



**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, DECEMBER 12, 2018 4:00 P.M.**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. MINUTES

- A.** Review the minutes of the October 24, 2018, regular meeting of the Bloomington Planning Commission.
- B.** Review the minutes of the November 28, 2018, regular meeting of the Bloomington Planning Commission.

5. REGULAR AGENDA

- A. Z-26-18** Public hearing, review and action on a petition submitted by Carl V. Thacker Jr., Travis Thacker, Randy Lenz, and Travis Wieland requesting a rezoning of 802 N. Morris, 1111/1109/1107 W. Chestnut St. from R-1C, Single Family Residential District to C-1, Office District. (Ward 7) (*Carried over from 11/28/18*)
- B. Z-24-18** Public hearing, review and action on a comprehensive amendment to the Bloomington Zoning Ordinance, Chapter 44 of the Bloomington City Code, initiated by Resolution 2018-54. (*Continued over from 10/24/18*)
- C. Z-25-18** Public hearing, review and action on map amendments to the Official Zoning Map for multiple properties in the City of Bloomington, initiated by Resolution 2018-54. (*Continued over from 10/24/18*)

6. OLD BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT

DRAFT
MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 24, 2018 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. David Stanczak, Mr. Kevin Suess, Mr. John Protzman, Ms. Megan Headean, Mr. Eric Penn, Mr. Mark Muehleck, Mr. Tyson Mohr, Ms. Megan McCann, Chairman Justin Boyd

MEMBERS ABSENT Mr. Thomas Kreiger

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City Planner; Mr. Bob Mahrt, Community Development Director, Mr. John Houseal, Houseal Lavigne & Associates, Ms. Jackie Wells, Houseal Lavigne & Associates.

CALL TO ORDER Chairman Boyd called the meeting to order at 4:00 PM. Mr. Mahrt called roll, and a quorum was established with nine members present.

PUBLIC COMMENT: none

MINUTES: The Commission reviewed the minutes from the September 12, 2018 regular meeting. Mr. Stanczak motioned to approve the minutes, seconded by Mr. Penn. Motioned was approved by voice vote.

REGULAR AGENDA:

Z-24-18 Public hearing, review and action on a comprehensive amendment to the Bloomington Zoning Ordinance, Chapter 44 of the Bloomington City Code, initiated by Resolution 2018-54.

Z-25-18 Public hearing, review and action on map amendments to the Official Zoning Map for multiple properties in the City of Bloomington, initiated by Resolution 2018-54.

Chairman Boyd introduced the case. He stated the hearing would be open to hear comments from public. Review of the drafts may continue to the next scheduled meeting in December in order to give the Commission and the public an opportunity to review. He stated the second case, which is directly related to the first one, will deal with the map amendments. Ms. Simpson will have a presentation for both cases.

Ms. Simpson stated her presentation contained a brief summary of the process, some changes and staff recommendations. She stated zoning is not the same as planning. Zoning is a tool that can be used to implement plans. The update to the zoning code will help promote the goals of the Comprehensive Plan, which is why it is important to align the Zoning Code with the Comprehensive Plan. The last update to the Zoning Code was completed in 2006. Since that

time, the City adopted its Comprehensive Plan, and modern technologies have emerged such as wind energy, thus requiring an update to the Zoning Code. The update is also being done to clarify procedures and improve the structure and usability of the document. The update will make it more user friendly for staff, the public, and developers. The text amendment helps accomplish goals from the Comprehensive Plan. Ms. Simpson spoke on 3 specific goals: neighborhoods, downtown and sustainability.

Ms. Simpson stated that the preservation of neighborhood character is a goal from the Comprehensive Plan the zoning ordinance revision addresses. Ms. Simpson explained that the consultants analyzed single family residential districts, and based on the existing lots size for the R-1B, Medium Density Single Family Residence District they found approximately 1,358 lots with sizes that do not meet the minimum lot size requirement. She explained that the consultants are proposing revising lot dimensions to reflect what is on the ground for the single family districts. The lot size would decrease from 10,000 square feet to 7,000 square reducing by 97% the non-conforming lots. The consultants also looked at the R-1C, High Density Single Family Residence district and found that 5,400 square feet is the ideal lot size. This allows for the majority of the non-conforming lots to be brought into conformance, and preserve neighborhood character by maintaining a density of 8 homes per acre, which is supported by the Comprehensive Plan.

Ms. Simpson explained that the proposed draft preserves neighborhood character in another way by updating the general provision standards to clarify fencing and screening requirements, to establish clear prohibition of barb wire fences and dumpster screenings, and clarifying transitional yard requirements. The Comprehensive Plan states that better buffers and transitions should be put in place between the heavy industrial and manufacturing uses that are surrounding the Constitution Trail. The draft document proposes allowing some residential uses as conditional uses in the manufacturing district, such as multifamily homes. These are uses that could function as a transition between the manufacturing the single family homes. Ms. Simpson explained that this may be appropriate in some locations and not appropriate in others, and that can be managed with a conditional use permit.

Ms. Simpson explained the update makes progress towards downtown development, another goal in the Plan. The Comp Plan calls for a healthy downtown that has a diverse mix of uses. These include retail, housing, employment, office, entertainment, and continue to promote a walkable downtown. She stated that staff looked at how to preserve the character of the downtown business district, which has many strengths that should be maintained and encouraged such as mixed-use buildings, clear storefronts with big windows, continue to promote artist in the downtown, and look at setbacks to ensure new development is compatible with existing developments. The consultants proposed establishing a downtown central district. Ms. Simpson showed the Commissioners a map and boundaries that are proposed for this district and explained that the Downtown stakeholders vetted the boundaries. She stated the consultants recommended establishing downtown transition districts, which would support the core. The D-2, Downtown Transition District boundaries were established around empty lots and parking lots, which break up the walkability of the downtown core and central district. Ms. Simpson noted that some parts of the D-2 district are also identified as future D-1 District, an extension of the central downtown business district, if they were ever developed.

Ms. Simpson spoke about the alignment of the updated ordinance with the Comp Plan in regards to health and safety. The draft proposes more robust regulations for the screening and landscaping requirements with input from local landscapers as well as the City of Bloomington Forester. Ms. Simpson summarized a few updates to the regulations which include incorporating Illinois native species, adding storm water detention requirements, and incorporating impervious pavers as a possible detention strategy. Ms. Simpson explained encouraging local food production and sustainable practices are also two objectives in the Comprehensive Plan pertaining to health and safety. She stated that there have been many discussions with the Planning Commission and as a Community about what some of the regulations could look like. Ms. Simpson explained that regardless of the final adopted text, the objective is to adopt sound policy that encourages sustainable development and does not, as an unintended consequence, discourage sustainable practices. For example raising chickens in a way that does not harm neighbors encourages chicken raising as a sustainable practice. Good policy can promote good practices which can make people happy and they then support the good policy, the opposite can be said for bad policy, Ms. Simpson explained, which will make people want to change it.

Other revisions in the proposed draft ordinance include updating the regulations, procedures, and structure of the ordinance to make it more user friendly, and provide graphics that help illustrate those procedures as well. The graphics have not been added to the drafts published online. Ms. Simpson stated that there have been several outreach events, starting with presentations to the Planning Commission and followed by a meeting with developers seeking input on the usability of the ordinance. The Realtors' Association, Downtown Task Force, DBA, Cultural District Commission and Downtown Business Owners were all consulted during the process. Ms. Simpson presented a timeline showing multiple newspaper and radio publications. Ms. Simpson stated that staff is listening along with consultant, and have taken the feedback received and incorporated it into the drafts. The current draft, dated October 15, 2018, is different than the draft introduced to the Commission in July.

On October 10, 2018 the City of Bloomington had an open house with downtown business owners as well as with the general public. Staff received comments and feedback which have been provided to the Commissioners in spreadsheet format. Some updates include clarifying that residential units should be located on the second floor in the downtown core, allowing two family units in the downtown transition district, allowing live-work spaces on the second floor in the downtown core, and permitting groomers in the D1, D2, and D3 downtown district. Another revision involved changing the parking ratios for specialty food stores and grocery stores, a recommendation linked to looking at the definition of specialty food stores which are permitted in the downtown area. Ms. Simpson explained that given the feedback received during the public question and answer session staff and the consultants have removed the recommendation to consolidate the R-1H and R-4 districts. The district would remain as they have been established and no other changes to these districts are proposed. Lastly, a final change that came from the question and answer session involved clarifying the language and strictly prohibit roosters.

Ms. Simpson outlined the map amendment changes and explained that the map reflects four significant amendments. The first change includes eliminating the W-1, Warehouse District, and rezoning those properties to M-1 Manufacturing District. She stated that there are not many

properties zoned W-1, these properties are contiguous to manufacturing districts and the uses permitted in the W-1 District are compatible with the M-1 district. The second change involved establishing three Downtown Districts. Ms. Simpson stated that the B-3, Central Business District for downtown is approximately 26 blocks, which is too large to be able to promote the downtown as a continuous, walkable area. The proposed amendments reflect the creation of three new downtown districts, D-1, D-2, and D-3, to replace the B-3 district. The third amendment involves eliminating the C-3, Community/Regional Commercial district, and rezoning these properties to B-1, General Commercial District. The last major change reflected shows eliminating the C-2, Neighborhood Shopping District and rezoning those properties to B-2 Local Commercial District. Ms. Simpson reviewed the districts, their similarities and other aspects of each with maps, pictures and other illustrations. She stated that as new development occurs or redevelopment happens, the revised updated zoning districts would be applied. Ms. Simpson stated that a list of staff comments are included in the Planning Commission packet and she asked the Commission to support incorporation of those comments into the draft document. Ms. Simpson explained that the Zoning Board of Appeals also provided comments on the Administrative Procedure section (Division 17) and that staff supports the incorporation of these comments as well. Ms. Simpson provided staff's favorable recommendation for the map amendments with the exception of the R-1H properties and a few properties on the fringe of the downtown which currently have a GAP zoning.

Chairman Boyd thanked staff for collecting and incorporating feedback. Mr. Protzman asked what the border of the downtown would be. Ms. Simpson demonstrated the border with a map for the Commission. Mr. Mohr referred to a staff comment to delete a section in the draft zoning ordinance. He asked what the motivation was behind eliminating the right to appeal to City Council when there were less than 5 members present in the Zoning Board of Appeals section. Mr. Boyle stated the current code stated a petition rejected by 5 members or less can be appealed to City Council. He explained that the City Council asked staff to solicit feedback from the Zoning Board of Appeals on the draft ordinance. He summarized that the Zoning Board's role is as a quasi-judicial body. He stated that the ZBA is concerned that they are applying standards that City Council has given them to apply in administrative and quasi-judicial procedures, and then when they make a decision to deny an application, their decisions are appealed through a political process to City Council rather than an administrative or judicial process. The ZBA is requesting that their decision become final, since the decisions are undergoing a judicial review process.

Chairman Boyd asked if the appeal process would become more costly to the applicant. Mr. Boyle stated that filing a court case is generally more costly than appealing to City Council. Fees could be waived, but there is a process that petitioners would need to go through for that. Chairman Boyd asked if the consensus from the ZBA was that their decisions are made based on standards and facts, and appealing to City Council would be appealing to the political or emotional side of the issue. Mr. Boyle stated that is a fair statement, he stated that, legally, there are some communities that allow the ZBA be the final decision makers. Mr. Stanczak stated the decisions on variances could have been made because there were not enough members present to get a diverse analysis of the situation, and not having the right to appeal to City Council would force the petitioner to go to court, simply because there were not enough members present. Mr. Boyle stated there are many arguments and things to consider when making this decision. Mr.

Mohr stated he thinks City Council may have an opinion on this subject and he thinks it is important to highlight this and make them aware of the Zoning Board's concerns. Mr. Boyle stated the Commission could make a decision on this or no decision, and send it to City Council with a recommendation.

Mr. Mohr stated there was a comment about appointments to the Historic Preservation Commission and whether the same language would be applied to the ZBA and Planning Commission. Mr. Boyle stated that it will be added to all the commissions to avoid imbalance. Mr. Mohr proceeded to review the proposed staff comments. He stated another section was removed for Historic Preservation in regards to applications. Mr. Boyle explained that when an application is ruled on, there are three possible options: yes, no, or under process. Mr. Boyle explained the concerns are that the statement does not represent the application process and the possibilities to change the application decision in less than two years. Mr. Mohr stated that there is a bullet point being added that states that "destruction of property values", he asked if the word "destruction" is used in this type of situation. Mr. Boyle stated this words comes from the Illinois LaSalle standards for map amendments and is standard language. Mr. Suess asked what the procedure is for today. Chairman Boyd stated there will be discussion after the public hearing and then several things can happen, he suggests a clean version that staff can come back with in December. Mr. Boyle stated that staff would like to make the drafts public prior to the public hearing in December.

Chairman Boyd opened the public hearing. Chairman Boyd requested testimony. Chairman Boyd swore in Lina Wombacher 108 Lucerne Drive Bloomington, IL. Ms. Wombacher thanked the commission for their time. She stated she lives in the Waterford Estates, which has no restrictions for fences. She lives in a duplex and her rear yard faces county property. She described a chicken coup that she can see from her rear yard while she is sitting in her patio. The chicken coup is unkempt, and wrapped in a blue tarp in the winter. She stated that there are other yards that abut other rear yards and having standards that can protect the homeowners from an unsightly situation like hers is important. The families that move into Waterford Estates do so for the schools and other amenities, not to be farmers, she stated. She stated she has fruit trees, and asked that if bee hives are close, would they migrate to her trees and then go back to their hives. She shared concerns for her grandchildren. Ms. Wombacher stated that bee hives are not appropriate for residential uses.

Chairman Boyd swore in Jeff Henry, 1316 E Washington St. Mr. Henry stated he is a local bee keeper and said that states and local municipalities are encouraging bee keeping as a sustainable resource. The draft ordinance could be telling local beekeepers to move their bee hives, which can be detrimental to the bees, he said. Moving a hive two feet in any direction could be detrimental to the population of the hive. In beekeeping classes, he explained, they are encouraged to strategically place hives to protect them from wind, winter and water and to have the hives moved now could be detrimental to the hive. He is suggesting and requesting that the local beekeepers be grandfathered in and not have to move their hives because they have been strategically placed in their current locations. He does not want to send the wrong message when other cities and states are assisting others to fund beekeeping as a sustainable environmental friendly hobby. Mr. Suess asked how the bees could be kept in their own yard. Mr. Henry stated bees will fly for 3 miles in any direction. They will fly to available nectar

source, and return to the hive. Bees do not want to sting people because they will die. Mr. Mohr asked staff if there is any grandfathered process in place. Mr. Houseal stated an amortization process could be put in place for hives. If a process is adopted, Mr. Houseal explained that the hives would be considered noncompliant if they are not moved. Mr. Houseal stated it would be more difficult to inventory who has an established hive since the City does not currently track this information. Mr. Henry stated there are other mechanisms like Drift Watch which keep track of hives in the community. Hives are registered with the state, and the location is outlined. For environmental purposes, Drift Watch is in place to assist farmer or pest control know where hives are and alert owners to protect their bees before they spray pesticides. Mr. Houseal stated he understand there are other mechanisms in place, however the City does not track where hives are located. Ms. Headean asked if there have been complaints from neighbors about his bees, if so how did he address this. Mr. Henry stated that he spoke with some neighbors before getting a hive. The neighbors that he did speak with were all in favor and enjoy the honey they are able to get now.

Chairman Boyd swore in Anna Ziegler, McLean County Farm Bureau, 2242 West Gate Drive Bloomington, IL. Ms. Ziegler asked when the definitions in Division 16 would be completed. Mr. Boyd stated they were in this current draft. Ms. Ziegler asked for more time so that the public can review the definitions. She asked once the draft is approved, which body would make final adoption. Mr. Boyd stated City Council would make final decision, and final adoption.

Chairman Boyd closed the public hearing. He would entertain a motion to suspend the hearing until the next Planning Commission meeting on December 12, 2018 at 4PM. Mr. Protzman motioned to suspend the hearing and continue until a date certain, seconded by Mr. Stanczak. The motion was approved on roll call 9-0, with the following votes cast in favor on roll call: Mr. Protzman—yes; Mr. Stanczak—yes; Mr. Seuss; Ms. Headean—yes; Mr. Penn—yes; Mr. Muehleck—yes; Mr. Mohr—yes; Ms. McCann—yes; Chairman Boyd—yes.

Chairman Boyd opened the floor for discussion. Mr. Seuss asked how many hives people can have. Ms. Simpson stated the section about hives was 44.10-5. Mr. Houseal stated 2 hives for an acre is allowed, and an additional hive can be added for each additional half acre. These standards were considered after conversations with the Illinois Beehive Association and staff. Mr. Seuss asked how many beehives people normally have. The Commission had a discussion about beehives and the point that it becomes a business, while in a residential district, since the residence part of a residential area comes first. There is no set number but hives are an accessory use to a principle use. Further discussion on the challenges of grandfathering in hives or an amortization process, and time that will be given to existing hives to be moved to the right location. It was also established that a homeowner's association rules to not have hives will take precedent over the zoning code.

