

**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, June 22, 2016 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 June 8, 2016 regular meeting of the Bloomington Planning Commission.

5. REGULAR AGENDA:

- A. **Z-19-16** Public hearing, review and action on the petition submitted by Ryan Scritchlow requesting the approval to Rezone the property located at 1910 S Morris Ave from R-1C, Single Family Residential District, to B-2, General Business Service District. **(Ward 1)**

Expected Council Date: July 25, 2016

6. OLD BUSINESS:

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*

**MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 8, 2016, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. Balmer, Mr. Barnett, Mr. Boyd, Mr. Pearson, Mr. Protzman, Ms. Schubert, Mr. Scritchlow, Chairman Stanczak

MEMBERS ABSENT: Mr. Suess

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Mr. George Boyle, City Attorney.

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:00 P.M.

ROLL CALL: Ms. Simpson called the roll. A quorum was present.

PUBLIC COMMENT: There being no public comments the Commission moved on to approval of the minutes.

MINUTES: The Commission reviewed the May 25, 2016 minutes. Mr. Balmer moved to approve the May 25, 2016 minutes; Mr. Scritchlow seconded the motion, which passed unanimously by a voice vote of 8-0.

REGULAR AGENDA:

Z-19-16 Public hearing, review and action on the petition submitted by Linda L. Westfall requesting approval to Rezone the property located at 1910 S. Morris from R-1C, Single Family Residential, to B-2, General Business.

Chairman Stanczak introduced the case.

Mr. Scritchlow recused himself from the meeting at 4:03PM.

Chairman Stanczak stated he understands the petitioner wishes to seek an amendment to the petition. Todd Bugg, the petitioner's representative, stated that to accommodate some requests from City staff, the petitioner would like to substitute Ryan Scritchlow in her place as the petitioner. Mr. Bugg noted that staff requires more time to review the new petition so the petitioner agrees to layover the case to the next meeting. Ms. Simpson stated the case would return June 22, 2016.

Chairman Stanczak opened the public hearing to allow anyone in the audience to comment. Mr. Bugg stated that on behalf of the petitioner he objects to opening the hearing at this time because there are changes to the petition that will be made. Mr. Balmer clarified if the petitioner is

withdrawing the petition and a new petition will be coming before the Commission. Chairman Stanczak agreed to not open the hearing.

Mr. Pearson motioned to layover the case to the June 22, 2016 meeting of Planning Commission; seconded by Mr. Protzman. The motion to recommend passed by a vote of 6-1 with the following votes being cast on roll call: Mr. Protzman-yes; Mr. Barnett -yes; Mr. Pearson-yes; Mr. Balmer-no; Ms. Schubert-yes; Mr. Scritchlow-yes; Mr. Boyd-yes; Chairman Stanczak-yes.

Mr. Balmer stated that his no vote was because there was nothing to layover, that a new petition would be coming before the Commission. Mr. Boyle stated that if the petitioner was adding a second petitioner, a new petition would not be required and it can be laid over; because it is a substitution it may require a new case, with adequate public notice, and Mr. Balmer may be correct. Mr. Boyle added that perhaps there was a misunderstanding on the course of action to be taken today by the petitioner. Mr. Boyle asked for clarification from Mr. Bugg, who confirmed that the amended petition substitutes Mr. Scritchlow for Ms. Westfall. Mr. Pearson also stated that this may be a withdrawal of the original petition.

With the discussion completed, Mr. Scritchlow was invited back to the meeting.

OLD BUSINESS

None

NEW BUSINESS

Mr. Barnett if the list of permitted uses could be included in the future, as it was today; Ms. Simpson agreed.

ADJOURNMENT

Mr. Protzman motioned to adjourn; seconded by Mr. Pearson, which passed unanimously by voice vote. The meeting was adjourned at 4:14 PM.

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
June 22, 2016**

SUBJECT:	TYPE:	SUBMITTED BY:
Z-19-16 1910 S. Morris Ave	Rezoning from R-1C Single Family Residential to B-2, General Business Service District	Katie Simpson City Planner

REQUEST

The petitioner is seeking a rezoning from R-1C, High Density Single Family Residential District, to B-2, General Business Service District, for the property located at 1910 S Morris Ave.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

Owner and Applicant: Ryan Scritchlow

LEGAL DESCRIPTION: A PART OF LOTS 5 AND 8 IN THE SUBDIVISION OF SECTION 17, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF THE WEST LINE OF SAID LOT 5, SAID POINT BEING 277.5 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE EAST 334.8 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 5, THENCE SOUTH 190 FEET PARALLEL WITH THE WEST LINE OF SAID LOT 5 AND 8 THENCE WEST 334.8 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 5 TO A POINT ON THE WEST LINE OF SAID LOT 8, THENCE NORTH 190 FEET ALONG THE WEST LINE OF SAID LOT 8 AND 5 TO THE POINT OF BEGINNING, IN MCLEAN COUNTY, ILLINOIS.

