

**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, February 10, 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 October 28, 2015 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, Illinois, 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. Adoption of the official 2015 Zoning Map. Review and action on the adoption of the official 2015 Zoning Map.

6. OLD BUSINESS: Discussion and potential action on bylaws.

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, Chairman Stanczak

MEMBERS ABSENT: Mr. Cornell, Mr. Suess

OTHERS PRESENT: Mr. Tom Dabareiner, Community Development Director
Mr. Kevin Kothe, City Engineer

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

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

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the October 14, 2015 minutes. There being no changes, Mr. Pearson moved to approve the October 14, 2015, minutes. Mr. Scritchlow seconded the motion which passed by a vote of 7-0 with the following votes being cast on roll call: Mr. Balmer-yes; Mr. Scritchlow-yes; Mr. Barnett -yes; Mr. Protzman-yes; Mr. Pearson-yes; Ms. Schubert-yes, Chairman Stanczak-yes.

REGULAR AGENDA:

V-03-15. Public hearing and review on the petition filed by City of Bloomington, requesting approval to vacate a portion of the public right-of-way of the former Fox Creek Road (Beich Road) alignment.

Chairman Stanczak introduced the case. Mr. Kothe noted that the City is the petitioner. Mr. Kothe identified the location and provided background, noting this was part of a contract related to the acquisition of right of way for Fox Creek Road and Springfield Road realignments. He noted the vacation approval is long overdue and the urgency today is because the property is about to be sold and requires this land. Staff recommends approval of the vacation.

Chairman Stanczak opened the public hearing. No others present indicated a desire to speak in favor or against the petition. Chairman Stanczak closed the public hearing.

Mr. Pearson motioned to approve case V-03-15 to vacate a portion of the public right-of-way of the former Fox Creek Road (Beich Road) alignment. Mr. Barnett seconded the motion, which passed by a vote of 7-0 with the following votes being cast on roll call: Mr. Pearson-yes; Mr. Balmer-yes; Mr. Barnett -yes; Mr. Scritchlow-yes; Mr. Protzman-yes; Ms. Schubert-yes; Chairman Stanczak-yes.

OLD BUSINESS

Chairman Stanczak began discussion on his proposed revisions to the Planning Commission bylaws. He stated that the draft is not intended to be a final document and he does not expect a final decision today, but he seeks comments.

Mr. Pearson indicated he had several changes he would like the group to consider. First, he believes the document should include a list of members with offices held, updated annually. Also, Mr. Pearson wants the bylaws to clarify whether the ex-officio position should be allowed to vote. In addition, he suggested that the Commission adopt the same set of Roberts Rules of Order the City operates under. Finally, Mr. Pearson suggested that elections require a majority of the commission members, rather than merely a majority of commissioners in attendance. After some discussion, it was understood that regular matters of business would continue to require only a simple majority of members in attendance. Mr. Scritchlow suggested modifying the "majority" for the purpose of electing officers to the majority of filled Planning Commissioner positions. Ms. Schubert concurred with this approach.

Mr. Pearson asked about an item in the draft on page 2, Article 3, Section 5, which provides a specific reference to solar power. Chairman Stanczak responded that he incorporated a list of items from state law about planning commissions and he highlighted several he carried over.

There was also consensus on two matters: to clarify that the ex-officio positions should not be allowed to vote; to reference the most recent and newly revised version of Roberts Rules, along with the version used by the City Council.

Chairman Stanczak referred the matter to staff and asked for a draft for official action at the next regular meeting.

NEW BUSINESS

Mr. Dabareiner presented the Planning Commission hearing dates for the calendar year 2016. He noted that three days were added to the submission deadline to provide more time to review applications for completeness prior to publishing for the meeting. There was general discussion about the meeting schedule for the remainder of 2015. Mr. Balmer moved to accept the meeting schedule; seconded by Mr. Barnett, which passed 7-0 with the following votes cast on roll call: Mr. Balmer-yes; Mr. Barnett -yes; Mr. Scritchlow-yes; Mr. Pearson-yes; Mr. Protzman-yes; Ms. Schubert-yes; Chairman Stanczak-yes.

