

AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, June 8, 2016 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

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

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

4. MINUTES: Review the minutes of the May 25, 2016 regular meeting of the Bloomington Planning Commission.

5. REGULAR AGENDA:

- A. **Z-19-16** Public hearing, review and action on the petition submitted by Linda L. Westfall requesting the approval to Rezone the property located at 1910 S Morris Ave from R-1C, Single Family Residential District, to B-2, General Business Service District. **(Ward 1)**

Expected Council Date: July 11, 2016

6. OLD BUSINESS:

7. NEW BUSINESS:

8. ADJOURNMENT

For further information contact:

Katie Simpson, City Planner

Department of Community Development

Government Center

115 E. Washington Street, Bloomington, IL 61701

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

E-mail: *ksimpson@cityblm.org*

MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 25, 2016, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS

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

MEMBERS ABSENT: Mr. Suess

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

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:04 P.M.

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

PUBLIC COMMENT: There being no public comments the Commission moved on to approval of the minutes.

MINUTES: The Commission reviewed the April 27, 2016 minutes. Mr. Barnett moved to approve the April 27, 2016 minutes; Mr. Pearson seconded the motion, which passed unanimously by a voice vote of 8-0.

REGULAR AGENDA:

Z-16-16 Public hearing, review and action on the petition submitted by St. Luke Union Church requesting the approval to Rezone the property located at 2101 E Washington from R-3B, Multifamily Residential, to S-2, Public Lands and Institutions.

Chairman Stanczak introduced Justin Boyd, as the newest Planning Commission member, and then introduced the case. Ms. Simpson presented City Staff's report and recommended in favor of the proposal. She explained that the current zoning requires the church to obtain a special use each time it wishes to make improvements to the property, which would not be required under the S-2 district, considered a more compatible zoning where religious uses are permitted. She described the location of the church, its property size and history of use as a church. She added that the S-2 can serve as a buffer between the residential to the west and the commercial uses to the east. Mr. Scritchlow asked for clarification of the map showing the rezoning, which Ms. Simpson provided.

Andrew Gifford, representing St. Luke Union Church, was sworn in. Pastor Gifford called attention to the large number of church members present in the audience. He provided a brief history of the Church's intentions for expansion. He noted the lack of ADA compliance

currently, emphasizing the need for related remodeling, along with the desire for a children's nursery for church members. No one else spoke in favor or against the petition.

Chairman Stanczak closed the public hearing. Mr. Balmer motioned to approve the petition to rezone the property from R-3B to S-2; seconded by Mr. Scritchlow. The motion to recommend passed by a vote of 8-0 with the following votes being cast on roll call: Mr. Pearson-yes; Mr. Barnett -yes; Mr. Balmer-yes; Mr. Protzman-yes; Ms. Schubert-yes; Mr. Scritchlow-yes; Mr. Boyd- yes; Chairman Stanczak-yes. Mr. Dabareiner anticipates this item will go to Council on June 27, 2016.

Z-17-16 Public hearing, review and action on the petition submitted by Lil' Beaver Brewery requesting the approval of a Zoning Text Amendment to Chapter 44 to Section 44.32 and 44.6-30 defining and allowing for "artisanal/craft production and retail" in the B-1, B-2, B-3, M-1, M-2, Districts as permitted uses, respectively.

Chairman Stanczak introduced the case. Ms. Simpson presented City Staff's report. She indicated staff was in favor of the text amendment, as presented. She indicated the City has been approached by a microbrewery start-up but the zoning code does not allow this use, along with similar uses where an entrepreneur would want to hand make their product and sell the product retail on site, such as small as small-scale cheese, alcohol or soap production. Ms. Simpson noted the relationship of expanded business uses to the comprehensive plan goals. She added this new category provides a small, first step for entrepreneurs who wish to take their home-based hobbies to the marketplace without having to jump into large scale production immediately. Mr. Balmer asked whether this designation would change with the new code update; Ms. Simpson responded that the language is intended to carry-over.

Mr. Pearson asked if the microbrewery needs to get a liquor license prior to opening; Ms. Simpson responded affirmatively. Mr. Boyle added that the City does not currently have a license that fits this use, so one would likely need to be created. Mr. Dabareiner stated that the need for the category was prompted by the potential microbrewery but it is not the only reason to create the category. Mr. Pearson asked about a distance requirement from schools, etc.; Mr. Boyle stated that there is 100-foot distance requirement within the liquor code, which would apply here. Mr. Protzman asked whether this same category applied to the defunct Illinois Brewing Company or the former Bombay Bicycle Club; Mr. Balmer noted that these examples were restaurants as a principle use.

Chad Bevers, 302 N. Delane, Heyworth, Illinois, was sworn in. Mr. Bever praised staff for their cooperation during his due diligence period. He responded that he was aware of the distance requirement, which came into play as he was selecting sites. He explained that his business will open at about 4:00PM, so would not conflict with other business where he is likely to locate. He discussed the success of his crown-funding effort. Mr. Bevers noted the expense of the brewery equipment and stated that adding a kitchen up front would be cost-prohibitive, but snack foods would likely be available.

