



**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, MARCH 11, 2020 4:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES** Review the minutes of the February 26, 2020, regular meeting of the Bloomington Planning Commission.
- 5. REGULAR AGENDA**
 - A. Z-03-20** Public Hearing, review and action on a petition submitted by The Boys and Girls Club (purchaser) requesting a zoning map amendment for a portion of Sunnyside Park (1712-1724 W. Illinois St) rezoning the property from R-1C, Single Family Residential District to P-2, Public Lands and Institutions.
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**

DRAFT
MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 26, 2020 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. David Stanczak; Mr. Justin Boyd; Mr. Thomas Krieger; Mr. John Protzman; Mr. Mark Muehleck; Mr. Tyson Mohr; Ms. Megan McCann; Chairperson Megan Headean.

MEMBERS ABSENT: Mr. Kevin Suess

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Ms. Casey Weeks, Assistant City Planner; Mr. George Boyle, Assistant Corporate Counsel; Mr. Douglas Kaarre, AICP, The Lakota Group; Mr. Nicholas Kalogeresis, AICP, The Lakota Group.

CALL TO ORDER: Chairperson Headean called the meeting to order at 4:02 PM. Ms. Simpson called roll. With eight members present, the Commission established a quorum.

PUBLIC COMMENT: None

MINUTES: Review the minutes of the February 11, 2020, special meeting of the Bloomington Planning Commission.

Chairperson Headean asked if there were any amendments to the meeting minutes from February 11, 2020. There were no amendments, a motion was made by Mr. Mohr to approve the minutes, seconded by Mr. Stanczak. The minutes were approved by voice vote (8-0-0).

REGULAR AGENDA:

Z-02-20 Public Hearing, review and action on map amendments to the official zoning map for properties in the city of Bloomington, to amend errors and make the map consistent with the previously adopted comprehensive text amendment to the Bloomington Zoning Ordinance, Chapter 44 of the Bloomington City Code.

Ms. Katie Simpson gave the staff report. Staff recommends approval of zoning map amendments. In 2017, we started the process of updating the zoning code to align our ordinance with the goals of the Comprehensive Plan and make it more user friendly. In March of 2019 the new Zoning Code was adopted.

The zoning text and maps are two different things. The text is the codes and the map shows districts and individual zoning of properties. There were four main districts that were affected by the combining of districts and elimination of districts including C-3 property by Eastland Mall, and C-2 Neighborhood Commercial sprinkled throughout was combined with what we currently have now which is the Local Commercial District. Multiple meetings were held with the community. Condominium parcels were missing from the zoning map and the property owners were not notified. We are currently in the process of cleaning that up and notifying property owners. There are forty-three issues, fourteen properties that were originally changed to R-3B were changed to D-2. Outside of the D-2 District that we didn't intend to rezone to D-2, we are cleaning up back to their original zoning which is R-3B. Twenty nine properties were not notified in the Downtown area and most of them were condominium parcels. Of the twenty-nine properties there about 197 different condominiums inside those twenty-nine addresses. We have gone back and notified 197 owners and many owners own multiple condos so about eighty people were re-notified of the zoning change. What the Planning Commission is tasked with today is amending the changes on the map and the second item on the agenda is to adopt the map. We have heard from a few property owners that are concerned about non-conformity with the zoning. When we adopted the D-2 we did not include theaters, so that is something we will have to come back and readdress at another meeting. We will have to notify the public and make a text amendment that includes theaters in the D-2 district.

Chair Headean opened the meeting for public comment. Mr. Rory O'Connor, owner of the Castle Theatre, was sworn in. The Castle building is also a condo building. Mr. O'Connor is President of the Condominium Association. The Theatre has been there since 1916. Its highest and best use is a theater. The change in zoning will make the theater non-conforming. It went from B-3 zoning where all the uses were permitted to D-2 where an entertainment venue is a special use, and a theater is not even a permitted use. With such a historic building in its current use, I am protesting the fact that I am losing property rights. Working with Katie and the City staff hopefully this can be changed. Making those permitted uses within D-2 would solve the issues.

Mr. Dave Stark, Jr., of 209 Washington Street was sworn in for comment. It seems like we are hurrying to approve the zoning changes, then we will have to go back to change it.

Public comment was closed. Open it up for discussion. In order to correct the oversight there would need to be a text amendment initiated by council, or staff on behalf of council, or by the public. Is it staff's view that this will be initiated? Katie Simpson said she thinks this will be an option along with other corrections that need to be amended and adopted.

Mr. George Boyle, Assistant Corporate Counsel, said it could be a quicker smaller fix the Castle may be closer to an entertainment venue rather than a theater. We will have to look at the definition and determine if it needs a special use and go through the special use process which may be quicker. We are willing to work with folks on this. We are trying to correct what we see as mistakes.

We have to adopt the official map by March 31st. The BCPA is a theater also in the D-2 District. The text amendment is a separate action item that will have to be addressed separately.

Mr. Rory O'Connor addressed the Commission, he is concerned if the theater burned down what height would be allowed to rebuild. The current height of The Castle is about eighty feet. D-2 allows a height six stories or sixty-five feet, unless it is adjacent to residential it is four stories or fifty-five feet. The Castle Theater is not adjacent to residential uses, so it could be rebuilt as six floors. A variance could also be sought to allow additional height.

Mr. Mohr made a motion to recognize as a finding of fact this amendment is in the public interest. Ms. McCann seconded the motion. Role call vote: Mr. David Stanczak - Yes; Mr. Justin Boyd - Yes; Mr. Thomas Krieger - Yes; Mr. John Protzman - Yes; Mr. Mark Muehleck - Yes; Mr. Tyson Mohr - Yes; Ms. Megan McCann - Yes; Chairperson Megan Headean - Yes.

Mr. Mohr made a motion to accept the recommendations as presented by staff. Ms. McCann seconded the motion. Role call vote: Mr. David Stanczak - Yes; Mr. Justin Boyd - Yes; Mr. Thomas Krieger - Yes; Mr. John Protzman - Yes; Mr. Mark Muehleck - Yes; Mr. Tyson Mohr - Yes; Ms. Megan McCann - Yes; Chairperson Megan Headean - Yes. Motion carries

Z-04-20 Consideration, review and action on a recommendation to City Council to approve a resolution adopting the Official 2019 Zoning Map for the City of Bloomington.

Ms. Simpson gave the staff report. Staff is recommending approval of the official zoning map. State statute requires annual approval of the zoning map that reflects all the amendments from the previous calendar year. There have been five amendments this past year but they involve multiple properties. In January there were four properties on the corner of Morris Street and Chestnut Street that were rezoned from residential to commercial, designated 1301 N. Clinton Boulevard with the local S-4 historic overlay, and we rezoned a lot on Towanda-Barnes Road a little over an acre and half from B-1 to Agriculture, and the various amendments that were passed with the text amendment changes in March. Staff is recommending approval.

The meeting was opened up for public comment. Dave Stark was concerned about the five feet set back requirement in the D-2 District since properties in D-2 are not set back. He didn't think was an appropriate zoning. The setback requirement is applied to new construction. D-2 has a site plan review process for new construction or changes involving twenty percent of the site.

Mr. Mohr made a motion to adopt the findings of fact that this map is for the good of the overall community. Ms. McCann seconded the motion. Role call vote: Mr. David Stanczak - Yes; Mr. Justin Boyd - Yes; Mr. Thomas Krieger - Yes; Mr. John Protzman - Yes; Mr. Mark Muehleck - Yes; Mr. Tyson Mohr - Yes; Ms. Megan McCann - Yes; Chairperson Megan Headean - Yes.

Mr. Boyd made a motion to approve Z-04-20 and recommend to City Council to approve a resolution adopting the Official 2019 Zoning Map. Mr. Protzman seconded the motion. Role call vote: Mr. David Stanczak - Yes; Mr. Justin Boyd - Yes; Mr. Thomas Krieger - Yes; Mr. John Protzman - Yes; Mr. Mark Muehleck - Yes; Mr. Tyson Mohr - Yes; Ms. Megan McCann - Yes; Chairperson Megan Headean - Yes.

Presentation and discussion by Nicholas Kalogeresis AICP, and Douglas Kaarre AICP of The Lakota Group on the Bloomington Community Preservation Plan.

Staff has been holding community meetings this past week with The Lakota Group who was hired by the City to write the Community Preservation Plan. The preservation plan is funded by a Certified Local Government Grant provided by the Illinois Historic Preservation Agency in the Illinois Department of Natural Resources. We have spent most of the week conducting listening sessions to meet with community stakeholders and find out what are the issues moving forward. We are early in the process. Our goal is to produce a new preservation plan by August. We just met with the steering committee who will be helping to guide the plan. In December we met with the Historic Preservation Commission to help start the project. We are updating the 2004 Preservation Plan. A preservation plan will help us understand what we are going to keep in the physical environment into the future. We will be preparing a statement of goals and policies of how to implement historic preservation, what landmarks and districts to protect, and how to promote a community wide preservation ethic. The project schedule between now and May is to assess the City's historic preservation program, holding stakeholder listening sessions. We will be holding a community open house in May to get feedback. We will present the State of the City report in May. The Report will discuss an overview of the current preservation plan in Bloomington. How does the current historic preservation ordinance work? And the current operation of the Historic Preservation Commission. We will be looking at existing historic districts, where are the areas of future historic districts and landmarks, how do we integrate historic preservation and economic development in the downtown area and neighborhoods.

In the second phase we will be developing the preservation plan vision goals and strategies and have another community open house. Future historic districts and landmarks will be recognized, an in depth discussion on implementation, and another workshop in the summer.

The Planning Commission can help by attending the community meetings, doing the online survey that will be on the project website and encouraging other residents to do the survey, and viewing draft copies and giving feedback. We will be posting draft documents on the website. <https://www.thelakotagroup.com/projects/bloomington-community-preservation-plan/>

Staff will update The Lakota Group on the draft plans for the sign code and R-3B revisions. Part of this plan is to get information from the community on what is important to keep and maintain. Historic buildings provide many benefits to a community it is a form of affordable housing to many, provides commercial space for small businesses to move in, it is also sustainable and green building. A preservation plan makes it more clear on what to keep making Bloomington unique from other places creating a sense of authenticity and character that not every community has.

OLD BUSINESS: None

NEW BUSINESS:

Tyler Mohr contacted Chuck Marohn founder of Strong Towns. He is on a book tour, and Mr. Mohr signed up for Bloomington to be a stop on the tour. Mr. Marohn contacted Mr. Mohr to schedule a stop in Bloomington in April.

Staff is working with Normal and Regional Planning to coordinate a training session for commission members tentatively scheduled for May 14th from 6:30 – 8:30 pm. We will bring in members of the Illinois APA to facilitate the training. Please save the date.

