

**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 26, 2017 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

A public comment period not to exceed thirty (30) minutes will be held during each Board and Commission meeting, as well as all regularly scheduled City Council meetings, Committee of the Whole meetings, meetings of committees and/or task forces (hereinafter “committees”) created by the City Council, work sessions, and special meetings of the City Council. Nothing herein shall prohibit the combination of meetings, at which only one public comment period will be allowed.

Anyone desiring to address the Board, Commission, Committee or City Council, as applicable, must complete a public comment card at least five (5) minutes before the start time of the meeting. Public comment cards shall be made available at the location of the meeting by City staff at least 15 minutes prior to the start time of the meeting. The person must include their name, and any other desired contact information, although said person shall not be required to publicly state their address information. If more than five individuals desire to make a public comment, the order of speakers shall be by random draw. If an individual is not able to speak due to the time limitation and said individual still desires to address the individuals at a future meeting of the same type, said individual shall be entitled to speak first at the next meeting of the same type. (Ordinance No. 2015-46))

4. MINUTES: Review the minutes of the July 12, 2017 regular meeting of the Bloomington Planning Commission.

5. REGULAR AGENDA:

PS-02-17 Public hearing, review and action on petitions submitted by RHP Investments, LLC—Bloomington Towanda Rd Series, requesting approval of an Amended Preliminary Plan entitled “Revision #2 to a Portion of the Eagle View South Commercial Subdivision Preliminary Plan, Bloomington, Illinois” for 15.84 acres located north of GE Road and east of Towanda Barnes Rd.

Expected City Council Date: August 28, 2017

Z-22-17 Public hearing, review and action on petitions submitted by Angela Wheeler, requesting the rezoning of 510 W. Oakland Ave from S-2, Public Lands and Institution to R-1C, Single Family Residential District.

Expected City Council Date: August 28, 2017

6. OLD BUSINESS

City of Bloomington Zoning Ordinance Update—no update at this moment.

7. NEW BUSINESS

8. ADJOURNMENT

For further information contact:

Katie Simpson, City Planner

Department of Community Development

Government Center

115 E. Washington Street, Bloomington, IL 61701

Phone: (309) 434-2226 ; Fax: (309) 434-2857; E-mail: *ksimpson@cityblm.org*

**DRAFT MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 12, 2017 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. J. Balmer (arrived 4:01 PM), Mr. Kevin Suess, Ms. Megan Headean Mr. Ryan Scritchlow, Mr. John Protzman, Mr. David Stanczak, Chairman Justin Boyd

MEMBERS ABSENT: Ms. Nicole Chlebek, Mr. James Pearson, Mr. Eric Penn

OTHERS PRESENT: Mr. Tom Dabareiner, Director of Community Development; Mr. George Boyle, City Attorney

CALL TO ORDER: Chairman Boyd called the meeting to order at 4:00 PM

ROLL CALL: Mr. Dabareiner called the roll. With six members in attendance, a quorum was present (Mr. Balmer joined the group after roll call).

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the June 28, 2017 minutes. Mr. Protzman moved to approve the minutes; Mr. Stanczak seconded the motion. Motion was passed unanimously by a voice vote.

REGULAR AGENDA:

Z-19-17 Public hearing, review and action on petitions submitted by Eric Miner, on behalf of the Islamic Center of McLean County requesting the rezoning of 421 and 425 Olympia Drive (PINS: 22-07-200-061; 22-07-200-062) from M-1, Restricted Manufacturing District to B-1, Highway Business District.

Chairman Boyd introduced the case. Ms. Simpson provided the staff report and recommendation. She showed an aerial view of the subject property and discussed the surrounding uses and zoning. She stated the proposed use is not allowed in the M-1 district but is less impactful than many of the uses allowed in the current M-1 district; adding that places of worship are not allowed in the M-1 but are allowed in the B-1 district. She conformed the comprehensive plan recommendation for the area is consistent with the B-1 zoning. Ms. Simpson concluded by highlighting the Findings of Fact for rezonings, determining the proposal meets these standards and recommended in favor.

There was a discussion about how places of worship may fit into the new zoning ordinance.

Eric Miner, representing the petitioner, was sworn in. Mr. Miner assured Commissioners that the design of the building would be compatible with surrounding buildings and indicated appreciation for staff's recommendation. Mr. Protzman asked about the remainder of the property; Mr. Miner noted future need for parking to support the property as a place to gather.

Mr. Scritchlow reminded the petitioner that the building height will need review by the airport.

Mr. Balmer motioned to approve the rezoning as presented; seconded by Mr. Suess. Motion was approved 7-0 with the following votes: Mr. J. Balmer—yes; Mr. Kevin Suess—yes; Ms. Megan Headean—yes; Mr. Ryan Scritchlow—yes; Mr. John Protzman—yes; Mr. David Stanczak—yes; Chairman Justin Boyd—yes.

Z-20-17 Public hearing, review and action on petitions submitted by Norma Ortiz, requesting the rezoning of 2405 Monica Lane from A, Agriculture to R-1C, Single Family Residential District.

Chairman Boyd introduced the case. Ms. Simpson provided the staff report and recommendation. She noted staff is recommending in favor of the proposed rezoning from A Agriculture to R-1C Single Family. She provided background on the need for an emergency annexation, which occurred Monday at the city council meeting, to allow the petitioner to tie into BNWRD following failure of their septic system. She noted the surrounding uses and zoning. She stated the comprehensive plan indicates this property is a Tier One priority. She reviewed the Findings of Fact and believes the standards are met.

Mr. Balmer confirmed the city council approved the annexation.

Ms. Norma Ortiz, the petitioner, was sworn in, and stated she was available to respond to any questions.

Mr. Stanczak motioned to approve the rezoning as presented; seconded by Mr. Scritchlow. Motion was approved 7-0 with the following votes: Mr. David Stanczak—yes; Mr. Ryan Scritchlow—yes; Mr. J. Balmer—yes; Mr. Kevin Suess—yes; Ms. Megan Headean—yes; Mr. John Protzman—yes; Chairman Justin Boyd—yes.

OLD BUSINESS:

City of Bloomington Zoning Ordinance Update. Mr. Dabareiner stated he expects the consultant will present the business district text at the next planning commission meeting. There was discussion about potential changes to certain districts within the proposed zoning ordinance.

NEW BUSINESS

None.

ADJOURNMENT: Mr. Stanczak moved to adjourn; seconded by Mr. Protzman, which passed unanimously by voice vote. The meeting was adjourned at 4:29 PM.

Respectfully,

Tom Dabareiner AICP
Community Development Director

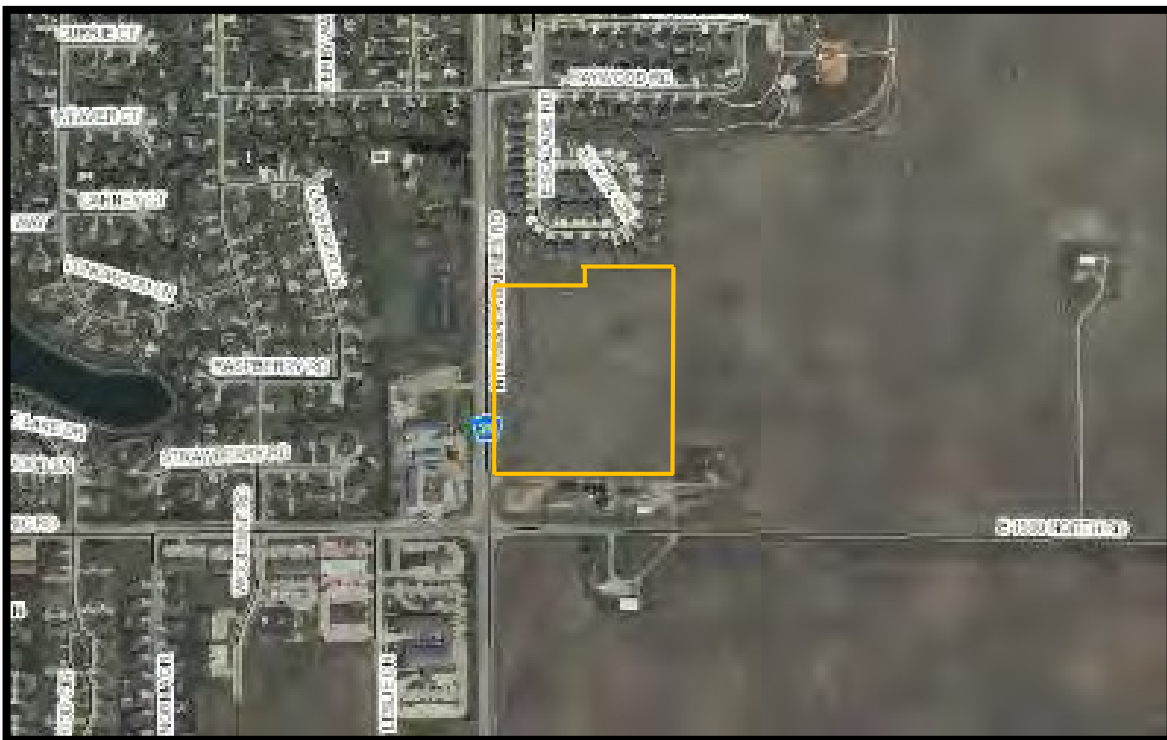
**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
July 26, 2017**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
PS-02-17	15.84 acres north of GE Rd and east of Towanda Barnes Rd	Preliminary Plan	Katie Simpson, City Planner
PETITIONER'S REQUEST:	Approval of an amended preliminary plan entitled "Revision #2 to a portion of the Eagle View South Commercial Subdivision Preliminary Plan Bloomington, Illinois"		
Staff finds that the petition meets the Subdivision Ordinance's guidelines for a preliminary plan (Section 24.2.3)			

STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission pass the following motions recommending:

- A. That City Council **approve** the amended preliminary plan entitled "Revision #2 to a portion of the Eagle View South Commercial Subdivision Preliminary Plan Bloomington, Illinois" for 15.84 acres located north of GE Road and east of Towanda Barnes Rd, case PS-02-17



NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on June 11, 2017.

GENERAL INFORMATION

Owner and Applicant: RHP Investments, LLC—Bloomington Towanda Rd Series

PROPERTY INFORMATION

Existing Zoning: B-1, Highway Business District, with an S-3 Aircraft Noise Impact Overlay

Existing Land Use: The north portion of the property is being developed as a senior living and memory care facility. The south portion is vacant and used for agriculture.

Surrounding Zoning and Land Uses

Zoning

North: R-2, Mixed Residence, S-3 Aircraft Noise Impact
South: A, Agriculture (unincorporated)
East: A, Agriculture (unincorporated)
West: B-1, Highway Business
West: C, Commercial (unincorporated)

Land Uses

North: Two-Family Residences
South: Silos
East: Agriculture
West: Church
West: Landscaping business

PROJECT DESCRIPTION

The subject property is approximately 15.84 acres, located northeast of the intersection of GE Road and Towanda Barnes Road. An amended preliminary plan for this site was approved by City Council in May 2016. The plan reflected the terms and conditions agreed upon between the property owner, City, and the property owner to the south in a 2007 Three Party Agreement. The plan showed a new public street, Holly Brook Ct, that would extend north and south along the property. The southern portion of the property, roughly five acres, was shown as two lots.