PROPERTY INFORMATION

Existing Zoning: R-1C, Single Family Residential District
Existing Land Use: Single Family Home
Property Size: approximately 1.46 acres
PIN: 21-17-227-012

Surrounding Zoning and Land Uses

Zoning

North: B-2, General Business Service District
South: R-1C, Single-Family Residential District
East: B-2, General Business Service District
East: R-1C, Single-Family Residential District
West: B-2, General Business Service District
West: R-2, Mixed Residential District

Land Uses

Landscaping Business
Single family homes
Landscaping Business
Single family homes
Multifamily Apartments
Two family homes

ANALYSIS

Submittals

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. Photographs of adjacent sites

Project Description

The subject property is located at 1910 S. Morris Ave. The property is currently zoned R-1C, Single Family Residential and is currently used as a single family home. The current petitioner is a prospective buyer for the subject property. The petitioner is also the owner of the adjacent property to the north, which is currently used as a landscaping and slab jacking business and currently zoned B-2. The petitioner is proposing to rezone the property from R-1C, Single Family Residential, to B-2, General Business Service District to allow for the expansion of their business. The purchase of the property is contingent upon Council approval of this rezoning.

The petitioner proposes to construct a circle driveway to facilitate the on-site movement of equipment as well as construct additional buildings on the 1910 S Morris Ave property. The City code will not allow construction of one building on two parcels. If proposed buildings and/or utilities will span across existing parcel lines, combining parcels will be necessary. Additionally, in the future, the petitioner would like to develop the site with a plant nursery.

The property is accessed from Morris Avenue. The property is serviced by a septic tank and a private drain sewer. The property to the north is serviced by a private sewer. Currently, 1910 S. Morris Avenue does not have City utilities which would be required prior to development of the property. Connections to the City sewer on Morris Avenue is preferred. The property owner would be responsible for appropriately sizing the public improvements to serve the property.

Rezoning to B-2, General Business District triggers the transitional yard setback for the neighboring residential districts. Additionally, the development of the property as a business requires the addition of opaque fencing around the property lines abutting residential and the screening and landscaping provisions outlined in Chapter 44. The rezoning of this property will cause the existing single family house to become a nonconformity. Staff encourages the property owner to apply for a special use permit to allow for the house if it is to be maintained and operated as a single family home.

Compliance with the Comprehensive Plan

The intent of the B-2 General Business Service District is to provide for certain types of commercial activities that have a functional relationship to the major street system and, in some instances, an economic relationship to the B-3 Central Business District or to commercial and regional shopping areas. Such activities will include wholesale suppliers, retail businesses, and service establishments. Horticultural services is a permitted use in the district.

The Comprehensive Plan recognizes the future land use for this area as regional commercial surrounded by low density residential. The B-2 District is contemplated along the fringe of a residential neighborhood and aligns with the Future Land Use map in Chapter 11 of the Comprehensive Plan (page 229).

Nearby Zoning and Land Uses

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 B-2 General Business Service District zoning classification, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:*

1. *The relationship of the subject property to the City’s transportation systems and the impact the permitted uses would have upon these systems. Traffic congestion and safety are of primary concern although B-2 zoning near areas of high pedestrian activity further complicates these problems; due to the size of the property, 1.46 acres, and the proposed use for this property no severe impacts are expected. However, if the use is to change and the property is combined with the neighboring property a traffic impact study may be necessary.*
2. *The potential impact the uses authorized in the district would have upon any existing or permitted uses in the surrounding area including the introduction of through truck and automobile traffic into a residential neighborhood; future development of the site requires transitional yards along the side and rear lot lines. Additionally, development for business purposes requires opaque fencing and screening along the property lines which abut the neighboring residential. Lighting shall be directed down and away from residential districts.*
3. *The extent to which the permitted use contributes to an undesirable pattern of strip commercial development including the resultant numerous curb cuts and piecemeal development on small, residential sized lots; the City’s Engineering department would need to approve any additional curb cuts prior to issuing permits. Utilities would need to be provided before development could occur. The petitioner proposes to develop the site for a horticultural center. To avoid the potential of the business district encroaching on the existing residential transitional yards should be provided to create a buffer.*
4. *The extent to which surrounding zoning and land usage provides a transition from the more intense business use to lower intensity uses and districts; development of the property would require transitional side and rear yards, screening and landscaping, and transitional building height requirements to be met.*
5. *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 existing septic tank would not provide sufficient utilities. The site would need to be developed with sewer, detention, water, etc. The property is capable of being*

serviced by City utilities, the property owner would be responsible for sizing public improvements appropriately.

6. *The impact the permitted uses would have upon the environment including noise, air, and water pollution;* the addition of the landscaping buffer should help mitigate some of the noise and air pollution that might result from the extension of the landscaping and slab jacking business onto the subject property. Materials should be stored in a way to limit the amount of run off contamination.
7. *The impact any natural disasters, including flooding, would have upon the permitted uses;* detention and drainage would need to be accommodated at this site. The floor area ratio for the B-2 district is fifty percent, however the amount of impervious surface will impact on-site detention. The petitioner should work with the Engineering Department to ensure water is routed property so as to avoid impacts on neighboring properties.
8. *The conformance of the proposal to the Official Comprehensive Plan and Official Map (Ordinance No. 2006-137).* The plan contemplates regional commercial and single family residential for this area.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission pass a recommendation that City Council approve an ordinance rezoning the property located at 1910 S. Morris Ave from R-1C, Single Family Residential District to B-2, General Business Service District.