ADJOURNMENT: The meeting was adjourned at 5:30 pm by voice vote, motioned by Mr. Stanczak, and seconded by Mr. Protzman.

Respectfully submitted,
Casey Weeks
Assistant City Planner

**CITY OF BLOOMINGTON
STAFF REPORT FOR THE
PLANNING COMMISSION
MARCH 11, 2020**

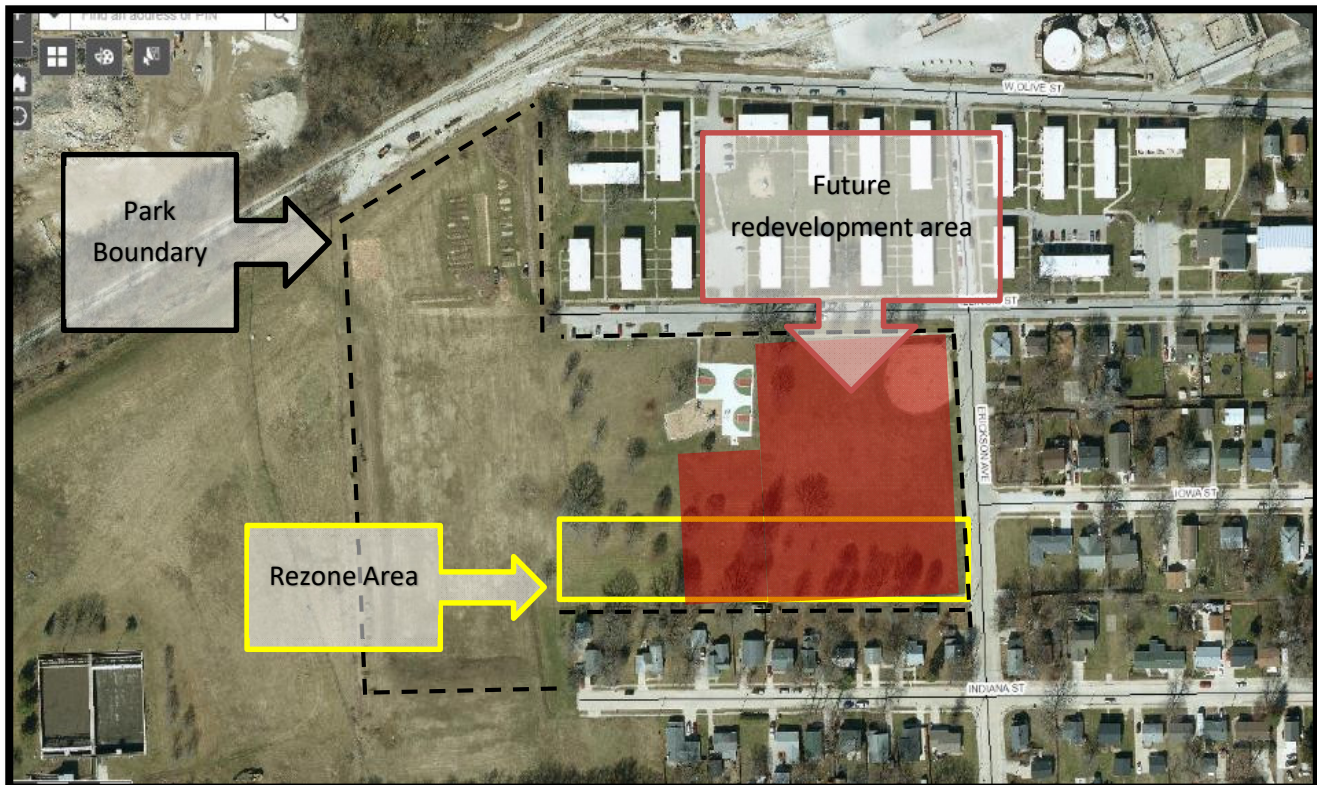
CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
Z-03-20	1712 – 1724 W Illinois Street	Rezone from R-1C to P-2	Planning Staff
PETITIONER’S REQUEST:	Rezone the above referenced properties from R-1C to P-2 Public Lands and Institutions		
Staff finds that the petitions meet the Zoning Ordinance’s map amendment guidelines for the P-2 Public Lands and Institutions			

STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission pass the following motions:

1. Motion to establish a finding of fact that the petition meets the standards for map amendment
2. Motion to pass recommendation that City Council approve the rezoning from R-1C to P-2

Figure 1 Sunnyside Park outlined in dotted black line. Area to be rezoned outlined in yellow. Future redevelopment area shown in red.



NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on February 25, 2020.

GENERAL INFORMATION

Owner: The City of Bloomington

Applicant: The Boys and Girls Club of McLean County (contract to purchase)

PROPERTY INFORMATION

Common Address: 1712 to 1724 W. Illinois Street

Legal Description: Lot 1 thru 25 in Block 6 in Sunnyside Subdivision of Lot 16 in the Subdivision of the South Half of Section 5, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois

Existing Zoning: R-1C, Single Family Residential District

Existing Land Use: Public Park

PIN: a portion of 21-05-353-024

Property size: approximately 1.7 acres

SURROUNDING ZONING AND LAND USES

<i>Zoning</i>		<i>Land Uses</i>	
North:	P-2, Public Lands and Institutions	North:	Sunnyside Park; Bloomington Housing Authority
South:	R-1C, Single Family Residential District	South:	Single family homes
East:	R-1C, Single Family Residential District	East:	Single family homes
West:	P-2, Public Lands and Institutions	West:	BNWRD land/park land

ANALYSIS

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

- Petition for Zoning Map Amendment
- Aerial photographs
- Zoning Map
- Site visit

Background: The subject property, commonly known as Sunnyside Park, is located south of W. Illinois Street and the Union Pacific rail line, north of W. Indiana Street, and west of Erickson Street. The property is owned by the City of Bloomington, and used as a public park. The park consists of two tracts of land. The first is approximately 6 acres and is located on the east side of the property, near Erickson Street. The second tract is 9.97 acres, which the city acquired from the Bloomington Normal Water Reclamation District in 2010, located on the west side of the property. Sunnyside Park was developed in 1970. With the assistance of funding from the Department of Housing and Urban Development, the city acquired and demolished multiple homes located on the south side of Illinois Street, and along both the north and the south sides of a Iowa Street, which has since been vacated. The zoning was amended to Public Lands and Institutions for much of the property, however the lots south of the vacated Iowa Street, retain their residential zoning. Consequently, the park property has dual zoning, P-2 and R-1C.

Project Description: In 2019, the City and the Boys and Girls Club entered into a purchase agreement for approximately 3.4 acres of the eastern portion of Sunnyside Park. The Boys and Girls Club intend to develop the property with a multi-million-dollar recreation and education complex that serves children from the surrounding neighborhood as well as the greater McLean County region. The property under contract has dual zoning, P-2 and R-1C. Additionally, a portion of the property that will remain park has the same dual zoning designation. The applicant is requesting a zoning map amendment to clean up the dual zoning and to provide for consistency across the entire parcel and remaining parkland. The P-2, Public Lands and Institutions District, allows for the proposed recreational use as well as other noncommercial uses, like a park or other nonprofit organization. The R-1C, Single Family Residential District does not allow for the proposed use, and primarily permits single family homes.

Purpose and Intent of each District

R-1C Single Family Residential District

The R-1C Residence District is intended to provide primarily for the establishment of areas of higher density single-family detached dwelling units while recognizing the potential compatibility of two-family dwelling units as special uses. Densities of approximately eight (8) dwelling units per acre are allowed. This district may be applied to newly developing areas as well as the older residential areas of the City where larger houses have been or can be converted from single-family to two-family residences to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernization.

P-2 Public Lands and Institutions

The intent of this P-2 Public Lands and Institutions District is to allow for the establishment and maintenance of public uses, publicly regulated uses and private uses that display an inherent relationship to the public interest. The creation of such a district shall be provided for parcels of substantial size where such community serving uses are necessary in order that adequate community services may be rendered and where, through proper site selection and planning, such uses are compatible with the surrounding area.

Link to Comprehensive Plan:

Goals CWB-3. Develop a coordinated and efficient system of services that addresses comprehensive needs of children, families, and communities; HL-1. Create a park and green space system that provides for a variety of active and passive recreational and wellness activities for current and future residents; and CF-1. Continue to provide quality public facilities and services.

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 P-2 Public Lands and Institutions classification, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:

1. *The suitability of the subject property for uses authorized by the existing zoning;* The existing zoning, R-1C, prioritizes single family residential construction. The road that the previous served the lots zoned R-1C was vacated. These lots have no access and are no longer buildable. It is highly unlikely that they would be developed with residential uses in the future. The proposed zoning allows for the building of public facilities on larger tracts of land. The existing zoning is inappropriate. ***The standard is met.***
2. *The length of time the property has remained vacant as zoned considered in the context of land development in the area;* The homes were raised in 1970. The lots have been vacant, open space for fifty years. It is highly unlikely that these lots would ever be redeveloped for residential purposes, since they no longer have frontage on a public road. ***The standard is met.***
3. *The suitability of the subject property for uses authorized by the proposed zoning;* the purpose and intention of the P-2 District is to accommodate public uses, publicly regulated uses, and private uses that serve a public interest. The district contemplates development of larger tracts of land, often assembled from smaller parcels, for the institutional uses like parks, schools, fire departments, social service agencies. ***The standard is met.***
4. *The existing land uses and zoning of nearby property;* adjacent property are zoned P-2. The P-2 district often serves as a buffer between residential use and more intense industrial or commercial uses. It may be considered on the fringes or within neighborhoods and is designed to encourage uses that serve the nearby residents. ***The standard is met.***
5. *Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application;* the zoning amendment creates consistency over the entire park parcel. The amendment also allows for investment in the neighborhood, and the establishment of public uses, or private uses that serve a public interest, like a community recreation and education center. ***The standard is met.***
6. *The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification;* the property sits on the terminus of Iowa Street. It has access on Erickson Street. The zoning ordinance established drive-through and queuing requirements for bus drop-offs, and the facility will provide adequate parking to reduce on-street parking. ***The standard is met***
7. *The extent to which the prosed amendment is consistent with the need to minimize flood damage and the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area;* redevelopment of the property will need to comply with storm water management. ***The standard is met***

