



**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, FEBRUARY 26, 2020 4:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES** Review the minutes of the February 11, 2020, special meeting of the Bloomington Planning Commission.
- 5. REGULAR AGENDA**
 - A. Z-02-20** Public Hearing, review and action on map amendments to the official zoning map for properties in the city of Bloomington, to amend errors and make the map consistent with the previously adopted comprehensive text amendment to the Bloomington Zoning Ordinance, Chapter 44 of the Bloomington City Code.
 - B. Z-04-20** Consideration, review and action on a recommendation to City Council to approve a resolution adopting the Official 2019 Zoning Map for the City of Bloomington
 - C.** Presentation and discussion by Nicholas Kalogeresis AICP, Douglas Kaarre AICP, and Abigail Rose of the Lakota Group on the Bloomington Community Preservation Plan.
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**

DRAFT
MINUTES
BLOOMINGTON PLANNING COMMISSION
SPECIAL MEETING
TUESDAY, FEBRUARY 11, 2020 4:00 P.M.
OSBORN ROOM, BLOOMINGTON POLICE DEPARTMENT
305 S. EAST STREET
BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. David Stanczak; Mr. Justin Boyd; Mr. Thomas Krieger; Mr. Mark Muehleck; Vice Chair Tyson Mohr; Mr. Kevin Suess; Ms. Megan McCann; Mr. Eric Penn

MEMBERS ABSENT: Mr. John Protzman; Chairperson Megan Headean

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Ms. Casey Weeks, Assistant City Planner; Mr. Bob Marht, Community Development Director; Mr. George Boyle, Assistant Corporate Counsel; Mr. John Houseal, AICP, Principal Houseal Lavigne Associates; Ms. Jackie Wells, Houseal Lavigne Associates.

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

PUBLIC COMMENT:

Karen Schmidt, 409 E. Grove Street, homeowner and property owner. Concerned about intention statement which allows for conversion of detached single family to multi-family and office uses to extend the economic life of the building to allow owners to justify repairs and modernization costs. She doesn't think the conversion of homes to office uses is a good idea. She would like to see the city have a public hearing when converting single-family to multi-family within R-3B zoned properties. Her decision to not convert a single-family home into multi-family units proved beneficial to the neighborhood and tax assessment value of the property.

Greg Koos, 305 Woodland Ave, the highest and best use of a house should be a house and not offices. Allowing houses to be used as office space will contribute to a decline in property value and desirability. The intention to extend the economic life of a houses to be converted into offices providing for investment in repairs and modernization is misguided and ignores the past 30 years of experience in historic preservation and needs to be grounded in a study such as the one done for Dimmitt's Grove to enhance the tax base and applied more broadly throughout the city.

MINUTES: Review and approval the minutes of the January 22, 2020 regular meeting minutes.

Vice Chair Mohr asked if there were any amendments to the meeting minutes from January 22, 2020. There were no amendments, a motion was made by Mr. Krieger to approve the minutes, seconded by Mr. Muehleck. The minutes were approved by voice vote (8-0-0).

REGULAR AGENDA:

A. Presentation and discussion by John Houseal, Principal, Houseal Lavigne Associates on the sign code survey results and additional recommendations.

John Houseal and Jackie Wells gave a presentation on the results of the sign survey and draft ordinance. This is a discussion to let you know where heads are at as we are working on the drafts. An online questionnaire in English and Spanish was available September through December 2019.

Based on the results of the questionnaire, it is recommended that the City consider the following revisions to the Draft Sign Ordinance presented to the Planning Commission and Zoning Board of Appeals at the joint meeting held on September 11, 2019.

The sign Ordinance Questionnaire feedback came from 53% Bloomington residents, 23% Bloomington resident and Bloomington business owner, 16% Bloomington business owner, and 8% other. Question 2 was if you are a business owner, where in Bloomington is your business located? 25% said Downtown Bloomington business owners, 22% Veterans Parkway business owners, and 53% other places in Bloomington.

Question three was: I think existing signs in Downtown Bloomington... 30 responses said they enhance the image and character of the Downtown, under 10 responses said they detract from the image and character of the Downtown, 20 responses said don't impact the image and character Downtown, less than five responses said other.

For Downtown signs, we gave three examples of scaled signs proportional to the building's façade at 5%, 10%, and 20%. Choice 2 with 10% sign coverage had the most with over 30 votes, the second highest vote was Choice 1 with 5% sign coverage with 20 votes. Existing signs within the Downtown were voted to have just the right size with 40 votes.

Votes for Question 6: I think signs along Veterans Parkway...Don't impact the image and character of the corridor had the most with 25 votes. Detract from the image and character of the corridor had the second highest vote with over 20. Question 7: I think existing signs along Veterans Parkway...Are just right had the most votes at over 30. Votes for too big and create 'visual clutter' had the second highest amount of votes with over 15 for each. A visual diagram showing percentages of sign coverage according to 5%, 10%, and 20% of façade coverage allowed surveyors to choose which scale seemed most appropriate. Choice two received the most votes with 35. Choice 3 came in second.

For questions 9 and 10 the size of signs were voted to be generally just right. Comments were made regarding what makes signs a hazard or distraction which usually mentioned animation or signs blocking oncoming traffic. Electronic message board signs were voted to distracting with over 25 votes. Comments regarding what other sign related ideas would you like to share with us are included in the report.

Recommendations based on feedback:

1. **14-4(D)(1):** Increase the amount of permitted sign area for wall signs from five percent of the total area of the face of the wall on which the sign shall be located to 10 percent of the total area of the face of the wall on which the sign shall be located in the B-1, B-2, C-1, M-1, and M-2 zoning districts.
2. **14-5:** Consider including provisions for the regulation of feather signs.
3. **14-5(a):** Differentiate between wall mounted banner signs and ground mounted banner signs to allow for greater flexibility in the allowance of temporary signs.
4. **14-7(C)(4)(c):** Increase the maximum frequency for electronic message center message transitions from two minutes to 30 seconds.

Current signs in Downtown cover about 5% of the façade for the wall mounted signs. So they do not recommend increasing the sign size.

Vice Chair Mohr asked for input regarding the amortization of signs and examples of what other communities have done. Amortization is a policy decision and a means which signs can be grandfathered in. Junk yards and billboards are the best examples of amortization. Junk yards have been given 8 years to relocate. Billboards are an example. Communities gave a period of time 5-7 years to get rid of them. Some codes have banned pylon signs. Some codes allow signs to be maintained, but do not allow for changes. Amortization is a policy driven decision.

The current draft does not contain a period of amortization scheduled. An owner would not be required to take a sign down unless it lost its legal non-conforming status, then the City could force the sign to be removed. Ms. Simpson is familiar with only one sign that was legal non-conforming and the City asked them to remove the sign, since it was not maintained.

B. Presentation and discussion by John Houseal, Principal, Houseal Lavigne Associates on the downtown R-3B density analysis and recommendations.

Existing zoning and the existing plan doesn't express what is currently there. Residents expressed that the current zoning misrepresents the neighborhood. The R-3B near the Downtown are the only R-3B sites in question. It is a disjointed district. What we are recommending that two pieces to the north be rezoned, since they are different from the other areas. The two pieces northeast of Downtown be rezoned to R-2 Mixed Residence District, the area on the northside of Downtown be rezoned D-2 Downtown Transitional District, and the areas on each side of Downtown be rezoned R-D Downtown Residence District.

When buildings were initially built there were 190 single-family detached homes in these areas. Currently, 135 are used for single-family homes. Of the single-family structures 55 are being used for something other than what they were

intended for and are no longer single family. Of the 55 structures 18 were a permitted use allowed by the City. Fifteen multi-family buildings exist by design and as permitted. 68 multi-family dwellings now exist. Single-family homes were converted to something other than single-family including two to three units or apartment complexes, whether they were legal or not. This leaves the neighborhood with lack of parking, using buildings in a way that was not intended or designed for. We are accommodating for what currently exists and allow for future investment.

Rezone the R-3B on both sides of the Downtown to:

R-D Downtown Neighborhood Residence District. The R-D Downtown Neighborhood Residence District is intended to accommodate development characterized by a mixture of housing types including single-family detached homes, single-family attached homes, and low intensity multifamily buildings. This district allows for the conversion of single-family detached properties to multifamily or office uses to extend the economic life of the structures and allow owners to justify expenditures or repairs and modernization.

Residential conversions permit two units with use provisions, more than two units require a special use permit. Office conversions are permitted with use provisions.

Bulk and site standards are not consistent within the district. This rezone is proposing minimum lot widths that reflect lots on the opposite side of the street. See Bulk and Site Standards (Section 4-3) Lot Characteristics. The minimum lot area per multifamily unit shall be one thousand (1,000) square feet. This requirement does not currently exist. This does not mean the unit has to be one thousand square feet, but if I want to build a five-unit building, I have to have at least a five thousand square feet lot. This will not allow a lot of multifamily developments.

There is also a reduction in maximum height allowance. Each dwelling unit has to have at least one off-street parking space per unit. Tandem parking does not count. Office uses shall be permitted one monument sign.

