



**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, December 9, 2020 4:00 P.M.
THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live**

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting must register at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment must email their comments to publiccomment@cityblm.org.
Members of the public may also attend the meeting at City Hall.

Physical attendance will be limited to the lesser of 10 persons or 10% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing.

The rules for participation and physical attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda.
Changes will be posted at www.cityblm.org/register.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**

This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to publiccomment@cityblm.org and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

- 4. MINUTES** Review the minutes of the October 28, 2020 regular Bloomington Planning Commission meeting.

- 5. REGULAR AGENDA**

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

- A.** Z-21-20 Public hearing, review, and action on a petition initiated by City Council (Res. 2020-26) to rezone 806 S. Morris Street from B-2 Local Commercial District to R-2 Mixed Residence District (Ward 6).
- B.** Z-22-20 Public hearing, review, and action on a petition initiated by City Council (Res. 2020-26) to rezone 829 W. Elm Street from B-2 Local Commercial District to R-2 Mixed Residence District (Ward 6).
- C.** PS-05-20 Public hearing, review, and action on petition submitted by Bill Piefer requesting approval of an amendment to the Harvest Pointe Preliminary Plan, approximately 14 acres located north of Route 9 and east of Towanda Barnes Road. (Ward 3). **This item will be laid over until the next regular meeting on Wednesday, January 13, 2020.**

- D. Z-28-20 Public hearing, review, and action on a petition submitted by Terra LLC requesting a zoning map amendment for a portion of the property identified as PIN: 15-31-278-003, 1531-276-026, and 15-31-279-006 from B-1 General Commercial District to R-2, Mixed Residence District and R-3A, Multifamily Residential District (Ward 3)

6. OLD BUSINESS

7. NEW BUSINESS

A. Introduction: Kimberly Smith, Assistant Economic & Community Development Director

B. Introduction: Caitlin Kelly, Assistant City Planner

8. ADJOURNMENT



DRAFT
MINUTES

**PUBLISHED BY THE AUTHORITY OF
THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
WEDNESDAY, OCTOBER 28, 2020, 4:00 P.M.
WWW.CITYBLM.ORG/LIVE**

This meeting was conducted under Governor Pritzker’s Executive Order 2020-07, Section 6 implemented in response to COVID-19, which suspended in-person attendance under the Open Meeting Act, 5 ILCS 120.

The Planning Commission convened in Regular Session virtually via Zoom conferencing with City Planner Katie Simpson, Chairperson Megan Headean and Commissioner Justin Boyd in-person in City Hall’s Council Chambers at 4:03 p.m., Wednesday, October 28, 2020. The meeting was live streamed to the public at www.cityblm.org/live. The meeting was called to order by Chairperson Headean.

Roll Call

Attendee Name	Title	Status
Ms. Megan Headean	Chair	Present
Mr. Tyson Mohr	Vice Chair	Present
Mr. Justin Boyd	Commissioner	Present
Mr. Thomas Krieger	Commissioner	Present
Ms. Megan McCann	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Present
Mr. David Stanczak	Commissioner	Present
Ms. Sheila Montney	Commissioner	Present
Mr. John Danenberger	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Mr. Craig McBeath	Information Systems Director	Present
Ms. Katie Simpson	City Planner	Present
Ms. Melissa Hon	Economic & Community Development Director	Present

COVID-19

Chairperson Headean explained that this meeting was being held virtually via live stream pursuant to the gubernatorial executive order 2020-07, Section 6. Public comment was accepted until 15 minutes before the start of the meeting. Written public comment must have been emailed to publiccomment@cityblm.org and those wishing to speak live must have registered at <https://www.cityblm.org/register> at least 15 minutes prior to the meeting. City Hall was open to the public with limited occupancy.

Public Comment

Chairperson Headean opened the floor for public comment. None.

Minutes

The Commission reviewed the minutes from the October 14, 2020 regular meeting of the Bloomington Planning Commission. Corrections were brought forth by the commission.

Vice Chairperson Mohr made a motion, seconded by Commissioner Boyd, that the amended minutes with the corrections noted from the October 14, 2020, meeting be approved. Roll call vote:

AYES: Krieger; McCann; Vice Chairperson Mohr; Stanczak; Montney; Boyd; Muehleck; Danenberger

NAYS: None

ABSTAIN: Chairperson Headean

Motion carried.

Regular Agenda

- A. **PR-10-20** Public Hearing, review and action on an application submitted by ALDI Inc. (1 Aldi Drive Dwight, IL 60420) for a site plan review and to allow for new construction of a grocery store at the northeast corner of the intersection of Ireland Grove Road and S. Mercer Ave.. (Ward 8)

Chairperson Headean introduced the case and asked for staff presentation.

Ms. Simpson presented the staff report and stated staff is in favor of the site plan review for the proposed future Aldi store. An aerial & zoning map were presented to the commission. An overview of the zoning of the area was provided. The area is developed with commercial and retail use. Staff indicated the proposed use is compatible with surrounding uses and allowed in B-1 zoning district.

Ms. Simpson noted, this is part of the Parkway Village plan current development. Applicant will have to final plat and will do so after Council approves the site plan.

Staff reviewed the site plan with the zoning ordinance and found it complies.

Ms. Simpson highlighted a few elements which are the following:

- a) bus access
- b) vehicle charging stations
- c) bicycle parking
- d) and dumpster screening.

Ms. Simpson reviewed intersection and traffic flow options stating that City Engineers do not have any concerns at this time. The majority of traffic comes from State Farm where Ireland Grove Road is heavily traveled throughout the week but not as much on the weekend.

Ms. Simpson reviewed proposed building plans and materials stating that the building materials are compatible with buildings of adjacent properties.

In reviewing the Comprehensive Plan, staff identified this project as a Tier 1

Infill, redevelopment opportunity along a major commercial corridor. The project will utilize existing infrastructure and allows an additional grocery option on the south side of Bloomington.

Ms. Simpson stated the project meets the standards for a legislative site plan review as presented and described.

Questions by Commission for staff: None

Chairperson Headean opened the public hearing. Chairperson Headean swore in Kyle Wood, MS Consultants. Mr. Wood thanked Ms. Simpson for her presentation of the project and stated that this project has been in discussion for the last two years. Mr. Wood confirmed he is the engineer & architect for Aldi. Mr. Wood stated this area would benefit the residents on the south side of Bloomington.

There were no additional persons to speak for or against the petition. Chairperson Headean closed the public hearing.

Chairperson Headean reviewed the two motions needed by the commission for this case: 1) Findings of fact and 2) Approval of the site plan

Commissioner Stanczak made a motion, seconded by Commissioner Muehleck, to accept the Findings of fact as presented in the staff report. Roll call vote:

AYES: Stanczak; Daneberger; Boyd; Muehleck; Krieger; Mohr; McCann; Montney & Chairperson Headean

NAYS: None.

Motion carried.

Commissioner Muehleck made a motion, seconded by Commissioner Krieger to recommend City Council approve the Aldi site plan. Roll call vote:

AYES: Stanczak; Daneberger; Boyd; Muehleck; Krieger; Mohr; McCann; Montney & Chairperson Headean

NAYS: None.

Motion carried.

Ms. Simpson anticipates the case would go before City Council on November 23, 2020.

- B. Z-23-20 Public Hearing, review and action on a text amendment to the Bloomington Zoning Ordinance, Chapter 44 of the Bloomington City Code, establishing the R-D, Downtown Residence District.**

Chairperson Headean introduced the case and asked for presentation from Jackie Wells of Houseal Lavinge.

Ms. Wells shared an overview of the project, history and recommendations of the R-D District. The presentation included both the text & map amendment to the Bloomington Zoning Ordinance establishing the R-D, Downtown Residence District. Ms. Wells shared information as to why the R-3B District was analyzed, stating during the Zoning Ordinance

update process concerns were brought forth regarding the R-3B. The Planning Commission recommended that the Zoning Ordinance be approved with further study of the R-3B around the downtown and Council adopted in 2019 a resolution initiating the study.

Ms. Wells mapped out the R-3B Zoning District Analysis and identified action taken:

- A) Review of existing policy gathering information from Bring it on Bloomington!, West Bloomington Neighborhood Plan & Dimmit's Grove Neighborhood Plan
- B) Map of regeneration & preservation plan
- C) Original District Purpose Statement from the 1960's noting seventy (70) dwelling unit per acre, highly concentrated multiple-family development
- D) 2018 Purpose District - Current mixed of residential types, due to the lack of policy direction the maximum density of seventy (70) dwelling units per. This concerned residents most.
- E) Overview of parcels identified
- F) Community Outreach was conducted with 2 workshops : 1) Regeneration & 2) Preservation area for input to vision of the neighborhoods

Ms. Wells reviewed the recommended policy direction and reviewed the properties that would be impacted the new map amendments.

Ms. Wells reviewed the purposed statement for the R-D Downtown Neighborhood Residence District, the intent, the alignment with current development and support for historic character.

Presentation included comparison on the existing R-3B Multi-Family Residence District and the proposed R-D Downtown Residence District. Highlights shared that the R-3B does allow up to 70 dwelling units per acre while the proposed R-D would allow up to 43 dwelling units per acre.

Continued presentation of recommended amendments included dimensional standards for both districts stating the R-3B is typical Euclidean zoning district and that the properties located by the downtown pose unique development not fitting into that type district. The R-D standards measure on a block average. It is recommended that design guidelines be included, allowing for conditional use of offices and multifamily dwellings.

Visual models where presented with existing and potential development pointing out the R-D is more in line what the existing buildings on the properties making the growth more in line with current development.

Ms. Simpson stated that there was a public Q & A held on October 27, 2020 with two sessions available to the public. Members of the public attended and asked questions of the staff and consultants. These sessions were live streamed on YouTube and available for viewing.

Ms. Simpson presented the email from Karen Schmidt & John Elterich.

Questions, from Ms. Schmidt's email were addressed, stating that Dimmit's Grove is currently broken into two zoning districts R-3B & R-2. The properties have been identified for the R-3B to R-D included in the study area. The R-2 will remain as R-2 as not part of the focus of the scope of the analysis for the R-3B to R-D.

Discussion continued with the Commission and consultants as to non-conforming lots, design standards, spot zoning & district rezoning.

Additional question from Karen Schmidt's email was to the number of uses permitted in the R-D and it was identified that the uses are already permitted in the R-3B District. Commercial uses are the same with the exception of office conversions. It was asked of the consultants if eating establishments would be considered. Based on residence input and existing uses, they would not be considered with the recommendation.

John Houseal, Houseal Lavigne introduced himself. Mr. Houseal discussed non-conformity of potential rezoning. The rezoning approach would create non-conforming over the balance of the neighborhood. When establishing a new zoning, it is standard practice to take a balanced approach while keeping the character of an established neighborhood.

It was noted that the Planning Commission did have extensive conversations and extensive review with the direction to take when creating the scope of work to be presented to Housel Lavigne with focus on the areas that wouldn't create the non-conformity.

Types of non-conformity were discussed as being measured in the lot, building and use.

Ms. Simpson presented the email from Greg Koos. Mr. Koos stated support of the R-D proposal.

Continued discussion involved the definition of missing middle option and Euclidian zoning as referenced in Ms. Wells's presentation.

Additional discussion involved comments (footnote) on the table of permitted uses: 1) accessory dwelling units & 2) Clothing care and impacts on the community. A drycleaner & coin laundry should be considered separately.

Chairperson Headean opened the public hearing.

Chairperson Headean swore in Mark Kudrys for the record and was present at City Hall.

Mr. Kudrys state he owns properties that would be affected by the new R-D District and had questions for the staff and consultants. Questions and discussion ensued development of the area, R-D proposal generating new development, TIF incentives possibilities, Historic Preservation grants, existing structures to remain, promote uses and development would be compatible with current structures, investment of the neighborhood.

Mr. Kudrys questioned the permitting process with the area being more conforming. City staff would meet with petitioner and discuss setbacks and existing block. As an owner of an owner of Commercial property, discussion included potential residential options would increase.

Commissioner Mohr excused himself from the meeting. George Boyle asked to recess until all members are present. Mr. Boyle reviewed motions needed by the Commission.

Chairperson Headean swore in Brad Williams for the record. Mr. Williams testified that has been a resident for 41 years Dimmit's Grove. The area is mostly single-family homes. He would like the neighborhood to maintain the existing integrity with the recommendation. There is a lot of diversity in the neighborhood and that is part of the charm & fabric of the neighborhood. Mr. Williams stated that he has concerns with permitted uses and is not fully on board with the R-D recommendation.

Commission questions for Mr. Williams. None

Chairperson Headean swore in Andrew Hunt for the record. Mr. Hunt stated he is a property owner that would be impacted and changed to R-2 zoning. His property is located on the northeast corner of area and currently zoned R-3B. If rezoned to R-2 it would create a non-conforming situation for his property. Mr. Hunt asked the commission to exclude the properties from the recommend map amendment and keep as R-3B

Commission & staff clarified the properties that would be affected in Mr. Hunt's statement. Staff is supportive of keeping the parcels as R-3B. Ms. Simpson referred to the meeting packet and exhibit B as to the addresses of the said properties.

There were no additional persons to speak for or against the petition. Chairperson Headean closed the public hearing.

There was continued discussion by the Commission and motion review & recommendation.

Commissioner Mohr made a motion, seconded by Commissioner Stanczak that the finding of fact of the text amendment is in the public's best interest. Roll call vote:

AYES: Stanczak; Daneberger; Boyd; Muehleck; Krieger; Mohr; McCann; Montney & Chairperson Headean

NAYS: None.

Motion carried.

Commissioner Krieger made a motion, seconded by Commissioner Stanczak recommending City Council adopt the proposed text amendment. Roll call vote:

AYES: Stanczak; Daneberger; Boyd; Muehleck; Krieger; Mohr; McCann; Montney & Chairperson Headean

NAYS: None.

Motion carried.

C. Z-24-20 Public Hearing, review and action on map amendments to the Official Zoning Map for properties in the City of Bloomington impacted by the creation of the R-D District.

Chairperson Headean introduced the case and explained that both the text amendment and the map amendment were presented together by Housel Lavine along with the public comment portion.

Chairperson Headean opened up public hearing, there were no additional persons registered to speak in favor or against. Chairperson Headean closed the public hearing.

Commission Boyd made a motion, Seconded by Commission Mohr to accept the Findings of fact in the public's best interest.

Commission Krieger left the meeting at 5:29 pm

Commission Boyd retracted motion.

Commissioner Boyd made a motion, seconded by Commission Mohr to exclude the following addresses from the map amendment and to leave as R-3B: 506,508,608 & 510 E. Locust Street. Roll call vote:

AYES: Stanczak; Daneberger; Boyd; Muehleck; Mohr; McCann; Montney & Chairperson Headean

NAYS: None.

Motion carried.

Commission discussion confirmed that the properties would remain as R-3B and not rezone to R-2.

Commissioner Boyd made a motion, seconded by Commissioner Stanczak that the Findings of fact are in the public's best interest. Roll call vote:

AYES: Stanczak; Daneberger; Boyd; Muehleck; Mohr; McCann; Montney & Chairperson Headean

NAYS: None.

Motion carried.

Commissioner Boyd made a motion, seconded by Commissioner Muehleck recommending to City Council the approval of the map amendments with the exceptions previously stated.

AYES: Stanczak; Daneberger; Boyd; Muehleck; Mohr; McCann; Montney & Chairperson Headean

NAYS: None.

Motion carried.

OLD BUSINESS - None

NEW BUSINESS

A. Approve 2021 meeting dates

Commissioner Boyd made a motion, seconded by Commissioner Mohr to approve the 2020 Planning Commission meeting dates. Roll call vote:

AYES: Stanczak; Daneberger; Boyd; Muehleck; Mohr; McCann; Montney & Chairperson Headean

NAYS: None.

Motion carried.

ADJOURNMENT

Commissioner Stanczak made a motion, seconded by Commissioner Boyd, that the meeting be adjourned.

Motion carried (viva voce)

The meeting adjourned at 5:40 pm.

DRAFT

CITY OF BLOOMINGTON

ATTEST

Chairperson Megan
Headean

Katie Simpson, City Planner

**CITY OF BLOOMINGTON
 REPORT FOR THE
 PLANNING COMMISSION
 DECEMBER 9, 2020**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
Z-21-20 Z-22-20	806 S Morris Ave 829 W. Elm Street	Rezone	Katie Simpson, City Planner
PETITIONER'S REQUEST:	Rezone the above referenced property from B-2, Local Commercial District to R-2 Mixed Residence District		
<i>Staff finds that the petitions meet the Zoning Ordinance's map amendment guidelines for the R-2 Mixed Residence District.</i>			

STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission take the following actions/pass the following motions:

- A. That the Planning Commission establish a finding of fact.
- B. That Planning Commission **recommend approval** of the rezoning of 806 S Morris Ave from B-2 Local Business District to R-2 Mixed Residence District (Z-21-20)
- C. That Planning Commission **recommend approval** of the rezoning of 829 W. Elm Street S Morris Ave from B-2 Local Business District to R-2 Mixed Residence District (Z-22-20).



Figure 1. The subject properties are outlined in yellow.

^
North

NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on Monday, November 23, 2020. Notices were mailed to property owners within 500 feet and a large metal sign was placed on the property.

GENERAL INFORMATION

Owner and Applicant: City of Bloomington (Resolution 2020-26)

PROPERTY INFORMATION

806 N Morris Ave.

Existing Zoning: B-2 Local Commercial District
Existing Land Use: Single-family home
Property size: 0.10 acres (48ft X 90ft)
PIN: 21-08-228-003
Owner: Johnson, Brian D.

829 W Elm Street

Existing Zoning: B-2 Local Commercial District
Existing Land Use: Single-family home
Property size: 0.42 acres (150 X 120)
PIN: 21-08-228-013
Owner: Michael, James E.

Surrounding Zoning and Land Uses

Zoning

North: R-2 Mixed Residence District
East: R-2 Mixed Residence District
South: B-2 Local Commercial District
South: B-1 General Commercial District
West: R-2 Mixed Residence District

Land Uses

North: Single-and two-family homes
East: Single- and two-family homes
South: Parking Lot/Single family home
South: Auto service/restaurants
West: Single- and two-family homes

Analysis

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

1. Petition for Zoning Map Amendment
2. Aerial photographs
3. Zoning Map
4. Site visit

Z-21-20 Rezoning from B-2 to R-2 for 806 S Morris Ave
Z-22-20 Rezoning from B-2 to R-2 for 829 W. Elm Street

PROJECT DESCRIPTION

Background: 806 S. Morris Ave and 829 W. Elm Street are located at the northeast corner of the intersection of W. Elm Street and S. Morris Ave. Morris Avenue has an average of 5900 trips daily and is a Collector Street. W. Elm Street is a local road that terminates and does not connect to streets east of Morris. The subject properties are improved with single-family homes built in the 1920's. The subject properties are adjacent to other single-family homes, also built around the same period.



In August 2020, the Planning Commission received a request from the property owner at 808 S. Morris Ave to rezone the property from B-2 to R-2. City Council approved the map amendment and, at the recommendation of the Planning Commission,

passed a Resolution (Res. 2020-26) initiating the map amendments for the subject properties. The Commission and the Council found the amendment from B-2 to R-2 to be consistent with the development trend for the block, compatible with the surrounding districts and uses, and in the public interest because it promotes housing affordability. All three homes (808, 806 and 829) appear to be in good structural condition. Under the B-2 Zoning Classification, the single-family homes on the subject properties are considered legal nonconforming. The commercial redevelopment potential of these properties is limited by their size. The proposed map amendment eliminates the legal nonconforming status and encourages reinvestment in the homes and neighborhood preservation.

Project Description: The city is recommending a zoning map amendment at 806 S. Morris Ave and 829 W. Elm Street from B-2 Local Commercial District to R-2 Mixed Residence District to promote the preservation of the existing single-family homes and to encourage continued protection of the neighborhood character.

Purpose and Intent

B-2-Local Commercial District

The intent of this B-2 Local Commercial District is to provide retail, commercial and service establishments, including retail stores and personal service facilities, which serve the frequently recurring needs of surrounding local employment areas and residential neighborhoods. In addition to serving commercial purposes, this district encourages a mix of land uses, continued community investment through infill and site renovations, and a development form that supports mixed transportation modes, such as bicycle, pedestrian, and public transportation in addition to personal vehicles. Neighborhood shopping centers, particularly with a supermarket as a principal or anchor tenant, are appropriate at prominent intersections. The protection of surrounding residential properties from adverse impacts is a primary focus of this district.

R-2 Mixed Residence District: The R-2 Residence District is intended to accommodate development characterized by a mixture of housing types at a high single-family and a low

multiple-family dwelling unit density. Densities of up to approximately 13 dwelling units per acre are allowed. This district allows for the conversion of dwelling units in older residential areas of mixed dwelling unit types in order to extend the economic life of these structures and allow owners to justify expenditures for repairs and modernization and serves as a zone of transition between lower density residential districts and residential districts that permit greater land use intensity and dwelling unit density

Link to Comprehensive Plan:

N-1.2d Identify and eliminate the barriers for infill development.

H-1.1 Ensure that the housing to accommodate the new growth is a broad range (of types, sizes, ages, densities, tenancies and costs) equitably distributed throughout the City recognizing changing trends in age-group composition, income, and family living habits.

FINDINGS OF FACT

The Zoning Ordinance has “*Zoning Map Amendment Guidelines*” and by states, “*In making its legislative determination to zone or rezone property to a B-2 Local Commercial zoning classification, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:*

1. *The suitability of the subject property for uses authorized by the existing zoning; The subject properties are less than an acre, and the commercial zoning on the northeast corner is no longer conducive to redevelopment given its limited size. The developable area is too small; the existing zoning is no longer suitable for the subject properties and could be injurious to the adjacent neighborhood and existing single-family homes as it may discourage neighborhood investment. **The standard is met.***

2. *The length of time the property has remained vacant as zoned considered in the context of land development in the area; these properties have been used as single-family homes for decades. The feasibility of redeveloping the property with a commercial use is very low. There is little market demand for commercial uses in this location, and the existing single-family structures are in excellent condition. **The standard is met.***

3. *The suitability of the subject property for uses authorized by the proposed zoning; The proposed zoning will allow the properties to continue to be used as single-family homes. The residential zoning is consistent with the neighborhood character and adjacent uses. The residential zoning classification can also eliminate a nonconforming status on the properties and decrease barriers to financing for reinvestment in the neighborhood. **The standard is met.***

4. *The existing land uses and zoning of nearby property; Neighborhood commercial is provided at the intersection of Wood and Morris Ave, and across the street. The adjacent zoning is residential. The proposed zoning is compatible with adjacent residential and protects the neighborhood character. **The standard is met.***

5. *Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning*

amendment application; The proposed zoning will eliminate a nonconforming status of the subject properties. The proposed zoning will encourage single-family residential development on these lots in the future, consistent with the adjacent uses and structure.

