



AGENDA
ZONING BOARD OF APPEALS
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, APRIL 21, 2021 4:00 P.M.
THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live

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

Members of the public may also attend the meeting at City Hall. Attendance will be limited to 10 people including staff and Board/Commission members and will require compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees are encouraged to attend remotely. The rules for participation and physical attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda. Changes will be posted at www.cityblm.org/register.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

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

4. MINUTES Review the minutes of the February 17, 2021 regular Zoning Board of Appeals meeting.

5. REGULAR AGENDA

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

- A. **SP-01-21** Public hearing, review, and action on a petition submitted by Lori Kiley and Brenda Roberts to request a Special Use permit in the R-1C, Single Family Residence District, for the keeping of chickens, for the property located at 1612 W Locust Street, Bloomington, IL 61701, PIN: 21-05-176-009 (Ward 7).

6. OLD BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT



DRAFT

MINUTES

**PUBLISHED BY THE AUTHORITY OF
THE ZONING BOARD OF APPEALS OF BLOOMINGTON, ILLINOIS
WEDNESDAY, FEBRUARY 17, 2021 4:00 P.M.
WWW.CITYBLM.ORG/LIVE**

The Zoning Board of Appeals convened in Regular Session virtually via zoom conferencing with the City Planner, Katie Simpson, Kimberly Smith, Assistant Director of Economic & Community Development, and Commissioner Michael McFarland in-person in City Hall's Council Chambers. The meeting was live streamed to the public at www.cityblm.org/live. The Meeting was called to order by Chairperson Victoria Harris at 4:02 PM.

ROLL CALL

Attendee Name	Title	Status
Ms. Victoria Harris	Chairperson	Present
Mr. Terry Ballantini	Commissioner	Present
Mr. Michael McFarland	Commissioner	Present
Mr. Michael Straza	Commissioner	Present
Mr. Tyler Noonan	Commissioner	Present
Ms. Nikki Williams	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Ms. Katie Simpson	City Planner	Present
Ms. Caitlin Kelly	Assistant City Planner	Present

COVID-19

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

PUBLIC COMMENT

No public comment.

MINUTES

Mr. Ballantini motioned to approve both sets of the previous meetings' minutes. Mr. McFarland seconded. Roll call vote: Mr. Ballantini - Yes, Mr. McFarland - Yes, Mr. Straza - Yes, Mr. Noonan - Yes, Ms. Williams - Yes, Chairperson Harris - Yes. The motion was approved (6-0-0).

REGULAR AGENDA

DRAFT

MEETING MINUTES

**PUBLISHED BY THE AUTHORITY OF THE ZONING BOARD OF APPEALS OF BLOOMINGTON, ILLINOIS
WEDNESDAY, FEBRUARY 17, 2021**

- A. Z-04-21 Public hearing, review, and action on a petition submitted by Paul Smith for a variance request at 38 Sunset Rd Bloomington, IL 61701 to allow a 53' reduction in the require front yard setback from 131' to 78' for construction of new home (Chapter 44.4-4A1). (Ward 5)

Ms. Kelly provided the staff report and positive recommendation. She shared photos of the site, described the neighborhood, and explained the variance would allow for construction of a new single-family home. She described the property and explained physical hardship related to the size and natural drainage. She stated strict application of the code would limit the property owner's ability to improve their property. She identified similar variances in the neighborhood and explained the variance would not be detrimental to the neighborhood.

Mr. Paul Smith, owner, made himself available to answer questions. Mr. Brad Ropp, contractor, was sworn in. He described the neighborhood, the drainage issue, and how he determined the average setback.

Mr. Ballantini motioned to accept the findings of fact as presented by staff. Mr. Noonan seconded. Roll call vote: Mr. Ballantini - Yes, Mr. McFarland - Yes, Mr. Straza - Yes, Mr. Noonan - Yes, Ms. Williams - Yes, Chairperson Harris - Yes. The motion was approved (6-0-0).

