AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, NOVEMBER 28, 2018 4:00 P.M.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**
4. **MINUTES** Review the minutes of the October 24, 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)

   B. **Dimmitt's Grove Neighborhood Plan**. Consideration, review and action on the *Dimmitt's Grove Neighborhood Plan* (Ward 1, Ward 6).
   Recommended action: That the Planning Commission motion to accept and acknowledge the Dimmitt's Grove Neighborhood Plan, prepared by the McLean County Regional Planning Commission and with comments provided by City staff. The Planning Commission further acknowledge the efforts of the Dimmitt's Grove Neighborhood Association in this neighborhood planning process.

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 revise 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 spaced 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 form 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

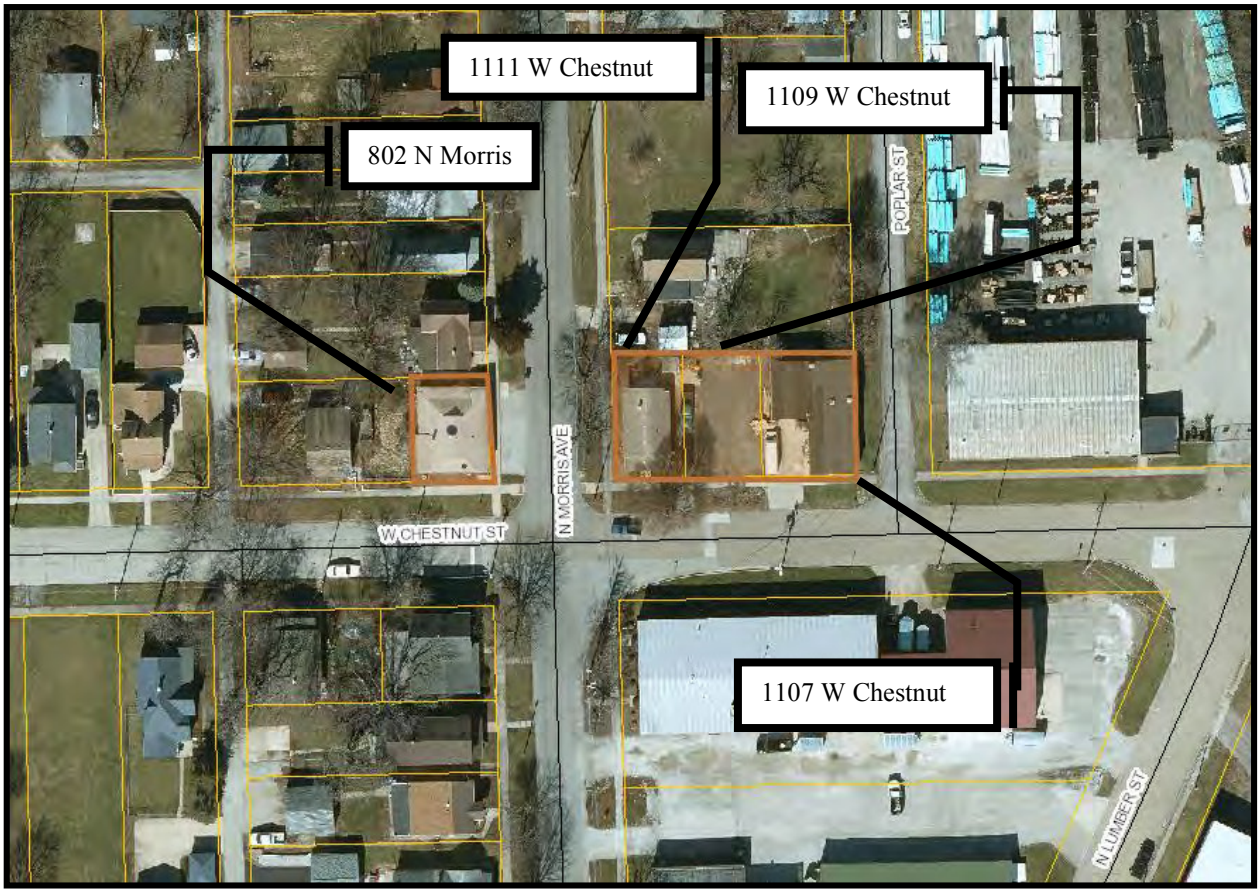
CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
NOVEMBER 28, 2018

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.



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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	Land Uses
North: R-1C Single Family Residential	North: Single family homes
East: R-1C Single Family Residential	East: Single family homes
East: M-1 Restricted Manufacturing	East: Water Products Company
South: R-1C Single Family Residential	South: Single family homes
South: M-1 Restricted Manufacturing	South: Warehouses/Commercial
West: R-1C Single Family Residential	West: Single family homes

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

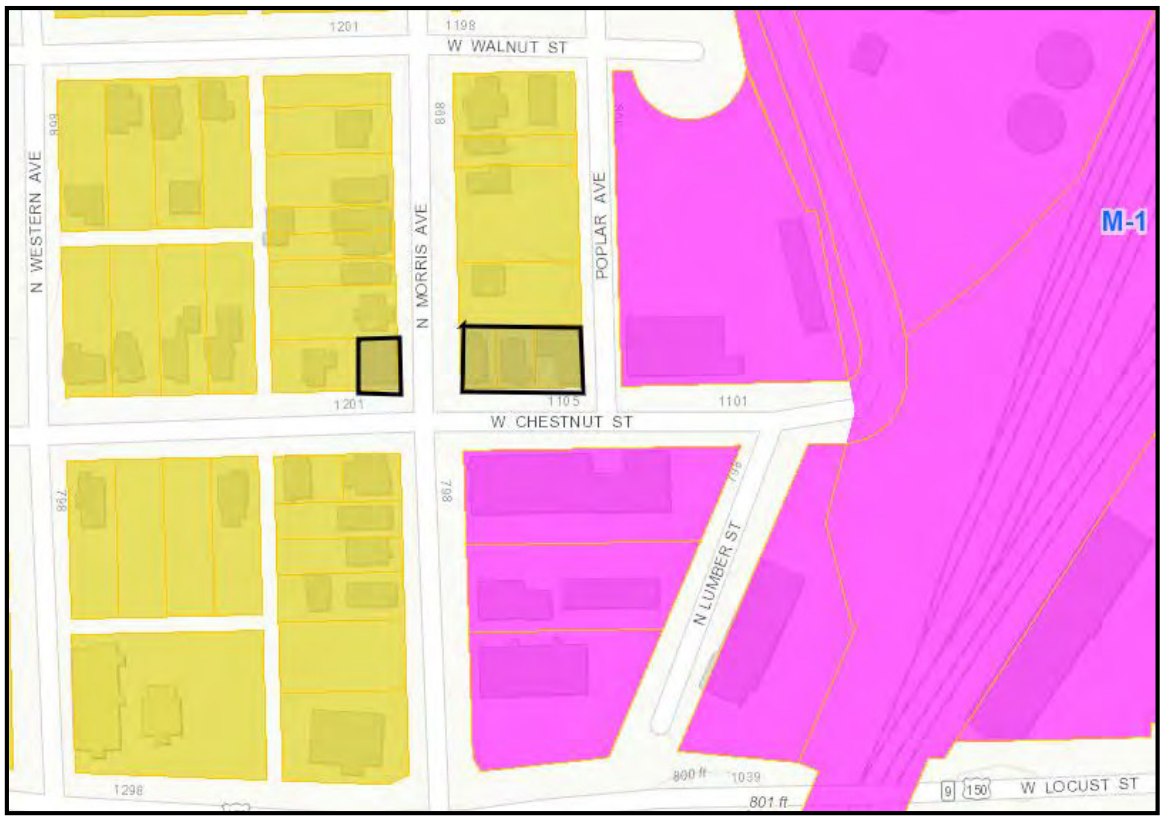
1. Petition for Zoning Map Amendment
2. Aerial photographs

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 an occupant. 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 issues 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.



View looking East on W. Chestnut Street

View looking South West on Morris Avenue

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 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 areas suitable with adequate utilities and transportation. Uses such 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 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. W. 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, 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 purposed 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 mixed 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 buffer 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 parameters for a buffer.

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 proposed finding retail locations within residential areas within appropriate densities. ED-4.3 proposes to find 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 are supported by adjacent residents as well as light vehicular traffic. The office uses may also support the

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 and 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 but also between the manufacturing district and the residential uses. **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 used development and could encourage small business to consider operating at some of the sites. It would also continue to foster support for the existing business 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 RESIDNETIAL 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

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

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, Thacker Family Properties

By: _____
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.

OFFICIAL SEAL
ELAINE L THACKER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Aug 10, 2019

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.

NOTARY PUBLIC STATE OF ILLINOIS
ROBERT J LENZ
"OFFICIAL SEAL"
My Commission Expires
October 31, 2021

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
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.

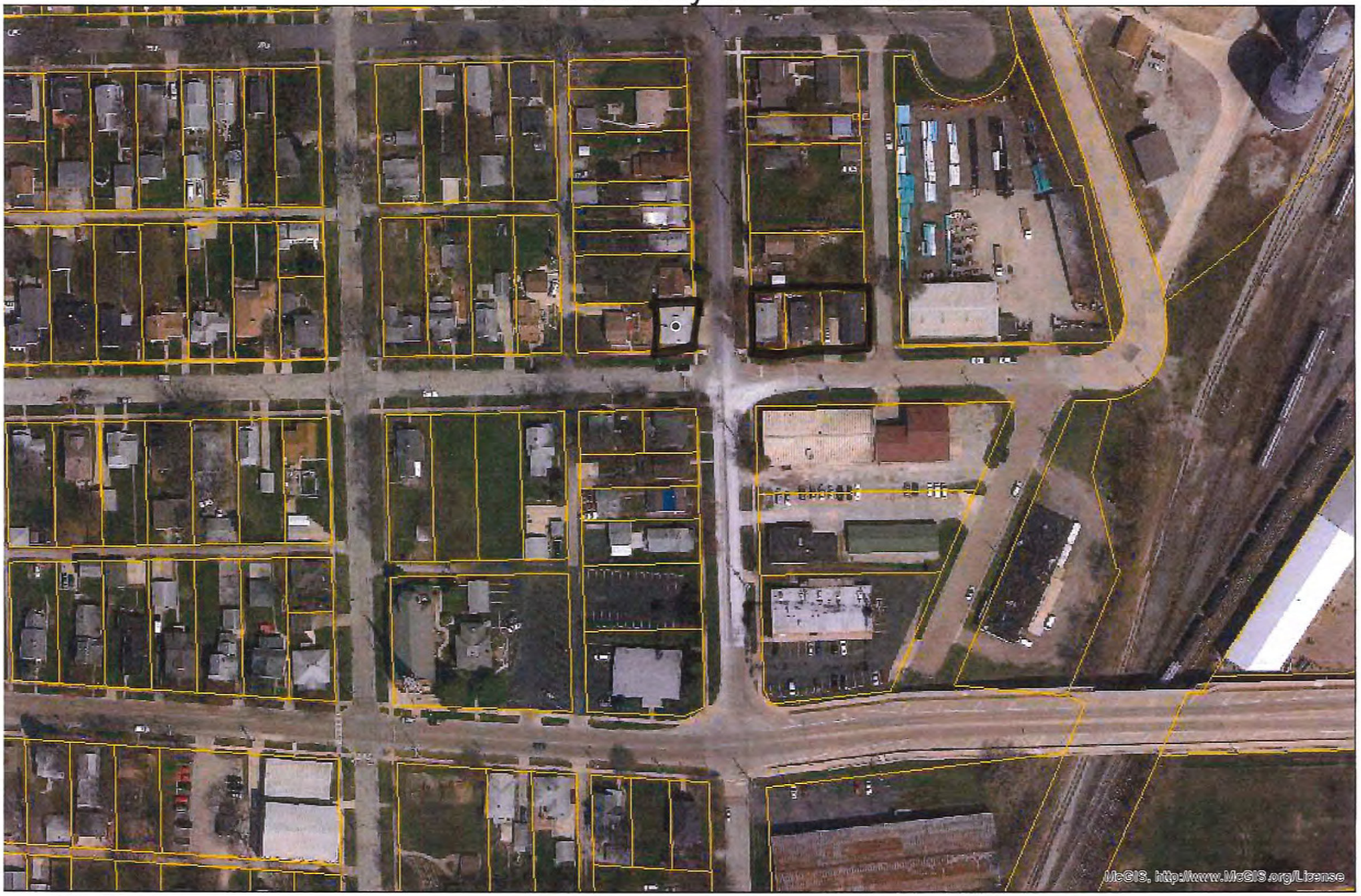
Karen R. Wieland
Notary Public

My commission expires 1-18-2021.

OFFICIAL SEAL
KAREN R. WEILAND
Notary Public, State of Illinois
My Commission Expires 01/18/2021

8/1/2018

McLean County GIS Consortium



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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 refernce purposes only.

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McGIS

8/1/2018

McLean County GIS Consortium

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McGIS

revised 12-21-2010

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

revised 1-5-99

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."

11/21/2018

Aerial Map

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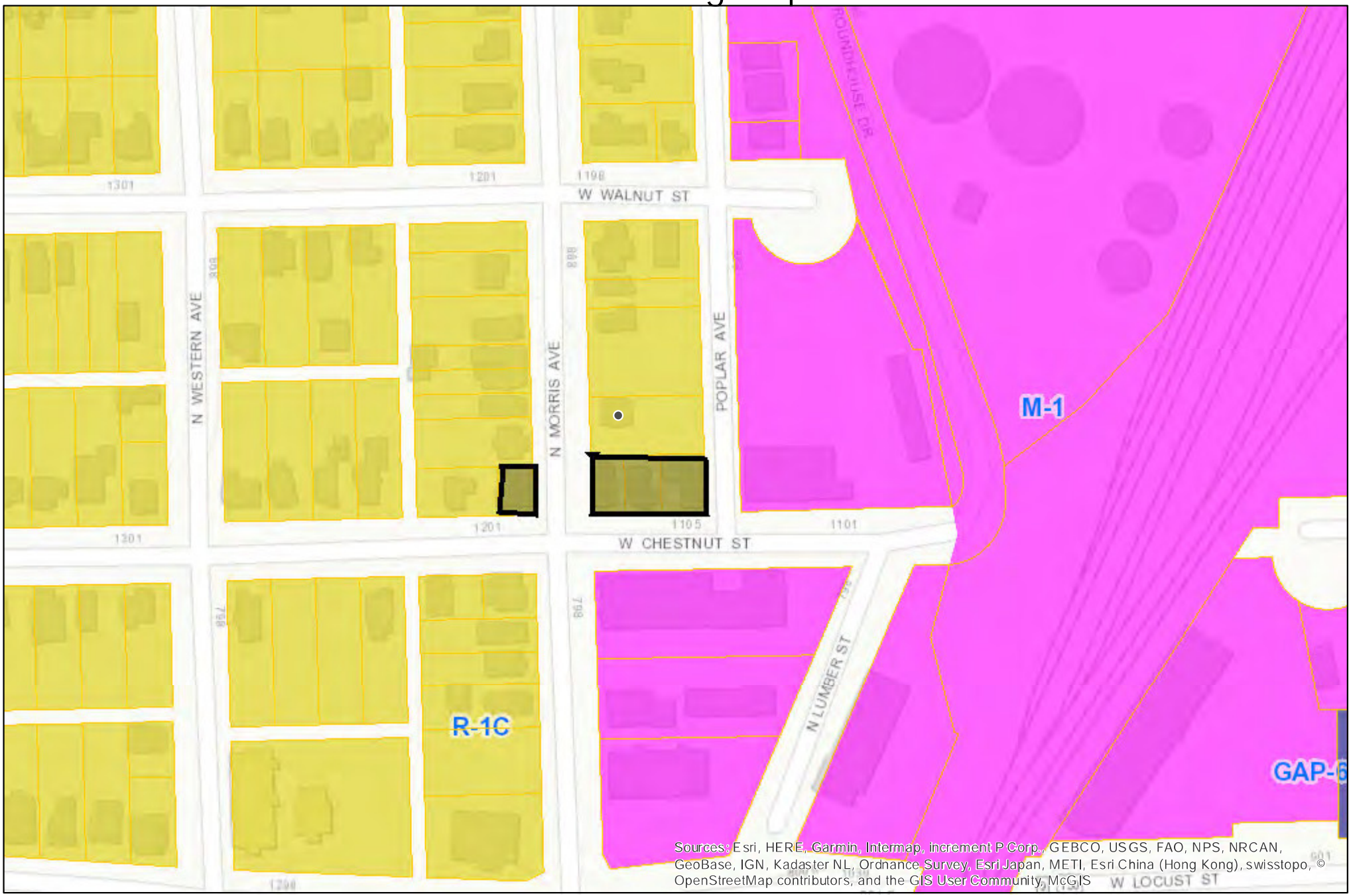
Zoning Map



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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' - 6 3.)
PIN: 21-05-20-018
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: 21-05-228-008

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.

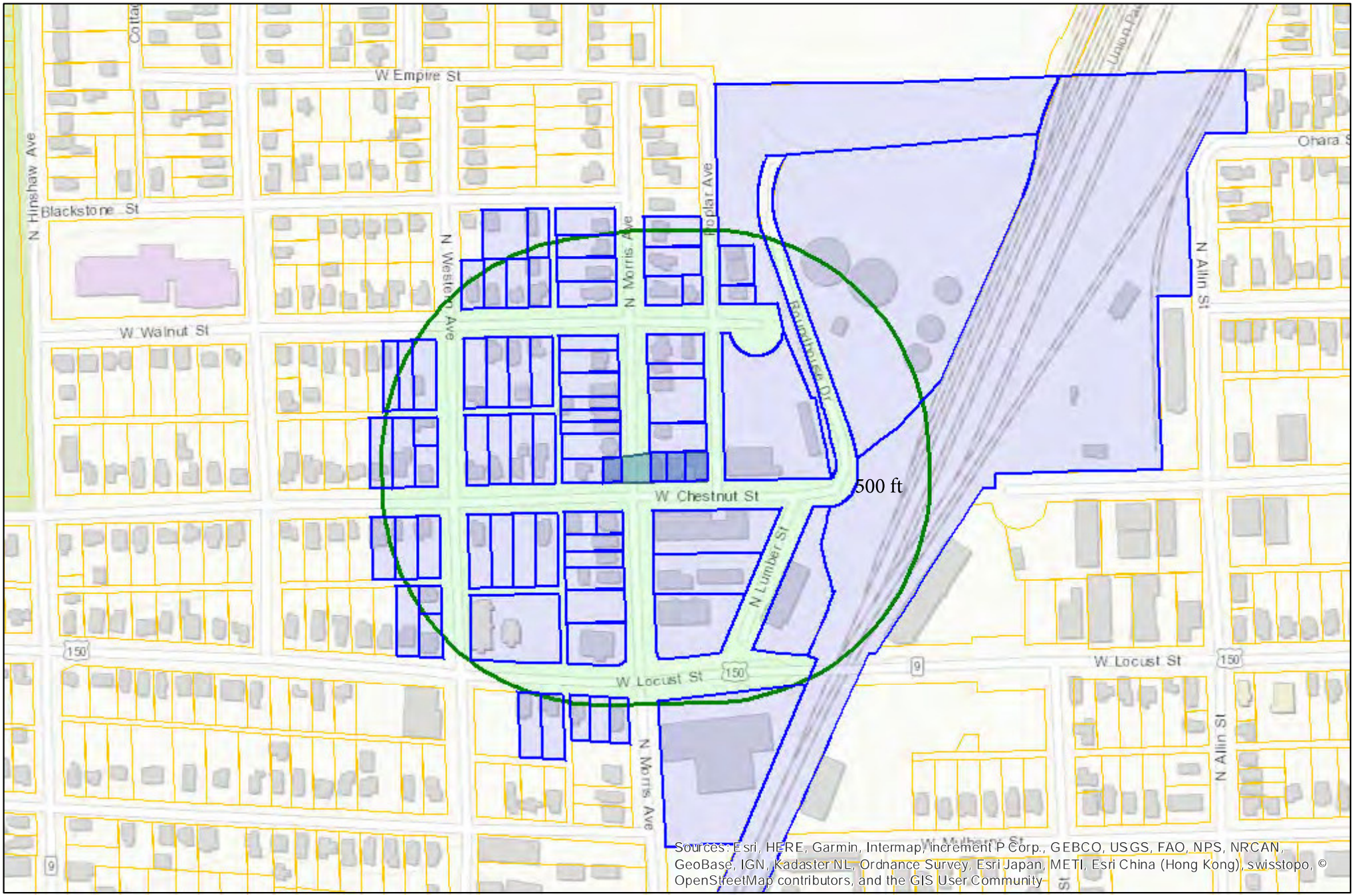
If you have additional questions or for further information, please contact the City of Bloomington Community Development Department at (309) 434-2226.

Respectfully,

Katie Simpson
City Planner

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

11/5/2018 Public Hearing on November 28, 2018 for a Rezoning of 802 N. Morris Ave - 1111/1109/1107 W Chestnut St - to C-1, Office District



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MARK ZEMMEL
807 N MASON ST
BLOOMINGTON, IL 61701

MARK SCHMIDGALL
320 DENMAN RD
CARLOCK, IL 61725

JASON PASCAL
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BLOOMINGTON, IL 61701

MARTIN HOENIGES
808 N MORRIS AVE
BLOOMINGTON, IL 61701

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

R TRAVIS WIELAND
28 PEMBROOK CIR
BLOOMINGTON, IL 61704

EUNICE TENNISON
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BLOOMINGTON, IL 61701

ST PATRICKS ROMAN CATHOLIC CHURCH
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BLOOMINGTON, IL 61701

MARK SCHMIDGALL
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CARLOCK, IL 61725

KATHRYN WOITH
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BLOOMINGTON, IL 61704

THOMAS LEE ABBOTT
509 WOODRIG RD
BLOOMINGTON, IL 61704

BRADLEY SHELER
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BLOOMINGTON, IL 61701

JAMES MITCHELL
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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
202 NORTH CENTER STREET SUITE 2
BLOOMINGTON, IL 61701

GLENN NELSON
18 KENFIELD CIR
BLOOMINGTON, IL 61704

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1112 COLTON AVE
BLOOMINGTON, IL 61701

DONNA ANDRES
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JEANETTE HUGHES
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CLERMONT, FL 34711

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STEVEN & ANGIE THORP
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RICHARD TRICKEL
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BLOOMINGTON, IL 61701

ST PATRICKS CHURCH
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BLOOMINGTON, IL 61701

GENE KELLEY
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BLOOMINGTON, IL 61701

JODY SCRANTON
1301 W CHESTNUT ST
BLOOMINGTON, IL 61701

VICKY NEHRT
712 N MORRIS
BLOOMINGTON, IL 61701

ROZANNE C & RICKARDO A RAMIREZ
PO BOX 3334
BLOOMINGTON, IL 61702

C/O AMCI CJTR LLC
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OFALLON, MO 63368

VINEWOOD II LLC
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BLOOMINGTON, IL 61701

EDWARD & CAROL PENA
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BLOOMINGTON, IL 61701

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BLOOMINGTON, IL 61701

MARY ANN KING
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BLOOMINGTON, IL 61701

JULIE ANN CROWE
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BLOOMINGTON, IL 61701

DEWITT BECK
714 N MORRIS AVE
BLOOMINGTON, IL 61701

CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
NOVEMBER 28, 2018

CASE NUMBER:	SUBJECT	SUBMITTED BY:
Dimmitt's Grove Neighborhood Plan	***Acknowledgement of the Dimmitt's Grove Neighborhood Plan***	Community Development Staff

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass the following motion:

That the Planning Commission motion to accept and acknowledge the Dimmitt's Grove Neighborhood Plan, prepared by the McLean County Regional Planning Commission and with comments provided by City staff. The Planning Commission further acknowledges the efforts of the Dimmitt's Grove Neighborhood Association in this neighborhood planning process.

N Δ

GENERAL INFORMATION
Dimmitt's Grove Neighborhood Association

PROJECT DESCRIPTION
Background: On August 22, 2018, Vasudha Gadhiraju, Executive Director of the McLean County Regional Planning Commission (MCRPC) presented to the Bloomington Planning Commission, a summary of the creation of the Dimmitt's Grove Neighborhood Plan and the neighborhood planning process. Members from the Dimmitt's Grove Neighborhood Association (DGNA) also attended the meeting to speak on behalf of the plan and to share the work and efforts they are taking towards implementation with the Planning Commission. Following the presentation, City staff asked the Planning Commission to review the draft plan. City staff was also tasked with reviewing the draft plan for conformance with other City plans and to provide commentary on the document. The plan could be presented to the Commission at a later date for possible acceptance and acknowledgement.

Project Description: In July 2016, the MCRPC and the DGNA completed a draft of the *Dimmitt's Grove Neighborhood Plan,* an endeavor sponsored by the MCRPC. MCRPC completed the process concurrently with creation the City of Bloomington Comprehensive Plan as a way to reduce duplicating the data analysis efforts and to ensure overlapping goals and objectives. MCRPC envisioned the Dimmitt's Grove Neighborhood Plan as a pilot for identifying and addressing issues in a specific neighborhood in a manner consistent with improvements recognized in the Comprehensive Plan (See Goal N-1.3b page 54 of the Bloomington Comprehensive Plan 2035). MCRPC partnered with the DGNA to use Dimmitt's Grove neighborhood as a trial neighborhood for this project. The draft plan articulates a vision for Dimmitt's Grove, which is geographically defined as the area south of Washington St, north of Oakland Ave, east of Gridley Street, and west of Clinton St. The plan also identifies the five neighborhood goals and several objectives for achieving each goal. An implementation strategy that provides a timeline and funding stream, identifies a lead agency and partner agency for each objective is attached at the end of the document. DGNA is the lead agency assigned to the majority of objectives. Other objectives have been assigned to the City of Bloomington.

Link to Comprehensive Plan:
N-1.3b Create neighborhood level plans consistent with the comprehensive plan to address issues specific to each neighborhood. City can facilitate this process by creating a tool kit and encouraging the neighborhood organizations to lead their own planning process. *Neighborhood organizations, ongoing*

N-2.1a Create a tool kit or guide for neighbors wanting to organize themselves into a neighborhood organization. *MCRPC, short*

City of Bloomington Staff Comments:

- Infrastructure: The SWOT analysis, recommendations and challenges portions of the plan discusses the need to increase infrastructure funding and replace aged utilities in the neighborhood (pgs. 28, 56, and 89). Prioritizing the public water main and infrastructure improvements in Dimmitt's Grove, as recommended by the plan, may not completely and

effectively address the problems identified by the neighborhood. Additionally, the existing public infrastructure is in decent, working condition and less risk of breaking than in other areas of Bloomington. The Water Department utilizes risk assessments when prioritizing repairs and replacements.

Explanation: The plan does not differentiate between public mains and private services. The Water Department reviewed a history of the water mains for the Dimmitt's Grove neighborhood and reported that the neighborhood is *not* experiencing a high number of breaks nor water quality concerns. Over the past twelve years, there have been six breaks. The Department also tested the water system for pressure. The system has adequate pressure and field testing indicated adequate flow in the area. The perception of pressure availability and needed repairs may be the result of private water system components, such as corroded water services, and rusted galvanized pipes connecting the homes to the public water main. These services are considered private property and maintenance is the responsibility of the homeowner. Most likely, the services were installed with galvanized pipes. Decades of exposure to water will call the pipes to corrode and rust. Corrosion can build inside the pipe and block the flow of water, resulting in lower pressure and uneven distribution throughout the private system. The sewer lines and private sewer system faces similar challenges. The City is investigating a homeowners' insurance policy for private sewer and water services that can help homeowners with costly repairs.