The standard is met.

6. *The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification*; W. Elm Street is not suitable for commercial. The street terminates but no cul-de-sac exists. Large delivery trucks and commercial vehicles would not be able to turn around. The street is better suited for residential uses and the uses allowed in the proposed zoning district. **The standard is met.**
7. *The extent to which the proposed amendment is consistent with the need to minimize flood damage and the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area*; the uses contemplated in the proposed zoning district require less impervious area than the uses and parking required in the existing commercial zoning. **The standard is met.**
8. *The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification*; The properties are currently served by school, water, fire, police etc. the proposed zoning classification will have no change on this. **The standard is met.**
9. *The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Code as set forth in 17-1 herein*; the proposed amendment will permit the existing use and existing structures, allowing for their continued use and operation. **The standard is met.**
10. *The extent to which property values are diminished by the particular zoning restriction*; No changes in property values are expected to result from this zoning map amendment. However, eliminating the nonconforming status will allow owners access to financing so they can reinvest in the area. **The standard is met.**
11. *The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public*; the proposed zoning will eliminate a nonconforming use. **The standard is met.**
12. *Whether a comprehensive plan for land use and development exists, and whether the ordinance is in harmony with it*; The future land use map recognizes the four corners of Morris and Wood as commercial. The area surrounding this is residential. The proposed zoning aligns with the broader goals of the Comprehensive Plan such as preserving neighborhood values and character. **The standard is met.**
13. *And whether the City needs the proposed use*; the proposed zoning is consistent with the

Agenda Items: 5A and 5B.
Z-21-20 Rezoning from B-2 to R-2 for 806 S Morris Ave
Z-22-20 Rezoning from B-2 to R-2 for 829 W. Elm Street

existing uses and protects the neighborhood character. **The standard is met.**

STAFF RECOMMENDATION: Staff finds the application meets the standards for a map amendment. Staff recommends that the Planning Commission pass the following motions:

- That Planning Commission **recommend approval** of the rezoning of 806 S Morris Ave from B-2 Local Business District to R-2 Mixed Residence District (Z-21-20)
- That Planning Commission **recommend approval** of the rezoning of 829 W. Elm Street S Morris Ave from B-2 Local Business District to R-2 Mixed Residence District (Z-22-20).

Respectfully submitted,

Katie Simpson,
City Planner

Attachments:

- Draft Ordinance
- Petitions for Zoning Map Amendment (Resolution 2020-26)
- List of Permitted Uses in the B-2 and R-2 Districts
- Aerial Map
- Zoning Map
- Newspaper Notice and Neighborhood Notice w/Map and Notification Mailing List

Ordinance NO. 2020 -

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PROPERTY LOCATED AT 806 S. MORRIS AVENUE AND 829 W. ELM STREET FROM B-2 LOCAL COMMERCIAL DISTRICT TO R-2 MIXED RESIDENCE DISTRICT

WHEREAS, there was heretofore filed with the Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting to rezone the property commonly described as 806 S. Morris Avenue and 829 W. Elm Street, legally described in Exhibit A and hereinafter referred to as "Property", which is attached hereto and made part hereof by this reference; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said petition to rezone the Property from B-2 Local Commercial District to R-2 Mixed Residence District and adopted findings of fact on the same; and

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

WHEREAS, following said public hearing, the Planning Commission recommended approval of rezoning of the Property and zoning map amendment to R-2 Mixed Residence District; and

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

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

1. The above recitals are incorporated into and made a part of this ordinance as though fully set forth herein.
2. That the petition requesting to rezone the property commonly described as 806 S. Morris Avenue and 829 W. Elm Street, legally described in Exhibit A which is attached hereto and made part hereof by this reference, from B-2 Local Commercial District to R-2 Mixed Residence District is hereby approved.
3. That this Ordinance shall be in full force and effective as the time of its passage.

Passed on this _____ day of December 2020.

Approved on this _____ day of December 2020.

CITY OF BLOOMINGTON:

ATTEST:

Tari Renner, Mayor

Leslie Smith-Yocum, City Clerk

EXHIBIT A

Legal Descriptions

806 S Morris Ave.

PIN: 21-08-228-003

LAWRENCE SUBN LOT 16 SUBN 8-23-2E
N43' LOT 10 & N43' W1/2 LOT 11 & S1/2 VAC ALLEY LYG N & ADJ

829 W. Elm St.

PIN: 21-08-228-013

LAWRENCE SUBN LOT 16 SUBN NE 8-23-2E
E1/2 LOT 11 & ALL LOTS 12 & 13 & VAC ALLEY LYG N & ADJ

RESOLUTION NO. 2020 - 26

A RESOLUTION INITIATING ZONING MAP AMENDMENTS FOR PROPERTY LOCATED AT 806 S. MORRIS AVE. AND 829 W. ELM ST. FROM B-2 LOCAL COMMERCIAL DISTRICT TO R-2 MIXED RESIDENCE DISTRICT

WHEREAS, there was heretofore filed with the Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting to rezone the property at 808 S Morris Ave from B-2 Local Commercial District to R-2 Mixed Residence District; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said petition and found the current zoning, B-2, is no longer be appropriate and that the proposed zoning, R-2, is more compatible with the surrounding uses and surrounding development, and

WHEREAS, the Commission further recommended that the City Council investigate and initiate the rezoning of the adjacent parcels located at 806 S. Morris Ave., and 829 W. Elm Street, hereinafter described in Exhibit "A" attached to this Resolution, which are improved with single-family homes and are also currently zoned B-2, Local Commercial District; and

WHEREAS, the City Council is authorized to adopt this Resolution and initiate a petition and public hearing to rezone 806 S. Morris Ave. and 829 W. Elm Street.

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

1. The above recitals are incorporated into and made a part of this resolution as though fully set forth herein.
2. That City staff and the Bloomington Planning Commission, after proper notice is given to the property owner and the community, shall hold a public hearing on map amendments to rezone 806 S. Morris Ave. and 829 W. Elm Street from B-2 Local Commercial District to R-2 Mixed Residence District.
3. That this Resolution shall be in full force and effective as the time of its passage.

PASSED on this 28th day of September 2020.

APPROVED on this 30th day of September 2020.

CITY OF BLOOMINGTON



Tari Renner, Mayor

ATTEST



Leslie Smith-Yocum, City Clerk



EXHIBIT "A"

Legal Descriptions

806 S Morris Ave.

PIN: 21-08-228-003

LAWRENCE SUBN LOT 16 SUBN NE 8-23-2E
N43' LOT 10 & N43' W1/2 LOT 11 & S1/2 VAC ALLEY LYG N & ADJ

829 W. Elm St.

PIN: 21-08-228-013

LAWRENCE SUBN LOT 16 SUBN NE 8-23-2E
E1/2 LOT 11 & ALL LOTS 12 & 13 & VAC ALLEY LYG N & ADJ

*City of Bloomington, IL
Monday, November 30, 2020*

Chapter 44. Zoning

Article V. Business District Regulations

§ 44-502. [Ch. 44, 5-2] Permitted uses.

Refer to Article **XVII**, Definitions, for clarity on the uses listed.

A. Land uses. Uses are allowed in the Business Districts in accordance with Table 502A. The following key is to be used in conjunction with the Use Table.

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

B. Allowed Uses Table.

	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Agricultural							
Forestry	P	P					
Horticultural Services	P	P					
Urban Agriculture						P	
Urban Garden					P	P	
RESIDENTIAL							
Household Living							
Dwelling Unit, Single-Family				P ²		P ¹	

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Dwelling Unit, Single-Family Attached			S		P	P ¹	
Dwelling Unit, Two-Family		P ¹	S	P ²	P	P ¹	
Dwelling Unit, Multiple-Family		P ¹	S	P ²	P	P	
Live/Work Unit			S	P ²	P	P	
Group Living							
Agency Supervised Homes			S	P ²	P		§ 44-1019
Agency-Operated Family Homes			S	P ²	P		§ 44-1019
Agency-Operated Group Homes			S	P ²	P	P ¹	§ 44-1019
Convents, Monasteries			P				§ 44-1019
Dormitories			S		S		§ 44-1019
Group Homes for Parolees			S	S	S	S	§ 44-1019
INSTITUTIONAL							
Education							
Pre-schools	P	P	P		S		
Business and Trade Schools	P		P				
College and University Classrooms			P		S		
Government							
Courthouses				P			
Government Services and Facilities	P	P	P	P	P	P	
Police Stations, Fire Stations	P	P	P	P	P	P	
Religious							
Place of Worship	S ²		P ²	P ²	P ²		
Health							
Ambulatory Surgical Treatment Center	P	P	P	P			
Hospital or Medical Center	S		S				
Residential-Type							
Domestic Violence Shelter	P		P	P	P		
Home for the Aged			P		S		§ 44-1019
Other Institutional, Cultural							

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Clubs and Lodges	P	P	P	S	P		§ 44-1012
Food Pantry	P	P	P		P		§ 44-1018
Libraries			P	P	P		
Museums and Cultural Institutions			P	P	P	P	
Zoos	S						
RECREATIONAL							
Country Clubs, Golf Clubs, Golf Courses			P				§ 44-1016
Community Center			P	P	P	S	§ 44-1013
Fairgrounds, Agricultural Exhibits	S						§ 44-1017
Parks and Recreation Facilities	P	P	P	P	P	P	
Riding Stables, Riding Schools	S						
Swimming Clubs	P	P					
Swimming Pools, Community	P	P	P				§ 44-1032
COMMERCIAL							
Aircraft and Automotive							
Car Wash	P ³	S					§ 44-1009
Farm Machinery Sales and Service	P ³						
Towing Services							
Truck Stops, Truck Plazas	S						
Truck Wash	S						
Vehicle Fueling Station	P	S					
Vehicle Repair and Service	S						§ 44-1034
Vehicle Rental Service	P ³						
Vehicle Sales and Service	S						
Entertainment and Hospitality							
Amusement Parks	S						
Commercial Recreation Facilities	P	P		S			§ 44-1015
Community Reception Establishments					S		§ 44-1014
Entertainment and Exhibition Venues	P ³				S		

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Miniature Golf Courses	P						
Sexually Oriented Entertainment Businesses	p ⁵						
Sports and Fitness Establishments	P	P	P	P	S	S	§ 44-1013
Theaters and Auditoriums	P			P		S	
Lodging							
Bed-and-breakfast Establishments		P	p ⁶	P	P		§ 44-1007
Boarding and Rooming Houses		P		P	S		§ 44-1019
Camp and Camping Establishments	S						§ 44-1008
Hotel or Motel	P			P	S	S	§ 44-1021
Offices							
Financial Services	P	P	P	P	P		
General Offices, Business or Professional	P	P	P	P	P	P	
Medical or Dental Office or Clinic	P	P	P	P	P		§ 44-1024
Medical Laboratory	P	P	P				
Printing, Copying and Mailing Services	P	P	P	P	P	P	
Recording and Broadcast Studios	P		p ⁷	P		P	
Research Facility or Laboratory	S		S			P	
Personal Services							
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.	P	P	p ⁷	P	P	P	
Funeral Parlor, Mortuary	P	P	P		S		
Instructional Studios	P	P	p ⁷	P	P	P	
Kennels, with no outdoor exercise areas	p ³	p ³	p ³			p ³	
Kennels, with outdoor exercise areas	S						
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.	P	P	p ⁷	P	P	P	

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Pet Care: Grooming, Day Care, Training	P	P	P	P	P	P	
Veterinary Office or Clinic	P	P	S		P		§ 44-1035
Day-care centers	P	P	P		S		
Retail and Service							
Artisanal/Craft Production and Retail	P	P		P	P	P	
Auction Houses	P					P	
Bars, Taverns, Nightclubs	P ³	S	P ⁷	P	S	P	
Building Materials and Supplies	P						
Catering Services	P	P				P	
Drive-Through, attached to a retail or service use	P ³	P ³	S			S	
Drug Stores and Pharmacies	P	P	S	P	P		
Farmers Market				P			
Grocery Stores, Supermarkets	P	P					
Gun Shops	P ³	P ³					
Liquor Stores	P	P	P ⁷				
Manufactured and Mobile Home Sales	S						§ 44-1023
Medical Marijuana Dispensing Organization	P	P	P	P	P	P	
Mobile Food and Beverage Vendor	P	P	P	P		P	§ 44-1027
Restaurants	P	P	P ⁷	P	P	P	
Retail Sales, General	P	P	P ⁷	P	P	P	
Retail sales, Outdoor	P	S		S		P	
Roadside Markets	P						
Sexually Oriented Business	P ⁵						
Specialty Food Shops	P	P	P ⁶	P	P	P	
INDUSTRIAL							
Manufacturing and Production, Light							
Apparel, Fabrics, Leather Industries						P	
Commercial Cleaning and Repair Services	P		P				

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Commercial Community Kitchen			P	P	S	P	
Electronics Assembly Plants							
Fabricated Metal Industries						S	
Furniture and Fixtures Industries						S	
Trade and Construction Services	P	P				P	
Storage and Equipment Yards							
Mini Warehouses	S						§ 44-1026
Parking Lot, Commercial	S	S	S	S		S	
Transportation							
Bus and Taxi Passenger Terminals	S			S			
Heliports, Heliport Terminals	S		S				
Rail Passenger Terminals	P			P			
Utilities							
Commercial Solar Energy Conversion Facilities	P	P				P	§ 44-1031
Private Solar Energy Conversion Facilities	P	P	P	P	P	P	§ 44-1031
Private Wind Energy Conversion Facilities	P	P					§ 44-1036
Public or Private Utility Facility, Minor	P	P	P	P	P	P	
Radio, Television Stations-Towers	P			P		P	
Wireless Communication Facilities	P	P	P	P	P	P	§ 44-1037

Notes:

1. A Special Use is required when the use adjoins a Residential District boundary line.
2. The use is permitted only when located above the first story above grade
3. Maximum permitted height is 45 feet or three stories, whichever is lower.
4. A Special Use is required when the use adjoins a Residential District boundary line.
5. The use is allowed in the zoning district represented by that column provided that no lot line of the lot to be occupied by such use shall be located closer than 1,000 feet to the lot line of a lot occupied by a Sexually Oriented Entertainment Business, or other Sexually Oriented Business, and further provided that no lot line of the lot to be occupied by such use

shall be located closer than 500 feet to the lot line of a lot used for a Commercial Recreation Facility, a Day-care center, children's museum, Agency-Operated Family Home, Agency-Operated Group Home, Agency-Supervised Home, hobby shop or toy store, Pre-school, Public or Private School, Boarding School, Park or Recreation Facility, Sports and Fitness Establishment, Community Center, Place of Worship, Residential Dwelling Unit, Hospital or Zoo.

6. The use is allowed in that zoning district only as an accessory use occupying not more than 40% of the floor area of any story within a Business, Office or Residential Building or combination thereof;
7. The use is allowed in that zoning district only as an accessory use occupying not more than 25% of the floor area of any story within an Office or Residential Building or combination thereof;

Select Language | ▼

*City of Bloomington, IL
Monday, November 30, 2020*

Chapter 44. Zoning

Article IV. Residential District Regulations

§ 44-402. [Ch. 44, 4-2] Residential districts - permitted and special uses.

Refer to Article **XVI**, Definitions, for clarity on the uses listed.

A. Land uses. Uses are allowed in the Residential Districts in accordance with Table 402A. The following key is to be used in conjunction with the Use Table.

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

B. Allowed Uses Table.

Table 402A: Residential Districts - Permitted and Special Uses									
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	Reference
Agricultural									
Apiary/Bee Keeping	P	P	P	P	P	P	P	P	§ 44-1005
Chicken Keeping	S	S	S	S	S	S	S	S	§ 44-1011
Urban Agriculture						S	S		
Urban Garden			P	P	P	P	P	P	
RESIDENTIAL									
Household Living									
Dwelling Unit, Single-Family	P	P	P	P	P	P	P		

Table 402A: Residential Districts - Permitted and Special Uses									
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	Reference
Dwelling Unit, Single-Family Attached					S	P	P		
Dwelling Unit, Two-Family			S	S	P	P	P		
Dwelling Unit, Multiple-Family					S	P	P		
Manufactured Homes				P				P	
Mobile Homes								P	
Dwelling Unit, Accessory									
Live/Work Unit							S		
Group Living									
Agency Supervised Homes			P	P		S	S		§ 44-1019
Agency-Operated Family Homes	P	P	P	P	P	P	P		§ 44-1019
Agency-Operated Group Homes					S	P	P		§ 44-1019
Convents, Monasteries					S	S	P		§ 44-1019
Dormitories					S	S	P		§ 44-1019
Group Homes for Parolees	S	S	S	S	S	S	S	S	§ 44-1019
INSTITUTIONAL									
Education									
Pre-schools	S	S	S		S	S	S	S	
Government									
Government Services and Facilities	P	P	P		P	P	P	P	
Police Stations, Fire Stations	P	P	P		P	P	P	P	
Religious									
Place of Worship	S ¹								
Cemetery and Columbarium	S	S	S	S	S	S	S	S	§ 44-1010
Residential-Type									
Domestic Violence Shelter					P	P	P		
Home for the Aged						S	S		§ 44-1019
Other Institutional, Cultural									
Clubs and Lodges							S		

Table 402A: Residential Districts - Permitted and Special Uses									
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	Reference
Food Pantry							S		§ 44-1018
RECREATIONAL									
Country Clubs, Golf Clubs, Golf Courses	S	S	S	S	S	S	S	S	§ 44-1012
Community Center						S	S	S	§ 44-1013
Parks and Recreation Facilities	P	P	P	P	P	P	P	P	
Swimming Clubs						S	S	S	
Swimming Pools, Community	S	S	S	S	S	S	S	S	§ 44-1032
COMMERCIAL									
Entertainment and Hospitality									
Sports and Fitness Establishments						S	S	S	§ 44-1013
Lodging									
Bed-and-breakfast Establishments						S	S		§ 44-1007
Boarding and Rooming Houses					S	S	P		§ 44-1019
Offices									
Medical or Dental Office or Clinic							S		§ 44-1024
Medical Laboratory							S		
Personal Services									
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.							S ²	S ²	
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.							S ²	S ²	
Day-care centers	S	S	S	S	S	S	S	S	
Retail and Service									
Drug Stores and Pharmacies							S ²	S ²	
Grocery Stores, Supermarkets							S ²	S ²	
INDUSTRIAL									
Utilities									
Public or Private Utility Facility, Minor	P	P	P		P	P	P	P	
Private Solar Energy Conversion Facilities	P	P	P		P	P	P	P	§ 44-1031

Table 402A: Residential Districts - Permitted and Special Uses									
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	Reference
Wireless Communication Facilities	S	S	S		S	S	S	S	§ 44-1037

Notes:

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

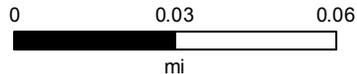
Select Language | ▼

806 S. Morris and 829 W. Elm Aerial Map



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGLAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS usercommunity, McGIS, <http://www.McGIS.org/License>, Mclean County Museum of History

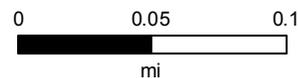
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806 S. Morris and 829 W. Elm Zoning Map



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Legal Inside

94795
NOTICE

A Public Hearing before the Bloomington Planning Commission will be held virtually on Wednesday December 9 2020 at 4:00 PM at www.cityblm.org/live on the following rezonings initiated by the Bloomington City Council (Resolution 2020-26) on September 28, 2020: 1) rezone 806 S. Morris (owned by Michael Poyner) & 829 W Elm (owned by Michael James) , Bloomington, IL 61701 from B-2 Local Commercial to R-2 Mixed Residence District. The subject properties are legally described as: 1) LAWRENCE SUBN LOT 16 S UBN NE 8-23-2E N43° LOT 10 & N43° W1/2 LOT 11 & S1/2 VAC ALLEY LYG N & ADJ PIN: 21-08-228-003 2) LAWRENCE SUBN LOT 16 SUBN NE 8-23-2E

E1/2 LOT 11 & ALL LOTS 12 & 13 & VAC ALLEY LYG N & ADJ PIN: 21-08-228-013

To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. Members of the public may also attend the meeting at City Hall. Attendance will be limited to 10 people and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

Published:
Monday, November 23, 2020



November 24, 2020

Subject: Proposed zoning change for properties located at 806 S. Morris & 829 W. Elm

Dear property owner:

We are writing to inform you that the City of Bloomington City Council passed a Resolution No 2020-26 on September 28, 2020 requesting the initiation of a zoning change for the following properties:

Address	Current Zoning	Proposed Zoning
806 S. Morris	B-2	R-2
829 W. Elm	B-2	R-2

The current zoning designation for your property is B-2, Local Commercial District. This classification is to provide retail, commercial and service establishments. The proposed zoning change to R-2, Mixed Residence District would allow development of a mixture of housing types. Essentially, this change in zoning will allow for single family homes.

We are sending you this notice because you own property that would be affected by this proposed zoning change. Attached to this notice is a map of the area to be rezoned, a list of permitted uses for the B-2, Local Commercial District as well as a list of uses in the proposed R-2, Mixed Residence District.

A public hearing for a proposed zoning changes will be held by the City of Bloomington Planning Commission on December 9, 2020 at the City of Bloomington City Council Chambers, 109 E. Olive Street, at 4:00 pm. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. Members of the public may also attend the meeting at City Hall. Attendance will be limited to 10 people and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

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

Respectfully,
Katie Simpson
City Planner

Encl:
Map
B-2 Permitted Uses
R-2 Permitted Uses

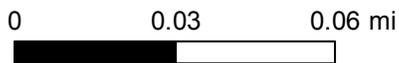
McLean County GIS Consortium



McGIS, <http://www.McGIS.org/License>, McLean County Museum of History



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4-2 – RESIDENTIAL DISTRICTS - PERMITTED AND SPECIAL USES

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

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

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

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

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

5-2 – PERMITTED USES

Refer to Division 17 Definitions for clarity on the uses listed.

A. Land Uses. Uses are allowed in the Business Districts in accordance with Table 5-2(A). The following key is to be used in conjunction with the Use Table.