Gale Thomas, 1505 Bear Creek Drive, was sworn in. He introduced himself as a business partner with Mr. Bevers. He indicated that their goal is to cater to a finicky craft beer crowd and expects visitors from all over the Midwest.

Chairman Stanczak closed the public hearing. Mr. Pearson asked about the definition of a microbrewery; Mr. Dabareiner noted that the actual definition for microbrewery and other sizes of breweries are provided by the state of Illinois, and then added that a broader use category is the focus for the Commission. Mr. Boyle indicated that the next step would be to define a new category of liquor license. Mr. Protzman reminded everyone that the discussion has focused on liquor, but that this is a new land use category being created. Mr. Dabareiner explained that when staff considers text amendments it is common to look at other communities to see if there is existing code upon which to model the proposed text.

Mr. Balmer motioned to approve the zoning code text amendments for a new land use category; seconded by Mr. Protzman. Mr. Barnett noted that the Chamber of Commerce sent a letter endorsing the concept and believes that staff's recommendation will help foster the spirit of entrepreneurship. The motion to recommend passed by a vote of 6-1 with the following votes being cast on roll call: Mr. Protzman-yes; Mr. Barnett -yes; Mr. Pearson-no; Mr. Balmer-yes; Ms. Schubert-yes; Mr. Scritchlow-yes; Mr. Boyd-yes; Chairman Stanczak-yes. Chairman Stanczak noted that the case would go before Council on June 27, 2016.

OLD BUSINESS

Chairman Stanczak noted that the new by-laws were distributed. Mr. Pearson asked about whether the vote to elect officers should require five or six affirmative votes. Mr. Dabareiner indicated staff heard "five" would be required no matter how many Commissioners were in attendance. After some discussion, the group indicated they were satisfied with a minimum of five affirmative votes for any election.

NEW BUSINESS

Mr. Boyd introduced himself to the Commission.

ADJOURNMENT

Mr. Scritchlow motioned to adjourn; seconded by Mr. Protzman, which passed unanimously by voice vote. The meeting was adjourned at 4:52 PM.

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
June 8, 2016**

SUBJECT:	TYPE:	SUBMITTED BY:
Z-19-16 1910 S. Morris Ave	Rezoning from R-1C Single Family Residential to B-2, General Business Service District	Katie Simpson City Planner

REQUEST

The petitioner is seeking a rezoning from R-1C, High Density Single Family Residential District, to B-2, General Business Service District, for the property located at 1910 S Morris Ave.

NOTICE

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

GENERAL INFORMATION

Owner and Applicant: Linda L. Westfall

LEGAL DESCRIPTION: A PART OF LOTS 5 AND 8 IN THE SUBDIVISION OF SECTION 17, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF THE WEST LINE OF SAID LOT 5, SAID POINT BEING 277.5 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE EAST 334.8 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 5, THENCE SOUTH 190 FEET PARALLEL WITH THE WEST LINE OF SAID LOT 5 AND 8 THENCE WEST 334.8 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 5 TO A POINT ON THE WEST LINE OF SAID LOT 8, THENCE NORTH 190 FEET ALONG THE WEST LINE OF SAID LOT 8 AND 5 TO THE POINT OF BEGINNING, IN MCLEAN COUNTY, ILLINOIS.

PROPERTY INFORMATION

Existing Zoning: R-1C, Single Family Residential District
 Existing Land Use: Single Family Home
 Property Size: approximately 1.46 acres
 PIN: 21-17-227-012

Surrounding Zoning and Land Uses

Zoning

North: B-2, General Business Service District
 South: R-1C, Single-Family Residential District
 East: B-2, General Business Service District
 East: R-1C, Single-Family Residential District
 West: B-2, General Business Service District
 West: R-2, Mixed Residential District

Land Uses

Landscaping Business
 Single family homes
 Landscaping Business
 Single family homes
 Multifamily Apartments
 Two family homes

ANALYSIS

Submittals

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

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

Project Description

The subject property is located at 1910 S. Morris Ave. The property is currently zoned R-1C, Single Family Residential and is currently used as a single family home. The petitioner is proposing to rezone the property from R-1C, Single Family Residential, to B-2, General Business Service District. Staff has not received an explanation from the petitioner or the petitioner's representative regarding why they wish to rezone. Furthermore, the petitioner may not be the owner at the time the Council would consider final approval for this rezoning. Staff is aware of a prospective buyer for the property. However, Staff is only able to consider information provided by the petitioner and/or their representative when making this recommendation, as the buyer is not part of this application.

The property is accessed from Morris Avenue. The property is serviced by a septic tank and a private drain sewer. Currently, it does not have City utilities which would be required prior to development of the property. Connections to the sewer on Morris Avenue is preferred. Rezoning to B-2, General Business District triggers the transitional yard setback for the neighboring residential district in addition to the screening and landscaping provisions outlined in Chapter 44. Additionally, the rezoning of this property will cause the existing single family house to become a nonconformity. Staff encourages the property owner to apply for a special use permit to allow for the house if it is to be maintained and operated as a single family home.

