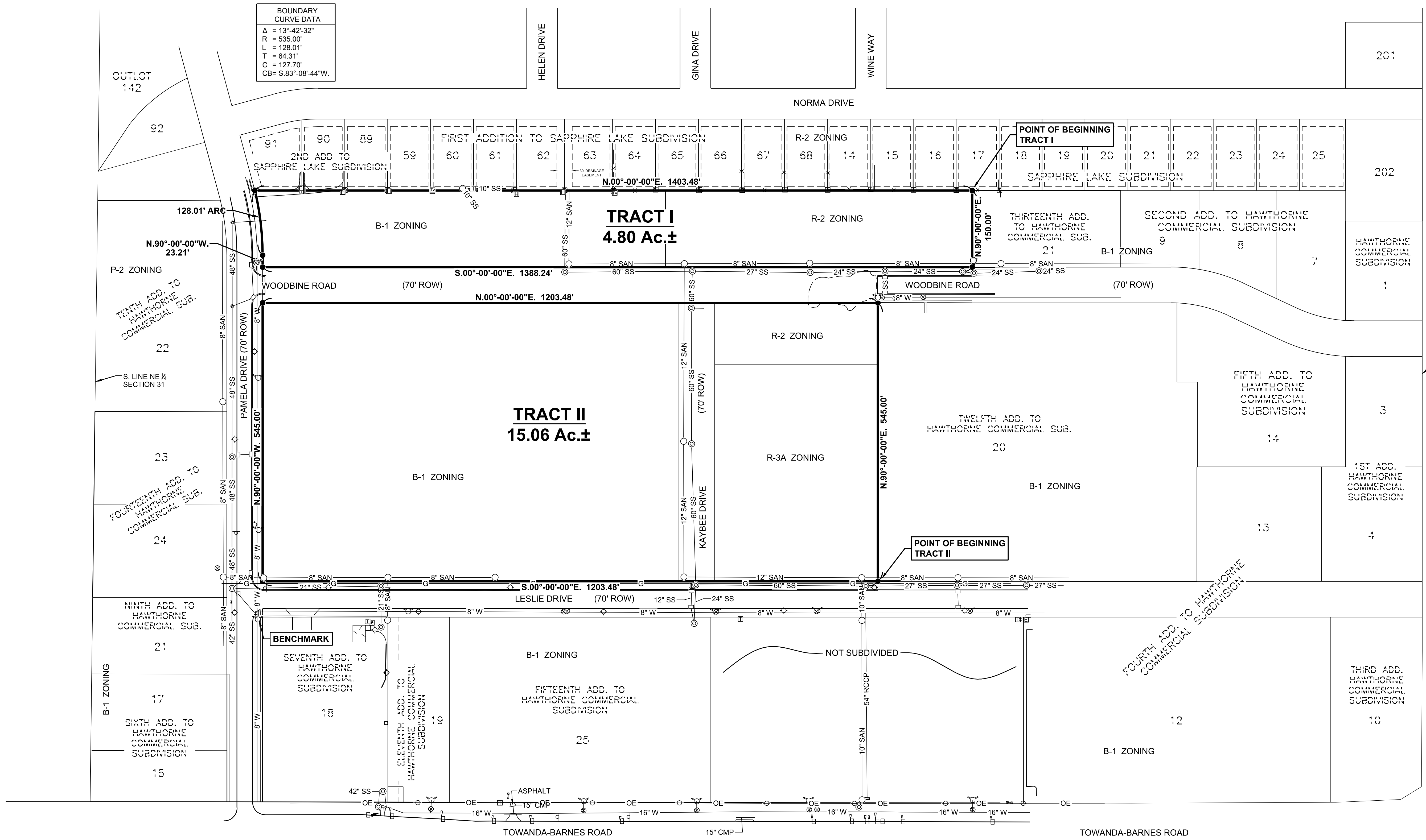
BK. 920
DRN. MB/ELE
DSN. ELE
APP. DPB

AMENDED PRELIMINARY PLAN FOR A PORTION OF HAWTHORNE COMMERCIAL SUBDIVISION
PRELIMINARY PLAN
COVER SHEET

SHEET
1
OF: 3
JOB #: 45128.07

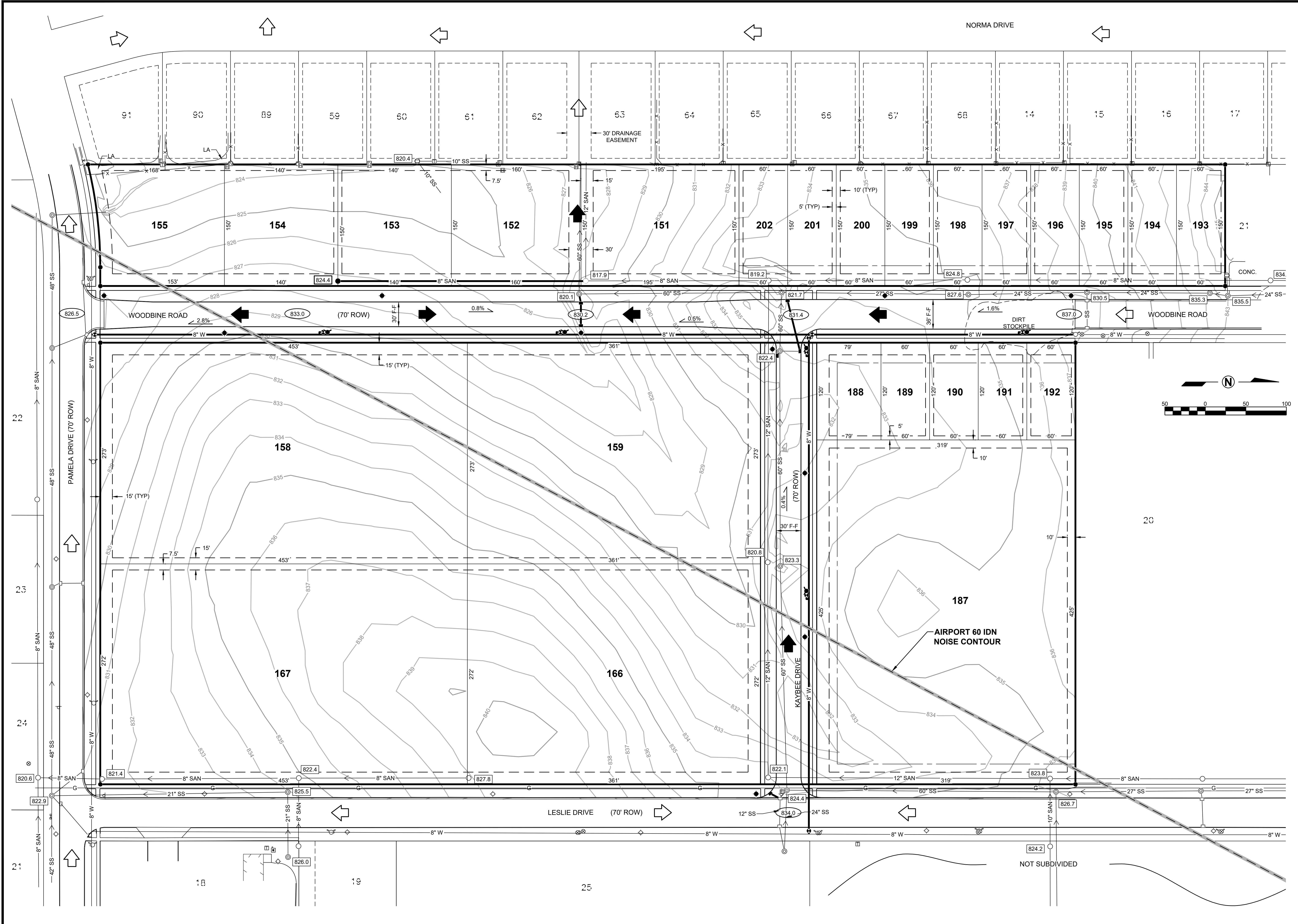


BOUNDARY CURVE DATA	
Δ	= 13°-42'-32"
R	= 535.00'
L	= 128.01'
T	= 64.31'
C	= 127.70'
CB	= S.83°-08'-44"W.



REVISED	
-	-
-	-
-	-
-	-
BK.	920
DRN.	MB/ELE
DSN.	ELE
APP.	DPB

**AMENDED PRELIMINARY PLAN FOR A PORTION OF
 HAWTHORNE COMMERCIAL SUBDIVISION
 PRELIMINARY PLAN
 COMPREHENSIVE LOCATION PLAN**

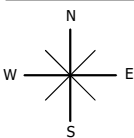


LYB
 www.lybinc.com
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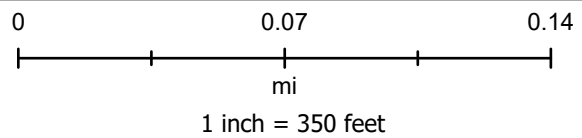
REVISED	-
BK.	920
DRN.	MB/ELE
DSN.	ELE
APP.	DPB