The Commission discussed making motions to include certain changes in the draft in order to give staff and the consultant guidance for the next draft.

Mr. Mohr started a discussion on beekeeping and chickens. Concerns about these uses locating in residential areas are still coming up. He suggests leaving the draft as is, and seeing how the final draft does at the next phase with Council. Chairman Boyd agreed and stated the draft on

bees and chickens has come a long way. Ms. Headean asked how much feedback staff has received on these issues between those who are pro-bees and pro-chickens and the concerned citizens. Mr. Houseal stated it is typical for interest groups to mobilize. Input was taken into consideration from local beekeepers and Illinois Beekeeping Association. Residents' concerns were also taken into consideration and therefore a balanced code was drafted that would be a compromise and balance for both sides. Written feedback was also provided in the packet for the Commissioners.

Discussion on Chickens continued. Mr. Mohr stated he had concerns about how the draft deals with chickens. Chickens are not typically found in neighborhoods like bees are, and there are concerns with predators and other issues that come with chickens. He suggests removing the chickens section, and beginning a more focused conversation on chickens and perhaps provide standards on chicken coups design. He is suggesting removing chickens entirely from the code and review further after the bulk of the draft is passed. The Commission discussed the chicken ordinance, removing it or creating a more restrictive ordinance. Discussion on what the Comprehensive Plan states, which does not explicitly list permitting chicken keeping but rather recommends addressing alternative food sources. Mr. Houseal stated there could be more robust standards that are added to chickens and making the use a special use, therefore petitioners would need a public hearing and Council approval prior to being allowed to have chickens. The neighbors would be notified prior to the public hearing, and they would have the opportunity to speak on the matter. Mr. Houseal mentioned there are communities with ordinance on chickens, however it is not an exact science. He recommends rolling out the chicken ordinance slowly and see how the community handles chickens. The Commissioners discussed adding this use as a special use to address all the concerns about chicken keeping. Mr. Protzman asked what parameters would be in place for the special use. Mr. Houseal stated the standards are already in the draft in regards to chickens. Mr. Protzman stated he would like to see tougher standards for those who would like to keep chickens, he does not have suggestions as the time. Mr. Houseal stated his team would look into more standards. Ms. Headean suggested having a special use for bees if the use for chickens would also be a special use. Bees could be more of a safety issue for neighborhoods. There was brief discussion on the impact that the special use permits would have on staff resources. Mr. Houseal explained that the process would be more time consuming and more costly for staff. Mr. Houseal stated bees exist and they are part of the ecosystem, chickens are a different aspect that would be introduced in residential areas as they do not normally exist in nature. The Commission discussed the standards that petitioners would need to meet in order to be considered for a chicken coup. Ms. Simpson stated the general special use standards would apply as well; the petitioner would have to show that the proposed use is not detrimental to the neighbors, to property values, and that the petition complies with the other standards mandated by the ordinance. Mr. Mahrt clarified the difference between an existing lawful special use and a nonconforming use, and stated that if Beekeeping was permitted as a special use, the existing beekeepers could be classified as a lawful special use.

Chairman Boyd entertained a motion on the discussion about chickens. Mr. Mohr motioned to change the use of chickens to a special use. Seconded by Mr. Muehleck. The motioned was approved on roll call 9-0, with the following votes cast in favor on roll call: Mr. Protzman—yes; Mr. Stanczak—yes; Mr. Seuss; Ms. Headean—yes; Mr. Penn—yes; Mr. Muehleck—yes; Mr. Mohr—yes; Ms. McCann—yes; Chairman Boyd—yes.

Ms. Headen motioned in section 44.10-11, that staff reduce the number of chickens in section A to 2 chickens. No one seconded the motion, the motion died, and no further action was taken.

Chairman Boyd discussed section 44.4.4C1 which has recommendations for 2 covered parking spaces per dwelling unit. Ms. Simpson stated staff was asked by Habitat for Humanity to consider revising this section, since they are concerned that would be considered costly for infill development of homes. Mr. Houseal stated many communities required closed parking spaces not just covered and that it can be done in many different ways. Chairman Boyd opened discussion on whether or not the Commission should be enforcing how many parking spaces are required. Mr. Protzman stated property size, and square footage should all be considered. This would also affect a car port or pad and garage size. The Commission discussed requiring two parking spaces and covered parking or not. Staff recommended keeping the off street parking standards.

Chairman Boyd motioned to remove the covered parking requirement portion but keep the minimum parking requirement from section 44.4.4C1. The motion was seconded by Mr. Protzman. The motion was approved on roll call 9-0, with the following votes cast in favor on roll call: Mr. Protzman—yes; Mr. Stanczak—yes; Mr. Seuss; Ms. Headean—yes; Mr. Penn—yes; Mr. Muehleck—yes; Mr. Mohr—yes; Ms. McCann—yes; Chairman Boyd—yes.

Chairman Boyd opened a discussion with Mr. Mohr on parking for single-family dwelling units. He stated that there is a requirement of 2 parking spaces, however there are many other options for travel now, which may reduce the number of needed parking spots for residential units, such as ridesharing. He suggests the trend is going down for the number of cars per dwelling unit, and he does not think that the Code should require developers to provide two parking spots.

Mr. Mohr motioned to retain the 1 space requirement for new single family dwelling units. Seconded by Mr. Stanczak. The motion was approved 9-0, with the following votes cast in favor on roll call: Mr. Protzman—yes; Mr. Stanczak—yes; Mr. Seuss; Ms. Headean—yes; Mr. Penn—yes; Mr. Muehleck—yes; Mr. Mohr—yes; Ms. McCann—yes; Chairman Boyd—yes.

Chairman Boyd along with Mr. Mohr opened a discussion on bicycle parking. The discussion was in regards to the code that reads that if more than 10 bicycle parking is added the parking should be covered. He stated the covered bicycle parking requirement could deter developers from including bicycle parking if there are requirements like enclosures. Mr. Mohr stated the definition of bike rack needed to be reviewed. Staff stated the definition was updated to include at least 2 bicycles. Mr. Mohr suggested that the definition could be clarified further to what it means and what a bicycle rack can hold. Mr. Houseal stated the racks have changed over the years, and they will clarify in the definitions further.

Mr. Mohr motioned to remove the covered bicycle parking requirements in Section C7. Seconded by Ms. McCann. The motion was approved 9-0 on roll call with the following votes cast in favor: Mr. Protzman—yes; Mr. Stanczak—yes; Mr. Seuss; Ms. Headean—yes; Mr. Penn—yes; Mr. Muehleck—yes; Mr. Mohr—yes; Ms. McCann—yes; Chairman Boyd—yes.

Mr. Mohr stated he received landscaping feedback from a local landscaper Mr. Bellas. He asked if the City Forester reviewed the landscaping requirements. Ms. Simpson stated that the City Forester reviewed the landscaping requirement as well as the feedback from Mr. Bellas. The feedback has been incorporated into the staff recommendations included in the packet and staff also responded to Mr. Bellas. Mr. Mohr added that the term “gravel mulch” was a term that Mr. Bellas was not familiar with, perhaps another term could be used. He also had concerns with the parking requirement table. He suggests that the section is improved and is clearer and gives more guidance. He stated the parking table could be revisited at a later date. He has some suggestions to tweak the parking requirements. Further discussion on the parking table to clean up and reduce the size of the table was suggested. He suggested removing the redundancy of the statement to allow the Community Development Director decide. Mr. Houseal stated he will go through the table and look for areas to clean it up. Mr. Mohr suggested that parking is based on square footage, he suggests fewer options for square footage or combining square footages such as rounding-up a 70 square foot requirement to 100 for simplicity. There was further discussion on cleaning up the table and the formulas that have been used to come up with the existing standards. Mr. Mohr stated there are also use specific parking standards such as bowling alleys, for consistency he suggested that those can be converted to a square footage requirement. He also suggests revisiting the per employee standards for parking. Mr. Houseal stated the ones that are in the code are specific because they are unique such as police stations. Mr. Mohr asked that staff and consultants take second review of those standards.

Mr. Boyle stated that some of the staff suggestions that have been made for Division 17 Section 16 had not been added to the October draft. He wanted to let the Commissioners know what the Legal Department had added as suggestions. There were no fines or penalties added. The ordinance now suggested there could be jail time, he stated in his time working with the City of Bloomington there have not been a jail time cases. Legal is suggesting removing that language. There are maximum fees but no minimum fees. Legal is suggestion some language for that section as well and that best practices are taken. In addition to the fines, there is injunctive relief available, they are not going directly to fines, and they hope to find the solution for the problem with the least amount of process. The goal is to give clear compliance times. Ms. Simpson stated the draft from 10-15 includes the legal fines section. Mr. Houseal stated they will be reviewing the sections as well to ensure that all staff comments are incorporated. Mr. Boyd stated the public hearing will continue on December 12, with an updated draft that will be available in advanced. Mr. Houseal stated that he would get that draft to staff. The public hearing will be reopened to the public for questions or comments.

Mr. Houseal stated for case Z-25-18 the map is the physical changes that have been made in the code as defined and outlined by the presentation about the downtown and other districts that will be combined. The map amendment will be tabled as well so the public can continue to review and the changes that have been suggested will be made and updated the map.

Mr. Stanczak motioned to table case Z-25-18 to December 12 at 4PM. Seconded by Mr. Protzman. The motion was approved 9-0 on roll call with the following votes cast: Mr. Protzman—yes; Mr. Stanczak—yes; Mr. Seuss; Ms. Headean—yes; Mr. Penn—yes; Mr. Muehleck—yes; Mr. Mohr—yes; Ms. McCann—yes; Chairman Boyd—yes.

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting adjourned at 6:03 p.m. by unanimous voice vote; motioned by Ms. Headean. Seconded by Mr. Mohr.

Respectfully submitted,
Izzy Rivera,
Assistant City Planner

DRAFT
MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 28, 2018 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. Kevin Suess, Mr. Tyson Mohr, Ms. Megan McCann, Chairman Justin Boyd

MEMBERS ABSENT Mr. Thomas Kreiger, Mr. David Stanczak, Mr. John Protzman, Ms. Megan Headean, Mr. Eric Penn, Mr. Mark Muehleck,

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City Planner; Mr. Bob Mahrt, Community Development Director; Mr. George Boyle, Assistant Corporate Council.

CALL TO ORDER: Chairman Boyd called the meeting to order at 4:15 PM. Mr. Mahrt called roll. With only four members present, there was not a quorum.

No formal action was taken at the meeting.

PUBLIC COMMENT: none.

MINUTES: With no quorum present, no action was taken on the October 24, 2018 meeting minutes.

REGULAR AGENDA

Z-26-18: Chairman Boyd announced that, since the Commission did not have a quorum, the Commission could not take action on case Z-26-18 at this meeting. He stated that the public hearing on case **Z-26-18, a petition submitted by Carl V. Thacker Jr., Travis Thacker, Randy Lenz, and Travis Wieland requesting a rezoning of 802 N. Morris, 1111/1109/1107 W. Chestnut St. from R-1C, Single Family Residential District to C-1, Office District (Ward 7)**, would be held on the next regular meeting on Wednesday, December 12, 2018 at 4:00 p.m. in the City Council Chambers at 109 E. Olive St. Bloomington, IL 61701.

Dimmitt's Grove Neighborhood Plan. Chairman Boyd announced that the Commission could not take action on the *Dimmitt's Grove Neighborhood Plan* at this time. He stated that the Commission would consider the plan at a later meeting.

The meeting adjourned at 4:19 PM

Respectfully submitted,
Katie Simpson,
City Planner

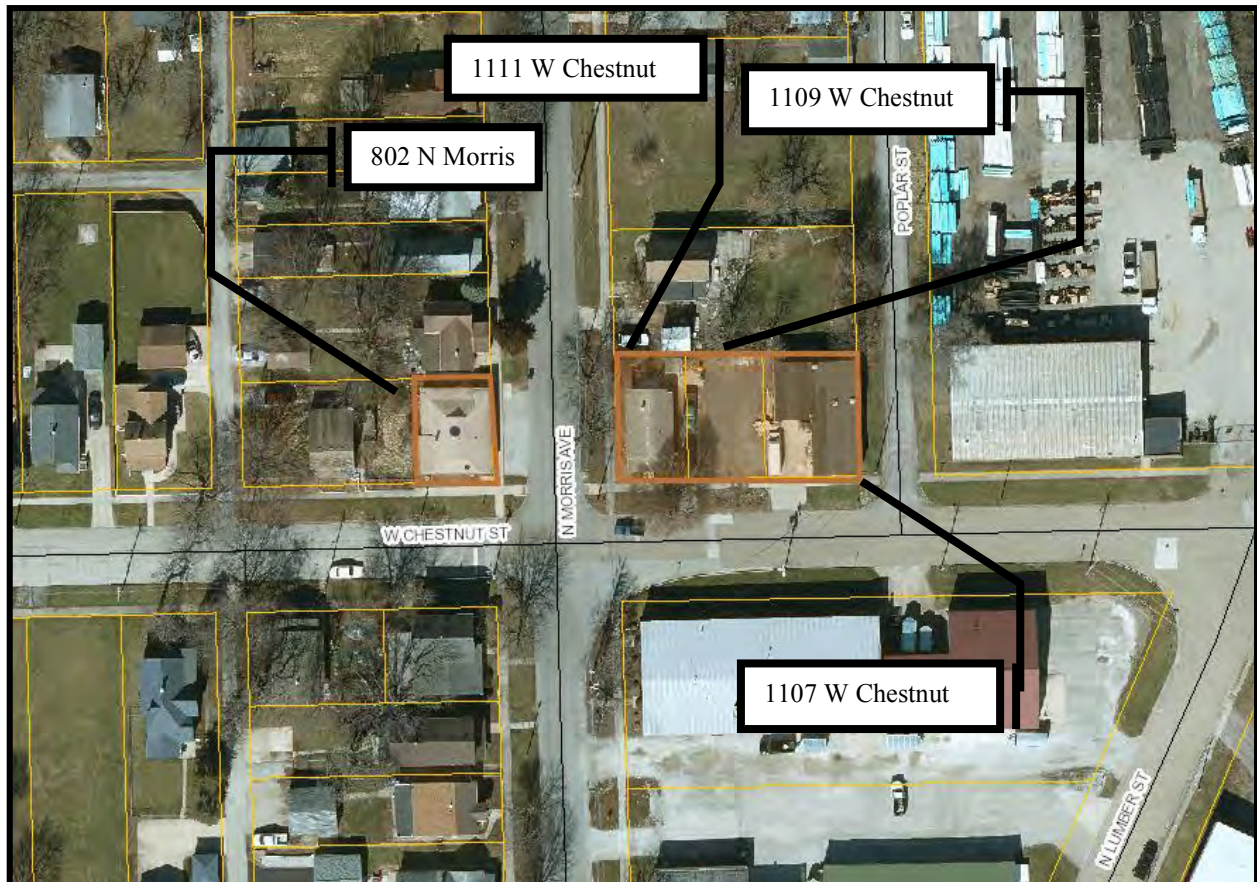
**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
DECEMBER 12, 2018**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
Z-26-18	802 N Morris Ave. 1111/1107/1109 W Chestnut St.	Rezone	Izzy Rivera Assistant City Planner
PETITIONER'S REQUEST:	Rezone the above referenced properties from R-1C High Density Single Family Residence District to C-1 Office District.		
Staff finds that the petitions meet the Zoning Ordinance's map amendment guidelines for the C-1 Office District			

STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission pass the following motions recommending:

- A. That City Council **approve** the rezoning of 802 N Morris Ave, 1111, 1109, and 1107 W Chestnut St. from R-1C to C-1, case Z-26-17.



NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on November 5, 2018.