Compliance with the Comprehensive Plan

The intent of the B-2 General Business Service District is to provide for certain types of commercial activities that have a functional relationship to the major street system and, in some instances, an economic relationship to the B-3 Central Business District or to commercial and regional shopping areas. Such activities will include wholesale suppliers, retail businesses, and service establishments.

The Comprehensive Plan recognizes the future land use for this area as regional commercial surrounded by low density residential. The B-2 District is contemplated along the fringe of a residential neighborhood and aligns with the Future Land Use map in Chapter 11 of the Comprehensive Plan (page 229).

Nearby Zoning and Land Uses

FINDINGS OF FACT

The Zoning Ordinance has "*Zoning Map Amendment Guidelines*" and by states, "*In making its legislative determination to zone or rezone property to a B-2 General Business Service District*

zoning classification, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:

1. *The relationship of the subject property to the City's transportation systems and the impact the permitted uses would have upon these systems. Traffic congestion and safety are of primary concern although B-2 zoning near areas of high pedestrian activity further complicates these problems; more information from the petitioner regarding the proposed uses is needed to determine the impacts of this property. The standard cannot be determined.*
2. *The potential impact the uses authorized in the district would have upon any existing or permitted uses in the surrounding area including the introduction of through truck and automobile traffic into a residential neighborhood; given the variety of permitted uses in this district, more information from the petitioner is needed to determine the impacts on surrounding areas. However, future development of the site would require transitional yards and property fencing and screening from the neighboring residential.*
3. *The extent to which the permitted use contributes to an undesirable pattern of strip commercial development including the resultant numerous curb cuts and piecemeal development on small, residential sized lots; the City's Engineering department would need to approve any additional curb cuts prior to issuing permits. Utilities would need to be provided before development could occur. Strip malls and piecemeal development on small residential lots would not be encouraged. Staff is concerned about the potential of business encroaching on the existing residential and would require the transitional yards. The standard cannot be determined.*
4. *The extent to which surrounding zoning and land usage provides a transition from the more intense business use to lower intensity uses and districts; development of the property would require transitional yards and transitional building height requirements to be met.*
5. *The capacity of existing and proposed community facilities and utilities including water and sewer systems to serve the permitted uses which lawfully occur on the property so zoned; the existing septic tank would not provide sufficient utilities. The site would need to be developed with sewer, detention, water, etc. The property could be serviced by City utilities.*
6. *The impact the permitted uses would have upon the environment including noise, air, and water pollution; Staff needs more information from the petitioner about the proposed use to make a determination. The standard cannot be determined.*
7. *The impact any natural disasters, including flooding, would have upon the permitted uses; detention and drainage would need to be accommodated, staff would need more information from the petitioner to make a determination. The standard cannot be determined.*

8. *The conformance of the proposal to the Official Comprehensive Plan and Official Map (Ordinance No. 2006-137).* The plan contemplates regional commercial and single family residential for this area.

STAFF RECOMMENDATION:

Due to a lack of information from the petitioner, Staff recommends that the Planning Commission **deny** the petition submitted by Linda L. Westfall to rezone the property located at 1910 S. Morris Ave from R-1C, Single Family Residential District to B-2, General Business Service District. Staff encourages reapplication by any new owner or party with an established stake in the property for future ownership.

Respectfully submitted,

Katie Simpson
City Planner

Attachments:

1. Ordinance
2. Exhibit A-Legal Description
3. Petition
4. Aerial View
5. Zoning Map
6. List of Permitted Uses in the B-2 District
7. Neighborhood Notice List
8. Neighborhood Notice Location and Buffer Map

ORDINANCE NO. 2016 - _____

AN ORDINANCE REZONING 1910 S MORRIS AVE FROM R-1C to B-2, GENERAL BUSINESS SERVICE DISTRICT

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

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

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

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

1. That the premises hereinafter described in Exhibit(s) "A" shall be and the same are hereby rezoned from "R-1C", Single Family Residential District to "B-2", General Business Service District
2. The Official Zoning Map of said City shall be amended to reflect this change in zoning classification.
3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this ___ day of _____, 2016.

APPROVED this ___ day of _____, 2016.

APPROVED:

Tari Renner
Mayor

ATTEST:

Cherry Lawson
City Clerk

Jeff Jurgens
Corporate Counsel

EXHIBIT "A"

(Legal Description)

A PART OF LOTS 5 AND 8 IN THE SUBDIVISION OF SECTION 17, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF THE WEST LINE OF SAID LOT 5, SAID POINT BEING 277.5 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE EAST 334.8 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 5, THENCE SOUTH 190 FEET PARALLEL WITH THE WEST LINE OF SAID LOT 5 AND 8 THENCE WEST 334.8 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 5 TO A POINT ON THE WEST LINE OF SAID LOT 8, THENCE NORTH 190 FEET ALONG THE WEST LINE OF SAID LOT 8 AND 5 TO THE POINT OF BEGINNING, IN MCLEAN COUNTY, ILLINOIS.