ADJOURNMENT

The meeting was adjourned at 4:31PM.

**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	<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> </u>	<u> </u>
5. Date 15 day notice Published <u>1/19/14</u>		Date sent to newspaper <u>1/15/14</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 2/10/14
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

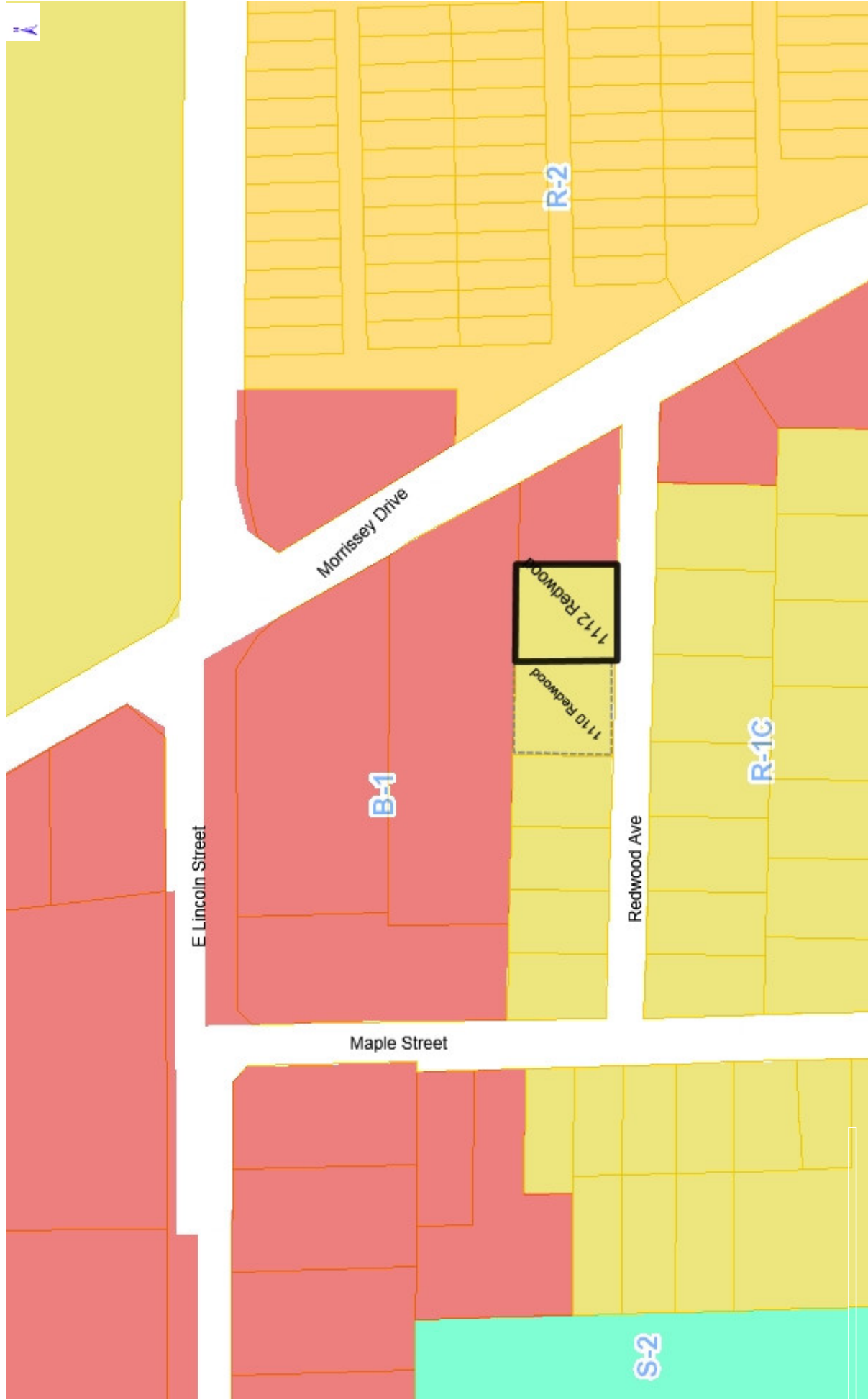


Notes
2014 Imagery

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1112 Redwood Zoning Map



Notes

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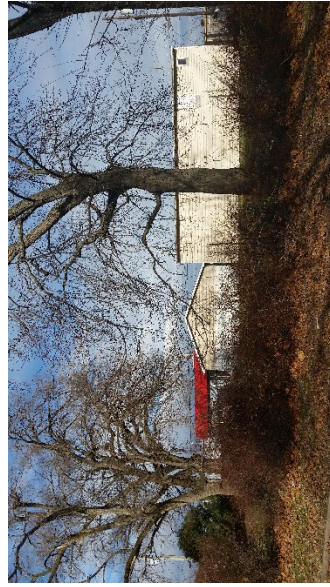
1112 Redwood Ave