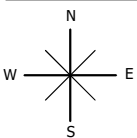
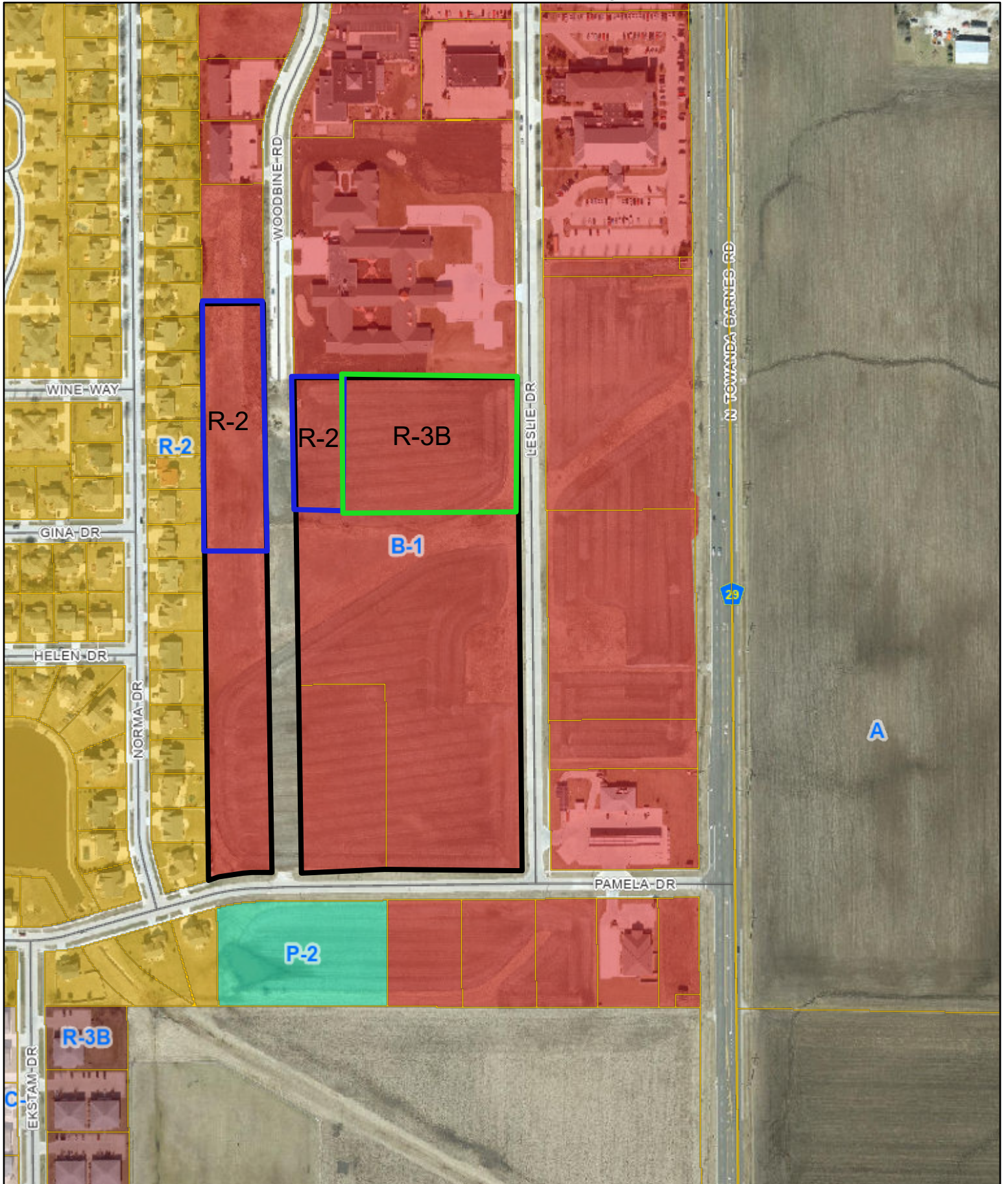
**AMENDED PRELIMINARY PLAN FOR A PORTION OF
 HAWTHORNE COMMERCIAL SUBDIVISION
 PRELIMINARY PLAN
 PLAN SHEET**

SHEET
3
 OF: 3
 JOB #:
45128.07

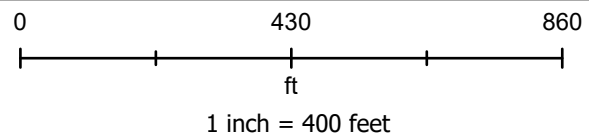


McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.





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HAWTHORNE COMMERCIAL PARK BLOOMINGTON, ILLINOIS PRELIMINARY PLAN

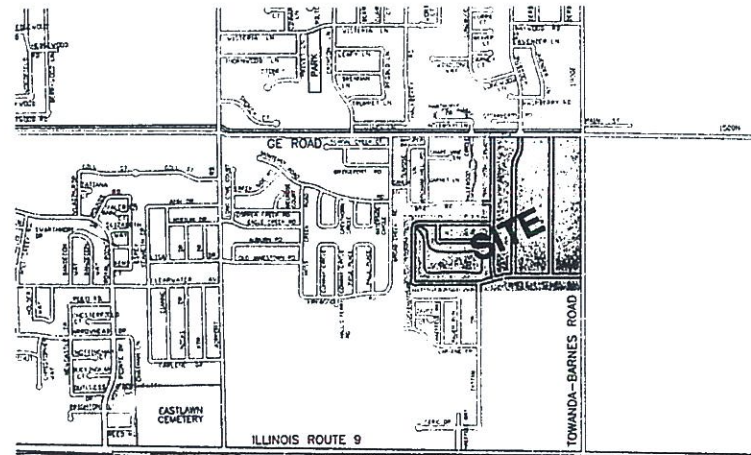
2002-02550

NOTES:

- This site contains 137.72 acres (55,735 hectares) and is currently zoned agricultural by McLean County. The property is to be purchased, annexed to the City and re-zoned in several parcels over time. The property is to be subdivided into single-family lots, duplex lots, office lots, highway business lots and outlots. Proposed zoning is:
 Lots 20-29 & 87-99 R-1C Single Family Residence
 Lots 2-19, 30-86 & 100-139 R-2 Mixed Residence District
 Outlots 174-177
 Lots 1, 140 and 141 & Outlots 182-185 C-1 Office District
 Lots 142-173 B-1 Highway Business District
- The residential portion of this development shall be named Sapphire Lake Subdivision and the business/commercial portion shall be named Hawthorne Commercial Park.
- R-2 lots may be platted as a standard lot or zero-lot line lot at the developer's option.
- Outlots 174 and 177 are to be used for storm water conveyance and dedicated to the City. Outlot 175 shall be used for a "wet-bottom" storm water detention basin and shall be owned and maintained by the Homeowners Association. Outlot 178 shall contain the detention basin outlet and shall be owned and maintained by the City.
- No portion of this property lies within the Special Flood Hazard Zone.
- Topographic information is derived from the McLean County GIS acquired March, 1995.
- A no-access strip shall be dedicated along Towanda-Barnes frontage, except at Pam Drive.
- All streets shall be constructed in public right-of-way and dedicated to the City. All sanitary sewers, storm sewers and water mains shall be constructed in public right-of-way or public easements and shall be dedicated to the City.
- A sump pump discharge system shall be constructed to serve all proposed duplex and single-family lots.
- The Developer shall pay a fee in lieu of dedicating parking for the residential portion of this development.
- Existing farm structures on the property shall be removed during development.
- A portion of this property lies within the S-3 Aircraft Noise Impact Overlay District. No residential development will occur within the Aircraft Noise Impact District.
- All fire hydrants shall be constructed with a branch valve.
- Handicapped ramps shall be constructed at all intersections of the sidewalk and curbs.
- Outlots 178 to 185 shall be used for Subdivision Identification Signs owned and maintained by the Homeowners Association.

LEGAL DESCRIPTION

A part of the Northeast Quarter and a part of the Northwest Quarter of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Northeast Corner of said Northeast Quarter. From said Point of Beginning, thence north along the North Line of said Northeast Quarter 1819.88 feet; thence south 1315.10 feet along a line which forms an angle to the right of 89°-47'-25" with the last described course; thence west 1363.99 feet along the Easterly Extension of the South Line of land conveyed to The Peoples Bank, Trustee of L28-14 McLean County Land Trust per Warranty Deed recorded March 18, 1995 as Document No. 95-4794 in the McLean County Recorder's Office, the South Line of land conveyed in said Document No. 95-4794 and the South Line of land conveyed to said Trust per Warranty Deed recorded March 30, 1995 as Document No. 95-5683 in said Recorder's Office which form an angle to the right of 270°-34'-11" with the last described course to the Southwest Corner of land conveyed per said Document No. 95-5683; thence south 1308.35 feet along the East Line of "Survey of 335.18 Acres off of the West Side of Section 31" as shown in Plat Book 12, Page 120 in said Recorder's Office which forms an angle to the right of 89°-28'-21" with the last described course to the South Line of the Northwest Quarter of said Section 31; thence east 2991.26 feet along said South Line and the South Line of said Northeast Quarter which form an angle to the right of 90°-53'-20" with the last described course to the Southeast Corner of said Northeast Quarter; thence north 2850.33 feet along the East Line of said Northeast Quarter which forms an angle to the right of 89°-21'-51" with the last described course to the Point of Beginning, EXCEPT therefrom a tract of land conveyed to the City of Bloomington for a portion of GE Road per Warranty Deed recorded October 23, 1985 as Document No. 98-28278 in the McLean County Recorder's Office, containing 137.719 acres.



N.T.S.

BENCHMARK:

- TOP OPERATING NUT OF FIRE HYDRANT, S.E. CORNER UNIT 3714 IN CROSSWINDS, N. SIDE OF WINE WAY. U.S.C.G.S. ELEV. = 838.93
- TOP OPERATING NUT OF FIRE HYDRANT, S.W. CORNER UNIT 1309 IN CROSSWINDS. U.S.C.G.S. ELEV. = 840.77

INDEX TO SHEETS

SHEET NO.	TITLE
1	COVER SHEET
2	KEY MAP
3-8	PRELIMINARY PLAN

OWNER/DEVELOPER

LARRY D. BELFELDT
 3004 GE ROAD
 BLOOMINGTON, ILLINOIS 61704
 (309) 662-0888

ENGINEER

DONALD L. ADAMS, P.E.
 FARNSWORTH GROUP, INC.
 2709 MCCRAW DRIVE
 BLOOMINGTON, ILLINOIS 61704
 (309) 663-8435

ATTORNEY

FRANK MILES
 202 N. CENTER STREET
 BLOOMINGTON, ILLINOIS 61701
 (309) 828-7331

RECOMMENDATION OF PRELIMINARY PLAN APPROVAL BY THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS:

"Notice is hereby given that this Preliminary Plan of the Hawthorne Commercial Park shown hereon is recommended by the Planning Commission of Bloomington, Illinois, for City Council approval with the modifications contained in Appendix A (if any), which is attached hereto."

The Planning Commission of Bloomington, Illinois
 Date: November 14, 2001

By: *[Signature]*
 Executive Secretary

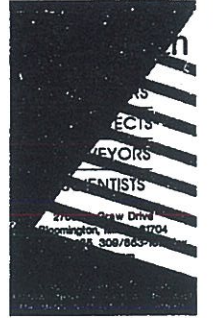
NOTICE OF APPROVAL OF PRELIMINARY PLAN BY THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS:

"The Preliminary Plan of the Hawthorne Commercial Park shown hereon has received approval by the City Council of Bloomington, Illinois, subject to the modifications contained in Appendix A which is attached hereto."

