

**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, February 24, 2016, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

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

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

4. MINUTES: Review the minutes of the February 10, 2016 regular meeting of the Bloomington Planning Commission.

5. REGULAR AGENDA:

- A. **Z-03-16** Public hearing, review and action on the petition submitted by Jack Guess, requesting the approval of the Rezoning of the property located at 1112 Redwood Ave from R-1C, Single-Family Residential District to B-1, Highway Business District. **(Ward 1)**
- B. **Z-02-16** Public hearing, review and action on the petition submitted by Rickardo Ramirez, requesting the approval of the Rezoning of the property located at 1110 Redwood Ave from R-1C, Single-Family Residential District to B-1, Highway Business District. **(Ward 1)**

- C. **Z-06-16** Public hearing, review and action on the petition submitted by Kroger Limited Partnership I, an Ohio limited partnership, requesting the approval of the Rezoning of the property located at College Avenue and Hershey Road from M-1, Restricted Manufacturing to B-1, Highway Business District. **(Ward 5)**
- D. **PS-01-16** Public hearing, review and action on the petition submitted by ARK VI, L.L.C requesting the approval of the Amended Preliminary Plan for Eagle View South Subdivision of the property located east of Towanda Barnes Rd., north of GE Rd., and south of Ft Jesse Rd, approximately 15.84 acres **(Ward 9)**
- E. **Z-07-16** Public hearing, review and action on the petition submitted by Ronald Dreyer Jr requesting the approval of the Rezoning of the property located at 411 N. Oak Street from GAP-5, Gridley, Allin & Prickett Mixed Use Neighborhood Commercial District to GAP-3, House, Manor Multifamily and Iconic Building District. **(Ward 6)**

6. OLD BUSINESS:

7. NEW BUSINESS:

8. ADJOURNMENT

For further information contact:

Katie Simpson, City Planner

Department of Community Development

Government Center

115 E. Washington Street, Bloomington, IL 61701

Phone: (309) 434-2226 Fax: (309) 434-2857

E-mail: ksimpson@cityblm.org

**MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 28, 2015, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

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

MEMBERS ABSENT: Mr. Cornell

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

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:01 P.M.

ROLL CALL: Mr. Dabareiner called the roll. A quorum was present.

PUBLIC COMMENT: None. Ms. Simpson introduced herself to the Commission, at the Chairman's request.

MINUTES: The Commission reviewed the October 28, 2015 minutes. There being no changes, Mr. Pearson moved to approve the October 28, 2015, minutes. Mr. Scritchlow seconded the motion which passed by a vote of 8-0 with the following votes being cast on roll call: Mr. Balmer-yes; Mr. Barnett -yes; Mr. Pearson-yes; Mr. Protzman-yes; Ms. Schubert-yes; Mr. Scritchlow-yes; Mr. Seuss-yes; Chairman Stanczak-yes.

REGULAR AGENDA:

Z-02-16 and Z-03-16. Chairman Stanczak noted the petitioner's request to lay over these two cases to the Planning Commission on February 24, 2016. Mr. Pearson motioned to lay over cases Z-02-16 and Z-03-16 to the February 24, 2016 meeting. Mr. Seuss seconded the motion, which passed by a vote of 8-0 with the following votes being cast on roll call: Mr. Pearson-yes; Mr. Seuss-yes; Mr. Balmer-yes; Mr. Barnett -yes; Mr. Protzman-yes; Ms. Schubert-yes; Mr. Scritchlow-yes; Chairman Stanczak-yes.

Adoption of the Official City of Bloomington Zoning Map. Ms. Simpson noted that the annual adoption of the Official Zoning Map is in accord with the requirements of Chapter 44 of the Municipal Code. She highlighted two cases where the zoning was changed in 2015. Mr. Scritchlow asked about a possible additional change; there was group discussion that the case may have been in 2014. Mr. Dabareiner indicated staff would double check the records for any additional changes and include them when they went before City Council; he added that the state mandates adoption of the official map by March 30 each year and that the changes from 2015 were already officially adopted. Chairman Stanczak asked whether a community should make proactively all the zoning changes to be in conformance with the Comprehensive Plan or whether

to wait to make the changes on a case-by-case basis; Mr. Dabareiner highlighted the strategies and problems with both approaches but recommended the case-by-case approach, addressing any zoning changes as needed. Chairman Stanczak asked if a comprehensive review of the zoning ordinance's text will take place now that the Comprehensive Plan is adopted; Mr. Dabareiner indicated that this review will take place and involve the Planning Commission. Mr. Balmer concurred with the approach that rezoning should be done on a case-by-case basis, unless it made sense to approve a "blanket" rezoning for some appropriate reason. Mr. Pearson clarified whether the vote today approves the changes to the map or whether it simply approves the map; Chairman Stanczak indicated this action is more "housekeeping" than an endorsement of changes. Mr. Pearson asked if the map could be updated more frequently; Mr. Dabareiner indicated the zoning map is routinely updated within a short period after a rezoning is approved. Mr. Protzman inquired about a couple additional property rezoning cases; Mr. Dabareiner reaffirmed that staff will double check the list of rezoning cases from 2015. Mr. Protzman motioned to recommend to the City Council approval of the Official Zoning Map, subject to staff checking on the status of a few additional cases. Mr. Balmer seconded the motion, which passed by a vote of 8-0 with the following votes being cast on roll call: Mr. Protzman-yes; Mr. Balmer-yes; Mr. Barnett -yes; Mr. Pearson-yes; Ms. Schubert-yes; Mr. Scritchlow-yes; Mr. Seuss-yes; Chairman Stanczak-yes.

OLD BUSINESS

Related to the Planning Commission's draft by-laws, staff responded to a couple of the questions remaining from the prior meeting. Mr. Boyle noted the Council uses "Robert's Rules of Order Newly Revised" and Mr. Dabareiner clarified that that ex-officio members do not vote. Chairman Stanczak indicated he is content without specifying a particular version of "Robert's Rules" and questioned whether the group would ever get into a parliamentary dispute. Chairman Stanczak asked for a draft for official action at Commission's first meeting in March. There was general discussion on each member's terms and the term limit rules in place.

NEW BUSINESS

None.

ADJOURNMENT

The meeting was adjourned at 4:25PM.

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
FEBRUARY 10, 2016**

SUBJECT:	TYPE:	SUBMITTED BY:
Z-03-16 1112 Redwood Ave	Rezoning from R-1C, Single-Family Residential District, to B-1 Highway Business District	Katie Simpson City Planner

REQUEST

The petitioner is seeking a rezoning from R-1C, Single-Family Residential District, to B-1 Highway Business District.

NOTICE

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

GENERAL INFORMATION

Owner and Applicant: Jack Guess

LEGAL DESCRIPTION: LOT 5, EXCEPT THE EAST 100 FEET THEREOF, IN SAKEMILLER'S SECOND SUBDIVISION OF PART OF LOT 34 IN COUNTY CLERK'S SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPLE MERIDIAN, MCLEAN COUNTY, ILLINOIS

PROPERTY INFORMATION

Existing Zoning: R-1C, Single-Family Residential District
Existing Land Use: Single-family dwelling
Property Size: approximately 10,400 square feet
PIN: 21-10-326-009

Surrounding Zoning and Land Uses

Zoning

North: B-1, Highway Business District
South: R-1C, Single-Family Residential District
East: B-1, Highway Business District
West: R-1C, Single-Family Residential District

Land Uses

Automobile and Accessory Sale Service
Single Family Dwelling
Automobile and Accessory Sale Service
Vacant Lot

ANALYSIS

Submittals

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

1. Petition for Zoning Map Amendment
2. Aerial photographs
3. Zoning Map

4. Photographs of adjacent sites

Project Description

The petitioner desires to change the existing R-1C, Single-Family Residential District, zoning to a B-1, Business Highway District, zoning.

Compliance with the Comprehensive Plan

The intent of the B-1, Highway Business District, is “to provide for (1) retail, service and amusement establishments that primarily serve the needs of highway-oriented traffic; and (2) retail, service and amusement uses that are not suitable in other business districts and can benefit from highway and cross-route traffic significantly” (Section 44.6-20). Rezoning the proposed property to B-1 would allow for expansion of the existing B-1 district enabling future commercial and mixed-use development in the area (2015 Strategic Plan Goal 3: Grow the Local Economy) and would promote the revitalization of older commercial homes (Goal 3, Objective c).

Nearby Zoning and Land Uses

The subject property has two adjacent sites to the north and east with B-1 zoning, and the western adjacent property is also seeking rezoning to B-1. The adjacent property uses, such as the automobile repair shop and automobile sales services are compatible with the proposed commercial parking lot and other B-1 uses.

The property is currently used as a single-family dwelling. A single-family dwelling in the B-1 district requires a special use permit. Staff highly encourages the petitioner to consider applying for a special use permit to avoid the creation of any nonconforming uses, if the residential use is to remain. Although the proposed rezone of the existing property could result in the creation of a nonconforming use, rezoning the proposed property at the same time as the eastern adjoining property, 1110 Redwood Ave, will prevent the creation of “spot zoning” in the area.

FINDINGS OF FACT

The Zoning Ordinance has “*Zoning Map Amendment Guidelines*” and by states, “*In making its legislative determination to zone or rezone property to a B-1 Highway Business District, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:*

1. *The relationship of the proposed development to the intended primary market for such goods and services, highway travelers;* the proposed property is located within close proximity of Morrissey Drive (Bus 150) and Veterans Parkway (I-55/Historic Route 66) and accessible to the intended primary market, highway travelers.
2. *The capacity of existing and proposed community facilities and utilities including water, sewer, and transportation systems to serve the permitted uses which lawfully occur on the property so zoned;* the capacity of the existing utilities is adequate to serve the new land use associated with the proposed change.

3. *The potential impact the permitted uses authorized in the district would have upon any existing or permitted uses, especially residential uses in the surrounding area; the property is currently used as a single-family dwelling. By rezoning from R-1C to B-1, the existing use will require a special use permit to avoid the creation of a nonconforming use. If rezoning occurs, staff highly encourages the petitioner to seek a special use permit for the existing property.*
4. *The adequacy of public services, including police and fire protection serving the property and the impact the permitted uses would have upon these services; public services serving the property are adequate for the permitted uses of the proposed rezoning.*
5. *The impact any natural disasters, including flooding, would have upon the permitted uses; the capacity of the existing utilities is adequate to serve the new land use associated with the proposed change.*
6. *The impact the permitted uses would have upon the environment including noise, air, and water pollution; To minimize impact upon the environment, future development will need to comply with adequate drainage, landscaping/screening, etc. as designated in Sections 44.6-40 and 44.7, as well as transitional yard requirements described in Section 44.4-5.*
7. *The conformance of the proposal to the Official Comprehensive Plan and Official Map (Ordinance No. 2006-137) the property adjacent to the west is recognized as a Tier-1 development priority in the City of Bloomington 2035 Comprehensive Plan. Tier-1 calls for infill development of underutilized and/or vacant land. To avoid the creation of a spot zone, the petitioner and the owner of 1110 Redwood Ave are seeking to rezone both properties at the same time.*

STAFF RECOMMENDATION:

Since the requested zoning change is compatible with surrounding land uses and zoning, and based on the above findings staff recommends the Planning Commission pass a motion recommending that the City Council rezone the property in Case Z-03-16 located at 1112 Redwood Ave from R-1C to B-1 with the following conditions: 1) the subject property is rezoned at the same time as the neighboring property located at 1110 Redwood Ave; 2) the petitioner considers applying for a special use permit for a single-family residence located at 1112 Redwood to avoid creating a nonconforming use of the subject property 3) future development of business use mindful of neighboring residential districts and adheres to transitional yard requirements and setbacks

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

1. Petition

Agenda Item A.

2. Exhibit A-Legal Description
3. Ordinance
4. Aerial View
5. Zoning Map
6. Site Photos
7. Neighborhood Notice List
8. Neighborhood Notice Location and Buffer Map

Date Received 1/15/14
For Council of 3/14/14

ROUTE SLIP – ZONING MAP AMENDMENT

Petitioner: Jack Guess

Property Located at: 1112 Redwood Ave Bloomington

Attorney: Russell DePew Atty. Phone: 309-829-7002

Petitioner/Atty. Address 201 W. Olive, Bloomington, IL 61701

DOCUMENTS SUBMITTED:

Yes

No

1. Petition

✓

3. Legal Description

✓

4. \$125 Filing Fee

✓

5. Electronic copies of Pet. Ord. & Legal

5. Date 15 day notice Published 1/19/14 Date sent to newspaper 1/15/14

6. Publication fee of _____ paid on _____

PROCESSING OF PETITION:

1. Documents reviewed by Development Committee _____

2. Public hearing – Planning Commission of 2/10/14

3. Date of Council Meeting _____

Notes: _____

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 Jack Guess, 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 RLC 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 petitioners hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the B1 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 RIC to BL.

Respectfully submitted,

By: _____

Russell McPhee
attorney for Jack & Guess

EXHIBIT A

Lot 5, EXCEPT the East 100 feet thereof, in Sakemiller's Second Subdivision of part of Lot 34 in County Clerk's Subdivision of the Southwest $\frac{1}{4}$ of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.

PIN: 21-10-326-009

ORDINANCE NO. _____

AN ORDINANCE APPROVING A REZONING CERTAIN PREMISES TO B-1

FOR PROPERTY LOCATED AT: 1112 REDWOOD AVE, BLOOMINGTON IL

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

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

WHEREAS, the City Council of said City is authorized to adopt this Ordinance and rezone said Premises.

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

1. That the Premises hereinafter described in Exhibit(s) A shall be and the same is hereby rezoned to B-1 Highway Business District.
2. The Official Zoning Map of said City shall be amended to reflect this change in zoning classifications.
3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this _____ day of _____, 20____.

APPROVED this _____ day of _____, 20____.

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Cherry L. Lawson, City Clerk