New single-family construction shall be similar in character to abutting properties including roof pitch, eaves, building materials, windows, trim, color, and landscaping. New multifamily construction shall be similar in character to abutting properties including roof pitch, eaves, building materials, windows, trim, color, and landscaping.

A detailed inventory needs to be done within these neighborhoods. We need to know how many parking spaces there are for each unit, how many units per building, how many lots on each block. There is a need to establish what is legal and what isn't. If a conversion was not permitted that needs to be documented. If this proposal is adopted the City must do a hyper detailed inventory of the existing conditions – parking, units, driveways, unit size, recorded with a date stamp. There is currently no homogenous development making this neighborhood difficult to zone. This plan tries to protect what is there and accommodate for new investment and reinvestment into existing properties.

This proposal is more restrictive in that it allows for a mix of residential increase the standard for new construction and conversion over time. Since it is near Downtown, this plan will allow for small scale single-family.

Design guidelines within this plan address parking in front of buildings and garages in front yards which are not characteristics of this neighborhood. The old plan prioritizes new construction.

Resident, Karen Schmidt commented she likes the use of the design guidelines to address some of the issues, but she is not in favor of allowing office use within the neighborhoods.

Under this plan a special use is required for office conversion.

Resident, Brad Williams, President of Dimmitt's Grove Neighborhood Association, residents want to preserve what is existing. Residents want to protect what they have and are paranoid of changes and that changes are done within code regulations. As an expert in historic construction, the materials that these homes are built with are very high quality.

OLD BUSINESS: None

NEW BUSINESS:

- A. Tentatively February 26, 2020 presentation by the Lakota Group on the Bloomington Community Preservation Plan.

Mr. Eric Penn is resigning from his appointed position as a member of the Planning Commission following this meeting.

ADJOURNMENT: The meeting was adjourned at 5:40 pm by voice vote, motioned by Mr. Boyd, and seconded by Mr. Mohr.

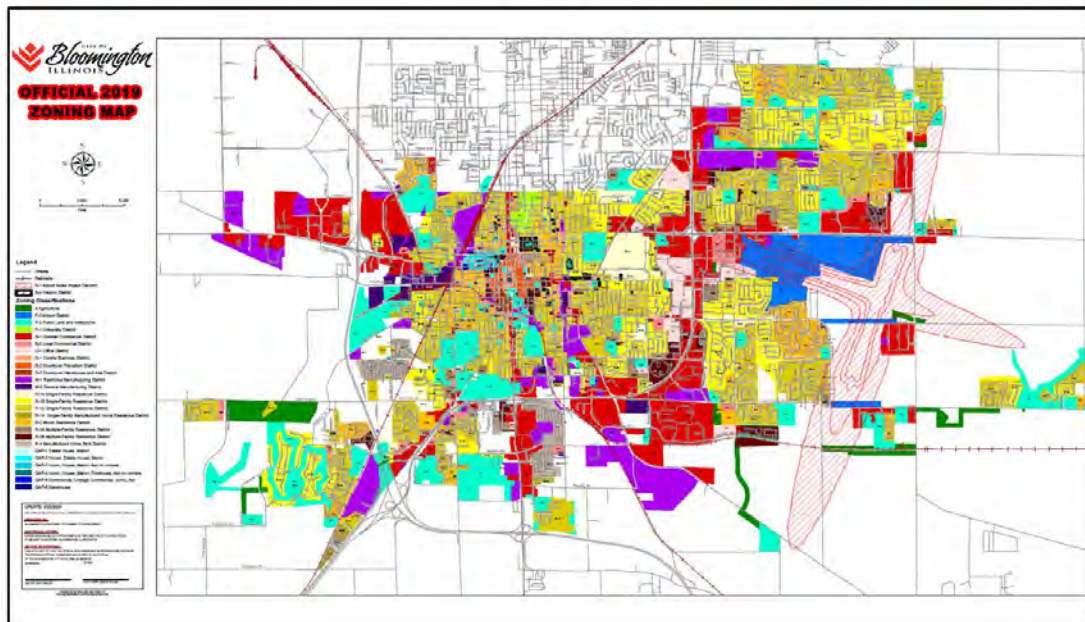
Respectfully submitted,
Casey Weeks
Assistant City Planner

STAFF REPORT
 FOR THE
 BLOOMINGTON PLANNING COMMISSION
 FEBRUARY 26, 2020

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-02-20	Ordinance approving comprehensive Map amendment to correct errors in the Official Zoning Map.	Map Amendments	Planning Division
Z-04-20	Resolution to adopt the Official 2019 Zoning Map	Official Map	Planning Division

STAFF RECOMMENDATIONS:	<p><i>Staff recommends the Planning Commission provide the Bloomington City Council with a positive recommendation to pass an ordinance adopting map amendments to the Official Zoning Map for multiple properties as presented in Resolution 2020-02. (Case Z-02-20)</i></p> <p><i>Staff recommends the Planning Commission provide the Bloomington City Council with a positive recommendation pass a resolution to adopt the Official 2019 Zoning Map. (Case Z-04-20)</i></p>
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GENERAL INFORMATION

Applicant: City Council, Resolution 2020-02

Legal notice for the February 26, 2020 public hearing was published in The Pantagraph on Monday, February 10, 2020. Notice of the public hearing was also mailed to approximately 80 property owners with property subject to the map amendments.

CASE Z-02-20 PROJECT DESCRIPTION

The City of Bloomington is required by Chapter 44 of the City's Code and by 65 ILCS 5/11-13-19 of the Illinois Municipal Code to adopt the official zoning map for the preceding calendar year, and to publish the Official Zoning Map no later than March 31st of each year. Additionally, when there are significant changes to the official map and the map becomes difficult to interpret, the City Council must adopt a revised Official Zoning Map to reflect the most recent map amendments and most accurate information.

On March 11, 2019, City Council passed Resolution 2019-10 adopting the Official 2018 Zoning Map which reflected the zoning amendments for the previous calendar year. The meeting materials and Council packet is available online at <https://www.cityblm.org/government/advanced-components/documents/-folder-1687/-npage-3>. At the same meeting, as part of a Comprehensive Text Amendment to Chapter 44 of the City Code, City Council also approved multiple map amendments. The amendments involved consolidating, eliminating, and creating new districts, particularly in Downtown Bloomington. Council amended the zoning on 372 properties affected by the text amendment.

While updating the official zoning map following Council action, the Community Development Department staff discovered some mapping data errors in the published legal notice. In order to correct the issues with the map, the City notified these property owners, and published legal notice in *The Pantagraph* for this public hearing with the Planning Commission. The scope of this public hearing is to focus on the zoning map amendments for properties impacted by the consolidation and elimination of districts. Additional changes to the ordinance's text would need to occur at a different meeting, after proper notice is given.

Approximately 29 of the properties at issue were not properly noticed in October 2018 or included within the intended rezoning. Many of these addresses are condominiums and have multiple owners and were intended to be included in the March 11, 2019 map amendments (please see the zoning ordinance informational flyer that was published online and distributed throughout the community. <https://www.cityblm.org/Home/ShowDocument?id=20591>). Staff also learned that another fourteen properties not originally intended to be rezoned, had been rezoned. In total, the rezoning necessary to correct these issues with the official map will involve 43 properties with 197 different Parcel Identification Numbers ("PINs"). For example, 105-115 W. Jefferson Street is one property with 21 different condominium PINs and five different property owners.

After adopting the map amendments, City Council will consider a resolution to adopt the updated Official 2019 Zoning Map (attached), which will supersede the prior map adopted on March 11, 2019. Following the Planning Commission's recommendation, this action will be considered by Council on March 23, 2020.

The comprehensive text amendment passed by Council on March 11, 2019, was an extensive, three-year project, with extensive media coverage and multiple public meetings. Past documents related to the project are available online in the 2018 and 2019 Planning Commission documentation folders at <https://www.cityblm.org/government/advanced-components/documents/-folder-1602>. Bloomington had not completed a project of this magnitude in over a decade. It is a best practice to review codes and ordinances every one or two years to ensure that policies align with community goals and the comprehensive plan, and that there is no conflicting language or errors. Staff intends to complete another review of the text in the fall 2020 and if necessary, will propose changes to the text at that time. Additionally, the Planning Commission will revisit the zoning text when considering adoption of a revised sign ordinance and recommendations for a new downtown residential R-D district.

Background

The comprehensive text amendment to Chapter 44 of the City Code (available online at <https://ecode360.com/BL4015>), passed on March 11, 2019 (Ordinance 2019-12) accomplished the following objectives:

- Alignment with the Comprehensive Plan 2035
- Modernizing the Zoning Ordinance
- Preserving Priority Places such as downtown or neighborhoods
- Finding the right approach (consolidating and eliminating similar or unnecessary districts, respectively)
- Clarifying regulations, ordinance structure, and processes
- Addressing transition areas between commercial, manufacturing and residential districts,
- Making Bloomington more competitive with other communities
- Providing clear graphics to illustrate difficult or complex concepts

Houseal Lavigne Associates (HLA), the consultant hired for the project, and city staff hosted a number of meetings with local stakeholders and the Planning Commission. HLA performed GIS analysis of existing conditions, reviewed variance and PUD requests from the past ten years and provided recommendations and best practices that align the ordinance with the goals of the Comprehensive Plan. A communication timeline is attached to this report.

