



211 S. Seminary St.
PO Box 18
Downs, IL 61736
309-378-3221

APPLICATION FOR ZONING MAP AMENDMENT

PROJECT NAME: _____

APPLICANT

Name: Stark Excavating, Inc.

Address: 1805 W. Washington Street

Bloomington, IL 61701

Phone #: 309-828-5034 Fax #: _____

E-Mail Address: dstark@starkcompanies.com

Property Interest Fee Simple
Of Applicant

OWNER

Name: Stark Excavating, Inc.

Address: 1805 W. Washington Street

Bloomington, IL 61701

Phone #: 309-828-5034 FAX #: _____

E-Mail Address: dstark@starkcompanies.com

ATTORNEY/REPRESENTATIVE

Name: David G. Armstrong

Address: 207 W. Jefferson Street, Suite 400

Bloomington, IL 61701

Phone #: 309-827-0044 FAX #: 309-829-0328

E-Mail Address: darmstrong@wdalawyers.com

FOR OFFICE USE ONLY:

File Stamp

Filing Fee: \$100.00

Case Number: _____

Date Submitted: _____

Publication Date: _____

Public Hearing Date: _____

Village Board Action Date: _____

Approved _____ Denied _____

Ordinance #: _____

PROPERTY INFORMATION

COMMON LOCATION:

Huff Road

Lot Size in Square Feet: 798,795

Present Use: Agricultural

Current Zoning District: Agriculture

Proposed Zoning: R-2

Use of Adjacent Property & Zoning:

North: Agricultural

South: Agricultural

East: Agricultural

West: Agricultural

REASON FOR REQUEST

A zoning map amendment for the above property is requested as follows:

A rezoning of the property from Agricultural to R-2 Residential Zoning to allow for the construction of homes.

11/8/2018

LEGAL DESCRIPTION: (Include parcel number and attach separate page if necessary.)

Please see attached legal description

PIN: 29-05-228-014

Part of PIN: 29-05-227-008

HAS A PREVIOUS ZONING MAP AMENDMENT BEEN REQUESTED? ☐ YES ☒ NO

IF YES, DATE REQUEST WAS MADE: _____

☐ APPROVED OR ☐ DENIED (PLEASE CHECK ONE)
DATE OF APPROVAL OR DENIAL: _____

ADDITIONAL ATTACHMENTS (Additional Information May be Requested)

1. Attachment: Legal Description for zoning attached as Exhibit "A"
2. Attachment: Zoning Map attached as Exhibit "B"
3. Attachment: _____
4. Attachment: _____

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachments, documents, or plans submitted herewith are true to the best of my knowledge and belief.

Stark Excavating, Inc.


APPLICANT SIGNATURE

President

11/30/2022

DATE

CERTIFICATION BY PROPERTY OWNER

I certify that I am the owner of the property, which is subject of this request.

The applicant has received my approval to proceed with this request.

Stark Excavating, Inc.


OWNER SIGNATURE

President

11/30/2022

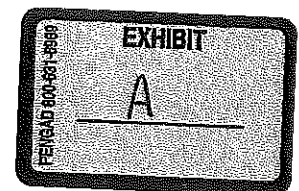
DATE

NOTICE: You will be notified of the date and time of the Zoning Board Meeting. You and/or your representative must be present at the meeting and be prepared to present your case to the Zoning Board. If you and/or your representative are not present, the commission may not hear your request.

4431.092
Preliminary Plan Perimeter
09/26/22
DPB:kk

Legal Description

A part of the NE¼ of Section 5, Township 22 North, Range 3 East of the Third Principal Meridian, Village of Downs, McLean County, Illinois, more particularly described as follows: Commencing at the northeast corner of the NE¼ of Section 5; thence S.00°-00'-00"E. 793.82 feet on the east line of the NE¼ of said Section 5 to the Point of Beginning; thence continuing S.00°-00'-00"E. 339.00 feet on the east line of the NE¼ of said Section 5; thence S.89°-37'-00"W. 233.00 feet; thence S.00°-00'-00"E. 358.00 feet parallel with said east line of the NE¼ of Section 5; thence N.89°-37'-00"E. 233.00 feet to the said east line of the NE¼ of Section 5; thence S.00°-00'-00"E. 150.18 feet on the east line of the NE¼ of said Section 5 to the northeast corner of Darling Subdivision, according to the Plat thereof recorded as Document No. 68-1704 in the McLean County Recorder of Deeds Office; thence S.89°-23'-00"W. 33.00 feet to the northeast corner of Lot 1 in said Darling Subdivision; thence S.00°-00'-00"E. 203.43 feet on the east line of Lot 1 and Lot 2 in said Darling Subdivision; thence N.90°-00'-00"W. 499.99 feet; thence N.00°-00'-00"E. 292.22 feet; thence N.65°-07'-28"W. 39.68 feet; thence N.70°-39'-08"W. 38.15 feet; thence N.71°-18'-29"W. 76.01 feet; thence N.82°-00'-01"W. 33.79 feet; thence N.87°-31'-31"W. 148.39 feet; thence N.84°-47'-28"W. 128.07 feet; thence N.76°-22'-59"W. 77.81 feet; thence N.36°-33'-08"W. 57.34 feet; thence N.27°-50'-19"W. 64.10 feet; thence N.19°-24'-28"W. 64.07 feet; thence N.08°-24'-12"W. 64.00 feet; thence N.00°-04'-24"E. 63.85 feet; thence N.08°-53'-46"E. 63.85 feet; thence N.33°-07'-18"E. 64.60 feet; thence N.51°-57'-20"E. 77.84 feet; thence N.66°-26'-52"E. 60.51 feet; thence N.62°-35'-31"E. 70.58 feet; thence N.59°-31'-39"E. 33.87 feet; thence N.59°-12'-47"E. 25.00 feet; thence N.49°-31'-01"E. 56.42 feet; thence N.59°-36'-09"E. 72.53 feet; thence N.68°-13'-30"E. 80.00 feet; thence S.00°-00'-00"E. 140.61 feet; thence northeasterly 60.83 feet on a non-tangential curve concave to the south having a central angle of 18°-50'-25", radius of 185.00 feet and a chord of 60.56 feet bearing N.80°-34'-48"E. from the last described course; thence N.90°-00'-00"E. 2.30 feet; thence N.08°-14'-46"E. 27.62 feet to the northwest corner of that certain tract of land conveyed to Stark Excavating, Inc. in Warranty Deed recorded as Document No. 2022-5602 in the McLean County Recorder of Deeds Office; thence N.89°-54'-53"E. 207.93 feet to the northeast corner of said tract of land conveyed in Warranty Deed Document No. 2022-5602; thence N.08°-04'-30"E. 150.00 feet; thence N.89°-56'-00"E. 176.00 feet; thence S.00°-02'-00"E. 27.00 feet; thence N.89°-57'-00"E. 230.48 feet to the Point of Beginning, containing 18.30 acres, more or less, with assumed bearings given for description purposes only.



[illegible]

Professional Design Firm Registration #154.602806
505 North Main Street, Bloomington, Illinois
61820-3000

HUFF ROAD SUBDIVISION
VILLAGE OF DOWNS
PRELIMINARY PLAN
ZONING EXHIBIT

4431.09

	REVISED	-
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