- Zoning: The SWOT analysis, recommendations and challenges portions of the plan identify higher density zoning designations on properties adjacent to or close to the downtown area as a neighborhood concern. The recommendations suggest that the City address the zoning concerns during the revision of the Zoning Ordinance. In 2016, the City had already contracted a consultant to revise the Ordinance prior to being presented with this plan. Analyzing the appropriateness of the Dimmitt's Grove neighborhood zoning was not included in the scope of work of the consultant. The consultant is, however, evaluating the lot sizes and densities of the single family districts and eliminating nonconforming lots throughout the City. Additionally, the consultant is establishing basic design standards for infill development in the Downtown Transition districts. Additional funding could be required to carry out the zoning amendments envisioned in the plan.

  Explanation: The plan suggests that the City decrease density near the downtown area. Downtown areas and mixed-use retail areas require residential density to be successful. That density has traditionally been located on the peripheral of downtown, in the older neighborhoods. As Downtown Bloomington experiences redevelopment and infill with alternative housing options, densities on the periphery could possibly be reduced by the City. However, an analysis about the impacts of a downzoning would need to occur before initiating a map amendment. City staff have not had the opportunity to fully analyze what such a zoning amendment could look like, nor has it had the opportunity to fully analyze the number of nonconforming structures and uses downzoning could reduce or create. Additionally, the staff does not know if all of the owners impacted by a decision would be supportive of the proposed rezoning. An analysis and outreach would be necessary before the City could initiate any down-zoning amendments to the property. No funds are budgeted for this project at the moment, and

this project could be part of a larger citywide analysis that would require additional resources and staffing. An alternative could be to provide additional education opportunities for property owners about the revised zoning ordinance and the property owners could petition to initiate the zoning amendment if determined that the current zoning is inappropriate.

- Parking: Similar to zoning, an analysis of available parking and off-street parking for the Dimmitt's Grove neighborhood was not part of the scope of work for the consultants amending the Zoning Ordinance. The consultants provided recommended parking standards for private development which may or may not address the Dimmitt's Grove Neighborhood's concerns, especially related to on-street parking. Additional analysis may be needed and additional resources may be necessary. The plan recommends creating a Neighborhood Conservation District (NCDs) for Dimmitt's Grove. Establishing and managing NCD will most likely require additional planning division staff and resources.

- Amending and updating the Dimmitt's Grove Plan: The proposed timeline for the plan is five years. The plan may want to include provisions for revising, updating, and amending the goals of the plan as time passes. For example, since the creation of the Plan, Green Top Grocery has opened on Washington St. This establishment could be viewed as an asset for the neighborhood as well as a means of addressing the neighborhood's concerns with food insecurity.

STAFF RECOMMENDATION:
Staff recommends *that the Planning Commission motion to accept and acknowledge the Dimmitt's Grove Neighborhood Plan, prepared by the McLean County Regional Planning Commission and with comments provided by City staff. The Planning Commission further acknowledge the efforts of the Dimmitt's Grove Neighborhood Association in this neighborhood planning process.*

Respectfully submitted,
Community Development Staff

Attachments:
- Dimmitt's Grove Neighborhood Plan drafted 2016

Dimmitt's Grove Neighborhood Plan

Draft July 2016

Dimmitt's Grove Neighborhood Plan

prepared by

McLean County Regional Planning Commission
115 E Washington St M103
Bloomington, Illinois 61701

In cooperation with the

DIMMITT'S GROVE
NEIGHBORHOOD ASSOCIATION

July, 2016

DRAFT

The preparation of this neighborhood plan was sponsored by the McLean County Regional Planning Commission. The Dimmitt's Grove neighborhood plan was prepared by the staff of MCRPC concurrently with the City of Bloomington comprehensive planning process. Assistance was provided by the Dimmitt''s Grove Neighborhood association.

Credits

Thanks to all the neighbors who filled out a survey and/or attended a planning meeting. This plan would not have been possible without you. A special thanks to the following neighborhood association members who actively participated in this planning process:

Brad Williams, President
Jerica Etheridge, Vice-President
Terri Clemens, Secretary
Melanie Hunter, Treasurer
Herb Eaton
Pam Eaton
Sarah Hanzel
Carlo Robustelli
Karen Schmidt

Neighborhood Association Mission

The Dimmitt's Grove Neighborhood Association Was Established in June of 1987 to:

- Help Neighbors Meet Each Other

- Protect Each Other Through Neighborhood Watch

- Help Residents and Others Learn About its History

- Improve the Physical Appearance of the Neighborhood

- Preserve What Makes it Beautiful

Everyone Living in Dimmitt's Grove is a Member and is Invited to All Functions

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Introduction & Executive Summary

INTRODUCTION AND EXECUTIVE SUMMARY

Neighborhoods are the basic geographic units of a community. Neighborhoods are where people live, raise their families, and spend most of their free time. A neighborhood's physical characteristics, aesthetics, level of security, and sense of community all have a major influence on its residents' quality of life.

Proper planning is critical to support strong neighborhoods. Neighborhood plans allow neighbors to shape their immediate surroundings; provide guidance to the City about issues relevant to the neighborhood; and, over time, as new neighbors move in and new leaders emerge, provide a framework to keep moving forward. They address both the physical aspects of the neighborhood—land use, infrastructure, zoning, and housing—and the human aspects—how partnerships among neighbors, neighborhood organizations, nonprofits, and businesses can come together to make a neighborhood a great place to live, work, and play.

Despite its benefits, neighborhood planning is lacking in Bloomington. Planning processes have generally been focused on municipal and regional issues and have devoted little attention to individual neighborhoods. Bloomington's new Comprehensive Plan, Bring it on Bloomington (adopted in 2015), recommended a dramatic increase in neighborhood-level planning, including the creation of a "tool kit" that would allow neighborhood organizations to take the lead in planning efforts (see the Relation to the Comprehensive Plan section following this introduction).

In response to that call, MCRPC and the neighborhood association for Dimmitt's Grove agreed to collaborate to develop a new neighborhood plan in line with the Comprehensive Plan. The result is a truly community-driven plan that grounds the high-level goals and objectives of the Comprehensive Plan in the specific context of one of Bloomington's oldest and most distinctive neighborhoods. While every neighborhood is different, this plan should provide a basic framework of processes and best practices for other neighborhoods and further the implementation of the Comprehensive Plan.

STUDY AREA

Dimmitt's Grove covers 26 city blocks east of Downtown in Bloomington's historic core. It is bounded on the west by S Gridley St., on the north by E Washington St., on the east by S Clinton St., and on the south by E Oakland Ave (see Map 1 in Appendix A).

THE PLANNING PROCESS

The planning process can be divided roughly into four phases: Phase 1, the Existing Conditions Analysis; Phase 2, Neighborhood Outreach; Phase 3, Visioning and Goal-setting; and Phase 4, the Neighborhood Plan and Implementation Strategy (see Fig. . All four phases included significant input from neighbors, both directly and through the Neighborhood Association.

Phase 1: Existing Conditions Analysis

- Maps and statistics concerning demographics, land use, housing, infrastructure, transportation, education, health and safety
- Neighborhood history

Phase 2: Neighborhood Outreach

- Brainstorming sessions
  - Identification of need
  - Inventory of key issues

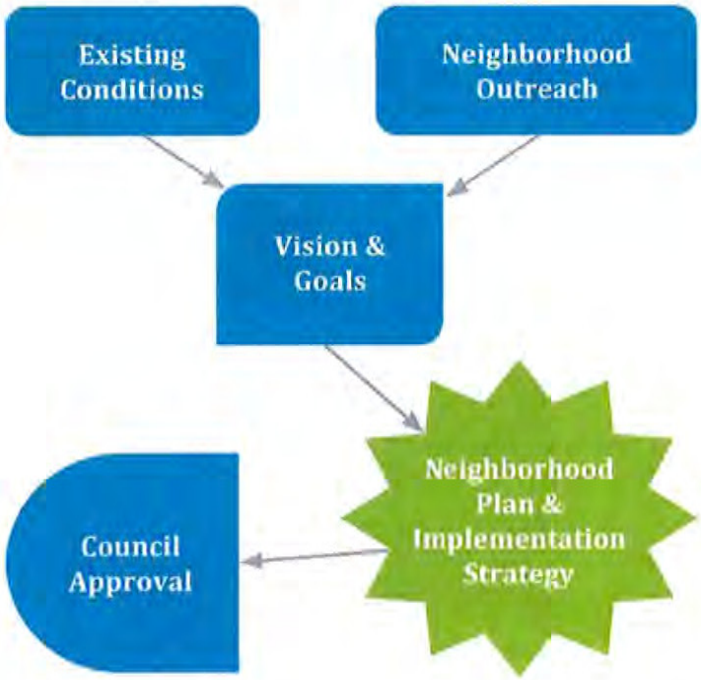
- SWOT survey of residents

Phase 3: Visioning and Goal-setting

- Crafting of vision statement and related goals
- Cataloging of assets, challenges, ways to measure success, and actions for implementation

Phase 4: Neighborhood Plan and Implementation Strategy

- Creation of a unified report including the vision, goals, metrics, assets, challenges, and actions
- Identification of best practices



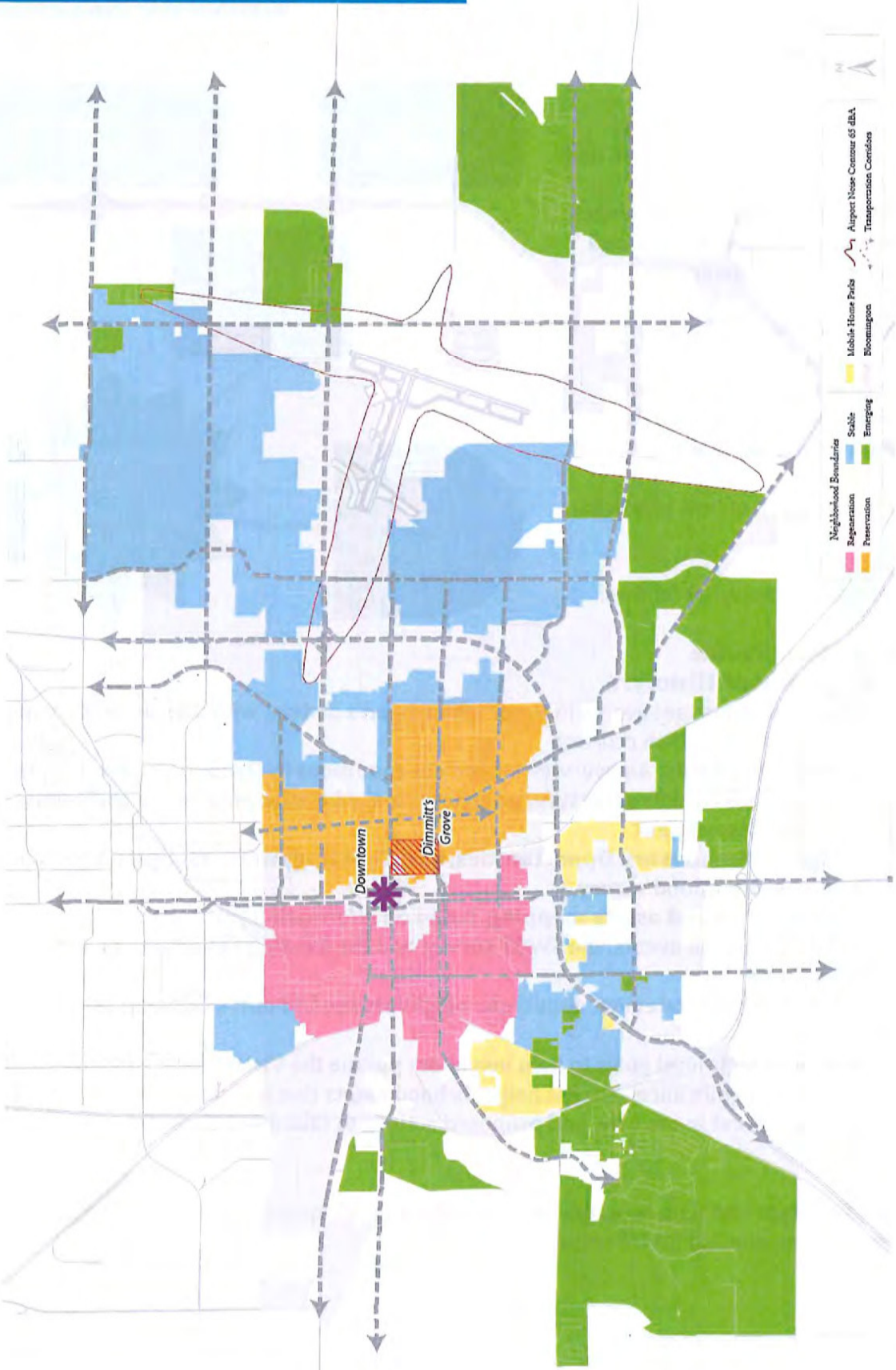
IN THIS REPORT

This report is structured as follows:

1. **Neighborhood Profile**
   1.1. Neighborhood History: A brief timeline of important events in the neighborhood's history, with a focus on the historically significant years of the 19th century.
   1.2. Existing Conditions: An overview of current conditions in Dimmitt's Grove, including demographics, housing, infrastructure, transportation, education, and health and safety.
2. **Neighborhood Assessment**
   2.1. Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis, based on a nearly 60-question neighborhood survey.
   2.2. Physical issues and assets mapping, based on information gathered through neighborhood outreach events, the SWOT survey, and the Existing Conditions Analysis.
3. **Vision and Goals**
   3.1. Vision: A holistic statement about how neighbors see Dimmitt's Grove in its present and future.
   3.2. Goals: Five high-level goals to help neighbors pursue the Vision. Each goal includes a brief discussion of its significance; current neighborhood assets that will help in achieving the goal; challenges that stand in the way; and proposed actions to take advantage of assets and address challenges.

Appendix: Maps and data to supplement the foregoing chapters, concerning land use; zoning; transportation; and full SWOT responses.

RELATION TO THE COMPREHENSIVE PLAN



RELATION TO THE COMPREHENSIVE PLAN

Dimmitt's Grove lies within the Preservation Area of the neighborhood classification boundaries as identified in the Bloomington Comprehensive Plan.

General Characteristics of the Preservation Area

- This area housed the elite members of the community during the 19th and early 20th centuries. At that time, these upper-income neighborhoods expanded eastward with the expansion of the trolley system. This was the start of the east-west social divide in the community.
- Today, this area houses several locally and nationally designated historic districts including the Franklin Square District, East Grove Street Historic District, Whites Place Historic District, and Davis Jefferson Historic District (see Figure 4-2). Many individual properties are also listed on the National Register of Historic Places.
- Mature, tree-lined streets, arranged in a grid pattern, are very conducive to multimodal transportation.
- This area houses many fashionable and attractive houses, many of which are designed by local architects George Miller and Arthur Pillsbury. Dominant architectural styles of homes here include Queen Anne, Italianate, Colonial, Tudor, Mission, and Spanish Revival.
- Neighborhoods closer to Downtown have smaller blocks than other parts of the City, approximately 1.5 acres, and accommodate a variety of densities, tenancies and uses. Lot frontages here range from 40' to 60', and depths vary from 80' to 140'. Assessed values of homes in these neighborhoods range from $35,000 to $75,000. Example: Dimmitt's Grove.
- Neighborhoods further east have larger blocks, approximately four acres, and are predominantly single-family, owner-occupied housing units. Residential lot sizes are fairly standard. Lot frontages vary between 50' to 65' and depths between 115' to 130'. Assessed values of homes range from $35,000 to over $100,000. Example: Founders Grove.
- Larger homes originally built for single-family use are now converted into multi-family units, resulting in inadequate off-street parking. This is a major challenge for this area.
- These once elite neighborhoods today house a mix of income levels with a higher concentration of moderate-income households.

Challenges and Opportunities for the Neighborhoods in the Preservation Area

- The Illinois Central Railroad, which once traversed a north-south path through Bloomington, passed through this area. While the rail line itself is long gone, it left industrial remnants along its path adjacent to residential neighborhoods. Today, many of these properties are vacant or underutilized. The abandoned rail corridor itself was converted into the Constitutional Trail in the last 25 years. This alteration in the nature of this corridor presents a tremendous opportunity to transform the land uses incompatible with residential uses into those that complement the trail and the surrounding established historic neighborhoods.
- The preservation area is packed with historic resources, some of which have local historic designations. Neighborhoods not currently part of historic districts are generally hesitant to seek that status out, due to an incomplete understanding of the requirements and limited resources available for their rehabilitation. The primary threat to these historic structures is conversion to multi-family units. When not planned properly, densities can have a negative impact on the surrounding property values and the neighborhood itself. The City should work

closely with these neighborhoods to prepare neighborhood-level plans to help protect these valuable historic and cultural assets.

- This area is also served by District 87. Some elementary schools in this area are more desirable than others. This again can be associated with the complex and multi-layered relationship between neighborhood demographics and school performance. Education is a key component to keeping this area desirable.
- Downtown revitalization efforts can greatly benefit from revitalization efforts in the Preservation Area, and vice-versa.
- The infrastructure in this area, both above- and underground, is at least 100 years old and in severe disrepair. Improving this could be a key factor in stabilizing declining property values and attracting additional private investment to the area.
- There are many active neighborhood associations committed to improving property values and quality of life in this area. The City should work with them to create neighborhood-level plans to address needs specific to each neighborhood within this area.

Snapshot of recommendations from the comprehensive plan applicable to Dimmitt's Grove

- Work closely with neighborhood organizations to create neighborhood-level plans that are consistent with the Comprehensive Plan but address issues specific to that neighborhood.
- Prioritize preservation of historic and cultural resources; update the Historic Preservation Plan and keep it current; allocate more resources towards historic preservation; foster preservation and adaptive reuse of historic buildings and structures; continue to protect historic and cultural resources through regulation (ex: S4 Zoning); create and maintain a database of historic and cultural resources.
- Ensure reinvestment in established older neighborhoods and the compact development of the City. Increase homeownership in the already walkable Regeneration and Preservation areas.
- Prioritize the Preservation Area (after the Regeneration Area) for investment of limited public dollars and resources; actively pursue funding for preservation and provide financial incentives for restoration, rehabilitation, and adaptive reuse of historic structures; create incentives for de-conversion of multi-family structures back to single family homes.
- Enhance the public realm within the neighborhoods with micro parks/play streets, public art, and neighborhood cleaning and greening efforts.
- Identify the unique qualities of each neighborhood and promote them individually; Councils, Boards, and Commissions should understand and consider the uniqueness of each neighborhood while approving development proposals.
- Use public art and cultural programs to help support neighborhood identity and foster neighborhood pride.
- Create Neighborhood Conservation Districts where necessary to protect the unique character of the neighborhoods.
- Update regulations and ordinances to reflect the unique needs of Regeneration, Preservation and Stable neighborhoods.
- Redevelop underutilized areas to enhance the surrounding neighborhoods; identify opportunities for mixed-use development and encourage such development to enhance neighborhood; Coordinate land use and transportation planning to ensure that new housing is easily accessible through multiple transportation options, including walking, bicycling and public transit.

- Facilitate and enhance pedestrian-friendly neighborhood centers to support mixed-use developments; allow mixed use as a buffer between low-density residential uses and higher-intensity industrial uses. Ex: Along the Constitution Trail corridor in the Preservation Area.
- The fortunes of District 87 and the neighborhoods within the Regeneration and Preservation areas are intertwined. Unlike in the past, City should take an active approach to address education-related issues.
- Prioritize Downtown Redevelopment; reinforce the connections between Downtown and adjacent neighborhoods; form an organizational alliance between the Downtown Bloomington Association and neighborhood organizations active in the surrounding neighborhoods; work with major employers in Downtown to establish employer-assisted housing zones in the surrounding neighborhoods.
- Improve walkability to destinations such as schools, parks, and neighborhood commercial centers to make neighborhoods walkable; eliminate barriers to such facilities by addressing crime, safety, and traffic issues.
- Much of the Regeneration Area and some of the Preservation Area is a food desert. Expand community gardens; encourage a food co-op or a grocery store in the food desert; identify and remove barriers to mobile food markets.
- Reduce crime and fear of crime; enhance community and police partnerships; work with the Community Development Department to establish a Crime Prevention through Environmental Design (CPTED) program.
- Expand the City's infrastructure, as needed, while supporting the overall goal of compact growth and a vibrant urban core; ensure that all areas of the City are equitably served by the City's infrastructure. Implement cost-sharing programs/up-sizing assistance for infill development. Investigate a sliding tap-on fee based on the distance from the existing system (the farther the distance, the more they pay).

Neighborhood Profile

1

Draft July 2016

NEIGHBORHOOD HISTORY

Growth Influences		Neighborhood Growth
Establishment of McLean County	1830	Scattered residents in the 1830s
Incorporation of City of Bloomington	1839	
Railroads arrive in the mid-1850s	1850	In the 1850s, Abraham Lincoln visited friends in the neighborhood
Illinois Central Railroad came to Bloomington	1853	
	1860	1860s, Grove St. to Washington St. fill in with homes
	1870	1870s, larger homes are added in the Italianate Style
Great Fire downtown	1900	1900s, Large Queen Anne and Arthur Pillsbury designed homes increase in the neighborhood replacing some of the early homes
Fourth Ward School razed	1910	Taylor St and Evans St development occurs in former school site; Mission Style homes
	1918	Vrooman Mansion serves the community as a hospital during the Great Influenza Pandemic
State Farm Insurance founded	1922	
State Farm building downtown	1929	
Mid-1960s development of Veteran's Parkway	1960	
State Farm Veteran's Parkway opens	1974	
	1987	Neighborhood Association is founded East Grove St becomes a National Historic District
Fox Creek subdivision development, located on the southwest edge the City	1990	
State Farm Corporate South opens	1996	
The Grove subdivision development, located on the east side of the city, pushes development east of Towanda Barnes Rd.	2006	

NEIGHBORHOOD HISTORY

Dimmitt's Grove is one of Bloomington's oldest neighborhoods. It had scattered residents in the 1830s, but was quickly populated when the railroads came in the mid-1850s. By 1900, some of the early houses had been replaced with more modern homes, as the neighborhood was developed. The name Dimmitt's Grove came in 1987 when the neighborhood organization was founded.

701 E. Grove St. Queen Anne designed by George Miller, 1886

The earliest houses here were probably log houses that belonged to farmers. Among them were William Dimmett (whose family used the spelling Dimmitt by the twentieth century) and William Evans. Their homes would now be on Taylor and Grove Streets. The old Dimmett house may be part of the structure that is now at 611 E. Taylor.

The Illinois Central Railroad came to Bloomington in the spring of 1853, bringing building materials and entrepreneurs to town. By 1860, Grove to Washington, the streets with higher elevation in the neighborhood, were filling in. There was a lumberyard, owned by George Bruner on the south side of Grove St. in the 500 block, along with Conover Female Academy. Several 1850s houses still stand in their original form on Grove St. Among them are 418, 506, 510 and 603. Some were later enlarged, including 707 E. Grove. The Barber brothers, who owned a nearby mill, built 709 E. Taylor and 407 S. Clinton, a Gothic Revival.

In the 1870s, some of the larger houses were added to the neighborhood. Eliel Barber, who lived at 709 E. Taylor, built a 17-room Italianate home next door at 701 E. Taylor, which received an 18-room Richardson Romanesque addition and remodeling in 1900. Other large 1870s Italianates are at 401, 407 and 421 E. Grove. 407 was updated in the early twentieth century with stucco and roomy porches. 507 E. Front was one of many impressive Italianates on Front St.

By 1900, large Queen Anne-style houses with plumbing and central heating had replaced some of the simpler houses along the desirable lots on Grove St. Architect George Miller added 409, 604 and 701. A George Miller from E. Washington Street moved to 402 E. Grove in November of 2004. Other impressive Queen Annes from the 1880s are at 612, 702, and 706 E. Grove. At the turn of the century, architect Arthur Pillsbury designed 702 E. Front and the Chalet-style beauty at 607 E. Front.

605 E Grove St. Mission Style

In the nineteenth century, lots filled in toward the southern edge of the neighborhood as the city added sewers. Along Oakland, then known as Clay St., was a slough that provided drainage for industry including foundries and a pork packing plant on its south side. When the city built sewers, the slough went underground and the streets near it filled with houses. The city's first public school, the Fourth Ward School, which originally filled two square blocks and stood at Taylor and Evans Streets, was razed c. 1910 and those lots filled, some with houses built with the recycled bricks from the school. The three similar stucco houses on Taylor St. (known today as the sherbet houses, 509-513 E. Taylor) and three similar Foursquares, 403-7 S. Evans, were part of this development. Older houses like 512 E. Taylor

were enlarged and received new stucco as many were updated to join the mission style houses of the 1910s. Arthur Pillsbury added 611 E. Washington, 503 E. Olive, 503 E. Grove, an addition at 609-11 E. Grove, and 701 E. Taylor, and at least one of the 3 new houses in the 400 block of Evans.

510 E Grove St, New England Sidehall 1853

In the 1850s, Abraham Lincoln visited friends in the neighborhood, including attorney Kersey Fell, whose house at 707 E. Grove was a social gathering place. He also worked and visited with Reuben Benjamin at 510 E. Grove. Ezra Prince, who later lived at 418 E. Grove, drove Lincoln to Peoria when he was riding the circuit here. Judge Lawrence Weldon lived at 407 E. Grove and hosted President Ulysses S. Grant there.

The railroad building boom brought entrepreneur John Routt, who built 510 E. Grove and the original house at 512 E. Taylor. He would later leave Bloomington and find success as the Governor of Colorado. George Bruner, a miller, built a lumber yard in the neighborhood, and later built a grand house for himself at 612 E. Grove (This house was replaced in the 1880s by Judge Sain Welty.) Bruner's daughters married a miller and a merchant and built homes at 701 and 604 E. Grove (and an earlier one now at 403 S. Evans, which once faced Grove St.)

Matthew Scott, owner of land and coal mines, bought 701 E. Taylor in 1869. His wife Julia was the sister of Adlai Stevenson, U.S. Vice President under Grover Cleveland. Matthew and Julia's daughter Julia later married Carl Vrooman, who served as Assistant Secretary of Agriculture under Woodrow Wilson. The Vrooman mansion served the community as a hospital during the Great Influenza Pandemic of 1918. Illinois' 18th governor, John M. Hamilton, lived at 502 S. Clayton before he served the state from 1883-1885.

Marie Litta
Source: McLean County Museum of History

Marie Litta, who became an internationally known opera singer, lived at 512 E. Taylor. A city park at Gridley and Jackson, just across the neighborhood boundary, is named for her. Delmar Darrah, who lived at 702 E. Front, was the originator of Bloomington's Passion Play. Author Harold Sinclair, who wrote *The Horse Soldiers* (1956) and *American Years* (1938), lived at 709 E. Taylor. The Mowrer brothers, Paul Scott and Edgar Ansel, both winners of Pulitzer Prizes, lived at 418 E. Grove.