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

1. Ordinance
2. Exhibit A-Legal Description
3. Petition
4. Aerial View
5. Zoning Map
6. List of Permitted Uses in the B-2 District
7. Neighborhood Notice List
8. Neighborhood Notice Location and Buffer Map

ORDINANCE NO. 2016 - _____

**AN ORDINANCE REZONING 1910 S MORRIS AVE FROM R-1C to B-2, GENERAL
BUSINESS SERVICE DISTRICT**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a Petition 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 Petition; 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 "R-1C", Single Family Residential District to "B-2", General Business Service 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 _____, 2016.

APPROVED this ____ day of _____, 2016.

APPROVED:

Tari Renner
Mayor

ATTEST:

Cherry Lawson
City Clerk

Jeff Jurgens
Corporate Counsel

EXHIBIT "A"

(Legal Description)

A PART OF LOTS 5 AND 8 IN THE SUBDIVISION OF SECTION 17, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF THE WEST LINE OF SAID LOT 5, SAID POINT BEING 277.5 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE EAST 334.8 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 5, THENCE SOUTH 190 FEET PARALLEL WITH THE WEST LINE OF SAID LOT 5 AND 8 THENCE WEST 334.8 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 5 TO A POINT ON THE WEST LINE OF SAID LOT 8, THENCE NORTH 190 FEET ALONG THE WEST LINE OF SAID LOT 8 AND 5 TO THE POINT OF BEGINNING, IN MCLEAN COUNTY, ILLINOIS.

AMENDED PETITION FOR ZONING MAP AMENDMENT

State of Illinois)
) ss.
County of McLean)

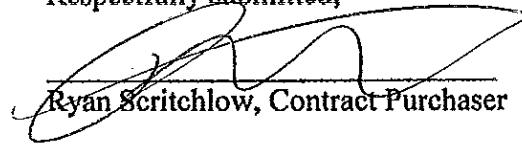
TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF
BLOOMINGTON, MC LEAN COUNTY, ILLINOIS

Now comes Ryan Scritchlow, hereinafter referred to as your petitioner, respectfully representing and requesting as follows:

1. That your petitioner is the contract purchaser 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;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of R 1-C Single Family Residence District 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 B-2 General Business Service 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 1-C Single Family Residence District and B-2 General Business Service District.

Respectfully submitted,



Ryan Scritchlow, Contract Purchaser

Todd E. Bugg
Attorney for Petitioner
1001 N. Main St.
Bloomington, IL 61701
309-828-6241