GENERAL INFORMATION

Owner and Applicant: Carl and Travis Thacker, Randy Lenz, and Travis Wieland

PROPERTY INFORMATION

802 N Morris Ave.

DIDLAKES ADDN- E40'-6 3

PIN: 21-05-209-018

1111 W Chestnut St.

WESTERN ADDN- W37.55' 5 4

PIN: 21-05-228-005

1109 W Chestnut St.

WESTERN ADDN- E40.95' W78.5'-5 4

PIN: 21-05-228-006

1107 W Chestnut St.

40 ACRES SUB BLKS 39, 40, 44, & 53- LOT 2 BLK 39

PIN: 21-05-228-006

Existing Zoning: R-1C, High Density Single Family Residence District

Existing Land Use: **802 N Morris Ave**-converted commercial house

1111 W Chestnut- single family home

1109 W Chestnut- vacant

1107 W Chestnut- commercial building

Property size: **802 N Morris Ave**- 2,254 sqft

1111 W Chestnut- 3,235 sqft

1109 W Chestnut- 3,649 sqft

1107 W Chestnut- 1,900 sqft

Surrounding Zoning and Land Uses

Zoning

North: R-1C Single Family Residential

East: R-1C Single Family Residential

East: M-1 Restricted Manufacturing

South: R-1C Single Family Residential

South: M-1 Restricted Manufacturing

West: R-1C Single Family Residential

Land Uses

North: Single family homes

East: Single family homes

East: Water Products Company

South: Single family homes

South: Warehouses/Commercial

West: Single family homes

Analysis

This report is based on the following documents, which are on file with the Community Development Department:

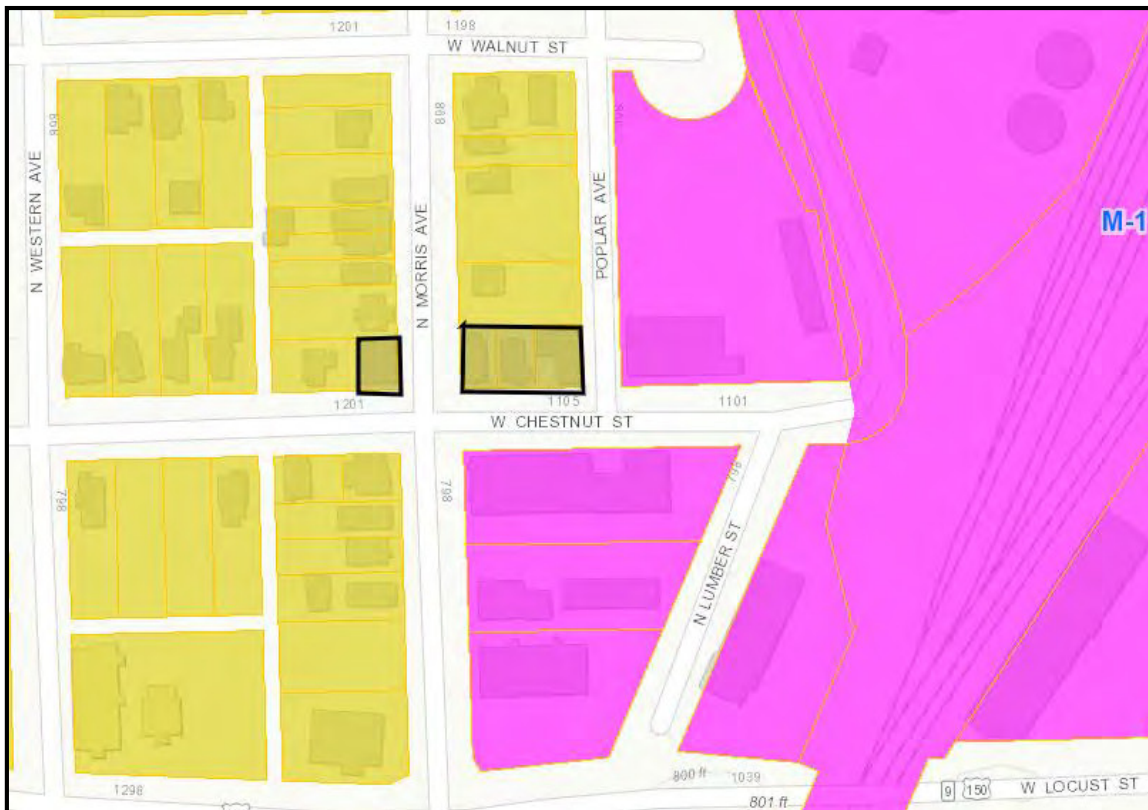
1. Petition for Zoning Map Amendment
2. Aerial photographs

3. Zoning Map
4. Site visit

PROJECT DESCRIPTION

Background: The subject properties are located west of US 150/Rt. 9 at the intersection of W. Chestnut St. and N. Morris Ave. The subject properties are adjacent to Bloomington's rail yards, and W. Chestnut St provides the main access onto the west portion of the rail property. The subject properties are located within the R-1C, High Density Single Family Residence District. In 2005, 802 N. Morris Ave, located at the northwest corner of Chestnut and Morris St. was granted a Special Use permit to allow a musical instrument repair shop. Carl's Pro Band functioned out of this site for over 10 years. 802 N Morris appears to have been built to accommodate commercial uses and has only had minor remodeling done in recent years. Then in 2016, Central Illinois Grain Inspection secured a special use permit to allow a grain inspection lab and office at this location. Currently, 802 N. Morris does not have a tenant. In early 2018, there was a petition for another special use permit at this location, however it was withdrawn. The property is approximately 2200 square feet.

1111 W. Chestnut, located at the northeast corner of W. Chestnut St and N Morris Ave is improved with a single family home. According to the City of Bloomington records the home has been enrolled in the Rental Program since 2004. The site is approximately 3200 square feet. 1109 W. Chestnut is currently vacant. According to City of Bloomington records, in 1999, a special use permit was obtained to allow an enlargement to a nonconforming structure. In 2015, a permit was issued for demolition, and since 2015 the site has remained vacant and unimproved. 1107 W. Chestnut is currently home to Cushing Commercial Carpets Inc. Historically the subject site has been used for commercial purposes. Records indicate it has been a bottling company, a pallet service and a place for art production prior to the current tenant.



Agenda Items:
5A. Z-26-18 Rezoning from R-1C to C-1



These properties are located in succession along the north of W. Chestnut Street. They are located between the Restricted Manufacturing District and the High Density Single Family Residence District. Uses which are located in the M-1, Restricted Manufacturing District are more intense and could produce more traffic. Uses in the M-1 district are not compatible with residential areas, the intent of the M-1, Restricted Manufacturing District is to provide for industrial uses which are located in suitable areas with adequate utilities and transportation. Uses such as bars and detention facilities are not compatible with residential areas. The C-1, Office District is intended for uses that would be more compatible closer to and within residential areas, but also a buffer between more intense uses in the Manufacturing District. The subject properties are located within a half mile of Sheridan School, O'Neil Park and the Rail yard. West Locust St is a truck route and major state route. The uses allowed by right in the Office district, like accounting offices, day care centers, and insurance services will have low amounts of foot traffic and can serve the immediate area.

Project Description:

The intent of the current zoning district, R-1C High Density Single Family Residence District, is to allow for the establishment of areas of higher density single family dwellings. The uses that are currently at each site and historically, would all be considered legal non-conforming, under the R-1C zoning classification, with the exception of 1111 W. Chestnut. 1111 W. Chestnut is a single family dwelling, a use permitted by right in the R-1C district. The proposed zoning district C-1 Office District, in intended to promote retail, offices and other less intense commercial uses. The C-1 zoning district is also intended to be a transition between residential areas and areas not compatible with residential uses. Under the proposed C-1 zoning designation, the current use of single family home would be considered legal by right per Chapter 44.4-3. The zoning amendments will reduce the legal, nonconforming status for 802 N. Morris Ave, 1107 N. Morris Ave, and 1109 N. Morris Ave. 1111 W Chestnut St. could remain as a single family home, or could be converted into a duplex, office or other use permitted by right in the C-1 District. Collectively, approximately 11,039 square feet of property would be rezoned. The properties would serve as a buffer between the two districts, compatible with the intent of the C-1, Office District.

The current R-1C Zoning District is not adequate for the current sites and their uses. 802 N. Morris has been vacant for over a year. 802 N Morris was built as a commercial structure and has been used as such over the years. The restrictions placed on the site by the R-1C Zoning District does not allow the site to be used as it was intended, or make adequate use of the property as it exists. Any use, which could be compatible with the structure must obtain a special use permit and a review process to consider its compatibility with the neighborhood. The other sites, with the exception of 1111 W. Chestnut, contain commercial uses as well. The proposed C-1 Office Zoning would allow the existing uses, and permit future uses allowed in the C-1 Zoning District, by right. The proposed C-1 Zoning District would be more compatible with existing uses and with the area, than the current Zoning of R-1C. The area is unique in that it has a mix of uses on the same street. W. Chestnut Street contains a single family home rental, a commercial use and a more intense industrial use. A transition between the deliveries at Water Products Company of Illinois would be beneficial for the less intense commercial and residential uses. C-1, Office District would provide that transition and more adequately provide the area with parameters for future development and uses.

Link to Comprehensive Plan:

The Comprehensive Plan's goals for economic development support mixed use developments and exploring land opportunities for other retail and commercial uses. Goal ED-4.2 proposes finding retail locations within residential areas within appropriate densities. ED-4.3 proposes finding buffer areas between residential and industrial uses to continue to promote less intense businesses and opportunity for economic development.

FINDINGS OF FACT

The Zoning Ordinance has "*Zoning Map Amendment Guidelines*" and by states, "*In making its legislative determination to zone or rezone property to a C-1 Office District zoning classification, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:*

1. *The degree to which the permitted uses serves as a buffer between uses and lower and higher intensity that if adjacent could prove incompatible;* the subject properties are located between two different types of zoning districts. To the east and south is M-1, Restricted Manufacturing District which is a heavier industrial use. The intent of this district is to be separated from residential uses to promote health, safety, and welfare. To the north and west is R-1C, High Density Single Family Residence District, the primary intent of which is for single family dwellings. The proposed C-1 Office District would provide a buffer between heavier manufacturing uses and residences. The rezoning would allow for uses currently existing to continue as conforming and future uses would not require a special use permit. **The standard is met.**
2. *The potential impact existing or permitted uses in the vicinity would have upon the permitted uses authorized in the district and the impact the permitted uses would have upon these uses;* the uses that have been located in the subject properties over the years and currently, have been legal non-conforming and not within the intent of the current R-1C zoning district. The uses permitted in the C-1 district would be supported by adjacent residents, as well as produce light vehicular traffic. The office uses may also support the

5A. Z-26-18 Rezoning from R-1C to C-1

employees at the manufacturing district. Other uses such as financial services could support adjacent businesses. The surrounding district of R-1C allows up to 6 units per acre and some two-single family homes. The surrounding residential composition may not be dense enough to support a use that is 100% retail. A heavier business district could have a negative impact on the neighborhood with traffic loads. Professional office uses will have a limited amount of employees and client, thus a more feasible use. The Office District will create a buffer between residential uses and the manufacturing district. **The standard is met.**

3. *The adequacy of public services including police and fire protection serving the property and the impact the permitted uses would have upon these services;* the properties are currently served by public services, no change is anticipated. The subject properties are located directly west of higher intensity commercial and manufacturing. **The standard is met.**
4. *The capacity of existing and proposed community facilities and utilities including water, sewer and transportation systems to serve the permitted uses which might lawfully occur on the property so zoned;* the properties and uses have existed with current utilities. The subject properties are located less than a half mile away from public transportation on W. Locust St and within a half mile of O'Neil Park. The sites are accessible to pedestrians, sidewalks are built on N. Morris Ave and W. Chestnut St. Some retail uses permitted in the C-1 Office District such as a small grocery store, bakery, greeting card shop and deli could serve the school and the park which are within walking distance. The utilities are adequate and **the standard is met.**
5. *The extent to which the permitted uses will promote balanced growth and sound economic development in the community;* the rezoning of the properties would promote mixed use development and could encourage small businesses to consider operating at some of the sites. It would also continue to foster support for the existing businesses and bring the uses into compliance with the zoning code with the rezoning. The intent of the C-1, Office District is meant to be a buffer between residential uses and more intense industrial uses, which could promote mixed use development. **The standard is met.**
6. *The impact any natural disasters, including flooding, would have upon the permitted uses;* all of the uses have existed prior to the proposed rezoning, no change in impact is expected. Furthermore, redevelopment in the C-1 District necessitates compliance with storm water management regulations. **The standard is met.**
7. *The impact the permitted uses would have upon the environment including noise, air and water pollution;* the uses, which would become conforming if the zoning amendment is approved, have existed historically in this area prior to the proposed rezoning. The C-1 district is intended to serve as a buffer between heaving manufacturing uses and residences. The district allows lower intensity office uses by right, and restricts the

allowed size of retail and other more trafficked uses. Future development would have to comply with the C-1 district standards. No change is expected. **The standard is met.**

8. *The conformance of the proposal to the Official Comprehensive Plan and Official Map. (Ordinance No.2006-137)* The Comprehensive Plan encourages areas of mixed use development in areas that are buffers between heavier uses and residential uses. The proposed rezoning is compatible with these goals and the larger vision of the community and economic development opportunities. **The standard is met.**

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass the following motions recommending: That City Council **approve** the rezoning of 802 N Morris Ave, 1111, 1109, and 1107 W Chestnut St. from R-1C to C-1, case Z-26-17.

Respectfully submitted,

Community Development Staff

Attachments:

- Draft Ordinance
- Petitions for Zoning Map Amendment
- List of Permitted Uses in the R-1C District
- List of Permitted Uses in the C-1
- Aerial Map
- Zoning Map
- Newspaper Notice and Neighborhood Notice w/Map
- Notification Mailing List

ORDINANCE NO. _____

**AN ORDINANCE APPROVING THE ZONING MAP AMENDMENT FOR 802
NORTH MORRIS AVENUE, 1111 W CHESTNUT STREET, 1109 W CHESTNUT
STREET AND 1107 W CHESTNUT STREET FROM R-1C HIGH DENSITY
SINGLE FAMILY RESIDENTIAL DISTRICT TO
C-1 OFFICE DISTRICT**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition rezoning certain premises described in Exhibit(s) A, 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; and

WHEREAS, following said public hearing, the Planning Commission recommended approval of rezoning; and

WHEREFORE, the City Council of said City is authorized to adopt this Ordinance and approve the petition to rezone said Premises;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Bloomington, McLean County, Illinois that the petition to rezone the premises hereinafter described in Exhibit(s) A shall be and the same is hereby approved.

PASSED this _____ day of _____, 20____.

APPROVED this _____ day of _____, 20____.

CITY OF BLOOMINGTON:

ATTEST:

Tari Renner, Mayor

Cherry Lawson, City Clerk

APPROVED AS TO FORM:

Jeff Jurgens, Corporation Counsel

PETITION FOR ZONING MAP AMENDMENT

State of Illinois)
) ss.
County of McLean)

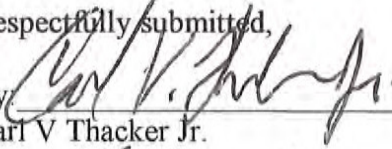
TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF BLOOMINGTON, MC LEAN COUNTY, ILLINOIS

Now comes Carl V Thacker Jr & Travis Thacker (Thacker Family Properties), Randy Lenz (DML Real Estate LLC), and Travis Wieland (Cushing's Commercial Carpets), hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

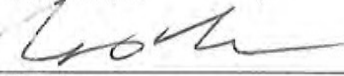
1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents, receiver, executor (executrix), trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of R-1C under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That the present zoning on said premises is inappropriate due to error in original zoning, technological changes altering the impact or effect of the existing land uses, or the area in question having changed such that said present zoning is no longer contributing to the public welfare;
4. That your petitioner(s) hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the C1 Office District zoning district classification;
5. That said requested zoning classification is more compatible with existing uses and/or zoning of adjacent property than the present zoning of said premises; and
6. That said requested zoning classification is more suitable for said premises and the benefits realized by the general public in approving this petition will exceed the hardships imposed on your petitioner(s) by the present zoning of said premises.

WHEREFORE, your petitioner(s) respectfully pray(s) that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended by changing the zoning classification of the above-described premises from R-1C to C1 Office District.

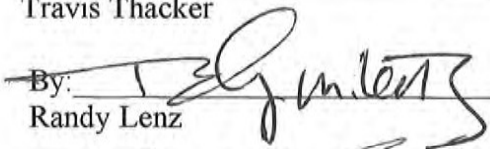
Respectfully submitted,

By: 

Carl V Thacker Jr.

By: 

Travis Thacker

By: 

Randy Lenz

By: 

Travis Wieland

October 24, 2018

To Whom It May Concern,

We are petitioning for a zoning amendment of the properties located at 802 N Morris Ave and 1111/1109/1107 W Chestnut St. These properties are currently zoned R-1C residential. After meeting with City Planner Katie Simpson, Izzy Rivera and Community Development Director Robert Mahrt, we all feel these properties would be better suited as C-1 commercial zoning.

Both 802 N Morris Ave & 1107 W Chestnut St were built as commercial dwellings and have been operated as such since. These two properties currently require a Special Use Permit to operate in a commercial fashion. This has proved to be a stumbling block when attempting to lease or sell them and has caused 802 N Morris to be vacant for over one year. The Special Use Permit application process is typically two months at a minimum and many business owners are not willing to wait that long or are apprehensive about the process.

C-1 zoning is intended to be a transitional office district to separate residential and more intensive commercial usages. These properties are surrounded by M-1 commercial properties to the East and R-1C residential properties to the West. C-1 would help to establish proper transitional office district uses for these buildings and help to ensure they can be used commercially in the future. 1109 W Chestnut St is a vacant lot (owned in conjunction with 1107 W Chestnut) and 1111 W Chestnut St is a residential single-family rental house. These properties would also benefit from C-1 zoning and help to create a corridor of C-1 District properties transitioning from M-1 to R-1C.

As longstanding property owners on the West side that are committed to the best interest of the neighborhood, we feel this zoning amendment would be appropriate. Thank you in advance for your time and consideration.

