

**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 22, 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 February 22, 2017 regular meeting of the Bloomington Planning Commission.

5. REGULAR AGENDA:

A. Z-05-17 Public hearing, review and action on the petition submitted by the West Bloomington Revitalization Project requesting approval of the rezoning of the property located at 724 W. Washington Street from C-2, Neighborhood Shopping District to B-2, General Business Service District. (Ward 6)

Expected City Council: April 24, 2017

B. Z-06-17 Public hearing, review and action on the petition submitted by the West Bloomington Revitalization Project requesting approval of the rezoning of the property located at 720 W. Washington Street from R-2, Mixed Residential District to B-2, General Business Service District. (Ward 6)

Expected City Council: April 24, 2017

C. Z-07-17 Consideration of a motion to recommend that the City Council adopt a Resolution initiating the rezoning of the following properties to B-2, General Business Service District: 806 W. Washington Street; 804 W. Washington Street; 800 and 802 W. Washington Street; 803 W. Washington Street; 801 W. Washington Street; 204 N. Allin Street. (Ward 6)

Expected City Council Date (resolution): April 24, 2017

Expected Planning Commission Public Hearing: May 24, 2017

Expected City Council Date for Final Rezoning Approval: June 26, 2017

6. OLD BUSINESS

Zoning Ordinance Update—Presentation by Houseal Lavigne Associates

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, FEBRUARY 22, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. Justin Boyd, Ms. Nicole Chlebek, Ms. Megan Headean, Mr. James Pearson, Mr. Eric Penn, Mr. John Protzman, Mr. Ryan Scrtichlow, Chairman David Stanczak

MEMBERS ABSENT: Mr. J. Balmer, Mr. Kevin Suess

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

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:04 PM

ROLL CALL: Mr. Dabareiner called the roll. With eight members in attendance, 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 January 11, 2016 minutes. No changes were proposed and Mr. Boyd moved to approve the minutes as written; Mr. Scritchlow seconded the motion, which was passed by a voice vote of 8-0.

REGULAR AGENDA:

Z-03-17 Public Hearing, review and action on a resolution to adopt the Official 2016 Zoning Map for the City of Bloomington.

Chairman Stanczak introduced the case. Ms. Simpson presented staff's report and summarized the purpose for the hearing, noting adoption of an official zoning map is a mandate in both local ordinance and state law. She stated the period under consideration is January 1, 2016 through December 31, 2016, adding that there was a recent map amendment in 2017 which is not shown on the official map which goes only to the end of 2016. She added that that change will be placed on next year's map approval. She presented a map and highlighted the map amendments and changes through calendar year 2016. She recommended approval the proposed official zoning map.

Mr. Pearson asked for a clarification of the S-4 zoning overlay; Ms. Simpson explained the overlay and how it retains the base residential zoning.

Chairman Stanczak opened the hearing and asked for comments. No one spoke in favor or against.

Mr. Protzman motioned to approve the revised and update zoning map as presented; seconded by Ms. Headean. The following votes were cast: Mr. Protzman—yes, Ms. Headean—yes, Mr. Scritchlow—yes, Mr. Pearson—yes, Mr. Boyd—yes, Mr. Penn—yes, Ms. Chlebek—yes, Chairman Stanczak—yes. Motion **approved** 8-0.

OLD BUSINESS:

Zoning Ordinance Update. Ms. Simpson stated that the consultant met with staff in January with a number of questions about the ordinance, the comprehensive plan and the downtown strategy. She expects them to appear before Plan Commission in March. Chairman Stanczak expressed concern that the consultant would return with excessive information for a single meeting. Mr. Dabareiner stated that the current ordinance has many places requiring clarification and this has taken more time. He added that the consultant is behind schedule as a result and they still intend on return to Commission and discuss changes and approaches section by section. Mr. Pearson asked for clarification on some of the inconsistencies found in the ordinance; Mr. Dabareiner highlighted an example where in a certain business district the side yard setback can be either zero feet or five feet, but a zero foot setback impacts the neighboring property's ability to develop.

NEW BUSINESS

Chairman Stanczak asked Ms. Chlebek to introduce herself. She described her interest in the Plan Commission and her background.

ADJOURNMENT: Mr. Boyd moved to adjourn; seconded by Mr. Scritchlow, which passed unanimously by voice vote. The meeting was adjourned at 4:19 pm.

Respectfully,

Tom Dabareiner AICP
Community Development Director

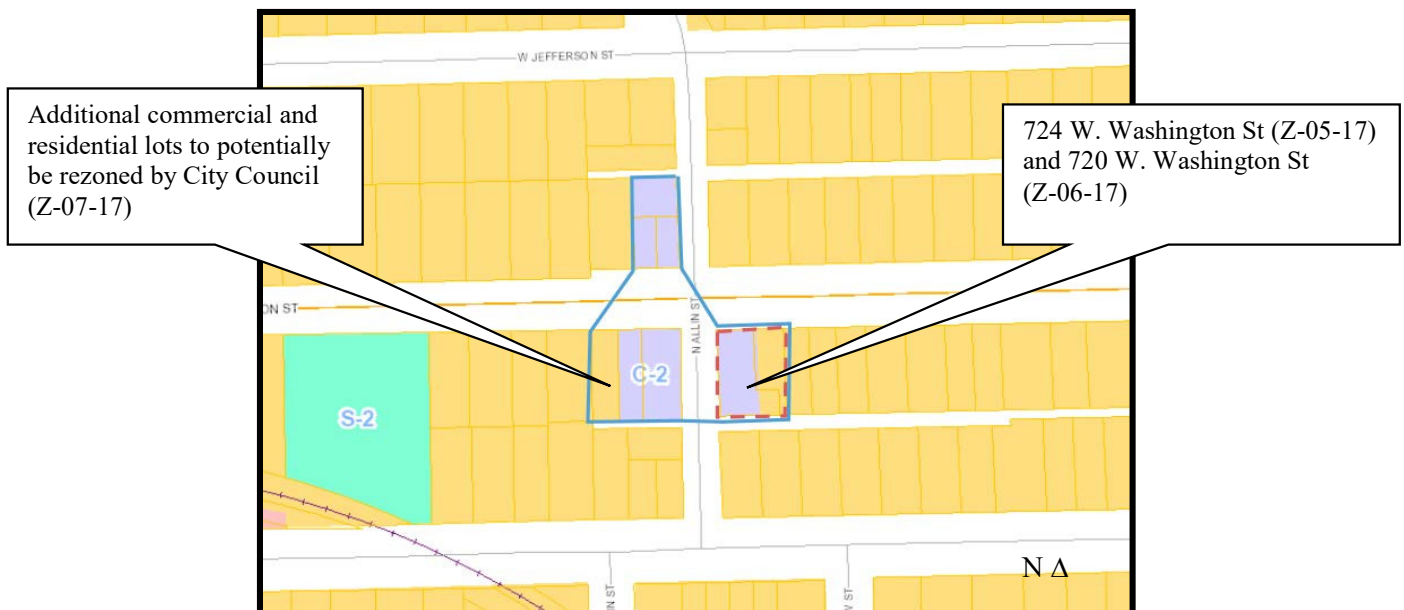
**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
MARCH 22, 2017**

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-05-17	724 W. Washington Street	Rezone	Katie Simpson, City Planner
Z-06-17	720 W. Washington Street		
Z-07-17	NW and SW corner of Washington St and Allin St.		
PETITIONER'S REQUEST:	Rezone the above referenced properties from C-2 and R-2, respectively, to B-2 General Business Service District to encourage mixed-use development and allow for the expansion of the WBRP Office and Tool Library		
Staff finds that the petitions meet the Zoning Ordinance's map amendment guidelines for the B-2, General Business Service District (44.6-21).			

STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission pass the following motions recommending:

- A. That City Council **approve** the rezoning of 724 W. Washington Street from C-2, Neighborhood Shopping District to B-2, General Business Service District, case Z-05-17, and;
- B. That City Council **approve** the rezoning of 720 W. Washington Street from R-2, Neighborhood Shopping District to B-2, General Business Service District, case Z-06-17, and;
- C. To recommend that the **City Council adopt a resolution initiating the rezoning** of 806 W. Washington St, 804 W. Washington St., 800 and 802 W. Washington St., 803 W. Washington St., 801 W. Washington St., and 204 N. Allin St., **to B-2, General Business Service District (Z-07-17)**



Agenda Items:
A, Z-05-17 724 W. Washington Street
B, Z-06-17 720 W. Washington Street
C, Z-07-17 NW and SW corners of Washington Street and Allin Street

NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on March 6, 2017.