8. *The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonable supplied to serve the uses permitted in the proposed zoning classification; all utilities are existing, and the property is served by fire and police. Utilities and service is adequate. **The standard is met***
9. *The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Code as set forth in 17-1 herein; the park is approximately 16 acres, the proposed zoning amendment impacts roughly 75,000 square feet or 1.7 acres. The proposed amendment will make the 1.7 acres of parkland consistent with the zoning on the rest of the property. The P-2 Zoning District promotes public uses or private uses that benefit the public. **The standard is met***
10. *The extent to which property values are diminished by the particular zoning restriction; the zoning amendment encourages the use of public land for public purposes. **The standard is met***
11. *The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public; The zoning amendment allows for the property to be used and developed for public purposes. These amenities can serve nearby residents. **The standard is met***
12. *Whether a comprehensive plan for land use and development exists, and whether the ordinance is in harmony with it; the Comprehensive Plan calls for a system of services that meet the needs of children and families. The zoning map amendment facilitates infill redevelopment of land that will assist families and children. The existing zoning does not accomplish this. **The standard is met***
13. *And whether the City needs the proposed use; the map amendment will allow for redevelopment of a vacant piece of land and reinvestment in Bloomington's west side. **The standard is met***

STAFF RECOMMENDATION:

Staff recommends the following motions:

1. Motion to establish a finding of fact that the petition meets the standards for map amendment
2. Motion to pass recommendation that City Council approve the rezoning from R-1C to P-2

Respectfully submitted,
Katie Simpson,
City Planner

Attachments:

• Draft Ordinance	• Aerial Map
• Petition for Zoning Map Amendment	• Zoning Map
• Ordinance # 2019-140 Real Estate Contract	• Newspaper Notice and Neighborhood Notice w/Map
• List of Permitted Uses in the R-1C District	• Notification Mailing List
• List of Permitted Uses in the P-2 Districts	



Figure 2. (above) Subject property, area to be rezoned from R-1C to P-2

Figure 3. (below) Sunnyside Park, located at Erickson Street and Illinois Street





Figure 4. (above) North of the subject property, Bloomington Housing Authority property



Figure 5. (left) East of the subject property, single family homes



Figure 6. (above) South of the subject property, single family homes



Figure 7. (left) South of the subject property, single family homes

Ordinance NO. 2020 –

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR A PORTION OF SUNNYSIDE PARK
(LOCATED AT 1712 to 1724 W. ILLINOIS STREET, APPROXIMATELY 1.7 ACRES, FROM R-1C SINGLE FAMILY
RESIDENTIAL DISTRICT TO P-2 PUBLIC LANDS AND INSTITUTIONS DISTRICT

WHEREAS, there was heretofore filed with the Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting to rezone the property commonly described as 1712 to 4724 W. Illinois Street, legally described in Exhibit A and hereinafter referred to as “Property”, which is attached hereto and made part hereof by this reference; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said petition to rezone the Property from R-1C Single Family Residential District to P-2 Public Lands and Institutions and adopted findings of fact on same; and

WHEREAS, the Bloomington Planning Commission found the petition to comply with the findings of fact guided by those purposes, standards and objectives of the City Code as set forth in Chapter 44 Division 17-6, E2; and

WHEREAS, following said public hearing, the Planning Commission recommended approval of rezoning of the Property and zoning map amendment to P-2 Public Lands and Institutions; and

WHEREAS, the City Council is authorized to adopt this Ordinance and approve the petition to rezone said Property.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Bloomington, McLean County, Illinois that the petition requesting to rezone the property commonly described as 1712 to 4724 W. Illinois Street, legally described in Exhibit A which is attached hereto and made part hereof by this reference, from R-1C Single Family Residential District to P-2 Public Lands and Institutions, and said petition is hereby approved.

Passed on this _____ day of _____, 20____.

Approved on this _____ day of _____, 20____.

CITY OF BLOOMINGTON:

ATTEST:

Tari Renner, Mayor

Leslie Yocum, City Clerk

EXHIBIT A

Legal Description

Lots 1 thru 25 in Block 6 Sunnyside Subdivision of Lot 16 in the Subdivision of the south half of Section 5,
Township 23 North, Range 2 East of the Third Principal Meridian, McLean County Illinois.

Part of PIN 21-05-353-024

DRAFT

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 The Boys & Girls Club of Bloomington – Normal, hereinafter referred to as
your petitioner(s), respectfully representing and requesting as follows:

1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents, receiver, executor (executrix), trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of R-1C 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 (P-2) Public Lands and Institutions District zoning district classification;
5. That said requested zoning classification is more compatible with existing uses and/or zoning of adjacent property than the present zoning of said premises; and
6. That said requested zoning classification is more suitable for said premises and the benefits realized by the general public in approving this petition will exceed the hardships imposed on your petitioner(s) by the present zoning of said premises.

WHEREFORE, your petitioner(s) respectfully pray(s) that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended by changing the zoning classification of the above-described premises from (R-1C) High Density Single Family Residence District to (P-2) Public Lands and Institutions District.

Respectfully submitted,

By:


Tony Morstatter,
Chief Executive Officer

EXHIBIT "A"

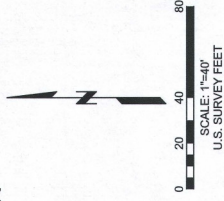
Parcel of Land to be Rezoned from High Density Single-Family Residence District (R-1C) to Public Lands and Institutions District (P-2)

Lots 1 thru 25 in Block 6 in Sunnyside Subdivision of Lot 16 in the Subdivision of the South Half of Section 5, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.

Part of P.I.N. 21-05-353-024

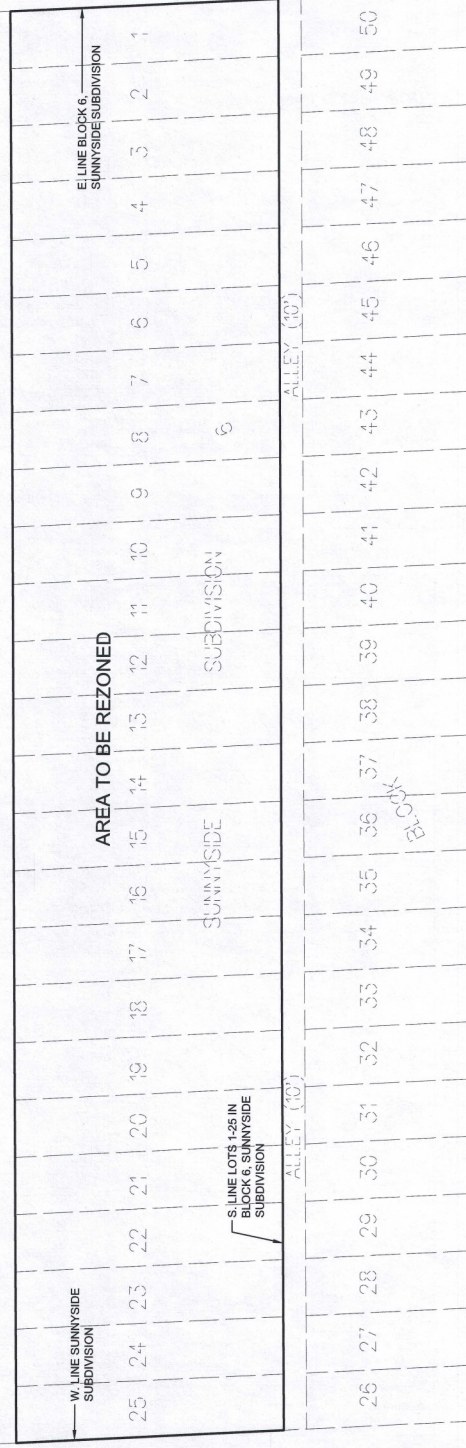
REZONING PLAT

PART OF S.W. 1/4 SEC. 5, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN
CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS



IOWA STREET (50') (VACATED)

ERICKSON AVENUE (50' R.O.W.)



Parcel of Land to be Rezoned from High Density Single-Family Residence District (R-1C) to Public Lands and Institutions District

Lots 1 thru 25 in Block 6 in Sunnyside Subdivision of Lot 16 in the Subdivision of the South Half of Section 5, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.

Part of P.L.N 21-05-353-024



Farnsworth
GROUP

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BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE: # DATE: DESCRIPTION:

PROJECT: BOYS & GIRLS CLUB

BLOOMINGTON, ILLINOIS

Date: 2-5-20

Design/Drawn: DJM

Reviewed: B4B

Field Book No.: 3280-61

Project No.: 0191612.01

SHEET TITLE:

REZONING PLAT

SHEET NUMBER:

1

S.W. 1/4 SEC. 5, T.23N., R.2E, 3P.M.

File No.: 18-2231



REGULAR AGENDA ITEM NO. 8A

FOR COUNCIL: August 26, 2019

SPONSORING DEPARTMENT: Administration

SUBJECT: Consideration and action on an Ordinance Approving a Real Estate Contract with the Boys & Girls Club of Bloomington-Normal for the Sale of Property Near 407 East Erickson Avenue in Bloomington, as requested by the Administration Department.

RECOMMENDED MOTION: The proposed Ordinance be approved.

STRATEGIC PLAN LINK: Goals 2. Upgrade City Infrastructure and Facilities and 5. Great Place - Livable, Sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objectives 2d. Well-designed, well maintained City facilities emphasizing productivity and customer service, and 5a. Well-planned City with necessary services and infrastructure.

BACKGROUND: This ordinance, if approved, would represent a critical step in helping to bring a new \$12-\$15 million 45,000 square foot space serving hundreds of kids to the city's west end. We have been working with the Boys & Girls Club to sell approximately 3.34 acres in Sunnyside Park to the Club in exchange for various other park and drainage improvements. The Club will improve almost 4 acres west of the park into two usable open sports/playing fields with seeded turf surfaces and will make considerable drainage improvements that will benefit both the space and the entire neighborhood.

A newly constructed parking lot will also be accessible to park users and the building will be available to the surrounding neighborhood. It would represent a significant investment in an area of the community that unfortunately has not seen large-scale development for some time. It will also compliment newly installed playground equipment and athletic courts approved by the City Council in prior years and the Sunnyside Garden program immediately adjacent to the park.

According to reports, the club, through June 2019, served more than 800 kids with more than 90% of members being from low-income families. This agreement follows and builds upon a Memorandum of Understanding in support of the sale approved by the Bloomington City Council in 2018.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Boys & Girls Club of Bloomington/Normal and Sunnyside Park residents.

FINANCIAL IMPACT: The City would sell the land for \$1.00. Please see the background the non-monetary but valuable items that this partnership would bring to the community.

COMMUNITY DEVELOPMENT IMPACT: Goals CWB-3. Develop a coordinated and efficient system of services that addresses comprehensive needs of children, families, and communities; HL-1. Create a park and green space system that provides for a variety of active and passive recreational and wellness activities for current and future residents; and CF-1. Continue to provide quality public facilities and services.

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared By: Billy Tyus, Deputy City Manager

Finance & Budgetary Review By: Chris Tomerlin, Budget Manager

Community Dev. Review By: Katie Simpson, City Planner

Legal Review By: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

A handwritten signature in black ink, appearing to read 'Tim Gleason', with a stylized flourish at the end.