Today, 400-700 E. Grove St. is a National Historic District, and scattered houses in the neighborhood are zoned S4 and watched over by Bloomington's Historic Preservation Commission. The historic character of our neighborhood attracts many walkers enjoying the sights. 402 E. Grove won "This Old House's" Most Curb Appeal award in 2012. Every five years, the neighborhood hosts "Day in Historic Dimmitt's Grove," which attracts many visitors to see the houses and gardens, go on historic walking tours and enjoy music and attractions at the Vrooman Mansion grounds.

Neighborhood History provided by Terri Clemens

EXISTING CONDITIONS & FINDINGS

DEMOGRAPHICS

AGE & SEX

TOTAL POPULATION **871**

48.8%

51.1%

FINDINGS

In comparison to the City:

- Male/female split very close to City average
- Population under 18 & Over 65 nearly 7% lower than City average

HOUSEHOLDS

422 TOTAL HOUSEHOLDS

AVERAGE HOUSEHOLD SIZE **1.98**

FINDINGS

In comparison to the City:

- Average household is smaller than the City's average of 2.41
- Significantly higher percentage of non-family households

RACIAL

WHITE **86.2%**

AFRICAN AMERICAN **11.7%**

ASIAN **2.3%**

FINDINGS

- Neighborhood predominantly white
- Diverse in many other ways, including income and occupations

LAND USE/ ZONING

RESIDENTIAL/COMMERCIAL

95.6%
RESIDENTIAL

3.76%
COMMERCIAL

FINDINGS

- Neighborhood is predominantly residential
- Commercial areas are located along the fringes of the neighborhoods
- No parks in the neighborhood boundary, but Marie Litte Park is adjacent to it

ZONING

RESIDENTIAL ZONING

R-3B HIGH DENSITY MULTI-FAMILY RES DIST.	R-2 MIXED USE RES DIST.	R-1C HIGH DENSITY SINGLE-FAMILY RES DIST.
38%	**36%**	**21%**

FINDINGS

- Majority of R-3B zoning is near the west side of neighborhood
- 8 homes have S-4 historic designations; primarily located on Grove St.

VACANT LAND/ PARKING LOTS

2% VACANT LOTS

FINDINGS

- Vacant lots are typically less than an acre
- 1 property officially recorded as in violation in the City's preservation database
- Parking lots are found off of Washington St. and attached to the businesses and church

EXISTING CONDITIONS & FINDINGS

HOUSING

HOME VALUES & SIZES

HOUSING SIZES SQUARE FEET RANGE

644 - 6,920

AVG. ~1450

SINGLE FAMILY HOME VALUES

$20K - $450K

MEDIAN ~$100K

FINDINGS

- Housing options for a variety of income levels
- Single-family home values are much lower than the City's median home value

OWNERSHIP VS. RENTAL

OWNER 37.4%

RENTER 58.7%

BY UNITS WITH 3% UNKNOWN OWNERSHIP

FINDINGS

- Significantly high percent of rental compared to the City
- Nearly 40% of rental properties are owned by landlords that live outside the neighborhood
- Majority of rental property is made up of properties with 2-3 units

CODE VIOLATIONS

FINDINGS

- Approximately 1.5% of all reported complaints are from the Dimmitt's Grove neighborhood.

THE TWO MOST REPORTED CODE VIOLATIONS IN DIMMITT'S GROVE:

59.4% PROPERTY MAINTENANCE

31.3% YARD UPKEEP

SAFETY/HEALTH/EDUCATION

CRIME DATA

THE TWO MOST REPORTED TYPES OF CRIME FALL UNDER:

DRUGS **36%**

RESIDENTIAL BURGLARY **24%**

FINDINGS

- Crime overall in Bloomington is seeing a decline
- The few crimes are concentrated in and around Downtown area

HEALTH

FINDINGS

- Dimmitt's Grove neighborhood is located in a Food Desert
- When open, the Green Top Grocery the Food Desert status will change
- During Spring/Summer months accessibility increases to veggies & fruits due to Downtown Farmer's Market

SCHOOL DISTRICTING

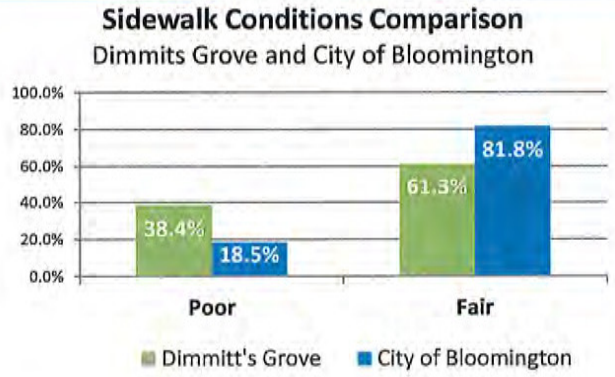
NEARLY **2** MILES TO ASSIGNED ELEMENTARY SCHOOL

FINDINGS

- Assigned elementary school is Sheridan Elementary, which requires students to either be driven or bussed in
- Washington and Irving Elementary are both closer, less than a mile from the neighborhood

TRANSPORTATION

SIDEWALK CONDITIONS



FINDINGS

- Dimmitt's Grove has a disproportionate percentage of sidewalks in poor condition
- Even with the relatively high percentage of poor sidewalks in the neighborhood, the area sees a lot of foot traffic.
- Neighborhood is well-connected by sidewalks

STREET CONDITIONS

18% STREETS ARE RATED BELOW A 5 (OUT OF 10) ON THE PASER SYSTEM

FINDINGS

- The grid street pattern in the neighborhood allows traffic to flow easily
- City wide about 30% of streets are rated less than 5 or given a Target Score in the PASER system.
- Would cost the City 60 million dollars over five years to bring every street up to a 5 or better

TRANSIT

SERVED BY **4** TRANSIT ROUTES

FINDINGS

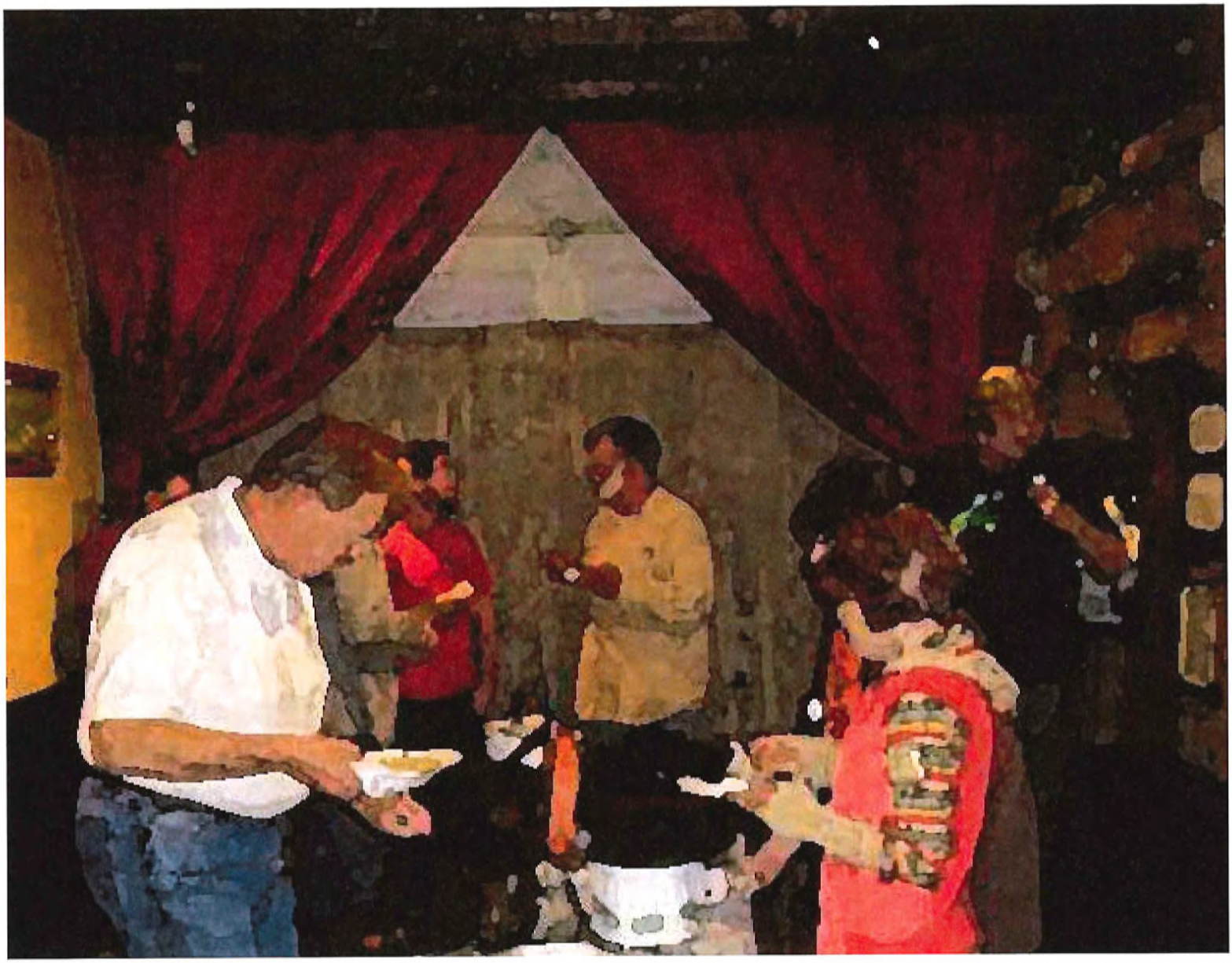
- Neighborhood is well-served by transit
- At time of this report, neighbors could catch a bus by only walking a quarter of a mile to transit routes
- With the revision of routes by Connect Transit, they have proposed 5 bus stops to be located in the vicinity
- Bus routes run along Washington St. and Oakland; no routes run through the neighborhood

AADT

BORDERED BY **3** MINOR ARTERIALS

FINDINGS

- Minor arterials bound the neighborhood to the north, east, and south
- Grove St is a major collector street for the neighborhood
- Front St sees an annual average daily traffic count of over 2,500 vehicles yet still is designated as a local street



Outreach & Assessment

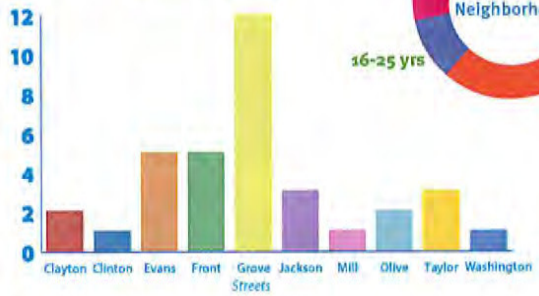
2

OUTREACH EFFORTS & SWOT ANALYSIS

OUTREACH EFFORTS

To gain a better understanding of Dimmitt's Grove, a SWOT Analysis survey was provided to the neighbors. SWOT Analysis surveys help to evaluate a neighborhood by looking at its strengths (S), weaknesses (W), opportunities (O), and threats (T). A paper copy of the survey was provided to each household, and the Neighborhood Watch Block Captains distributed the survey.

 # Survey Respondents 38



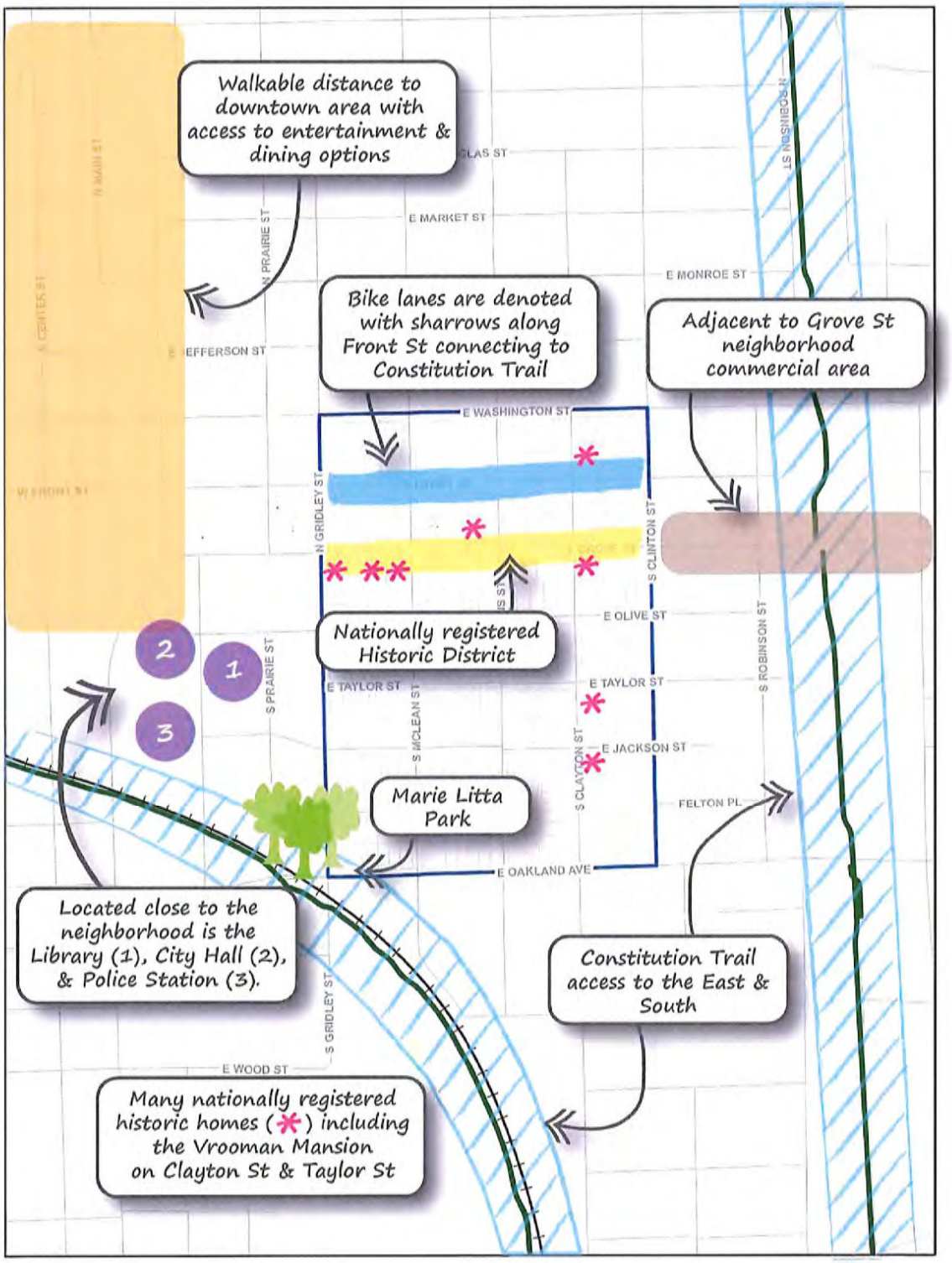
11% Renter 89% Owner

SWOT ANALYSIS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
• Longstanding history & historic architecture • Quaint with unique character • Walkable location with many amenities close by • Thriving with diversity of occupations, income levels, & households • Affordability of homes and lower taxes • Strong sense of community	• Housing issues ranging from disengaged landlords to lack of code enforcement • Traffic and parking issues • Public safety • Aging infrastructure • Upkeep & maintenance of homes and the neighborhood • No grocery store nearby • No parks within the neighborhood • Assigned elementary school assigned is not within easy walking distance • Lack of community engagement	• Build on central location within the City and proximity to Downtown • Historical nature and charm • Multimodal access due to transit and dedicated bike lanes in area • Diversity • Affordability	• Sprawl developments on the east and southwest of the City • East vs. West divide created due to Veterans Parkway • Aging infrastructure • Crime (both perceived and real) • Absentee landlords • School districting creating barriers to families with children

PHYSICAL ISSUES

PHYSICAL ASSESTS



Vision, Goals & Implementation Strategy

3

Draft July 2016

Dimmitt's Grove is our historic neighborhood, in the heart of Bloomington, which embraces and thrives on diversity and sense of community.

Goal 1

Preserve the historic integrity of our neighborhood

Discussion: Dimmitt's Grove is one of the City's oldest and most unique neighborhoods. The East Grove Street District (which spans the 400-700 blocks of East Grove) and several homes in the neighborhood are on the National Register of Historic Places. Neighbors overwhelmingly named this rich history the defining characteristic of Dimmitt's Grove, and preserving and protecting the historical integrity of the neighborhood is the number one priority of this plan.

Current assets: A few existing assets that have helped preserve the historical integrity of the neighborhood include:

1. *National Historic District:* The East Grove Historic District, listed on the National Register of Historic Places, runs through the neighborhood. While this designation does not protect the neighborhood in a regulatory sense, it focuses attention on the district's wealth of historic and cultural assets, bringing great pride to neighborhood residents and providing a geographic framework for preservation efforts.
2. *Historical and architectural survey:* McLean County historian Greg Koos's extensively researched historical and architectural survey of the East Grove Street Historic District is also an excellent resource.
3. *S4 Zoning:* S4 is an overlay zoning regulation applied to individual properties or city blocks to protect the historic and cultural assets within them. Ten properties within Dimmitt's Grove are protected by S4 zoning.
4. *Historic Preservation Program:* The City's Historic Preservation Program was established in 1983 by City Ordinance. The Historic Preservation Commission, consisting of seven Mayor-appointed volunteers, oversees the program. The Commission has review authority over exterior modifications to S4-zoned properties and administers the Eugene D. Funk grant program (see the Financial Incentives asset below).
5. *Old House Society (OHS):* With a mission to promote and preserve buildings, landscapes, and neighborhoods more than 50 years old, and the communities and heritage they foster, OHS is a great resource for home owners within historic neighborhoods like Dimmitt's Grove. Resources available through OHS include
    a. A salvage warehouse (located at 214 E Douglas St. in Bloomington, IL) that offers unique restoration items

409 E Grove St, Queen Anne style built 1886-87

601 E Taylor St

b. A library containing many helpful resources, including a list of contractors and suppliers experienced with historic preservation
c. Demonstration workshops, classes, informal discussions, etc., to provide answers to old house questions
d. Assistance restoring some older homes
e. Promotion of historic homes and neighborhoods through programs such as the Old House Walking tour:
f. Grants (see 9(b), OHS Restoration Grant, under the Financial Incentives heading below).

6. *West Bloomington Revitalization Project (WBRP) Tool Library:* WBRP's Tool Library is a free tool-lending program designed to enable residents to repair and maintain their homes without incurring prohibitive expenses for tools. It is physically located at 801 W Washington Street in Bloomington. Although it was originally conceived to improve the WBRP area, it is open to all community residents for free. It also hosts free home improvement workshops to help educate and empower residents.
7. *Neighbors' network:* Many neighbors share a passion for promoting historic preservation and have a number of important resources at their disposal. For example, several neighbors are professional builders and contractors, and some are willing to share their knowledge about how to maintain the neighborhood's historic homes.
8. *Infrastructure improvements:* Neighbors felt the City has done a fair job of prioritizing infrastructure repairs in Dimmitt's Grove. Neighbors cited the recent resurfacing of Washington Street as a project that enhanced the neighborhood.
9. *Financial Incentives:*
    a. Eugene D. Funk Grant Program: This local program provides the owners of the historic properties in Bloomington with financial assistance in the preservation, restoration, or rehabilitation of the exterior architectural features of buildings and structures on such properties. This program is administered by the Bloomington Historic Preservation Commission. The program provides funding for up to 50% of the total eligible cost, not exceeding $2,500.
    b. OHS Restoration Grant: The OHS restoration grant program is designed to help homeowners in their efforts to repair and rehabilitate their historic homes. To be considered, a project must repair or restore a building in a way that will maintain or add to the home's historic nature. Successful grant recipients will receive a grant worth $500 ($250 in Salvage warehouse credit and $250 check from the OHS).
    c. State and federal tax credits: While there is very little direct grant funding available for private owners of historic properties, some tax credits are available. Those include:
        i. A federal tax credit equal to 20% of the "qualifying expenses" of the rehabilitation of an income-producing historic property in a registered historic district (consult the National Park Service for further details).
        ii. The State of Illinois's Property Tax Assessment Freeze program provides an incentive for owners to rehabilitate their historic homes. The program allows the owner-occupant of a registered historic building to freeze the assessed value of the property (and thus their property tax payments) for eight years while making preservation-oriented improvements. The eight-year freeze is followed by a four-year period in which the assessed value is allowed to increase incrementally until it reaches an amount reflecting the property's current market value. . (Consult the Illinois Historic Preservation Agency (IHPA) for further details.)

Goal 1

Preserve the historic integrity of our neighborhood

Challenges:

1. *Education and awareness:* A lack of understanding about Dimmitt's Grove's historical significance to the city, especially beyond the boundaries of the neighborhood, is a major issue. Many residents within the neighborhood are unaware of existing resources such as those provided by the Old House Society or the Tool Library.
2. *Lack of emphasis on historic preservation:*
    a. While there are many historically significant buildings in the neighborhood, only a few are protected by S4 zoning. Although a local historic district designation can assist with protecting the cultural assets of the neighborhood, most neighbors are skeptical of such a designation. Many fear that it will add more layers of inhibitive regulation.
    b. The City's Historic Preservation Plan has not been updated comprehensively in over two decades. A historic preservation plan is not a document merely arguing that preservation is a good idea and listing the sites to be preserved. It typically has an up-to-date physical survey backed by contextual historical research to provide a knowledge base about the resources to preserve, and includes a range of preservation planning and policy options with regard to historic designation, design guidelines, and financial incentives for rehabilitation. It helps connect historic preservation with other community priorities such as economic development, environmental sensitivities, zoning, and other aspects. An updated plan would be a great asset to Dimmitt's Grove and other historic neighborhoods.
    c. Upkeep and maintenance of a historic home or property can be expensive. Local or state financial incentives for historic preservation are minimal; that places the burden of historic preservation on the individual homeowner, who may lack the knowledge, resources, or inclination to perform the necessary upkeep.
3. *Zoning:* Neighbors were concerned that the zoning within the neighborhood allows for high-density housing options that potentially threaten the historical integrity of the neighborhood. Dimmitt's Grove's proximity to Downtown makes it attractive for higher density residential development.
4. *Infrastructure:*
    a. Neighbors highlighted a need for improvement of sewer and water lines. Many of the sewer and water lines are among the oldest in the area, making it costly for homeowners to replace them or connect to the sewer if their historic homes were not connected correctly.
    b. There are sidewalks throughout the neighborhood, but many sections need repair or replacement.
    c. Neighbors pointed out that carriage walks (walkways between the city sidewalk and the curb within the public right-of-way) are torn out by City vehicles while upgrading the infrastructure and the need to protect these historically significant elements within older neighborhoods.
    d. Electric utility lines are frequently above ground. They are aesthetically displeasing and frequently conflict with mature trees in the area. However, Ameren Illinois, which owns the overhead electric utility lines, currently has no plans to switch this area to underground lines due to the expense involved.

[1] The following change occurred after the public outreach process: Carriage walks were a point of great contention during the City's Sidewalk Master Plan development. The Public Works department initially favored removing the carriage walks due to structural issues and safety concerns. This generated a number of citizen complaints to the Council. In response to citizen complaints and in recognition of the historical contributions carriage walks make to older neighborhoods, City Council advised staff to leave them in place, and the department changed its operational policies accordingly. However, the upkeep and maintenance of these are the homeowner's responsibility.

Goal 1

Preserve the historic integrity of our neighborhood

Proposed Actions:

1. *Support a comprehensive update to the City's Historic Preservation Plan:* The City currently has a limited budget and resources to create such a plan and implement it. Historic neighborhoods such as Dimmitt's Grove should strongly advocate for additional resource allocations to update and implement it as identified in the City's Comprehensive Plan.
2. *Zoning:* The recently adopted City's future land use plan identifies majority of residential in Dimmitt's Grove as Low or Medium Density Residential. However, the City's current Zoning Ordinance designates a major portion of the neighborhood as R3-High Density Multiple Family Residential District. City is currently looking into comprehensively revising its Zoning Ordinance. Neighbors should work closely with the City staff to ensure that the new Zoning designation reflects residential densities as identified in the City's future land use map.
3. *Promote existing resources:* There are a number of resources available to owners of historic home to help them with their renovations. Some of those are offered through established agencies or organizations such as OHS or WBRP, as identified in the Current Assets section. Others are informal sources such as individuals willing to assist their neighbors. Inventories of both formal and informal resources should be kept current and up-to-date on the neighborhood website for the benefit of all.
4. *Infrastructure Improvements:* Many of the infrastructure issues identified by Dimmitt's Grove residents, including crumbling sidewalks, street repairs, and aging underground utilities, are not unique to this neighborhood. These infrastructure issues are prevalent throughout the City and have been topics of numerous discussions at City Council meetings for a number of years. While these capital improvement issues have been well-documented by City staff and well-recognized by the Council, resolving them is limited by the availability of funding. What can neighbors do?
    a. Show continued support for increase in infrastructure funding.
    b. Keep an updated list of contact information for City departments that deal with infrastructure issues, such as the Public Works and Water departments. Publish that as a resource for neigh-

These photos display good examples of historic preservation in the neighborhood.

bors to contact these departments with any infrastructure issues.

c. Use the City's myBloomington app to report on infrastructure issues.
d. Take advantage of existing programs such as the 50/50 sidewalk replacement program, in which the City pays for half the cost of replacing the sidewalk and homeowners pay the other half. This program can also be used to improve the accessibility of existing sidewalks per ADA guidelines. If some homeowners are not in a position to share the costs or are not interested (in the case of absentee landlords), the Neighborhood Association can help by:
    i. Partnering with local businesses that have vested interests in improving the area.
    ii. Winning grants from organizations such as State Farm (through its Community Grants program) and NeighborWorks America.

5. *Support city-wide projects geared toward infill and redevelopment:* Infill and redevelopment efforts within Downtown Bloomington, the Preservation Area, and the Regeneration Area, aimed at improving the appeal of the inner city of Bloomington, will also enhance the desirability of Dimmitt's Grove. Dimmitt's Grove neighbors must support such efforts.
    a. Review Council agendas regularly and keep abreast of relevant City initiatives.
    b. Assign a neighborhood liaison to attend City Council meetings addressing these aspects and show support
6. *Historic property database*: Encourage the City to maintain a database of historic properties. Integrate that information with the City's building permits program to ensure their protection.

[2] NextDoor is a versatile, private social media platform organized around neighborhoods. It provides an easy way for neighbors to chat, share items and information, organize neighborhood watch activities, etc. According to NextDoor itself, over 99,000 neighborhoods are using the platform as of June 2016. Dimmitt's Grove has a presence on NextDoor.

Goal 2

Increase homeownership rates in the neighborhood

Discussion: There are close to 500 housing units[1] on approximately 300 residential parcels[2] in Dimmitt's Grove. Over 58% of housing units (on 35% of parcels) are currently rental units, many of them apartments. A walk through the neighborhood gives the impression that it is predominantly an ownership neighborhood because the rental units are concentrated on a smaller number of parcels, but the issues of a predominantly rental neighborhood—absentee landlords, code violations, and other nuisances—are nonetheless present. Many neighbors noted an increase in rental units and the conversion of single-family units to multifamily as significant problems. While neighbors understand the importance of mixed housing tenancies, particularly in a neighborhood so close to Downtown, they seek a balance that is more in line with the City average.