Since approval in May 2016, the three parties have decided to end the 2007 Three Party Agreement, the property owner to the south (RZR Properties) would like to purchase the southern five acres from the petitioner, and the petitioner is requesting to construct Holly Brook Ct as a private drive that would only serve the Senior Living facility. Consequentially, a revised preliminary plan is needed. The revised preliminary plan before the Planning Commission differs from the plan approved in 2016 in the following salient ways:

- Holly Brook Ct has changed from a public road to a private drive and will no longer extend to the elevator property or Main Street (Barnes Rd). Easements will be maintained where public utilities exist and/or are proposed.
- The southern five acres is reconfigured as Outlot B, rather than two Lots. An outlot is an unbuildable lot, a lot that may not be used for construction and does not comply with the requirements of City Code. If/when this area is to be developed it will need to be platted as a buildable lot and will be reviewed by the Planning Commission and Council.
- The 8" private water service shown on the revised plan is private rather than public and is designed to serve the Senior Living facility instead of the entire 15 plus acre site and property to the south.

City staff from the Water Department, Public Works and Engineering, and the Community Development Department have reviewed the proposed plan. The proposed revision before the Commission incorporates the comments from staff. Additionally the Legal Department and Counsel for the other parties are finalizing language for the Termination Agreement, which will end the 2007 Three Party Agreement. The finalized Termination Agreement will be reviewed by City Council in August at the same time this case is considered.

ANALYSIS

Submittals

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

1. Petition for Approval of Amended Preliminary Plan for the Eagle View South Subdivision
2. "A Revision #2 to a Portion of the Eagle View South Commercial Subdivision Preliminary Plan Bloomington, Illinois"
3. Aerial photographs

Compliance with the Comprehensive Plan

This area is identified as a Tier-2 development priority in the Bloomington Comprehensive Plan 2035.^b The proposed use, senior living facilities, also works toward "creating a lifelong community that meets the needs of residents," a goal identified in the 2035 Comprehensive Plan. The development is in accordance with Goal 3, objective A of the 2015 Strategic Plan Goals.

Findings of Fact:

Section 24.2.3 of the City's Code outlines the following guidelines to be used to evaluate a proposed subdivision within the jurisdiction:

1. *To protect, provide and promote the public health, safety and general welfare of the City;* the proposed preliminary plan recognizes the standard and does not conflict with this guideline. The standard is met.
2. *To guide the future growth and development of the City, in accordance with the Comprehensive Plan;* The proposed use, senior living facilities, also works toward "creating a lifelong community that meets the needs of residents." The details pertaining to the development of the southern portion of the property will be considered at the time the property is developed. The proposed designation of "Outlot" prohibits construction on this property, a revised plat will be needed before any buildings or parking lots can be built. The new plat will need to show the "Outlot" as a "Lot" before it can be developed. The Planning Commission and Council will review that plat. The standard is met.
3. *To provide for adequate light, air, and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population;* the proposed preliminary plan shows an adequate gross floor area ratio for the B-1 district and provides adequate fire hydrants. The petitioner is working with the

Building Safety division and Water Department to coordinate the construction of the private water service so it complies with code and meets the demands of fire safety. The standard is met.

4. *To protect the character and the social and economic stability of all parts of the City and to encourage the orderly and beneficial development of all parts of the community;* the petitioner acknowledges the standard and the standard is met.
5. *To protect and conserve the value of land throughout the City and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings;* the revised preliminary plan reflects the proposed Termination Agreement. Additionally, the proposed use of Senior Living Facility is compatible with the existing zoning and the density provides a transition for the home owners to the north. The corner of GE and Towanda Barnes is zoned with an Airport Noise Contour which will limit the use of residential, it is likely the corner will be a more commercial use. The standard is met.
6. *To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation and other public requirements and facilities;* The City's Engineering, Building Safety, Community Development and Water Departments reviewed the plan. Their comments are incorporated into the revision presented to the Planning Commission. The standard is met.
7. *To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the City, having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the property location and width of streets and buildings setback lines;* The proposed preliminary plan meets the City Code's set back requirements for the B-1 District, including transitional yards. Holly Brook Court will become a private drive and facilitate emergency vehicle access throughout the northern portion of the site. Access and other development related items for the south portion or Outlot B will be addressed at the time of development. The standard is met.
8. *To establish reasonable standards of design and procedures for subdivision codes and re-subdivisions, in order to further the orderly layout and use of land, and to insure property legal descriptions and monumenting of subdivided land;* the preliminary plan is in agreement with the Manual of Practice and Design, building and plumbing codes, and the Termination Agreement to terminate the 2007 Three Party Agreement between the City, Property Owner and Developer. The standard is met.
9. *To insure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision code and area reasonably anticipated to be served by such facilities;* the capacity of public facilities is adequate. All storm sewers not within public ROW or dedicated public easements shall be considered private. The standard is met.

10. *To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the City in order to preserve the integrity, stability and beauty of the community and the value of the land;* the petitioner is proposing adequate drainage and detention. The standard is met.
11. *To preserve the natural beauty and topography of the City and to insure appropriate development with regard to these natural features;* the petitioner recognizes the standard and the standard is met.
12. *To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of land as established in the City's zoning ordinance (Ordinance No. 1998-42).* The proposed detention basins provide a buffer between the commercial and residential zoning districts. They also facilitate the rate of flow of storm water. The density for the senior living facility complies with the zoning ordinance. The standard is met.

STAFF RECOMMENDATION:

That City Council approve the amended preliminary plan entitled "Revision #2 to a portion of the Eagle View South Commercial Subdivision Preliminary Plan Bloomington, Illinois" for 15.84 acres located north of GE Road and east of Towanda Barnes Rd, case PS-02-17

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

1. Petition for an Amended Preliminary Plan for Eagle View South Subdivision
2. Exhibit A-"Legal Description"
3. Exhibit B- Amended Preliminary Plan
4. Ordinance
5. Zoning Map
6. Aerial Map
7. Amended Preliminary Plan approved in 2016

PETITION FOR APPROVAL OF AMENDED PRELIMINARY PLAN FOR A
SUBDIVISION

State of Illinois)
)ss.
County of McLean)

To: The Honorable Mayor and City Council of the City of Bloomington, Illinois.

NOW COMES, RHP INVESTMENTS, LLC – BLOOMINGTON TOWANDA RD
SERIES, a series of an Illinois limited liability company, hereinafter referred to as your
Petitioner, respectfully representing and requesting as follows:

1. That your Petitioner is the Owner of the premises legally
described on Exhibit A, which is attached hereto and made a part hereof
by reference; and
2. That your Petitioner seeks approval of the Amended Preliminary Plan for
the subdivision of said premises known and described as, a portion of The
Amended Eagle View South Commercial Subdivision, which Amended
Preliminary Plan is attached hereto and made a part hereof; and
3. That your Petitioner does not seek approval of any exemptions
or variations from the provisions of Chapter 24, of the Bloomington City
Code.

WHEREFORE, your Petitioner prays that the Amended Preliminary Plan for a portion of
The Eagle View South Commercial Subdivision, submitted herewith be approved.

Respectfully submitted,

RHP INVESTMENTS, LLC –
BLOOMINGTON TOWANDA RD
SERIES, a series of an Illinois
limited liability company

By: 
Reginald H. Phillips, Manager

LEGAL DESCRIPTION

EAGLE VIEW SOUTH COMMERCIAL SUBDIVISION, A SUBDIVISION OF A PART OF LOT 4 IN BARNES SUBDIVISION OF SECTION 29 AND A PART OF THE ORIGINAL TOWN OF BARNES, ALL BEING A PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE THREE (3) EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, THE PLAT OF WHICH IS RECORDED AS DOCUMENT NUMBER 2016-00020559 AT THE MCLEAN COUNTY RECORDER'S OFFICE, EXCEPTING THE 0.673 ACRE DEDICATED FOR TOWANDA BARNES ROAD RIGHT OF WAY.

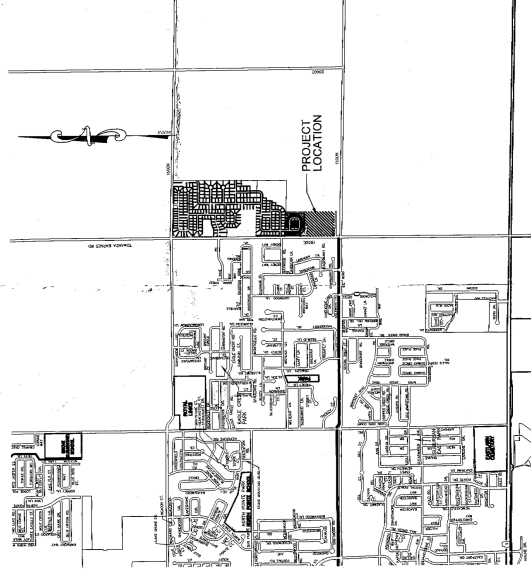
REVISION #2 TO A PORTION OF THE EAGLE VIEW SOUTH COMMERCIAL SUBDIVISION PRELIMINARY PLAN BLOOMINGTON, ILLINOIS

NOTES:

- This property contains 35.44 hectares (15.64 acres) and will be subdivided as follows:
 1. Outlots A & B
 2. Zoned B-1
 That portion of this property that is within the 60x400' Airport Noise Contour is zoned into the S-3 Airport Noise Impact District on an overlay zone.
- Outlet A shall be a "dry bottom" detention basin and will be owned and maintained by the City of Bloomington. Outlet B shall be a "dry bottom" detention basin and will be owned and maintained by the City of Bloomington. All detention basins shall be provided with tiered release structures. See note page 2.
- All public utility easements and storm sewers shall be placed in public easements or right-of-way and shall be at least 6' wide.
- All fire hydrants shall be steam type and have a six-inch branch valve.
- Existing topographic data determined through 2007 field survey performed by The Eastman Group, Map 1711300320 D dated February 9, 2001.
- No portion of this development lies within the Special Flood Hazard Area per FEMA Map 1711300320 D dated February 9, 2001.
- Unless noted otherwise, easements in front yards shall extend a minimum of 10 feet from the front property line. Easements in side and rear yards shall extend a minimum of 5 feet from the property lines and rear yard easements shall be a total of 15 feet in width.
- Subdivision entrance road intersection with Tompkins Barnes Road shown on 3 lane, including left turning lane, was constructed to meet City of Bloomington and Meigs County requirements.
- An easement for an electric line for Avenue Pierce C-2955.
- Any existing unused public right-of-ways within the subdivision will be vacated.
- The development shall be constructed in two phases with the Developer determining the timeline of each phase.

WARRANTS:

- None Requested.