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

B. Allowed Uses Table.

TABLE 5-2(A): BUSINESS DISTRICTS – PERMITTED AND SPECIAL USES							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Agricultural							
Forestry	P	P					
Horticultural Services	P	P					
Urban Agriculture						P	
Urban Garden					P	P	
RESIDENTIAL							
Household Living							
Dwelling Unit, Single-Family				P ²		P ¹	
Dwelling Unit, Single-Family Attached			S		P	P ¹	
Dwelling Unit, Two-Family		P ¹	S	P ²	P	P ¹	
Dwelling Unit, Multiple-Family		P ¹	S	P ²	P	P	
Live/Work Unit			S	P ²	P	P	
Group Living							
Agency Supervised Homes			S	P ²	P		10-19
Agency-Operated Family Homes			S	P ²	P		10-19
Agency-Operated Group Homes			S	P ²	P	P ¹	10-19
Convents, Monasteries			P				10-19
Dormitories			S		S		10-19
Group Homes for Parolees			S	S	S	S	10-19
INSTITUTIONAL							
Education							
Pre-schools	P	P	P		S		
Business and Trade Schools	P		P				
College and University Classrooms			P		S		
Government							

	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Courthouses				P			
Government Services and Facilities	P	P	P	P	P	P	
Police Stations, Fire Stations	P	P	P	P	P	P	
Religious							
Place of Worship	S ²		P ²	P ²	P ²		
Health							
Ambulatory Surgical Treatment Center	P	P	P	P			
Hospital or Medical Center	S		S				
Residential-Type							
Domestic Violence Shelter	P		P	P	P		
Home for the Aged			P		S		10-19
Other Institutional, Cultural							
Clubs and Lodges	P	P	P	S	P		10-12
Food Pantry	P	P	P		P		10-18
Libraries			P	P	P		
Museums and Cultural Institutions			P	P	P	P	
Zoos	S						
RECREATIONAL							
Country Clubs, Golf Clubs, Golf Courses			P				10-16
Community Center			P	P	P	S	10-13
Fairgrounds, Agricultural Exhibits	S						10-17
Parks and Recreation Facilities	P	P	P	P	P	P	
Riding Stables, Riding Schools	S						
Swimming Clubs	P	P					
Swimming Pools, Community	P	P	P				10-32
COMMERCIAL							
Aircraft and Automotive							
Car Wash	P ³	S					10-9
Farm Machinery Sales and Service	P ³						
Towing Services							
Truck Stops, Truck Plazas	S						
Truck Wash	S						
Vehicle Fueling Station	P	S					
Vehicle Repair and Service	S						10-34
Vehicle Rental Service	P ³						
Vehicle Sales and Service	S						
Entertainment and Hospitality							
Amusement Parks	S						
Commercial Recreation Facilities	P	P		S			10-15
Community Reception Establishments					S		10-14
Entertainment and Exhibition Venues	P ³				S		
Miniature Golf Courses	P						
Sexually Oriented Entertainment Businesses	P ⁵						
Sports and Fitness Establishments	P	P	P	P	S	S	10-13
Theaters and Auditoriums	P			P		S	
Lodging							
Bed & Breakfast Establishments		P	P ⁶	P	P		10-7
Boarding and Rooming Houses		P		P	S		10-19
Camp and Camping Establishments	S						10-8
Hotel or Motel	P			P	S	S	10-21
Offices							
Financial Services	P	P	P	P	P		

	B-1	B-2	C-1	D-1	D-2	D-3	Reference
General Offices, Business or Professional	P	P	P	P	P	P	
Medical or Dental Office or Clinic	P	P	P	P	P		10-24
Medical Laboratory	P	P	P				
Printing, Copying and Mailing Services	P	P	P	P	P	P	
Recording and Broadcast Studios	P		P ⁷	P		P	
Research Facility or Laboratory	S		S			P	
Personal Services							
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.	P	P	P ⁷	P	P	P	
Funeral Parlor, Mortuary	P	P	P		S		
Instructional Studios	P	P	P ⁷	P	P	P	
Kennels, with no outdoor exercise areas	P ³	P ³	P ³			P ³	
Kennels, with outdoor exercise areas	S						
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.	P	P	P ⁷	P	P	P	
Pet Care: Grooming, Day Care, Training	P	P	P	P	P	P	
Veterinary Office or Clinic	P	P	S		P		10-35
Day Care Centers	P	P	P		S		
Retail and Service							
Artisanal/Craft Production and Retail	P	P		P	P	P	
Auction Houses	P					P	
Bars, Taverns, Nightclubs	P ³	S	P ⁷	P	S	P	
Building Materials and Supplies	P						
Catering Services	P	P				P	
Drive-Through, attached to a retail or service use	P ³	P ³	S			S	
Drug Stores and Pharmacies	P	P	S	P	P		
Farmers Market				P			
Grocery Stores, Supermarkets	P	P					
Gun Shops	P ³	P ³					
Liquor Stores	P	P	P ⁷				
Manufactured and Mobile Home Sales	S						10-23
Medical Marijuana Dispensing Organization	P	P	P	P	P	P	
Mobile Food and Beverage Vendor	P	P	P	P		P	10-27
Restaurants	P	P	P ⁷	P	P	P	
Retail Sales, General	P	P	P ⁷	P	P	P	
Retail sales, Outdoor	P	S		S		P	
Roadside Markets	P						
Sexually Oriented Business	P ⁵						
Specialty Food Shops	P	P	P ⁶	P	P	P	
INDUSTRIAL							
Manufacturing and Production, Light							
Apparel, Fabrics, Leather Industries						P	
Commercial Cleaning and Repair Services	P		P				
Commercial Community Kitchen			P	P	S	P	
Electronics Assembly Plants							
Fabricated Metal Industries						S	
Furniture and Fixtures Industries						S	
Trade and Construction Services	P	P				P	
Storage and Equipment Yards							
Mini Warehouses	S						10-26
Parking Lot, Commercial	S	S	S	S		S	
Transportation							

	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Bus and Taxi Passenger Terminals	S			S			
Heliports, Heliport Terminals	S		S				
Rail Passenger Terminals	P			P			
Utilities							
Commercial Solar Energy Conversion Facilities	P	P				P	10-31
Private Solar Energy Conversion Facilities	P	P	P	P	P	P	10-31
Private Wind Energy Conversion Facilities	P	P					10-36
Public or Private Utility Facility, Minor	P	P	P	P	P	P	
Radio, Television Stations-Towers	P			P		P	
Wireless Communication Facilities	P	P	P	P	P	P	10-37

1. A Special Use is required when the use adjoins a Residential District boundary line.
2. The use is permitted only when located above the first story above grade
3. Maximum permitted height is forty-five (45) feet or three (3) stories, whichever is lower.
4. A Special Use is required when the use adjoins a Residential District boundary line.
5. The use is allowed in the zoning district represented by that column provided that no lot line of the lot to be occupied by such use shall be located closer than one-thousand (1,000) feet to the lot line of a lot occupied by a Sexually Oriented Entertainment Business, or other Sexually Oriented Business, and further provided that no lot line of the lot to be occupied by such use shall be located closer than 500 feet to the lot line of a lot used for a Commercial Recreation Facility, a Day Care Center, children's museum, Agency-Operated Family Home, Agency-Operated Group Home, Agency-Supervised Home, hobby shop or toy store, Pre-school, Public or Private School, Boarding School, Park or Recreation Facility, Sports and Fitness Establishment, Community Center, Place of Worship, Residential Dwelling Unit, Hospital or Zoo.
6. The use is allowed in that zoning district only as an accessory use occupying not more than forty percent (40%) of the floor area of any story within a Business, Office or Residential Building or combination thereof;
7. The use is allowed in that zoning district only as an accessory use occupying not more than twenty-five percent (25%) of the floor area of any story within an Office or Residential Building or combination thereof;



November 24, 2020

Subject: Proposed zoning change for properties located at 806 S. Morris & 829 W. Elm

Dear resident or property owner:

On September 28, 2020 the City of Bloomington City Council passed Resolution No. 2020-26 initiating the rezoning process for 806 S. Morris & 829 W. Elm to R-2, Mixed Residence District. **The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, December 9, 2020 at 4:00 p.m.** in the **City Hall Council Chambers, 109 E. Olive St., Bloomington, Illinois**, to hear testimony on the Resolution from the City of Bloomington (COB) requesting to rezone properties located at the 806 S. Morris & 829 W. Elm from B-2, General Business District to, R-2 Mixed Residence District. The following petitions will be reviewed at the hearing:

Petitioner	Address	Legal Description	PIN	Current Zoning	Proposed Zoning
COB	806 S. Morris	LAWRENCE SUBN LOT 16 SUBN NE 8-23-2E N43' LOT 10 & N43' W1/2 LOT 11 & S1/2 VAC ALLEY LYG N & ADJ	21-08-228-003	B-2	R-2
COB	829 W. Elm	LAWRENCE SUBN LOT 16 SUBN NE 8-23-2E E1/2 LOT 11 & ALL LOTS 12 & 13 & VAC ALLEY LYG N & ADJ	21-08-228-013	B-2	R-2

The current zoning designation B-2, Local Commercial District provides retail, commercial and service establishments. The proposed zoning change to R-2, Mixed Residence District would allow development of a mixture of housing types. Essentially, this change in zoning will allow for single family homes.

We are sending you this courtesy notice because you own property within 500 feet of the land described above (a map is attached for reference).

To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701.

Members of the public may also attend the meeting at City Hall.

Attendance will be limited to 10 people and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at

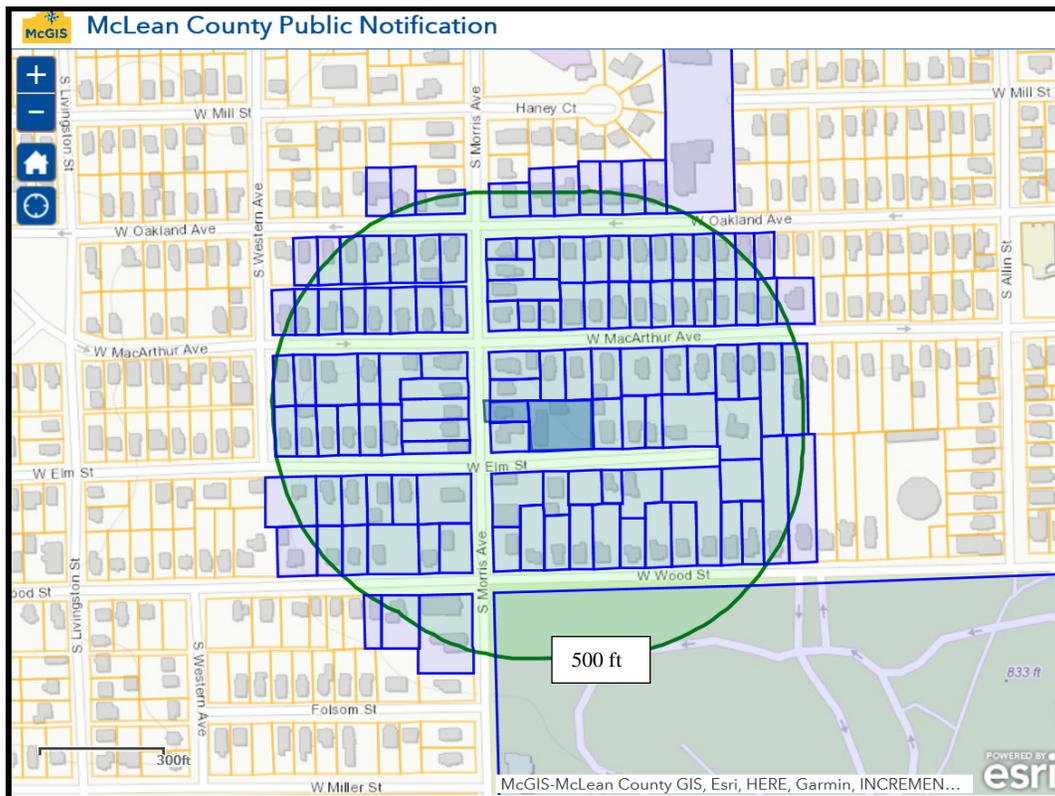
www.cityblm.org/register.

This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

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

Respectfully,
Katie Simpson
City Planner

Encl: Map



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BLOOMINGTON, IL 61705

MICHAEL POYNOR
1602 TOMPKINS DR
NORMAL, IL 61761

JOHN ARMSTRONG
2 WHITE CLIFF CT
BLOOMINGTON, IL 61705

MIKE & SHIRLEEN SAPP
827 W ELM
BLOOMINGTON, IL 61701

JOHN TAYLOR
830 W ELM ST
BLOOMINGTON, IL 61701

STEVEN BARR
916 W WOOD ST
BLOOMINGTON, IL 61701

JOE CLOTHIER
906 S MORRIS
BLOOMINGTON, IL 61701

PS-05-20
Preliminary Plan Harvest Pointe Subdivision

This item will be laid over until the next regular meeting on
Wednesday, January 13, 2020.

4:00 PM

www.cityblm.org/live
109 E Olive Street
Bloomington, IL 61701

The meeting agenda and packet will be posted online at
www.cityblm.org

PETITION TO AMEND THE PRELIMINARY PLAN OF A PORTION OF HARVEST
POINTE SUBDIVISION

State of Illinois)
)ss.
County of McLean)

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

Now comes Harvest Pointe Bloomington, LLC, hereinafter referred to as your Petitioner respectfully representing and requesting as follows:

1. Petitioner is interested as owner of the premises described on the attached in Exhibit "A" and made a part hereof to be known by this reference;
2. Petitioner seeks approval of a revision to the previously approved "Harvest Pointe Preliminary Plan" for a subdivision of said premises to be known and described as the "Second Addition to Harvest Pointe Subdivision". The "Harvest Pointe Subdivision Amended Preliminary Plan" is attached hereto and made a part hereof as Exhibit B;
3. Petitioner also seeks approval of the following modifications Harvest Pointe Preliminary Plan:
 - (a) Modification of the existing lot configuration to meet the needs of the marketplace; and
 - (b) Rezoning of the parcels from B-1 to R-2; and
 - (c) Development of the area previously zoned B-1, adding lot configurations for residential development, to meet the needs of the marketplace.

WHEREFORE, your Petitioner prays that the Harvest Pointe Subdivision Amended Preliminary Plan" be approved as requested herein.

Respectfully submitted,

Harvest Pointe Bloomington, LLC,
petitioner

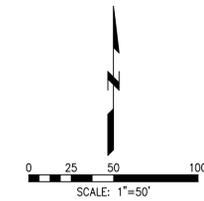
By: 

Exhibit A

Description of Property

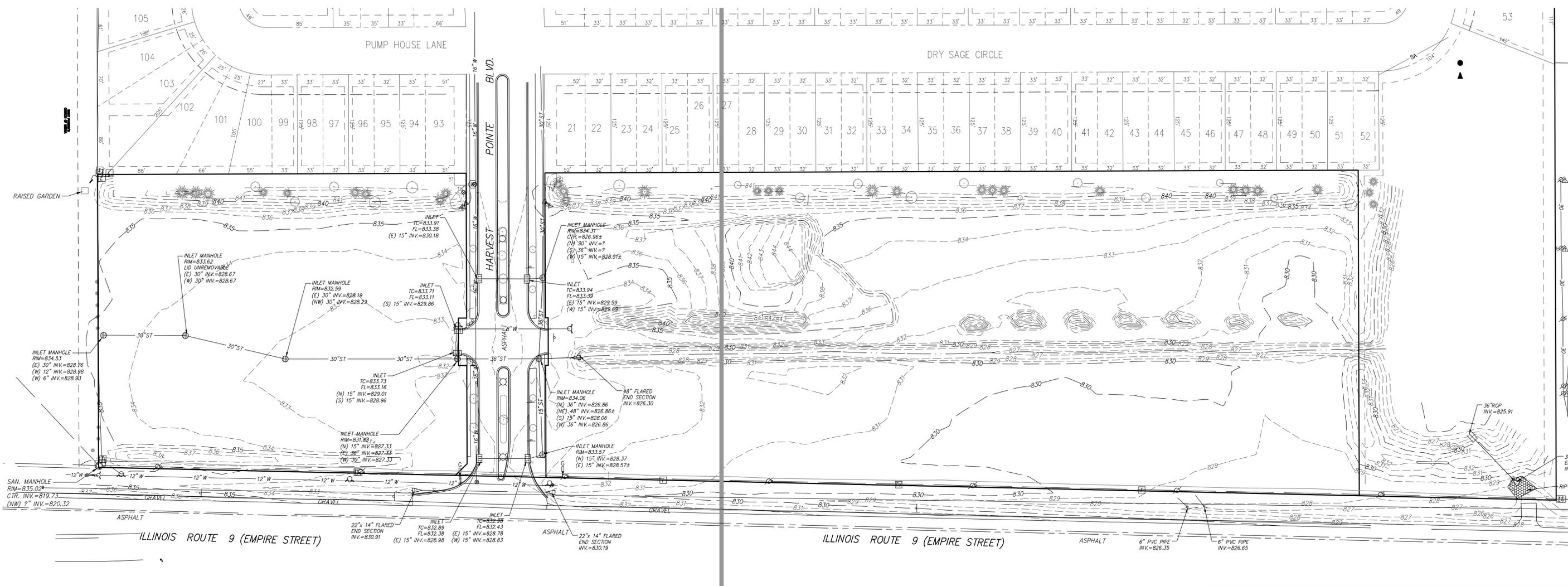
A part of the Southwest Quarter of Section 32, Township 24 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at the Southwest Corner of Outlot 100 in Harvest Pointe Subdivision according to the Plat recorded as Document No. 2006-30281 in the McLean County Recorder's Office. From said Point of Beginning, thence north 411.35 feet along the West Line of said Outlot 100 to the South Line of Lot 116 in said Harvest Point Subdivision, thence west 1600.60 feet along a line which forms an angle to the right of 90°-00'-00" with the last described course to the East Line of a parcel of land conveyed to St. Patrick's Roman Catholic Congregation of Merna by Deed recorded as Document No. 97-3108 in said Recorder's Office; thence south 369.98 feet along said East Line which forms an angle to the right of 89°-59'-16" with the last described course to the North Right-of-Way Line of Illinois Route 9 (Route F.A.P. 693); thence east 1601.06 feet along said North Right-of-Way Line which forms an angle to the right of 91°-29'-34" with the last described course to the Point of Beginning, containing 14.355 acres, more or less.

Note: This description contains a portion of Harvest Pointe Boulevard as dedicated in Harvest Pointe Subdivision recorded as Document No. 2006-30281 and also contains Harvest Pointe Commercial Subdivision in its entirety recorded as Document No. 2007-1303, therefore should not be used for conveyance purposes.



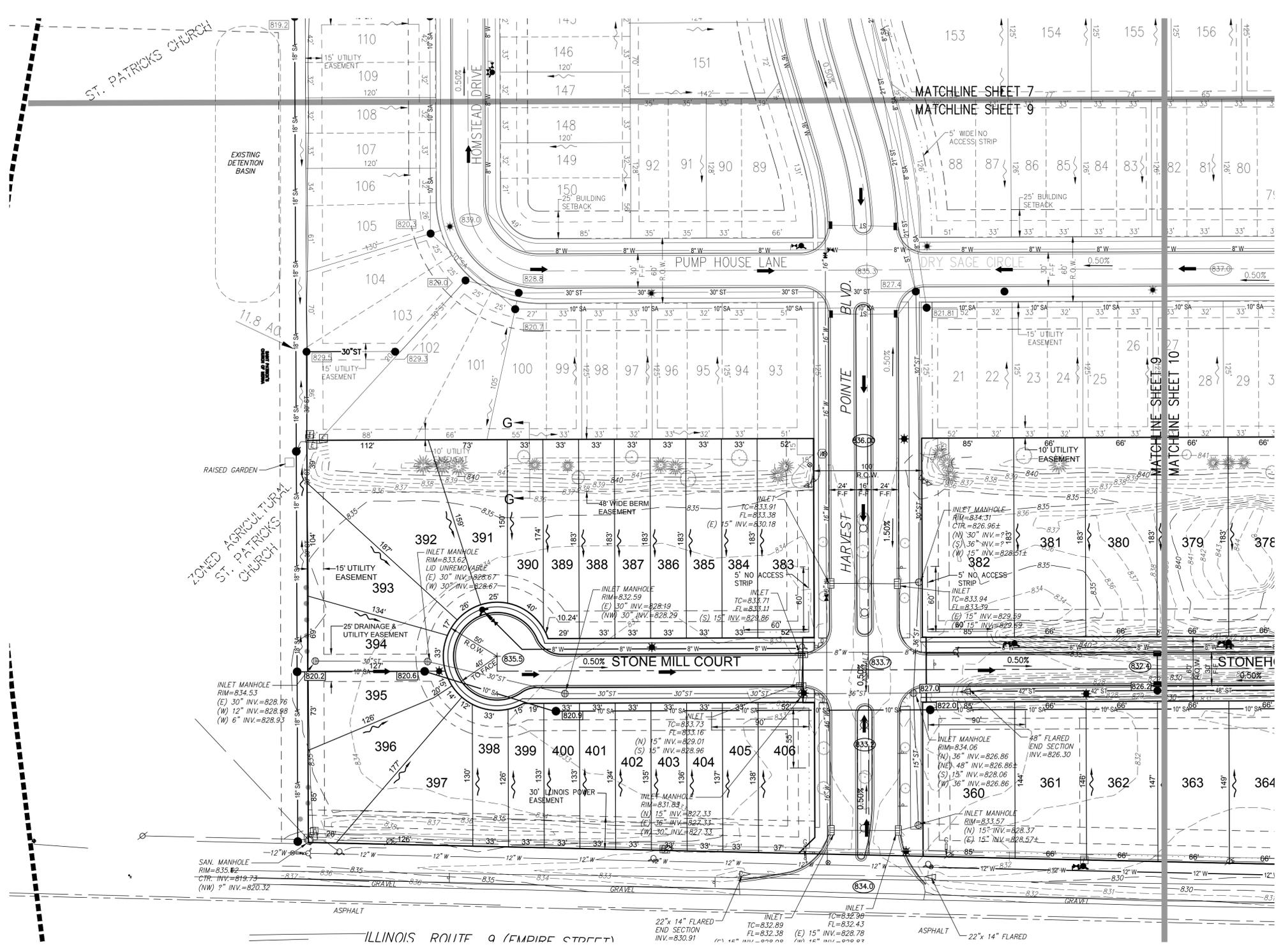
PROPOSED LEGEND

- | | | | |
|-------|-------------------------|------------|----------------------|
| ③38.9 | PAVEMENT ELEVATION | — 8" W — | WATERMAIN |
| ②27.0 | STORM & SANITARY INVERT | — 21" ST — | STORM SEWER |
| ● | SANITARY MANHOLE | — 8" SA — | SANITARY SEWER |
| ● | STORM MANHOLE | --- | UTILITY EASEMENT |
| ▲ | FLARED END SECTION | --- | 25' BUILDING SETBACK |
| ▲ | CURB INLET | ← | DRAINAGE ARROWS |
| ⊘ | GATE VALE | → | FLOW ARROWS |
| ⊘ | REDUCER | ▬▬▬ | NOISE CONTOUR |
| ⊘ | FIRE HYDRANT | --- | 5' WIDE NO ACCESS |
| ⊘ | STREET LIGHT | | |