Mr. McFarland motioned to approve the variance. Mr. Noonan seconded. Roll call vote: Mr. Ballantini - Yes, Mr. McFarland - Yes, Mr. Straza - Yes, Mr. Noonan - Yes, Ms. Williams - Yes, Chairperson Harris - Yes. The motion was approved (6-0-0).

- B. Z-29-20 Public hearing, review and action on a petition for variance submitted by Brooke Hermanowicz to install a 6ft fence in the front yard of a residential property, a 2ft increase at 220 Willard Ave, Bloomington, IL 61701. (Ward 4) **Tabled from 12.16.20**

Ms. Kelly provided the staff report. She explained staff received new evidence, and as a result revised their finding #4. Chairperson Harris inquired about code IRC R105.1. Ms. Simpson explained the building code exempts fences from permits, but the city did not adopt this section of the code.

Ms. Carrie Haas, Attorney for the petition, was sworn in. Ms. Haas provided testimony on the additional information submitted. She explained the petitioner provided information that 24 properties within the vicinity of her home. Ms. Haas referenced the previous variance for case Z-04-21 and believes these standards apply equally. She feels that fence will allow the subject property to remain in rough proportion to the neighborhood. She provided evidence of past variances approved by the Zoning Board of Appeals. She argued that pursuant to the board granting similar variances, she believes it is appropriate to do the same.

Ms. Brook Hermonowitz was sworn in. Mr. Ballantini inquired about the change from the previous fence.

Mr. David Wiltz spoke on behalf of the petition, he was sworn in. Mr. Boyle asked if Mr. Wiltz completed the work.

Mr. Ballantini motioned to vote on each standard individually. Mr. Noonan seconded. Roll call vote: Mr. Ballantini - Yes, Mr. McFarland - Yes, Mr. Straza - Yes, Mr. Noonan - Yes, Ms. Williams - Yes, Chairperson Harris - Yes. The motion was approved (6-0-0).

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE ZONING BOARD OF APPEALS OF BLOOMINGTON, ILLINOIS

WEDNESDAY, FEBRUARY 17, 2021

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Factor 1. The property has physical hardship. Mr. Ballantini - Not Met, Mr. McFarland - Not Met, Mr. Straza - Not Met, Mr. Noonan - Not Met, Ms. Williams - Not Met, Chairperson Harris - Not Met. The motion was approved (6-0-0).

Factor 2. The variance is the minimum action necessary. Mr. Ballantini - Not Met, Mr. McFarland - Not Met, Mr. Straza - Not Met, Mr. Noonan - Not Met, Ms. Williams - Not Met, Chairperson Harris - Not Met. The motion was approved (6-0-0).

Factor 3. Mr. Ballantini - Not Met, Mr. McFarland - Not Met, Mr. Straza - Not Met, Mr. Noonan - Not Met, Ms. Williams - Not Met, Chairperson Harris - Not Met. The motion was approved (6-0-0).

Factor 4. Granting the Variance will not give the applicant special privilege denied to others. Mr. Ballantini - Not Met, Mr. McFarland - Not Met, Mr. Straza - Not Met, Mr. Noonan - Not Met, Ms. Williams - Not Met, Chairperson Harris - Not Met. The motion was approved (6-0-0).

Factor 5. Granting the variance will not be detrimental to the public welfare. Mr. Ballantini - Not Met, Mr. McFarland - Not Met, Mr. Straza - Not Met, Mr. Noonan - Not Met, Ms. Williams - Not Met, Chairperson Harris - Not Met. The motion was approved (6-0-0).

Mr. Ballantini motioned to deny the variance. Mr. Noonan seconded. Roll call vote: Mr. Ballantini - Yes, Mr. McFarland - Yes, Mr. Straza - Yes, Mr. Noonan - Yes, Ms. Williams - Yes, Chairperson Harris - Yes. The motion was approved (6-0-0). The variance was denied.

OLD BUSINESS

There was none.

NEW BUSINESS

There was none.

ADJOURNMENT

Mr. McFarland moved to adjourn at 5:12 PM. Mr. Straza seconded. Mr. Ballantini seconded. Roll call vote: Mr. Ballantini - Yes, Mr. McFarland - Yes, Mr. Straza - Yes, Mr. Noonan - Yes, Ms. Williams - Yes, Chairperson Harris - Yes. The motion was approved (6-0-0). The meeting adjourned at 5:12 PM.