East view from Morrissey



East



West



South West



South



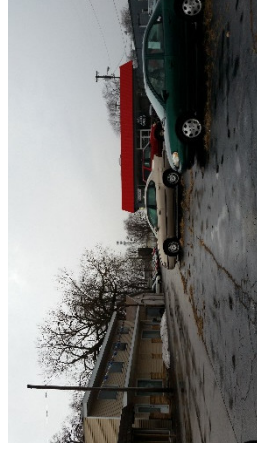
South East



North West



North



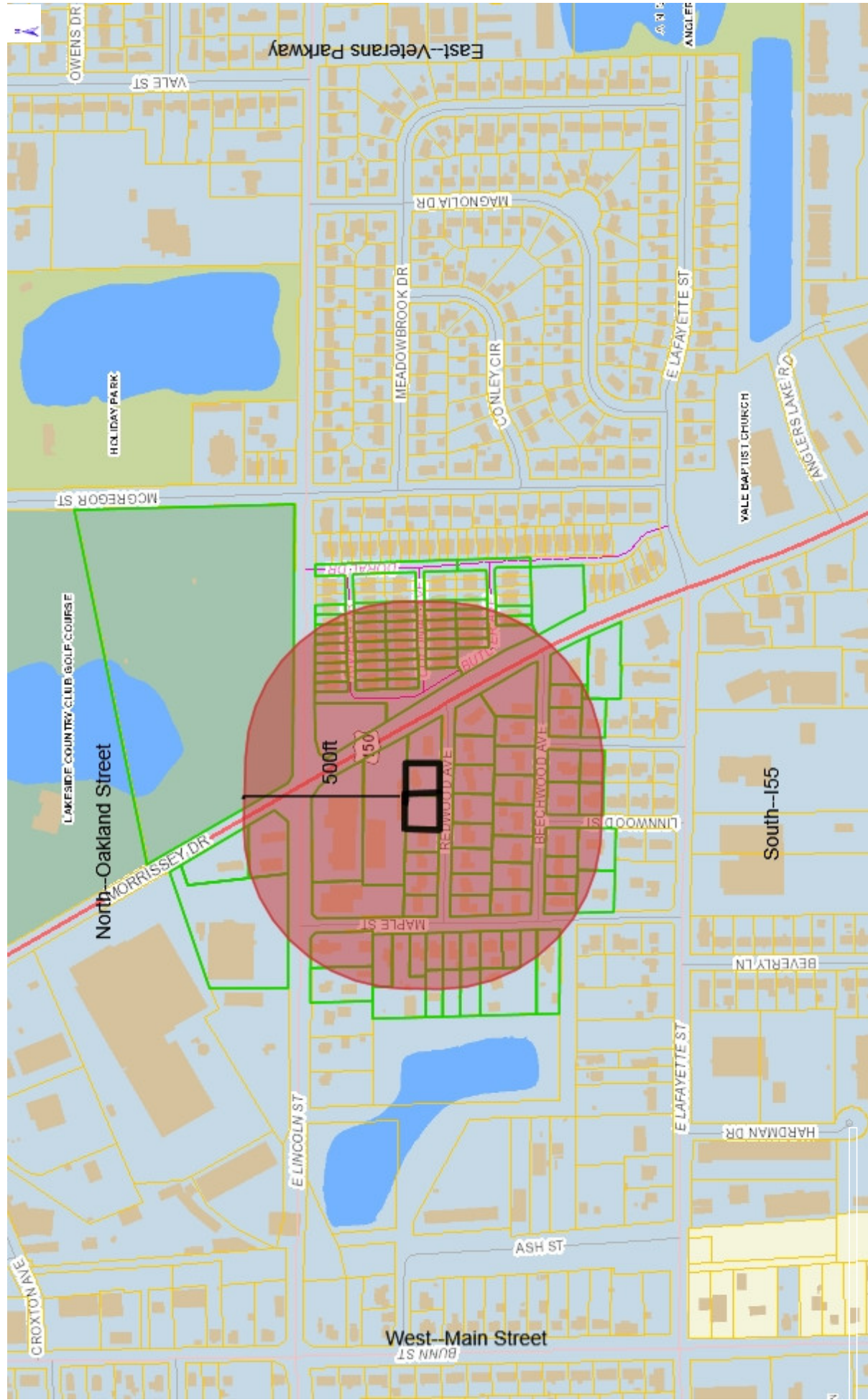
Name	Street	City, State, Zip
1 RICHARDO RAMIREZ	9335 OLD PEORIA RD	BLOOMINGTON IL 617055011
2 JACK G GUESS	3164 STEAMBOAT RIDGE RD	PORT ORANGE FL 32128