1112 Redwood Aerial View



Notes
2014 Imagery

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0.1 Miles

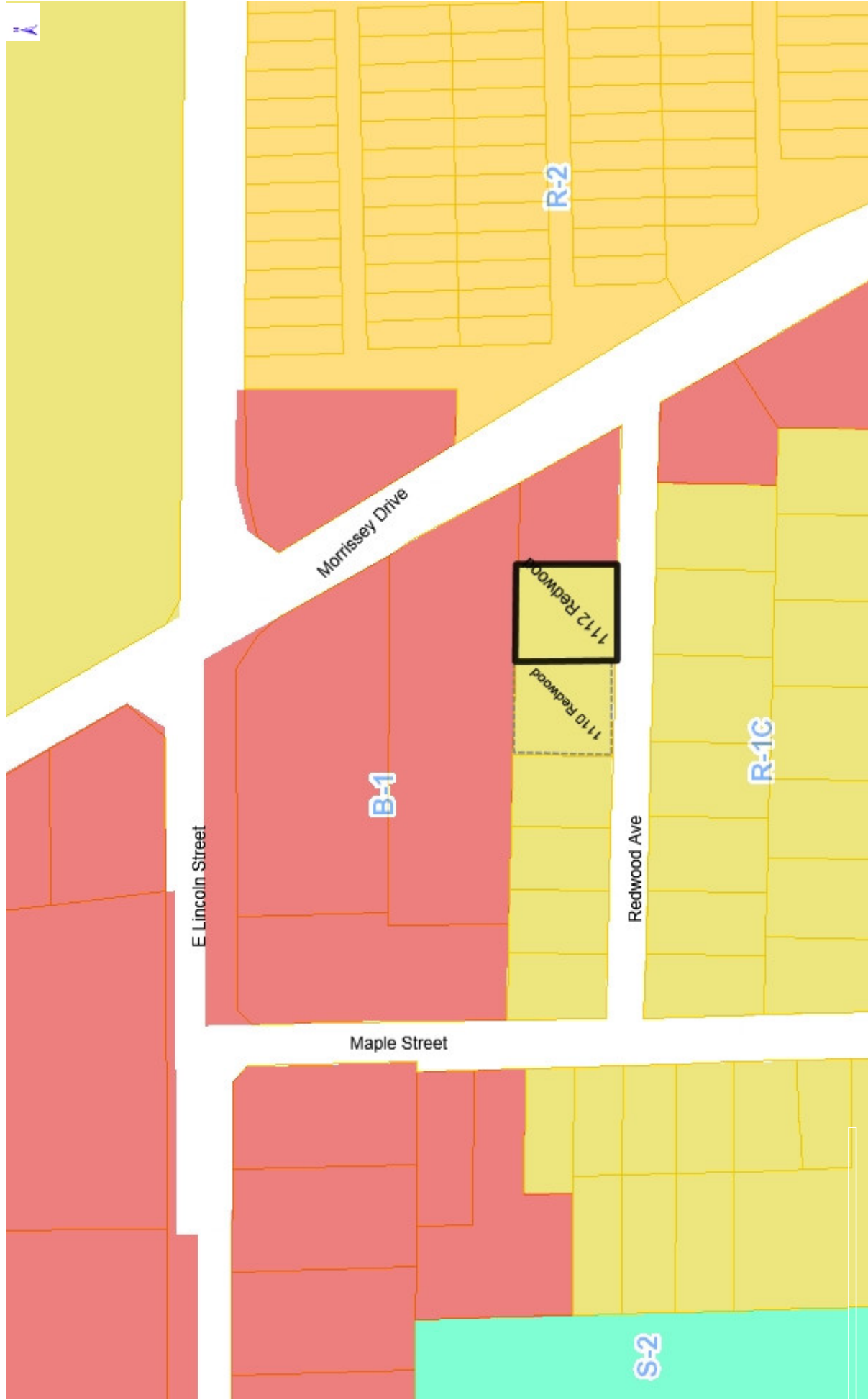
0.04

1: 2,279

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1112 Redwood Zoning Map



Notes

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0.1 Miles

0.04

0

1: 2,279

Printed: 1/21/2016 5:22:50 PM



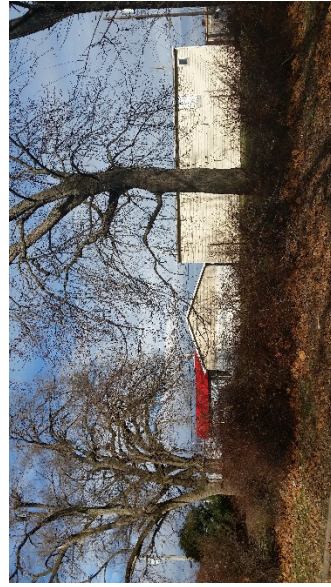
1112 Redwood Ave



East view from Morrissey



East



West



South West



South



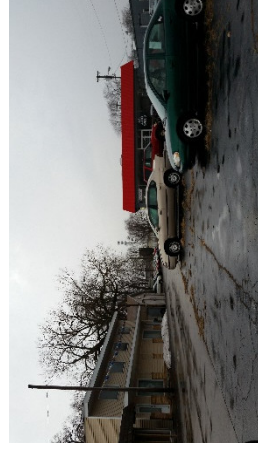
South East



North West



North



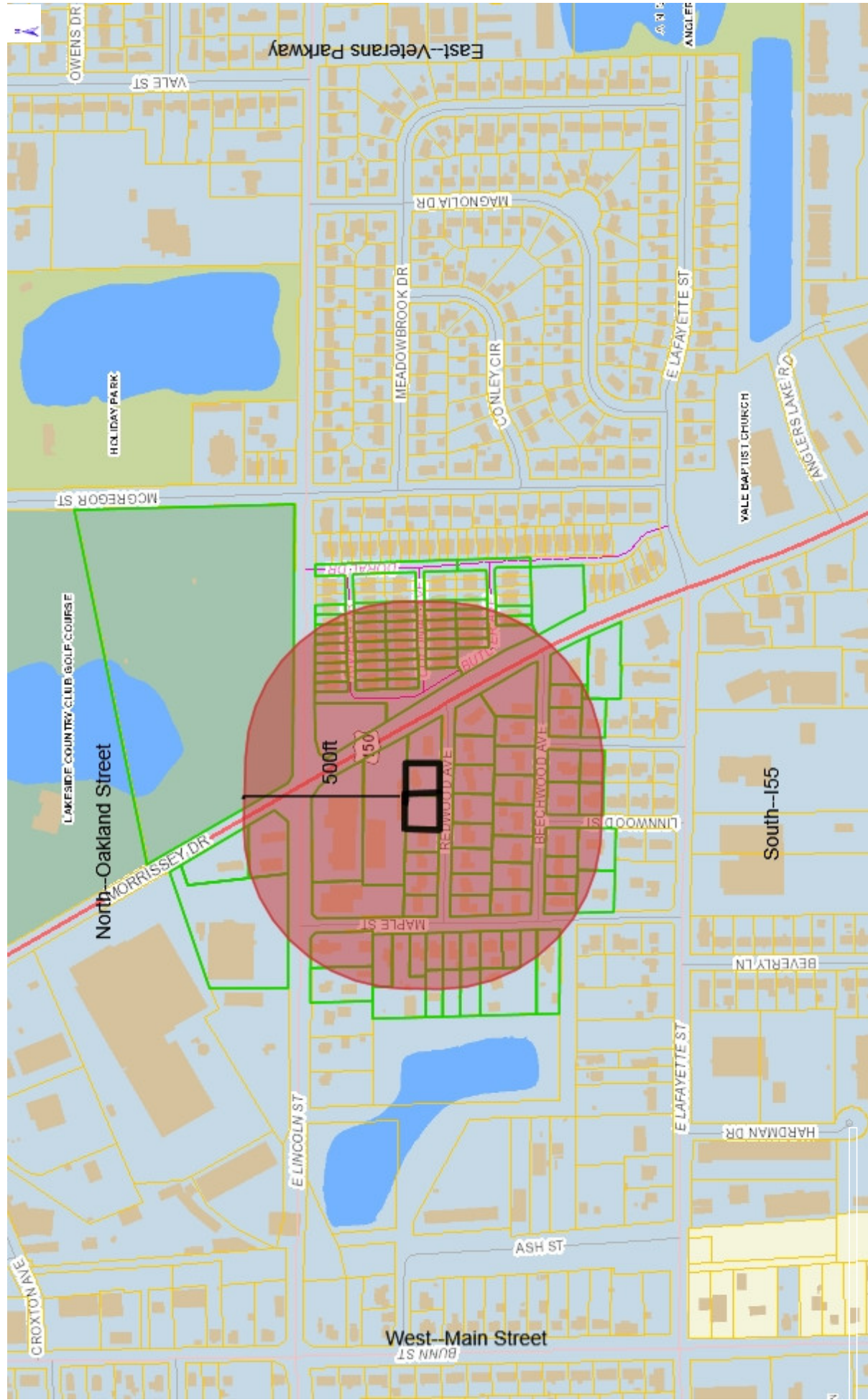
Name	Street	City, State, Zip
1 RICHARDO RAMIREZ	9335 OLD PEORIA RD	BLOOMINGTON IL 617055011
2 JACK G GUESS	3164 STEAMBOAT RIDGE RD	PORT ORANGE FL 32128
3 RICHARDO RAMIREZ	9335 OLD PEORIA RD	BLOOMINGTON IL 617055011
4 RICHARDO RAMIREZ	9335 OLD PEORIA RD	BLOOMINGTON IL 617055011
5 RICHARDO RAMIREZ	9335 OLD PEORIA RD	BLOOMINGTON IL 617055011
6 RICHARDO RAMIREZ	9335 OLD PEORIA RD	BLOOMINGTON IL 617055011
7 Deborah Skillrud, Supervisor	607 S Gridley St, Suite B	Bloomington, IL 61701
8 JULIUS ALEXANDER	9155 N 1600 EAST RD	BLOOMINGTON IL 61704
9 MICHAEL ASHENBREMER	11764 N 2400 EAST RD	DOWNS IL 617369657
10 DAVID W BAGWELL	1102 MAPLE ST	BLOOMINGTON IL 617016959
11 DONNA BANKS	1213 BUTLER AVE	BLOOMINGTON IL 617017303
KENNETH A & LURELLA H		
12 BARTON	3 LINNWOOD ST	BLOOMINGTON IL 617016946
13 MARC D BEARD	1015 MAPLE ST	BLOOMINGTON IL 617016948
14 BHACKIA LLC	1201 BIG HORN WAY	NORMAL IL 617619646
15 CHRISTOPHER BUETTNER	1212 BUTLER AVE	BLOOMINGTON IL 617017302
16 CARISSA CARLSON	1105 E BEECHWOOD	BLOOMINGTON IL 61701
ATTN: ACCOUNTING		
DEPARTMENT CASEYS		
17 RETAIL CO	PO BOX 3001	ANKENY IA 500218045
% DAVE HALCO CHRISTDA		
18 ENTERPRISES INC	4305 SECTION ST	STREATOR IL 61364
19 ERIC K COLLINS	1104 BEECHWOOD AVE	BLOOMINGTON IL 61701
20 URSULA D CROOKS	1206 COLONIAL DR	BLOOMINGTON IL 61704
DARYL RAYMOND FAIRCHILD,		
21 JR. REVOCABLE TRUST	3607 CONNIE KAY WAY	BLOOMINGTON IL 617048659
22 TARA DAVIS	1205 Riviera Dr	Bloomington IL 617017309
23 DJS APARTMENTS LLC	PO BOX 594	NORMAL IL 617610594
24 ROBERT AND ARTIE DOBSKI	14 WORTHINGTON CT	BLOOMINGTON IL 61704
25 ROBERT A DOBSKI	14 WORTHINGTON CT	BLOOMINGTON IL 617042794
26 NADYNE DONALDSON	4 COTTONWOOD ST	BLOOMINGTON IL 617016933
27 WILLIAM J DONNELLY II	1201 RIVIERA DR	BLOOMINGTON IL 617017309
28 KATHERINE DOYLE	1218 RIVIERA DR	BLOOMINGTON IL 617017308
29 MARY L DUNCAN	1101 BEECHWOOD AVE	BLOOMINGTON IL 617016929
30 PATRICIA A ELLESON	1215 BUTLER AVENUE	BLOOMINGTON IL 61701
31 EXCEL INVESTMENTS	PO BOX 594	NORMAL IL 617610594
32 LEONARD & NAN FASSETT	9 KENYON CT	BLOOMINGTON IL 617013320
33 LOUIS J FIRMAND	1102 BEECHWOOD AVE	BLOOMINGTON IL 617016930
34 GARRY & BRENDA GARRISON	806 E BUCHANAN ST	BLOOMINGTON IL 617016807
35 CYNTHIA S GARWOOD	1013 MAPLE ST	BLOOMINGTON IL 617016948
36 TRISHA J GOODMAN	1111 REDWOOD AVE	BLOOMINGTON IL 617016953
37 DAVID C GORE	1212 RIVERIA DR	BLOOMINGTON IL 61701
38 JACK G GUESS	3164 STEAMBOAT RIDGE RD	PORT ORANGE FL 321286915
39 SUSAN HART-CARTER	1009 MAPLE ST	BLOOMINGTON IL 617016948
40 DAVID R HELM	1202 Riviera Dr	Bloomington IL 617017308
41 ANTONIO JR HERRERA	1001 MAPLE ST	BLOOMINGTON IL 617016948
42 MICHAEL D HILLARD	106 STALEY CT	LE ROY IL 617521180
43 LYNNE M IMHOFF	1210 COLONIAL	BLOOMINGTON IL 61701
44 STEPHEN K JACKSON	1019 MAPLE ST	BLOOMINGTON IL 617016948
JOHN H KRAUS POST 454		
45 VFW	1006 E LINCOLN ST	BLOOMINGTON IL 617017228
46 GALEN G JONES	1007 MAPLE ST	BLOOMINGTON IL 617016948

CHINTAMANI		
47 KADADEVARMATH	1207 RIVIERA DR	BLOOMINGTON IL 617017309
48 LINDA S KAGEL	1103 REDWOOD AVE	BLOOMINGTON IL 617016953
PATRICIA %REDBIRD PROP		
49 MGT INC KAISNER-COLONIAL	200 N LINDEN ST	NORMAL IL 617613882
50 MARGARET MARY KILLIAN	4 Linnwood St	Bloomington IL 617016947
51 KATHRYN L KOERTGE	1108 BEECHWOOD AVE	BLOOMINGTON IL 617016930
52 LAKESIDE COUNTRY CLUB	1201 CROXTON AVE	BLOOMINGTON IL 617016901
53 STEVE S LEGNER	1214 COLONIAL AVE	BLOOMINGTON IL 617017300
54 BETHANY K LENSCHOW	1217 COLONIAL AVE	BLOOMINGTON IL 617017301
55 LINKS LANDING	2712 MCGRAW DR	BLOOMINGTON IL 61701
56 SIMONI LUKOSE	1213 COLONIAL AVE	BLOOMINGTON IL 617017301
DEVENDIRAN		
57 MADURAIVEERAN	1201 BIG HORN WAY	NORMAL IL 617619646
58 DON & JOYCE MAMMEN	1007 E LINCOLN ST	BLOOMINGTON IL 617016942
59 DANIEL & LINDA MAXEDON	11 CALADONIA CT	BLOOMINGTON IL 61704
60 DEE MCCLURE	1113 BEECHWOOD AVE	BLOOMINGTON IL 617016945
61 JEFFREY D MCGRAW	12 Ridgewood Ter	Bloomington IL 617011765
62 KATHRYN R MCSHANE	3 COTTONWOOD ST	BLOOMINGTON IL 617016932
63 IAN & ANNE MCWILLIAMS	16106 E 300 NORTH RD	HEYWORTH IL 617459116
64 LAUREN M MEIER	1216 BUTLER AVE	BLOOMINGTON IL 617017302
65 CYNTHIA MOORE	2217 KNOLLBROOK WAY	BLOOMINGTON IL 61704
66 JEFFREY L MUELLER	1217 RIVERA DR	BLOOMINGTON IL 61704
67 HOUSHANG NASSERI	8875 MILL CREEK RD	BLOOMINGTON IL 61704
JEAN A & MARVIN E		
68 NEWMISTER	1108 REDWOOD AVE	BLOOMINGTON IL 617016954
69 STEVEN L OWENS	1204 MAPLE ST	BLOOMINGTON IL 617016960
SURESH & ANITHA JAYARAM		
70 PALANI	1216 COLONIAL AVE	BLOOMINGTON IL 61701
71 PATRICK S PENN	511 S CLAYTON ST	BLOOMINGTON IL 617015446
72 LORETTA J PITZER	1104 Redwood Ave	Bloomington IL 617016954
73 JOHN POAG II	1210 RIVIERA DR	BLOOMINGTON IL 617017308
74 JOHN M POKARNEY	1102 Redwood Ave	Bloomington IL 617016954
75 JUSTIN E PRATT	PO BOX 1955	PEORIA IL 61656
76 RICHARDO RAMIREZ	9335 OLD PEORIA RD	BLOOMINGTON IL 617055011
ROZANNE C & RICKARDO A		
77 RAMIREZ	PO BOX 3334	BLOOMINGTON IL 617023334
78 NATOSHA K RANEY	1113 REDWOOD AVE	BLOOMINGTON IL 617016953
	25049 WOOD THRUSH CIRCLE	
79 KEITH & CINDY RANNEY	P141 LAKE BLOOMINGTON	HUDSON IL 61748
80 SANDRA RANNEY	1 COTTONWOOD ST	BLOOMINGTON IL 617016932
REAL ESTATE PARTNERS		
81 LLC	9646 WALNUT WAY	BLOOMINGTON IL 617055345
82 CORY REED	1204 Colonial Ave	Bloomington IL 617017300
83 DARLA RIGG	1005 MAPLE ST	BLOOMINGTON IL 617016948
84 DEBRA L RILEY	1105 REDWOOD	BLOOMINGTON IL 61701
85 JOSH G ROBINSON	1215 COLONIAL	BLOOMINGTON IL 61701
86 JULIE ANN ROOT	1211 Riviera Dr	Bloomington IL 617017309
LUKE & LEE STRITZEL		
87 SCAGLIONE	1109 REDWOOD AVE	BLOOMINGTON IL 617016953
88 RYAN SCRITCHLOW	1003 S MAPLE	BLOOMINGTON IL 61701
89 RYAN SCRITCHLOW	1005 S MAPLE ST	BLOOMINGTON IL 61701
90 CHARLES E SHADIX	1215 RIVIERA DR	BLOOMINGTON IL 617017309

91 CARRA SIMMONS DENNIS ADAM & JESSICA LEE	3 DERBY WAY	BLOOMINGTON IL 617042821
92 SINKS	1114 BEECHWOOD AVE	BLOOMINGTON IL 617016930
93 EMA JEAN STREITMATTER	1202 COLONIAL AVE	BLOOMINGTON IL 617017300
94 SEAN SWARTZ	1203 RIVIERA DR	BLOOMINGTON IL 617017309
95 NATHANIEL D THACKER	1017 MAPLE ST	BLOOMINGTON IL 617016948
96 JAMES F THORNTON	5 GLOUCESTER CIR	BLOOMINGTON IL 617047605
97 STEVEN J WALL	1101 REDWOOD AVE	BLOOMINGTON IL 61701
98 E MICHAEL WALSH	2 LINNWOOD ST	BLOOMINGTON IL 617016947
99 CHARLES WILLIAMS	1325 E EMPIRE ST	BLOOMINGTON IL 617013421
100 SUSAN K WINGETT	2 COTTONWOOD	BLOOMINGTON IL 61701
101 JILL C WRENCH	1212 COLONIAL	BLOOMINGTON IL 61701
102 SHERRY YODER	1207 COLONIAL AVE	BLOOMINGTON IL 61701



Location of 1110 and 1112 Redwood Ave and properties within a 500ft radius notified of rezoning petition and the City of Bloomington Planning Commission Public Hearing



0 0.11 0.2 Miles

1: 6,719

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Notes

The City of Bloomington Planning Commission-Public Hearing at 4:00 pm on Wednesday, February 10, 2016 at 109 E Olive Street.

Printed: 1/21/2016 9:47:18 AM

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
FEBRUARY 10, 2016**

SUBJECT:	TYPE:	SUBMITTED BY:
Z-02-16 1110 Redwood Ave	Rezoning from R-1C, Single-Family Residential District, to B-1 Highway Business District	Katie Simpson City Planner

REQUEST

The petitioner is seeking a rezoning from R-1C, Single-Family Residential District, to B-1 Highway Business District.

NOTICE

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

GENERAL INFORMATION

Owner and Applicant: Rickardo Ramirez

LEGAL DESCRIPTION: LOT 4 AND 5, EXCEPT THE EAST 100 FEET THEREOF LOT 5 IN SAKEMILLER'S SECOND SUBDIVISION OF PART OF LOT 34 IN COUNTY CLERK'S SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS

PROPERTY INFORMATION

Existing Zoning: R-1C, Single-Family Residential District
Existing Land Use: Vacant lot
Property Size: approximately 10,505 square feet
PIN: 21-10-326-008

Surrounding Zoning and Land Uses

Zoning

North: B-1, Highway Business District
South: R-1C, Single-Family Residential District
East: R-1C, Single-Family Residential District
West: R-1C, Single-Family Residential District

Land Uses

Automobile Repair Shop
Single Family Dwelling
Single Family Dwelling
Single Family Dwelling

ANALYSIS

Submittals

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

1. Petition for Zoning Map Amendment
2. Aerial photographs
3. Zoning Map

4. Photographs of adjacent sites

Project Description

The petitioner desires to change the R-1C zoning to a B-1 zoning to enable the conversion of the vacant lot located at 1110 Redwood Ave to a commercial parking lot to be used by the adjacent automobile repair service to the north.

Compliance with the Comprehensive Plan

The intent of the B-1, Highway Business District, is “to provide for (1) retail, service and amusement establishments that primarily serve the needs of highway-oriented traffic; and (2) retail, service and amusement uses that are not suitable in other business districts and can benefit from highway and cross-route traffic significantly” (Section 44.6-20). Additionally, the proposed rezoning area is recognized as a Tier-1 priority area in the 2035 City of Bloomington Comprehensive Plan, infill development or redevelopment of vacant and underutilized land. Rezoning the proposed property to B-1 would allow for future commercial and mixed-use development in the area. Rezoning of this property would allow for revitalization of older commercial homes (Goal 3, Objective c) as well as retention and growth of current local businesses (Goal 3, Objective a).

Nearby Zoning and Land Uses

The property has an adjacent site to the north with B-1 zoning, and the eastern adjacent property is also seeking rezoning to B-1. The uses of the adjacent properties, such as the automobile repair shop and automobile sales services, are compatible with the proposed commercial parking lot as well as other B-1 uses.

FINDINGS OF FACT

The Zoning Ordinance has “*Zoning Map Amendment Guidelines*” and by states, “*In making its legislative determination to zone or rezone property to a B-1 Highway Business District, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:*

1. *The relationship of the proposed development to the intended primary market for such goods and services, highway travelers;* the proposed property is located within close proximity of Morrissey Drive (Bus 150) and Veterans Parkway (I-55/Historic Route 66) and accessible to the intended primary market, highway travelers.
2. *The capacity of existing and proposed community facilities and utilities including water, sewer, and transportation systems to serve the permitted uses which lawfully occur on the property so zoned;* the capacity of the existing utilities is adequate to serve the new land use associated with the proposed change, however the existing lot but will require appropriate ingress/egress access prior to being developed.
3. *The potential impact the permitted uses authorized in the district would have upon any existing or permitted uses, especially residential uses in the surrounding area;* the exiting lot abuts a R-1C district to the east and will require adequate buffering, with appropriate

screening and fencing, between the rezoned B-1 district and residential districts as described in section 44.4-5(3) of the City's Zoning Ordinance.