GENERAL INFORMATION

Owner and Applicant: West
Bloomington Revitalization Project

PROPERTY INFORMATION

Z-05-17. Legal description-724

W. Washington Street

MCINTYRES ADD W25' S32'
LOT 6, S32' LOT 7 & W46.5' N78'
LOT 7 BLK 2
PIN: 21-04-308-001



Existing Zoning: C-2, Neighborhood Shopping (724 W. Washington)
Existing Land Use: Jesus Coffee House and caretaker residence
Property size: 0.138 acres/6,011 sqft

Z-06-17. Legal description-720 W. Washington Street

MCINTYRES ADD E3.5' N78' LOT 7 & (EX W25' S32') W34.5' LOT 6 BLK
PIN: 21-04-308-002

Existing Zoning: R-2, Mixed Residential (720 W. Washington)
Existing Land Use: Vacant lot
Property Size: 0.075 acres/ 3267sqft

Surrounding Zoning and Land Uses

Zoning

North: R-2, Mixed Residential
South: R-2, Mixed Residential
East: R-2, Mixed Residential
West: C-2, Neighborhood Shopping

Land Uses

North: Single/two family home(s)
South: Single/two family home(s)
East: Single/two family home(s)
West: Apartments, barber shop

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

- Agenda Items:
- A, Z-05-17 724 W. Washington Street
B, Z-06-17 720 W. Washington Street
C, Z-07-17 NW and SW corners of Washington Street and Allin Street

PROJECT DESCRIPTION

Background: 720 and 724 W. Washington Street are located on the southeast corner of the intersection between W. Washington Street and N. Allin Street. The properties are zoned R-2, Mixed Residential and C-2, Neighborhood Shopping District. Washington Street is considered a major arterial road leading into the City's downtown center. Two commercial nodes exist along Washington Street, one at the intersection of Washington Street and Morris Ave and the other at the intersection of Washington Street and Allin Street. Three of the four corners at Washington Street and Allin Street are improved with mixed use buildings and zoned C-2, Neighborhood Shopping Districts. The Comprehensive Plan identifies this neighborhood as the Regeneration Area. The Plan strongly encourages the preservation of the commercial mixed-use style of development, the promotion of walkable neighborhoods, and the importance of enhancing the Washington Street corridors.

Project Description:

The petitioner, West Bloomington Revitalization Project (WBRP) is a 501c3 dedicated to improving the quality of life and achieving a vision for a better community by encouraging neighbor collaboration and empowering residents to become local leaders. The WBRP recently purchased the building and lot at 724 and 720 W. Washington. They intend to relocate their services from WBRP's existing location at 801 W. Washington Street to the subject property. The subject property is a mixed use building with commercial space located on the lower level and an apartment on the second story. The petitioner plans to use the commercial space as a community space that will offer a variety of programs to neighboring residents including the tool library, the home restoration project, a bicycle co-op, the book bike, and vegetable gleaning program. The site will also provide office and meeting space for the nonprofit and a community garden area. Additionally, the petitioner intends to rent out the upstairs apartment.

The current zoning designations of C-2 and R-2 do not allow for the mixed residential and commercial uses contemplated in the Comprehensive Plan. While C-2 allows for a variety of commercial uses, such as a community center, it lacks the residential component and creates a barrier for mixed use development. Under C-2, a second story apartment could exist only if it is occupied by a caretaker or watchman for the business located below. The B-2, General Business Service District, which is established at the corner of Washington Street and Morris Ave, allows for a similar variety of commercial uses as well as the residential component. The proposed B-2 zoning encourages mixed uses and is intended to serve along the fringes of residential districts.



Agenda Items:
 A, Z-05-17 724 W. Washington Street
 B, Z-06-17 720 W. Washington Street
 C, Z-07-17 NW and SW corners of Washington Street and Allin Street

Chapter 44 of the City Code allows City Council to initiate the rezoning of properties within the corporate limits of the City of Bloomington (44.13-2B). For consistency and to encourage the mixed-use vision of the Comprehensive Plan, staff is also encouraging the Planning Commission to recommend that the City Council initiate a rezoning of the northwest and southwest corners of the intersection..This would include rezoning the following properties:

Address	Legal Description	PIN	Current Zoning	Proposed Zoning
204 N. Allin St.	PRICES ADD N50' LOT 4 BLK 2	21-05-429-033	C-2	B-2
801 W. Washington St.	E28' S65' LOT 4 BLK 2 PRICES ADD	21-05-429-035	C-2	B-2
803 W. Washington St.	PRICES ADD N28' S65' LOT 4 BLK 2	21-05-429-034	C-2	B-2
800 & 802 W. Washington St.	PRICES ADD (EX ST) LOT 1 BLK 3	21-05-433-014	C-2	B-2
804 W. Washington St.	PRICES ADD (EX W33.5') LOT 2 BLK 3	21-05-433-013	C-2	B-2
806 W. Washington St.	PRICS ADD VAC ALEY S OF & ADJ & W33.5' LOT 2 BLK 3	21-05-433-012	R-2	B-2

The WBRP initiated the rezoning of 720 and 724 W. Washington Street (**Cases Z-05-17 and Z-06-17**). A resolution should be passed by City Council to initiate the rezoning process for the remaining corners of Washington Street and Allin Street (**Z-07-17**). A separate public hearing with the Planning Commission would be held to discuss the rezoning of the aforementioned properties. City staff have called property owners of the above mentioned properties and mailed notices to property owners within 500 ft of the corner of Washington Street and Allin Street explaining the proposed rezoning.

Link to Comprehensive Plan:

In addition to providing affordable, safe, quality housing options for residents Chapter 4 of the Comprehensive Plan identifies Goal N-1 **Ensuring compact development of the City through denser, mixed-use developments and reinvestment in the established older neighborhoods.**

The proposed rezoning aligns with the following objectives:

- N-1.2b Continue to implement the WBRP strategic plan adopted in 2010
- N-1.2e Identify areas for commercial mixed-use developments to enhance the character of the existing neighborhoods.
- N-1.2g Enhance key corridors into the City such as Washington Street
- N-1.2j Promote the usage of the Tool Library.
- N-1.2k Develop an expansion plan of the Tool Library recognizing the need for more hours as well as possible expanding locations.

FINDINGS OF FACT

The Zoning Ordinance provides “*Zoning Map Amendment Guidelines*” and 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;* the subject property is located at an intersection of a major arterial road. The transportation system is sufficient to accommodate the uses permitted in the B-2 district. B-2 allows for a variety of uses ranging from specialty shops, libraries, and grocery stores, which complement the surrounding neighborhood, to wholesale storage and truck stops, which are more intense and less compatible with residential. The more intense uses permitted in the B-2 district will be limited at this location due to the smaller parcel sizes, building codes and parking requirements. Each corner of this intersection would have an area designated as B-2 that is less than a third of an acre. The standard is met.
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;* the proposed uses in the B-2 district are more compatible with the surrounding uses because they allow for residential uses. The current zoning does not allow for residential. The types of commercial developments which could occur in this area are limited by the parcel size and building codes/parking requirements and are similar to those that currently exist. No significant impact in truck traffic is expected since commercial developments with heavy truck traffic would require larger lots. The standard is met.
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 intention of the rezoning is to better accommodate the residential element of the mixed-use vision. New curb cuts would probably not be allowed since the subject properties are located close to an intersection. Most businesses located in the subject area currently gain access from allies behind the properties. The standard is met.
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;* the Comprehensive Plan encourages mixed-use developments along commercial corridors. This intersection is considered a commercial corridor and less intense commercial developments will add to the quality of life in the area by increasing access to services and possibly facilitating employment. The residential component allowed in the B-2 district will also provide safe, attractive, diverse housing options for Westside residents. Under the current zoning, the

Agenda Items:
A, Z-05-17 724 W. Washington Street
B, Z-06-17 720 W. Washington Street
C, Z-07-17 NW and SW corners of Washington Street and Allin Street

second story apartments could not be rented to anyone other than a caretaker of the business. The standard is 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 properties are currently zoned for commercial uses. The proposed change in zoning is minimal in that many of the uses allowed in the current zoning are allowed in the proposed zoning. The utilities and facilities are adequate for both the proposed commercial and the proposed residential. The standard is met.
6. *The impact the permitted uses would have upon the environment including noise, air, and water pollution;* the property is currently zoned for commercial uses, the change in impact should be minimal. The feasibility of accommodating more intense uses, which would have a larger impact on the environment, in this area is limited by the size of the area being rezoned. The standard is met.
7. *The impact any natural disasters, including flooding, would have upon the permitted uses;* No impact is expected, new developments will be required to comply with city's detention and storm water management standards. The standard is met.
8. *The conformance of the proposal to the Official Comprehensive Plan and Official Map (Ordinance No. 2006-137).* The Comprehensive Plan recognizes the importance of expanding the WBRP Tool Library and the other services WBRP provides. The Plan also established a vision of mixed use developments in the Regeneration Neighborhood. The standard is met.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass the following motions recommending:

- A. That City Council **approve** the rezoning of 724 W. Washington Street from C-2, Neighborhood Shopping District to B-2, General Business Service District, case Z-05-17, and;
- B. That City Council **approve** the rezoning of 720 W. Washington Street from R-2, Neighborhood Shopping District to B-2, General Business Service District, case Z-06-17, and;
- C. To recommend that the **City Council adopt a resolution initiating the rezoning** of 806 W. Washington St, 804 W. Washington St., 800 and 802 W. Washington St., 803 W. Washington St., 801 W. Washington St., and 204 N. Allin St., **to B-2, General Business Service District**, case Z-07-17.

Respectfully submitted,

Katie Simpson
City Planner

Agenda Items:
A, Z-05-17 724 W. Washington Street
B, Z-06-17 720 W. Washington Street
C, Z-07-17 NW and SW corners of Washington Street and Allin Street

Attachments:

- Draft Ordinance for 724 W. Washington Street and 720 W. Washington Street with Exhibit A “Legal Description”
- Petitions for Zoning Map Amendment
- List of Permitted Uses in the B-2 District
- Aerial Map
- Zoning Map
- Draft Resolution to initiate the Zoning Map Amendments for the northwest and southwest corners of Washington Street and Allin Street.
- Newspaper Notice and Neighborhood Notice w/Map
- Notification Mailing List
- Notice for property owners at 806 W. Washington St, 804 W. Washington St., 800 and 802 W. Washington St., 803 W. Washington St., 801 W. Washington St., and 204 N. Allin St

DRAFT
ORDINANCE NO. 2017 - _____

**AN ORDINANCE REZONING THE PROPERTY LOCATED AT 724 W.
WASHINGTON STREET FROM C-2 TO B-2, AND THE PROPERTY LOCATED AT
720 W. WASHINGTON STREET FROM R-2 TO B-2, GENERAL BUSINESS SERVICE
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 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 "C-2" Neighborhood Shopping District and "R-2" Mixed 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 _____, 2017.