**PETITION FOR ZONING MAP AMENDMENT
EXHIBIT A**

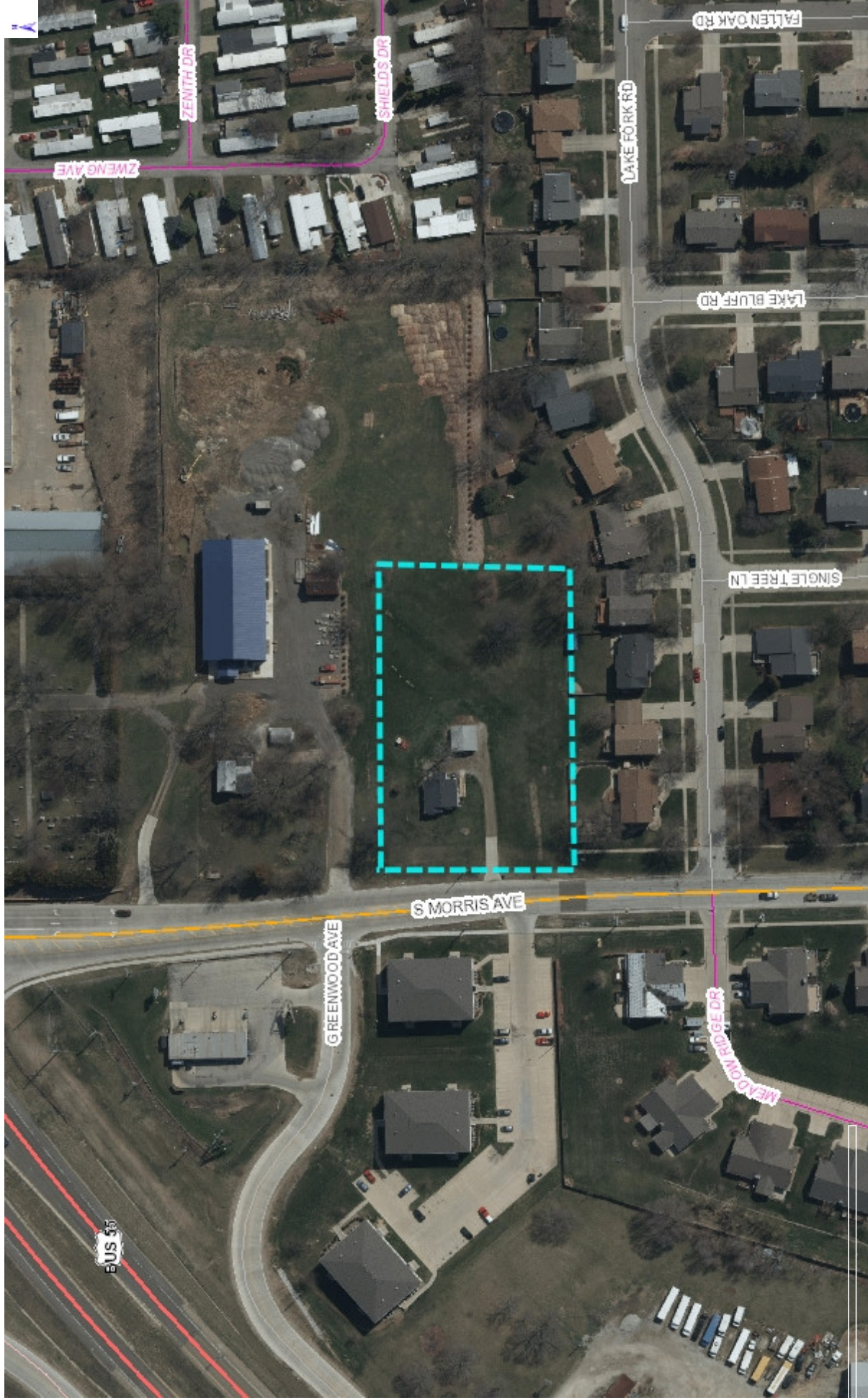
A part of Lots 5 and 8 in the Subdivision of Section 17, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at a point on the West line of said Lot 5, said point being 277.5 feet South of the Northwest Corner thereof, thence East 334.8 feet parallel with the North line of said Lot 5, thence South 190 feet parallel with the West line of said Lots 5 and 8, thence West 334.8 feet parallel with the North Line of said Lot 5 to a point on the West line of said Lot 8, thence North 190 feet along the West line of said Lots 8 and 5 to the Point of Beginning, in McLean County, Illinois.