Alignment with the Comprehensive Plan

The Zoning Ordinance is a tool to assist communities with the implementation of the Comprehensive Plan. Listed below are a few of the goals from the Comprehensive Plan that the updated text and map amendments support:

N-1.1 Enhance the livability of all Bloomington neighborhoods.

N-1.1a Update ordinances and regulations to accomplish the goals of the comprehensive plan.

N-1.1e Update the ordinances and codes to reflect the unique needs of the Regeneration, Preservation, and Stable Areas and preserve their character.

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.

H-1.1a Review and improve the current ordinances, codes, regulations, and permitting processes and fees, as needed and desirable, to provide more efficient mechanisms for new developments and redevelopment opportunities.

ED-4.3 Facilitate and enhance pedestrian-friendly neighborhood centers to support mixed use developments.

ED-4.4 Evaluate commercial land use needs in the context of changing economic trends.

D-2.5 Consolidate retail uses within in the Downtown core.

D-2.6 Encourage commercial and corporate uses along the U.S. 51 corridor surrounding the Downtown core.

D-5.1 Improve parking conditions and access and encourage shared public and private parking supplies.

HL-5.1e Identify and remove regulatory barriers and develop mechanisms to provide permanent community garden plots. Ex: Amend the zoning ordinance to define community gardens and allow them in residential areas a permitted use.

HL-5.1 Encourage local food production.

NE-2.1 Increase the diversity, quality, and quantity of tree cover and greenery throughout the City.

Zoning Map Amendments

The adopted zoning text amendment directly relates to amendments to the Official Zoning Map. The adopted text included eliminating the B-3 district and establishing three new Downtown Bloomington districts: D-1, Central Business District; D-2, Downtown Transition District; and D-3 Warehouse and Arts district.

Additionally the adopted text amendment results in the combination of the B-1, Highway Business District and C-3, Regional Commercial Shopping District resulting in the establishment of the B-1, General Commercial District, and combining the C-2, Neighborhood Commercial District and the B-2, General Business Service District into the B-2 Local Commercial District. Lastly, the W-1, Warehouse district was eliminated from the ordinance and four properties with the W-1 zoning were amended to M-1 Restricted Manufacturing.

STAFF RECOMMENDATION: Staff recommends the Planning Commission provide the Bloomington City Council with a positive recommendation to pass an ordinance adopting map amendments to the Official Zoning Map for multiple properties as presented in Resolution 2020-02. (Case Z-02-20)

CASE Z-04-20 PROJECT DESCRIPTION

Adoption of the official 2019 Zoning Map is in accordance with Division 44-2 of the City’s Code as well as Goal 6, Objective b of the 2015 Strategic Plan Goals, “City decisions consistent with plans and policies.”

In accordance with the Illinois Municipal Code (65 ILCS 5/11-13-19) the City is required to adopt and publish an official zoning map no later than March 31 each year. The map should clearly show the existing zoning uses, divisions, restrictions, regulations and classifications for the preceding calendar year. In 2019, the following properties were rezoned:

Case No.	Address	Description	Ordinance No.
Z-26-18	802 N Morris Ave; 1111, 1109 & 1107 W. Chestnut St	R-1C to C-1	2019-01
Z-04-19	1301 N Clinton Blvd	S-4 Historic Overlay	2019-50
Z-07-19	1815 N Towanda Barns Rd (Adj)	B-1 to A	2019-74
Z-25-18	Multiple Map Amendments to the Zoning Map	Map Amendments resulting from Text Amendment	2019-12
Z-02-20	Multiple Map Amendments	Map Amendments resulting from Text Amendment	TBD

Therefore, it is necessary for the City to adopt an official zoning map for 2019.

STAFF RECOMMENDATION: *Staff recommends the Planning Commission provide the Bloomington City Council with a positive recommendation pass a resolution to adopt the Official 2019 Zoning Map. (Case Z-04-20)*

Respectfully submitted,

Planning Staff

Attachments:

- Draft Ordinance for map amendments
- Resolution 2012-02
- Draft Resolution for the Official Zoning Map.
- Zoning Map
- Notices
- Public Outreach Schedule

DRAFT

ORDINANCE NO. 2020 -

AN ORDINANCE ADOPTING MULTIPLE MAP AMENDMENTS TO THE OFFICIAL ZONING MAP FOR PROPERTIES IN THE CITY OF BLOOMINGTON, TO AMEND ERRORS AND MAKE THE MAP CONSISTENT WITH THE PREVIOUSLY ADOPTED COMPREHENSIVE TEXT AMENDMENT TO THE BLOOMINGTON ZONING ORDINANCE, CHAPTER 44 OF THE BLOOMINGTON CITY CODE

WHEREAS, the City of Bloomington is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs; and,

WHEREAS, pursuant to the Illinois Municipal Code, the City of Bloomington has authority to create and to establish, by ordinance, zoning regulations and districts, and to amend said regulations and districts from time to time; and,

WHEREAS, through the ratification of Ordinance 2019-12, the City Council adopted a comprehensive update to chapter 44 of the City Code which amended, consolidated, eliminated and created districts regulated by Chapter 44 of the City Code and represented on the Official Zoning Map, adopted by the City Council on March 11, 2019; and,

WHEREAS, through the ratification of Ordinance 2019-12, the City Council also multiple map amendments to the Official Zoning Map, adopted by the City Council on March 11, 2019; and,

WHEREAS, the premises hereinafter described in Exhibit "A", are regulated under the provisions of Chapter 44 of the Bloomington City Code, 1960, as amended, and have zoning classifications that, after the adoption of the Comprehensive Amendment to the Bloomington Zoning Ordinance, are no longer be in harmony with the letter, philosophy and intent of Chapter 44 of the Bloomington City Code, as amended; and

WHEREAS, pursuant to Chapter 44.13-2 of the Bloomington City Code, the City Council passed Resolution 2020-02 initiating the map amendments, as proposed in Exhibit "A", to the Official Zoning Map, and directed the Bloomington Planning Commission to hold a public hearing on said amendment; and

WHEREAS, on February 26, 2020, after proper notice was given, the Bloomington Planning Commission held a public hearing on said map amendments, and found the map amendments to be consistent with the purpose and intention of the zoning ordinance and the Bloomington Comprehensive Plan; and

WHEREAS, the Planning Commission recommended the Bloomington City Council adopt this ordinance; and

WHEREAS, the Bloomington City Council has the authority to adopt this ordinance and amend the official zoning map for the City of Bloomington.

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

1. That the City Council hereby adopts the amendments to the official zoning map for the city of Bloomington as described in Exhibit A.

PASSED this ____ day of _____, 2020.

APPROVED this ____ day of _____, 2020.

APPROVED:

ATTEST:

Tari Renner
Mayor

Leslie Yocum
City Clerk

PROPERTIES PROPOSED TO BE REZONED FROM C-2 NEIGHBORHOOD SHOPPING DISTRICT TO B-2, LOCAL COMMERCIAL DISTRICT			
ADDRESS	CITY, STATE	ZIP CODE	PIN
2501 COLLEGE AVE ALL CONDOMINIUMS 1-3	BLOOMINGTON, IL	61704	1425305000 1425305001 1425305002 1425305003
3002-3004 GENERAL ELECTRIC RD ALL CONDOMINIUMS 3002-3004	BLOOMINGTON, IL	61704	1530354000 1530354001 1530354002
3601-3603 GENERAL ELECTRIC RD ALL CONDOMINIUMS 1-3	BLOOMINGTON, IL	61704	1531208000 1531208004 1531208005 1531208003 1531208001
PROPERTIES PROPOSED TO BE REZONED FROM C-3 COMMUNITY/REGIONAL SHOPPING DISTRICT TO B-1, GENERAL COMMERCIAL DISTRICT			
1206 TOWANDA AVE	BLOOMINGTON, IL	61701	1434451010
PROPERTIES PROPOSED TO BE REZONED FROM B-3 CENTRAL BUSINESS DISTRICT TO D-2 DOWNTOWN TRANSITION DISTRICT			
221 E FRONT ST ALL CONDOMINIUMS 1-5	BLOOMINGTON, IL	61701	2104421000 2104421006 2104421005 2104421004 2104421003 2104421002 2104421001
209 E WASHINGTON ST ALL CONDOMINIUMS 1-5	BLOOMINGTON, IL	61701	2104420000 2104420002 2104420003 2104420004 2104420005 2104420001
210 S EAST ST	BLOOMINGTON, IL	61701	2104350004
201 W OLIVE ST ALL CONDOMINIUMS 1-4	BLOOMINGTON, IL	61701	2104347000 2104347018 2104347015 2104347017 2104347016
222 E MARKET ST	BLOOMINGTON, IL	61701	2104257014
105-115 W JEFFERSON ST CONDOMINIUMS 1-14	BLOOMINGTON, IL	61701	2104369002 2104369000 2104369001 2104369002 2104369003 2104369004