APPROVED this ____ day of _____, 2017.

APPROVED:

Tari Renner
Mayor

ATTEST:

Cherry Lawson
City Clerk

Jeffrey R. Jurgens
Corporate Counsel

EXHIBIT "A"

(Legal Description)

724 W. Washington Street

MCINTYRES ADD W25' S32' LOT 6, S32' LOT 7 & W46.5' N78' LOT 7 BLK 2
PIN: 21-04-308-001

720 W. Washington Street

MCINTYRES ADD E3.5' N78' LOT 7 & (EX W25' S32') W34.5' LOT 6 BLK
PIN: 21-04-308-002

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 West Bloomington Revitalization Project,
hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents, receiver, executor (executrix), trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of C-2 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 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 C-2 to B-2.

Respectfully submitted,

By: Michael J. Daniels
WBIR Board President

Exhibit A

McIntyres Addition W25' S32" Lot 6, S32' Lot 7 and W46 1/2' N 78" 7 2 for property commonly located at 724 W. Washington St.

PIN: 21-04-308-001

Assessment Data

[Ownership History](#)
 [Assessment History](#)
 [Permit History](#)
 [Property Characteristics](#)
[Picture](#)
[New Search](#)
[Home](#)

ID: **44 21-04-308-001**
 Name: **JESUS HOUSE**
 Address 1:
 Address 2: **724 W WASHINGTON**
 City, St., Zip: **BLOOMINGTON , IL , 61701**

Prop. Address	722-724 W WASHINGTON		
Sale Date	9/3/2003	Adjustment	0
Sale Price	80000	Adj. Sales Price	80000
Updated	9/17/2003 1	Adj. Ratio	31.70
Use Code	C 0060	Flag	7
School Dis	087	Financing	1
Tax Code	4001	Sale Use	7
Current Tax Rate	0.0838037	Document	03/45621
Current EAV	30646	Deed	N/A
NH	38	Previous SD	6/8/2001
Assmt Year	2016 S/A	Previous SP	95000
Land	7580	Previous Ratio	24.51
Farmland	0	Homestead	0
Building	23066	Senior	0
Farm Bldg	0	Frozen Amount	0
Total	30646	HIE	N/A 0
Permit Date	11/18/2009	Permit Number	M0902593
Permit Amount	500	Permit For	Remodel living room
Comment	9/17/03 - Grantee is Religious organ.		
Reason for change	COMMERCIAL REVALUATION		
Legal	MC INTYRES ADDN W25' S32' L6, S32' L7 & W46 1/2' N78' 7 2		

Reports

[Residential Assessment Comparables ▼](#)
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[View Current Tax Bill](#)
[View Map](#)

Exhibit A
Legal Description

Tracts 1 and 2 of 724 W. Washington:

Lot 7 in Block 2 in McIntyre's Addition to the City of
Bloomington, except the South 32 feet of said Lot 7, also
except the East $3\frac{1}{2}$ feet of Lot 7, in McLean County, Illinois

AND

The South 32 feet of Lot 7 and the South 32 feet of the
West 25 feet of Lot 6, Both in Block 2 in McIntyre's
Addition to the City of Bloomington, in McLean County,
Illinois.

TRACT 1:

Lot 7 in Block 2 in McIntyre's Addition to the City of Bloomington, EXCEPT the South 32 feet of said Lot 7, also EXCEPT the East 3 1/2 feet of Lot 7, in McLEAN COUNTY, ILLINOIS.

TRACT 2:

The South 32 feet of Lot 7 and the South 32 feet of the West 25 feet of Lot 6, both in Block 2 in McIntyre's Addition to the City of Bloomington, in McLEAN COUNTY, ILLINOIS.

TRACT 3:

The West 34 1/2 feet of Lot 6 and the East 3 1/2 feet of Lot 7 in Block 2 in McIntyre's Addition to the City of Bloomington, EXCEPT the South 32 feet of said Lot 7 and EXCEPT the South 32 feet of Lot the West 25

Loan No: 6590108156

**MORTGAGE
(Continued)**

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feet of Lot 6, in McLEAN COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 724 W Washington St, Bloomington, IL 61701. The Real Property tax identification number is 21-04-308-001 (Tracts 1 & 2) AND 21-04-308-002 (Tract 3).

TRACT 1:

Lot 7 in Block 2 in McIntyre's Addition to the City of Bloomington, EXCEPT the South 32 feet of said Lot 7, also EXCEPT the East 3 1/2 feet of Lot 7, in McLEAN COUNTY, ILLINOIS.

TRACT 2:

The South 32 feet of Lot 7 and the South 32 feet of the West 25 feet of Lot 6, both in Block 2 in McIntyre's Addition to the City of Bloomington, in McLEAN COUNTY, ILLINOIS.

TRACT 3:

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Loan No: 6590108156

MORTGAGE
(Continued)

Page 2

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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 West Bloomington Revitalization Project,
hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents, receiver, executor (executrix), trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of R-2 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 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-2 to B-2.

Respectfully submitted,

By: Michael J. O'Donnell
WBIRP Board President

Exhibit A

McIntyres Addition E 3 ½' N 78' 7 & (Ex W25' S32') W34 ½' 6 for property commonly located at 720 W. Washington St.

PIN: 21-04-308-002

Assessment Data

[Ownership History](#)
 [Assessment History](#)
 [Permit History](#)
 [Property Characteristics](#)
[Picture](#)
[New Search](#)
[Home](#)

ID: **44 21-04-308-002**
 Name: **JESUS HOUSE**
 Address 1:
 Address 2: **724 W WASHINGTON**
 City, St., Zip: **BLOOMINGTON , IL , 61701**

Prop. Address	720 W WASHINGTON		
Sale Date	4/26/2004	Adjustment	0
Sale Price	269310	Adj. Sales Price	269310
Updated	6/1/2015 2	Adj.Ratio	30.01
Use Code	C 0060	Flag	4
School Dis	087	Financing	1
Tax Code	4001	Sale Use	5
Current Tax Rate	0.0838037	Document	04/17047
Current EAV	3450	Deed	15/8879
NH	38	Previous SD	9/14/2000
Assmt Year	2016 S/A	Previous SP	54000
Land	3450	Previous Ratio	23.58
Farmland	0	Homestead	0
Building	0	Senior	0
Farm Bldg	0	Frozen Amount	0
Total	3450	HIE	N/A 0
Permit Date	3/31/2015	Permit Number	119401
Permit Amount	37210	Permit For	DEMO SINGLE FAMILY RESIDENCE FOR COMMUNITY DEVELOP
Comment	6/1/15-WD.		
Reason for change	EXEMPT TO NON-EXEMPT		
Legal	MC INTYRES ADDN E3 1/2' N78' 7 & (EX W25' S32') W34 1/2' 6 2		

Reports

Exhibit A
Legal Description

Tract 3 of 724 W. Washington:

The West $34\frac{1}{2}$ feet of Lot 6 and the East $3\frac{1}{2}$ feet of
Lot 7 in Block 2 in McIntyre's Addition to the City of
Bloomington, Except the South 32 feet of said Lot 7 and
Except the South 32 feet of Lot the West 25 feet of Lot 6,
in McLean County, Illinois

Section 44.6-30

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
Artisanal/Craft Production and Retail	P	Motor Vehicle Storage	P
Athletic Clubs, YMCA, YWCA	P	Motorcycle Sales and Service	P
Auction Houses	P	Music Stores, Record Shops	P
Auditoriums, Concert Halls	P	News Syndicate Services	P
Automobile and Accessories Sales	P	Nursery Schools	P
Automobile Engine Electrical System Diagnostic Services	P	Nursing Homes	P
Automobile Rental Service	P	Offices	P
Automobile Repair Shops	P	Optical Goods, Hearing Aids Sales	P
Automobile Service Stations	P	Other Clubs Not Classified	P
Awning, Tent, Canvas Products Sales	P	Other Specialty Shops, N.E.C.	P
Bakery Products Sales	P	Outdoor Advertising Services	P
Ballrooms, Dance Halls	P	Packing and Crating Services	P
Banking Services	P	Paint, Glass, Wallpaper Stores	P