PIN: 21-17-227-012

Commonly known as 1910 S. Morris, Bloomington, Illinois



Aerial View for 1910 S. Morris Ave

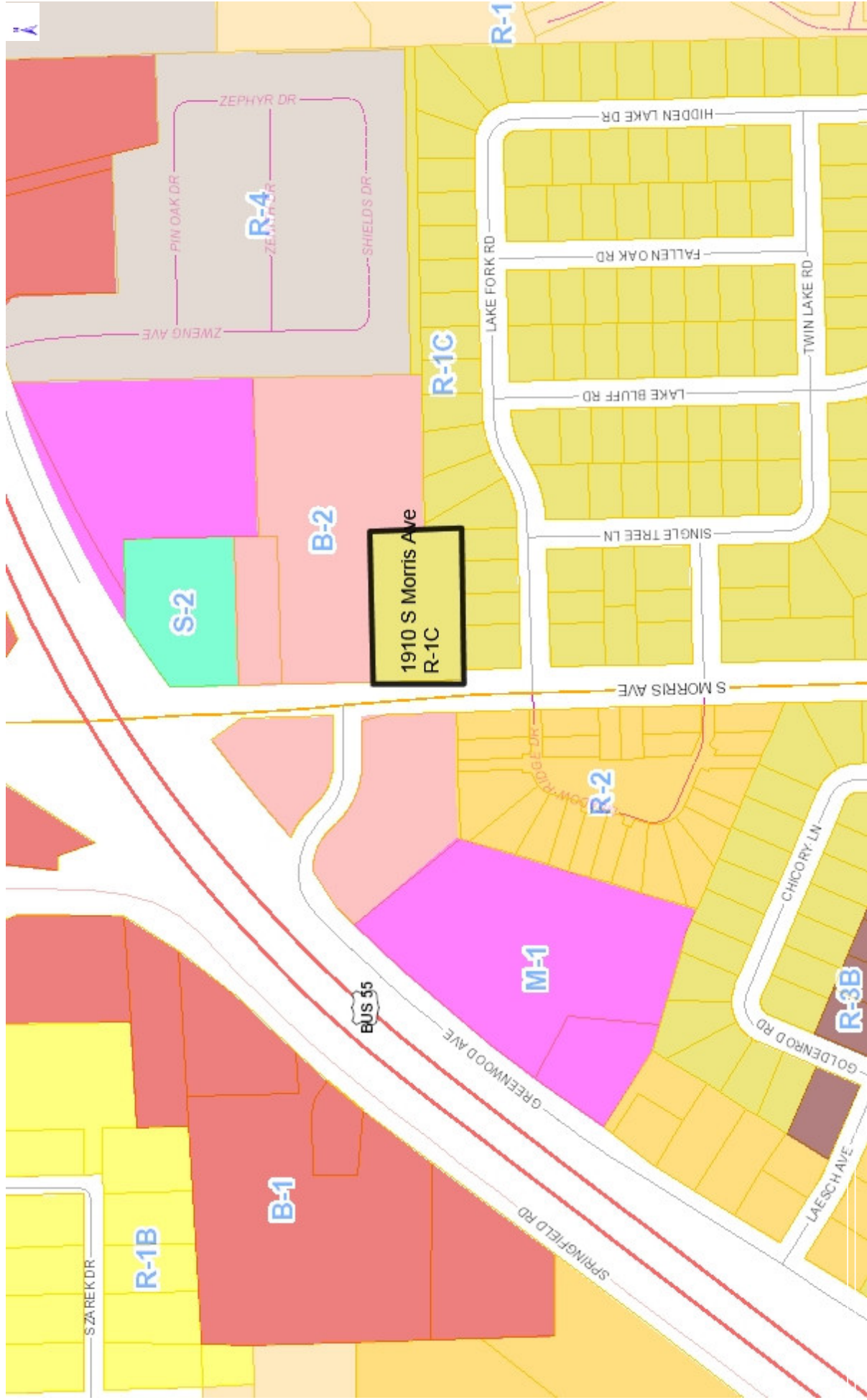


Notes
Approximately 1.46 acres outlined in Blue.
Current zoning R-1C, petition to rezone to B-2

By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement: <http://www.McGIS.org/License>
0 0.04 0.1 Miles
1: 2,247
Printed: 5/31/2016 12:18:54 PM



Zoning Map for 1910 S. Morris Ave



Notes
Approximately 1.46 acres outlined in Black.
Current zoning R-1C, petition to rezone to B-2

By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement: <http://www.McGIS.org/License>
Printed: 5/31/2016 12:15:54 PM

0 0.07 0.1 Miles
1: 4,495

Permitted Uses in the B-2 District			
Accounting, Auditing, Bookkeeping	P	Legitimate Theaters	P
Adult Cabaret	5	Libraries	P
Adult Hotels/Motels	5	Linen Supply Services	P
Adult Lingerie Modeling Studios	5	Linen Supply Stores	P
Adult Media Stores	5	Linen Supply Stores	P
Adult Modeling Studios	5	Liquor Stores	P
Adult Motion Picture Theaters	5	Lodging Houses	P
Advertising Services	P	Lumber Yards, Building Materials	P
Agency Supervised Homes	P	Mail Order Houses	P
Agency-Operated Family Homes	P	Manufactured Home Sales	S
Agency-Operated Group Homes	P	Marine Craft and Accessory Sales	P
Agriculture	P	Massage Therapy Studio	P
Airports and Landing Fields	S	Media Shops	12
Ambulatory Surgical Treatment Center	P	Medical Marijuana Dispensing Organization	P
Amphitheaters	P	Medical, Health Services	P
Amusement Centers	S	Mental Health Facilities	P
Animal Detention Facilities, with no outdoor exercise areas	P	Merchandise Vending Machine Sales	P
Animal Detention Facilities, with outdoor exercise areas	S	Mini Warehouses	S
Animal Hospitals	P	Miscellaneous Services N.E.C.	P
Antique Stores	P	Mobile Food and Beverage Vendor	13
Apparel Shops	P	Mobile Home Sales	S
Appliance Stores	P	Monument Sales	P
Aquariums	P	Motels, Hotels, Motor Hotels	P
Arenas, Field Houses, Stadiums	P	Motion Picture Studios	P
Art Galleries, Museums	P	Motion Picture Theaters	P
Art Supplies, Craft Stores	P	Motor Vehicle Sales, Service N.E.C.	P
Athletic Clubs, YMCA, YWCA	P	Motor Vehicle Storage	P
Auction Houses	P	Motorcycle Sales and Service	P
Auditoriums, Concert Halls	P	Music Stores, Record Shops	P
Automobile and Accessories Sales	P	News Syndicate Services	P
Automobile Engine Electrical System Diagnostic Services	P	Nursery Schools	P
Automobile Rental Service	P	Nursing Homes	P
Automobile Repair Shops	P	Offices	P
Automobile Service Stations	P	Optical Goods, Hearing Aids Sales	P
Awning, Tent, Canvas Products Sales	P	Other Clubs Not Classified	P
Bakery Products Sales	P	Other Specialty Shops, N.E.C.	P
Ballrooms, Dance Halls	P	Outdoor Advertising Services	P
Banking Services	P	Packing and Crating Services	P
Barber Shops, Beauty Shops	P	Paint, Glass, Wallpaper Stores	P
Bars, Taverns, Nightclubs	P	Painting, Decorating Services	P
Bed & Breakfast Establishments	P	Parking Lot, Commercial	P
Billiard Centers, Pool Halls	P	Parking Lot, Noncommercial	P