			2104369005 2104369006 2104369008 2104369009 2104369011 2104369012 2104369013 2104369014 2104369015 2104369016 2104369017 2104369018 2104369019 2104369020 2104369010 2104369007
511 W FRONT STREET	BLOOMINGTON, IL	61701	2104310014
209 DOUGLAS ST	BLOOMINGTON, IL	61701	2104257013
305 W MONROE CONDOMINIUMS 1-7	BLOOMINGTON, IL	61701	2104198000 2104198001 2104198007 2104198003 2104198005 2104198002 2104198004 2104198006
102 W LOCUST ST	BLOOMINGTON, IL	61701	2104196001
104 W LOCUST ST	BLOOMINGTON, IL	61701	2104196002
106 W LOCUST ST	BLOOMINGTON, IL	61701	2104196003
108 W LOCUST ST	BLOOMINGTON, IL	61701	2104196004
110 W LOCUST ST	BLOOMINGTON, IL	61701	2104196005
112 W LOCUST ST	BLOOMINGTON, IL	61701	2104196006
114 W LOCUST ST	BLOOMINGTON, IL	61701	2104196007
116 W LOCUST ST	BLOOMINGTON, IL	61701	2104196008
318 N MAIN ST CONDOMINIUMS 1-3	BLOOMINGTON, IL	61701	2104197000 2104197001 2104197003 2104197002
PROPERTIES PROPOSED TO BE REZONED FROM B-3 CENTRAL BUSINESS DISTRICT TO D-1 CENTRAL BUSINESS DISTRICT			
102 N CENTER ST CONDOMINIUMS 1-49			2104372000 2104372035 2104372036 2104372037 2104372038 2104372039 2104372041

			2104372042 2104372044 2104372045 2104372046 2104372048 2104372040 2104372043 2104372047 2104372049 2104372011 2104372012 2104372013 2104372014 2104372015 2104372016 2104372017 2104372018 2104372019 2104372020 2104372021 2104372023 2104372024 2104372025 2104372022 2104372026 2104372027 2104372028 2104372029 2104372030 2104372031 2104372032 2104372033 2104372003 2104372002 2104372001 2104372004 2104372005 2104372006 2104372007 2104372008 2104372009 2104372010 2104372034
202 N CENTER ST CONDIMINIUMS 1-12	BLOOMINGTON, IL	61701	2104332014 2104370000 2104370001 2104370002 2104370003 2104370004 2104370005 2104370001 2104370002

			2104370003 2104370004 2104370005
101-103 W JEFFERSON ST AND 306-310 MAIN ST	BLOOMINGTON, IL	61701	2104328028
217 W JEFFERSON STREET	BLOOMINGTON, IL	61701	2104327004
212 N CENTER ST ALL CONDIMINIUMS 1-32			2104325000 2104325025 2104325026 2104325027 2104325028 2104325029 2104325030 2104325031 2104325021 2104325022 2104325023 2104325024 2104325001 2104325002 2104325003 2104325004 2104325005 2104325006 2104325007 2104325008 2104325009 2104325010 2104325011 2104325012 2104325013 2104325014 2104325015 2104325016 2104325017 2104325018 2104325019 2104325020
205 N MAIN STREET ALL CONDIMINUMS 1-9			2104334011 2104371000 2104371001 2104371002 2104371003 2104371004 2104371001 2104371002 2104371003 2104371004
PROPERTIES PROPOSED TO BE REZONED FROM D-1 CENTRAL BUSINESS DISTRICT TO P-2, PUBLIC LANDS AND INSTITUTIONS			
104 W FRONT ST	BLOOMINGTON, IL	61701	2104343028

PROPERTIES PROPOSED TO BE REZONED FROM D-1 CENTRAL BUSINESS DISTRICT TO R-3B MULTIFAMILY RESIDENTIAL DISTRICT			
507 W GROVE ST	BLOOMINGTON, IL	61701	2104314023
510 W GROVE ST	BLOOMINGTON, IL	61701	2104318010
509 W OLIVE ST	BLOOMINGTON, IL	61701	2104318022
504 ½ W GROVE ST	BLOOMINGTON, IL	61701	2104318013
508 W GROVE ST	BLOOMINGTON, IL	61701	2104318011
513 W GROVE ST	BLOOMINGTON, IL	61701	2104314020
506 W GROVE ST	BLOOMINGTON, IL	61701	2104318012
512 W FRONT ST	BLOOMINGTON, IL	61701	2104314008
509 W GROVE ST	BLOOMINGTON, IL	61701	2104314022
511 W GROVE ST	BLOOMINGTON, IL	61701	2104314021
103 S MCLEAN ST	BLOOMINGTON, IL	61701	2104415008
101 S MCLEAN ST	BLOOMINGTON, IL	61701	2104415007
PROPERTIES PROPOSED TO BE REZONED FROM D-1 CENTRAL BUSINESS DISTRICT TO R-2, MIXED RESIDENTIAL DISTRICT			
403 E MONROE ST	BLOOMINGTON, IL	61701	2104267003

RESOLUTION NO. 2020 - 2

A RESOLUTION AUTHORIZING THE INITIATION OF MAP AMENDMENTS TO THE OFFICIAL ZONING MAP FOR PROPERTIES IN THE CITY OF BLOOMINGTON, TO AMEND ERRORS AND MAKE THE MAP CONSISTENT WITH THE PREVIOUSLY ADOPTED COMPREHENSIVE TEXT AMENDMENT TO THE BLOOMINGTON ZONING ORDINANCE, CHAPTER 44 OF THE BLOOMINGTON CITY CODE

WHEREAS, the City of Bloomington is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs; and,

WHEREAS, pursuant to the Illinois Municipal Code, the City of Bloomington has authority to create and to establish, by ordinance, zoning regulations and districts, and to amend said regulations and districts from time to time; and,

WHEREAS, through the ratification of Ordinance 2019-12, the City Council adopted a comprehensive update to chapter 44 of the City Code which amended, consolidated, eliminated and created districts regulated by Chapter 44 of the City Code and represented on the Official Zoning Map, adopted by the City Council on March 11, 2019; and,

WHEREAS, through the ratification of Ordinance 2019-12, the City Council also approved multiple map amendments to the Official Zoning Map, adopted by the City Council on March 11, 2019; and,

WHEREAS, the premises hereinafter described in Exhibit "A" were intended to be approved through the ratification of Ordinance 2019-12 but were omitted from the list of properties or mistakenly added to the list of properties resulting in an error in the Official Zoning Map; and,

WHEREAS, the premises hereinafter described in Exhibit "A", are regulated under the provisions of Chapter 44 of the Bloomington City Code, 1960, as amended, and have zoning classifications that, after the adoption of the Comprehensive Amendment to the Bloomington Zoning Ordinance, are no longer be in harmony with the letter, philosophy and intent of Chapter 44 of the Bloomington City Code, as amended; and

WHEREAS, pursuant to Chapter 44.13-2 of the Bloomington City Code, the City Council has the power to pass this resolution to initiate the map amendments, as proposed in Exhibit "A", to the Official Zoning Map, and to direct the Bloomington Planning Commission to hold a public hearing on said amendment.

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

1. That the City Council directs city staff to initiate the map amendment process for multiple properties in the City of Bloomington specified in Exhibit A, attached hereto and incorporated herein by reference; and,
2. That the Bloomington Planning Commission shall hold a public hearing, after due notice as required by law, on the map amendments to the Official 2018 Zoning Map, proposed in Exhibit "A" for multiple properties in the City of Bloomington.

3. That the Bloomington Planning Commission initiate the process to adopt an Official 2019 Zoning Map that reflects all map amendments carried out during the preceding calendar year.

PASSED this 27th day of January 2020.

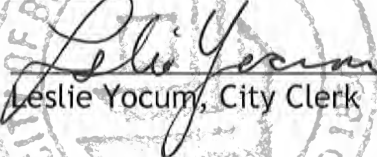
APPROVED this 28th day of January 2020.