The City Council of Bloomington, Illinois
 Date: November 14, 2001

By: *[Signature]*
 Mayor

Attest:
[Signature]
 City Clerk



CONSULTANT:
 PROJECT:

REVISION
 9/1/01 RLW.
 10/4/01 RLW

DATE: 8/8/01

DRAWN: RLW

APPROVED: DLA

BOOK NO: 2318

FILE NO: 24-8748

SHEET TITLE:
 HAWTHORNE COMMERCIAL PARK

COVER SHEET

2002-02550
 SHEET NUMBER:

1 of 8

2002-02550

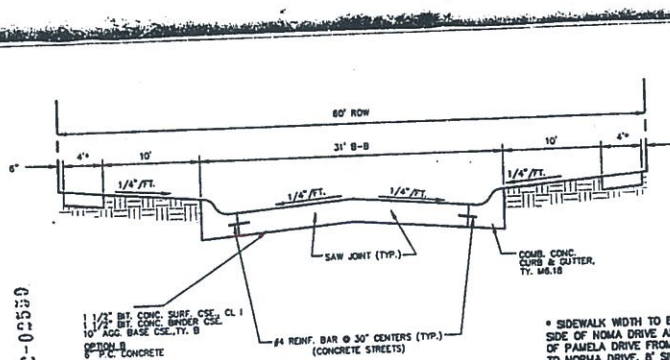
2002-02550

2002-02550

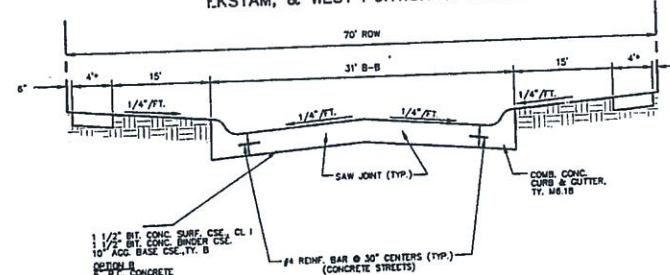
2002-02550

2002-02550

2002-02550



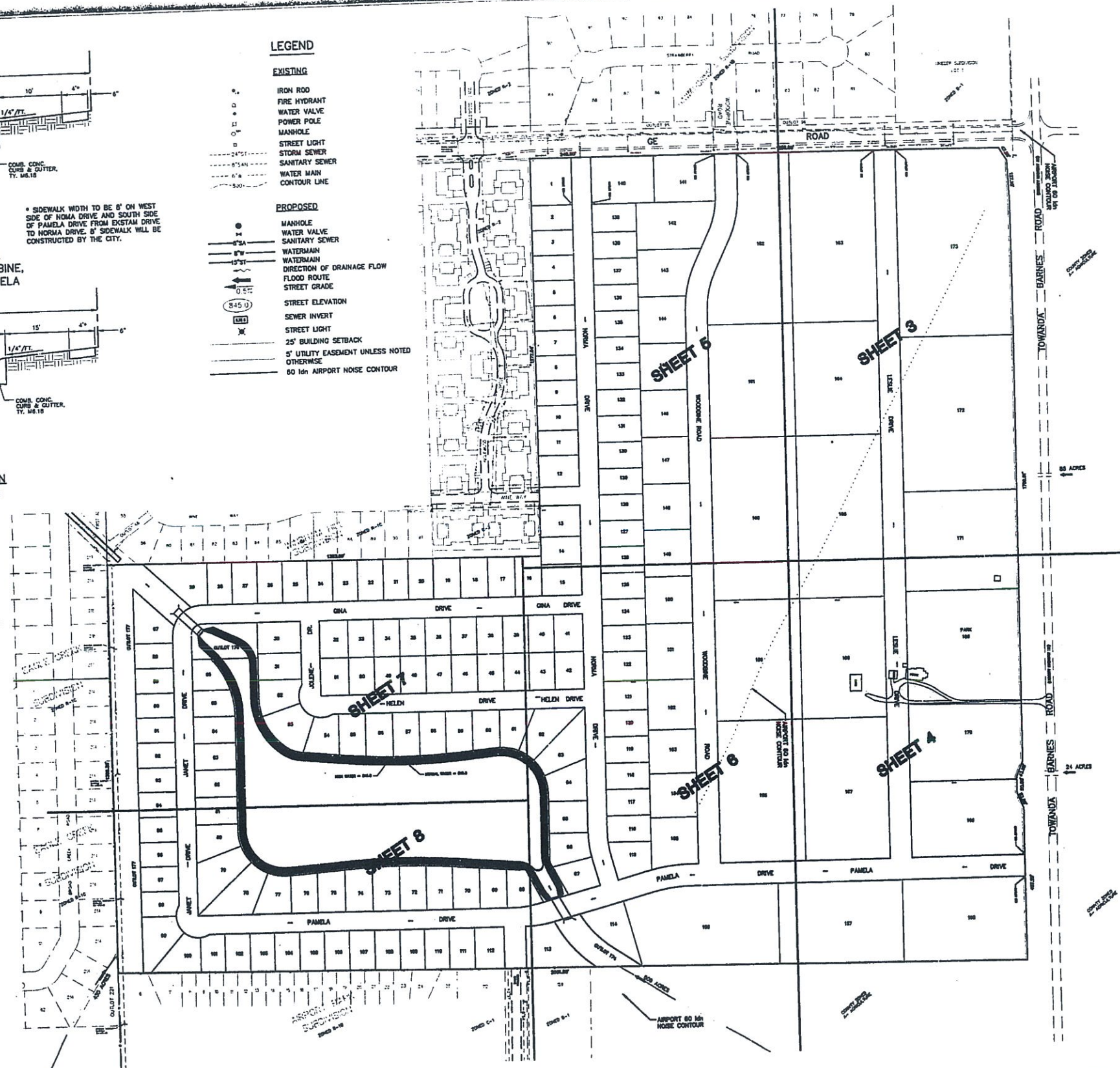
TYPICAL STREET CROSS SECTION
ALL STREETS EXCEPT LESLIE, WOODBINE,
EKSTAM, & WEST PORTION OF PAMELA



TYPICAL STREET CROSS SECTION
LESLIE, WOODBINE, EKSTAM, &
EAST PORTION OF PAMELA

LEGEND

EXISTING	
⊙	IRON ROD
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	POWER POLE
⊙	MANHOLE
⊙	STREET LIGHT
⊙	STORM SEWER
⊙	SANITARY SEWER
⊙	WATER MAIN
⊙	CONTOUR LINE
PROPOSED	
⊙	MANHOLE
⊙	WATER VALVE
⊙	SANITARY SEWER
⊙	WATERMAIN
⊙	WATERMAIN
⊙	DIRECTION OF DRAINAGE FLOW
⊙	FLOOD ROUTE
⊙	STREET GRADE
⊙	STREET ELEVATION
⊙	SEWER INVERT
⊙	STREET LIGHT
⊙	25' BUILDING SETBACK
⊙	5' UTILITY EASEMENT UNLESS NOTED OTHERWISE
⊙	60 1st AIRPORT NOISE CONTOUR



SIGNATURE: _____
EXPIRATION DATE: _____
CONSULTANT: _____

PROJECT: _____



REVISION:
9/1/01 RLW.
10/16/01 RLW.

DATE: 8/6/01
DRAWN: RLW
APPROVED: DLA
BOOK NO: 2318
FILE NO: 24-6748

SHEET TITLE:
**HAWTHORNE
COMMERCIAL
PARK**

KEY MAP 2002-02550

SHEET NUMBER:

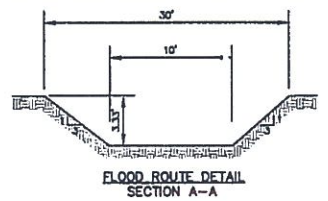
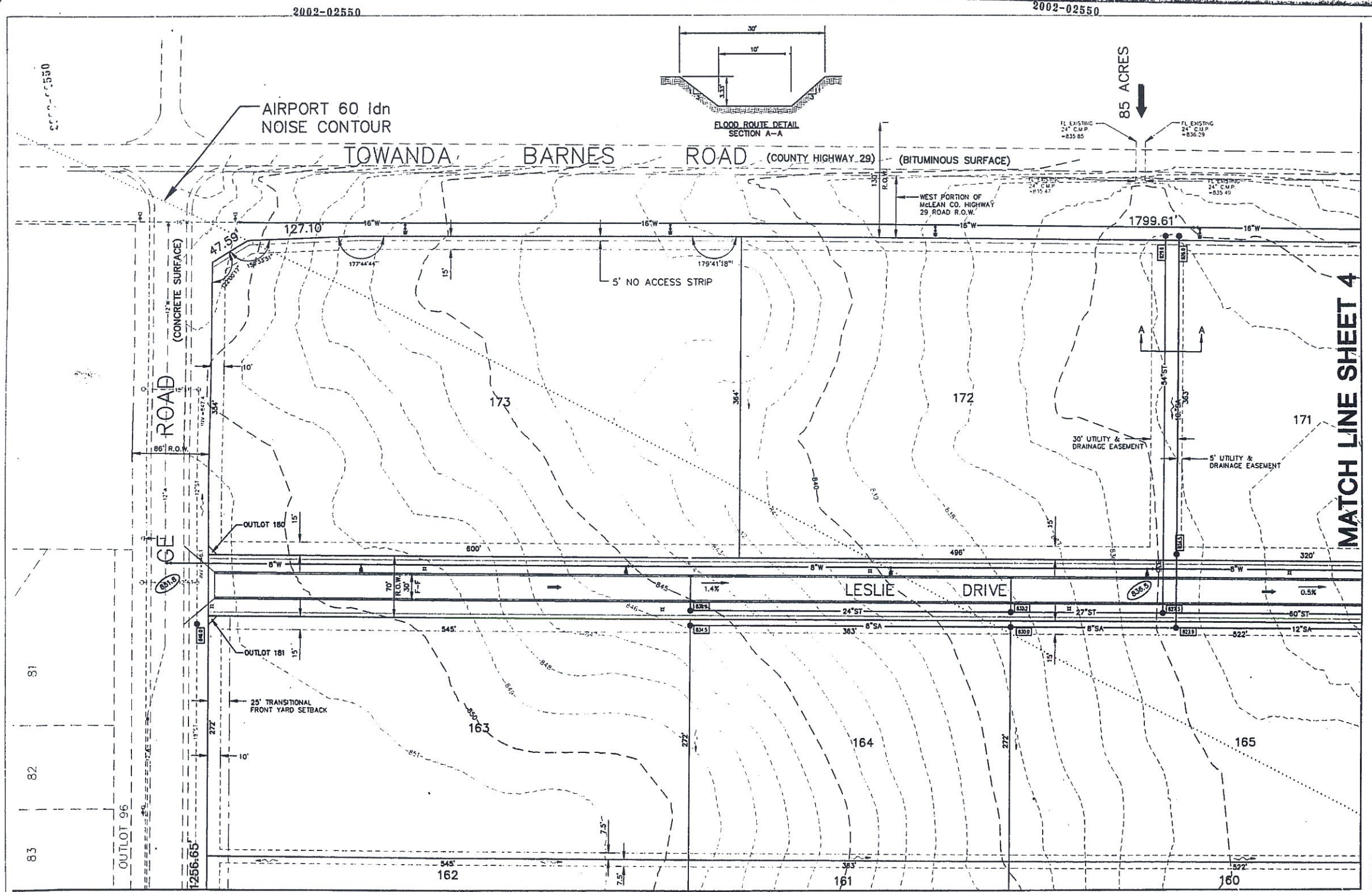
2 of 8

PROJECT NO: 101480

2002-02550

2002-02550

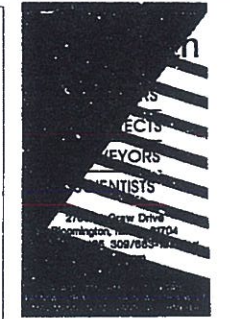
2002-02550



85 ACRES

MATCH LINE SHEET 4

MATCH LINE SHEET 5



DATE: _____
CONSULTANT: _____

PROJECT: _____

SCALE: 1"=50'

REVISION: 9/1/01 R.L.W.
10/16/01 R.L.W.