4. *The adequacy of public services, including police and fire protection serving the property and the impact the permitted uses would have upon these services;* public services serving the property are adequate for the permitted uses of the proposed zoning district.
5. *The impact any natural disasters, including flooding, would have upon the permitted uses* the impact of natural disasters, including flooding, upon the permitted uses would be minimal, the petitioner should ensure the property complies with parking lot drainage requirements (44.7-2G.3) before developing the existing vacant site.
6. *The impact the permitted uses would have upon the environment including noise, air, and water pollution.* To minimize impact upon the environment, future development will need to comply with adequate drainage, landscaping/screening, etc. as designated in Sections 44.6-40 and 44.7, as well as transitional yard requirements described in Section 44.4-5.
7. *The conformance of the proposal to the Official Comprehensive Plan and Official Map (Ordinance No. 2006-137)* the property is located in a Tier-1 development priority area identified in the City's 2035 Comprehensive Plan.

STAFF RECOMMENDATION:

Since the requested zoning change is compatible with surrounding land uses and zoning, and based on the above findings staff recommends the Planning Commission pass a motion recommending that the City Council rezone the property in Case Z-02-16 from R-1C, Single-Family Residential District to B-1, Highway Business District, for the property located at 1110 Redwood Ave with the conditions that 1) both properties 1110 Redwood and 1112 Redwood be rezoned at the same time and 2) 1110 Redwood comply with appropriate setbacks, landscaping and fencing/screening requirements, as described in Sections 44.4-5(3), 44.6-40, and 44.7 of the City's Code, for a B-1 district abutting a residential district 3) future development of the property occurs in accordance with the requirements described in the City's Code.

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

1. Petition
2. Exhibit A-Legal Description
3. Ordinance
4. Aerial View
5. Zoning Map
6. Site Photos
7. Neighborhood Notice List
8. Neighborhood Notice Buffer Map

Date Received 7/15/14

For Council of _____

ROUTE SLIP – ZONING MAP AMENDMENT

Petitioner: Richardo Ramirez

Property Located at: 1110 Redwood Ave

Bloomington, IL 61701

Attorney: Bob Lenz Atty. Phone: 829-9486

Petitioner/Atty. Address 9335 Old Peoria Rd Bloomington, IL 61705

DOCUMENTS SUBMITTED:

Yes

No

1. Petition

✓

3. Legal Description

✓

4. \$125 Filing Fee

✓

5. Electronic copies of Pet. Ord. & Legal

5. Date 15 day notice Published 7/19/14 Date sent to newspaper 7/15/14

6. Publication fee of _____ paid on _____

PROCESSING OF PETITION:

1. Documents reviewed by Development Committee _____

2. Public hearing – Planning Commission of _____

3. Date of Council Meeting _____

Notes: _____

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 Rickardo Ramirez, hereinafter referred to as your petition-
er(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 B1C 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 petitioners hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the B1 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 R1C to B1.

Respectfully submitted,

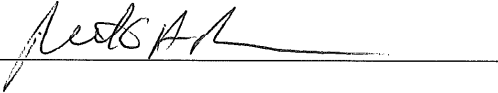
By: 

EXHIBIT A

Lot 4 and 5, EXCEPT the East 100 feet thereof of Lot 5 in Sakemiller's Second Subdivision of part of Lot 34 in County Clerk's Subdivision of the Southwest $\frac{1}{4}$ of Section 10, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.

PIN: 21-10-326-008

ORDINANCE NO. _____

AN ORDINANCE APPROVING A REZONING CERTAIN PREMISES TO B-1

FOR PROPERTY LOCATED AT: 1110 REDWOOD AVE, BLOOMINGTON IL

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

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

WHEREAS, the City Council of said City is authorized to adopt this Ordinance and rezone said Premises.

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

1. That the Premises hereinafter described in Exhibit(s) A shall be and the same is hereby rezoned to B-1 Highway Business District.
2. The Official Zoning Map of said City shall be amended to reflect this change in zoning classifications.
3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this _____ day of _____, 20____.

APPROVED this _____ day of _____, 20____.

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Cherry L. Lawson, City Clerk

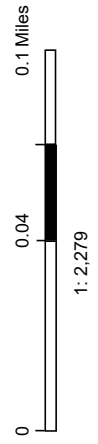


1110 Redwood Aerial View



Notes
2014 Imagery

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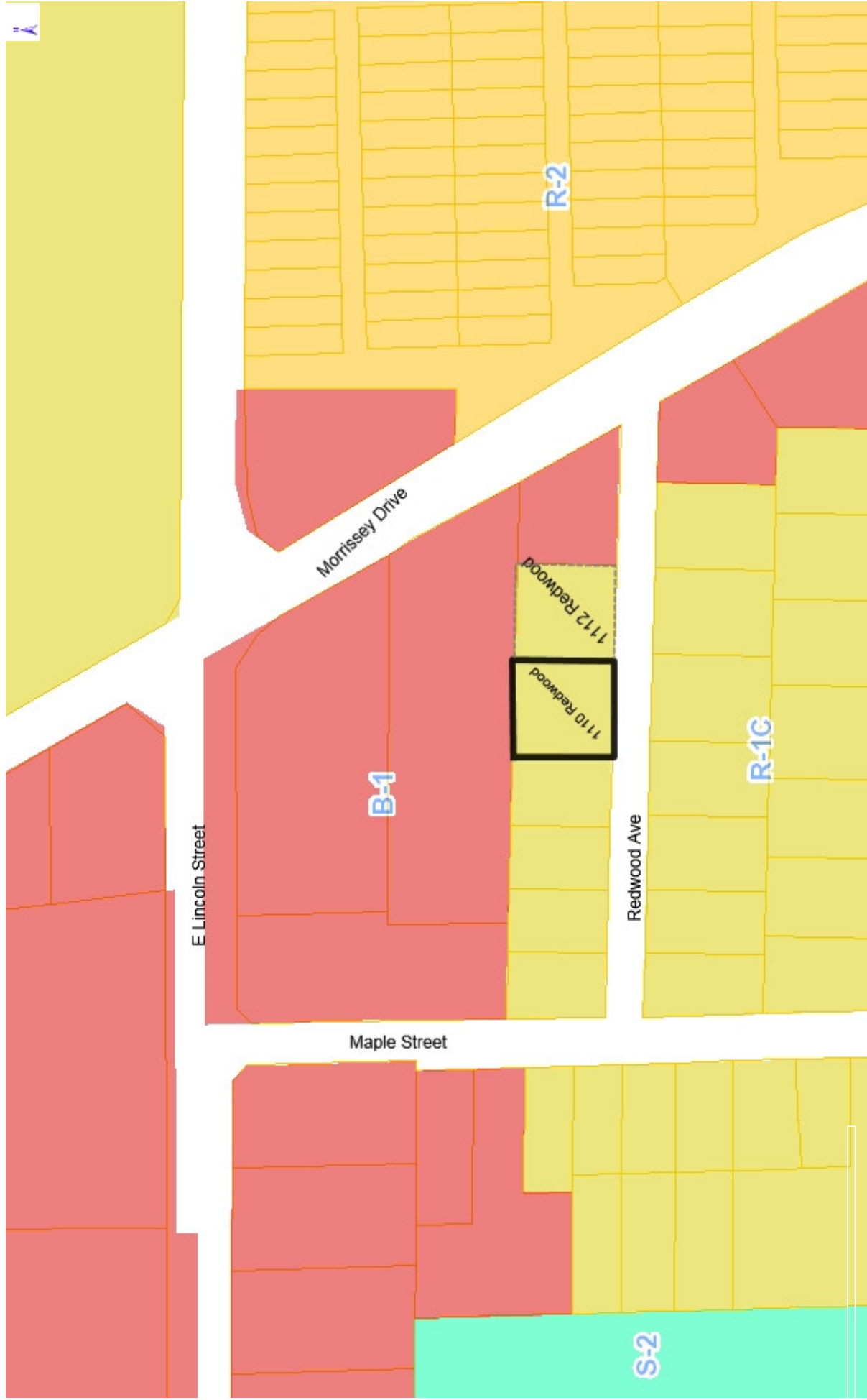


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1110 Redwood Zoning Map



Notes

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0.1 Miles

0.04

1: 2,279

Printed: 1/21/2016 5:22:09 PM



1110 Redwood Ave



1110 Redwood Ave



West



East- 1112 Redwood Ave



South West



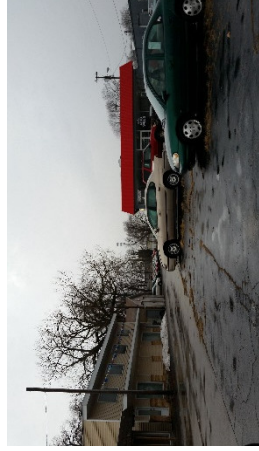
South



South East



North East



North



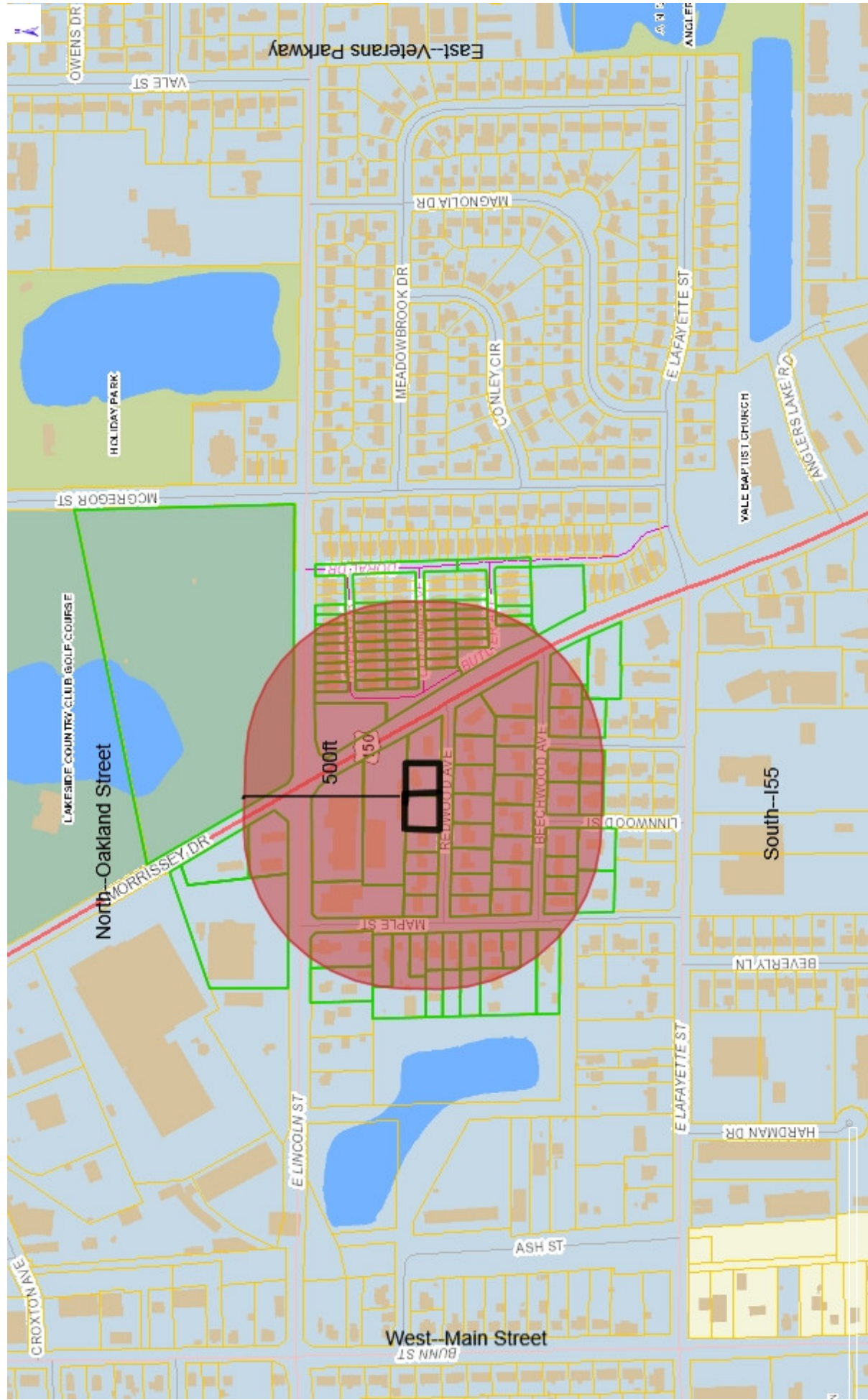
Name	Street	City, State, Zip
1 RICHARDO RAMIREZ	9335 OLD PEORIA RD	BLOOMINGTON IL 617055011
2 JACK G GUESS	3164 STEAMBOAT RIDGE RD	PORT ORANGE FL 32128
3 RICHARDO RAMIREZ	9335 OLD PEORIA RD	BLOOMINGTON IL 617055011
4 RICHARDO RAMIREZ	9335 OLD PEORIA RD	BLOOMINGTON IL 617055011
5 RICHARDO RAMIREZ	9335 OLD PEORIA RD	BLOOMINGTON IL 617055011
6 RICHARDO RAMIREZ	9335 OLD PEORIA RD	BLOOMINGTON IL 617055011
7 Deborah Skillrud, Supervisor	607 S Gridley St, Suite B	Bloomington, IL 61701
8 JULIUS ALEXANDER	9155 N 1600 EAST RD	BLOOMINGTON IL 61704
9 MICHAEL ASHENBREMER	11764 N 2400 EAST RD	DOWNS IL 617369657
10 DAVID W BAGWELL	1102 MAPLE ST	BLOOMINGTON IL 617016959
11 DONNA BANKS	1213 BUTLER AVE	BLOOMINGTON IL 617017303
KENNETH A & LURELLA H		
12 BARTON	3 LINNWOOD ST	BLOOMINGTON IL 617016946
13 MARC D BEARD	1015 MAPLE ST	BLOOMINGTON IL 617016948
14 BHACKIA LLC	1201 BIG HORN WAY	NORMAL IL 617619646
15 CHRISTOPHER BUETTNER	1212 BUTLER AVE	BLOOMINGTON IL 617017302
16 CARISSA CARLSON	1105 E BEECHWOOD	BLOOMINGTON IL 61701
ATTN: ACCOUNTING		
DEPARTMENT CASEYS		
17 RETAIL CO	PO BOX 3001	ANKENY IA 500218045
% DAVE HALCO CHRISTDA		
18 ENTERPRISES INC	4305 SECTION ST	STREATOR IL 61364
19 ERIC K COLLINS	1104 BEECHWOOD AVE	BLOOMINGTON IL 61701
20 URSULA D CROOKS	1206 COLONIAL DR	BLOOMINGTON IL 61704
DARYL RAYMOND FAIRCHILD,		
21 JR. REVOCABLE TRUST	3607 CONNIE KAY WAY	BLOOMINGTON IL 617048659
22 TARA DAVIS	1205 Riviera Dr	Bloomington IL 617017309
23 DJS APARTMENTS LLC	PO BOX 594	NORMAL IL 617610594
24 ROBERT AND ARTIE DOBSKI	14 WORTHINGTON CT	BLOOMINGTON IL 61704
25 ROBERT A DOBSKI	14 WORTHINGTON CT	BLOOMINGTON IL 617042794
26 NADYNE DONALDSON	4 COTTONWOOD ST	BLOOMINGTON IL 617016933
27 WILLIAM J DONNELLY II	1201 RIVIERA DR	BLOOMINGTON IL 617017309
28 KATHERINE DOYLE	1218 RIVIERA DR	BLOOMINGTON IL 617017308
29 MARY L DUNCAN	1101 BEECHWOOD AVE	BLOOMINGTON IL 617016929
30 PATRICIA A ELLESON	1215 BUTLER AVENUE	BLOOMINGTON IL 61701
31 EXCEL INVESTMENTS	PO BOX 594	NORMAL IL 617610594
32 LEONARD & NAN FASSETT	9 KENYON CT	BLOOMINGTON IL 617013320
33 LOUIS J FIRMAND	1102 BEECHWOOD AVE	BLOOMINGTON IL 617016930
34 GARRY & BRENDA GARRISON	806 E BUCHANAN ST	BLOOMINGTON IL 617016807
35 CYNTHIA S GARWOOD	1013 MAPLE ST	BLOOMINGTON IL 617016948
36 TRISHA J GOODMAN	1111 REDWOOD AVE	BLOOMINGTON IL 617016953
37 DAVID C GORE	1212 RIVERIA DR	BLOOMINGTON IL 61701
38 JACK G GUESS	3164 STEAMBOAT RIDGE RD	PORT ORANGE FL 321286915
39 SUSAN HART-CARTER	1009 MAPLE ST	BLOOMINGTON IL 617016948
40 DAVID R HELM	1202 Riviera Dr	Bloomington IL 617017308
41 ANTONIO JR HERRERA	1001 MAPLE ST	BLOOMINGTON IL 617016948
42 MICHAEL D HILLARD	106 STALEY CT	LE ROY IL 617521180
43 LYNNE M IMHOFF	1210 COLONIAL	BLOOMINGTON IL 61701
44 STEPHEN K JACKSON	1019 MAPLE ST	BLOOMINGTON IL 617016948
JOHN H KRAUS POST 454		
45 VFW	1006 E LINCOLN ST	BLOOMINGTON IL 617017228
46 GALEN G JONES	1007 MAPLE ST	BLOOMINGTON IL 617016948