Sincerely,

Carl & Travis Thacker, Randy Lenz, Travis Wieland

Exhibit A

Property #1: 802 N Morris Ave - Bloomington, IL 61701

Property Owner(s):

Carl V Thacker Jr & Travis Thacker
Thacker Family Properties

Pin:

21-05-209-018

Legal Description:

DIDLAKE'S ADDN - E40' - 6 3

Property #2: 1111 W Chestnut St - Bloomington, IL 61701

Property Owner(s):

Randy Lenz
DML Real Estate LLC

Pin:

21-05-228-005

Legal Description:

WESTERN ADDN - W37.55' - 5 4

Property #3: 1109 (vacant lot) & 1107 W Chestnut St - Bloomington, IL 61701

Property Owner(s):

Travis Wieland
Cushing's Commercial Carpets

Pin:

1109 W Chestnut St (vacant lot): 21-05-228-006

1107 W Chestnut St: 21-05-228-008

Legal Description:

1109 W Chestnut St (vacant lot): WESTERN ADDN - E40.95' W78.5' - 5 4

1107 W Chestnut St: 40 ACRES SUB BLKS 39, 40, 44, & 53 - LOT 2 BLK 39

OWNER'S CERTIFICATE

State of Illinois)
)ss.
County of McLean)

KNOW ALL MEN BY THESE PRESENTS, That I, the undersigned, hereby certify that I am the owner of the premises embodied in the attached Exhibit "A" of 802 N Morris Ave. Bloomington, IL 61701 (address) to the City of Bloomington, McLean County, Illinois, and that I have sufficient proprietary interest in the land sought to be rezoned.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our seals this
18th day of October, 20 18.

By: *Carl V. Thacker Jr.*
Carl V Thacker Jr, Thacker Family Properties

By: *Travis Thacker*
Travis Thacker, Thacker Family Properties

(Seal)

State of Illinois)
)ss.
County of McLean)

I, *Elaine L. Thacker*, a Notary Public in and for the county and State aforesaid, do hereby certify that Carl V Thacker Jr & Travis Thacker (Thacker Family Properties) personally known to be the same person whose name is subscribed to the foregoing owner's statement, appeared before me, this day, in person and acknowledged the execution of this statement as his free and voluntary act.

Given under my hand and notarial seal this 18th day of October, 20 18.

Elaine L. Thacker
Notary Public

My commission expires 8-10-19.



OWNER'S CERTIFICATE

State of Illinois)

)ss.

County of McLean)

KNOW ALL MEN BY THESE PRESENTS, That I, the undersigned, hereby certify that I am the owner of the premises embodied in the attached Exhibit "A" of 1111 W Chestnut St. Bloomington, IL 61701 (address) to the City of Bloomington, McLean County, Illinois, and that I have sufficient proprietary interest in the land sought to be rezoned.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our seals this

17th day of October, 2018.

By: 

Randy Lenz

DML Real Estate LLC

(Seal)

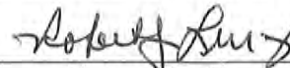
State of Illinois)

)ss.

County of McLean)

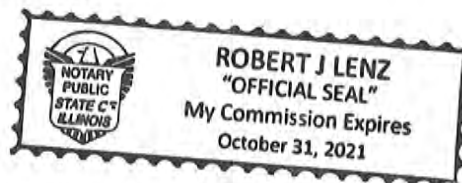
I, ROBERT J. LENZ, a Notary Public in and for the county and State aforesaid, do hereby certify that Randy Lenz (DML Real Estate LLC) personally known to be the same person whose name is subscribed to the foregoing owner's statement, appeared before me, this day, in person and acknowledged the execution of this statement as his free and voluntary act.

Given under my hand and notarial seal this 17th day of October, 2018.



Notary Public

My commission expires 10-31-21.



OWNER'S CERTIFICATE

State of Illinois)
)ss.
County of McLean)

KNOW ALL MEN BY THESE PRESENTS, That I, the undersigned, hereby certify that I am the owner of the premises embodied in the attached Exhibit "A" of 1109 & 1107 W Chestnut St. Bloomington, IL 61701 (address) to the City of Bloomington, McLean County, Illinois, and that I have sufficient proprietary interest in the land sought to be rezoned.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our seals this 15th day of October, 2018.

By: Travis Wieland
Travis Wieland
Cushing's Commercial Carpets

(Seal)

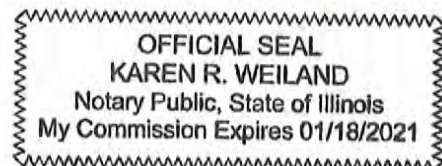
State of Illinois)
)ss.
County of McLean)

I, Karen R. Wieland, a Notary Public in and for the county and State aforesaid, do hereby certify that Travis Wieland (Cushing's Commercial Carpets) personally known to be the same person whose name is subscribed to the foregoing owner's statement, appeared before me, this day, in person and acknowledged the execution of this statement as his free and voluntary act.

Given under my hand and notarial seal this 15 day of October, 2018.

Karen R. Wieland
Notary Public

My commission expires 1-18-2021.





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.





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.



FOR EXAMPLE USE ONLY! PLEASE CONTACT ZONING OFFICER FOR OFFICIAL
INTERPRETATION!

PERMITTED USE IN THE R-1C
HIGH DENSITY SINGLE-FAMILY RESIDENCE DISTRICT

Agency-operated Family Homes
Agriculture
Cemeteries (S)
Churches, Synagogues, Temples (S)
College / University, Nonhazardous Storage (S)
College / University, Nonresidential Student Clubs and Associations (S)
College / University, Offices (S)
College / University, Parking Lot (S)
Columbariums (S)
Country Clubs, Golf Clubs (S)
Day Care Centers (S)
Dwelling, Single Family
Dwelling, Two Family (S)
Electricity Regulating Substations (P)
Flammable Liquid Pipelines (P)
Forestry
Gas Regulatory Stations (P)
Golf Courses - Not Miniature Golf (S)
Group Homes for parolees (S)
Irrigation Channels (P)
Nonresidential College / University Student Clubs and Associations (S)
Nursery Schools
Offices College / University (S)
Parking Lot, Noncommercial (S)
Parks, Playgrounds, Arboretums (P)
Police Stations, Fire Stations (P)
Postal Services (P)
Pre Schools (S)
Religious Education Facility (S)
Sewage Lift Stations
Telecommunication Antenna Facilities (S)
Telephone Exchange Substations (S)
Utility Conduits, Lines, Pipelines
Water Pressure Control Stations
Water Purification Plants
Water Storage Reservoirs

If the use listed is followed by a (S) the use is allowed with a Special Use Permit

FOR EXAMPLE USE ONLY! PLEASE CONTACT ZONING OFFICER FOR OFFICIAL
INTERPRETATION!

PERMITTED USE IN THE C-1
OFFICE DISTRICT

Accounting, Auditing, Bookkeeping (P)
Advertising Services (P)
Agency-operated Family Homes
Agency-operated Group Homes (P)
Agency-supervised Homes
Agriculture
Airports and Landing Fields (S)
Animal Hospital (S)
Apparel Shops (2)
Aquariums (P)
Art Galleries, Museums
Art Supplies, Craft Stores (2)
Athletic Clubs YMCA, YWCA
Auditoriums, Concert Halls (2)
Automobile Rental Services (2)
Bakery Products Sales (2)
Banking Services (P)
Barber Shops, Beauty Shops (2)
Bars, Taverns, Nightclubs (2)
Bed & Breakfast Establishments (1)
Birthing Centers (P)
Blueprinting and Photocopying
Boarding Schools
Book, Stationery Stores, Newsstands (2)
Business Management Consulting
Business Schools
Bus Passenger Terminals (2)
Cameras, Photographic Supplies (2)
Candy, Confectionery Sales (2)
Children's Homes, Orphanages (P)
Churches, Synagogues, Temples
Cigar, Tobacco Products Sales (2)
Clinics (P)
Collection Services
College / University Classrooms
Commercial Printing Services
Commodity Contract Brokers
Community Centers
Computer Services

Convalescent Homes, Rest Homes (P)
Convenience Establishments (2)
Convents, Monasteries
Country Clubs, Golf Clubs
Credit Services
Crematories (S)
Cultural Activities
Dairy Product Sales (2)
Dance Studios, Music Studios (2)
Day Care Centers (P)
Delicatessens (2)
Dental Services
Detective and Protective Services
Diagnostic imaging Center (P)
Diagnostic Lab treatment facility (P)
Diaper Services
Domestic Violence Shelter (P)
Donut Shops, Ice Cream Shops (2)
Dormitory, Student Residence Hall (P)
Dressmaking , Tailor Shops (2)
Drug Stores (2)
Dry Cleaning Services
Duplicating, Mailing Services
Dwellings, Multiple Family (9)
Dwellings, Single Family (2)
Dwellings, Two Family
Educational and Research Services
Electrical Services
Electricity Regulating Substation (P)
Employment Services
Engineering, Architectural Services
Exterminating - Pest Control Service
Financial Services
Flammable Liquid Pipelines (P)
Florist Shops (2)
Food Pantry
Forestry
Fraternities, Sororities (P)
Funeral Parlor, Mortuary
Gas Regulatory Stations (P)
Gift Shops (2)
Golf Courses - Not Miniature Golf (P)
Government Services
Greeting Card Shop (2)
Grocery Stores, Supermarkets (2)
Group Homes for Parolees (S)

Gymnasiums, Recreation Centers (P)
Health Clubs
Health Spas, Reducing Salons (P)
Heliports, Heliport Terminal (S)
Hobby Shops, Toy Stores (2)
Home for the Aged
Home Maintenance Services
Hospitals, Except Animal Hospitals (P)
Ice Rinks (P)
Institution for Child Care (P)
Institution for the Handicapped (P)
Insurance Services (P)
Irrigation Channels (P)
Jewelry Stores, Watch Repair (2)
Knit Goods Shops (2)
Laboratory Dental and Medical
Laboratory Psychological
Laundering Services (P)
Leather Goods Shops (2)
Legal Services (P)
Legitimate Theaters (2)
Libraries
Liquor Sales (2)
Lodging Houses
Medical, Health Services (P)
Mental Health Facilities (P)
Motion Pictures Studios (2)
Motion Picture Theaters (2)
Music Stores, Record Shops (2)
News Syndicate Services (P)
Nunneries, Rectories (P)
Nursery Schools
Nursing Homes (P)
Offices (P)
Optical Goods, Hearing Aids Sales (2)
Other Clubs, Not Elsewhere Classified
Parking Lot, Commercial (S)
Parking Lot , Noncommercial (S)
Parks, Playgrounds, Arboretums (P)
Pharmacy (S)
Photofinishing Services (P)
Photographic Services (P)
Planetariums (P)
Police Stations, Fire Stations (P)
Postal Services (P)
Postsurgical Recovery Care Center (P)

Pottery, Ceramic Products Sales (2)
Pre School
Printing, Publishing, Allied Uses (P)
Professional Clubs, Business Clubs
Radio Broadcasting Studios (2)
Real Estate Services (P)
Records Shops, Music Stores (2)
Rehabilitation Schools
Religious Education Facility
Research and Testing Services (P)
Restaurants, Cafeterias (2)
Rooming Houses (P)
Savings & Loan Association (P)
Security and Commodity Services (P)
Service Clubs, Civic Clubs
Sewage Lift Stations
Sewage Treatment Plants (S)
Sheltered Care Homes (P)
Shoe Repair Service (2)
Shoe Stores (2)
Social Clubs, Lodges
Specialty Food Shops (2)
Specialty Schools
Stenographic Services (P)
Swimming Clubs
Taxi Terminals (2)
Telecommunication Antenna Facilities (10)
Telegraph Message Centers
Telephone Exchange Stations
Telephone Exchange Substations
Telephone Relay Towers
Television Broadcasting Studios (2)
Title Abstracting Services (P)
Townhouses (S)
Travel Arranging Services (2)
Treatment Center for Drug Abuse (P)
Utility Conduits, Lines, Pipelines
Veterinarian Services (S)
Vocational Schools
Water Pressure Control Stations
Water Purification Plants
Water Storage Reservoirs

If the use listed is followed by a

(S) The use is allowed with a Special Use Permit.

(1) The use is allowed as an accessory use provided it does not occupy more than 40% of the floor area within a principal use.

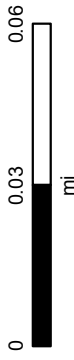
(2) The use is allowed as an accessory use provided it does not occupy more than 25% of the floor area within the principal use.

(9) The use is:

a. A special use if the lot was rezoned to C-1, B-1, or B-2 after 8-26-1996.

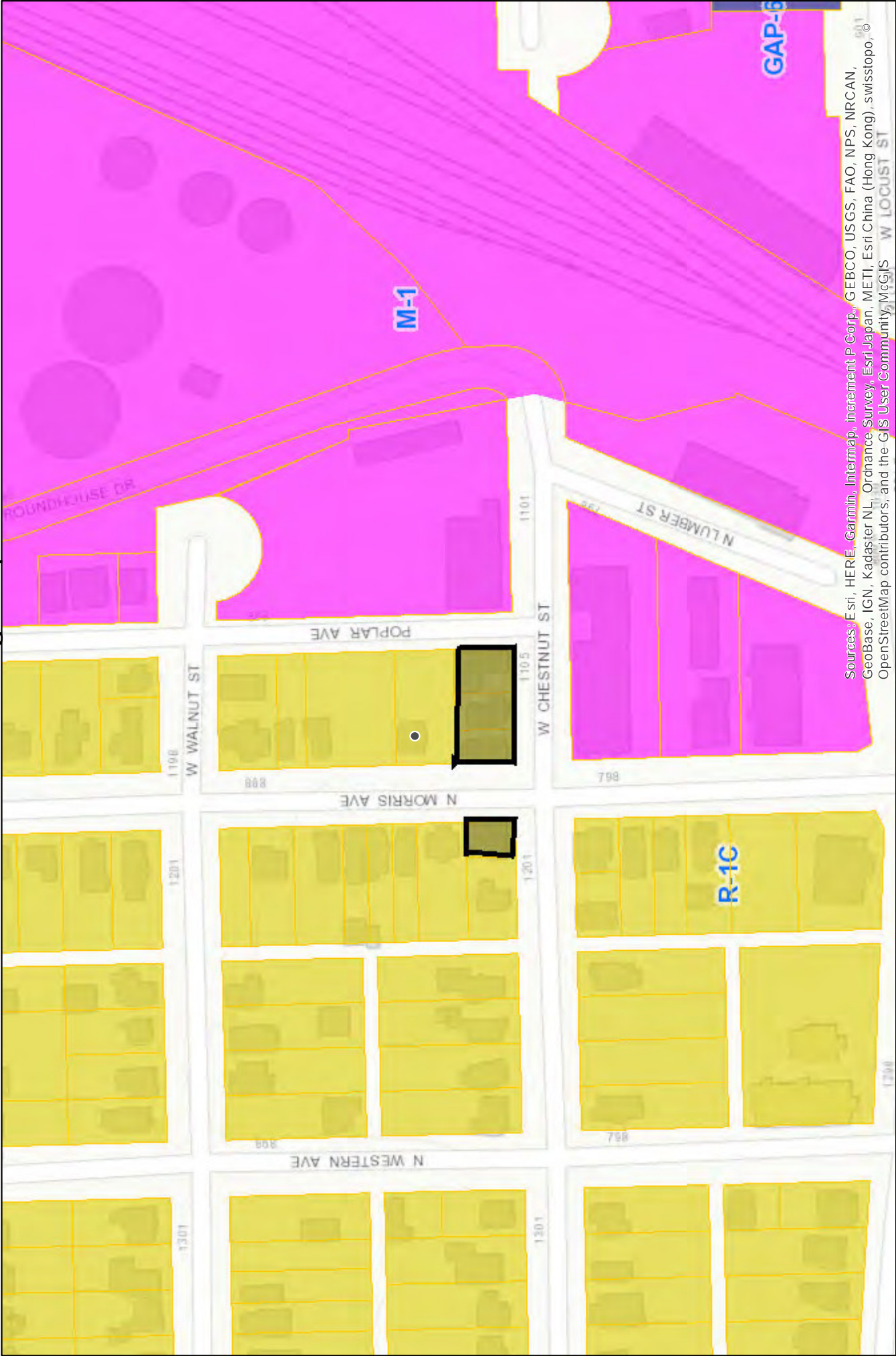
b. A permitted use if the lot was zoned C-1, B-1, or B-2 on or before 8-26-1996 or would be zoned C-1, B-1, or B-2 under terms of an annexation agreement in effect on or before 8-26-1996.

(10) The use is allowed as a permitted use provided that the maximum height of the Telecommunication Antenna Facility shall not exceed one (1) foot for each two (2) feet that such Telecommunication Antenna Facility is set back from "protected residential property."