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

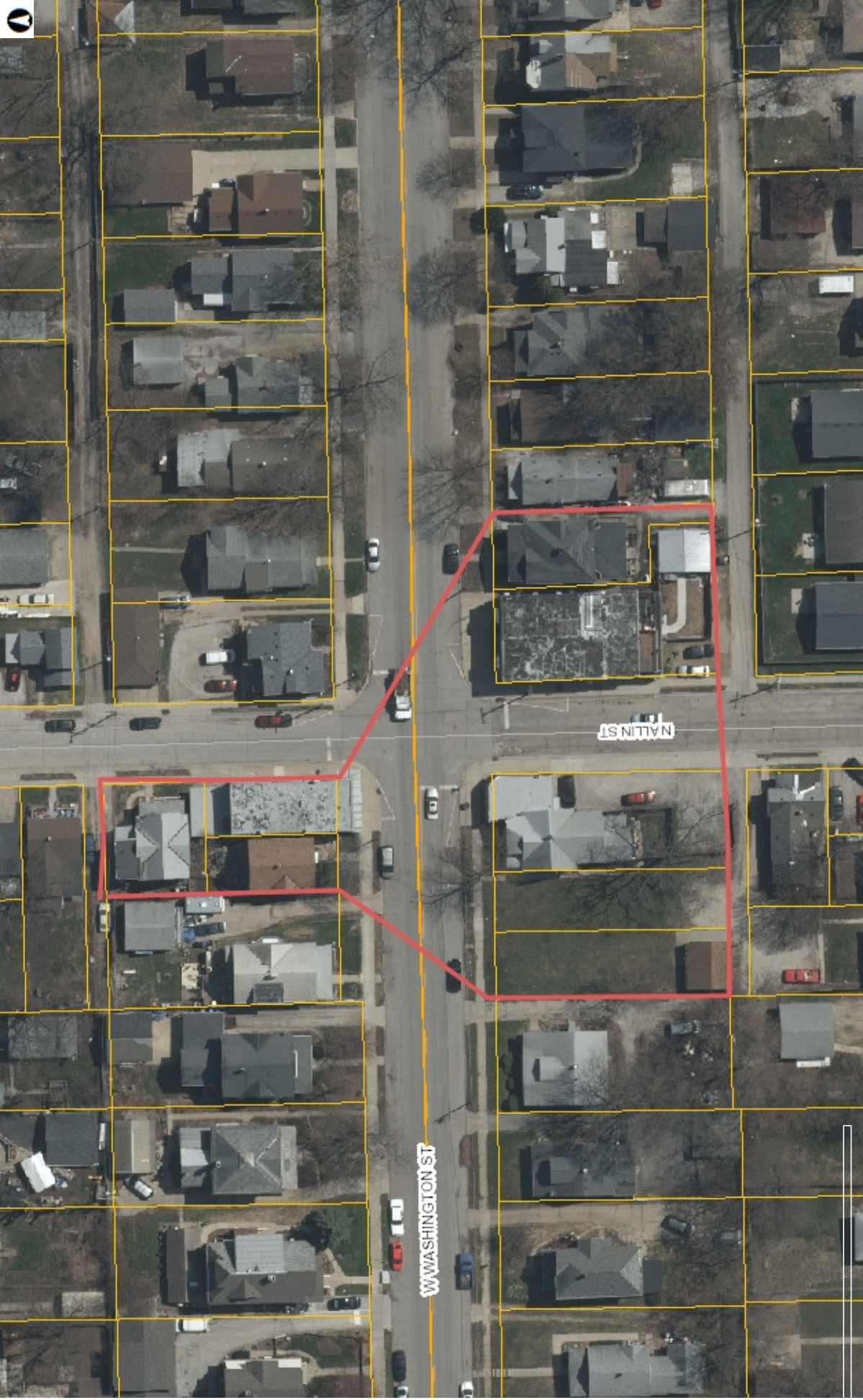
Revised 9/16/16

Day Care Centers	P	Shoe Stores	P
Delicatessens	P	Sign Painting Services	P
Dental Services	P	Ski Mobile Sales, Service	P
Department Stores	P	Social Clubs, Lodges	P
Detective and Protective Services	P	Specialty Food Shops	P
Diagnostic Imaging Center	P	Specialty Schools	P
Diagnostic Laboratory Treatment Facility	P	Sporting Goods, Bicycle Sales	P
Diaper Services	P	Stenographic Services	P
Domestic Violence Shelter	P	Swimming Clubs	P
Donut Shops, Ice Cream Shops	P	Swimming Pools	P
Draperies, Curtains, Uphostery	P	Taxi Terminals	P
Dressmaking, Tailor Shops	P	Telecommunication Antenna Facilities	10
Drive-in Refreshment Stands	P	Telegraph Message Centers	P
Drug Stores	P	Telephone Exchange Stations	P
Dry Cleaning Services	P	Telephone Exchange Substations	P
Dry Goods, Piece Goods Stores	P	Telephone Relay Towers	P
Duplicating, Mailing Services	P	Television Broadcasting Studios	P
Dwellings, Multiple Family	9	Tile Abstracting Services	P
Dwellings, Single-Family	S	Tires, Batteries, Accessories Sales	P
Dwellings, Two-Family	P	Towing Services	2
Educational and Research Services	P	Townhouses	9
Electrical Repair Service	P	Trade Supply Sales-Service	P
Electrical Services	P	Trading Stamp Services	P
Electrical Supply Sales	P	Transfer Services	P
Electricity Regulating Substations	P	Travel Arranging Services	P
Electronics Assembly Plants	P	Treatment Centers for Drug Abuse	P
Employment Services	P	Tree Sales, Nurseries, Greenhouses	P
Engineering, Architectural Services	P	Truck Rental Service	P
Equipment Rental , Leasing Services	P	Truck Sales and Service	P
Exhibition/Exposition Halls	P	Truck Stops, Truck Plazas	P
Extended Stay Motel	P	Truck Wash	P
Exterminating-Pest Control Services	P	Utility Conduits, Lines, Pipelines	P
Farm Machinery Sales and Service	P	Variety Stores	P
Farm Supply Stores	P	Veterinarian Services	P
Financial Services	P	Video Sales and Rental Stores	P
Fish Hatcheries, Poultry Hatcheries	P	Vocational Schools	P
Flammable Liquid Pipelines	P	Water Pressure Control Stations	P
Floor Covering Stores	P	Water Purification Plants	P
Florist Shops	P	Water Storage Reservoirs	P
Food Pantry	P	Welding Services	P
Forestry	P	Well Drilling Services	P
Fuel Oil Service	P	Wholesale Sales Establishments	1
Funeral Parlor, Mortuary	P	Window Cleaning Services	P
Furniture Stores	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		



Aerial View of Washington St. and Allin St.



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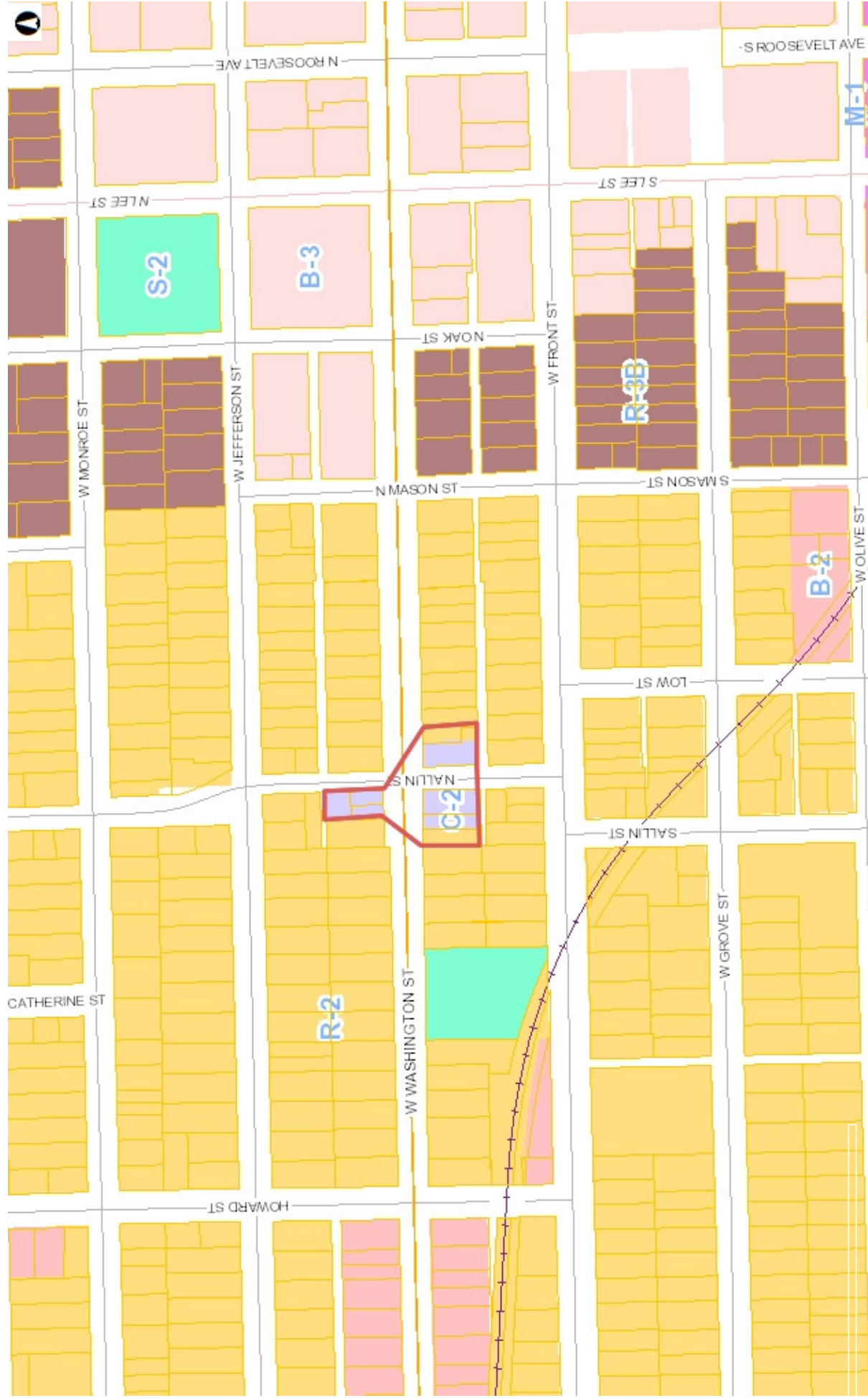
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Zoning map for Washington St. and Allin St.