CITY OF BLOOMINGTON



Tari Renner, Mayor

ATTEST



Leslie Yocum, City Clerk



Exhibit A

PROPERTIES PROPOSED TO BE REZONED FROM C-2 NEIGHBORHOOD SHOPPING DISTRICT TO B-2, LOCAL COMMERCIAL DISTRICT			
ADDRESS	CITY, STATE	ZIP CODE	PIN
2501 COLLEGE AVE ALL CONDOMINIUMS 1-3	BLOOMINGTON, IL	61704	1425305000 1425305001 1425305002 1425305003
3002-3004 GENERAL ELECTRIC RD ALL CONDOMINIUMS 3002- 3004	BLOOMINGTON, IL	61704	1530354000 1530354001 1530354002
3601-3603 GENERAL ELECTRIC RD ALL CONDOMINIUMS 1-3	BLOOMINGTON, IL	61704	1531208000 1531208004 1531208005 1531208003 1531208001
PROPERTIES PROPOSED TO BE REZONED FROM C-3 COMMUNITY/REGIONAL SHOPPING DISTRICT TO B-1, GENERAL COMMERCIAL DISTRICT			
1206 TOWANDA AVE	BLOOMINGTON, IL	61701	1434451010
PROPERTIES PROPOSED TO BE REZONED FROM B-3 CENTRAL BUSINESS DISTRICT TO D-2 DOWNTOWN TRANSITION DISTRICT			
221 E FRONT ST ALL CONDOMINIUMS 1-5	BLOOMINGTON, IL	61701	2104421000 2104421006 2104421005 2104421004 2104421003 2104421002 2104421001
209 E WASHINGTON ST ALL CONDOMINIUMS 1-5	BLOOMINGTON, IL	61701	2104420000 2104420002 2104420003 2104420004 2104420005 2104420001
210 S EAST ST	BLOOMINGTON, IL	61701	2104350004
201 W OLIVE ST ALL CONDOMINIUMS 1-4	BLOOMINGTON, IL	61701	2104347000 2104347018 2104347015 2104347017 2104347016

222 E MARKET ST	BLOOMINGTON, IL	61701	2104257014
105-115 W JEFFERSON ST CONDOMINIUMS 1-22	BLOOMINGTON, IL	61701	2104369000 2104369001 2104369002 2104369003 2104369004 2104369005 2104369006 2104369007 2104369008 2104369009 2104369010 2104369011 2104369012 2104369013 2104369014 2104369015 2104369016 2104369017 2104369018 2104369019 2104369020
511 W FRONT STREET	BLOOMINGTON, IL	61701	2104310014
209 DOUGLAS ST	BLOOMINGTON, IL	61701	2104257013
305 W MONROE CONDOMINIUMS 1-7	BLOOMINGTON, IL	61701	2104198000 2104198001 2104198007 2104198003 2104198005 2104198002 2104198004 2104198006
102 W LOCUST ST	BLOOMINGTON, IL	61701	2104196001
104 W LOCUST ST	BLOOMINGTON, IL	61701	2104196002
106 W LOCUST ST	BLOOMINGTON, IL	61701	2104196003
108 W LOCUST ST	BLOOMINGTON, IL	61701	2104196004
110 W LOCUST ST	BLOOMINGTON, IL	61701	2104196005
112 W LOCUST ST	BLOOMINGTON, IL	61701	2104196006

114 W LOCUST ST	BLOOMINGTON, IL	61701	2104196007
116 W LOCUST ST	BLOOMINGTON, IL	61701	2104196008
318 N MAIN ST CONDOMINIUMS 1-3	BLOOMINGTON, IL	61701	2104197000 2104197001 2104197003 2104197002

**PROPERTIES PROPOSED TO BE REZONED FROM
B-3 CENTRAL BUSINESS DISTRICT TO D-1 CENTRAL BUSINESS DISTRICT**

102 N CENTER ST CONDOMINIUMS 1-49	BLOOMINGTON, IL	61701	2104372000 2104372035 2104372036 2104372037 2104372038 2104372039 2104372041 2104372042 2104372044 2104372045 2104372046 2104372048 2104372040 2104372043 2104372047 2104372049 2104372011 2104372012 2104372013 2104372014 2104372015 2104372016 2104372017 2104372018 2104372019 2104372020 2104372021 2104372023 2104372024 2104372025 2104372022 2104372026 2104372027 2104372028 2104372029 2104372030 2104372031
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			2104372032 2104372033 2104372003 2104372002 2104372001 2104372004 2104372005 2104372006 2104372007 2104372008 2104372009 2104372010 2104372034
202 N CENTER ST CONDIMINIUMS 1-12	BLOOMINGTON, IL	61701	2104332014 2104370000 2104370001 2104370002 2104370003 2104370004 2104370005 2104370001 2104370002 2104370003 2104370004 2104370005
101-103 W JEFFERSON ST AND 306-310 MAIN ST	BLOOMINGTON, IL	61701	2104328028
217 W JEFFERSON STREET	BLOOMINGTON, IL	61701	2104327004
212 N CENTER ST ALL CONDIMINIUMS 1-32	BLOOMINGTON, IL	61701	2104325000 2104325025 2104325026 2104325027 2104325028 2104325029 2104325030 2104325031 2104325021 2104325022 2104325023 2104325024 2104325001 2104325002 2104325003 2104325004 2104325005 2104325006 2104325007

			2104325008 2104325009 2104325010 2104325011 2104325012 2104325013 2104325014 2104325015 2104325016 2104325017 2104325018 2104325019 2104325020
205 N MAIN STREET ALL CONDIMINUMS 1-9	BLOOMINGTON, IL	61701	2104334011 2104371000 2104371001 2104371002 2104371003 2104371004 2104371001 2104371002 2104371003 2104371004
PROPERTIES PROPOSED TO BE REZONED FROM D-1 CENTRAL BUSINESS DISTRICT TO P-2, PUBLIC LANDS AND INSTITUTIONS			
104 W FRONT ST	BLOOMINGTON , IL	61701	2104343028
PROPERTIES PROPOSED TO BE REZONED FROM D-1 CENTRAL BUSINESS DISTRICT TO R-3B MULTIFAMILY RESIDENTIAL DISTRICT			
507 W GROVE ST	BLOOMINGTON, IL	61701	2104314023
510 W GROVE ST	BLOOMINGTON, IL	61701	2104318010
509 W OLIVE ST	BLOOMINGTON, IL	61701	2104318022
504 ½ W GROVE ST	BLOOMINGTON, IL	61701	2104318013
508 W GROVE ST	BLOOMINGTON, IL	61701	2104318011
513 W GROVE ST	BLOOMINGTON, IL	61701	2104314020
506 W GROVE ST	BLOOMINGTON, IL	61701	2104318012
512 W FRONT ST	BLOOMINGTON, IL	61701	2104314008

509 W GROVE ST	BLOOMINGTON, IL	61701	2104314022
511 W GROVE ST	BLOOMINGTON, IL	61701	2104314021
103 S MCLEAN ST	BLOOMINGTON, IL	61701	2104415008
101 S MCLEAN ST	BLOOMINGTON, IL	61701	2104415007
PROPERTIES PROPOSED TO BE REZONED FROM D-1 CENTRAL BUSINESS DISTRICT TO R-2, MIXED RESIDENTIAL DISTRICT			
403 E MONROE ST	BLOOMINGTON, IL	61701	2104267003

DRAFT

RESOLUTION NO. 2020 -

A RESOLUTION ADOPTING THE OFFICIAL 2019 ZONING MAP FOR THE CITY OF BLOOMINGTON WHICH SUPERCEDES AND REPLACES THE OFFICIAL ZONING MAP ADOPTED BY COUNCIL ON MARCH 11, 2019.

WHEREAS, pursuant to 65 ILCS 5/11-13-19 of the Illinois Municipal Code, the corporate authorities shall cause to be published, no later than the thirty first (31st) day of March each year, a map clearly showing the existing zoning uses, divisions, restrictions, regulations and classifications of such municipality for the preceding calendar year, and;

WHEREAS, the City Council adopted the Official 2018 Zoning Map (Res. 2019-10) on March 11, 2019 and, at the same meeting, adopted multiple district and map amendments to the Official Zoning Map (Ord. 2019-12), and;

WHEREAS, the map published by the corporate authority shall be the Official Zoning Map, and when multiple changes occur and said map becomes difficult to interpret, said map shall be revised and a new Official Zoning Map showing the revisions shall be adopted, and;

WHEREAS, pursuant to Chapter 44.5-2 of the Bloomington City Code, one (1) copy of the Official Zoning Map and thereafter one (1) copy of the current annual revision thereto are to be kept for public inspection in the Office of the City Clerk and in the office of the Director Community Development, and;

WHEREAS, each such map shall be identified by the signature of the Mayor, attested by the City Clerk and bearing the seal of the City under the words: This is to certify that the Official Zoning Map supersedes and replaces the previous Official Zoning Map and is part of Chapter 44 of the Bloomington City Code, 1960, as amended, and;

WHEREAS, the City Council of said City has the power to pass this resolution and adopt the Official 2019 Zoning Map which supersedes the Official Zoning Map adopted on March 11, 2019.

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

1. The Official 2019 Zoning Map of said City is hereby approved.

PASSED this ____ day of _____, 2020.

APPROVED this ____ day of _____, 2020.