DRAFT

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE ZONING BOARD OF APPEALS OF BLOOMINGTON, ILLINOIS

WEDNESDAY, FEBRUARY 17, 2021

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ZONING BOARD OF APPEALS

TO: Zoning Board of Appeals
FROM: Economic & Community Development Department
DATE: April 21, 2021
CASE NO: SP-01-21, Special Use Permit
REQUEST: For a Special Use in the R-1C District to allow the keeping of chickens.
STAFF RECOMMENDATION: To establish findings of fact and approve the Special Use to allow chicken-keeping as requested.



Left: The crosshatched area represents approximately where the chicken enclosure may be located.

PROPERTY INFORMATION

Subject Property: 1612 W Locust Street
 Applicants: Lori Kiley and Brenda Roberts
 Existing Zoning: R-1C Single-Family Residence District
 Existing Land Use: Single-family home
 Property Size: 50' x 152' (7,627 square feet)
 PIN: 21-05-176-009

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-1C, M-1 Restricted Manufacturing	Single-family housing
South	R-1C, B-1 General Commercial	Single-family housing, shopping center
East	R-1C, B-2 Local Commercial	Single-family housing, vacant
West	R-1C, B-1, B-2	Single-family housing, vacant

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, April 5, 2021. Courtesy notices were mailed to 54 property owners within 500 feet of the subject property.

PROJECT DESCRIPTION

Background:

On March 11, 2019, Bloomington City Council approved a comprehensive update to the Zoning Ordinance, to allow chicken-keeping as a special use in all residential districts, subject to the standards of Chapter 44, 10-11 and Chapter 44, 17-7. These standards also require adherence to Chapter 8 (Animals and Fowl) and Chapter 22 (Health and Sanitation) of the City Code once the permit has been approved. Since the adoption of the update, one special use permit has been granted. A special use offers the opportunity for neighborhood input and provides the City a mechanism to require conditions to help ensure compliance with required standards.

1612 W Locust Street is located in West Bloomington, north of the intersection of W. Market Street and White Oak Road in a primarily residential subdivision which features some commercial and industrial uses. The neighborhood is characterized by deep rectangular lots; the subject property measuring 50 feet in width and 152 feet in depth. The property is improved with a single-family home and accessory structures. It is situated between another single-family residence to the east and a vacant wooded lot to the west. A chain link fence encloses the rear yard of the subject property, separating it from the adjacent parcels.

Petitioners' request:

The petitioners are seeking a special use permit for the keeping of chickens at the subject property. They propose to house the chickens in a coop sited toward the western part of the property's rear yard. As the subject property is less than an acre in size, the petitioners may keep up to four chickens per Chapter 44, 10-11.

Division 10-11 further outlines use provisions relevant to chicken-keeping. An analysis of whether the proposal meets the provisions of Division 10-11 is provided under Standards for Review.

Compliance with the Comprehensive Plan:

The Comprehensive Plan suggests creating opportunities to encourage local food production. The proposed special use is relevant to the following Comprehensive Plan goals:

- Goal HL-5. Provide access to healthy foods and promote food security to build community.
 - HL-5.2. Facilitate local food processing and distribution.
 - HL-5.2g. Gather and distribute data on local food efforts in the community.
 - HL-5.3. Facilitate consumption of healthy, affordable, locally produced food for all residents.

STANDARDS FOR REVIEW

The requested special use is subject to the standards for granting a special use (Chapter 44, 17-7), as well as to the use provisions pertaining to chicken-keeping specifically (Chapter 44, 10-11). The Board will establish findings of facts for both sets of standards.

Ch. 44, 17-7 Special uses.