Metric:

Current assets: Several existing neighborhood features can be counted as assets in attracting and retaining new homeowners:

1. *Unique architecture:* Dimmitt's Grove has a mix of housing styles, including Craftsman, Shingle, Italianate, Queen Anne, Foursquare, and many more. Some of the homes were designed by Arthur Pillsbury, a well-regarded Bloomington architect. This mix of housing styles gives a unique character to the neighborhood, which is frequently missing in the newer subdivisions. This unique character enhances its appeal to certain demographics.
2. *Affordability:* The median home value in Bloomington is a little over $150,000. Dimmitt's Grove offers a great choice of quality homes priced at or below the City's median home values, making it a very affordable neighborhood.
3. *Curb appeal:* Residents, particularly owners, take good care of their homes and gardens. There are many beautifully landscaped yards, kept well throughout the year, and mature trees lining the streets. These features add to the pleasantness, cleanliness, and overall sense of neighborhood.
4. *Walkability:* Dimmitt's Grove's proximity to Downtown; its grid street layout and availability of sidewalks; and its residential density per acre make it a very walkable neighborhood. Walk Score, which rates neighborhoods and communities based on the ease of performing errands and accessing amenities without a car, gives Dimmitt's Grove a score of 75 out of 100—quite impressive given that Bloomington as a whole has a score of 35, indicating that it is a "car-dependent community." This makes Dimmitt's Grove the fourth-most walkable neighborhood in Bloomington.
5. *Streamlined nuisance reporting:* Neighbors praised myBloomington, an app created by the City that allows residents to instantly report issues such as sidewalks in need of a repair or vacant lots with tall grass in need of cutting. Residents who have used the app describe it as easy to use and often faster than finding the correct number to call and report a nuisance. Some, however, expressed a desire for the City to fix these problems more quickly (see challenges).

Challenges: Achieving this goal will require overcoming certain challenges, including:

1. *Code compliance and enforcement:*

[1] Housing unit: The US Census Bureau defines a housing unit as "a house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied, or, if vacant, is intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other persons in the building and which have direct access from the outside of the building or through a common hall."

[2] Parcel: A piece of real estate created for assessment and taxation purposes. It should not be confused with a lot or any other division of land created to define ownership or other legal uses.

[3] Rental housing inspection program: The City of Bloomington requires rental property owners to register their properties once per year and submit to inspections by City staff. Until recently, the program was radically underfunded, with only one inspector to oversee roughly 3,100 rental properties and respond to complaints. This resulted in infrequent inspections and slow responses to concerned citizens. The City Council voted in January 2016 to hire a second inspector, raising registration fees for rental owners to pay for it.

a. Neighbors expressed a general hopelessness with regard to code enforcement. Many noted that code violations reported are seldom resolved, in some instances even after multiple reports. The few cases that are resolved have lengthy timelines for resolution. Neighbors worry that a lack of ramifications for code violations is breeding more violations, particularly on properties owned by absentee landlords. In some instances, neighbors have attempted to make direct contact with a non-complying owner. This is not always easy, and it is often difficult to even find out who owns the property, especially if the property owner is not local.
b. In addition to these compliance and enforcement issues, a lack of awareness among neighbors of the relevant codes, regulations, and reporting procedures, was also noted.

2. *Absentee landlords and dilapidation:*
   a. Neighbors expressed a deep concern about absentee landlords owning property in the neighborhood. Many of the properties owned by absentee landlords have code enforcement issues and general property upkeep and maintenance issues. While this is a problem in any neighborhood, it has a particularly profound negative impact on a historic neighborhood that needs additional care. Neighbors are particularly frustrated with the City's inability to take action on these issues. They expressed a deep dissatisfaction with the City's rental housing inspections program[3].
   b. Landlords who own rental properties in the neighborhood but do not live in the neighborhood do not pay sufficient attention to who is renting their units or the general upkeep of the property. In instances of issues with renters, neighbors face difficulty in reaching the right person and end up contacting the police on nuisance related issues.
   c. Other issues with absentee landlords include dilapidation of housing stock in the neighborhood and improper maintenance of vacant lots, both of which contribute negatively to overall appearance, perception of safety, and property values in the neighborhood.
3. *Care of historic homes:* Though many residents are well-informed about the unique challenges of caring for historic home, some are not. Others have the necessary knowledge base but have financial or other constraints that prevent them from following through. These difficulties are leading to disrepair of some historic homes in the neighborhood.
4. *Multi-family units and parking issues:* Neighbors expressed great concern about the conversion of homes originally built for single-family use into multifamily rental units. Often these conversions are

Well maintained homes and yards, such as these located on S Evan St., add to the pleasantness of the neighborhood.

done with no respect for the character of the original home or the surrounding properties. Such conversions degrade the quality not only of the house but of the entire neighborhood. They also place a huge burden on on-street parking (also see Zoning and design controls below).

5. *Zoning and design controls:*
    a. Residents noted that the neighborhood's R3 (Multiple-Family Residence District) zoning designation makes it easy for absentee landlords and developers to convert single-family homes to multi-family apartments and build higher-density housing with minimal consideration of the impact on the neighborhood. These higher densities, coupled with a lack of parking provisions, are severely restricting the availability of on-street parking. In an older neighborhood like Dimmitt's Grove, where many single-family homes have a single-car garage or no garage at all, on-street parking is very important.
    b. Due to the absence of design standards in the neighborhood, new developments look out of character compared to the rest of the neighborhood—a significant problem given that the neighborhood's historic aesthetic is a key part of its appeal.
6. *Elementary school district issues:* Dimmitt's Grove is home to a diverse array of families of different ages and compositions. However, family households with children under 18 are somewhat underrepresented relative to the city as a whole. Neighbors suggested that the assigned elementary school, Sheridan Elementary, may partly explain this. Some of their concerns revolved around the distance from and obstacles to walking and biking to Sheridan; others were concerned with school rankings and perceptions about the school's quality.
7. *Crime*
    a. Generally speaking, neighbors found Dimmitt's Grove to be a safe neighborhood. However, residents were aware of the perception of crime in the neighborhood resulting from its proximity to Downtown.
    b. One challenge the neighbors mentioned as a byproduct of being close to Downtown was the pass-through foot traffic. Neighbors felt that many people walk through the neighborhood to get to various points of interest and are sometimes not conscious of its residential nature, resulting in nuisances such as loud noises, littering, and vandalism.

Proposed Actions:

1. *Elementary school district issues:* While neighbors would like to see District 87 redistricted so their children can attend Washington School, there has not been a redistricting process in over two decades.

Unkept homes and yards are a distraction from an otherwise well maintained and safe neighborhood.

Goal 2

Increase homeownership rates in the neighborhood

According to Dr. Barry Reilly, Superintendent for District 87, the relatively slow population growth within the District as a whole reduces the likelihood of redistricting in the near future. Following are a few strategies that neighbors can deploy to help address this issue. While these are not the ultimate solutions, they may help to some degree.

a. Promote District 87's In-District/Zone transfers. Students whose parents live in a given district can apply to be transferred to a different school in that district. Transfers are allocated on a first-come, first-serve basis to students who meet certain eligibility criteria and demonstrate that they have a strong reason for transferring.
b. Neighbors can also help alleviate some of the perception issues surrounding Sheridan. Dr. Reilly encourages neighbors, both parents and interested non-parents, to set up an appointment with the principal to tour the facility and learn about the school firsthand.
c. A list of private schools in the area may also be a good resource to provide.
d. The fate of District 87 is intertwined with the fates of the neighborhoods within the City's Regeneration and Preservation Areas. The Comprehensive Plan discusses this and other education issues at greater length. Agencies and entities across the community, including the City, must recognize this connection and work to strengthen both the neighborhoods and the school district. Residents of Dimmitt's Grove and other neighborhoods in the Regeneration and Preservation Areas can help instigate these conversations.

2. *Work closely with area realtors:* Realtors have a vested interest in increasing homeownership in a given neighborhood. Engaging realtors who have listings in the area as well as the Bloomington-Normal Association of Realtors may help draw new owners to Dimmitt's Grove. Possible actions include:
   a. Assign a neighborhood liaison to establish contacts with the realtors and get appropriate information to them. Equip them with information that would allow them to speak authentically about the neighborhood.
   b. Inquire about the common concerns expressed by people who walked through the homes in the neighborhood but ended up not buying. Prepare and distribute informational pamphlets that help address those and other likely concerns. For example, if people are anxious about owning a historic home, provide a list of helpful resources and support networks.
   c. With the assistance of the realtors, establish an "old meets new" series showcasing homes within the neighborhood that have been renovated tastefully to fit 21st century needs. This will help buyers see the potential of a home even if it is not yet renovated.
3. *For Sale by Owner listings:* Realtors typically do not engage in For Sale by Owner listings. The neighborhood association can help compile and market them on the neighborhood website and social media sites.
4. *Do more to attract first-time homebuyers*: Neighbors expressed a great desire to attract first-time homebuyers. Many first-time homebuyers are renters within the community or new hires. Marketing efforts should be targeted to reach them—e.g., posting flyers about the neighborhood and available homes in apartment complexes or rental websites. Work with local HR managers to see what kinds of information about the neighborhood can be included in their new hire orientations.
5. *Employer-Assisted Housing (EAH):* EAH is a great way to increase homeownership in targeted areas within close proximity of employment centers. Dimmitt's Grove's proximity to Downtown Bloomington, a vibrant employment center that employs nearly 2,500 people, makes it a great target for such a program.
   a. Reach Illinois is a not-for-profit agency that facilitates EAH programs in Illinois communities. Currently no employers in Bloomington or Normal participate in this program. With the concentration of institutional employment in and around Downtown and major employers like

State Farm, however, conversations about starting an EAH program in Bloomington must happen at the city or regional level. The Downtown Bloomington Association can also play a key role in that process.

6. *Code Enforcement:* Neighbors are frustrated with code enforcement, or the lack thereof. The City's recent decision to bolster its rental housing inspection program3 is a welcome change; however, more efforts are needed to protect the health, safety, and property values of renters and neighbors in older areas. Below are a few additional ways in which the neighbors can help:
    a. Rental Housing Inspection Program: This program has great potential to ensure quality rental properties in the neighborhood. Neighbors should continue to follow up with the City on the progress of its renewed funding.
    b. Promote the use of the myBloomington app to record any issues that need to be resolved.
    c. Currently the City does not make code enforcement issues public. Numerous cities that make such information public have seen positive results. The City of Decatur, IL, for example, publishes code violations in an interactive map. When a user clicks on a violation on the map, associated data such as the type of violation, when it was recorded, the results of the last inspection, and so on, will appear. Neighbors should encourage the City to implement a similar program. This should be a low-cost/no-cost program, as most of the data are already gathered and tracked.
    d. Code awareness campaign: Work closely with the City to create a pamphlet of common codes, violations and maintenance tips and resources to prevent code violations. Distribute those pamphlets using promotion tools and techniques identified in Goal 5.
    e. Help residents avoid code violations. Promote information about the Tool Library and availability of home maintenance workshops for neighbors.
7. *Parking:* The parking issues identified by the neighbors are not unique to Dimmitt's Grove. Many older neighborhoods, including other neighborhoods in Bloomington's Preservation Area and throughout the United States, face similar challenges. Parking issues in the neighborhoods are one of the common negative side effects of unplanned residential densities. Communities use a variety of techniques to address these challenges.
    a. A residential parking permit program that regulates parking within a neighborhood is the most common option. These programs are typically implemented after the City can back residents' claims with some empirical evidence gathered through parking studies. Some municipalities charge a fee to recover the costs of administration and enforcement; others do not. The success of such programs depends on their costs and complexity. Since there is no such program in Bloomington, Dimmitt's Grove neighbors can partner with other neighborhoods in Bloomington's Preservation area and the City to establish such a program.
    b. Zoning regulations greatly influence parking. Work closely with the City to address the parking issues during the upcoming zoning ordinance revision.
8. *Re-conversion/De-conversion programs:* Many communities have de-conversion programs that provide incentives for home owners or developers to convert multi-family rental houses that were originally built for single-family use back to single-family homes. Ex: The City of Elgin, IL reimburses property owners for the construction expenses of converting non-conforming multifamily residents back to their original uses, up to $25,000 for a two-unit building, $30,000 for a three-unit building, and an additional $3,000 per unit removed for buildings located within certain census tracts. Such programs can help improve the quality of the housing stock, increase homeownership rates, and alleviate on-street parking in neighborhoods like Dimmitt's Grove.

Some communities lack formal programs of this sort, but do make some effort informally to preserve neighborhoods in this way. Ex: The Town of Normal has on a few occasions acquired rooming houses in single-family neighborhoods, fixed them up, and sold them back to private owners with the intent to preserve neighborhood integrity.

The City of Bloomington has no formal or informal program along these lines. Increases in resources devoted to historic preservation efforts could be used to create one. Many communities also use some of their Community Development Block Grant (CDBG) monies for such programs. Such programs not only help enhance the neighborhood character, but also improve assessed values, thus increasing tax revenue.

9. *Neighborhood beautification:* While some may view neighborhood beautification efforts as cosmetic, they are crucial for ensuring the overall appeal and vibrancy of the neighborhood. Currently, some blocks in the neighborhood are very clean and aesthetically pleasing, while others are less so. Neighbors should coordinate an annual, neighborhood-wide "cleaning and greening" to enhance the overall appeal of the neighborhood.
10. *Neighborhood Blitz:* A Neighborhood Blitz is a program in which a city concentrates all of its efforts within a small geography to solve issues in that area. Cities use such initiatives for a variety of purposes, from code enforcement to crime reduction and neighborhood rehabilitation. Partnerships with neighborhood associations and other volunteer groups help achieve the maximum impact. Work with the City to conduct a three-month blitz in Dimmitt's Grove to address code and law enforcement along with redevelopment and beautification programs.
11. *Investigate rental density caps:* Some communities institute caps on the permissible number of rental properties per block. The City of Winona, Minnesota, for instance, restricts the number of rental licenses to no more than 30% of lots per block. Such ordinances are generally designed to protect neighborhood integrity but can be very controversial. While it is important to be aware of this tool, it should be the community's last resort.

508 E Taylor St

505 E Grove St

Home renovations are a sign of a healthy neighborhood.

Goal 3

Continue to enhance neighborhood safety and engagement

Discussion: Crime in Bloomington is decreasing overall. Although Dimmitt's Grove is located near Downtown, where the concentration of crime is higher than in other parts of the City, Dimmitt's Grove itself is a safe neighborhood. Nevertheless, given its proximity to Downtown, the neighborhood battles negative perceptions of safety. Neighbors want to proactively dispel myths and ensure that the rest of the community has an accurate picture of public safety in their neighborhood.

Neighbors also want to continue to address what crime does exist in Dimmitt's Grove. Reported crimes within the neighborhood generally include drugs, residential burglary, aggravated assault, and theft. Law enforcement is the job of the police, but residents can play a key role in fostering a strong sense of community and a safe, neighborly environment that prevents crime from happening in the first place. The basic framework for this is already in place in Dimmitt's Grove. The activities of the Neighborhood Watch program and the Neighborhood Association create opportunities for neighbors get to know and look out for each other. Neighbors can work through these existing structures and continue to find other ways to promote safety and engagement.

Current assets: Dimmitt's Grove neighbors have already taken some steps to increase safety and engagement:

1. *Neighborhood Watch program:* Dimmitt's Grove has an active Neighborhood Watch group with members who regularly attend the Bloomington Police Department's (BPD's) bimonthly Chief's Focus Meetings. Every block in the neighborhood has a Block Captain who coordinates the communication and other activities with residents on their block. The Dimmitt's Grove Neighborhood Association keeps current names and contact information for nearly 25 blocks in the neighborhood. Signage throughout the neighborhood indicates the presence of the watch group.
2. *Neighborhood Association:* The Dimmitt's Grove Neighborhood Association, founded in 1987, is one of the oldest and most active neighborhood associations in the City. Any person living in the neighborhood is considered to be part of the association. The association meets on a bimonthly schedule at neighbors' homes, Marie Litta Park, or the city library. The neighborhood association also maintains a website and has a social media presence on Facebook and NextDoor. The website is a one-stop shop for information about the history of the neighborhood, notes from previous meetings, and other helpful information. The association coordinates several annual and one-time events throughout the year to encourage interactions among the neighbors, an important aspect of combating crime and enhancing neighborhood safety.

Challenges:

1. *Crime/perception of crime and nuisances:*
    a. Code violations and the increase in residential density, both discussed in Goal 2, likely affect crime rates and perceived safety. Proximity to Downtown also adds to the perception of crime, though not necessarily to actual crime rates.
    b. Another concern that neighbors noted was inefficiency in reporting crimes and nuisances. Many neighbors are either unaware of the procedures or are choosing not to report safety concerns due to fear of retaliation. This is a problem.
2. *Traffic issues:*
    a. Evans Street: Evans Street is a one-way street, and many neighbors have said that it is poorly marked and that they have seen many drivers going the wrong way. They have also noted that the part of Evans between Oakland Avenue and Taylor Street is a steep hill and reported that it is often not plowed and salted before ice forms on it. Residents described this as a bigger

problem than the City may realize, as it is a seemingly minor residential street, but within the neighborhood it actually sees fairly heavy traffic. UPDATE: The City Engineer, responded to these concerns (paraphrased):

- According to a crash data report for Evans Street for the period between 2013 and the first part of 2016, Evans does not appear to have an abnormal number of crashes.
- Regarding wrong-way traffic, he said he was familiar with complaints on that score but characterized Evans as "properly signed," meaning that it has a near right side and far left side one-way sign at each intersecting street. With regard to snow and ice removal, he advised neighbors to call specific complaints in to the Public Works office as needed. He did note that the City maintains many miles of streets, and arterials and collectors have to take priority over residential streets with respect to plowing and salting.
- Neighbors noted that police vehicles sometimes drive through the neighborhood at high speeds on their way to other locations. While neighbors understand officers' need to be prompt in responding to situations, their driving speeds are often too high for this neighborhood.

3. *Engaging renters:* Many neighbors noted that engaging renters is a challenge. As a result, the neighbors end up calling police on nuisance cases when such conflicts could be resolved in a civil manner if a more open communication were maintained.

Proposed Actions:

1. *Know your neighbors:* Although the Dimmitt's Grove Neighborhood Association provides many opportunities for neighbors to interact, there is room for improvement. Below are a few frameworks other neighborhoods are using to get to know their neighbors in informal settings. These can be adapted to Dimmitt's Grove's needs, or inspire neighbors to create their own new tools.
    a. Neighbor Circles is an organizing principle started by Lawrence CommunityWorks, in which groups of 8-10 families meet a few times a month to have dinner, get to know each other, and have conversations about their neighborhood. In this way, neighbors grow friendlier with each other and form networks that can work collaboratively to address community issues.
    b. Streetbank is an online sharing/borrowing/lending website that allows neighbors to comfortably interact with each other while sharing their skills or tools.
    c. Casserole: Leftovers are common in most homes. Casserole's online platform allows people to share extra portions of home-cooked food with others in their area who cannot cook for themselves.
2. *Know the tools available to fight crime:* The BPD has put together various informational resources to empower residents to fight crime. These resources should be published on the neighborhood website and widely distributed within the neighborhood through all means. They include:
    a. Gang and Drug Activity Suppression: This information sheet, available both in English and Spanish, outlines:
        - What individual citizens can do to help police fight gangs and drugs
        - What citizens are not expected to do
        - Signs that gang or drug activity are taking place
        - What is helpful to police
        - How to contact police
    b. Personal Safety: This brochure advises citizens on how to avoid dangerous situations and what actions to take when such situations are unavoidable.

c. Domestic Violence: This brochure provides information about the BPD's Domestic Violence Unit and the array of police and community resources open to citizens involved in domestic violence situations.
d. The BPD publishes all of its crime data biweekly via the crime-mapping system RAIDS Online. The department has put together a detailed brochure on how to use RAIDS Online to get information.

3. *Increase Neighborhood Watch efforts*: The Neighborhood Watch program in Dimmitt's Grove is well-coordinated through Block Captains. Following are a few additional strategies to increase the efficiency of this program:
   a. Distribute information about the crime-fighting tools noted above to the Block Captains. Have them share that information with residents within their respective blocks.
   b. There is now a Neighborhood Watch app, produced by the National Neighborhood Watch Program for both iPhone and Android, which the Dimmitt's Grove Neighborhood Watch should consider using to communicate and interact with neighbors. The app has a number of reporting capabilities, including the ability for residents to submit anonymous reports and the ability to add photos and text to Block Captains' reports. NextDoor can also be used to coordinate neighborhood watch activities, and many neighborhoods around the country use it in that way. Whether neighbors use a tailored app like Neighborhood Watch or a general-purpose social media platform like NextDoor, the Neighborhood Watch should keep abreast of technological improvements that make reporting and coordination easy and accessible.
   c. Request that the BPD make a presentation at one of the neighborhood meetings to showcase RAIDS Online, to help neighbors become familiar with how to use the tool. Ask BPD to discuss options to report crimes anonymously. This might help ease some of the residents' concerns in reporting.
   d. Encourage all residents within the neighborhood to sign up to receive e-mail reports of criminal incidents occurring within the neighborhood through RAIDS Online. At minimum, make sure that all the Block Captains and neighborhood leaders are signed up to receive those alerts.
   e. Create monthly Dimmitt's Grove's crime reports and dedicate a few minutes to discuss them at neighborhood meetings. Identify types of crimes that could be avoided through neighborhood action in the future. See strategies to address crime in the Crime Prevention through Environmental Design (CPTED) section below.
   f. Invite the area patrol officer and code enforcement officer to attend neighborhood gatherings. This will help neighbors and officers establish mutually beneficial connections.
4. *Crime Prevention through Environmental Design (CPTED)*: Physical design, layout, lighting, buildings, and maintenance (or lack thereof) can affect the prevalence and fear of crime in your neighborhood. A quick response to the small problems of broken windows, graffiti, trash, etc., can stop the escalation toward bigger crime problems occurring. Crime Prevention through Environmental Design, or CPTED, takes this one step further. It looks at what is it about a given location that places people at risk, or results in opportunities for crime. In other words, why here?

   The City of Bloomington currently does not have a CPTED program (such a program is, however, in line with the City's Comprehensive Plan). However, there is a wealth of information about CPTED principles and implementation online. Below are some strategies derived from programs run by the City of Owatonna, MN, and the City of Palmdale, CA. Neighbors can use many of these strategies to address crime in Dimmit's Grove.

Continue to enhance neighborhood safety and engagement

a. Natural Surveillance: CPTED does not promote the "fortressing" of properties; quite the contrary. The ability to see what is going on in and around a property should be your first priority. Perpetrators of crime are attracted to areas and residences with low visibility. Following are some ways to combat this problem:
   - Front porches and apartment balconies add to street surveillance, and the views they provide should not be blocked by landscaping.
   - Street lights should be well-spaced and in working order, and alleys and parking areas should also be adequately lit. Lighting should also reflect the intended hours of operation; i.e., lighting of playfields or structures in local parks may actually encourage after-hour criminal activities. Motion-sensing lights perform the double duty of providing light when needed and letting trespassers know that they are visible.
   - Generally speaking, uniformly-shaped sites are safer than irregularly-shaped sites because there are fewer hiding places. Plants should follow the 3-8 rule of thumb; that is, hedges no higher than 3 feet, and tree canopies starting no lower than 8 feet. This is especially important around entryways and windows.
   - Fences should allow people to see in. Even if the fences are built for privacy, they should be of a design that is not too tall and has some visibility.
   - Windows that look out on streets and alleys are good for natural surveillance, especially bay windows. These should not be blocked. Retirees, stay-at-home parents, and people working from home offices can provide good surveillance for the neighborhood during

CPTED Model

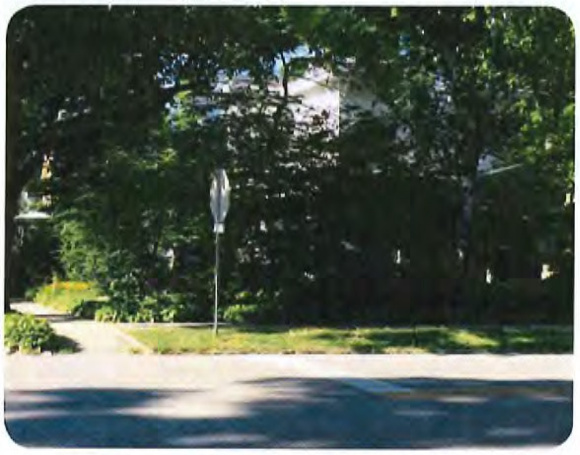
the day.

b. Natural Access Control: "Access Control" refers to homes, businesses, parks and other public areas having distinct and legitimate points for entry and exits. However, this should also be balanced to avoid "user entrapment," or not allowing for easy escape or police response to an area. Perpetrators of crime will generally avoid areas that only allow them one way to enter and exit, have high visibility, and/or have a high volume of user traffic. This can be assured by:
   - Restricting the number of entry/exits to a property for better supervision;
   - Using landscaping such as low hedges and flowerbeds to identify points of entry and

CPTED DO's: Well maintained house with clearly demarcated boundaries and plenty of natural surveillance options,

CPTED DO's: Well maintained landscape along the street clearly demarcating the boundaries and sending a strong message that neighbors here care about their neighborhood.

CPTED DONT's: Trash piled up in the front yard along with chipping paint on the walls and a wobbly deck indicates negligence.



CPTED DONT's: Landscape, while defining the boundaries, is covering up natural surveillance options and providing hiding spots

movement on property;
- Using signage and symbolic barriers to direct vehicular and pedestrian traffic.

c. Territoriality/Defensible space: Territoriality means showing that your community "owns" your neighborhood. While this includes removing graffiti and keeping buildings and yards maintained, it also refers to small personal touches. Creating flower gardens or boxes, putting out seasonal decorations, or maintaining the plants in traffic circles seems simple, but sends a clear message that people in your neighborhood care and won't tolerate crime in their area. These are some measures that should be considered when planning for future growth:
   - Use thorny or thick plant materials in perimeter landscape areas to discourage cutting through parking areas, trampling vegetation, approaching ground floor windows or climbing fences and walls.
   - Use appropriate signage to discourage trespassers, loitering, or consumption of alcoholic beverages.
   - Use public art, sculpture, flags, and banners where allowed.
   - Use physical and symbolic barriers.
   - Use crime prevention programs such as Neighborhood Watch along with appropriate signage.
   - Use landscape lighting to mark territory.
   - Ensure clear transitions between private, semi-private, and public areas.

Dimmitt's Grove should combine forces with the West Bloomington Revitalization Project (WBRP) and other surrounding neighborhoods to encourage the City Police and Community Development Departments to create a CPTED program as a strategy for crime prevention and community development. Many communities use CDBG funds to implement such programs. Neighbors should also consider making CPTED part of a Neighborhood Blitz or any beautification efforts (see Goal 2).