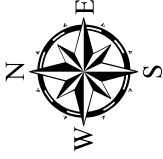


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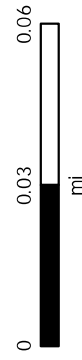
Zoning Map



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community, McGIS



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20634
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
PLANNING COMMISSION
NOVEMBER 28, 2018

Notice is hereby given that the Planning Commission of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, November 28, 2018 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, on a petition submitted by Thacker Family Properties, DML Real Estate, LLC & Cushing's Commercial Carpets to rezone the following properties from R-1C, High Density Single Family Residence District to C-1 Office District, 802 N Morris Ave., 1111/1109/1107 W. Chestnut Street.

802 N Morris Ave.
(DIDLAKE'S ADDN - E40' - 63.)

PIN: 21-05-20-018
1111 W Chestnut St.
(WESTERN ADDN - W37.55' - 54)

PIN: 21-05-228-005
1109 W Chestnut St.
(WESTERN ADDN - E40.95'W78.5' - 54)

PIN: 21-05-228-006
1107 W Chestnut St.
(40 ACRES SUB BLKS 39, 40, 44, & 53 - LOT 2 BLK 39)

PIN: 21-05-228-008
All interested persons may present their views upon such matters pertaining thereto at the meeting. The petitioner or his/her Counsel/Agent must attend the meeting. The petition is on file for public review at the City of Bloomington Community Development Department, 115 E. Washington St., Suite 201, Bloomington, IL 61701.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing.

The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Published: Monday, November 5, 2018



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701

November 5, 2018

Dear resident or property owner:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, November 28, 2017 at 4:00 p.m. in the City Hall Council Chambers, 109 E. Olive St., Bloomington, Illinois, to hear testimony on four (4) petitions for the properties found in the chart below:

Petitioner	Address	Legal Description	PIN	Current Zoning	Proposed Zoning
Thacker Family Properties	802 N Morris Ave	DIDLAKE'S ADDN – E40' – 6 3	21-05-209-018	R-1C	C-1
DML Real Estate LLC	1111 W Chestnut St	WESTERN ADDN – W37.55' – 5 4	21-05-228-005	R-1C	C-1
Cushing's Commercial Carpets	1109 W Chestnut St	WESTERN ADDN – E40.95' W78.5' – 5 4	21-05-228-006	R-1C	C-1
Cushing's Commercial Carpets	1107 W Chestnut St	40 ACRES SUB BLKS 39, 40, 44, & 53 – LOT 2 BLK 39	21-05-228-008	R-1C	C-1

The current zoning designation R-1C, High Density Single Family Residence District is to provide areas of higher density single-family detached dwellings while recognizing the compatibility of two-family dwellings as special uses.

The proposed zoning change to C-1, Office District allows for office buildings primarily. To a limited extent related retail, service, institution, and multiple family uses are allowed.

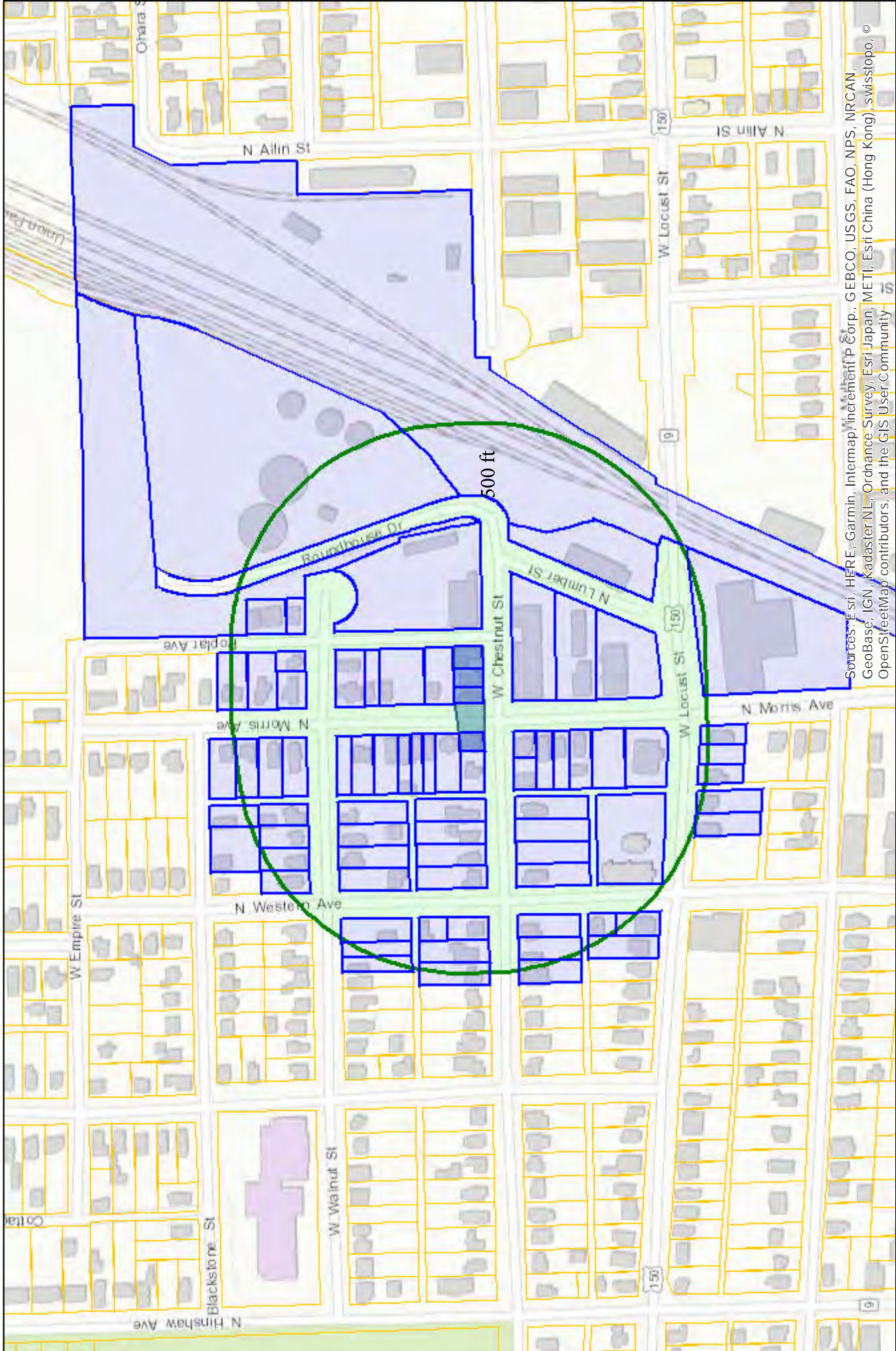
We are sending you this courtesy notice because you own property within 500 feet of the land described above (a map is attached for reference). In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org.

If you have additional questions or for further information, please contact the City of Bloomington Community Development Department at (309) 434-2226.

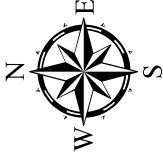
Respectfully,


Katie Simpson
City Planner

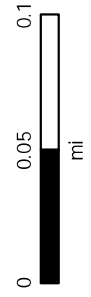
Enclosures: Map of notified properties within 500 ft of subject property



Sources: Esri, HERE, Garmin, Intermap, increment p Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, OpenStreetMap contributors, and the GIS User Community



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MARK SCHMIDGALL
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GENESIS PROPERTIES INC
% WMWETZEL-GENESIS PROP PO BOX
50
AURORA, IL 60507

R TRAVIS WIELAND
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BLOOMINGTON, IL 61704

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BLOOMINGTON, IL 61701

ST PATRICKS ROMAN CATHOLIC
CHURCH
1209 W LOCUST
BLOOMINGTON, IL 61701

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BLOOMINGTON, IL 61701

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BLOOMINGTON, IL 61701

MELODY ZESCHKE
1206 W LOCUST ST
BLOOMINGTON, IL 61701

KSCI PROPERTIES LLC
14162 JEAN TRCE
BLOOMINGTON, IL 61705

DML REAL ESTATE
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BLOOMINGTON, IL 61701

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BLOOMINGTON, IL 61704

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BLOOMINGTON, IL 61701

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BLOOMINGTON, IL 61701

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BLOOMINGTON, IL 61701

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BLOOMINGTON, IL 61701

DEWITT BECK
714 N MORRIS AVE
BLOOMINGTON, IL 61701

DEWITT BECK
1202 W CHESTNUT ST
BLOOMINGTON, IL 61701

UNION PACIFIC RAILROAD CO
PROPERTY TAX STOP 1640 1400
DOUGLAS ST
OMAHA, NE 68179

Report date: 10/24/18

Updated: 12/06/18

Agenda Item A and B

Z-24-18, Z-25-18

Zoning Ordinance Text and Map Amendments

**CITY OF BLOOMINGTON
STAFF REPORT FOR
THE BLOOMINGTON PLANNING COMMISSION
OCTOBER 24, 2018**

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-24-18	Comprehensive Text Amendment to Chapter 44	Text Amendment	Planning Division
Z-25-18	Zoning Map Amendments to the Official Zoning Map for multiple properties	Rezone	Planning Division

STAFF RECOMMENDATION:	<i>Staff recommends the Planning Commission provide the Bloomington City Council with a positive recommendation to adopt the proposed zoning ordinance text amendments with the incorporation of the staff comments and comments from the Zoning Board of Appeals. (Case Z-24-18)</i> <i>Staff recommends the Planning Commission provide the Bloomington City Council with a positive recommendation to adopt map amendments to the Official Zoning Map for multiple properties as presented in Resolution 2018-54, excluding the properties currently zoned R-1H, 306 W. Market St, 409 and 411 N. Roosevelt Ave., and 505 and 509 N. Roosevelt Ave. (Case Z-25-18)</i>
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Report date: 10/24/18

Updated: 12/06/18

Agenda Item A and B

Z-24-18, Z-25-18

Zoning Ordinance Text and Map Amendments

GENERAL INFORMATION

Applicant: City Council, Resolution 2018-54

*Legal notice for the October 24, 2018 public hearing was published in The Pantagraph on Sunday, October 7, 2018. Notice of the public hearing was also mailed to approximately 506 property owners with property subject to the map amendments. **The October 24, 2018 public hearing was continued to the December 12, 2018 Regular Planning Commission meeting at 4:00 pm in the City Council Chambers at 109 E. Olive St. Bloomington, IL 61701.***

PROJECT DESCRIPTION

After nine meetings with the Planning Commission, City staff published updated versions of revised Divisions 1-17 (excluding Divisions 14 and 16) of Chapter 44 to the City website for public review and comment. Those draft documents were dated July 2018. On October 1, 2018, the Bloomington City Council unanimously approved Resolution 2018-54 directing staff and the Planning Commission to begin the public hearing process for the Zoning Ordinance text amendments and map amendments. While the anticipated timeline suggested Council action in November 2018, the timeline is tentative and malleable, and can be adjusted.

Background

On August 24 2015, the City of Bloomington adopted the City's award-winning Comprehensive Plan 2035, a twenty-year vision for the future. In 2016, the City engaged the professional services of Houseal Lavigne & Associates (HLA), a planning consulting firm from Chicago, IL, to begin a comprehensive revision to the Zoning Ordinance, Chapter 44 of the Bloomington City Code. The Bloomington Zoning Ordinance establishes parameters for the use and design of property throughout the City of Bloomington. It regulates the size of lots, density, heights, bulk, and other physical characteristics of the property. Bloomington's Zoning Ordinance was adopted in 1960 and the last major revision occurred in 2006. The comprehensive text amendment accomplishes the following objectives:

- Alignment with the Comprehensive Plan 2035
- Modernizing the Zoning Ordinance
- Preserving Priority Places such as downtown or neighborhoods
- Finding the right approach (consolidating and eliminating similar or unnecessary districts, respectively)
- Clarifying regulations, ordinance structure, and processes
- Addressing transition areas between commercial, manufacturing and residential districts,
- Making Bloomington more competitive with other communities
- Providing clear graphics to illustrate difficult or complex concepts

HLA and city staff hosted a number of meetings with local stakeholders and the Planning Commission. HLA performed GIS analysis of existing conditions, reviewed variance and PUD requests from the past ten years, and provided recommendations and best practices that align the ordinance with the goals of the Comprehensive Plan. A communication timeline is attached to this report.

Report date: 10/24/18

Updated: 12/06/18

Agenda Item A and B

Z-24-18, Z-25-18

Zoning Ordinance Text and Map Amendments

Alignment with the Comprehensive Plan

Zoning is not planning. The Zoning Ordinance is a tool to assist communities with the implementation of the Comprehensive Plan. Listed below are a few of the goals from the Comprehensive Plan that the updated text and map amendments support:

- N-1.1 Enhance the livability of all Bloomington neighborhoods.
- N-1.1a Update ordinances and regulations to accomplish the goals of the comprehensive plan.
- N-1.1e Update the ordinances and codes to reflect the unique needs of the Regeneration, Preservation, and Stable Areas and preserve their character.
- H-1.1 Ensure that the housing to accommodate the new growth is a broad range (of types, sizes, ages, densities, tenancies and costs) equitably distributed throughout the City recognizing changing trends in age-group composition, income, and family living habits.
- H-1.1a Review and improve the current ordinances, codes, regulations, and permitting processes and fees, as needed and desirable, to provide more efficient mechanisms for new developments and redevelopment opportunities.
- ED-4.3 Facilitate and enhance pedestrian-friendly neighborhood centers to support mixed use developments.
- ED-4.4 Evaluate commercial land use needs in the context of changing economic trends.
- D-2.5 Consolidate retail uses within in the Downtown core.
- D-2.6 Encourage commercial and corporate uses along the U.S. 51 corridor surrounding the Downtown core.
- D-5.1 Improve parking conditions and access and encourage shared public and private parking supplies.
- HL-5.1e Identify and remove regulatory barriers and develop mechanisms to provide permanent community garden plots. Ex: Amend the zoning ordinance to define community gardens and allow them in residential areas a permitted use.
- HL-5.1 Encourage local food production.
- NE-2.1 Increase the diversity, quality, and quantity of tree cover and greenery throughout the City.

The revision and amendment process involves two key actions: adoption of the text amendment and amendment to the Official Zoning Map to reflect the text amendments adopted. While the two actions are directly related, they will be handled as two separate public hearings and two separate recommendations to City Council. This report addresses both actions.

Case Z-24-18 Comprehensive Text Amendment

The proposed draft attached to this report is the most recent version of the document. The draft, dated 10/15/18 incorporates most of the staff comments provided in this report as well as the “Definitions” section. The staff comments incorporate feedback received during a public question and answer sessions on October 10, 2018. Also attached to this report are comments provided by the Zoning Board of Appeals and additional public comments received between October 1, 2018 and October 17, 2018.

Zoning Ordinance Text and Map Amendments

On October 17, 2018 the Zoning Board of Appeals reviewed Division 9 and Division 17 of the draft Zoning Ordinance dated July 2018; the draft minutes from the meeting are attached to this report. In summary, the Board wanted to ensure that the ordinance is clearly written, represents how the Zoning Board of Appeals (ZBA) functions, and adequately addresses the ZBA's responsibility for reviewing administrative cases. The ZBA did not provide a recommendation on Division 9. However, the ZBA provided numerous recommendations for Division 17. The following recommendations are provided below and staff recommends incorporating the ZBA's recommendations into the final document:

- The ZBA unanimously voted to remove language that refers to a "secretary". The Board did not wish to take on those responsibilities and staff fulfills the "secretary" role on the ZBA, Planning Commission and Historic Preservation Commission.
- The ZBA voted to clarify to any applicant applying for a variance that all of the variance standards are mandatory and must be met in order for the ZBA to grant a variance.
- The ZBA also recommended that the same set of standards for all variance apply to sign variances, and that the additional process for a sign variance is eliminated.
- The ZBA voted to remove the process that allows a petitioner to appeal an administrative decision on a variance or an appeal of an administrator's decision to the City Council when denied by less than five votes. The applicant would retain the right to appeal to the Court through the Illinois Administrative Appeal Act. The ZBA's decision centered on the Board's power and rights as a quasi-judicial body and the extensive deliberation completed in order to grant or deny variances.
- The Zoning Board of Appeals reviewed the sign code appeals process as well and determined that they would like another option when deciding these cases. Currently, the Board is not permitted to request another investigation or more information be looked at when deciding sign code appeals. The Board unanimously voted to recommend the Board have the option to remand the matter for further consideration and investigation for sign code appeals.
- The Board looked at more consistency through the Code and recommended that the language in Section 17-8 for "Variations" is amended to include language that is found in other parts of the Code that states "concurring vote of four (4) members of the Board of Zoning Appeals shall be required to approve or recommend approval of a petition. That language currently appears in Chapter 44-13E(c)(d)(8).
- There was general consensus from the Board that the proposed numbering system throughout the Zoning Ordinance should be revised to be more clear and user friendly.