LOCATION MAP
NO SCALE

BENCHMARK:

- TOP OPERATING JUT OF FIRE HYDRANT, N.E. CORNER
 NORTON RD. WATER TOWER LN. IN EAGLE VIEW SUBN.
 U.S.C.G.S. ELEV. = 880.55 (FROM FARMWORTH GROUP)
- TOP OPERATING JUT OF FIRE HYDRANT, S.E. CORNER
 NORTON RD. & ROCKLEDGE RD. IN EAGLE VIEW SUBN.
 U.S.C.G.S. ELEV. = 845.77 (FROM FARMWORTH GROUP)



AUSTIN ENGINEERING CO., INC.
 PEORIA, ILLINOIS
 BY: *Devin L. Birch*
 DATE: JUNE 28, 2017

INDEX TO SHEETS

SHEET NO.	TITLE
1	COVER SHEET
2	PRELIMINARY PLAN

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

Notice is hereby given that this Preliminary Plan Revision #2 of the Eagle View South Commercial Subdivision, located in the City of Bloomington, Illinois, is being recommended for approval by the Planning Commission of Bloomington, Illinois, at a public hearing to be held on the 28th day of June, 2017, at 7:00 PM, at the City of Bloomington, Illinois, which is attached hereto.

The Planning Commission of Bloomington, Illinois

Date: _____ 2017

By: _____ Chairman

By: _____ Executive Secretary

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

The Preliminary Plan Revision #2 of the Eagle View South Subdivision shown herein has been approved by the City Council of Bloomington, Illinois, at a public hearing to be held on the 28th day of June, 2017, at 7:00 PM, at the City of Bloomington, Illinois, which is attached hereto.

The City Council of Bloomington, Illinois

Date: _____ 2017

By: _____ Mayor

Attest: _____

City Clerk

LAND OWNER
 RIP INVESTMENTS, LLC
 311 SW WATER ST., SUITE 215
 PEORIA, ILLINOIS 61602
 (317) 345-5022

ENGINEER
 DEVIN L. BIRCH
 AUSTIN ENGINEERING CO., INC.
 311 SW WATER ST., SUITE 215
 PEORIA, ILLINOIS 61602
 (317) 345-5022

DEVELOPER
 RIP INVESTMENTS, LLC
 311 SW WATER ST., SUITE 215
 PEORIA, ILLINOIS 61602
 (317) 345-5022

ATTORNEY
 METTER CAPELL A PROFESSIONAL CORPORATION
 1000 N. MAIN STREET
 CHAMPAIGN, IL 61820
 (217) 352-1800

EAGLE VIEW SOUTH COMM. SUB.
 PRELIMINARY PLAN, REVISION #2

AUSTIN ENGINEERING CO., INC.
 311 SW WATER ST., SUITE 215
 PEORIA, ILLINOIS 61602
 License No. 164501149

FOR: RIP INVESTMENTS, LLC
 DATE: 06/29/17
 SCALE: 1"=100'
 SHEETS: 1 OF 2

DRAFT
ORDINANCE NO _____

AN ORDINANCE APPROVING THE AMENDED PRELIMINARY PLAN OF THE
EAGLE VIEW SOUTH SUBDIVISION

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition for approval of the Amended Preliminary Plan of Eagle View South Subdivision, legally described in Exhibit A, attached hereto and made a part hereof by this reference; and

WHEREAS, said Petition requests no exemptions or variations from the provisions of the Bloomington City Code, 1960, as amended; and

WHEREAS, said Petition is valid and sufficient and conforms to the requirements of the statutes in such cases made and the Amended Preliminary Plan attached to said Petition was prepared in compliance with the requirements of the Bloomington City Code except for said requested exemptions and/or variations; and

WHEREFORE, said exemptions and/or variations are reasonable and in keeping with the intent of the Land Subdivision code, Chapter 24 of the Bloomington City Code, 1960, as amended.

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

1. That the Amended Preliminary Plan of the Eagle View South Subdivision is hereby approved
2. That this Ordinance shall be in full force and effective as the time of its passage on this _____ day of _____, 20____.

APPROVED:

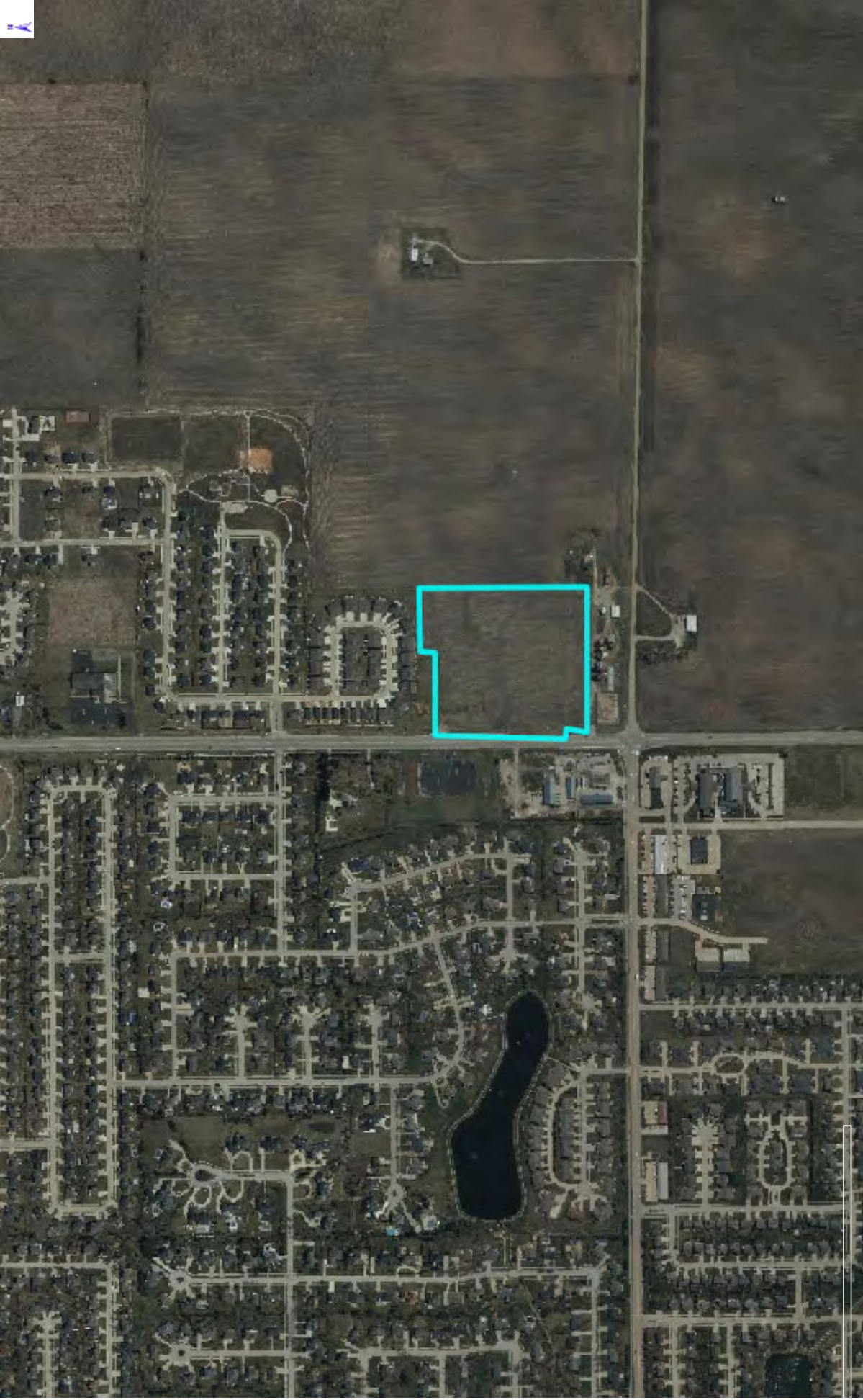
Mayor

ATTEST:

City Clerk



Aerial View: Eagle View South Subdivision



0 0.18

0.4 Miles

1: 11,685

By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement:

<http://www.McGIS.org/License>

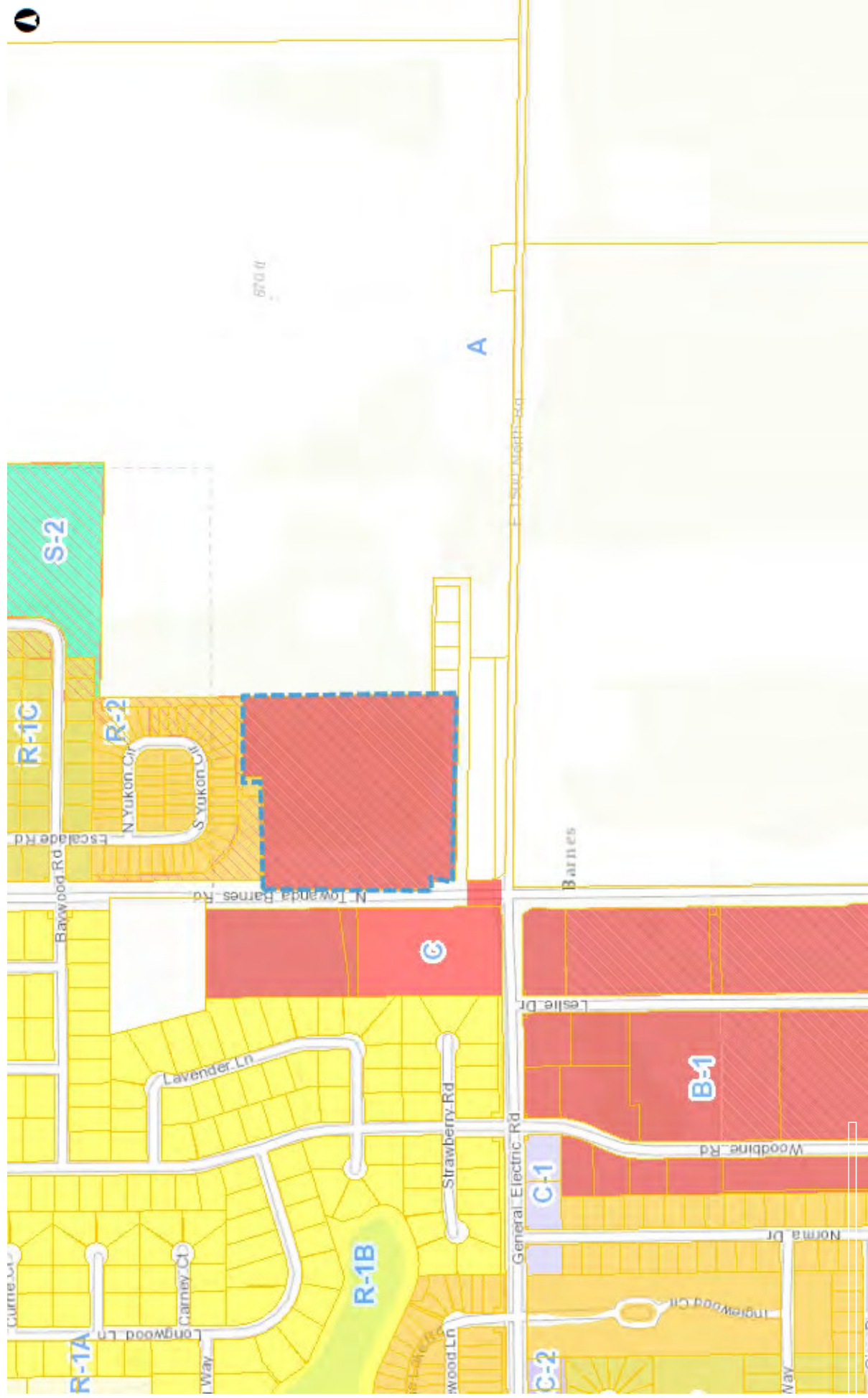
Notes

B-1 Zoning

Printed: 2/17/2016 9:09:33 AM



McLean County Regional GIS Consortium





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

July 11, 2017

Dear Property Owner or Resident:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on **Wednesday, July 26, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois**, to hear testimony on a petition submitted by RHP, Investments, LLC requesting approval of an amended preliminary plan titled "Revision #2 to a portion of the Eagle View South Commercial Subdivision Preliminary Plan Bloomington, IL" for the property, approximately 15.84 acres, located at the corner of GE Road and Towanda Barnes Ave in Bloomington, IL. The preliminary plan is a conceptual layout for lots, utilities, streets, etc. required prior to the subdivision of land. The petitioner or his/her Counsel/Agent must attend the meeting.