Tim Gleason
City Manager

Attachments:

- ADM 2B Ordinance 2019-69 Boys & Girls Club
- ADM 2C Contract Boys & Girls Club
- ADM 2D Exhibit B_Boys & Girls Club Site Plan

REAL ESTATE PURCHASE CONTRACT

THIS REAL ESTATE PURCHASE CONTRACT ("Contract") is made and entered into this 4th day of September, 2019, by and between the **CITY OF BLOOMINGTON, ILLINOIS** ("City") and **BOYS & GIRLS CLUB OF BLOOMINGTON-NORMAL**, an Illinois not-for-profit corporation ("BGC").

WHEREAS, City owns real property in Bloomington, Illinois, consisting of two parcels: 5.81 acres at 407 East Erickson Avenue, commonly known as Sunnyside Park (PIN 21-05-353-024) (hereinafter referred to as "**Sunnyside Park**"); and 9.97 acres west of and adjacent to Sunnyside Park commonly known as the "BNWRD" parcel (PIN 21-06-476-003) (hereinafter referred to as the "**BNWRD Parcel**"); Sunnyside Park and the BNWRD Parcel are currently used for recreation, open space and other park purposes and are legally described on the attached **Exhibit A** (legal description tentative and subject to change pending survey and title commitment/policy);

WHEREAS, pursuant to its home rule powers, City is authorized to sell any real or personal property it owns located within its limits as City deems proper;

WHEREAS, BGC desires to purchase a portion of the Sunnyside Park from City for the purpose of developing it into a Boys & Girls Club facility ("**Facility**") offering a broad range of services and recreation programs for youth ages 5 to 18;

WHEREAS, City acknowledges the need for services for young people in the City, that a new facility offering such services would be consistent with the City's strategic goals and objectives for a livable, sustainable city, and

WHEREAS, City hereby finds that it would be in the best interests of the City and its residents to sell a portion of Sunnyside Park to BGC for development of a Facility; and

WHEREAS, City and BGC have previously entered into a Memorandum of Understanding dated September 10, 2018, regarding the sale of a portion of the Sunnyside Park subject to the negotiation and execution of a formal contract, which Memorandum is superseded by this Agreement;

NOW, THEREFORE, in consideration of the terms, covenants, and conditions which are contained in this Contract, City and BGC agree as follows:

1. DESCRIPTION OF PROPERTY AND PROPOSED DEVELOPMENT. City shall sell and BGC shall purchase a portion of Sunnyside Park (the "Property"), as depicted in **Exhibit B**. Within 90 days after the execution of this Contract, BGC shall obtain and pay for a plat of survey of Sunnyside Park and shall initiate subdivision and rezoning applications with the City as may be needed to sell the Property for BGC's purposes. City shall cooperate with and timely respond to BGC's subdivision and zoning applications, and seek to help expedite such applications to the extent reasonable and appropriate, for example via a potential combined (rather

than separate) application and hearing process. The precise boundaries of the Property shall be negotiated in good faith and by mutual agreement between City and BGC. It is further understood that the BGC may build the Facility in phases, subject to City review and approval.

2. CONSIDERATION. BGC shall pay, and City shall accept in full payment for the total purchase price of the Property, the sum of \$1.00 plus additional consideration as follows: BGC shall improve approximately four acres on the BNWRD Parcel into two useable open sports/playing fields with seeded, turf surfaces and a detention basin, as depicted on Exhibit B (the "Park Improvements"), and subject to City review and approval. The purchase price shall be subject to adjustments and prorations, if any herein provided, and shall be paid or credited at the time of closing.

3. EVIDENCE OF TITLE. City shall, within 30 days after a plat of survey of the Sunnyside Park (as described in Paragraph 1) has been delivered to City, deliver to BGC a written commitment for title insurance in an amount equal to \$80,000.00, disclosing insurable title to the Property held by the City subject only to restrictive covenants of record, easements of record, visible or in place, conveyances or reservations of mineral rights of record, and 2019 real estate taxes, if any. BGC shall have a reasonable time to cause said title commitment to be examined by an attorney and if any title objections are disclosed thereby, City shall have a reasonable time in which to cure same. If City is unable to, or elects not to, cure said defect, City shall so advise BGC, who shall then have the option of closing this sale subject to such defect, or to terminate the Contract. City agrees to vacate any existing right-of-way on the Property. On February 25, 2019, City passed a resolution repealing a 1971 use restriction on Sunnyside Park and will use its best efforts to cause any exception regarding such use restriction appearing on the title insurance commitment to be removed. After closing, BGC will be responsible for having the title policy issued. City shall pay the premium for the title policy in the amount set forth above. Any special endorsements or riders desired by BGC or required by BGC's lender shall be paid by BGC.

4. CLOSING AND CONVEYANCE OF TITLE. It is understood and agreed that the Property cannot be conveyed until a Final Plat of Subdivision subdividing Sunnyside Park is approved by the City and recorded with the McLean County Recorder of Deeds (as per the process described in Paragraph 1 herein). Closing shall take place at such time and place as the parties mutually agree upon, but not later than 90 days after recording of the Final Plat of Subdivision. At closing, BGC shall pay the total balance of the agreed purchase consideration (net of applicable credits and prorations) to the City and City shall thereupon execute and deliver to BGC a recordable Warranty Deed to the Property in accordance with the statutes of the State of Illinois. City shall pay for state, county and local transfer or other documentary stamps as may be required by law. Said deed shall be subject to the exceptions set forth in Paragraph 3 above and to the reverter set forth in Paragraph 5 below. City and BGC also agree to execute such documents as may legally be required by the Recorder of Deeds and any other official or agency. BGC shall pay recording fees.

5. REVERTER OF PROPERTY. City's Warranty Deed to the Property shall contain a reverter clause in substantially the following form:

If Grantee has not commenced construction of a building in which to operate a Boys & Girls Club within five (5) years from the date of this Deed, title to the property conveyed to Grantee by this Deed shall revert to Grantor. Commencement of construction shall be defined as Grantee's procurement of a building permit for construction of a Boys & Girls Club or for an initial phase thereof, evidence of a construction contract with a reputable contractor as determined by Grantee, and physical ground-breaking and laying of the building foundation on the property conveyed herein. Upon satisfaction of commencement of construction and upon request by Grantee, Grantor shall execute a release of this reverter.

City and BGC stipulate and agree that a written representation by BGC and delivered to City representing that a construction contract has been executed with a reputable contractor, shall be reasonable and sufficient evidence of a construction contract.

Notwithstanding the foregoing, if construction has not commenced as defined herein within five (5) years from the date of the deed but BGC has completed construction of the Park Improvements in accordance with this Contract to Purchase, then City expressly agrees to extend the time in which BGC has to commence construction of a building in which to operate a Boys & Girls Club for another five years and shall execute such documentation as BGC shall reasonably request. If BGC has not commenced construction within this extended time, then title to the property conveyed to BGC shall revert to City.

Without negating the survival of other sections of this Contract to Purchase, this Section 5 explicitly shall not merge with the deed, shall survive the closing, and shall be enforceable by either party.

6. BGC'S ADDITIONAL COVENANTS. BGC agrees to and covenants to the following:

- (a) **Park Improvements.** The Park Improvements shall not include the existing community gardens located in the northeast corner of the BNWRD Parcel. BGC shall have no right or responsibility to improve or relocate the community gardens. The Park Improvements shall be completed as per the drawing in Exhibit B hereto, and shall be completed no later than the time a certificate of occupancy is issued for the Facility. If the Park Improvements are not completed, City may withhold issuance of a certificate of occupancy for the Facility until the Park Improvements have been completed.
- (b) **Completion of Facility.** BGC shall use its best efforts to obtain an occupancy certificate for the Facility within two years after City issues a building permit to commence construction of the Facility.
- (c) **Relocations.** BGC shall relocate any utility lines at its own expense in accordance with the recorded Final Plat of Subdivision and City Code. Lighting for the existing basketball courts located in Sunnyside Park shall not be removed unless replacement lighting is approved by City and installed by BGC at its expense. An

existing drinking fountain located in Sunnyside Park may be relocated with City approval and at BGC expense.

- (d) **Storm water detention requirements.** BGC shall provide stormwater detention as per the drawing in Exhibit B hereto and as shall be reasonably agreed between the parties. BGC further understands and agrees that an existing 8" water main located on the BNWRD Parcel under the proposed storm water detention basin shall be re-located or the design of the detention basin configured to avoid negative impact on the detention basin.
- (e) **Construction.** BGC shall construct at its sole cost and expense a Facility on the Property, which shall include adequate parking for vehicles as depicted in Exhibit B.
- (f) **Easements.** BGC and City shall determine suitable easement dedications, including any necessary easement for the Illinois Street water main.
- (g) **Use of Facility, right of first refusal.** BGC shall continuously use the Facility as a Boys & Girls Club; if BGC ever discontinues using the Facility as a Boys & Girls Club, or similar non-profit organization that offers programming directed at youth activities, the City shall have a right of first refusal to purchase the Property back from the Boys & Girls Club, at fair market value and in accordance with Paragraph 7. BGC is obligated to provide at least 90 days' notice to City prior to discontinuing use as a Boys & Girls Club.
- (h) **Sale of Facility, right of first refusal.** If BGC decides to sell the Property, City shall have a right of first refusal to purchase the Property at fair market value and in accordance with Paragraph 7. BGC is obligated to provide at least 120 days' notice to City prior to offering the subject property to a third party.