3 RICHARDO RAMIREZ	9335 OLD PEORIA RD	BLOOMINGTON IL 617055011
4 RICHARDO RAMIREZ	9335 OLD PEORIA RD	BLOOMINGTON IL 617055011
5 RICHARDO RAMIREZ	9335 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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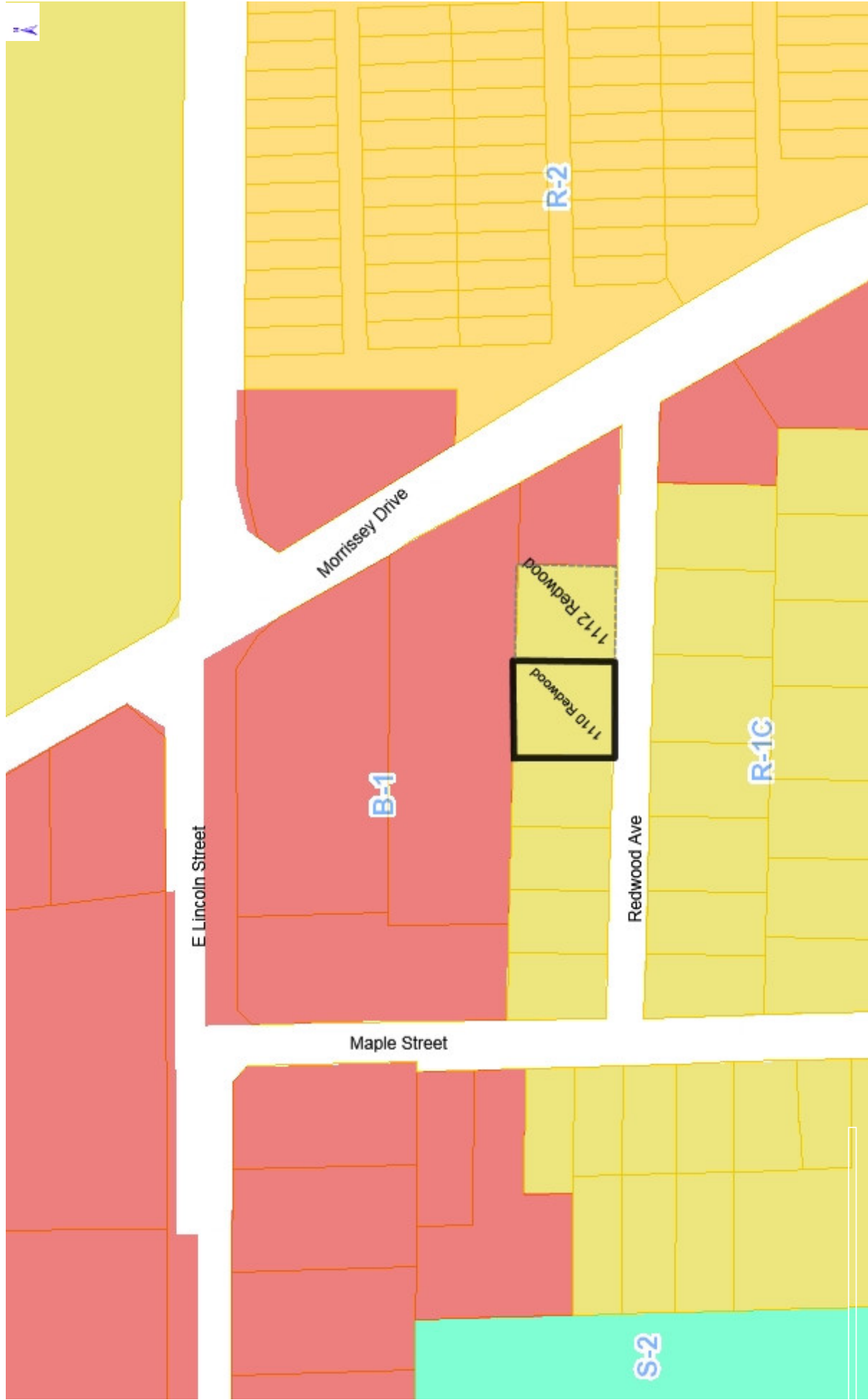
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1110 Redwood Zoning Map