DATE: 8/6/01
DRAWN: RLW
APPROVED: DLA
BOOK NO: 2316
FILE NO: 24-6748

SHEET TITLE:
HAWTHORNE COMMERCIAL PARK
PRELIMINARY PLAN
SHEET NO: 2002-02550

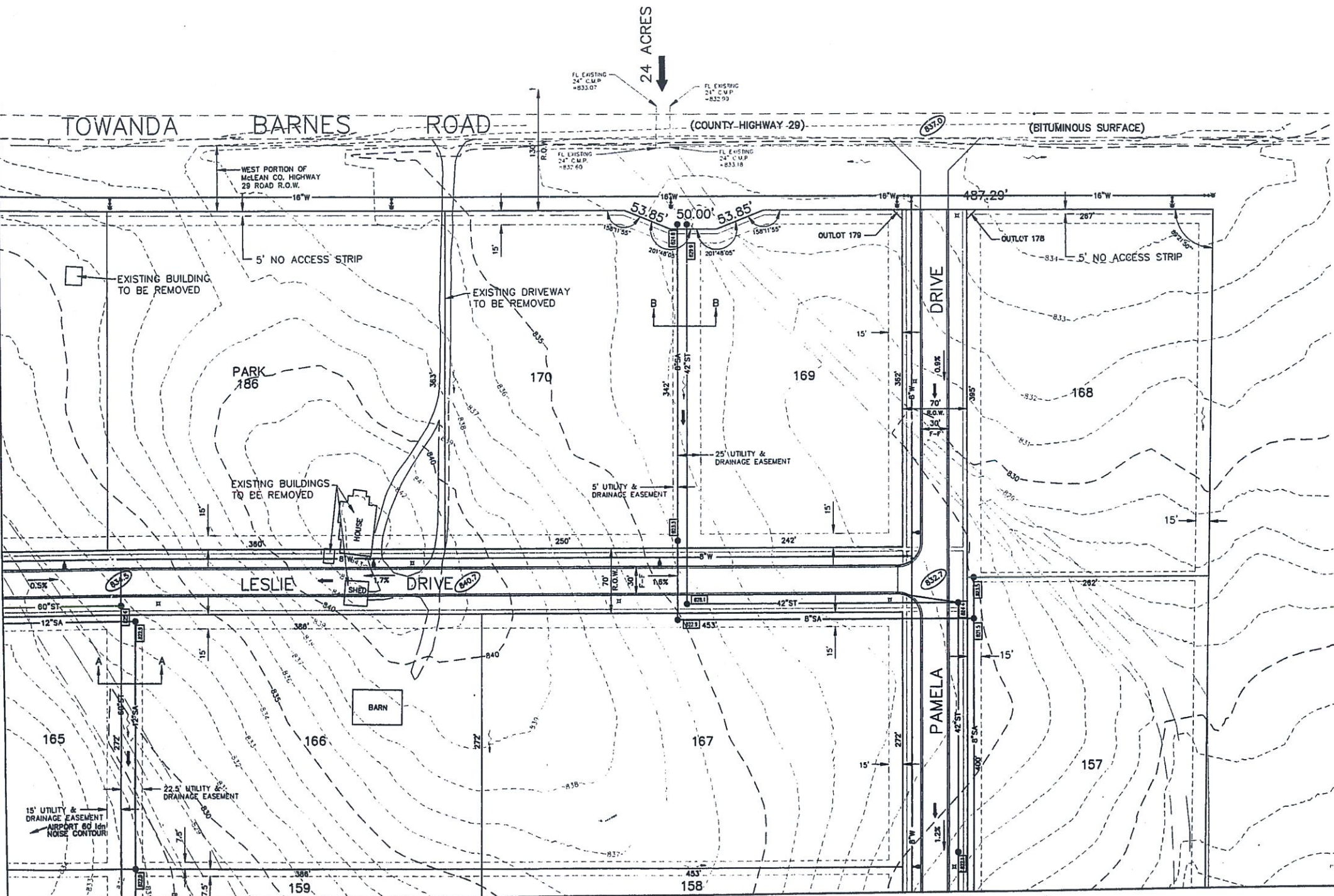
2002-02550

2002-02550

2002-02550

2002-02550

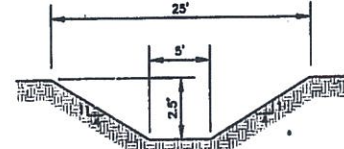
MATCH LINE SHEET 3



2002-02550

2002-02550

MATCH LINE SHEET 6



FLOOD ROUTE DETAIL SECTION B-B



DATE: 8/6/01
 DRAWN: RLW
 APPROVED: DLA
 BOOK NO: 2318
 FILE NO: 24-6748

PROJECT:

SCALE: 1" = 50'

REVISION:
 9/1/01 RLW.
 10/16/01 RLW.

DATE: 8/6/01
 DRAWN: RLW
 APPROVED: DLA
 BOOK NO: 2318
 FILE NO: 24-6748

SHEET TITLE:
 HAWTHORNE
 COMMERCIAL
 PARK

PRELIMINARY PLAN

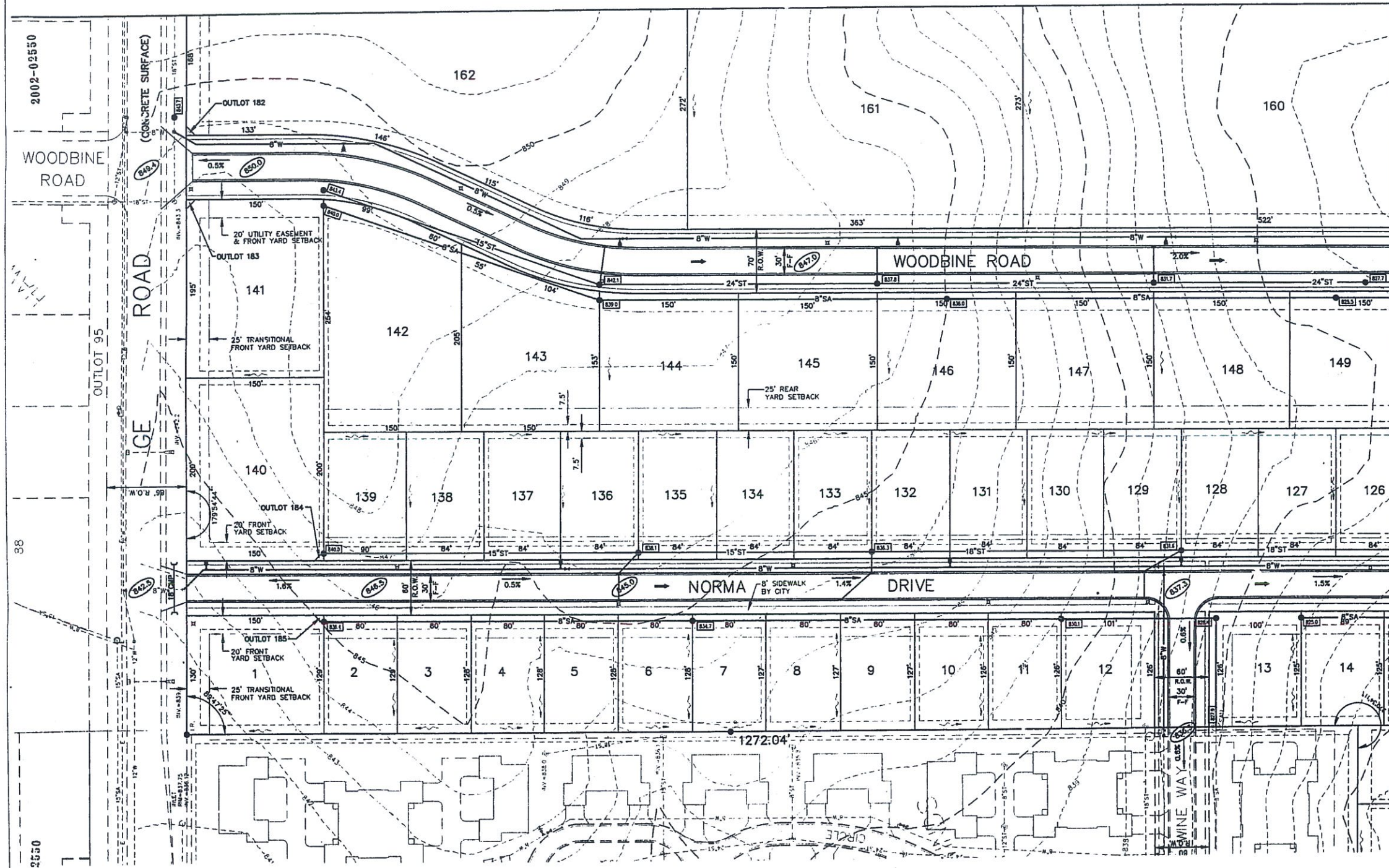
2002-02550

4 of 8

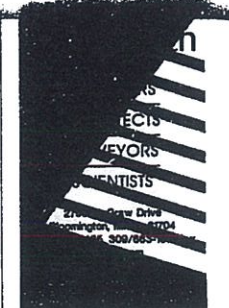
2002-02550

2002-02550

MATCH LINE SHEET 3



MATCH LINE SHEET 6



DATE: 8/8/01
 DRAWN: RLW
 APPROVED: DLA

PROJECT: HAWTHORNE COMMERCIAL PARK

SCALE: 1"=50'

REVISION: 9/1/01 RLW, 10/16/01 RLW.