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 | totalz | L:\harvest pointe subd\harvest pointe prelim plan | DATE: 05/04/2011 | TIME: 17:15 |

Revisions # Date: Initials:			HARVEST POINTE SUBDIVISION REVISED PRELIMINARY PLAN BLOOMINGTON, ILLINOIS
Drawn: JMG Date: 11/2/20 Designed: JMG Checked:			
2709 MCGRAW DRIVE BLOOMINGTON, ILLINOIS 61704 (309) 663-8435 / (309) 663-1571 Fax www.f-w.com		Book No.: - Sheet No.: 2A OF	Project No.: 020128100 File No.: 24-8248-1



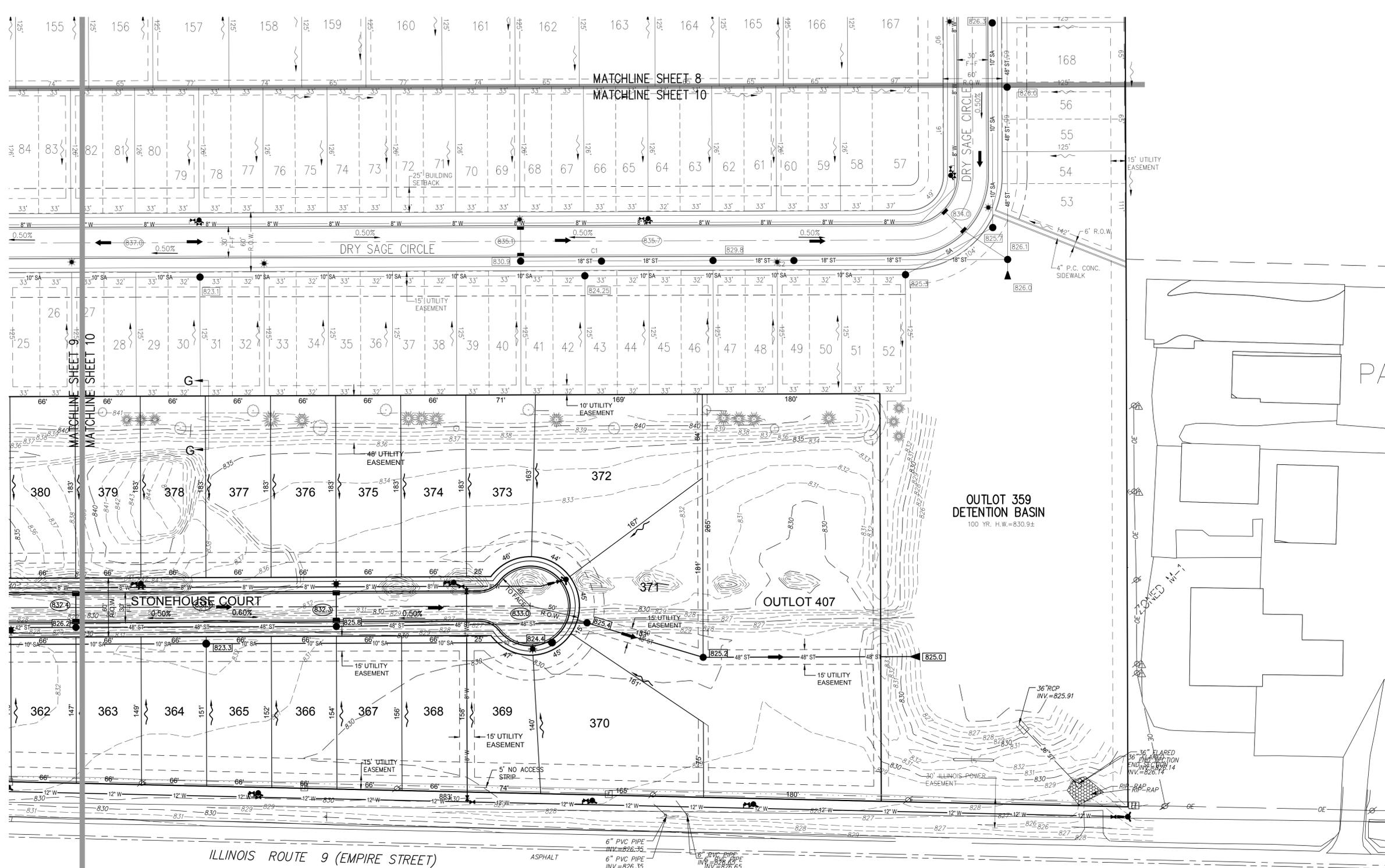
0 25 50 100
SCALE: 1"=50'

PROPOSED LEGEND

- 836.9 PAVEMENT ELEVATION
- 827.0 STORM & SANITARY INVERT
- SANITARY MANHOLE
- STORM MANHOLE
- ▲ FLARED END SECTION
- ▬ CURB INLET
- ▬ GATE VALE
- ▬ REDUCER
- ▬ FIRE HYDRANT
- ★ STREET LIGHT
- 8" W WATERMAIN
- 21" ST STORM SEWER
- 8" SA SANITARY SEWER
- - - UTILITY EASEMENT
- 25' BUILDING SETBACK
- ▬ DRAINAGE ARROWS
- ▬ FLOW ARROWS
- ▬ NOISE CONTOUR
- - - 5' WIDE NO ACCESS

Xref files: ..\main |
 | totalz | L:\harvest pointe\harvest pointe\prelim\dwg | DATE: 05/04/2011 | Time: 17:15 |

Revisions	Date:	Initials:	<p>2709 McGRAW DRIVE BLOOMINGTON, ILLINOIS 61704 (309) 663-8435 / (309) 663-1571 Fax www.f-w.com</p>	HARVEST POINTE SUBDIVISION REVISED PRELIMINARY PLAN BLOOMINGTON, ILLINOIS
Drawn:	CME	Date:	11/22/20	Book No.: - Sheet No.: 9 OF
Designed:	JMG	Checked:		



0 25 50 100
SCALE: 1"=50'

PROPOSED LEGEND

- ⊙ (838.9) PAVEMENT ELEVATION
- ⊙ (827.0) STORM & SANITARY INVERT
- SANITARY MANHOLE
- STORM MANHOLE
- ▲ FLARED END SECTION
- CURB INLET
- ⊕ GATE VALE
- ⊘ REDUCER
- ⊙ FIRE HYDRANT
- ⊙ STREET LIGHT
- 8" W WATERMAIN
- 21" ST STORM SEWER
- 8" SA SANITARY SEWER
- - - UTILITY EASEMENT
- - - 25' BUILDING SETBACK
- DRAINAGE ARROWS
- FLOW ARROWS
- ▬ NOISE CONTOUR
- - - 5' WIDE NO ACCESS

Xref Files: \\ymah01 |
 | tsoltz | L:\harvest pointe subd\harvest pointe prelim plan\04\05\04\2011 | Time: 17:15 |

Revisions	Initials:	 2709 MCGRAW DRIVE BLOOMINGTON, ILLINOIS 61704 (309) 663-8435 / (309) 663-1571 Fax www.f-w.com	HARVEST POINTE SUBDIVISION REVISED PRELIMINARY PLAN BLOOMINGTON, ILLINOIS
#	Date:		
Drawn:	CME	Date:	11/22/20
Designed:	JMG	Checked:	
Book No.:	-	Sheet No.:	10 OF
Project No.:	020128100	File No.:	24-8248-1

PETITION TO AMEND THE PRELIMINARY PLAN OF A PORTION OF HARVEST
POINTE SUBDIVISION

State of Illinois)
)ss.
County of McLean)

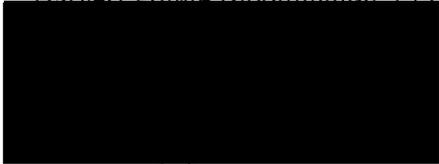
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 - (c) Development of the area previously zoned B-1, adding lot configurations for residential development, to meet the needs of the marketplace.

WHEREFORE, your Petitioner prays that the Harvest Pointe Subdivision Amended Preliminary Plan" be approved as requested herein.

Respectfully submitted,

Harvest Pointe Bloomington, LLC,


CITY OF BLOOMINGTON

2020 - 77

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PROPERTY LOCATED NORTH OF E. EMPIRE STREET/ROUTE 9 AND EAST OF TOWANDA BARNES ROAD, APPROXIMATELY 14 ACRES IN THE HARVEST POINTE SUBDIVISION, FROM B-1 GENERAL COMMERCIAL DISTRICT TO R-2 MIXED RESIDENCE DISTRICT

**Adopted by the City Council
of the City of Bloomington
on November 9, 2020**

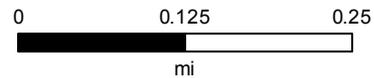
Published in pamphlet form by authority of the City Council of the City of Bloomington, McLean County, Illinois, on November 12, 2020.

Harvest Pointe Aerial Map

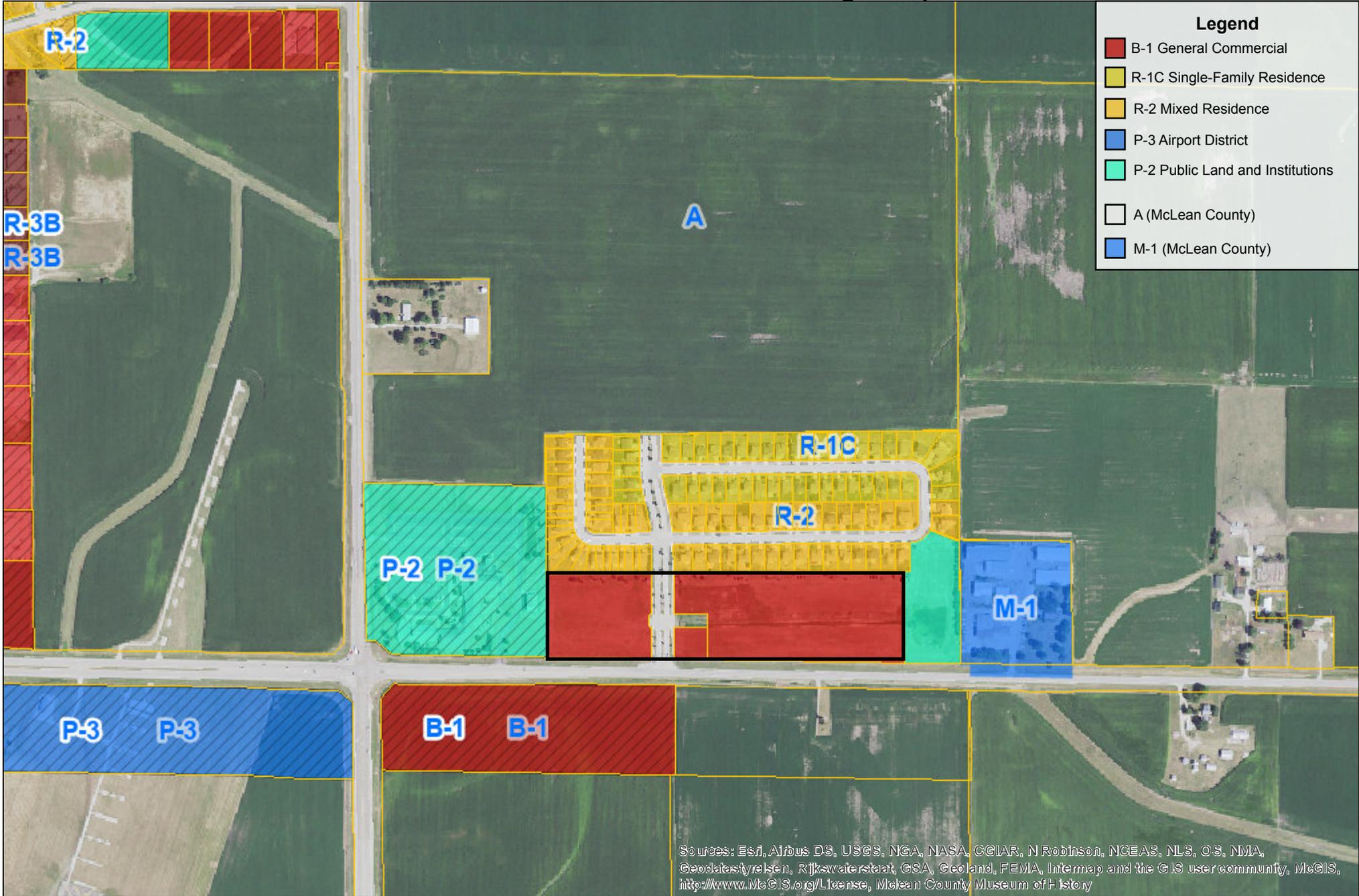


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasjirelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, McGIS, <http://www.McGIS.org/License>, Mclean County Museum of History

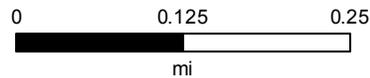
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



Harvest Pointe Zoning Map



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



Legal Inside

94863 NOTICE A Public Hearing before the Bloomington Planning Commission will be held virtually on Wednesday December 9, 2020 at 4:00 PM at www.cityblm.org

Legal Inside

bine Road right of way dedicated with said Resolution No. 2007-99. A portion of the property identified as:

Legal Inside

after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws.

Legal Inside

N141.66', E3.5', N60', W3.5', N183', E1032.58', S411.35' to POB (Ex Harvest Pointe Commercial Sub) (PIN: 15-32-376-020). The application is online at www.cityblm.org

Legal Inside

hard copy of the bid documents may be obtained from Chastain & Associates LLC, 5 N. Country Club Rd., Decatur, IL 62521, with a non-refundable payment of \$20.00 for each set. No refund will be made for the plans, specifications, or proposal forms returned.

Legal Inside

reserves the right to reject any or all bids and waive any informalities in bidding. Date: November 23, 2020 CITY OF LE ROY, ILLINOIS Steven Dean, Mayor

Legal Name Change

95040 STATE OF ILLINOIS, CIRCUIT COURT MCLEAN COUNTY NOTICE OF FILING A REQUEST FOR NAME CHANGE (ADULT) Request of: Nicole Dorothea Falco Watson Case Number 20MR0000475

GOT NEWS?

Submit a tip to our newsroom.

pantagraph.com/contact



PANTAGRPAH.COM/JOBS

Monday, November 23, 2020

Daily Bridge Club

Going to the dogs

By FRANK STEWART Tribune Content Agency

"My wife is upset with me," Unlucky Louie told me in the club lounge. "She says I spend money on ridiculous items."

your partner responds two clubs, you bid two hearts and he tries 2NT. What do you say? ANSWER: Partner's sequence invites game, and your hand is promising, especially since his response in clubs makes your club holding look useful.

LAST SPADE

When East discarded, Louie led another trump. Alas, West won and led his last spade, and East ruffed for down one.

WEST

▲ J 10 9 4
♥ A 4
♦ 10 9 6
♣ 9 7 3 2

DAILY QUESTION

You hold: ♠ A Q 6 5 2 ♥ K J 10 9 7 ♦ 7 ♣ K 6. You open one spade,

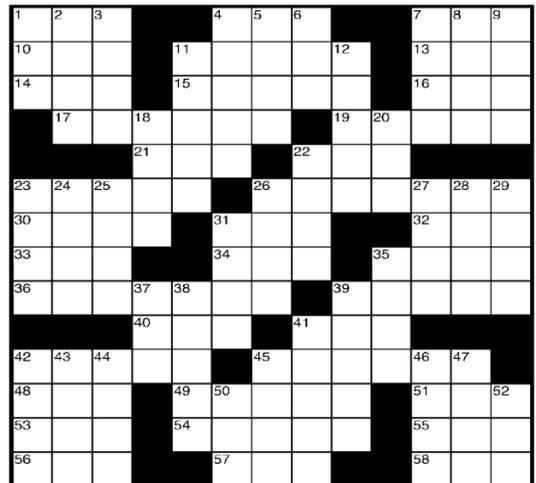
Opening lead

— ♦ 10

NEA Crossword Puzzle

- ACROSS 35 Dancer — -Ellen
1 Jewel
4 Daughter's brother
7 Ore, neighbor
10 Golfers' gp.
11 Shogun's domain
13 Jackie's second
14 Pouch
15 Alpha opposite
16 Not even one
17 Church aide
19 Clog
21 Wanted-poster abbr.
22 Ernesto Guevara
23 Hot soaks
26 Remote place
30 Grows older
31 Home page addr.
32 Soap ingredient
33 Road hazard
34 Juan's river

- ANSWER TO PREVIOUS PUZZLE
SPAM RED AVOW
ALLY YOU LIRE
GOON ECLIPSED
PEAR ELF EOS
HOTNESS
PET VEER ACRE
INURED CHAN
TYRO BIKINI
HAND ELAN ADD
ENGLAND
APT IRA SEAL
PROBLEMS CIAO
SALE SAO ADZE
OMEN SSIN LEER
5 Without a covering
6 Nitpick
7 Metric prefix
8 Viking name
9 Horrid-tasting
11 Athletes
12 Salsa go-with
18 Long sighs
20 Pullet
22 Neb. neighbor
23 Fishhook part
24 Winter woe
25 Chapeau's place
26 Crusty cheese
27 Dots in "la mer"
28 "Jane —"
29 Madonna ex
31 Vases with feet
35 Intuition
37 Ms. Taylor, briefly
38 Gossip tidbits
39 Washer cycle
41 Flaming
42 Dog's bane
43 Cattail
44 Monster
45 Failure
46 Fall guys
47 Neophyte
50 Advantage
52 Lamprey



Answers to 11-22-2020 Puzzle

WONDERWORD By DAVID OUELLET

HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the WONDERWORD.

- COLORFUL BIRDS Solution: 7 letters
R C N I B O R A T S D O
E A L A Z T E U Q T S E N D R
D R I P L S L L E E K C E R E
H D F N E O B T O U C A N I G
E I R L B P R P O A I L E B A
A N G I A O A I O H I L E N
D A C R B M W R K T C L O U A
E L U O C W I B A E T A I L T
A L N I M M O N E K E A R B R
A S Y R A N A C G E E T O T A
I W T R F I N C H O E E J U T
N A K O W O L L A W S A T R S
U N C T R O G O N W Y K T K D
M O D U C K A E B S O R G E E
T S E I G D U B L U E J A Y R

11/23 Bee-Eater, Bluebird, Blue Jay, Budgies, Canary, Cardinal, Chicks, Coot, Cowbird, Duck, Eagles, Finch, Flamingo, Grosbeak, Jays, Keel, Lilac, Lorikeet, Macaw, Mark, Minla, Munia, Nest, Oriole, Owl, Parakeet, Parula, Pitta, Quetzal, Rainbow, Redhead, Redstart, Robin, Stork, Swallow, Swan, Tail, Tanager, Toco, Toucan, Trogon, Turkey, Warbler, Woodstar

11-23 CRYPTOQUIP

NPM INSLX NK MSQAQ WJQW
KBQWYSB ABVQFDVC CYHX
XIDVCDVC PQVFBX QVM
JQSONNVX: XJQLB-XOBQS
OPQH X.

Saturday's Cryptoquip: WHAT ARE TWO BIG THINGS THAT ANY LIPSTICK-MAKING COMPANY SHOULD CARE ABOUT? PROFIT AND GLOSS. Today's Cryptoquip Clue: P equals L

SUDOKU

DIFFICULTY RATING: ☆☆☆☆☆
7 1 8 2 5
3 6 7 5 9 2 1
4 1 2 8
2 6 1 4 5
3 2 5 8 7 4 6
4 9 1 4
6 3 2 1

11/23 © 2020 Dist. by Andrews McMeel Syndication for UFS

PREVIOUS SOLUTION

8 7 6 1 9 4 2 5 3
2 5 3 6 7 8 1 4 9
9 1 4 5 3 2 7 6 8
1 4 5 2 6 3 9 8 7
6 9 8 4 1 7 3 2 5
7 3 2 8 5 9 4 1 6
3 8 1 9 2 6 5 7 4
5 6 7 3 4 1 8 9 2
4 2 9 7 8 5 6 3 1

HOW TO PLAY: Each row, column and set of 3-by-3 boxes must contain the numbers 1 through 9 without repetition.



Economic & Community Development
Department
115 E Washington St, Ste 201
Bloomington IL 61701
(309)434-2226
planning@cityblm.org

November 24, 2020

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, December 9, 2020 at 4:00 PM at www.cityblm.org/live on an application submitted by William (Bill) Peifer of Harvest Pointe Bloomington, LLC. The applicant is requesting a public hearing and approval of a preliminary plan for a subdivision including lots for single family/attached two family homes. A preliminary plan is a concept plan for the neighborhood layout. It will show where lot lines are planned, streets, sidewalks, utilities, and other public or private infrastructure.

You are receiving this notice because you own or occupy property within a 500-foot radius of the subject property (refer to attached map). All interested persons may present evidence or testimony regarding said petitions, or ask questions related to the petitioner's request at the scheduled public hearing.

The property is legally described as: Pt SW 32-24-3E - Beg SE cor Lot 158 Harvest Pointe Sub, W468.02', S to N In Rt 9, E to SW cor Harvest Pointe Blvd, NE20.94', N124.08', W10.5', N60', E10.5', N183' to POB (PIN:15-32-351-001)
HARVEST POINTE COMMERCIAL SUB LOT 1 .50 ACRES (PIN: 15-32-376-019)
Pt SW 32-24-3E - Beg SW cor OL 100 Harvest Pointe Sub, W to SE cor Harvest Pointe Blvd, N141.66', E3.5', N60', W3.5', N183', E1032.58', S411.35' to POB (Ex Harvest Pointe Commercial Sub) (PIN: 15-32-376-020).