Case Z-25-18 Zoning Map Amendments

The proposed zoning text amendment directly relates to the amendment to the Official Zoning Map. The proposed text includes eliminating the B-3 district and establishing three new Downtown Bloomington districts: D-1, Central Business District; D-2, Downtown Transition District; and D-3 Warehouse and Arts district. Additionally the proposed text amendment results in the combination of the B-1, Highway Business District and C-3, Regional Commercial Shopping District resulting in the establishment of the B-1, General Commercial District, and the C-2, Neighborhood Commercial District and the B-2, General Business Service District into the B-2 Local Commercial District. Lastly, the W-1, Warehouse district is eliminated in the

Report date: 10/24/18

Updated: 12/06/18

Agenda Item A and B

Z-24-18, Z-25-18

Zoning Ordinance Text and Map Amendments

proposed draft and the four properties with the W-1 zoning would be amended to M-1 Restricted Manufacturing.

Initially, the intention was to combine the R-1H district with the R-4 district. After the public question and answer sessions on October 10, 2018 staff and the consultants recommended that the R-1H district remain and not combine with the R-4 district. As a result the zoning on 108 properties would not change. Additionally, staff recommends that the zoning on five properties located at Roosevelt Ave. and Lee St., on the boarder of the B-3 district, which are zoned GAP 3 and GAP 4 should not change. The staff recommendation provided on the cover page of this report outlines this recommendation. Additionally, an updated district consolidation matrix is pictured below.

Staff Report Update 12/06/18:

Following the October 24, 2018 public hearing, Houseal Lavigne & Associates submitted an updated draft document to City staff, dated 11/27/18, which incorporates staff comments on the July 2018 draft documents and comments from the public hearing. City staff posted the draft on the city's website for public review. Staff commentary on the 11/27/18 draft are attached to this report. Staff requests these comments are incorporated into the final draft for council review.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission provide the Bloomington City Council with a positive recommendation to adopt the proposed zoning ordinance text amendments with the incorporation of the staff comments and comments from the Zoning Board of Appeals. (Case Z-24-18)

Staff recommends the Planning Commission provide the Bloomington City Council with a positive recommendation to adopt map amendments to the Official Zoning Map for multiple properties as presented in Resolution 2018-54, excluding the properties currently zoned R-1H, 306 W. Market St., 409 and 411 N. Roosevelt Ave., and 505 and 509 N. Roosevelt Ave. (Case Z-25-18)

Respectfully submitted,

Planning Staff

Attachments:

- Staff Comments on 11.27.18 document
- Draft Ordinance for amendments to the text and to the Official Zoning Map
- Draft Chapter 44 dated 11/27/18

12/06/2018

City staff provide the following recommended amendments to the draft zoning text amendment (documents dated November 27, 2018):

Reference	Change	Justification
2-1B	Add R-1H to the list of residential districts (B). Add GAP 1, GAP 2, GAP 3, GAP 4 to the list of residential districts.	The GAP districts are part of the map and should be included. The GAP regulations could be included as an addendum or a separate section like (Division 18).
2-1C	Add GAP 5 to the list of Commercial Districts	
2-1D	Add GAP 6 to Warehouse Districts.	
5-2 Table	The Footnotes need to be revised to reflect what is in the current code. Division 5: The footnotes in the permitted use table are incorrect (think they auto corrected when you adjusted the footnotes previously) • Sexually Oriented Businesses should have a 5 foot note, • Bed and Breakfasts should have a 6 footnote, • Restaurants/Specialty food/retails/dry cleaning/recording studios should have a 7 footnote (most retail/service uses in C-1 are limited to 25% of floor area). • Wireless Communication facilities should have a footnote 8 or no foot note.	
6-2 A	Remove “public interest districts” and put “manufacturing districts”	Scrivener’s Error
9-5	Principal buildings on a lot. Add R-1C and R-1H to “A”.	These districts should also only allow on building on a lot as well.
9-5 Table	Revise 2 nd row to read “Advertising signs, devices, and nameplates in accordance with the Sign Code of the Bloomington City Code”.	
9-8D4a	Add R-1H district to the list	
10-11	Revise the graphic to show two front yards since it is a corner lot.	Front yard setback on the side street should be bigger and

		match the front yard setback on the primary street
13-7 Illustration	Typo, "fence" has two f's	
15-3 Table	Add "R-1H" district with a max floor area of 34.8, min Open Space at 73% and Min Common Rec Space at 4.9%"	R-1H is missing but should have same standards as R-1C
16-2. Amusement Center	Delete everything after the first sentence.	
16-2. A	Add "ADDITION: An extension or increase in floor area or height of a building or structure."	
16-2. Antenna	Revise to state "ANTENNA: A device designed and used to transmit and/or receive radio or electromagnetic waves. Examples include radio and television transmitters, panel antennas, directional antennas, and microwave dishes."	
16-2. A	Add a definition for "Applicant" APPLICANT. The owner of property or the authorized representative of the owner applying for development approval.	
16-2. Automobile Salvage Yard.	Remove the definition of "Automobile Salvage Yard (Motor vehicle salvage yard)" and reference "JUNK YARD (Salvage Yard)"	
16-3. B	Add a definition for "BALCONY. An elevated platform that is connected to an exterior building wall and surrounded by a low wall or railing."	
16-3. B	Delete the definition for Bloomington Central Business District.	No longer exists
16-3. Building Residential	Amend the definition to say: S. BUILDING, RESIDENTIAL. A residential building is a building which that is arranged, designed, used as intended to be used for residential occupancy by one or more persons and which includes, but is not limited, to the following types: 1. Single-family attached and detached dwellings. 2. Two-family dwellings. 3. Multiple-family dwellings 4. Agency Supervised Homes 5. Agency-Operated Family Homes 6. Agency-Operated Group Homes 7. Barracks, Convents, Monasteries 8. Group Homes for Parolees. 9. Dormitories	

	10. Homes for the Aged	
16-3. B	Add a definition for "BUILDING SETBACK (REQUIRED YARD): The area established by this Code, into which a building shall not extend, except as otherwise provided for by this Code."	
16-4. Charitable clinic	Delete definition of Charitable Clinic, not used in code	Not used in the ordinance
16-4. C	Add the definition "Collocate" Collocate or collocation – to install, mount, maintain, modify, operate, or replace wireless facilities on or adjacent to a wireless support structure or utility pole.	Consistent with Division 14
16-4. Commercial mobile telecommunications	Remove and replace with "Communications service – cable service, as defined in 47 U.S.C. 522(6), as amended; information service, as defined in 47 U.S.C. 153(24), as amended; telecommunications service, as defined in 47 U.S.C. 153(53), as amended; mobile service, as defined in 47 U.S.C. 153(53), as amended; or wireless service other than mobile service."	Consistent with Division 14
16-4. C	Add a definition for "Concealment": CONCEALMENT. A technique or combination of techniques that blend an object into the surrounding environment and to minimize the visual impact as much as reasonably possible. Examples of concealment techniques include eliminating all horizontal projections; architecturally screening roof-mounted antennas and accessory equipment; integrating wireless communications facilities into architectural elements; nestling wireless communications facilities into the surrounding landscape so that the topography or vegetation reduces their view; using the location that would result in the least amount of visibility to the public, minimizing the size and appearance of the wireless communications facilities; and designing telecommunications towers to appear other than as towers, such as light poles, power poles, flag poles, and trees.	
16-5. D	Add a definition for "Deck" DECK: A roofless outdoor structure built as an aboveground platform supported by posts, at least one foot above average grade; a deck may or may not be attached to the main building, and may or may not have railings or steps; a deck is generally of significant size and is used primarily for recreation uses, and secondarily as an entrance and exit to the building.	
16-5. Design Guideline	Remove "historic" from before "district"	Does not need to be specific to historic districts.

16-5. D	Add a definition for Distributed Antenna System “DISTRIBUTED ANTENNA SYSTEM. A system consisting of: (1) a number of remote communications nodes deployed throughout the desired coverage area, each including at least one antenna for transmission and reception; (2) a high capacity signal transport medium (typically fiber optic cable) connecting each node to a central communications hub site; and (3) radio transceivers located at the hub site (rather than at each individual node as is the case for small cells) to process or control the communications signals transmitted and received through the antennas.”	
16-6. E	Add a definition for “Elevations Drawing” ELEVATION DRAWING. A vertical view drawing of the front, side or rear of a structure that describes the design, floor-to- floor dimensions, building height, window and door dimensions, and signs.	
16-7. F	Add a definition for “food and kindred industries” FOOD AND KINDRED INDUSTRIES. Secondary manufacturing and packaging for processing of raw agricultural products into foods.	
16-7. F	Add a definition for Frontage, Building FRONTAGE, BUILDING. The length of any side of a building which fronts on a public street, a public or private parking area, or a pedestrian walk where customer access to the building is available.	
16-10. I	Add a definition for Impervious Surface. IMPERVIOUS SURFACE. Any hard-surfaced, man-made area that does not readily absorb or retain water including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreational areas; synonymous with non-pervious surface.	
16-11 J.	Add a definition of “Junk”. JUNK: Any manufactured good, appliance, fixture, furniture, machinery, motor vehicle, or trailer that is abandoned, demolished, discarded, dismantled, or so worn, deteriorated or in such a condition as to be generally unusable in its existing state, including, without limitation, motor vehicles, scrap metal, scrap material, waste, bottles, tin cans, paper, rubble, boxes, crates, rags, used lumber, building materials, machinery parts, and used tires.	
16-11 J.	Revise the definition of Junk Yard.	

	JUNK YARD (SALVAGE YARD): Any lot, land, parcel, building or structure, or part thereof, used for the storage, collection, processing, purchase, sale, salvage or disposal of junk.	
16-13 L.	Add Definitions for "Lighting" LIGHTING. A. AVERAGE ILLUMINATION LEVELS. The overall average of all points on the surface of the illuminated area including the brightest and the dimmest points. B. CUT-OFF ANGLE. The angle between the vertical axis of a luminaire and the first line of sight (of a luminaire) at which the light source is no longer visible. C. CUT-OFF FIXTURES. Cut-off fixtures control glare by directing light well below the horizon, out of the viewer's line of sight. D. DIRECT LIGHT. Light emitted directly by a lamp, off a reflector, or through a refractor of a luminaire. E. FIXTURE. The assembly that holds a lamp and may include an assembly housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and a refractor or lens. F. FLOODLIGHT. A light fixture designed to light a scene or object to a level greater than its surroundings; the beam of floodlights may range from narrow field angles of ten (10) degrees to wide angles (more than one hundred (100) degrees). G. FLUSH MOUNTED OR RECESSED LUMINAIRE. A luminaire that is mounted above a ceiling (or behind a wall or other surface) with the opening of the luminaire level with the surface. H. FOOT-CANDLE. A measure of light falling on a given surface. one (1) foot-candle is equal to the amount of light generated by one (1) candle shining on a square foot surface one (1) foot away; foot- candle may be measured both horizontally and vertically by a light meter. I. GLARE. The condition that results from insufficiently shielded light sources or areas of excessive light within the field of view. J. LAMP. The component of a luminaire that produces the actual light including luminous tube lighting. K. LIGHT POLLUTION. Artificial light which causes a detrimental effect on the environment, enjoyment of the night sky or causes undesirable glare or unnecessary illumination of adjacent properties or uses. L. LIGHT SHIELD. Any attachment which interrupts and blocks the path of light emitted from a luminaire or fixture.	

	M. LUMINAIRE. The complete lighting system, including the lamp and the fixture. N. LUMINAIRE, FULL CUT-OFF. A luminaire that allows no direct light emissions above a horizontal plane through the luminaire's lowest light-emitting part. O. LUMEN. A measure of light energy generated by a light source; manufacturers list lumen ratings for all their lamps; average lumen levels are slightly lower than initial lumen ratings. P. MAXIMUM TO MINIMUM ILLUMINATION RATIO. The ratio of the maximum illumination level to the minimum level. Q. MOUNTING HEIGHT. The vertical distance between the surface to be illuminated and the bottom of the light source. R. LIGHTING, PEDESTRIAN-SCALE. Devices intended to provide outdoor lighting that are lower in height than typical street lighting and located proximate to pedestrian areas such as sidewalks, open space areas or plazas. S. UNIFORMITY RATIO. The ratio of average illumination to minimum illumination.	
16-13 L.	Add definition of "Lot, Zoning": A parcel of land that is designated by its owner at the time of applying for a building permit as one lot, all of which is to be used, developed, or built upon as a unit under single ownership. Such lot may consist of: a. single recorded lot; b. a portion of a recorded lot; or c. a combination of complete recorded lots, complete recorded lots and portions of recorded lots, or portions of recorded lots.	Pittsburgh, PA definition of "lot, zoning". A Planners Dictionary. Edited by Michael Davidson and Fay Dolnick. April 2004. pp 260-261
16-16 O	Revise the definition of Owner OWNER: the owner or owners of the freehold of the premises or lesser estate therein, a mortgagee or vendee in possession, assignee of rents, receiver, executor, trustee, lessee or other person, firm, limited liability company, or corporation, or a combination of any of them, or the duly authorized agents of any of the above, or other legal entity having sufficient proprietary interest as determined by the Director of Community Development.	
16-17.P	Add definition of "Plaza" PLAZA. A publicly- or privately-owned square or similar open area intended as a gathering space that is typically paved and includes pedestrian elements such as benches, seating, fountains, landscaping and public art.	
16-17.P	Add definition of "Porch"	

	PORCH, OPEN. An unenclosed horizontal surface consisting of a deck, slab or other similar construction attached to a main building and designed for outdoor seating or as a means of entry to the building; a porch is considered open if covered by a roof and open on the sides that do not abut the building; porches with railings, knee walls and screens shall be considered open porches.	
16-17. Personal wireless facilities	Delete	<u>Not used in ordinance</u>
16-17. Personal communication services	Delete	<u>Not used in ordinance</u>
16-19 R	Add definition of Retaining Wall. RETAINING WALL. A wall or similar device used at a grade change to hold the soil on the up-hill side of the wall from slumping, sliding, or falling, and includes but is not limited to, segmental walls, masonry walls, poured-in-place concrete walls, boulder walls, stacked railroad ties, and pre-split rock walls.	
16-19 R	Add a definition of Right-of-way RIGHT-OF-WAY. The area on, below, or above a public roadway, highway, street, public sidewalk, alley, parkway, or utility easement dedicated for compatible use.	
16-20 S.	Add a definition for Screen or Screening. SCREEN OR SCREENING. A method of visually shielding or obscuring an abutting or nearby structure or use from another by fencing, walls, berms, gates, parapets, penthouse enclosures, features of a building, or plantings of sufficient height, length, and opacity to form a visual barrier.	
16-20 S.	STACKING. An area dedicated to the temporary storage or "queuing" of vehicles obtaining a service or other activities.	
16-27 Z.	"Zoning District" appears to be part of the Zoning Board of Appeals Definition. Add an space.	
17-2C2o	Remove "and the purposes of Section 44.6-15A"	The reference may still be incorrect.
17-3D2.	Change "Treasurer of the City" to "City of Bloomington"	
17-5C3	Change "Oaths of Affirmations" to "Oaths or Affirmations"	

17-5C.5i.	Remove "A concurring vote of four (4) members of the Board of Zoning Appeals shall be required to approve or recommend approval of an application."	Moved to 17-8
17-6E2(m)	Remove "and" before "whether"	unnecessary
17-7H	Revise to say "No special use application shall be recommended by the Board of Zoning Appeals or approved by the City Council unless all of the following factors are found: "	Recommendation from the ZBA to provide clarity 10.17.18
17-8 A	After 2, add "3. The Board of Zoning Appeals may grant variances from the provisions or requirements of the Sign Code only where the Standards for Variations (Section 17-8.F) are met." Renumber accordingly.	
17-8F	Revise to read: "A variation from the terms of this Code shall not be granted by the Board of Zoning Appeals unless and until findings of fact are submitted demonstrating all the following factors are met:	Recommendation from the ZBA to provide clarity 10.17.18
17-8	After F. Add "G. Approval. An affirmative vote of four (4) members is required to approve the variance". Renumber accordingly	Recommendation from the ZBA to provide clarity 10.17.18
17-12D	Add a subparagraph 1. That reads: In appeals to the Board from decisions of the administrator denying a sign permit or declaring a sign to be illegal, the Board's scope of review shall be limited to determining whether or not the Administrator's decision is in accordance with the requirements of the Sign Code and applicable law and accordingly affirm or reverse the appealed decision. The Board may direct the Administrator to issue the permit or statement permitting the sign in accordance with its decision or may remand the matter for further consideration and investigation consistent with the Board's ruling.	Recommendation from the ZBA to provide clarity 10.17.18
17-2	Spell out the names of the Boards and Commission in the Title: Initial appearance in a document or title should not be abbreviated	
17-2A.2	Delete the comma following chairperson and insert the word "and" before "a vice-chairperson".	
17-2A.3.e)	Replace "all meetings shall be open to the public" with "All meetings shall be conducted in accordance with the Open meetings Act, 5 Illinois Compiled Statutes 120/1, et. Seq."	
17-2A.3.f)	Delete. If conducted pursuant to the Open Meetings Act, this is redundant.	
17-2B3	Move a) and b) to the end of the list. In f) replace "This Zoning Ordinance" with "the Sign Code": the sign code is not yet in this ordinance.	