The subject property is legally described as follows:

EAGLE VIEW SOUTH COMMERCIAL SUBDIVISION, A SUBDIVISION OF A PART OF LOT 4 IN BARNES SUBDIVISION OF SECTION 29 AND A PART OF THE ORIGINAL TOWN OF BARNES, ALL BEING A PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE THREE (3) EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS THE PLAT OF WHICH IS RECORDED AS DOCUMENT NUMBER 2016-00020559 AT THE MCLEAN COUNTY RECORDER'S OFFICE, EXCEPTING THE 0.673 ACRE DEDICATED FOR TOWANDA BARNES ROAD RIGHT-OF-WAY.

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon matters pertaining to the preliminary plan during the public hearing. Communications in writing in relation thereto may be filed with the Department of Community Development, or at such hearing. 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 desire more information regarding the proposed petition or have any questions you may email me at ksimpson@cityblm.org or call me at (309) 434-2226.

Sincerely,

Katie Simpson
City Planner



PUBLIC HEARING WEDNESDAY JULY 26, 2017 ON AN AMENDED PRELIMINARY PLAN



Courtesy notices sent to property owners within 500 ft
of approximately 15 acres north of GE Road west of Towanda Barnes

500 ft

Notes

By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement: <http://www.McGIS.org/License>

Printed: 7/11/2017 5:43:34 PM

DENNIS GRIEDER
1804 N TOWANDA BARNES RD
BLOOMINGTON IL 61704

KENNETH PRICE
8811 DEVAULT PRICE CT
BLOOMINGTON IL 61705

DOUGLAS ADAMS
1841 KY HIGHWAY 36 E
CARROLLTON KY 41008

DANIEL LEIFKER
5 LAVENDER LN
BLOOMINGTON IL 61704

MARK CLAUS
7 LAVENDER LN
BLOOMINGTON IL 61704

MICHAEL COX
1 LAVENDAR LANE
BLOOMINGTON IL 61704

CINDY GIBSON
33 Yukon Cir
BLOOMINGTON IL 61705

JOHN & DEBRA FOSTER
9 YUKON CIR
BLOOMINGTON IL 61705

MEJIA TRUST
56 YUKON CIR
BLOOMINGTON IL 61705

ROBERT GALLOWAY
6 YUKON CIRCLE
BLOOMINGTON IL 61705

STEPHEN KINDRED
2004 N TOWANDA BARNES RD
BLOOMINGTON IL 61705

ED DORAN
308 E JACKSON
TOWANDA IL 61776

KRAFT FARMS LLC
2132 CHERRY RD
SPRINGFIELD IL 62704

ROBERT LIPIC
18 STRAWBERRY RD
BLOOMINGTON IL 61704

KATHERINE HUBBARD
9 LAVENDER LN
BLOOMINGTON IL 61704

Joseph Grizzle
19 Strawberry Rd
BLOOMINGTON IL 61704

KATHLEEN PAGANA
5 YUKON CIR
BLOOMINGTON IL 61705

KELLI HELLER
11 YUKON CIR
BLOOMINGTON IL 61705

VICKIE REYNOLDS
54 Yukon Cir
BLOOMINGTON IL 61705

KENDALL J & SUZANNE M SHEETS
8 YUKON CIRCLE
BLOOMINGTON IL 61705

ROBERT REWERTS
2405 E EMPIRE ST
BLOOMINGTON IL 61704

KEVIN HANLEY
P O BOX 240935
DOUGLAS AK 99824

SCOTT MILLER
17 Strawberry Rd
BLOOMINGTON IL 61704

DAVID JONES
11 LAVENDER LANE
BLOOMINGTON IL 61704

TODD & SHANA KAGEL
3 LAVENDER LN
BLOOMINGTON IL 61704

PETER MARTIN
13 RASPBERRY RD
BLOOMINGTON IL 61704

SIDDHARTH & INDIRA BHOWMICK
PANDEY
7 YUKON CIR
BLOOMINGTON IL 61705

DONNA TORRICELLI
58 YUKON CIR
BLOOMINGTON IL 61705

GERI KOCH
49 YUKON CIR
BLOOMINGTON IL 61705

JAMES HAAS
10 Yukon Cir
BLOOMINGTON IL 61705

SAMUEL DOUGLASS
12 YUKON CIR
BLOOMINGTON IL 61705

JEFFREY ANCELET
55 Yukon Cir
BLOOMINGTON IL 61705

AUCTUS LLC
1413 LESLIE DR
BLOOMINGTON IL 61704

JOHN SPRINKER
13 Yukon Cir
BLOOMINGTON IL 61705

WILLIAM & DIANA DUCETT
55 YUKON CIR
BLOOMINGTON IL 61705

KENNETH & ROSE FRIZZELL KELLER
2 YUKON CIR
BLOOMINGTON IL 61705

MICHAEL B & EVANNA R HILFRINK
45 YUKON CIR
BLOOMINGTON IL 61705

KYLE RAVE
13 THOMAS DR
NORMAL IL 61761

DAVID J & DEANNA S WARNER
35 YUKON CIR
BLOOMINGTON IL 61705

KURT SIEVERS
15 Yukon Cir
BLOOMINGTON IL 61705

IRIS CAINES
31 Yukon Cir
BLOOMINGTON IL 61705

LAWRENCE FLYNN
52 YUKON CIR
BLOOMINGTON IL 61705

FIRST FARMERS STATE BANK
4001 GE ROAD
BLOOMINGTON IL 61704

MICHAEL KILEY
29 Yukon Cir
BLOOMINGTON IL 61705

LINDA ANN UMBRIGHT
50 YUKON CIR
BLOOMINGTON IL 61705

ROBERT & LAURA NICKRENT
46 YUKON CIR
BLOOMINGTON IL 61705

ELAINE JOHNSON
47 YUKON CIR
BLOOMINGTON IL 61705

SCOTT & MARY HARRISON
41 YUKON CIR
BLOOMINGTON IL 61705

DWAYNE & DONNA HARRIS
17 YUKON CIR
BLOOMINGTON IL 61705

KATHERINE A& JEAN M THILMANY
19 YUKON CIRCLE
BLOOMINGTON IL 61704

SUSAN FISCHER
3 SUN POINTE CT
BLOOMINGTON IL 61704

Willis Berry
48 Yukon Cir
BLOOMINGTON IL 61705

BLOOMINGTON TOWANDA RD SERIES
RHP INVESTMENTS LLC
2402 S 18TH ST
CHARLESTON IL 61902

SHARON MCCAIIA
51 YUKON CIR
BLOOMINGTON IL 61704

WILLIAM RUDOLPH
4 Yukon Cir
BLOOMINGTON IL 61705

WILLIS E JR & STACY MARSHALL KERN
14 YUKON CIR
BLOOMINGTON IL 61705

MICHELLE MARSH
28 INGLEWOOD LN
BLOOMINGTON IL 61704

RICHARD LONG
37 Yukon Cir
BLOOMINGTON IL 61705

HARVEY WALTER
21 Yukon Cir
BLOOMINGTON IL 61705

CHARLES RAY JOHNSON
23 Yukon Cir
BLOOMINGTON IL 61705



ROBERT TERFRUCHTE
27 YUKON CIR
BLOOMINGTON IL 61705

MARTHA FEENEY
25 YUKON CIR
BLOOMINGTON IL 61705

NORTHSIDE CHURCH OF CHRIST
1908 N TOWANDA BARNES RD
BLOOMINGTON IL 61704

ROBERT & LINDA BALL
3 YUKON CIR
BLOOMINGTON IL 61705

RONALD & LINDA KINDER
1 Yukon Cir
BLOOMINGTON IL 61705

KATHLEEN COX
3906 RAVE ROAD
BLOOMINGTON IL 61704

WILLARD & ELEANOR WOODWARD
2004 ESCALADE RD
BLOOMINGTON IL 61705

NANCY SHARP
2006 ESCALADE RD
BLOOMINGTON IL 61705

SUSAN GILBERT
2008 ESCALADE RD
BLOOMINGTON IL 61705

TIMOTHY S & DIANA J VAN HYNING
2010 ESCALADE RD
BLOOMINGTON IL 61705

CYNTHIA NORTON
2012 ESCALADE RD
BLOOMINGTON IL 61705

ALICE KAY LAMBERT
2014 ESCALADE RD
BLOOMINGTON IL 61705

DORIS & GARY NOLDER
2016 ESCALADE RD
BLOOMINGTON IL 61705

JEANETTE CARNEY
2018 ESCALADE RD
BLOOMINGTON IL 61705

ARK VI LLC
202 N PROSPECT STE 202
BLOOMINGTON IL 61704

Motorhomes



mon Daybreak
Air Condition,
Self Leveling, 2 Tip
6, 14,400 miles,
Trailer, New Cover
pre. Good condition,
appreciate.
(217) 519-0936.