ROUTE SLIP – ZONING MAP AMENDMENT (REZONING)

Date Received _____

For Council of _____

Petitioner: Linda L. Wroffall

Property Located at: 1910 S. Morris

Attorney: Jordan Bugg Atty. Phone: 828-6241

Petitioner/Atty. Address: _____

Email: _____

DOCUMENTS SUBMITTED:	Yes	No
1. Petition <u>-original signature</u>	_____	_____
3. Legal Description	<u>✓</u>	_____
4. \$125 Filing Fee	<u>✓</u>	_____
5. Electronic copies of Pet. Ord. & Legal	_____	_____
5. Date 15 day notice Published _____ Date sent to newspaper _____		
6. Publication fee of \$ _____ billed on _____ paid on _____		

PROCESSING OF PETITION:

1. Documents reviewed by Development Committee: _____

2. Public hearing – Planning Commission of: 4/8/16

3. Date of Council Meeting: _____

Notes: _____

PETITION FOR ZONING MAP AMENDMENT

State of Illinois)
) ss.
County of McLean)

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF BLOOMINGTON, MC LEAN COUNTY, ILLINOIS

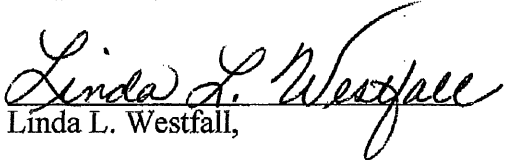
Now comes Linda L. Westfall, hereinafter referred to as your petitioner, respectfully representing and requesting as follows:

1. That your petitioner is the owner of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of R 1-C Single Family Residence District under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That the present zoning on said premises is inappropriate due to error in original zoning, technological changes altering the impact or effect of the existing land uses, or the area in question having changed such that said present zoning is no longer contributing to the public welfare;
4. That your petitioner(s) hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the B-2 General Business Service zoning district classification;
5. That said requested zoning classification is more compatible with existing uses and/or zoning of adjacent property than the present zoning of said premises; and
6. That said requested zoning classification is more suitable for said premises and the benefits realized by the general public in approving this petition will exceed the hardships imposed on your petitioner(s) by the present zoning of said premises.

WHEREFORE, your petitioner(s) respectfully pray(s) that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended by changing the zoning classification of the above-described premises from R 1-C Single Family Residence District and B-2 General Business Service District.

submitted,

Respectfully


Linda L. Westfall,

Owner

Todd E. Bugg
Attorney for Petitioner
1001 N. Main St.
Bloomington, IL 61701
309-828-6241

**PETITION FOR ZONING MAP AMENDMENT
EXHIBIT A**

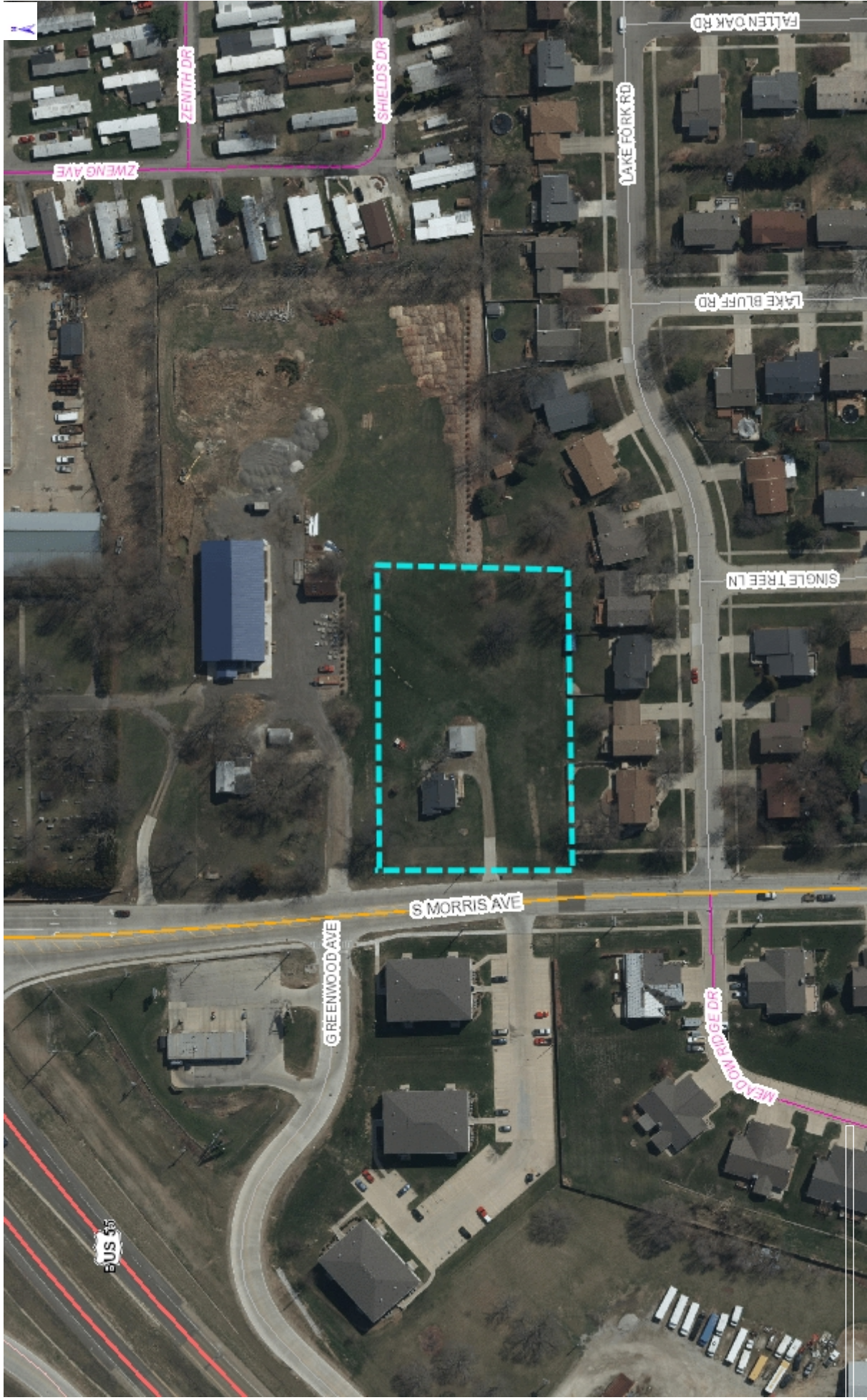
A part of Lots 5 and 8 in the Subdivision of Section 17, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Beginning at a point on the West line of said Lot 5, said point being 277.5 feet South of the Northwest Corner thereof, thence East 334.8 feet parallel with the North line of said Lot 5, thence South 190 feet parallel with the West line of said Lots 5 and 8, thence West 334.8 feet parallel with the North Line of said Lot 5 to a point on the West line of said Lot 8, thence North 190 feet along the West line of said Lots 8 and 5 to the Point of Beginning, in McLean County, Illinois.