7. **PROCEDURES TO EXERCISE RIGHTS OF FIRST REFUSAL.** City's rights of first refusal to purchase the Property under Paragraph 6 herein may be exercised and consummated as follows:

- (a) **Exercise under 6(g).** City may exercise its right of first refusal under Paragraph 6(g) within sixty (60) days from (1) notification by BGC to City that BGC has or will discontinue using the Property as a Boys & Girls Club or (2) notification by City to BGC that City has determined that BGC has discontinued using the Property as a Boys & Girls Club and BGC has confirmed or failed to dispute this determination in writing within ten days after receiving City's notification. If BGC disputes City's determination, City's right of first refusal shall not be extinguished but shall continue. City and BGC shall negotiate in good faith to resolve the dispute as to use of the Property.
- (b) **Exercise under 6(h).** City may exercise its right of first refusal under Paragraph 6(h) within sixty (60) days from notification by BGC to City that BGC desires to sell the Property.
- (c) **Evidence of title; right to terminate.** Within fifteen (15) days after City has exercised its right of first refusal, BGC shall deliver to City a written commitment for title insurance in the amount of the purchase price as determined under subparagraph 7(e), disclosing insurable title to the Property in BGC subject only to restrictive covenants of record, easements of record, visible or in place,

conveyances or reservations of mineral rights of record, and current but not due and payable real estate taxes, if any. City shall have a reasonable time to cause said title commitment to be examined by an attorney and if any title objections are disclosed thereby, BGC shall have a reasonable time in which to cure same. If BGC is unable to, or elects not to, cure said defect, BGC shall so advise City, which shall then have the option of closing this sale subject to such defect or terminating its right to purchase

- (d) **Conveyance.** At closing BGC shall convey title to City by Warranty Deed subject only to exceptions acceptable to City.
- (e) **Fair market value.** Provided that the Park Improvements have been substantially completed, the fair market value purchase price of the Property shall be determined by two real estate appraisers licensed by the State of Illinois. One shall be chosen by BGC and one chosen by City. Each party shall pay the cost of an appraisal submitted by the appraiser it chose. Fair market value for the Property shall be determined by averaging the two valuations produced by the two appraisers. If however the BGC decides to offer the Property for sale prior to completing construction of the Park Improvements, the parties agree that the fair market value price to be paid by City shall be \$1.00, regardless of any expenses BGC may have incurred whatsoever with regard to the actions and conditions contemplated under this Contract.
- (f) **Costs.** BGC shall pay the premium for the title policy in the amount of the purchase price. After closing, City will be responsible for having the title policy issued. Any special endorsements or riders desired by City shall be paid by City.
- (g) BGC shall pay costs attributable to the preparation of the Warranty Deed and any other closing documents. City shall pay recording fees for the Warranty Deed.
- (h) **Closing.** If title is acceptable to City, the closing shall occur within thirty (30) days after fair market value has been determined or such other date as the parties agree upon.

8. CITY'S ADDITIONAL COVENANTS. The parties acknowledge they have discussed the possibility of BGC receiving fee waivers; City shall in good faith investigate such waivers to help offset the costs associated with construction of the Facility and the Park Improvements.

9. REAL ESTATE TAXES. As a government entity, City is not obligated to and has paid no real estate taxes on the Property. At closing City shall not grant BGC any credits for taxes paid. BGC shall be responsible for any real estate taxes that may become due on the Property after the date of Closing.

10. TERMINATION.

- (a) **BGC default.** In the event that BGC shall fail for a period of 30 days to perform any of the covenants on its part hereby made and entered into, City may terminate this Contract by giving written notice to BGC or pursue such remedies as are available either at law or in equity.

- (b) **City default.** In the event City shall fail for a period of 30 days to perform any of the covenants on its part hereby made and entered into, BGC may terminate this Contract by giving written notice to City or pursue such remedies as are available either at law or in equity.
- (c) **Reciprocal easements.** City previously vacated a portion of Illinois Street situated at the west end of the street in favor of Housing Authority of the City of Bloomington. Conveyance of the Property to BGC as contemplated by the Conceptual Site Plan may result in restricted access to the remaining portion of Sunnyside Park and the BNWRD Parcel from Illinois Street. City shall use its best efforts to obtain an access easement over the vacated portion of Illinois Street or to reach another mutually-acceptable solution with Bloomington Housing Authority.
- (d) **Zoning map amendment.** If for any reason City does not grant subdivision, zoning, and permitting for construction allowing BGC to develop the Property as contemplated by Exhibit B, BGC may terminate this Contract by giving written notice to City and the parties shall have no further obligations to each other.

11. CITY'S REPRESENTATION; ENVIRONMENTAL CONTINGENCY. The Property is not subject to any lease and accordingly no third parties have any interest to use or occupy the property to whom notice need be given. City makes no representations as to the condition of the Property or its suitability for development, but warrants that the City has not received and has no knowledge of any written notice of violation, consent order(s)/agreement(s), or other environmental enforcement correspondence regarding the Property, and no knowledge of any hazardous wastes having been generated, treated, stored, or disposed of on the Property, nor that there are any underground storage tanks located on the Property. Notwithstanding the foregoing, in event an environmental issue affecting the Property is discovered prior to closing, the BGC shall have the option to declare this Agreement null and void and to terminate the contract, without penalty or default.

12. BROKER'S COMMISSION. The parties confirm that no real estate broker or agent brought about this Contract and accordingly they each represent and warrant that no broker's commission is owing to any person or entity in regard to the sale and purchase of the land governed by this Contract.

13. STATUS QUO MAINTAINED. Neither party shall within the period of this Contract between them sell, convey, mortgage, or otherwise encumber the Property, or any part thereof, although BGC reserves the right to designate the manner in which BGC wishes to take title, including but not limited to a trust or corporate entity established by it being named Grantee of the Warranty Deed.

14. ACCESS & DETENTION EASEMENTS. BGC may request and shall be granted access to the Property and the entire City Park Property for soil and other testing, surveying, or studies, during normal business hours. It is understood and agreed that no construction of the Facility, Park Improvements or a detention basin shall commence prior to the closing; provided, however, that BGC may request from City a temporary easement over and within the City Park Property to begin construction of detention improvements concurrently with the zoning map amendment petition process. City shall not be obligated to grant such an easement

but shall not unreasonably withhold its consent. Terms of an easement grant shall be contained in a separate agreement and shall require civil engineering plans detailing detention improvements sealed by a licensed engineer and subject to approval by City. Construction of detention improvements shall be solely at BGC's expense regardless of whether this Contract terminates for any reason.

15. EXTENT OF COVENANTS. The covenants and agreements herein contained shall extend to and be obligatory upon the successors and assigns of the parties hereto and shall survive the closing and the execution and delivery of a deed to the Property. This Contract supersedes any and all terms contained in the Memorandum of Understanding dated September 10, 2018, between the parties.

16. AUTHORITY TO SIGN. Each party represents that the persons signing this Contract have been duly authorized to bind each party.

17. FORCE MAJEURE. If any event occurs whereby City's or BGC's performance hereunder is materially hampered, as a result (wholly or in part) of any cause not entirely within City's or BGC's control and which it could not by reasonable diligence have avoided, such as a fire or other Act of God, riot, labor strike, work stoppage, refusal to work, lock-out, slow-down, picketing, boycott, or any other concerted activities, whether engaged in by employees or non-employees of City or BGC, national or local emergency, calamity, unforeseen adverse weather conditions, or other cause not entirely within City's or BGC's control (each a "Force Majeure"), City's or BGC's performance under this Agreement shall be suspended for the period of the Force Majeure.

18. NOTICES. Any notice given by one party to the other shall be sent by U.S. Mail with postage affixed or as the parties may otherwise agree as follows:

To City:

City of Bloomington
Attention: City Manager
109 East Olive Street
Bloomington, IL 61701

To BGC:

Boys & Girls Club of Bloomington-Normal
Attention: Chief Executive Officer
1615 Illinois Street
Bloomington, IL 61701

19. LEASE BACK TO CITY. BGC agrees to lease the Property back to City for use as a public park under a lease agreement to be executed at closing. The parties shall negotiate in good faith the terms of the lease prior to closing. Terms shall include, among other terms, (a) rent payments at \$1.00 per year; (b) indemnification by City; (c) maintenance by City; (d) adequate

insurance to be provided by City, which may include self-insurance; and (e) termination upon notice at any time by BGC that it intends to secure the Property from public use in order to begin construction of the Facility. If formal terms of the lease agreement cannot be agreed on prior to closing, either party may cancel this contract and the parties shall have no further obligations to each other.

[The remainder of this page is intentionally left blank. Signatures follow on the next page.]

IN WITNESS WHEREOF, this Agreement has been executed in duplicate originals by the parties hereto as of the date first above written.

CITY OF BLOOMINGTON, ILLINOIS

By: 

Name: Tim Gleason

Title: City Manager

ATTEST:

By: 

Name: Leslie Yocum

Title: City Clerk

BOYS & GIRLS CLUB OF
BLOOMINGTON-NORMAL, an Illinois
not-for-profit corporation

By: 

Name: Jeff Leverton

Title: Board chair

ATTEST:

By: _____

Name: _____

Title: _____

EXHIBIT A
LEGAL DESCRIPTION OF DEVELOPMENT AREA
(SUNNYSIDE PARK AND BNWRD PARCEL)

Sunnyside Park (PIN 21-05-353-024)

LOTS 1 THRU 50 IN BLOCK 3 IN SUNNYSIDE SUBDIVISION OF LOT 16 IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND LOTS 1 THRU 25 IN BLOCK 6 IN SUNNYSIDE SUBDIVISION OF LOT 16 IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO VACATED IOWA STREET LYING SOUTH OF SAID BLOCK 3 AND NORTH OF SAID BLOCK 6, IN MCLEAN COUNTY, ILLINOIS.

BNWRD Parcel (PIN 21-06-476-003)

A PART OF LOT 14 IN SUBDIVISION OF SECTION 6, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE JACKSONVILLE BRANCH OF THE CHICAGO AND ALTON RAILROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 14. FROM SAID POINT OF BEGINNING, THENCE WEST 319.85 FEET ALONG THE SOUTH LINE OF SAID LOT 14; THENCE NORTHWEST 497.67 FEET ALONG A LINE WHICH FORMS AN ANGLE TO THE LEFT OF 107 DEGREES 37 MINUTES 17 SECONDS WITH THE LAST DESCRIBED COURSE TO A POINT OF CURVATURE; THENCE NORTHWEST 209.33 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 618.00 FEET AND THE 208.34 FOOT CHORD OF SAID ARC FORMS AN ANGLE TO THE LEFT OF 170 DEGREES 17 MINUTES 46 SECONDS WITH THE LAST DESCRIBED COURSE TO A POINT OF TANGENCY; THENCE NORTH 199.04 FEET ALONG A LINE WHICH FORMS AN ANGLE TO THE LEFT OF 170 DEGREES 17 MINUTES 46 SECONDS WITH THE LAST DESCRIBED CHORD TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID JACKSONVILLE BRANCH OF THE CHICAGO AND ALTON RAILROAD; THENCE NORTHEAST 492.40 FEET ALONG SAID SOUTH RIGHT OF WAY LINE WHICH FORMS AN ANGLE TO THE LEFT OF 118 DEGREES 47 MINUTES 07 SECONDS WITH THE LAST DESCRIBED COURSE TO THE NORTH LINE OF SAID LOT 14, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF OLIVE STREET; THENCE EAST 28.25 FEET ALONG SAID NORTH LINE WHICH FORMS AN ANGLE TO THE LEFT OF 148 DEGREES 37 MINUTES 33 SECONDS WITH THE LAST DESCRIBED COURSE TO THE NORTHWEST CORNER OF LOT 25 IN BLOCK 2 IN SUNNYSIDE SUBDIVISION IN THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, SAID NORTHWEST CORNER ALSO BEING ON THE EAST LINE OF SAID LOT 14; THENCE SOUTH 1101.30 FEET ALONG SAID EAST LINE AND ALONG THE WEST LINE OF SAID SUNNYSIDE SUBDIVISION TO THE POINT OF BEGINNING, IN MCLEAN COUNTY, ILLINOIS.