2008 Forest River.
8526 RLS classic
29.5 ft., torsion
easy to pull with a
non pick up.
slides in living area.
interior. \$11,900
309-825-2113

MOTOR COACHES -
COACH CORP.
CUTIVE 43 FOOT
EXECUTIVE
OME 2002. 500
S DIESEL WITH
ILES. AUTOMATIC
ADED, SATELLITE
D, CAR TOW HITCH
D, AQUA HOT
SLIDE OUTS, NEW
NO PETS, NON
RS, WASHER,
NEW BATTERIES
OR THE ROAD. CAN
V AT 1500 EAST
SPRINGFIELD, IL
PRICE \$80,000.00
6-2004 OR EMAIL
ngfieldvan.com

WOOD ENTER-
INC. 2007 South-
only 21,600 miles,
e engine, 37 foot
ides, excellent condi-
\$59,900 firm.
172-1174 or
2124



er - 2016 27RLSS Sa-
vel Trailer, 33', 1 slide,
Maroa • 800-528-9787
OURWINDSRV.com



River-2017 254RLXL
Cruiselite travel trailer,
Maroa • 800-528-9787
OURWINDSRV.com

OURWINDSRV.com

Maroa (US 51)

217-794-2292

oute 66 Dealer



Campers & Motorhomes



Heartland-2009 Sundance
3300SK 5th wheel, 3 slides, 35',
\$19,995 • Maroa • 800-528-9787
www.FOURWINDSRV.com

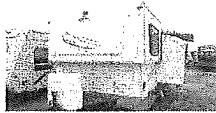


Heartland-2011 North Trail NT
28BRS travel trailer, 32',
\$20,995 • Maroa • 800-528-9787
www.FOURWINDSRV.com



Heartland-2013 North Trail
22FBS travel trailer.
\$17,995 • E. Peoria • 800-528-9787
www.FOURWINDSRV.com

Hi-Lo 2000 220L Classic. New ti-
res & awning, accessories.
Must see/make offer
309-452-3824



Hi-Lo-2008 M2508C travel
trailer, 25', 1 slide,
\$16,995 • Maroa • 800-528-9787
www.FOURWINDSRV.com



Jayco-2017 23RB Jay Flight
travel trailer, 27'2",
\$18,595 • Maroa • 800-528-9787
www.FOURWINDSRV.com



Jayco-2017 34RSBS Jay Flight
Travel Trailer, 37'6", 3 slides,
\$33,995 • Maroa • 800-528-9787
www.FOURWINDSRV.com



KEYSTONE 2016 Sprinter, 29'
two slides, remote power eve-
rything, weight-distributing
hitch, priced to sell, \$20,000
Call for details (217) 979-7195.

PALOMINO 2011 POP UP A
Conditioning, heater, indoc-
/outdoor stove and grill, 3-wa-
refrigerator, cassette, toilet
/shower, new tires, sleeps
7...Nice. Below NADA value.
\$4,200. Call 309-824-3487

Motorcycles/ATV/Golf Carts

2004 KAWASAKI NOMAD 150
Excellent condition, must see
Lots of extras. 1500 c.c. fuel
injected with 5 speed trans-
mission, shaft drive. 2 owners.
Under 37K miles, Vance and
Hines true duals. BAK intake-
must see to appreciate.
\$5000/best reasonable offer.
Please call: 309-829-2660.

Motorcycles/ATV/Golf Carts

HARLEY DAVIDSON 2003
100th Anniversary Edition Fat
Boy! This is a must see bike
that is in excellent condition
with low mileage (24,300) and
some very nice custom addi-
tions. Vance & Hines straight
pipes, custom detachable sad-
dle pipes, luggage rack
/backrest, 100th Anniversary
windshield, Harley Davidson
beach bar handle bars with in-
ternal wiring, buckshot styling-
heel/toe shifter, brake levers,
shifting linkage, footboards,
mirrors, custom single bar
footrest/highway bar, touring
headlamps, additional equip-
ment such as helmet, rain
gear, cover, travel bag in-
cluded, \$10,000. or best offer.
217-433-1078 Niantic, IL.

Public Notices

20895717
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
Public Notice is hereby given
that the Bloomington Planning
Commission will hold a public
hearing on Wednesday, July
26, 2017 at 4:00 p.m. in the
City Council Chambers, City
Hall, 109 E. Olive St., Bloom-
ington, IL.

The Petition filed by: RHP In-
vestments, LLC - Bloomington
Towanda Rd Series, request-
ing approval of Revision #2 A
Portion of the Eagle View
South Subdivision Preliminary
Plan, for property commonly lo-
cated southwest corner of Col-
lege Ave. and Hershey Rd.
consisting of approximately
15.84 acres, more or less.

Legal Description:
EAGLE VIEW SOUTH COM-
MERCIAL SUBDIVISION, A
SUBDIVISION OF A PART OF
LOT 4 IN BARNES SUBDIVI-
SION OF SECTION 29 AND A
PART OF THE ORIGINAL
TOWN OF BARNES ALL BE-
ING A PART OF THE SOUTH-
WEST QUARTER OF SEC-
TION TWENTY-NINE (29),
TOWNSHIP TWENTY-FOUR
(24) NORTH, RANGE THREE
(3) EAST OF THE THIRD
PRINCIPAL MERIDIAN,
MCLEAN COUNTY, ILLINOIS,
THE PLAT OF WHICH IS RE-
CORDED AS DOCUMENT
NUMBER 2016-00020559 AT
THE MCLEAN COUNTY
RECORDER'S OFFICE, EX-
CEPTING THE 0.673 ACRE
DEDICATED FOR TOWANDA
BARNES ROAD RIGHT OF
WAY.

All interested persons may
present their views upon such
matters pertaining thereto.
Said Petition and all accompa-
nying documents are on file
and available for public inspec-
tion in the Office of the City
Clerk at 109 E. Olive St.,
Bloomington, IL.

In compliance with the Ameri-
cans 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 ei-
ther by letter at 109 E. Olive
Street, Bloomington, IL 61701,
or by telephone at
309-434-2240 or via email at
cityclerk@cityblm.org. The
City Hall is equipped with a text
telephone (TTY) that may also
be reached by dialing
309-829-5115.

Cherry L. Lawson, CMC
City Clerk
Published in the Pantagraph:

Public Notices

40 Ton - Cover Ct Agg CA-14;
15 Ton - Seal Ct Agg
CA-15/16; Other Misc Related
Items

There is no fee for the
following Proposal Packet.
Pre-qualification is required.
2017 Non-MET / TBP

CONSTRUCTION SECTION:
Martin RD

Sec 15-22140-00-BR
Cristy BR

Some Items Include: 250 Cu
Yd - Earth Exc; 790 Sq Yd -
Gnd Stb Geosynthetic; 594
Ton - Agg Bse Cse Ty B (Spl);
92 Ton - Agg Shld Ty B (Spl);
21,600 Lbs - Rebar Epoxy Ct;
66 Ft - Steel Railing Ty St;
159.6 Cu Yd - Conc Box Culv;
100 Ft - SS (Spl) 15"; 559 Ton
- Porous Gran Emb (Spl); 162
Ton - Porous Gran Bkfill (Spl);
352 Ton - Stone Riprap Cl A4
(Spl); Other Misc Related Items

Proposals may be had by ap-
plying on line to <http://www.mcleancountyil.gov/index.aspx?NID=1027> or at the McLean
County Highway Department
Office, 102 S Towanda Barnes
Rd, Bloomington, IL 61705.

McLean County, Danvers, &
Martin RD reserves the right to
reject any and all proposals
and to waive technicalities.

All Bidders Authorization
Forms MUST be Completed &
on file with the McLean County
Highway Department prior to
12:00pm (noon), July 24, 2017.
Jerry Stokes, County Engineer,
McLean County, IL

20896254 THE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

City of Bloomington,
Community Development
Block Grant Annual Report
On Wednesday, July 12, 2017 a
draft of the Consolidated An-
nual Performance and Evalua-
tion Report for the City of
Bloomington's Community De-
velopment Division's Program
Year 42 (May 1, 2016 - April
30, 2017) will be available for
public review and citizen com-
ments. The document will be
available between 7:30 am -
4:30 pm Monday - Friday at the
Community Development Divi-
sion at 115 E. Washington St.,
Government Center 2nd floor and
the City Clerk's Office at
Bloomington City Hall, 109 E.
Olive St., Bloomington, Mon-
day - Friday 8:00 am - 5:00 pm.
It will also be available on the
city's website, www.cityblm.org, and at the Bloomington
Public Library, 205 E. Olive St.,
Bloomington during their nor-
mal business hours. Citizens
are encouraged to provide writ-
ten comments to the Commu-
nity Development Division by
Friday, July 28, 2017 at 1:00
pm.

A public hearing will be held on
Friday, July 28 at 12:00 pm in
the Hepperly Conference
Room, located in the Planning
and Code Enforcement Depart-
ment, 2nd Floor of the Govern-
ment Center, 115 E. Washing-
ton St., Bloomington.
Questions regarding this report
should be directed to Jennifer
Toney, Grants Coordinator at
309-434-2342 or email
jtoney@cityblm.org.

20896540
PUBLIC NOTICE
TREE TRIMMING ACTIVITIES
IN BLOOMINGTON AND

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
July 26, 2017**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
Z-22-17	510 W Oakland Ave	Rezone	Katie Simpson, City Planner
PETITIONER'S REQUEST:	Rezone the subject property from S-2 Public Lands and Institutions to R-1C, Single Family Residential District, to allow for a single family home.		
Staff finds that the petitions meet the Zoning Ordinance's map amendment guidelines for the R-1C District			

STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission pass the following motions recommending:

- A. That City Council **approve** the rezoning of 510 W Oakland Ave from S-2, Public Lands and Institutions to R-1C, Single Family Residential District, case Z-22-17.



B. Z-22-17 Rezone 510 W Oakland to R-1C, Single Family Residential District

NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on July 10, 2017.

GENERAL INFORMATION

Owner and Applicant: Angela Wheeler

PROPERTY INFORMATION

421 Olympia Drive

PAITNERS LOT 2ND ADD E 55' LOT 1 W124'

N1/2 BLK 17

PIN: 21-09-102-004

Existing Zoning: S-2, Public Lands and
Institutions

Existing Land Use: Single family residence

Property size: 0.146 acres (6,380sqft)



Surrounding Zoning and Land Uses

Zoning

North: R-2, Mixed Residential

South: R-1C Single Family Residential

East: S-2, Public Lands and Institutions

East: S-2, Public Lands and Institutions

West: S-2, Public Lands and Institutions

West: S-2, Public Lands and Institutions

Land Uses

North: Single and two family homes

South: Single family homes

East: Single family homes

East: Church

West: Single family homes

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 property is located on the south side of W. Oakland Ave near the intersection of Oakland and Lee Street. It is improved with a single family home. The property is approximately 55 ft wide and 116 ft deep. It is surrounded by single and two family homes. A church, zoned S-2, is located on the corner of Oakland and Lee Street, approximately two homes east of the subject property. Across the street, on the corner of Oakland and Lee Street, is a commercial structure, zoned C-2. The remaining properties are zoned residential. The subject property is bordered by properties with the S-2 zoning district on the east and west side. The properties (508 and 510 W Oakland) were owned by the church on the corner and, in 2000, a special use permit was approved by the Zoning Board of Appeals to allow them to be used as a domestic violence shelter. Since 2000, the ownership has changed and they have been converted

B. Z-22-17 Rezone 510 W Oakland to R-1C, Single Family Residential District

back to single family residential units, a use that is not allowed in the S-2 district. The uses are considered legal, nonconforming.

The petitioner would like to purchase the home at 510 W. Oakland Ave, but due to the nonconforming status of the property, is having trouble securing financing. Additionally, the City has received a petition to rezone the property at 508 W Oakland Ave from S-2 to R-1C. That property will be before the Commission at the next meeting.

Project Description:

The intent of the current zoning district, S-2 Public Lands and Institutions, is to allow for the establishment and maintenance of public uses, publically-regulated uses and private uses that display an inherent relationship to the public interest. The types of uses permitted are multifamily homes, community centers, townhouses, swimming pools, government services and courthouses.