PIN: 21-17-227-012

Commonly known as 1910 S. Morris, Bloomington, Illinois



Aerial View for 1910 S. Morris Ave



Notes

Approximately 1.46 acres outlined in Blue.
Current zoning R-1-C, petition to rezone to B-2

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

0.1 Miles
0.04

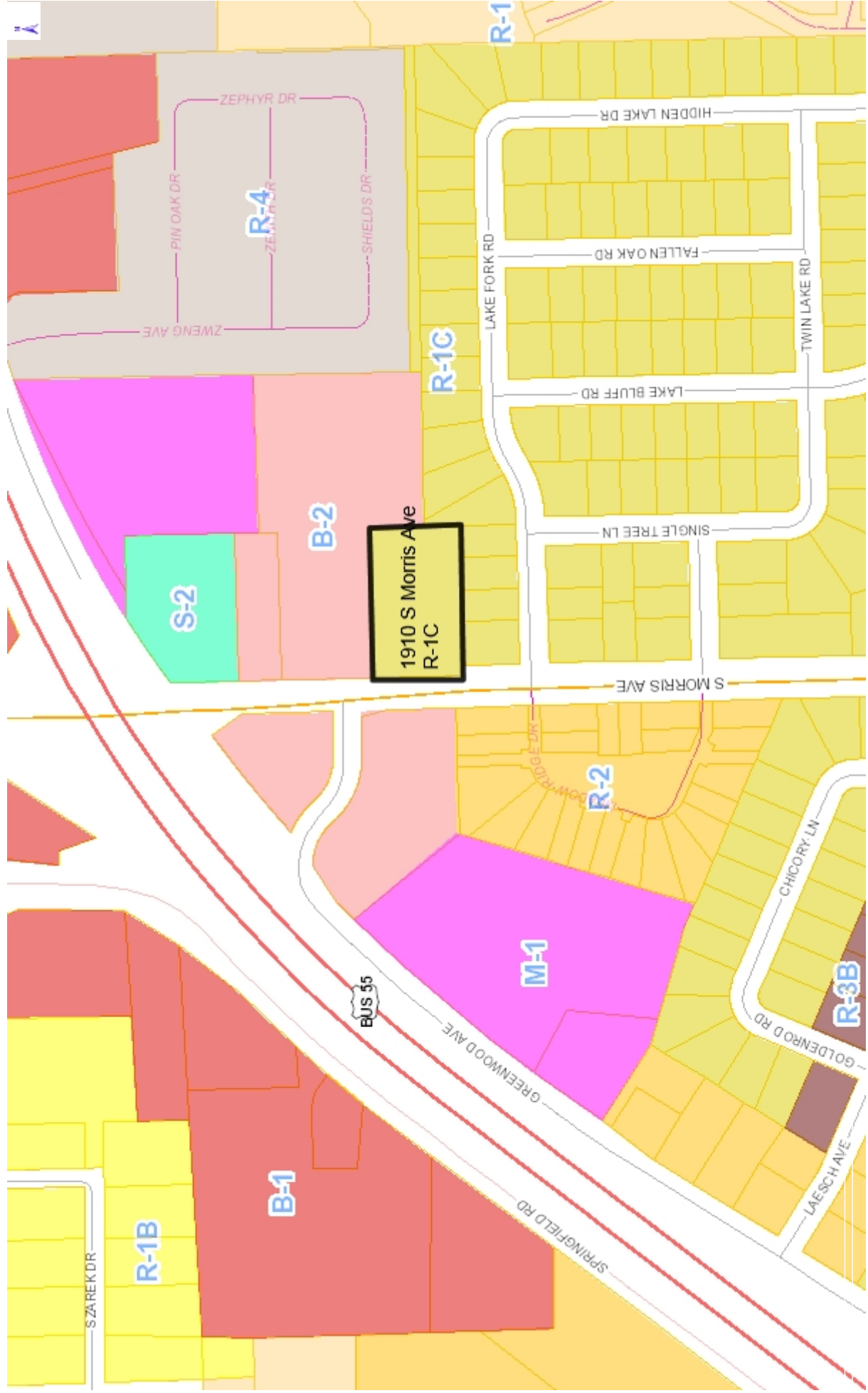


1: 2,247

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Zoning Map for 1910 S. Morris Ave



1910 S Morris Ave
R-1C

Notes
 Approximately 1.46 acres outlined in Black.
 Current zoning R-1C, petition to rezone to B-2

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

0 0.07 0.1 Miles

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1: 4.495

Permitted Uses in the B-2 District			
Accounting, Auditing, Bookkeeping	P	Legitimate Theaters	P
Adult Cabaret	5	Libraries	P
Adult Hotels/Motels	5	Linen Supply Services	P
Adult Lingerie Modeling Studios	5	Linen Supply Stores	P
Adult Media Stores	5	Linen Supply Stores	P
Adult Modeling Studios	5	Liquor Stores	P
Adult Motion Picture Theaters	5	Lodging Houses	P
Advertising Services	P	Lumber Yards, Building Materials	P
Agency Supervised Homes	P	Mail Order Houses	P
Agency-Operated Family Homes	P	Manufactured Home Sales	S
Agency-Operated Group Homes	P	Marine Craft and Accessory Sales	P
Agriculture	P	Massage Therapy Studio	P
Airports and Landing Fields	S	Media Shops	12
Ambulatory Surgical Treatment Center	P	Medical Marijuana Dispensing Organization	P
Amphitheaters	P	Medical, Health Services	P