DATE: 8/8/01

DRAWN: RLW

APPROVED: DLA

BOOK NO: 2318

FILE NO: 24-6748

SHEET TITLE:

HAWTHORNE COMMERCIAL PARK

PRELIMINARY PLAN
 2002-02550

SHEET NUMBER:

5 of 8

PROJECT NO: 10480

2002-02550

38

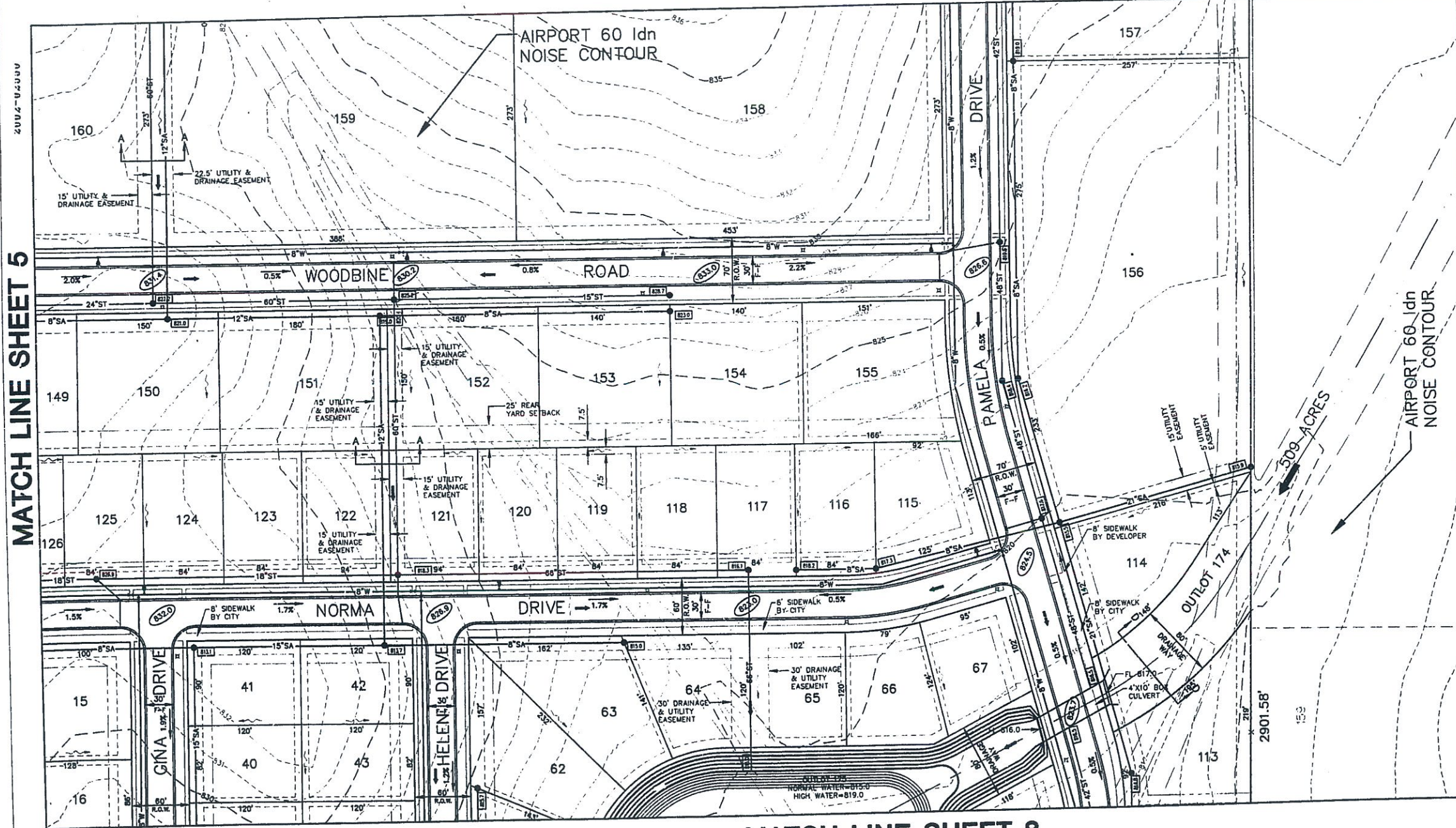
2002-02550

2002-02550

2002-02550

2002-02550

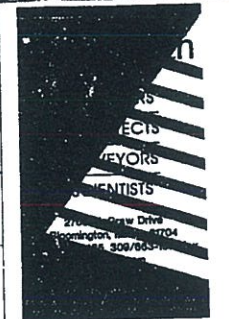
MATCH LINE SHEET 4



MATCH LINE SHEET 5

MATCH LINE SHEET 7

MATCH LINE SHEET 8



2002-02550
 CONSULTANT:

PROJECT:

SCALE: 1"=50'

REVISION:
 9/1/01 R.L.W.
 10/18/01 R.L.W.

DATE: 8/8/01

DRAWN: R.L.W.

APPROVED: DLA

BOOK NO: 2318

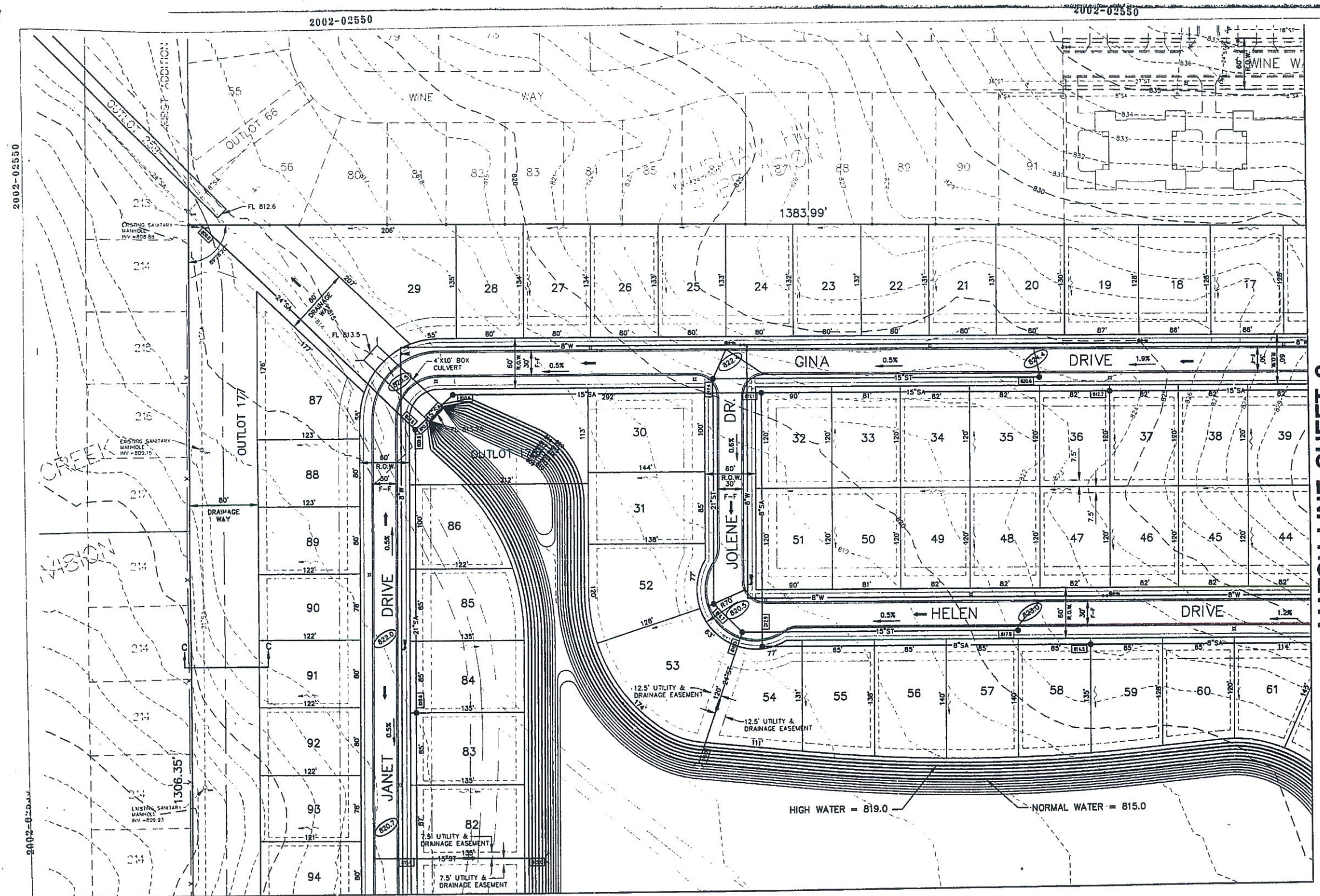
FILE NO: 24-8748

SHEET TITLE:
 HAWTHORNE
 COMMERCIAL
 PARK

PRELIMINARY PLAN
 2002-02550

SHEET NUMBER:

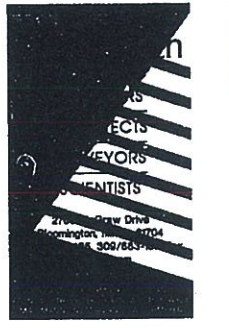
6 of 8



2002-02550

2002-02550

2002-02550



PROJECT:
CONSULTANT:
2002-02550



REVISION:
9/1/01 R.L.W.
10/16/01 R.L.W.