The proposed zoning district, R-1C Single Family Residential, district allows primarily for single family homes, two family homes with a special use permit and is intended to provide primarily for the establishment of areas of higher density single family detached dwellings while recognizing the compatibility of two family dwelling units with a special use. The subject property was originally zoned residential and rezoned to allow for the expansion of the church or public uses.

Collectively the current S-2 district covers about an acre of land—the church property is approximately a half acre and 116 ft deep, and the other three residential properties are a half acre total, or are approximately a sixth of an acre each, and also 116ft deep. The current configuration of the S-2 district for this block is linear (roughly 375’ by 116’). It would be difficult to use the land for large public uses like a school or a courthouse, which would benefit from a larger and wider area of land. If the residential properties (512, 510 and 508 W. Oakland Ave) are eventually rezoned to R-1C, a half acre sized property, zoned S-2, would remain on the corner and could continue to be used as a church or could still be developed for a less intense use contemplated in the S-2 district such as multifamily housing development, nonprofit offices, or townhomes. The rezoning of 510 W. Oakland Ave to R-1C would, in staff’s opinion, improve the neighborhood while having a minimal impact the potential for a public use on the corner. Furthermore, staff believes the fact that the subject property is contiguous to R-1C and because the City has received an additional petition for 508 W. Oakland Ave, the decision to rezone 510 W. Oakland Ave does not constitute a spot zone.

Link to Comprehensive Plan:

The promotion of quality affordable housing stock and homeownership are compatible goals outlined in the comprehensive plan. Reducing the nonconforming status of this residence and barrier to financial support encourages homeownership.

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 R-1C, Single Family Residential*

B. Z-22-17 Rezone 510 W Oakland to R-1C, Single Family Residential District

District zoning classification, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:

1. *The capacity of existing and proposed community facilities and utilities including water and sewer systems to serve the permitted uses which lawfully occur on the property so zoned; the property exists as a single family home and has adequate utilities. The standard is met.*
2. *The adequacy of public services including police and fire protection and solid waste collection serving the property and the impact permitted uses would have upon these services; the property is currently served by public services, no change is anticipated. Irving Elementary School is located nearby and already serves the property. There are also a number of surrounding churches, and the property is close to Immanuel Health Clinic. The standard is met.*
3. *The extent to which the permitted uses will promote balanced growth in the community and will be consistent with the City's goals for equal housing opportunities and a variety of housing types; the proposed rezoning would permit a single family home on the property at 510 W. Oakland Ave eliminating a legal nonconforming status. The zoning change allows the property owners to seek financing and homeownership, improving neighborhood tenure and encouraging community involvement. The standard is met.*
4. *The extent of vacant properties in the vicinity that can be developed for uses compatible to those permitted in the district; The neighborhood is already established and developed. The zoning was changed to accommodate the nearby church but the configuration of the existing S-2 district is inappropriate for a number of uses contemplated in the S-2 district. The house exists and is compatible with surrounding residential, in size and bulk. Furthermore the R-1C district allows for two family homes with a special use permit and is compatible with the R-2 zoning across the street. The standard is met.*
5. *The impact of natural disasters, including flooding, would have upon permitted uses; no changes to the use have been proposed and no change in impact is expected. The standard is met.*
6. *The impact the proposed development would have upon the environment including noise, air and water pollution; single and two family homes are less intense developments than uses allowed in the S-2 district. The property exists as a single family home. No change is expected. The standard is met.*
7. *The potential impact existing or permitted uses in the vicinity would have upon uses authorized in the R-1C District and the impact such uses, if developed on the property would have upon existing uses in the vicinity; the R-1C district is contiguous to the subject property. Surrounding uses are compatible with the R-1C district and the existing use is compatible with the proposed zoning change. The standard is met.*

B. Z-22-17 Rezone 510 W Oakland to R-1C, Single Family Residential District

8. *The conformance of the proposal to the Official Comprehensive Plan and Official Map (Ordinance No. 2006-137).* The Comprehensive Plan identifies this area as residential. The Plan also encourages affordable, quality housing stock and homeownership. The proposed rezoning is compatible with these goals and the larger vision of the community.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass the following motions recommending:

That City Council **approve** the rezoning of 510 W Oakland Ave from S-2, Public Lands and Institutions to R-1C, Single Family Residential District, case Z-22-17.

\Respectfully submitted,

Katie Simpson
City Planner

Attachments:

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

DRAFT
ORDINANCE NO. 2017 - _____

**AN ORDINANCE REZONING THE PROPERTIES LOCATED AT 510 W OAKLAND
AVE FROM S-2, PUBLIC LANDS AND INSTITUTIONS DISTRICT TO R-1C, SINGLE
FAMILY RESIDENTIAL DISTRICT**

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

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said Petitions; and

WHEREAS, the Bloomington Planning Commission concluded the current zoning to be inappropriate and incompatible with the vision of the comprehensive plan and recommended City Council pass this ordinance to amend the zoning classification to R-1C, Single Family Residential District; and

WHEREAS, the City Council of said City has the power to pass this Ordinance and rezone said premises.

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

1. That the premises hereinafter described in Exhibit(s) "A" shall be and the same are hereby rezoned from "S-2" Public Lands and Institutions t to "R-1C", Single Family Residential District.
2. The Official Zoning Map of said City shall be amended to reflect this change in zoning classification.
3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this ____ day of _____, 2017.

APPROVED this ____ day of _____, 2017.

APPROVED:

Tari Renner
Mayor

ATTEST:

Cherry Lawson
City Clerk

Jeffrey R. Jurgens
Corporate Counsel

EXHIBIT "A"

(Legal Description)

510 W Oakland Ave

PAITNERS 2ND ADD E55' LOT 1 W124' N1/2 BLK 17

PIN: 21-09-102-004

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 Angela Wheeler, herein-after 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 52 Public lands 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 R1 C - single family residential 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.

JUL 03 2017

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 SZ to R1C.

Respectfully submitted,

By: Shirley Wheeler

Exhibit A

Legal Description for 510 W. Oakland Ave

PAITNERS 2ND ADD E55' LOT 1 W124' N1/2 BLK 17

Permitted Uses in the R-1C District	
Agency-Operated Family Homes	P
Agriculture	P
Cemeteries	S
Churches, Synagogues, Temples	S
Columbarium	S
Country Clubs, Golf Clubs	S
Day Care Centers	S
Dwellings, Single-Family	P
Dwellings, Two-Family	S
Electricity Regulating Substations	P
Flammable Liquid Pipelines	P
Forestry	P
Gas Regulatory Stations	P
Golf Courses - Not Miniature Golf	S
Group Homes for Parolees	S
Group Homes for Parolees	S
Irrigation Channels	P
Non-hazardous Storage, College/University	S
Non-residential College/Univer.Student Clubs & Assoc.	S
Nursery Schools	S
Offices, College/University	S
Parking Lot, College/University	S
Parking Lot, Noncommercial	S
Parks, Playgrounds, Aboretums	P
Police Stations, Fire Stations	P
Postal Services	P
Pre-Schools	S
Religious Education Facility	S
Sewage Lift Stations	P
Swimming Pools	S
Telecommunication Antenna Facilities	S
Telephone Exchange Substations	S
Utility Conduits, Lines, Pipelines	P
Water Pressure Control Stations	P
Water Purification Plants	P
Water Storage Reservoirs	P



Notes

<http://www.McGIS.org/License>

By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement:

0.1 Miles

0.04

1: 2,257

Printed: 7/11/2017 5:37:28 PM



McLean County Regional GIS Consortium



Notes

By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement: <http://www.McGIS.org/License>

0.0 Miles

0.02

1: 1,128

Printed: 7/6/2017 12:43:35 PM

7.10.17

10, 2017

www.pantagraph.com

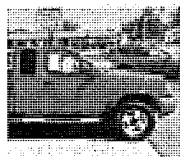
Vans



2014 Yukon SLT, roof, \$30,995 • 851-7605 LMOTORS.com



2009 Odyssey Very del van. Runs great, and out. Dark sil-light grey cloth in-ldle row captain rd row bench. es. Asking \$7,900. 89



2010 Frontier SE King, automatic, air, nice 18,000 mi....\$6,900 Salesonline.com • Ph.309-838-3809

Accessories

BACKER Party JHP, Mercury 4 hp changing area, tube, trailer, Low red slip available. l: 309-530-3101

2003 GX-185 4.3L Volvo Penta top, full travel finder, bait tank, 6 kle storage, stereo ers, swim platform n ladder, stainless ad under book at 3-369-2266

89 SKI/ FISHING t, 85HP outboard, electric start, auto- trim on outboard v features: trolling hand control, fish trailer winch, auto-anchor winch, auxil-gard motor charger, ard motor starting at in excellent con- \$4,999. Call 31 or 217-372-6688

24' pontoon boat, nrude motor. No (815) 692-2202 or 4500 and leave a

Motorhomes

ER 05 CARDINAL 33TS, 5th Wheel, 3 35 ft. \$17,000. Call 19



Campers & Motorhomes



5TH WHEEL 2008 Forest River. Flagstaff 8526 RLS classic super-lite 29.5 ft., torsion suspension, easy to pull with a half-ton pick up. Double slides in living area. Off-white interior. \$11,900 Larry 309-825-2113

BEAVER MOTOR COACHES - MONACO COACH CORP. 2002 EXECUTIVE 43 FOOT MONACO EXECUTIVE MOTORHOME 2002. 500 CUMMINGS DIESEL WITH 92448 MILES, AUTOMATIC FULLY LOADED, SATELLITE TV READY, CAR TOW HITCH INCLUDED, AQUA HOT HEAT, 2 SLIDE OUTS, NEW TIRES, NO PETS, NON SMOKERS, WASHER, DRYER, NEW BATTERIES READY FOR THE ROAD. CAN BE SEEN AT 1500 EAST KNOTTS, SPRINGFIELD, IL 62703. PRICE \$80,000.00 CALL 786-2004 OR EMAIL dmb@springfieldvan.com



Forest River - 2016 27RLSS Sa-lem Travel Trailer, 33', 1 slide, \$18,995 • Maroa • 800-528-9787 www.FOURWINDSRV.com



Forest River-2017 254RLXL Salem Cruiselite travel trailer, \$20,995 • Maroa • 800-528-9787 www.FOURWINDSRV.com

www.FOURWINDSRV.com

Maroa (US 51)

217-794-2292

A Route 66 Dealer



Gulf Stream - 2010 Kingsport 287RLS travel trailer, \$16,995 • Maroa • 800-528-9787 www.FOURWINDSRV.com

Hi-Lo 2000 220L Classic. New ti-res & awning, accessories. Must see/make offer 309-452-3824

JAYCO 2011 Pinnacle 36REQS 40' 5th wheel, 4 slides, loaded, ask \$33,900, 217-972-2142