APPROVED:

ATTEST:

Leslie Yocum
Interim City Clerk

Tari Renner
Mayor



OFFICIAL 2019 ZONING MAP



0 2,640 5,280
Feet

Legend

- Streets
- Railroads
- S-1 Airport Noise Impact District
- S-4 Historic District
- Zoning Classifications**
- A Agricultural
- P-3 Airport District
- P-2 Public Land and Institutions
- P-1 University District
- B-1 General Commercial District
- B-2 Local Commercial District
- C-1 Office District
- D-1 Central Business District
- D-2 Downtown Transition District
- D-3 Downtown Warehouse and Arts District
- M-1 Restricted Manufacturing District
- M-2 General Manufacturing District
- R-1A Single-Family Residence District
- R-1B Single-Family Residence District
- R-1C Single-Family Residence District
- R-1H Single-Family Manufactured Home Residence District
- R-2 Mixed Residence District
- R-3A Multiple-Family Residence District
- R-3B Multiple-Family Residence District
- R-4 Manufactured Home Park District
- GAP-1 Estate House, Manor
- GAP-2 House, Estate House, Manor
- GAP-3 Iconic, House, Manor, Apt on corners
- GAP-4 Iconic, House, Manor, Rowhouse, Apt on corners
- GAP-5 Commercial, Cottage Commercial, Iconic, Apt
- GAP-6 Warehouse

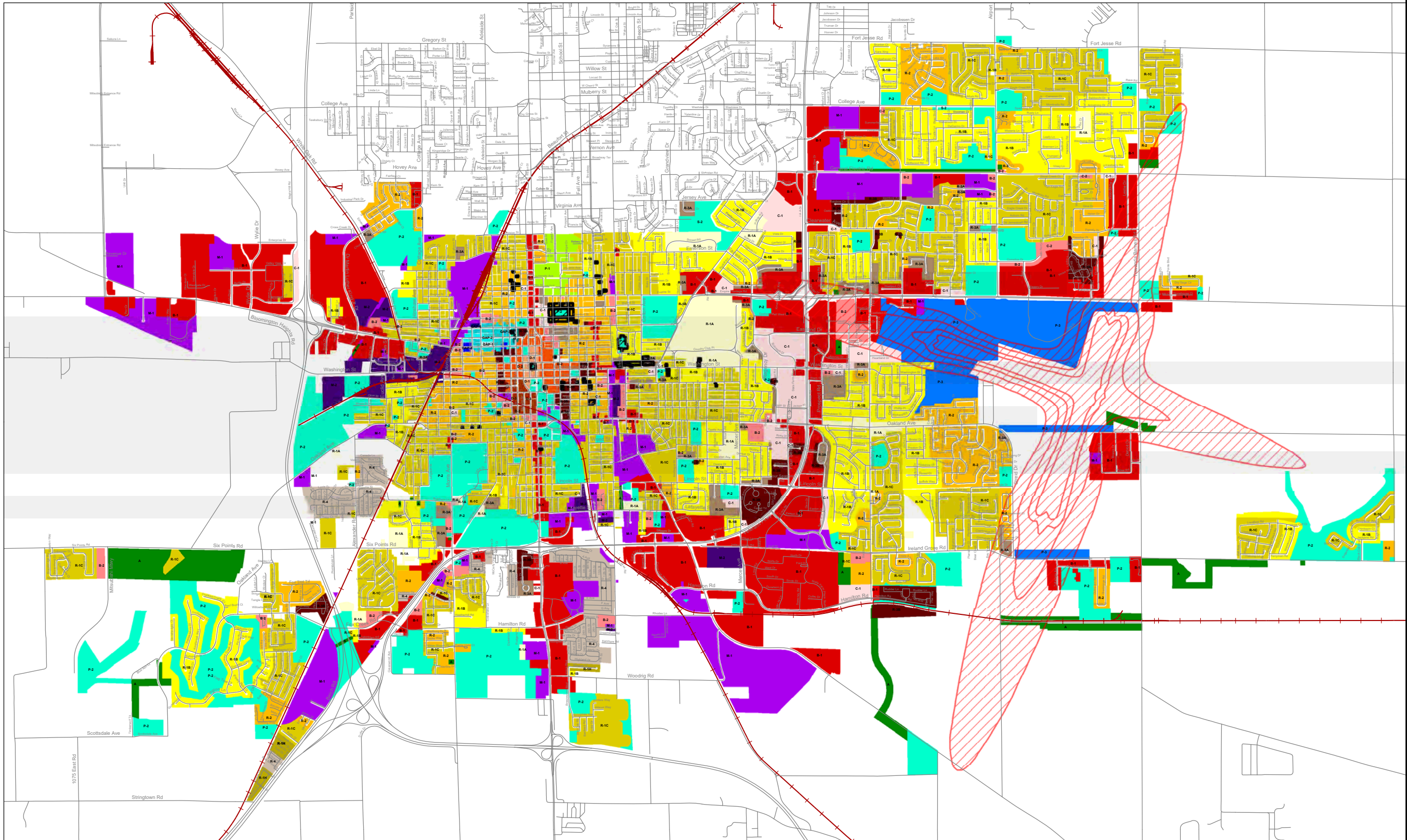
UPDATE: 3/23/2020
 VISIT WWW.CITYOFBLOOMINGTON.ORG/CITY_HALL/DEPARTMENTS/PLANNING_AND_ZONING/ FOR PDF DOWNLOAD

PREPARED BY:
 BLOOMINGTON DEPARTMENT OF COMMUNITY DEVELOPMENT

ADDITIONAL COPIES:
 COPIES ARE AVAILABLE FOR PURCHASE (\$15) THROUGH THE CITY CLERKS OFFICE
 AT 100 EAST CLAY STREET, BLOOMINGTON, ILLINOIS 61701

NOTICE OF APPROVAL:
 THIS IS TO CERTIFY THAT THE OFFICIAL 2019 ZONING MAP SUPERSEDES AND REPLACES
 THE PREVIOUS OFFICIAL ZONING MAP AND IS PART OF CHAPTER 44
 OF THE BLOOMINGTON CITY CODE, 1990, AS AMENDED

APPROVED: _____ ATTEST: _____
 MAYOR, TARR RENNER CITY CLERK, LESLIE YOCCUM



C-2 to B-2		
first_name last_name	address1 address2	city state_code zip_code
		,
JAMES SPACHMAN	2501 E COLLEGE AVE STE A	BLOOMINGTON, IL 61704
G PROP, LLC	1008 N MAIN ST	BLOOMINGTON, IL 61701
TIMOTHY BLY	2501 E COLLEGE AVE	BLOOMINGTON, IL 61704
LEE REALTY GROUP, INC AN IL	PO BOX 976	BLOOMINGTON, IL 61702
MCLT M955	1 INGLEWOOD LN	BLOOMINGTON, IL 61704
STEVEN SIERASKI	1214 JANET DR	BLOOMINGTON, IL 61704
DENNIS STAFFORD	14 FOUNTAIN LAKE CT	BLOOMINGTON, IL 61704
C/O SHARON DILBECK TRUSTEE MCLEAN COUNTY LAND TRUST H-337	308 STANHOPE LN	NORMAL, IL 61761
C-3 to B-1		
Stortz, G Barry--Trustee	5434 W. Fieldstone Drive	Peoria IL 61615
B-3 TO D-2		
HARRY FULLER	PO BOX 3696	BLOOMINGTON, IL 61702
DENNIS KNOBLOCH	115 W JEFFERSON ST STE 200	BLOOMINGTON, IL 61701
STEVEN WANNEMACHER	23 MONARCH DR	BLOOMINGTON, IL 61704
HERITAGE ENTERPRISES INC	PO BOX 3188	BLOOMINGTON, IL 61702
BRIAN EDDINGS	114 W LOCUST ST	BLOOMINGTON, IL 61701
R KENT COOK	116 W LOCUST	BLOOMINGTON, IL 61701
STEPHEN BEASLEY	112 W Locust St	BLOOMINGTON, IL 61701
LUCAS MAXWELL	110 W LOCUST ST	BLOOMINGTON, IL 61701
ROBERT & KARI RUST FULTON	106 W LOCUST ST #106	BLOOMINGTON, IL 61701
MELISSA MOODY	108 W LOCUST ST	BLOOMINGTON, IL 61701
MICHAEL THEUNE	104 W LOCUST ST	BLOOMINGTON, IL 61701
LEONARD KURFIRST	102 W LOCUST ST	BLOOMINGTON, IL 61701
CHARLES STUCKEY	2101 WOODFIELD RD	BLOOMINGTON, IL 61704
KRISTIN GIVENS	305 W MONROE ST APT 1	BLOOMINGTON, IL 61701
TROY CLARK	305 W MONROE UNIT 7	BLOOMINGTON, IL 61701
NANCY ISAACSON	212 N CENTER ST UNIT 502	BLOOMINGTON, IL 61701
PATRICIA STILLER	305 W MONROE ST #5	BLOOMINGTON, IL 61701
THOMAS KELLER	305 W MONROE UNIT 2	BLOOMINGTON, IL 61701
RENEE RONGEY	19338 N 50 EAST RD	DANVERS, IL 61732
ROBERT QUINLAN	305 W MONROE ST APT 6	BLOOMINGTON, IL 61701
BRADLEY GLENN	4926 E 1000 NORTH RD	STANFORD, IL 61774
DAVID MILLIGAN	221 E FRONT ST APT 3	BLOOMINGTON, IL 61701
RANDOLPH & KATHRYN CHILTON	15353 N BLOOMFIELD RD	NEVADA CITY, CA 95959