Birthing Center	P	Parks, Playgrounds, Aboretums	P
Blueprinting and Photocopying	P	Penny Arcade	P
Boarding Schools	P	Pet Shops	P
Boat Sales, Service, Rental	P	Pharmacy	P
Book, Stationery Stores, Newsstands	P	Photofinishing Services	P
Bowling Establishments	P	Photographic Services	P
Building Construction Services	P	Planetariums	P
Bus Passenger Terminals	P	Plumbing, Heating Services	P
Bus Sales Service	P	Police Stations, Fire Stations	P
Business Management Consulting	P	Postal Services	P
Business Schools	P	Post-Surgical Recovery Care Center	P
Cabinet making, woodworking, furniture repair	P	Pottery, Ceramic Products Sales	P
Cameras, Photographic Supplies	P	Pre-Schools	P
Camping, Recreational Equipment Sales	P	Printing, Publishing, Allied Uses	P
Candle Shops	P	Professional Clubs, Business Clubs	P
Candy Confectionery Sales	P	Professional Supply Repair Services	P
Car Wash	P	Radio Broadcasting Studios	P
Carpentry Services	P	Radio, Television Repair Services	P
Catering Services	P	Radio, Television Stations-Towers	P
Childrens Homes, Orphanages	P	Radio,. Television Stores	P
China, Glassware, Metalware Stores	P	Rail Passenger Terminals	P
Churches, Synagogues, Temples	P	Real Estate Services	P
Cigar, Tobacco Products Sales	P	Record Shops, Music Stores	P
Clinics	P	Refuse Disposal Services	S
Collection Services	P	Rehabilitation Schools	P
College-University Classrooms	P	Religious Education Facility	P
Commercial Printing Services	P	Research and Testing Services	P
Commodity Contract Brokers	P	Restaurants, Cafeterias	P
Community Centers	P	Roller Skating Rinks	P
Computer Services	P	Rooming Houses	P
Convalescent Homes, Rest Homes	P	Rooming Houses	P
Convenience Establishments	P	Savings and Loan Associations	P
Country Clubs, Golf Clubs	P	Security and Commodity Services	P
Credit Services	P	Service Clubs, Civic Clubs	P
Crematories	S	Sewage Lift Stations	P
Cultural Activities	P	Sewage Treatment Plants	S
Currency Exchanges	P	Sex Shops	5
Dairy Products	P	Sexually Oriented Entertainment Business	5
Dance Studios, Music Studios	P	Sheltered Care Homes	P
Day Care Centers	P	Shoe Repair Services	P
Delicatessens	P	Shoe Stores	P
Dental Services	P	Sign Painting Services	P
Department Stores	P	Ski Mobile Sales, Service	P
Detective and Protective Services	P	Social Clubs, Lodges	P

Diagnostic Imaging Center	P	Specialty Food Shops	P
Diagnostic Laboratory Treatment Facility	P	Specialty Schools	P
Diaper Services	P	Sporting Goods, Bicycle Sales	P
Domestic Violence Shelter	P	Stenographic Services	P
Donut Shops, Ice Cream Shops	P	Swimming Clubs	P
Draperies, Curtains, Uphostery	P	Swimming Pools	P
Dressmaking, Tailor Shops	P	Taxi Terminals	P
Drive-in Refreshment Stands	P	Telecommunication Antenna Facilities	10
Drug Stores	P	Telegraph Message Centers	P
Dry Cleaning Services	P	Telephone Exchange Stations	P
Dry Goods, Piece Goods Stores	P	Telephone Exchange Substations	P
Duplicating, Mailing Services	P	Telephone Relay Towers	P
Dwellings, Multiple Family	9	Television Broadcasting Studios	P
Dwellings, Single-Family	S	Tile Abstracting Services	P
Dwellings, Two-Family	P	Tires, Batteries, Accessories Sales	P
Educational and Research Services	P	Towing Services	2
Electrical Repair Service	P	Townhouses	9
Electrical Services	P	Trade Supply Sales-Service	P
Electrical Supply Sales	P	Trading Stamp Services	P
Electricity Regulating Substations	P	Transfer Services	P
Electronics Assembly Plants	P	Travel Arranging Services	P
Employment Services	P	Treatment Centers for Drug Abuse	P
Engineering, Architectural Services	P	Tree Sales, Nurseries, Greenhouses	P
Equipment Rental , Leasing Services	P	Truck Rental Service	P
Exhibition/Exposition Halls	P	Truck Sales and Service	P
Extended Stay Motel	P	Truck Stops, Truck Plazas	P
Exterminating-Pest Control Services	P	Truck Wash	P
Farm Machinery Sales and Service	P	Utility Conduits, Lines, Pipelines	P
Farm Supply Stores	P	Variety Stores	P
Financial Services	P	Veterinarian Services	P
Fish Hatcheries, Poultry Hatcheries	P	Video Sales and Rental Stores	P
Flammable Liquid Pipelines	P	Vocational Schools	P
Floor Covering Stores	P	Water Pressure Control Stations	P
Florist Shops	P	Water Purification Plants	P
Food Pantry	P	Water Storage Reservoirs	P
Forestry	P	Welding Services	P
Fuel Oil Service	P	Well Drilling Services	P
Funeral Parlor, Mortuary	P	Wholesale Sales Establishments	1
Furniture Stores	P	Window Cleaning Services	P
Gas Regulatory Stations	P		
General Merchandise Stores	P		
Gift Shops	P		
Golf Courses - Not Miniature Golf	P		
Government Services	P		
Greeting Card Shops	P		
Grocery Stores, Supermarkets	P		