G	L	O	B	F	A	J	I	T	A	J	A	B	S	A	T
F	R	O	D	O	E	R	A	S	E	R	U	M	P	I	P
L	I	V	E	N	R	A	N	T	A	T	G	O	O	D	N
O	P	E	R	A	H	A	T	S	W	H	I	S	K	E	Y
P	E	P	N	E	L	S	W	A	R	M	L	I	D	D	Y
R	I	T	U	A	L	D	A	N	C	E	R	O	V	I	N
I	R	I	S	S	O	L	R	E	S	E	T	M	O	M	

Campers & Motorhomes



Gulf Supreme-2006 295FKS Conquest travel trailer, 2 slides, \$11,595 • Maroa • 800-528-9787 www.FOURWINDSRV.com



Heartland-2009 Sundance 3300SK 5th wheel, 3 slides, 35', \$19,995 • Maroa • 800-528-9787 www.FOURWINDSRV.com



Heartland-2011 North Trail NT 28BRS travel trailer, 32', \$20,995 • Maroa • 800-528-9787 www.FOURWINDSRV.com



Heartland-2013 North Trail 22FBS travel trailer \$17,995 • Maroa • 800-528-9787 www.FOURWINDSRV.com



Hi-Lo-2008 M2508C travel trailer, 25', 1 slide, \$16,995 • Maroa • 800-528-9787 www.FOURWINDSRV.com



Jayco-2017 23RB Jay Flight travel trailer, 27'2", \$18,995 • Maroa • 800-528-9787 www.FOURWINDSRV.com



Jayco-2017 34RSBS Jay Flight Travel Trailer, 37'6", 3 slides, \$33,995 • Maroa • 800-528-9787 www.FOURWINDSRV.com



KEYSTONE 2016 Sprinter, 29', two slides, remote power eve-rything, weight-distributing hitch, priced to sell, \$20,000. Call for details (217) 979-7195.

Campers & Motorhomes

PALOMINO 2011 POP UP Air Conditioning, heater, indoor/outdoor stove and grill, 3-way refrigerator, cassette, toilet/shower, new tires, sleeps 7...Nice. Below NADA value. \$4,200. Call 309-824-3487

Motorcycles/ATV/Golf Carts

2004 KAWASAKI NOMAD 1500. Excellent condition, must see. Lots of extras. 1500 c.c. fuel injected with 5 speed trans-mission, shaft drive, 2 owners. Under 37K miles, Vance and Hines true duals. BAK intake-must see to appreciate. \$5000/best reasonable offer. Please call: 309-829-2660.

HARLEY DAVIDSON 2003 100th Anniversary Edition Fat Boy! This is a must see bike that is in excellent condition with low mileage (24,300) and some very nice custom additions. Vance & Hines straight pipes, custom detachable saddle pipes, luggage rack/backrest, 100th Anniversary windshield, Harley Davidson beach bar handle bars with internal wiring, buckshot styling-heel/toe shifter, brake levers, shifting linkage, footboards, mirrors, custom single bar footrest/highway bar, touring headlamps, additional equip-ment such as helmet, rain gear, cover, travel bag in-cluded, \$10,000. or best offer. 217-433-1078 Niantic, IL.

HONDA GOLDWING, 2001, trike, 26,000 miles, GL-1800, fully loaded, fairing, running boards, AM/FM/cassette, inter-com, Canyon Red \$20,000. Call 217-345-6696

Public Notices

20896501 CITY OF BLOOMINGTON PUBLIC HEARING NOTICE Planning Commission July 26, 2017 Notice is hereby given that the Planning Commission of the City of Bloomington, Illinois, will hold a public hearing sched-uled for Wednesday, July 26, 2017 at 4:00 p.m. in the Coun-cil Chambers of City Hall Build-ing, 109 E. Olive St., Bloomin-

Public Notices

ton, Illinois to review and act on a petition submitted by An-gela Wheeler requesting the rezoning of 510 W. Oakland Ave from S-2 Public Lands and Institutions to R-1C, Single Family Residential. The subject property is legally described as:

PAITNERS 2ND ADD E55' LOT 1 W124' N1/2 BLK 17

All interested persons may present their views upon such matters pertaining thereto. Said Petitions and all accompanying documents are on file and available for public inspection in the Office of the City Clerk at 109 E. Olive St., Bloomington, IL.

In compliance with the Ameri-cans 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 ei-ther 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: July 10, 2017



Photos make great gifts. Buy a reprint of the amazing pictures taken by Pantagraph photographers. Go to pantagraph.com/photos.

PANTAGRAPH

If declarer can, so can defenders

Phillip Alder

In the second season of the American "House of Cards," Frank Underwood says, "If you don't like how the table is set, turn over the table." (The original "House of Cards" was a novel written by Michael Dobbs from Eng-land and published in 1989.) Last week, we saw how declarer can use the bid-ding and high-card points to turn apparent guesses into

		North	07-10-17
		♠ 3 2	
		♥ A K Q	
		♦ K Q J 10 9	
		♣ K 7 4	
West		East	
♠ Q J 10 9 8		♠ 7 6 4	
♥ 7 6 4 3 2		♥ 8 5	
♦ A		♦ 7 5 2	
♣ Q 3		♣ A J 10 6 5	
		South	
		♠ A K 5	
		♥ J 10 9	
		♦ 8 6 4 3	
		♣ 9 8 2	
Dealer: North			
Vulnerable: Both			
South	West	North	East
		1♠	Pass



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

July 11, 2017

Dear Property Owner or Resident:

The City of Bloomington Planning Commission will hold a public hearing on **Wednesday, July 26, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois** for a petition submitted by **Angela Wheeler** requesting the rezoning of 510 W Oakland Street from S-2, Public Lands and Institutions to R-1C, Single family residential. The subject property is legally described as:

PAINTERS 2ND ADD E55' LOT 1 W124' N ½ BLK 17
PIN: 21-09-102-004

You are receiving this notification since you own property within a 500 foot radius of the land described above (refer to map on back). All interested persons may present their views upon matters pertaining to the requested rezoning during the public hearing.

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 hearing's agenda and supporting materials will be available at <http://www.cityblm.org/government/advanced-components/documents/-folder-308>. If you desire more information regarding the proposed petition or have any questions you may contact me by phone, (309) 434-2226, or email, ksimpson@cityblm.org.

Sincerely,

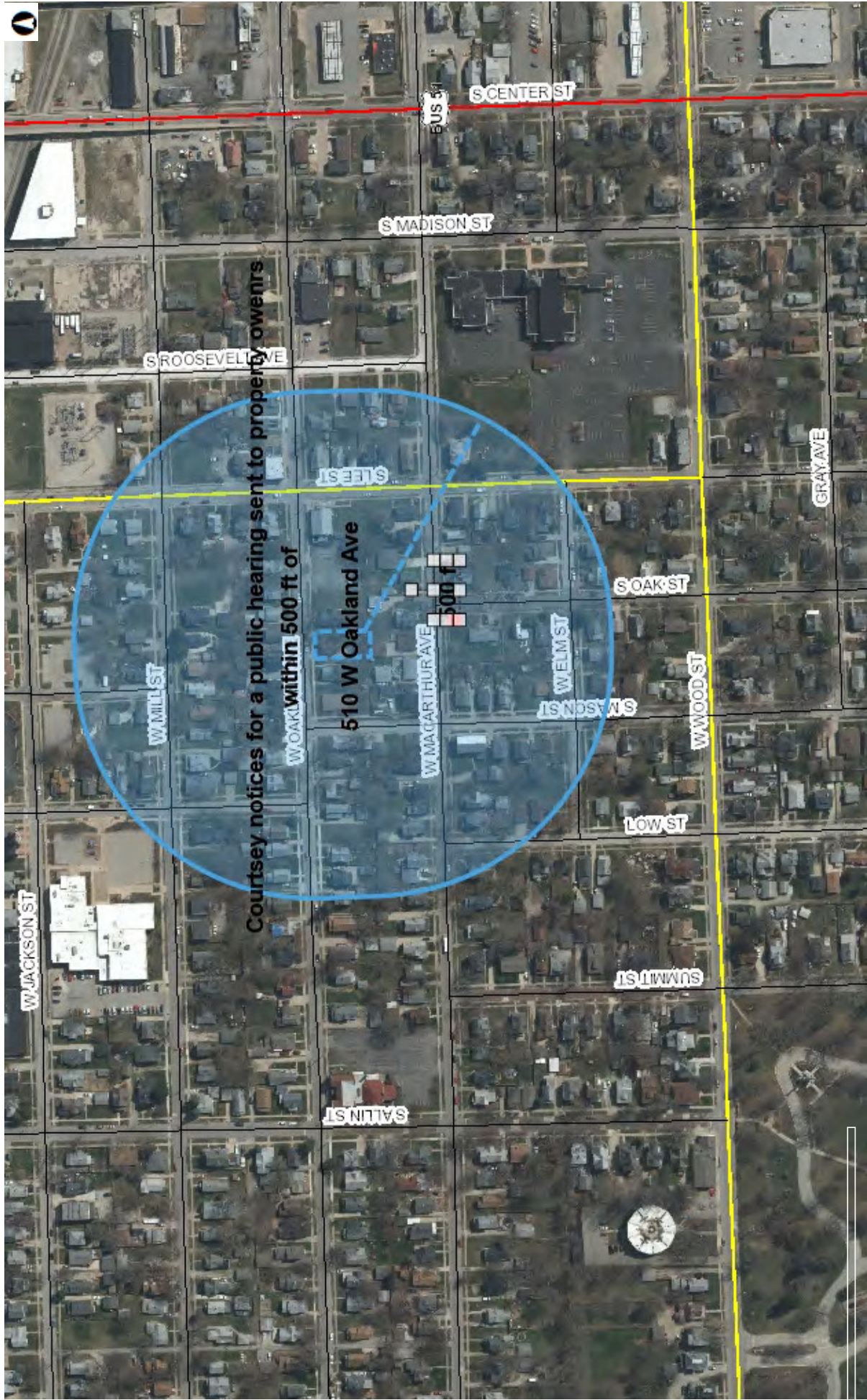
A handwritten signature in black ink, appearing to read "Katie Simpson", written over a horizontal line.