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DRAFT
RESOLUTION NO. 2017 -

**A RESOLUTION INITIATING THE REZONING OF 204 N. ALLIN STREET, AND OF
800, 801, 802, 803, 804, AND 806 W. WASHINGTON STREET FROM
R-2, MIXED RESIDENTIAL, AND C-2, NEIGHBORHOOD SHOPPING DISTRICT, TO
B-2, GENERAL BUSINESS SERVICE DISTRICT**

WHEREAS, the premises hereinafter legally described in Exhibit "A" are located within the corporate limits of the City of Bloomington and presently have a zoning classification of R-2 and C-2 under the provisions of Chapter 44 of the Bloomington City Code, 1960 as amended; and

WHEREAS, the Bloomington Planning Commission has determined that the present zoning classifications on said premises are incompatible with the City of Bloomington Comprehensive Plan and no longer in harmony with the surrounding development and the public welfare; and

WHEREAS, the Bloomington Planning Commission has determined that rezoning said premises to B-2, General Business Service District, would be more compatible with existing uses, adjacent properties and the Comprehensive Plan; and

WHEREAS, the Bloomington Planning Commission has recommended that the City Council pass this resolution to initiate the rezoning of said premises; and

WHEREAS, pursuant to Chapter 44.13-2 of the Bloomington City Code, the City Council has the power to pass this resolution and initiate a rezoning of said premises; and

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

1. That the City Council directs City Staff to initiate the process for rezoning of 204 N. Allin Street, 800, 801, 802, 803, 804, and 806 W. Washington Street to B-2, General Business Service District; and,
2. That the Bloomington Planning Commission shall hold a public hearing, after proper notice is given, on the rezoning of 204 N. Allin Street, 800, 801, 802, 803, 804, and 806 W. Washington Street to B-2, General Business Service District

PASSED this ____ day of _____, 2017.

APPROVED this ____ day of _____, 2017.

ATTEST:

APPROVED:

Tari Renner

Cherry Lawson
City Clerk

Mayor

Resolution No. 2017-____
Exhibit A
Legal Description

<i>Address</i>	<i>Legal Description</i>	<i>PIN</i>	<i>Current Zoning</i>	<i>Proposed Zoning</i>
204 N. Allin St.	PRICES ADD N50' LOT 4 BLK 2	21-05-429-033	C-2	B-2
801 W. Washington St.	E28' S65' LOT 4 BLK 2 PRICES ADD	21-05-429-035	C-2	B-2
803 W. Washington St.	PRICES ADD N28' S65' LOT 4 BLK 2	21-05-429-034	C-2	B-2
800 & 802 W. Washington St.	PRICES ADD (EX ST) LOT 1 BLK 3	21-05-433-014	C-2	B-2
804 W. Washington St.	PRICES ADD (EX W33.5') LOT 2 BLK 3	21-05-433-013	C-2	B-2
806 W. Washington St.	PRICS ADD VAC ALEY S OF & ADJ & W33.5' LOT 2 BLK 3	21-05-433-012	R-2	B-2

Notices

20870189
OF BLOOMINGTON
IC HEARING NOTICE
Today, March 14, 2017
p.m., in the Council
s located at 109 E.
the Bloomington Liq-
mission will conduct a
earing on the applica-
Lakes Venture LLC,
resh Thyme Farmers
ocated at 403 N. Vet-
wy Unit 2, requesting
liquor license which
flow the sale of all
ackaged alcohol for
ion off the premises
days a week.
ons interested in said
n may attend and be
the application.
liance with the Ameri-
h Disabilities Act and
pplicable federal and
s, the hearing will be
a to individuals with
s. Persons requiring
aids and services
contact the City Clerk,
no later than five
re the hearing.
Clerk may be con-
her by letter at 109 E.
St., Bloomington, IL
e mail at
cityblm.org, or by tel-
at (309) 434-2240.
Hall is equipped with
telephone (TTY) that
be reached by dialing
-5115.
Lawson, C.M.C.,

n Date:
2017,
h Newspaper

20870359
OF BLOOMINGTON
PLDING BOARD OF
PEALS NOTICE
hereby given that a
aring will be held on
March 21, 2017, at
at City Hall, 109 E.
Bloomington, Illinois,
ity Council Chambers,
time all interested per-
y present their views
h matters thereto. The
earing will pertain to
ng items:
of term limits for
to be presented to
or for consideration,
and discussion for rec-
g changes to the
ing Code.
and discussion for rec-
g changes to the
ical Code.
liance with the Ameri-
r Disabilities Act and
pplicable federal and
s, the hearing will be
to individuals with
i. Persons requiring
aids and services
contact the City Clerk,
no later than five
e the hearing.
Clerk may be con-
her by letter at 109 W.
t., Bloomington, IL,
by telephone at
240, or by email,
cityblm.org. The city
uipped with a text tel-
TTY) that may also be
d by dialing
115.

Doombs Jr.

oard of Appeals
March 6, 2017

Public Notices

20870377
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
Public Notice is hereby given
that the Bloomington Planning
Commission will hold a public
hearing on Wednesday, March
22, 2017 at 4:00 p.m. in the
City Council Chambers, City
Hall, 109 E. Olive St., Bloom-
ington, IL.

The Petition submitted by West
Bloomington Revitalization
Project, requesting approval to
Rezone property located at 720
W. Washington St. from a R-2
Mixed Residence District to B-2
General Business Service Dis-
trict.

Legal Description: Exhibit A
MCINTYRES ADD E3.5' N78'
LOT 7 & (EX W25' S32')
W34.5' LOT 6 BLK.
PIN: 21-04-308-002

And

The Petition submitted by West
Bloomington Revitalization
Project, requesting approval to
Rezone property located at 724
W. Washington St., from a C-2
Neighborhood Shopping Dis-
trict to B-2 General Business
Service District.

Legal Description: Exhibit A
MCINTYRES ADD W25' S32'
LOT 6, S32' LOT 7 & W46.5',
N78' LOT 7 BLK 2.
PIN: 21-04-308-001

And

The Petition submitted by the
City of Bloomington, requesting
approval to Rezone property
located at 806 W. Washington
St., from a R-2 Mixed Resi-
dence District to B-2 General
Business Service District.

Legal Description: Exhibit A
PRICS ADD VAC ALEY S OF
ADJ & W33.5' LOT 2 BLK 3.
PIN: 21-05-433-012

And

The Petition submitted by the
City of Bloomington, requesting
approval to Rezone property
located at 804 W. Washington
St., from a C-2 Neighborhood
Shopping District to B-2 Gen-
eral Business Service District.

Legal Description: Exhibit A
PRICES ADD (EX W33.5') LOT
2 BLK 3.
PIN: 21-05-433-013

And

The Petition submitted by the
City of Bloomington, requesting
approval to Rezone property
located at 800 and 802 W.
Washington St., from a C-2
Neighborhood Shopping Dis-
trict to B-2 General Business
Service District.

Legal Description: Exhibit A
PRICES ADD (EX ST) LOT 1
BLK 3.
PIN: 21-05-433-014

And

The Petition submitted by the
City of Bloomington, requesting
approval to Rezone property
located at 803 W. Washington

Public Notices

St., from a C-2 Neighborhood
Shopping District to B-2 Gen-
eral Business Service District.

Legal Description: Exhibit A
PRICES ADD N28' S65' LOT 4
BLK 2.
PIN: 21-05-429-034

And

The Petition submitted by the
City of Bloomington, requesting
approval to Rezone property
located at 801 W. Washington
St., from a C-2 Neighborhood
Shopping District to B-2 Gen-
eral Business Service District.

Legal Description: Exhibit A
E28' S65' LOT 4 BLK 2
PRICES ADD.
PIN: 21-05-429-035

The Petition submitted by the
City of Bloomington, requesting
approval to Rezone property
located at 204 N. Allin St., from
a C-2 Neighborhood Shopping
District to B-2 General Busi-
ness Service District

Legal Description: Exhibit A
PRICES ADD N50' LOT 4 BLK
2.
PIN: 21-05-429-033

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 Lawson
City Clerk

Published in the Pantagraph:
March 6, 2017

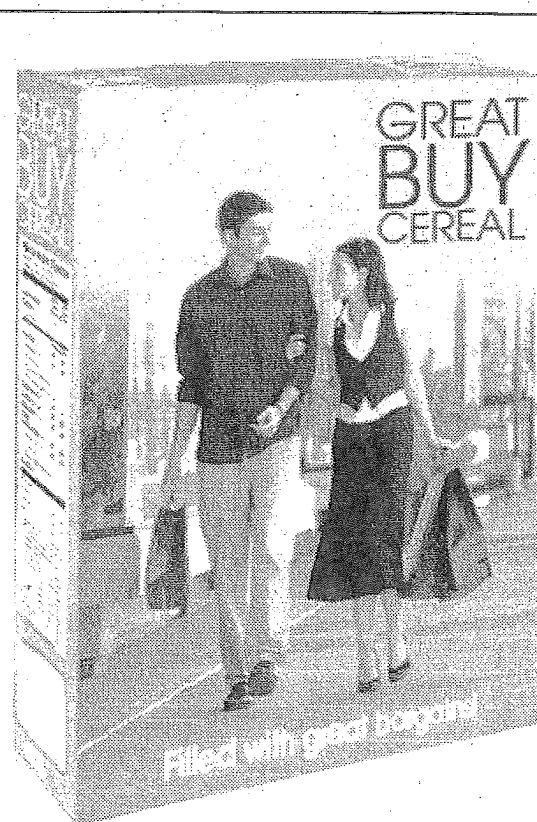
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MOVIES

March 6, 2017

DSH DTV	6 PM	6:30	7 PM	7:30	8 PM	8:30	9 PM	9:30	10 PM	10:30	11 PM	11:30
KABC 19	26 ABC World News	Entertainment Tonight (M)	The Bachelor Nick struggles to make a decision (M)	The Bachelor The women tell all (M)	The women tell their side of the story (M)	HOI News at 10 (M)	Jimmy Kimmel Live (HD) (M)	Nightline (N)				



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

March 6, 2017

Subject: Proposed zoning change for properties located at the corner of Allin Street and W. Washington Street.