Amusement Centers	S	Mental Health Facilities	P
Animal Detention Facilities, with no outdoor exercise areas	P	Merchandise Vending Machine Sales	P
Animal Detention Facilities, with outdoor exercise areas	S	Mini Warehouses	S
Animal Hospitals	P	Miscellaneous Services N.E.C.	P
Antique Stores	P	Mobile Food and Beverage Vendor	13
Apparel Shops	P	Mobile Home Sales	S
Appliance Stores	P	Monument Sales	P
Aquariums	P	Motels, Hotels, Motor Hotels	P
Arenas, Field Houses, Stadiums	P	Motion Picture Studios	P
Art Galleries, Museums	P	Motion Picture Theaters	P
Art Supplies, Craft Stores	P	Motor Vehicle Sales, Service N.E.C.	P
Athletic Clubs, YMCA, YWCA	P	Motor Vehicle Storage	P
Auction Houses	P	Motorcycle Sales and Service	P
Auditoriums, Concert Halls	P	Music Stores, Record Shops	P
Automobile and Accessories Sales	P	News Syndicate Services	P
Automobile Engine Electrical System Diagnostic Services	P	Nursery Schools	P
Automobile Rental Service	P	Nursing Homes	P
Automobile Repair Shops	P	Offices	P
Automobile Service Stations	P	Optical Goods, Hearing Aids Sales	P
Awning, Tent, Canvas Products Sales	P	Other Clubs Not Classified	P
Bakery Products Sales	P	Other Specialty Shops, N.E.C.	P
Ballrooms, Dance Halls	P	Outdoor Advertising Services	P
Banking Services	P	Packing and Crating Services	P
Barber Shops, Beauty Shops	P	Paint, Glass, Wallpaper Stores	P
Bars, Taverns, Nightclubs	P	Painting, Decorating Services	P
Bed & Breakfast Establishments	P	Parking Lot, Commercial	P
Billiard Centers, Pool Halls	P	Parking Lot, Noncommercial	P