EXHIBIT B
SITE PLAN DRAWING OF PROPERTY AND PARK IMPROVEMENTS



Farnsworth
GROUP

279 MAGWAY DRIVE
SUITE 100
CHICAGO, IL 60642
(312) 643-5432 / info@fng.com

www.farnsworthgroup.com
Engineers | Architects | Surveyors | Scientists

DATE DESCRIPTION

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

PROJECT

BLOOMINGTON/
NORMAL BOYS &
GIRLS CLUB
PROPOSED FACILITY

DATE: 08/21/2019
DESIGNED: SLN
DRAWN: SLN
REVIEWED: CNF
FIELD BOOK NO.: 3285

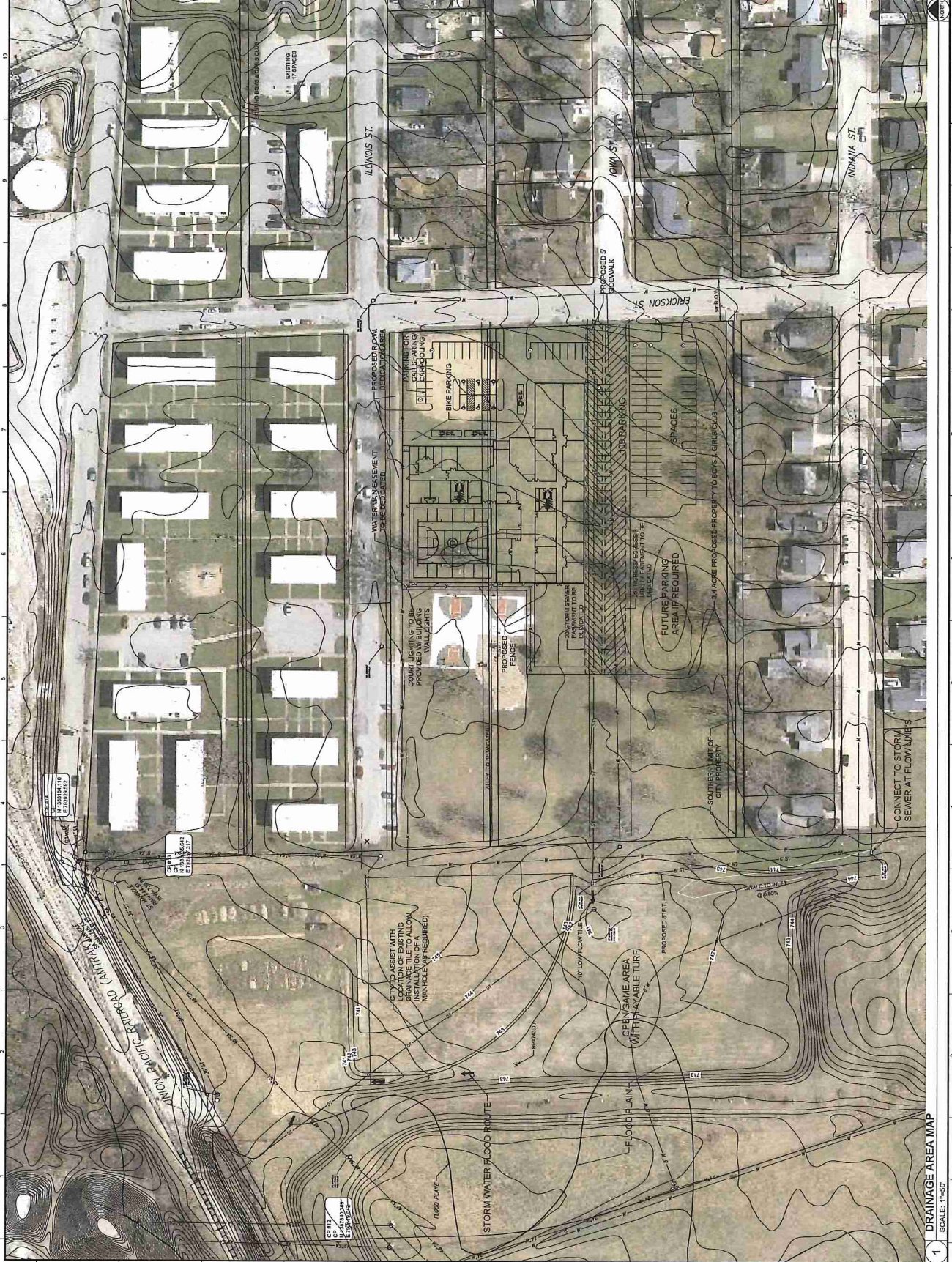
SHEET

CONCEPT PLAN
EXHIBIT B

SHEET NUMBER

DM-1

PROJECT NO.: 0181251.00



1 DRAINAGE AREA MAP
SCALE: 1"=50'

4-2 – RESIDENTIAL DISTRICTS - PERMITTED AND SPECIAL USES

Refer to Division 16 Definitions for clarity on the uses listed.

- A. Land Uses. Uses are allowed in the Residential Districts in accordance with Table 4-2(A). The following key is to be used in conjunction with the Use Table.
1. Permitted Uses. A “P” indicates that a use is considered permitted within that district as of right subject to compliance with all other requirements of this Ordinance.
 2. Special Uses. An “S” indicates that a use is permitted, though its approval requires review by the City Council as required in Division 17, subject to compliance with all other requirements of this Code and contingent upon conditions of approval which may be imposed by the city.
 3. Uses Not Permitted. A blank space or the absence of the use from the table indicates that the use is not permitted within that district.
 4. Use Regulations. Many allowed uses, whether permitted by right or as a Special Use, are subject to compliance with Division 17.
 5. Unlisted Uses. If an application is submitted for a use not listed, the Zoning Enforcement Officer shall make a determination as to the proper zoning district and use classification for the new or unlisted use. If no permitted or special use is similar in character, intensity, and operations to that of the proposed use, a text amendment may be initiated pursuant to Division 17 to establish parameters for permitting such use within the City of Bloomington.
- B. Allowed Uses Table.

TABLE 4-2(A): RESIDENTIAL DISTRICTS – PERMITTED AND SPECIAL USES									
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	Reference
Agricultural									
Apiary/Bee Keeping	P	P	P	P	P	P	P	P	10-5
Chicken Keeping	S	S	S	S	S	S	S	S	10-11
Urban Agriculture						S	S		
Urban Garden			P	P	P	P	P	P	
RESIDENTIAL									
Household Living									
Dwelling Unit, Single-Family	P	P	P	P	P	P	P		
Dwelling Unit, Single-Family Attached					S	P	P		
Dwelling Unit, Two-Family			S	S	P	P	P		
Dwelling Unit, Multiple-Family					S	P	P		
Manufactured Homes				P				P	
Mobile Homes								P	
Dwelling Unit, Accessory									
Live/Work Unit							S		
Group Living									
Agency Supervised Homes			P	P		S	S		10-19
Agency-Operated Family Homes	P	P	P	P	P	P	P		10-19
Agency-Operated Group Homes					S	P	P		10-19
Convents, Monasteries					S	S	P		10-19
Dormitories					S	S	P		10-19
Group Homes for Parolees	S	S	S	S	S	S	S	S	10-19
INSTITUTIONAL									
Education									
Pre-schools	S	S	S		S	S	S	S	
Government									
Government Services and Facilities	P	P	P		P	P	P	P	
Police Stations, Fire Stations	P	P	P		P	P	P	P	

	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	Reference
Religious									
Place of Worship	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	S ¹	
Cemetery and Columbarium	S	S	S	S	S	S	S	S	10-10
Residential-Type									
Domestic Violence Shelter					P	P	P		
Home for the Aged						S	S		10-19
Other Institutional, Cultural									
Clubs and Lodges							S		
Food Pantry							S		10-18
RECREATIONAL									
Country Clubs, Golf Clubs, Golf Courses	S	S	S	S	S	S	S	S	10-12
Community Center						S	S	S	10-13
Parks and Recreation Facilities	P	P	P	P	P	P	P	P	
Swimming Clubs						S	S	S	
Swimming Pools, Community	S	S	S	S	S	S	S	S	10-32
COMMERCIAL									
Entertainment and Hospitality									
Sports and Fitness Establishments						S	S	S	10-13
Lodging									
Bed & Breakfast Establishments						S	S		10-7
Boarding and Rooming Houses					S	S	P		10-19
Offices									
Medical or Dental Office or Clinic							S		10-24
Medical Laboratory							S		
Personal Services									
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.							S ²	S ²	
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.							S ²	S ²	
Day Care Centers	S	S	S	S	S	S	S	S	
Retail and Service									
Drug Stores and Pharmacies							S ²	S ²	
Grocery Stores, Supermarkets							S ²	S ²	
INDUSTRIAL									
Utilities									
Public or Private Utility Facility, Minor	P	P	P		P	P	P	P	
Private Solar Energy Conversion Facilities	P	P	P		P	P	P	P	10-31
Wireless Communication Facilities	S	S	S		S	S	S	S	10-37

1. Maximum permitted height is forty-five (45) feet or three (3) stories, whichever is lower.
2. The use shall be located within a building containing multiple-family or office uses in the R-3B District and shall not be permitted within a Mobile Home or Dwelling Unit in the R-4 District. The maximum permitted floor area is one thousand six-hundred (1,600) square feet for Clothing Care; one thousand (1,000) square feet for Personal Care or five thousand (5,000) square feet for Drug Stores, Pharmacies, and Grocery Stores

B. Allowed Uses Table.

TABLE 7-2(A): PUBLIC INTEREST DISTRICTS – PERMITTED AND SPECIAL USES				
	P-1	P-2	P-3	Reference
Agricultural				
Agriculture		P	P	
Apiary, Beekeeping	S	S	S	10-5
Forestry		P	P	
Horticultural Services			P	
Urban Agriculture	S	P	P	
Urban Garden	P	P	P	
RESIDENTIAL				
Household Living				
Dwelling Unit, Single-Family	P			
Dwelling Unit, Single-Family Attached	P	P		
Dwelling Unit, Two-Family	P			
Dwelling Unit, Multiple-Family	P	P		
Group Living				
Agency Supervised Homes	P	S		10-19
Agency-Operated Family Homes	P	P		10-19
Agency-Operated Group Homes		P		10-19
Barracks		P		10-19
Convents, Monasteries		P		10-19
Dormitories	P	P		10-19
INSTITUTIONAL				
Education				
Pre-schools	P	P		
Schools, public and private	P	P		
Boarding Schools	P	P		
Business and Trade Schools	P			
College and University Classrooms	P			
College and University Facilities	P			
Government				
Animal Detention Facilities, w/o outdoor exercise area		P ¹		
Animal Detention Facilities, with outdoor exercise area		S		10-4
Courthouses		P		
Government Services and Facilities	P	P	P	
Military Bases, Depots, Communication Facilities		P	P	
Police Stations, Fire Stations	P	P	P	
Adult Detention Facility, accessory and attached to Police Station		S		
Religious				
Place of Worship	P ²	P ²		
Cemetery and Columbarium		P		10-10
Health				
Ambulatory Surgical Treatment Center	P			
Hospital or Medical Center	S	S		
Residential-Type				
Adult and Juvenile Detention Facilities		S		
Domestic Violence Shelter	P			
Home for the Aged		S		10-19
Other Institutional, Cultural				
Clubs and Lodges	P	S	P	10-12
Food Pantry	P	P		10-18
Libraries	P	P	P	
Museums and Cultural Institutions	P	P	P	