Dear resident or property owner:

The **Planning Commission of the City of Bloomington, Illinois**, will hold a public hearing on **Wednesday, March 22, 2017 at 4:00 p.m.** in the **City Hall Council Chambers, 109 E. Olive St., Bloomington, Illinois**, to hear testimony on seven (7) petitions submitted by the West Bloomington Revitalization Project (WBRP) and the City of Bloomington (COB) requesting to rezone property located at the corner of W. Washington Street and Allin Street from R-2, Mixed Residential and C-2, Neighborhood Shopping District, to B-2, General Business Service District. The following petitions will be reviewed at the hearing:

Petitioner	Address	Legal Description	PIN	Current Zoning	Proposed Zoning
COB	204 N. Allin St.	PRICES ADD N50' LOT 4 BLK 2	21-05-429-033	C-2	B-2
COB	801 W. Washington St.	E28' S65' LOT 4 BLK 2 PRICES ADD	21-05-429-035	C-2	B-2
COB	803 W. Washington St.	PRICES ADD N28' S65' LOT 4 BLK 2	21-05-429-034	C-2	B-2
COB	800 & 802 W. Washington St.	PRICES ADD (EX ST) LOT 1 BLK 3	21-05-433-014	C-2	B-2
COB	804 W. Washington St.	PRICES ADD (EX W33.5') LOT 2 BLK 3	21-05-433-013	C-2	B-2
COB	806 W. Washington St.	PRICES ADD VAC ALEY S OF & ADJ & W33.5' LOT 2 BLK 3	21-05-433-012	R-2	B-2
WBRP	724 W. Washington St.	MCINTYRES ADD W25' S32' LOT 6, S32' LOT 7 & W46.5', N78' LOT 7 BLK 2	21-04-308-001	C-2	B-2
WBRP	720 W. Washington St.	MCINTYRES ADD E3.5' N78' LOT 7 & (EX W25' S32') W34.5' LOT 6 BLK 2	21-04-308-002	R-2	B-2

The current zoning designation C-2, Neighborhood Shopping District, encourages commercial uses but prohibits the residential uses that currently exist. The proposed zoning change to B-2, General Business Service District would allow for similar commercial uses and also enables the current residential uses to remain. Essentially, this change in zoning will preserve the existing residential uses and the character of the neighborhood.

We are sending you this courtesy notice because you own property within 500 feet of the land described above (a map is attached for reference). In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various



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

reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org.

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

Respectfully,
Katie Simpson
City Planner

Enclosures

Map of area to be rezoned (outlined in red) and all properties notified with 500 ft of the proposed rezoning (shown in blue).



Public Hearing to rezone seven properties on the corner of W. Washington Street and Allin Street from C-2 and R-2, to B-2.



Notes

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0.1 Miles

0.07

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SALVATION ARMY
10 W ALGONQUIN RD
DES PLAINES IL 60016

DAVID RAY BURCHAM
100 S EAST ST
LE ROY IL 617521731

WILLIAM MOORE
100 SANDRA LN
NORMAL IL 617612730

RAMNIK & RANJAN KHANT
1000 AUTUMN RIDGE CT
PRINCETON IL 61356

WILLIAM P LABOUNTY
101 W POPLAR ST
NORMAL IL 617611636

HABITAT FOR HUMANITY
103 W JEFFERSON ST
BLOOMINGTON IL 617013904

HOUSING AUTHORITY OF THE CITY OF
BLOOMINGTON
104 E WOOD
BLOOMINGTON IL 61701

ROBERT G & SHERYL L CHAMBERS
1102 1/2 W MACARTHUR AVE
BLOOMINGTON IL 617014826

JOAN H SCHAPMIRE
1117 S LIVINGSTON ST
BLOOMINGTON IL 617016338

JOE & CRYSTAL JARVIS
115 N BONE DR
NORMAL IL 617612307

JOHN ARMSTRONG
12 KLEGGSTONE CIR
BLOOMINGTON IL 617041508

MID CENTRAL COMMUNITY ACTION
INC
1301 W WASHINGTON ST
BLOOMINGTON IL 617014700

ALLSEASONS PROPERTIES LLC
1310 E EMPIRE ST
BLOOMINGTON IL 617013420

BRAD & MARTHA BUTZIRUS
14225 N 900 EAST RD
BLOOMINGTON IL 617046973

RYAN D YODER
14901 AUTUMN RD
HEYWORTH IL 617458832

Maria Haro
1505 Bunn St
Bloomington IL 617016922

BARBARA J EVANS
1513 WILSON ST
BLOOMINGTON IL 617016731

LARAMIE INVESTMENTS
1716 R T DUNN DR STE 4
BLOOMINGTON IL 617018730

% HAMILTON E TRUJILLO TVEO CORP
1901 MARTIN LUTHER KING DRIVE
BLOOMINGTON IL 61701

LUE WALTERS
1903 N TOWANDA
NORMAL IL 61761

MARK L RHINEHART
19745 N 1500 EAST RD
HUDSON IL 617489295

BONNIE JO OSTLING
201 W OLIVE ST
BLOOMINGTON IL 617015093

KENNETH W WOODS
201 WILLIAM DR
NORMAL IL 617611850

JOHN C WIEDA JR
202 E JACKSON
TOWANDA IL 61776

ALBERTO PALAFOX
204 N ALLIN ST
BLOOMINGTON IL 617013817

RICKEY W HEFNER
21942 N 2925 EAST RD
LEXINGTON IL 617539418

MKMC FILLING STATION LLC
2344 MORNING DEW DR
LITTLE ELM TX 750687631

ROSE & MANUEL REED BUCHANON
2512 OLD PEORIA CT
BLOOMINGTON IL 617055016

GARY R LEACH
2621 DANBURY DR
BLOOMINGTON IL 617046507

WAYNE PELHANK
2625 Day Lily Run
The Villages FL 321622050

ANDREW SEGNERI
2914 ESSINGTON
BLOOMINGTON IL 61704

TONY & DEBORAH ADEKOYA
3 HANEY CT
BLOOMINGTON IL 617014983

ELIZABETH AYERS
304 N ALLIN ST
BLOOMINGTON IL 617013819

JOSE S PACHECO
305 S EUCLID AVE
BLOOMINGTON IL 617014719

HARLAN D BABBITT
305 SOUTHGATE DR
BLOOMINGTON IL 617047636

CEVAT KARASEN
305 W CHESTNUT ST
BLOOMINGTON IL 617012914

BERNARD DOTSON
3108 CUMBRIA DRIVE
BLOOMINGTON IL 61704

TERRY N BAGGETT
315 ATHON ST
LIVERMORE KY 423522164

ANNETTA O MILLER TRUSTEE
32 COUNTRY CLUB PL
BLOOMINGTON IL 617013402

XINGNA CHEN
3435 S CLAREMONT
CHICAGO IL 60608

YOUTHBUILD INC
360 WYLIE DR # 305
NORMAL IL 617615500

TIMOTHY L KEYES
401 N ALLIN ST
BLOOMINGTON IL 617013820

% TIMOTHY L OWEN HEARTLAND
BANK AND TRUST CO
401 NORTH HERSHEY RD PO BOX 67
BLOOMINGTON IL 617020067

NATIONAL FINANCIAL PLANNIN INC
414 HAMILTON BLVD STE 302
PEORIA IL 616021233

LINDA J & JAMES R WHEELOCK
503 E Taylor St
Bloomington IL 617015344

ROBERT SWALLOW
505 W Mill St
Bloomington IL 617015145

ERIC T GULYASH
508 N MASON ST # C
BLOOMINGTON IL 617012852

CAROLINA GARZA
521 W GROVE ST
BLOOMINGTON IL 61701

ANGELA SMITH
531 W GROVE ST
BLOOMINGTON IL 617014964

JANET DARROW
539 W GROVE ST
BLOOMINGTON IL 617014964

ROBERT WEAVER
541 W GROVE ST
BLOOMINGTON IL 617014964

MWAA INC
600 N MAIN ST
ELLSWORTH IL 61737

JEFF E GORDON
602 S MADISON ST
BLOOMINGTON IL 617015161

MERDITH BROOKS
605 W GROVE ST
BLOOMINGTON IL 617014944

EGERTON M DOVER
607 WEST JEFFERSON STREET
BLOOMINGTON IL 61701

TOSHA BELL
66 PLEASANTVIEW CT
ZION CROSSROADS VA 229426949

BLOOMNORM LLC
666 DUNDEE RD STE 1102
NORTHBROOK IL 600622735

DONALD J & ROSEANNE C CORNETT
702 W FRONT ST
BLOOMINGTON IL 617014938

MICHAEL & JAMIE HADADY
702 W JEFFERSON ST
BLOOMINGTON IL 617013831

DENNIS & ALICE GRIFFIN
705 W FRONT ST
BLOOMINGTON IL 617014937

CARL E MITCHELL
705 W JEFFERSON ST
BLOOMINGTON IL 617013830

ROBERT GARNER
706 W JEFFERSON
BLOOMINGTON IL 61701

CLIFFORD JENNINGS
706 W WASHINGTON ST
BLOOMINGTON IL 617013813

NICHOLAS & JAMIE WATSON
707 W FRONT ST
BLOOMINGTON IL 617014937

RANDY T KUEHN
710 W JEFFERSON ST
BLOOMINGTON IL 61701

RICHARD & TERESA DEPAEPE
710 W MONROE ST
BLOOMINGTON IL 617013852

VICKI L COOLEY
711 W Front St
Bloomington IL 617014937

RAYMOND & NICOLE VAN ETEN
711 W JEFFERSON
BLOOMINGTON IL 61701

MESHAWN CALHOUN
711 W Washington St
Bloomington IL 617013812

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712 W JEFFERSON ST
BLOOMINGTON IL 617013831