For each special use application, the Board of Zoning Appeals shall report to the Council its findings of fact and recommendations, including the stipulations of additional conditions and guarantees, when they are deemed necessary for the protection of the public interest or to meet the standards as specified herein. No special use application shall be recommended by the Board of Zoning Appeals for approval unless all of the following factors are found:

1. *That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare.* Chickens shall be kept in a coop located 10' from the western property line of the rear yard, which abuts a vacant wooded parcel. In this way, the chickens will be located approximately 40' or more from all other neighboring properties. The Board may consider adding the condition that further screening is provided should the physical separation be considered insufficient. **The standard is met.**
2. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.* The property is fenced and partially screened by the wooded area to the west; the coop itself will be located a substantial distance away from neighboring residences. The special use, if approved, contributes to local food production, a goal of the Comprehensive Plan. **The standard is met.**
3. *That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district.* The proposed location of the coop exceeds the minimum setback requirements of 10' from the side and rear property lines. Additionally, chicken-keeping shall be an accessory use to an otherwise residential property, subject to the use provisions of Ch. 44, 10-11. The special use should not impair normal development of the surrounding property should the use provisions relating to chicken-keeping be adhered to. **The standard is met.**
4. *That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.* The property is served by city utilities and roads. No change to facilities is necessary as part of this special use permit. **The standard is met.**
5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.* Ingress and egress are provided; no change is expected as a result of the special use permit. **The standard is met.**
6. *That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals. (Ordinance No. 2006-137).* The proposed special use is subject to and conforms with both the use provisions for chicken-keeping as stated in Chapter 44, 10-11 and the regulations of the R-1C district. **The standard is met.**

Ch. 44, 10-11 Chicken-keeping.

- A. *On lots less than or equal to one acre with a primary use of a single-family or two-family dwelling, the keeping of up to four chickens may be permitted as an accessory use and*

*shall comply with Chapter 8 and Chapter 22 of the Bloomington Code, 1960, as amended. Because the petitioners' property is less than an acre in size, they are permitted to keep no more than four chickens. **The standard is met.***

- B. *On lots greater than one acre with a primary use of a single-family or two-family dwelling, the keeping of up to four chickens plus one additional chicken per half acre in excess of one acre may be permitted as an accessory use and shall comply with Chapter 8 and Chapter 22 of the Bloomington Code, 1960, as amended. **The standard is not applicable.***
- C. *Neither the keeping of roosters nor the keeping of chickens for slaughter shall be permitted. The applicant shall only keep hens; no roosters are permitted. The applicants shall not keep poultry for slaughter. **The standard is met.***
- D. *Chickens shall be provided with a covered enclosure and must be kept in the covered enclosure or a fenced enclosure at all times. The subject property is enclosed with a chain link fence, and the applicants propose to keep the chickens in a coop to the rear of the property. **The standard is met.***
- E. *Enclosures are not permitted in any front or side yard and shall be set back a minimum distance of 10 feet from all property lines. The coop is proposed to be 10' away from the western property line and approximately 40' from the eastern property line. It will be located a sufficient distance from the rear property line. **The standard is met.***
- F. *All feed and other items associated with the keeping of chickens that are likely to attract or to become affected by pests shall be protected and stored. The matter of feed storage has not yet been addressed by the applicants. Staff recommends potentially adding a condition that feed is stored in such a manner so as not to attract pests. With this condition, **the standard is met.***

STAFF RECOMMENDATION

Staff finds that the application meets the use provisions required of chicken-keeping as well as all the standards for a special use. Staff recommends that the Zoning Board of Appeals:

1. Establish findings of fact for Chapter 44, 17-7.
2. Establish findings of fact for Chapter 44, 10-11.
3. Recommend approval of the petition submitted by Lori Kiley and Brenda Roberts to request a special use permit for the keeping of chickens in the R-1C Single Family Residence District, for the property located at 1612 W Locust Street, Bloomington, IL 61701, PIN: 21-05-176-009.