CHINTAMANI		
47 KADADEVARMATH	1207 RIVIERA DR	BLOOMINGTON IL 617017309
48 LINDA S KAGEL	1103 REDWOOD AVE	BLOOMINGTON IL 617016953
PATRICIA %REDBIRD PROP		
49 MGT INC KAISNER-COLONIAL	200 N LINDEN ST	NORMAL IL 617613882
50 MARGARET MARY KILLIAN	4 Linnwood St	Bloomington IL 617016947
51 KATHRYN L KOERTGE	1108 BEECHWOOD AVE	BLOOMINGTON IL 617016930
52 LAKESIDE COUNTRY CLUB	1201 CROXTON AVE	BLOOMINGTON IL 617016901
53 STEVE S LEGNER	1214 COLONIAL AVE	BLOOMINGTON IL 617017300
54 BETHANY K LENSCHOW	1217 COLONIAL AVE	BLOOMINGTON IL 617017301
55 LINKS LANDING	2712 MCGRAW DR	BLOOMINGTON IL 61701
56 SIMONI LUKOSE	1213 COLONIAL AVE	BLOOMINGTON IL 617017301
DEVENDIRAN		
57 MADURAIVEERAN	1201 BIG HORN WAY	NORMAL IL 617619646
58 DON & JOYCE MAMMEN	1007 E LINCOLN ST	BLOOMINGTON IL 617016942
59 DANIEL & LINDA MAXEDON	11 CALADONIA CT	BLOOMINGTON IL 61704
60 DEE MCCLURE	1113 BEECHWOOD AVE	BLOOMINGTON IL 617016945
61 JEFFREY D MCGRAW	12 Ridgewood Ter	Bloomington IL 617011765
62 KATHRYN R MCSHANE	3 COTTONWOOD ST	BLOOMINGTON IL 617016932
63 IAN & ANNE MCWILLIAMS	16106 E 300 NORTH RD	HEYWORTH IL 617459116
64 LAUREN M MEIER	1216 BUTLER AVE	BLOOMINGTON IL 617017302
65 CYNTHIA MOORE	2217 KNOLLBROOK WAY	BLOOMINGTON IL 61704
66 JEFFREY L MUELLER	1217 RIVERA DR	BLOOMINGTON IL 61704
67 HOUSHANG NASSERI	8875 MILL CREEK RD	BLOOMINGTON IL 61704
JEAN A & MARVIN E		
68 NEWMISTER	1108 REDWOOD AVE	BLOOMINGTON IL 617016954
69 STEVEN L OWENS	1204 MAPLE ST	BLOOMINGTON IL 617016960
SURESH & ANITHA JAYARAM		
70 PALANI	1216 COLONIAL AVE	BLOOMINGTON IL 61701
71 PATRICK S PENN	511 S CLAYTON ST	BLOOMINGTON IL 617015446
72 LORETTA J PITZER	1104 Redwood Ave	Bloomington IL 617016954
73 JOHN POAG II	1210 RIVIERA DR	BLOOMINGTON IL 617017308
74 JOHN M POKARNEY	1102 Redwood Ave	Bloomington IL 617016954
75 JUSTIN E PRATT	PO BOX 1955	PEORIA IL 61656
76 RICHARDO RAMIREZ	9335 OLD PEORIA RD	BLOOMINGTON IL 617055011
ROZANNE C & RICKARDO A		
77 RAMIREZ	PO BOX 3334	BLOOMINGTON IL 617023334
78 NATOSHA K RANEY	1113 REDWOOD AVE	BLOOMINGTON IL 617016953
	25049 WOOD THRUSH CIRCLE	
79 KEITH & CINDY RANNEY	P141 LAKE BLOOMINGTON	HUDSON IL 61748
80 SANDRA RANNEY	1 COTTONWOOD ST	BLOOMINGTON IL 617016932
REAL ESTATE PARTNERS		
81 LLC	9646 WALNUT WAY	BLOOMINGTON IL 617055345
82 CORY REED	1204 Colonial Ave	Bloomington IL 617017300
83 DARLA RIGG	1005 MAPLE ST	BLOOMINGTON IL 617016948
84 DEBRA L RILEY	1105 REDWOOD	BLOOMINGTON IL 61701
85 JOSH G ROBINSON	1215 COLONIAL	BLOOMINGTON IL 61701
86 JULIE ANN ROOT	1211 Riviera Dr	Bloomington IL 617017309
LUKE & LEE STRITZEL		
87 SCAGLIONE	1109 REDWOOD AVE	BLOOMINGTON IL 617016953
88 RYAN SCRITCHLOW	1003 S MAPLE	BLOOMINGTON IL 61701
89 RYAN SCRITCHLOW	1005 S MAPLE ST	BLOOMINGTON IL 61701
90 CHARLES E SHADIX	1215 RIVIERA DR	BLOOMINGTON IL 617017309

91 CARRA SIMMONS DENNIS ADAM & JESSICA LEE	3 DERBY WAY	BLOOMINGTON IL 617042821
92 SINKS	1114 BEECHWOOD AVE	BLOOMINGTON IL 617016930
93 EMA JEAN STREITMATTER	1202 COLONIAL AVE	BLOOMINGTON IL 617017300
94 SEAN SWARTZ	1203 RIVIERA DR	BLOOMINGTON IL 617017309
95 NATHANIEL D THACKER	1017 MAPLE ST	BLOOMINGTON IL 617016948
96 JAMES F THORNTON	5 GLOUCESTER CIR	BLOOMINGTON IL 617047605
97 STEVEN J WALL	1101 REDWOOD AVE	BLOOMINGTON IL 61701
98 E MICHAEL WALSH	2 LINNWOOD ST	BLOOMINGTON IL 617016947
99 CHARLES WILLIAMS	1325 E EMPIRE ST	BLOOMINGTON IL 617013421
100 SUSAN K WINGETT	2 COTTONWOOD	BLOOMINGTON IL 61701
101 JILL C WRENCH	1212 COLONIAL	BLOOMINGTON IL 61701
102 SHERRY YODER	1207 COLONIAL AVE	BLOOMINGTON IL 61701



Location of 1110 and 1112 Redwood Ave and properties within a 500ft radius notified of rezoning petition and the City of Bloomington Planning Commission Public Hearing



0 0.11 0.2 Miles

1: 6,719

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Notes

The City of Bloomington Planning Commission-Public Hearing at 4:00 pm on Wednesday, February 10, 2016 at 109 E Olive Street.

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
FEBRUARY 24, 2016**

SUBJECT:	TYPE:	SUBMITTED BY:
Z-06-16	Rezoning from M-1, Restricted Manufacturing District, to B-1 Highway Business District	Katie Simpson City Planner

REQUEST

The petitioner is seeking a rezoning from M-1, Restricted Manufacturing District, to B-1 Highway Business District.

NOTICE

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

GENERAL INFORMATION

Owner and Applicant: Kroger Limited Partnership I, an Ohio limited partnership

LEGAL DESCRIPTION: A PART OF LOT 10 IN THE RESURVEY OF LOT 8 OF THE SHIRK SURVEY, SAID LOT 10 BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 25 AND THE SOUTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 24 NORTH, RANGE 2 EAST OF THE 3RD PRINCIPAL MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF COLLEGE AVENUE AND THE WEST RIGHT OF WAY LINE OF HERSHEY ROAD SAID POINT BEING ON THE NORTH LINE OF LOT 10 LYING 43 FEET WEST OF THE NORTHWEST CORNER OF THE LAND CONVEYED TO THE TIEHACK CORPORATION PER WARRANTY DEED RECORDED JULY 28, 1995 AS DOCUMENT NO. 95-15400 IN THE MCLEAN COUNTY RECORDER'S OFFICE, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE S00°43'10"W, ALONG THE WEST RIGHT OF WAY LINE OF HERSHEY ROAD, A DISTANCE OF 937.07 FEET TO THE NORTH RIGHT OF WAY LINE OF JUMER DRIVE; THENCE N89°40'19"W, A DISTANCE OF 849.67 FEET; THENCE N00°19'41"E, A DISTANCE OF 939.66 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COLLEGE AVENUE; THENCE S89°40'19"E, ALONG THE SOUTH RIGHT OF WAY LINE OF COLLEGE AVENUE, A DISTANCE OF 459.13 FEET; THENCE S89°17'43"E, ALONG THE SOUTH RIGHT OF WAY LINE OF COLLEGE AVENUE, A DISTANCE OF 396.95 FEET TO THE POINT OF BEGINNING, CONTAINING 18.386 ACRES, MORE OR LESS, SITUATE, LYING AND BEING IN THE COUNTY OF MCLEAN AND STATE OF ILLINOIS.

PROPERTY INFORMATION

Existing Zoning: M-1, Restricted Manufacturing District
Existing Land Use: Agriculture
Property Size: approximately 18.386 acres more or less
PIN: part of parcel 14-26-426-005

Surrounding Zoning and Land Uses

Zoning

North: B-1, Highway Business District
S-2 Public lands and institutions
South: B-1, Highway Business District
East: R-1C, Single-Family Residential District
C-2, Neighborhood Shopping District
West: M-1, Restricted Manufacturing
B-1, Highway Business District

Land Uses

Grocery Store, Restaurant
Church
Offices
Single family houses
Offices
Agriculture
Medical offices, health care clinic

ANALYSIS

Submittals

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

1. Petition for Zoning Map Amendment
2. Aerial photographs
3. Zoning Map
4. Photographs of adjacent sites

Project Description

The subject property is located at the intersection of College Avenue, Hershey Road. It is bordered by Jumer Diver to the south. The subject property is approximately 18.386 acres of a larger 35.08 acre parcel, PIN 14-26-426-005. The parcel owner is seeking an expedited plat to subdivide the land into the aforementioned lot, which the petitioner plans to purchase and develop. The petitioner desires to change the current M-1 zoning to a B-1 zoning to allow for the construction of a Kroger Marketplace store.

Compliance with the Comprehensive Plan

The intent of the B-1, Highway Business District, is “to provide for (1) retail, service and amusement establishments that primarily serve the needs of highway-oriented traffic; and (2) retail, service and amusement uses that are not suitable in other business districts and can benefit from highway and cross-route traffic significantly” (Section 44.6-20). Additionally, the proposed rezoning area is recognized as a Tier-1 priority area in the 2035 City of Bloomington Comprehensive Plan, infill development or redevelopment of vacant and underutilized land. Rezoning the proposed property to B-1 would allow for future commercial and mixed-use development in the area. Rezoning of this property to allow for the establishment of a Kroger Marketplace is in accordance with the Economic Development Goals of the Comprehensive Plan, specifically “Ensure a broad range of employment opportunities for all residents” as well as “Enhance the image of Bloomington as a business friendly community.” Lastly, rezoning of the

subject area promotes Councils 2015 Strategic Plan Goal 3 objectives b and d “attraction of new targeted businesses that are the ‘right’ fit for Bloomington” and “expanded retail businesses”, respectively.

Nearby Zoning and Land Uses

The property is contiguous to a M-1, Restricted Manufacturing District currently utilized for agriculture. This land will, eventually, be developed into commercial and business uses. The adjacent properties to the north and south are currently zoned B-1. The uses of the adjacent properties, offices, retail and restaurant, are compatible with the proposed Kroger Marketplace. Also to the north, is a church (zoned S-2 Public Lands and Institutional District) and to the east is R-1C Single Family Residential. Additionally, acknowledging the residential district to the east, the developer proposes to add sidewalks along the property’s perimeter to enhance walkability as well as provide proper setbacks, landscaping/screening and lighting.

FINDINGS OF FACT

The Zoning Ordinance has “*Zoning Map Amendment Guidelines*” and by states, “*In making its legislative determination to zone or rezone property to a B-1 Highway Business District, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:*

1. *The relationship of the proposed development to the intended primary market for such goods and services, highway travelers; the proposed development is compatible with neighboring uses and aligns with the purpose of the B-1 District. The property is bordered by two major roads, E. College Ave and N. Hershey Rd.*
2. *The capacity of existing and proposed community facilities and utilities including water, sewer, and transportation systems to serve the permitted uses which lawfully occur on the property so zoned; the property can be accessed by public transportation and the petitioner proposes to enhance walkability and pedestrian friendliness by adding sidewalks along the perimeter. The capacity of existing facilities is adequate to serve the proposed development.*
3. *The potential impact the permitted uses authorized in the district would have upon any existing or permitted uses, especially residential uses in the surrounding area; the proposed use is compatible with surrounding uses. The proposed zoning district abuts a R-1C district to the east; the petitioner plans to incorporate adequate landscaping and setbacks to accommodate the transitional yard between the rezoned B-1 district and residential district, as described in section 44.4-5(3) of the City’s Zoning Ordinance.*
4. *The adequacy of public services, including police and fire protection serving the property and the impact the permitted uses would have upon these services; public services serving the property are adequate for the permitted uses of the proposed zoning district.*

5. *The impact any natural disasters, including flooding, would have upon the permitted uses* the impact of natural disasters, including flooding, upon the permitted uses would be minimal. The petitioner plans to incorporate proper drainage for the redeveloped site.
6. *The impact the permitted uses would have upon the environment including noise, air, and water pollution.* To minimize impact upon the environment, the petitioner plans to comply with adequate drainage, landscaping/screening, etc. as designated in Sections 44.6-40 and 44.7. All signs shall conform to chapter 3 of the City's Code.
7. *The conformance of the proposal to the Official Comprehensive Plan and Official Map (Ordinance No. 2006-137)* the property is located in a Tier-1 development priority area identified in the City's 2035 Comprehensive Plan. The proposed use promotes a business friendly community and is in accordance with the 2015 Strategic Plan Goal of growing the local economy.

STAFF RECOMMENDATION:

Since the requested zoning change is compatible with surrounding land uses and zoning, and based on the above findings staff recommends the Planning Commission **approve** a motion recommending that the City Council rezone the property in Case Z-06-16 from M-1 Restricted Manufacturing District to B-1, Highway Business District, for the property located at the corner of College Avenue and Hershey Road, and bordered by Jumer Drive to the south.

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

1. Petition
2. Exhibit A-Legal Description
3. Ordinance
4. Aerial View
5. Zoning Map
6. Site Photos
7. Neighborhood Notice List
8. Neighborhood Notice Buffer Map
9. Site Plan, Landscaping Plan and Facade

Date Received 2/2/10
For Council of 3/28/10

ROUTE SLIP – ZONING MAP AMENDMENT

Petitioner: Kroger Limited Partnership I, an Ohio limited partnership

Property Located at: Southwest corner of College Avenue and Hershey Avenue, Bloomington, Illinois (see Petition for actual legal description)

Attorney: Jason A. Barickman

Atty. Phone: (309) 829-9486

Petitioner/Atty. Address: 202 N. Center Street, Suite 2, Bloomington, Illinois 61701

DOCUMENTS SUBMITTED:	Yes	No
1. Petition	<u>✓</u>	<u> </u>
3. Legal Description	<u>✓</u>	<u> </u>
4. \$125 Filing Fee	<u>✓</u>	<u> </u>
5. Electronic copies of Pet. Ord. & Legal	<u>N/A</u>	<u> </u>
5. Date 15 day notice Published <u>2/9/10</u>		Date sent to newspaper <u>2/13/10</u>
6. Publication fee of <u> </u> paid on <u> </u>		

PROCESSING OF PETITION:

1. Documents reviewed by Development Committee
2. Public hearing – Planning Commission of 2/24/10
3. Date of Council Meeting

Notes:

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

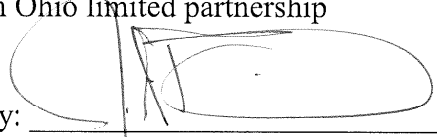
Now comes Kroger Limited Partnership I, an Ohio limited partnership, hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

1. That your petitioner is the purchaser under a Purchase and Sale Agreement to become the owner of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit "A", which is attached hereto and made a part hereof by this reference;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of "M-1", Restricted Manufacturing 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 petitioners hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the "B-1", Highway Business 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 M-1 to B-1.

Respectfully submitted,

Kroger Limited Partnership I,
an Ohio limited partnership

By: 

Jason A. Barickman, its Attorney

EXHIBIT "A"

(Legal Description)

A PART OF LOT 10 IN THE RESURVEY OF LOT 8 OF THE SHIRK SURVEY, SAID LOT 10 BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 25 AND THE SOUTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 24 NORTH, RANGE 2 EAST OF THE 3RD PRINCIPAL MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF COLLEGE AVENUE AND THE WEST RIGHT OF WAY LINE OF HERSHEY ROAD SAID POINT BEING ON THE NORTH LINE OF LOT 10 LYING 43 FEET WEST OF THE NORTHWEST CORNER OF THE LAND CONVEYED TO THE TIEHACK CORPORATION PER WARRANTY DEED RECORDED JULY 28, 1995 AS DOCUMENT NO. 95-15400 IN THE MCLEAN COUNTY RECORDER'S OFFICE, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE S00°43'10"W, ALONG THE WEST RIGHT OF WAY LINE OF HERSHEY ROAD, A DISTANCE OF 937.07 FEET TO THE NORTH RIGHT OF WAY LINE OF JUMER DRIVE; THENCE N89°40'19"W, A DISTANCE OF 849.67 FEET; THENCE N00°19'41"E, A DISTANCE OF 939.66 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COLLEGE AVENUE; THENCE S89°40'19"E, ALONG THE SOUTH RIGHT OF WAY LINE OF COLLEGE AVENUE, A DISTANCE OF 459.13 FEET; THENCE S89°17'43"E, ALONG THE SOUTH RIGHT OF WAY LINE OF COLLEGE AVENUE, A DISTANCE OF 396.95 FEET TO THE POINT OF BEGINNING, CONTAINING 18.386 ACRES, MORE OR LESS, SITUATE, LYING AND BEING IN THE COUNTY OF MCLEAN AND STATE OF ILLINOIS.

ORDINANCE NO. 2016 - _____

AN ORDINANCE REZONING

FROM “M-1” TO “B-1”

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

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

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

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

1. That the premises hereinafter described in Exhibit(s) “A” shall be and the same are hereby rezoned from “M-1”, Restricted Manufacturing District to “B-1”, Highway Business District.
2. The Official Zoning Map of said City shall be amended to reflect this change in zoning classification.
3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this ____ day of _____, 2016.

APPROVED this ____ day of _____, 2016.

APPROVED:

Tari Renner
Mayor

ATTEST:

Cherry Lawson
City Clerk

EXHIBIT "A"

(Legal Description)

A PART OF LOT 10 IN THE RESURVEY OF LOT 8 OF THE SHIRK SURVEY, SAID LOT 10 BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 25 AND THE SOUTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 24 NORTH, RANGE 2 EAST OF THE 3RD PRINCIPAL MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF COLLEGE AVENUE AND THE WEST RIGHT OF WAY LINE OF HERSHEY ROAD SAID POINT BEING ON THE NORTH LINE OF LOT 10 LYING 43 FEET WEST OF THE NORTHWEST CORNER OF THE LAND CONVEYED TO THE TIEHACK CORPORATION PER WARRANTY DEED RECORDED JULY 28, 1995 AS DOCUMENT NO. 95-15400 IN THE MCLEAN COUNTY RECORDER'S OFFICE, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE S00°43'10"W, ALONG THE WEST RIGHT OF WAY LINE OF HERSHEY ROAD, A DISTANCE OF 937.07 FEET TO THE NORTH RIGHT OF WAY LINE OF JUMER DRIVE; THENCE N89°40'19"W, A DISTANCE OF 849.67 FEET; THENCE N00°19'41"E, A DISTANCE OF 939.66 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COLLEGE AVENUE; THENCE S89°40'19"E, ALONG THE SOUTH RIGHT OF WAY LINE OF COLLEGE AVENUE, A DISTANCE OF 459.13 FEET; THENCE S89°17'43"E, ALONG THE SOUTH RIGHT OF WAY LINE OF COLLEGE AVENUE, A DISTANCE OF 396.95 FEET TO THE POINT OF BEGINNING, CONTAINING 18.386 ACRES, MORE OR LESS, SITUATE, LYING AND BEING IN THE COUNTY OF MCLEAN AND STATE OF ILLINOIS.