Group Homes for Parolees	S		
Group Homes for Parolees	S		
Gun Shops	P		
Gymnasiums, Recreation Centers	P		
Hardware Stores	P		
Health Clubs	P		
Health Spas, Reducing Salons	P		
Heating Plumbing Equipment Sales	P		
Heliports, Heliport Terminals	S		
Hobby Shops, Toy Stores	P		
Home for the Aged	P		
Home Improvement Center	P		
Home Maintenance Services	P		
Horticultural Services	P		
Hospitals, Except Animal Hospitals	P		
Hotels, Motels, Motor Hotels	P		
Ice Rinks	P		
Institution for Child Care	P		
Institution for the Handicapped	P		
Insurance Services	P		
Irrigation Channels	P		
Jewelry Stores, Watch Repair	P		
Kennels, with no outdoor exercise areas	P		
Kennels, with outdoor exercise areas	S		
Knit Goods Shops	P		
Laboratory, Dental and Medical	P		
Laboratory, Psychological	P		
Laundering Services	P		
Leather Goods Shops	P		



AARON & REBECCA ROWE
2008 LAKE BLUFF RD
BLOOMINGTON IL 617047254

BRETT A MULFORD
2005 SINGLETREE LN
BLOOMINGTON IL 61704

CAROL JEWETT
107A MEADOW RIDGE DR
BLOOMINGTON IL 617047000

CHARLES & FELICIA JIARDINA
1001 Lake Fork Rd
Bloomington IL 617047261

CYNTHIA SCHAPMIRE
2006 S MORRIS AVE
BLOOMINGTON IL 617047226

DAVID A & KRISTIN BURKE
2005 FALLEN OAK RD
BLOOMINGTON IL 61704

DIANE K DALE
903 LAKE FORK RD
BLOOMINGTON IL 617047246

GARY S & DARLA J UPTON
107 MEADOW RIDGE DR APT B
BLOOMINGTON IL 617047015

HILLCREST MOBILE MANOR LLC
905 ARLENE DR
BLOOMINGTON IL 617017123

JASON CONDOR
2006 Single Tree Ln
Bloomington IL 617047257

ALEXANDER MIKESELL
1011 LAKE FORK RD
BLOOMINGTON IL 617047261

BRIAN J & MARTHA K DECKINGER
2004 SINGLE TREE LN
BLOOMINGTON IL 617047257

CARRIE EARLY
901 LAKE FORK RD
BLOOMINGTON IL 617047246

CHRISTOPHER E & VICKIE LYNN
KAUFFMAN
2006 LAKE BLUFF RD
BLOOMINGTON IL 617047254

DALLAS M & CAROL LYLE
1009 LAKE FORK RD
BLOOMINGTON IL 617047261

DAVID R & JEAN M WALL
109 A MEADOW RIDGE
BLOOMINGTON IL 61704

DOUGLAS VEAL
1007 LAKE FORK RD
BLOOMINGTON IL 61704

GERALD L WALDSCHMIDT
2007 LAKE BLUFF RD
BLOOMINGTON IL 617047253

INFINITAS LLC
500 BEECHWOOD CT
NORMAL IL 617615723

JILL M JACOBS
2011 LAKE BLUFF RD
BLOOMINGTON IL 61704

BEN ZIMMERMAN
1004 LAKE FORK RD
BLOOMINGTON IL 617047260

C STEVE PAMPEL
1903 CROXTON AVE
BLOOMINGTON IL 617015701

CATHERINE J THOMAS
105 MEADOW RIDGE DR APT B
BLOOMINGTON IL 617047014

CHRISTOPHER S & JAMI ANDRE
905 LAKE FORK RD
BLOOMINGTON IL 617047246

DAVID & SUSAN P ROBB
2003 SINGLE TREE LN
BLOOMINGTON IL 617047249

DEBRA J IBSEN
101 B MEADOW RIDGE
BLOOMINGTON IL 61704

EDWIN JAMES
1101 S UNIVERSITY ST
NORMAL IL 617613535

HEBREW BURIAL GROUND OF
BLOOMINGTON
% HARRY STERN 24 SUNSET RD
BLOOMINGTON IL 61701

JAMES R MCCABE
1005 ROCKY FORD RD
BLOOMINGTON IL 617047258

JOSEPH B CHIEDO
101 MEADOW RIDGE DR APT A
BLOOMINGTON IL 617047009



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

June 9, 2016

Subject: Notice of a Public Hearing for an amended petition submitted by Ryan Scritchlow for the rezoning of 1910 S. Morris Avenue

Dear Property Owner or Resident:

The City of Bloomington Planning Commission will hold a public hearing on **Wednesday, June 22, 2016 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois** for an amended petition submitted by **Ryan Scritchlow** requesting the rezoning of 1910 S. Morris Avenue from R-1C, Single Family Residential District to B-2, General Business Service District. The property is legal described as:

A PART OF LOTS 5 AND 8 IN THE SUBDIVISION OF SECTION 17, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF THE WEST LINE OF SAID LOT 5, SAID POINT BEING 277.5 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE EAST 334.8 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 5, THENCE SOUTH 190 FEET PARALLEL WITH THE WEST LINE OF SAID LOT 5 AND 8 THENCE WEST 334.8 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 5 TO A POINT ON THE WEST LINE OF SAID LOT 8, THENCE NORTH 190 FEET ALONG THE WEST LINE OF SAID LOT 8 AND 5 TO THE POINT OF BEGINNING, IN MCLEAN COUNTY, ILLINOIS.