Respectfully submitted,
Caitlin Kelly
Assistant City Planner

Attachments:

- Draft ordinance
- Special use petition, available online at <https://www.cityblm.org/Home/ShowDocument?id=26129>
- Aerial map
- Zoning map
- Neighborhood notice and map

ORDINANCE NO. 2021 - _____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR CHICKEN-KEEPING IN THE R-1C, SINGLE-FAMILY RESIDENCE DISTRICT, FOR THE PROPERTY LOCATED AT 1612 W LOCUST STREET

WHEREAS, there was heretofore filed with the Economic & Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting a special use permit for the keeping of chickens, for the property located at 1612 W Locust Street (PIN: 21-05-176-009), legally described in Exhibit “A” and hereinafter referred to as “Property”, which is attached hereto and made part hereof by this reference; and

WHEREAS, said petition included a site plan, illustrated in Exhibit “B” and hereinafter referred to as “Plan”; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said petition for the special use at the Property; and

WHEREAS, the Bloomington Zoning Board of Appeals, made findings of fact that such Special Use as illustrated in the Plans hereinafter described in Exhibit B, complied with the standards for granting such special use, and specifically:

- 1.) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;
- 2.) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- 3.) That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;
- 4.) That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;
- 5.) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- 6.) That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located; and,

WHEREAS, the Bloomington Zoning Board of Appeals, made findings of fact that such Special Use as illustrated in the Plans hereinafter described in Exhibit B, complied with the use provisions for chicken-keeping, and specifically:

- 1.) On lots less than or equal to one acre with a primary use of a single-family or two-family dwelling, the keeping of up to four chickens may be permitted as an accessory use and shall comply with Chapter 8 and Chapter 22 of the Bloomington Code, 1960, as amended.
- 2.) On lots greater than one acre with a primary use of a single-family or two-family dwelling, the keeping of up to four chickens plus one additional chicken per half

acre in excess of one acre may be permitted as an accessory use and shall comply with Chapter 8 and Chapter 22 of the Bloomington Code, 1960, as amended.

- 3.) Neither the keeping of roosters nor the keeping of chickens for slaughter shall be permitted.
- 4.) Chickens shall be provided with a covered enclosure and must be kept in the covered enclosure or a fenced enclosure at all times.
- 5.) Enclosures are not permitted in any front or side yard and shall be set back a minimum distance of 10 feet from all property lines.
- 6.) All feed and other items associated with the keeping of chickens that are likely to attract or to become affected by pests shall be protected and stored.

WHEREAS, the City Council is authorized to adopt this Ordinance and grant this special use permit.

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 Zoning Board of Appeals.
3. The Special Use Permit for chicken-keeping, for the property at 1612 W Locust Street, legally described in Exhibit "A" and illustrated in Exhibit "B" which is attached hereto and made part hereof by this reference, is hereby approved.
4. That this Ordinance shall be in full force and effective as of the time of its passage and approval.

PASSED this ___ day of May 2021.

APPROVED this _____ day of May 2021.