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/planning. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. Members of the public may also attend the meeting at City Hall. Attendance will be limited to 10 people and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register

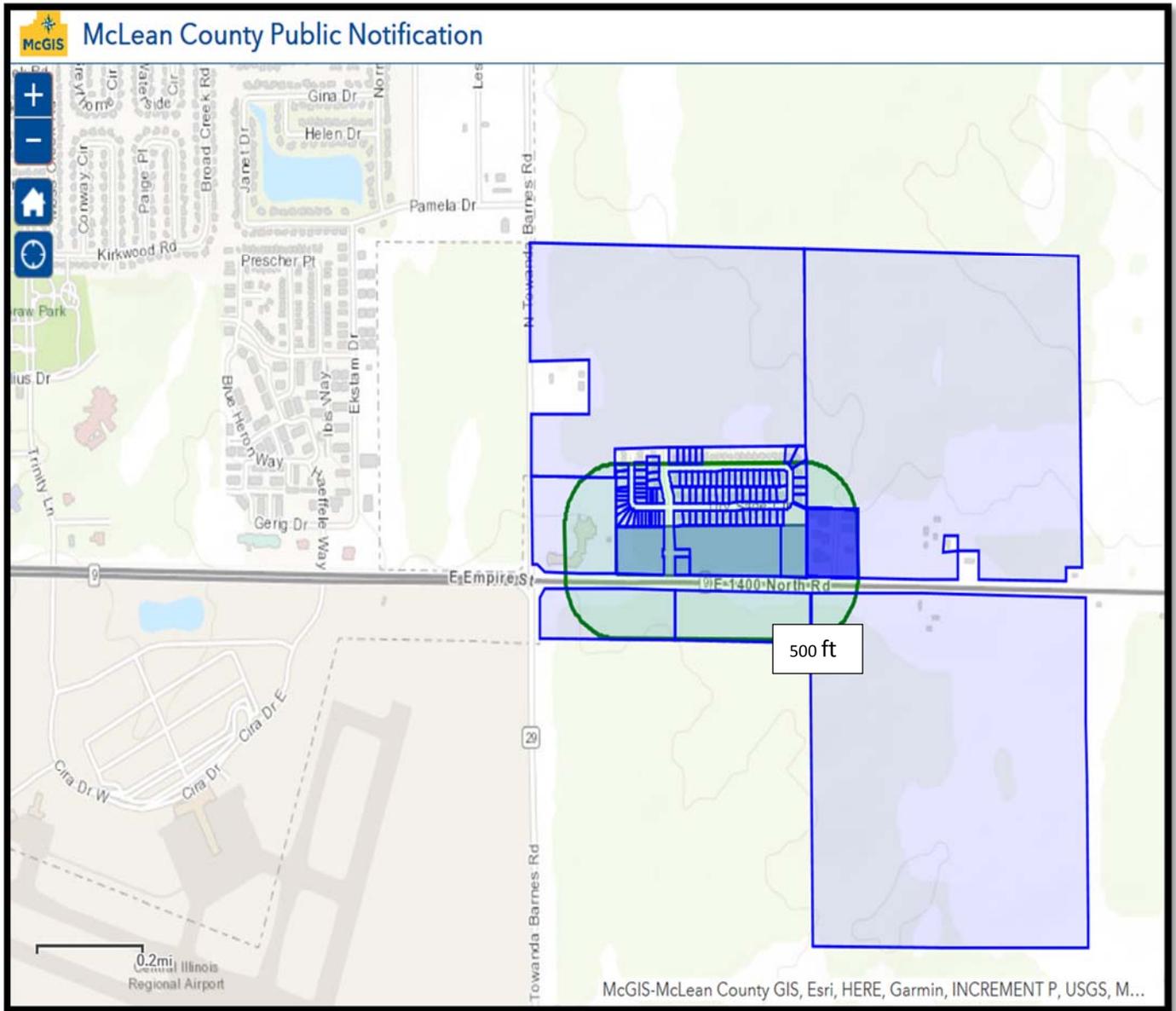
This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs or accessible questions please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115, preferably no later than five days before the hearing.

If you desire more information regarding the proposed petitions or have any questions, you may email planning@cityblm.org or call (309) 434-2226. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

Sincerely,

Planning Division staff

Attachment: Map of notified properties within 500 ft of subject property



ROD FARMS LLC
6 HEARTLAND DR STE A
BLOOMINGTON, IL 6170

RBJ INVESTMENTS
4120 BELMONT PT
CHAMPAIGN, IL 61822

SEVERINO NAPOLITANO
4112 PUMP HOUSE LN
BLOOMINGTON, IL 61704

SUSAN JOHNSON
4118 PUMP HOUSE LN
BLOOMINGTON, IL 61705

SCOTT LACKEY
1026 HOMESTEAD DR
BLOOMINGTON, IL 61705

PONNEELAN RANJEETH CHELLADURAI
VIDHYA PNNEELAN RANJEETH 1024
HOMESTEAD
BLOOMINGTON, IL 61705

LEYONS PHILIP THAZHACKAL
4103 PUMPHOUSE LANE
BLOOMINGTON, IL 61705

KATIE KIRKPATRICK
4111 PUMP HOUSE LN
BLOOMINGTON, IL 61705

ANNE & ROLAND GROTHBO
4105 PUMP HOUSE LN
BLOOMINGTON, IL 61705

CODY WEBER
2 DRY SAGE CIR
BLOOMINGTON, IL 61705

SLOAN FAMILY LLC
SOY CAP AG SERVICE 6 HEARTLAND DR
STE A
BLOOMINGTON, IL 61704

DANIEL SILVER
1223 E THOMPSON AVE
HOOPESTON, IL 60942

WILLIAM BISHOP
4114 PUMP HOUSE LN
BLOOMINGTON, IL 61705

ANDREW COCHRAN
1031 HOMESTEAD DR
BLOOMINGTON, IL 61705

JOE KILGUS
1028 HOMESTEAD DR
BLOOMINGTON, IL 61705

LANAE SEBESTA
1022 HOMESTEAD DR
BLOOMINGTON, IL 61705

DAVID MERRITT
4107 PUMP HOUSE
BLOOMINGTON, IL 61705

JEFFRY & SYBIL JULIAN
4113 PUMP HOUSE LN
BLOOMINGTON, IL 61705

AMY & DANIEL VESELAK
4117 PUMP HOUSE LN
BLOOMINGTON, IL 61705

SANJIV JHA
4 DRY SAGE CIR
BLOOMINGTON, IL 61705

ST PATRICK ROMAN CATHOLIC
CONGREGATION
1001 N TOWANDA BARNES RD
BLOOMINGTON, IL 61704

ADAM LOCKETT
1029 HOMESTEAD DR
BLOOMINGTON, IL 61705

RONALD & KAREN PECORARO
4116 PUMP HOUSE LN
BLOOMINGTON, IL 61705

ROGER & TINA A CROSS
1025 HOMESTEAD DR
BLOOMINGTON, IL 61705

PAUL & MARLENE BLISS
1030 HOMESTEAD DR
BLOOMINGTON, IL 61705

MICHAEL BOOGREN
4101 Pump House Ln
BLOOMINGTON, IL 61705

ELIZABETH KALDAHL
4109 PUMP HOUSE LN
BLOOMINGTON, IL 61705

HECTOR CARRILLO FRAUSTO
4115 PUMP HOUSE LN
BLOOMINGTON, IL 61705

JIM SCHAFFRATH, TRUSTEE WALLACE
SCOTT BEASLEY TRUST
4119 PUMP HOUSE LN
BLOOMINGTON, IL 61705

CHRIS & KATRINA WEISIGER
6 DRY SAGE CIRCLE
BLOOMINGTON, IL 61705

SRIDHAR KUMAR & MALLESHWARI
KOMMALAPATI
8 DRY SAGE CIR
BLOOMINGTON, IL 61705

ANDY & KARI ANDERSON
14 DRY SAGE CIR
BLOOMINGTON, IL 61705

NATHANIEL & RACHELLE KAY WEAVER
20 DRY SAGE CIR
BLOOMINGTON, IL 61705

MICHAEL & KATHY RICHARDSON
26 DRY SAGE CIR
BLOOMINGTON, IL 61705

JOSEPH BRICKEY
32 DRY SAGE CIRCLE
BLOOMINGTON, IL 61704

BRIAN STRATMAN
5 DRY SAGE CIR
BLOOMINGTON, IL 61705

JORIS JOHN HEISE
11 DRY SAGE CIR
BLOOMINGTON, IL 61705

JASON & KIMBERLY TIMMONS
17 DRY SAGE CIR
BLOOMINGTON, IL 61705

PRAMOD KUMAR PULIMATI
23 DRY SAGE CIR
BLOOMINGTON, IL 61705

RAVIKUMAR BOGGAVARAPU
29 DRY SAGE CIR
BLOOMINGTON, IL 61705

JASON & JAMIE JONES
10 DRY SAGE CIR
BLOOMINGTON, IL 61705

ANDREW KATCHMAR
16 Dry Sage Cir
BLOOMINGTON, IL 61705

CHAD L & SHELLEY N CARR
22 DRY SAGE CIR
BLOOMINGTON, IL 61705

R GARLAND HAYNES
28 DRY SAGE CIR
BLOOMINGTON, IL 61705

ANDREW & TAMI SYLVESTER
1 DRY SAGE CIRCLE
BLOOMINGTON, IL 61704

KRISTIE WENGER
7 DRY SAGE CIR
BLOOMINGTON, IL 61705

BENJAMIN & KRISTINE KOERNER
13 DRY SAGE CIR
BLOOMINGTON, IL 61705

JOHN MATULIS
19 DRY SAGE CIR
BLOOMINGTON, IL 61705

MICHAEL MEYERS
25 DRY SAGE CIR
BLOOMINGTON, IL 61705

EUGENE LONG
31 DRY SAGE CIR
BLOOMINGTON, IL 61705

CLTLTC HBT365
10 S LA SALLE ST STE 2750
CHICAGO, IL 60603

ASHESH PATEL
18 DRY SAGE CIR
BLOOMINGTON, IL 61705

AUSTIN LAVOIE
24 DRY SAGE CIR
BLOOMINGTON, IL 61705

ZACHARY & COURTNEY BOYD
30 DRY SAGE CIR
BLOOMINGTON, IL 61705

SHANE TOMLINSON
3 DRY SAGE CIR
BLOOMINGTON, IL 61705

ANDREW SCHUSTER
9 DRY SAGE CIRCLE
BLOOMINGTON, IL 61705

NICOLE SCHARTON
15 DRY SAGE CIR
BLOOMINGTON, IL 61705

MICHAEL & KIMBERLY HINTZ
21 DRY SAGE CIR
BLOOMINGTON, IL 61705

SRIDHAR VERAGORLA
27 DRY SAGE CIR
BLOOMINGTON, IL 61705

MATTHEW ETHRIDGE
41 DRY SAGE CIR
BLOOMINGTON, IL 61705

ROBBIN FRANCISCO
39 DRY SAGE CIR
BLOOMINGTON, IL 61705

DUSTIN KASTER
47 DRY SAGE CIR
BLOOMINGTON, IL 61705

JILL & SCOTT WOHLFORD STRALOW
81 DRY SAGE CIR
BLOOMINGTON, IL 61705

DANIEL & KAETLYN HUBBARD
85 DRY SAGE CIR
BLOOMINGTON, IL 61705

ANGELA & CHRISTINA WOLCOTT
GILLIS
1033 HOMESTEAD DR
BLOOMINGTON, IL 61705

ZAIN HASAN RIZVI
1028 HARVEST POINTE BLVD
BLOOMINGTON, IL 61705

JOHN & STEPHANIE NOLD
1032 HOMESTEAD DR
BLOOMINGTON, IL 61705

DAK DRAKE
84 DRY SAGE CIR
BLOOMINGTON, IL 61705

JOSH POWELL
78 DRY SAGE CIR
BLOOMINGTON, IL 61705

SARAH HARRISON
72 DRY SAGE CIR
BLOOMINGTON, IL 61705

HARVEST DEVELOPERS INC
4120 BELMONT PT
CHAMPAIGN, IL 61822

MATTHEW & VICTORIA STEINKOENIG
43 DRY SAGE CIR
BLOOMINGTON, IL 61705

CHRISTOPHER EGAN
79 DRY SAGE CIR
BLOOMINGTON, IL 61705

JOHN & KAREN MELZER
83 DRY SAGE CIR
BLOOMINGTON, IL 61705

SANDHYA RANI VELLANKI
1026 HARVEST POINTE BLVD
BLOOMINGTON, IL 61705

VICTORIA SMITH
1037 HOMESTEAD DR
BLOOMINGTON, IL 61705

CALEB & KRISTI CANNON
1034 HOMESTEAD DR
BLOOMINGTON, IL 61705

BRYCE & KRISTA BROWN
82 DRY SAGE CIR
BLOOMINGTON, IL 61705

ANTHONY & AMBER PANOZZO
76 DRY SAGE CIR
BLOOMINGTON, IL 61705

JOHN & DORI MCNIFF
70 DRY SAGE CIR
BLOOMINGTON, IL 61705

BRANDON & BRADEN NORTON
SHAFFER
45 DRY SAGE CIR
BLOOMINGTON, IL 61705

MARK KILLICK
49 DRY SAGE CIR
BLOOMINGTON, IL 61705

STACY BOND
77 DRY SAGE CIR
BLOOMINGTON, IL 61705

MICHAEL & JERRY ANTONINI GRATER
1024 HARVEST POINTE BLVD
BLOOMINGTON, IL 61705

LUKE SCHARTON
1035 HOMESTEAD DR
BLOOMINGTON, IL 61705

AMI PITZER
1030 HARVEST POINTE BLVD
BLOOMINGTON, IL 61705

JAMES SHAFFER
1036 HOMESTEAD DR
BLOOMINGTON, IL 61705

NATALIE WHITTED
80 DRY SAGE CIR
BLOOMINGTON, IL 61705

JOSHUA KLINE
74 DRY SAGE CIR
BLOOMINGTON, IL 61705

JENNIFER PETERS
68 DRY SAGE CIR
BLOOMINGTON, IL 61705

SHARATH KUMAR ROJANALA
66 DRY SAGE CIR
BLOOMINGTON, IL 61704

PHILIP & WHITNEY RAY
60 DRY SAGE CIR
BLOOMINGTON, IL 61705

VENKATRAMAN SAYANI
54 DRY SAGE CIR
BLOOMINGTON, IL 61705

THOMAS HAYDEN
106 ANTHONY DR
NORMAL, IL 61761

BN PROPERTY HOLDINGS LLC
PRAIRIE SERIES PAT BUSCH 57 N
COUNTRY CLUB PL
BLOOMINGTON, IL 61701

RODNEY HINDERLITER
2401 1/2 E EMPIRE ST
BLOOMINGTON, IL 61704

BEREN & ASHLEE WOCHHOLZ
64 DRY SAGE CIR
BLOOMINGTON, IL 61705

PATRICK & LEAH PEARSON
58 DRY SAGE CIR
BLOOMINGTON, IL 61705

SATYA PRAKASH & MADHURI
NATUKULA TALLAM
52 DRY SAGE CIR
BLOOMINGTON, IL 61705

JAMES DEE
1105 N TOWANDA BARNES RD
BLOOMINGTON, IL 61705

JASON MILLER
1212 KOCH ST
BLOOMINGTON, IL 61701

TIM GOTH
20 WOODRUFF DRIVE
BLOOMINGTON, IL 61701

JACOB FRANKLIN
62 DRY SAGE CIR
BLOOMINGTON, IL 61705

COURTNEY & BEN KURTENBACH BOCK
56 DRY SAGE CIR
BLOOMINGTON, IL 61705

RYAN OSOLIN
50 DRY SAGE CIR
BLOOMINGTON, IL 61705

LETA SNYDER
1913 OWENS
BLOOMINGTON, IL 61704

CRIS HARRELL
247 S SYCAMORE
EL PASO, IL 61738

**CITY OF BLOOMINGTON
REPORT FOR THE
PLANNING COMMISSION
December 9, 2020**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
Z-28-20	6.06 acres of the property identified as PIN: 15-31-278-003, 1531-276-026, and 15-31-279-006	Rezone	Caitlin Kelly, Assistant City Planner
PETITIONER'S REQUEST:	Rezone a portion of the subject properties from B-1 General Commercial District to R-2 Mixed Residence District and R-3A Multiple-Family Residence District.		
<i>Staff finds that the petition meets the Zoning Ordinance's map amendment guidelines for the R-2 Mixed Residence District and R-3A Multiple-Family Residence District.</i>			

STAFF RECOMMENDATION:

Staff recommends the Planning Commission take the following actions/pass the following motions:

- 1) Motion to establish a finding of fact
- 2) Motion to recommend approval of the rezoning of 6.06 acres of the property identified as PIN: 15-31-278-003, 1531-276-026, and 15-31-279-006 from B-1 General Commercial District to R-2 Mixed Residence District and R-3A Multiple-Family Residence District.

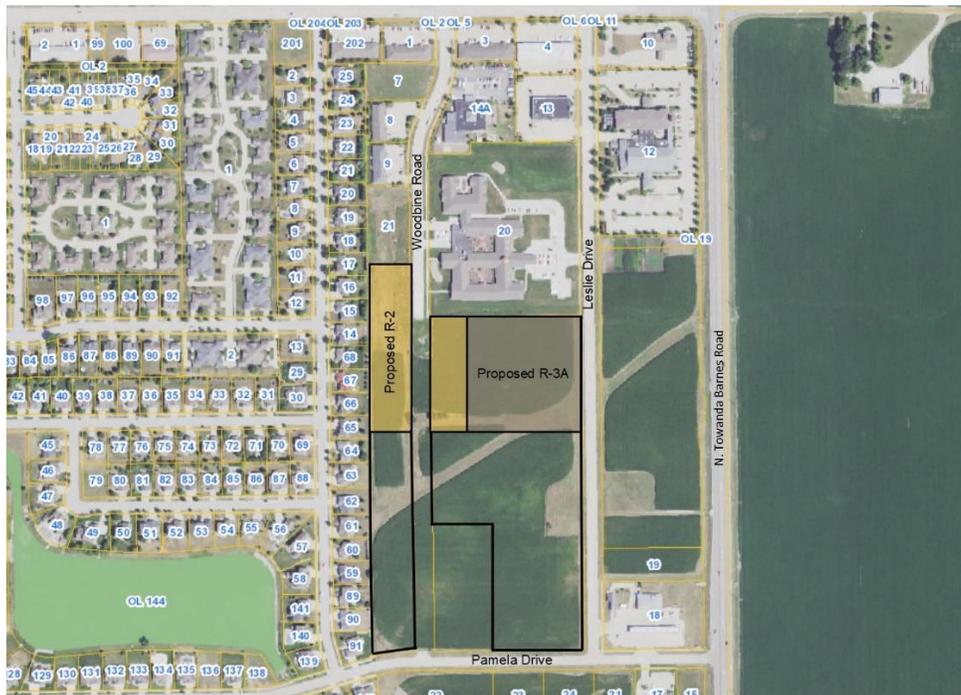


Figure 1: The subject properties and proposed rezonings

NOTICE

The application has been filed in conformance with relevant procedural requirements. Public notice was published in *The Pantagraph* on Monday, November 23, 2020. Notices were mailed to property owners within 500 feet and a large metal sign was placed on the property.

GENERAL INFORMATION

Owner and Applicant: Krishna Balakrishnan, Terra LLC

PROPERTY INFORMATION

Existing Zoning: B-1 General Commercial, S-1 Airport Noise Overlay
Existing Land Use: Vacant
Property size: 17.63 acres total, 6.06 acres to be rezoned
PIN: 15-31-278-003, 15-31-276-026

SURROUNDING ZONING AND LAND USES

Zoning

North: B-1 General Commercial

South: B-1, P-2 Public Lands and Institutions

East: B-1, Agriculture (unincorporated)

West: R-2 Mixed Residence

Land Uses

North: Medical offices, educational and religious sites, townhomes

South: Vacant

East: Vacant

West: Single- and two-family residences

ANALYSIS

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

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

PROJECT DESCRIPTION

Background: The subject sites account for approximately six acres of two larger parcels belonging to the Hawthorne Commercial Subdivision, directly to the south of General Electric (GE) Road and east of Towanda Barnes Road. Since the subdivision's establishment in 2001, some commercial and residential development has occurred on the northern parcels, including insurance and medical offices, an assisted living facility, beauty salons, a Hindu temple, the Scribbles Center for Learning, and multi-unit townhomes. Much of the southern and eastern segments of the subdivision remain vacant, although a hotel has been developed to the northeast.

Beyond the commercial properties to the north, on the other side of General Electric Road, are single-family homes zoned R-1B. The Sapphire Lake Subdivision, zoned R-2 Mixed Residence District, directly abuts the western portions of the subject properties. More commercially zoned parcels, publicly-owned land, and the Central Illinois Regional Airport lie to the south. To the east, there are large tracts of unincorporated agricultural land.

City Council granted a special use permit to construct townhomes on the property directly to the north of the westernmost subject property in 2018. Since then, two five-unit townhouses have been constructed and at least one unit sold.



Figure 2: One of the townhomes permitted via special use permit

Project Description: The applicant has submitted a zoning map amendment request to rezone approximately three acres of the 4.86 acre western parcel from B-1 to R-2, Mixed Residence District, and 3.11 acres of the nearly 13 acre eastern parcel from B-1 to R-3A, Multiple-Family Residence District. The applicant describes difficulty building out the Hawthorne Commercial Subdivision with strictly commercial uses, seeking to stimulate the development of the area with a mix of residential and commercial properties instead. Much of the property has remained undeveloped since 2001.

The purpose and permitted uses of these districts are attached to this report. Crucially, the B-1 District does not permit residential development, allowing instead for retail, medical offices, gas stations, and restaurants, among other commercial uses. The proposed R-2 classification permits single- and two-family units by right at a density of up to 13 units per acre. The district permits single-family attached units, such as townhomes, as a special use. R-3A Districts permit multi-family dwelling units in addition to single- and two-family residences by right with a density between 12 to 29 units per acre. The R-3A District also permits some light commercial uses such as a sports and fitness center or community center as a special use.

PURPOSE AND INTENT

B-1 General Commercial District. The intent of this B-1 General Commercial District is to facilitate the development of community and regional commercial areas. Customers in this district will generally use a motor vehicle to reach a desired establishment. The development contemplated in this district has such distinguishing characteristics as unified site planning and

development that promotes a safe and conducive atmosphere for large volumes of shoppers; site accessibility such that the high volumes of traffic generated create minimal congestion and adverse impact upon surrounding land use; and unified architectural treatment of buildings rather than an assemblage of separate, conflicting store and structural types.