	P-1	P-2	P-3	Reference
Zoos		P ¹		
RECREATIONAL				
Country Clubs, Golf Clubs, Golf Courses	S	P	P	10-16
Community Center	P	P	P	10-13
Fairgrounds, Agricultural Exhibits		S		10-17
Parks and Recreation Facilities	P	P	P	
Swimming Clubs	S		S	
Swimming Pools, Community	P	P		10-32
COMMERCIAL				
Aircraft and Automotive				
Aircraft Sales and Service			P	
Vehicle Fueling Station			S	
Vehicle Rental Service			P	
Vehicle Storage			P	
Entertainment and Hospitality				
Commercial Recreation Facilities	P			
Entertainment and Exhibition Venues	P	P ¹		
Sports and Fitness Establishments	P	S	P	10-13
Theaters and Auditoriums	P			
Lodging				
Bed & Breakfast Establishments	S			10-7
Boarding and Rooming Houses	P			10-19
Hotel or Motel	S			10-21
Offices				
Financial Services			P ³	
General Offices, Business or Professional			P	
Medical or Dental Office or Clinic	P			10-24
Printing, Copying and Mailing Services	P		P	
Recording and Broadcast Studios			P	
Personal Services				
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.			S	
Instructional Studios	P	S		
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.		S ⁴	P ³	
Day Care Centers	P	S	P ³	
Retail and Service				
Bars, Taverns, Nightclubs			P ³	
Catering Services	P		P	
Drug Stores and Pharmacies	P		P ³	
Mobile Food and Beverage Vendor	P	P	P	10-27
Restaurants, Cafeterias	P		P ³	
Retail Sales, General			P ³	
Specialty Food Shops			P ³	
INDUSTRIAL				
Manufacturing and Production, Light				
Electronics Assembly Plants			P	
Trade and Construction Services			P ³	
Wholesaling, Distribution and Storage Facilities			P	
Storage and Equipment Yards				
Aircraft Storage			P	
Composting Facility		P		
Marine Craft Storage, Marinas			P	
Mini Warehouses			P	10-26

	P-1	P-2	P-3	Reference
Parking Lot, Commercial	P	P	P	
Petroleum Products Storage			P	
Transportation				
Airports and Landing Fields			P	10-3
Airport Passenger Terminals			P	
Bus and Taxi Passenger Terminals	P		P ³	
Heliports, Heliport Terminals			P	
Rail Passenger Terminals			P ³	
Utilities				
Commercial Solar Energy Conversion Facilities	P	P	S	10-31
Electricity or Natural Gas Production Plant			S	
Private Solar Energy Conversion Facilities	P	P	P	10-31
Private Wind Energy Conversion Facilities	P	P		10-36
Public or Private Utility Facility, Minor	P	P	P	
Radio, Television Stations-Towers	P			
Wireless Communication Facilities	P ⁵	S	P ⁵	10-37

1. A Special Use is required when the use adjoins a Residential District boundary line
2. Maximum permitted height is forty-five (45) feet or three (3) stories, whichever is lower.
3. The use is allowed only when located within an Airport Passenger Terminal.
4. The use is permitted only within a multiple-family building. The maximum permitted floor area for the use is one thousand (1,000) square feet
5. The use is permitted as a principal use provided that the maximum height of the Wireless Communication Facility shall not exceed one (1) foot for each two (2) feet that such Telecommunication Antenna Facility is set back from Protected Residential Property.



Produced by the City of Washington through its Department of Public Works, Office of Transportation Services, and the Metropolitan Police Department.





Legend

- | Shells | Color | Zone | Classification |
|---|--------------|------|--|
|  | Red | 1 | RA-Sport House, Impact District |
|  | Black | 2 | RA-Historic District |
|  | Green | 3 | RA-Industrial District |
|  | Blue | 4 | RA-Neighborhood District |
|  | Purple | 5 | RA-Public Land and Institutions |
|  | Orange | 6 | RA-Neighborhood District |
|  | Yellow | 7 | RA-General Commercial District |
|  | Light Blue | 8 | RA-Local Commercial District |
|  | Pink | 9 | RA-Central Business District |
|  | Light Green | 10 | RA-Downtown Transition District |
|  | Light Orange | 11 | RA-Downtown Warehouse and Arts District |
|  | Light Purple | 12 | RA-Reinvented Manufacturing District |
|  | Light Yellow | 13 | RA-General Manufacturing District |
|  | Light Pink | 14 | RA-Single-Family Residential District |
|  | Light Blue | 15 | RA-Single-Family Residential District |
|  | Light Green | 16 | RA-High Single-Family Residential District |
|  | Light Orange | 17 | RA-High Single-Family Residential District |
|  | Light Purple | 18 | RA-Mixed Residential District |
|  | Light Yellow | 19 | RA-Mixed Residential District |
|  | Light Pink | 20 | RA-Multi-Family Residential District |
|  | Light Blue | 21 | RA-Multi-Family Residential District |
|  | Light Green | 22 | RA-Multi-Family Residential District |
|  | Light Orange | 23 | RA-Multi-Family Residential District |
|  | Light Purple | 24 | RA-1-Estate House, Minor |
|  | Light Yellow | 25 | GA0-1-Estate House, Minor |
|  | Light Pink | 26 | GA0-2-Iconic House, Minor |
|  | Light Blue | 27 | GA0-3-Iconic House, Minor |
|  | Light Green | 28 | GA0-4-Iconic House, Minor |
|  | Light Orange | 29 | GA0-5-Iconic House, Minor |
|  | Light Purple | 30 | GA0-6-Iconic House, Minor |
|  | Light Yellow | 31 | GA0-7-Iconic House, Minor |
|  | Light Pink | 32 | GA0-8-Iconic House, Minor |
|  | Light Blue | 33 | GA0-9-Iconic House, Minor |
|  | Light Green | 34 | GA0-10-Iconic House, Minor |
|  | Light Orange | 35 | GA0-11-Iconic House, Minor |
|  | Light Purple | 36 | GA0-12-Iconic House, Minor |
|  | Light Yellow | 37 | GA0-13-Iconic House, Minor |
|  | Light Pink | 38 | GA0-14-Iconic House, Minor |
|  | Light Blue | 39 | GA0-15-Iconic House, Minor |
|  | Light Green | 40 | GA0-16-Iconic House, Minor |
|  | Light Orange | 41 | GA0-17-Iconic House, Minor |
|  | Light Purple | 42 | GA0-18-Iconic House, Minor |
|  | Light Yellow | 43 | GA0-19-Iconic House, Minor |
|  | Light Pink | 44 | GA0-20-Iconic House, Minor |
|  | Light Blue | 45 | GA0-21-Iconic House, Minor |
|  | Light Green | 46 | GA0-22-Iconic House, Minor |
|  | Light Orange | 47 | GA0-23-Iconic House, Minor |
|  | Light Purple | 48 | GA0-24-Iconic House, Minor |
|  | Light Yellow | 49 | GA0-25-Iconic House, Minor |
|  | Light Pink | 50 | GA0-26-Iconic House, Minor |
|  | Light Blue | 51 | GA0-27-Iconic House, Minor |
|  | Light Green | 52 | GA0-28-Iconic House, Minor |
|  | Light Orange | 53 | GA0-29-Iconic House, Minor |
|  | Light Purple | 54 | GA0-30-Iconic House, Minor |
|  | Light Yellow | 55 | GA0-31-Iconic House, Minor |
| | Light Pink | 56 | GA0-32-Iconic House, Minor |
| | Light Blue | | |

UPDATE: 3/23/2020

UPDATE: 3/23/2020
visit www.ci.bism.cab.us CITYHALL DEPARTMENTS (PLANNING & ZONING) PO BOX 60 MILWAUKEE
PO BOX 60 BY

IL COLOCATION DEPARTMENT OF COMMUNITY DEVELOPMENT

ADDITIONAL COPIES:-
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NO TICE OF APPROVAL
AT 59 EASTOLINE STREET, BLOOMINGTON, ILLINOIS 61701

THIS IS TO CERTIFY THAT THE OFFICIAL ZONING MAP SUPERSEDES AND REPLACES THE PREVIOUS OFFICIAL ZONING MAP AND IS PART OF CHAPTER 44

APPROVED: _____
ATTN: _____
OF THE REGISTRATION DIVISION, 1966, AS AMENDED

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WERNER, M. 1993. *City to City*. New York: Random House.

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75163

A public hearing before the Bloomington Planning Commission will be held on Wednesday, March 11 at 4:00 p.m. in City Hall, 109 E. Olive St., Bloomington, Illinois, on a rezoning petition submitted by The Boys & Girls Clubs (purchaser--Ord. 2019-69) to rezone a portion of Sunnyside Park, (owners - City of Bloomington), from R-1C, Single-Family Residence District, to P-2, Public Lands & Institutions District. The subject property is located at:

1712 - 1724 W Illinois, Bloomington, Illinois 61701
Part of PIN# 21-05-353-024
Legal Description: Lot 1 thru 25 in Block 6 in Sunnyside Subdivision of Lot 16 in the Subdivision of the South Half of Section 5, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois

The petition is available for public review at the City of Bloomington Department of Community Development, 115 E. Washington Street, Suite 201, Bloomington, 309-434-2226. This public hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, IL 61701, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

Published: February 25, 2020



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

February 25, 2020

Dear Property Owner or Occupant:

A public hearing before the Bloomington Planning Commission will be held on Wednesday, March 11, 2020 at 4:00 p.m. in City Hall, 109 E. Olive St., Bloomington, Illinois, on a rezoning petition submitted by The Boys & Girls Clubs (purchaser – Ordinance 2019-69) to rezone a portion of Sunnyside Park, (owners – City of Bloomington), from R-1C, Single-Family Residence District to P-2, Public Lands & Institutions District. The subject property is located at:

1712-1724 W Illinois, Bloomington, IL 61701

PART OF PIN# 21-05-353-024

Legal Description: Lot 1 thru Lot 25 in Block 6 in Sunnyside Subdivision of Lot 16 in the Subdivision of the South Half of Section 5, Township 25 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois

You are receiving this notice because you own or occupy property within a 500 foot radius of the subject property (refer to attached map). All interested persons may present their evidence or testimony regarding said petition, or ask questions related to the petitioner's request at the scheduled public hearing. Copies of the submitted petition are available for public review at the Department of Community Development, 115 E. Washington St. Bloomington, IL 61701.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may email planning@cityblm.org or call (309) 434-2226.