Aerial View: Kroger Limited Partnership I



Notes

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0.4 Miles

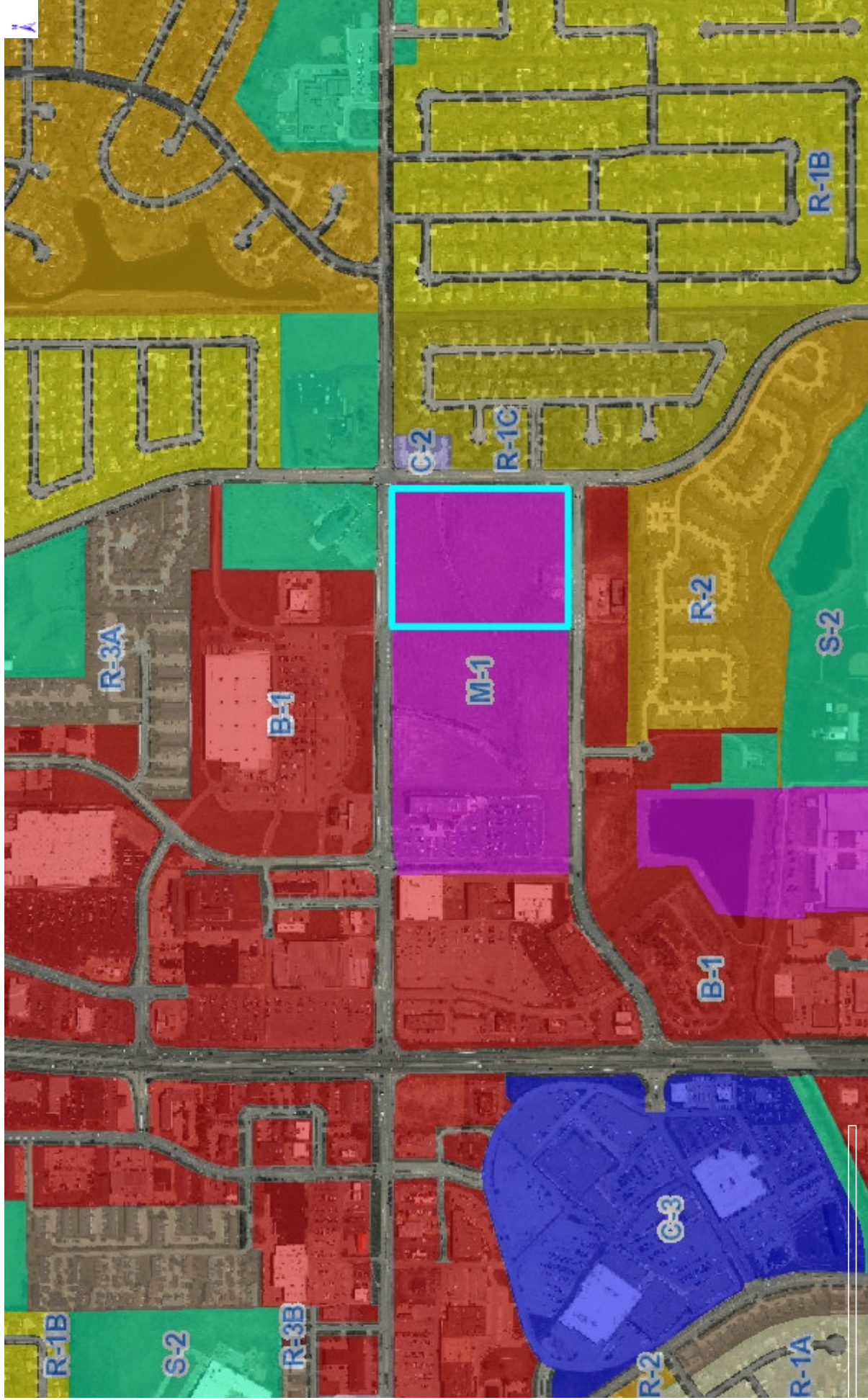
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Zoning Map: Kroger Limited Partnership I



Notes

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1: 11,685

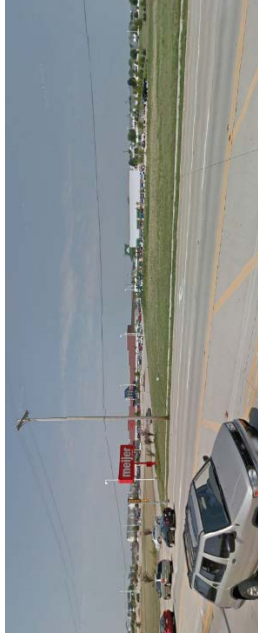
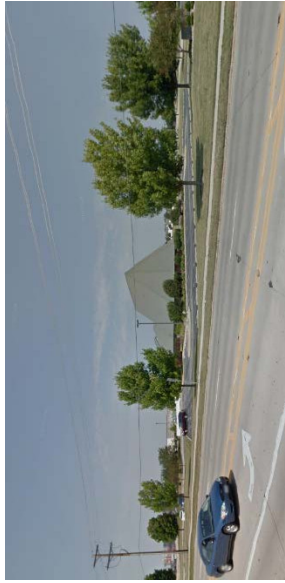
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EAST



South



Northeast

North

West

% PAUL H LEBER SUMMERFIELD
ASSOCIATION

2105 Foxtail Rd

Bloomington IL 617041515

BEVERLY G GALE

2212 JESSAMINE RD

BLOOMINGTON IL 617041520

CARRIE L COMBS

2210 JESSAMINE RD

BLOOMINGTON IL 617041520

CHU-YUAN CHENG

116 Spring Ridge Dr

Bloomington IL 617049099

DANIEL U & HEIDI A KIM TRUST

5 HONEYSUCKLE CT

BLOOMINGTON IL 617041532

DELENA RHODES

318 SPRING RIDGE DR

BLOOMINGTON IL 617049072

DONNA SCOTT

214 SPRING RIDGE DRIVE

BLOOMINGTON IL 61704

FIRST BAPTIST CHURCH

2502 E COLLEGE

BLOOMINGTON IL 61704

FRED E HARVEY

2211 JESSAMINE RD

BLOOMINGTON IL 617041521

GEORGE WALDEN M/M

1 MAYAPPLE DR

BLOOMINGTON IL 617041534

ATTEN: JUDY CHIEN
INTERCONTINENTAL

1270 SOLDIERS FIELD RD

BOSTON MA 02135

BRANDON C & AMANDA WHATLEY

5 ASTER CT

BLOOMINGTON IL 617041525

CATHERINE M ALBERT

226 Spring Ridge Dr

Bloomington IL 617049106

CRAIG FOWLER

2 HONEYSUCKLE CT

BLOOMINGTON IL 617041533

DAVID A STRAND

1 MONARCH DR

BLOOMINGTON IL 617049092

DELORES J HOMANN

2101 SUMMERFIELD BLVD

BLOOMINGTON IL 617041527

DOUGLAS & ADELIN DEGRAAF

210 SPRING RIDGE ROAD

BLOOMINGTON IL 61704

FIRST PRESBYTERIAN CHURCH OF
NORMAL

2000 E COLLEGE AVE

NORMAL IL 61761

GALEN CROW

120 SPRING RIDGE DR

BLOOMINGTON IL 617049099

GREGORY & SHERI CARTER

6 HONEYSUCKLE CT

BLOOMINGTON IL 617041533

Attn: Property Tax Dept Meijer Realty
Company

2929 Walker Ave NW

Grand Rapids MI 495446402

BRUCE & DAWN ZYWIEC

306 SPRING RIDGE DR

BLOOMINGTON IL 617049072

CECIL D GROETKEN

218 SPRING RIDGE DR

BLOOMINGTON IL 617049106

CULLINAN MEDICAL 4 LLC

420 N MAIN ST

EAST PEORIA IL 616112018

DEANNA M KNOLL

2203 JESSAMINE RD

BLOOMINGTON IL 617041521

DONNA J GOLOMB

202 SPRING RIDGE DR

BLOOMINGTON IL 61704

FAREDUN MEHRIOJKULOV

2103 SUMMERFIELD

BLOOMINGTON IL 61704

FRANCIS & PATRICIA YOGGERST

206 SPRING RIDGE

BLOOMINGTON IL 61704

GAYLE EUGENE CYRULIK JR

2105 SUMMERFIELD BLVD

BLOOMINGTON IL 617041527

HEATHER J BROWN

2205 JESSAMINE RD

BLOOMINGTON IL 617041521

HERMES EQUIPMENT CO
205 S LEE ST
BLOOMINGTON IL 617015034

HOWARD & SHARON HUME
314 SPRING RIDGE DR
BLOOMINGTON IL 617049072

IRA & CAROLINE HALPERIN
2207 JESSAMINE RD
BLOOMINGTON IL 617041521

JAMES B OMALLEY
2206 THISTLE LN
BLOOMINGTON IL 617041518

JAMES FELDKAMP
316 Spring Ridge Dr
Bloomington IL 617049072

JAMES O'DONNELL
% SPRING RIDGE HOMEOWNER ASSOC
27 ARBOR CT
BLOOMINGTON IL 61704

Jesse Kohlbecker
6 Aster Ct
Bloomington IL 617041524

JOAN F GUMMERE
2102 SUMMERFIELD BLVD
BLOOMINGTON IL 61704

JOHN & JENNIFER A KANSKI LYLE
3 HONEYSUCKLE
BLOOMINGTON IL 61704

JOHN F. & AMY L. JOHNSON
2107 JESSAMINE
BLOOMINGTON IL 61704

JOHN R LAWRENCE
118 SPRING RIDGE DR
BLOOMINGTON IL 61704

JOSEPH W & MAVIS F SONEY
4 MAYAPPLE DR
BLOOMINGTON IL 617041535

JOYCE A SCHLEDER TRUSTEE DR D W
SCHLEDER FAMILY TRUST
222 SPRING RIDGE DR
BLOOMINGTON IL 617049106

JUDITH R JENNINGS
2204 Thistle Ln
Bloomington IL 617041518

KEVIN & RAQUEL ROMAN
2 MAYAPPLE DR
BLOOMINGTON IL 617041535

LINDA J HEATH TRUSTEE
308 SPRING RIDGE DR
BLOOMINGTON IL 617049072

LUANN R GRAMM TRUSTEE
3 ASTER CT
BLOOMINGTON IL 617041525

LYNDA MARIE RACUTT
1 Honeysuckle Ct
Bloomington IL 617041532

MALKOLM & DENIESHIA BLACK
2202 THISTLE LN
BLOOMINGTON IL 617041518

MARK J & DONNA L THORNSBROUGH
2109 JESSAMINE RD
BLOOMINGTON IL 617041529

MATTHEW P SLATER
2 ASTER COURT
BLOOMINGTON IL 61704

MCLEAN COUNTY PROPERTIES LLC
3519 W OAK CREEK CT
DUNLAP IL 615251501

MICHAEL LOMMATSCH
2111 Jessamine Rd
Bloomington IL 617041529

Norma J Van Scoyoc Trustee
208 Spring Ridge Dr
Bloomington IL 617049106

NORMAN T ENDSLEY
212 SPRING RIDGE DR
BLOOMINGTON IL 617049106

RALPH & ELAINE MARSHALL
2104 Summerfield Blvd
Bloomington IL 617041526

RAVISANKAR KURUMBAILMADAM
4 ASTER COURT
BLOOMINGTON IL 61704

RICHARD BILL
1 ASTER COURT
BLOOMINGTON IL 61704

RICK K LASHER
4 HONEYSUCKLE CT
BLOOMINGTON IL 617041533

ROBERT & EDIE LANE
312 SPRING RIDGE DR
BLOOMINGTON IL 617049072

ROBERT D & CAROL E JONES
2105 JESSAMINE RD
BLOOMINGTON IL 617041529

ROBERT W & CAROLYN S HENDERSON
2103 JESSAMINE RD
BLOOMINGTON IL 617041529

RODNEY L BRENT
204 SPRING RIDGE DR
BLOOMINGTON IL 617049106

ROGER & ANITA NOREM
310 SPRINGRIDGE DR
BLOOMINGTON IL 61704

ROGER HOLLIS
6 MAY APPLE COURT
BLOOMINGTON IL 61704

RUSSELL BEDFORD TRUSTEE
304 Spring Ridge Dr
Bloomington IL 617049072

SHIRK FARMS TRUST 1709 JMR
PO BOX 1549
BLOOMINGTON IL 617021549

STEVE WHELAN
224 SPRING RIDGE DR
BLOOMINGTON IL 617049106

SUMMERFIELD ASSOCIATION
% PAUL H LEBER 2105 FOXTAIL RD
BLOOMINGTON IL 61704

SUNRISE LLC JMR NO
PO BOX 1549
BLOOMINGTON IL 617021549

THOMAS M & LISA CAPARELLI KRIEGER
2209 JESSAMINE RD
BLOOMINGTON IL 617041521

THOMAS MAJERCZYK
216 SPRING RIDGE DR
BLOOMINGTON IL 617049106

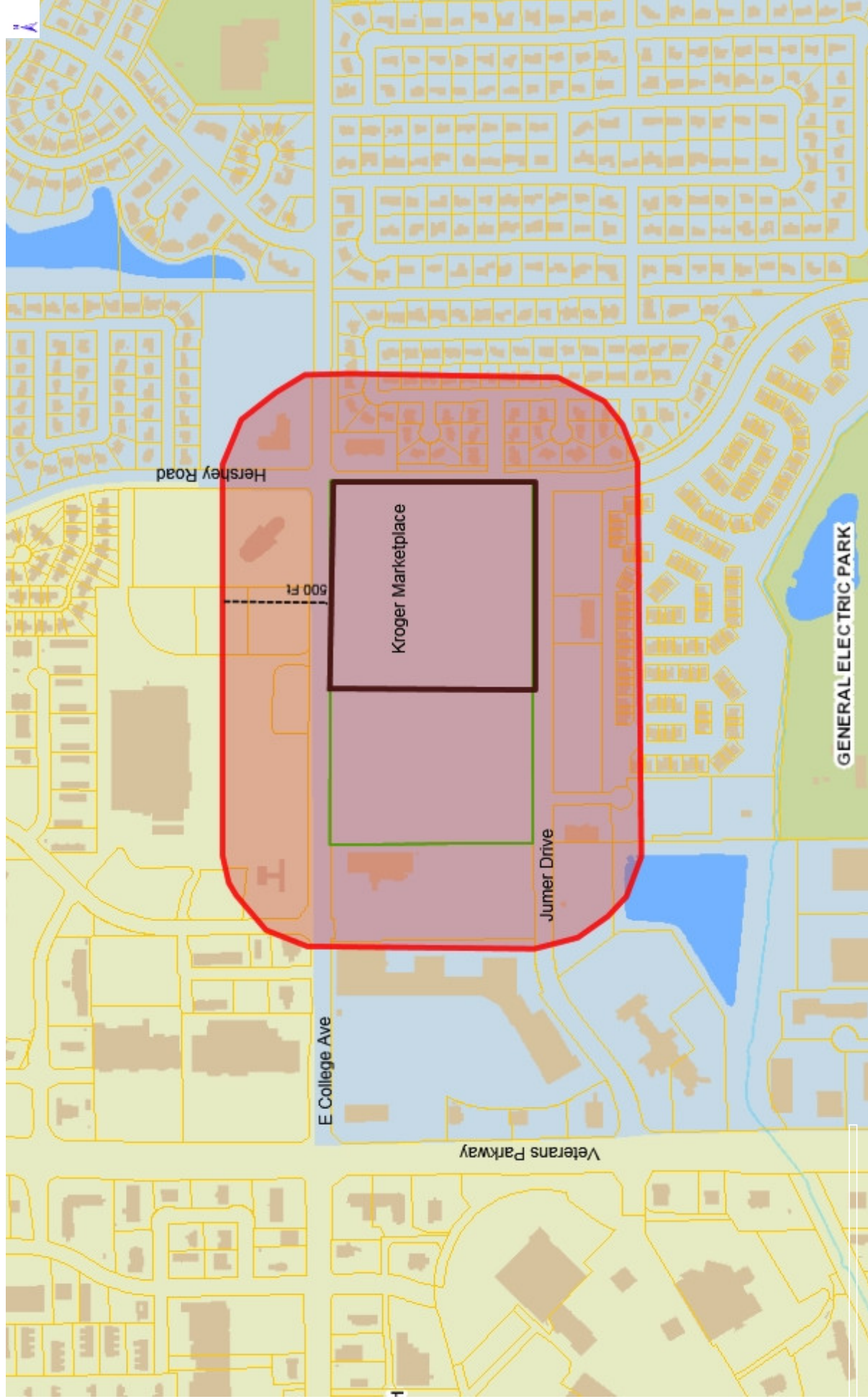
TIMOTHY A & P JEANETTE TONN
2106 SUMMERFIELD BLVD
BLOOMINGTON IL 617041526

TODD W HAAB
220 SPRING RIDGE DR
BLOOMINGTON IL 617049106

WILLIAM & JEANNE STARNES
2201 JESSAMINE RD
BLOOMINGTON IL 617041521

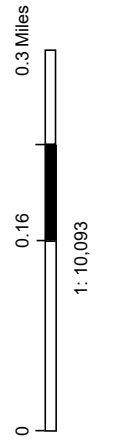


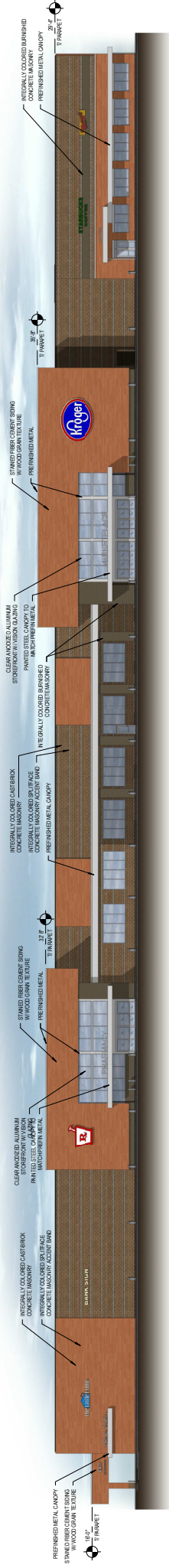
Future Kroger Marketplace



Notes
500 ft buffer

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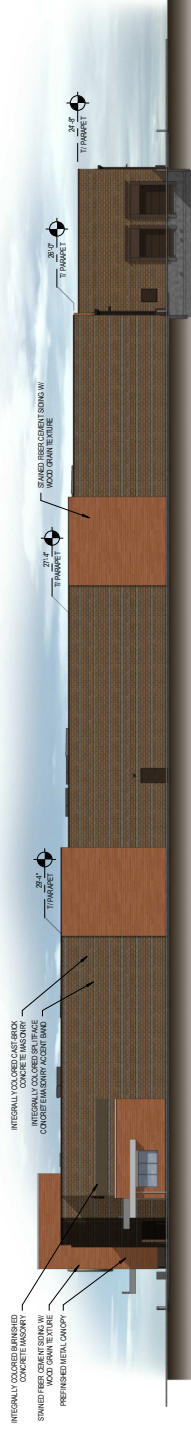
FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION



SIDE ELEVATION

SIGNAGE CALCULATIONS

KROGER 16" OVAL (2)	384.00 S.F.
RX SIGN	50.00 S.F.
STARBUCKS COFFEE	39.57 S.F.
THE LITTLE CLINIC	35.02 S.F.
BANK SIGN (BY OTHERS)	50.00 S.F.
DO NOT ENTER	6.00 S.F.
EXIT	2.05 S.F.
MURRAY'S CHEESE	25.55 S.F.
TOTAL:	592.19 S.F.