R-2 Mixed Residence District. The R-2 Residence District is intended to accommodate development characterized by a mixture of housing types at a high single-family and a low multiple-family dwelling unit density. Densities of up to approximately 13 dwelling units per acre are allowed. This district allows for the conversion of dwelling units in older residential areas of mixed dwelling unit types in order to extend the economic life of these structures and allow owners to justify expenditures for repairs and modernization and serves as a zone of transition between lower density residential districts and residential districts that permit greater land use intensity and dwelling unit density.

R-3A Multiple-Family Residence District. The R-3A Residence District is intended to facilitate the development of residential districts for primarily multiple-family dwelling units which may generally serve as a zone of transition between nonresidential districts and residential districts of more moderate density. This district is further intended to provide for the needs of persons desiring multiple-family dwelling units at densities from 12 to 29 dwelling units per acre.

Link to Comprehensive Plan:

The Comprehensive Plan's Future Land Use map identifies the subject properties as "Employment Centers," adjacent to low- and medium-density residential areas as well as to an "emerging" commercial activity center. The Land Use Priorities map lists the properties as Tier-1, or vacant and under-utilized land for infill development or redevelopment. Further, the subject property is located within the Stable Area, as identified in Figure 4.1 of the Comprehensive Plan. The Plan suggests identifying opportunities to gradually transition the low-density residential developments in the Stable Areas into mixed use, walkable neighborhoods that appeal to all residents (N-1.4).

FINDINGS OF FACT

The Zoning Ordinance has "*Zoning Map Amendment Guidelines*" and by states, "*In making its legislative determination to zone or rezone property, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:*

1. *The suitability of the subject property for uses authorized by the existing zoning;* the subject properties have been vacant for almost two decades. The existing zoning district allows for various commercial uses like restaurants, recreational facilities, offices and retail. However, given a lack of market demand for these uses, the applicant seeks to develop a portion of the properties for residential uses. **The standard is met.**

2. *The length of time the property has remained vacant as zoned considered in the context of land development in the area;* These parcels have been vacant at least since the Hawthorne Commercial Subdivision began development in 2001. Adjacent parcels to the north which were previously vacant have since been developed with a mix of residential and commercial uses. **The standard is met.**

3. *The suitability of the subject property for uses authorized by the proposed zoning; With the construction of multi-family townhomes on the western side of Woodbine Road, the development pattern of the area is trending toward a mix of residential and commercial uses. The R-2 Zoning District permits single- and two-family dwellings, while R-3A allows the former in addition to multi-family dwelling units. If the rezoning is granted, these parcels may serve as a transitional buffer into the lower-density residential uses of properties to the west. It should be noted that the eastern portion of the lot lies within the 60 Ldn Airport Noise Impact Zone; residential construction is allowed within this zone so long as the building incorporates sound insulation materials as set out in Ch. 44, 8-2B2. **The standard is met.***
4. *The existing land uses and zoning of nearby property; Immediately adjacent properties are zoned for commercial and low-density residential uses. The commercial center to the north includes educational and religious facilities, offices, and personal services, while the parcel directly to the north of the proposed R-2 rezoning received a special use permit to develop multi-family townhomes. **The standard is met.***
5. *Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application; The proposed rezoning may enable infill development on parcels which have been vacant for many years, adding to the available housing stock and providing a mutual benefit to the public and to the individual property owner. **The standard is met.***
6. *The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification; Presently, Woodbine Road connects to General Electric Road to the north. If further development is to occur, Woodbine can reasonably be extended southward to Pamela Drive. **The standard is met.***
7. *The extent to which the proposed amendment is consistent with the need to minimize flood damage and the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area; The properties lie in an area of minimal flood hazard according to FEMA flood hazard data. Differing site design and off-street parking requirements for residential uses may result in similar or fewer amounts of impermeable surface area than if the sites were developed for strictly commercial uses. **The standard is met.***
8. *The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification; Access to services and utilities is currently provided to the Sapphire Lake residential subdivision to the west of the subject properties, and the area is served by Unit 5 Schools, the Bloomington Library, and Bloomington Police and Fire. Importantly,*

access to storm and sanitary sewerage runs through a portion of PIN 15-31-278-003.

The standard is met.

9. *The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Code as set forth in 17-1 herein;*

The zoning amendment would facilitate housing development for Bloomington residents, as well as provide a transitional buffer between higher intensity commercial uses and neighboring residential uses, thus yielding a public benefit on multiple levels.

The standard is met.

10. *The extent to which property values are diminished by the particular zoning restriction;*

The subject properties' current general commercial zoning permits uses that may negatively impact surrounding residents and residential property values, including gas stations, truck stops, and commercial cleaning or repair services. **The standard is met.**

11. *The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public;* It is not expected that the proposed permitting of residential uses on the subject properties would negatively affect nearby property values. **The standard is met.**

12. *Whether a comprehensive plan for land use and development exists, and whether the ordinance is in harmony with it;* While the Future Land Use map indicates that the subject parcels are part of an anticipated employment center, this use has yet to emerge under current market conditions. The Land Use Priorities map identifies these parcels as being a Tier-1 Infill Priority. Rezoning these parcels to residential uses could potentially enable investment in currently underutilized and vacant land. **The standard is met.**

13. *And whether the City needs the proposed use;* The proposed zoning district promotes development of a Tier-1 Infill Priority and would allow for the potential development of a mix of housing types. **The standard is met.**

STAFF RECOMMENDATION: Staff finds the application meets the standards for a map amendment. Staff recommends approval of the rezoning of 6.06 acres of the property identified as PIN: 15-31-278-003, 1531-276-026, and 15-31-279-006 from B-1 General Commercial District to R-2 Mixed Residence District and R-3A Multiple-Family Residence District.

Respectfully submitted,

Caitlin Kelly, Assistant City Planner

Attachments:

- Draft Ordinance
- Petitions for Zoning Map Amendment
- List of Permitted Uses in the B-1, R-2, and R-3A Districts
- Aerial Map
- Zoning Map
- Newspaper Notice and Neighborhood Notice with Map and Notification Mailing List

Ordinance NO. 2020 -

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PROPERTY LOCATED SOUTH OF GENERAL ELECTRIC ROAD AND WEST OF TOWANDA BARNES ROAD, APPROXIMATELY 6.06 ACRES IN THE HAWTHORNE COMMERCIAL SUBDIVISION, FROM B-2 LOCAL COMMERCIAL DISTRICT TO R-2 MIXED RESIDENCE DISTRICT AND R-3 MULTIPLE-FAMILY RESIDENCE DISTRICT

WHEREAS, there was heretofore filed with the Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting to rezone the property commonly described as six and six-hundredths acres south of General Electric Road and West of Towanda Barnes Road in the Hawthorne Commercial Subdivision (PINs: 15-31-278-003; 15-31-276-026; 15-31-279-006), legally described in Exhibit A and hereinafter referred to as "Property", which is attached hereto and made part hereof by this reference; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said petition to rezone the Property from B-2 Local Commercial District to R-2 Mixed Residence District and R-3 Multiple-Family Residence District and adopted findings of fact on the same; and

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

WHEREAS, following said public hearing, the Planning Commission recommended approval of rezoning of the Property and zoning map amendment to R-2 Mixed Residence District and R-3 Multiple-Family Residence District; and

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

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

1. The above recitals are incorporated into and made a part of this ordinance as though fully set forth herein.
2. That the petition requesting to rezone the property commonly described as six and six-hundredths acres south of General Electric Road and West of Towanda Barnes Road in the Hawthorne Commercial Subdivision (PINs: 15-31-278-003; 15-31-276-026; 15-31-279-006), legally described in Exhibit A which is attached hereto and made part hereof by this reference, from B-2 Local Commercial District to R-2 Mixed Residence District and R-3 Multiple-Family Residence District is hereby approved.
3. That this Ordinance shall be in full force and effective as the time of its passage.

Passed on this _____ day of December 2020.

Approved on this _____ day of December 2020.

CITY OF BLOOMINGTON:

ATTEST:

Tari Renner, Mayor

Leslie Smith-Yocum, City Clerk

DRAFT

EXHIBIT A

Legal Description

Tract 1, R-2 Rezoning:

A part of the NEY-4 of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, City of Bloomington, Mclean County, Illinois, more particularly described as follows: Beginning at the southwest corner of Lot 21 in the Thirteenth Addition to Hawthorne Commercial Subdivision, according to the Plat thereof recorded as Document No. 2018-7743 in the Mclean County Recorder of Deeds Office, being on the east line of Sapphire Lake Subdivision according to the Plat thereof recorded as Document No. 2002-07481 in said recorder's office; thence N.90°-00'-00"E. 150.00 feet to the west right of way line of Woodbine Road as dedicated with Resolution No. 2007-99, recorded as Document No. 2007-29742 in said recorder's office; thence S.00°-00'-00"E.

184.76 feet on said west right of way line to the westerly extension of the south line of Lot 20 in Twelfth Addition to Hawthorne Commercial Subdivision recorded as Document No. 2015-16156 in said recorder's office; thence N.90°-00'-00"E.

190.00 feet on said westerly extension and the south line of said Lot 20; thence S.00°-00'-00"E. 319.00 feet; thence N.90°-00'-00"W. 190.00 feet to the west right of way line of said Woodbine Road; thence S.00°-00'-00"E. 96.24 feet on said west right of way line; thence N.90°-00'-00"W. 150.00 feet to the east line of First Addition to Sapphire Lake Subdivision according to the Plat thereof recorded as Document No. 2003-29381 in said recorder's office; thence N.00°-00'-00"E.

600.00 feet to the Point of Beginning, EXCEPT the Woodbine Road right of way dedicated with said Resolution No. 2007-99.

Said Tract 1 contains 2.95 acres, more or less, with assumed bearings given for description purposes only.

Tract 2, R-3A Rezoning:

A part of the NEY-I of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, City of Bloomington, Mclean County, Illinois, more particularly described as follows: Commencing at the southwest corner of Lot 20 in the Twelfth Addition to Hawthorne Commercial Subdivision, according to the Plat thereof recorded as Document No. 2015-16156 in the Mclean County Recorder of Deeds Office; thence N.90°-00'-00"E. 425.00 feet on the south line of said Lot 20 to the west right of way line of Leslie Drive as dedicated with Resolution No. 2007-99, recorded as Document No. 2007-29742 in said recorder's office; thence S.00°-00'-00"E. 319.00 feet on said west right of way line; thence N.90°-00'-00"W. 425.00 feet; thence N.00°-00'-00"E. 319.00 feet to the Point of Beginning, containing 3.11 acres, more or less, with assumed bearings given for description purposes only.

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 Terra LLC, 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 B1 under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That the present zoning on said premises is inappropriate due to error in original zoning, technological changes altering the impact or effect of the existing land uses, or the area in question having changed such that said present zoning is no longer contributing to the public welfare;
4. That your petitioner(s) hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the R2 and R3A 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 B1 to R2 & R3A.

Respectfully submitted,



Krishna Balakrishnan

Print Name

Managing Member

Title

Legal Description Tract I.
Proposed R-2 Zoning

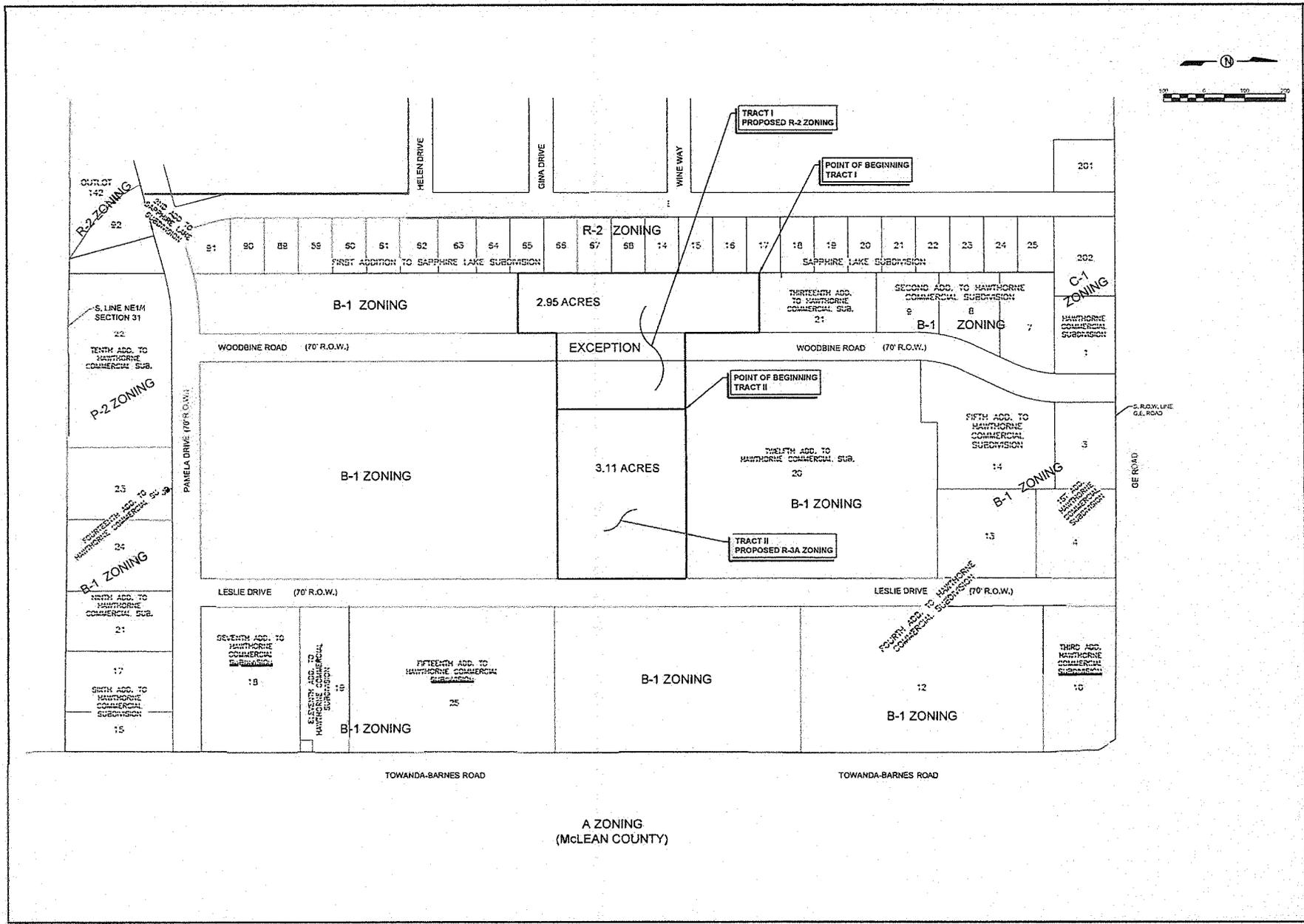
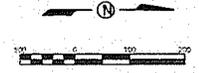
A part of the NE¼ of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the southwest corner of Lot 21 in the Thirteenth Addition to Hawthorne Commercial Subdivision, according to the Plat thereof recorded as Document No. 2018-7743 in the McLean County Recorder of Deeds Office, being on the east line of Sapphire Lake Subdivision according to the Plat thereof recorded as Document No. 2002-07481 in said recorder's office; thence N.90°-00'-00"E. 150.00 feet to the west right of way line of Woodbine Road as dedicated with Resolution No. 2007-99, recorded as Document No. 2007-29742 in said recorder's office; thence S.00°-00'-00"E. 184.76 feet on said west right of way line to the westerly extension of the south line of Lot 20 in Twelfth Addition to Hawthorne Commercial Subdivision recorded as Document No. 2015-16156 in said recorder's office; thence N.90°-00'-00"E. 190.00 feet on said westerly extension and the south line of said Lot 20; thence S.00°-00'-00"E. 319.00 feet; thence N.90°-00'-00"W. 190.00 feet to the west right of way line of said Woodbine Road; thence S.00°-00'-00"E. 96.24 feet on said west right of way line; thence N.90°-00'-00"W. 150.00 feet to the east line of First Addition to Sapphire Lake Subdivision according to the Plat thereof recorded as Document No. 2003-29381 in said recorder's office; thence N.00°-00'-00"E. 600.00 feet to the Point of Beginning, EXCEPT the Woodbine Road right of way dedicated with said Resolution No. 2007-99.

Said Tract I contains 2.95 acres, more or less, with assumed bearings given for description purposes only.

45128.06
11/10/20
JTS

Legal Description Tract II
Proposed R-3A Zoning

A part of the NE¼ of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, City of Bloomington, McLean County, Illinois, more particularly described as follows: Commencing at the southwest corner of Lot 20 in the Twelfth Addition to Hawthorne Commercial Subdivision, according to the Plat thereof recorded as Document No. 2015-16156 in the McLean County Recorder of Deeds Office; thence N.90°-00'-00"E. 425.00 feet on the south line of said Lot 20 to the west right of way line of Leslie Drive as dedicated with Resolution No. 2007-99, recorded as Document No. 2007-29742 in said recorder's office; thence S.00°-00'-00"E. 319.00 feet on said west right of way line; thence N.90°-00'-00"W. 425.00 feet; thence N.00°-00'-00"E. 319.00 feet to the Point of Beginning, containing 3.11 acres, more or less, with assumed bearings given for description purposes only.



HAWTHORNE COMMERCIAL SUBDIVISION
RESIDENTIAL ZONING EXHIBIT

Lewis, Yockey & Brown, Inc.
Consulting Engineers & Land Surveyors
Professional Design Firm Registration #194,000806
505 North Main Street, Bloomington, Illinois
Ph. (309) 823-2592

FINDINGS OF FACT

The Zoning Ordinance has “*Zoning Map Amendment Guidelines*” Please answer the following:

1. The suitability of the subject property for uses authorized by the existing zoning

Current B-1 zoning is suitable for commercial use however, in an effort to fully develop the Hawthorne Commercial property and meet current market conditions, the developer desires to provide an environment for affordable detached single-family, attached single-family and multi-family dwellings in addition to commercial uses.

2. The length of time the property has remained vacant as zoned considered in the context of land development in the area

Hawthorne Commercial Subdivision development was initiated in 2001. The buildout of this Highway Business Property has not occurred as originally expected and has continued to lag for successive development ownerships due to a variety of marketplace conditions. The developer proposes the introduction of residential development uses in combination with existing residential and commercial uses in immediate proximity.

3. The suitability of the subject property for uses authorized by the proposed zoning

The property can easily be developed in conversion to residential uses given the public utility and street infrastructure in place, which includes the existing internal public street system and the existing public street system adjoining the comprehensive perimeter of Hawthorne Commercial Subdivision.

4. The existing land uses and zoning of nearby property

The proposed Tract I zoning would match the adjacent R-2 zoning to the west in Sapphire Lake Subdivision and the proposed Tract II zoning would serve as a “use” buffer between B-1 zoning uses east of Pamela Drive and proposed R-2 uses adjoining Woodbine Road.

5. Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application

There is a need for additional housing in the local market including detached single-family, attached single-family and multi-family dwellings. R-2 zoning requested is compatible with properties to the West and North. R-3A zoning requested is compatible with existing B-1 zoning uses and provides a transition of use between proposed single-family uses and current Highway Business uses. As such, there is no hardship to the public. To the contrary, the proposed zoning amendments provide the opportunity for additional housing presently needed in the marketplace, utilization of existing infrastructure and infill development of an overabundance of B-1 property.

6. The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification

Existing internal street systems are of adequate width and functional utility to sustain uses of proposed and existing zoning classifications. Internal street systems connect to adjacent collector and arterial streets (G.E. Road & Towanda Barnes Road).

7. The extent to which the proposed amendment is consistent with the need to minimize flood damage and the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area

The proposed amendment is not in consistent with need to minimize flood damage. The development contains storm sewer & flood route surface drainage systems with capacities necessary for conveyance of development runoff to existing storm water detention facilities provided for Hawthorne Commercial Subdivision in Sapphire Lake Subdivision.

8. The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonable supplied to serve the uses permitted in the proposed zoning classification

The same services required to serve adjoining R-2 zoning uses and B-1 zoning uses would be required for proposed amendment zoning uses as are currently reasonably supplied. While the use of services may increase, it will not increase services beyond limits previously contemplated for the Hawthorne Commercial Subdivision.

9. The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Code as set for in § 44-1701

The proposed amendment is consistent with the public interest. While rezoning acknowledges a change in use, it is consistent with public need for additional and varied types of residential housing alternatives.

10. The extent to which property values are diminished by the particular zoning restriction

Property values should not be detrimentally affected by the proposed zoning amendment. Property values should increase as result of this highest and best use and the developments ability to add these properties on current tax rolls.

11. The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public

There is no anticipated destruction of property values.

12. Whether a comprehensive plan for land use and development exists, and whether the ordinance is in harmony with it

A comprehensive plan exists for the City of Bloomington and calls for B-1 zoning in this area. However, there are many locations of varied tract sizes for B-1 type uses within the community competing with Hawthorne Commercial property in the marketplace. Many of those locations have more potential for development, as evidenced by the fact this commercially zoned property has remained underdeveloped for the past 20 years. The proposed zoning map amendment is not inconsistent with the comprehensive plan.

13. Whether the City needs the proposed use

The proposed housing products are anticipated to meet the current market needs and changing trends. We believe this zoning amendment provides opportunity to assist as a catalyst to progressive development of the remaining land and respectfully request approval of our request in order to provide these housing products.

PLEASE SUBMIT TO THE CITY OF BLOOMINGTON – PLANNING DIVISION ALONG WITH THE MAP AMENDMENT PETITION

City of Bloomington, IL
Monday, November 30, 2020

Chapter 44. Zoning

Article V. Business District Regulations

§ 44-502. [Ch. 44, 5-2] Permitted uses.

Refer to Article **XVII**, Definitions, for clarity on the uses listed.

- A. Land uses. Uses are allowed in the Business Districts in accordance with Table 502A. The following key is to be used in conjunction with the Use Table.
- (1) Permitted uses. A "P" indicates that a use is considered permitted within that district as of right subject to compliance with all other requirements of this Code.
 - (2) Special uses. An "S" indicates that a use is permitted, though its approval requires review by the City Council as required in Article **XVII**, subject to compliance with all other requirements of this Code and contingent upon conditions of approval which may be imposed by the City.
 - (3) Uses not permitted. A blank space or the absence of the use from the table indicates that the use is not permitted within that district.
 - (4) Use regulations. Many allowed uses, whether permitted by right or as a Special Use, are subject to compliance with Article **XVII**.
 - (5) Unlisted uses. If an application is submitted for a use not listed, the Zoning Enforcement Officer shall make a determination as to the proper zoning district and use classification for the new or unlisted use. If no permitted or special use is similar in character, intensity, and operations to that of the proposed use, a text amendment may be initiated pursuant to Article **XVII** to establish parameters for permitting such use within the City of Bloomington.