HARRY S & CYNTHIA PRATT	221 E FRONT ST APT 4	BLOOMINGTON, IL 61701
MIKE WALTER	3143 CUBA RD	LONG GROVE, IL 60047
XL Vixens, LLC	209 E Washington St	BLOOMINGTON, IL 61701
XI VIXENS LLC	209 E WASHINGTON ST, UNIT 1	BLOOMINGTON, IL 61701
MICAH & MELISSA MCCLELLAND	1116 E GROVE	BLOOMINGTON, IL 61701
DAVID STARK	209 E WASHINGTON ST APT 5	BLOOMINGTON, IL 61701
ROGER BAYSTON	209 E WASHINGTON ST UNIT 5	BLOOMINGTON, IL 61701
LARS OSTLING	201 W OLIVE ST	BLOOMINGTON, IL 61701
ERIC OSTLING	201 W OLIVE ST	BLOOMINGTON, IL 61701
RUSSELL DEPEW	201 W OLIVE STREET	BLOOMINGTON, IL 61701
210 SOUTH EAST LLC C/O ANDY KAUFMANN	210 S EAST ST	BLOOMINGTON IL 61701
CHRISTIAN FAITH CENTER	502 W FRONT	BLOOMINGTON IL 61701
B-3 TO D-1		
FRONT N CENTER INC	PO BOX 9565	PEORIA, IL 61612
121 NORTH MAIN LLC	121 N MAIN STREET 4TH FLOOR	BLOOMINGTON, IL 61701
FRED DRAKE HEARTLAND BANK AND TRUST COMPANY	PO BOX 67	Bloomington, IL 61702
MERLE & CAROL HUFF	P O BOX 9565	PEORIA, IL 61612
JEANNA KLUNK	212 N CENTER ST UNIT 602	BLOOMINGTON, IL 61701
NANCY BETH LOITZ	212 N CENTER ST UNIT 603	BLOOMINGTON, IL 61701
CONSOLIDATED PROPERTIES LLC SERIES EB	P O BOX 9565	PEORIA, IL 61612
STEVE & TERRI HELREGEL GRADY	212 N CENTER ST UNIT 702	BLOOMINGTON, IL 61701
NANCY ISAACSON	212 N CENTER ST UNIT 502	BLOOMINGTON, IL 61701
LESLI GRIFFITH	212 N CENTER ST UNIT 503	BLOOMINGTON, IL 61701
WILLIAM GLASS	212 N CENTER ST UNIT 104	BLOOMINGTON, IL 61701
EDWARD WOLLENSCHLAGER	212 N CENTER, UNIT 203	BLOOMINGTON, IL 61701
DEBORAH RUBIN	212 N CENTER ST UNIT 205	BLOOMINGTON, IL 61701
EVAN PAGE DONALDSON	212 N CENTER ST UNIT 303	BLOOMINGTON, IL 61701
BRUCE JOHNSON	212 N Center St Unit 401	BLOOMINGTON, IL 61701
JOSEPH READY	212 N CENTER ST UNIT 402	BLOOMINGTON, IL 61701
JACQUELINE NICHOLSON	212 N CENTER ST UNIT 403	BLOOMINGTON, IL 61701
SCOTT & TAMI WACKER	212 N CENTER ST UNIT 501	BLOOMINGTON, IL 61701
ENSENBERGER BUILDING CORP	PO BOX 9565	PEORIA, IL 61612
PEOPLES BANK TRUSTEE	C/O BRUCE BREITWISER 202 N CENTER ST	BLOOMINGTON, IL 61701
MCLEAN COUNTY LAND TRUST	C/O B W BREITWEISER 202 N CENTER ST	BLOOMINGTON, IL 61701
CLAY COX	MCLEAN COUNTY LAND TRUST H-325 202 N CENTER ST	BLOOMINGTON, IL 61701

MCLEAN COUNTY LAND TRUST	C/O DUNBAR BREITWEISER & CO 202 N CENTER ST	BLOOMINGTON, IL 61701
BROWN, PAUL M	PO BOX 3367	BLOOMINGTON IL 61701
PANTAGRAPH PRINTING & STATIONERY	217 W JEFFERSON ST	BLOOMINGTON IL 61701
D-1 TO P-2		
COUNTY OF MCLEAN	PO BOX 2400	BLOOMINGTON IL 61701
D-1 TO R-3B		
GARCIA JESUS & ANGELICA	507 W GROVE	BLOOMINGTON IL 61701
MICHAEL WILLIAMS	510 W GROVE ST	BLOOMINGTON, IL 61701
STEVEN & CAROLE BETHEL	25385 STATE HIGHWAY 251	HUDSON, IL 61748
RITA IRENE MARSHALL	1405 LOW ST	BLOOMINGTON, IL 6170
BLOOMNORM LLC	666 DUNDEE RD STE 1102	NORTHBROOK, IL 60062
CAROL C & ROBERT HERMANN	5 BENT TREE LN	TOWANDA, IL 61776
LEO NOLAN TRUST C/O GARY NOLAN-TRUSTEE	32 HALLMARK HILL DR	WALLINGFORD, CT 06492
CHANDLER, CURTIS & GLENNA	24 NICOLE CT	BLOOMINGTON IL 61704
WUM PROPERTIES LLC	26 BAY POINTE DR	BLOOMINGTON IL 61704
D-1 TO R-2		
TRREI LLC	37895 NORMANDY RD	WINCHESTER, CA 92596

CLASSIFIEDS

Accounting-Bookkeeping

PUBLISHER'S NOTICE Federal and state laws prohibit employment advertisements that express a discriminatory preference on the basis of race, age, color, religion, sex, national origin, disability or marital status. The Pantagraph will not knowingly accept any advertisement that violates these laws.

PUBLISHER'S NOTICE Federal and state laws prohibit employment advertisements that express a discriminatory preference on the basis of race, age, color, religion, sex, national origin, disability or marital status. The Pantagraph will not knowingly accept any advertisement that violates these laws.

General

Business Opportunity

Delivering the Bloomington, IL Pantagraph

Would you like to deliver newspapers as an independent contractor under an agreement with The Pantagraph? All you need is a reliable vehicle, valid driver's license and auto and auto insurance. Call quickly, these routes will not be open long. Earn up to \$1,200 a month.

Call 309-820-3293

You can also go to pantagraph.com/carrier and request to be contacted.

Apts for Rent Area Town

IN ACCORDANCE with the federal Fair Housing Act, we do not accept for publication any real estate listing that indicates any preference, limitation, or discrimination based on race, color, religion, sex, disability, family status, or national origin.

LEXINGTON: LARGE, 2 bedrooms, heat/water/gas paid. NO PETS. Ready. \$535-\$635. Call (309) 747-3367

Apts for Rent Bloomington

OAK CREEK: 2 BEDROOM townhouse, 2.5 bath, fireplace, 2 car garage, with deck \$800. 309-365-8515. Agent Interest.

PARK, 1010 N.
← SLEEPING ROOM ←
Bath/kitchen privileges, all utilities paid. Ph. 309-838-3046

Office-Commercial SPC for Rent

TWO SALON Booths for rent at J. Marie's Salon! 2412 E. Washington St, Bloomington IL 61704. Call for information & price 815-848-3219.

Farms for Sale

WANTED: FARM ground Any number of acres Phone Cindy Eckols 309-532-1616 • Re/Max Choice

Real Estate Area Towns

HAVE IT ALL NEAR ALL! Spacious, well-equipped, individual entry row homes. \$605 - 2 bed/1 bath and \$735 - 3 bed/2 bath units. Washer dryer connections, 1 pet allowed. Private street, near Constitution Trail, and shopping. Income restrictions apply. Summertime Rentals. 309-451-5555

Real Estate Bloomington

IN ACCORDANCE with the federal Fair Housing Act, we do not accept for publication any real estate listing that indicates any preference, limitation, or discrimination based on race, color, religion, sex, disability, family status, or national origin.

Health-Fitness

PROFORM TREADMILL - \$250
Proform Stationary Bike - \$100
Call (309) 433-7962

Household Furnishings

BUYING FURNITURE, appliances and costume jewelry. 309-826-7688 or 826-5688.