DATE: 8/8/01
DRAWN: RLW
APPROVED: DLA
BOOK NO: 2318
FILE NO: 24-8748

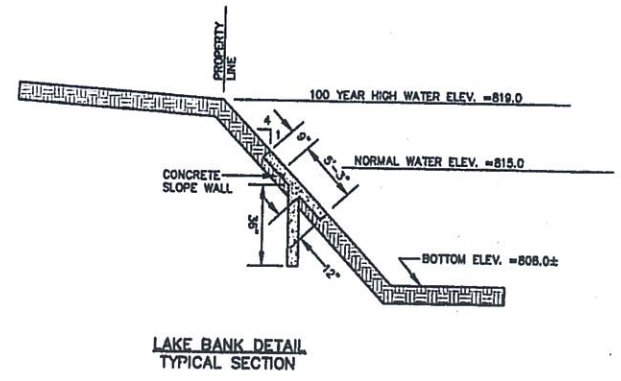
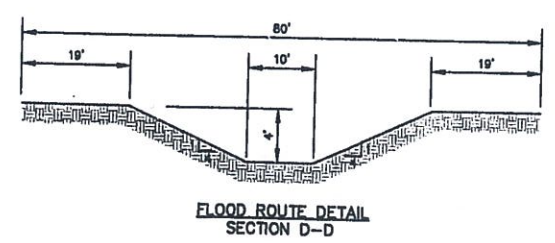
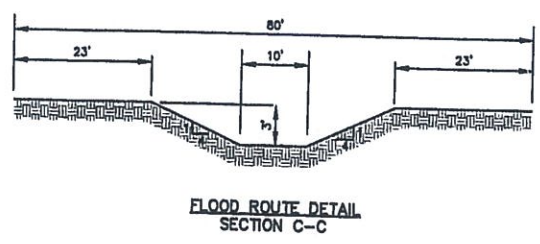
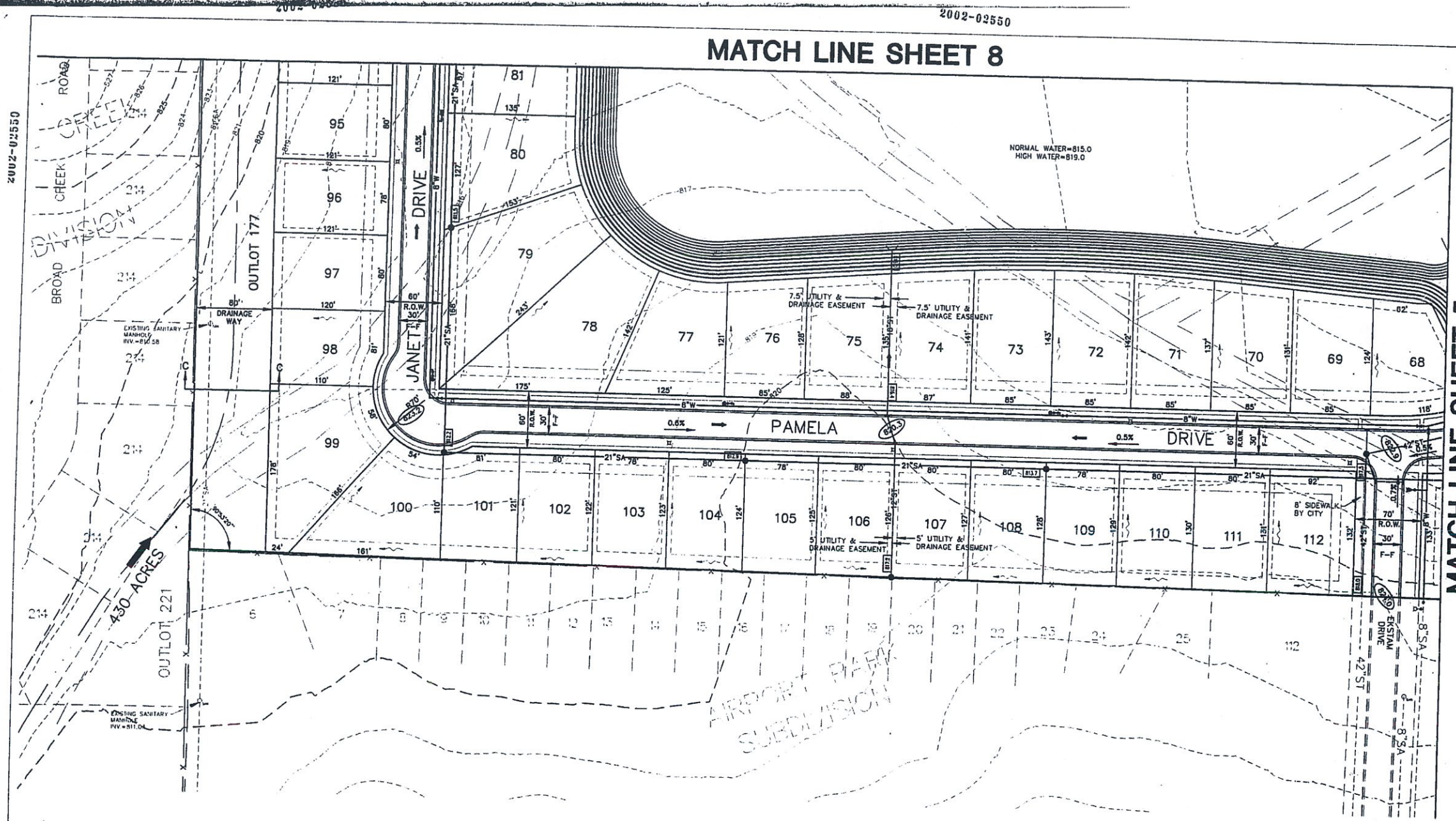
SHEET TITLE:
HAWTHORNE
COMMERCIAL
PARK
PRELIMINARY PLAN
2002-02550
SHEET NUMBER:

7 of 8

MATCH LINE SHEET 8

MATCH LINE SHEET 6

MATCH LINE SHEET 8



MATCH LINE SHEET 5



SIGNATURE
 CONSULTANT:

PROJECT:

SCALE: 1"=50'

REVISION
 9/1/01 R.L.W.
 10/16/01 R.L.W.

DATE: 8/8/01
 DRAWN: RLW
 APPROVED: DLA
 BOOK NO: 2318
 FILE NO: 24-6748

SHEET TITLE:
 HAWTHORNE
 COMMERCIAL
 PARK
 PRELIMINARY PLAN
 2002-02550
 SHEET NUMBER

8 of 8

2002-02550

2002-02550

2002-02550

2002-02550

2002-02550

AMENDED PRELIMINARY PLAN FOR A PORTION OF HAWTHORNE COMMERCIAL SUBDIVISION

PART OF THE NE¼ OF SEC. 31, T.24N., R.3E., 3 P.M.,
CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS

PRELIMINARY PLAN NOTES:

- THIS SITE CONTAINS 19.86 ACRES DIVIDED INTO TWO TRACTS SEPARATED BY PREVIOUSLY DEDICATED, CURRENTLY UNIMPROVED WOODBINE ROAD.
- TRACT 1 IS SUBDIVIDED INTO TWO ZONING DESIGNATIONS: LOTS 151 THROUGH 155 ARE ZONED B-1; LOTS 193 THROUGH 202 ARE ZONED R-2.
- TRACT 2 IS SUBDIVIDED INTO THREE ZONING DESIGNATIONS: LOT 187 IS ZONED R-3A; LOTS 188 THROUGH 192 ARE ZONED R-2; LOTS 158, 159, 166, AND 167 ARE ZONED B-1.
- TOPOGRAPHIC INFORMATION IS FROM SURVEYS MADE BY LEWIS, YOCKEY & BROWN, INC. OCTOBER 2021.
- NO PORTION OF THIS PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD ZONE.
- ALL STREETS ARE TO BE CONSTRUCTED IN PUBLIC RIGHT-OF-WAY AND DEDICATED TO THE CITY OF BLOOMINGTON.
- SANITARY SEWERS, STORM SEWERS, AND WATER MAINS SHALL BE CONSTRUCTED IN PUBLIC RIGHT-OF-WAY OR EASEMENTS AND DEDICATED TO THE CITY OF BLOOMINGTON.
- ALL RESIDENTIAL LOTS SHALL BE SERVICED BY A SUMP PUMP DISCHARGE LINE.
- DRAINAGE CALCULATIONS, CROSS SECTIONS OF PROPOSED DRAINAGE WAYS, LOT DRAINAGE, SUMP PUMP DISCHARGE LINES, AND EROSION CONTROL PLAN WILL BE SUBMITTED AS A PART OF THE CONSTRUCTION PLANS TO BE APPROVED BY THE CITY ENGINEER.
- A PORTION OF THIS PROPERTY LIES WITHIN THE S-3 AIRCRAFT NOISE IMPACT OVERLAY DISTRICT.
- THE DEVELOPER SHALL PAY A FEE IN LIEU OF DEDICATING PARKLAND FOR THE RESIDENTIAL PORTION OF THIS DEVELOPMENT.

Legal Description Tract I

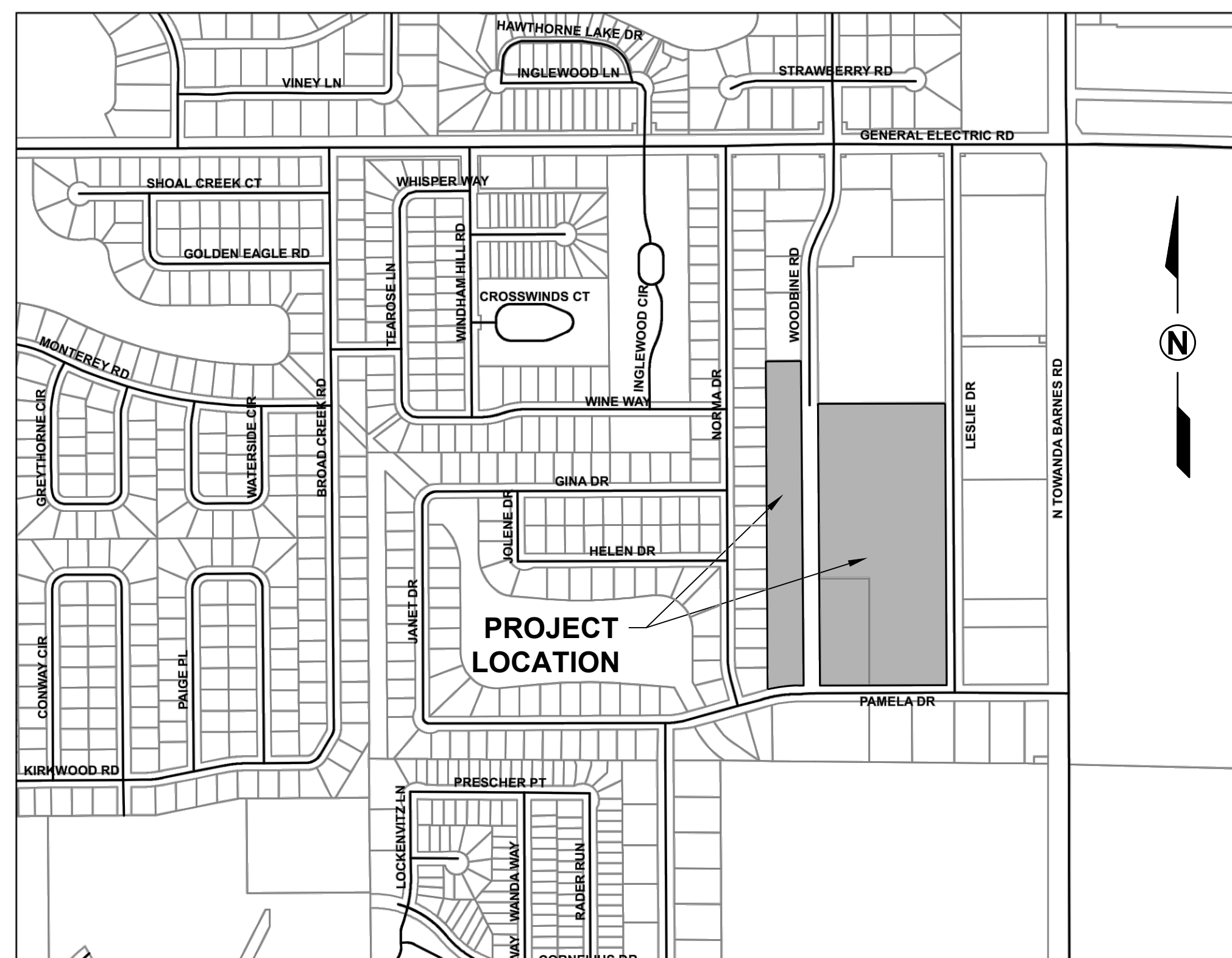
A part of the NE¼ of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the southwest corner of Lot 21 in the Thirteenth Addition to Hawthorne Commercial Subdivision, according to the Plat thereof recorded as Document No. 2018-7743 in the McLean County Recorder of Deeds Office, being on the east line of Sapphire Lake Subdivision according to the Plat thereof recorded as Document No. 2002-07481 in said Recorder's Office; thence N.90°-00'-00"E. 150.00 feet to the west right of way line of Woodbine Road as dedicated with Resolution No. 2007-99, recorded as Document No. 2007-29742 in said Recorder's Office; thence S.00°-00'-00"E. 1388.24 feet on said west right of way line to the north right of way line of Pamela Drive as dedicated with said Resolution recorded as Document No. 2007-29742; thence N.90°-00'-00"W. 23.21 feet on said north right of way line; thence southwesterly on said north right of way line 128.01 feet on a tangential curve concave to the southeast having a central angle of 13°-42'-32", a radius of 535.00 feet and a chord of 127.70 feet bearing S.83°-08'-44"W. from the last described course to the southeast corner of Lot 91 in Second Addition to Sapphire Lake Subdivision according to the Plat thereof recorded as Document No. 2005-17335 in said Recorder's Office; thence N.00°-00'-00"E. 1403.48 feet to the Point of Beginning containing 4.80 acres, more or less, with assumed bearings given for description purposes only.