B. Allowed Uses Table.

	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Agricultural							
Forestry	P	P					
Horticultural Services	P	P					
Urban Agriculture						P	
Urban Garden					P	P	
RESIDENTIAL							
Household Living							
Dwelling Unit, Single-Family				P ²		P ¹	

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Dwelling Unit, Single-Family Attached			S		P	P ¹	
Dwelling Unit, Two-Family		P ¹	S	P ²	P	P ¹	
Dwelling Unit, Multiple-Family		P ¹	S	P ²	P	P	
Live/Work Unit			S	P ²	P	P	
Group Living							
Agency Supervised Homes			S	P ²	P		§ 44-1019
Agency-Operated Family Homes			S	P ²	P		§ 44-1019
Agency-Operated Group Homes			S	P ²	P	P ¹	§ 44-1019
Convents, Monasteries			P				§ 44-1019
Dormitories			S		S		§ 44-1019
Group Homes for Parolees			S	S	S	S	§ 44-1019
INSTITUTIONAL							
Education							
Pre-schools	P	P	P		S		
Business and Trade Schools	P		P				
College and University Classrooms			P		S		
Government							
Courthouses				P			
Government Services and Facilities	P	P	P	P	P	P	
Police Stations, Fire Stations	P	P	P	P	P	P	
Religious							
Place of Worship	S ²		P ²	P ²	P ²		
Health							
Ambulatory Surgical Treatment Center	P	P	P	P			
Hospital or Medical Center	S		S				
Residential-Type							
Domestic Violence Shelter	P		P	P	P		
Home for the Aged			P		S		§ 44-1019
Other Institutional, Cultural							

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Clubs and Lodges	P	P	P	S	P		§ 44-1012
Food Pantry	P	P	P		P		§ 44-1018
Libraries			P	P	P		
Museums and Cultural Institutions			P	P	P	P	
Zoos	S						
RECREATIONAL							
Country Clubs, Golf Clubs, Golf Courses			P				§ 44-1016
Community Center			P	P	P	S	§ 44-1013
Fairgrounds, Agricultural Exhibits	S						§ 44-1017
Parks and Recreation Facilities	P	P	P	P	P	P	
Riding Stables, Riding Schools	S						
Swimming Clubs	P	P					
Swimming Pools, Community	P	P	P				§ 44-1032
COMMERCIAL							
Aircraft and Automotive							
Car Wash	P ³	S					§ 44-1009
Farm Machinery Sales and Service	P ³						
Towing Services							
Truck Stops, Truck Plazas	S						
Truck Wash	S						
Vehicle Fueling Station	P	S					
Vehicle Repair and Service	S						§ 44-1034
Vehicle Rental Service	P ³						
Vehicle Sales and Service	S						
Entertainment and Hospitality							
Amusement Parks	S						
Commercial Recreation Facilities	P	P		S			§ 44-1015
Community Reception Establishments					S		§ 44-1014
Entertainment and Exhibition Venues	P ³				S		

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Miniature Golf Courses	P						
Sexually Oriented Entertainment Businesses	p ⁵						
Sports and Fitness Establishments	P	P	P	P	S	S	§ 44-1013
Theaters and Auditoriums	P			P		S	
Lodging							
Bed-and-breakfast Establishments		P	p ⁶	P	P		§ 44-1007
Boarding and Rooming Houses		P		P	S		§ 44-1019
Camp and Camping Establishments	S						§ 44-1008
Hotel or Motel	P			P	S	S	§ 44-1021
Offices							
Financial Services	P	P	P	P	P		
General Offices, Business or Professional	P	P	P	P	P	P	
Medical or Dental Office or Clinic	P	P	P	P	P		§ 44-1024
Medical Laboratory	P	P	P				
Printing, Copying and Mailing Services	P	P	P	P	P	P	
Recording and Broadcast Studios	P		p ⁷	P		P	
Research Facility or Laboratory	S		S			P	
Personal Services							
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.	P	P	p ⁷	P	P	P	
Funeral Parlor, Mortuary	P	P	P		S		
Instructional Studios	P	P	p ⁷	P	P	P	
Kennels, with no outdoor exercise areas	p ³	p ³	p ³			p ³	
Kennels, with outdoor exercise areas	S						
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.	P	P	p ⁷	P	P	P	

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Pet Care: Grooming, Day Care, Training	P	P	P	P	P	P	
Veterinary Office or Clinic	P	P	S		P		§ 44-1035
Day-care centers	P	P	P		S		
Retail and Service							
Artisanal/Craft Production and Retail	P	P		P	P	P	
Auction Houses	P					P	
Bars, Taverns, Nightclubs	P ³	S	P ⁷	P	S	P	
Building Materials and Supplies	P						
Catering Services	P	P				P	
Drive-Through, attached to a retail or service use	P ³	P ³	S			S	
Drug Stores and Pharmacies	P	P	S	P	P		
Farmers Market				P			
Grocery Stores, Supermarkets	P	P					
Gun Shops	P ³	P ³					
Liquor Stores	P	P	P ⁷				
Manufactured and Mobile Home Sales	S						§ 44-1023
Medical Marijuana Dispensing Organization	P	P	P	P	P	P	
Mobile Food and Beverage Vendor	P	P	P	P		P	§ 44-1027
Restaurants	P	P	P ⁷	P	P	P	
Retail Sales, General	P	P	P ⁷	P	P	P	
Retail sales, Outdoor	P	S		S		P	
Roadside Markets	P						
Sexually Oriented Business	P ⁵						
Specialty Food Shops	P	P	P ⁶	P	P	P	
INDUSTRIAL							
Manufacturing and Production, Light							
Apparel, Fabrics, Leather Industries						P	
Commercial Cleaning and Repair Services	P		P				

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Commercial Community Kitchen			P	P	S	P	
Electronics Assembly Plants							
Fabricated Metal Industries						S	
Furniture and Fixtures Industries						S	
Trade and Construction Services	P	P				P	
Storage and Equipment Yards							
Mini Warehouses	S						§ 44-1026
Parking Lot, Commercial	S	S	S	S		S	
Transportation							
Bus and Taxi Passenger Terminals	S			S			
Heliports, Heliport Terminals	S		S				
Rail Passenger Terminals	P			P			
Utilities							
Commercial Solar Energy Conversion Facilities	P	P				P	§ 44-1031
Private Solar Energy Conversion Facilities	P	P	P	P	P	P	§ 44-1031
Private Wind Energy Conversion Facilities	P	P					§ 44-1036
Public or Private Utility Facility, Minor	P	P	P	P	P	P	
Radio, Television Stations-Towers	P			P		P	
Wireless Communication Facilities	P	P	P	P	P	P	§ 44-1037

Notes:

1. A Special Use is required when the use adjoins a Residential District boundary line.
2. The use is permitted only when located above the first story above grade
3. Maximum permitted height is 45 feet or three stories, whichever is lower.
4. A Special Use is required when the use adjoins a Residential District boundary line.
5. The use is allowed in the zoning district represented by that column provided that no lot line of the lot to be occupied by such use shall be located closer than 1,000 feet to the lot line of a lot occupied by a Sexually Oriented Entertainment Business, or other Sexually Oriented Business, and further provided that no lot line of the lot to be occupied by such use

shall be located closer than 500 feet to the lot line of a lot used for a Commercial Recreation Facility, a Day-care center, children's museum, Agency-Operated Family Home, Agency-Operated Group Home, Agency-Supervised Home, hobby shop or toy store, Pre-school, Public or Private School, Boarding School, Park or Recreation Facility, Sports and Fitness Establishment, Community Center, Place of Worship, Residential Dwelling Unit, Hospital or Zoo.

6. The use is allowed in that zoning district only as an accessory use occupying not more than 40% of the floor area of any story within a Business, Office or Residential Building or combination thereof;
7. The use is allowed in that zoning district only as an accessory use occupying not more than 25% of the floor area of any story within an Office or Residential Building or combination thereof;

Select Language | ▼

City of Bloomington, IL
Monday, November 30, 2020

Chapter 44. Zoning

Article IV. Residential District Regulations

§ 44-402. [Ch. 44, 4-2] Residential districts - permitted and special uses.

Refer to Article **XVI**, Definitions, for clarity on the uses listed.

A. Land uses. Uses are allowed in the Residential Districts in accordance with Table 402A. The following key is to be used in conjunction with the Use Table.

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

B. Allowed Uses Table.

Table 402A: Residential Districts - Permitted and Special Uses									
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	Reference
Agricultural									
Apiary/Bee Keeping	P	P	P	P	P	P	P	P	§ 44-1005
Chicken Keeping	S	S	S	S	S	S	S	S	§ 44-1011
Urban Agriculture						S	S		
Urban Garden			P	P	P	P	P	P	
RESIDENTIAL									
Household Living									
Dwelling Unit, Single-Family	P	P	P	P	P	P	P		

Table 402A: Residential Districts - Permitted and Special Uses									
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	Reference
Dwelling Unit, Single-Family Attached					S	P	P		
Dwelling Unit, Two-Family			S	S	P	P	P		
Dwelling Unit, Multiple-Family					S	P	P		
Manufactured Homes				P				P	
Mobile Homes								P	
Dwelling Unit, Accessory									
Live/Work Unit							S		
Group Living									
Agency Supervised Homes			P	P		S	S		§ 44-1019
Agency-Operated Family Homes	P	P	P	P	P	P	P		§ 44-1019
Agency-Operated Group Homes					S	P	P		§ 44-1019
Convents, Monasteries					S	S	P		§ 44-1019
Dormitories					S	S	P		§ 44-1019
Group Homes for Parolees	S	S	S	S	S	S	S	S	§ 44-1019
INSTITUTIONAL									
Education									
Pre-schools	S	S	S		S	S	S	S	
Government									
Government Services and Facilities	P	P	P		P	P	P	P	
Police Stations, Fire Stations	P	P	P		P	P	P	P	
Religious									
Place of Worship	S ¹								
Cemetery and Columbarium	S	S	S	S	S	S	S	S	§ 44-1010
Residential-Type									
Domestic Violence Shelter					P	P	P		
Home for the Aged						S	S		§ 44-1019
Other Institutional, Cultural									
Clubs and Lodges							S		

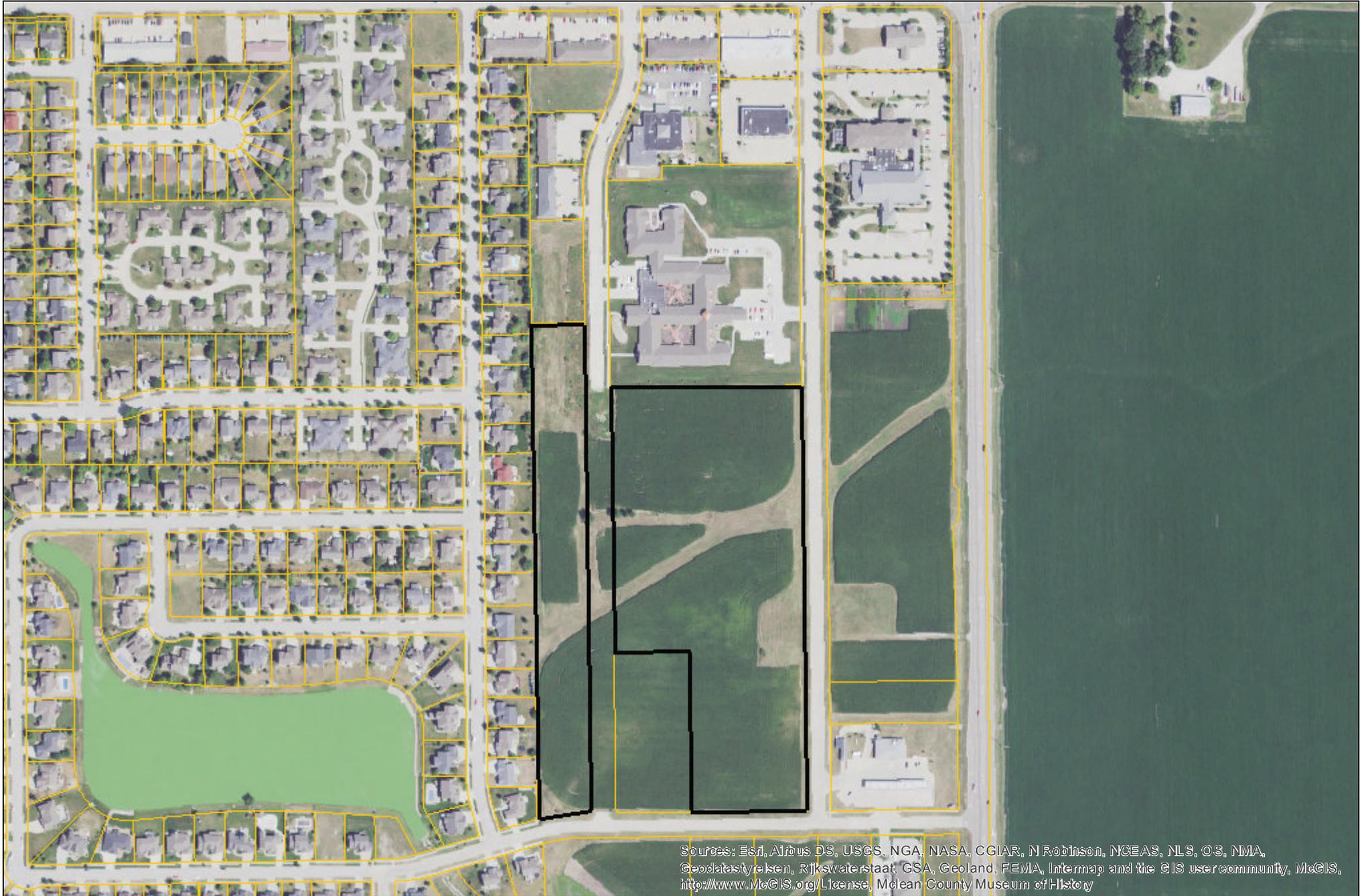
Table 402A: Residential Districts - Permitted and Special Uses									
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	Reference
Food Pantry							S		§ 44-1018
RECREATIONAL									
Country Clubs, Golf Clubs, Golf Courses	S	S	S	S	S	S	S	S	§ 44-1012
Community Center						S	S	S	§ 44-1013
Parks and Recreation Facilities	P	P	P	P	P	P	P	P	
Swimming Clubs						S	S	S	
Swimming Pools, Community	S	S	S	S	S	S	S	S	§ 44-1032
COMMERCIAL									
Entertainment and Hospitality									
Sports and Fitness Establishments						S	S	S	§ 44-1013
Lodging									
Bed-and-breakfast Establishments						S	S		§ 44-1007
Boarding and Rooming Houses					S	S	P		§ 44-1019
Offices									
Medical or Dental Office or Clinic							S		§ 44-1024
Medical Laboratory							S		
Personal Services									
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.							S ²	S ²	
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.							S ²	S ²	
Day-care centers	S	S	S	S	S	S	S	S	
Retail and Service									
Drug Stores and Pharmacies							S ²	S ²	
Grocery Stores, Supermarkets							S ²	S ²	
INDUSTRIAL									
Utilities									
Public or Private Utility Facility, Minor	P	P	P		P	P	P	P	
Private Solar Energy Conversion Facilities	P	P	P		P	P	P	P	§ 44-1031

Table 402A: Residential Districts - Permitted and Special Uses									
	R-1A	R-1B	R-1C	R-1H	R-2	R-3A	R-3B	R-4	Reference
Wireless Communication Facilities	S	S	S		S	S	S	S	§ 44-1037

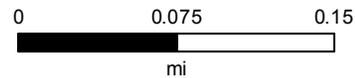
Notes:

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

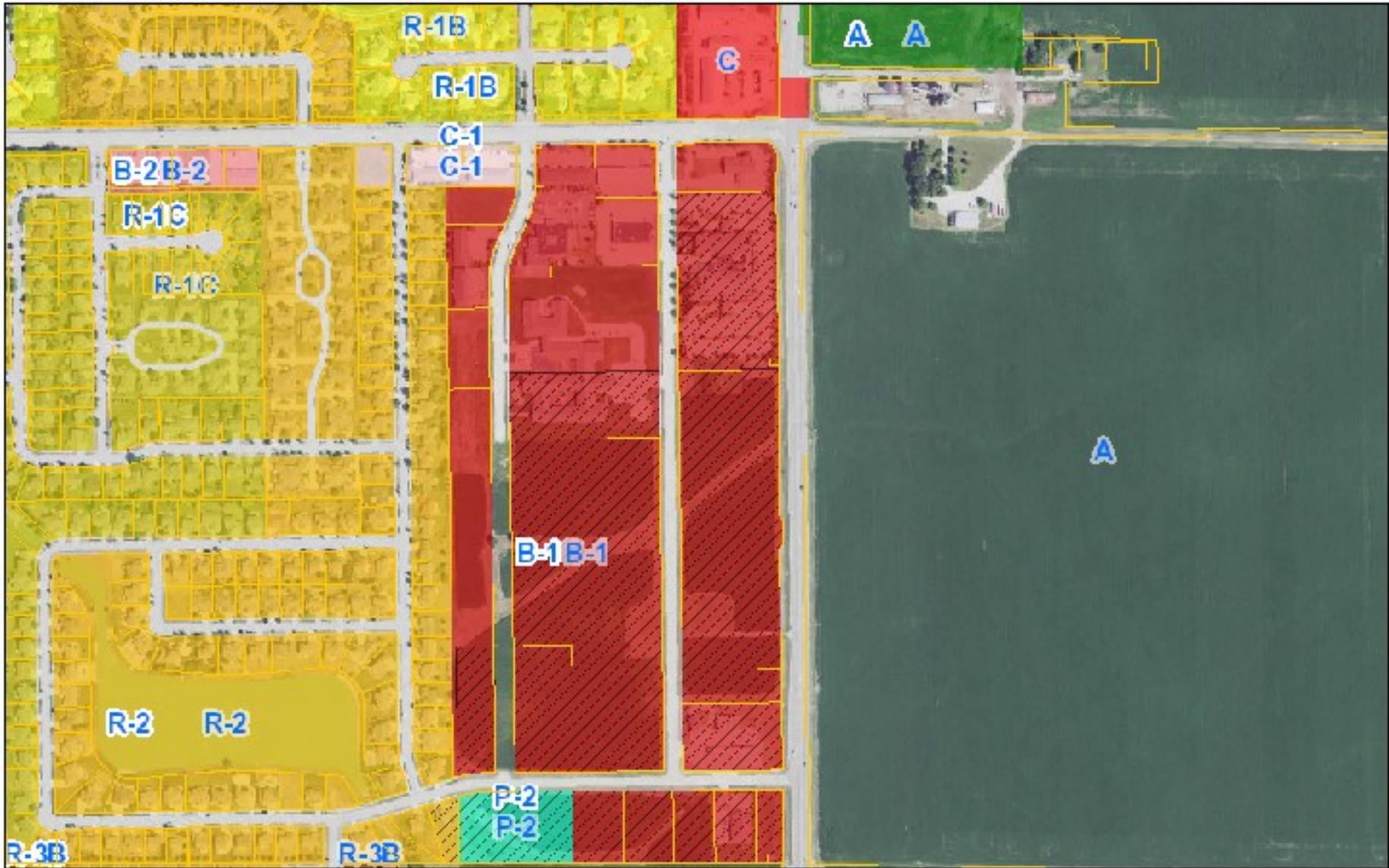
Select Language | ▼



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Z-28-20 Zoning Map

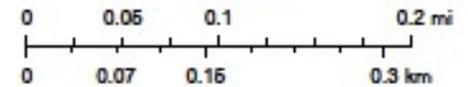


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Legend

- | | |
|---|--|
| A Agricultural | P-2 Public Lands and Institutions |
| B-1 General Commercial | R-1B Single-Family Residence |
| B-2 Local Commercial | R-1C Single-Family Residence |
| C-1 Office District | R-2 Mixed Residence |

1:7,914



City of Bloomington, McGIS, Town of Normal GIS, McGIS-McLean County

Web AppBuilder for ArcGIS

Legal Inside

94863 NOTICE A Public Hearing before the Bloomington Planning Commission will be held virtually on Wednesday December 9, 2020 at 4:00 PM at www.cityblm.org

Legal Inside

bine Road right of way dedicated with said Resolution No. 2007-99. A portion of the property identified as:

Legal Inside

after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws.

Legal Inside

N141.66', E3.5', N60', W3.5', N183', E1032.58', S411.35' to POB (Ex Harvest Pointe Commercial Sub) (PIN: 15-32-376-020). The application is online at www.cityblm.org

Legal Inside

hard copy of the bid documents may be obtained from Chastain & Associates LLC, 5 N. Country Club Rd., Decatur, IL 62521, with a non-refundable payment of \$20.00 for each set. No refund will be made for the plans, specifications, or proposal forms returned.

Legal Inside

reserves the right to reject any or all bids and waive any informalities in bidding. Date: November 23, 2020 CITY OF LE ROY, ILLINOIS Steven Dean, Mayor

Legal Name Change

95040 STATE OF ILLINOIS, CIRCUIT COURT MCLEAN COUNTY NOTICE OF FILING A REQUEST FOR NAME CHANGE (ADULT)

Nicole Dorothea Falco Watson Case Number 20MR0000475 there will be a court hearing on my request to change my name from: Nicole Dorothea Falco Watson to the new name of: Nicole Dorothea Falco Jensen.

GOT NEWS?

Submit a tip to our newsroom.

pantagraph.com/contact



PANTAGRAPH.COM/JOBS

Monday, November 23, 2020

Daily Bridge Club

Going to the dogs

By FRANK STEWART Tribune Content Agency

"My wife is upset with me," Unlucky Louie told me in the club lounge. "She says I spend money on ridiculous items."

your partner responds two clubs, you bid two hearts and he tries 2NT. What do you say? ANSWER: Partner's sequence invites game, and your hand is promising, especially since his response in clubs makes your club holding look useful.

LAST SPADE

When East discarded, Louie led another trump. Alas, West won and led his last spade, and East ruffed for down one.