ALLOWABLE SQUARE FOOTAGE OF SIGNAGE ON COLLEGE AVENUE
EQUALS 500' X 3 SQ FT = 1500 SQ FT OF ALLOWABLE SIGNAGE

ALLOWABLE SQUARE FOOTAGE OF SIGNAGE ON HERSEY ROAD
EQUALS 24'-4" X 3 SQ FT = 73 N SQ FT OF ALLOWABLE SIGNAGE



Kroger Store J747

February 1, 2016

Bloomington, IL

516343



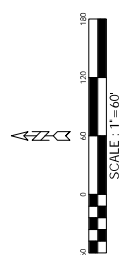
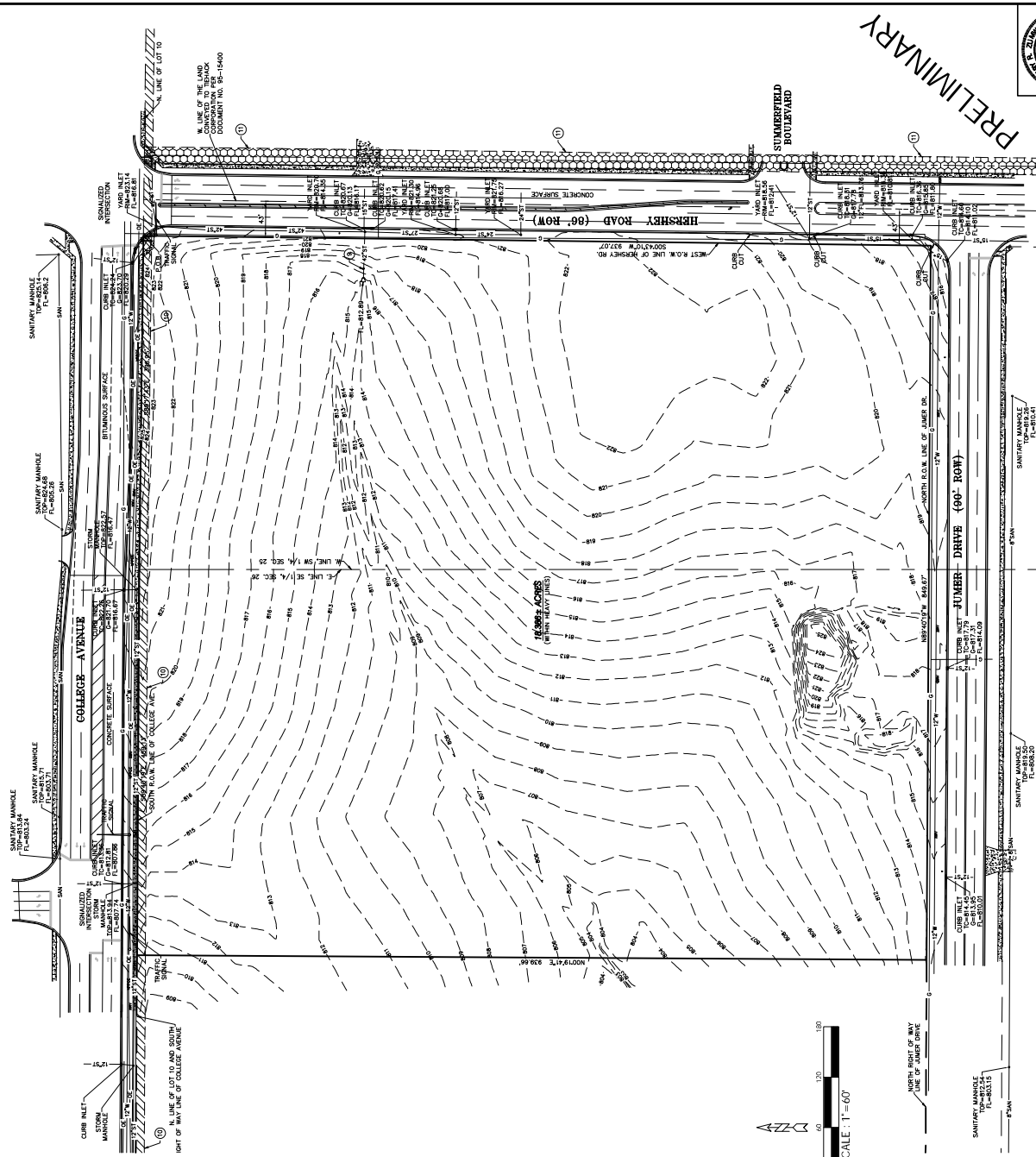
Kroger Store J747

February 1, 2016

Bloomington, IL

516343





LEGEND

- | | |
|-------|-------------------------------|
| ● | FOUND IRON SURVEY MARKER |
| — | EXISTING CONTOUR ELEVATION |
| ○ | LIGHT POLE |
| ⊕ | POWER POLE |
| ⊖ | FIRE HYDRANT |
| W | WATER VALVE |
| X | GAS VALVE |
| —S— | EXISTING STORM SEWER |
| —SAN— | EXISTING SANITARY SEWER |
| —W— | EXISTING WATER MAIN |
| —G— | EXISTING GAS MAIN |
| —E— | EXISTING OVERHEAD ELECTRIC |
| — | EXISTING UNDERGROUND ELECTRIC |
| — | EXISTING BITUMINOUS SURFACE |
| — | EXISTING CONCRETE SURFACE |
| — | EXISTING GRAVEL SURFACE |
| — | EXISTING 861-RAM AREA |

LEGAL DESCRIPTION
10 1964 ACRES

[illegible]

PROJECT MANAGER:	REVISIONS:
APPROVED BY: GRZ	
DATE: JANUARY 8, 2016	
DWG: 20413-1013 EXISTING TOPOGRAPHY	
SURVEY BY:	

ZUMWALT & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS
1040 W. OLYMPIA DRIVE
PEORIA, ILLINOIS • (309) 692-5074
DESIGN FIRM REGISTRATION NO. 184-003185

KROGER DEVELOPMENT
BLOOMINGTON, ILLINOIS

EXISTING TOPOGRAPHY SURVEY

 $1/2$ 

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PRELIMINARY

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Sheet 0

All landscaped areas to be mulched with hardwood bark mulch. Planting plan is preliminary--herbaceous plant materials not shown.

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
FEBRUARY 24, 2016**

SUBJECT:	TYPE:	SUBMITTED BY:
PS-01-16 East of Towanda Barnes Road, North of 1500 North Road	Amended Preliminary Plan for a Portion of Eagle View South Subdivision	Katie Simpson City Planner

REQUEST

The petitioner is seeking approval of an Amended Preliminary Plan Petition for a Portion of Eagle View South Subdivision.

NOTICE

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

GENERAL INFORMATION

Owner and Applicant: Ark VI Development, Inc.

PROPERTY INFORMATION

Existing Zoning: B-1, Highway Business District with an S-3, Aircraft Noise Impact
District overlay
Existing Land Use: Vacant land

Surrounding Zoning and Land Uses

Zoning

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

Land Uses

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

PROJECT DESCRIPTION

The subject property is located at the intersection of Towanda Barnes and 1500 North Road. Neighboring zoning districts include R-2, Mixed Residential District, to the north and B-1, Highway Business District to the west. The petitioner is seeking approval of the Amended Preliminary Plan for a Portion of the Eagle View South Subdivision which is approximately 15.84 acres. The developer intends to create three building sites (Lots 131-133) and two outlots (A & B). The proposed development will occur in two phases. The first phase involves the development of Lot 131 (approximately 7.47 acres) to be used as senior housing, and the two outlots (1.26 acres and 0.36 acres) intended to be used as detention basins. The proposed use is compatible with surrounding uses and the B-1 District. There is no proposed use for remaining two lots. The developer also proposes Holly Brook Court, a new public street. Holly Brook Court is 70 feet to 1.95 acres and, as illustrated in the preliminary plan, will be developed in three

phases. Ultimately the street will connect to the public-right-of-way to the south of the property enhancing access of future developments.

ANALYSIS

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

1. Petition for The Amended Preliminary Plan for a Portion of the Eagle View South Subdivision.
2. A Revision to a Portion of the Eagle View South Subdivision Preliminary Plan.
3. Aerial photograph

Compliance with the Comprehensive Plan

This area is identified as a Tier-2 development priority in the 2035 Bloomington Comprehensive Plan. The improved access on the southern end of the property supports the potential for future growth and commercial activity center land use as described in the Comprehensive Plan. The proposed use, senior living facilities, also works toward “creating a lifelong community that meets the needs of residents,” a goal identified in the 2035 Comprehensive Plan. The development is in accordance with Goal 3, objective A of the 2015 Strategic Plan Goals.

Site Layout and Design

The proposed preliminary plan provides an adequate layout of the proposed lots and access to Towanda Barnes Road. Additionally, the illustrated extension of Holly Brook Court is in harmony with the three party agreement between the City, Developer and adjacent property owner. The eastern half of the property falls within 60 Ldn noise contours for the S-3 Airport Noise Impact District. Building construction shall be in compliance with section 44.6-14 of the City’s zoning code. Comments from the engineering staff are provided (see attached). The engineering comments need to be addressed before the preliminary plan is considered by council.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass a motion to for a recommendation of Case PS-01-16 to be **approved** by Council under the condition that an agreement with the developer, land owner and City to transfer the responsibilities of ARK VI under the 2008 three-party agreement to RHP Investments, LLC upon taking title of the land or some other form of assurance acceptable to the City that the development agreement obligations will be met by the developer and future land owner(s) is approved.

Respectfully submitted,

Katie Simpson
City Planner

Attached:
Memorandum from Engineering Staff
2008 Three-way Agreement Between the City, Rewerts and Ark VI
Petition
Ordinance

Legal Description
Aerial Photos
Zoning Map
Preliminary Plan

MEMORANDUM

**TO: Kevin Kothe, City Engineer
Katie Simpson, City Planner**

FROM: Ryan L. Otto, Assistant City Engineer

DATE: February 16, 2016

**SUBJECT: Revision to a Portion of the Preliminary Plan for
Eagle View South Subdivision dated 2/1/2016**

Per your request, I have reviewed the subject preliminary plan dated 2/1/2016, and provide the following comments.

1. Please show 5' wide, 6" thick PCC sidewalks on both sides of Holly Brook Court for its entire length.
2. Please provide size and grades for all storm and sanitary sewers shown.
3. Please show the dimensions of all lots on the preliminary plan.
4. Please show the flood routing locations for the subdivision. Building elevations should be set with a minimum of 1' of freeboard above the 100-year high water level.
5. Please clearly designate which storm sewers will be public and which will be private.
6. Please revise the boundaries and/or configuration of Outlot B (detention basin) or provide a drainage easement and swale so that the drainage from the offsite property to the east enters can enter the subject property at its naturally occurring location.
7. Please revise the configuration of the proposed water main so that the public water main is located within the right of way of Holly Brook Court and the proposed assisted living facility is serviced by a private water main and fire hydrants. Please see the attached sketch plan.
8. Approval of the revised preliminary plan should be contingent upon approval of an agreement with the developer, land owner, and City to transfer the responsibilities of ARK VI under the 2008 three-party agreement to RHP Investments, LLC upon taking title to the land or some other form of assurance acceptable to the City that the development agreement obligations will be met by the developer and future land owner(s).
9. Please remove Note 13 on Sheet 1, Site Note 16 on Sheet 2, and eliminate Phase 3 shown on the plan. All infrastructure adjacent to Lots 133 and 132 should be constructed whenever either of the lots is developed.
10. Please extend the sanitary sewer stub in the southeast corner of Lot 133 to the south line of the subdivision.

115 E. Washington St.
Post Office Box 3157
Bloomington, Illinois
61702-3157
309.434.2225 tel
309.434.2201 fax
For Hearing Impaired
TTY 309.829.5115

*an equal opportunity
employer*



11. Please revise the water main configuration to comply with item No. 6 of the 2008 development agreement (attached as part of these comments). The water main should be extended east to the east line of the elevator property.
12. Please provide a minimum 15' wide easements for public water main, sewers, and storm sewers not located in the proposed ROW. Additional easement width for large pipes should be provided per City Code.

Respectfully Submitted,

A handwritten signature in black ink, reading "Ryan L. Otto".

Ryan L. Otto, PE
Assistant City Engineer

2008 Three-way Agreement Between the City, Rewerts, and ARK VI.
--

AGREEMENT

WHEREAS the undersigned, ARK VI, has submitted a revision to the Preliminary Plan for Eagle View South Subdivision ("the plan"); and

WHEREAS the plan shows a road "Barnes Lane" extended from Towanda Barnes easterly and southerly to the north line of the property owned by REWERTS, ZIMMERMAN & REWERTS, INC. ("the elevator property"); and

WHEREAS the installation of Barnes Lane will change access patterns to and from the properties over a township road known as Main Street that runs east and west along the north side of the elevator property and the south side of the ARK VI property, and an undedicated but claimed township road known as "700" that purports to run north and south across the elevator property;

NOW, THEREFOR, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned agree as follows:

1. Main Street shall not be vacated until Barnes Lane is open to traffic.

2. When Main Street is vacated, half the right-of-way shall go to the owners of the property to the north and half to the property owner to the south.

3. When Main Street is vacated and after annexation of the elevator property to the City, the alleged Road 700 will be abandoned and vacated by the City at no cost to the owner of the elevator property.

4. ARK VI shall extend Sanitary sewer to the elevator property and reserve sewer capacity for that property.

5. The decision to extend or not extend Barnes Lane through the elevator property will be made by the owners of the elevator property unilaterally if and when that property develops.

6. The parties shall loop an 8" water main from Barnes Lane east to the east line of the elevator property and south to GE Road, and a 16" water main west to the west side of Towanda Barnes. The cost will be allocated, with the developer to the north paying for the easterly extension and the elevator owner paying for the southerly extension. The westerly extension in the GE Road right-of-way will be allocated with the elevator operator paying that portion of the cost attributable to an 8" main east of Barnes Lane extended, the developers of the northerly property paying the cost of an 8" main if it were extended along the Main Street alignment, and the City paying for

the remaining cost.

7. The elevator owner shall dedicate easements for the water main on the east line of their property, the south line of their property, along GE Road and as needed on the west line of their property adjacent to Towanda Barnes Road, to facilitate a bore under Towanda Barnes Road. The easement dedications shall be in accordance with the requirements of the City of Bloomington.

CITY OF BLOOMINGTON, ILLINOIS,
A Municipal Corporation

BY: *Steffen*

ATTEST:

Danny C. B.
City Clerk

REWERTS, ZIMMERMAN & REWERTS,
INC.

BY: *Robert Rewerts*

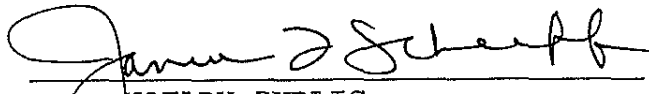
ARK VI, *John Zimmer*
BY: *Cts Attorney*

CORPORATE NOTARY

STATE OF ILLINOIS)
) SS:
COUNTY OF McLEAN)

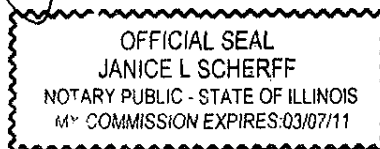
I, THE UNDERSIGNED, a Notary Public in and for said County and State aforesaid, do hereby certify that Stephen Stockton personally known to me to be the Mayor of CITY OF BLOOMINGTON, ILLINOIS, a Municipal Corporation, and Tracey Covert personally known to me to be the City Clerk of said corporation whose names are subscribed to the foregoing instrument appeared before me this day in person and severally acknowledged that as said Mayor and City Clerk of said corporation, they signed and caused the seal of said corporation to be affixed thereto, (if the corporation uses a corporate seal) pursuant to authority given by the Board of Directors of said corporation and as their free and voluntary act and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 11th day of December, 2007.


NOTARY PUBLIC

My commission expires:

3-7-11



CORPORATE NOTARY

STATE OF ILLINOIS)
) SS:
COUNTY OF McLEAN)

I, THE UNDERSIGNED, a Notary Public in and for said County and State aforesaid, do hereby certify that Robert Rewerts personally known to me to be the President of REWERTS, ZIMMERMAN & REWERTS, INC., whose name is subscribed to the foregoing instrument appeared before me this day in person and severally acknowledged that as said President of said corporation, signed and caused the seal of said corporation to be affixed thereto, (if the corporation uses a corporate seal) pursuant to authority given by the Board of Directors of said corporation and as his free and voluntary act and as the free and voluntary act and deed of said corporation for the uses and

purposes therein set forth.

Given under my hand and notarial seal this 4th day of January, 2008.

Nancy J. Lott
NOTARY PUBLIC

My commission expires:



CORPORATE NOTARY

STATE OF ILLINOIS)
) SS:
COUNTY OF McLEAN)

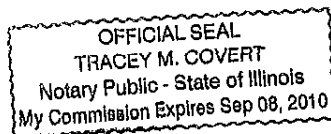
I, THE UNDERSIGNED, a Notary Public in and for said County and State aforesaid, do hereby certify that Mercer Turner personally known to me to be the attorney of ARK VI, whose name is subscribed to the foregoing instrument appeared before me this day in person and severally acknowledged that as said attorney of said corporation, he/she signed and caused the seal of said corporation to be affixed thereto, (if the corporation uses a corporate seal) pursuant to authority given by the Board of Directors of said corporation and as his/her free and voluntary act and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 11th day of December, 2007.