12/06/2018

17	Under the Powers and Duties of the Planning Commission, SubPar. (d), add a comma after 1960 and the words “as amended”;	
17-3B	Add subpar. C.2. To the end of B. and delete the “1” from subpar. C.1. We should define or illustrate “sufficient proprietary interest”, by referencing something like a contract to purchase.	
17-2C.3	Do we want to delete this section entirely? If not: Delete the word “Shall”	
17-8I	delete the phrase “of anybody”;	
17-14	Remove the 17-14 Zoning Compliance Certificates provisions.	This is not a working practice for our departments.
17-16:1B	After parag. 4, add: “5. Seek fines, court costs, and attorney fees in administrative or circuit Court.”	
17-16C.2.(d)	change the word “lean” to “lien”	
17-16C.2.((f):	change “as” to “if”	
17-16C.	Method of Service.: Change the commas to simi-colons;	
17-16C.5	before the phrase “an order of the court”, insert “an administrative search warrant or”;	
17-16D. Penalties	Change “reasonable person” to “responsible person”	
17-16D.1	Fines, Court Order.: delete the word “subparagraph”, format the subparagraphs in keeping with the rest of the ordinance, and, in subpar. (a), add after “court costs” the phrase “attorney fees”; in subpar. (b), delete the “s’ from the word “persons”.	

DRAFT
ORDINANCE NO. 2019 - ____

**AN ORDINANCE ADOPTING A COMPREHENSIVE TEXT AMENDMENT TO THE
BLOOMINGTON ZONING ORDINANCE, CHAPTER 44 OF THE BLOOMINGTON
CITY CODE, AND FURTHER ADOPTING MAP AMENDMENTS TO THE
OFFICIAL ZONING MAP FOR PROPERTIES IN THE CITY OF BLOOMINGTON**

WHEREAS, the City of Bloomington is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs; and

WHEREAS, pursuant to the Illinois Municipal Code, the City of Bloomington has authority to create and to establish, by ordinance, zoning regulations and districts, and to amend said regulations and districts from time to time; and

WHEREAS, through the adoption of Resolution 2015-31, the City Council adopted the City of Bloomington Comprehensive Plan 2035; and

WHEREAS, the Bloomington Comprehensive Plan 2035 recommends that the City amend its zoning regulations and districts to align with the goals of the Comprehensive Plan; and

WHEREAS, the zoning ordinance is a primary tool for effectuating the goals of the Comprehensive Plan; and

WHEREAS, on October 1, 2018 the City Council of the City of Bloomington passed Resolution 2018-54 directing staff to initiate public hearings for the comprehensive text amendment to Chapter 44 and map amendments for multiple properties in the City of Bloomington; and

WHEREAS, on October 24, 2018, after publishing proper legal notice, the Bloomington Planning Commission opened public hearings on the draft comprehensive text amendments and map amendments; and,

WHEREAS, said public hearings continued to the December 12, 2018 the Bloomington Planning Commission meetings, where the Planning Commission recommended that the City Council adopt a comprehensive text amendment to Chapter 44 of the Bloomington City Code, as set forth in Exhibit “A” attached to this ordinance, and further adopt map amendments to the Official Zoning Map of the City of Bloomington, as set forth in Exhibit “B” attached to this ordinance; and,

WHEREAS, the City Council has the authority to authorize and adopt this ordinance.

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

SECTION 1. The above recitals are incorporated herein by this reference as is specifically stated in full.

SECTION 2. That Chapter 44 of the Bloomington City Ordinance, as set forth in Exhibit A, be adopted.

SECTION 3. That the map amendments to the Official Zoning Map for the City of Bloomington, as set forth in Exhibit B, be adopted.

SECTION 4. In the event that nay section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

SECTION 5. The City Clerk is hereby authorized to publish this ordinance in pamphlet form as provided by law.

SECTION 6. This ordinance shall be effective ten (10) days after the date of its publication as required by law.

SECTION 7. This ordinance is passed and approved pursuant to the home rule authority granted Article VII, Section 6 of the 1970 Illinois Constitution.

PASSED this ____ day of January 2019.

APPROVED this ____ day of January 2019

APPROVED:

ATTEST:

Tari Renner, Mayor

_____ City Clerk

EXHIBIT "A"

Chapter 44 (dated _____)

The draft is available online for public review at

<http://www.cityblm.org/government/departments /planning-zoning/proposed-zoning-amendments>

EXHIBIT "B"

PROPERTIES PROPOSED TO BE REZONED FROM C-2 NEIGHBORHOOD SHOPPING DISTRICT TO B-2, LOCAL COMMERCIAL DISTRICT

ADDRESS	CITY, STATE	ZIP CODE	PIN
808 S MORRIS AVE	BLOOMINGTON, IL	61701	21-08-228-004
902 S MORRIS AVE	BLOOMINGTON, IL	61701	21-08-228-019
829 W ELM	BLOOMINGTON, IL	61701	21-08-228-013
806 S MORRIS AVE	BLOOMINGTON, IL	61701	21-08-228-003
830 W ELM	BLOOMINGTON, IL	61701	21-08-228-073
831 W JACKSON	BLOOMINGTON, IL	61701	21-05-478-022
1530 W LOCUST	BLOOMINGTON, IL	61701	21-05-177-001
703 WHITE OAK RD	BLOOMINGTON, IL	61701	21-05-128-014
404 W MILL	BLOOMINGTON, IL	61701	21-04-367-009
606 S LEE	BLOOMINGTON, IL	61701	21-04-367-008
608-618-620 S LEE	BLOOMINGTON, IL	61701	21-04-367-002
401 E EMPIRE	BLOOMINGTON, IL	61701	21-04-203-017
2601 GE RD	BLOOMINGTON, IL	61704	14-36-226-003
1420 AIRPORT RD	BLOOMINGTON, IL	61704	14-36-226-004
3007 GILL	BLOOMINGTON, IL	61704	14-36-227-015
3605 GE RD	BLOOMINGTON, IL	61704	15-31-203-039
3609 GE RD	BLOOMINGTON, IL	61704	15-31-203-035
3607 GE RD	BLOOMINGTON, IL	61704	15-31-203-040
WINDHAM HILL RD	BLOOMINGTON, IL	61704	15-31-203-004
EMPIRE BUSINESS PARK RETENTION	BLOOMINGTON, IL	61704	15-31-333-002
APPROXIMATELY 9 ACRES NORTH CORNELIUS DR SOUTH OF KIRKWOOD RD	BLOOMINGTON, IL	61704	A PROTION OF 15-31-300-018
APPROXIMATELY 9.05 ACRES SOUTH OF IRELAND GROVE RD, WEST OF HERSHEY RD.	BLOOMINGTON, IL	61704	A PROTION OF 21-14-200-013

PROPERTIES PROPOSED TO BE REZONED FROM W-1 WAREHOUSE DISTRICT TO M-1, RESTRICTED MANUFACTURING DISTRICT

2016 W OAKLAND AVE	BLOOMINGTON, IL	61701	21-07-252-002
ALEXANDER	BLOOMINGTON, IL	61701	21-07-452-007
23-29 GEORGIANNA LN	BLOOMINGTON, IL	61701	21-07-452-002
1-30 GEORGIANNA	BLOOMINGTON, IL	61701	21-07-452-006

PROPERTIES PROPOSED TO BE REZONED FROM C-3 COMMUNITY/REGIONAL SHOPPING DISTRICT TO B-1, GENERAL COMMERCIAL DISTRICT

1304 E EMPIRE	BLOOMINGTON, IL	61701	14-34-453-005
1208 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-451-010
1212 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-451-046
1200 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-480-001

1220 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-451-009
1209 1/2 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-480-004
1218 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-451-043
1302 E EMPIRE	BLOOMINGTON, IL	61701	14-34-453-002
1206 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-452-006
1216 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-451-013
1238 E EMPIRE	BLOOMINGTON, IL	61701	14-34-452-004
1240 E EMPIRE	BLOOMINGTON, IL	61701	14-34-452-005
1234 E EMPIRE	BLOOMINGTON, IL	61701	14-34-452-002
1236 E EMPIRE	BLOOMINGTON, IL	61701	14-34-452-003
201 ROBINHOOD LN	BLOOMINGTON, IL	61701	14-34-480-028
1242 E EMPIRE	BLOOMINGTON, IL	61701	14-34-452-007
1209 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-480-005
1211 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-480-029
1205 TOWANDA AVE	BLOOMINGTON, IL	61701	14-34-480-006
1308 E EMPIRE	BLOOMINGTON, IL	61701	14-34-480-025
3 TOWANDA SERVICE RD	BLOOMINGTON, IL	61701	14-34-480-022
1306 E EMPIRE	BLOOMINGTON, IL	61701	14-34-480-026
1625 E EMPIRE	BLOOMINGTON, IL	61701	21-02-126-010
1615 E EMPIRE	BLOOMINGTON, IL	61701	21-02-126-012
1701 E EMPIRE	BLOOMINGTON, IL	61701	21-02-201-002
1502 E EMPIRE	BLOOMINGTON, IL	61701	14-35-355-017
1610 E EMPIRE	BLOOMINGTON, IL	61701	14-35-378-012
508 IAA DR	BLOOMINGTON, IL	61701	14-35-378-006
510-512 IAA DR	BLOOMINGTON, IL	61701	14-35-378-005
1608 E EMPIRE	BLOOMINGTON, IL	61701	14-35-378-010
504 IAA DR	BLOOMINGTON, IL	61701	14-35-378-008
1500 E EMPIRE	BLOOMINGTON, IL	61701	14-35-355-019
502 IAA	BLOOMINGTON, IL	61701	14-35-378-009
1504 E EMPIRE	BLOOMINGTON, IL	61701	14-35-355-018
604 IAA DR	BLOOMINGTON, IL	61701	14-35-377-022
1606 E EMPIRE	BLOOMINGTON, IL	61701	14-35-378-013
506 IAA DR	BLOOMINGTON, IL	61701	14-35-378-007

**PROPERTIES PROPOSED TO BE REZONED FROM
B-3 CENTRAL BUSINESS DISTRICT TO D-1, CENTRAL BUSINESS DISTRICT**

102-104 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-338-006
108 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-338-004
116 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-338-002
118 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-338-020
120 N CENTER	BLOOMINGTON, IL	61701	21-04-337-002
105 N MAIN	BLOOMINGTON, IL	61701	21-04-339-007
113 W FRONT	BLOOMINGTON, IL	61701	21-04-338-009
115 W FRONT	BLOOMINGTON, IL	61701	21-04-338-008
114 N CENTER	BLOOMINGTON, IL	61701	21-04-337-005
201-213 W JEFFERSON	BLOOMINGTON, IL	61701	21-04-327-003
216 N CENTER	BLOOMINGTON, IL	61701	21-04-332-006
106 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-338-005

110-114 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-338-003
110 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-329-002
200 W FRONT	BLOOMINGTON, IL	61701	21-04-342-027
210 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-337-001
120 N CENTER, ADJ	BLOOMINGTON, IL	61701	21-04-337-003
105 W FRONT	BLOOMINGTON, IL	61701	21-04-338-013
101-103 N MAIN	BLOOMINGTON, IL	61701	21-04-339-034
107 W FRONT	BLOOMINGTON, IL	61701	21-04-338-012
101 W FRONT	BLOOMINGTON, IL	61701	21-04-338-022
115 N CENTER	BLOOMINGTON, IL	61701	21-04-338-021
214 W JEFFERSON	BLOOMINGTON, IL	61701	21-04-332-002
109 W FRONT	BLOOMINGTON, IL	61701	21-04-338-011
111 W FRONT	BLOOMINGTON, IL	61701	21-04-338-010
103 N CENTER	BLOOMINGTON, IL	61701	21-04-338-007
110 N CENTER	BLOOMINGTON, IL	61701	21-04-337-007
106 E FRONT	BLOOMINGTON, IL	61701	21-04-339-014
112 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-334-007
102 N MAIN	BLOOMINGTON, IL	61701	21-04-338-019
106 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-334-011
218-220 N CENTER	BLOOMINGTON, IL	61701	21-04-332-005
112 N CENTER	BLOOMINGTON, IL	61701	21-04-337-006
116 N CENTER	BLOOMINGTON, IL	61701	21-04-337-004
202 N CENTER	BLOOMINGTON, IL	61701	21-04-332-014
115 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-339-037
121 N MAIN	BLOOMINGTON, IL	61701	21-04-339-038
208-210 N CENTER	BLOOMINGTON, IL	61701	21-04-332-008
219-221 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-332-003
104 W FRONT	BLOOMINGTON, IL	61701	21-04-343-028
421 N MAIN	BLOOMINGTON, IL	61701	21-04-189-001
311 N MAIN	BLOOMINGTON, IL	61701	21-04-194-005
313 N MAIN	BLOOMINGTON, IL	61701	21-04-194-004
417 N MAIN	BLOOMINGTON, IL	61701	21-04-189-003
419 N MAIN	BLOOMINGTON, IL	61701	21-04-189-002
403 N MAIN	BLOOMINGTON, IL	61701	21-04-189-010
106 W MONROE	BLOOMINGTON, IL	61701	21-04-193-003
108 W MONROE	BLOOMINGTON, IL	61701	21-04-193-001
415 N MAIN	BLOOMINGTON, IL	61701	21-04-189-004
312-314 N MAIN	BLOOMINGTON, IL	61701	21-04-193-009
409 N MAIN	BLOOMINGTON, IL	61701	21-04-189-007
319 N MAIN	BLOOMINGTON, IL	61701	21-04-194-001
214 W MONROE	BLOOMINGTON, IL	61701	21-04-192-008
315 N CENTER	BLOOMINGTON, IL	61701	21-04-193-004
413 N MAIN	BLOOMINGTON, IL	61701	21-04-189-005
411 N MAIN	BLOOMINGTON, IL	61701	21-04-189-006
309 N MAIN	BLOOMINGTON, IL	61701	21-04-329-001
407 N MAIN	BLOOMINGTON, IL	61701	21-04-189-008
405 N MAIN	BLOOMINGTON, IL	61701	21-04-189-009
401 N MAIN	BLOOMINGTON, IL	61701	21-04-189-011

316 N MAIN	BLOOMINGTON, IL	61701	21-04-193-008
315 N MAIN	BLOOMINGTON, IL	61701	21-04-194-003
320 N MAIN	BLOOMINGTON, IL	61701	21-04-193-006
317 N MAIN	BLOOMINGTON, IL	61701	21-04-194-002
317 N CENTER	BLOOMINGTON, IL	61701	21-04-193-002
426 N MAIN	BLOOMINGTON, IL	61701	21-04-188-009
428 N MAIN	BLOOMINGTON, IL	61701	21-04-188-008
406 N MAIN	BLOOMINGTON, IL	61701	21-04-188-022
402 N MAIN	BLOOMINGTON, IL	61701	21-04-188-019
422 N MAIN	BLOOMINGTON, IL	61701	21-04-188-021
420 N MAIN	BLOOMINGTON, IL	61701	21-04-188-011
414 N MAIN	BLOOMINGTON, IL	61701	21-04-188-014
109-111 W MONROE	BLOOMINGTON, IL	61701	21-04-188-005
412 N MAIN	BLOOMINGTON, IL	61701	21-04-188-015
418 N MAIN	BLOOMINGTON, IL	61701	21-04-188-012
424 N MAIN	BLOOMINGTON, IL	61701	21-04-188-020
107 W MONROE	BLOOMINGTON, IL	61701	21-04-188-006
108 W MARKET	BLOOMINGTON, IL	61701	21-04-188-023
415 N CENTER	BLOOMINGTON, IL	61701	21-04-188-003
416 N MAIN	BLOOMINGTON, IL	61701	21-04-188-013
411 N CENTER	BLOOMINGTON, IL	61701	21-04-188-028
413 N CENTER	BLOOMINGTON, IL	61701	21-04-188-027

PROPERTIES PROPOSED TO BE REZONED FROM

B-3 CENTRAL BUSINESS DISTRICT TO D-2,DOWNTOWN TRANSITION DISTRICT

205 N MASON	BLOOMINGTON, IL	61701	21-04-305-002
210 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-401-009
112 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-329-003
507 W GROVE	BLOOMINGTON, IL	61701	21-04-314-023
510 W GROVE	BLOOMINGTON, IL	61701	21-04-318-010
612 W JEFFERSON	BLOOMINGTON, IL	61701	21-04-305-001
206 N GRIDLEY	BLOOMINGTON, IL	61701	21-04-406-005
212 N ROOSEVELT	BLOOMINGTON, IL	61701	21-04-307-002
105 N MAIN	BLOOMINGTON, IL	61701	21-04-339-007
302 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-406-006
227-229 E FRONT	BLOOMINGTON, IL	61701	21-04-413-006
219 E FRONT	BLOOMINGTON, IL	61701	21-04-413-004
234-236 E FRONT	BLOOMINGTON, IL	61701	21-04-409-012
403 E FRONT	BLOOMINGTON, IL	61701	21-04-415-003
301 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-406-001
202 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-335-009
203 S LEE	BLOOMINGTON, IL	61701	21-04-318-015
409 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-307-003
611 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-305-013
303 E FRONT	BLOOMINGTON, IL	61701	21-04-414-002
301 E FRONT	BLOOMINGTON, IL	61701	21-04-414-001
308 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-406-007
205 S LEE	BLOOMINGTON, IL	61701	21-04-318-028