WEST ♠ J 10 9 4 ♥ A 4 ♦ 10 9 6 ♣ 9 7 3 2 EAST ♠ 8 7 ♥ 5 3 2 ♦ K J 8 5 2 ♣ Q 10 5 SOUTH ♠ A Q 6 5 2 ♥ K J 10 9 7 ♦ 7 ♣ K 6

DAILY QUESTION

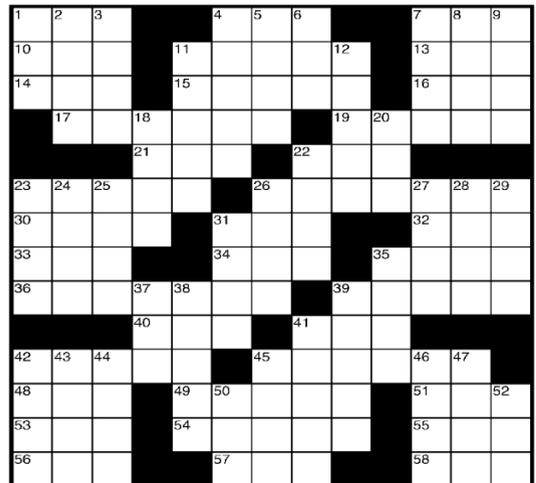
You hold: ♠ A Q 6 5 2 ♥ K J 10 9 7 ♦ 7 ♣ K 6. You open one spade,

Opening lead — ♦ 10 ©2020 Tribune Content Agency, LLC

NEA Crossword Puzzle

- ACROSS 35 Dancer — -Ellen 1 Jewel 4 Daughter's brother 7 Ore, neighbor 10 Golfers' gp. 11 Shogun's domain 13 Jackie's second 14 Pouch 15 Alpha opposite 16 Not even one 17 Church aide 19 Clog 21 Wanted-poster abbr. 22 Ernesto Guevara 23 Hot soaks 26 Remote place 30 Grows older 31 Home page addr. 32 Soap ingredient 33 Road hazard 34 Juan's river

- DOWN 1 JAMA readers 2 Hoople's word 3 Armor-breaking weapon 4 Where Pago Pago is 5 Without a covering 6 Nitpick 7 Metric prefix 8 Viking name 9 Horrid-tasting 11 Athletes 12 Salsa go-with 18 Long sighs 20 Pullet 22 Neb. neighbor 23 Fishhook part 24 Winter woe 25 Chapeau's place 26 Crusty cheese 27 Dots in "la mer" 28 "Jane —" 29 Madonna ex 31 Vases with feet 35 Intuition 37 Ms. Taylor, briefly 38 Gossip tidbits 39 Washer cycle 41 Flaming 42 Dog's bane 43 Cattail 44 Monster 45 Failure 46 Fall guys 47 Neophyte 50 Advantages 52 Lamprey



Answers to 11-22-2020 Puzzle

WONDERWORD

HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the WONDERWORD.

- COLORFUL BIRDS Solution: 7 letters R C N I B O R A T S D O E A L A Z T E U Q T S E N D R D R I P L S L L E E K C E R E H D F N E O B T O U C A N I G E I R L B P R P O A I L E B A A N G I A O A I O H I L E N D A C R B M W R K T C L O U A E L U O C W I B A E T A I L T A L N I M M O N E K E A R B R A S Y R A N A C G E E T O T A I W T R F I N C H O E E J U T N A K O W O L L A W S A T R S U N C T R O G O N W Y K T K D M O D U C K A E B S O R G E E T S E I G D U B L U E J A Y R

© 2020 Andrews McMeel Syndication www.wonderword.com 11/23 Bee-Eater, Bluebird, Blue Jay, Budgies, Canary, Cardinal, Chicks, Coot, Cowbird, Duck, Eagles, Finch, Flamingo, Grosbeak, Jays, Keel, Lilac, Lorikeet, Macaw, Mark, Minla, Munia, Nest, Oriole, Owl, Parakeet, Parula, Pitta, Quetzal, Rainbow, Redhead, Redstart, Robin, Stork, Swallow, Swan, Tail, Tanager, Toco, Toucan, Trogon, Turkey, Warbler, Woodstar

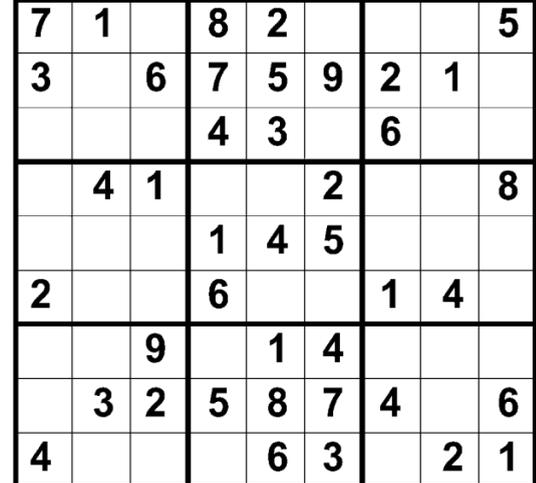
11-23 CRYPTOQUIP

NPM INSLX NK MSQAQ WJQW KBQWYSB ABVQFDVC CYHX XIDVCDVC PQVFBX QVM JQSONNVX: XJQLB-XOBQS OPQH X.

Saturday's Cryptoquip: WHAT ARE TWO BIG THINGS THAT ANY LIPSTICK-MAKING COMPANY SHOULD CARE ABOUT? PROFIT AND GLOSS. Today's Cryptoquip Clue: P equals L

SUDOKU

DIFFICULTY RATING: ☆☆☆☆☆



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PREVIOUS SOLUTION

Table with 9 rows and 9 columns of numbers representing a previous Sudoku solution.

HOW TO PLAY: Each row, column and set of 3-by-3 boxes must contain the numbers 1 through 9 without repetition.



Economic & Community Development
Department
115 E Washington St, Ste 201
Bloomington IL 61701
(309)434-2226
planning@cityblm.org

November 24, 2020

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, December 9, 2020 at 4:00 PM at www.cityblm.org/live on an application submitted by Terra, LLC.

You are receiving this notice because you own or occupy property within a 500-foot radius of the subject property (refer to attached map). All interested persons may present evidence or testimony regarding said petition, or ask questions related to the petitioner's requests at the scheduled public hearing.

The applicant is requesting a public hearing and action to rezone on the following: 1) rezone Tract 1 from B-1-General Commercial District to R-2 Mixed Residence District. Legally described as: A part of the NEY-4 of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, City of Bloomington, Mclean County, Illinois, more particularly described as follows: Beginning at the southwest corner of Lot 21 in the Thirteenth Addition to Hawthorne Commercial Subdivision, according to the Plat thereof recorded as Document No. 2018-7743 in the Mclean County Recorder of Deeds Office, being on the east line of Sapphire Lake Subdivision according to the Plat thereof recorded as Document No. 2002-07481 in said recorder's office; thence N.90°-00'-00"E. 150.00 feet to the west right of way line of Woodbine Road as dedicated with Resolution No. 2007-99, recorded as Document No. 2007-29742 in said recorder's office; thence S.00°-00'-00"E. 184.76 feet on said west right of way line to the westerly extension of the south line of Lot 20 in Twelfth Addition to Hawthorne Commercial Subdivision recorded as Document No. 2015-16156 in said recorder's office; thence N.90°-00'-00"E. 190.00 feet on said westerly extension and the south line of said Lot 20; thence S.00°-00'-00"E. 319.00 feet; thence N.90°-00'-00"W. 190.00 feet to the west right of way line of said Woodbine Road; thence S.00°-00'-00"E. 96.24 feet on said west right of way line; thence N.90°-00'-00"W. 150.00 feet to the east line of First Addition to Sapphire Lake Subdivision according to the Plat thereof recorded as Document No. 2003-29381 in said recorder's office; thence N.00°-00'-00"E. 600.00 feet to the Point of Beginning, EXCEPT the Woodbine Road right of way dedicated with said Resolution No. 2007-99.

A portion of the property identified as: PIN:15-31-276-026 (2.95 acres more or less) and 2) rezone Tract 2 B-1 – General Commercial District to R-3A – Multiple-Family Residence District. Legally described as: A part of the NE'Y-i of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, City of Bloomington, Mclean County, Illinois, more particularly described as follows: Commencing at the southwest corner of Lot 20 in the Twelfth Addition to Hawthorne Commercial Subdivision, according to the Plat thereof recorded as Document No. 2015-16156 in the Mclean County Recorder of Deeds Office; thence N.90°-00'-00"E. 425.00 feet on the south line of said Lot 20 to the west right of way line of Leslie Drive as dedicated with Resolution No. 2007-99, recorded as Document No. 2007-29742 in said recorder's office; thence S.00°-00'-00"E. 319.00 feet on said west right of way line; thence N.90°-00'-00"W. 425.00 feet; thence N.00°-00'-00"E. 319.00 feet to the Point of Beginning.

A portion of the property identified as: PIN 15-31-278-003 (3.11 acres more or less)

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org/planning. To provide testimony on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to publiccomment@cityblm.org. Members of the public may also attend the meeting at City Hall at 109 E. Olive Street, Bloomington IL 61701. Members of the public may also attend the meeting at City Hall.

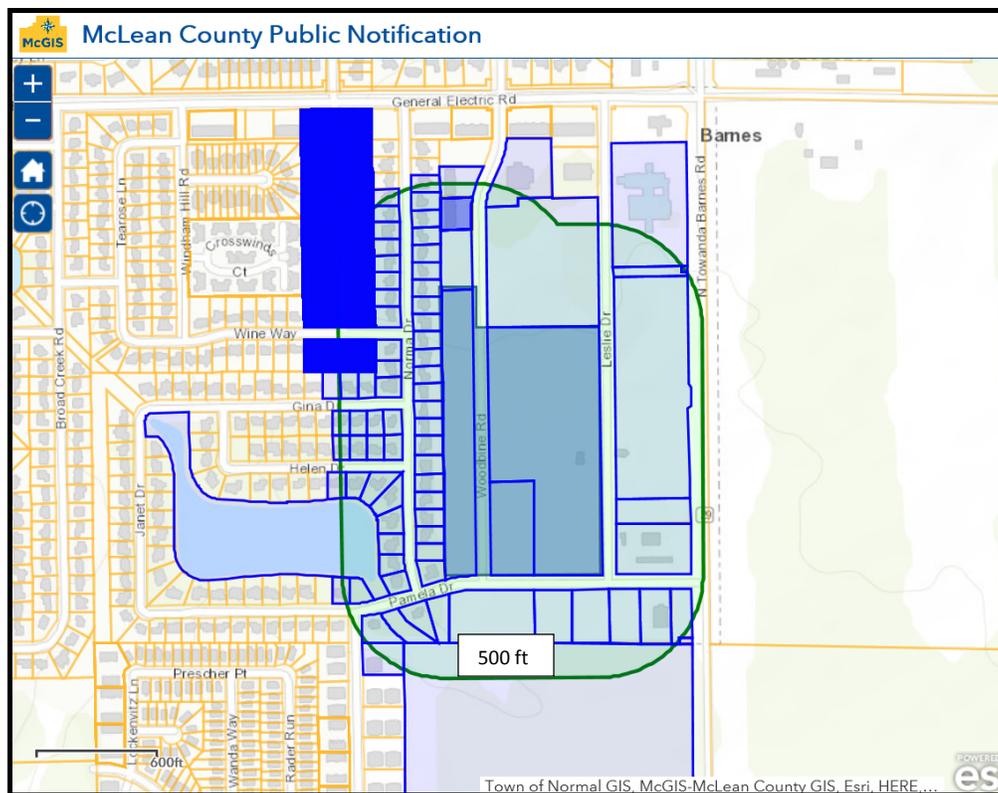
Attendance will be limited to 10 people and will require compliance with City Hall COVID-19 protocols and social distancing. The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at www.cityblm.org/register. This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

If you desire more information regarding the proposed petition or have any questions, you may email planning@cityblm.org or call (309) 434-2226. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

Sincerely,

Planning Division staff

Attachment: Map of notified properties within 500 ft of subject property



JEFFREY FURLER
1403 NORMA DR
BLOOMINGTON, IL 61704

DANIEL DONATH
3713 GINA DR
BLOOMINGTON, IL 61704

BRIAN MILLER
1413 NORMA DR
BLOOMINGTON, IL 61704

DANIELLE WILSON
3716 GINA DR
BLOOMINGTON, IL 61704

JEFFREY HOOGLAND
1307 NORMA DR
BLOOMINGTON, IL 61704

TAB & NANCY KRAFT
1303 NORMA DR
BLOOMINGTON, IL 61704

RICHARD & JENNIFER WILCOX
3624 PAMELA DR
BLOOMINGTON, IL 61704

DARWYN & HEATHER BOSTON
3717 GINA DRIVE
BLOOMINGTON, IL 61704

MICHELLE RUSH
1206 NORMA DR
BLOOMINGTON, IL 61704

JIM & DARLENE HAPPEL
1313 NORMA DR
BLOOMINGTON, IL 61704

GANESAN & RADHA RAJENDRAN
VAIYAPURI
1209 NORMA DR
BLOOMINGTON, IL 61704

ERIC FEIT
3716 HELEN DR
BLOOMINGTON, IL 61704

KYLE & CYNTHIA DAGGY YOST
1409 NORMA DR
BLOOMINGTON, IL 61704

GLENN HILL
PO BOX 1086
BLOOMINGTON, IL 61702

LORRAINE MUHAMMAD
1309 NORMA DR
BLOOMINGTON, IL 61704

SRIM LLC
104 WEXFORD CT
NORMAL, IL 61761

REX MOORE
3714 HELEN DR
BLOOMINGTON, IL 61704

ALKESH & SHANTABEN CHAUDHARI
1415 NORMA DR
BLOOMINGTON, IL 61704

MATTHEW JAEGER
3718 GINA DR
BLOOMINGTON, IL 61704

PANKAJ K SHARMA
1306 NORMA DR
BLOOMINGTON, IL 61704

DANIEL & STEPHANIE FINN
3720 HELEN DR
BLOOMINGTON, IL 61704

MCLEAN COUNTY LAND TRUST JS-101
7965 PASEO MEMBRILLO
CARLSBAD, CA 92009

GREGG CHADWICK
1407 NORMA DR
BLOOMINGTON, IL 61704

JAMES & PATRICIA STANGEL
1305 NORMA DR
BLOOMINGTON, IL 61704

ANTHONY SCHULTZ
PO Box 6174
BLOOMINGTON, IL 61702

KYLE & ASHLEY NOLAN
1315 NORMA DR
BLOOMINGTON, IL 61704

PATRICK REEG
3715 GINA DR
BLOOMINGTON, IL 61704

HELEN & LARRY SCHUMACHER
3720 GINA DR
BLOOMINGTON, IL 61704

DOUGLAS & CHRISTINE E RINGER
1207 NORMA DR
BLOOMINGTON, IL 61704

MATTHEW CHECCHI
3718 HELEN
BLOOMINGTON, IL 61704

DARRIN & TAMRA FRYE 1411 NORMA DR BLOOMINGTON, IL 61704	MS ALEXIS C KALITZKY KALITZKY ALAN J & 1205 NORMA DR BLOOMINGTON, IL 61704	SEPHRINE A & RICHARD H ACHESAH 1314 NORMA DR BLOOMINGTON, IL 61704
DAVID & ROSELLA HYLAND 1311 NORMA DR BLOOMINGTON, IL 61704	CHARLES GRIFFIS JR 1414 NORMA DR BLOOMINGTON, IL 61704	PDRIVE LLC 4007 PAMELA DR BLOOMINGTON, IL 61704
RJI FAMILY LIMITED PARTNERSHIP 13700 GEORGE BUSH CT HUNTLEY, IL 60142	LARRY BIELFELDT 1 INGLEWOOD BLOOMINGTON, IL 61704	TERRA LLC 1904 LONGWOOD LN BLOOMINGTON, IL 61704
AUCTUS LLC 1413 LESLIE DR BLOOMINGTON, IL 61704	WILLIAM GLISSON 1408 NORMA DR BLOOMINGTON, IL 61704	NINAN THOMAS 1406 NORMA DR BLOOMINGTON, IL 61704
EDWARD PANOPIO 1401 NORMA DR BLOOMINGTON, IL 61704	RICHARD & TERRY L TINAGLIA 1404 NORMA DR BLOOMINGTON, IL 61704	RODNEY BECKER 1410 NORMA DR BLOOMINGTON, IL 61704
MACS CONVENIENCE STORES LLC 4080 W JONATHAN MOORE PIKE COLUMBUS, IN 47201	EDWARD MACK 1405 NORMA DR BLOOMINGTON, IL 61704	SWARNA PANDRANGI 1416 NORMA DR BLOOMINGTON, IL 61704
JEANNIE L & NANCY L LATHAM KEIST 1312 NORMA DR BLOOMINGTON, IL 61704	R JACK DAVIS 1412 NORMA DR BLOOMINGTON, IL 61704	JOHN STRAUB 1402 NORMA DRIVE BLOOMINGTON, IL 61704
FORCE 64 LLC 1414 WOODBINE RD BLOOMINGTON, IL 61704	SHELLY MCCLURE 1204 NORMA DR BLOOMINGTON, IL 61704	PAUL & MARY OBRIAN 1202 NORMA DR BLOOMINGTON, IL 61704
ROLLA SENTERS 1203 NORMA DR BLOOMINGTON, IL 61704	JEFFREY & CRYSTAL TELLING 1201 NORMA DR BLOOMINGTON, IL 61704	JENNIFER & LAWRENCE OZBURN 3705 PAMELA DR BLOOMINGTON, IL 61704
RAVICHANDRAN & ALAGESHWARI NATARAJAN 2628 FLAGSTONE CIR NAPERVILLE, IL 60564	SAPPHIRE LAKE PROPERTY OWNERS ASSOCIATION 3004 GE RD BLOOMINGTON, IL 61704	SANDEEPKUMAR BHAILALBHAI JAGANI 3715 HELEN DR BLOOMINGTON, IL 61704

DANIEL & AMANDA FISCHER
3717 HELEN DRIVE
BLOOMINGTON, IL 61704

KARTIK & MIRA MEHTA
1208 NORMA DR
BLOOMINGTON, IL 61704

DAVID BRATCHER
1210 FORT JESSE RD
NORMAL, IL 61761

MWAA INC
600 N MAIN ST
ELLSWORTH, IL 617377547

WOODBINE INVESTMENT GROUP LLC
27 YOTZONOT DR
BLOOMINGTON, IL 61704

PATRICIA HORNER
1418 INGLEWOOD CIR
BLOOMINGTON, IL 61704

RONDA WILDER
1416 INGLEWOOD CIRCLE
BLOOMINGTON, IL 61704

DONNA TEWELL
1412 INGLEWOOD CIR
BLOOMINGTON, IL 61704

LYNDA ESTES
1411 INGLEWOOD CIRCLE
BLOOMINGTON, IL 61704

DEBRA & BRADLEY STANGER
1406 INGLEWOOD CIR
BLOOMINGTON, IL 61704

CHAD SEEMAN
208 PRAIRIE RIDGE DR
LEXINGTON, IL 61753

DEBBIE WHELTON
1304 JOLENE DR
BLOOMINGTON, IL 61704

UNIVERSAL PROPERTIES OF ILL INC
ATTN NICK GIACOMINI 1824 SOUTH
MACARTHUR BLVD
SPRINGFIELD, IL 62704

VIJAYARAJA GOVINDARAJAN
3801 PAMELA DR
BLOOMINGTON, IL 61704

BLOOMINGTON-NORMAL AIRPORT
AUTHORITY
3201 CIRA DR STE 200
BLOOMINGTON, IL 61704

I. NADINE WEBER
1419 Inglewood Cir
BLOOMINGTON, IL 61704

JOHN S WHALEY
1414 INGLEWOOD CIR
BLOOMINGTON, IL 61704

BARBARA JEAN WESTEN
1415 INGLEWOOD CIR
BLOOMINGTON, IL 61704

JULIE DENNIS
1409 INGLEWOOD CIR
BLOOMINGTON, IL 61704

BERNADINE MEDLEY
1405 INGLEWOOD CIR
BLOOMINGTON, IL 61704

A ROBERT & JOYCE CLAY
3713 HELEN DR
BLOOMINGTON, IL 61704

DANA FANNO
1210 NORMA DR
BLOOMINGTON, IL 61704

HARD HAT VENTURES, LLC
1405 Winterberry Cir
Bloomington, IL 61705

WELBROOK BLOOMINGTON LLC
NORTHSTAR COMMERCIAL PARTNERS
1999 BROADWAY STE 770
DENVER, CO 80202

LYNNA DURFLINGER
1420 INGLEWOOD CR
BLOOMINGTON, IL 61704

CHARLOTTE MILLER
1417 INGLEWOOD CIR
BLOOMINGTON, IL 61704

BARBARA EDELMAN
1410 INGLEWOOD CIR
BLOOMINGTON, IL 61704

CAROL JOHN
1413 INGLEWOOD DRIVE
BLOOMINGTON, IL 61704

NANCY HARVEY
1408 Inglewood Cir
BLOOMINGTON, IL 61704

TIMOTHY BOWREN
2531 FAIRHAVEN DR
INDIANAPOLIS, IN 46229

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BONITA NELSON
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BLOOMINGTON, IL 61704

JACK & JENNIFER DAVIS
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BLOOMINGTON, IL 61704

MARY JO BARKER
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BLOOMINGTON, IL 61704

ELSIE KRUEGER
1307 INGLEWOOD CIR
BLOOMINGTON, IL 61704

RAY & MARCIA BAUER
1311 INGLEWOOD CIR
BLOOMINGTON, IL 61704

MARJORIE MOLLOY
3714 WINE WAY
BLOOMINGTON, IL 61704

RAYMOND E. BAXTER REVOCABLE
LIVING TRUST
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BLOOMINGTON, IL 61704

LORRAINE ROMINE
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BLOOMINGTON, IL 61704

BETTY FULTON
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BLOOMINGTON, IL 61704

JOYCE SCHMELIG
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BLOOMINGTON, IL 61704

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BURR RIDGE, IL 60527

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BLOOMINGTON, IL 61704

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FITZSIMMONS REYNOLDS
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BLOOMINGTON, IL 61704

MARYLYNN MEREDITH
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BLOOMINGTON, IL 61704

BILLY & ALTA JENKINS
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BLOOMINGTON, IL 61704

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BLOOMINGTON, IL 61704

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BLOOMINGTON, IL 61704

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BLOOMINGTON, IL 61704

WELLINGTON & EVANGELINE P
HERBERT
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BLOOMINGTON, IL 61704

WILLIAM L & RUTH ANN SHEETS
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BLOOMINGTON, IL 61704

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