5. *Other public/private initiatives to fight crime:*
   a. Neighborhood Foot Patrol: A Foot Patrol is a trained group of volunteers organized to increase the safety and livability of their neighborhood. They walk their neighborhood streets, parks, or schools to deter crime and report incidents and problems, rather than sit back and hope that someone else will take care of any crime or livability problems. Make this part of the job description for the Block Captains and have them do this at least once a month.
   b. The power of "Hello": When you see your neighbors, it's a good idea to wave and say "Hi." Acknowledge each other. When you see people you don't know on your block, wave and say "Hi" to them as well. Send the message that you are engaged in your neighborhood and that you are attentive to what is going on and who is around. People who want to commit crimes don't want to be noticed. If they are noticed, they can be identified; that in itself is a deterrent.
   c. Council Walks: In many cities, City Council members, along with the heads of various city departments such as the City Manager, Police, Public Works, and Community Development, walk through a given neighborhood to see the issues first hand. Depending on the size and seriousness of issues city-wide, sometimes these are initiated by the Council or city staff. Some communities also dedicate grant funds to fix issues as a follow up to such walks. For example, Decatur, IL has Council-led neighborhood walks. Seattle, Washington has a similar program called "Find It, Fix It Community Walks." Seattle's program includes grant funding to fix some immediate issues observed during such walks.

Goal 4

Ensure development is consistent with our neighborhood character

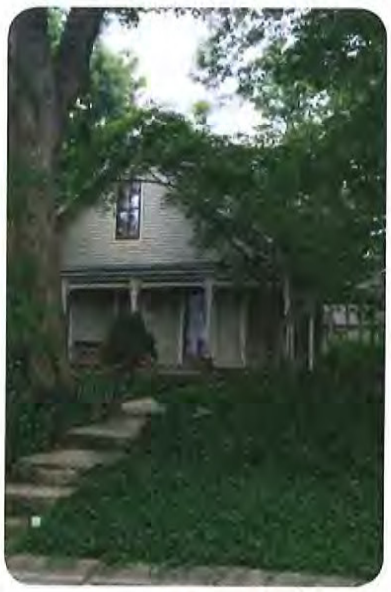
Discussion: Dimmitt's Grove's unique character is one of its greatest strengths. Neighbors believe this is being threatened by some newer developments that are inconsistent with the core of the neighborhood in terms of design, scale, or other aspects. They want to see regulations that protect Dimmitt's Grove's distinctive qualities while promoting complementary development. Neighbors are aware that striking this balance is crucial to ensure the long-term vitality of the neighborhood.

Current assets: Dimmitt's Grove's history, curb appeal, sense of community, proximity to Downtown, walkability, affordability, and many other assets outlined in Goals 1, 2, and 3 greatly contribute to the neighborhood's appeal and unique character.

Challenges: Some of the challenges facing Dimmitt's Grove neighborhood are serious and threaten its historic integrity. These include the deterioration of the housing stock, rehabilitation of housing with no regard for the property's history or the character of the surrounding neighborhood, and an increase in residential density without proper planning. These are exacerbated by a lack of code enforcement and improper zoning tools (also see Goal 2).

Proposed Actions:

1. *Work with the City to establish a Neighborhood Conservation District (NCD):* Many communities use local historic districts as tools to address housing issues similar to those in Dimmitt's Grove. However, neighbors are not in favor of establishing a local historic district in Dimmitt's Grove. Many feel that such a designation would impose undue regulations on individual homeowners with no incentives to encourage and ease the burden of compliance. Hence, this plan proposes establishing an NCD as an alternative to help protect what makes Dimmitt's Grove unique without imposing the rigidity of a typical local historic district. NCDs protect broad neighborhood characteristics, such as tree-lined streets, buildings of appropriate scale, and general design patterns, rather than the specific details of individual structures, like exterior colors or windows. They also allow for a more tailored, bottom-up



Homes in Dimmitt's Grove with carriage walks, porches and lots of charm and unique characteristics.

approach by relying on residents within a district to identify neighborhood characteristics that they feel are important to preserve.

NCDs can take a number of forms. Before creating their own district, Brookline, Massachusetts conducted an extensive study in 2005 on NCDs across the nation to identify best practices. According to that study, NCDs generally fall into three categories: advisory, mandatory (often requiring formal review and approval), and incentive-based. Some communities have used a combination of these three types. Incentive-based approaches fall into two main categories: financial benefits and relief from zoning restrictions. Financial incentives include outright grants, tax credits for rehabilitation work that meets local requirements, and in some cases freezing property tax assessments for a period of time. Zoning relief may, for example, allow for a reduction of required setbacks. NCDs also vary in terms of how they are administered. Some NCDs include a review authority comprised of district residents, city staff, and other stakeholders, while others use an approach that relies on compliance with quantifiable design standards (defined by overlay zoning or other regulatory framework), with reviews being conducted by city staff.

The City of Bloomington does not currently have NCD-enabling legislation. Dimmitt's Grove will be the first neighborhood seeking such a designation and must work closely with City staff to develop legislation that is scalable for other neighborhoods in the City. Dimmitt's Grove neighbors should determine which neighborhood characteristics are most important to include in the design review. Concerns about zoning, parking, and the quality of new development can all be addressed in that process. Care should be taken to strike a balance between protecting the character of the neighborhood and inhibiting growth through over regulation.

Brookline's study (http://www.brooklinema.gov/DocumentCenter/View/3500) would be an excellent resource to refer to during the process of establishing NCD-enabling legislation.

2. *Make Dimmitt's Grove an EcoDistrict:* Showcase the neighborhood in a new light. Dimmitt's Grove has a number of pedestrian-friendly features, including a walkable urban density; human-scale and historic architecture with a diversity of building sizes and types, well-connected streets, and sidewalks; mature trees providing shade along the streets; a central and convenient location close to Downtown; good transit service; many shops and restaurants; the proposed Green Top Grocery; and many other civic amenities within an easy walk from the neighborhood's homes. These characteristics are terrific

609-611 E Grove St

512-518 E Grove St

Tastefully done medium density housing with front porches and well maintained landscapes in Dimmitt's Grove enhance the overall neighborhood character.

for the environment and for public health. They reduce transportation emissions by obviating many driving trips and shortening others; they save land by keeping development compact, avoiding additional increments of sprawl; and they promote physical fitness and health by making walking safe, easy, and pleasant. These attributes are at the heart of smart growth principles that many communities aspire to build around.

This smart growth framework positions Dimmitt's Grove well to build a much greener (environmentally sustainable) neighborhood that can become a building block for a greener Bloomington. An EcoDistrict™ is one framework that can help neighborhoods or districts become greener. EcoDistricts bring together neighborhood stakeholders, property developers, utilities, and municipalities, accelerating sustainable development at the neighborhood scale by integrating building and infrastructure projects with community and individual action. A neighborhood or district is small enough to allow rapid innovation but big enough that changes can have a meaningful impact. Desired outcomes at the district level include improved environmental performance; deployment of emerging technologies; improved community participation and pride; new patterns of behavior; economic development for local businesses; and job creation. For individual homeowners, EcoDistricts bring a number of tangible financial benefits, including reduced energy costs, increased property values, and long-term economic viability.

Depending on the specific needs of the target area and the community opportunities available, EcoDistricts may include features such as district energy; community solar and water management; green buildings; bike sharing and carpooling programs; rainwater harvesting; green streets (streets

House in Dimmitt's Grove neighborhood with a vegetable garden in the front yard.

Environmentally conscious landscape in Dimmitt's Grove neighborhood

with sustainable infrastructure improvements); zero-waste programs; district composting; native planting campaigns; urban agriculture; and multimodal transportation improvements. These features are considered not in a vacuum, but with regard for how they contribute to an overall sense of place. Projects meeting the EcoDistricts protocol typically include attractive, welcoming design, public art, and other placemaking enhancements.

Dimmitt's Grove Neighborhood Association leaders should seriously consider taking the EcoDistrict protocol challenge. The protocol is structured around three core areas:

a. Three Imperatives placing social, economic, and environmental sustainability at the center of neighborhood initiatives. These include:
    - Equity
    - Resilience
    - Climate Protection
b. Six Priorities consisting of six rigorous goals, 49 objectives, and 95 indicators used to scope and define a districts sustainability agenda. These include:
    - Place
    - Prosperity
    - Health + Wellness
    - Connectivity
    - Living Infrastructure
    - Resource Protection
c. Three Implementation Phases that set the conditions for sustained, scalable outcomes that address the Protocol's Imperatives and Priorities and meet the specific needs of the district over time. These phases include:
    - Formation
    - Roadmap
    - Performance

The EcoDistricts website (https://ecodistricts.org/) provides the necessary knowledge base and assistance for implementation. The City of Bloomington, Ecology Action Center, the University of Illinois Master Naturalist program, the Illinois Prairie Wild Ones, Mid Central Community Action, NeighborWorks America, and the Old House Society are a few local and regional partners that can partner with the neighborhood in becoming an Eco District.

Goal 5

Promote our neighborhood through community education and awareness

Discussion: Dimmitt's Grove is one of the best-kept secrets in Bloomington-Normal. This neighborhood's many great features—its history, unique architecture, tree-lined streets, walkability, access to multimodal transportation—should be the envy of every neighborhood. However, most residents in the broader community are unaware of Dimmitt's Grove and what it has to offer. Increasing awareness of the neighborhood through marketing and promotion is key to achieving the first four goals outlined in this plan.

Metric:

Current assets:

1. *The Neighborhood Association:* The Dimmitt's Grove Neighborhood Association is among the oldest and most active in the City. The association and its efforts to increase awareness of Dimmitt's Grove have served the neighborhood well. Below are some attempts the association has made to promote the neighborhood and create opportunities for neighbors to get to know each other:
    a. A website with information on neighborhood's history, events, and the notes from its bi-monthly meetings. The website is also a great resource for new residents to the area with some information about whom to call for various services. The association also has a social media presence through Facebook and NextDoor.
    b. Chili cook-off, bake sales during the Farmer's Markets, and traveling socials in which many neighbors open their homes to neighbors. The neighborhood also participates in the Old House Society's annual Old House Tour.
    c. One-time or discontinued activities include:
        i. Self-guided tours;
        ii. The production of a brochure with information about the neighborhood's history;
        iii. The "Day in Historic Dimmitt's Grove" event, which included guided walking tours of historic homes and many of the neighborhood's well-kept gardens and lawns, as well as music, food, children's activities, and more.

    Neighbors noted that while these activities were once done annually, dwindling attendance at these events resulted in their termination.
2. *Neighborhood Block Captains:* As part of the Neighborhood Watch program, every block within the neighborhood is represented by a Block Captain. These Block Captains are a great conduit through which to distribute information. (Refer to Goal 3 for more on the Neighborhood Watch.)

Challenges:

1. *Neighborhood asset marketing:* Currently the neighborhood's geographic definition does not include some of the locations most frequently referenced as assets. These include the Grove Street commercial district, Marie Litta Park, and the Library, all just outside the neighborhood boundary.
2. *Human resources and time:* While all Dimmitt's Grove residents are part of the neighborhood association, there are only a few neighbors active in association duties. These active participants are already overwhelmed with voluntary duties and noted the difficulty of committing more time.
3. *Perceptions regarding public safety:* While neighbors feel safe in Dimmitt's Grove, its proximity to Downtown gives rise to some negative perceptions about safety.

Proposed Actions:

1. *Define a more inclusive brand:* Every neighborhood has a brand—put simply, what people outside of the neighborhood think of it, good or bad. Dimmitt's Grove has a strong identity as a historic neighbor-

hood, which is and should be a key part of that brand. However, it has many other unique, appealing, and defining attributes which may not be widely known outside the neighborhood, such as walkability, bikability, access to amenities, proximity to Downtown, and a great sense of community. Neighbors feel very safe, but people living outside the neighborhood might have a different impression. Dimmitt's Grove should establish a new verbal and visual identity to reintroduce the neighborhood and help the rest of the community see it as neighbors do.

NeighborWorks America has a put together a toolkit to assist neighbors in marketing and redefining their neighborhood image. This toolkit includes a Neighborhood Branding and Marketing Guide as well as grant funding to put together promotional videos and other marketing materials. Locally, Mid Central Community Action (MCCA) is a NeighborWorks partner. Dimmitt's Grove can work closely with MCCA to establish a neighborhood marketing and branding program and tap into the resources offered through NeighborWorks.

2. *Targeted marketing:* As discussed in Goal 2, neighbors have noted difficulty in attracting families with young children and also wanted to focus on first-time homebuyers who may not have children yet. Many Millennials fall in this category. According to a study conducted by the National Association of Realtors, Millennials are entering the housing market at a decent rate (contrary to popular belief), and they made up the largest group of homebuyers in 2015. The study noted that while Millennials are interested in living in walkable urban neighborhoods, they are gravitating towards suburbs due to affordability issues. It also highlighted that they are not building new homes but are buying older ones: "the younger the buyer, the older the home they purchased." These facts work in favor of Dimmitt's Grove, with its relatively affordable older homes and location in the heart of the city. Some strategies to reach first-time homebuyers are identified in the proposed actions section of Goal 2. Additional strategies may be identified with the assistance of a NeighborWorks marketing project.
3. *Take advantage of the location and make the neighborhood more visible:* There is a lot of pedestrian and bicycle traffic in the areas surrounding Dimmitt's Grove neighborhood, near Downtown along Front Street, the Grove Street Commercial district, Bloomington Public Library, and other civic buildings. Neighborhood signage and public art in these areas could greatly enhance the neighborhood's visibility and aesthetics. Use the talent of Dimmitt's Grove's resident artists or university students to design signs that do more than simply demarcate boundaries. Use resources such as State Farm or

Example of a gateway sign that effectively integrates public art.

Example of signage that can be placed through out the neighborhood

NeighborWorks grants to implement these ideas. Such efforts can greatly benefit from and complement the City's efforts to position Downtown as an arts district (see Chapter 7 of the Comprehensive Plan).

4. *Flood communication channels:* Many great things are happening in the neighborhood. Make sure that information gets out to the rest of the community.
    a. Negative stories are much more likely to catch the media's attention. Be intentional and work closely with the media to share your positive stories.
    b. Identify Neighborhood Ambassadors who can be positive spokespeople for the neighborhood. Promote the neighborhood at civic clubs, particularly those that attract young professionals.
    c. Partner with Bloomington Public Library during the National Historic Preservation week to spread information about Dimmitt's Grove.
5. *Help outsiders see inside the neighborhood:* Many people outside the neighborhood are not aware of Dimmitt's Grove, and those who have heard of it may not see it in the same light as the neighbors themselves. People will not get to know Dimmitt's Grove better because of statistics like median housing value or median income. Numbers have their place, but the best way to tell Dimmitt's Grove's story is to show, rather than tell, what it is really like. Visual marketing tools such as videos can help in that regard, and opportunities for outsiders to interact with neighbors and experience the neighborhood firsthand are even more powerful. Neighbors are already doing good work in this area. These efforts

Electric boxes such as the one at the intersection of Clinton and Grove present an opportunity for neighborhood signage. These examples here showcases how electric boxes can become canvases of art.

should be continued and enhanced where possible, and new initiatives should be pursued.

a. Build on the self-guided walking tours to help people get familiar with the neighborhood. For example:
    i. Coordinate the walking tours with the Downtown and Looking for Lincoln walking tours. Install plaques in front of historical properties with information about their significance. Such efforts would improve any walking tour effort, but particularly the self-guided tours.
    ii. Partner with health groups to showcase the neighborhood while participants get their steps in.
    iii. Partner with environmental groups to showcase gardens featuring native/prairie plants. Ex: participating in Yard Smart week led by Ecology Action Center.
    iv. Bloomington-Normal's bike advocacy groups are very active in community events. Partner with them to conduct bike tours in the neighborhood .
b. Continue to invite the broader community to events like the Chili Cook-off and the Old House Tour.
c. Establish additional venues and opportunities to tell the neighborhood's story. Using these tools to market the neighborhood to a broader audience is key.
    i. Offer realtors the assistance of neighborhood ambassadors during the showing of single-family homes in the neighborhood.
    ii. Reestablish some of the previous traditions such as the newsletter, brochure or the Day in Dimmitt's Grove. The newsletter can be electronic instead of printed. Promote the newsletter outside of Dimmitt's Grove and allow the entire community to subscribe to this electronic newsletter. Distribute the brochures within apartments, civic clubs and other avenues discussed to reach potential new neighbors.
    iii. Every neighbor who made this neighborhood their permanent home has a positive story to tell. Use those stories to showcase the neighborhood. These stories can be integrated into other marketing material like videos, brochures or the website.
    iv. Work with the City to link the neighborhood's website to the City's website. This recommendation is consistent with the goals of the City's Comprehensive Plan, as outlined in the Neighborhoods chapter (Chapter 4).
d. Based on the items on the agenda, invite City staff and aldermen, District 87 administration, County Board members, and other representatives of local governments and utilities, to attend neighborhood events and meetings. Firsthand exposure to the neighborhood will help them understand the neighborhood as a real, living entity rather than an abstract collection of numbers.
e. Engage the business community, especially those located along the periphery of the neighborhood, in neighborhood activities. Many businesses choose to invest in neighborhoods when they feel connected and believe in them. Neighbors tend to support businesses that are invested in their neighborhoods. This can be a mutually beneficial relationship for neighbors and businesses, while also increasing Dimmitt's Grove's visibility outside the neighborhood.
f. Engage faith-based organizations. Faith-based organizations sometimes "adopt" neighborhoods to provide centers for social activity and help people in need. Wesley United Methodist Church, Central Point Church of Christ, and New Hope Missionary Baptist Church are the three churches in and around Dimmitt's Grove. All three of these churches may have congregations composed of people from both inside and outside the neighborhood. Neighbors can approach

them to gauge their interest in being a part of neighborhood activities and serving as community spaces. Again, this would be beneficial for the neighborhood while taking advantage of the churches' connections to the broader community.

6. Increase participation in the association: It will take many man-hours and resources to help advance the goals and actions outlined in this plan. Neighbors actively involved in the organization are already overwhelmed by the amount of work involved. Relying on a small pool of neighbors to do all the work is not feasible. New people should be recruited to help with neighborhood activities. This is, of course, easier said than done. Below are some strategies that could be pursued to increase participation:
    a. Engage with new neighbors early and often: Create and distribute a "Welcome to the neighborhood" packet to the new neighbors. This packet can include information about the neighborhood, its website and social media channels, how to get involved in the neighborhood organization, contact information for key people in the neighborhood, resources for historic home owners, neighborhood events, the neighborhood watch group, and any other information they might need. Designate a "New Neighbor Liaison" and task them with all things related to new neighbors. These gestures will help break the ice and engage new residents in the association's activities.
    b. Engage neighborhood youth: Identify projects that kids can work on. Kids are particularly good with technology and attuned to environmental issues, and bring fresh and different perspectives to marketing. Identify neighborhood youth aged 11 to 17 years old. Have them audit the website and task them to improve it, or invite them to identify pieces of the plan they can assist with. Let them lead, with some guidance. This helps them gain ownership not only of the project but of the neighborhood more broadly.
    c. IWU and ISU can also be a tremendous resource. Students are always looking for community service projects. Some professors' research or class projects may also align with the neighborhood goals.
        i. Identify projects that can use some assistance but are not time constrained. Engage professors from different disciplines such as Art, Marketing, History, Environmental Studies, and social science programs, to gauge interest in helping with implementation.
        ii. Identify a contact person from the neighborhood to be the liaison between the neighborhood and the universities.
    d. Make an increased effort to identify and recruit neighbors typically not involved in association activities (e.g., first-time homebuyers, families with young children, and Millennials) to become actively engaged in the association's activities. Their perspectives will be greatly helpful to market the neighborhood to their peers.
    e. Engage renters and landlords. Neighborhood associations often say it is not easy to engage renters in neighborhood activities. From a renter's perspective, it can be intimidating to engage in activities typically dominated by homeowners, and younger renters may be at a stage in life where they are not ready to engage. However, it is crucial to get them involved, even if it is only for specific tasks, activities, or meetings. Helping renters become more engaged creates a friendlier neighborhood, potentially making minor neighborly disputes easier to resolve. Some will even be prompted to stay long-term or become homeowners. Following are some possible ways to better engage renters:
        i. Dedicate at least one annual meeting for renters to discuss issues. Most neighborhood issues, such as safety, are a concern for both owners and renters, however, issues

such as the quality of rental housing affect renters more. Invite area landlords to the meeting as well. While this may not solve all the issues with the rental housing in the neighborhood, this inclusive approach can begin building bridges between the owners, renters, and landlords.

ii. Recruit at least one or two long-term renters to be ambassadors for the rental community within the neighborhood.

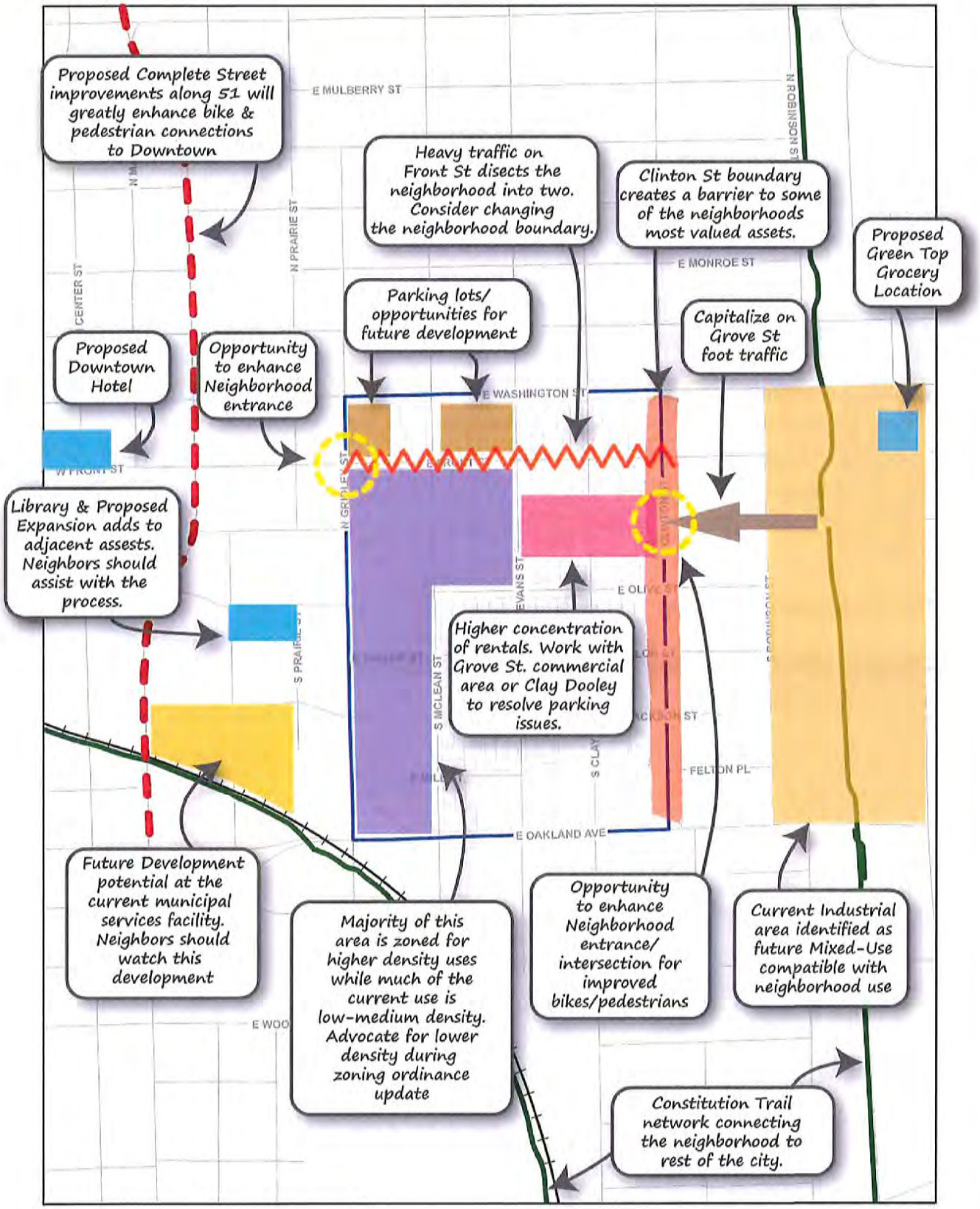
iii. Gather and distribute resources for renters. The City's Human Relations Commission, which aims to "eliminate unlawful discrimination within the City of Bloomington," is a good first point of contact for people who want to learn what their rights are and what resources are available to them.

The intersection of Gridley St and Front St provides an opportunity to create a neighborhood entrance. Such enhancements could include public art that draws peoples attention to the neighborhood.

The intersection of Clinton St and E Grove St provides a perfect gateway into the neighborhood from an already frequented E Grove St commercial area. Neighbors should work with the City to make this intersection more accessible for pedestrians and bicyclists and create a unique neighborhood entrance.

Clay Dooley located on E Grove St and Gridley St is an example of a commercial parking lot that can accommodate over flow parking in their off peak hours.

PHYSICAL OPPORTUNITIES



IMPLEMENTATION STRATEGY

GOAL/ACTION	LEAD	PARTNERS	TIMELINE	FUNDING/FINANCING/IN-KIND CONTRIBUTIONS
Note: This is a summary of the Goals and Proposed Actions discussed in greater detail in the Goals section.				
GOAL 1: PRESERVE THE HISTORIC INTEGRITY OF OUR NEIGHBORHOOD				
1. Update the City's Historic Preservation Plan	City	DGNA; Other Preservation area neighborhood organizations	Short-Medium	City funding; IHPA
2. Ensure appropriate zoning for Dimmitt's Grove	City	DGNA; Other Preservation area neighborhood organizations	Short	No new funding necessary
3. Promote existing resources	DGNA	OHS; WBRP; others	Ongoing	No new funding necessary
4. Infrastructure Improvements				
a. Increase infrastructure funding	City	Regeneration and Preservation area neighborhood organizations, businesses, nonprofits, and other stakeholders	Ongoing	Multiple local, state, and federal funding sources
b. Publish and maintain a list of City dept. contacts	DGNA		Short	No new funding necessary
c. Promote and use the myBloomington reporting app	DGNA	City	Short	No new funding necessary
d. Seek alternative funding sources	DGNA	City; Local businesses; MCCA	Ongoing	City; SFCF; NWA; IPCF
5. Support infill and redevelopment				
a. Keep abreast of City agendas and initiatives	DGNA	City	Ongoing	No new funding necessary
b. Assign a neighborhood liaison to City Council	DGNA	City	Short	No new funding necessary
6. Track and protect historic properties	City	DGNA; McLean County Museum of History; OHS; other Preservation area neighborhood organizations	Short	IHPA
GOAL 2: INCREASE HOMEOWNERSHIP RATES IN THE NEIGHBORHOOD				
1. Elementary school district issues				
a. Promote In-District/In-Zone transfers	DGNA		Ongoing	No new funding necessary
b. Help alleviate perception issues	DGNA	District 87; Sheridan Elementary School	Ongoing	No new funding necessary
c. Provide a list of area private schools	DGNA		Short	No new funding necessary
d. Strengthen neighborhoods in the Regeneration and Preservation areas	City; District 87	WBRP; EDC; McLean County Health Department; Illinois Wesleyan Action Research Center; other Preservation and Regeneration area neighborhood organizations, nonprofits, and businesses	Ongoing	United Way; BN Advantage; IPCF; Promise Neighborhood grants; Safe Routes to School grants; Promise Councils; City and District 87 capital improvement programs; other major local businesses and foundations
2. Work closely with area realtors				
a. Assign a neighborhood liaison to share information with realtors	DGNA	Realtors Association	Short	No new funding necessary
b. Address concerns expressed by prospective buyers	DGNA	Realtors Association	Ongoing	

TIMELINE

Short: 1-2 years Medium: 3-5 years Long: More than 5 years

Ongoing: Indefinite or requiring significant annual revisiting.