Katie Simpson
City Planner

Attachments:
Location Map



PUBLIC HEARING ON WEDNESDAY JULY 26, 2017 FOR THE REZONING AT 510 W. OAKLAND TO R-1C, SINGLE FAMILY
RESIDENTIAL DISTRICT



Notes

By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement: <http://www.McGIS.org/License>

0.1 Miles

0.07

0

1: 4,514

Printed: 7/11/2017 5:36:08 PM

MEMED NURCESKI
110 W WASHINGTON ST
BLOOMINGTON IL 61701

RICHELLE J & RENE RODRIGUEZ
601 W OAKLAND AVE
BLOOMINGTON IL 61701

TRINITY LUTHERAN CHURCH
801 S MADISON
BLOOMINGTON IL 61701

DOROTHY FAYE GODBEY
705 S MASON ST
BLOOMINGTON IL 61701

WAYNE BURROUGHS
603 W OAKLAND AVE
BLOOMINGTON IL 61701

CHAMBER PROPERTIES RS LLC
1102 1/2 W MACARTHUR AVE
BLOOMINGTON IL 61701

DANIEL GUY PATTERSON
511 W MACARTHUR AVE
BLOOMINGTON IL 61701

CATHY ESPINOZA
PO BOX 382
PEKIN IL 61555

BEVERLY FENTON
501 W MACARTHUR AVE
BLOOMINGTON IL 61701

DAVID AND GINA NORRIS
183 N BARWELL LAKE RD
CARLOCK IL 61725

CHAD & MICAH JESSEN
PO BOX 3561
BLOOMINGTON IL 61702

DAWN MARSHALL
503 S OAK ST
BLOOMINGTON IL 61701

MICHAEL A SR & MARI S WEFER
1013 FOLSOM ST
BLOOMINGTON IL 61701

AUSTIN & KATIE RUTLEDGE MYERS
702 S MASON ST
BLOOMINGTON IL 61701

LUIS PEREZ
605 W OAKLAND AVE
BLOOMINGTON IL 61701

CHAD & ROGER HOLMSTROM
PO Box 294
Farmington IL 61531

JOSEPH C & SALLIE BOYCE
208 S CHERRY ST
LEXINGTON IL 61753

JAMES VAUGHN
507 W MACARTHUR
BLOOMINGTON IL 61701

FREDERICK & PAULA HAFNER
1717 Braden Dr
NORMAL IL 61761

DOUGLAS LITWILLER
P O BOX 5727
BLOOMINGTON IL 61702

DAVID M & TERESA L WILCOX
801 S OAK ST
BLOOMINGTON IL 61701

VICTORIA CALDWELL
508 W ELM ST
BLOOMINGTON IL 61701

WM E & MARY PATRICIA DOWLING
521 W OAKLAND AVE
BLOOMINGTON IL 61701

REGIONS BANK
PO BOX 10614
PEORIA IL 61612

ALL SEASONS PROPERTIES LLC
208 PRAIRIE RIDGE DR
LEXINGTON IL 61753

DENNIS HULSEY
506 W JACKSON ST
BLOOMINGTON IL 61701

CAROLYN KUHLMAN-BROWN
1544 E SHELBOURNE DR
NORMAL IL 61761

SHIRLEY WILLIAMS
601 W MILL ST
BLOOMINGTON IL 61701

JOHN ARMSTRONG
12 KLEGGSTONE CIR
BLOOMINGTON IL 61704

WILBUILD LLC
210 LANDMARK DR
NORMAL IL 61761

MARIA HARO
512 W OAKLAND AVE
BLOOMINGTON IL 61701

TODD R & LORI L MUNTZ BRERETON
503 W MACARTHUR AVE
BLOOMINGTON IL 61701

MIGUEL MARTIN
3465 EDENVILLE DR
LAS VEGAS NV 89117

JANET HORNKE
507 W OAKLAND AVE
BLOOMINGTON IL 61701

ROBERT E & BARBARA WADDELL
502 S MASON ST
BLOOMINGTON IL 61701

SCOTT GATES
508 S MASON
BLOOMINGTON IL 61701

BRADFORD HEDSTROM
801 S LEE STREET
BLOOMINGTON IL 61701

DML REAL ESTATE LLC
202 N CENTER ST STE 2
BLOOMINGTON IL 61701

RONALD AND STEPHANIE STUART
506 S MASON STREET
BLOOMINGTON IL 61701

RODNEY HERRELL
707 W ELM ST
BLOOMINGTON IL 61701

CORNELIUS GANT
503 S LEE
BLOOMINGTON IL 61701

DONALD HOLLIDAY
513 W OAKLAND
BLOOMINGTON IL 61701

DEBRA & HOWARD RODGERS
510 S MASON ST
BLOOMINGTON IL 61701

JAIR & ANGELICA PATINO
517 W OAKLAND AVE
BLOOMINGTON IL 61701

DAVID LANE
3404 E OAKLAND AVE
BLOOMINGTON IL 61704

JORGE L & NOEMI VALENCIA CAMPOS
3108 E WASHINGTON ST
BLOOMINGTON IL 61704

SHARON MORGAN
706 W MILL ST
BLOOMINGTON IL 61701

ROBERT SWALLOW
505 W Mill St
BLOOMINGTON IL 61701

PAUL & HANS SLEETER
605 S ROOSEVELT AVE
BLOOMINGTON IL 61701

RAYMOND D & FRANCES I FOWLER
519 S LEE ST
BLOOMINGTON IL 61701

MABLE DOAGE
508 W JACKSON ST
BLOOMINGTON IL 61701

DEREK & MARNIE OVERTON
214 RISS DR
NORMAL IL 61761

KELLY ANDREWS
509 W OAKLAND
BLOOMINGTON IL 61701

CARLOS ORTIZ
603 S LEE ST
BLOOMINGTON IL 61701

D LANE CO INC
3404 E OAKLAND AVE
BLOOMINGTON IL 61704

MARK ZAPPA
1216 NICKI DR
BLOOMINGTON IL 61704

CURTIS AND CHERYL HENRY
309 SOUTH EVERGREEN LANE
BLOOMINGTON IL 61704

JOSEFINA HARO
1226 RUTLEDGE RD
BLOOMINGTON IL 61704

CHRISTINE RICH
706 S LEE ST
BLOOMINGTON IL 61701

AHMAD MANNS
608 W MILL ST
BLOOMINGTON IL 61704

KEITH ASHENBREMER
801 S MASON ST
BLOOMINGTON IL 61701

NINA LIMING
708 S LEE ST
BLOOMINGTON IL 61701

JUNE SAFFORD
505 W ELM STREET
BLOOMINGTON IL 61701

CARLENE BLUE
602 S MASON ST
BLOOMINGTON IL 61701

CECIL JONES
513 W MACARTHUR AVE
BLOOMINGTON IL 61701

DANIEL L & MELISSA J VOLK
512 W MILL ST
BLOOMINGTON IL 61701

JOHN SCHULER
606 E MULBERRY ST
BLOOMINGTON IL 61701

EDWIN JAMES
1101 S UNIVERSITY ST
NORMAL IL 61761

STEVEN L & SHELLEY M CRUM
505 E PEASE ST
HEYWORTH IL 61745

SHARON FULKS
20 ROBINWOOD DR
NORMAL IL 61761

JOSEPH WIMP
506 W Macarthur Ave
BLOOMINGTON IL 61701

APOLINAR HUERTA
506 S ROOSEVELT AVE
BLOOMINGTON IL 61701

LESTER ATKINS
521 S LEE ST
BLOOMINGTON IL 61701

JACKIE L JR & DONNA M ESON
429 STANDISH DR
BLOOMINGTON IL 61704

IDA MELTON
601 W MACARTHUR AVE
BLOOMINGTON IL 61701

DORIS MORRIS
704 S LEE
BLOOMINGTON IL 61701

IRVING SCHOOL BOARD OF
EDUCATION
300 E MONROE
BLOOMINGTON IL 61701

LAURA COYLE
804 E CHESTNUT
BLOOMINGTON IL 61701

JASON GASCOIGNE
509 W MILL ST
BLOOMINGTON IL 61701

DANIEL PATTERSON
511 W MACARTHUR
BLOOMINGTON IL 61701

WILLIE L MAMIE L DUGGON
701 S OAK
BLOOMINGTON IL 61701

JOHN RIDGEWAY
809 S LEE STREET
BLOOMINGTON IL 61701

ADALBERTO & ESPERANZA CAMPOS
CORNEJO
1108 ALEXANDER RD
BLOOMINGTON IL 61701

ONOFRE & ARELI TAPIA MERINO
505 S ROOSEVELT AVE
BLOOMINGTON IL 61701

COREY & APRIL MACK
702 W MACARTHUR AVE
BLOOMINGTON IL 61701

LIVIER ALVAREZ
703 W MACARTHUR AVE
BLOOMINGTON IL 61701

PAMELA MEARS
704 S MASON
BLOOMINGTON IL 61701

ROGER BACHMAN
603 S ROOSEVELT AVE
BLOOMINGTON IL 61701

DAN RATHBUN
805 S LEE ST
BLOOMINGTON IL 61701

MARY GAFFNEY
607 W MACARTHUR AVE
BLOOMINGTON IL 61701

EUGENE & ROSEMARY JOHNSON
604 W ELM ST
BLOOMINGTON IL 61701

CRAIG JAMES WOLDEN
802 S MASON
BLOOMINGTON IL 61701

MICHAEL DEMARTINO
8764 N 1375 EAST RD
BLOOMINGTON IL 61705

DAWN STONE
604 W MILL
BLOOMINGTON IL 61701

BOBBY D & RACHEL M GENTRY EVANS
604 W OAKLAND AVE
BLOOMINGTON IL 61701

SMR 911 INC
1301 IRONWOOD CC DR
NORMAL IL 61761

SUSAN TAYLOR
707 S MASON ST
BLOOMINGTON IL 61701

JENNIFER ZANG
510 W MILL ST
BLOOMINGTON IL 61701

THOMAS POWELL
606 W MILL ST
BLOOMINGTON IL 61701

STEPHEN LINKSVAYER
608 W Macarthur Ave
BLOOMINGTON IL 61701

FRANCES PERRY
702 S LEE STREET
BLOOMINGTON IL 61701

JESSICA CRAWFORD
614 W OAKLAND AVE
BLOOMINGTON IL 61701

PAUL W & ANNETTE R RUTLEDGE
109 S MAIN ST
ELLSWORTH IL 61737

ADAM CUMPSTON
606 W MACARTHUR AVE
BLOOMINGTON IL 61701

OMAR SOTELO
701 W MACARTHUR AVE
BLOOMINGTON IL 61701

JAMES DARINGER
1321 N ALLIN ST
BLOOMINGTON IL 61701

ANGELA SHULTS
711 S OAK ST
BLOOMINGTON IL 61701

JUAN CORNEJO
522 S LEE ST
BLOOMINGTON IL 61701

MOORE FAMILY REAL ESTATE
HOLDINGS INC
1211 TOWANDA AVE
BLOOMINGTON IL 61701

DOROTHY VAN
607 S LEE
BLOOMINGTON IL 61701

AMBER ROGERS
603 W MACARTHUR AVE
BLOOMINGTON IL 61701

MICHELLE BRAL
605 W Macarthur Ave
BLOOMINGTON IL 61701

HELEN ROBBINS
602 W OAKLAND AVE
BLOOMINGTON IL 61701

ZOELLER & BURCHAM PROPERTIES
LLC
1808 SIX POINTS RD
BLOOMINGTON IL 61705

DAN BLEVINS
P O BOX 767
BLOOMINGTON IL 61702

JEFF SCHLINK
703 S Mason St
BLOOMINGTON IL 61701

UNION MISSIONARY BAPTIST CHURCH
509 W JACKSON
BLOOMINGTON IL 61701

FULL GOSPEL CHURCH OF PRAISE
701 S LEE ST
BLOOMINGTON IL 61701

BRANDON & JENNA DENNIS HOKE
612 W OAKLAND AVE
BLOOMINGTON IL 61701

BRENDA RANKIN
608 W OAKLAND AVE
BLOOMINGTON IL 61701