Legal Description Tract II

A part of the NE¼ of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the southeast corner of Lot 20 in the Twelfth Addition to Hawthorne Commercial Subdivision, according to the Plat thereof recorded as Document No. 2015-16156 in the McLean County Recorder of Deeds Office, said point being on the west right of way line of Leslie Drive as dedicated with Resolution No. 2007-99, recorded as Document No. 2007-29742 in said Recorder's Office; thence S.00°-00'-00"E. 1203.48 feet on said west right of way line to the north right of way line of Pamela Drive as dedicated with said Resolution recorded as Document No. 2007-29742; thence N.90°-00'-00"W. 545.00 feet on said north right of way line to the east right of way line of Woodbine Road as dedicated with said Resolution recorded as Document No. 2007-29742; thence N.00°-00'-00"E. 1203.48 feet on said east right of way line to the southwest corner of said Lot 20; thence N.90°-00'-00"E. 545.00 feet to the Point of Beginning, containing 15.06 acres, more or less, with assumed bearings given for description purposes only.

OWNER/DEVELOPER: TERRA, LLC
1904 LONGWOOD LANE
BLOOMINGTON, IL 61705
ATTN: KRISHNA BALAKRISHNAN, MANAGER
PHONE: 248-703-3410

ATTORNEY: WOOD, DeVARY, & ARMSTRONG
207 WEST JEFFERSON STREET
SUITE 400
BLOOMINGTON, IL 61705
ATTN: DAVID ARMSTRONG
PHONE: 309-827-0044



LOCATION MAP
NO SCALE

RECOMMENDATION OF PRELIMINARY PLAN APPROVAL BY
THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS

"NOTICE IS HEREBY GIVEN THAT THIS AMENDED PRELIMINARY PLAN FOR A PORTION OF HAWTHORNE COMMERCIAL SUBDIVISION SHOWN HEREON IS RECOMMENDED BY THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS. FOR CITY COUNCIL APPROVAL WITH THE MODIFICATIONS CONTAINED IN APPENDIX A (IF ANY), WHICH IS ATTACHED HERETO."

PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS

DATE _____, 20__

BY _____
CHAIRPERSON

BY _____
EXECUTIVE SECRETARY

NOTICE OF APPROVAL OF PRELIMINARY PLAN BY
THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS

"THE AMENDED PRELIMINARY PLAN FOR A PORTION OF HAWTHORNE COMMERCIAL SUBDIVISION SHOWN HEREON HAS RECEIVED APPROVAL BY THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS, SUBJECT TO THE MODIFICATIONS CONTAINED IN APPENDIX A WHICH IS ATTACHED HERETO."

THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS

DATE _____, 20__

DATE _____, 20__

ATTEST BY _____
CITY CLERK

BY _____
MAYOR

NO.	DESCRIPTION	ELEVATION
1	TOP OF HYDRANT AT THE NORTHEAST CORNER OF PAMELA DRIVE AND LESLIE DRIVE	834.04

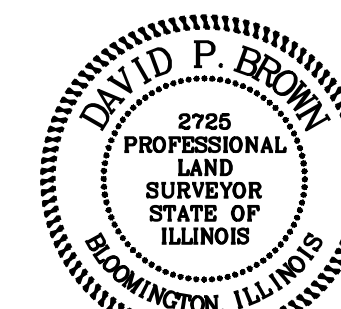
LEGEND	
	BOUNDARY OF SUBJECT PREMISES
	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	EASEMENT LIMITS
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY SEWER
	EXISTING HYDRANT
	EXISTING WATER VALVE
	WATER METER PIT
	EXISTING WATER MAIN
	EXISTING STORM MANHOLE
	EXISTING STORM INLET
	EXISTING STORM SEWER
	HANDHOLE
	ELECTRICAL PEDESTAL
	CATV PEDESTAL
	SIGN
	LANDSCAPED AREA
	EXISTING CONTOUR
	EXISTING FLOOD ROUTE
	FRONT YARD SETBACK - 25' TYPICAL
	PROPOSED EASEMENT LIMITS
	PROPOSED OR EXISTING INVERT
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY SEWER
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER MAIN
	PROPOSED STORM INLET
	PROPOSED STORM SEWER
	PROPOSED LIGHT POLE
	PROPOSED PAVEMENT ELEVATION
	PROPOSED PAVEMENT SLOPE
	PROPOSED FLOOD ROUTE

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	COMPREHENSIVE LOCATION PLAN SHEET
3	PLAN SHEET

I, DAVID P. BROWN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2725, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS AN ACCURATE REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION.

DAVID P. BROWN IPLS NO. 2725 11/03/2021 DATE



EXP. DATE 11/30/2022

THIS PRELIMINARY PLAT WAS PREPARED BY LEWIS, YOCKEY & BROWN, INC., 505 NORTH MAIN STREET, BLOOMINGTON, ILLINOIS.

ERIN L. ESTABROOK ILPE NO. 51348 11/03/2021 DATE



EXP. DATE 02/28/2022



www.lybinc.com

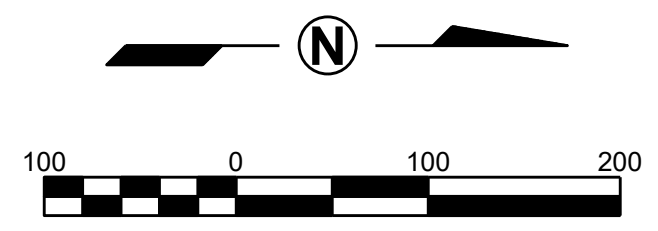
Lewis, Yockey & Brown, Inc.
Consulting Engineers & Land Surveyors
Professional Design Firm Registration #184.000806
505 North Main Street, Bloomington, Illinois
Ph. (309) 829-2552