Note: Most items that are listed as short-, medium-, or long-term priorities will require some ongoing maintenance or follow-up.

ACRONYMS

BPD: Bloomington Police Department
DBA: Downtown Bloomington Association
DGNA: Dimmitt's Grove Neighborhood Association
EDC: Bloomington-Normal Economic Development Council
IHPA: Illinois Historic Preservation Agency
IMG: (UofI) Illinois Master Gardeners Program
IPCF: Illinois Prairie Community Foundation
MCCA: Mid-Central Community Action
NWA: NeighborWorks America
SFCF: State Farm Companies Foundation
OHS: Old House Society
WBRP: West Bloomington Revitalization Project

GOAL/ACTION	LEAD	PARTNERS	TIMELINE	FUNDING/FINANCING/IN-KIND CONTRIBUTIONS
c. Showcase tasteful renovations of historic homes	DGNA	Realtors Association; MCCA	Short	Realtors Association; NWA
3. Compile For Sale by Owner listings and publish on website	DGNA		Ongoing	No new funding necessary
4. Do more to attract first-time homebuyers	DGNA	HR managers; Apartment associations; Realtors Association; MCCA	Short-Medium	NWA
5. Employer-Assisted Housing (EAH)	City	Reach Illinois; DBA; area employers	Medium-Long	City; Participating employers
6. Code Enforcement				
a. Increase funding for the Rental Housing Inspection Program	City	DGNA	Short-Medium	City
b. Promote the myBloomington app	DGNA	City	Short	No new funding necessary
c. Publish a public code violation database	City	DGNA; Other neighborhood organizations	Short	No new funding necessary
d. Increase code awareness	DGNA	City; MCCA	Short	NWA
e. Help residents avoid code violations	DGNA	City; WBRP; MCCA	Ongoing	NWA
7. Parking				
a. Investigate establishing a residential parking permit program	City	DGNA; Other neighborhoods in the Preservation area	Medium-Long	New fees
b. Address parking issues during zoning revision	City	DGNA	Short-Medium	No new funding necessary
8. Re-conversion/De-conversion programs	City	DGNA	Short-Medium	City; CDBG and other grants
9. Neighborhood beautification	DGNA	City (Citizens' Beautification Committee); IMG	Ongoing	IMG; SFCF; IPCF
10. Neighborhood Blitz	City; DGNA	Several	Short	City; NWA; IMG; SFCF; IPCF
11. Investigate rental density caps	City	DGNA	Long	
GOAL 3: CONTINUE TO ENHANCE NEIGHBORHOOD SAFETY AND ENGAGEMENT				
1. Know your neighbors	DGNA		Ongoing	No new funding necessary
2. Know the tools available to fight crime	DGNA	BPD	Ongoing	No new funding necessary
3. Increase Neighborhood Watch efforts				
a. Distribute information about crime-fighting tools through Block Captains.	DGNA Neighborhood Watch		Short	No new funding necessary
b. Keep up-to-date on neighborhood watch technology	DGNA Neighborhood Watch		Short	No new funding necessary
c. Increase neighbors' awareness of RAIDS Online and anonymous crime reporting tools.	DGNA	BPD	Short	No new funding necessary
d. Encourage residents to sign up for crime alerts through RAIDS Online	DGNA	BPD	Short	No new funding necessary
e. Create monthly neighborhood crime reports and discuss them at neighborhood meetings.	DGNA	BPD	Ongoing	No new funding necessary
f. Establish relationships with patrol and code enforcement officers	DGNA	BPD	Short	No new funding necessary

TIMELINE
Short: 1-2 years Medium: 3-5 years Long: More than 5 years
Ongoing: Indefinite or requiring significant annual revisiting.
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GOAL/ACTION	LEAD	PARTNERS	TIMELINE	FUNDING/FINANCING/IN-KIND CONTRIBUTIONS
4. Crime Prevention through Environmental Design (CPTED)	City	DGNA, WBRP, other neighborhood groups	Short-Medium	CDBG; SFCF; NWA; other grants
5. Other public/private initiatives to fight crime				
a. Establish a Neighborhood Foot Patrol	DGNA Neighborhood Watch		Short	No new funding necessary
b. Be neighborly	Neighbors		Ongoing	No new funding necessary
c. Set up "Council Walks" to bring neighborhood issues to the City's attention	DGNA	City Council; City staff	Short	No new funding necessary
GOAL 4: ENSURE DEVELOPMENT IS CONSISTENT WITH OUR NEIGHBORHOOD CHARACTER				
1. Establish a Neighborhood Conservation District	City	DGNA; Other Regeneration and Preservation area neighborhood organizations	Short-Medium	City
2. Make Dimmitt's Grove an EcoDistrict	DGNA	City (incl. Parks and Recreation); EAC; IMG; Illinois Prairie Wild Ones	Medium	EPA grants; City; EAC; IMG
GOAL 5: PROMOTE OUR NEIGHBORHOOD THROUGH COMMUNITY EDUCATION AND AWARENESS				
1. Define a more inclusive brand	DGNA	MCCA; Universities; City	Short	SFCF; NWA; other grants
2. Targeted marketing	DGNA	HR managers; MCCA; Apartment managers; media outlets	Short	NWA
3. Take advantage of the location and make the neighborhood more visible	DGNA	Local artists; university students; DBA; MCCA	Short	SFCF; NWA
4. Flood communication channels				
a. Work with the media to promote positive stories	DGNA	Media outlets	Short	Neighborhood association dues, bake sales, etc.
b. Choose Neighborhood Ambassadors	DGNA	Clubs/civic groups	Short	No new funding necessary
c. Partner with the Bloomington Public Library during National Historic Preservation Week	DGNA	Bloomington Public Library	Short	No new funding necessary
5. Help outsiders see inside the neighborhood				
a. Expand the self-guided walking tours				
i. Coordinate the tours with the Downtown and Looking for Lincoln walking tours	DGNA	DBA; Looking for Lincoln Heritage Coalition	Short	No new funding necessary
ii. Partner with health groups to showcase the neighborhood's walkability				
iii. Partner with environmental groups to showcase native prairie plantings				
iv. Partner with bike advocacy groups to conduct neighborhood bike tours				
b. Continue to invite the broader community to neighborhood events				

TIMELINE

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GOAL/ACTION	LEAD	PARTNERS	TIMELINE	FUNDING/FINANCING/IN-KIND CONTRIBUTIONS
c. Establish additional venues and opportunities to tell the neighborhood's story				
i. Have neighborhood ambassadors partner with realtors				
ii. Reestablish some of the previous traditions such as the newsletter, brochure, or the Day in Dimmitt's Grove	DGNA		Short	No new funding necessary
iii. Showcase neighbors' stories	DGNA		Short	No new funding necessary
iv. Link the neighborhood's website to the City's website	City	DGNA	Short	No new funding necessary
d. Invite public officials to attend neighborhood events and meetings				
e. Engage the business community in neighborhood activities				
f. Engage faith-based organizations				
6. Increase participation in the association	DGNA		Short	
a. Engage new neighbors	DGNA		Short	No new funding necessary
b. Engage neighborhood youth	DGNA		Short	No new funding necessary
c. Engage university professors and students				
i. Identify projects and gauge interest in collaboration	DGNA	Professors and students	Short	No new funding necessary
ii. Assign a liaison to the universities	DGNA	Universities	Short	No new funding necessary
d. Engage first-time homebuyers, families with children, and Millennials	DGNA		Short	No new funding necessary
e. Engage renters and landlords	DGNA		Short	No new funding necessary
i. Dedicate at least one annual meeting to renters' issues	DGNA	Renters, landlords	Short	No new funding necessary
ii. Recruit ambassadors from the rental community	DGNA	Renters, landlords		No new funding necessary
iii. Gather and distribute resources for renters	DGNA	City; MCCA		No new funding necessary

TIMELINE

Short: 1-2 years Medium: 3-5 years Long: More than 5 years

Ongoing: Indefinite or requiring significant annual revisiting.

Note: Most items that are listed as short-, medium-, or long-term priorities will require some ongoing maintenance or follow-up.

ACRONYMS

BPD: Bloomington Police Department
DBA: Downtown Bloomington Association
DGNA: Dimmitt's Grove Neighborhood Association
EDC: Bloomington-Normal Economic Development Council
IHPA: Illinois Historic Preservation Agency
IMG: (UofI) Illinios Master Gardeners Program
IPCF: Illinois Prairie Community Foundation
MCCA: Mid-Central Community Action
NWA: NeighborWorks America
SFCF: State Farm Companies Foundation
OHS: Old House Society
WBRP: West Bloomington Revitalization Project

APPENDICES

APPENDIX A

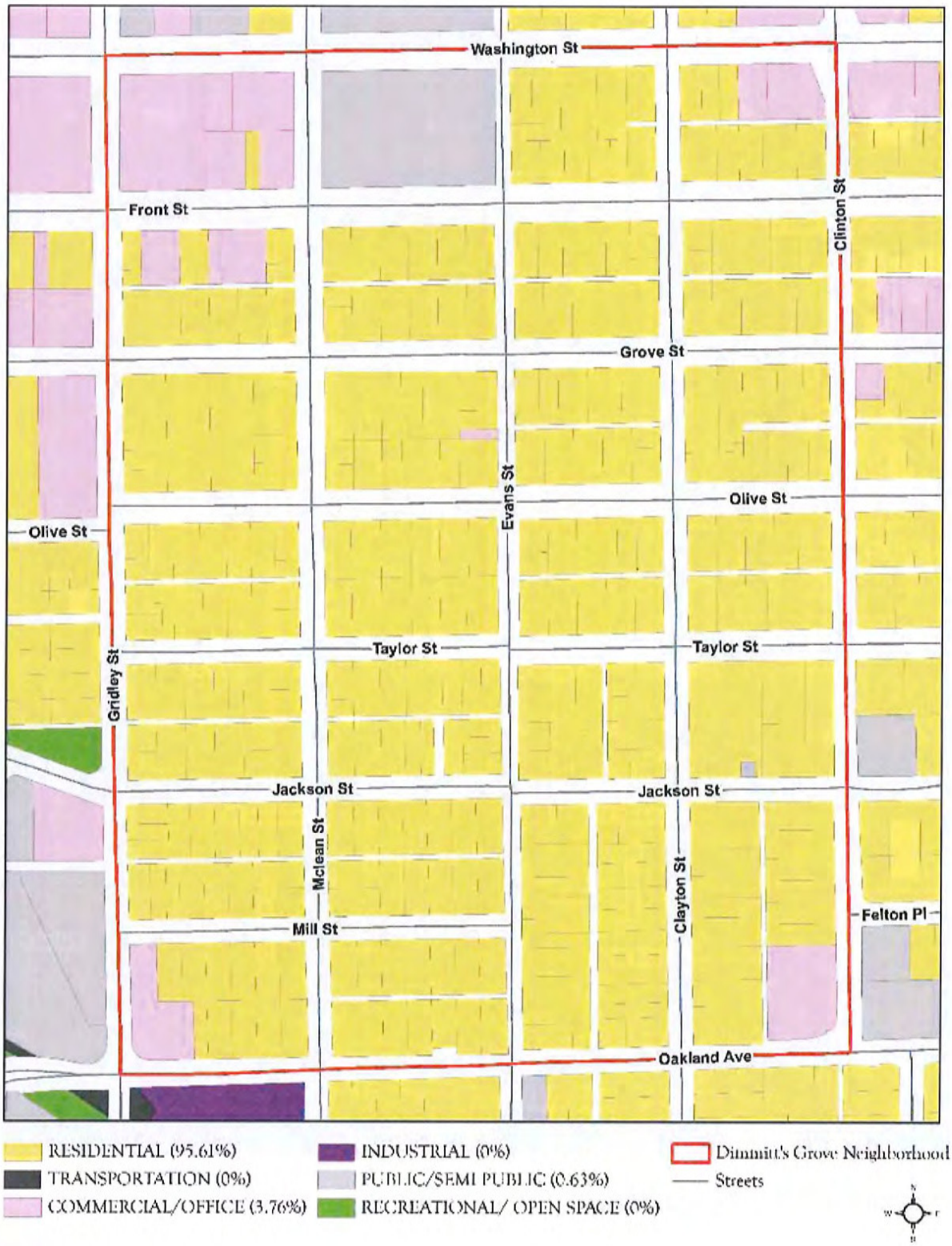
MAPS

Map 1. Neighborhood Boundary

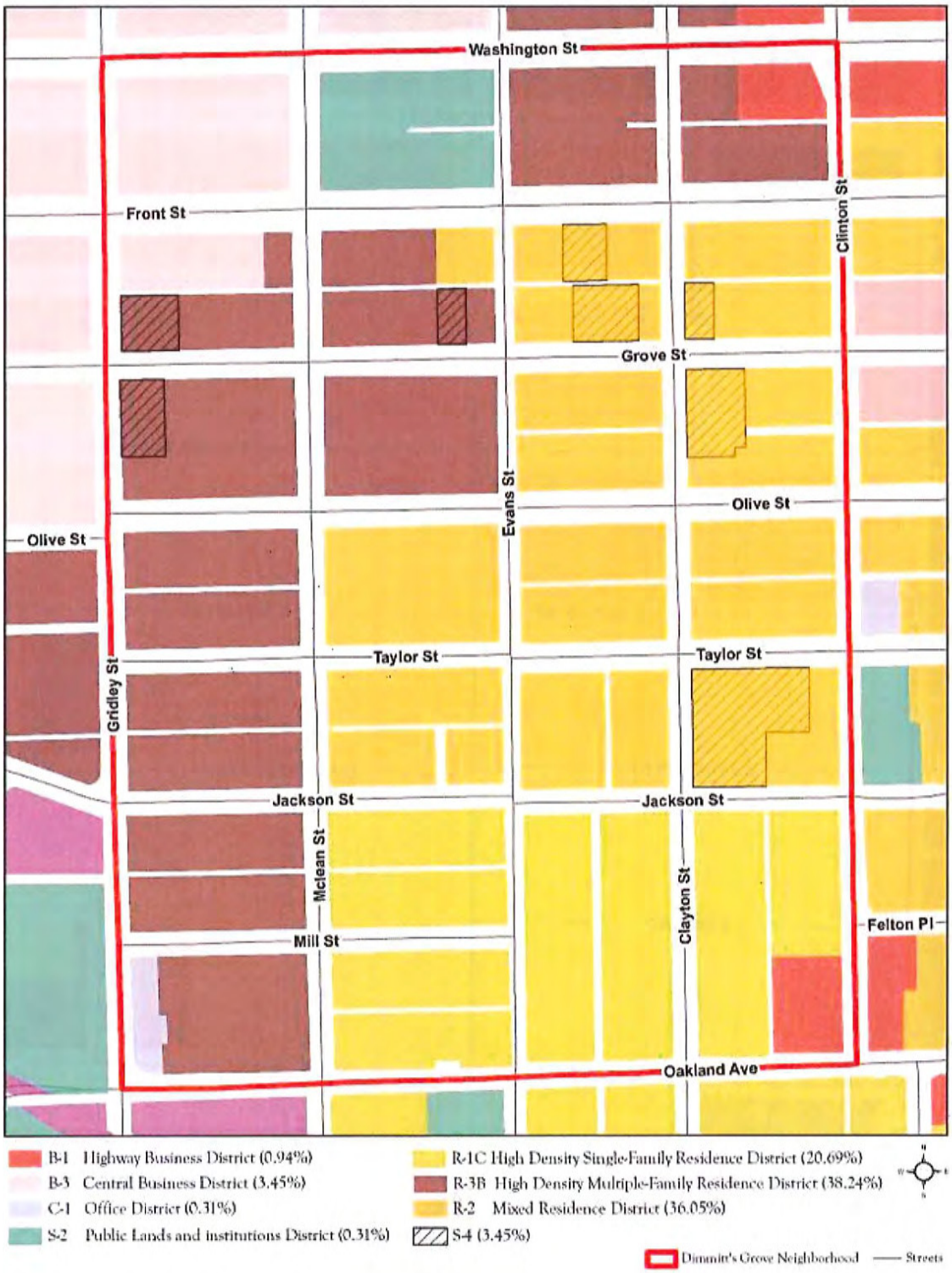
Dimmitt's Grove Neighborhood

Streets

Map 2. Actual Land Use

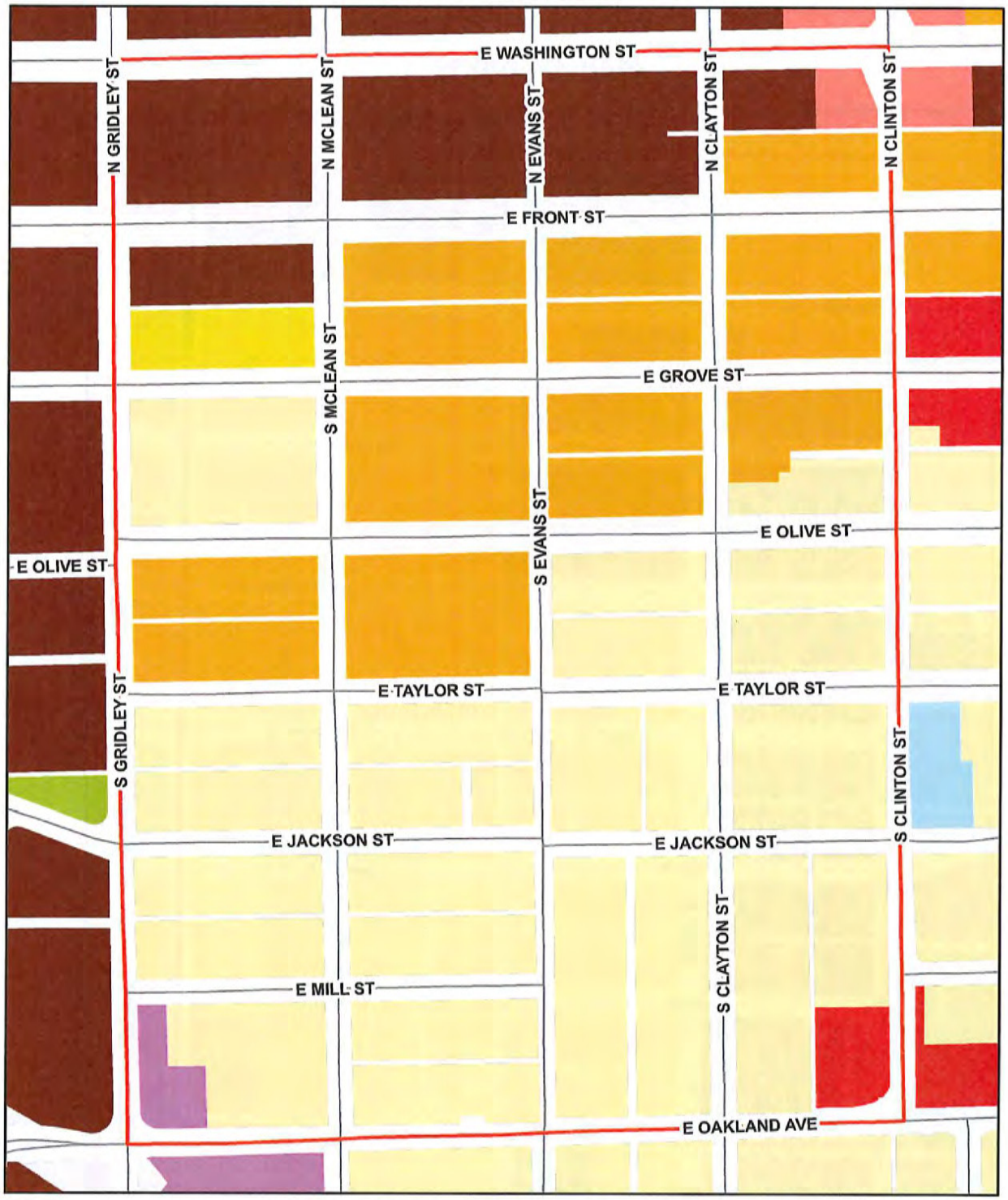


Map 3. Zoning



Draft July 2016

Map 4. Adopted Land Use



Low Density Residential
Medium Density Residential
High Density Residential
Special Residential Activities
Mixed Use
Neighborhood Commercial
Regional Commercial
Employment Centers
Institutional
Conservation
Parks
Transportation
Dimmitt's Grove Neighborhood
Streets

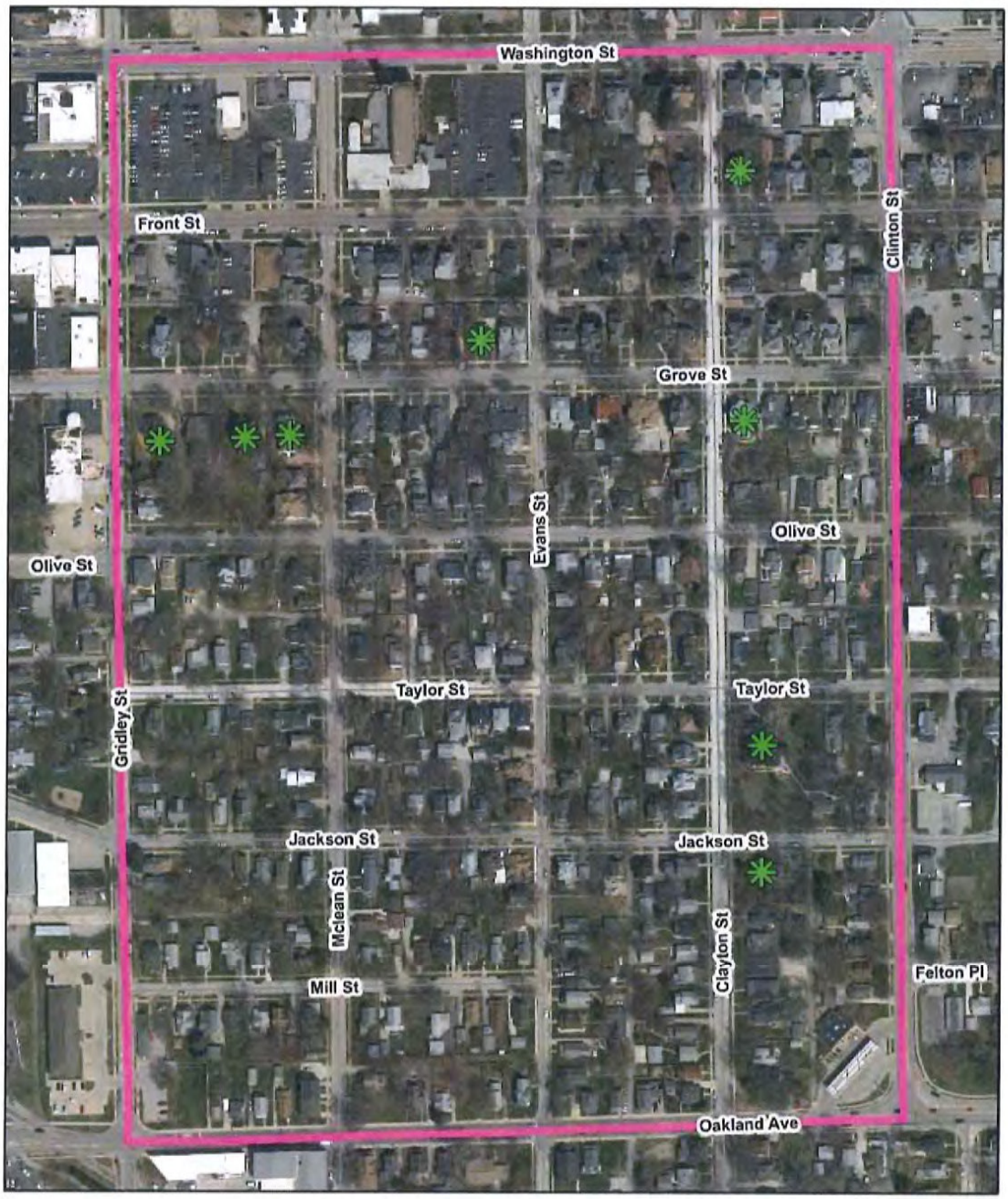
Map 5. Assessed Market Values

Map 6. Home Ownership

Owner (37.44%)
Renter (58.70%)
Unknown (3.03%)
Vacant Lot
Dimmitt's Grove Neighborhood
City of Bloomington

Map 7. Vacant Lots and Parking

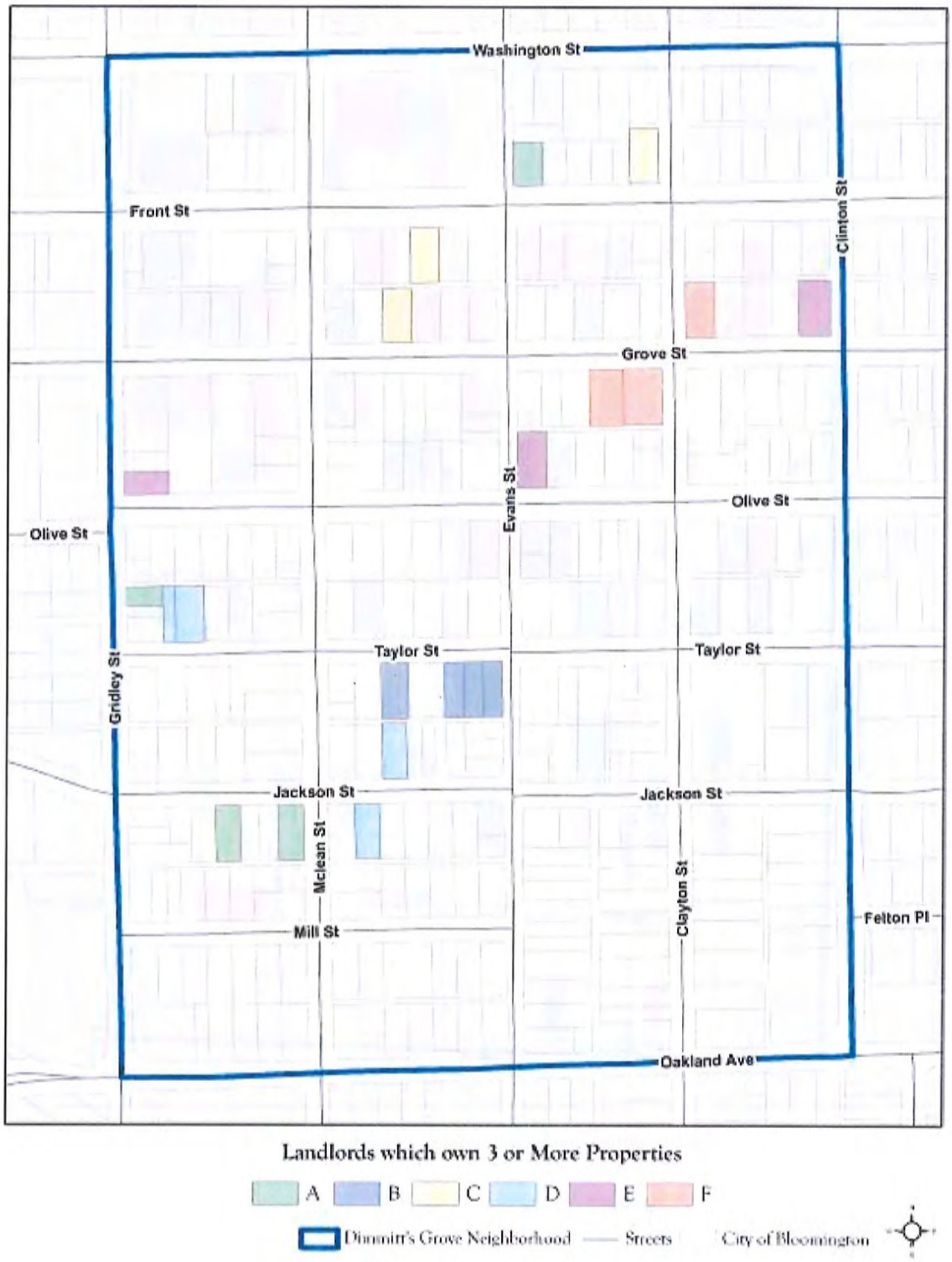
Map 8. Nationally Registered Historic Homes