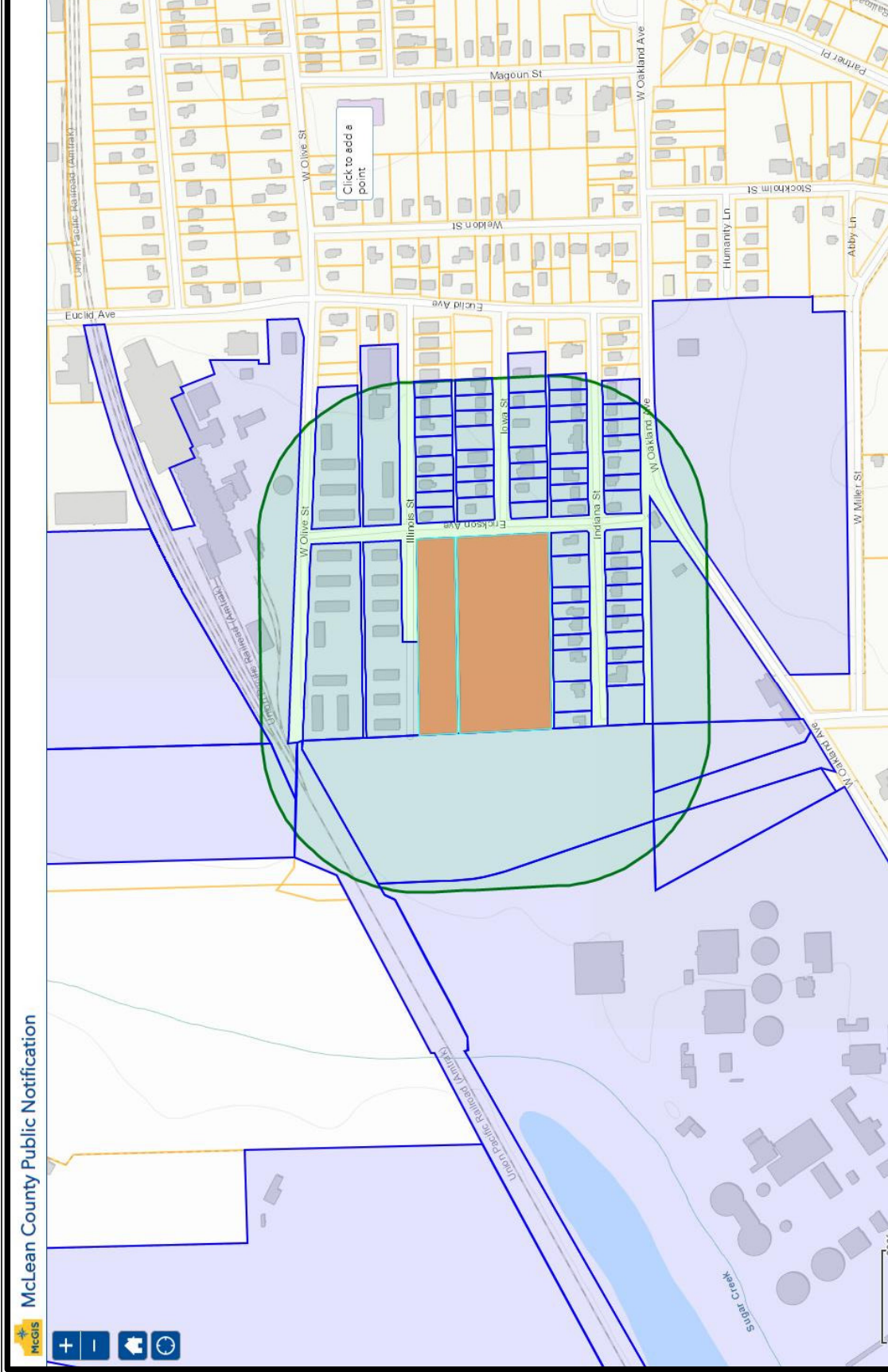
Sincerely,

Planning Division Staff

Attachments:

Map of notified properties within 500 ft of subject property

Public Hearing to Rezone 1712-1714 W. Illinois, Bloomington, IL, will be held on Wednesday, March 11, 2020, at 4:00 p.m. in City Hall



VIRGINIA JENKINS 1614 INDIANA ST BLOOMINGTON, IL 61701	THOMAS & ASHLEY BEYER 1616 INDIANA ST BLOOMINGTON, IL 61701	WILLIAM R & JERALDINE G DENNIS 1805 W OAKLAND AVE BLOOMINGTON, IL 61701
TALAINA MATTHEWS 1706 INDIANA BLOOMINGTON, IL 61701	ROSETTA JOHNSON 1712 INDIANA ST BLOOMINGTON, IL 61701	SHIRLEY SPENCER 1718 Indiana St BLOOMINGTON, IL 61701
RYAN TEVOERT 1720 INDIANA ST BLOOMINGTON, IL 61701	EARL WILBERT 1714 INDIANA ST BLOOMINGTON, IL 61701	TAMMY MATTHEWS 1701 W OAKLAND AVE BLOOMINGTON, IL 61701
ORLANDO HERNANDEZ 1610 INDIANA ST BLOOMINGTON, IL 61701	TERRY HERNANDEZ 1612 W INDIANA BLOOMINGTON, IL 61701	ALBERTO CORNEJO 1622 INDIANA BLOOMINGTON, IL 61701
SHEILA KLAWITTER 1708 INDIANA BLOOMINGTON, IL 61701	EFRAIN HERNANDEZ 1710 INDIANA ST BLOOMINGTON, IL 61701	ADALBERTO CORNEJO 1624 WEST INDIANA BLOOMINGTON, IL 61701
Redbird Property Mgmt John Wollrab - 1606 200 N Linden St Normal, IL 61761	STACY CAMERON 1702 INDIANA ST BLOOMINGTON, IL 61701	SUESAN BLAN 1628 Indiana St BLOOMINGTON, IL 61701
JACQUES & JOSELYNE MATARA BISIMWA 1623 IOWA ST BLOOMINGTON, IL 61701	HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON 104 E WOOD BLOOMINGTON, IL 61701	BLOOMNORM LLC 666 DUNDEE RD STE 1102 NORTHBROOK, IL 60062
JUAN A & SOPHIA RIVERA 1623 W INDIANA BLOOMINGTON, IL 61701	LINDA BOYD 1622 ILLINOIS ST BLOOMINGTON, IL 61701	TVEO CORP 1901 MARTIN LUTHER KING DRIVE BLOOMINGTON, IL 61701
VERGETTA HARRIS 1626 ILLINOIS ST BLOOMINGTON, IL 61701	Judy Markley 1713 Indiana St BLOOMINGTON, IL 61701	CHRISTINE GRANT 1715 W INDIANA BLOOMINGTON, IL 61701
US BANK NA c/o KIM STEWART 800 MORELAND ST OWENSBORO, KY 42301	KRISTA SMITH 1723 INDIANA ST BLOOMINGTON, IL 61701	DAVID DRAPER 1727 W INDIANA BLOOMINGTON, IL 61701

LINDA SANDUSKY
PO BOX 1894
BLOOMINGTON, IL 61702

CATHOLIC CEMETERY ASSN
711 N MAIN ST
BLOOMINGTON, IL 61701

HABITAT FOR HUMANITY
103 W JEFFERSON ST
BLOOMINGTON, IL 61701

WARREN WEST
495 COUNTY ROAD 2570 E
EL PASO, IL 61738

CDG REAL ESTATE LLC
808 N COUNTRY FAIR DR
CHAMPAIGN, IL 61821

AMY MORGAN
1701 INDIANA ST
BLOOMINGTON, IL 61701

MARSHALL HOWARD
305 STILLWELL ST
BLOOMINGTON, IL 61701

CHARLES JOHNSON
1613 INDIANA ST
BLOOMINGTON, IL 61701

RONALD MCMURRAY
1614 IOWA ST
BLOOMINGTON, IL 61701

DAVID & ELANDERA MCLEMORE
1616 ILLINOIS ST
BLOOMINGTON, IL 61701

LOREN D & MILDRED MC GREW
1627 INDIANA ST
BLOOMINGTON, IL 61701

MICHELLE PIERCY
1711 INDIANA ST
BLOOMINGTON, IL 61701

MABLE NELSON
1707 INDIANA ST
BLOOMINGTON, IL 61701

RYAN LINDSAY
1613 IOWA ST
BLOOMINGTON, IL 61701

LEIGHTON & JULIANNE COOK
1614 Illinois St
BLOOMINGTON, IL 61701

JOHN & GRETCHEN HOEFER
2522 OLD PEORIA CT
BLOOMINGTON, IL 6170

CRIS & DEANNA HARRELL
247 S SYCAMORE ST
EL PASO, IL 61738

MARLENE NEAL
1611 Indiana St
BLOOMINGTON, IL 61701

RICHARD AND SEQUITA BRIDGES
2087 N ST BONITA LN
CASA GRANDE, AZ 85122

JEFFERY & SHERIE KRUEGER
1609 W IOWA ST
BLOOMINGTON, IL 61701

MARIO & BERTHA MARTINEZ
1621 IOWA ST
BLOOMINGTON, IL 61701

LARRY ALCORN
1719 INDIANA ST
BLOOMINGTON, IL 61701

DANIEL MORAN
1608 W IOWA
BLOOMINGTON, IL 61701

RICK & REBECCA ROOTS
514 W GROVE ST APT 1
BLOOMINGTON, IL 61701

CHERYL DIANE WHEELER
1628 ILLINOIS ST
BLOOMINGTON, IL 61701

MARIO MARTINEZ
1622 IOWA ST
BLOOMINGTON, IL 61701

EDDIE WALLS
1615 INDIANA ST
BLOOMINGTON, IL 61701

GARY N & BRENDA STEVENS
1612 IOWA ST
BLOOMINGTON, IL 61701

MARIA LEON FLORES
1619 IOWA ST
BLOOMINGTON, IL 61701

CARGILL INCORPORATED
PO BOX 5626
MINNEAPOLIS, MN 55440

CATHOLIC CEMETERY ASSN
711 N MAIN ST
BLOOMINGTON, IL 61701

KATHY ANDERSON
1621 INDIANA ST
BLOOMINGTON, IL 61701

WILLIAM ROSS DENNIS
1805 W OAKLAND AVE
BLOOMINGTON, IL 61701