Birthing Center	P	Parks, Playgrounds, Aboretums	P
Blueprinting and Photocopying	P	Penny Arcade	P
Boarding Schools	P	Pet Shops	P
Boat Sales, Service, Rental	P	Pharmacy	P
Book, Stationery Stores, Newsstands	P	Photofinishing Services	P
Bowling Establishments	P	Photographic Services	P
Building Construction Services	P	Planetariums	P
Bus Passenger Terminals	P	Plumbing, Heating Services	P
Bus Sales Service	P	Police Stations, Fire Stations	P
Business Management Consulting	P	Postal Services	P
Business Schools	P	Post-Surgical Recovery Care Center	P
Cabinet making, woodworking, furniture repair	P	Pottery, Ceramic Products Sales	P
Cameras, Photographic Supplies	P	Pre-Schools	P
Camping, Recreational Equipment Sales	P	Printing, Publishing, Allied Uses	P
Candle Shops	P	Professional Clubs, Business Clubs	P
Candy Confectionery Sales	P	Professional Supply Repair Services	P
Car Wash	P	Radio Broadcasting Studios	P
Carpentry Services	P	Radio, Television Repair Services	P
Catering Services	P	Radio, Television Stations-Towers	P
Childrens Homes, Orphanages	P	Radio,. Television Stores	P
China, Glassware, Metalware Stores	P	Rail Passenger Terminals	P
Churches, Synagogues, Temples	P	Real Estate Services	P
Cigar, Tobacco Products Sales	P	Record Shops, Music Stores	P
Clinics	P	Refuse Disposal Services	S
Collection Services	P	Rehabilitation Schools	P
College-University Classrooms	P	Religious Education Facility	P
Commercial Printing Services	P	Research and Testing Services	P
Commodity Contract Brokers	P	Restaurants, Cafeterias	P
Community Centers	P	Roller Skating Rinks	P
Computer Services	P	Rooming Houses	P
Convalescent Homes, Rest Homes	P	Rooming Houses	P
Convenience Establishments	P	Savings and Loan Associations	P
Country Clubs, Golf Clubs	P	Security and Commodity Services	P
Credit Services	P	Service Clubs, Civic Clubs	P
Crematories	S	Sewage Lift Stations	P
Cultural Activities	P	Sewage Treatment Plants	S
Currency Exchanges	P	Sex Shops	5
Dairy Products	P	Sexually Oriented Entertainment Business	5
Dance Studios, Music Studios	P	Sheltered Care Homes	P
Day Care Centers	P	Shoe Repair Services	P
Delicatessens	P	Shoe Stores	P
Dental Services	P	Sign Painting Services	P
Department Stores	P	Ski Mobile Sales, Service	P
Detective and Protective Services	P	Social Clubs, Lodges	P

Diagnostic Imaging Center	P	Specialty Food Shops	P
Diagnostic Laboratory Treatment Facility	P	Specialty Schools	P
Diaper Services	P	Sporting Goods, Bicycle Sales	P
Domestic Violence Shelter	P	Stenographic Services	P
Donut Shops, Ice Cream Shops	P	Swimming Clubs	P
Draperies, Curtains, Uphostery	P	Swimming Pools	P
Dressmaking, Tailor Shops	P	Taxi Terminals	P
Drive-in Refreshment Stands	P	Telecommunication Antenna Facilities	10
Drug Stores	P	Telegraph Message Centers	P
Dry Cleaning Services	P	Telephone Exchange Stations	P
Dry Goods, Piece Goods Stores	P	Telephone Exchange Substations	P
Duplicating, Mailing Services	P	Telephone Relay Towers	P
Dwellings, Multiple Family	9	Television Broadcasting Studios	P
Dwellings, Single-Family	S	Tile Abstracting Services	P
Dwellings, Two-Family	P	Tires, Batteries, Accessories Sales	P
Educational and Research Services	P	Towing Services	2
Electrical Repair Service	P	Townhouses	9
Electrical Services	P	Trade Supply Sales-Service	P
Electrical Supply Sales	P	Trading Stamp Services	P
Electricity Regulating Substations	P	Transfer Services	P
Electronics Assembly Plants	P	Travel Arranging Services	P
Employment Services	P	Treatment Centers for Drug Abuse	P
Engineering, Architectural Services	P	Tree Sales, Nurseries, Greenhouses	P
Equipment Rental , Leasing Services	P	Truck Rental Service	P
Exhibition/Exposition Halls	P	Truck Sales and Service	P
Extended Stay Motel	P	Truck Stops, Truck Plazas	P
Exterminating-Pest Control Services	P	Truck Wash	P
Farm Machinery Sales and Service	P	Utility Conduits, Lines, Pipelines	P
Farm Supply Stores	P	Variety Stores	P
Financial Services	P	Veterinarian Services	P
Fish Hatcheries, Poultry Hatcheries	P	Video Sales and Rental Stores	P
Flammable Liquid Pipelines	P	Vocational Schools	P
Floor Covering Stores	P	Water Pressure Control Stations	P
Florist Shops	P	Water Purification Plants	P
Food Pantry	P	Water Storage Reservoirs	P
Forestry	P	Welding Services	P
Fuel Oil Service	P	Well Drilling Services	P
Funeral Parlor, Mortuary	P	Wholesale Sales Establishments	1
Furniture Stores	P	Window Cleaning Services	P
Gas Regulatory Stations	P		
General Merchandise Stores	P		
Gift Shops	P		
Golf Courses - Not Miniature Golf	P		
Government Services	P		
Greeting Card Shops	P		
Grocery Stores, Supermarkets	P		