Historic Homes
Dimmitt's Grove Neighborhood
Streets

Map 9. Multifamily Units

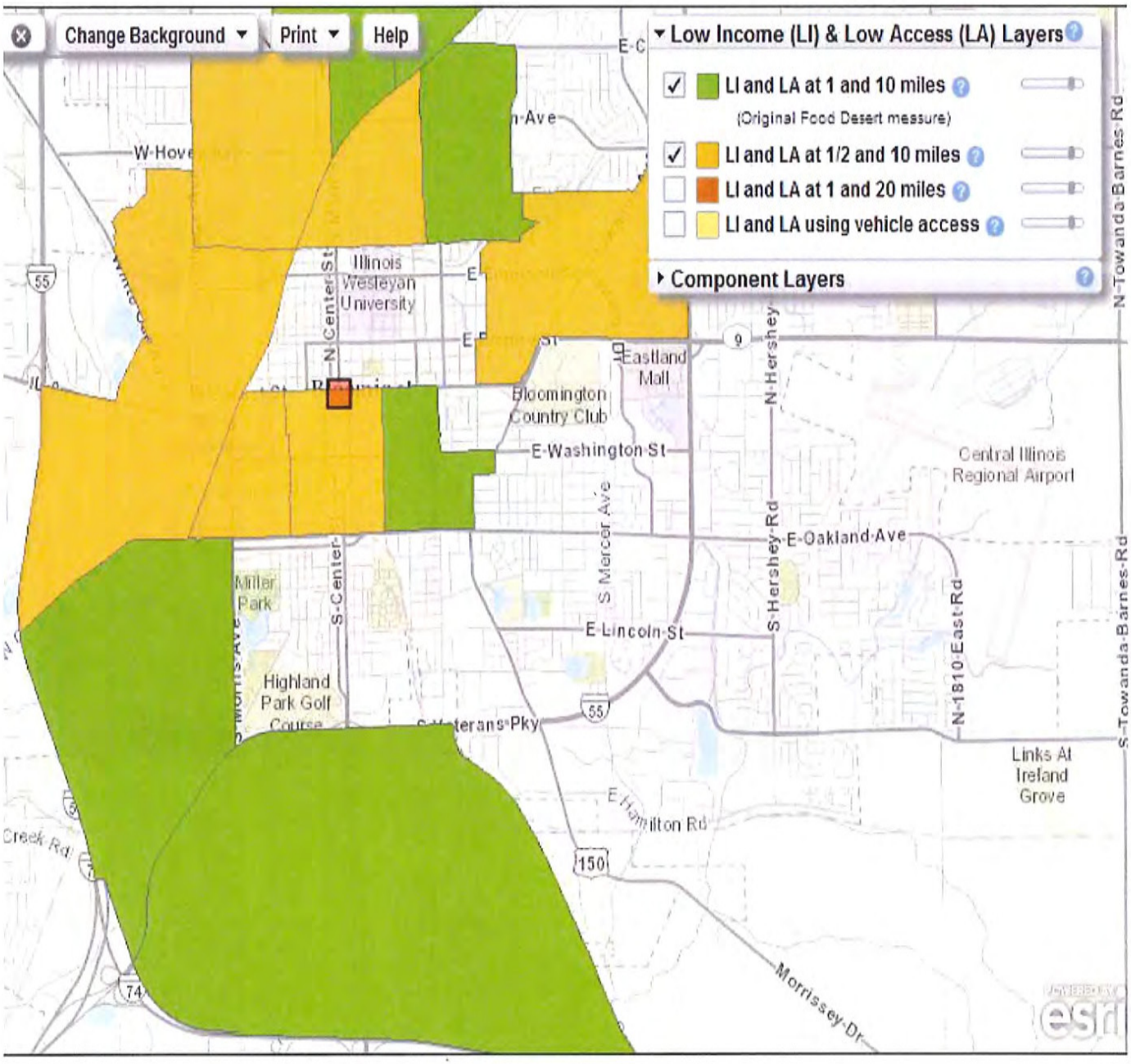
Map 10. Properties Owned by the Same Landlord



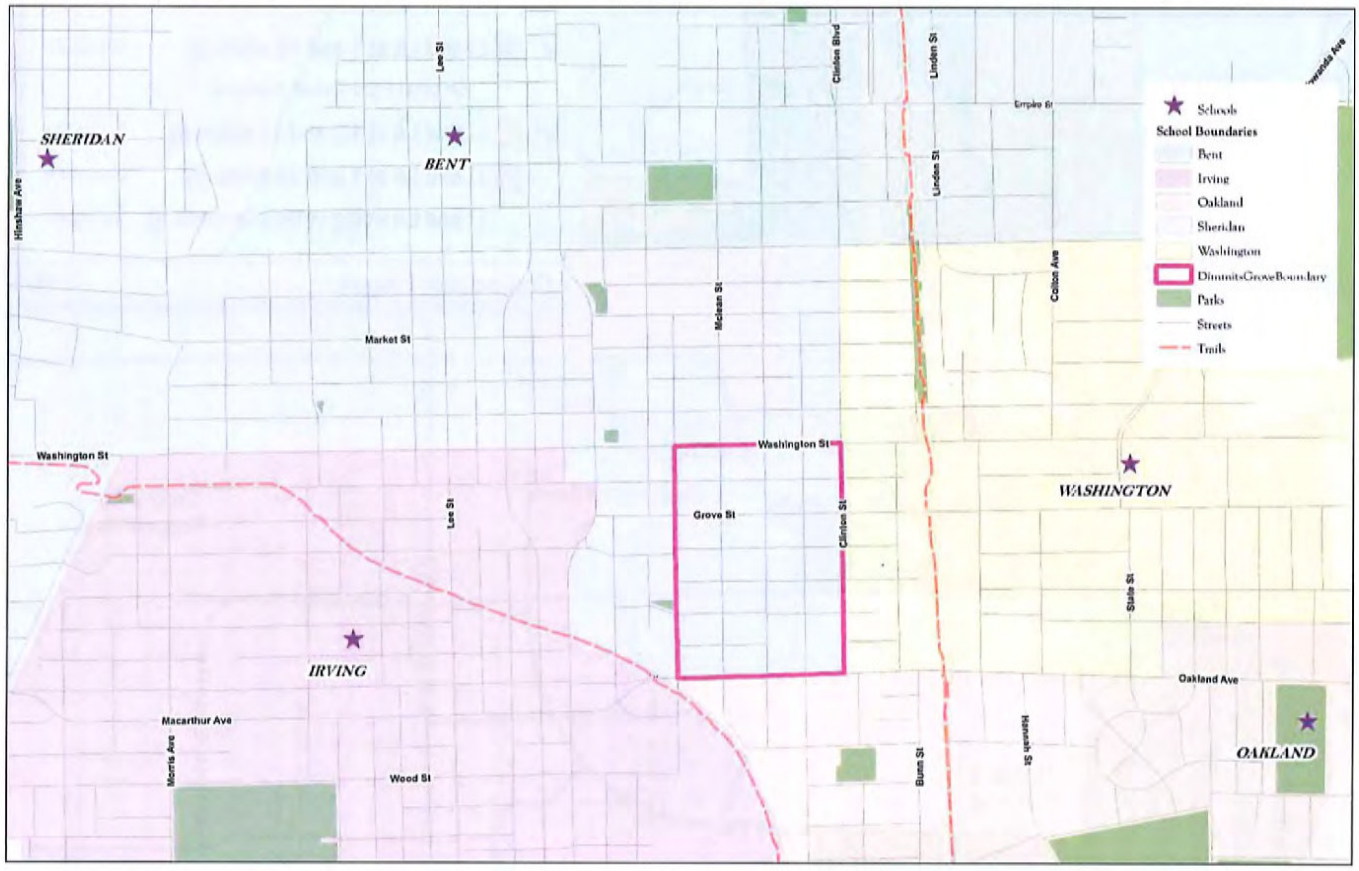
Map 11. Code Enforcement Complaints

Map 12. Crime Locations

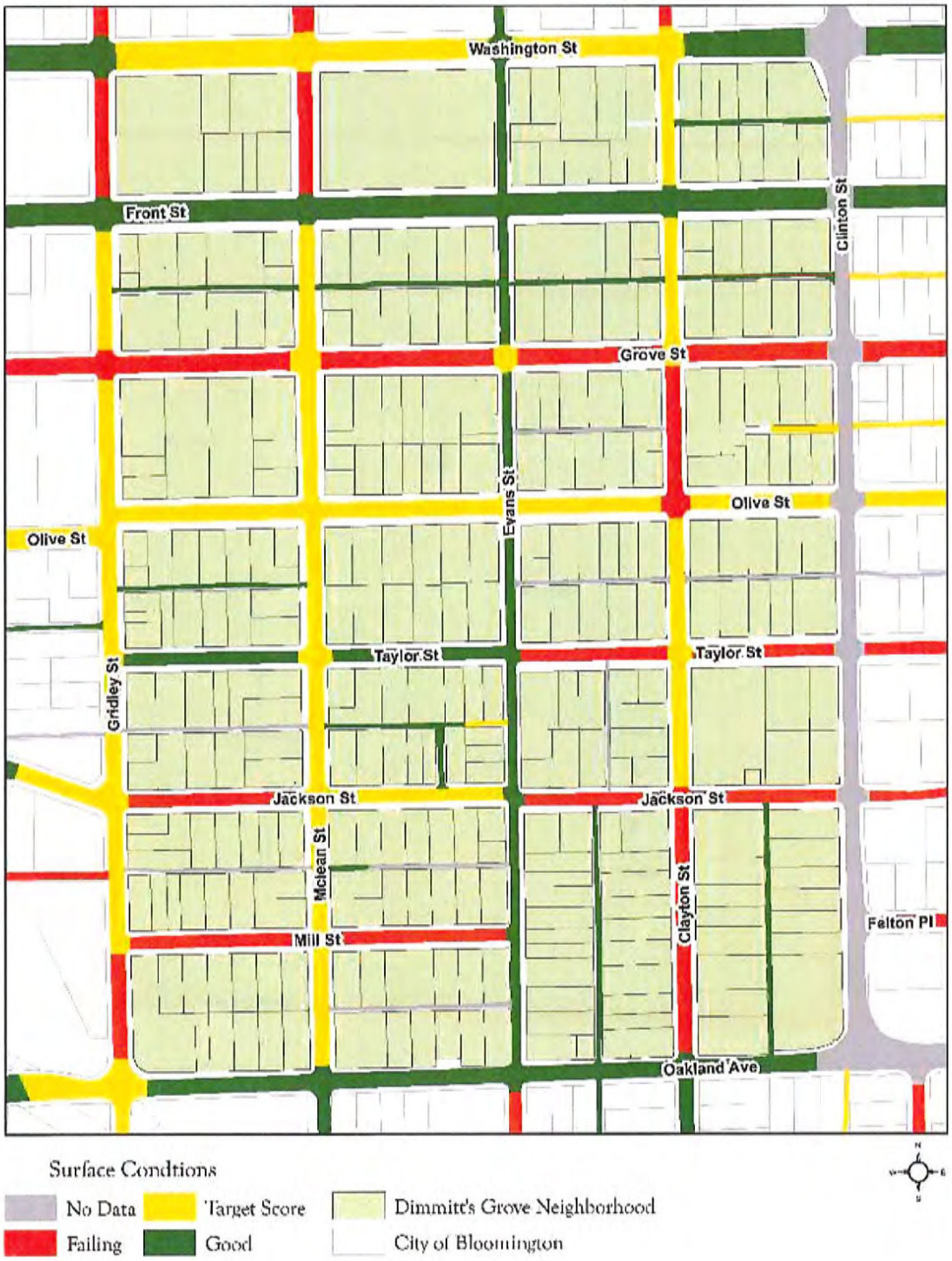
Map 13. Bloomington Food Deserts



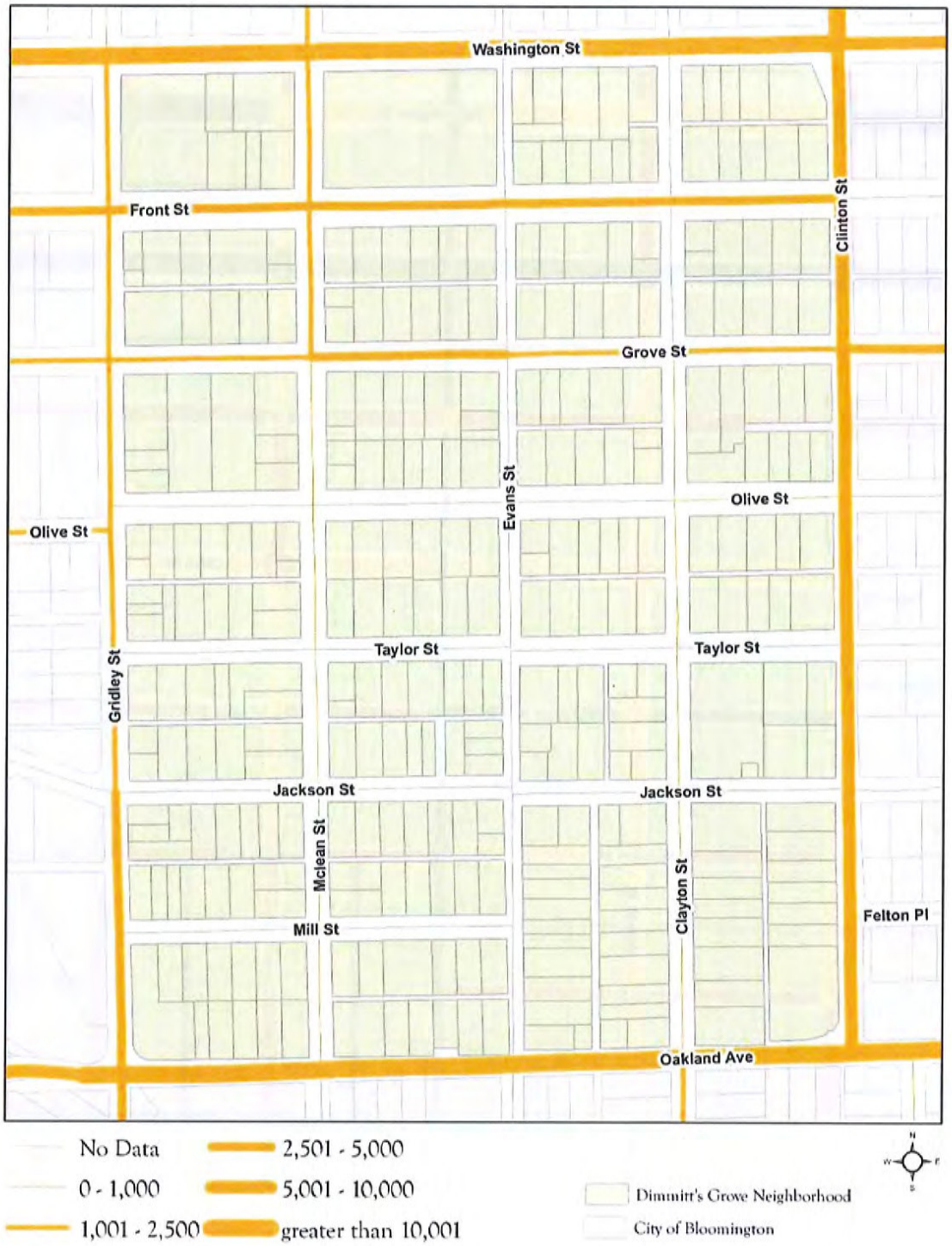
Map 14. Elementary Schools in Relation To Dimmitt's Grove



Map 15. Street Conditions



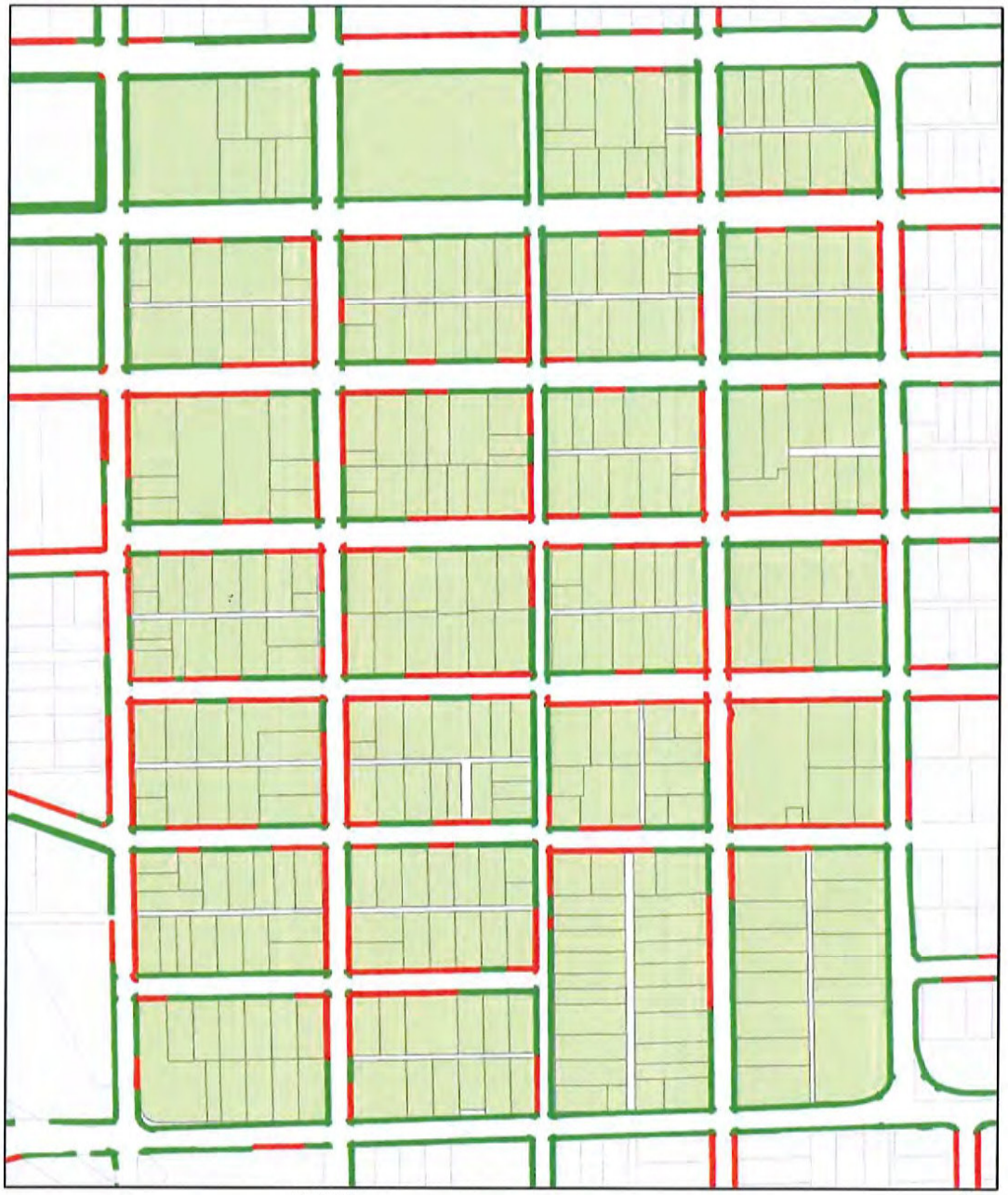
Map 16. Average Daily Traffic



Map 17. Street Network

Road Types
- Minor Arterial
- Major Collector
- Minor Collector
- Local Street/Road
- Dimmitt's Grove Neighborhood
- City of Bloomington

Map 18. Sidewalk Conditions



PASER

Percentage of Sidewalk Condtions Dimmitt's Grove

38.4% Poor

61.6% Fair

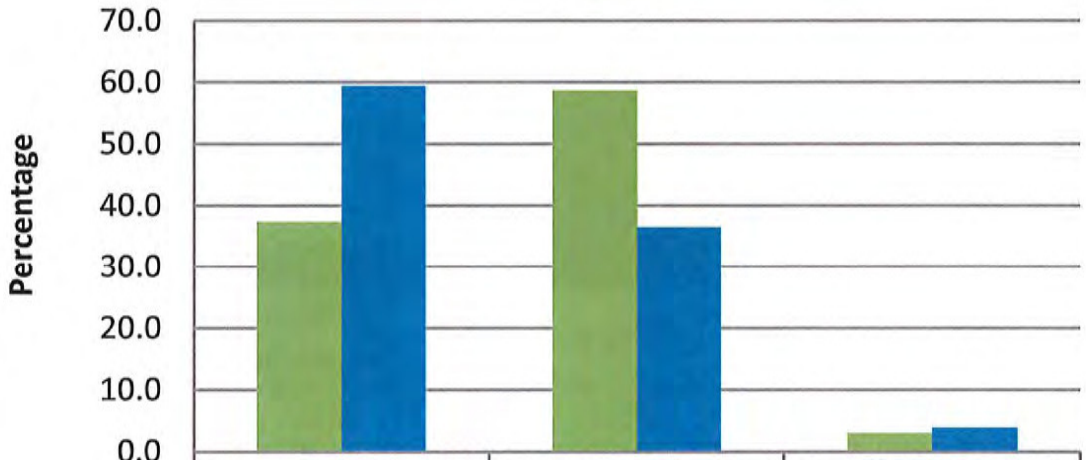
Dimmitt's Grove Neighborhood

City of Bloomington

Map 19. Transit Routes

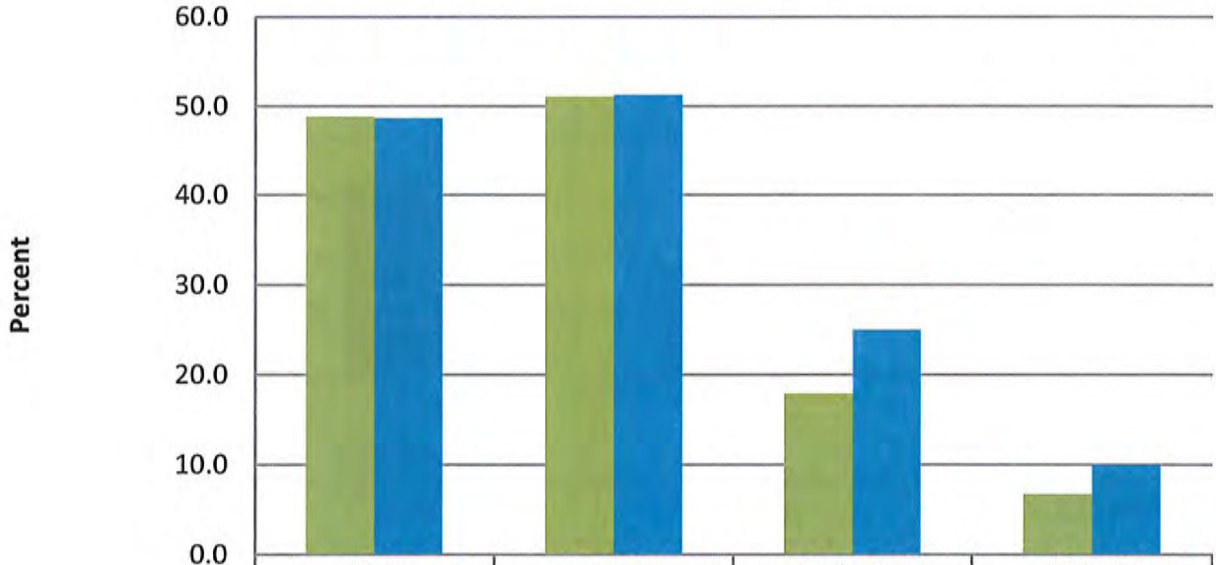
APPENDIX B
CHARTS

Figure B.1. Owner vs. Renter



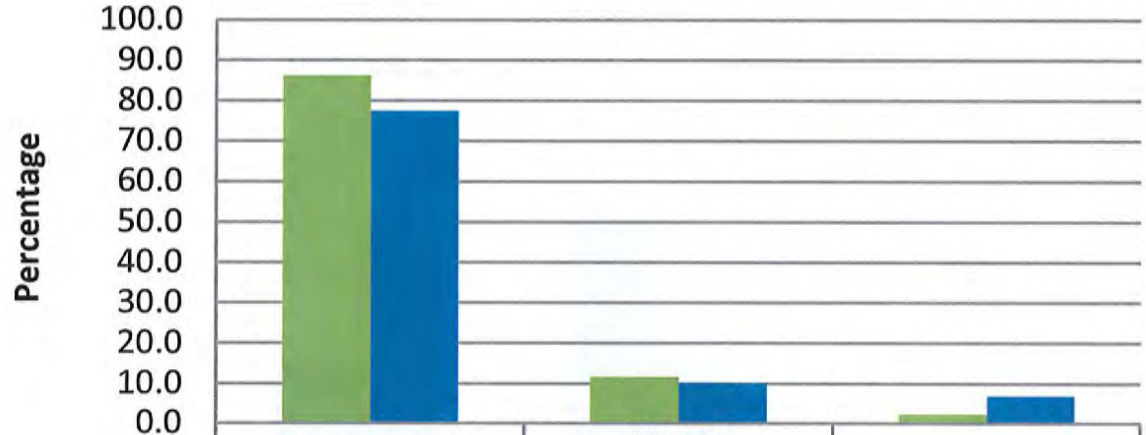
	Owner	Renter	Unknown
Dimmitt's Grove	37.44	58.7	3.03
Bloomington	59.48	36.55	3.98