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1110 Redwood Ave



1110 Redwood Ave



West



East- 1112 Redwood Ave



South West



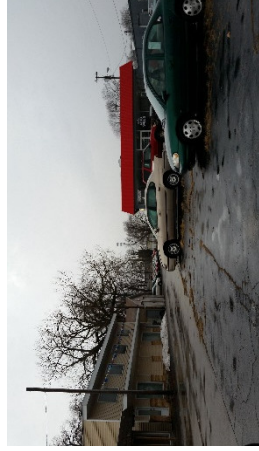
South



South East



North East



North



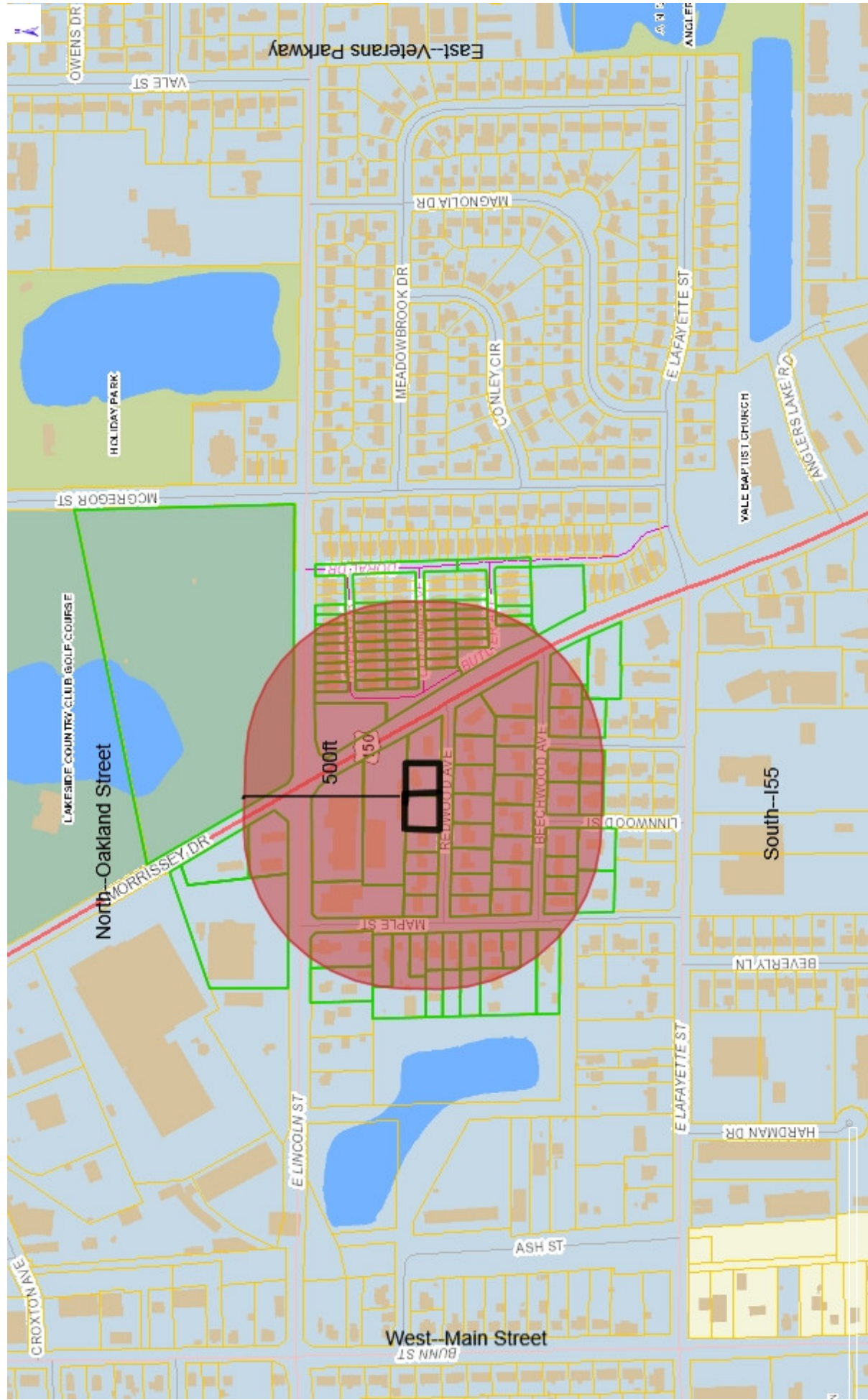
Name	Street	City, State, Zip
1 RICHARDO RAMIREZ	9335 OLD PEORIA RD	BLOOMINGTON IL 617055011
2 JACK G GUESS	3164 STEAMBOAT RIDGE RD	PORT ORANGE FL 32128
3 RICHARDO RAMIREZ	9335 OLD PEORIA RD	BLOOMINGTON IL 617055011
4 RICHARDO RAMIREZ	9335 OLD PEORIA RD	BLOOMINGTON IL 617055011
5 RICHARDO RAMIREZ	9335 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 10, 2016**

SUBJECT:	TYPE:	SUBMITTED BY:
Adoption of official 2015 Zoning Map	Adoption of the City's official 2015 Zoning Map	Katie Simpson City Planner

REQUEST

Staff is asking the Planning Commission to review and act on the adoption of the City's official 2015 Zoning Map

Background

Adoption of the official zoning map for the preceding calendar year is an annual, routine practice explained in Section 44.5-2 of the City's Code. The revised official Zoning Map should indicate all changes made during the preceding calendar year.

Project Description

The proposed official Zoning Map contains all approved Zoning Map Amendments from the 2015 calendar year.

Compliance with the Comprehensive Plan

Adoption of the official 2015 Zoning Map is in accordance with Section 44.5-2 of the City's Code as well as Goal 6, Objective b of the 2015 Strategic Plan Goals, "City decisions consistent with plans and policies."

In accordance with the Illinois Municipal Code (65 ILCS 5/11-13-19) the City is required to adopt and publish an official zoning map no later than March 31 each year. The map should clearly show the existing zoning uses, divisions, restrictions, regulations and classifications for the preceding calendar year. In 2015, two properties were rezoned therefore it is necessary for the City to adopt an official zoning map for 2015.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass a motion recommending that the City Council adopt the official 2015 Zoning Map.

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

1. 2015 Zoning Map