BRENNA WHITWOOD
712 W MONROE ST
BLOOMINGTON IL 61701

ROBERT W WHEELER
713 W JEFFERSON STREET
BLOOMINGTON IL 61701

F MARIE HILL
713 W WASHINGTON ST
BLOOMINGTON IL 617013812

CHUCK & JENNIFER FRANKS BOYER
714 W MONROE ST
BLOOMINGTON IL 617013852

RONALD E CARWILE
714 W WASHINGTON ST
BLOOMINGTON IL 617014418

EVELIO G ALVAREZ
715 W JEFFERSON
BLOOMINGTON IL 61701

PAULA A CHESTNEY
715 W WASHINGTON ST
BLOOMINGTON IL 617013812

ROBERT W WOODWARD
716 W WASHINGTON ST
BLOOMINGTON IL 617013813

DELTA RALPH
717 W FRONT ST
BLOOMINGTON IL 617014937

CAROLYN J STEELE
717 W MONROE ST
BLOOMINGTON IL 617013851

JUDY SEDEKUM
717 W WASHINGTON ST
BLOOMINGTON IL 617013812

REVE L JACKSON JR
718 W JEFFERSON ST
BLOOMINGTON IL 617013831

ALTHEA BELLAMY
718 W MONROE
BLOOMINGTON IL 61701

Richard P & Cathy A Griffin Brown
718 W Washington St
Bloomington IL 617013813

ELIZABETH A & LESLIE M BOSWELL
719 W FRONT ST
BLOOMINGTON IL 617014937

RUTH A COBB
719 W WASHINGTON, APT A
BLOOMINGTON IL 61701

LENIOX CAMPBELL
721 W FRONT
BLOOMINGTON IL 61701

HOUSE JESUS
724 W WASHINGTON ST
BLOOMINGTON IL 617013813

JESUS HOUSE
724 W WASHINGTON ST
BLOOMINGTON IL 617013813

TANIA D & SHEDRICK J JACKSON
73 GENESIS LN
CAMDEN SC 290207104

JEFFERY P & MICHELLE R RICH
779 E 100 NORTH RD
ATLANTA IL 617238606

JAMES D PETTIGREW
8 PICKWICK LN
MACKINAW IL 617559674

MICHAEL PETSAS
800 S CREVE COEUR AVE
CREVE COEUR IL 616104152

JAMES STEELE
801 W MONROE ST
BLOOMINGTON IL 617013853

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Normal IL 617613144

THOMAS A KUMMER
802 W MONROE
BLOOMINGTON IL 61701

RITO ORTIZ
803 W WASHINGTON ST
BLOOMINGTON IL 617013814

STEVE WIGGINS
804 W MONROE ST
BLOOMINGTON IL 617013854

JASON & TONIA STULL WINKLEMAN
805 W WASHINGTON
BLOOMINGTON IL 61701

SYBIL R NASH
806 W JEFFERSON ST
BLOOMINGTON IL 61701

JOANNE LITTELL
808 BRYAN ST
NORMAL IL 617612873

JOSE & GUADALUPE NIETO
808 W JEFFERSON ST
BLOOMINGTON IL 617013833

VERNAL D KESSINGER
808 W MONROE ST
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SHARON K FOLEY
808 W. WASHINGTON
BLOOMINGTON IL 617014152

VALERIE L DUMSER
809 W WASHINGTON ST
BLOOMINGTON IL 617013814

ROBERT A WALLACE
810 W JEFFERSON
BLOOMINGTON IL 61701

RACHEL E CODY
811 W GROVE
BLOOMINGTON IL 61701

WINSTON & WELLIS ALEXANDER
811 W JEFFERSON ST
BLOOMINGTON IL 61701

BRANDON JAMISON
812 W JEFFERSON
BLOOMINGTON IL 61701

SAMUEL CROSSLEY
812 W MONROE
BLOOMINGTON IL 61701

VALLERY J KNIGHT
813 1/2 W WASHINGTON
BLOOMINGTON IL 61701

JOHN GARLAND
813 W GROVE ST
BLOOMINGTON IL 617014947

JACOB & BECKY GODBEY
813 W WASHINGTON
BLOOMINGTON IL 61701

NORA ALMANZA
814 W Jefferson St
Bloomington IL 617013833

BARBARA L JOHNSON
814 W WASHINGTON ST
BLOOMINGTON IL 617013815

KAREN HARSHA
817 W JEFFERSON ST
BLOOMINGTON IL 617013832

SINDA A SAKENSBERG
818 W JEFFERSON ST
BLOOMINGTON IL 617013833

ROBERT & HEIDI BOSQUEZ
819 W JEFFERSON ST
BLOOMINGTON IL 617013832

PHILIP & LAURA DICK
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BLOOMINGTON IL 617013814

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820 1/2 W JEFFERSON
BLOOMINGTON IL 61701

JODY POTTS
820 W JEFFERSON ST
BLOOMINGTON IL 617013833

CATHLEEN A OLSEN
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Bloomington IL 617013856

JEFFREY S READY II
916 W FRONT
BLOOMINGTON IL 61701

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BLOOMINGTON IL 617055346

WILLIAM & CYNTHIA SHEPHERD
HACKMAN
PO BOX 3333
BLOOMINGTON IL 617023333
PAT WYLIE TRUSTEE
PO BOX 6148
BLOOMINGTON IL 617026148

JESSICA JANES
822 W JEFFERSON
BLOOMINGTON IL 61701

ROBERT & AMIE CRAWFORD
911 1/2 N MASON ST
BLOOMINGTON IL 617012822

BRUCE W JR & CYNTHIA THORNTON
918 W FRONT ST
BLOOMINGTON IL 617014941

JACK O EDWARDS
9564 WALNUT WAY
BLOOMINGTON IL 61704

FAREDUN MEHROJKULOV
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BLOOMINGTON IL 61702

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BLOOMINGTON IL 617046811

TERESA ORRICK
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BLOOMINGTON IL 617014941

LOLITA POORE
920 W FRONT ST
BLOOMINGTON IL 61701

CHAD & MICAH JESSEN
P O BOX 3561
BLOOMINGTON IL 617023561

RYAN D CHRISTENSEN SOLE MEM
ILLINI HOME BUYERS OF BLM LLC
PO BOX 6031
CHAMPAIGN IL 618266031



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

February 28, 2017

Subject: Proposed zoning change for properties located at the corner of Allin Street and W. Washington Street.

Dear property owner:

We are writing to inform you that the City of Bloomington would like to initiate a zoning change for the following properties:

Address	Current Zoning	Proposed Zoning
204 N. Allin Street	C-2	B-2
801 W. Washington Street	C-2	B-2
803 W. Washington Street	C-2	B-2
800 and 802 W. Washington Street	C-2	B-2
804 W. Washington Street	C-2	B-2
806 W. Washington Street	R-2	B-2
724 W. Washington Street	C-2	B-2
720 W. Washington Street	R-2	B-2

The current zoning designation for your property is C-2, Neighborhood Shopping District. This classification encourages commercial uses but prohibits the residential uses that currently exist. The proposed zoning change to B-2, General Business Service District would allow for similar commercial uses and also enables the current residential uses to remain. Essentially, this change in zoning will preserve the existing residential uses and the character of the neighborhood.

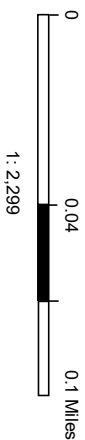
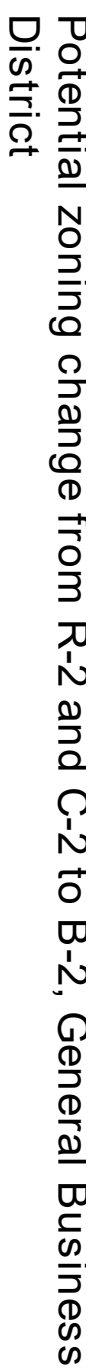
We are sending you this notice because you own property that would be affected by this proposed zoning change. Attached to this notice are a map of the area to be rezoned, a list of permitted uses for the C-2, Neighborhood Shopping District as well as a list of uses in the proposed B-2, General Business Service District.