REVISED	
-	-
-	-
-	-
-	-
-	-

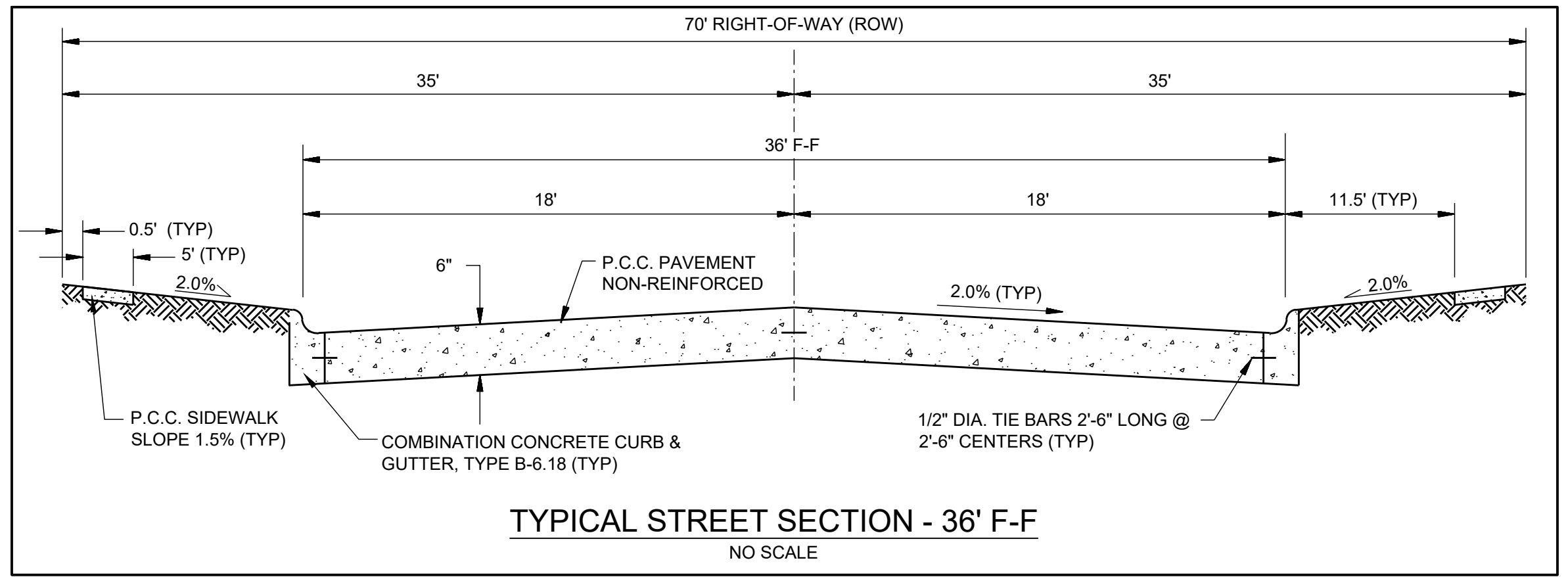
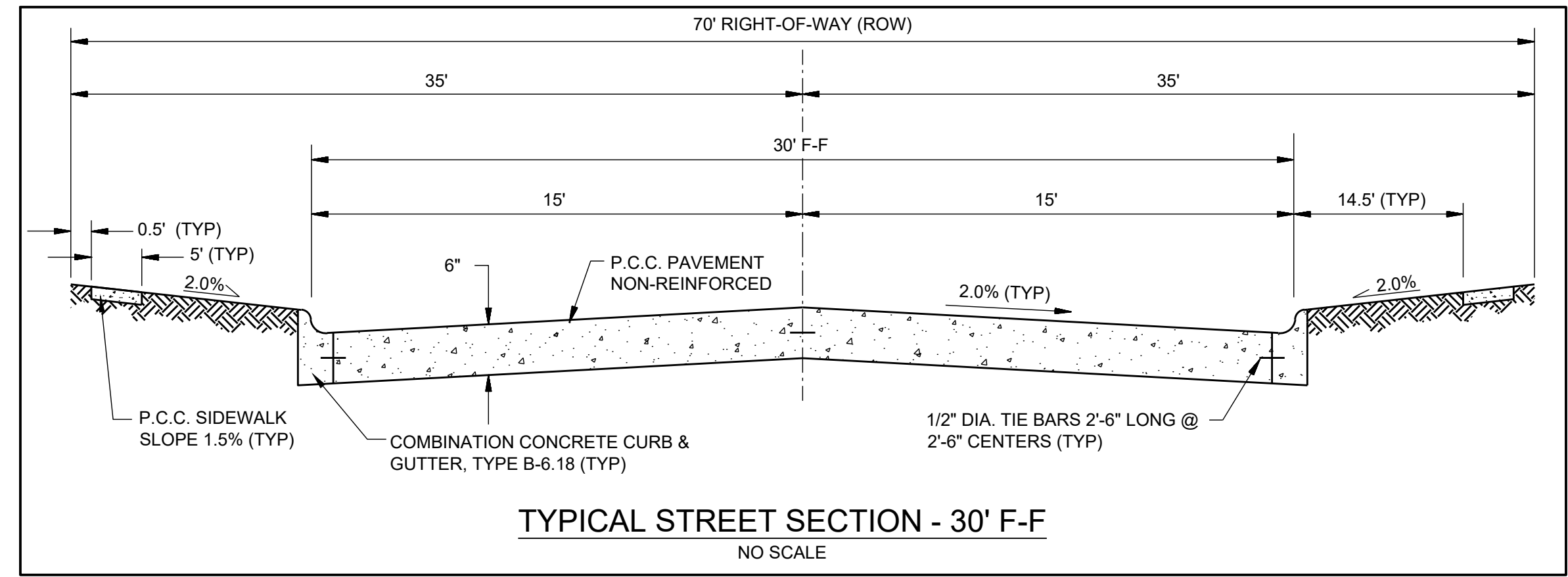
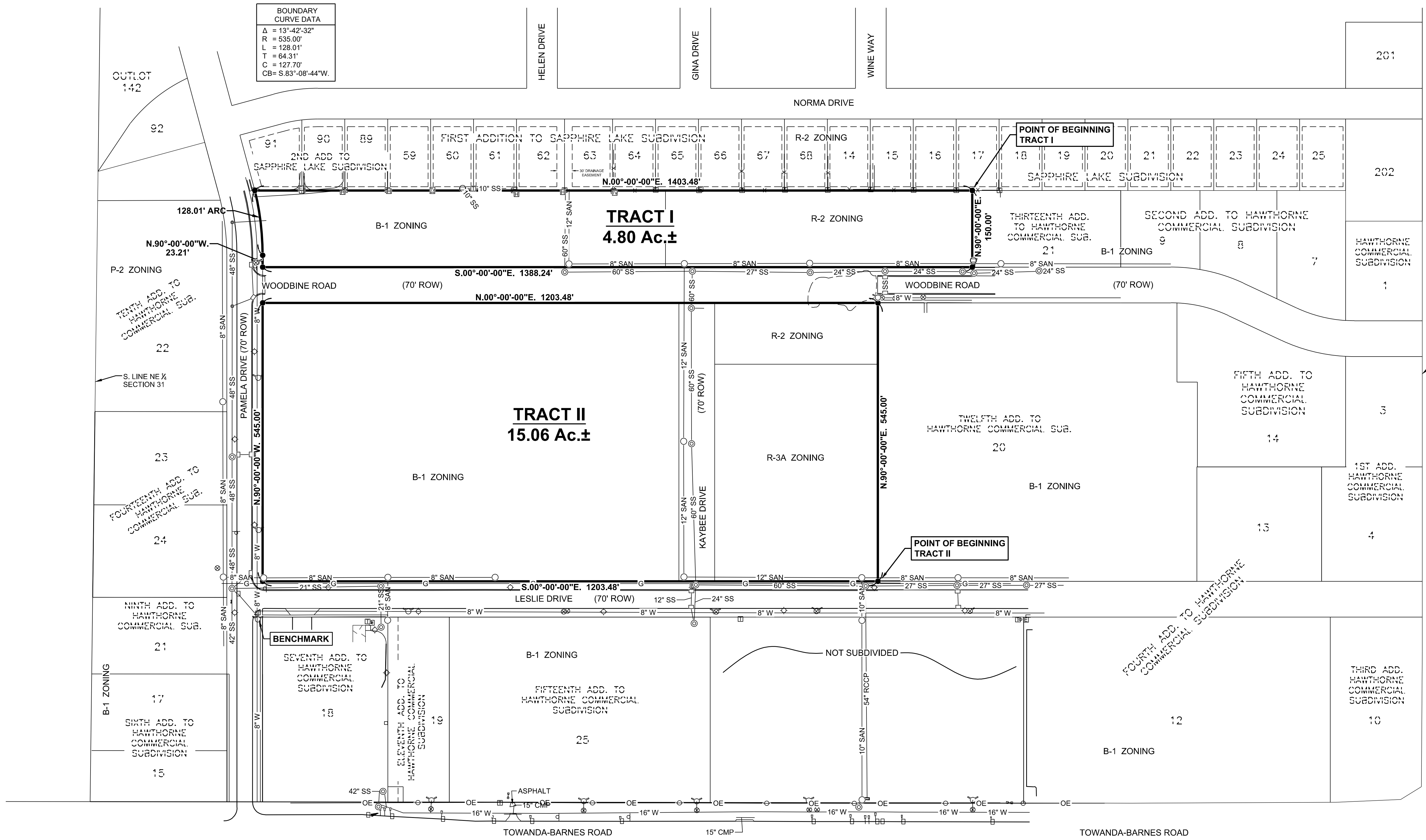
BK. 920
DRN. MB/ELE
DSN. ELE
APP. DPB

AMENDED PRELIMINARY PLAN FOR A PORTION OF HAWTHORNE COMMERCIAL SUBDIVISION
PRELIMINARY PLAN
COVER SHEET

SHEET
1
OF: 3
JOB #: 45128.07

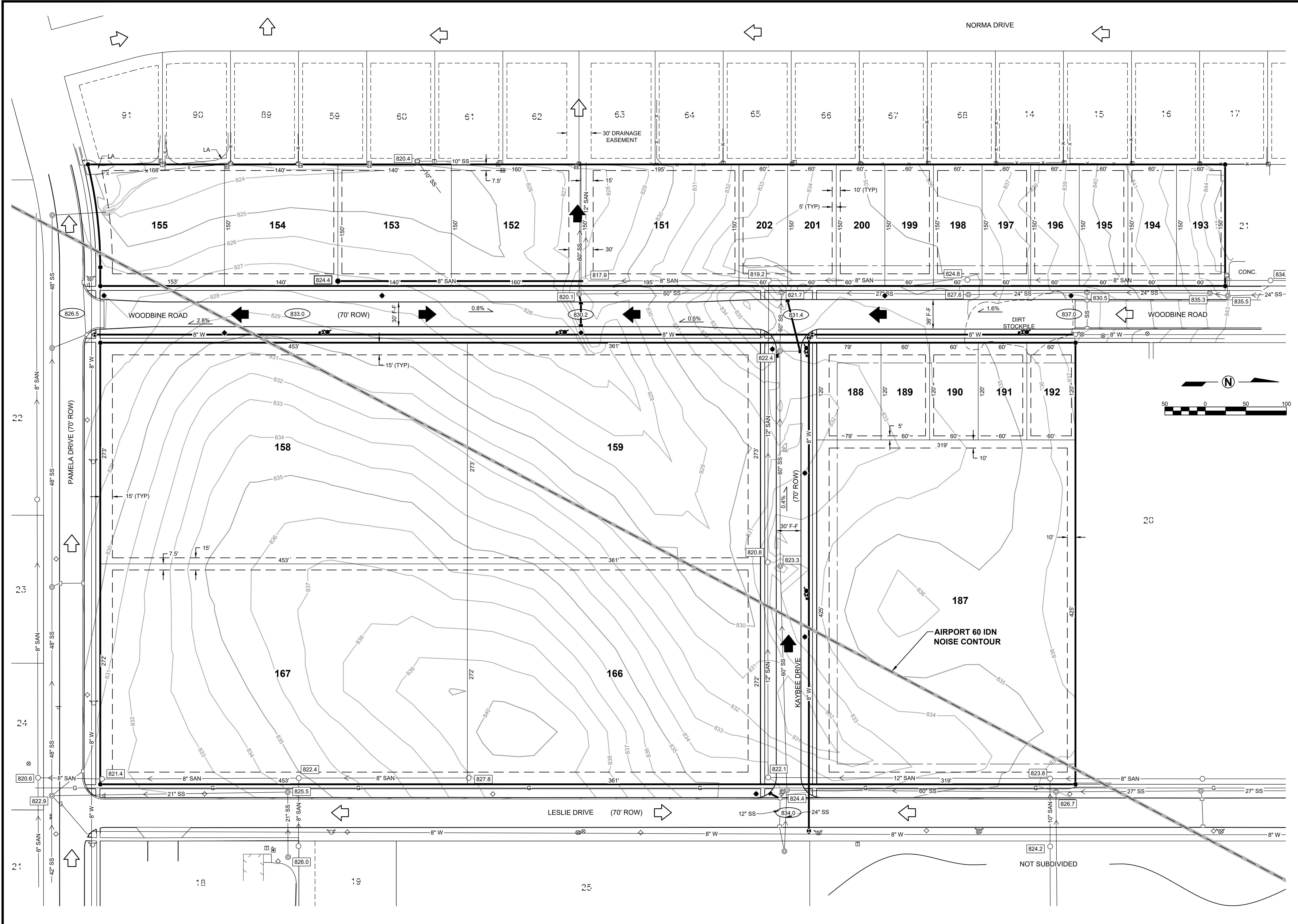


BOUNDARY CURVE DATA	
Δ	= 13°-42'-32"
R	= 535.00'
L	= 128.01'
T	= 64.31'
C	= 127.70'
CB	= S.83°-08'-44"W.



REVISED	
-	-
-	-
-	-
-	-
BK.	920
DRN.	MB/ELE
DSN.	ELE
APP.	DPB

**AMENDED PRELIMINARY PLAN FOR A PORTION OF
 HAWTHORNE COMMERCIAL SUBDIVISION
 PRELIMINARY PLAN
 COMPREHENSIVE LOCATION PLAN**



LYB
 www.lybinc.com
Lewis, Yockey & Brown, Inc.
 Consulting Engineers & Land Surveyors
 Professional Design Firm Registration #184.000806
 505 North Main Street, Bloomington, Illinois
 Ph. (309) 829-2552

REVISED	-
-	-
-	-
-	-
BK.	920
DRN.	MB/ELE
DSN.	ELE
APP.	DPB

AMENDED PRELIMINARY PLAN FOR A PORTION OF HAWTHORNE COMMERCIAL SUBDIVISION PRELIMINARY PLAN PLAN SHEET	
---	--

SHEET
3
 OF: 3
 JOB #:
45128.07



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

November 19, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, December 8, 2021 at 4:00 PM on the following case: PS-05-21 Public hearing, review and action on a petition Submitted by David P. Brown, Agent for Property owner Terra, LLC (1904 Longwood Lane, Bloomington, IL 61704) requesting an Amended Preliminary Plan for a Portion of Hawthorne Commercial Park. (PINs: 15-31-276-026, 15-31-278-001 and 15-31-278-003).

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.

This meeting will be held in-person in the Government Center Chambers, 115 E Washington St., 4th Floor Room #400 Bloomington, IL 61701. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at 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 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 or TTY at (309) 829-5115.

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

Map of notified properties within 500 ft of subject property