Pets & Supplies



2 ACA REGISTERED Shiba Inu puppies. Ready to go anytime. Shots and wormed. Very cute and playful. Pics available. \$450 or best offer. Call 217-543-2264 or text 217-202-0226

2 FEMALE TEDDY Bears, ready 02/05. Cash \$595. 217-841-2516

45 GALLON aquarium with light and filters - \$125. Phone 309-585-1877

6 PUPPIES, 11 wks old, Patterdale Boston Terrier cross, 3 males, 3 females, shots and wormer up to date, black with white markings, playful pets, \$400 each. 217-268-3632

7 COCKER-POO PUPPIES for sale. Assorted colors. Tails docked. Dew claws removed. First shots/dewormed. Great Valentine's gift. Hurry while they last. \$850 ea 217-235-0930



ACA PEMBROKE Welsh Corgi, black tri, 2 males, 2 females, up to date on shots and dewormer, ready to go, \$800. Ph. 217-543-5167

ACA REG. Boston Terrier Puppies. Black & White, Brindle & White. 3 Females, 1 Male. Up to date on shots and wormer \$675. 217-855-2840

AKC POODLE - Home raised, red female - \$800. Socialized, shots/wormed, Flea Free! Ready March 1st. Delivery charge \$150. 217-254-7676

PUBLIC HEARING

BLOOMINGTON PLANNING COMMISSION

FEBRUARY 26, 2020

A Public Hearing before the Bloomington Planning Commission will be held on Wednesday, February 26, 2020 at 4:00 PM, in City Hall, 109 E. Olive St., Bloomington IL 61701 on an application, initiated by Resolution 2020-02 adopted on January 27, 2020, submitted by the Bloomington City Council to rezone the following properties:

FROM C-2 NEIGHBORHOOD COMMERCIAL DISTRICT, TO B-2, LOCAL COMMERCIAL DISTRICT
2501 COLLEGE AVE (ALL CONDOMINIUMS 1-3) BLOOMINGTON, IL 61701 (PINS: 1425305000; 1425305001; 1425305002; 1425305003)
3002-3004 GENERAL ELECTRIC RD (ALL CONDOMINIUMS 3002-3004) BLOOMINGTON, IL 61704 (PINS: 1530354000; 1530354001; 1530354002)
3601-3603 GENERAL ELECTRIC RD (ALL CONDOMINIUMS 1-3) BLOOMINGTON, IL 61704 (PINS: 1531208000; 1531208004; 1531208005; 1531208003; 1531208001)
C-3 COMMUNITY/REGIONAL SHOPPING DISTRICT TO B-1, GENERAL COMMERCIAL DISTRICT
1206 TOWANDA AVE BLOOMINGTON, IL 61701 (PIN: 1434451010)
FROM B-3 CENTRAL BUSINESS DISTRICT TO D-2 DOWNTOWN TRANSITION DISTRICT
221 E FRONT ST (ALL CONDOMINIUMS 1-5) BLOOMINGTON, IL 61701 (PINS: 2104421000; 2104421006; 2104421005; 2104421004; 2104421003; 2104421002; 2104421001)
209 E WASHINGTON ST (ALL CONDOMINIUMS 1-5) BLOOMINGTON, IL 61701 (PINS: 2104420000; 2104420002; 2104420003; 2104420004; 2104420005; 2104420001)
210 S EAST ST BLOOMINGTON, IL 61701 (PIN: 2104350004)
201 W OLIVE ST (ALL CONDOMINIUMS 1-4) BLOOMINGTON, IL 61701 (PINS: 2104347000; 2104347018; 2104347015; 2104347017; 2104347016; 2104347019)
222 E MARKET ST BLOOMINGTON, IL 61701 (PIN: 2104257014)
105-115 W JEFFERSON ST (ALL CONDOMINIUMS 1-14) BLOOMINGTON, IL 61701 (PINS: 2104369002; 2104369000; 2104369001; 2104369002; 2104369003; 2104369004; 2104369005; 2104369006; 2104369008; 2104369009; 2104369011; 2104369012; 2104369013; 2104369014; 2104369015; 2104369016; 2104369017; 2104369018; 2104369019; 2104369020; 2104369010; 2104369007)
511 W FRONT ST BLOOMINGTON, IL 61701 (PIN: 2104310014)
209 DOUGLAS ST BLOOMINGTON, IL 61701 (PIN: 2104257013)
305 W MONROE (CONDOMINIUMS 1-7) BLOOMINGTON, IL 61701 (PINS: 2104198000; 2104198001; 2104198007; 2104198003; 2104198005; 2104198002; 2104198004; 2104198006)
102 W LOCUST ST BLOOMINGTON, IL 61701 (PIN: 2104196001)
104 W LOCUST ST BLOOMINGTON, IL 61701 (PINS: 2104196002)
106 W LOCUST ST BLOOMINGTON, IL 61701 (PIN: 2104196003)
108 W LOCUST ST BLOOMINGTON, IL 61701 (PIN: 2104196004)
110 W LOCUST ST BLOOMINGTON, IL 61701 (PIN: 2104196005)
112 W LOCUST ST BLOOMINGTON, IL 61701 (PIN: 2104196006)
114 W LOCUST ST BLOOMINGTON, IL 61701 (PIN: 2104196007)
318 N MAIN ST BLOOMINGTON, IL (CONDOMINIUMS 1-3) 61701 (PINS: 2104197000; 2104197001; 2104197003; 2104197002)
FROM B-3 CENTRAL BUSINESS DISTRICT TO D-1 CENTRAL BUSINESS DISTRICT
102 N CENTER ST (CONDOMINIUMS 1-49) BLOOMINGTON, IL 61701 (PINS: 2104372000; 2104372035; 2104372036; 2104372037; 2104372038; 2104372039; 2104372041; 2104372042; 2104372044; 2104372045; 2104372046; 2104372048; 2104372040; 2104372043; 2104372047; 2104372049; 2104372011; 2104372012; 2104372013; 2104372014; 2104372015; 2104372016; 2104372017; 2104372018; 2104372019; 2104372020; 2104372021; 2104372023; 2104372024; 2104372025; 2104372022; 2104372026; 2104372027; 2104372028; 2104372029; 2104372030; 2104372031; 2104372032; 2104372033; 2104372003; 2104372002; 2104372001; 2104372004; 2104372005; 2104372006; 104372007; 2104372008; 2104372009; 210472010; 2104372034)
202 N CENTER ST (CONDIMINIUMS 1-12) BLOOMINGTON, IL 61701 (PINS: 2104332014 2104370000; 2104370001; 2104370002; 2104370003; 2104370004; 2104370005; 2104370001; 2104370002; 2104370003; 2104370004; 2104370005)
101-103 W JEFFERSON ST AND 306-310 MAIN ST BLOOMINGTON, IL 61701 (PIN: 2104328028)
217 W JEFFERSON ST BLOOMINGTON, IL 61701 (PIN: 2104327004)
212 N CENTER ST (ALL CONDINIUMS 1-32) BLOOMINGTON, IL 61701 (PINS: 2104325000 2104325025; 2104325026; 2104325027; 2104325028; 2104325029; 2104325030; 2104325031; 2104325021; 2104325022; 2104325023; 2104325024; 2104325001; 2104325002; 2104325003; 2104325004; 2104325005; 2104325006; 2104325007; 2104325008; 2104325009; 2104325010; 2104325011; 2104325012; 2104325013; 2104325014; 2104325015; 2104325016; 2104325017; 2104325018; 2104325019; 2104325020)
205 N MAIN ST (ALL CONDINIUMS 1-9) BLOOMINGTON, IL 61701 (PINS: 2104334011; 2104371000; 2104371001; 2104371002; 2104371003; 2104371004; 2104371001; 2104371002; 2104371003; 2104371004)
FROM D-1 CENTRAL BUSINESS DISTRICT TO P-2, PUBLIC LANDS AND INSTITUTIONS
104 W FRONT ST BLOOMINGTON, IL 61701 (PIN: 21043430280)
FROM D-1 CENTRAL BUSINESS DISTRICT TO R-3B MULTIFAMILY RESIDENTIAL DISTRICT
507 W GROVE ST BLOOMINGTON, IL 61701 (PIN: 2104314023)
510 W GROVE ST BLOOMINGTON, IL 61701 (PIN: 2104318010)
509 W OLIVE ST BLOOMINGTON, IL 61701 (PIN: 2104318022)
504 1/2 W GROVE ST BLOOMINGTON, IL 61701 (PIN: 2104318013)
508 W GROVE ST BLOOMINGTON, IL 61701 (PIN: 2104318011)
513 W GROVE ST BLOOMINGTON, IL 61701 (PIN: 2104314020)
506 W GROVE ST BLOOMINGTON, IL 61701 (PIN: 2104318012)
512 W FRONT ST BLOOMINGTON, IL 61701 (PIN: 2104314008)
509 W GROVE ST BLOOMINGTON, IL 61701 (PIN: 2104314022)
511 W GROVE ST BLOOMINGTON, IL 61701 (PIN: 2104314021)
103 S MCLEAN ST BLOOMINGTON, IL 61701 (PIN: 2104415008)
101 S MCLEAN ST BLOOMINGTON, IL 61701 (PIN: 2104415007)
FROM D-1 CENTRAL BUSINESS DISTRICT TO R-2, MIXED RESIDENTIAL DISTRICT
403 E MONROE ST BLOOMINGTON, IL 61701 (PIN: 2104267003)

The application, initiated by Resolution 2020-02 adopted on January 27, 2020, is available for review at Bloomington Community Development, 115 E Washington, St., Suite 201, Bloomington. All interested persons have the right to appear at the public hearing and may present evidence and testimony on the application.

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.

The City Clerk may be contacted at 109 E. Olive St., Bloomington, (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

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