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.

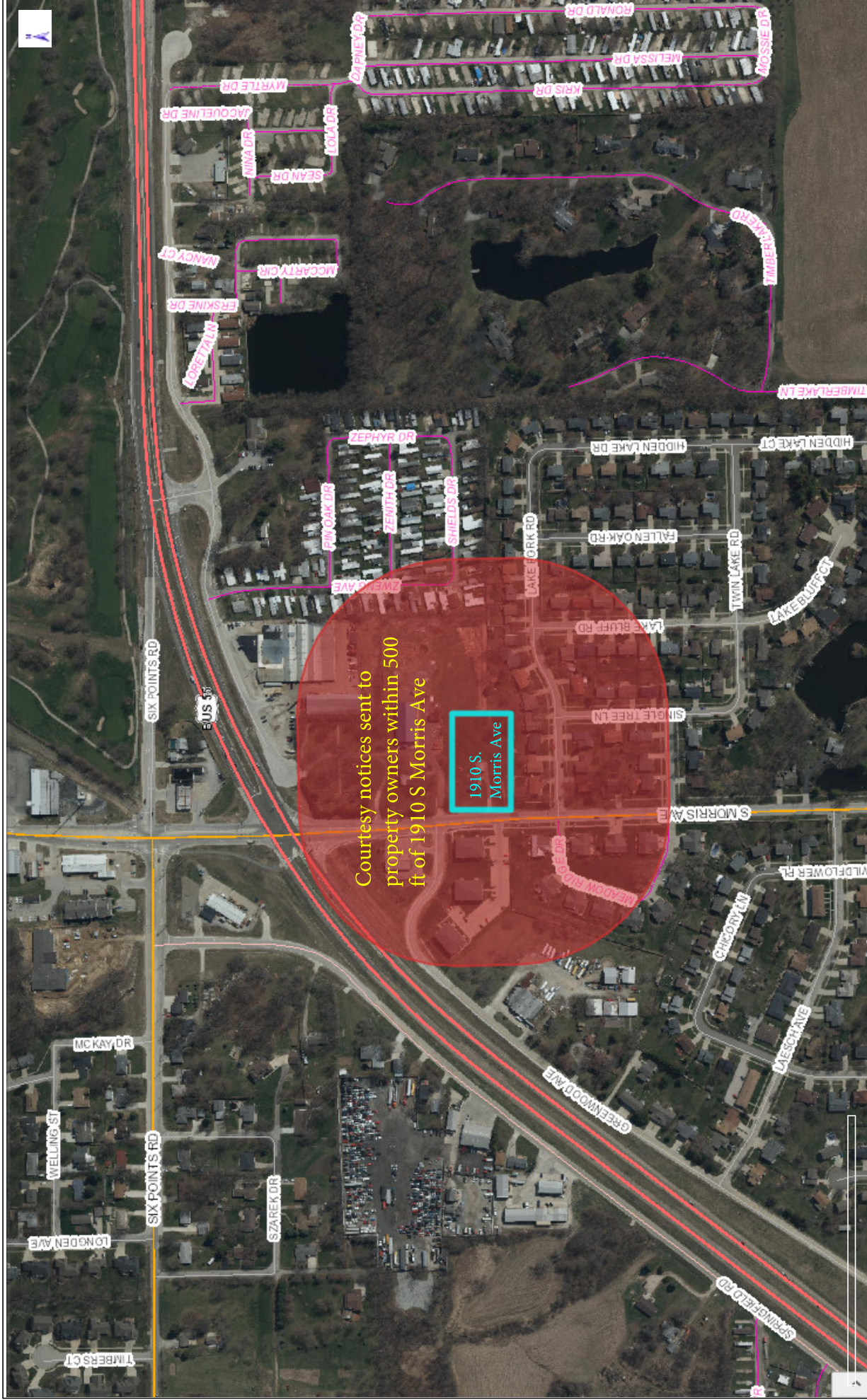
Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The hearing's agenda will be available at www.cityblm.org. 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,

Katie Simpson
City Planner



PUBLIC HEARING NOTICE FOR REZONING TO B-2 FOR 1910 S MORRIS AVENUE



0 0.12 0.2 Miles

1: 7,367

Notes

Public Hearing June 22, 2016 at 4:00 pm
at 109 E Olive Street.

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

Printed: 6/9/2016 15:53 M