509 W OLIVE	BLOOMINGTON, IL	61701	21-04-318-022
211 N PRAIRIE	BLOOMINGTON, IL	61701	21-04-406-002
301 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-331-009
406 W JEFFERSON	BLOOMINGTON, IL	61701	21-04-307-001
511 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-306-006
301 E GROVE	BLOOMINGTON, IL	61701	21-04-417-004
401 E FRONT	BLOOMINGTON, IL	61701	21-04-415-001
305-315 E FRONT	BLOOMINGTON, IL	61701	21-04-414-003
504 1/2 W GROVE	BLOOMINGTON, IL	61701	21-04-318-013
305 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-406-004
508 W GROVE	BLOOMINGTON, IL	61701	21-04-318-011
302 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-402-001
508 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-310-012
510 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-310-001
110 N MADISON	BLOOMINGTON, IL	61701	21-04-336-002
316 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-336-001
217 E FRONT	BLOOMINGTON, IL	61701	21-04-413-003
102 S EAST	BLOOMINGTON, IL	61701	21-04-345-005
401 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-407-007
405 W FRONT	BLOOMINGTON, IL	61701	21-04-311-003
407 W FRONT	BLOOMINGTON, IL	61701	21-04-311-002
402 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-311-001
504 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-310-013
306 E GROVE	BLOOMINGTON, IL	61701	21-04-414-005
300-302 E GROVE	BLOOMINGTON, IL	61701	21-04-414-004
103 S PRAIRIE	BLOOMINGTON, IL	61701	21-04-413-018
307 E GROVE	BLOOMINGTON, IL	61701	21-04-417-005
504 W FRONT	BLOOMINGTON, IL	61701	21-04-314-012
506 W FRONT	BLOOMINGTON, IL	61701	21-04-314-028
401 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-411-012
230 E FRONT	BLOOMINGTON, IL	61701	21-04-409-010
207 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-409-019
201 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-340-006
513 W GROVE	BLOOMINGTON, IL	61701	21-04-314-020
505 W GROVE	BLOOMINGTON, IL	61701	21-04-314-024
201 S LEE	BLOOMINGTON, IL	61701	21-04-318-014
506 W GROVE	BLOOMINGTON, IL	61701	21-04-318-012
507 W OLIVE	BLOOMINGTON, IL	61701	21-04-318-023
118 S EAST	BLOOMINGTON, IL	61701	21-04-345-004
510 W FRONT	BLOOMINGTON, IL	61701	21-04-314-009
512 W FRONT	BLOOMINGTON, IL	61701	21-04-314-008
209 E GROVE	BLOOMINGTON, IL	61701	21-04-417-006
305 W JEFFERSON	BLOOMINGTON, IL	61701	21-04-326-001
303 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-406-003
405 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-307-005
111 S LEE	BLOOMINGTON, IL	61701	21-04-314-027
232 E FRONT	BLOOMINGTON, IL	61701	21-04-409-011
207 E WASHINGTON, REAR	BLOOMINGTON, IL	61701	21-04-409-016

104 S GRIDLEY	BLOOMINGTON, IL	61701	21-04-415-002
220 E FRONT	BLOOMINGTON, IL	61701	21-04-409-014
106 E FRONT	BLOOMINGTON, IL	61701	21-04-339-014
201 E GROVE	BLOOMINGTON, IL	61701	21-04-350-002
215 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-405-015
112 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-334-007
502 W FRONT	BLOOMINGTON, IL	61701	21-04-314-013
509 W GROVE	BLOOMINGTON, IL	61701	21-04-314-022
511 W GROVE	BLOOMINGTON, IL	61701	21-04-314-021
105 S LEE	BLOOMINGTON, IL	61701	21-04-314-025
235 E FRONT	BLOOMINGTON, IL	61701	21-04-413-017
109 S LEE	BLOOMINGTON, IL	61701	21-04-314-026
106 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-334-011
217 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-409-005
213 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-409-004
302 N MADISON	BLOOMINGTON, IL	61701	21-04-326-003
407 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-307-004
401 W FRONT	BLOOMINGTON, IL	61701	21-04-311-004
215 E FRONT	BLOOMINGTON, IL	61701	21-04-413-020
303 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-410-006
115 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-339-037
121 N MAIN	BLOOMINGTON, IL	61701	21-04-339-038
601 W WASHINGTON	BLOOMINGTON, IL	61701	21-04-305-014
207 S LEE	BLOOMINGTON, IL	61701	21-04-318-026
301 W FRONT	BLOOMINGTON, IL	61701	21-04-336-005
204 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-335-010
213 E FRONT	BLOOMINGTON, IL	61701	21-04-413-022
410 N PRAIRIE	BLOOMINGTON, IL	61701	21-04-261-003
512 N MADISON	BLOOMINGTON, IL	61701	21-04-180-006
407 N ROOSEVELT AVE	BLOOMINGTON, IL	61701	21-04-186-002
418 N MADISON	BLOOMINGTON, IL	61701	21-04-186-006
308 N GRIDLEY	BLOOMINGTON, IL	61701	21-04-266-004
403 E MONROE	BLOOMINGTON, IL	61701	21-04-267-003
624 N MAIN	BLOOMINGTON, IL	61701	21-04-178-006
107 W MARKET	BLOOMINGTON, IL	61701	21-04-182-005
601 N MAIN	BLOOMINGTON, IL	61701	21-04-179-011
525 N CENTER	BLOOMINGTON, IL	61701	21-04-182-001
503 N EAST	BLOOMINGTON, IL	61701	21-04-185-004
420 N MADISON	BLOOMINGTON, IL	61701	21-04-186-005
203 DOUGLAS	BLOOMINGTON, IL	61701	21-04-257-001
602-604 N MAIN	BLOOMINGTON, IL	61701	21-04-178-016
205 E MULBERRY	BLOOMINGTON, IL	61701	21-04-184-008
505-507 N CENTER	BLOOMINGTON, IL	61701	21-04-182-003
303 E MONROE	BLOOMINGTON, IL	61701	21-04-266-003
315 N PRAIRIE	BLOOMINGTON, IL	61701	21-04-266-001
530 N CENTER	BLOOMINGTON, IL	61701	21-04-181-015
416 N MADISON	BLOOMINGTON, IL	61701	21-04-186-007
305 N GRIDLEY	BLOOMINGTON, IL	61701	21-04-267-002

301 W MONROE	BLOOMINGTON, IL	61701	21-04-186-013
109-111 W MARKET	BLOOMINGTON, IL	61701	21-04-182-004
105 W MARKET	BLOOMINGTON, IL	61701	21-04-182-006
203 W MARKET	BLOOMINGTON, IL	61701	21-04-181-014
504 N MAIN	BLOOMINGTON, IL	61701	21-04-182-015
100 E LOCUST	BLOOMINGTON, IL	61701	21-04-179-016
MULBERRY & CENTER	BLOOMINGTON, IL	61701	21-04-181-017
608 N MAIN	BLOOMINGTON, IL	61701	21-04-178-012
310 N MADISON	BLOOMINGTON, IL	61701	21-04-191-001
512 N EAST	BLOOMINGTON, IL	61701	21-04-183-020
530 N EAST	BLOOMINGTON, IL	61701	21-04-183-023
618 N MAIN	BLOOMINGTON, IL	61701	21-04-178-008
610 N MAIN	BLOOMINGTON, IL	61701	21-04-178-011
603 N CENTER	BLOOMINGTON, IL	61701	21-04-178-003
626 N MAIN	BLOOMINGTON, IL	61701	21-04-178-005
116 E MARKET	BLOOMINGTON, IL	61701	21-04-183-022
524 N MAIN	BLOOMINGTON, IL	61701	21-04-182-019
215 DOUGLAS	BLOOMINGTON, IL	61701	21-04-257-012
226 E MARKET	BLOOMINGTON, IL	61701	21-04-257-010
104 W MULBERRY	BLOOMINGTON, IL	61701	21-04-182-018
401 E MONROE	BLOOMINGTON, IL	61701	21-04-267-001
304 W MARKET	BLOOMINGTON, IL	61701	21-04-186-004
509 N EAST	BLOOMINGTON, IL	61701	21-04-185-005
622 N MAIN	BLOOMINGTON, IL	61701	21-04-178-007
306-308 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-402-002
614 N MAIN	BLOOMINGTON, IL	61701	21-04-178-010
506 N CENTER	BLOOMINGTON, IL	61701	21-04-181-016
606 N MAIN	BLOOMINGTON, IL	61701	21-04-178-013
109 W MULBERRY	BLOOMINGTON, IL	61701	21-04-178-004
306 N MADISON	BLOOMINGTON, IL	61701	21-04-326-002
502 N MAIN	BLOOMINGTON, IL	61701	21-04-182-016
115 E MONROE	BLOOMINGTON, IL	61701	21-04-194-006
228 E MARKET	BLOOMINGTON, IL	61701	21-04-257-011
515 N CENTER	BLOOMINGTON, IL	61701	21-04-182-002
600 N EAST	BLOOMINGTON, IL	61701	21-04-179-007
615 N MAIN	BLOOMINGTON, IL	61701	21-04-179-015
309 N PRAIRIE	BLOOMINGTON, IL	61701	21-04-266-002
412 N MADISON	BLOOMINGTON, IL	61701	21-04-186-008
405 N ROOSEVELT AVE	BLOOMINGTON, IL	61701	21-04-186-003
616 N MAIN	BLOOMINGTON, IL	61701	21-04-178-009
406-408 N MADISON	BLOOMINGTON, IL	61701	21-04-186-009
108 E MARKET	BLOOMINGTON, IL	61701	21-04-183-021
508 N MAIN	BLOOMINGTON, IL	61701	21-04-182-014
514 N MAIN	BLOOMINGTON, IL	61701	21-04-182-017
516 N MAIN	BLOOMINGTON, IL	61701	21-04-182-011
504 N MADISON	BLOOMINGTON, IL	61701	21-04-180-007
605 N CENTER	BLOOMINGTON, IL	61701	21-04-178-017
527 N EAST	BLOOMINGTON, IL	61701	21-04-184-009

307 W MONROE	BLOOMINGTON, IL	61701	21-04-186-010
531-533 N MAIN	BLOOMINGTON, IL	61701	21-04-183-001
527 N MAIN	BLOOMINGTON, IL	61701	21-04-183-003
513 N MAIN	BLOOMINGTON, IL	61701	21-04-183-009
505 N MAIN	BLOOMINGTON, IL	61701	21-04-183-011
525 N MAIN	BLOOMINGTON, IL	61701	21-04-183-004
523 N MAIN	BLOOMINGTON, IL	61701	21-04-183-005
521 N MAIN	BLOOMINGTON, IL	61701	21-04-183-006
519 N MAIN	BLOOMINGTON, IL	61701	21-04-183-007
501-503 N MAIN	BLOOMINGTON, IL	61701	21-04-183-024
301 W MARKET	BLOOMINGTON, IL	61701	21-04-180-009
303 W MONROE	BLOOMINGTON, IL	61701	21-04-186-012
529 N MAIN	BLOOMINGTON, IL	61701	21-04-183-002
517 N MAIN	BLOOMINGTON, IL	61701	21-04-183-008
505-511 N MAIN	BLOOMINGTON, IL	61701	21-04-183-010
313 N EAST	BLOOMINGTON, IL	61701	21-04-261-011
109 E MARKET	BLOOMINGTON, IL	61701	21-04-189-014
401 W JEFFERSON	BLOOMINGTON, IL	61701	21-04-303-002
103 S MCLEAN	BLOOMINGTON, IL	61701	21-04-415-008
408 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-407-003
101 S MCLEAN	BLOOMINGTON, IL	61701	21-04-415-007
410 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-407-006
502 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-408-001
404 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-407-008
413 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-411-003
416 E FRONT	BLOOMINGTON, IL	61701	21-04-411-011
412 E FRONT	BLOOMINGTON, IL	61701	21-04-411-010
410 E FRONT	BLOOMINGTON, IL	61701	21-04-411-009
409 E WASHINGTON	BLOOMINGTON, IL	61701	21-04-411-002
409 E FRONT	BLOOMINGTON, IL	61701	21-04-415-015
405 E FRONT	BLOOMINGTON, IL	61701	21-04-415-004
402 E JEFFERSON	BLOOMINGTON, IL	61701	21-04-403-007

PROPERTIES PROPOSED TO BE REZONED FROM

B-3 CENTRAL BUSINESS DISTRICT TO D-3,DOWNTOWN WAREHOUSE AND ARTS DISTRICT

101 S MADISON	BLOOMINGTON, IL	61701	21-04-315-010
202 S ROOSEVELT AVE	BLOOMINGTON, IL	61701	21-04-341-009

PROPERTIES PROPOSED TO BE REZONED FROM

B-2 GENERAL BUSINESS DISTRICT TO D-3,DOWNTOWN WAREHOUSE AND ARTS DISTRICT

S ROOSEVELT	BLOOMINGTON, IL	61701	21-04-383-006
102 W MILL	BLOOMINGTON, IL	61701	21-04-388-001
312 S MADISON	BLOOMINGTON, IL	61701	21-04-379-002
315 S MAIN	BLOOMINGTON, IL	61701	21-04-378-002
415 S MADISON	BLOOMINGTON, IL	61701	21-04-383-004
307 W MILL	BLOOMINGTON, IL	61701	21-04-383-002
316 S MADISON	BLOOMINGTON, IL	61701	21-04-379-005
509 S MAIN	BLOOMINGTON, IL	61701	21-04-388-006

407 S ROOSEVELT	BLOOMINGTON, IL	61701	21-04-364-004
314 S MADISON	BLOOMINGTON, IL	61701	21-04-379-004
317 S CENTER	BLOOMINGTON, IL	61701	21-04-379-006
401 W MILL	BLOOMINGTON, IL	61701	21-04-364-005
506 S CENTER	BLOOMINGTON, IL	61701	21-04-388-002
315 S CENTER	BLOOMINGTON, IL	61701	21-04-379-003
303 S MAIN	BLOOMINGTON, IL	61701	21-04-378-001
312 S MADISON	BLOOMINGTON, IL	61701	21-04-379-001
507 S MAIN	BLOOMINGTON, IL	61701	21-04-388-004
317 S MAIN	BLOOMINGTON, IL	61701	21-04-378-003
407 S MADISON	BLOOMINGTON, IL	61701	21-04-383-003
522 S LEE	BLOOMINGTON, IL	61701	21-04-364-002
305 S CENTER	BLOOMINGTON, IL	61701	21-04-377-004
302-310 S MADISON	BLOOMINGTON, IL	61701	21-04-377-008
301 S CENTER	BLOOMINGTON, IL	61701	21-04-377-006
402 S CENTER	BLOOMINGTON, IL	61701	21-04-381-008
316 S CENTER	BLOOMINGTON, IL	61701	21-04-381-002
312 S CENTER	BLOOMINGTON, IL	61701	21-04-381-001
321 S MAIN	BLOOMINGTON, IL	61701	21-04-381-003
429 S MAIN	BLOOMINGTON, IL	61701	21-04-381-007

**PROPERTIES PROPOSED TO BE REZONED FROM
M-1 RESTRICTED MANUFACTURING DISTRICT TO D-3,DOWNTOWN WAREHOUSE AND ARTS
DISTRICT**

303 S MADISON	BLOOMINGTON, IL	61701	21-04-376-009
301 S MADISON	BLOOMINGTON, IL	61701	21-04-376-008
306 W OLIVE	BLOOMINGTON, IL	61701	21-04-376-006
308 W OLIVE	BLOOMINGTON, IL	61701	21-04-376-001
304 S ROOSEVELT	BLOOMINGTON, IL	61701	21-04-376-002
304 W OLIVE	BLOOMINGTON, IL	61701	21-04-376-007
312 S LEE	BLOOMINGTON, IL	61701	21-04-356-004
309 S ROOSEVELT AVE	BLOOMINGTON, IL	61701	21-04-356-005
315 S MADISON	BLOOMINGTON, IL	61701	21-04-376-011
409 S CENTER	BLOOMINGTON, IL	61701	21-04-384-001
S LEE	BLOOMINGTON, IL	61701	21-04-356-003
310 S ROOSEVELT	BLOOMINGTON, IL	61701	21-04-376-014
402 S ROOSEVELT AVE	BLOOMINGTON, IL	61701	21-04-383-005
410 S MADISON	BLOOMINGTON, IL	61701	21-04-384-002
109 W MILL	BLOOMINGTON, IL	61701	21-04-385-001
302 S LEE	BLOOMINGTON, IL	61701	21-04-356-001
402-404 W OLIVE	BLOOMINGTON, IL	61701	21-04-356-002
CONSTITUTION TRAIL	BLOOMINGTON, IL	61701	21-04-353-016