A public hearing for the proposed zoning changes will be held by the City of Bloomington Planning Commission on Wednesday March 22, 2017 at the City of Bloomington City Council Chambers, 109 E. Olive Street, at 4:00 pm. In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org.

If you have additional questions or for further information, please contact the City of Bloomington Community Development Department at (309) 434-2226. If you have questions or would like more information regarding the rezoning impact on assessed values and taxes please contact the Bloomington Township Tax Assessor's Office at 828-6016.

Respectfully,
Katie Simpson
City Planner

Enclosures: Map of area to be rezoned, permitted uses in C-2, permitted uses in B-2



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

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Notes

C-2 Permitted Uses

Accounting, Auditing, Bookkeeping	11
Agriculture	P
Antique Stores	1
Apparel Shops	2
Art Supplies, Craft Stores	S
Automobile Engine Electrical System Diagnostic Services	P
Bakery Products Sales	P
Banking Services	11
Barber Shops, Beauty Shops	P
Bed & Breakfast Establishments	1
Book, Stationery Stores, Newsstands	P
Business Management Consulting	11
Business Schools	S
Cameras, Photographic Supplies	1
Candle Shops	1
Candy Confectionery Sales	P
Catering Services	P
China, Glassware, Metalware Stores	2
Churches, Synagogues, Temples	S
Cigar, Tobacco Products Sales	P
College-University Classrooms	S
Community Centers	P
Computer Services	2
Convenience Establishments	P
Convenience Establishments, Beer & Wine Only	P
Cultural Activities	P
Currency Exchanges	P
Dairy Products	P
Day Care Centers	S
Delicatessens	P
Dental Services	11
Diaper Services	1
Donut Shops, Ice Cream Shops	P
Draperies, Curtains, Uphostery	1
Dressmaking, Tailor Shops	P
Drug Stores	P
Dry Cleaning Services	P
Dwellings, Single-Family	4
Electricity Regulating Substations	P
Engineering, Architectural Services	11

Financial Services	11
Flammable Liquid Pipelines	P
Florist Shops	P
Forestry	P
Garden Supply Stores	P
Gas Regulatory Stations	P
Gift Shops	P
Government Services	11
Greeting Card Shops	P
Grocery Stores, Supermarkets	P
Health Clubs	S
Health Spas, Reducing Salons	S
Hobby Shops, Toy Stores	P
Insurance Services	11
Irrigation Channels	P
Jewelry Stores, Watch Repair	P
Knit Goods Shops	P
Laundrying Services	P
Leather Goods Shops	2
Legal Services	11
Linen Supply Services	2
Linen Supply Stores	2
Linen Supply Stores	2
Liquor Stores	P
Media Shops	12
Medical Marijuana Dispensing Organization	P
Medical, Health Services	11
Mobile Food and Beverage Vendor	13
Nursery Schools	S
Offices	11
Optical Goods, Hearing Aids Sales	1
Paint, Glass, Wallpaper Stores	2
Painting, Decorating Services	1
Parking Lot, Commercial	S
Parking Lot, Noncommercial	P
Parks, Playgrounds, Aboretums	P
Pharmacy	P
Photographic Services	P
Police Stations, Fire Stations	P
Postal Services	P
Pottery, Ceramic Products Sales	2
Pre-Schools	S
Real Estate Services	11

Rehabilitation Schools	S
Savings and Loan Associations	P
Sewage Lift Stations	P
Sewage Treatment Plants	S
Shoe Repair Services	P
Social Clubs, Lodges	S
Specialty Food Shops	P
Specialty Schools	S
Telecommunication Antenna Facilities	10
Telephone Exchange Substations	P
Travel Arranging Services	2
Utility Conduits, Lines, Pipelines	P
Video Sales and Rental Stores	P
Vocational Schools	S
Water Pressure Control Stations	P
Water Purification Plants	P
Water Storage Reservoirs	P

(S) = allowed with a special use

(1) = allowed only as accessory use occupying not more than 40% floor area of any story

(2) = allowed only as accessory use occupying not more than 25% floor area of any story

(5) = allowed provided that no lot line of the lot to be occupied by such use shall be located closer

than 1,000 feet to the lot line of a residential, recreational, public assembly (or the like) use

(9) = allowed as a special use if the lot was rezoned B-1 after August 26, 1996

(12) = allowed as permitted use but subject to conditions that adult media kept in a separate room

1) that is not open to anyone under age (18) and; 2) physically and visually separated from the rest of the shop by an opaque wall and; be located so that the entrance is as far as reasonably possible from media of a particular interest to children; and 4) have access controlled by warning signs to provide assurance that persons under age 18 will not accidentally enter and; 5) provide signs stipulating that persons under age 18 are not permitted in such a room.

(13) = permitted but subject to the requirements of Section 44.4-4 G.

(4) = allowed only as a residence for watchmen or caretakers of business or industrial uses permitted in the zoning district

Section 44.6-30

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
Artisanal/Craft Production and Retail	P	Motor Vehicle Storage	P
Athletic Clubs, YMCA, YWCA	P	Motorcycle Sales and Service	P
Auction Houses	P	Music Stores, Record Shops	P
Auditoriums, Concert Halls	P	News Syndicate Services	P
Automobile and Accessories Sales	P	Nursery Schools	P
Automobile Engine Electrical System Diagnostic Services	P	Nursing Homes	P
Automobile Rental Service	P	Offices	P
Automobile Repair Shops	P	Optical Goods, Hearing Aids Sales	P
Automobile Service Stations	P	Other Clubs Not Classified	P
Awning, Tent, Canvas Products Sales	P	Other Specialty Shops, N.E.C.	P
Bakery Products Sales	P	Outdoor Advertising Services	P
Ballrooms, Dance Halls	P	Packing and Crating Services	P
Banking Services	P	Paint, Glass, Wallpaper Stores	P

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

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Day Care Centers	P	Shoe Stores	P
Delicatessens	P	Sign Painting Services	P
Dental Services	P	Ski Mobile Sales, Service	P
Department Stores	P	Social Clubs, Lodges	P
Detective and Protective Services	P	Specialty Food Shops	P
Diagnostic Imaging Center	P	Specialty Schools	P
Diagnostic Laboratory Treatment Facility	P	Sporting Goods, Bicycle Sales	P
Diaper Services	P	Stenographic Services	P
Domestic Violence Shelter	P	Swimming Clubs	P
Donut Shops, Ice Cream Shops	P	Swimming Pools	P
Draperies, Curtains, Uphostery	P	Taxi Terminals	P
Dressmaking, Tailor Shops	P	Telecommunication Antenna Facilities	10
Drive-in Refreshment Stands	P	Telegraph Message Centers	P
Drug Stores	P	Telephone Exchange Stations	P
Dry Cleaning Services	P	Telephone Exchange Substations	P
Dry Goods, Piece Goods Stores	P	Telephone Relay Towers	P
Duplicating, Mailing Services	P	Television Broadcasting Studios	P
Dwellings, Multiple Family	9	Tile Abstracting Services	P
Dwellings, Single-Family	S	Tires, Batteries, Accessories Sales	P
Dwellings, Two-Family	P	Towing Services	2
Educational and Research Services	P	Townhouses	9
Electrical Repair Service	P	Trade Supply Sales-Service	P
Electrical Services	P	Trading Stamp Services	P
Electrical Supply Sales	P	Transfer Services	P
Electricity Regulating Substations	P	Travel Arranging Services	P
Electronics Assembly Plants	P	Treatment Centers for Drug Abuse	P
Employment Services	P	Tree Sales, Nurseries, Greenhouses	P
Engineering, Architectural Services	P	Truck Rental Service	P
Equipment Rental , Leasing Services	P	Truck Sales and Service	P
Exhibition/Exposition Halls	P	Truck Stops, Truck Plazas	P
Extended Stay Motel	P	Truck Wash	P
Exterminating-Pest Control Services	P	Utility Conduits, Lines, Pipelines	P
Farm Machinery Sales and Service	P	Variety Stores	P
Farm Supply Stores	P	Veterinarian Services	P
Financial Services	P	Video Sales and Rental Stores	P
Fish Hatcheries, Poultry Hatcheries	P	Vocational Schools	P
Flammable Liquid Pipelines	P	Water Pressure Control Stations	P
Floor Covering Stores	P	Water Purification Plants	P
Florist Shops	P	Water Storage Reservoirs	P
Food Pantry	P	Welding Services	P
Forestry	P	Well Drilling Services	P
Fuel Oil Service	P	Wholesale Sales Establishments	1
Funeral Parlor, Mortuary	P	Window Cleaning Services	P
Furniture Stores	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	

(S) = allowed with a special use

(1) = allowed only as accessory use occupying not more than 40% floor area of any story

(2) = allowed only as accessory use occupying not more than 25% floor area of any story

(5) = allowed provided that no lot line of the lot to be occupied by such use shall be located closer than 1,000 feet to the lot line of a residential, recreational, public assembly (or the like) use

(9) = allowed as a special use if the lot was rezoned B-1 after August 26, 1996

(12) = allowed as permitted use but subject to conditions that adult media kept in a separate room

1) that is not open to anyone under age (18) and; 2) physically and visually separated from the rest of the shop by an opaque wall and; be located so that the entrance is as far as reasonably possible from media of a particular interest to children; and 4) have access controlled by warning signs to provide assurance that persons under age 18 will not accidentally enter and; 5) provide signs stipulating that persons under age 18 are not permitted in such a room.

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