Figure B.2. Demographics



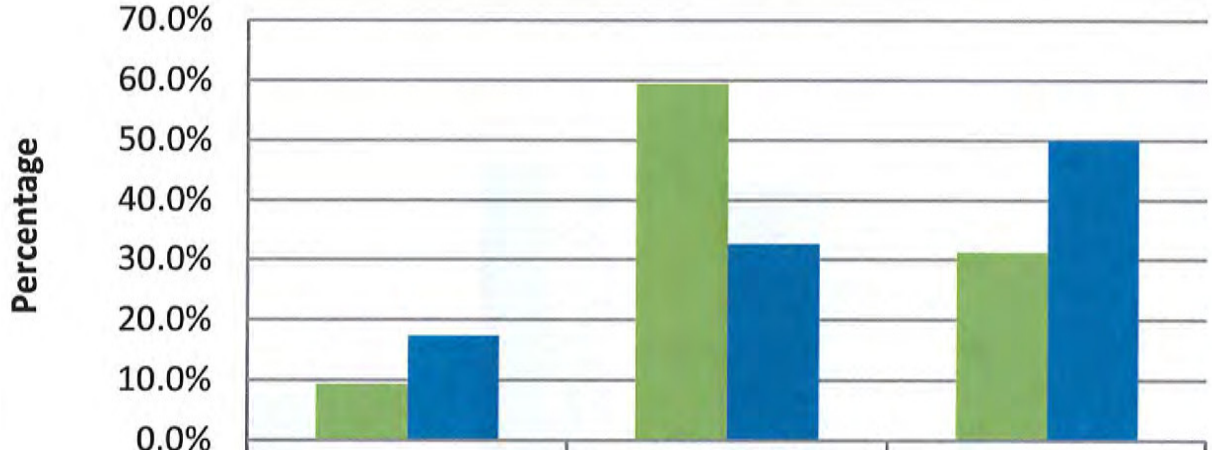
	Male	Female	Under 18	Over 65
Dimmitt's Grove	48.8	51.1	17.9	6.7
Bloomington	48.7	51.3	25	10

Figure B.3. Race



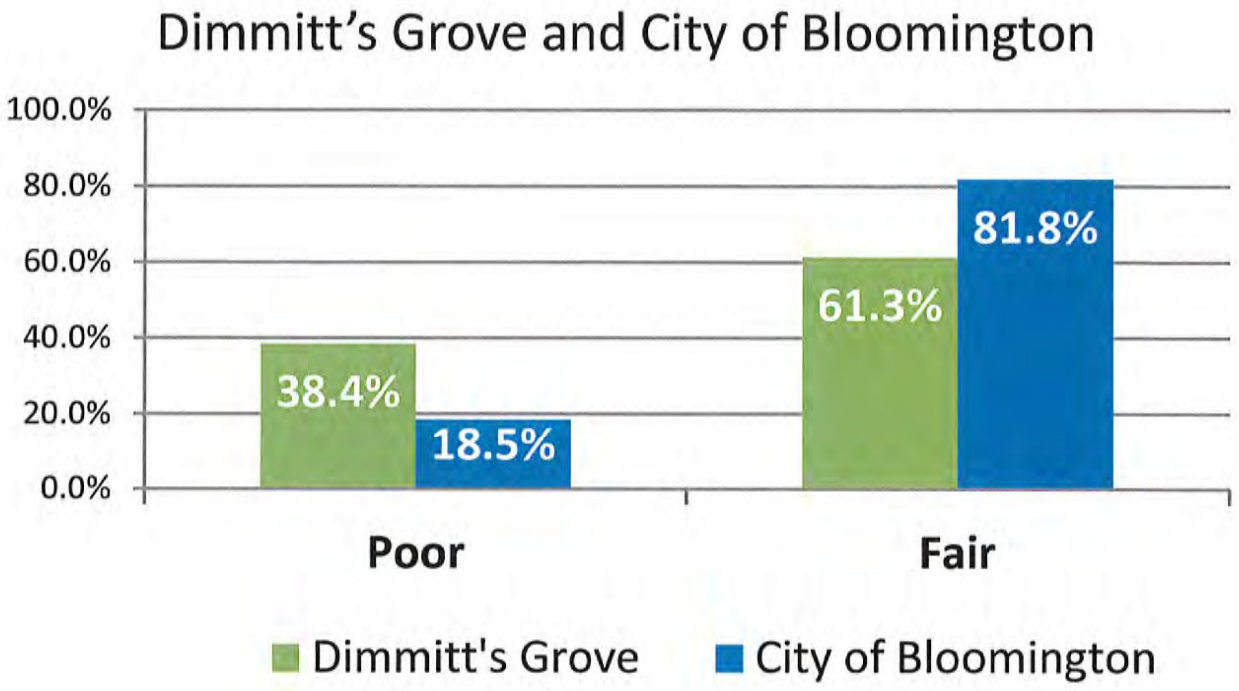
	White	African American	Asian
Dimmitt's Grove	86.2	11.7	2.3
Bloomington	77.5	10.1	7

Figure B.5. Code Violations



	Other	Property Maintenance	Yard Upkeep
Dimmitt's Grove	9.38%	59.38%	31.25%
Bloomington	17.38%	32.62%	50.00%

Figure B.5. Sidewalk Conditions



SWOT ANALYSIS RESPONSE SUMMARY

Strengths

HISTORY & ARCHITECTURE :

- One of the City's oldest neighborhoods
- History in every corner; movers and shakers of the community lived here
- Beautiful historic structures with unique architecture: Queen Anne, Italianate, Foursquare, Craftsman, Bungalows, California Mission, Cottage, and Colonial Revival
- Pillsbury homes
- Beautifully preserved and being restored
- Many structures on the National Register of Historic Places (on Grove, Taylor, Clayton, and Front)
- Landmarks structures such as the Vrooman Mansion nestled in the neighborhood

CHARM & CHARACTER:

- Not a cookie-cutter neighborhood
- Variety of scenes and spaces
- Mature trees
- Beautiful flowers and landscaping
- Well-kept yards
- Cleanliness
- Pleasant to walk about
- Quiet and peaceful ambience
- Alleys and other unique features that you do not see in the newer subdivisions
- One of the few "true neighborhoods" in Bloomington
- Small neighborhood park (Marie Litta)

LOCATION:

- Proximity to Downtown (heavily celebrated)
- Walkable neighborhood with many amenities close by, such as:
    - Several shops and galleries in Downtown
    - Grove Street Bakery
    - Bars and restaurants
    - Farmers Market
    - Bloomington Public Library
    - History Museum (soon to be visitors' center as well)

DIVERSITY:

- Neighborhood that thrives on diversity
- Many occupations (significant for a community with a few dominant employers)
    - Artists
    - Teachers
    - Professors
    - Professionals
    - Students
    - Business owners...
    - ... and many other professions
    - History Museum (soon to be visitors' center as well)

SWOT ANALYSIS RESPONSE SUMMARY

Strengths

DIVERSITY (CONTINUED):

- Many income levels
- Many types of households:
    - Families and singles
    - Married and unmarried
    - Gay and straight

AFFORDABILITY:

- Affordable housing (the majority of respondents noted this)
- Diversity of housing options
- Many fixer-uppers available for people who value history
- Low taxes

SENSE OF COMMUNITY:

- Friendly neighbors who meet and greet you
- Community pride
- Strong sense of community
- Active neighborhood watch
- Wonderful neighborhood organization that meets bimonthly and organizes variety of social events, such as:
    - Traveling Socials
    - Chili Cook-off
    - Day in Dimmitt's Grove
    - Neighborhood Flea Market
    - Bake Sale
    - Neighborhood website and NextDoor

SWOT ANALYSIS RESPONSE SUMMARY

Weaknesses

HOUSING:

- Absentee/disengaged landlords (big issue)
- Increasing number of rental properties and high population turnover rate
- Multifamily homes that are designed for single family use
- Bad remodeling/upkeep, particularly rental units
- Code enforcement, or lack thereof (big issue)
- Property values going down
- Upkeep of historic housing stock is an expensive endeavor
- Lack of driveways and garages – challenge to attracting home ownership
- Empty and vacant properties that further drive down the property values
- Lack of resources for property owners to improve their properties
- Disparity of housing conditions from block to block

TRAFFIC AND PARKING:

- On-street parking (big issue)
    - Need more off-street parking
    - Multifamily units exacerbate parking issues
- Speeding cars
- Intersections are dangerous (particularly along Clinton)

PUBLIC SAFETY:

- Break-in and theft issues
- Drugs
- Street lights
- Lack of proper screening of tenants
- Neighborhood close to a "rough area"with some spillover effects
- Lack of police presence (despite police department within two blocks)
- Nuisance issues that add to the perception of crime
    - Noise levels too high
    - Dogs off leash

AGING INFRASTRUCTURE:

- Crumbling sidewalks make the otherwise walkable neighborhood more difficult to walk
- Underground infrastructure (water and sewer) needs replacement
- Water pressure needs improvement

UPKEEP AND MAINTENANCE:

- Unkept houses and yards mixed equally with well-maintained creates an impression of blight
- Lack of cleanliness
- Lack of maintenance of streets and alleys
- Snow plowing issues, particularly in the alleys
- Leaf pickup issues

SWOT ANALYSIS RESPONSE SUMMARY

Weaknesses

OTHER:

- Lack of grocery store
- Lack of parks
- The current elementary school assignment
    - Students are bussed to Sheridan
    - Two other schools within walking distance, Washington and Irving
    - This is discouraging young families to move into the neighborhood
- Lack of community engagement
    - A few groups of neighbors are very engaged; many homeowners do not care as much
    - Lack of engagement from landlords and renters

Opportunities

- Central location & proximity to Downtown
- History and character
- Multimodal access
- Diversity
- Affordability

Threats

- Sprawl & Veterans Parkway
- Aging infrastructure
- Crime
- Absentee landlords
- School districting

APPENDIX D
RESOURCES

BLOOMINGTON POLICE DEPARTMENT
Gang and Drug Activity Suppression

What individual citizens can do to help police fight gangs and drugs:

- Notify police of suspected gang and drug activity
- Help form or become involved in active neighborhood watch programs
- Organize and participate in "Citizen Patrols" of your neighborhood
- Be aware of signs of gang involvement in youth
- Provide or support alternatives for "at risk" youth (recreational, vocational, and social)
- Set a good citizenship example for youth and others
- Monitor youth activities in your neighborhood
- Know where your children are, with whom they associate, and what they are doing
- Support law enforcement gang and drug suppression efforts
- Don't purchase or use illegal drugs
- Remove or report graffiti
- Maintain property in good order
- Help elderly or less fortunate neighbors maintain their property
- Support appropriate community and neighborhood urban renewal projects
- Report city code violations
- Obey the law

What citizens are not expected to do:

- Take personal risk to prevent crime or confront offenders
- Work outside law enforcement procedures

Signs that gang or drug activity are taking place:

- High volume of sporadic stop-and-go traffic (pedestrian and vehicular)
- Short stays by visitor and frequent stops by the same visitor
- Telltale sign of drug use (drug pipes, brillo pads, scales, razor blades, etc.)
- Fortification of a residence
- Strange odors (cat urine, Ether, Ammonia) related to methamphetamine cooking
- Use of signaling (hand signs, lights, or verbal commands)
- The presence of subjects outside a residence for long periods of time (look outs)
- Visible gang colors on multiple subjects at an address (tattoos, gang signs, slogans, graffiti)
- Appearance of organized meetings by subjects all wearing the same colors.

What is helpful to police:

- Names or descriptions of suspects
- The address in question with a description
- Vehicle descriptions and license plate numbers, if possible
- Methods and times of operation
- Information regarding the presence of weapons or vicious dogs

How to contact police:

- Dial 911 in an emergency (felony crime in progress)
- Call 820-8888 to report a crime or have an officer respond
- To pass on intelligence or other information, contact BPD Public Affairs at (309) 434-2355 or online at our web site, www.cityblm.org.

Bloomington Police Department, Public Affairs Office
305 S. East Street
Bloomington, Illinois 61702 (309) 434-2355 or e-mail police@cityblm.org

- Avoid parking in poorly lighted and/or isolated areas. When using a parking garage, try to park in well-lighted, frequently-traveled areas or near the entrances or exits.
- Always make sure your vehicle has enough fuel and is operating properly before traveling. Plan to have emergency cash available.
- If you believe you are being followed, **do not** drive home. Go to the nearest police or fire station, or open business. If you are unable to get out of your vehicle, use the horn to get someone's attention.
- Make sure you know the route you are driving and don't deviate from it. Telephone a family member or friend and tell them when you are leaving, the route and the estimated time of arrival. Contact them upon your arrival to let them know you are safe.
- **Do not** pick up hitchhikers. Call the police when it is safe to do so. Never hitchhike yourself.
- If your vehicle breaks down, raise the hood, use the emergency flashers or flares, place a "Help - Call Police" placard in a window or tie a white cloth to the antenna or door handle. Stay in your car, lock the doors and roll the window down only enough to speak to someone who has stopped to offer assistance. Ask them to contact emergency road assistance for you and provide the telephone number if you belong to a motor club. Carry a cell phone for emergencies.

On Elevators

- Always look into the elevator before getting on. Look down both sides of the hall before getting off.
- Stand near the control panel. If you feel threatened or are attacked in the elevator, hit the emergency button and as many floor buttons as possible.
- Get off the elevator if someone suspicious enters. If you are concerned about someone who is waiting for the elevator with you, pretend you forgot something and don't get on.

If You Are Attacked

- Remain calm. Try not to panic or show any signs of anger or confusion.
- If the attacker is only after your purse, wallet, keys or other valuables, don't resist. You don't want to escalate a property crime into a violent physical confrontation. Your property can be replaced.
- Make a conscious effort to get an accurate description of the suspect, such as age, race, complexion, body build, height, weight, type and color of clothing. Remember to get a good look at the face for positive identification.
- Call the police immediately, providing your name and location. Remain until help arrives.

Bloomington, Illinois Police Department 2007

PERSONAL SAFETY

Bloomington Police Department
305 S. East Street
Bloomington, Illinois 61701

Public Affairs Unit
(309) 434-2355
police@cityblm.org

How Do I Become "Streetwise?"

It's easy! It's really just using common sense and thinking ahead. You should develop a positive, realistic attitude and take practical actions to prevent and avoid crime. **Most criminals tend to pick easy targets.** If you take precautions, criminals will be less likely to victimize you. Don't be an easy target!

Remember Three Basic Rules

1. Trust Your Instincts

If you feel uncomfortable in any situation, leave and go to a place of safety.

2. Stay Alert

Always be aware of your surroundings -- the location, who's in front of you and behind you. Don't allow yourself to be distracted.

3. Walk With Confidence

Physically communicate the message that you are calm, collected, confident and know where you are going. When someone approaches you, sweep your gaze across them and then over their head. This projects a strong, secure self image. It also sends the message you are aware of their presence. Don't look down at your feet while walking.

When Walking or Jogging

- Stay on well-lighted, highly-traveled streets, and walk facing traffic so you can see approaching vehicles.
- Walk close to the curb, away from shrubbery, buildings and other dark places where a would-be attacker could be hidden.
- Avoid taking shortcuts through wooded areas, unfamiliar neighborhoods, parking lots or alleys.
- If you must carry a purse, hold it close to your body. Don't allow the straps to dangle, and don't wrap the straps around your neck. Carry in your purse only what you will need for this activity.
- If you carry a wallet, place it in your front pants pocket, inside a coat pocket and not in your back pants pocket.
- Don't carry or flash around a lot of cash, expensive jewelry or electronics.
- Don't allow someone to distract you, as criminals sometimes work in pairs. One may ask you for directions, fake an injury or beg for money. The other one may be out of your sight, but ready to overpower you. Always be aware of who is behind you.
- If you believe someone is following you, immediately cross the street or switch direction. Walk toward or into an open business and if provoked, scream for help.
- Don't wear clothing or shoes that will restrict your movements.

(continued on next page)

- Keep your keys in your pocket or in your hand, not in your purse or briefcase. Have your car or house key in your hand as you approach the door.
- Always have emergency money for cab, bus or train fares or a public telephone.
- When using a public telephone, stay alert to what's happening around you.
- If you need to use an automated teller machine, try to use it during the daytime and have your card in your hand. Don't approach the machine if you're uneasy about the people nearby. Block the key board and screen with your body, to protect the personal identification number from being seen. Always be aware of your surroundings.
- Don't wear stereo headphones. You will be distracted from hearing what's around and behind you.
- Consider carrying a whistle, some type of personal alarm or approved chemical protection aerosol spray. However, know that these devices have limitations.

When Driving

- Always roll up the windows and lock the doors when leaving the vehicle. Look inside before entering the vehicle.
- Never leave valuables visible in the passenger area, even when you're in the vehicle. When leaving the vehicle, secure the items in the trunk or other concealed area.

(continued on next page)

Draft July 2016

BLOOMINGTON POLICE DEPARTMENT

The Bloomington Police Department currently has two officers assigned to the Domestic Violence Unit.

They have received specialized training in the area of domestic violence and in the collection of evidence needed for prosecution.

These officers also act as a resource for other officers in the field.

The officers and the victim advocate work together to insure that the victims are aware of their rights and available resources.

COMMUNITY RESOURCES

Law Enforcement

Bloomington Police Department	(309) 820-8888
Domestic Violence Unit (Advocate)	(309) 434-2358

Sexual Assault Services

Sexual Assault Hotline (PATH)	(309) 827-4005
Stepping Stones	(309) 662-0461, x272

(Continued on next page)

COMMUNITY RESOURCES

Victim Services

Neville House (24-hour hotline)	(309) 827-7070
McLean County State's Attorney Domestic Violence Unit	(309) 888-5521
Chestnut Health Systems* Secure Program	(309) 820-3500

Children's Services

Neville House	(309) 827-7070
For Children's Sake	(309) 438-3615
Child Abuse Hotline	(800) 252-2873
Child Protection Network Children's Advocacy Center	(309) 888-5656
Children's Home & Aid Crisis Nursery/Family Visitation Center	(309) 834-5260

Abuser Services

A.V.E.R.T.*	(309) 828-2860
Twin Cities Behavioral Health*	(309) 451-2910
Chestnut Health Systems* ITR Program	(309) 820-3500

Elder Abuse and Neglect

PATH (during business hours)	(309) 827-4005
Elder Abuse Hotline (after hours)	(800) 252-8966

Legal Assistance

Prairie State Legal Services	(309) 827-5021
McLean County State's Attorney	(309) 888-5400
To find a lawyer in Illinois (or online at: www.illinoislawyerfinder.com)	(217)-525-5297

* A fee is charged for these services

DOMESTIC VIOLENCE UNIT

BLOOMINGTON POLICE IL.

A COOPERATIVE EFFORT AMONG POLICE, LEGAL SERVICES, VICTIM SERVICES AND ABUSER SERVICES

Bloomington Police Department
305 S. East Street
Bloomington, Illinois 61701

Draft July 2016

WHAT IS THE DOMESTIC VIOLENCE UNIT?

The purpose of the Bloomington Police Department Domestic Violence Unit is to reduce the number of domestic violence victims by providing an integrated response to the problem of domestic violence.

The Bloomington Police Department, as well as a Victim Advocate from Countering Domestic Violence (CDV) Neville House, work together to provide safety for victims, and to assure the appropriate services are available to victims, abusers, and couples who are experiencing relationship difficulties.

ABUSER SERVICES

Assessment & counseling services are available for those accused and/or convicted of domestic violence related offenses.

Individuals who have used verbal and/or physical violence in varying degrees of severity are urged to seek counseling. One does not have to be involved in the court system to receive services.

When individuals receive services in the early stages of these unhealthy patterns, they may actually avoid the need for law enforcement involvement.

There are 3 agencies in McLean County that are approved by the Illinois Department of Human Services to offer such services:
A.V.E.R.T. (Accused Violators Early Response Team) can be reached at (309) 828-2862.

Twin Cities Behavioral Health can be reached at (309) 451-2910.

Chestnut Health Systems' "Invitation to Responsibility" program can be reached at (309)820-3500.

COUNTERING DOMESTIC VIOLENCE (CDV) NEVILLE HOUSE

A victim advocate from CDV contacts the victims and other individuals who might benefit from services offered by Countering Domestic Violence. That determination is made by CDV.

The many services provided by CDV are explained and are offered at no cost. Those services include:

- **24-hour hotline (309) 827-7070**
- Emergency shelter (Neville House)
- Legal advocacy (309) 888-5521
- Outreach intervention services
- Support groups for victims of domestic violence
- Support groups for children dealing with domestic violence
- Parenting classes and groups
- Community education training

OTHER FEATURES

On the gray bar above the map, you will find tabs for "Data Grid", "Analytics", and "Metadata".

The Data Grid displays the incidents showing on the map in a grid format. The Analytics page provides a pie chart showing crime type frequency, a bar graph displaying crime type by day of week, a crime type timeline, and a temporal topology showing the level of crime activity at a particular day and time. The Metadata tab will show you the date of the most recent update and other statistical information.

You can register to receive special information from the police department by clicking on the Citizens on Patrol button. The alerts can be in the form of e-mails or texts.

Join Citizens On Patrol

You can also create a customized neighborhood watch report subscription. By doing so you will receive automatic updates about crimes that occur within a buffer zone you can establish around a specific Bloomington address. The frequency of the updates can be set for weekly or monthly.

Sign up for crime alerts

For more information about the Bloomington Police Department's crime mapping service, contact the Public Affairs Unit at police@cityblm.org or (309) 434-2355.

CRIME TYPES AND SUBCATEGORIES

Aggravated Assault also includes:
- Attempted Murder
- Aggravated Battery
- Heinous Battery
- Aggravated Battery of a Child
- Aggravated Battery of Senior Citizen
- Ritual Mutilation

Arson also includes:
- Aggravated Arson

Burglary also includes:
- Residential Burglary
- Home Invasion

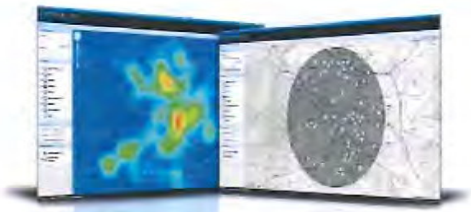
Homicide includes:
- First Degree Murder
- Second Degree Murder

Larceny includes:
- Theft Over $300
- Theft $300 and Under
- Retail Theft
- Theft / Burglary from Vehicle
- Theft / Burglary of Vehicle Parts or Accessories
- Pocket Picking
- Purse Snatching
- Theft from Building
- Theft from Coin Operated Device

Robbery also includes:
- Armed Robbery
- Vehicular Hijacking
- Aggravated Vehicular Hijacking
- Aggravated Robbery

Bloomington, Illinois Police Department 2010

CRIME MAPPING

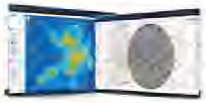


This brochure is designed to help you navigate the crime mapping feature contained on the City of Bloomington website (www.cityblm.org).

The feature works best on Windows Internet Explorer or Google Chrome.

GETTING STARTED

In association with Colorado-based Bair Software, the Bloomington Police Department offers an interactive crime mapping service on the city of Bloomington website (www.cityblm.org). In the search portal on the home page, type the words Raids Online, then click on the arrow. On the next page, click on any of the entries that appear. On the following page, click on the picture of the computer screens and the BPD mapping service will begin loading.



IDENTIFYING THE DOTS

The first thing you will see is a map of Bloomington sprinkled with colored dots. Each dot represents an incident that occurred within the past two weeks and which fit into the crime categories listed on the dashboard to the left of the map. Expand the tab labeled "**Crime Types**" by clicking on the arrow. Many of these crime types have sub-categories, which are listed elsewhere in this brochure. (Sexual assaults are not displayed and the "Other" button is not currently used.)

THE DOTS BECOME ICONS

The crime types can be searched in any combination or individually by clicking on the "**Deselect All**" button and clicking the box next to any of the crime categories. The color of the dots on the map corresponds to the color of the icon representing a particular crime type. As you zoom in on the map, you will also notice that the dots convert to the appropriate square icons. The red dot, for example, will change to a red square containing a fist, indicating an incident of aggravated assault or any of the sub-categories associated with that crime type.

SETTING THE DATE RANGE

It is important to note that each time you open the BPD crime map, the date range will default to the **PAST TWO WEEKS**. A different date range can be set in one of three ways. On the dashboard to the left of the map, click on the tab labeled "**Date Range**". You can set a generic date range by expanding the drop-down box below the words "**QUICK DATE**" and selecting any of the options that appear ("one month", for example). The map will automatically load.

If you wish to establish a specific date range, click on the bars next to "**Start Date**" and "**End Date**" and use the calendars that appear. Use the left and right arrows at the top of the calendars to change months. You can look as far back as two years from the current date. However, a maximum of 500 incidents can be displayed on the map at one time. Long-range searches (those extending back several months or more) might have to be done one or two crime types at a time. You can also use a "slider" to set a date range. Click the box next to the phrase "**View points using time slider**" and the slider will appear on the map.

ESTABLISHING YOUR FOCUS

Let's go back to the top of that dashboard to the left of the map...to the tab labeled "**Search Address**". In the box next to the search address icon, enter an address that you would like to use as your focal point for crime searches (home address / business address / relative's home, etc.). Be sure to include "Bloomington, IL" in the address. Click on the "**Go to Address**" button and the icon to the right will appear at that address. A bit lower in the Search Address box is the word "**BUFFER**". Click in the box next to the word "off" to establish a buffer around your selected address.

ADJUSTING YOUR BUFFER

The word "off" will change to "on" and a half-mile buffer zone will appear around your address icon on the map. To enlarge the buffer zone, click on the drop-down box and choose one of the other options, which range from 1 mile to 5 miles. If you wish to see only crime incidents within that buffer zone, click on the box next to the words "**Only display crimes within buffer**".

GETTING THE DETAILS

Now let's go the map and look at the crime incidents that are on display. By clicking on a dot (or a crime type icon, depending on how far you have zoomed in or out), you will open a box with details about that particular crime incident:

- The type of crime
- The incident number
- The date of the incident
- The time of the incident
- The location (residence, business, sidewalk, etc.)
- The address (a block range only, such as 11XX N SMITH STR)
- The distance from your selected address (0.7 miles, for example)

CHANGING THE VIEW

You can move the map by using your mouse [left click and hold...the hand will "grab" the map...then move up / down or left / right].

Or you can use the circle device with the four arrows in the upper left corner of the map to "pan" up or down, left or right.

Below the that device is the tool for zooming in [+] or zooming out [-].

In the upper right corner of the map are boxes labeled "**Map**", **Satellite**" and "**Terrain**". You can use them to change the map's appearance. The "Satellite" view, for example, uses overhead photographs to display the city.

Draft July 2018

ADDITIONAL RESOURCES

Helpful Links:

Casserole:
https://www.casseroleclub.com/#howItWorks

Domestic Violence brochure
http://www.cityblm.org/modules/showdocument.aspx?documentid=1126

Gang and Drug Activity Suppression brochure:
http://www.cityblm.org/modules/showdocument.aspx?documentid=1127

Historic Preservation Commission
http://www.cityblm.org/index.aspx?page=254

Historic Preservation Commission: Architectural Review Guidelines
http://www.cityblm.org/modules/showdocument.aspx?documentid=2372

Neighbor Circles
http://www.lawrencecommunityworks.org/node/64

Neighborhood Watch app
http://nwapp.org/

Nextdoor's Neighborhood Watch
https://help.nextdoor.com/customer/portal/articles/1019177

Personal Safety brochure
http://www.cityblm.org/modules/showdocument.aspx?documentid=984

RAIDS Online
http://www.raidsonline.com/?address=Bloomington%2CIL

RAIDS Online brochure
http://www.cityblm.org/modules/showdocument.aspx?documentid=1017

Streetbank
http://www.streetbank.com/splash?locale=en

McLean County Regional Planning Commission & Staff

MCRPC

Commissioners

Mary Jefferson, Chair
Town of Normal

Michael Buragas, Vice Chair
City of Bloomington

Michael Gorman
City of Bloomington

Mary Kramp
McLean County

Glen Ludwig
McLean County

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Airport Authority

Linda Olson
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