Tracey M. Covert
NOTARY PUBLIC

My commission expires:

09/08/2010



APPROVAL OF AMENDED PRELIMINARY PLAN

Date Rec'd: _____
Council Date: _____

PETITION FOR AMENDED PRELIMINARY PLAN FOR SUBDIVISION KNOWN
AS: EAGLE VIEW SOUTH SUBDIVISION

LOCATION: See Legal Description

PETITIONER: ARK VI, L.L.C.
ADDRESS: 115 W. Jefferson Street, Suite 400
Bloomington, IL 61701

ATTORNEY: Elizabeth B. Megli
PHONE NUMBER: (309) 828-5281

DOCUMENTS SUBMITTED: Check if Yes

Petition X

Ordinance	<u>X</u>
-----------	----------

Legal Description X2 Mylars & 22 Prints X

Filing Fee Paid X (\$100.00 plus \$5.00 per lot) # of lots

Documents on Disk X

Development/Staff Mtg _____ Planning Commission _____

Date Notice sent to Pantagraph (15 day notice)

[illegible]

City Council Mtg (date) Picked up by Petitioner for Recording

NOTES:

PETITION FOR APPROVAL OF AMENDED PRELIMINARY PLAN FOR A
SUBDIVISION

State of Illinois)
)ss.
County of McLean)

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

NOW COMES, ARK VI, L.L.C., an Illinois limited liability company, hereinafter referred to as your Petitioner, respectfully representing and requesting as follows:

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

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

Respectfully submitted,

ARK VI, L.L.C., an Illinois
limited liability company

By: Armstrong Construction Co.,
Inc., an Illinois corporation, Its
Authorized Member-Manager

By: _____
Victor E. Armstrong, Jr.
Its President

ORDINANCE NO _____

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

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

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

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

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

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

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

APPROVED:

Mayor

ATTEST:

City Clerk

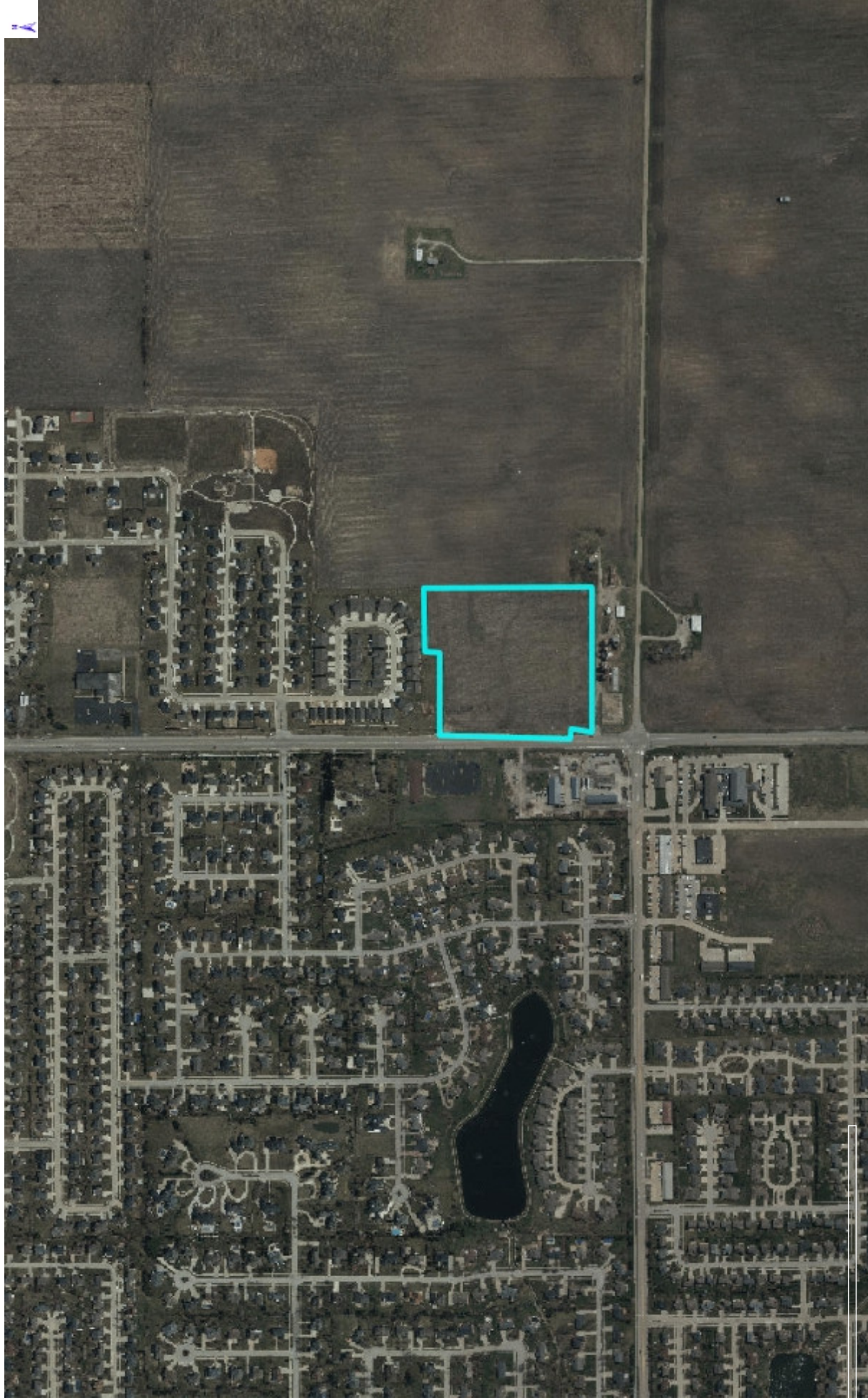
Exhibit A
(Legal Description)

A PART OF LOT 4 IN BARNES SUBDIVISION OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, PER PLAT RECORDED IN PLAT BOOK 6, PAGE 3, MCLEAN COUNTY, ILLINOIS, AND A PART OF THE ORIGINAL TOWN OF BARNES IN THE SOUTHWEST QUARTER OF SAID SECTION 29, MCLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE VILLAS AT EAGLE VIEW SOUTH SUBDIVISION IN THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NO. 2007-16613 IN MCLEAN COUNTY RECORDER'S OFFICE. FROM SAID POINT OF BEGINNING, THENCE EAST 390.10 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF OUTLOT 129 IN SAID SUBDIVISION; THENCE NORTH 73.91 FEET ALONG THE EAST LINE OF SAID OUTLOT 129 WHICH FORMS AN ANGLE TO THE LEFT OF $270^{\circ}-00'-00''$ WITH THE LAST DESCRIBED COURSE TO THE SOUTHWEST CORNER OF OUTLOT 128 IN SAID SUBDIVISION; THENCE EAST 416.58 FEET ALONG THE SOUTH LINE OF SAID OUTLOT 128 WHICH FORMS AN ANGLE TO THE LEFT OF $90^{\circ}-00'-00''$ WITH THE LAST DESCRIBED COURSE TO THE SOUTHEAST CORNER OF SAID OUTLOT 128, SAID SOUTHEAST CORNER BEING A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 13 IN SAID ORIGINAL TOWN OF BARNES LYING 906.94 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 906.94 FEET ALONG SAID NORTHERLY EXTENSION, WHICH EXTENSION IS ALSO THE EAST LINE OF THE WEST 806.68 FEET OF SAID LOT 4, AND ALONG THE EAST LINE OF SAID LOT 13, WHICH LINE FORMS AN ANGLE TO THE LEFT OF $90^{\circ}-00'-00''$ WITH THE LAST DESCRIBED COURSE TO THE SOUTHEAST CORNER OF SAID LOT 13, SAID SOUTHEAST CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET AND SAID ORIGINAL TOWN OF BARNES; THENCE WEST 774.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE WHICH FORMS AN ANGLE TO THE LEFT OF $88^{\circ}-23'-40''$ WITH THE LAST DESCRIBED COURSE TO THE SOUTHWEST CORNER OF LOT 1 AND SAID ORIGINAL TOWN, SAID SOUTHWEST CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF TOWNANDA BARNES ROAD (COUNTY HIGHWAY 29), LYING 33 FEET EAST OF THE WEST LINE OF SAID LOT 4; THENCE NORTH 112.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, BEING THE WEST LINE OF SAID LOT 1 AND THE NORTHERLY EXTENSION THEREOF, WHICH LINES FORM AN ANGLE TO THE LEFT OF $91^{\circ}-36'-20''$ WITH THE LAST DESCRIBED COURSE TO THE NORTH LINE OF THE 12 FOOT-WIDE ALLEY RIGHT-OF-WAY IN THE SAID ORIGINAL TOWN; THENCE WEST 33.00 FEET ALONG THE WESTERLY EXTENSION OF SAID NORTH LINE WHICH FORMS AN ANGLE TO THE LEFT OF $268^{\circ}-23'-40''$ WITH THE LAST DESCRIBED COURSE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, AND WHICH LINE FORMS AN ANGLE TO THE LEFT OF $91^{\circ}-36'-20''$ WITH THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING, CONTAINING 15.84 ACRES, MORE OR LESS.



Aerial View: Eagle View South Subdivision



0 0.18

0.4 Miles

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

Notes

B-1 Zoning

1: 11,685

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



**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
FEBRUARY 24, 2016**

SUBJECT:	TYPE:	SUBMITTED BY:
Z-07-16	Rezoning from GAP-5 Mixed Use Neighborhood Commercial Centers to GAP-3 House, Manor, Multifamily, and Iconic Building.	Katie Simpson City Planner

REQUEST

The petitioner is seeking a rezoning from GAP-5 Mixed Use Neighborhood Commercial Center to GAP-3 House, Manor, Multifamily and Iconic Building.

NOTICE

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

GENERAL INFORMATION

Owner and Applicant: Ronald D. Dreyer Jr

LEGAL DESCRIPTION: N80' LOT 3 BLOCK 32 GRIDLEY ALLIN PRICKETT'S ADDTIONION

PROPERTY INFORMATION

Existing Zoning: GAP-5 Mixed Use Neighborhood Commercial Center
Existing Land Use: Single family home
Property Size: approximately 8,853 square feet
PIN: 21-04-161-012

Surrounding Zoning and Land Uses

Zoning

North: GAP-5 Mixed Use Neighborhood Commercial
South: R-3B, Multifamily Residential District
East: GAP-3 House, Manor MultiFamily, Rowhouse and Iconic Building
West: GAP-5 Mixed Use Neighborhood Commercial
Northwest: GAP-5 Mixed Use Neighborhood Commercial

Land Uses

Bar
Single family house
Single family houses
Hair Care
Multifamily residence

ANALYSIS

Submittals

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

1. Petition for Zoning Map Amendment
2. Aerial photographs

3. Zoning Map
4. Photographs of adjacent sites

Project Description

The subject property is located at the southeast corner of the four-way stop intersection of N. Oak Street and Market Street. The lot is approximately 8,853 square feet (80 X 109). The existing structure located on the property is approximately 2,423 square feet and was originally designed as, and currently used as, a single-family house. The property is zoned GAP-5, Mixed Use Neighborhood Commercial. A single-family home is not a listed permitted use in the GAP-5 District so the existing single-family home is a considered legal nonconforming use. That said, Section 44.4-4 D of the City's code allows for the conversion of a structure originally used as a single family back to a single-family home regardless of past or present zoning district regulating that use.

The purpose of the GAP-5 district is to allow "for the construction of mixed use neighborhood commercial centers to serve those residents within walking distance." The petitioner seeks to rezone the subject property to GAP-3, House, Manor MultiFamily, Rowhouse and Iconic Building to allow a single-family home as a permitted use. The purpose of the GAP-3 District is to "allow for the development of House, Manor MultiFamily, Rowhouse and Iconic Buildings. Apartment Buildings are permitted on corner lots, and this district allows a select list of special uses to occur on Market Street" (Section 44.6-26 C).

In 2007, after proper notices were given and public hearings conducted, the Bloomington City Council adopted the Gridley Allin & Prickett (GAP) Form Based Zoning (Ordinance 2007- for the area encompassed by N. Roosevelt, W. Market Street, Locust Street/I-150/Route 9 and Howard Street. The form based code is intended to preserve the existing aesthetic and character of the neighborhood. Consequentially, when applying the code, form is given priority over use; each zoning district has permitted building structures as well as permitted uses. The subject property meets the minimum lot widths and maximum building coverage for at least one permitted building type in both the GAP-3 and GAP-5 zoning districts (Section 44.6-26 D).

Background

The legitimacy of a property's designation as GAP-5 is not in question, nor up for review. It was a wholly legal process and designation in 2007. The purpose of the GAP-5 District is to strategically allow for commercial and mixed use growth along West Market Street in a way that complements the existing architectural style of the area. Two commercial areas along West Market Street are designated GAP-5: the corners of North Oak and West Market; and the block between Catherine Street and Howard Street.

Compliance with the Comprehensive Plan

The GAP form based code is identified as a tool in the existing ordinance which can be used to achieve neighborhood scale objectives in the larger context of the 2015 comprehensive plan (page 234). Moreover, the 2015 Comprehensive Plan identifies Bloomington's West Side as a priority regeneration area and calls for a comprehensive collaborative approach to revitalizing the area. Goal N-1 calls for "compact development of the City through denser, mixed-use

developments and reinvestment in the established older neighborhoods” (page 52). The Plan outlines the following activities as necessary for achieving the above goal:

- Identify areas for commercial mixed-use development to enhance the character of existing neighborhoods.
- Enhance key corridors into the City such as Washington Street, Macarthur Avenue, South Main/Center Street and Market Street.

Rezoning the subject property from GAP-5 to GAP-3 would discourage the commercial development along the West Market Street corridor as, at the moment all four corners of Oak and Market are zoned for commercial use. Additionally, rezoning could create a barrier to achieving the larger goals of mixed-use development and reinvestment identified in the 2015 Comprehensive Plan.

Nearby Zoning and Land Uses

The subject property is one of four corners designated for GAP-5 for Mixed Use and Neighborhood Commercial Development at the intersection of West Market Street and N. Oak Street. The uses of the other commercial properties include a bar (505 W. Market), multi-family residence (502 N Oak) and hair care/salon (602 W. Market). The adjacent properties to the east and south are currently zoned GAP-3 House, Manor, MultiFamily, Rowhouse and Iconic Building and R-3B Multifamily Residential District respectively; both properties are used as single-family residences.

FINDINGS OF FACT

In making its recommendation, the Planning Commission shall be guided by those purposes for which this Code was adopted and shall endeavor to accomplish those standards and objectives for which this Code was adopted and shall endeavor to accomplish those standards and objectives for which this Code is designed and shall not recommend the adoption of an amendment unless it finds that such is in the public interest and not solely for the benefit of the applicant. In making such a finding, the Planning Commission and City Council may consider:

a). the suitability of the subject property for uses authorized by the existing zoning; the subject property is located on the corner of West Market Street and N. Oak Street, at a four-way stop. Each corner of the intersection is designated GAP-5, Mixed Use Neighborhood Commercial encouraging the commercial growth and walkable access to retail and services in the area. The subject property is a corner lot and, as it exists, meets the minimum requirements for permitted buildings in the GAP-5 district.

b). the length of time the property has remained vacant as zoned considered in the context of land development in the area; the property has not been vacant. The property is currently used as a single-family residence.

c). the suitability of the subject property for uses authorized by the proposed zoning; the proposed zoning allows for residential use and a few commercial uses along Market Street with a special use permit. The proposed change in zoning designation digresses from the goals and vision of the 2015 City of Bloomington Comprehensive Plan and could decrease access to

services permitted under GAP-5 zoning. Through a series of public conversations and hearings, that the community identified the West Side of Bloomington as a revitalization area. West Market Street is viewed as an asset with the potential to become a primary commercial corridor. The existing zoning district was strategically established at the four corners of Market and Oak to allow for improved access to basic commercial services, such as a grocery store, not allowed in other GAP districts including the proposed GAP-3 District, for the residents in the GAP and surrounding neighborhoods. This standard is not met.

d). the existing land uses of nearby properties; nearby properties are designated commercial and residential, rezoning to GAP-3 would be incompatible with other commercial uses at the intersection. This standard is not met.

e). existing zoning of nearby property, 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 subject property is located within close proximity to the City's Central Business District and the General Business Service District located near I-74 and I-55. The West Bloomington area, however, is a designated food desert and area in need of economic growth. The current GAP-5 zoning establishes potential for the development of places of employment, community centers, retail and cultural and religious institutions. The GAP-5 designation encourages the development of neighborhood commercial and mixed-use activities benefiting the community as a whole. Rezoning from GAP-5 to GAP-3 would disallow for the above mentioned uses. Moreover, the GAP-3 designation would only benefit the individual; rezoning is not a tool required to allow the petitioner the use he desires. The standard is not met.

f). 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 streets and street system are adequate for the proposed rezoning classification. The subject property is located along West Market Street, a major city corridor that connects to the interchange of I-55 and I-74.

g). the extent to which the proposed amendment is inconsistent with the need to minimize flood damage and that 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; the impact of any natural disasters on the permitted use would be minimal.

h). 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 reasonably supplied to serve the uses permitted in the proposed zoning classification; the property is approximately four blocks from Bent Elementary, and equidistant to Saint Mary's Catholic School and Irving Elementary School. Public services are adequate to support the proposed zoning. The subject property is located near fire stations and within close proximity to the police department. The capacity of existing and proposed community facilities and utilities is adequate.

i). 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 Division 2, herein

(Ordinance No. 2006-137). The potential impact existing or permitted uses in the vicinity would have upon this residential use and the impact the proposal would have upon these surrounding areas; ten years prior in the 2005 City of Bloomington Comprehensive Plan, the City identified West Market Street as an area for future neighborhood commercial growth. The 2005 Plan influenced the formation of the GAP zoning as well as the City's decision, in 2007, to adopt a GAP-5 zoning for the subject property. GAP-5 allows for the establishment of: 1) stores and retail, 2) public assembly uses such as a community center or restaurant, 3) basic services such as a barber shop or bank 4) mixed use development including upper story residential units. Rezoning the property to GAP-3 could disallow citizens the possibility of future access to these services creating an extra barrier for the fruition of West Market Street as a commercial corridor as well as the revitalization of the area as a whole—two goals articulated in the 2015 City of Bloomington Comprehensive Plan.

The proposed rezoning from GAP-5 to GAP-3 clashes with the 2015 Comprehensive Plan Goals of:

- 1) Ensuring compact development of the City through denser, mixed-use development and reinvestment in the established older neighborhoods
- 2) Ensure reinvestment in the established older neighborhoods and compact development of the City.
- 3) Enhancing the image of Bloomington as a business friendly community.

STAFF RECOMMENDATION:

Staff recognizes that the current property and single-family use is considered a legal, nonconforming use in the GAP-5 zoning district. Additionally, Staff recognizes that the restoration of a structure originally used as a single-family dwelling back to a single family dwelling is permitted in the City's code. Therefore, Staff determines the rezoning of the subject property allows a 'special benefit' for one property owner over the common good, inconsistent with the 2005 and 2015 Comprehensive Plans, in fact, a rezoning is not a tool required to allow the petitioner the use he desires. Staff recommends the Planning Commission **deny** a motion recommending that the City Council rezone the property in Case Z-07-16 from GAP-5 to GAP-3 for the property commonly located at 411 N Oak Street.

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

1. Petition
2. Exhibit A-Legal Description
3. Assessment
4. Ordinance
5. Aerial View
6. Zoning Map
7. Neighborhood Notice List
8. Neighborhood Notice Buffer Map

2/2/14 receive all paperwork in City Clerk's Office

Date Received 1-8-14

For Council of _____

ROUTE SLIP – ZONING MAP AMENDMENT

Petitioner: Ronald Dwyer Jr.

Property Located at: 411 N. Oak St

Attorney: _____ Atty. Phone: 309-310-1376

Petitioner/Atty. Address _____

DOCUMENTS SUBMITTED:

Yes

No

1. Petition

✓

3. Legal Description

✓

4. \$125 Filing Fee

✓

5. Electronic copies of Pet. Ord. & Legal

5. Date 15 day notice Published 2/9/14 Date sent to newspaper _____

6. Publication fee of _____ paid on _____

PROCESSING OF PETITION:

1. Documents reviewed by Development Committee _____

2. Public hearing – Planning Commission of 2/25/14 2/24/14

3. Date of Council Meeting _____

Notes: _____

We Value Bloomington, IN

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 Ronald Dreyer Jr., 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 GAP 5 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 petitioners hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the GAP 3 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 GAP 5 to GAP 3

Respectfully submitted,

By: Ronald D Dreyer Jr

A large, stylized handwritten signature in black ink, appearing to read "R. Dreyer Jr", written over the printed name.

Exhibit A

N80' Lot 3 Block 32 Gridley Allin Prickett's Addition.