Group Homes for Parolees	S		
Group Homes for Parolees	S		
Gun Shops	P		
Gymnasiums, Recreation Centers	P		
Hardware Stores	P		
Health Clubs	P		
Health Spas, Reducing Salons	P		
Heating Plumbing Equipment Sales	P		
Heliports, Heliport Terminals	S		
Hobby Shops, Toy Stores	P		
Home for the Aged	P		
Home Improvement Center	P		
Home Maintenance Services	P		
Horticultural Services	P		
Hospitals, Except Animal Hospitals	P		
Hotels, Motels, Motor Hotels	P		
Ice Rinks	P		
Institution for Child Care	P		
Institution for the Handicapped	P		
Insurance Services	P		
Irrigation Channels	P		
Jewelry Stores, Watch Repair	P		
Kennels, with no outdoor exercise areas	P		
Kennels, with outdoor exercise areas	S		
Knit Goods Shops	P		
Laboratory, Dental and Medical	P		
Laboratory, Psychological	P		
Laundering Services	P		
Leather Goods Shops	P		

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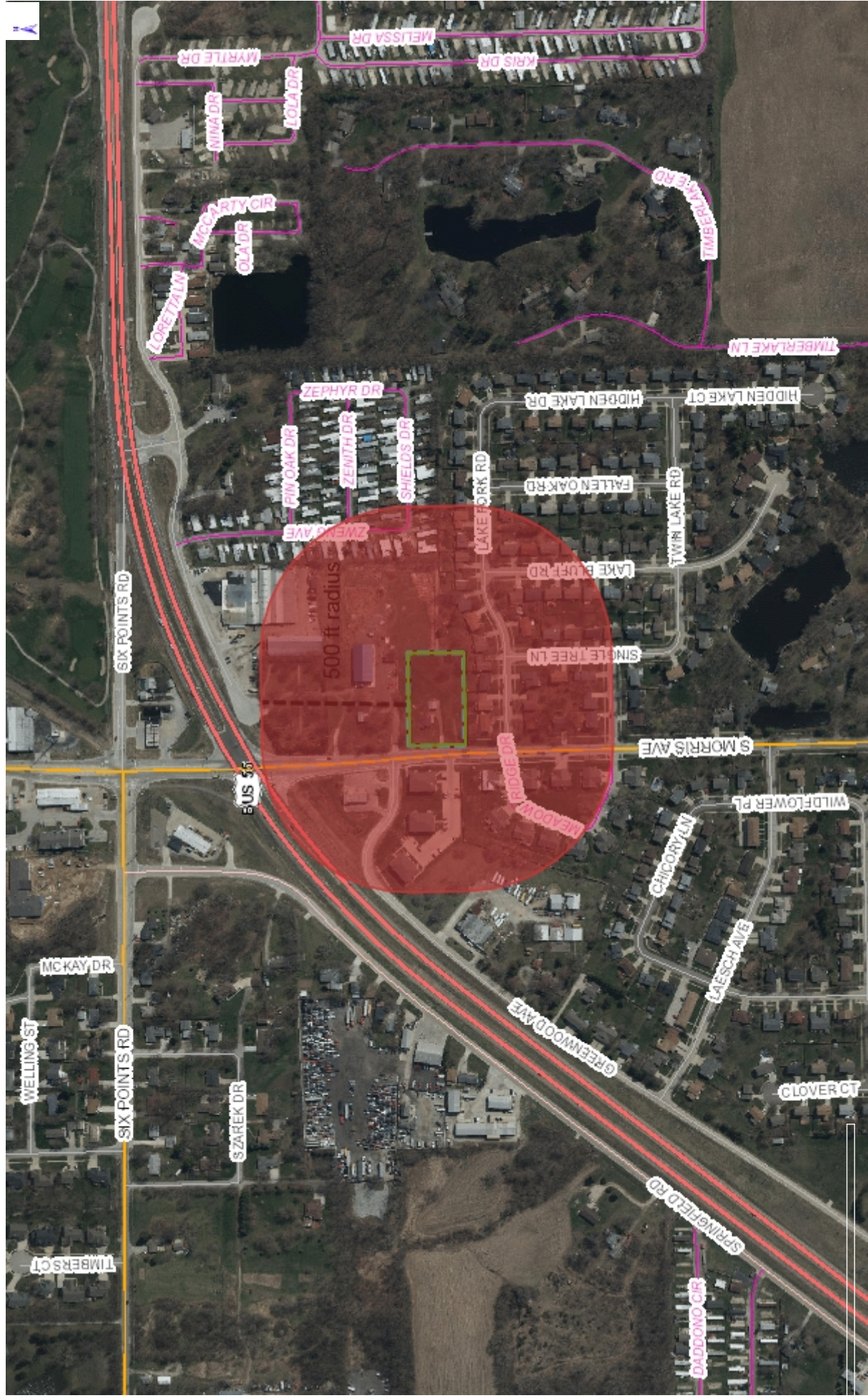
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