CITY OF BLOOMINGTON

ATTEST

Mboka Mwilambwe, Mayor

Leslie Smith-Yocum, City Clerk

EXHIBIT A

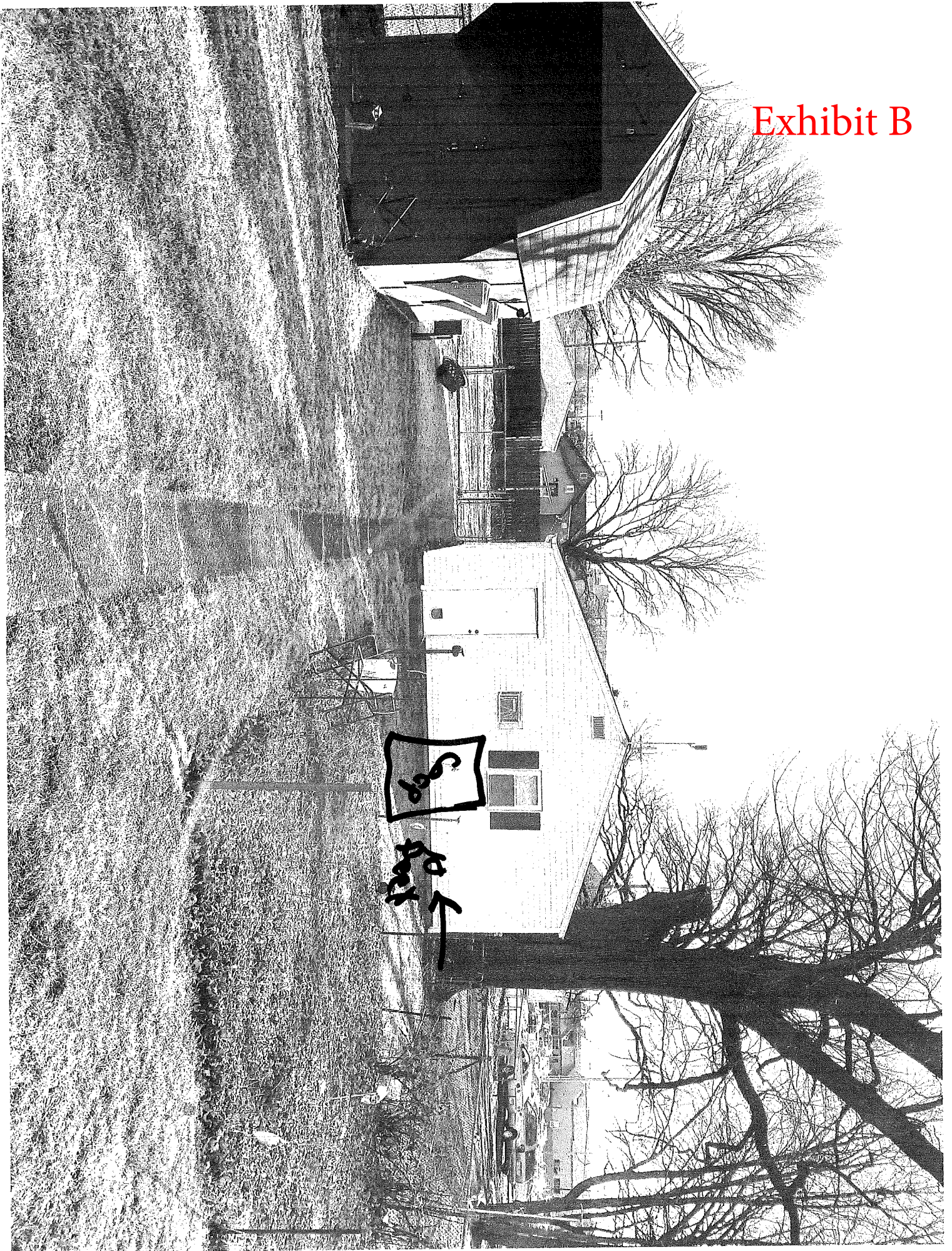
Legal Description

WILLIAMS & RICE'S ADD NW 05-23-02E

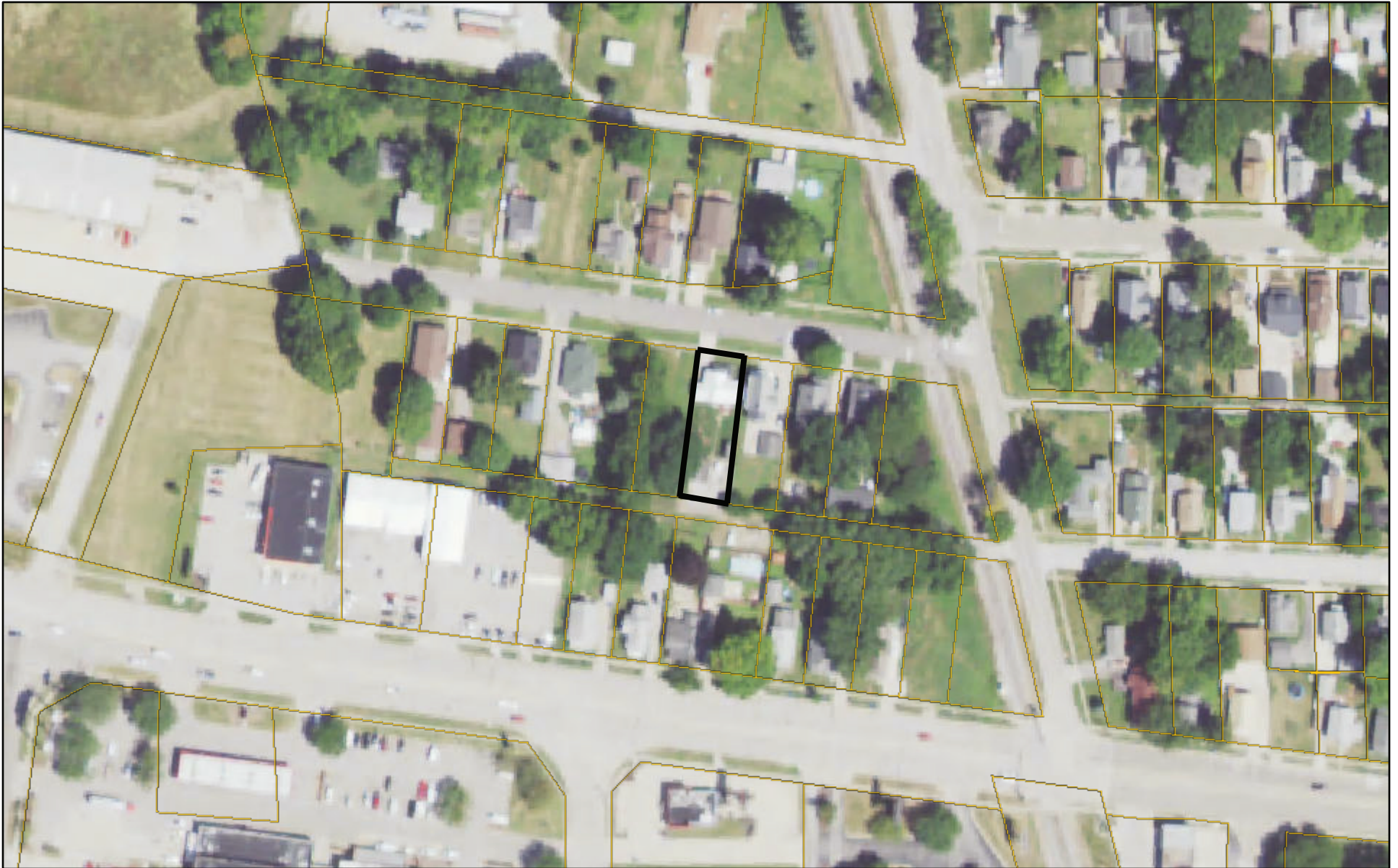
LOT 6 OF BLOCK 2

DRAFT

Exhibit B

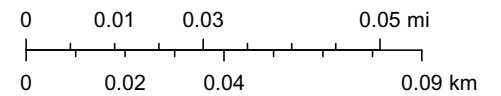


SP-01-21 Aerial Map



4/8/2021, 10:30:00 AM

1:2,257

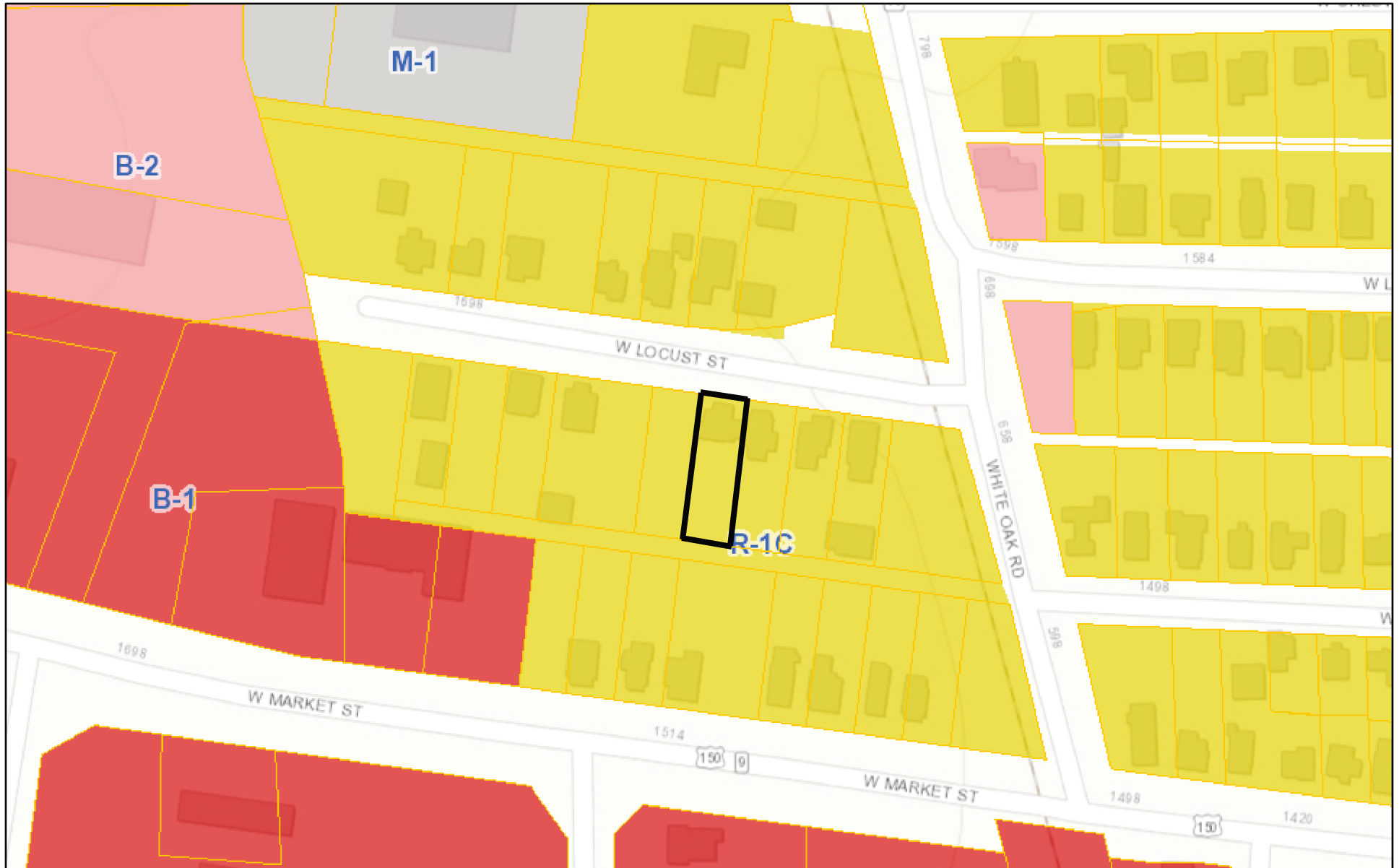


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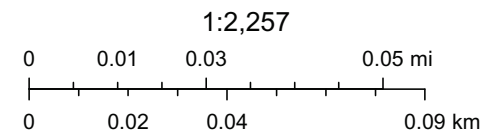
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SP-01-21 Zoning Map



4/8/2021, 10:31:34 AM

- | | | | |
|----------------|----------------------------------|---------------------------------|----------------------------------|
| Parcels | P-1 University District | B-1 General Commercial District | D-1 Central Business District |
| Bloomington | P-2 Public Land and Institutions | B-2 Local Commercial District | D-2 Downtown Transition District |
| A Agricultural | P-3 Airport District | C-1 Office District | |



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

April 5, 2021

Dear Property Owner or Occupant:

The Zoning Board of Appeals of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, April 21, 2021 at 4:00 PM at www.cityblm.org/live on an application submitted by Lori Kiley and Brenda Roberts.

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

The applicant is requesting approval of a special use permit to allow the keeping of chickens at 1612 W Locust Street, Bloomington, IL 61701. (PIN: 21-05-176-009)

The application is online at www.cityblm.org/zoning. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/zoning. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/government/boards-commissions/register-for-public-comment>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org.

Members of the public may attend the meeting at City Hall. Attendance will be limited to 10 people including staff and Board/Commission Members and will require compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees are encouraged to attend remotely.

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

This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115, preferably no later than five days before the hearing.

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

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

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property