PIN 21-04-15-1012

**CITY OF BLOOMINGTON TOWNSHIP
ASSESSOR'S OFFICE**

Thursday, January 28, 2016 3:51:33 P

www.assessor-blm.com

Parcel Id	Property Address	Use Code	Tax Code	Tax Rate	School Dis	Flag
2104161012	411 N OAK	R 0040	4001	0.08114220	087	

Name and Mailing Address
DREYER JR, RONALD D

411 N OAK
BLOOMINGTON, IL 61701

Sale Date	Sale Price	Doc #	Fin	Adj
	0			0

Homestd Senior Freeze Am Hie Amt
6000

Legal
ALLIN, GRIDLEY & PRICKETT'S ADD
N80' LOT 3 BLK 32

Assmt Year	Land	Bldg	Total	2012 Equal
2015 S/A	5327	23552	28879	0.9750

Zoning	NH	Lot FF	Lot Depth	Lot SF	Lake Front	Golfcourse
GAP5	38	80	109	8853	No	No

Location Lot Shape
Corner Rectangular

Permit Date	Permit No.	Permit Amt	Permit For
04/04/00	M0000394	200	DEMO BRICK GARAGE

Building 1 of 1

Last Updated

Foundation	Concrete Block	GFLA	1225	Porch	EFP
Basement	Full/Unfinish	Total	2423	Porch SF	128
SF Fin Bsmt	0	Story Type	2 & 1 Story	# Decks	0
SF Crawl	0	Exterior Walls	Alum/Vinyl	Deck SF	0
SF Slab	0	Roof	Asphalt Shg	Pool	No Pool
SF Fin Attic	0	Grade	D+10	Pool SF	0
Air Conditioning	100	Year Built	1905	Year Pool Built	0
Fireplaces	0	Eff Age	20	# Tennis Courts	0
Total Rooms	8	% Good	0.8630	Amenities	None
Bedrooms	4	Func Obs	0	Garage Type	Detached 2
Baths	2 Baths	Econ Obs	0	Garage SF	952

ORDINANCE NO. 2016 - _____

AN ORDINANCE REZONING

411 N Oak Street from GAP-5 Mixed Use Neighborhood Commercial Centers to GAP-3 House, Manor MultiFamily, Rowhouse and Iconic Building

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

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

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

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

1. That the premises hereinafter described in Exhibit(s) "A" shall be and the same are hereby rezoned from "GAP-5", Mixed Use Neighborhood Commercial to "GAP-3", House, Manor Multifamily, Rowhouse and Iconic Building.
2. The Official Zoning Map of said City shall be amended to reflect this change in zoning classification.
3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this ____ day of _____, 2016.

APPROVED this ____ day of _____, 2016.

APPROVED:

Tari Renner
Mayor

ATTEST:

Cherry Lawson
City Clerk

EXHIBIT "A"

(Legal Description)

N80' LOT 3 BLOCK 32 GRIDLEY ALLIN PRICKETT'S ADDITION



Zoning Map 411 N Oak



Notes
GAP 5

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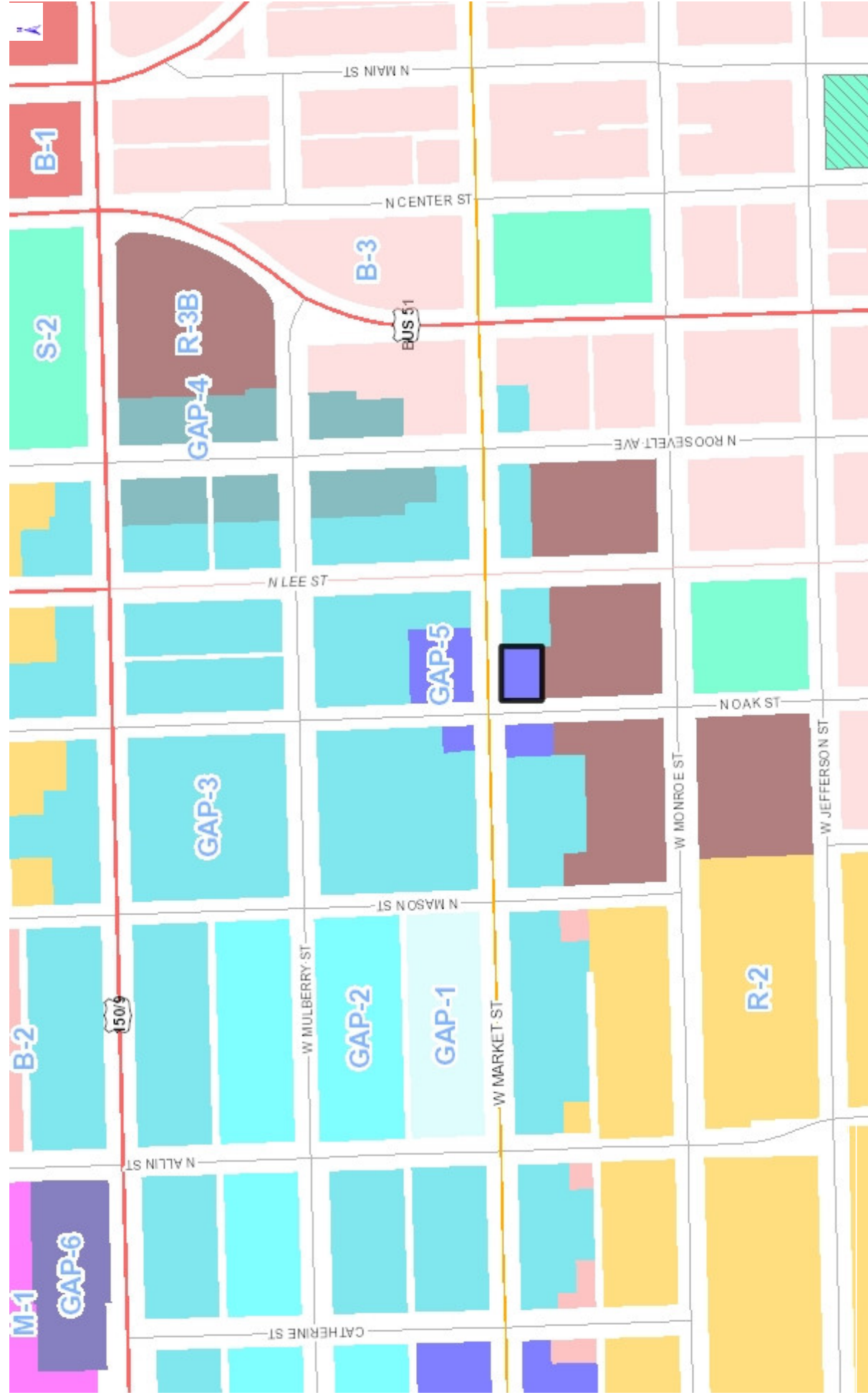
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1: 2,279



Zoning Map 411 N Oak



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

Notes
GAP 5

0.07

1: 4,558

Printed: 2/17/2016 3:02:55 PM

ADAM KOHLENBERG
404 N MASON
BLOOMINGTON IL 61701

B & B PROPERTY GROUP LLC
PO BOX 3231
BLOOMINGTON IL 617023231

BARRY HAMMER
22158 E 800 NORTH RD
DOWNS IL 617369450

Brad Butzirus
14225 N 900 East Rd
Bloomington IL 617056973

BRIAN K BALLARD
507 N OAK
BLOOMINGTON IL 61701

CHARLES WHILE
801 S EAST ST
BLOOMINGTON IL 617016704

CIHAT & CIHAN KARASEN
14251 E 200 NORTH RD
HEYWORTH IL 617457635

CIHAT KARASEN
902 W JACKSON ST
BLOOMINGTON IL 617014896

CINDY M SHEPARD
PO BOX 3333
BLOOMINGTON IL 617023333

CLARA E POTTS
406 N MASON ST
BLOOMINGTON IL 617013846

CORY & KATHERINE PATTERSON
2104 HACKBERRY RD
BLOOMINGTON IL 617042788

CYNTHIA M & HACKMAN WILLIAM H
SHEPARD
PO BOX 3333
BLOOMINGTON IL 617023333

DEBORAH K BROWN
408 N ROOSEVELT AVE
BLOOMINGTON IL 617013865

DENNIS ARNOLD
504 N LEE ST
BLOOMINGTON IL 617012943

DENNIS PULLIAM
613 W MARKET ST
BLOOMINGTON IL 61701

DEVIN CHASE & LACIE CARLTON
14158 KING RD
MACKINAW IL 617559153

DOUG MASCHING
210 W HUMISTON ST
PONTIAC IL 617642607

DUANE A WITZIG
9885 N 1250 EAST RD
SHIRLEY IL 617729582

DURAN OWNERSHIP GROUP LLC
613 WHISPERING PINES CC LN
NORMAL IL 617615361

DWAYNE YOUNG
1326 N MASON ST
BLOOMINGTON IL 617011631

DWIGHT & CINDY HANSEN
422 Standish Dr
Bloomington IL 617044606

EARNESTINE JONES
610 W MULBERRY ST
BLOOMINGTON IL 617012856

EDWARD E BEASLEY
602 N OAK
BLOOMINGTON IL 61701

FEDERAL NATIONAL MORTGAGE
ASSOC
% JAMES TIEGEN ONE SOUTH WACKER
DR STE 1400

FIRST CHRISTIAN CHURCH
401 W JEFFERSON ST
BLOOMINGTON IL 617013826

FREDERICK & PAULA HAFNER
1717 Braden Dr
Normal IL 617612349

GARY KNUTH
209 N BONE DR
NORMAL IL 617612308

GEORGE A & CATHY A HAFLEY
404 W Mulberry St
Bloomington IL 617012950

GREGG A HEINRICH
405 N OAK
BLOOMINGTON IL 61701

HABITAT FOR HUMANITY OF MCLEAN
COUNTY INC
103 W JEFFERSON ST
BLOOMINGTON IL 617013904

HARLAN D BABBITT
305 SOUTHGATE DR
BLOOMINGTON IL 617047636

HAROLD M FRANZEN
3019 E 1600 NORTH RD
FLANAGAN IL 617408903

HEIDI L BLAINE
410 N OAK ST
BLOOMINGTON IL 617013861

HERMES ENTERPRISES
205 S LEE ST
BLOOMINGTON IL 617015034

HOLLIE M BUHL
606 W MULBERRY ST
BLOOMINGTON IL 61701

JASON ANDRIS
14148 N 900 EAST RD
BLOOMINGTON IL 617056916

JOHN J ROKOS
708 S MERCER AVE
BLOOMINGTON IL 617015706

JOHN REDD
510 W MULBERRY ST
BLOOMINGTON IL 617012952

JOHN WILMOUTH
505 N Lee St
Bloomington IL 617012942

JOSE G AGUAS
309 STANHOPE LN
NORMAL IL 617614832

JOSEPH T THORNTON
929 E GROVE ST APT B
BLOOMINGTON IL 617014291

JUAN CASTENEDA
512 W MULBERRY ST
BLOOMINGTON IL 617012952

KELLY N FAIRLEY
601 N LEE ST
BLOOMINGTON IL 617012944

KENNETH W WOODS
201 WILLIAM DR
NORMAL IL 617611850

KEVIN WILBURN
507 N LEE ST
BLOOMINGTON IL 617012942

KRISTINA L JOHNSON
701 W MONROE ST
BLOOMINGTON IL 617013851

LABYRINTH OUTREACH
SERVICE TO WOMEN 616 W MONROE
BLOOMINGTON IL 61701

LAROYCE & EDWINA LANE
506 W MARKET ST
BLOOMINGTON IL 617013842

LARRY & CAROL KNUTH
4400 INDUSTRY DR
BARTONVILLE IL 616072846

LARRY A KNUTH
1047 SE 26TH TER
CAPE CORAL FL 339045717

LAW N JAW APTS
1903 N TOWANDA AVE
NORMAL IL 617615212

LORI WOODWARD
505 N OAK ST
BLOOMINGTON IL 61701

MARILYN MEISTER
508 N LEE ST
BLOOMINGTON IL 617012943

MARK C SR & SARAH E MARSHALL
504 W FRONT ST
BLOOMINGTON IL 617015026

MARK KING
P.O. BOX 1947
BLOOMINGTON IL 617021947

MATT & ABIGAIL MICHAELS
1301 WELLING ST
BLOOMINGTON IL 617018319

MICHAEL KOCH
406 W MARKET ST
BLOOMINGTON IL 617013840

MIGUEL ROQUE
402 W Mulberry St
Bloomington IL 617012950

MURLEEN KAY SWAFFORD
515 N LEE ST
BLOOMINGTON IL 617012942

NO LIMITS REAL ESTATE LLC
704 W MULBERRY ST APT 4
BLOOMINGTON IL 617018817

PANTAGRAPH PUBLISHING CO
ATTN BARRY WINTERLAND 301 W
WASHINGTON ST
BLOOMINGTON IL 617013827

ROLLINS CURRIE
PO BOX 5078
BLOOMINGTON IL 61702

RONALD KLEIN
502 N LEE STREET
BLOOMINGTON IL 61701

RUTH LOWERY
102 N STATE ST
BLOOMINGTON IL 617014207

SASIL PROPERTIES LLC
1020 LONGMEADOW LN
WESTERN SPRINGS IL 605582108

STEVEN & JESSICA LISTWAN
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BLOOMINGTON IL 617011666

THEO EDDINS III
702 W MONROE ST
BLOOMINGTON IL 61701

TIMOTHY NESBITT
PO BOX 4878
SPRINGFIELD IL 62708

TVEO CORPORATION
1901 MARTIN LUTHER KING DR
BLOOMINGTON IL 617016118

RHONDA BROWN
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BLOOMINGTON IL 617012954

RONALD C GRUBER
3281 BUTTERFLY DR
NORMAL IL 617619479

ROSA M & M ROSARIO FERNANDEZ
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306 N OAK ST
BLOOMINGTON IL 617013859

SARAH A GRANACHER
607 W MULBERRY ST
BLOOMINGTON IL 61701

SCOTT DILLMAN
3509 N CUNNINGHAM
URBANA IL 61802

TAMI GROSS
38 FEDOR CIRCLE
BLOOMINGTON IL 61705

THOMAS PFISTER
4 LATEER DR
NORMAL IL 61761

TIMOTHY VIRGIL
1203 TRENTON RD
NORMAL IL 617611317

VICENTE & JENNIFER ADAME
1111 E GROVE ST
BLOOMINGTON IL 617014210

ROBERT JOYNER
919 W MARKET
BLOOMINGTON IL 61701

RONALD D DREYER JR
411 N OAK ST
BLOOMINGTON IL 617013860

ROY DOUGLAS
411 N LEE ST
BLOOMINGTON IL 617013835

SASIL PROPERTIES LLC
1020 Longmeadow Ln
Western Springs IL 605582108

SHANNON & CASEY ZOBELL GRIFFITH
602 N LEE ST
BLOOMINGTON IL 617012945

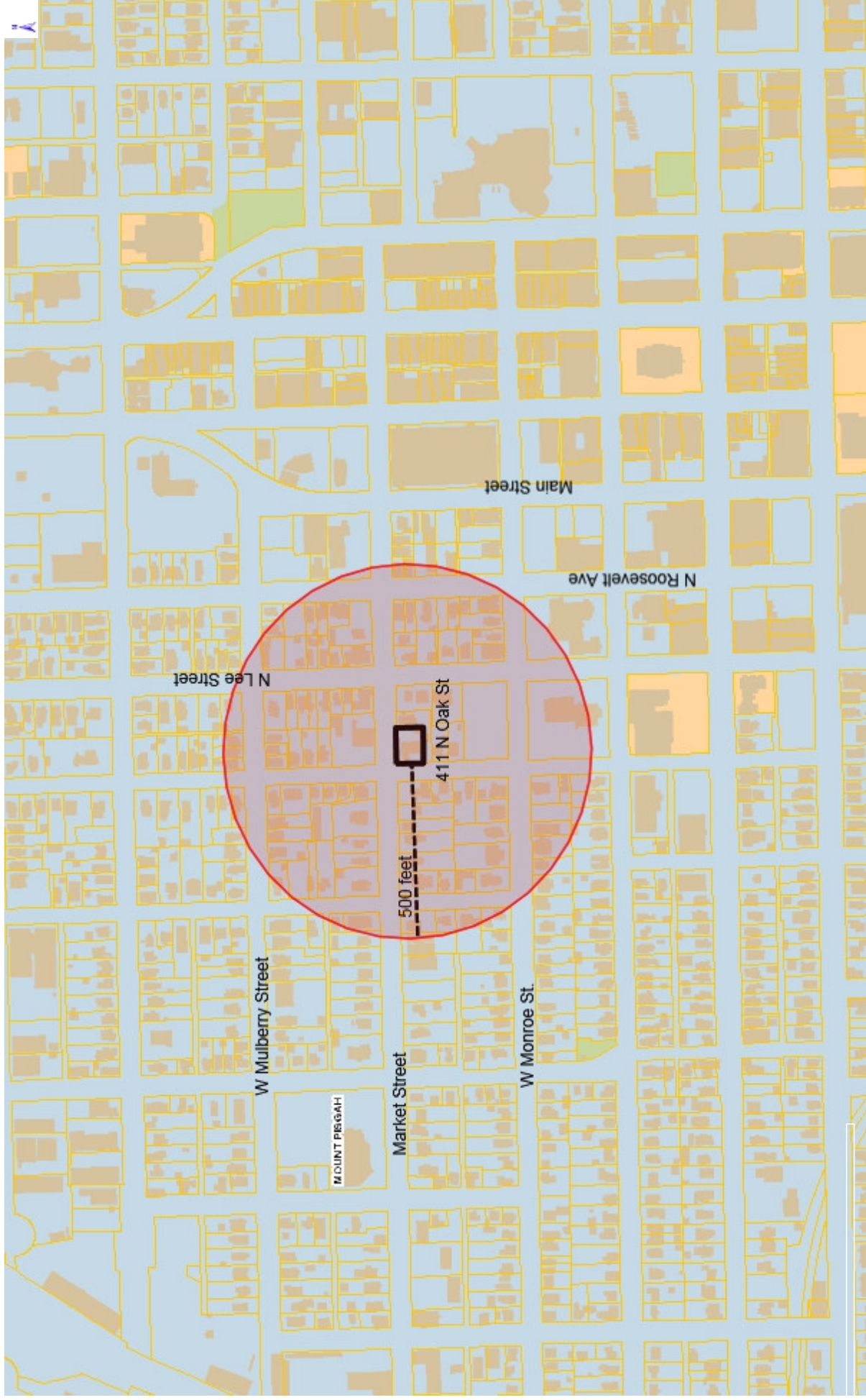
THE SALVATION ARMY
% PROPERTY SECRETARY 10 W
ALGONQUIN RD
DES PLAINES IL 60016

TIMOTEO & VICTORIA ZUNIGA
ROSALES
603 W Jefferson St
Bloomington IL 617013828

TRICIA STEVENSON
PO Box 11
Armington IL 617210011



411 N Oak. Location and 500ft Notification Radius



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Notes
411 N. Oak Street is outlined in black

1: 6,564

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